



# Design & Access Statement

(Including Sustainability Statement & Statement of Community Involvement)

Homegrounds,  
Eastington

**Reference:**  
6255-P-4000

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**Author:**  
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# 01 Introduction

## Purpose

This document has been prepared in order to support an application for planning permission on land to the north of Eastington Community Centre, off Claypits Road, Eastington, Gloucestershire, hereinafter referred to as 'the site'.

The application is a full planning application comprising the following:

*'The construction of 31 No. new affordable homes composed of one bed bungalows & maisonettes and two & three bed houses, all with associated access, parking, amenity and landscaping.'*

This document, amongst others submitted, explains the design rationale behind the proposals and demonstrates how the applicant is intending to create an environment for the benefit of existing and future residents, whilst also protecting and enhancing the local context.

Quattro Design Architects have been appointed to develop the design and to submit this planning application for this residential scheme in Eastington by the Eastington Community Land Trust 'ECLT', with the assistance of the affordable housing provider Two Rivers Housing.

The applicant has made a strong commitment to delivering a high quality scheme on the site and will use this document to demonstrate fully to both the community and Local Authority how this can be achieved.

This statement illustrates the way the design has been informed through extensive site analysis and investigation, before showing how the resulting scheme offers a positive solution in terms of use, access and design.

Other consultants have been appointed by the client group and have assisted in site analysis, investigations and the scheme development as follows;

- Infrastruct CS Ltd - Civils/ Drainage/ Highways Design Engineer
- Wold & Vale Tree Consultancy- Arboricultural Consultant
- Stroud Valleys Project - Ecological Consultant
- Helix Transport Consultants - Transport Consultant
- Venta Acoustics - Acoustic Consultants
- Midland Surveys - Topographic, Ground Investigation & Ground Surveyors

This statement should be read in conjunction with the other plans and documents now submitted as part of this application.



# 01 Introduction

## Who Are ECLT

ECLT is a voluntary group, set up as a result of the Eastington Parish Plan 2013. In the democratic form favoured by the National CLT movement (ECLT is number 124 of 360 CLTs), it welcomes members from across the Traditional Hamlets for a life membership fee of £1. There are currently 112 members who have elected a Board of 9 trustees and co-opted Stroud District Council (“SDC”) Councillor John Jones as an ex-officio member.

ECLT was incorporated as a Community Benefit Society (non-charitable), registered under the Co-operative and Communities Societies Act 2014 (the “2014 Act”), registration number 7425 on 3rd November 2016.

This scheme development is to form the ECLT’s second project for 100% Affordable homes in the local area.

## Two Rivers Housing

Two Rivers Housing are one of the principal providers of low-cost housing in Gloucestershire and Herefordshire.

Founded on strong ethical principles, which form the basis of Two Rivers’ corporate values, whilst still remaining passionate about the role Two Rivers have to play in;

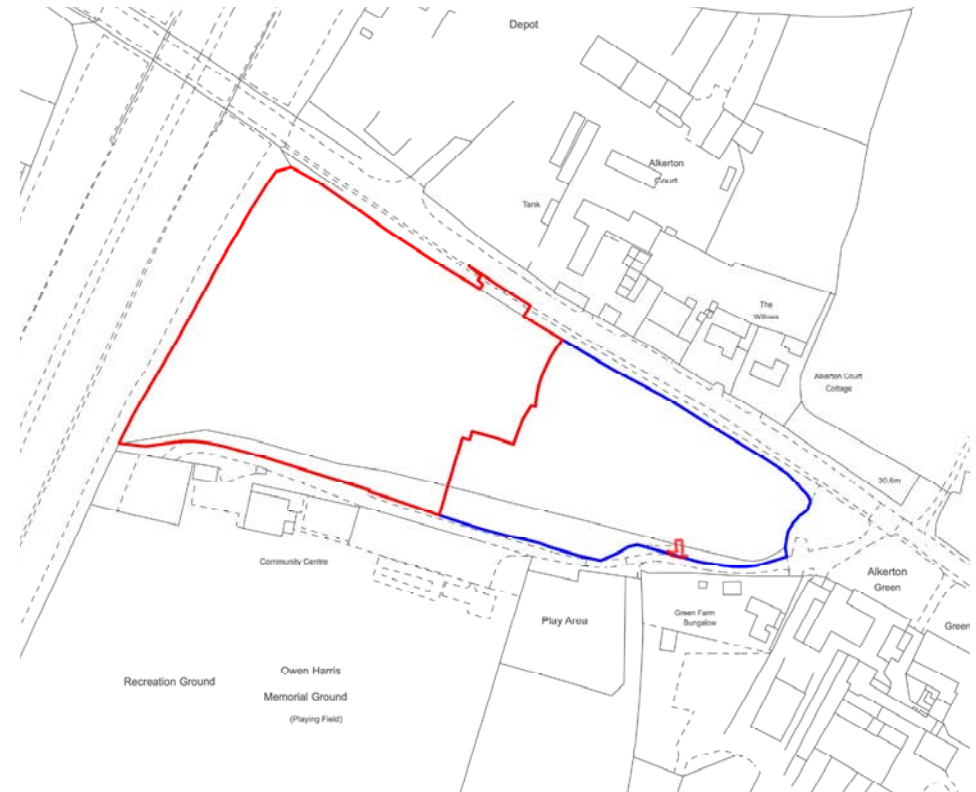
- Providing quality homes people can afford to live in.
- Limiting impact on the environment by providing sustainable, energy efficient buildings.
- Offering employment opportunities within TR’s organisation and using local businesses to supply services and materials.
- Encouraging learning and development through training and apprenticeships.
- Involving tenants in determining the direction taken, through various groups and discussions.
- Supporting community initiatives and schemes which have wider benefits for the neighbourhood at large.

# 01 Introduction



— Planning Boundary

(01) Aerial View of The Site's Wider Context



— Planning Boundary  
— Adjoining Land In Client Ownership

(02) Site Location



## 02 Site Assessment

### Location and context

The site is located to the western outskirts of the village of Eastington, approximately 450m from the centre. Eastington itself sits 9 miles south from the city of Gloucester accessed along the Bristol Road which is approx. 0.5 miles west of the site, with the nearby town of Stroud being located 4 miles to the west of the site.

The site covers approximately 1.41 hectares and forms part of a wider open field located north of the adjacent Eastington Community Centre, Snakey Lane Play Park and Owen Harris Memorial Ground to the south of the site.

Claypits Road runs the length of the site and the wider field's northern boundary. Between Claypits Road and the site's wider field northern context runs a length of hedgerow, broken to the centre to provide access to the field.

Along the site's western boundary stretches the M5 motorway, which drops down from the site via a sloped embankment along this boundary.

The eastern boundary of the site is to be formed as part of the schemes proposals, moving east from this and as part of the wider field, hedgerow and tree planting delineates the boundary edge of the field.

