



Final Draft before Submission – August 2018

The comments and recommendations received from the community engagement event were collated and appraised in the context of the site's constraints and opportunities. This included further consideration of how the site's existing below ground utility infrastructure would influence the masterplan and updates to the vehicular access strategy. The amendments included the following:

- » Realignment of a green link to follow existing foul sewers, therefore accommodating necessary easements without the need for diversion;
- » Relocation of north western site access junction to provide a right turn lane and ensure its deliverability within land controlled by the applicant and the Local Highway Authority;
- » Refinement of the primary street alignment and some residential parcels to successfully accommodate the above changes;
- » Introduction of potential habitat ponds to help enhance on-site biodiversity; and
- » Creation of a central retail / community hub around a central Green Space.



Outline Planning Application – December 2018

A final review of the proposed proposals was undertaken during the lead up to submission of the Outline Planning Application during December 18 (ref: PT18/6450/0). As part of this review, the primary school was removed from the design proposals because SGC were unable to confirm whether a new school site was required in Thornbury at the time. The resulting masterplan that formed the basis of the submission is shown here and explained in the original DAS (Dec 18).



Post Submission Updates – Dec 2019

As detailed within the Involvement chapter, a process of post submission engagement and design collaboration was held with planning officers and stakeholders. Throughout this process the following design additions and alterations to the proposals were made:

- » Re-introduction of a single-form-entry primary school with a co-located retail and community hub.
- » Reduction in the amount of residential development being proposed as a result of the 1.3ha school site being introduced.
- » Evolution of the character and aesthetic principles based upon a framework for placemaking, where building and street design are based upon a placemaking hierarchy rather than broad character areas.
- » Improvements to the Oldbury Lane arrival experience, including the relationship between built development and proposed green infrastructure in this area.

- » Refinement of the play strategy, moving away from a planning policy led quantum of provision to a design led approach that responds and contributes to the character of the place.
- » Refinement of the drainage basin design to demonstrate that there is sufficient land available to deliver attractive and well landscape attenuation, including an additional wildlife pond.
- » General reduction of building height parameters.
- » Subtle adjustments to the layout to accommodate the above design alterations and the foul sewer upgrade works.

Further details of the proposals are set out in the remainder of this DAS.

7.2. Design Rationale

The context and site assessment work undertaken by the project team has enabled a series of overarching design principles and concepts to be established, which have informed the applications proposals.

The structuring principles include:

- » Connected Green Infrastructure,
- » Linking the Community; and
- » Creating Places & Spaces.


These principles culminate in the concept masterplan.

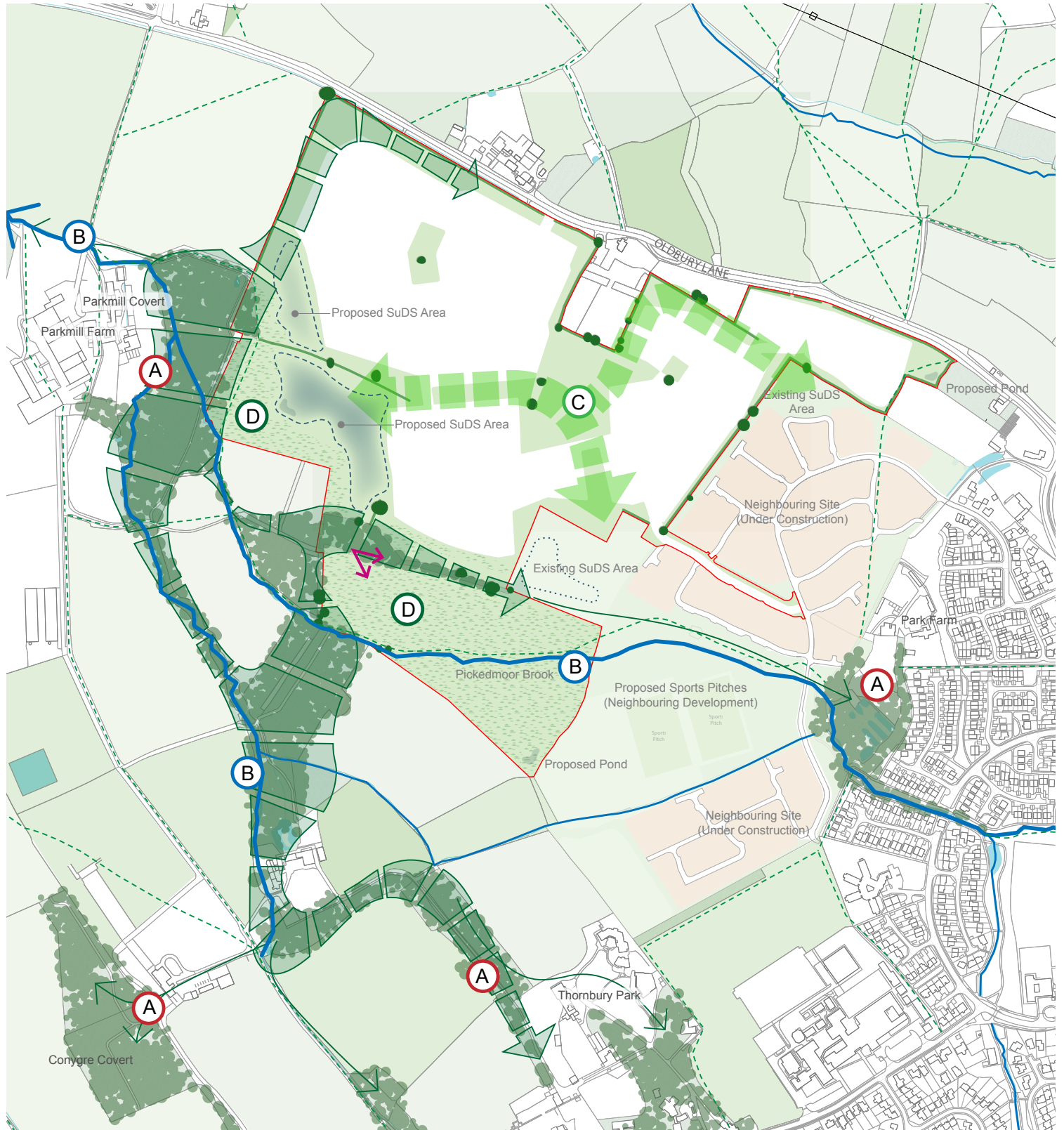
Connected Green Infrastructure

Green Infrastructure will be retained and enhanced to form structuring elements of the development that provide multi-functional corridors for open space, movement, drainage and biodiversity. This is described on the adjacent plan and associated annotations below.

