

LAND SOUTH OF WALK MILL LANE

# K I N G S W O O D

VISION DOCUMENT | JANUARY 2019

**BLOORHOMES** *thrive.*

ents

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# Introduction

## Vision

Our vision is to create an attractive, welcoming, high quality housing development that will be a desirable place to live, in this unique location on the edge of Kingswood with views of the Cotswolds AONB (Area of Outstanding Natural Beauty).

Our key aspirations for the site are to:

- » Create a sustainable development that benefits from the desirable and highly accessible location of the site, being in close proximity to shops, services and local facilities;
- » Develop a distinctive place, building on positive elements of the local residential environment, in order to create a site specific identity and character that is attractive to new residents;
- » Create a walkable neighbourhood, incorporating a new area of public open space and landscaping, helping to integrate and assimilate the development into the existing landscape;
- » Create an attractive edge to the existing settlement.

## About This Document

This representation of the site is known as Land Kingswood and will be allocated including affordable housing. The location of the site is a sustainable one without delay having constraints and opportunities and those surrounding and its accompanying on an assessment of the site. The site is therefore

The site is therefore genuine capacity for is recommended that the number of dwellings use of the land and meeting the need for. Particularly also when context of Stroud with by environmental, flood constraints.

This representation of the site and its context. It will be in terms of its suitability for sustainability perspective the site's suitability for development within an emerging strategy. The various constraints at the site, before presentation



# Planning Policy

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**Policy CP1** The Council will work to ensure that wherever development is proposed, social and economic needs are met in the area. **Policy CP2** Planning applications submitted in this District shall not be delayed, unless it can be demonstrated to the satisfaction of the Council that it is necessary to do so to protect the public interest or to secure better development otherwise.

**Policy CP3** The Council will support proposals for new housing to be located in areas of high demand for housing. The Council will support the settlement of new residents in the District as a third-party settlement. The Council will support settlement in areas of high demand for housing. The Council will support settlement in areas of high demand for housing. The Council will support settlement in areas of high demand for housing.

**Policy CP4** The Council will support proposals for new housing to be located in areas of high demand for housing. The Council will support the settlement of new residents in the District as a third-party settlement. The Council will support settlement in areas of high demand for housing. The Council will support settlement in areas of high demand for housing. The Council will support settlement in areas of high demand for housing.

**Policy CP4** then further states that all development must integrate into the neighbourhood, considering connectivity, appropriate levels of facilities and services, reduce car dependency, improve transport choice, support local community services and meet local employment need.

**Policy CP7** states that new housing development contributes to the provision of sustainable and inclusive communities in the district by clearly demonstrating how major housing development will contribute to meeting identified long term needs in those communities the development relates to.

As such proposals will need to take the following into account:

- » An ageing population, particularly in terms of design, accessibility, health and well-being service co-ordination;
- » Children, young people and families;
- » People with special needs or problems accessing services; and
- » The specific identified needs of minority groups in the district.



# Planning Policy

## Continued)

new housing that designed to meet needs, incorporating tenures and sizes to support diverse communities. Also consider the needs of vulnerable groups, as set out in the [Market Assessment](#). Development proposals should be designed to:

• Increase density that supports a vibrant streetscape, local services and amenities and improve the quality of the environment.

• Support accessibility to shopping and services, key services and facilities, or contribute to the development of new sustainable housing to serve the area;

• Provide for parking, cycle storage, community facilities and other amenities on the site and its surroundings.

• Provide infrastructure in ways that support a greenhouse gas reduction, adapting to climate change and its consequences.

- » Use sustainable construction techniques and provide renewable or low carbon energy sources in association with the proposed development; and
- » Enhance biodiversity on site and, where appropriate, through a network of multifunctional green spaces, which support the natural and ecological processes.

**Policy CP9** states that there is an overall unadjusted need for affordable housing of 446 dwellings per annum. Planning permission will be granted for residential development providing an appropriate density that is acceptable in townscape, local environment, character and amenity terms, dwelling types, tenures and sizes seamlessly integrated with existing development or proposed mixed-use development.

