



HUNTS GROVE
GLOUCESTERSHIRE

Section 73 Planning Application

ADDENDUM TO THE DESIGN & ACCESS STATEMENT

June 2015

Preface

The development site at Hunts Grove, Gloucester has planning permission for residential-led mixed-use development. The first phase of 342 dwellings is nearing completion. This document supports a Section 73 Application to create a new planning permission for the site, enabling improvements to the efficiency of the layout for the remainder of the development and changes to the Section 106 agreements and triggers.

Vision

Hunts Grove will provide 1750 new homes and associated community facilities including a primary school, together with additional employment opportunities. This compact new neighbourhood in Stroud District will deliver a range of neighbourhood centre uses, with commercial opportunities at its visible western edge alongside the A38 and a mixed-use community building at a central location. It will incorporate several identifiable character areas which draw on the local vernacular and display contemporary influences to create a legible townscape.











To be served from a new primary access off the A38 and incorporating part of Haresfield Lane within its main street, Hunts Grove will be based around a permeable structure with a distinct street hierarchy. Sustainable modes of transport will include attractive routes for walking and cycling and a bus service.

Green infrastructure will be integrated across Hunts Grove, including a network of open spaces and a variety of play areas. Retained 'green capital' will include Hunts Grove Wood, existing hedgerows and mature trees. These will form the basis for the major green corridors within the development: west – east along the Shorn Brook and north – south from the wood through to new sports pitches and enhanced ecological area. Green buffers with noise mitigation will be provided alongside the M5 and mainline railway on the site's southern and eastern boundaries, as well as sensitive landscape treatment utilised at the site accesses and along Haresfield Lane.



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1 Introduction

The development site at Hunts Grove, Gloucester has planning permission for the development of 1750 dwellings, employment uses, a primary school and a neighbourhood centre. This addendum to the Design and Access Statement supports a Section 73 Application to create a new planning permission for the site, enabling improvements to the efficiency of the layout and changes to the Section 106 agreements and triggers.

PLANNING BACKGROUND

The site is allocated for mixed use development under Policy HN1 (MU1) of the Adopted Stroud District Local Plan and an application (S.06/1422/OUT) for outline planning permission made in 2007. Planning permission was granted in 2008 following a planning appeal, and subsequently varied in pursuance (S.09/1692/VAR) which changed the phasing of development to begin off Marconi Drive. The first phase reserved matters for 342 dwellings was approved in 2010, with construction beginning shortly afterwards and now nearing completion.

SECTION 73 (S73) APPLICATION

A S73 Application is the route to achieving the changes to an outline planning permission through setting aside conditions and requirements imposed on an original consent and where the changes proposed are not 'fundamental or substantial' (NPPG). At Hunts Grove the application will address:

- variation and removal of planning conditions (Planning Statement);
- redrafting of Section 106 agreements – Highways and Transportation (GCC); Education and Libraries (GCC); Stroud District (SDC) (Planning Statement);
- changes to the illustrative masterplan;
- necessary revisions/updates to the Environmental Statement; and
- necessary revisions to the DAS/DAS Supplement to deliver required masterplan changes (covered in this addendum).

This document sets out on pages 8–9 how the outline masterplan has been reworked to rationalise the scheme within the overall parameters set by the parameter plans accompanying the 2006/7 Environmental statement. Within a number of more minor revisions the key changes are:

- the relocation of the neighbourhood centre to the western end of the site;
- the repositioning of the primary school within the central area; and
- the re-alignment of the primary route to include a section of Haresfield Lane.

This document includes the updated (and renumbered) parameter plans from the Environmental Statement (ES) set out below, and accompanying Figure 2.7 which identifies the proposed changes.

ES Figure	Title	Replaced with	Addendum
3.1	Outline Masterplan	Figure 2.1	Page 7
3.2	Building Heights Plan	Figure 2.2	Page 13
3.3	Building Densities Plan	Figure 2.3	Page 12
3.4	Access & Circulation Plan	Figure 2.4	Page 19
3.5	Phasing Plan	Figure 2.5	Page 27
3.6	Landscape Strategy Plan	Figure 2.6	Page 23

This addendum also includes the revised illustrative masterplan and updates to a number of the figures contained within the Design and Access Statement (DAS) March 2007 and the Supplement to the Design and Access Statement (DAS Supplement) December 2007, as set out overleaf. These two documents remain live, and should be read in conjunction with this addendum.



Phase 1 of Hunts Grove includes 342 dwellings in a variety of architectural styles, including a contemporary area towards the centre of the phase



Dwellings within the Vale Edge character area built as part of Phase 1, a traditional style identified for the eastern part of the site



Hunts Grove will include a variety of play areas, including a trail which runs through the parkland areas and links formal play areas and natural play events



SITE LOCATION

Hunts Grove lies around 7 kilometres (4.3 miles) south west of central Gloucester, at the northern edge of Stroud District. The site lies between major transport infrastructure: the mainline Bristol – Cheltenham railway to the east; the M5 motorway to the south and the A38 to the west.

The site adjoins Waterwells Business Park, at the southern edge of Quedgeley – a settlement which includes a range of local facilities, including schools, medical centres, shops and Public Open Space. Quedgeley West Business Park lies to the west of the A38, alongside allotments and a petrol filling station. A row of low density dwellings and industrial uses lies between the A38 and the site itself. Beyond the M5 to the south of the site lies Quedgeley East Business Park and Haresfield Village.

The site comprises agricultural fields and is crossed along its southern edge by Haresfield Lane. Since 2010, Phase 1 of the development has been constructed off Marconi Drive towards the northeast of the site, adjoining Hunts Grove Wood.

UPDATED FIGURES

Design and Access Statement (March 2007)

Many figures from the original DAS remain unchanged, particularly those setting out the site and its context, as well as several relating to the landscape approach. Please note that the application red line excludes the Wynnstay property to the west of the site and that the indicative layouts are generally updated by the Illustrative Masterplan.

Figure	Title	DAS Page	Note	Addendum
1	Location Plan	4	Unchanged	–
2	The Site	5	Unchanged	–
3	Planning Process	7	Unchanged	–
4	Facilities Plan	8	Unchanged	–
5	Site Constraints Plan	11	Unchanged	–
6	Development Constraints Plan	12	Unchanged	–
7	Local Character Plan	14	Unchanged	–
8	Berkeley Figure Ground	15	Unchanged	–
9	Arlingham Figure Ground	20	Unchanged	–
10	Form and Layout	28	Deleted	–
11	Landscape and Vegetation	28	Deleted	–
12	Space and Movement	28	Deleted	–
13	Open Space Strategy	29	Deleted	–
14	Masterplan 2002	30	Unchanged	–
15	Masterplan	31	Replaced	Page 7
16	Land Use Plan	32	Replaced	Page 11
17	Neighbourhood Centre Plan	34	Replaced	Page 15
18	Density Plan	35	Replaced	Page 12
19	Character Areas Plan	40	Replaced	Page 14
20	Street Space Hierarchy Plan	43	Replaced	Page 20
21	Primary Route Variation A / Variation B	44	Replaced	Page 21
22	Secondary Route	44	Replaced	Page 21

Figure	Title	DAS Page	Note	Addendum
23	Side Streets	45	Unchanged	–
24	Lanes	45	Unchanged	–
25	Mews/Courtyards	45	Unchanged	–
26	Building Heights Plan	46	Replaced	Page 13
27	Public Art Strategy Plan	47	Deleted	–
28	Access Drawing	48	Replaced	Page 18
29	Vehicular Movement	50	Replaced	Page 19
30	Pedestrian / Cycleway Plan	56	Replaced	Page 19
31	Landscape Strategy Plan	59	Replaced	Page 23
32	Recreation Provision Plan	61	Replaced	Page 24
33	Recreation Facilities	62	Replaced	Page 25
34	Major Areas of Play	63	Unchanged	–
35	Squares – Design Principles	64	Unchanged	–
36	Shorn Brook Corridor – Design Principles	65	Unchanged	–
37	Shorn Brook Corridor – Typical Sections	66	Unchanged	–
38	A38 Entrance	67	Unchanged	–
39	Planting to Bund and M5 Boundary	68	Unchanged	–
40	Details of Bund	69	Unchanged	–
41	Haresfield Lane Design Principles	70	Replaced	Page 21
42	Hunts Grove Wood – Design and Management Principles	71	Unchanged	–
41 (sic)	Village Core Vignette	79	Replaced	Page 16
42 (sic)	Urban Gateway Vignette	82	Replaced	Page 15
43	Vale Edge Vignette	85	Replaced	Page 17
44	Drainage Strategy Plan	93	Unchanged	–
45	Phasing Plan	94	Replaced	Page 27

Supplement to the Design and Access Statement December 2007

A number of the figures from the DAS Supplement remain unchanged, including the illustrative street elevations which set out a general architectural approach for Hunts Grove. Once again, the indicative sample layouts are generally superseded by the Illustrative Masterplan, while the Vale Edge North has been built out as Phase 1.

Figure	Title	Supplement Page	Note	Addendum
2.1	City Structure Diagram	6	Unchanged	–
2.2	Surrounding Building Heights Plan	7	Unchanged	–
2.3	Facilities Plan	9	Unchanged	–
3.1	PPS3 Areas	11	Deleted	–
3.2	Land Use Plan	12	Replaced	Page 11
3.3	Open Space Areas Plan	13	Deleted	–
5.1	Design Brief Location Plan	16	Deleted	–
5.2	Planning Process	17	Deleted	–
5.3	Parcel Plan	19	Replaced	Page 28
6.1	Solar Orientation Plan	21	Replaced	Page 29
7.1	Illustrative Site Layout Plan	23	Replaced	Page 31
7.2	Illustrative Site Layout and Building Heights Plan	24	Deleted	–
7.3	Space Typology Plan	25	Deleted	–
8.1	Location of Sample Layout Plan	27	Deleted	–
8.2	Courtyard Block Principles Plan	28	Deleted	–
8.3	Mews Block Principles Plan	29	Deleted	–
8.4	Axonometric from South	30	Deleted	–
8.5	Urban Gateway Sample Area Layout	31	Deleted	–
8.6	Urban Gateway Sample Area Location Plan	31	Deleted	–
8.7	Axonometric from South	32	Deleted	–
8.8	Village Core Sample Areas Layout	33	Deleted	–
8.9	Village Core Sample Area Location Plan	33	Deleted	–
8.10	Axonometric from North	34	Deleted	–
8.11	Vale Edge South Sample Areas Layout	35	Deleted	–
8.12	Vale Edge South Sample Area Location Plan	35	Deleted	–

Figure	Title	Supplement Page	Note	Addendum
8.13	Axonometric from East	36	Unchanged	–
8.14	Sections Through Vale Edge/Hillside North	36	Unchanged	–
8.15	Vale Edge North Sample Areas Layout	37	Unchanged	–
8.16	Vale Edge North Sample Area Location Plan	37	Unchanged	–
8.17	Axonometric from South	38	Unchanged	–
8.18	Employment Area Layout	39	Unchanged	–
8.19	Employment Area Location Plan	39	Unchanged	–
9.1	Location of Street Elevations	40	Deleted	–
9.2	Extracts from Street Elevations	41	Deleted	–
9.3	Location of Elevations	42	Deleted	–
9.4	Extracts from Street Elevations	42	Deleted	–
9.5	Urban Gateway Street Elevation 2	43	Deleted	–
9.6	Urban Gateway Street Elevation 1	43	Deleted	–
9.7	Location of Elevations	44	Deleted	–
9.8	Extracts from Street Elevations	44	Deleted	–
9.9	Village Core Street Elevation 3	45	Deleted	–
9.10	Village Core Street Elevation 4	45	Deleted	–
6.11 (sic)	Location of Elevations	46	Deleted	–
6.12 (sic)	Extracts from Street Elevations	46	Deleted	–
9.13	Village Core (sic) Street Elevation 6	47	Deleted	–
9.14	Village Core (sic) Street Elevation 5	47	Deleted	–
9.15	Location of Elevations	48	Deleted	–
9.16	Extracts from Street Elevations	48	Unchanged	–
9.17	Employment Area Street Elevation 7	49	Unchanged	–
9.18	Employment Area Street Elevation 8	49	Unchanged	–

2 Masterplan

The replacement masterplan (Page 7) improves the efficiency of the proposals by reducing direct and indirect infrastructure costs. The changes from the previously approved plan (right) are set out overleaf.