The southern boundary of the site consists of large areas of dense hedgerow and tree planting, of which a drainage ditch sits to the south of, within an area of scrubland included within the planning application's boundary.

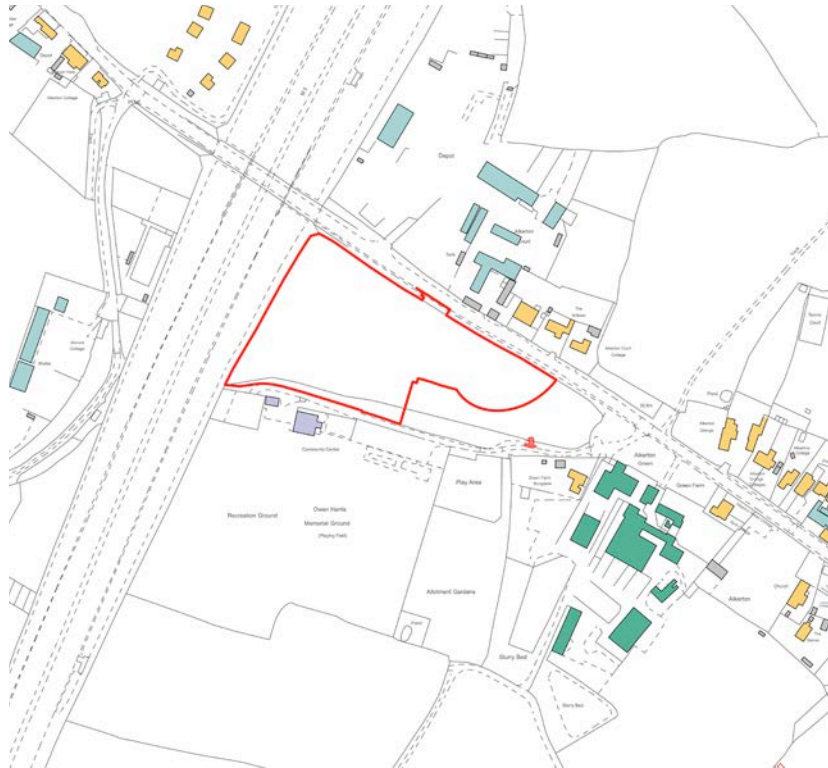


(03) The Site's Western Boundary Looking North From The M5

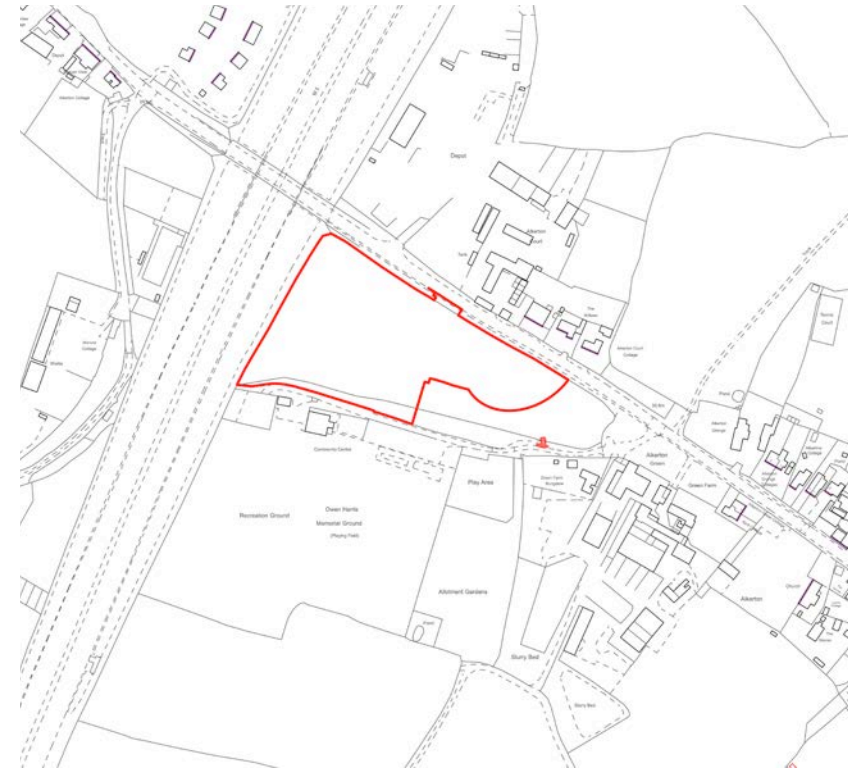




## 02 Site Assessment



(04) Surrounding Building Class Use



(05) Active Building Frontage





## 02 Site Assessment

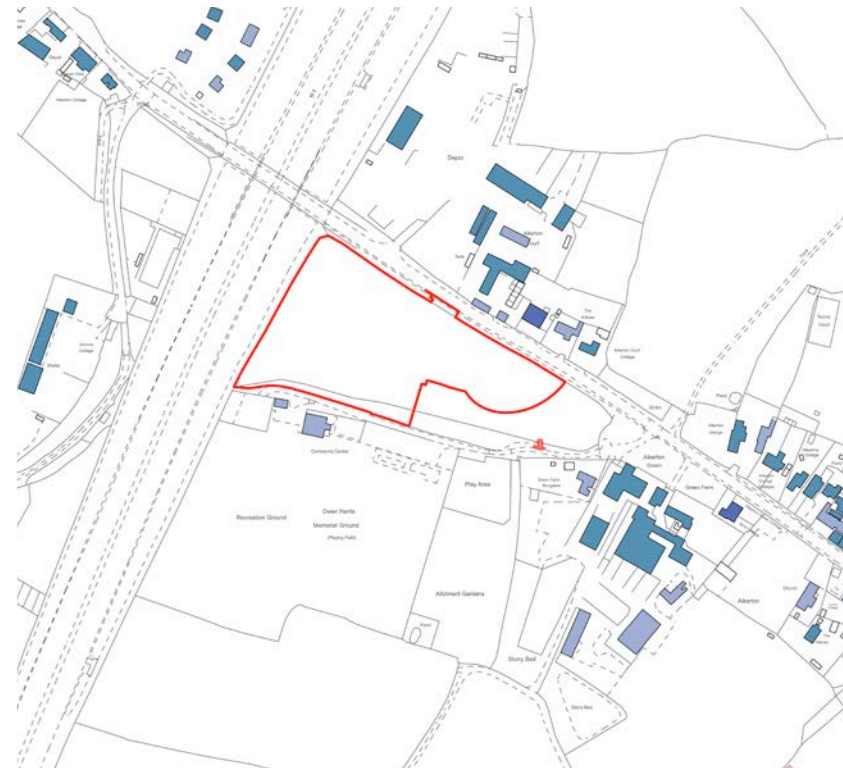
### Description

The site is a field currently used for agricultural purposes, consisting of improved grassland.