- A** *A key green infrastructure feature of the area are the blocks of woodland along and around the site's southern and western boundaries. The most significant of these is Parkmill Covert alongside Parkmill Farm which is a SNCI and an ancient woodland. The landscape and green infrastructure strategy for the site builds on these assets with new belts of indigenous planting, meadow grassland and wet grassland. There are opportunities to extend this woodland structure around the north western boundary of the site by introducing a woodland belt that helps to soften appearance and gradually reveal views of the development upon arrival from the west on Oldbury Lane.*
- B** *Other key green infrastructure features are the various watercourses, ponds, mature woodlands and hedgerows around the site. In consideration of their value, the landscape and green infrastructure strategy retains the most valued of these features within complementary interlinked areas of meadow grassland and wet grassland.*
- C** *Green corridors of informal open space will be retained and formed within the development. These green corridors retain the site's most valued green infrastructure assets whilst also providing multifunctional spaces for recreation and pedestrian movement, connecting the heart of the proposed housing area to the more informal and natural areas of open space around the site.*
- » *The existing pasture fields alongside Pickedmoor Brook would be retained and managed as meadow grassland and, where shallow depressions are formed as parts of the scheme's drainage strategy, wet grassland and a pond. The most valuable sections of hedgerows lost to facilitate development would be translocated across to form the new field boundaries within this area of meadow grassland. Additional sections of hedgerow would also be translocated to help enclose and frame the play area alongside and to the west of the school. These areas of open space would provide habitats, foraging areas and movement corridors for flora and fauna. In addition, the open space would provide space for informal recreation and for residents and visitors to move through the landscape and onto the existing footpath network within and around the site.*
- D**



 Above: view location shown on plan – example of the features described by points B and C.



Green Infrastructure Context Plan

Linking the Community

The development will be structured around a hierarchy of permeable streets and spaces that provide a safe and legible movement network. Opportunities to provide visual links with the existing fabric of Thornbury will also be realised. The following design principles apply:

- » A Main Street will loop through the development via two primary access points from Oldbury Lane;
- » A Sustainable Transport Corridor will provide additional pedestrian, cycle and bus access to the adjacent Park Farm development and beyond;
- » Several Public Rights of Way run through the site, which will be retained to maintain important local connections with the surrounding countryside;
- » Informal pedestrian routes will be provided through newly created open spaces;
- » The structure and alignment of streets will allow retained glimpsed views between the site and St. Mary's Church tower, to aid design legibility and help to create a sense of place.



Creating Places & Spaces

A series of interconnected places and spaces will provide benefit to the community, designed to have a role and function within the development, including:

- » Gateway Spaces located at the Oldbury Lane primary access points. These spaces are revealed by breaks in the hedgerow and dispersed tree planting proposed along the northern boundary.
- » A Key Activity Area, comprising high quality public realm overlooked by the primary school and retail / community hub, forming the focal point of the scheme;
- » A Destination Park, to provide a large amenity green space and play area for children and families;
- » Neighbourhood Greens forming open space of residential scale and character.



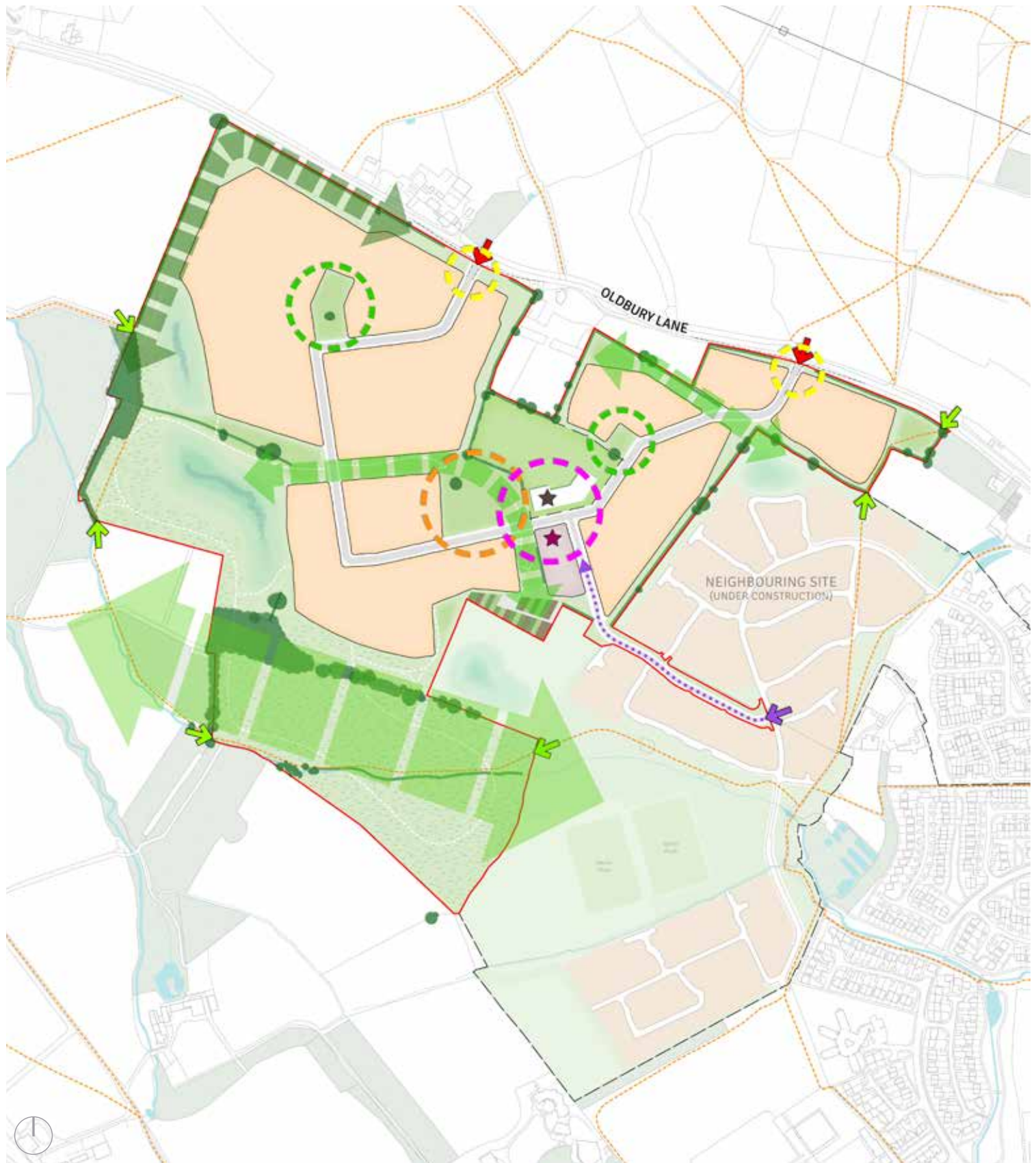
7.3. Concept Masterplan

The design concept shown opposite demonstrates how the principles fit together to create a coherent development structure that will shape the Parameter Plans and Illustrative Masterplan.