Broadly the rationale for the amendments to the scheme are for three key reasons: legibility; moving the location of the neighbourhood centre; and moving the location of the school.

In general, the masterplan has been simplified. The block structure and the resulting highway layout forms a simpler development form that responds to the context of the site. This promotes a legible masterplan that will be easy to navigate and incorporating key spaces around new and existing site features.




















The neighbourhood centre has been moved from the south and centre of the site to the western development parcel adjacent to the A38 and is associated with the detailed access junction that was given permission in 2008. The new location of the neighbourhood centre provides a more logical location for commercial and retail uses and will serve the wider community as well as new residents. The new location provide an opportunity to design the space as a key location and a gateway into the development site. A complementary community hub is now proposed in a central location.

A 2-Form Entry (FE) primary school is now proposed for the scheme, increasing the capacity of the original school and responding to local projected need. This school has also been moved in response to the amended highway layout to a new location alongside the primary route.



The Masterplan 2006 from the original DAS, which is replaced in this S73 application by that opposite



-  Site boundary
-  Residential development
-  Assisted Living Provision
-  Neighbourhood amenities (NC - neighbourhood centre, CH - community hub)
-  Community building
-  Primary school
-  Hunts Grove Phase 1
-  Employment land
-  Primary / Bus route
-  Secondary route
-  Public Rights of Way
-  Diverted Public Right of Way
-  Cycle Paths
-  Play trail
-  Landmark building
-  Communal/Public Open Space
-  Major area of play
-  Minor area of play
-  Sports pitches
-  Retention of existing planting
-  Proposed planting
-  Nature Conservation Area
-  Existing watercourse
-  Attenuation basin
-  Wildlife pond
-  Noise bund
-  Land reserved for allotments
-  Area of parking
-  Land reserved for rail facility
-  Pumping station

MASTERPLAN (FIGURE 2.1)

Replaces: Figure 15 of the DAS (March 2007)

Parameter Plan Figure 3.1

PROPOSED MASTERPLAN CHANGES

The changes proposed to the Consented Development are incorporated into the Outline Masterplan and parameter plans included within this document.

The changes are listed below and highlighted on the plan opposite.

1. Neighbourhood Centre/Haresfield Lane

1.1: The Consented Development includes a Neighbourhood Centre within the central area of the development north of Haresfield Lane. The Section 73 Application proposes to relocate the Neighbourhood Centre to the western area of the site adjacent to the A38 access.

1.2: Amendment to the highway and access strategy to widen and utilise Haresfield Lane for development traffic and public transport including partial closure of Haresfield Lane to through traffic to the western end and implementation of a one way section to the eastern end. The physical changes proposed to widen Haresfield Lane are to extend the highway width to the north only by approximately 1.5m on average. All works will be within the boundary of the current outline permission.

2. Primary School

The Consented Development includes a site for a primary school to the south of the Shorn Brook. The Section 73 Application proposes to locate the primary school approximately 100m further to the south east than shown on the Approved Masterplan, and as a 2FE facility rather than 1.5FE.

3. Residential Development Areas

There are changes to the areas of proposed residential development necessary as a consequence of the changes to the Neighbourhood Centre and the Primary School site. Residential development originally proposed to the western area of the site has been relocated to accommodate the proposed location of the Neighbourhood Centre. The site of the Primary School has moved to the south

east and the original location of the Primary School has now also been given over to residential development.

4. Building Heights and Density

4.1: Changes to the distribution of building heights parameters across the site are proposed to reflect the above changes. The maximum building height within the site has been reduced from a maximum of 15m proposed and assessed within the Original ES (2006) to a maximum of 12.5m now proposed.

This is illustrated on the Buildings Heights Plan (Page 13).

4.2: Minor changes to the arrangement of building densities across the site to reflect the above changes. This is illustrated on the Density Plan (Page 12).

4.3: Minor change to the distribution of landmark buildings.

5. Highway and Access Strategy

5.1: Amendment to the phasing of the A38 Junction to allow an increase in the quantum of development utilising the existing Waterwells access prior to implementation of the A38 Junction.

5.2: Relocation of the small car park to support the allotments site from the northern end of the allotments to a proposed location to the south east corner of the allotments.

6. Community Facilities

6.1: The proposed change will see the Consented Sports Pavilion Building and Community Centre Building be replaced by a single Community Hub Building, which will incorporate sports changing facilities. The proposed building and car parking will be relocated slightly further north, to reflect the rearrangement of sports pitches and access strategy along Haresfield Lane.

6.2: Changes to the locations and distribution of children's play areas within areas of strategic open space and the inclusion of a natural play trail. The revised proposals are shown on Figure 2.6 (Page 23) and Figure 2.7 (Page 9).

6.3: Changes to the arrangement and detailed proposals for sports pitch provision to the south of Haresfield Lane compared to the proposals assumed within the Original ES (2006). The changes proposed are to details of the sports pitches and will not affect the overall quantum of provision or the area of land proposed for sports pitch and recreation use which will be unchanged.

7. Landscape and Open Space

7.1: Minor changes to Landscape Strategy through amendments to the arrangement of green corridors to be provided within the residential development areas. The proposed changes include an extension of the central north-south green corridor from Shorn Brook to the sports pitches, and amendment to the extent and location of a subsidiary green corridor in the vicinity of the Primary School site.

7.2: Omission of the "Squares" originally proposed along the primary street reflecting the changes proposed to the highway strategy and relocated Neighbourhood Centre.

8. Development Phasing

Changes to the phasing of development within the site compared to the phasing strategy considered within the original ES (2006) and original Design and Access Statement.

9. Assisted Living Provision

The proposed scheme includes an element of assisted living. This supports the sustainability of the scheme, providing residential development for a broader demographic and supports a more inclusive community.



- Site boundary
- Residential development
- Assisted Living Provision
- Neighbourhood amenities (NC - neighbourhood centre, CH - community hub)
- Community building
- Primary school
- Hunts Grove Phase 1
- Employment land
- Primary / Bus route
- Secondary route
- Public Rights of Way
- Diverted Public Right of Way
- Cycle Paths
- Play trail
- Landmark building
- Communal/Public Open Space
- Major area of play
- Minor area of play
- Sports pitches
- Retention of existing planting
- Proposed planting
- Nature Conservation Area
- Existing watercourse
- Attenuation basin
- Wildlife pond
- Noise bund
- Land reserved for allotments
- Area of parking
- Land reserved for rail facility
- Pumping station

CHANGES TO CONSENTED DEVELOPMENT
(SUPPLEMENTAL ES FIGURE 2.7)

3 Development Parameters

LAND USE

Hunts Grove is a residential-led mixed-use development. The site measures c.105.75 hectares (ha) of which 34.12ha will accommodate residential use (including 1.55ha within the neighbourhood centre and 0.51ha assisted living provision) to deliver a total of up to 1750 dwellings. The replacement Land Use Plan, opposite, identifies the disposition of uses.

Key Changes

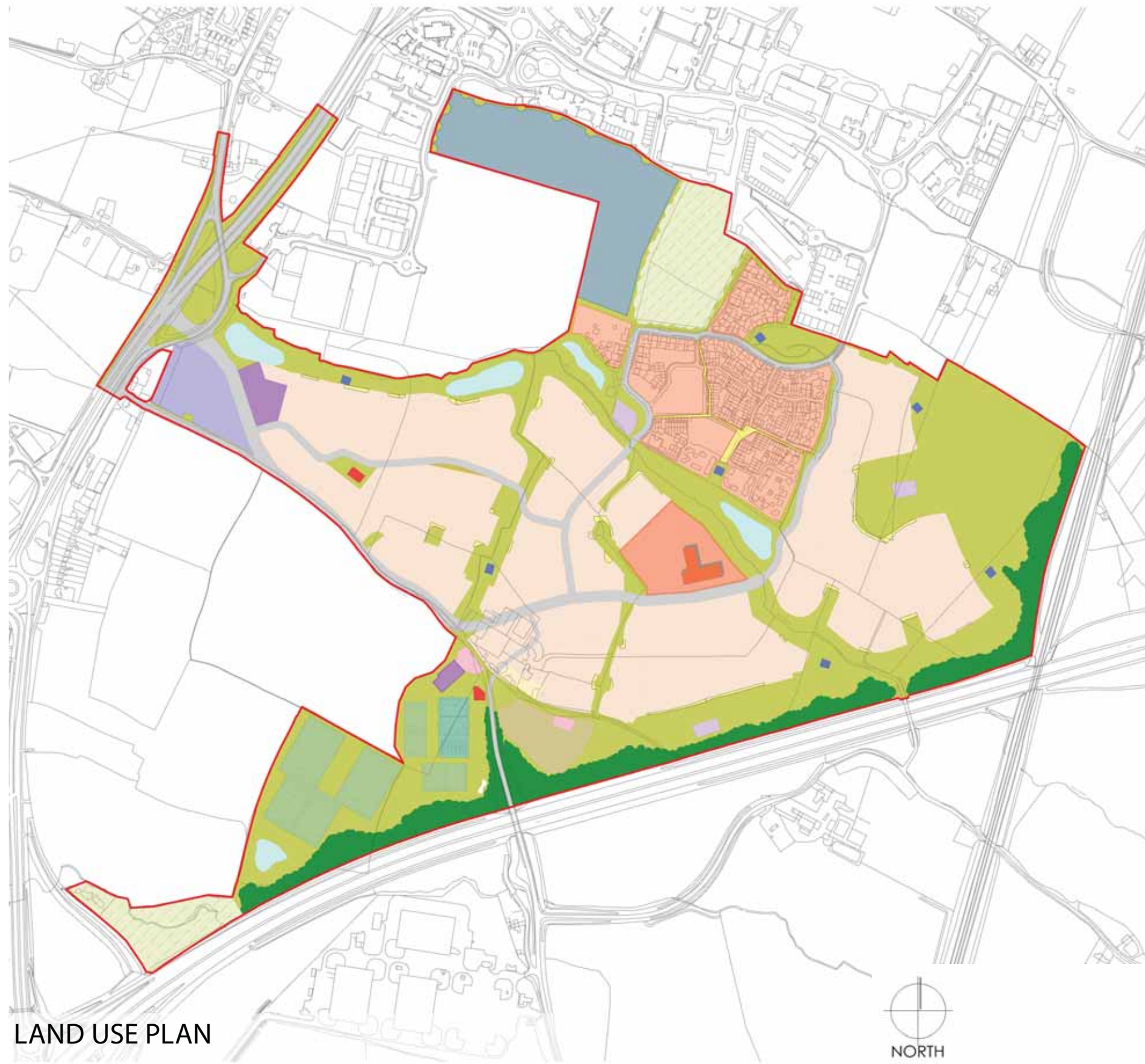
- A reduction in infrastructure including squares and highways with a corresponding increase in residential land;
- A reduction in the size (and location) of the neighbourhood centre to better reflect the demand and viability for such uses; and
- A slight reduction (0.1ha) of the primary school provision to reflect discussions following the planning application.

This application is for a residential led, mixed use scheme that includes a primary school, employment, a neighbourhood centre and associated significant landscaping and infrastructure. This is all in accordance with the existing outline permission and is in general accordance with the Supplement to the Design and Access Statement, December 2007.