Currently only vehicular access into the site is possible via a singular metal gate located along the northern boundary, from Claypits Road as previously described, however pedestrian access can also be achieved through this gate.

### Topography & Landscape

The site itself is generally flat and does not undulate, levels do however fall from north-east to south-west, with a difference of 6m between the two easterly and westerly extents.



■ 3 Storey  
■ 2 Storey  
■ 1 Storey

(06) Site Density & Massing Plan



## 02 Site Assessment

### Ecology

A Phase 1 Habitat Survey issue dated February 2020 has been undertaken by Stroud Valleys Project, which is submitted as part of this application. The report concluded that the site is of limited ecological interest, with the grassland showing no diversity in species, the hedgerows being species-poor, yet with the southern hedgerow providing benefit as an important wildlife corridor linking the M5 embankment to the wider countryside. On site evaluation was as follows;

- Improved grassland consists largely of grass species, limiting food species and the likelihood of wildlife.
- Grassland may be suitable for badgers, however no signs of badgers or setts were found within or near to the site.
- Northern and eastern hedgerows are unsuitable for bird nesting.
- Remaining surrounding hedgerows provide suitable habitat for bird nesting.
- The southern hedgerow and scrubland is classified as a wildlife corridor in the Eastington Neighbourhood Plan.
- No tree features identified that could be used by roosting bats.
- Hedgerows do not contain suitable species to support dormouse.
- The south-western corner may offer some suitable habitat for reptiles, such as grass snakes.

A Follow Up Survey issue dated June 2020 has also been undertaken by Stroud Valleys Project, which is submitted as part of this application. The report again concluded that the site is of low interest to wildlife, however identified that the northern and southern hedgerows showed signs of 'ample activity within', which is as follows;

- Moderate to high bird activity within the surrounding hedgerows.
- Several birds identified are listed within the red and amber conservation concern list .
- Mistle thrush assumed to be nesting in the northern hedgerow.
- Several elm trees have died.

An Ecological Design Strategy is also submitted as part of this application.



(07) Habitat Photographs By Stroud Valleys Project



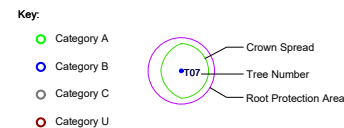
## 02 Site Assessment

### Arboriculture

Tree and hedgerow groupings sit along and form the sites northern, eastern and southern boundary edges and features, with partial groupings also being located along the western boundary and embankment.

The submitted Arboricultural Survey tree plan base opposite and Arboriculture Report dated Aug 2021 as prepared by Wold & Vale Tree Consultancy identifies the status of the relevant trees, whilst establishing any design constraints relating to canopy spread and root protection area.

Most trees are of 'fair' or 'poor' category C or U with reference to British Standards classification, several other trees only achieve Category B. No other site trees are rated any higher, and it also must be noted that no trees on site are protected by TPO's.



(08) Arboricultural Survey Plan By Wold & Vale Tree Consultancy



## 02 Site Assessment

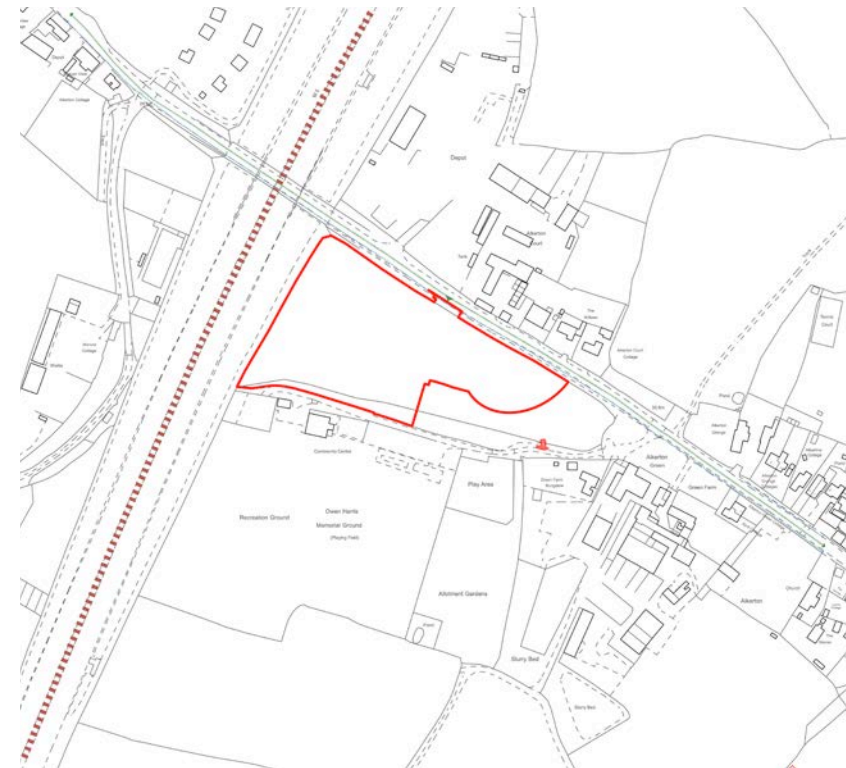
## Movement and Access

Existing vehicular access to the site is achieved via one small field gate located along the sites northern boundary from Claypits Road as previously mentioned.

The M5 motorway runs adjacent to the site's western boundary travelling in a north east - south west direction, and set down within its cutting at a lower than the site as previously discussed. The nearest motorway junction (13) is located to the north and approx. 5 minutes away by car, with junction 14 located to the south approx. 15 minutes by car.

The Claypits Road to the northern boundary runs between Eastington & Claypits, this road also bridges over the M5 directly to the site's north west.

Pedestrian access into the site is currently achieved through the same point of vehicular access through the northern boundary, via an established footpath along Claypits Road's southern edge running outside the site's northern boundary.



- ▼ Existing Vehicle Access
- ▼ Existing Pedestrian Access
- ◀▶ Vehicular Routes
- M5 Motorway
- ◀▶ Pedestrian Routes

(09) Existing Routes Surrounding The Site

## 02 Site Assessment

### Cultural Heritage

#### Archaeology;

It is unknown if archaeological features are present on site as no desk studies of relevant site investigations have been undertaken.

#### Listed Buildings;

There are no listed buildings within the site, however within 20m of the site's northern boundary sits the Grade II listed Alkerton Court, and Grade II listed Barn at Alkerton Court.

As part of the formation of the schemes brief, ECLT also undertook a consultation with Stroud District Council's Heritage Officer to better identify what constraints local buildings of importance may have on the schemes proposals. Further details can be found within the Heritage Statement submitted alongside this application.



(10) Grade II Listed Alkerton Court





## 02 Site Assessment

### Acoustics

Acoustic assessment has been undertaken to better understand the implications of nearby noise sources, with the M5 motorway, Smiths Depot, Snakey Play Park and Claypits Road being located adjacent to, or within the site's immediate vicinity.

