

Planning Hot Topics 2022.

01 Farmhouse Triangle

The Parish Council was consulted well on proposals for the area around the old farmhouse. The scheme helped mitigate some issues with the masterplan, such as mixed-use amenities, retention of the farmhouse for community use and better allotments provision.

02 Amenities

The village has plenty of homes and over 2,500 residents, however no amenities with the exception of some small parks, and the major open space near completion. We have been encouraging all stakeholders to focus on delivery. Meanwhile, we have been exploring the legal avenues.

03 Highways

The single means of access for more than 2,500 residents via Marconi Drive is becoming a huge issue for residents. Construction traffic has also been a big factor that has taken effort in 2022.

We hope that with works starting on the A38 junction and completion of the spine road will alleviate these issues from late 2024.





- 1** New A38 access
- 2** Neighbourhood Centre
- 3** Community building
- 4** Sports pitches
- 5** Hunts Grove Primary Academy
- 6** 'Farmhouse Triangle' development
- 7** Large public open space area

* Masterplan illustrative only








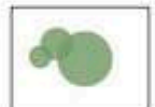
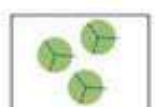


HUNTS GROVE
GLOUCESTERSHIRE

Phase 2 Major POS.






ILLUSTRATIVE MASTERPLAN



VEGETATION AND HABITAT CREATION

-  Amenity grass
-  Meadow
-  Close mown grass
-  Native woodland
-  Woodland edge planting
-  Tree groups
-  Orchard
-  Native hedgerow
-  Hibernacula (habitat for wildlife)









ACCESS PROVISION

-  Primary pedestrian and cycle path (surfaced, 2.5m)
-  Secondary path (surfaced, 1.2m)
-  Mown grass paths
-  Diverted route of public right of way
-  Existing route of public right of way (retained)

PLAY AND RECREATION

-  1km measured fitness trail
-  Play trail: incidental play feature
-  Equipped play area for range of age groups
-  Pocket park (equipped play for younger children)
-  Picnic area and viewpoint

DEVELOPMENT AND SITE CONTEXT

-  Public Open Space boundary
-  Contours
-  Retained trees
-  Retained hedgerow
-  Proposed future residential plots
-  Proposed open space within future residential development
-  Phase 1 housing boundary (now built)
-  Existing route of public right of way (to be diverted)

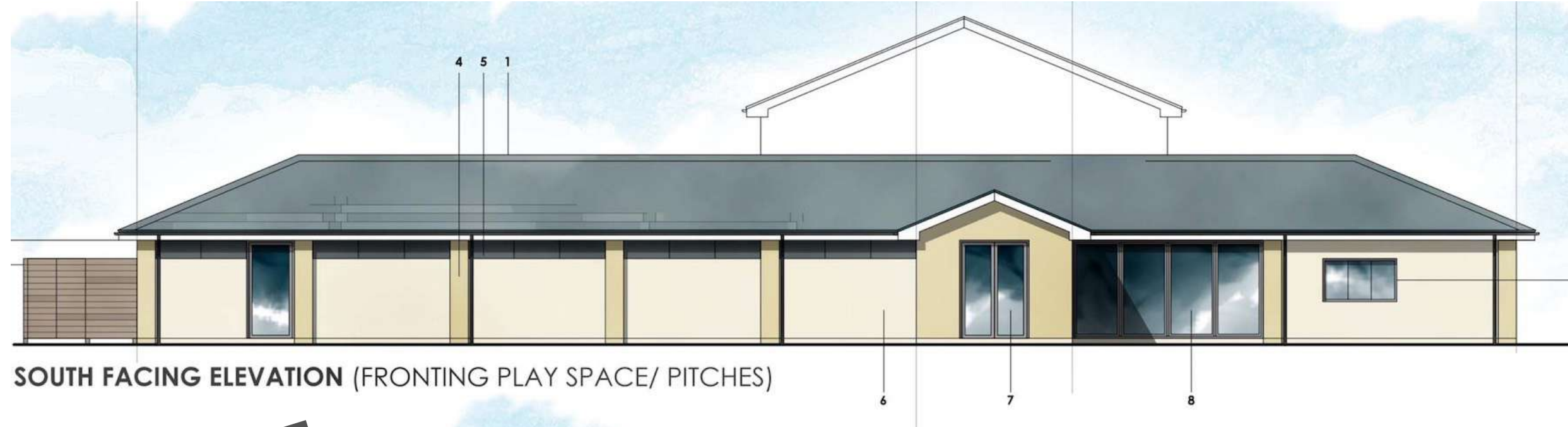
Allotments.