Land Use	Ha	Ac
Hunts Grove Phase 1	8.01	19.79
Existing Residential	0.19	0.46
Residential	32.06	79.22
Primary School	1.90	4.69
Assisted Living Provision	0.51	1.27
Neighbourhood Centre (inc. Residential)	1.55	3.83
Community Hub	0.13	0.33
Employment	5.75	14.21
Infrastructure	7.72	19.07
Public Open Space	29.48	72.84
Playing Fields	3.64	8.98
Pocket Park	0.14	0.34
LEAP	0.08	0.19
NEAP	0.35	0.87
Nature Conservation Areas	5.07	12.53
Allotments	1.14	2.82
Attenuation Ponds	1.55	3.84
Car Park	0.20	0.49
Strategic Landscape (Noise Buffer)	6.29	15.55
TOTAL	105.75	261.32

Please Note:

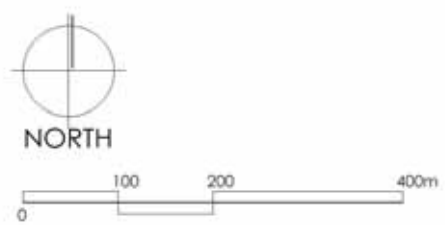
In addition to the play provision set out in the table above, a play trail within Public Open Space will be provided



-  Site Boundary - Redline
-  Hunts Grove Phase 1
-  Residential Areas
-  Existing Residential Areas
-  Neighbourhood Centre
-  Primary School
-  Assited Living Provision
-  Employment Area
-  Infrastructure
-  Public Open Space
-  Playing Fields
-  All Weather Pitches
-  Pocket Park Locations
-  Local Equipped Area of Play (LEAP) Locations
-  Neighbourhood Equipped Area of Play (NEAP) Locations
-  Nature Conservation Areas
-  Allotments
-  Attenuation Ponds
-  Car Park
-  Strategic Landscape (Noise Buffer)

LAND USE PLAN

Replaces: Figure 16 of the DAS (March 2007)
 Figure 3.2 of the DAS Supplement (Dec 2007)



RESIDENTIAL DENSITY

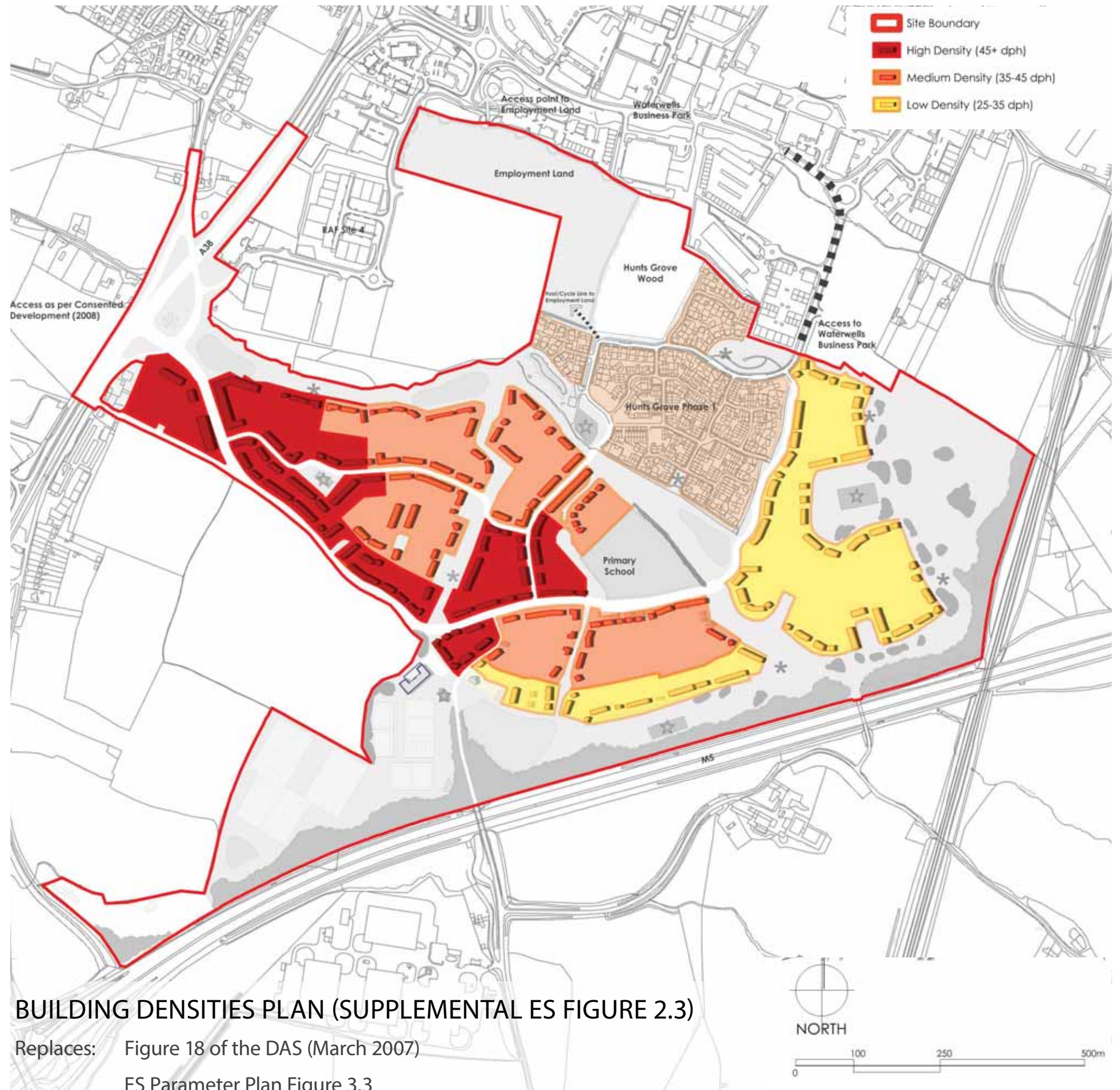
As set out in the DAS the residential density will vary across the site in three bands. The body of the site will comprise medium density housing, while the lower density area is still proposed to be provided to the east, where it will sit within a strong landscape structure.

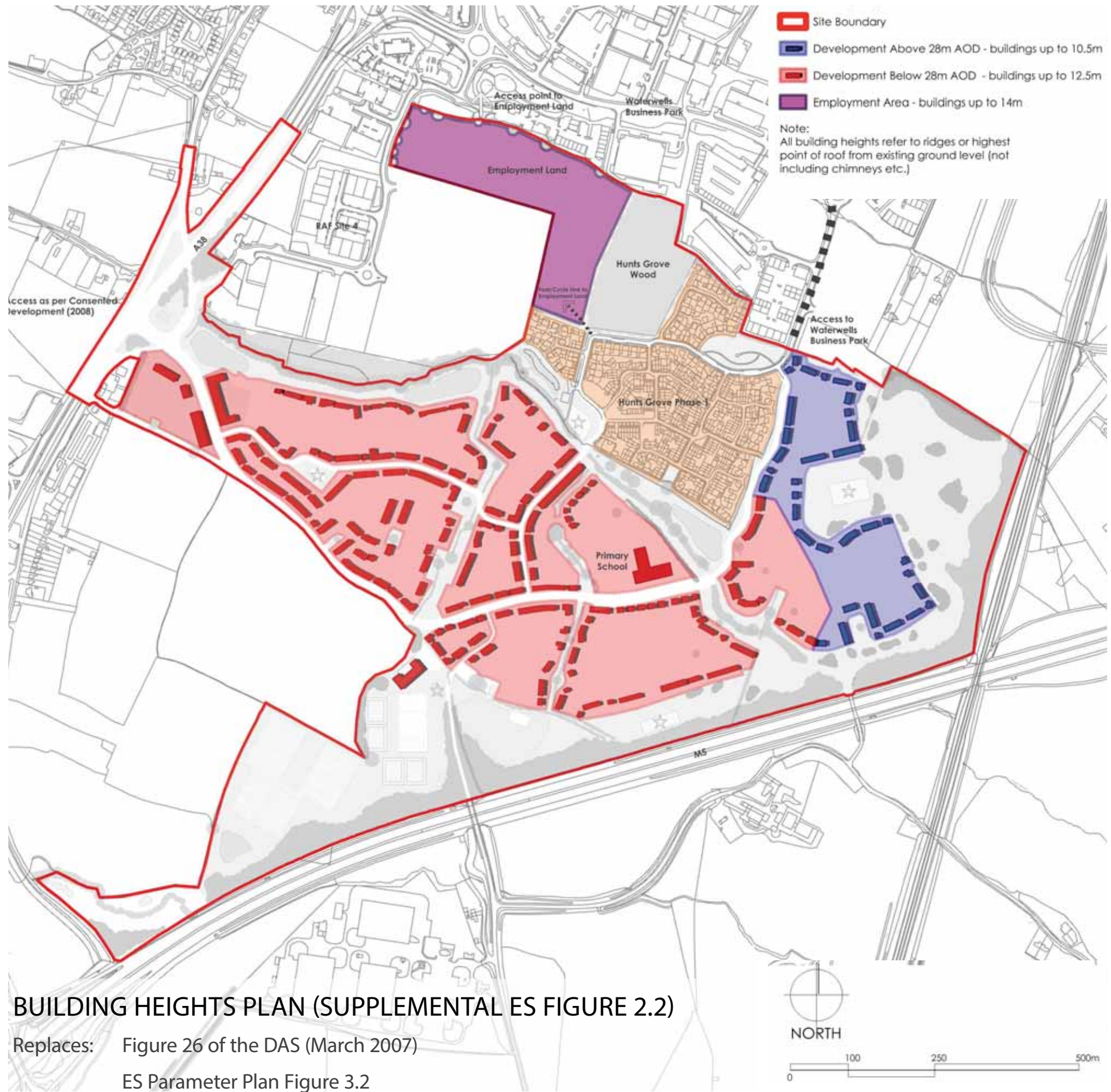
Key Change

- *With the proposed relocation of the neighbourhood centre and desire to create a landmark gateway to the development it is logical to also provide the higher density area at the west of the site.*

The approved Design and Access Statement, March 2007, provides a breakdown of residential development across the site, to provide an appropriate response to the context of the site. The detail of the density plan within the approved document proposes a series of densities, including: low density (25–35 dwellings per hectare (dph)), medium density (35–45 dph), and high density (45+ dph).

The proposed masterplan implement the same range of proposed densities and does so to respond to the existing and proposed context of the site. This is in general accordance with the approved Design and Access Statement, March 2007.





BUILDING HEIGHTS PLAN (SUPPLEMENTAL ES FIGURE 2.2)

Replaces: Figure 26 of the DAS (March 2007)
 ES Parameter Plan Figure 3.2

BUILT FORM

The built form will be integral to delivering a distinctive and legible development at Hunts Grove. As with the existing planning permission, building heights are to be restricted on the rising land to the northeast. While the design principles relating to building heights on Page 46 of the DAS remain valid, and building heights are expected to generally increase around the neighbourhood centre (now to be at the western end of the site) they will be accommodated within the parameters assessed as part of the permitted scheme and no increase in overall buildings heights is proposed. Building heights within the central area of the site are reduced from the existing planning permission.

Key Change

- *Removal of the upper band of building heights in the central part of the site (and former location of the neighbourhood centre)*

The approved outline masterplan proposes a sensitive approach to the topography of the site and indicates an area to the east of the development which is above 28m AOD contour level should be limited to up to 10.5m building height. The proposed scheme has taken the same approach and has limited development height within the identified location to 10.5m. The remainder of the residential development is limited to up to 12.5m in height. This is in general accordance with the approved Supplement to the Design and Access Statement, December 2007.