The initial noise surveys were undertaken on the 12th & 13th December 2019, with readings taken from three different stations within the site as shown opposite. Due to inclement weather a second survey was also undertaken on the 3rd and 6th January 2020, which confirmed the initial findings were not effected by the weather.

Continuous 5 minute samples were taken at each of the test locations, with the results confirming that the site is primarily affected by the traffic on the M5, with a small contribution of impact coming from traffic on the Claypits Road.

The noise survey was then brought into specialist software to generate a 3D map and noise contours as show on the next page (P12), this information and guidance from the acoustic consultant (Venta Acoustics) has been used to inform the proposed layout and orientation.

The acoustic report identified traffic and commercial noise as areas of significant impact to the site, with the following recommendations;

- Bund screening, optimised site layout and orientation, and appropriately specified building fabric.
- Considered positioning of noise sensitive rooms.
- Specified glazing to control noise levels.

Further details of acoustic recommendation and how they have been incorporated into the schemes design can be found within section 5 of this document.

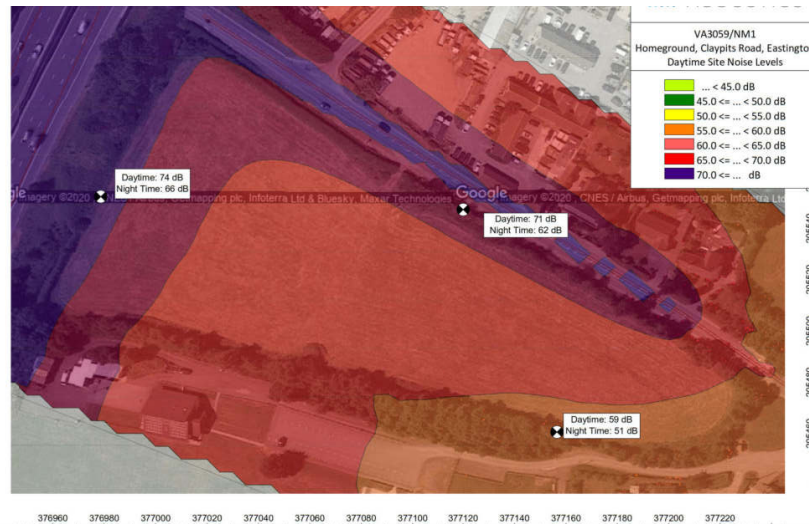


(11) Acoustic Station locations, Image by Venta Acoustics

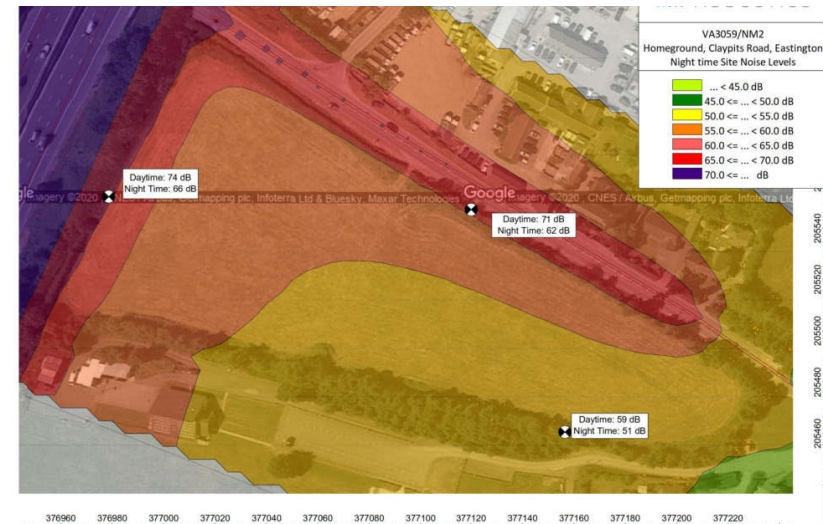




## 02 Site Assessment



(12) Day-time Site Noise Levels



(13) Night-time Site Noise Levels



## 02 Site Assessment

### Local Character

The surrounding locality is largely made up of residential development, with other alternative uses also located within the immediate vicinity of the site, of which Figure 4 illustrates the presence of commercial & retail premises.

Surrounding properties mainly range from single storey to 2 storey in height, with 2.5/ 3 storey properties also located near to the site.

Due to the growth of development within Eastington, there is no distinct singular character and/ or architectural style in the locality, however the following characteristics can be found;

- Single & two storey detached, and semi-detached dwelling.
- Traditional pitched roofs.
- Off street parking within driveways.
- Generally delineated front boundaries, to the back of pavement edge, of either planting, walling or fencing.
- Property set back on plot with small front gardens.

### Appearance & Materials

Buildings in the immediate vicinity are again of varying style but can be characterised as having simple pitched roofs with clipped eaves and clipped verges. Red brick is the prominent construction material, with several other properties also incorporating render or a buff style brick into the elevation treatments. Elevational details include the use of features such as stone or brick soldier coursed window head detailing, stone cills, and some evidence of stone quoins.

The photographs within this section show a number of these characteristics, which have also been summarised below;

- Red brick, buff brick & render.
- Simple window detailing, typically modern sash, historical sash or Georgian style casement.
- Simple pitched concrete or Slate tiled roofs.
- Simple boundary treatments to frontages.
- Limited evidence of porch canopies.
- White uPVC or timber windows,
- uPVC doors, fascias and downpipes, white or black being typical finishing colour.