Affordable housing should also broadly reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market as well as reflecting the dwelling sizes and design in the proposed development.

**Policy CP9** further states that all residential proposals of at least 4 dwellings (net) or capable of providing 4 dwellings (net) covering a net site area of at least 0.16 ha will provide at least 30% affordable dwellings.

**Policy EC3** states that permission will not be granted to any development which would be likely to lead to, or result in an unacceptable level of:

- » Noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or an overbearing effect;
- » Environmental pollution to water, land or air and an unacceptable risk to the quality and quantity of a water body or water bodies;
- » Noise sensitive development in locations where it would be subject to unacceptable noise levels;
- » Increased risk of flooding on or off the site, and no inclusion of measures to reduce the causes and impacts of flooding;
- » A detrimental impact on highway safety; and
- » An adverse effect on contaminated land where there is a risk to human health or the environment.

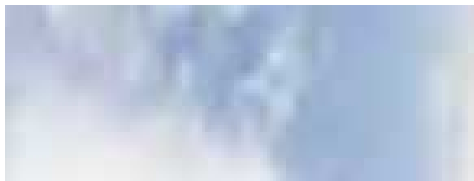
**Policy EC4** states that the [Strategic Flood Risk Assessments \(SFRA 1 and 2\)](#) will be used to inform the location of future development within the District. In considering proposals for development the District Council will weigh up all the relevant policy

the sequential test as an "Exception Test" where appropriate. Applications will be subject to [Risk Assessments](#) which demonstrate the development will not increase flood risk or create opportunities to reduce flood risk. Developments shall be subject to Sustainable Drainage Systems in accordance with National Planning Policy Framework.

**Policy ES6** specifies that development will be required to enhance the natural environment of all sites of biodiversity interest (whether or not they are designated) and all legally protected sites and species.

The council will also require development that enhances existing natural conservation areas. The district will have a number of sites, which may have been designated as part of a valuable heritage asset. Sites are indicated to have a high level of importance. An applicant should observe the principle and the Council will ensure that the intrinsic biodiversity and any other features are enhanced or, at least





**Policy ES7** states that in all locations proposals should conserve or enhance the special features and diversity of the different landscape character types found in the District.

Priority will be given to the protection of the quality and diversity of the landscape character and development will only be permitted if all the following criteria are met:

- » The location, materials, scale and use are sympathetic and complement the landscape character;
- » The natural features including trees, hedgerows and water features that contribute to the landscape character and setting of the development are retained and managed appropriately in the future; and
- » Opportunities for appropriate landscaping are sought alongside all new development to ensure the landscapes key characteristics are strengthened.

**Policy ES8** stipulates that development should seek where appropriate to enhance and expand the District's tree and woodland resource.

Development that would result in unacceptable loss or damage to the special features of the District (including protected trees, hedgerows, orchards, veteran trees and other landscape features) will not be considered acceptable, unless the loss of the special features is unavoidable and the provision will be replaced by other species that are in keeping with the character of the locality and the District.

**Policy ES10** states that the District's historic environment should be preserved, protected and enhanced in accordance with the following provisions:

- » Any proposals for development that would affect a heritage asset shall require the applicant to demonstrate how the asset will be protected, including any conditions that may be attached to its setting, and to provide a statement on the potential impact of the development on that significant heritage asset.
- » Proposals and development supported which are in keeping with the character of the District's heritage significance should be encouraged.

# Planning Policy

## Policy Framework

July 2018

changes and planning policy as well

of sustainable  
part of the **NPPF**.  
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Determining the application are out-of-date, granting permission unless:

- » The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
- » Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

» **Chapter 5** of the framework encourages the delivery of a wide choice of high quality homes. A key principle of the planning system is to ensure a flexible and responsive supply of housing land is readily available. To achieve this **paragraph 59** of the framework indicates that to support the Government's objective of significantly boosting the supply of homes, a sufficient amount and variety of land must come forwards where it is needed and specific housing requirements for certain societal groups are met.