4 Urban Design Strategy

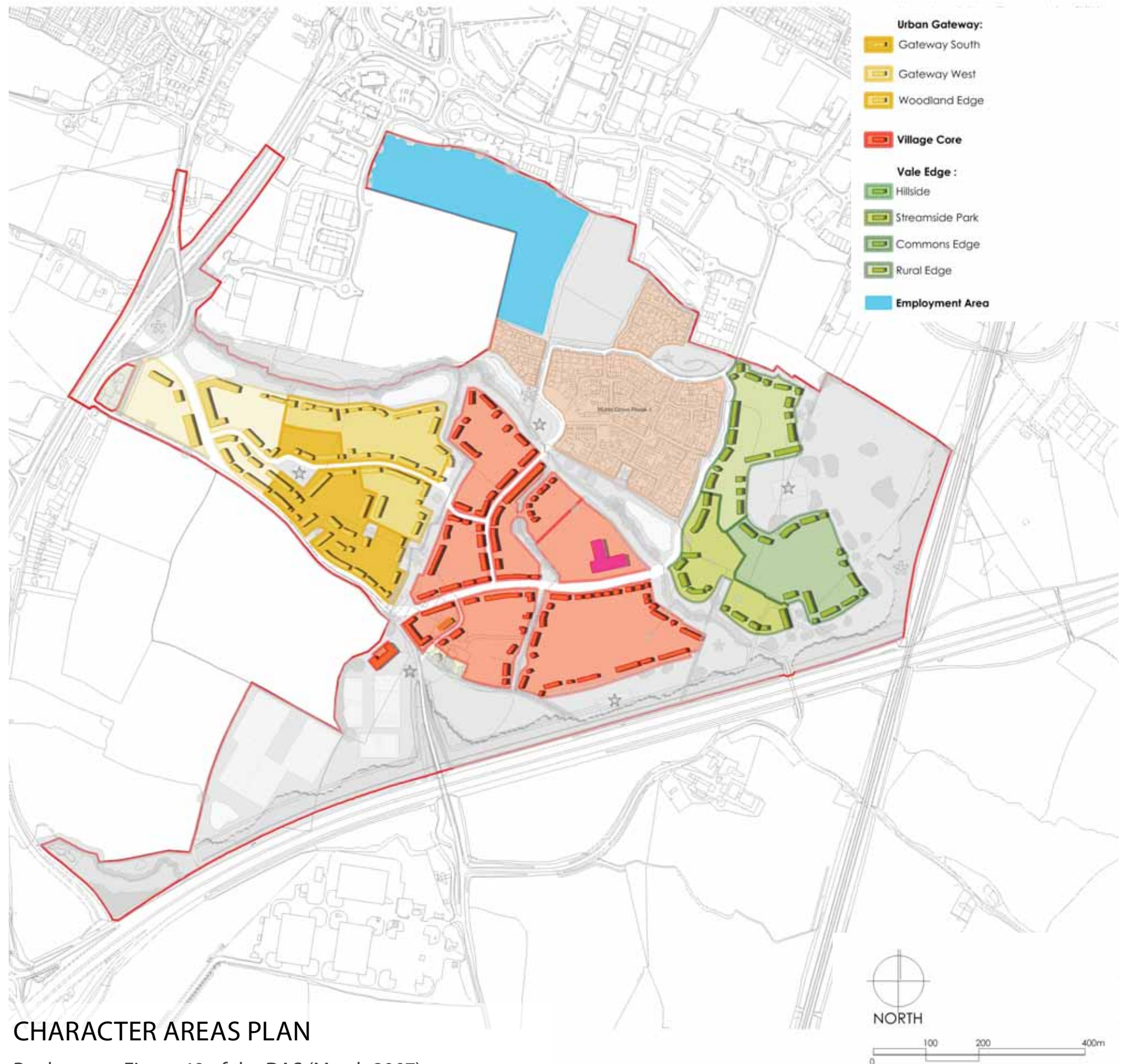
The original DAS includes a plan identifying four character areas and sets out guidelines for the layout, architecture and landscape approach to be taken within each. Further guidance is provided within the DAS Supplement using a series of plans, elevations and perspectives. The four character areas are:

- *Urban Gateway – a medium density residential area, with a formal approach;*
- *Village Core – a higher density urban form including the community centre, with a general increase in scale, and a variety of architectural approaches including contemporary;*
- *Vale Edge – a low density residential area with a traditional architectural style and a strong landscape element; and*
- *Employment Area – an area influenced by the adjoining Waterwells Business Park and varied employment uses.*

While it is proposed to broadly retain the design approach, utilising the four character areas, the changes to the masterplan necessitate a redrawing of the area boundaries. Most significantly the repositioning of the neighbourhood centre and corresponding shift in residential densities will move the core of the development to the west and provide an urban gateway. The mix of uses along the primary route, from the commercial neighbourhood centre to the primary school will benefit the overall vibrancy and character of Hunts Grove and ensure that the two more urban residential characters, Village Core and Urban Gateway, will blend together to create the body of the development. The more rural Vale Edge character area continues to sit towards the eastern side of Hunts Grove.

Key Change

- *Repositioning of the neighbourhood centre area to the western entrance.*



CHARACTER AREAS PLAN

Replaces: Figure 19 of the DAS (March 2007)



NEIGHBOURHOOD CENTRE / URBAN GATEWAY



- 1: Mixed-use landmark building, with commercial ground floor and residential apartments above, visible from the A38
- 2: Mixed-use buildings with frontage to the primary route, incorporating commercial ground floor and apartments
- 3: Assisted living facility to benefit from proximity to neighbourhood centre
- 4: Buildings at focal locations will be treated as local landmarks and treated accordingly through their scale/materials and/or architectural style
- 5: A strong sense of enclosure should be created around key spaces
- 6: Buildings will front on to open space and foot/cycle routes to aid security
- 7: Access from new junction with A38 (As per Consented Development 2008)
- 8: Bus stop(s) along primary route
- 9: Visitor parking for neighbourhood centre (separate from residents' provision)
- 10: Section of Haresfield Lane to become a foot/cycle route and lined with retained planting
- 11: The central section of Haresfield Lane will be incorporated into the primary route, with a planted verge and planted boundary treatments to the dwellings retaining a green character
- 12: Shared surface streets will play a part in the distinctive street hierarchy
- 13: Deflections in the highway can be used to encourage a low speed environment
- 14: Tree-lined secondary route
- 15: Shorn Brook corridor will provide an attractive linear parkland along the edge of this character area
- 16: Local green spaces enclosed by built form will help protect retained trees
- 17: A central green will accommodate an equipped play area to serve the western side of Hunts Grove

Replaces: (in part) Figure 17 of the DAS (March 2007)
Figure 42 (sic) of the DAS (March 2007)



VILLAGE CORE



- 1: A mix of dwelling types to provide variety
- 2: Mixed-use landmark building, with community uses
- 3: Primary school and grounds
- 4: Bus stop(s) to serve neighbourhood centre along primary route
- 5: Retained two-way section of Haresfield Lane to provide access to community hub from south
- 6: One-way (north-east) link between Haresfield Lane and the development
- 7: Visitor parking for community hub (separate from residents' provision)
- 8: Tree-lined secondary street
- 9: Primary street with formal tree planting
- 10: Incidental squares at key junctions
- 11: Green link running north to the Shorn Brook Corridor
- 12: Retained hedgerow providing habitat connectivity
- 13: Shorn Brook corridor
- 14: Play area and sports pitches
- 15: Allotments

Replaces: (in part) Figure 17 of the DAS (March 2007)
Figure 41 (sic) of the DAS (March 2007)



VALE EDGE



Replaces: Figure 43 of the DAS (March 2007)

- 1: Phase 1 development within the Vale Edge character area
- 2: Built form to enclose streets and aid traffic management
- 3: Vehicular connection to Marconi Drive
- 4: Bus stop(s) along primary route
- 5: Residents parking will include frontage spaces softened by planting
- 6: On-plot parking to the side will also be utilised
- 7: Green corridor accommodating new and retained planting and foot link
- 8: Verges with tree planting are a feature of this character area
- 9: Planted front gardens (including occasional trees) will help to provide a green character
- 10: Play area within parkland
- 11: A less formal street structure will be utilised within Vale Edge
- 12: Retained vegetation will form a significant feature within this area, and be set within open space fronted by dwellings

