

ERIC COLE ARCHITECTURE



EASTINGTON

COMMUNITY LAND TRUST

DESIGN & ACCESS STATEMENT

CONTENTS

1. BACKGROUND
2. THE ECLT
3. SITE HISTORY & LOCAL CONTEXT
4. CLAYPITS HAMLET
5. NEIGHBOURHOOD DEVELOPMENT PLAN
6. ENVIRONMENT
7. LOCAL CHARACTER
8. SKETCH PROPOSALS
9. SERVICES
10. SKETCH DEVELOPMENT
11. PRE-APPLICATION DISCUSSION
12. DESIGN EVOLUTION
13. PROPOSAL
14. ACOUSTIC FENCE
15. NOISE ASSESSMENT
16. APPEARANCE
17. ROAD LAYOUT
18. FOUL WATER
19. STORM WATER

EASTINGTON

COMMUNITY LAND TRUST

DESIGN & ACCESS STATEMENT

1. BACKGROUND

In 2012/2013 the Parish Council instigated a Parish Survey to find out more about who 'we' really were and what our main likes/dislikes/concerns were about living here, the things and places that we valued most and what we thought would improve lives. Part of this survey indicated resident families' needs for smaller houses and property to rent.

This was therefore followed up by a properly recognised 'Housing Needs Survey' to consider our own need for both Market and Affordable Housing over the next 5 years. This survey showed an actual requirement for 23 affordable and some market homes, mostly one and two bed roomed dwellings. This survey will be repeated in 2018. It was felt that the market home requirements would be met by outside developers (e.g. Swallowcroft), but there was no mechanism to supply the required Affordable rented housing for LOCAL people.

The Parish Council at the time felt that a CLT was a good route through which this need could be addressed.

At the same time, it was recognised that with the hiatus in planning laws, our valued green spaces were becoming harder to defend. This gave some impetus to getting first our Parish Plan and later our Neighbourhood Development Plan (NDP) into place, alongside the Stroud Local Plan, as a means of trying to control where and when developments in our area could take place.

Basically, development was to be limited to areas already within the bounds of Alkerton, but provision was made in the NDP to meet our own local affordable housing needs by means of exception sites outside the village envelope. This is endorsed in the Stroud Local Plan (Policy HC4 – Page 111) and the NDP policy EP5.

The extract from the Local Plan also describes how priority for local people may be achieved via a Section 106 agreement.

Homes and communities

4.36 On allocated strategic sites, a design framework should be agreed with the Council prior to the submission of individual applications. The design framework shall set out how a coherent design approach for the development of the site will be achieved. The design framework could take the form of design coding or a detailed design brief with which subsequent applications for the individual self-build dwellings should accord.

Other forms of residential development

4.36 Aside from the major strategic housing allocations, most development will take place on sites that lie within the defined settlement development limits shown on the Policies Map.

4.37 However, there are limited circumstances where certain forms of residential development on sites outside of defined settlements will be regarded as appropriate sustainable development. The following policy is designed to manage such development.

**Delivery Policy HC4
Local housing need (exception sites)**

Planning permission may be granted for affordable housing on sites adjoining identified settlement development limits. Such sites should be located adjoining an identified accessible settlement with limited facilities ('third tier') or above in terms of the Plan settlement hierarchy, unless specific local need and environmental considerations indicate that provision should be met at fourth or fifth tier settlements. The Council shall meet local affordable housing need, where:

1. the Council is satisfied that there is a clearly evidenced local need, which cannot be readily met elsewhere in the locality, for the number and type of housing proposed
2. the site is accessible to a range of local services, such as shops, primary schools, healthcare and public transport

3. it is not subject to any other over-riding environmental or other material planning constraint

4. appropriate legal agreements are entered into to ensure that such dwellings will remain available as affordable housing for local need, in perpetuity with the necessary management of the scheme

5. the gross internal floor area of these dwellings shall comply with the latest recommended standards used by the Homes and Communities Agency.

4.38 An exception site is one that would not usually secure planning permission for market housing. In particular difficulties in securing a dwelling for local needs. The Council's 'exceptions' policy is an integral part of meeting housing needs in our rural area.

4.39 Rural exception sites should only be permitted where they are in connection either by current or existing family or employment connection to those with a strong local connection to the Stroud District as a whole produced either by the Parish using a methodology agreed to evidence of the extent and nature of the connection.

4.40 National policy suggests that consideration should be given to whether allowing so would facilitate the provision of housing to meet local needs, proposals where a majority of the provision is subsidised by the provision of other services.

Eastington Community Land Trust (ECLT) LIMITED

Welcome About the Basics Our Project Latest News FAQ Documents and Links Contact us

Welcome

Eastington CLT was set up by ordinary residents of Eastington in response to the lack of affordable local housing both for our children as they grow up and for extended family support as we grow up even more.

The primary aim is to serve our local housing needs whilst helping to limit further development in our Parish, as far as is possible, via the Parish, Neighbourhood and Local Plan policies.

The West of Stonehouse development has been forced upon the Parish to meet the strategic needs of the whole of the Gloucestershire 'Homeseeker Plus' area. It does contain some affordable rented housing, but Eastington people have no priority access and would compete normally with all other applicants from across the extended district. Also, these are not protected from 'right to buy' legislation.

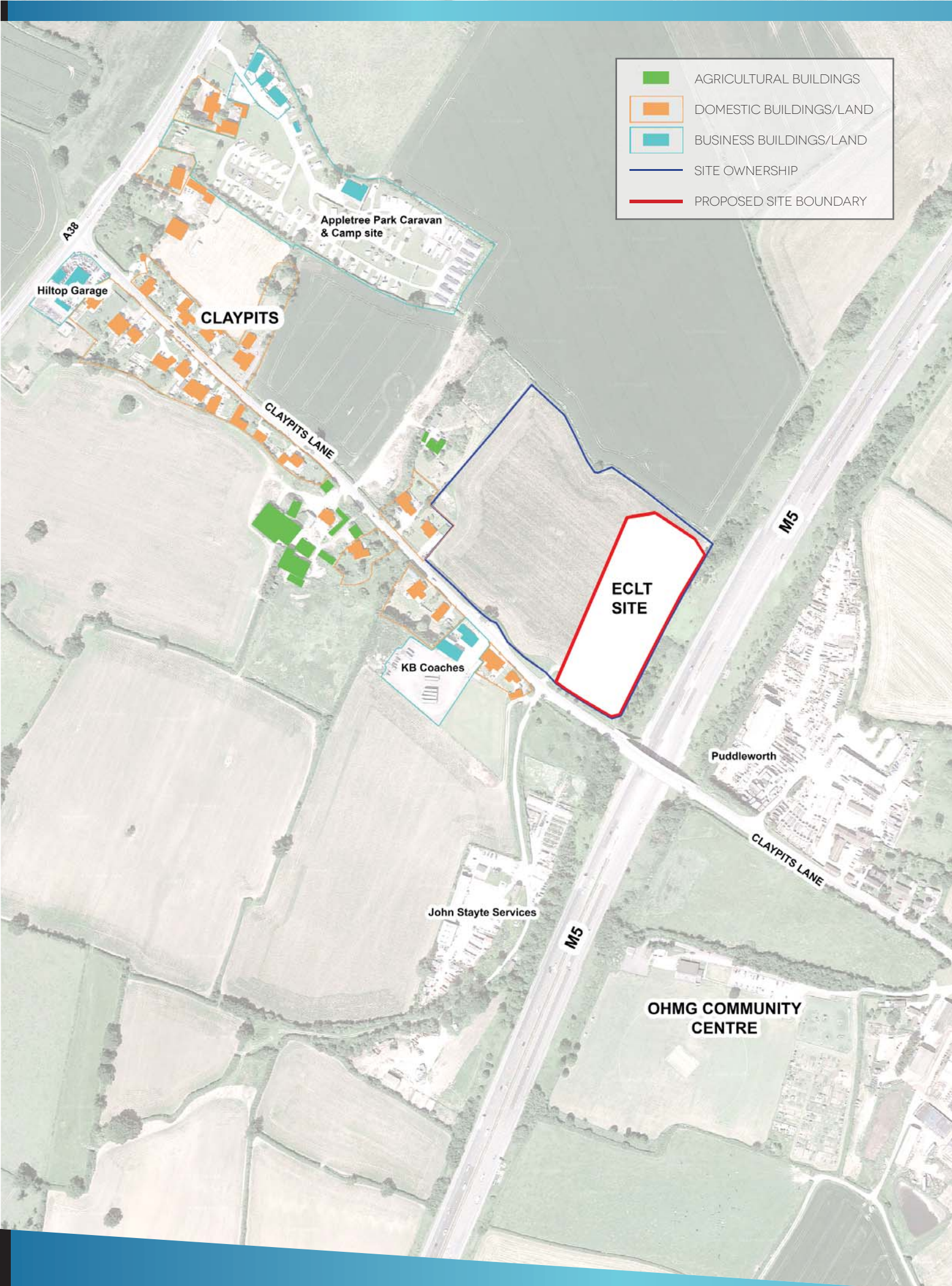
We want to provide just what is needed in Eastington - and the (documented) need at present is for 23 Affordable Rent homes - which will remain 'rentable' for Eastington-linked people in perpetuity.