This design concept addresses the key issues raised throughout the assessment and involvement process, and maximises the opportunities provided by the site and its context. Further details of the design proposals are set out in the following sections.



The Concept Masterplan demonstrates the designed spatial arrangement for the balanced delivery of a new community at Pickedmoor, providing aspirational streets and spaces and multi-functional open space.



Concept Masterplan



8 DESIGN PARAMETERS

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8.1. Status of Proposals

This chapter sets out the design parameters for the elements that will be fixed as part of the Outline Planning Permission, comprising: Land Use and Access, Green Infrastructure and Building Heights. These design parameters provide a framework for future, more detailed designs.

8.2. Land Use & Access

The proposed Land Use and Access parameters have been determined as part of a comprehensive masterplanning process; responding to the site's constraints, opportunities and the proposed design principles.

The development has the capacity to provide up to 595 dwellings that are accommodated within approximately 16.37 (inclusive of mixed use Retail and Community Hub) of development land. The dwellings would be provided across a range of types and tenures, including 35% affordable housing.

Primary School

A one-form-entry Primary School sits at the centre of the development on a 1.3ha school site with excellent accessibility both for this development and existing residents within Park Farm.

Retail and Community Hub

Opposite the Primary School, a location has been identified for mixed retail and / or community uses with the opportunity for residential apartments above. This area will combine with the Primary School to form a key activity area at the heart of the development.

Public Open Space

Approximately 18.3ha of Public Open Space is proposed, which would comprise open space of different features and typologies, as detailed on the Green Infrastructure Parameter Plan and the Illustrative Landscape Masterplan.

Access Points

Primary vehicle access junctions will be provided at two locations from Oldbury Lane on the northern boundary of the site.

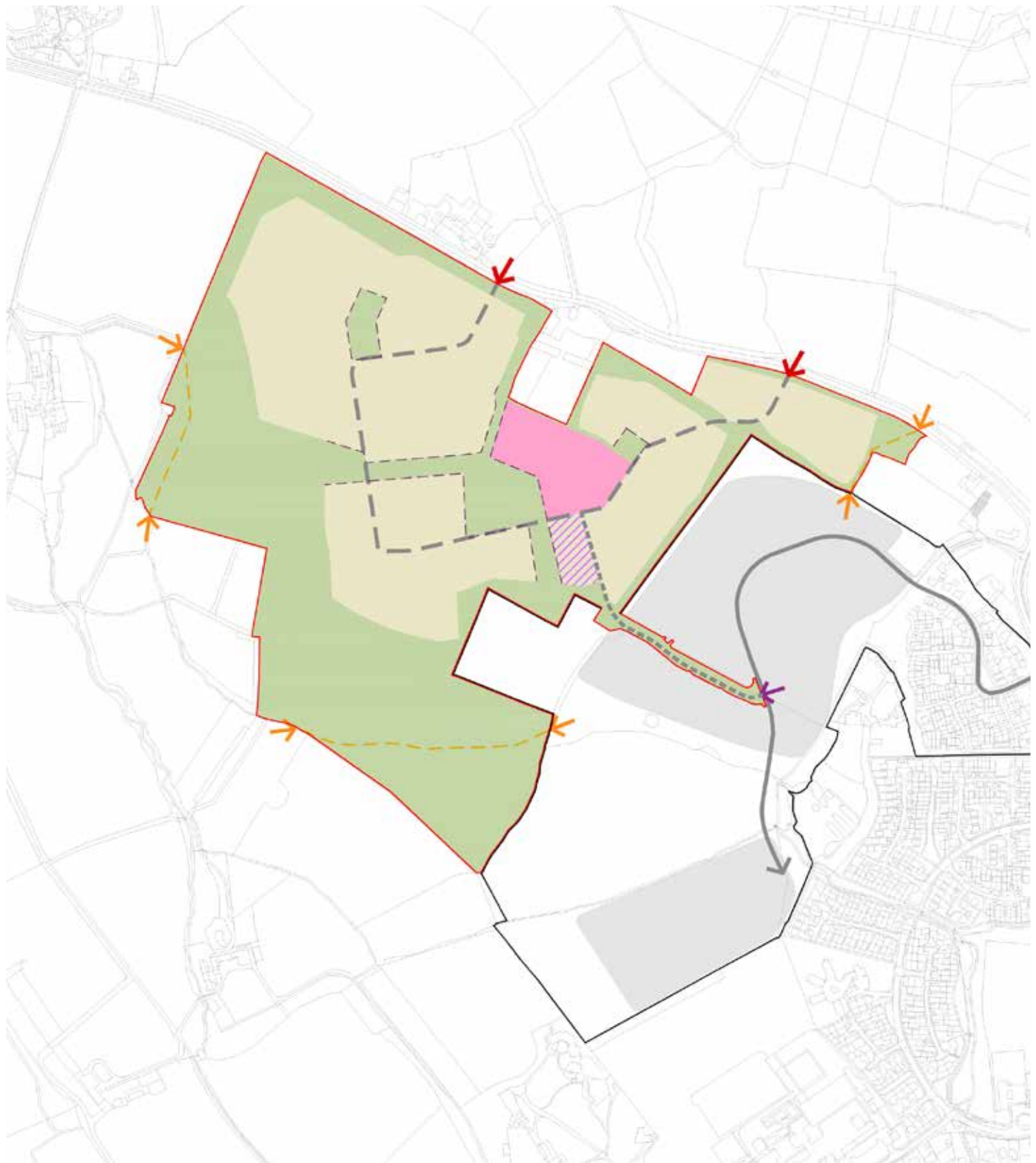
These will be supplemented by a sustainable transport link located on the eastern boundary, providing pedestrian, cycle and public transport access with the neighbouring Park Farm development and beyond towards the town centre. This link will provide clearly visible and functional priority to walking, cycling and public transport over car use.

Public Right of Way footpath access points will be retained in their current positions on all boundaries.

Routes

Public Right of Way routes will be retained in their current alignment and / or diverted through the development as necessary.

The indicative alignment of the proposed Primary Street is included on the parameter plan, demonstrating how this could be delivered within the site to provide appropriate levels of access and circulation to all part of the development. The exact alignment of these routes would be determined at the detailed design stage.