Crest Nicholson have planning permission for a single allotments site adjacent to Haresfield Lane motorway over bridge. Alternative proposals for a second allotments site were brought forward by the landowner that would split the allotment plots, increase provision by 16%, include storage and WC facilities at the primary site and more. These proposals were rejected by Stroud District Council in January, however may come back in a new application or appeal.

The Parish Council wanted to understand the views of residents, therefore we have published a survey that received 99 submissions in the first five weeks. The survey will remain open to residents until the end of 2023.



- There is a **definite demand for different sizes of plots**. Respondents could only select one option. **43%** preferred the **half-size plot** of 125SqM currently approved. Whilst **26%** would prefer a **quarter-size plot**, **23%** would prefer a **micro-size plot**, and there is even demand for **raised beds** with **7%** of respondents.
- For **preferred location of allotments**, we knew from earlier consultation that some residents liked the option of allotments closer to their property, even if that location was across the M5 footbridge. We asked respondents to select their preferred location of either (A) the existing approved site beside Haresfield Lane, (B) the proposed additional site across the M5 footbridge, or (C) no preference. **49%** preferred the existing location (A), **15%** preferred the proposed additional site of (B), and finally **35%** responded that either location would be fine for them (C).
- Finally, we also asked respondents to tell us which part of Hunts Grove they reside in. **24% stated Phase 1**, **46% stated Phase 2**, **28% stated Phase 3**, and **1% stated Marconi Drive**.



SOUTH FACING ELEVATION (FRONTING PLAY SPACE/ PITCHES)