Any one linked to the Parish is most welcome to join the Trust, to show support, to share in the land-holding and to help steer the project.

Eastington Community Land Trust (ECLT) Limited is a Registered Society under the Co-operative and Community Benefit Societies Act 2014. Registration date: 3 November 2016. Registration number: 7425

ECLT LTD

Eastington Community Land Trust (ECLT) Limited is a Registered Society under the Co-operative and Community Benefit Societies Act 2014. Registration date: 3 November 2016. Registration number: 7425



- AGRICULTURAL BUILDINGS
- DOMESTIC BUILDINGS/LAND
- BUSINESS BUILDINGS/LAND
- SITE OWNERSHIP
- PROPOSED SITE BOUNDARY

2. THE ECLT

ECLT is a group of Eastington Parishioners, who believe that meeting the housing needs of our own residents is good for the community as a whole. We also value our rural landscape, and know that we can meet this need with the absolute minimum loss of our green spaces, and without the blight of the additional 'enabling' development that market developers would demand.

The currently defined 'housing need' is for 23 Affordable Rent homes, so this is just what we propose to build in the current project. These homes will be available for Affordable Rent to Eastington-linked people in perpetuity. We can do this with some help from Government grants and partnership with a Housing Association.

ECLT will eventually have 'assets' (the building land) and an income from ground rent. This needs to be fully accountable, and our actions are regulated by the Financial Control Authority.

3. SITE HISTORY & LOCAL CONTEXT

The site is located to the West of Stroud within the borders of Claypits, Eastington, within the constituency of Stroud. Claypits Lane runs from North West to South East, from the junction with the A38, across a bridge over the M5 to the South of Junction 13 and continues through Alkerton to meet with Bath Road. The Proposed site is located alongside the Western boundary of the M5 Motorway. Within the extent of ownership, the proposal is sited to the Eastern boundary and covers approx. 12,500m² with new access leading from Claypits Lane on the Southern boundary.

4. CLAYPITS HAMLET

The general layout of the area is one of a central hamlet on a high ridge (altitude 37m) from which a flanking area of agricultural land slopes both northwards towards the River Frome and southwards towards Wickster's Brook. The streetscape is one of an open plan arrangement of domestic dwellings of different sizes spread almost randomly along a country lane. The dominant visual feature remains the collection of houses at Claypits' A38 junction and the open nature of the fields that surround them. There are extensive views from main settlement area of rural countryside, over agricultural land sloping away.

Current Land Use is principally agricultural with at least two farms. There are several small businesses: KB coaches, John Stayte Services, Apple Tree Park Caravan & Camp Site, and two garages on the A38 - Hilltop Garage and Fromebridge Garage.

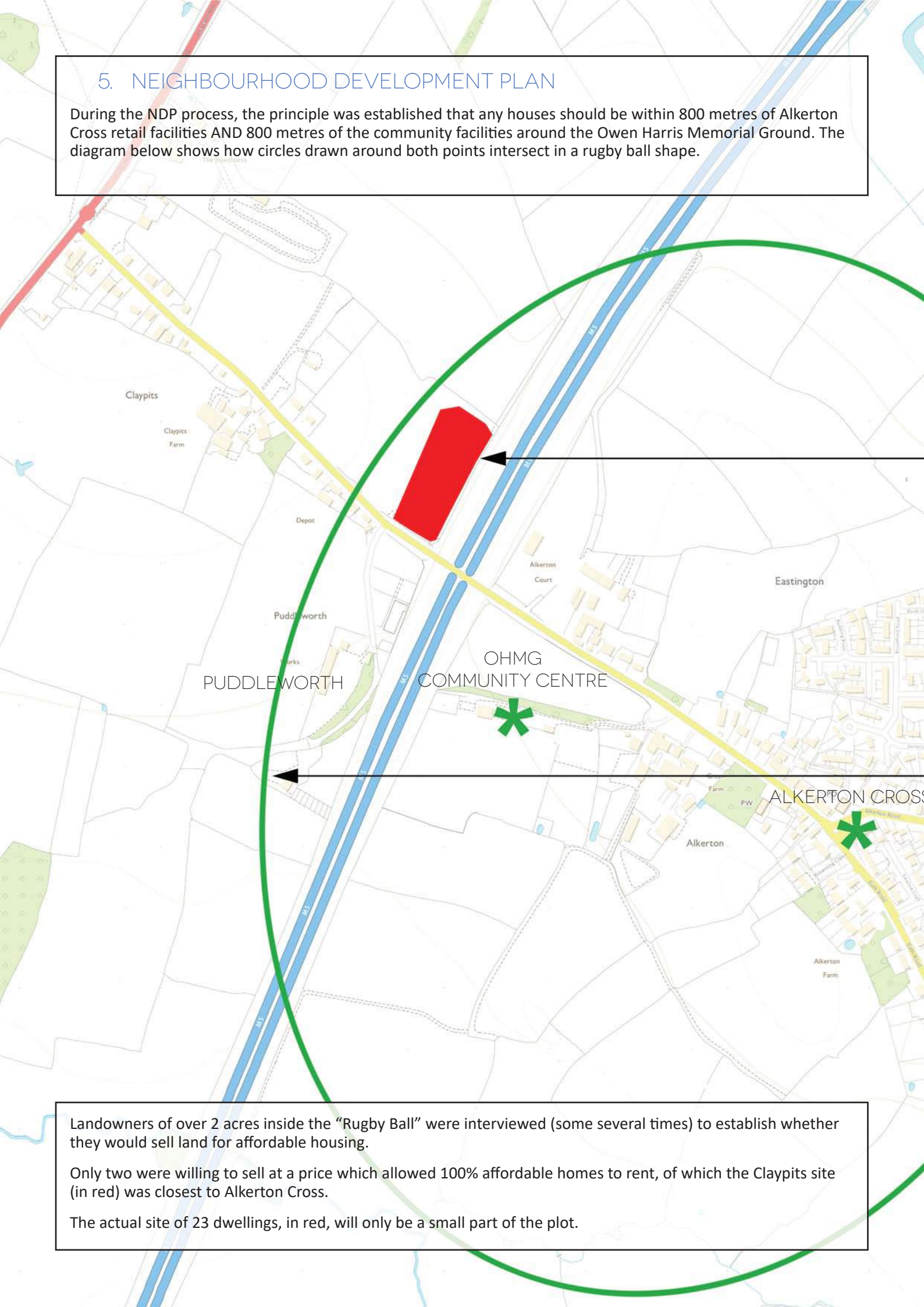
There is a listed stone milestone at the A38/Claypits lane T junction. The old hamlet of Puddleworth has now become defunct having been cut in half by the M5 development. It now comprises a small industrial site only.



ALKERTON

5. NEIGHBOURHOOD DEVELOPMENT PLAN

During the NDP process, the principle was established that any houses should be within 800 metres of Alkerton Cross retail facilities AND 800 metres of the community facilities around the Owen Harris Memorial Ground. The diagram below shows how circles drawn around both points intersect in a rugby ball shape.



Landowners of over 2 acres inside the "Rugby Ball" were interviewed (some several times) to establish whether they would sell land for affordable housing.