**Chapter 12** relates to achieving well-designed places and highlights that the creation of high quality buildings and places is fundamental to what the planning and development process

Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

**Paragraph 127** sets out that it is important to ensure that development is sympathetic to local character and history, including the surrounding built environment whilst not preventing or discouraging appropriate innovation or change.

**Paragraph 15** states that succinct and up to date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities and a platform for local people to shape their surroundings.

**Paragraph 59** states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward were needed.

**Paragraph 61** stipulates that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing families with children, older people, students, people with disabilities, service families and people who rent their

**Paragraph 78** highlights sustainable development housing should be enhanced or maintained in communities. Planning opportunities thrive, especially where services. Where the settlements, development support services in

**Paragraph 122** relates to appropriate densities supporting development use of land, it should the importance of the different housing types development, and the suitable for accommodation

**Paragraph 127** sets out to ensure that development to local character and the surrounding built environment not preventing or discouraging innovation or change

**Chapter 15** is concerned with the environment. The NPPF enhances valued landscapes, the intrinsic character of countryside. It also addresses the impacts of new development



the conservation  
of the historic  
cemetery  
**Graph 189**  
to describe the  
heritage asset  
and its  
contribution  
to the  
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This should  
include the  
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# Planning Policy

## The Site

Various constraints section examines sustainable one parent and 150 the site from an e and assessing es and facilities provide affordable pact to the local als negligible are assessed.

A distance of the . It is located e south of vices and facilities proximately 390m plication site.

ed by existing that there are g Charfield Road, of the site, which utes 60, 84 und and south- ctively.

Residents commuting to Gloucester can approximately arrive at 07:48 and depart at 17:36, while residents commuting to Thornbury can arrive at 07:18 and depart at 16:52. It is therefore considered that the provision of bus services is suitable for commuters.

In addition, Cam and Dursley Railway Station is located approximately 13km to the north of the site; it is accessible via bus service 60. The journey time by bus is approximately 50 minutes.

## Access to Facilities

Kingswood is classified as an 'Accessible Settlement' which is the third tier of settlement outlined within the settlement hierarchy. This means it has some facilities and is within an accessible distance of schools and railway stations. The facilities located within the Kingswood are set out in the Transport section above.

## Economy

The economic dimension would be met by providing a range of dwellings in a sustainable location which would contribute to economic growth. New residents would help towards the economic dimension, with a proportion of their income being spent on local services and facilities. Additional employment would arise from the construction and sales phases of the development.

## Environment

The environmental dimension is met through the development of land that is not constrained by any historic, ecological or environmental designations. The developable area of the site as shown on the masterplan lies in flood zone 1, the lowest category of flood risk, according to the Environmental Agency Flood Risk Maps for Planning. The landscape assessment recognises that:

*"The existing site boundary features and green infrastructure assist in containing development to the existing settlement edge, maintaining the existing nuclear settlement pattern and protecting the wider rural and historic character of the wider surrounding landscape from future development in accordance with*

*findings of the Senior adopted planning*

The landscape assessment following benefits:

- » The planting of the south-east historic mapping
- » The retention of pattern for Kingswood
- » The removal of buildings;
- » The removal of leading to a modern character;
- » Set back of development stream and riparian
- » Provision of open within a location not publicly accessible
- » Enhancement of in terms of design public open spaces

Overall, therefore, the principles of sustainable demonstrating clear environmental benefits





# Planning Policy

## Part of the Emerging Strategy

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terial constraints.

Turning to the other requirement of **Policy HC4** the council will meet local affordable housing need where the council is satisfied that there is a clearly evidenced local need, which cannot be readily met elsewhere in the locality.

Furthermore, an important recurring thread in the NPPF is to promote sustainable development in rural areas, through housing which will enhance or maintain the vitality of rural communities. As stated in **paragraph**

**78.** The Framework also sets out that sustainable development should, where possible, widen the choice of quality homes that are available as well as to make it easier for jobs to be created in our settlements.