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|--|---|---|---|
| Site Boundary | Public Open Space
(Including, as required: access, play facilities, drainage, landscaping, amenity grassland, retained vegetation, allotments, pedestrian/cycle links, and all necessary infrastructure) | Primary Vehicle Access Point | Park Farm Boundary |
| Residential Development
(Including, as required: retail and community hub, access, drainage, Public Open Space, landscaping, parking, pedestrian/cycle links and associated infrastructure) | Flexible Land Use Boundary
(Land use boundary deviation is permitted by a limit of 5m) | Pedestrian, Cycle and Bus Access Point
(Sustainable Travel link) | Indicative Development Area
(Under Construction) |
| Primary School Site | Indicative Alignment of Primary Street
(Exact alignment to be determined at reserved matters stage) | Retained Pedestrian Access (PROW) | Main Street Alignment |
| Indicative Location of Retail and Community Hub | Indicative Alignment of Pedestrian, Cycle and Bus Access
(Sustainable Travel link - exact alignment to be determined at reserved matters stage) | Existing footpath (PROW) to be retained | |

8.3. Green Infrastructure

The Green Infrastructure (GI) Parameter Plan indicates areas and corridors of proposed open space, including different habitat and amenity typologies. The proposed parameters are underpinned by the green infrastructure and ecological context of the site, therefore helping the development to integrate with the existing environment.

The main aspects include:

- » Protection and creation of green infrastructure links to maintain connectivity of habitats around and through the development;
- » Provision of easily accessible Amenity Public Open Space for the use and enjoyment of the local community, forming corridors within and around the built development;
- » A zone for parkland with extensive habitat protection and creation, including broadleaved woodland, meadow grassland, ponds and hedgerows or translocated hedgerow. This will have informal recreational walking routes to enable managed public access to suitable areas;
- » A Sustainable Urban Drainage System that includes wetland habitats of biodiversity value.
- » Identification of hedgerows and trees to be retained or removed.

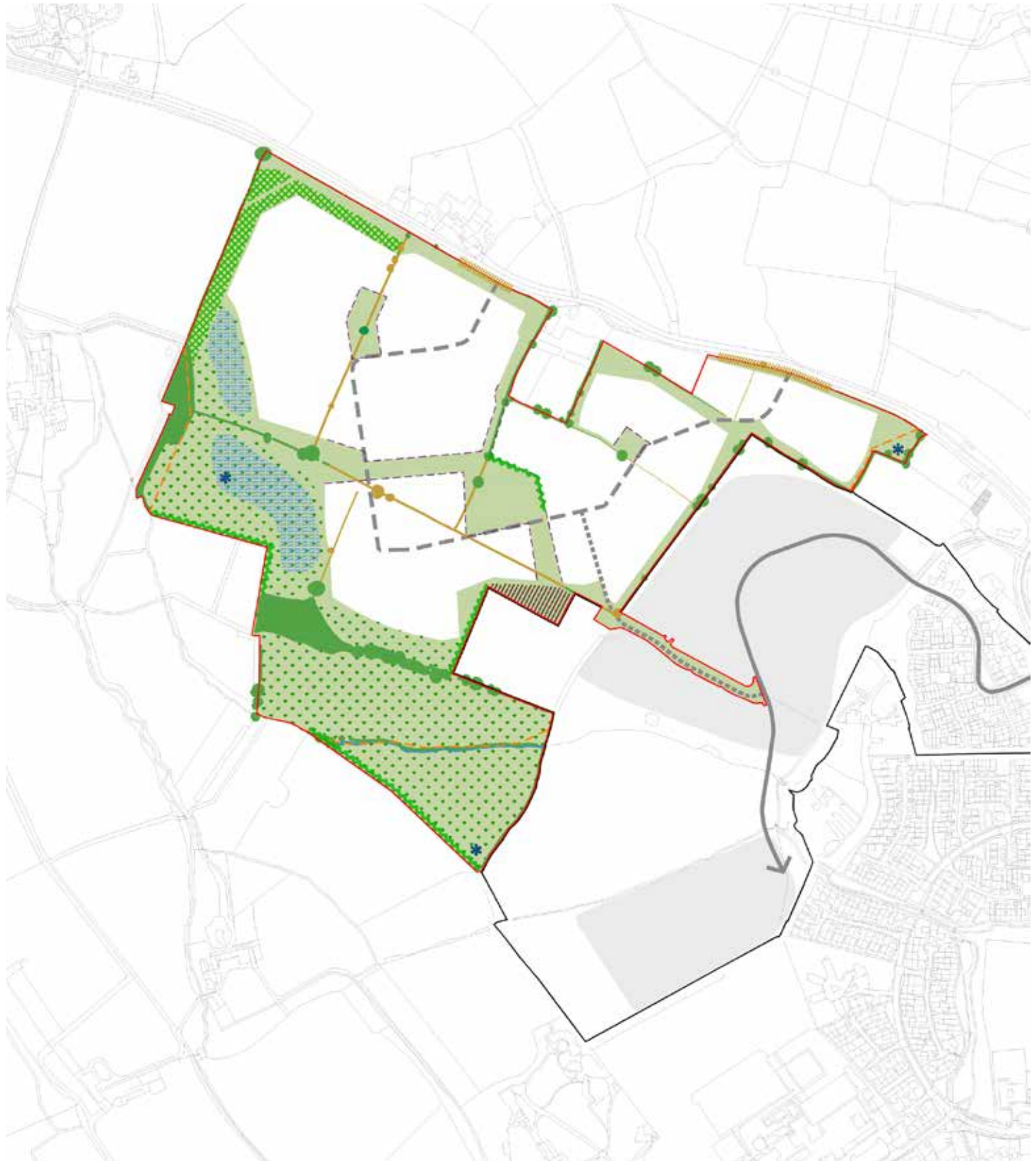
The southern area of the site forms an important element of the local GI network, protecting and enhancing a strategic east to west link along the Pickedmoor Brook corridor. This will contribute to and enhance the “Strategic Green Infrastructure Network”.

Elsewhere, existing woodland blocks and linear corridors form structuring elements of the GI, enhanced by proposed additional structural planting on the north-west corner of the site.

Elements of the existing hedgerow network will require removal to enable development, but significant existing trees and woodland are protected. This includes a Veteran tree to be accommodated within an Amenity Open Space and also a 15m (min) buffer around the Parkmill Ancient Woodland.

The proposed design will also incorporate the retention of existing public footpath routes.

The overarching approach seeks to protect and enhance the existing landscape character and ecological value of the site where possible, to provide a diversity across the GI network and open space areas to benefit both people and wildlife. The development would provide a net gain in biodiversity.