Only two were willing to sell at a price which allowed 100% affordable homes to rent, of which the Claypits site (in red) was closest to Alkerton Cross.

The actual site of 23 dwellings, in red, will only be a small part of the plot.



CHIPMANS PLATT

William
Morris
House

The
Grange

Eastington
Trading
Estate

CLAYPITS

West Lodge

CHURCHEND

Churchend

CHOSEN SITE

Eastington Park
Farm

PW

Sch

Eastington
Park

800 MTRS FROM OHMG
COMMUNITY CENTRE

800 MTRS FROM
ALKERTON CROSS

Millend
Row

MILLEND

CRESS GREEN

Cress
Green

Bath
Street

Grove House

Elm Tree
Cottage

MIDDLE STREET

6. ENVIRONMENT

A Geo-environmental desk study has been carried out to identify any past or present risks to ground conditions, water sources, and potential hazards or pollutants. (See *Core Geotechnics Ltd. Reports 17059 and 17215*) The history of the site was largely determined from an Envirocheck report commissioned from Landmark Information group. The landmark search incorporates historical Ordnance survey plans covering the period 1883 – 2016.



Geological records suggest the site to be underlain by Jurassic clay/mudstone, which is very stable. Boreholes completed within the South-Eastern corner of the site confirms stiff clay becoming hard from around 3m depth.

The site is not indicated to be at risk from flood and the reports indicate no significant risk with respect to geohazards including ground gasses. The site has been in use as an agricultural field since at least 1883 and the reports conclude that the potential for contamination on site from historic and current activities is considered to be negligible to low.



7. LOCAL CHARACTER

The character of Eastington is one of a semi-rural community based around a collection of amenities and shops at the central roundabout in Alkerton. Dwellings are primarily constructed of 2 storey, pitched roof traditional cottage style houses and Bungalows. Density and spacing is relatively randomised and follows a structure of roads stemming from the roundabout at Alkerton to Bath Road, Alkerton Road/Spring Hill and back North along Claypits Lane past the proposed site.





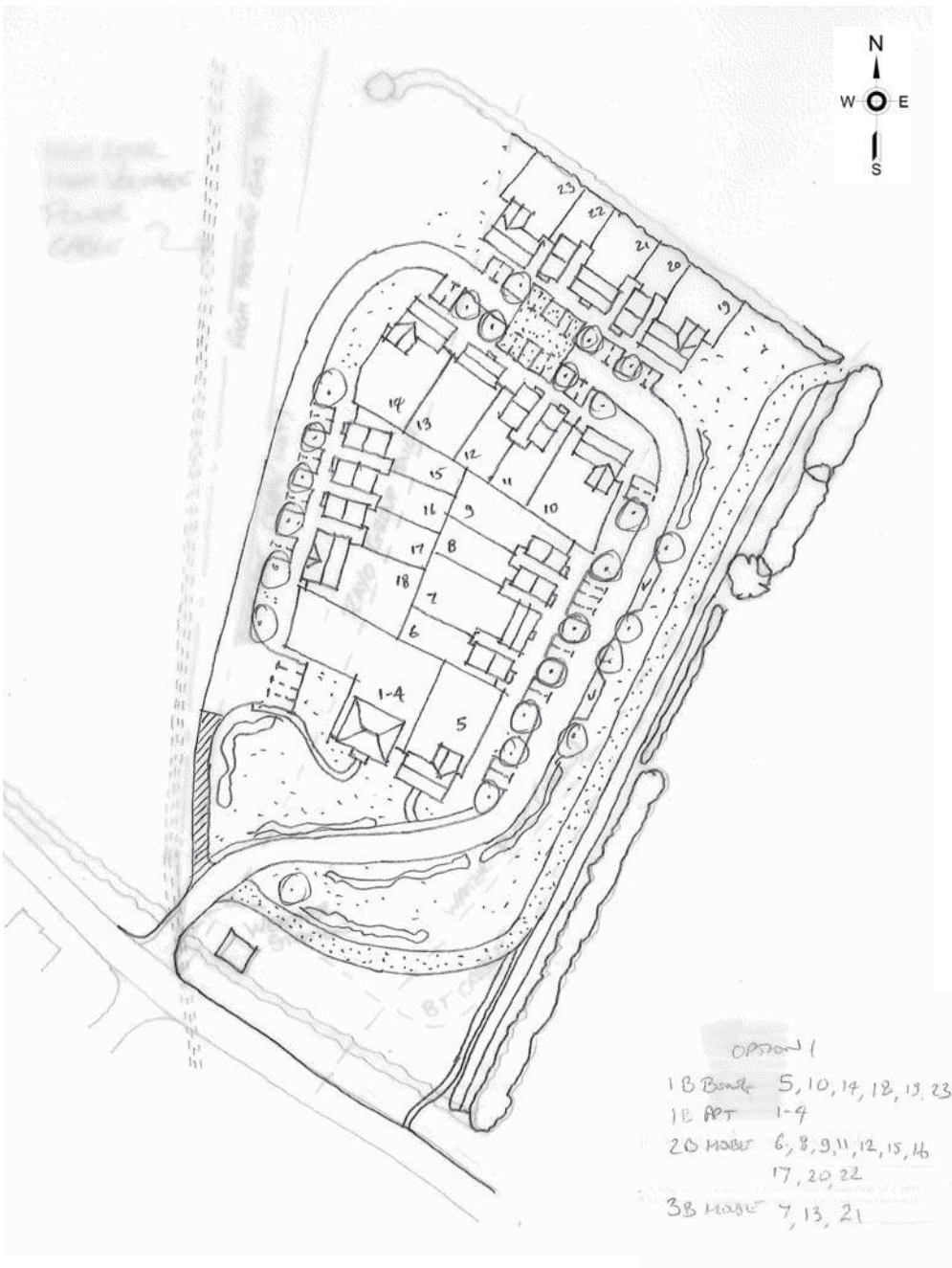
8. SKETCH PROPOSALS

A trio of draft sketch layouts were prepared for consideration and took into account the various known site constraints which consisted of;

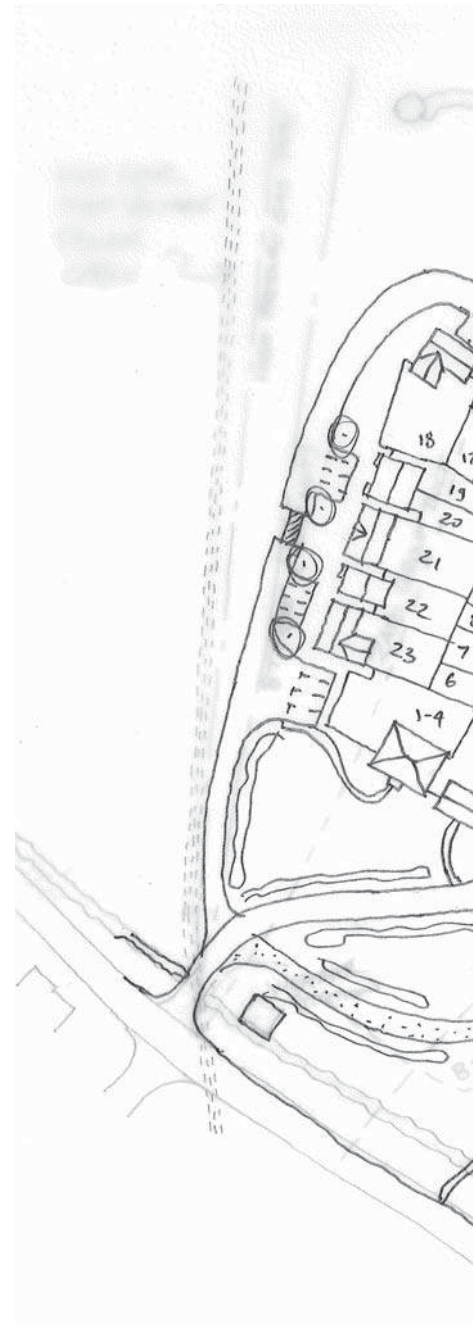
The number of dwellings to be restricted to exactly 23 following the results from the Housing needs survey.