**The current plan from 2020
 (Due to be updated)**



EAST FACING ELEVATION

Traditional, town hall style

**The 2019 plan shown to residents
 (Withdrawn as over budget)**



Artist's impression

Community Building

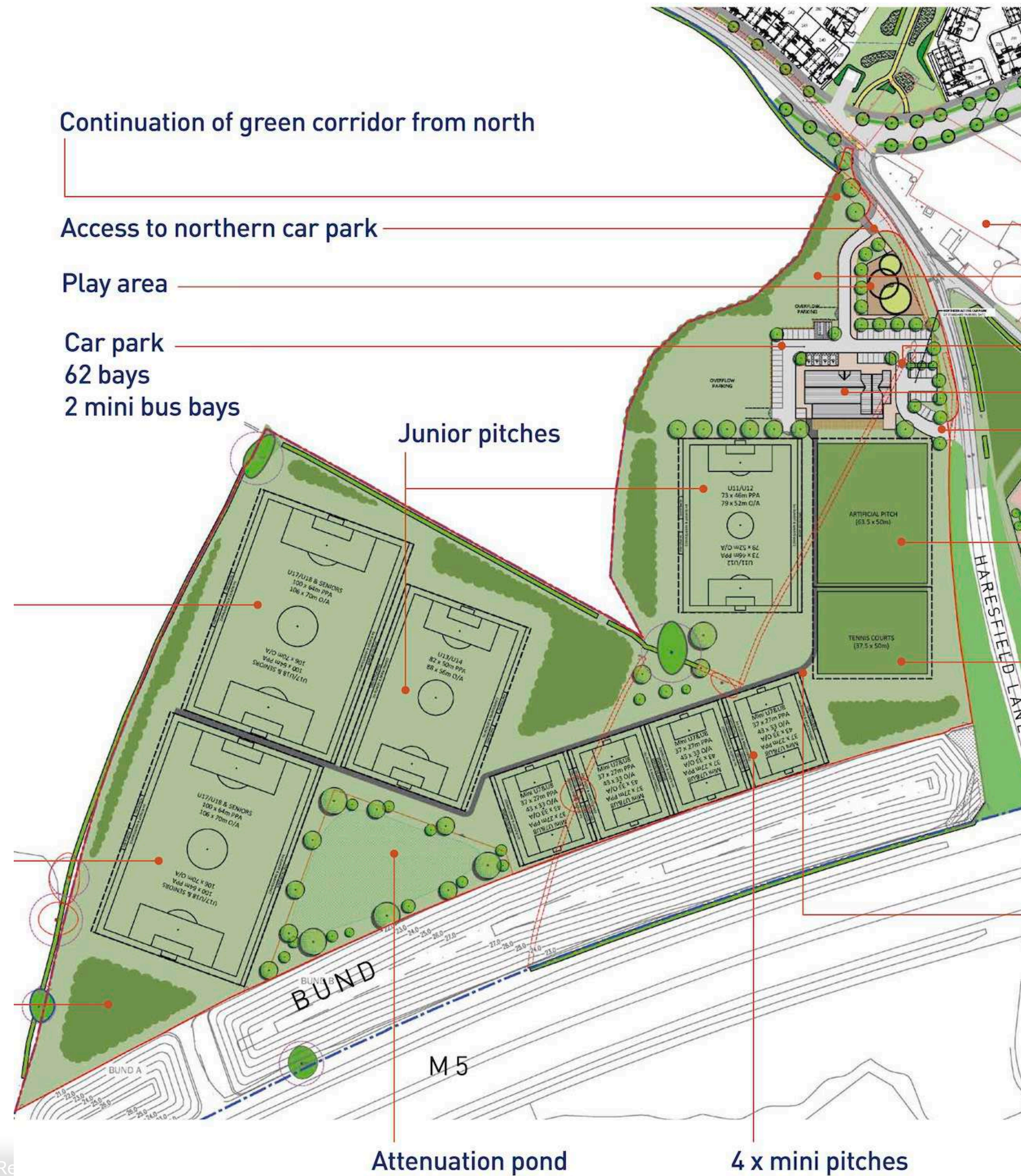
The Parish Council has been trying to expedite consultation and delivery of a viable Community Building with stakeholders. It has been on-hold with planning since January 2020.

We hold regular meetings with Crest Nicholson management and have been consulted on what our priorities are for the new building.

The priority for the Parish Council is for a building that is able to host multiple events at the same time, a landmark building (as it is the only public building provided to the village), and importantly a building that pays for its own running costs instead of being a long-term liability for the community.

Sports Pitches

2020 Planning Application.



Continuation of green corridor from north

Access to northern car park

Play area

Car park
62 bays
2 mini bus bays

Junior pitches

'Farmhouse Triangle'

Overflow parking

Traffic flow gate

Community building

Access to southern car park

Artificial pitch – floodlit

Tennis courts – floodlit

Hard surface path

Attenuation pond

4 x mini pitches

Neighbourhood Centre 2020 Planning Application.





Neighbourhood Centre.

The Parish Council has been trying to expedite consultation and delivery of a viable Neighbourhood Centre with stakeholders. It has been on-hold with planning since January 2020.

Gloucestershire Highways have refused the current plans on the grounds of highway safety - the entrance is too close to a very busy junction.