## 02 Site Assessment



(14) No. 109 Newtown Road



(17) Fullers Close



(19) Alkerton Court



(15) Nos. 5 - 7 Swallow Croft



(20) No. 1 Claypits Road



(16) Abertine Cottage



(18) The Laurels



(21) J. Broomhall Ltd





## 02 Site Assessment

### Amenities & Connectivity

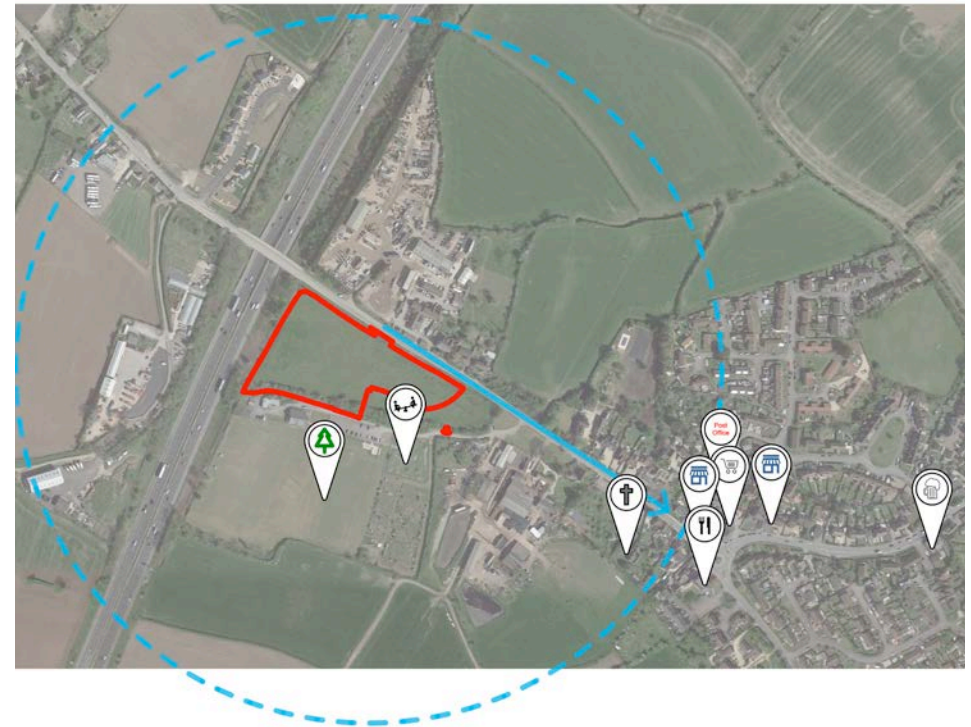
The size and nature of the village of Eastington is reflected in the services provided and the amenities which can be found in the immediate area of the site.

As shown by the opposite diagram, within a 5 minute walking radius several facilities are located, these include a local convenience store, a restaurant, a local butchers, post office and a hair & beauty salon.

Further services are located slightly further afield from the site, but are still accessible by sustainable methods of transport, in particular cycling. These services include the Old Badger Inn and Eastington Farm shop, located further away from the village centre, to the north-east and south-east, approximately 2 and 5 minutes away by bicycle.

Additional services such as supermarkets are located within the nearby town of Stroud approximately 6 miles east of the site or the city of Gloucester approximately 9 miles north of the site, both of which are accessible by nearby bus services and road network.

For further details regarding the sites local and wider connections please refer to the submitted transport statement.



### (22) Local Amenities, Facilities & Infrastructure



## 03 Evaluation & Rationale



(23) Proposed Site Plan Concept



## 03 Evaluation & Rationale

The aim of the client and design team is to develop a proposal for the site which makes a positive contribution to the existing townscape and environment, whilst protecting identified site features, all for the benefit of proposed and existing local residents. To achieve a successful outcome the design team have sought to undertake a process of evaluation as described below.

### Understanding The Site.

Technical studies have been undertaken to support the analysis of the site including a review of the ecology & arboriculture, hydrology, movement & access of the area. Details of these are provided in section 02 of this document and in separate reports submitted along with this planning application.

### Evaluating the Constraints & Opportunities.

To inform the proposed design a number of opportunities and constraints for the site have been identified. These include the following;

- Deliver modern, warm, efficient and high quality affordable housing to meet local housing need.
- Maximise site potential to ensure scheme viability.
- Enhance existing site and local character.
- Respect as much as is possible existing urban fabric, layout and aspect.
- Retention of suitable existing landscape features.
- Enhance the ecological value of the site.
- Provide suitable car parking provision and site access links.

### Developing a Design Rationale.

To respond to the opportunities and constraints a site plan concept was developed (Fig 20). This concept was developed to produce the proposal as now submitted, with the design and access solutions for this being described in more detail in Section 05 of this statement.

### Engaging.

Throughout the evaluation and design process, engagement has taken place with key stakeholders including the Eastington Parish Council and the local community. Further synopsis of this process is set out in the following Section of this statement and a more detailed Statement of Community Involvement is submitted as part of this application.



# 04 Engagement/ Statement of Community Involvement

## Continuous Community Involvement

A series of public surveys, meetings and drop-ins have led to the deployment of ECLT Project Two;

- Parish Survey 2011-2012
- Parish Plan 2013
- Foundation meeting of ECLT October 2013
- Housing Needs Survey (HNS) 2013-2014
- Neighbourhood Development Plan (NDP) 2014-2016
- Registration of ECLT as a Community Benefit Society in 2016
- Evolution of plan for 23 homes for affordable rent 2016-2019 (now Fullers Close)
- Second HNS 2019, leading to ECLT Project Two for 31 affordable homes, 2019 to present.
- Drop-in consultation event at Village Hall July 2021

## Parish Council Consultation

Eastington Parish Council has been instrumental in evolving the need for and concept of, the ECLT from 2010 onwards. Since ECLT became an independent Trust in 2016, the onus has been on the Trust to formally consult EPC just as any significant developer would be expected to do.

## Direct Community Involvement

All ECLT meetings have been open to public scrutiny with a consultation period provided at each board meeting, with the key public consultation via the Eastington Community News in October 2020, delivered to every home in the parish, which there were no dissenters neither by e-mail nor within social media.

## Public Drop in Sessions

Public drop in sessions were undertaken on the 15th & 17th July 2021 within the village hall, in total 75 people attended the event, 20 supportive comments were made with no adverse comments mentioned.

# 04 Engagement/ Statement of Community Involvement

## Local Authority Consultation

Initial pre-application was submitted to Stroud District Council Planning dated August 2020, with a response received 11th October 2020 (Ref. Pre-app - 2020/0483/PRE-APP), the main response included the following;

- Need for an appropriate control mechanism, e.g. S106, to ensure the dwellings are retained as affordable.
- Noise was identified as a major constraint due to the site's proximity to the M5 motorway, highway to the north of the site, Smith's site at Alkerton Court and the play area & Community Centre to the south. In particular noise levels in gardens was of particular concern.
- An acknowledgement that the proposed scheme and layout preserve the historic setting of the Grade II listed Alkerton Court and barns.
- Biodiversity net gain will need to be demonstrated.
- Improve links through to the community centre to be investigated.

Following this response a scheme layout was developed to account for concerns raised and a further pre-app submission was made April 2021 with response received 29th. This response focused on noise issue and commented that the new configuration represented a significant improvement with regards to noise mitigation.



(24) Initial Consultation issued Site Layout

## 05 Design & Access



(25) Existing Site Layout



## 05 Design & Access

The proposed scheme has been developed as a direct response to the opportunities and constraints of the site and its context, taking into account the aims and aspirations of the client, local need, and the outcomes of the consultations undertaken.

### Use

The proposed development is for affordable housing with associated private & public amenity, access, parking and landscaping.