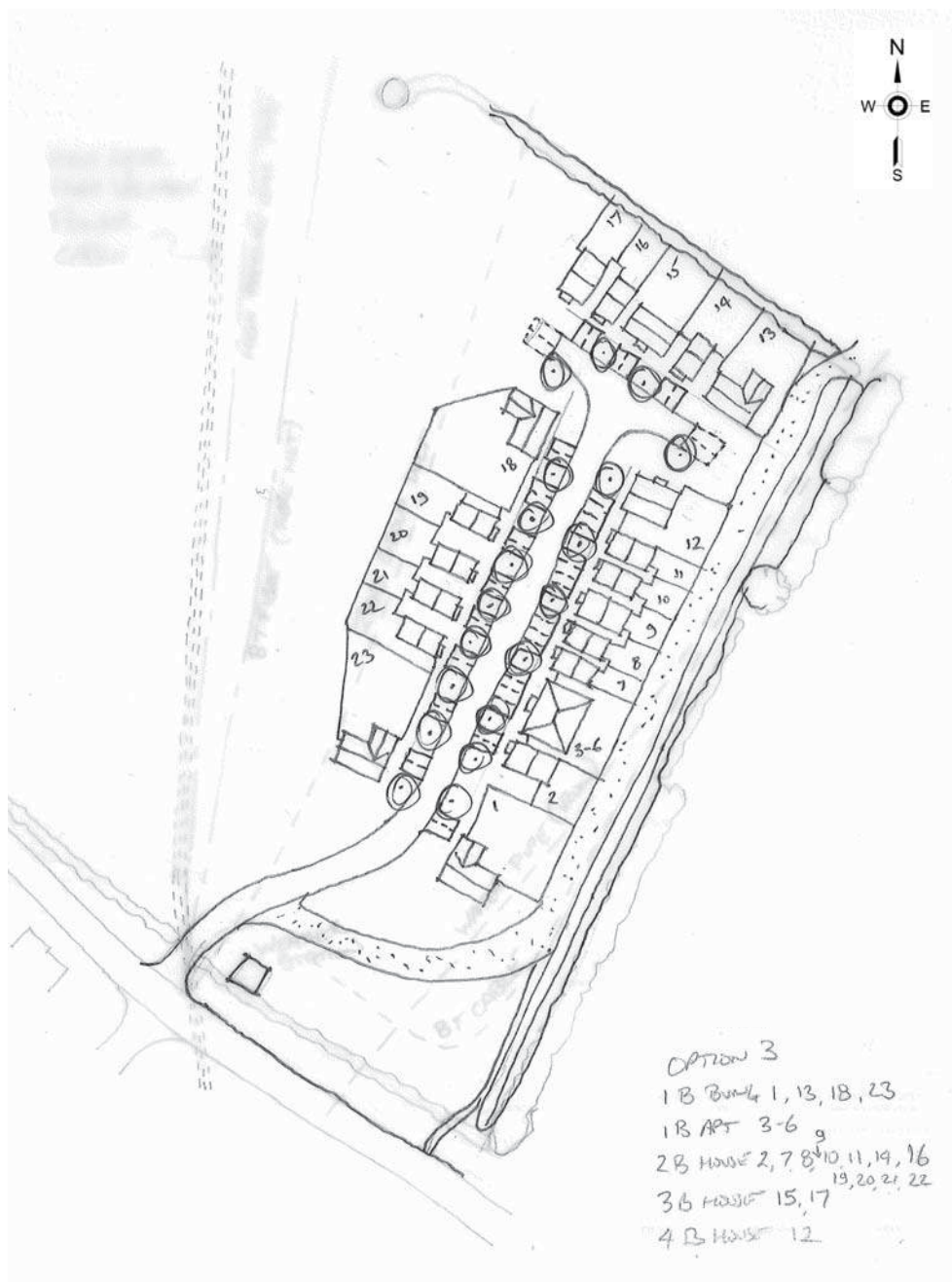
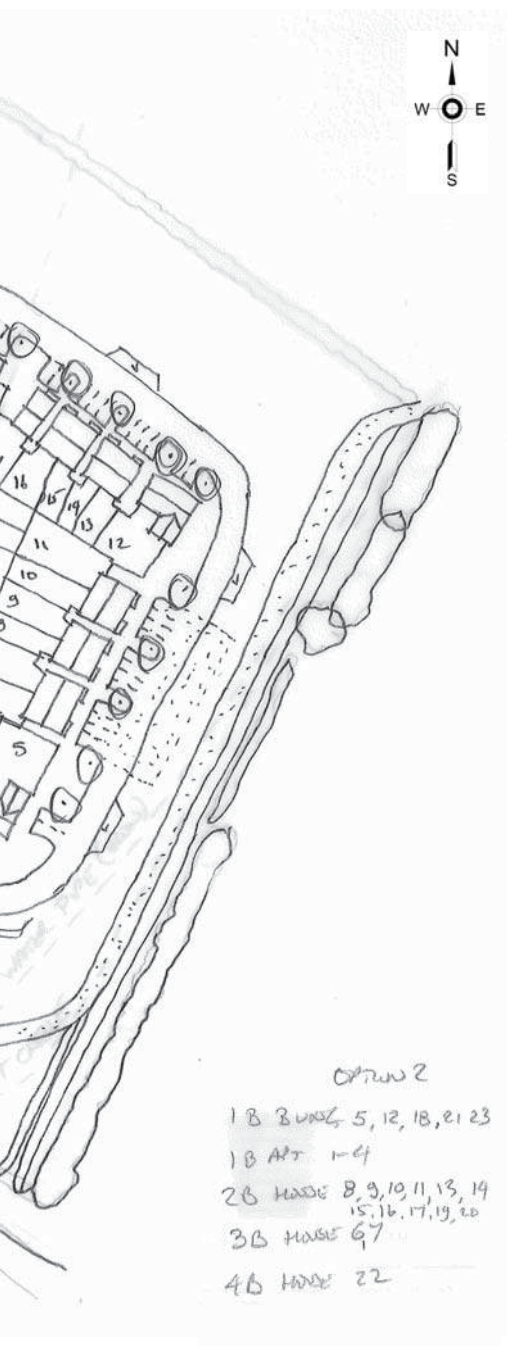
The presence of known services was evident in the overhead cables running north/south from the current entrance. A weather station is also a constraint and shown outlined adjacent the entrance.

The M5 Motorway to the East and the associated noise levels will require adequate screening for both visual and acoustic benefit.