As such the development at the proposed site will provide a deliverable housing construction project that in turn will deliver wealth and prosperity to the local economy. The provision of affordable and market housing will provide a greater choice for those wishing to remain in or move to the area whilst also helping to underpin the vitality of the settlement through the increase in disposable income in the village.

The proposed site therefore acknowledges the advice of the Taylor Review of rural economy and affordable housing (2008) which at **paragraph 55** states that, in order to promote sustainable development, *‘housing should be located where it will enhance or maintain the vitality of rural communities.’*

This is becoming an increasingly important concern for large villages such as Kingswood and the need to ensure the vitality and sustainability of these large villages.

In addition the proposed development will provide a valuable supply of open market and affordable housing to a locality where there is an acute housing shortage of both market and affordable dwellings. The supply of affordable housing stock will therefore help reinforce social cohesion in the local community by contributing to the ability of family connections to continue to reside in the area, whilst also ensuring young people have the opportunity to stay within Kingswood and the surrounding villages in an area which is becoming increasingly unaffordable; helping to thereby ensure a more balanced community.

This will therefore ideally  
in the emerging strategy  
there is adequate provision  
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younger people and  
are able to stay with

Moreover, it is clear  
are highly constrained  
ecological and lands  
by the fact that a large  
is washed over by the  
Outstanding Natural  
serious limitations on  
of development in the  
accompanied need  
which are free from  
and are deliverable to  
demand for housing  
district.

As identified, Kingswood  
location offering key  
while also being free  
environmental restrictions  
therefore be brought  
balanced, sustainable  
District.





## Conclusion

It has been established that the Emerging Strategic Rural Housing Sites identified in the Stroud District, Gloucestershire, can meet through the development of sites at sustainable locations places to meet the needs of the community.

In such regard, it is concluded that the site at Kingswood Lane, Kingswood, Gloucestershire, meets the principles of sustainable development.

The site is in a strategic location with access to public transport, facilities and local services which will help deliver a local housing need for affordable housing. The site is capable of accommodating 150 dwellings with no significant harm to the environment or the community.

It is therefore recommended that the site be allocated for residential development.

# Location

in the Stroud south-west of the edge of the is located on the age between Walk low and consists of existing line of trees

align with the rear titing Walk Mill Lane ng properties and ne most northern ndaries consist of with fields beyond.

ately 8 metres r-west corner to an orms the south- ography provides n views towards ACNB to the south



Kingswood



Kingswood



Kingswood



Kingswood







The Site

WALK MILL LANE

ORCHARD WALK

HILLESLEY ROAD



# Constraints & Opportunities

## Opportunities

constraints for other than the hedgerows and trees and across the rural properties to the north and west, employment units in the site.

The topography forming a gentle southeasterly slope opens up views of the AONB, and forms a natural drainage route towards the existing stream along the southern boundary.

Viewed from across the valley and from the AONB, a sensitive development in this location could enhance the edge of Kingswood, especially if appropriately softened with landscaping.

Either of the existing junctions onto Walk Mill Lane can serve the development, depending on whether the employment area is to be retained or replaced.

There are various pedestrian routes that are available to access the village centre, including an existing footpath at the northwest corner of the site.

The existing site vegetation provides good screening and offers opportunities for landscape and ecological enhancement and the southern part of the site can become an area of public open space and community amenity.







Ecological Enhancement Along Boundary

Stream

SuDS

Potential Bat Roost

Views of Surrounding Landscape

Retention of Central Landscape Feature

Southern Eastern Enhancement Area

SuDS

Ecological Enhancement Along Boundary

Back Gardens

Existing Footpath

Back Gardens

Potential Link

Depot

Views in from AON

Views in from AONB

Into Site

ervation Area

through Walk



# Constraints & Opportunities

Heritage assets of designated landscape are located in the central part of the site. The existing built form and development of the site are designated assets.

The listed building, in the junction of Crow Lane and the southern Conservation Area forms a key element of the site. The relationships with these elements are a key part of the concept.