5 Movement & Access

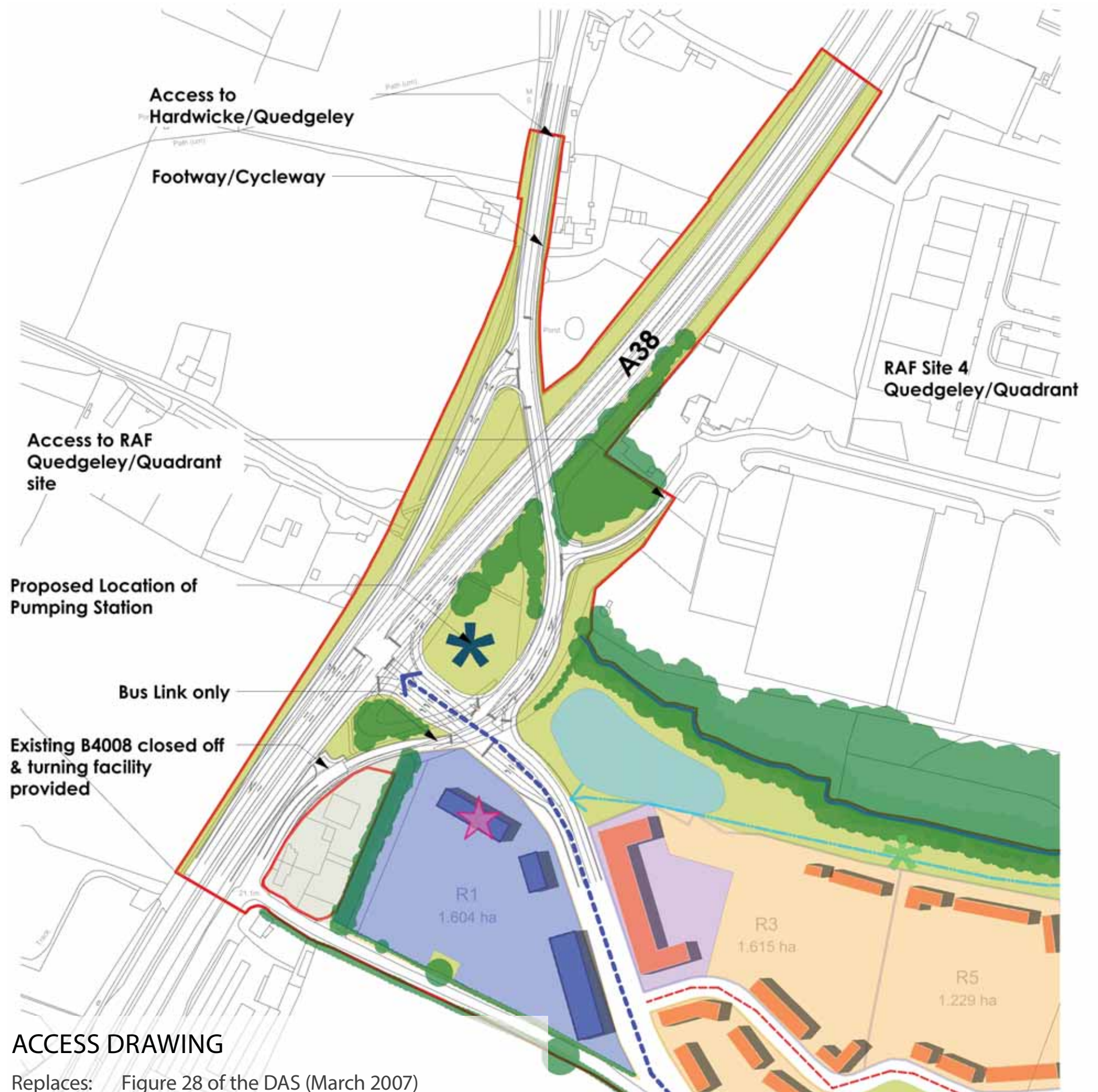
A38 ACCESS JUNCTION

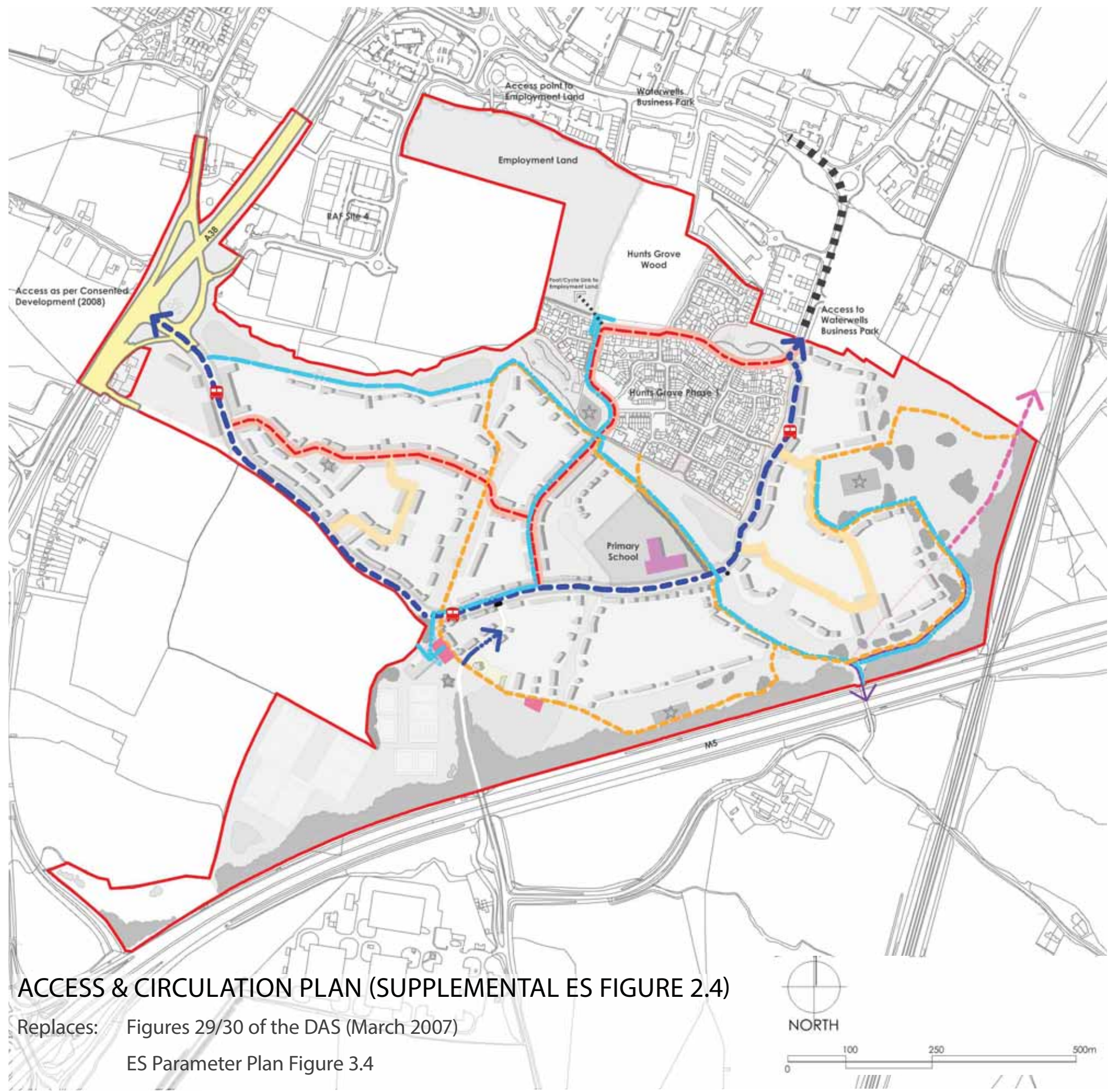
The primary access to Hunts Grove will be taken via a new junction with the A38 to the west of the development. The primary route will link this access with that serving the Phase 1 area from Marconi Drive, and incorporate part of Haresfield Lane. The neighbourhood centre will now provide a gateway to the development at this visible western position. The new location will enable the neighbourhood centre to benefit from additional “pass by” custom in a manner which will not lead to increased traffic flows through the development.

In keeping with other plans within this S73 Application, the figures in this section illustrate the junction configuration approved with the outline planning permission. A modified junction arrangement has subsequently also been approved which increases the capacity of the junction. Either of these consented junction layouts may be implemented subject to detailed design approvals being granted by the highway authority.

Key Changes

- Amendment to widen and utilise Haresfield Lane as the primary route through the development, including operating as a bus route
- Partial closure of Haresfield Lane to through traffic to the western end
- Provision of a one way connection from the southern end of Haresfield Lane into the development
- Amendment to the phasing of the A38 Junction to allow an increase in the quantum of development utilising the existing Waterwells access prior to implementation of the A38 Junction
- Relocation of the small car park from the northern end of the allotments to a proposed location to the south east





- Site boundary
- Access as per consented development (2008)
- ↔ Primary / Bus route
- ↔ Secondary route
- ↔ Tertiary route
- 🚌 Proposed Bus stop
- One way (northeast) connection from Haresfield Lane to the development
- Car park
- Public Right of Way
- Diverted Public Right of Way
- ↔ Footpath / cycle link
- ↔ Play trail

ACCESS & CIRCULATION PLAN (SUPPLEMENTAL ES FIGURE 2.4)

Replaces: Figures 29/30 of the DAS (March 2007)
 ES Parameter Plan Figure 3.4



STREET STRUCTURE

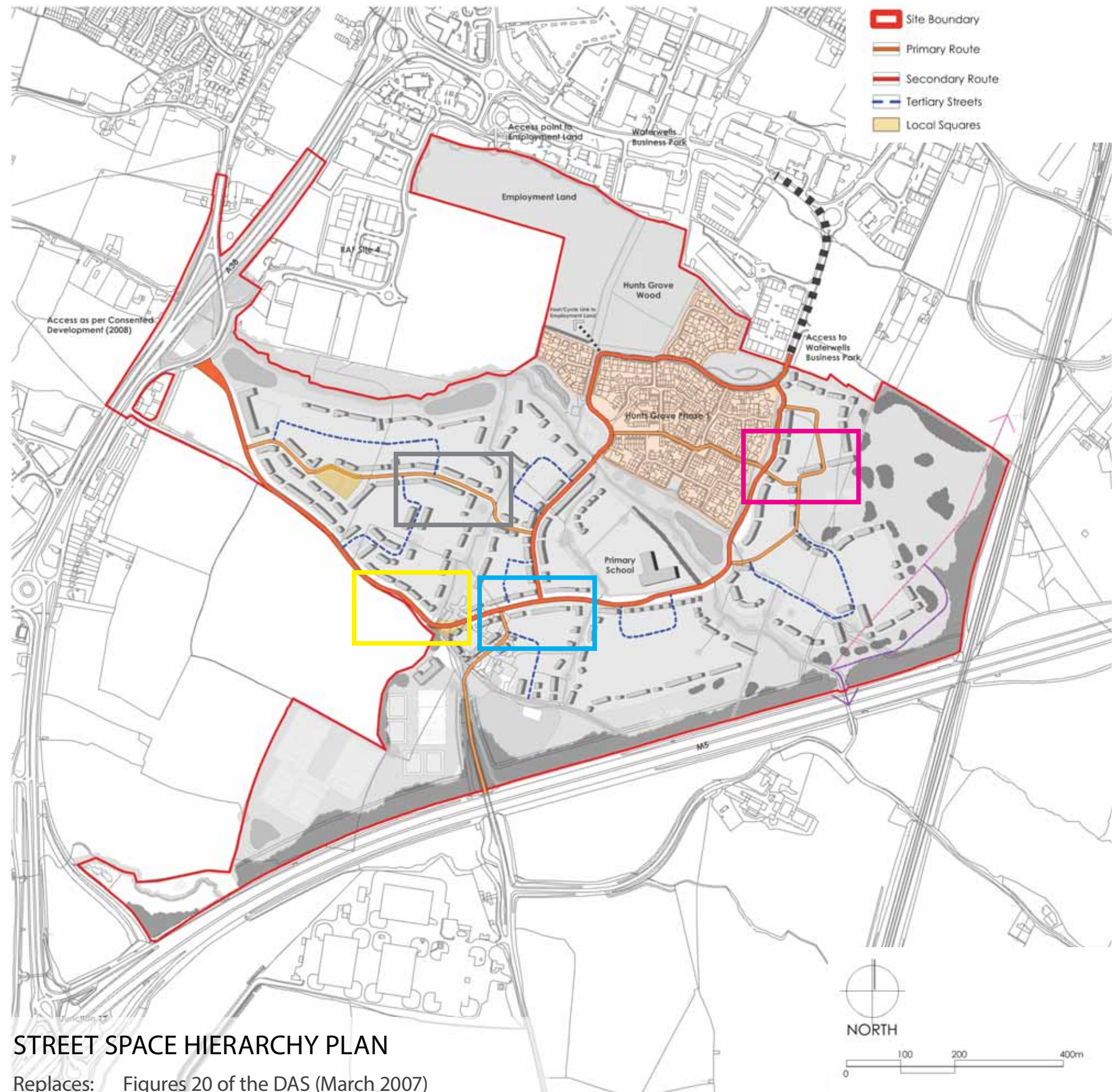
The routes through the development have been modified to create a more efficient and legible structure, and to improve the routes for operation of a bus service – making the bus route less tortuous and more attractive while maintaining provision of stops within convenient distances from dwellings.

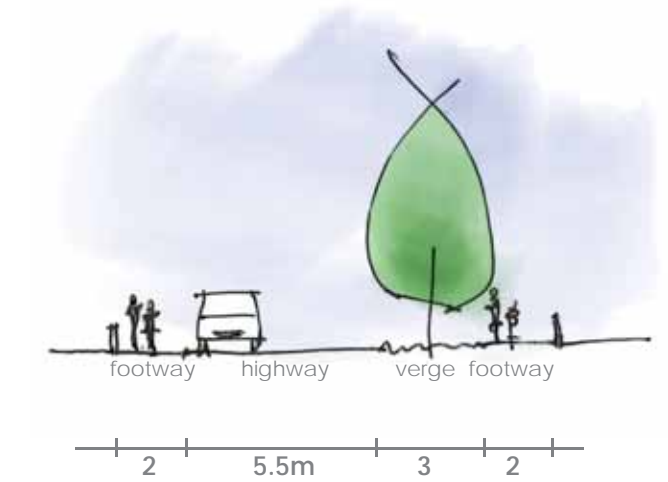
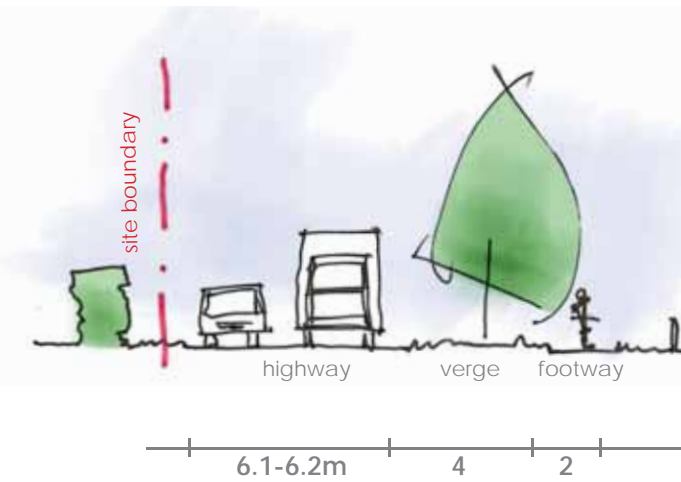
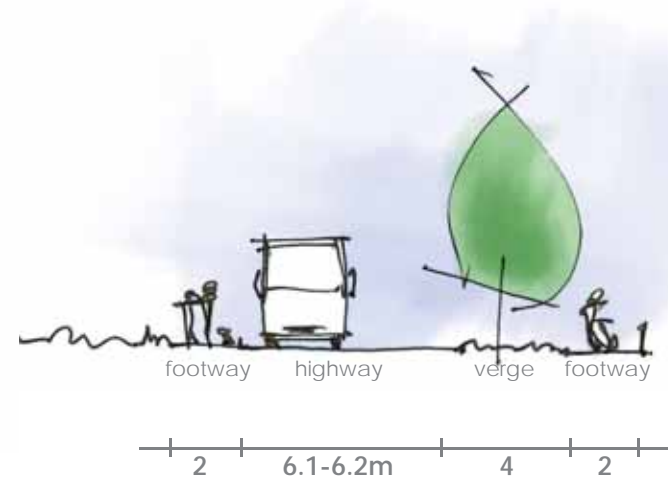
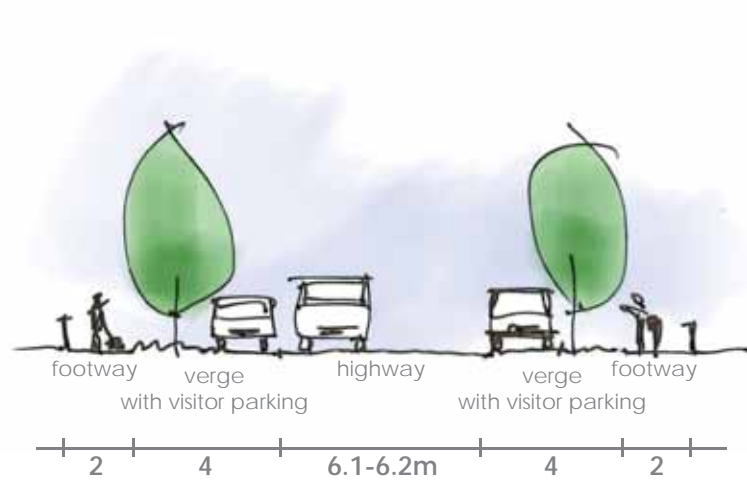
A series of focal spaces will provide interest along the routes and aid wayfinding, while a variety of methods will be utilised to ensure a low speed environment.