February 2017
Sketch designs





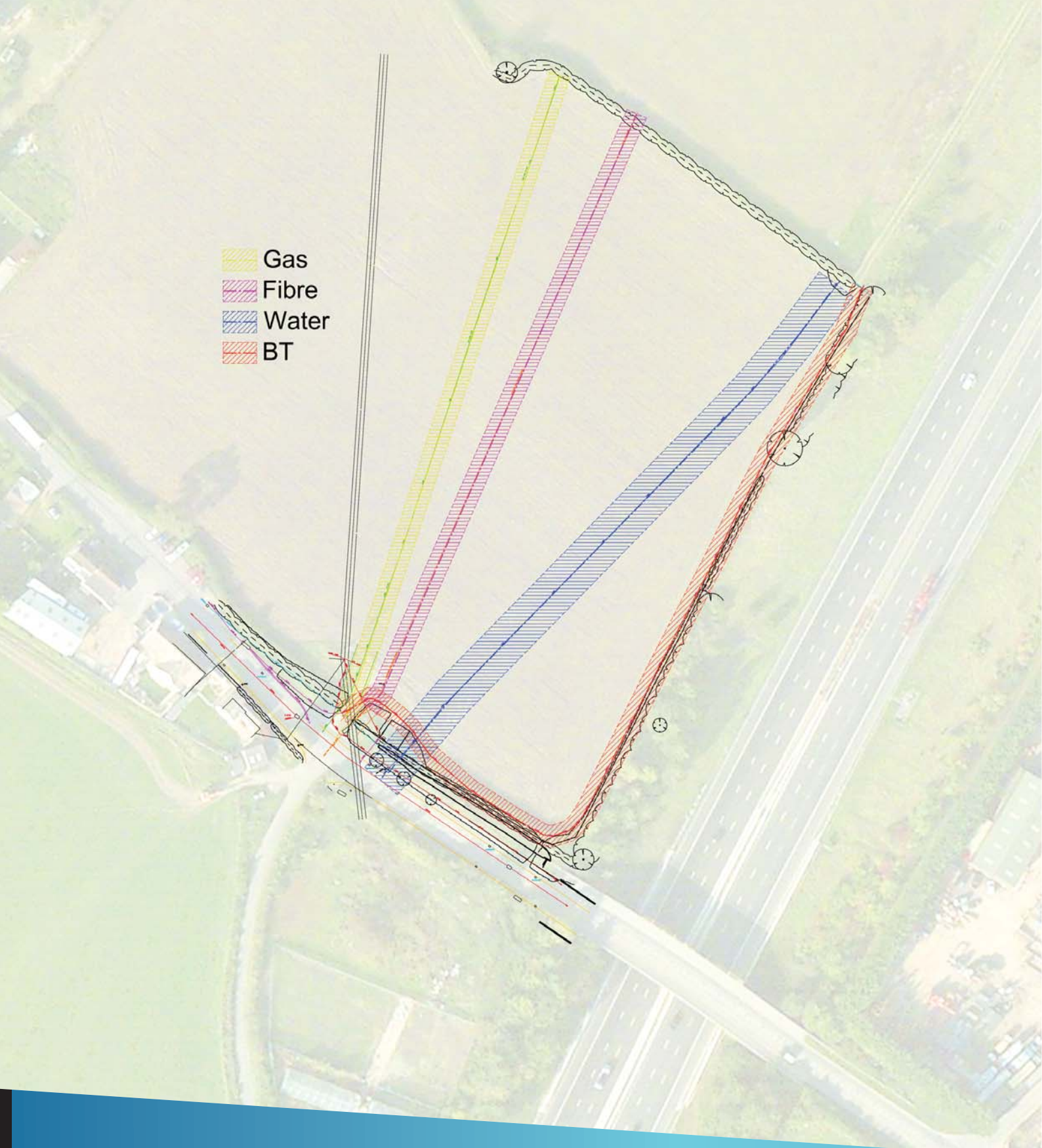
These layouts explore the various potential space orientations between dwelling and access routes. Addressing both a perimeter navigational method and central linear route.

9. SERVICES

Following enquiry and investigations into the existing on-site services, it was confirmed that the site is currently traversed by a high-pressure gas main, 8 no fibre optic cables and a 500mm diameter water main.

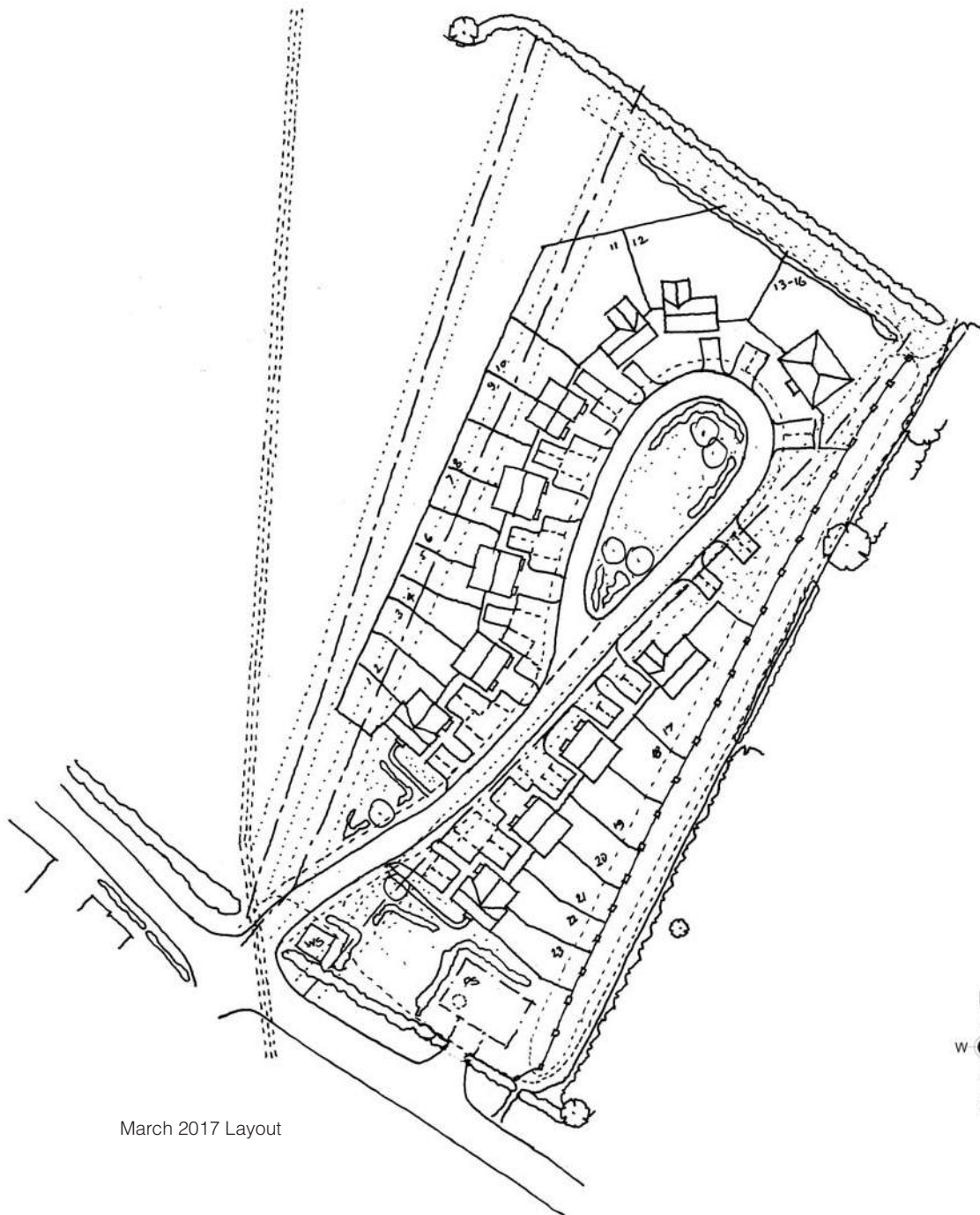
The presence of these regionally significant utilities, with 3-metre and 6 metre easements as shown, has largely dictated the placement of houses and the internal road therefore the current sketch options needed revision.

Other than creating significant site constraints, there is also a great benefit in that the local utilities are all conveniently available under the road on the southern boundary of the site.



10. SKETCH DEVELOPMENT

The layout was now further evolved to ensure service zones are clear of any structures. The logical solution arose in the configuration of a road layout framed centrally between the buried service routes. Each dwelling was then positioned to branch from this and ensured generous garden space. A levels survey and consultation with Engineering services suggested that a new pumping station for drainage be incorporated, this shown to the South with its own access from Claypits Lane.



March 2017 Layout

11. PRE-APPLICATION DISCUSSION

On 3rd March 2017, a pre-application discussion took place with Holly Simkiss at Stroud District Council. The adopted Stroud District Local Plan was considered as a template for the obligations which the site should consider. The sketch plan demonstrated a loop road layout with a single point of access at the south west corner. It was discussed to place the bungalows to the east of the site to aid in reducing perceived impact when viewed from the M5 or further East in Eastington. The council also suggested the bungalows to be positioned along the motorways edge, enabling traffic noise to pass over the roofs and have less impact on their internal space. It was agreed that a full acoustic survey and analysis be carried out (see p21) and that traffic & drainage will be evaluated. Traffic calming was suggested to be positioned near to the open space and the existing public right of way needs to be redirected.



April 2017 Layout

Generally the meeting had a positive outcome with favourable criticism. The only comments were in regards to the roof scape to some of the dwellings, minor amendments generally to ridge heights & symmetry of windows.



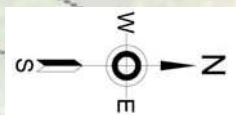
12. DESIGN EVOLUTION

The final twist of evolution came with the need to move the western gardens away from the fibre line (shown purple). This moved the internal road so far east that the loop was modified to a “J” shape, affecting plots 17, 18 and 19 and the pumping station which was re-located to the north-east of the site.