The proposed development is located within the site. The proposed development is an archaeological

constraints on development of the site. Aerial photographic evidence suggests there may be a Prehistoric barrow to the south of the site and there is evidence for discrete Roman activity and for the later Medieval settlement to the north, including the scheduled and Grade II listed Medieval Abbey Gate.

Further archaeological assessment and investigation will be carried out to qualify the archaeological potential of the site and to support a planning application; however, based on the available evidence, any archaeological remains which may be present on site are unlikely to be of more than local significance and will not constrain or preclude development.



## Ecology

The site comprises two arable fields that have been sown with a cover grass, which is of low / negligible ecology value and the loss of this habitat could be offset by new landscape planting. The hedgerows support a limited number of species and are dominated by a single species. It is recommended that the hedgerows are maintained wherever possible and any losses should be offset by the proposed landscape planting. It is recommended that native species and those of known benefit to wildlife are utilised within the landscape planting.

The field margins support limited areas of overgrown grassland and this habitat has limited potential to support reptiles. The site would need to be subject to reptile surveys to support any planning application and given the limited habitat, a number of enhancements could be incorporated into the proposed development to provide a greater quality of suitable habitat for reptiles post development.

One bat potential tree was recorded and further surveys would be required to support any planning application. Should further surveys confirm presence of roosting bats, it is recommended that this tree is retained and buffered where ever possible, or appropriate mitigation provided.

The site provides suitable opportunities for commuting opportunities therefore additional surveys may be required to support the development although it is considered that the landscape planting and features will provide suitable habitat for bats.

Given the watercourse boundary within the site and Water Vole will be present, it is recommended that support any planning application and the proposed development from the watercourse. These species be present and be maintained post development.

Further surveys for reptiles and bats to determine their presence and any mitigation if required. Safeguards should be put in place to ensure construction in order to avoid pollution or surface watercourse during the development. Appropriate, such as silt intercepter fencing.



## Landscape Visual Assessment

The site is not located within a landscape designation where development should be restricted. It is partially within, and adjacent to, the south east defined settlement edge of Kingswood. Kingswood is located approximately 1.25km to the west of the Cotswolds Area of Outstanding Natural Beauty (AONB).

The topography of the eastern land parcel gently slopes from the north west corner at 53.35 AoD to 45.0 AoD in the south west corner of the site towards the stream which runs along the southern boundary. The eastern land parcel is mostly surrounded by overgrown hedgerow, together with hedgerow trees.

The western land parcel is also gently undulated and slopes from the north from 53.76 AoD to 45.08 AoD in the south, similar to the eastern land parcel. This would need to be considered in terms of the sites future development for residential use.

It is considered that the key landscape features of the site include:

- » Sloping landform;
- » Mixture of uses including residential, employment (depot), fenced off area and two fields defined by a road, residential and hedgerows with hedgerow tree

- » A stream which runs along parallel to the south eastern boundary.

As the site is currently identified as suitable for housing development land under parcel PS39 within the emerging Stroud Local Plan review, consideration has been made to the emerging and adopted Local Plan evidence base (including the Landscape Character Assessment) and the findings of fieldwork that has been used to identify the landscape, townscape and visual context, key features and a number of landscape opportunities and design principles.

### Stroud District Landscape Sensitivity Assessment, December 2016

Due to the site's location in an open valley, and its sloping topography with opportunity for short to long distance views, it is understood why the wider land parcel (*ref. K04*) is assessed within the Stroud District Landscape Sensitivity Assessment as being of medium sensitivity. However, the site forms a third of the wider land parcel. It also includes industrial depot buildings which are considered to be a detracting landscape feature.

The existing site boundary features and green infrastructure assist in containing development to the existing settlement edge, maintaining

limited Great Crested to regular ment, although le some bitat (resting species. have been of Hillesley road and ents are a barrier for Great pond is located e and is ley Road. The n 2015 and no were recorded.

considered that would be

ed that the ent will provide lue and sity of the

character of the wider from future development with the landscape findings of the Sens adopted planning po It is therefore argued for residential develop reduced to low.