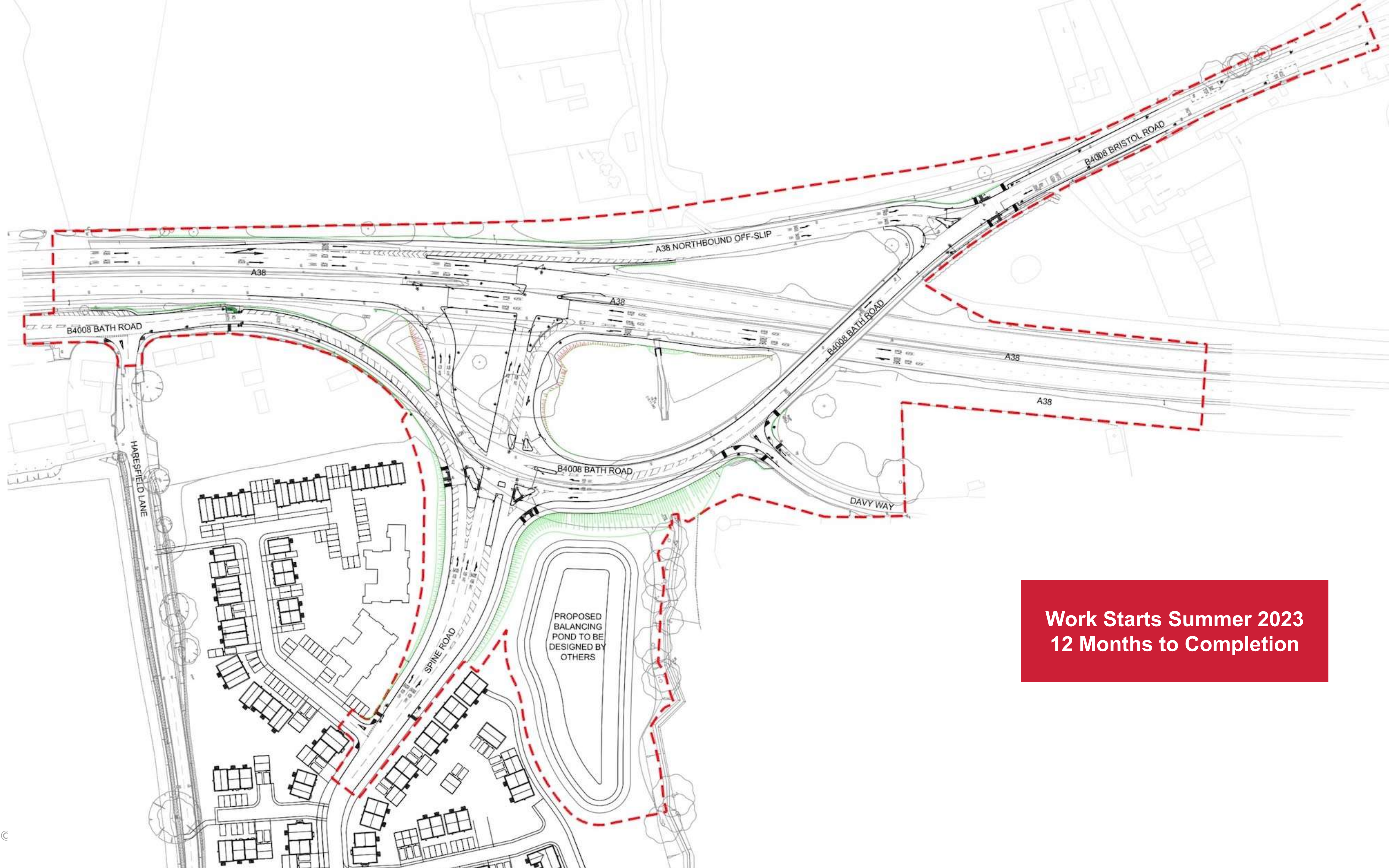
The Parish Council is disappointed that the centre is no longer in the centre of Hunts Grove, but beside the A38. This serves passing A38 traffic, not Hunts Grove residents.

Other issues are the over-development of the space with housing, 38 homes! There should be more emphasis on small retail, food outlets and community space. We expect there to be open gathering spaces, a public square, cafes etc.