Engineers also advised moving the road junction away from the nexus of service pipes and inspection hatches by the farmer’s entrance. The proposed single entrance still has the required visibility in both directions and also off-sets the junction from that of Puddleworth Lane.



June 2017 Layout



13. PROPOSAL

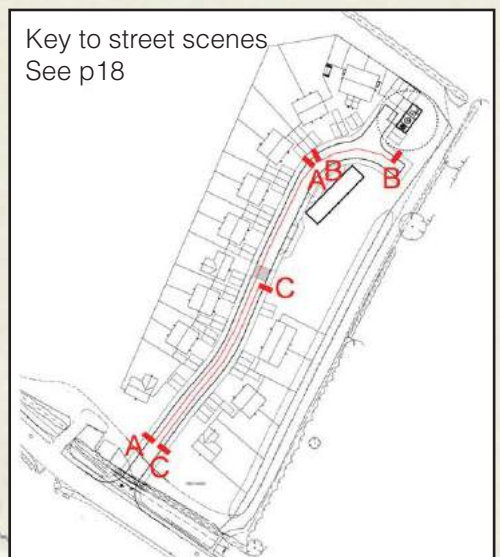
The proposals consist of the construction 23 affordable units for rent. A mixture of 2 and 3 bedroom Houses and Bungalows and a 4 apartment block sited at the Book-end, focal location to the Northern aspect. Each property has 2 or 3 car parking spaces with considerate separation space between side elevations. Pathways lead alongside parking areas through to private rear gardens which boast ample space, paved areas and included storage sheds for cycles.

Footpaths run the full length of the access road to one side, linking through to the existing Bus stop on Claypits Lane. A raised crossing point/traffic calming platform located centrally, bridges across to the remaining plots to the South East.

Landscaping is proposed to soften the development by way of new shrubs and tree planting scattered throughout. A large open space with water attenuation provision is to remain clear to the North-Eastern section of the site. This will offer residents natural green surroundings and a sense of rural countryside within the development itself.



Key to street scenes
See p18



16. APPEARANCE

The proposal seeks to reflect the local vernacular in materials and style. A mixture of materials is proposed using brickwork and render facing, spaced to present a visual variety. Roof finishes will be of simple pitched construction with a mix of tile and slate to find a balance of colour with the wall materials.



Section A-A



Section A-A Continued

Doors and Windows will be stylised to resemble a rural form, windows with narrow panes and horizontal transoms to break up the frame, Doors in a simple 4 panel and glazed. Doors are defined with modest pitched canopies, windows are then accented by a mixture of brick and stone lintels, again reflecting that of a selection of common local styles.



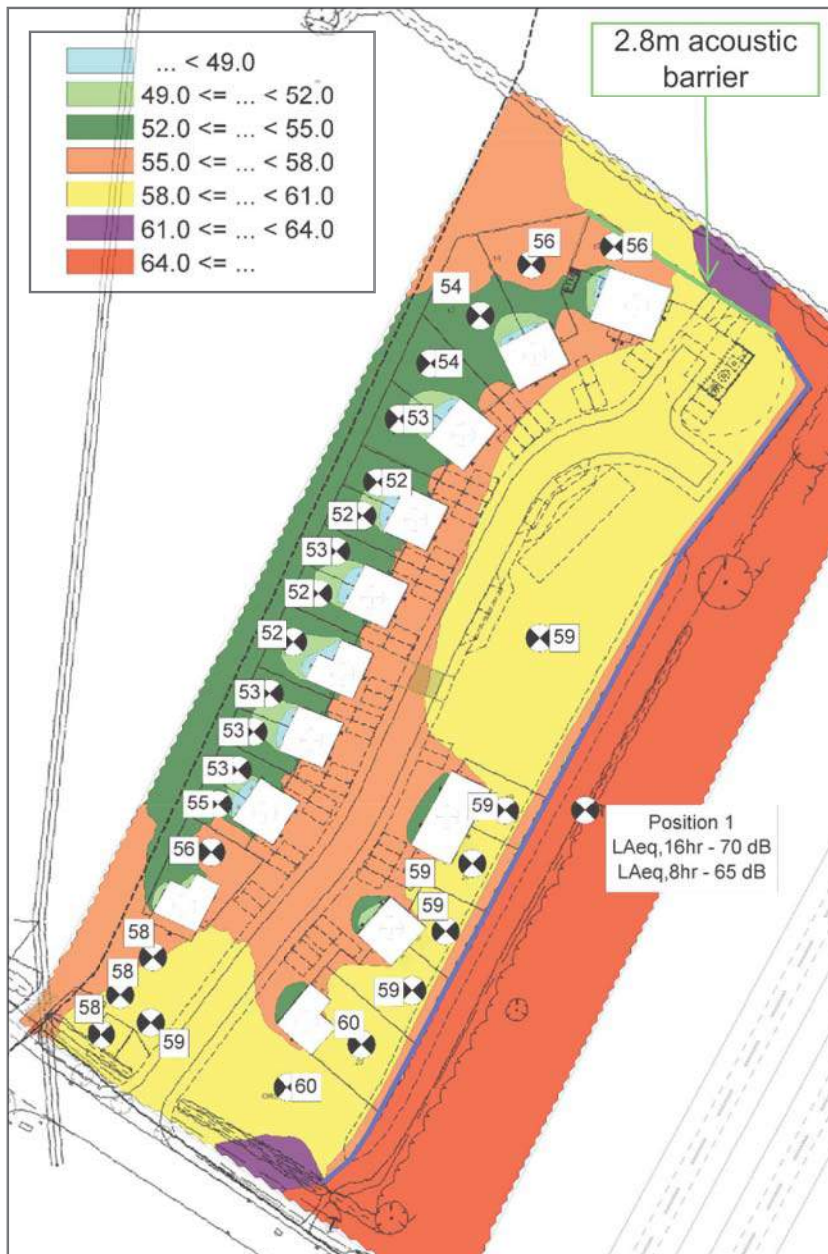
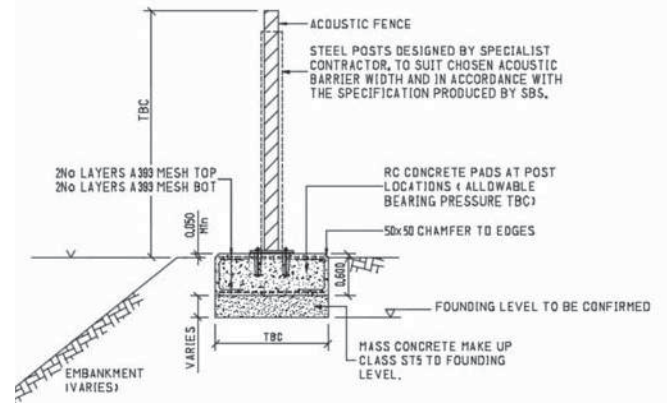
Section B-B



Section C-C

14. ACOUSTIC FENCE

The proposals include for an acoustic fence on a noise bund along the boundary with the M5 and a smaller acoustic fence on the northern boundary. A survey of the existing background noise levels at the site was undertaken by Hydrock between Friday 9th December 2016 and Monday 12th December 2016.



15. NOISE ASSESSMENT

The principal source of noise impact on the site is from road traffic arising from the M5 motorway that lies directly to the south of the development in an approximate eight metre cutting. There is also a small contribution associated with road noise from Claypits Road to the West of the site. This source is not likely to be significant in terms of its contribution to the LAeq levels across the development site.

Noise levels from the M5 noise source have been calculated using CadnaA noise modelling software. The methods given in calculation of road traffic noise (CRTN): 1988 [Dot-Welsh Office. HMSO] have been utilised for noise predictions.

These predicted noise levels indicate that the noise levels across the existing site range between $L_{Aeq,16hr}$ 59-70 dB, and $L_{Aeq,8hr}$ 54-65 dB dependant on the location on site.