### Amount

The total area of the site measures approx 1.4 Hectares, with the proposed Site Layout Plan showing the following elements;

- 31 No. residential properties with private amenity.
- The following proposed unit mix;
  - 8 No. 1 bed 2 person Flats.
  - 2 No. 1 bed 2 person Bungalows.
  - 14 No. 2 bed 4 person Houses.
  - 7 No. 3 bed 5 person Houses.
- All units designed to meet NDSS.
- All units designed to achieve Lifetime Homes & M4(2) Standards, where external levels permit.
- 67 No. proposed parking spaces inclusive of visitor provision.
- Bicycle and bin storage.
- Vehicular and pedestrian access with suitable visibility & turning.
- Proposed landscaping/ planting and ecological enhancement.

### Tenure/ Affordable Housing

Two Rivers Housing are working alongside the ECLT to help deliver this much needed affordable housing.

The scheme proposes to deliver 31 affordable homes with a 70/ 30 split between social rent and shared ownership, totalling 21 and 10 units respectively.

The need for affordable housing in the locality, and district generally, is evident and the proposed development will make a substantial contribution to its availability locally.

This scheme will make a good contribution to meeting the significant need for quality affordable housing in the area.

Full details of the proposal for affordable housing is detailed in the Affordable Housing Statement submitted alongside this planning application.

# 05 Design & Access

## Layout

The proposed layout illustrates a new bellmouth and access road through the northern boundary, entering the site in a similar location to the existing access. This route then travels southwards, looping back towards the west to enclose a central cluster of housing. Further housing is also located to the southern boundary facing north and to the east of the access road, which is also enclosed between the established setting of the Grade II listed building. Existing and enhanced boundary planting is also illustrated to soften the impact of the scheme within the locality.

Direct active frontage is proposed to all elevations ensuring a fully engaging scheme whether viewed from within or outside the site, and to provide passive security

Site levels have been considered, but due to the existing topography of the site, minor retaining and underbuild elements are required throughout the proposal mainly between gardens

Private amenity space is provided to all residents to enable ease of access, facilitate refuse storage, access to cycle stores and to provide additional recreational space.

The Proposed Site Layout shows the following key elements;

- Provision of 31 modern, warm and efficient affordable homes built to NDSS, LTH internal requirements & M4(2) where applicable.
- Retention & protection of the majority of trees and hedgerows across the site, where suitable.
- Ecological enhancement.
- New vehicular and pedestrian access for all needs.
- Suitable parking & cycle storage provision in exceedance of minimum standards in MfGS.

# 05 Design & Access

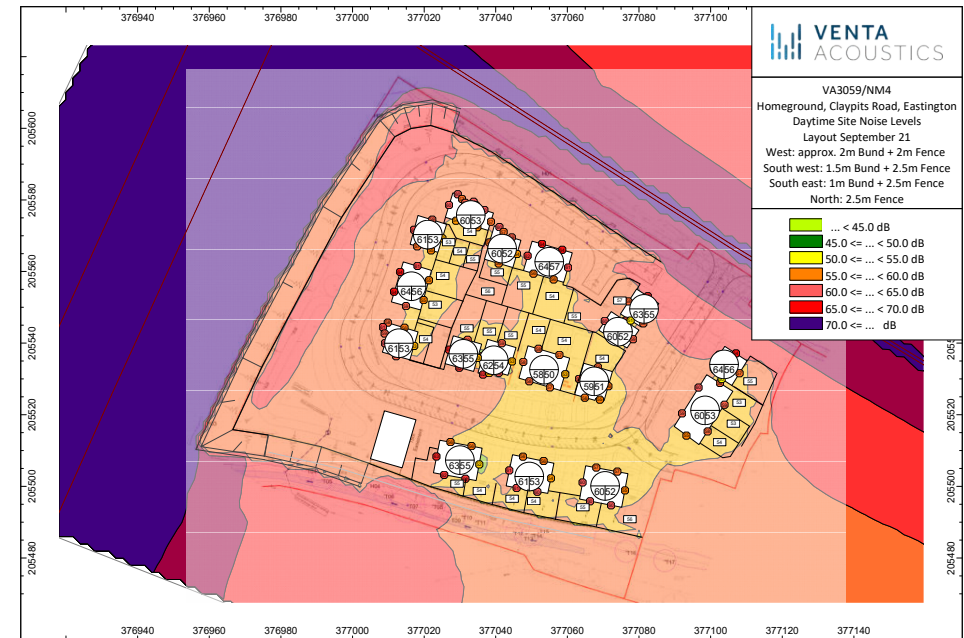
## Acoustic Design & Remediation

Extensive consultation has been undertaken with Venta Acoustics in order to establish a design solution relating to noise attenuation.

Following the recommendations and input from Venta Acoustics the following features have been incorporated into the schemes design and layout;

- Outwards facing development to reduce noise levels within private amenity spaces.
- Acoustic screening along the southern, western and northern boundaries through the use of an acoustic bund topped with specified acoustic fencing to reduce noise levels within the site.
- Mechanical Ventilation is to be utilised. Following the acoustic assessment it was concluded the opening of windows would impact internal noise levels, as such assisted ventilations systems will be required.
- Glazing is required to achieve specified sound reduction index decibels, with a minimum reduction of 27dB upto 35dB needing to be achieved.
- Plot specific boundary treatments are also to be used in order to create greater noise screening levels within private amenity spaces.

A more detailed report on the acoustic proposals is submitted alongside this application.



(26) Homegrounds Proposed Acoustic Modelling By Venta Acoustics





# 05 Design & Access



(27) Proposed Site Layout



# 05 Design & Access

## Scale & Massing

The street scenes on Page 26 demonstrate the height and scale of the proposed development, varying from single to two storey dwellings.

Due to the sites location, retention of existing boundary treatments and preserving the setting of the adjacent Grade II listed Alkerton Court, this has resulted in the siting of buildings within the proposed layout being separated from the site's immediate context as such the proposals would not be directly read within the adjacent and established built form.

Also due to proposed building locations, space separation distances and existing boundary planting, there is no opportunity where overlooking or over-bearance could be considered an issue.

The diagrams opposite illustrate the proposed massing within the scheme which we consider to be acceptable within the locality.



(28) Proposed Internal Relationships



(29) Proposed Internal Relationships



# 05 Design & Access

## Appearance & Materials

The proposals reflect upon the appearance of the existing surrounding built form and character, drawing from these key forms elevational detailing and materiality. Simple forms are proposed of largely traditional character through typical dual pitched roofs, simple window treatments & brick window detailing.

We propose a very limited palette of materials whilst relying more on simple elevational treatments to promote a relatable but independent identity. The palette respects the immediate and existing vernacular, responding sensitively, but more importantly positively to the area.

The main proposed points to note are as follows;

- Traditional roof pitches.
- Clipped eaves and verges, with no broken eave lines.
- Well proportioned window forms.
- Red or sandy/ honey brick
- Soldier coursed window heads and cills

All materials will need to be agreed with the Local Planning Authority in advance of development.