- | | | | |
|--|---|---|---|
| Site Boundary | Existing Trees and hedgerows to be removed as required | Proposed wildlife pond | Indicative Alignment of Pedestrian, Cycle and Bus Access (Sustainable Travel link - exact alignment to be determined at reserved matters stage) |
| Amenity Public Open Space (including, as required: access, play facilities, drainage, landscaping, amenity grassland, retained vegetation, pedestrian/cycle links, and all necessary infrastructure) | Zone where hedgerow removal is permitted to enable access | Translocated hedgerow or new hedgerow | PARK FARM DEVELOPMENT |
| Flexible Land Use Boundary (Land use boundary deviation is permitted by a limit of 5m) | Woodland Structure Planting | Zone for parkland with meadow grassland and dispersed tree planting | Park Farm Boundary |
| Existing Trees and hedgerows to be retained | Zone for New Allotments | Zone for SUDS Basins with wet grassland | Indicative Development Area (Under Construction) |
| Veteran Tree to be retained | Existing retained Water Course | Indicative Alignment of Primary Street (Exact alignment to be determined at reserved matters stage) | Main Street Alignment |
| | Existing footpath (PROW) to be retained | | |

8.4. Building Heights

The maximum building heights illustrated on the plan opposite are proposed in response to a combination of factors based on local and site assessments, proposed land uses and established urban design principles. Proposed dwellings will typically range from 2 – 2.5 storeys across the site, with some 3 storey buildings used centrally to emphasise prominent focal buildings and create a legible built environment along the main street. Building heights would not exceed two storeys on the southern, western and northern edges of the site, which will aid a sensitive transition with the surrounding countryside.

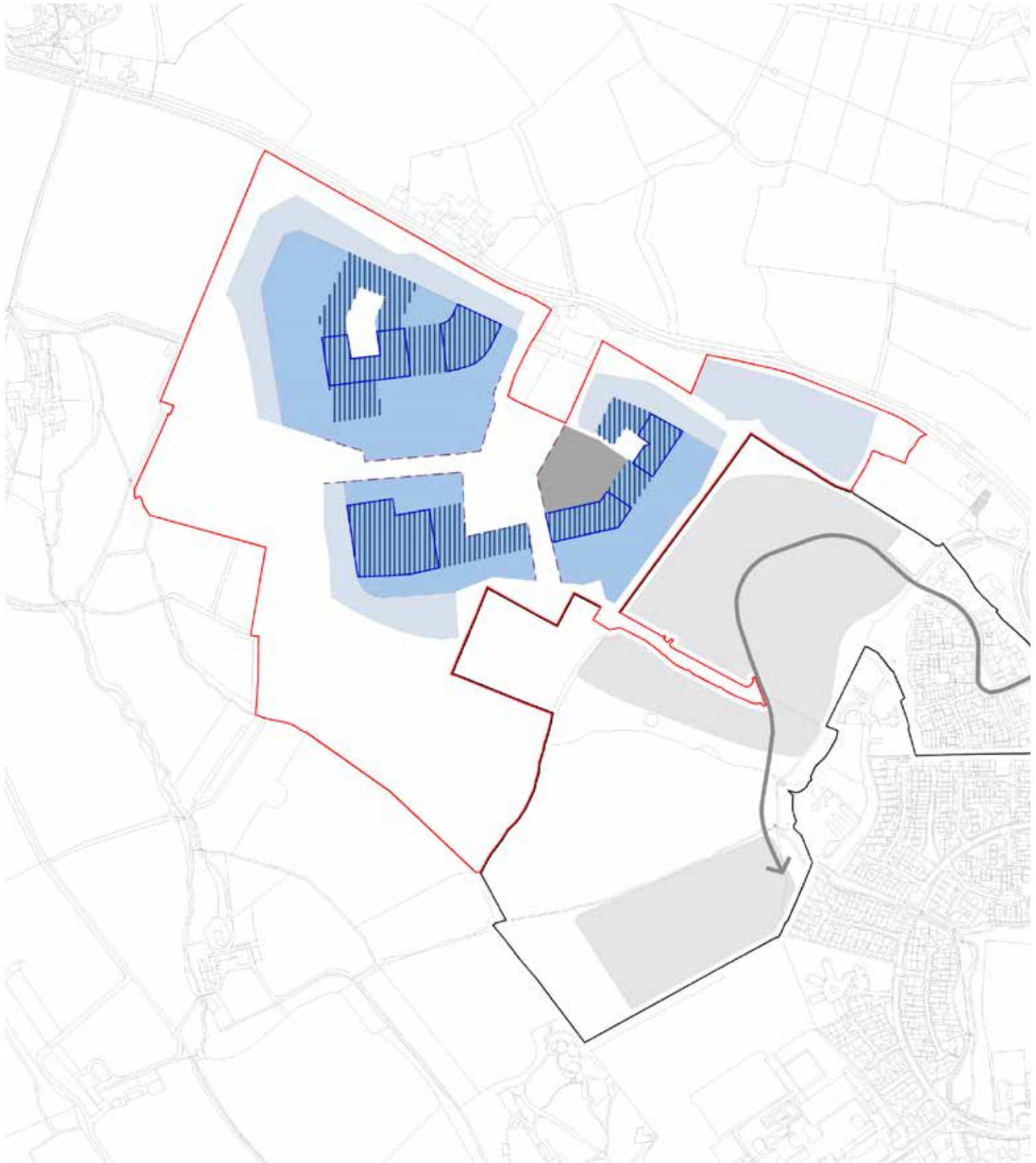
Higher building heights may be permitted, in the central points of the site where, in agreement with planning and design officers, it is deemed beneficial for townscape and legibility purposes. A zone is identified on the plan showing where this is most likely to be appropriate, allowing for the introduction of 3 storey dwellings within up to 50% of the zone.

The accompanying table sets out a rationale for how the building height parameters have been determined for worst-case assessment purposes within the Environmental Statement that accompanies the planning application. For each storey height, it states a typical building height range and then provides a 1m tolerance to allow for potential variations in existing ground levels. The worst-case building height parameter is calculated by adding the upper limit of the building height range to the 1m earthworks tolerance.

Building Type	Typical Building Height Range	Approx. Earthworks Tolerance*	Building Height Parameter** (above existing AOD)	Height Parameter Restrictions
2 storey dwelling	7.5m – 9.5m	1m	10.5m	n/a
2.5 storey dwelling	9m – 10.7m	1m	11.7m	n/a
3 storey dwelling	10.3m – 11.2m	1m	12.2m	Up to 50% coverage. Location to be agreed with LPA at reserved matters design stage.
Primary School	8m – 9m	1m	10m	1FE building footprint



Above: Building height parameter plan with indicative development perimeter blocks overlaid to show how the maximum building heights relate to the envisaged masterplan structure.



PARAMETERS

- Site Boundary
- Up to 10.5m high
- Up to 11.7m high
- Up to 12.2m high (Up to 50% coverage)

- Area where buildings up to 12.2m have been tested through the LVIA (Location subject to review at RMA design stage)
- Up to 10m high (Location for Primary School Building)
- Flexible Boundary (boundary deviation is permitted by a limit of 5m)

PARK FARM DEVELOPMENT

- Park Farm Boundary
- Indicative Development Area (Under Construction)
- Main Street Alignment

Notes:

- Some reworking of existing ground levels will be necessary to achieve appropriate development platforms. Finished ground levels will accord with the requirements of the PFA, but remain subject to detailed design.
- Incidental elements, such as chimneys, may exceed the building height parameter by up to 1m.
- Ancillary infrastructure may necessitate building heights of up to 4m located outside of those areas identified for development on this plan.