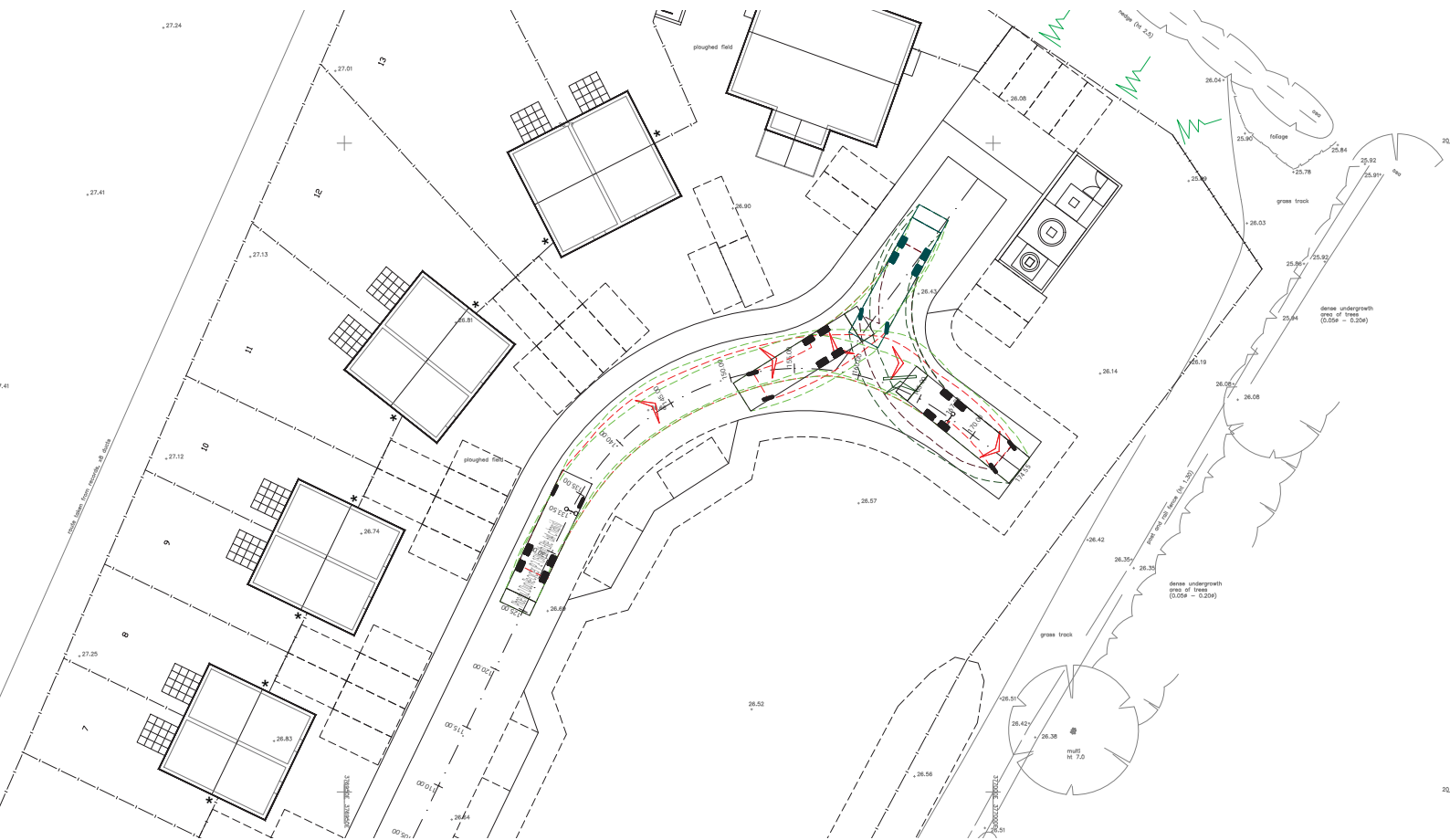
Daytime and night time noise levels range indicate the site is medium to high risk, in terms of noise impact during daytime and night-time respectively. The impact decreases with increasing separation distance from the M5.

An acoustic design statement, outlining appropriate measures to mitigate the noise impact on the site will be provided in order to demonstrate that the site would be suitable for residential development.

17. ROAD LAYOUT

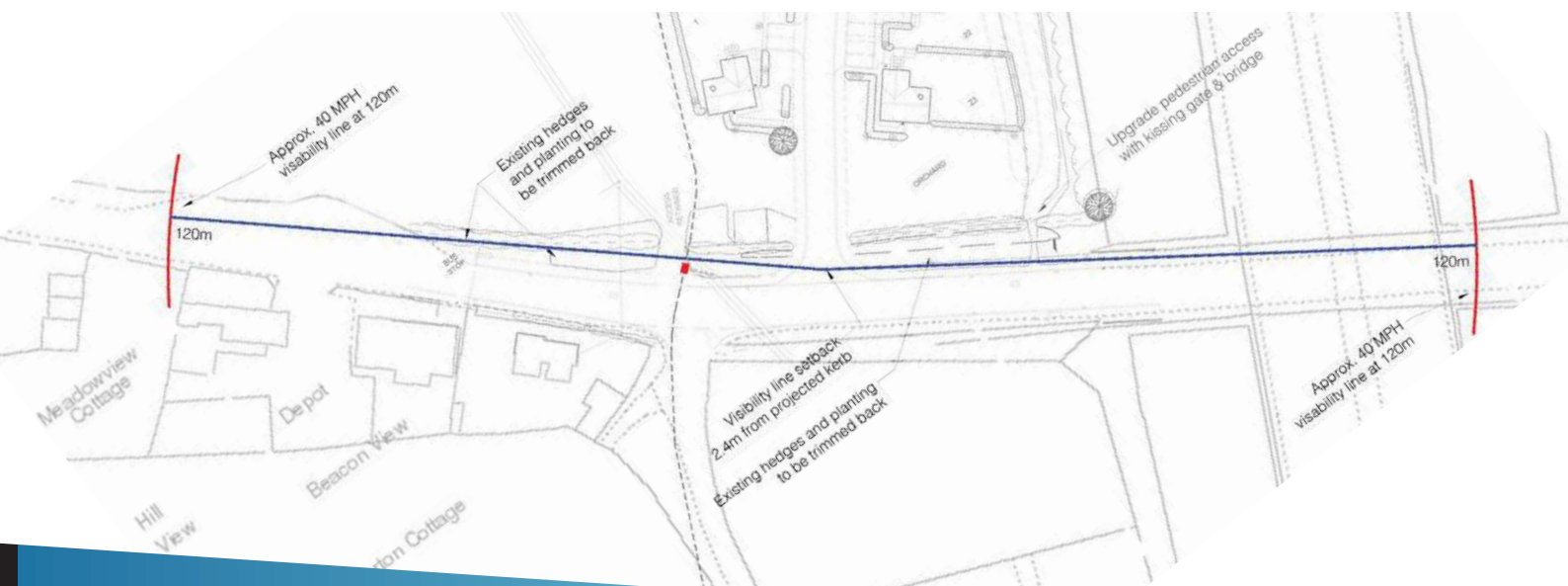
The internal road layout has been dictated largely by the presence of the underground utilities as discussed on page 14. A full Traffic Assessment is provided which includes tracking plans for the maximum vehicles throughout, as per the extract below.

Footpaths are provided along the road with a cross over raised platform and out to the bus stop on the main road.