There is potential for settlement edge of include the use of outward facing units countryside, as well southern edge of the new public open sp

Because of the height buildings on site, an elevated land at the site, the buildings to be a detracting fe landscape, a point r Sensitivity Assessment the existing depot b considered to be an settlement edge and character in terms o the majority of indus

# Constraints & Opportunities

## Assessment (Continued)

characteristics, sloping topography, along the south downs with hedgerow should be retained as part of the accordance with assessment key additional trees boundary would historical maps which boundary to the going back to 1842.

It is noted that there was the south west of today, this structure the internal two land parcels.

The historic landscape noted that the set back to retain the across the southern provide sufficient drainage of the at a building line des a set back to existing settlement Weavers Close /

**Stroud District Assessment of Land Availability (SALA) New Sites Update Report, October 2018**

The SALA update stated that the net developable area for the site would be 1.9ha, including an area of employment land, with a recommended development yield potential of 50 dwellings.

It is considered that by retaining the existing landscape features, setting back development from the stream as recommended within this report, coupled with the provision of a riparian corridor and green infrastructure enhancements whilst redeveloping the existing employment area for residential use, a larger area of net developable land (approximately 3.3ha) could be achieved. With the sensitive boundary treatments and landscape strategy measures put forward within this report being adopted to inform the emerging scheme layout it is also considered that a higher density of development could be achieved within the site, without harm to the wider landscape or visual context.

As noted above, the SALA assessment for the site and Landscape Sensitivity Assessment both consider the site to have a Medium sensitivity for housing development.

However, for the reasons outlined above, the sensitivity of the site for the proposed residential development should be reduced to low, especially as the site is already partially within, and adjacent to, the existing settlement boundary and protects the wider rural and historic landscape character.

Overall it is considered that a sensitively designed layout can be delivered on the site which respects both the landscape and historical character of the area. The development of the site in part would see the loss of the existing employment depot buildings and two fields but would provide an opportunity to deliver a landscape led development which retains and enhances existing landscape features and sensitively addresses the interface with the adjoining open countryside beyond to the south and east.

It will also result in improvements to the tranquillity of the landscape and remove the detracting industrial depot buildings from an existing residential street. The nuclear settlement pattern of Kingswood will also be maintained with the potential for an enhanced settlement edge when viewed from the wider landscape.

In terms of views of the site from approaches into the village, these tend to be transient

It is acknowledged that footpaths in the vicinity are sensitive to change, considered in light of that can be achieved established settlement. In this case, the potential is summarised as:

- » The retention and existing hedgerows
- » The planting of a south eastern boundary mapping;
- » The retention of pattern for Kingswood
- » The removal of i
- » The removal of i a more tranquil l
- » Set back of dev and riparian cor
- » Provision of ope currently not put
- » Enhancement o terms of design open space.





## Flood Risk & Drainage

A desk study of the flood risk and drainage aspects of the proposed development site has been undertaken. The site is wholly located in **Flood Zone 1** (Low Probability of river or sea flooding) and is at low risk of flooding from all other sources.

Ham's Gully Brook is located approximately 160m to the north east of the site. An unnamed ordinary watercourse flows in a north easterly direction from the south west corner of the site boundary to the north east before discharging into the Ham's Gully Brook. Neither watercourse poses a fluvial flood risk to the site, although there are surface water flood risk extents associated with the unnamed watercourse which will can be mitigated with simple measures within the site.



Surface water runoff is managed by gravity to the urban watercourse and drainage proposals will seek to maintain the existing surface water and mitigate surface water runoff through ground re-profiling and drainage design to ensure that flood risk is not increased elsewhere.

A connection to the sewerage system associated with the development west of the site will be a feasible subject for assessment and design. Local sewerage un

Use of SuDS techniques to provide suitable attenuation of surface water will restrict surface water runoff to greenfield rates, with drainage design for development adhering to national standards for management.