Key Changes

- Primary route to include section of Haresfield Lane
- Reduction in the size and number of squares to ensure a more efficient layout

As previously stated, the revised masterplan has implemented a more simple development form and street structure. The principles of the street hierarchy, primary route and loop, secondary street structure and local squares has been updated to accord with the updated masterplan, but follows the same principles. This is in general accordance with the Supplement to the Design and Access Statement, December 2007.





PRIMARY ROUTE (VARIATION A)

Replaces: Fig 21 of the DAS (March 2007)

It is intended to enhance the street hierarchy at Hunts Grove through the addition of significant avenue planting along the primary route. This will provide an easily recognisable, attractive corridor which will accommodate buses in a relatively direct route. 20mph vehicle speeds will be maintained through a variety of features, including raised tables, surface treatments and carriageway deflections.

The majority of the route will be lined by tree planting to both sides, running anti-clockwise from the site access from the A38 to the crossing of the Shorn Brook. Occasional local changes will occur where the route passes through focal spaces/junctions.

PRIMARY ROUTE (VARIATION B)

Replaces: Fig 21 of the DAS (March 2007)

The primary route will vary along the stretch connecting the Shorn Brook crossing to Marconi Drive. To the west of this stretch of the highway sits a wide verge accommodating a retained hedgerow and new planting, as well as a new bus stop. The eastern side of the highway will include occasional verges to incorporate further greenery into the streetscene and assist with traffic management.

HARESFIELD LANE PRINCIPLES

Replaces: Fig 41 of the DAS (March 2007)

It is intended to retain the approach stated within the DAS 'to provide a soft, green edge to the development'. However, with the incorporation of c.500m of Haresfield Lane into the primary movement route, the detailed design approach to this corridor requires revision. Much of the existing hedgerow to the northeast of the lane is to be removed to avoid it creating a division in the layout and allow localised widening of the highway to accommodate a bus service. Wide, planted verges and domestic hedge planting to the front of dwellings will maintain the green character. The western section of Haresfield Lane will be closed to vehicles, while a one-way link will connect the southern stretch to the development.

SECONDARY ROUTE

Replaces: Fig 22 of the DAS (March 2007)

It is proposed to further enhance the green character of the development through accommodating further tree planting along the secondary route. It is proposed to provide planting to alternating sides of the highway helping to maintain a low speed environment and benefiting the appearance of the street and distinctiveness of the street hierarchy.

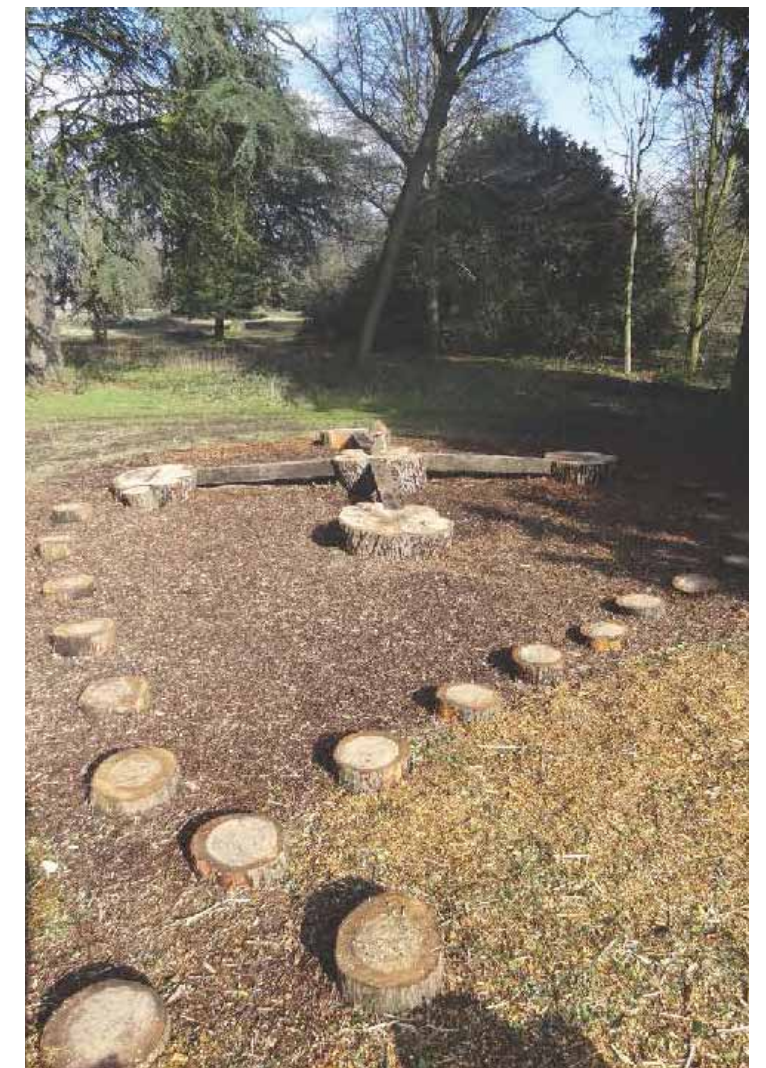
6 Landscape & Open Space

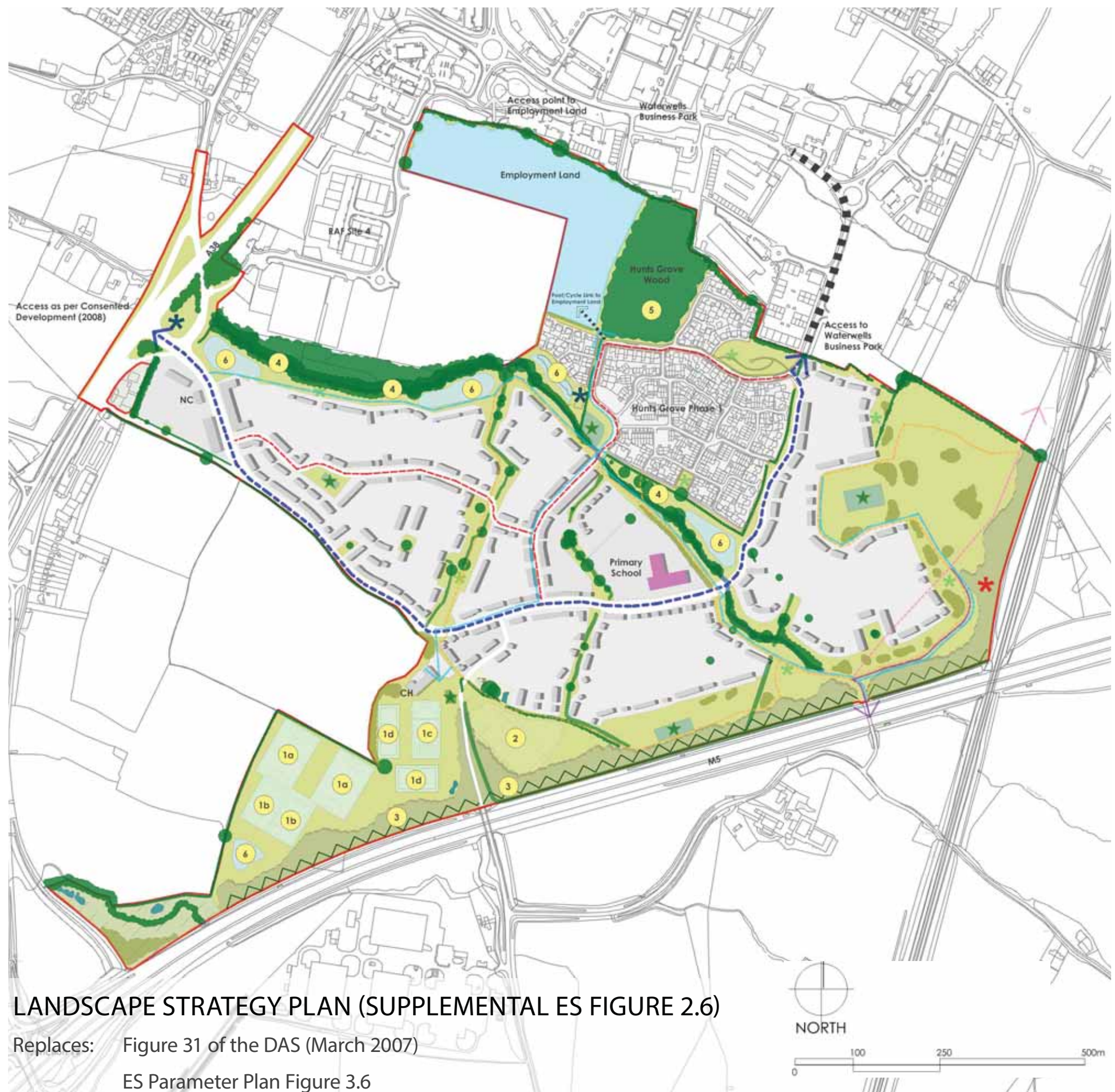
Hunts Grove will be set within significant areas of open space, including parkland and green corridors. These will provide habitat connectivity as well as opportunities for formal and informal recreation, play and attractive foot/cycle routes. Key natural features including Hunts Grove Wood, the Shorn Brook corridor and the mature oak trees are still retained and will be supplemented by significant areas of new planting. The landscape and open space strategy incorporates the same opportunities for biodiversity including new ponds, native woodland planting and dedicated areas for nature conservation.

KEY CHANGES

- *The central green corridor has been rationalised, with localised widenings to ensure it delivers an attractive, usable linear park with foot/cycle connections*
- *Several short sections of hedgerow, including much of the northern hedgerow along Haresfield Lane are to be removed, and replaced with new planting to create a more connected and attractive streetscape appropriate for a residential development*

Amendments to the landscape and open space strategy have responded to the wider revisions to the simplified masterplan and as well as providing betterment to quality and deliverability of spaces. The wider strategic elements including new and proposed landscape and planting, the provision of sports pitches and other equipped facilities, tree planting within development areas, Hunts Grove Wood, amenity areas, Shorn Brook, A38 entrance, noise attenuation bund and Haresfield Lane have all been implemented within the revised masterplan. This is in general accordance with the approved Design and Access Statement, March 2007 and the Supplement to the Design and Access Statement, December 2007.