9 ILLUSTRATING THE PRINCIPLES

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9.1. Illustrative Masterplan

The Illustrative Masterplan, presented opposite, further evolves the design principles, concepts and parameters to show how the vision and aspirations for the proposed development could be delivered to provide a residential neighbourhood of up to 595 homes. A summary of the main elements is provided below with numbered annotations shown on the plan to help identify the features described.

The proposed development will provide a high quality residential extension to Thornbury, settled within an attractive multi-functional green infrastructure network. The targeted retention and enhancement of existing landscape features has underpinned much of the emerging masterplan and the basis for the creation of new parks and places that will provide civic amenity and links into the surrounding setting.

A large natural open space (1) to the south of the site provides a wildlife and recreation resource to be enjoyed within the tranquil setting of the Pickedmoor Brook (2) and its wooded surroundings (3). This space forms an extension of the large open space area proposed at Park Farm (4). The provision of enclosed neighbourhood green spaces (5) create opportunities for play and social interaction within residential areas. Other notable green infrastructure assets include potential wildlife ponds and an area for community allotments.

A tree belt is proposed on the north western edge (6) to help soften the appearance of development and create a sensitive transition with surrounding countryside. Elsewhere streets and green space are aligned to retain and capture glimpses of St. Mary's Church Tower (7) to support a sense of place.

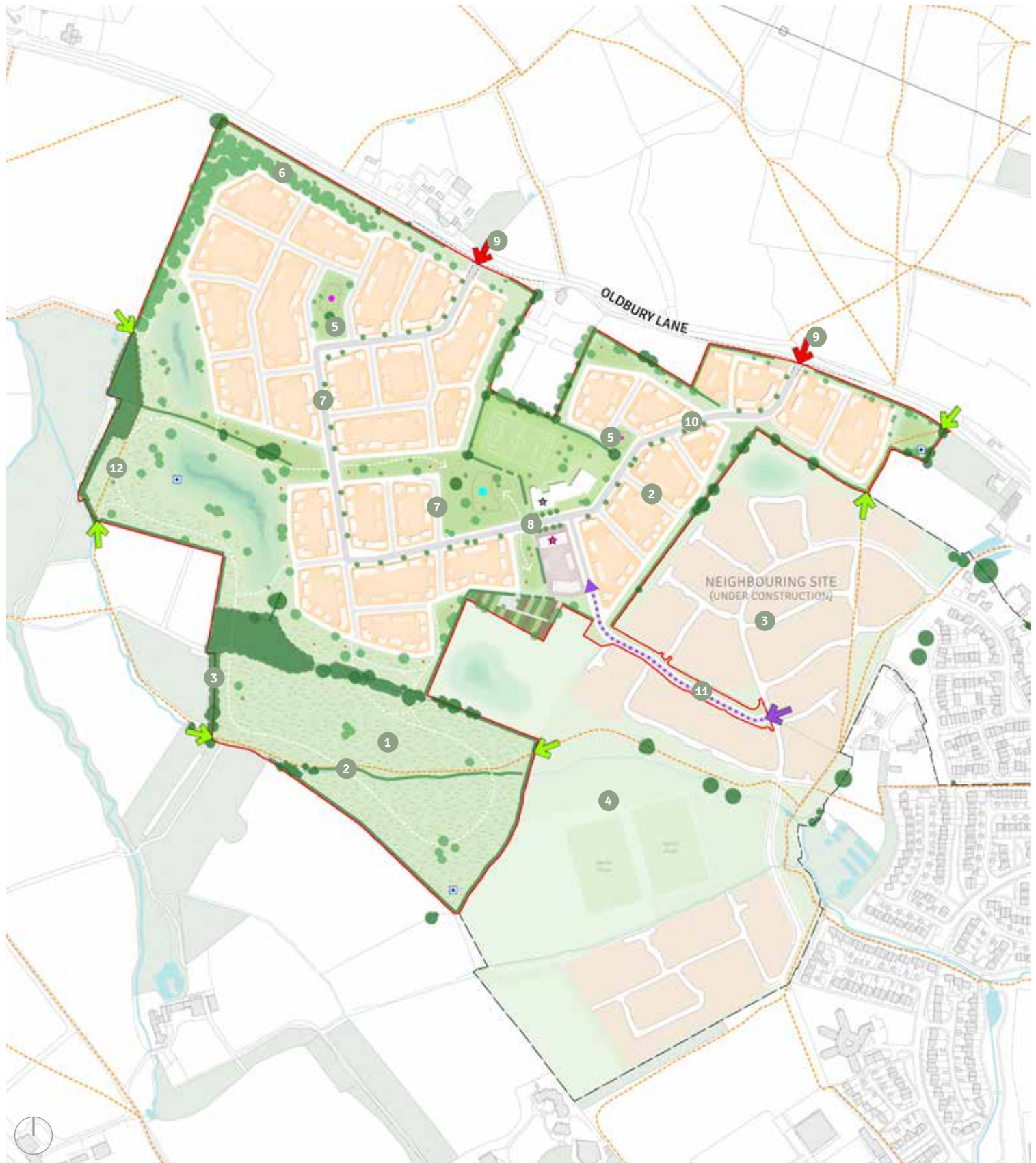
The heart of the scheme is distinguished by a grouping of significant community amenities, including a 1FE school site, a retail and community hub, and a central 'destination park'. It will be easily accessed by new and existing communities, located where key movement routes converge (8). The role and function of this key area is described further on the following page spread.

Vehicle access into the proposed development will be taken from two points on Oldbury Lane (9), with a 'Main Street' (10) running through the development linking between them. This street will be able to accommodate bus movements, with a sustainable transport link (11) connecting to Park Farm and into Thornbury. Existing footpath linkages are retained and integrated within a new and enhanced network of attractive routes (12).

The creation of a permeable development with a clear hierarchy of streets ensures that residential areas and the community facilities are accessible for new and existing residents via sustainable modes of transport. The provision of a bus route within the site will also connect the development with wider destinations and facilities in Thornbury and the surrounding areas.

The character of the built form will be informed by placemaking design cues together with the influence of existing local context characteristics, to deliver an attractive, distinctive and legible place.





Illustrative Masterplan

Mixed-Use Activity Area

A mixed-use activity area is proposed at the heart of the scheme where the primary school, retail and community space are co-located with the Destination Park at a nodal point formed by the junction between Main Street at the Sustainable Transport Link to Park Farm. This collection of uses will create a vibrant and convivial centre point to the development, benefitting the community by providing convenient local facilities where people can learn, shop, meet, work and play. Its accessible location will encourage sustainable active travel by foot, cycle and bus, with visitors afforded the choice of using the street network or routes along green links that permeate the scheme.