# Constraints & Opportunities

## Utility Assessment

- » Assessment has been completed for the development within the SHELAA area. The site is identified in the SALA as suitable to accommodate 50 residential dwellings, light industrial use, and a community centre. The site has also been identified as being capable of accommodating 50 dwellings. The assessment can be completed through a combination of Walkdowns, Manual Assessment, and Technical Assessment of Streets;
- » A review of the local highway network and accident data in the vicinity of the site indicates that there are no apparent problems in relation to the current operation or safety of the local highways;
- » The site is well located for convenient access to a range of services and amenities, which are within an acceptable walking distance;
- » The development for 150 dwellings is likely to generate broadly the same number of vehicle trips as a mixed use of the site identified in the SALA, but significantly there would be a reduction of HGVS as a result of the all residential use of the site; and
- » There is already a material vehicle trip generation associated with the site from Soils HS (Limited) and when this is

offset against the trip generation of the proposed residential use of the site for 150 dwellings, it is considered that it is unlikely to have a material impact on the safety or operation of the local highway network. Furthermore, the reduction of HGVS movements as result of the use of the site for residential use only, would be of particular benefit to the operation of the local highway network.

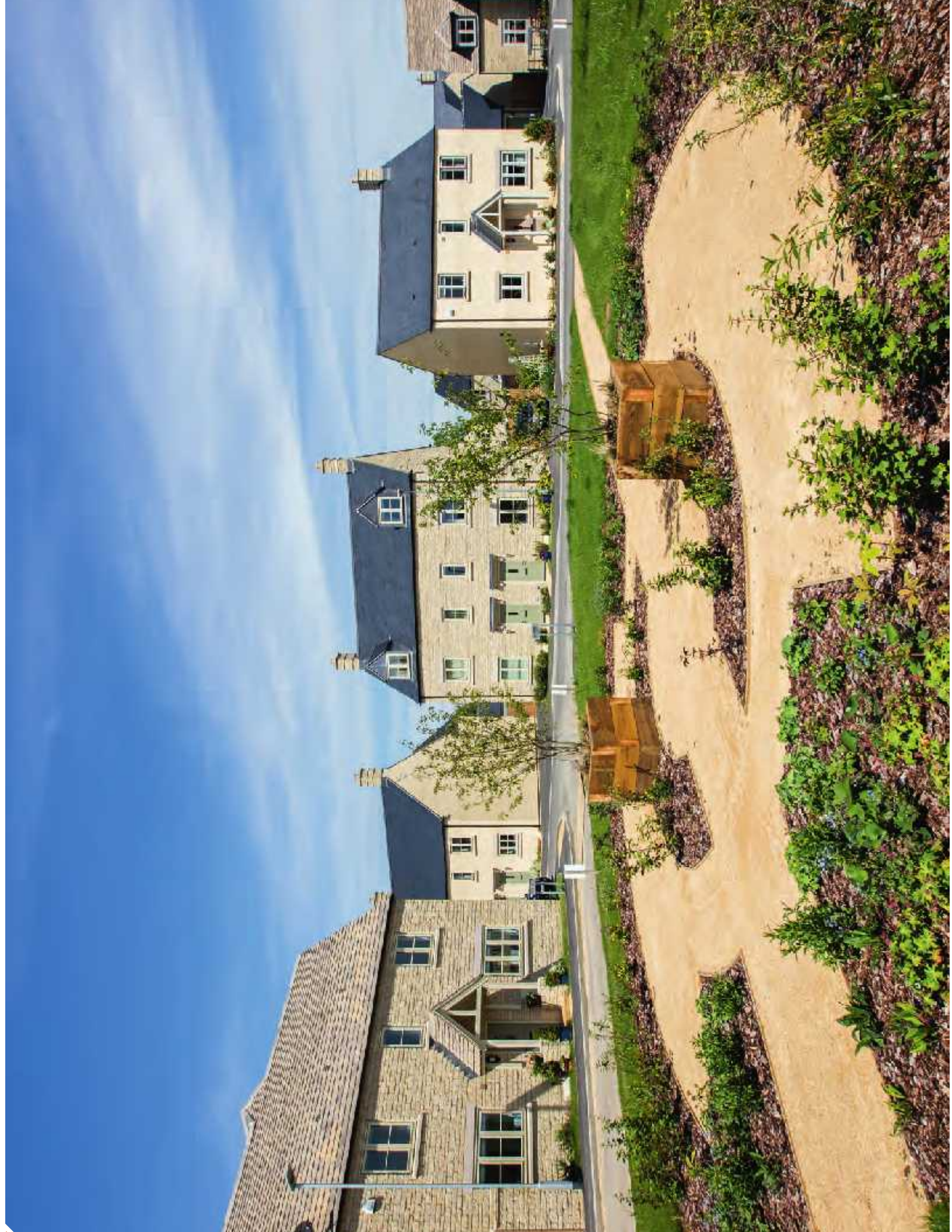
In conclusion, the TFA has demonstrated that future development at the site for up to 150 dwellings, in highway and transportation terms is acceptable, and there are no highway and transportation reasons at this stage that should prevent the local planning authority from not recommending its inclusion as an allocated site within the emerging Local Plan.