(30) Proposed Elevation Bungalow



(31) Proposed Elevation House

Materials Key;		
	Grey Concrete Roof Tile Or Similar - TBA	
	Red Brick Brunswick Red/ Mix Or Similar To Suit Locality - TBA	GRP Front Door Sets (SBD) - Colour TBA
	Grey/ Buff Brick Brunswick Autumn Or Similar To Suit Locality - TBA	White uPVC Rear French Doors
	White Render (Scraped Finish) - TBA	White uPVC Windows
		Soldier Coursed Brick Window Heads & Cills To Frontage
		Grey/ Black uPVC Rain Water Goods
		Timber Post

(32) Proposed Materials



# 05 Design & Access



Streetscene AA



Streetscene BB

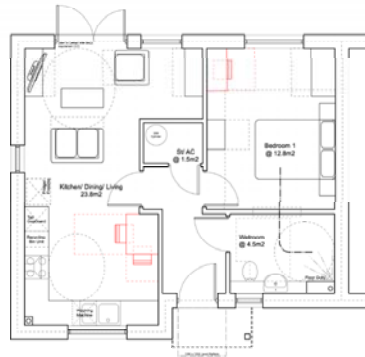


Streetscene CC

(33) Illustrative Street Scenes



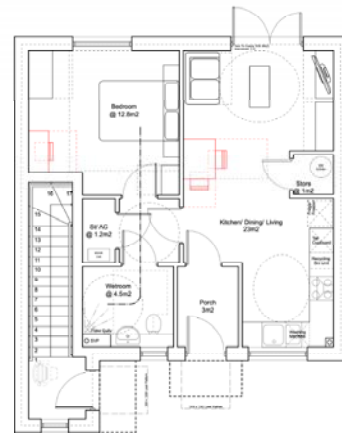
# 05 Design & Access



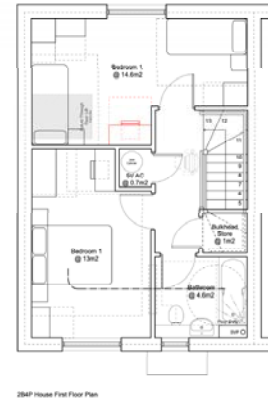
(35) Typical 1 Bed Flat Layouts



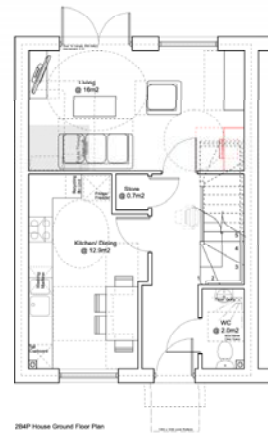
(34) Typical 1 Bed Bungalow Layout



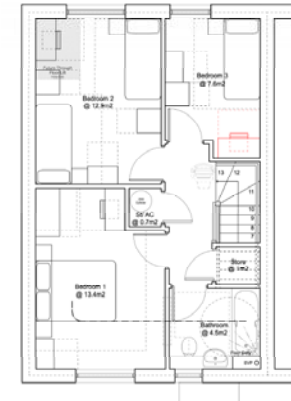
(36) Typical 2 Bed House Layout



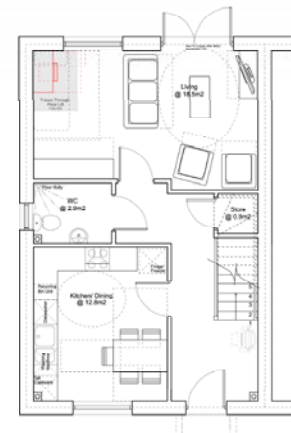
2B4P House First Floor Plan



2B4P House Ground Floor Plan



(37) Typical 3 Bed House Layout





# 05 Design & Access

## Ecology

The phase 1 habitat survey issue dated February 2020 & follow up survey June 2020 undertaken by Stroud Valley Project includes the following recommendations for all ecological related matters, mainly habitat improvements;

- Hedgerow Improvements including additional varied species, to provide a improved habitats for wildlife.
- Nest boxes could be provided to support existing bird populations.
- Bat boxes or bricks could be incorporated into the schemes design to provided additional roosting spaces.
- Sensitive lighting design should be assessed.
- Additional tree planting.
- Retained grassland could be left to grow, with improved wildflower planting to be considered.

## Arboriculture

Two site trees and a number of elm are identified for removal as part of the development, due to being either being dead, heavily leaning or falling. A section of the hedgerow along the northern boundary is proposed to be removed in order to create the proposed access bellmouth and additional sections of the northern and southern hedgerow are proposed to be cut back to provide the space necessary to create and install the acoustic features. In order to provide access between the site and the play/ community facilities to the south, a minor portion of the hedgerow is also proposed to be removed. The remainder of the extensive existing hedgerow and tree planting will be retained as part of the schemes development.



Proposals can be identified on the submitted Tree Protection plans as prepared by Wold & Vale Tree Consultants. In order to support the proposed works to site trees and development within their proximity, a detailed Arboricultural Impact & Method Statement, again prepared by Wold & Vale Tree Consultants also accompanies this application.

(38) Tree Protection Plan By Wold & Vale Tree Consultants





# 05 Design & Access

## Access/ Parking/ Refuse

### Vehicle access;

Vehicle access into the site is proposed via a bellmouth along and through the site's northern boundary, located slightly east of the existing field access point. The bellmouth has been designed to a suitable radii in order to facilitate the access and exit of larger vehicles such as refuse wagons and fire service vehicles, with suitable visibility splays.

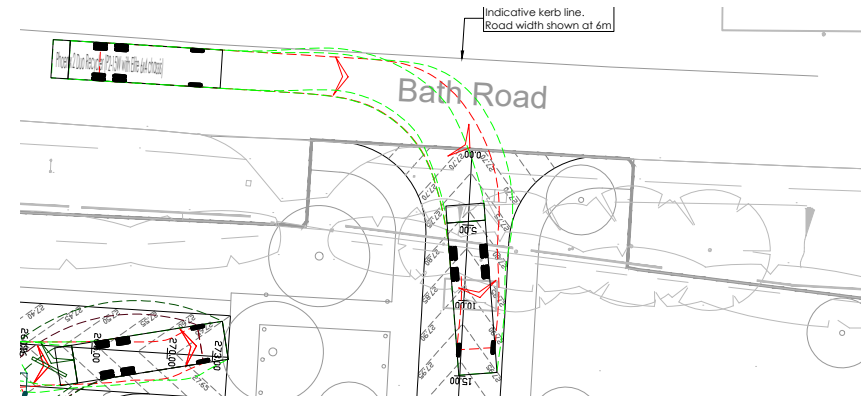
It is proposed that the public roads and footpaths within the scheme are to be adopted by the local highways authority.

Individual parking is also proposed as part of this development within the curtilage of each plot to meet local requirements.