The following design principles are to be applied to this area:

- 1 **Primary School:** landmark building positioned to enclose the street and terminate views looking northwards along the Park Farm Sustainable Transport Link
- 2 **Mixed Use Units:** retail and community space sit south of the primary school to generate an active frontage that positively addresses the street and public realm
- 3 **Destination Park:** This central green space will form a valued destination for children and families, incorporating play equipment, seating and picnic facilities, pedestrian and cycle routes, mature trees and new proposed landscaping
- 4 **Allotments:** located to the south, the allotments provide an accessible and productive resource for the community to grow food whilst being active and having opportunities to gain social interaction.
- 5 **Sustainable Transport Link:** this corridor provides an important link between the development and Park Farm, opening up access to the school and other uses for nearby residents. It will be designed as a safe, welcoming and attractive street that is well overlooked by surrounding properties.
- 6 **Public Realm and Parking:** where the Sustainable Transport Link meets the Main Street, design of the street, landscape treatments and surface materials will have an uplift in quality to signify the importance of the space. This area will include avenue tree planting and a modest level of visitor parking at the frontage of the retail and community space
- 7 **Loading:** A loading bay for deliveries will be integrated within the Sustainable Transport Link so that vehicles do not interrupt activity within the main space. Vehicles will access the bay by looping around the adjacent residential perimeter block to the east.
- 8 **Residential Dwellings:** Properties will front onto streets and open spaces to help frame the spaces they overlook.



Illustrative layout of mixed-use activity area

9.2. Landscape

In response to the landscape and visual appraisal of the site, the key features of the Illustrative Landscape Masterplan are outlined below:

- » Disposition of the development - the selection of a development area which addresses both floodplain constraints and ecological assets, and provides the space for green infrastructure buffers against Oldbury Lane on the approach to Thornbury, and throughout the design proposals;
- » Provision of a substantial area of green infrastructure to the south of the site to maintain an open floodplain, provide a buffer to historic features to the south and reinforce recreational links with the existing edge of Thornbury. This area is consistent with and will deliver public access to the 'Strategic Green Infrastructure Network' around Thornbury;
- » Proposed green corridors across and through the proposed development, breaking up the development areas and providing attractive pedestrian links;
- » Retention of the majority of the high quality trees on the site;
- » Retention of notable hedgerows which, where possible are incorporated into the design and sections of translocated hedgerow to help define a strong, new landscape structure to the south;
- » Provision of a woodland buffer to the north-western corner of the site to contain and restrict views on the approach to the settlement and provide a buffer to further protect the adjoining ancient woodland;

- » Tree planting to the northern boundary with Oldbury Lane to provide an attractive approach to Thornbury from the west;
- » Proposed new tree planting using locally typical species to reinforce the new green infrastructure;
- » Proposed parkland incorporating shallow-profiled sustainable urban drainage (SUDS) basins designed to integrate with and positively contribute to the green infrastructure; and
- » Provision of recreational public open space, including allotments and play spaces, and new pedestrian routes linking to existing PRoW.

9.3. Ecology






























A detailed understanding of the ecological value of the site has been achieved through site surveys and desk studies. This ecological information has been used to guide the proposed development layout, seeking to avoid adverse ecological effects, wherever possible, and provide mitigation and compensation wherever such effects occur. Enhancements have also been proposed and have been integrated with landscape and drainage design considerations from the outset of the project.

Park Mill Covert SSSI and Ancient Woodland are adjacent to the western site boundary. In addition to protection measures during construction, this designated site would be buffered and protected from development. All veteran trees within the site would also be retained and protected. Unavoidable removal of hedgerows, improved grassland and one pond would be mitigated through new hedgerows, broadleaved woodland and wildflower meadows, and wetland creation through SUDS and permanently wet wildlife ponds.

Overall, it is considered that development of the site would deliver a net gain in biodiversity in the long-term. This would be of benefit in the long-term for invertebrates, amphibians, reptiles, birds and otters. Whilst minor adverse effects on bats, badger, brown hare and hedgehog may occur, these effects would not be significant and would not change the overall conclusion of a net gain in biodiversity. Construction would be undertaken in compliance with the legal protection of protected species.

To secure the delivery of the proposed ecological measures, a Landscape and Ecological Management Strategy would be produced, which would set out the framework for future Construction Ecological Management Plans and Post-construction Landscape and Ecological Management Plans for all development phases as they came forward. These Plans would be submitted with future Reserved Matters Applications.



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|  | Proposed pedestrian linkages |  | Native woodland structure planting (mixed species size) |  | Proposed allotments |
|  | Proposed vehicle entrances |  | Parkland /open space planting (mixed species sizes) |  | Proposed SuDS surface water attenuation areas:
(It is envisaged that these would be dry depressions that would periodically fill with water for short periods of time during storm event) |
|  | Proposed sustainable transport connection to Park Farm |  | Translocated hedgerow |  | Proposed translocated hedgerow |
|  | Existing trees and hedgerows (priority habitat) |  | Street trees (large species) |  | Location of existing hedgerow linking to woodland |
|  | Existing water course (priority habitat) |  | Trees along road frontage (large species) |  | Proposed parkland/informal POS |
|  | Existing standing water / pond (priority habitat) |  | Destination Park |  | Proposed green corridor |
|  | Proposed informal meadow grassland |  | Neighbourhood Greens |  | Easement for existing oil pipeline |
|  | Proposed wet grassland (SuDS depression) |  | Natural Play |  | Existing watercourse & proposed crossing points |
|  | Proposed Wessex Water Foul Drainage | | |  | Proposed indicative wildlife pond location |
| | | | |  | Existing pond (priority habitat) |
| | | | |  | School (1FE) |
| | | | |  | Indicative location of Retail/Community Hub |

9.4. Annotated Artists Impression

- 1 Proposed allotments
- 2 Post Farm development
- 3 Park Farm sports pitches
- 4 Park Farm development
- 5 Sustainable transport link
- 6 Retail and Community Hub
- 7 North East Arrival Area
- 8 Primary school
- 9 Oldbury Lane
- 10 Destination Park
- 11 Neighbourhood Greens
- 12 Natural play
- 13 Main Street
- 14 Landscaped drainage basins
- 15 Pickedmoor Brook and recreational open space
- 16 Wooded edge
- 17 Footpaths
- 18 North West Arrival Area
- 19 Dispersed tree planting





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9.5. Character & Appearance

The proposed layout and form of development is structured around a central main street, residential spaces at key nodal points and an interconnecting network of green corridors and open spaces. These features provide a framework for placemaking from which variations in development character can emerge. Together with design cues and influences found within the existing local context, this approach will help deliver an attractive, distinctive and legible place.