## Noise Impact

A Noise Impact Assessment has been completed in relation to the development within the garage to the site. The assessment has identified that, without mitigation measures, the noise levels would be 'No Observed Adverse Effects' (NOAE), which is 'being noticeable and annoying' but not such that there is a significant impact on the quality of life." The assessment has demonstrated that the proposed development is robust and worst-case assessment has shown that there should be no significant noise impacts on the closest receptors as a result of the proposed noise sources.













# Concept Proposals

Is

seeks to make landscape assets by the two thirds of the settlement, and edge following as a landscape and area.

geline that bisects enhanced as a direct visual countryside. and from the green lids AONB will take be character.

g trees will be focus for green ment.

from the site m for retention and ng green edges.

en from the ane and pedestrian ovided separately om Crow Meadow

-  Site Boundary: 5.00 Ha / 12.4 Acres
-  Site Access
-  Potential Pedestrian Links
-  Residential
-  Open Space
-  SuDS
-  Links into Open Space



# erpolan

## plan

indicates a more meter blocks to between the public private space (rear garden). Development gardens will back to 'complete' the ge to streets within

ent location the specially along side edge. In ologies will be ved via private impacts on the

The density can be slightly higher to the north and west where the built form will reflect the continuity of building frontage found within Walk Mill Lane.

Street enclosure in this location will be counter-balanced by the green link which will open up the street and afford views out towards the countryside.

The built form will reflect the residential scale of the existing town and will be almost exclusively 2 storey, potentially with a small proportion of 2.5 storey focal buildings. A hierarchy of streets will include streets, lanes, shared surface streets/courtyards and private drives. Where vehicle access runs parallel with the site boundaries lanes or private drives will be provided rather than a formal highway (the exception being the site access).

The eastern edge and central green corridor will be enhanced with additional trees and other planting to provide landscape enhancement and ecological benefits.

Informal pedestrian routes through these areas will provide opportunities for passive recreation and views to the surrounding landscape.

The density of the proposed development would range from 35 to 40 dwellings per hectare.



Site Boundary



Site Access



Built Form



Gardens



Open Space



Existing Trees



Proposed Trees



Roads



Shared Surfaces



Private Drives







Views in from AON

Views in from AONB

SuDS

Footpath

Footpath

Open Space

Into Site

Through Walk



# Conclusion

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Walk Mill  
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facilities and

Future development can be designed at an appropriate scale and massing to complement the adjacent Kingswood Conservation Area, and enhance the setting of the southern edge of the village in its conspicuous rural edge location.  
Existing mature trees and hedgerows in and around the site can be retained and incorporated into the housing layout and careful landscape design can achieve ecological enhancement and aid biodiversity.

Built development can be set back from the stream, creating an area of community open space planted with additional trees to soften the settlement edge and screen views from the AONB and footpaths and cemetery to the south.  
The potential removal of the commercial yard on the north-east area of the site can significantly improve the landscape character of this location.

The overall conclusion is that the site is an attractive and high quality development location. This site to the benefit of the wider area.