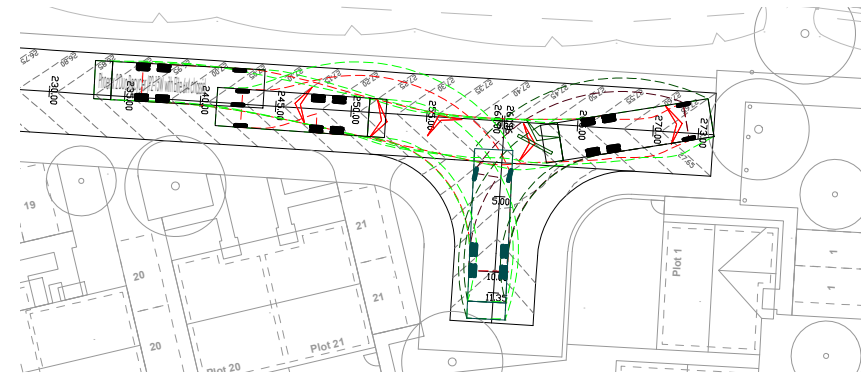
### Pedestrian access;

The existing footpath along the southern edge of Claypits Road is proposed to be split as part of the creation of the new bellmouth and to be extended into, and throughout the site. Pedestrian movement is still achievable along the northern boundary.

This will form the principle pedestrian access into the site, with an additional permissive access being provided within the sites southern boundary to provide access between the site and Eastington Community Centre and associated grounds. Further internal pedestrian circulation is achieved via the proposed footways, with continuous pedestrian permeability achieved throughout the site. Private access to properties is provided via suitably sized pathways or driveways.



(39) Proposed Vehicular & Pedestrian Access Arrangements by ICS



(40) Proposed Vehicular Turning Arrangements by ICS



## 05 Design & Access

Car & cycle parking;

Parking is provided in close proximity to each property, with a total of 67 spaces proposed, including 6 dedicated visitor spaces which are also being provided.

Proposed numbers are in accordance with the minimum requirements as set out in the Manual for Gloucestershire Streets July 2020.

The provisions are as follows;

- 1B2P Flats - 1 Space
- 1B2P Bungalows - 2 Spaces
- 2B4P Houses - 2 Spaces
- 3B5P Houses - 3 Spaces

Visitor parking is provided in the ratio of 1 space per 5 dwellings, with a minimum of 6 spaces required.

Provision for the future instalment of EV charging points is to be incorporated to all in curtilage spaces.

Cycle storage is provided for each property within secure shelters or sheds located to each properties private amenity space.

Refuse collection;

The proposals allow for the storage and collection of refuse & recycling within private amenity space. In addition, all properties are to be provided with suitable integral storage for recycling bins in individual kitchens to encourage the separation of waste.

## 06 Energy/ Sustainability Statement

The following energy Statement summarises at a planning level how the scheme could meet local energy efficiency targets, reduce carbon emission and waste through the design and construction of the proposed scheme at Homegrounds.

### Waste Management

Our approach to waste management that could be applied to the design, construction and occupation of the proposed development and the applicant will consider the construction and occupation waste issues and the preventative measures that could be put in place to reduce the amount of waste produced.

A Waste Management Plan shall be produced for the development to segregate and manage waste where required. All site operatives will be made aware of the segregated skip system that will be put in place to keep waste materials apart prior to being taken to a registered waste disposal company.

It is currently proposed that the main contractor will utilise a colour coding system for waste materials. This system would dictate and identify which types of waste go into which container. The colour coding is standardised by the Institution of Civil Engineers for use throughout the construction industry.

It is currently proposed that during the construction process there will be a commitment made by the principal contractor that a minimum of 10% of the materials used in the construction will be comprised of recycled content. Sustainably sourced materials will be used where possible and appropriate.

The following list specifies the expected sources of waste from the construction process;

Building materials from the demolition of the existing buildings on site;

- Soils from site clearance works.
- Organic waste from site clearance works.
- Wastage of construction materials during build phase (aggregate, brick, tiles, timber, metal, paint, various types of plastics, etc).
- Cardboard (from packaging).

The following list specifies the expected sources of waste from the development when occupied:

- Steel and aluminium containers.
- Paper, newspapers and magazines.
- Plastic bottles.
- Cardboard.
- Glass.
- Textiles.
- Organic waste.
- Non-recyclable items.

## 06 Energy/ Sustainability Statement

### Site Clearance, Site Preparation and Excavations;

There are anticipated wastes associated with the site preparation and site clearance. It is the intention that the enabling works will minimise the removal of existing vegetation however, a requirement to remove a certain amount of material will still remain. It is therefore currently proposed that any green waste generated for the enabling works will be shredded on-site and spread around the base of retained hedgerows or stored on site to be spread around the base of new plants and trees.

Any high quality topsoil will be separated during excavation works and stored within the site. This can then be re-used on site if and where appropriate (gardens, planting areas, highway verges, acoustic bunding etc).

Where possible the amount of excavated material will be kept to a minimum and will be re-used on site to re-grade any required areas.

### Transportation of Waste

Registered carriers will be used for the transportation of all construction waste, in line with 'Duty of Care' requirements. All waste will be taken to appropriately licenced sites.

Appropriate waste transfer documentation will be required to be completed by those delivering the waste, and the Site Manager will keep a detailed account of all aspects of disposal, including a register of carriers, disposal sites and relevant licensing details.

### Sustainable Construction

ECLT & Two Rivers have aspirations to deliver a high-quality sustainable homes. They will endeavour to evaluate new methods of construction and technology subject to the viability of the development.

As a design ethos, we shall employ a 'fabric first' approach to the proposed dwellings to reduce the energy demand of the property and reduce carbon accordingly.

It is currently proposed that all timber that shall be used for construction on site shall be sourced from responsible companies and shall be certified to FSC or PEFC standards.

## 06 Energy/ Sustainability Statement

### Energy

The layout has been maximised to take advantage of its location and where possible terraced & semi-detached dwellings have been utilised to maximise party wall and floors to reduce heat loss/ emissions.

The energy demand of a dwelling and its associated reduction is conjoined with improving the fabric of buildings to reduce thermal loss, and as a consequence reduce the energy requirement for heating.

Currently it is proposed that air source is utilised for the dwellings central heating requirements, with MVHR also considered within the design proposals.

By adopting these principles, heating demand will be reduced.

In brief, energy consumption across the site will be minimised by employing all or in part the following measures:

- High performance double glazing and high levels of insulation to floors, walls and roofs to reduce energy demands.
- Air source Heating
- Lighting to use energy efficient fittings.
- User information, highlighting energy efficiency.

### Site Occupation

All waste disposal and recycling facilities will be agreed with the local planning authority, and will be in accordance with the services already provided by Stroud District Council.

Each property will be given the opportunity to recycle as much waste as possible, through the provision of separated recycling and non-recycling bins.

The proposal will also allow for the suitable storage and presentation of all locally required containers within their curtilage.