- ▭ Site Boundary
- ↔ Primary / Bus route
- ↔ Secondary route
- Existing Public Right of Way
- Diverted Public Right of Way
- ↔ Cycle path
- ↔ Play trail
- Communal/Public Open Space
- Major Area of Play
- Minor Area of Play
- Sports pitch
- Retention of existing planting
- Proposed planting
- Nature conservation area
- Noise bund
- Attenuation pond
- Wildlife pond
- ↔ Existing watercourse
- Allotment area
- ✱ Land reserved for rail facility
- ✱ Pumping station
- 1a Senior football pitch
- 1b Junior football pitch
- 1c All Weather pitches
- 1d Mini pitches
- 2 Allotments
- 3 Native trees & shrub planting on boundary incorporating noise bund
- 4 Shorn Brook stream side park with paths and new tree and shrub planting
- 5 Hunts Grove wood retained and managed
- 6 Surface water attenuation basins/ponds

LANDSCAPE STRATEGY PLAN (SUPPLEMENTAL ES FIGURE 2.6)

Replaces: Figure 31 of the DAS (March 2007)
 ES Parameter Plan Figure 3.6

NOTE: REFER ALSO TO SUPPLEMENTAL ES FIGURE 6.5 FOR ASSOCIATED OUTLINE BIODIVERSITY STRATEGY PROPOSALS

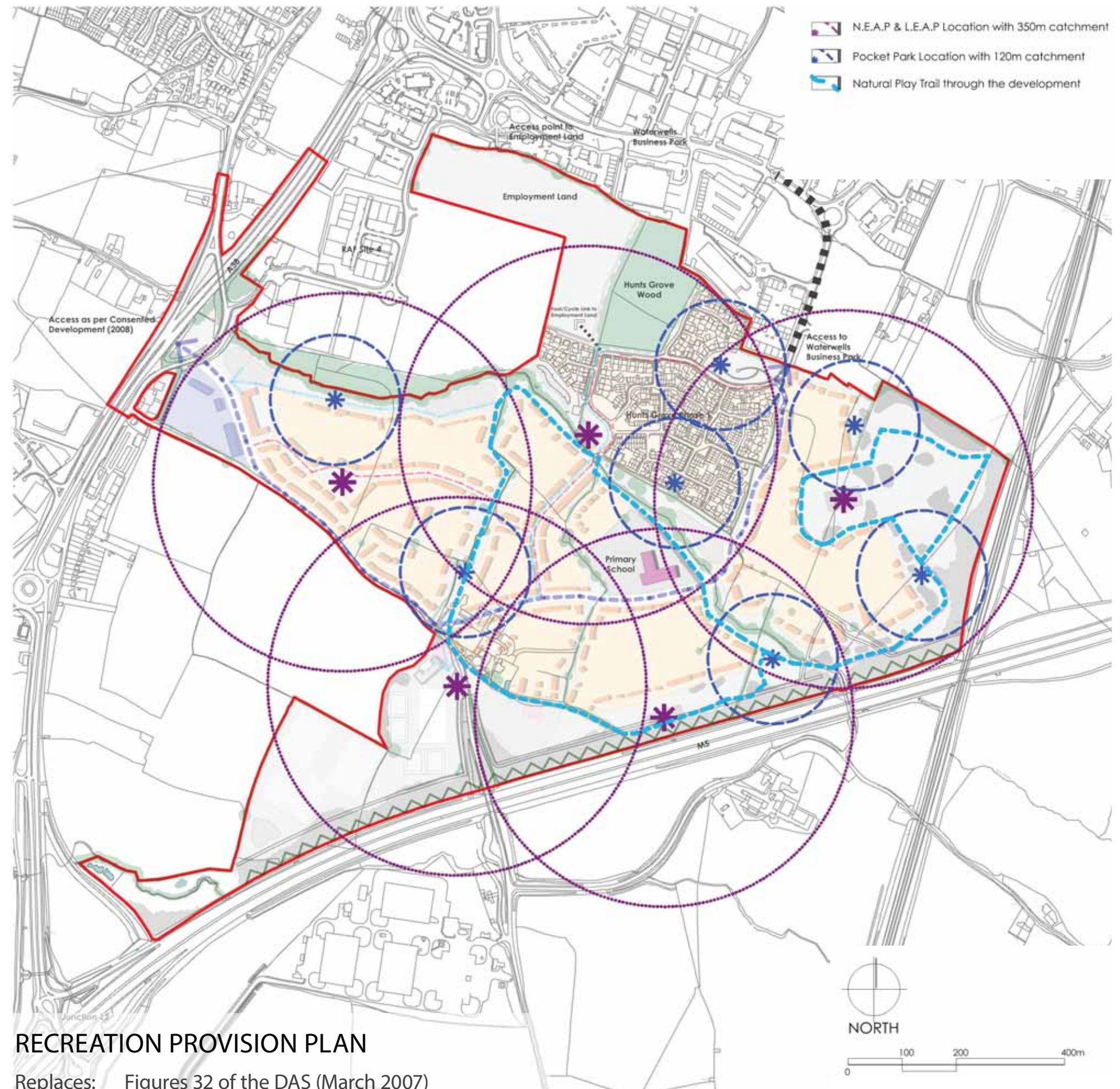
PLAY PROVISION

The provision of three Neighbourhood Equipped Areas of Play (NEAPs) and two Local Equipped Areas of Play (LEAPs) is maintained within the revised proposals.

KEY CHANGES

- Relocation of the northwestern LEAP slightly further from the other major play areas into a more enclosed, focal location to better serve this part of the site
- The introduction of four pocket parks to rationalise the provision of smaller play areas
- The introduction of a play trail to provide circular routes within the green corridors and linking areas of incidental natural play as well as more formal play areas and pocket parks

The proposed masterplan implements five major play areas (NEAPs/LEAPs) as with the existing outline permission. The revised scheme also accommodates a variety of other play provision, including pocket parks set along a play trail. The proposed masterplan implements equipped play in general accordance with the approved Design and Access Statement, March 2007.



RECREATION PROVISION PLAN

Replaces: Figures 32 of the DAS (March 2007)

RECREATION FACILITIES

It remains the intention to lay out an area of sports pitches to the south/west of Haresfield Lane to provide for a mix of sports as set out in the DAS. However, discussions with stakeholders as to the need for pitches in the area and further design development to ensure a successful operation of the area have led to a number of revisions in the proposals.

KEY CHANGES

- Mix of sports pitches revised to meet agreed local needs
- Sports building, including changing rooms, to be accommodated within a mixed use community building, and potentially, with residential use on the upper storeys

- All weather pitch moved closer to the changing rooms as this will be the most intensively used provision.
- Car parking for the allotments to be provided south east from previous location to enable vehicular access from within the development (avoiding one-way connection from Haresfield Lane)



RECREATION FACILITIES (BY LDA DESIGN)

Replaces: Figure 33 of the DAS (Dec 2007)

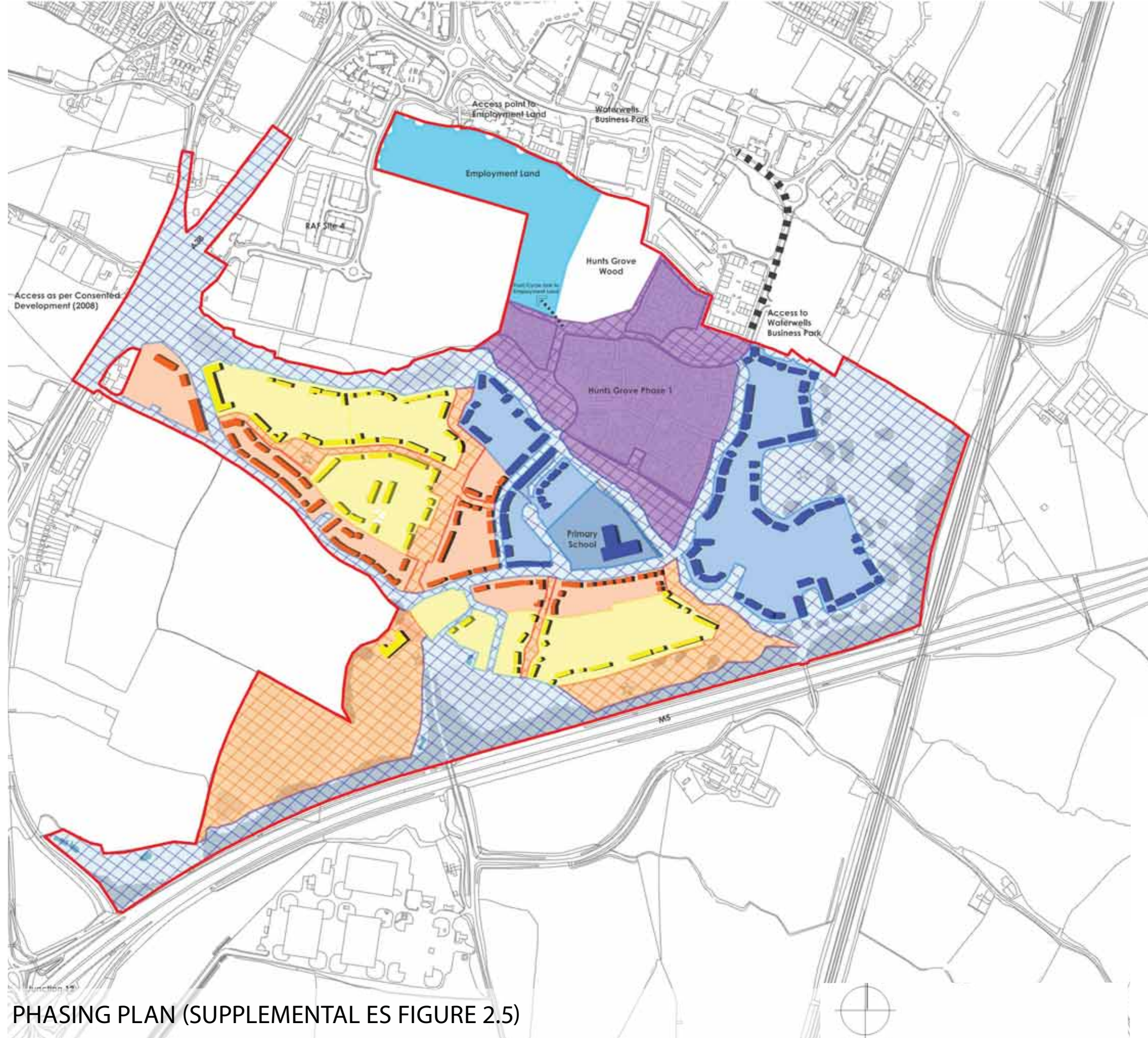
7 Phasing & Implementation

The phasing proposed at the time of the 2007 planning application was subsequently varied to allow development to begin off Marconi Drive via the Waterwells Business Park due to the economic climate at the time, delaying construction of the A38 junction to a later date. It is proposed to continue at the eastern end of the site to deliver additional housing and the primary school, before delivering the A38 junction and then building alongside the primary route.

KEY CHANGES

- Phase 1 development at Hunts Grove began at the Waterwells access and Phase 1A will continue from here to provide the primary school
- Phase 2 will now include the A38 junction

Phase	Minimum number of dwellings completed	Minimum cumulative number of dwellings completed	Facilities provided	Infrastructure completed	Open space (area and facilities)
1	342 (actual)	342 (actual)	<ul style="list-style-type: none"> • Employment land released 	<ul style="list-style-type: none"> • First section of primary route 	<ul style="list-style-type: none"> • Shorn Brook linear corridor started • First NEAP
2	350 – 450	650 – 750	<ul style="list-style-type: none"> • Primary school 	<ul style="list-style-type: none"> • Junction from A38 • Primary route completed 	<ul style="list-style-type: none"> • Shorn Brook linear corridor • One pocket park • Second NEAP • Access and land for allotments
3	500 – 600	1150 – 1250	<ul style="list-style-type: none"> • Start on neighbourhood centre • Community hub 		<ul style="list-style-type: none"> • Shorn Brook linear corridor • Sports pitches • Two LEAPs / Two pocket parks • Third NEAP
4	400 – 500	1500 – 1750	<ul style="list-style-type: none"> • Assisted Living Provision 		<ul style="list-style-type: none"> • Fourth pocket park






Legend

Site Phases:

-  Site Boundary
-  Hunts Grove Phase 1 342 dwellings
-  Phase 2 350 - 450 dwellings
-  Phase 3 500 - 600 dwellings
-  Phase 4 400 - 500 dwellings
-  Employment Area

Infrastructure Phases:

-  Completed infrastructure
-  Phase 2
-  Phase 3

PHASING PLAN (SUPPLEMENTAL ES FIGURE 2.5)

Replaces: Figure 45 of the DAS (March 2007)