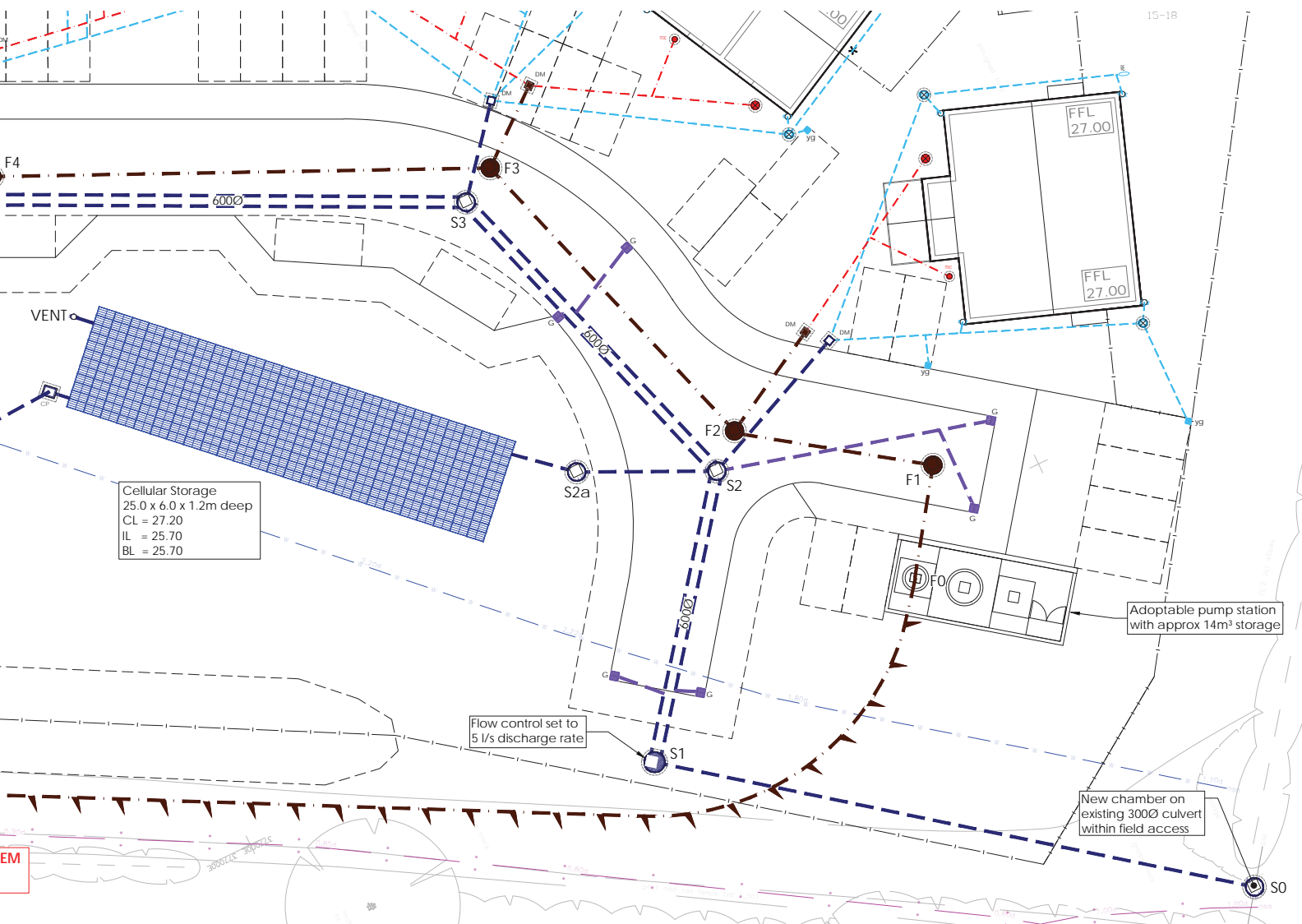
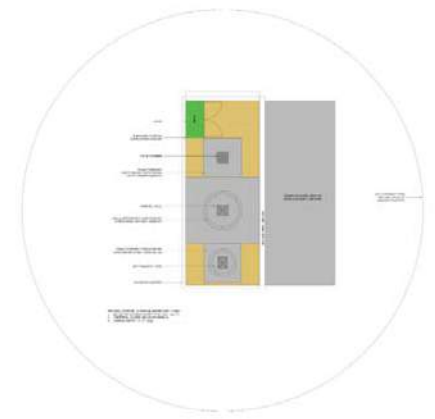
Whilst tracking for large vehicles impacts on the design of the junction with the main road, equally important are the visibility splays as shown below.

These indicate 120 metres of visibility, subject to some overdue trimming of hedges to the west.



18. FOUL WATER

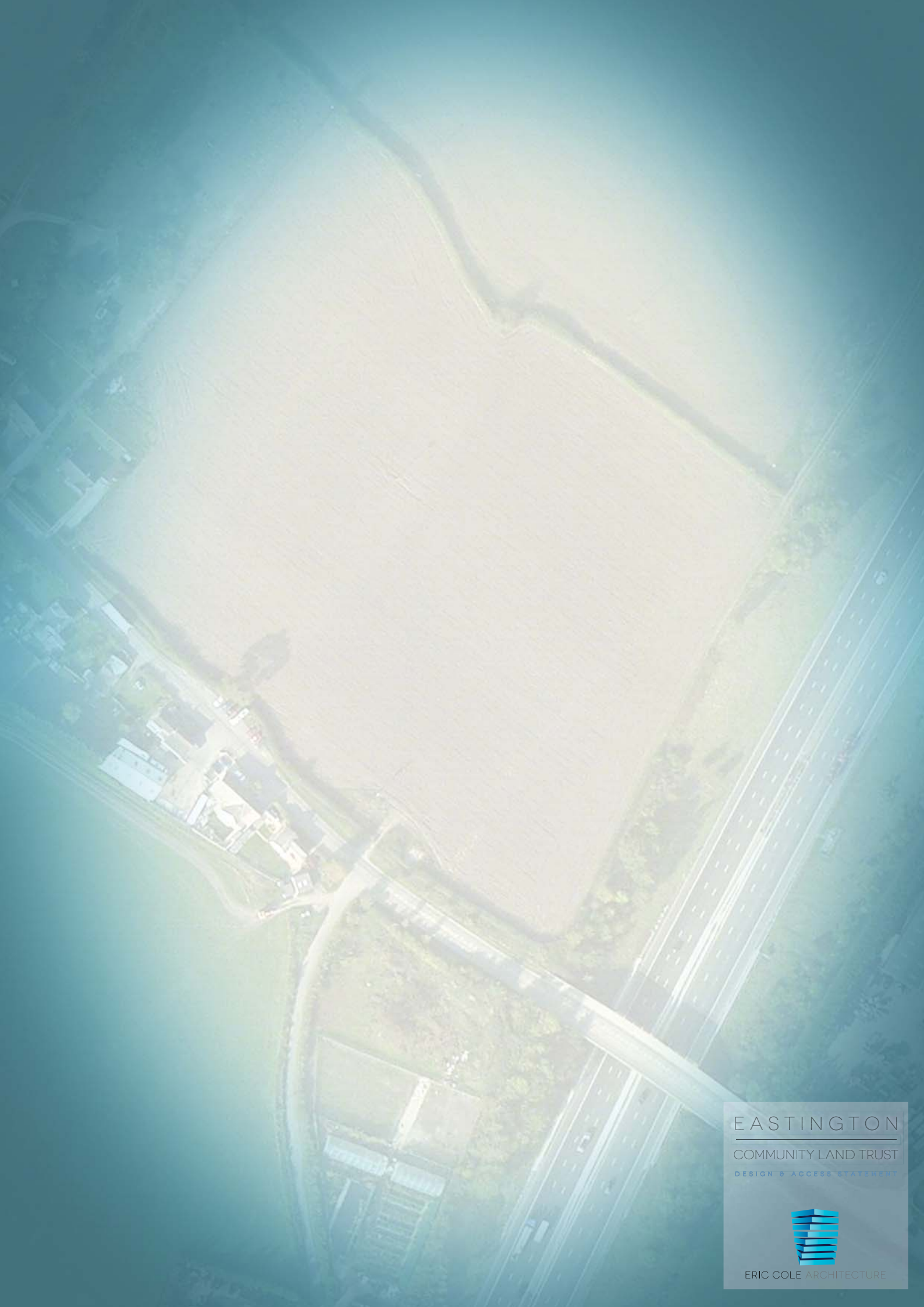
There is a foul sewer in the highway to the south of the site to which we propose to discharge the foul water from the site. Due to the site levels, it will be necessary to fall the foul to point "F1" and through the pumping station prior to pumping south. The pumping station would be offered for adoption to Severn Trent Water. This close-up of the north east of the site shows the location of the pumping station (to the right) which will be provided with the required buffer from the residential properties.



19. STORM WATER

Storm water will also be allowed to fall to the north east (bottom right on the above plan), to be attenuated to 5 litres per second at point "S1". Outfall will be at point "S0", the existing ditch to which the field naturally falls.

Pipes will be oversized at 600mm such that they can absorb attenuation of flood water in a 30-year event. For a 100-year event, surplus attenuation will be diverted at point "S2" into an underground cellular storage tank.



EASTINGTON
COMMUNITY LAND TRUST
DESIGN & ACCESS STATEMENT



ERIC COLE ARCHITECTURE