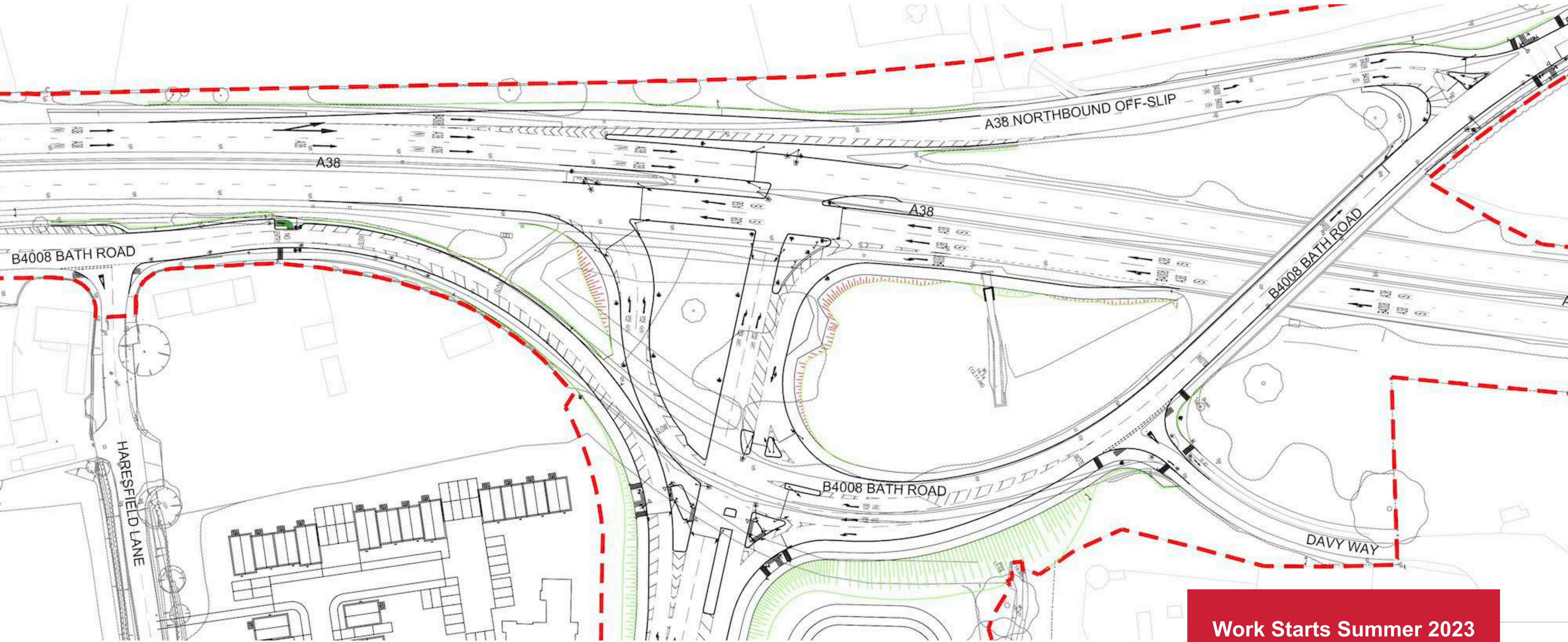
There is local need. Two very successful new businesses have had to locate their expanding food businesses outside of Hunts Grove due to no local options.

The Parish Council has written to Crest Nicholson, the landowner and Stroud District Council asking that the centre is relocated near the centre of the village in Hunts Grove Extension. The landowner very much supports this move.

New A38 Junction.