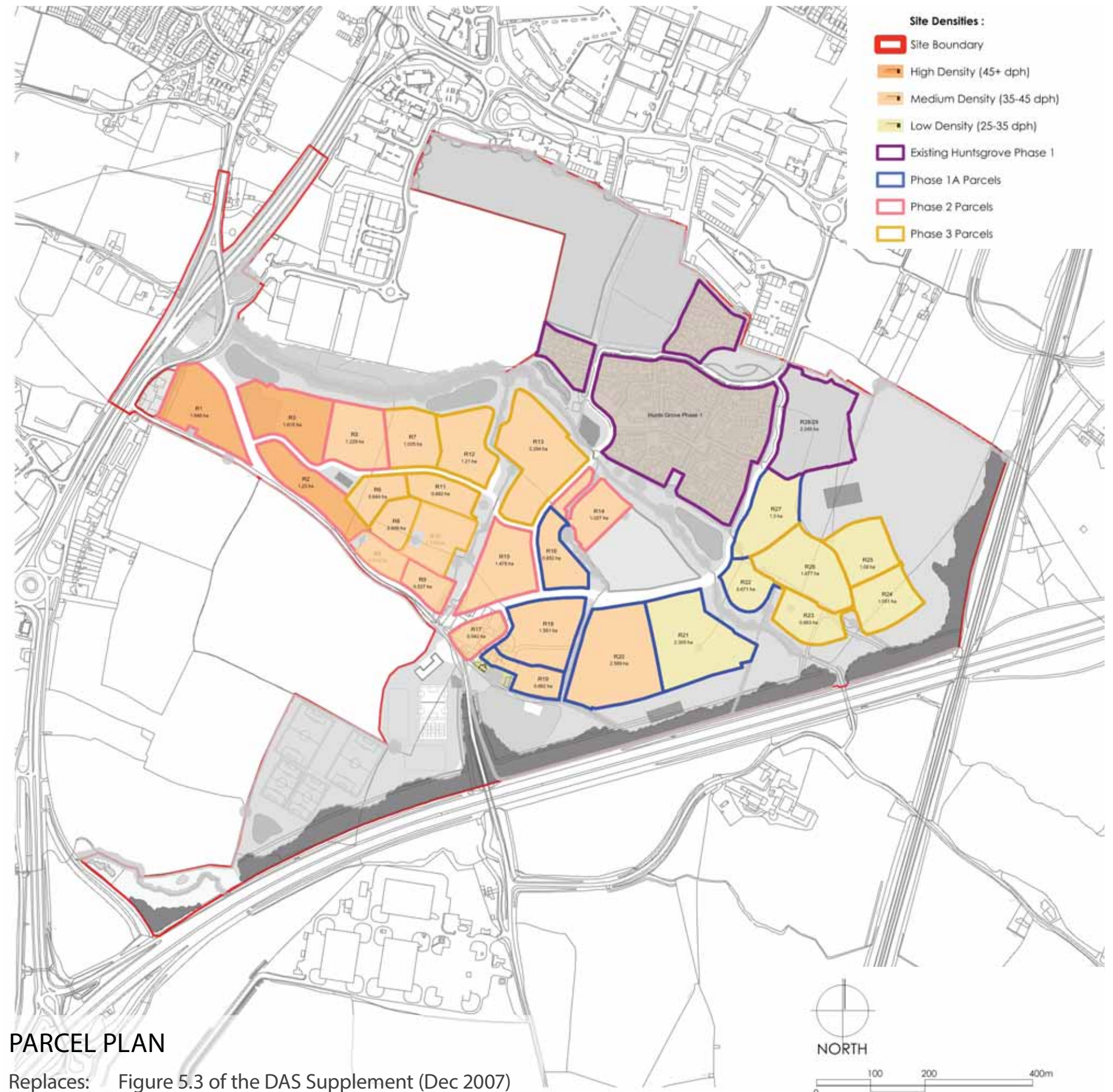
ES Parameter Plan Figure 3.5

PARCEL PLAN

It is proposed to deliver 1750 dwellings at Hunts Grove in a variety of densities. The efficiency improvements enable a slight reduction in densities to achieve this, while the relocation of the neighbourhood centre has encouraged high densities towards the western end.

KEY CHANGE

- *Highest densities towards western end*

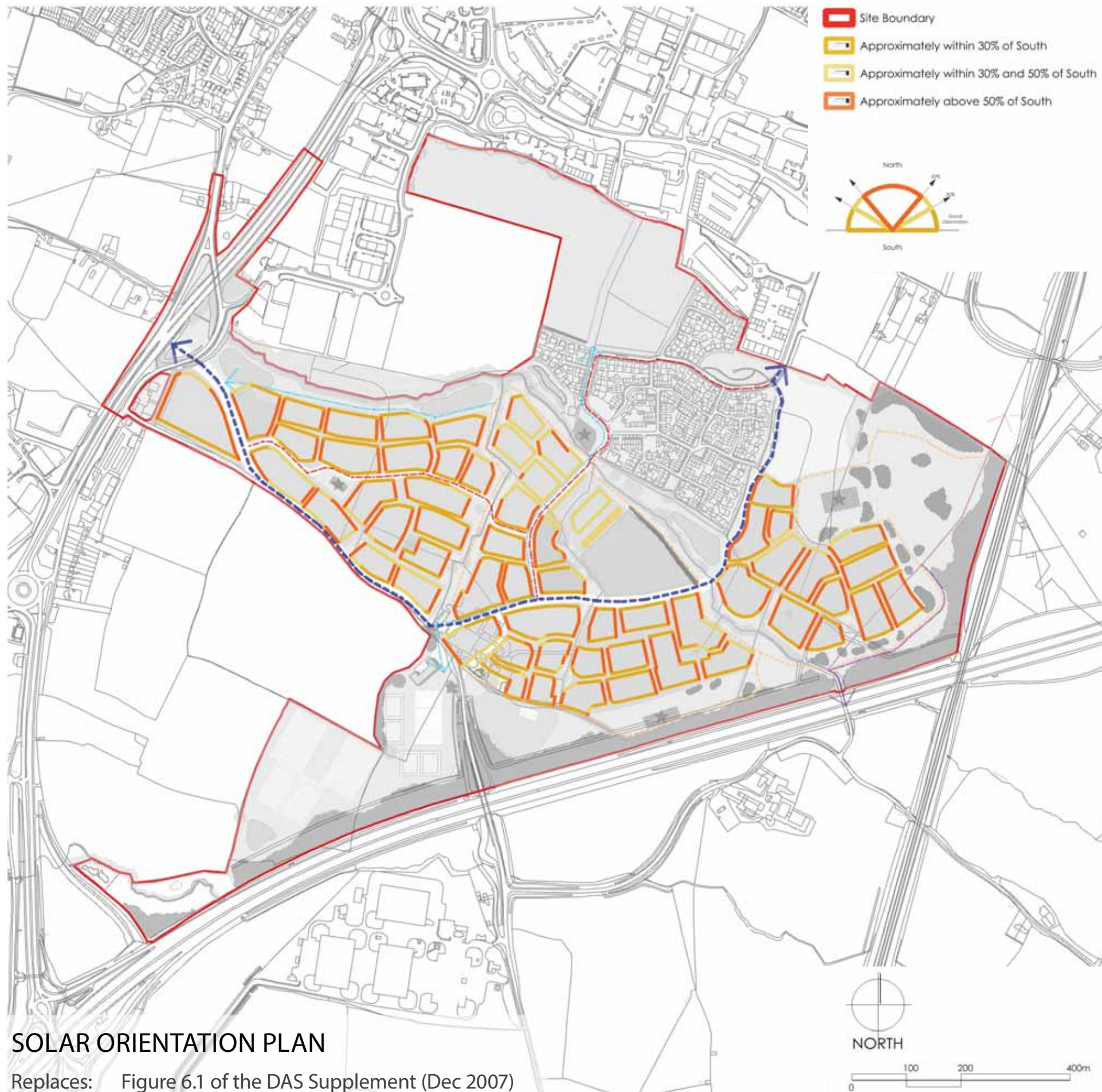


8 Climate Change

Crest remain committed to delivering a sustainable development at Hunts Grove as set out in the DAS Supplement. The rationalisation of the masterplan has allowed for an increase in south facing elevations to improve solar gain.

KEY CHANGE

- Increase in south facing elevations



SOLAR ORIENTATION PLAN

Replaces: Figure 6.1 of the DAS Supplement (Dec 2007)

9 Illustrative Masterplan

The illustrative masterplan (opposite) illustrates the design principles for the development and sets a framework for future reserved matters submissions.

The key features of the plan are set out here.

DEVELOPMENT

- 1: Commercial centre (with residential apartments above) including foodstore in visible location alongside A38 junction to improve viability
- 2: Medium density residential areas comprise body of the development
- 3: High density areas between the commercial and community centres/school, running alongside the primary route which operates as a public transport corridor
- 4: Mixed-use community building with potential to incorporate community centre, changing rooms, bar/cafe, local shop and apartments
- 5: Primary school at the centre of the development with new and retained planting alongside its boundaries
- 6: Low density residential areas alongside landscape edge providing variety and character
- 7: Further low density areas (including Phase 2a reserved matters parcels) towards eastern parkland
- 8: Phase 1 development nearing completion
- 9: Future employment land
- 10: Potential assisted living provision at gateway to development alongside commercial centre

ACCESS

- 11: Access junction off A38 to serve Hunts Grove (junction shown as per original planning application for development)
- 12: Western end of Haresfield Lane to be closed off to allow connection from new A38 junction with central section of the lane
- 13: Central section of Haresfield Lane to be incorporated into the development's primary highway network, including bus route
- 14: Haresfield Lane to be connected back to Marconi Drive via new primary street
- 15: Existing stretch of highway incorporated into the primary route
- 16: Highway to connect primary route with Phase 1
- 17: Potential for one-way only (north bound) connection from southern section of Haresfield Lane to the development to manage traffic movement and prevent rat-running to the motorway junction via country lanes
- 18: Foot/cycle route alongside Shorn Brook corridor
- 19: Public Right of Way access via retained footbridge over the M5
- 20: Public Right of Way access retained from the northeast

LANDSCAPE

- 21: Attenuation ponds accommodated within Shorn Brook corridor
- 22: Opportunities for pocket parks incorporating play areas within parkland/green corridors
- 23: LEAP provided within focal green space
- 24: Linear green space accommodating mature oak trees and retained hedgerow with planted boundaries to either side
- 25: Mature vegetation retained along Shorn Brook corridor
- 26: Mature trees and hedgerow retained with green corridor
- 27: LEAP provided within sports grounds
- 28: Sports grounds including all weather pitches
- 29: Planted bund alongside motorway acting as ecological corridor
- 30: Wildlife area
- 31: Allotments, including building and parking
- 32: NEAP within Phase 1
- 33: NEAPs within parkland edge
- 34: Parkland
- 35: Hunts Grove woodland



ILLUSTRATIVE MASTERPLAN

Replaces: Figure 7.1 of the DAS Supplement (Dec 2007)

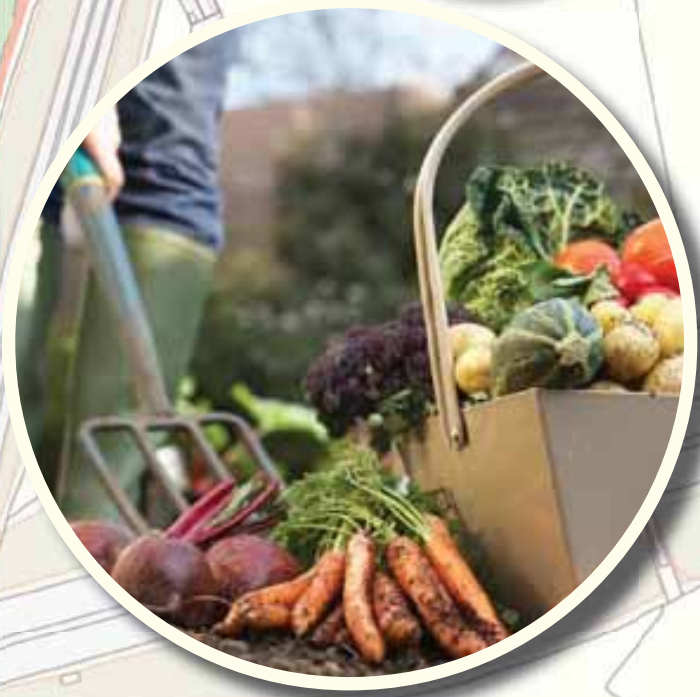
10 Conclusion

The development site at Hunts Grove, Gloucester has planning permission for the development of 1750 dwellings, employment uses, a primary school and neighbourhood centre. This addendum to the Design and Access Statement supports a Section 73 Application to create a new planning permission for the site, enabling improvements to the efficiency of the layout and changes to the Section 106 agreements and triggers.

This document sets out a series of changes to the masterplan and the parameter plans which set the framework for further Reserved Matters submissions. It also includes a number of plans which replace those contained within the original DAS and the DAS Supplement, while much of these documents remains relevant.

The illustrative masterplan contained within this addendum shows how 1750 dwellings may be delivered and contains principles for a more efficient layout.





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