**Work Starts Summer 2023
12 Months to Completion**

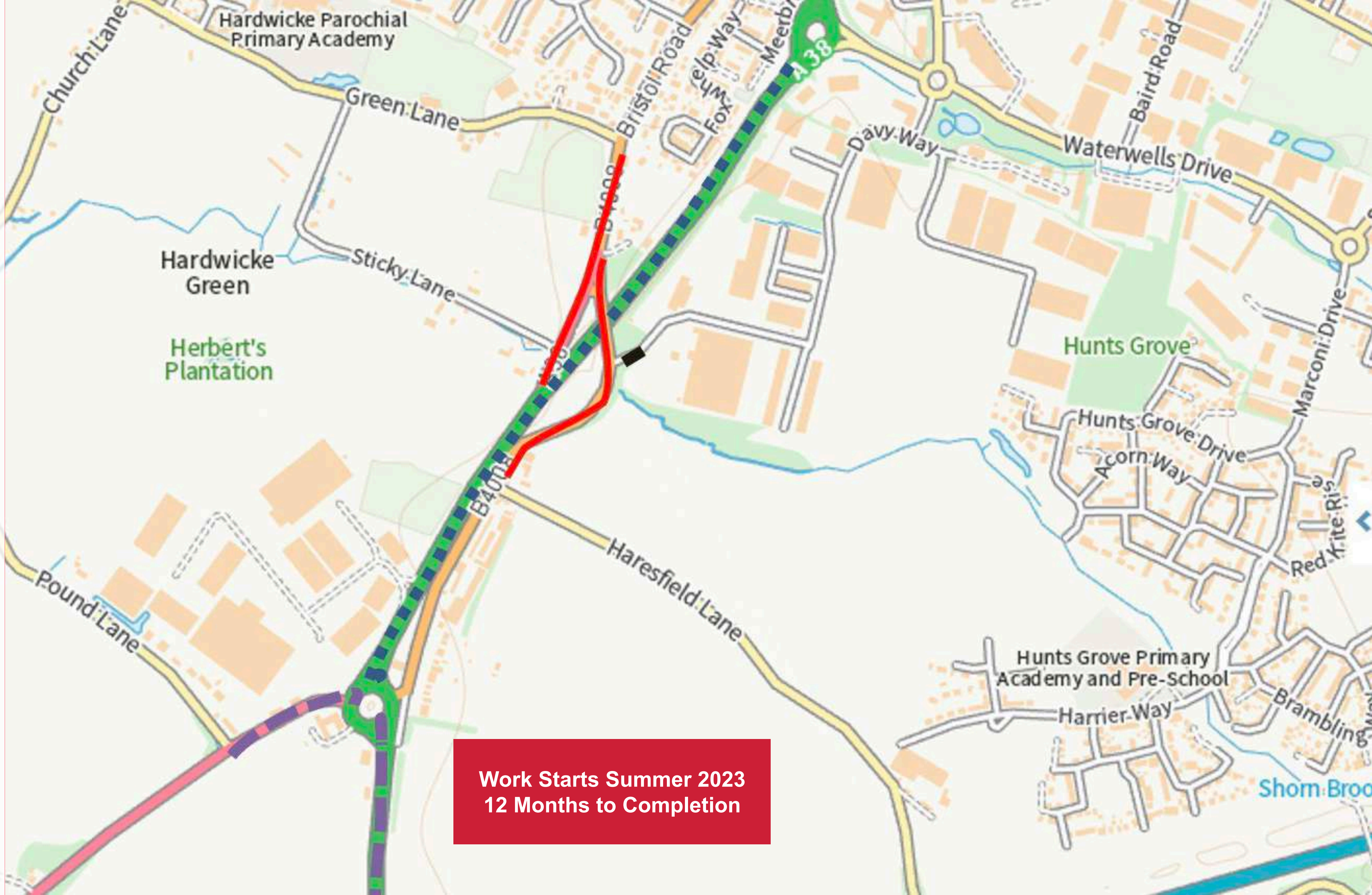


**Work Starts Summer 2023
12 Months to Completion**

A Complex Junction.

Unavoidable Impact

August 2023 - September 2024



Work Starts Summer 2023
12 Months to Completion

Farmhouse Triangle.

The Parish Council has been extensively consulted by the landowner of the “Farmhouse Triangle”, Colethrop Farm Limited.

We are excited that there may be opportunities to “fix” some of the issues we see with development so far, in terms of character, mixed-use spaces for community, business and retail.

Revised plans for the area were refused in February, however the Parish Council continues to discuss options with the landowner and planning department to deliver the facilities residents want.



Keep in Touch.

Questions, Comments, Requests? Just reach out via our social media, website, email or even the phone!



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