There are five variations in character proposed, including:

- » Oldbury Lane Arrival
- » Main Streets;
- » Key Spaces;
- » Streets;
- » Green Frontages.

These are shown on the plan opposite and described over the following pages including precedent imagery, indicative materials palettes, and references to the local context.

Placemaking

The Framework for Placemaking plan also establishes several important design principles that support the Illustrative Masterplan, helping to guide the creation of a distinctive and legible development.

Arrival Areas

The proposed Oldbury Lane arrival experience is explained on the following pages, showing how variation in landscape treatments will reveal the entrances to the development to form an attractive and welcoming environment for residents and visitors of Thornbury.

Prominent Buildings

Landmark buildings will be placed in prominent locations such as the gateway spaces or along the primary street, helping to create a hierarchy in built form and aid legibility in these important areas. These buildings will feature distinctive architectural styles that include a proportionate uplift in scale and material quality.

Glimpsed Views

The structure of the proposed masterplan has evolved to include streets and corridors of open space that allow opportunities for visual connectivity from areas of the site towards the town centre, formed by glimpsed views of St. Marys Church Tower above the tree line. These glimpsed views would be seen from the main street that runs through the center of the development.



Glimpsed Views of Church



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|---|----------------------|---|--|
|  | Oldbury Lane Arrival |  | Primary Vehicle Access Point |
|  | Main Street |  | Pedestrian, Cycle and Bus Access Point |
|  | Key Spaces |  | Arrival Areas |
|  | Street |  | Glimpsed Views to St. Mary Church |
|  | Green Frontage |  | Prominent Building |

9.6. Oldbury Lane Arrival Experience

The proposed development will create a new arrival point to Thornbury that is experienced when travelling from the west along Oldbury Lane by car or by bike (there is no footpath). The following pages set out a series of landscape and urban design principles for this area.

The design and layout of built form along Oldbury Lane will be influenced by the existing characteristics of the 'Thornbury Approach Roads', which are described in Chapter 3.5 of this DAS.

Boundary Treatments

The proposed boundary treatments for the north west corner of the site and the northern edge of development along Oldbury Lane are shown on the adjacent plan and described below. The design aspirations are as follows:

- » Create an attractive and transitional arrival experience into Thornbury from the West.
- » Enhance the Oldbury Lane arrival areas into the site.
- » Enhance Green Infrastructure network and provide visual containment of the development.

To deliver this, three broad design treatments are proposed, as explained here:

Wooded Edge

- » Robust, wooded tree corridor (with understory) introduced on north-west corner of the site boundary, including the westernmost length of the Oldbury Lane frontage.
- » Provides 20-30m wide soft landscape buffer, containing and heavily filtering views on the approach to the proposed development.
- » Enhances existing GI network by connecting with existing structural woodland to the south.
- » Majority of existing hedgerow retained on Oldbury Lane.

Transitional Edge with Dispersed Tree Planting

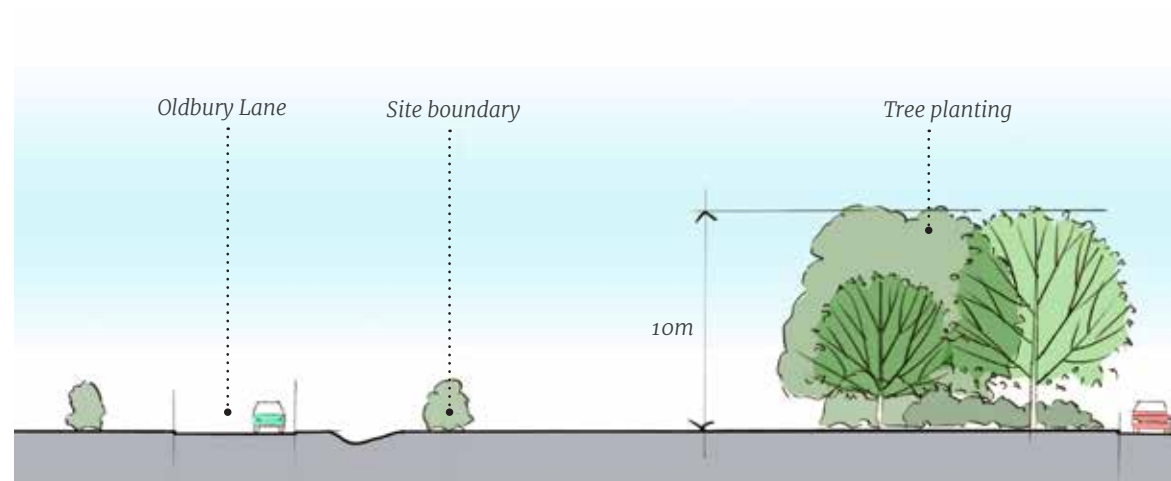
- » Dispersed tree planting to Oldbury Lane along the development frontage. This treatment is introduced broadly opposite existing properties (Oak Leaf Nurseries) on Oldbury Lane
- » Provides filtered views of the proposed development in the short and long term, above the existing hedge.
- » No low-level views of the properties due to existing hedge

Arrival Areas

- » Presence of low-key arrival space will mark the arrival points to the development.
- » Parkland character with open or slightly filtered views to houses and into the site.
- » High quality materials on corner buildings to mark entrances.

Section A-A shows the relationship between Oldbury Lane, the proposed soft landscaped buffer including woodland and proposed dwellings.

Section AA





Oldbury Lane Design Principles Plan



North West Sketch and Principles

The layout in this part of the site is informed by nearby rural collections of buildings, as detailed in the description of local distinctiveness at Chapter 3.5:

- » Buildings overlooking Oldbury Lane are typically two storey with varied setbacks and orientation. Some half storeys will be used to create interest along this frontage and the wider area shown
- » A generous green setback to the main road forms a soft landscaped buffer
- » Front and garden walls forming a key part of the streetscape
- » Mainly render with some brick and stone, and predominantly slate roofs
- » Mainly wide frontage buildings.



Location plan



Wooded edge formed by proposed tree planting

Generous green setback along the Oldbury Lane

North West Sketch

Transition between wooded edge and dispersed planting to take place opposite Oakleaf Nurseries

North West Arrival Area

Buildings with varied heights, setbacks and orientations

Mainly wide frontage buildings



North East Sketch and Principles

The illustrative layout is informed by existing settlement and development patterns found on approach to Thornbury, interpreting the following characteristics:

- » Groups of buildings enclosing a series of spaces arranged in an organic farmyard style configuration
- » A gateway building (farmhouse design style), fronting the road, with other, longer buildings around the space
- » A green setback from the main road
- » A variety of building orientation, height and materials.

In taking influence from these aspects, care is also used to ensure that buildings provide frontage to all edges, such as along Oldbury Lane and onto green areas.



Location plan



North East Sketch

Dispersed tree planting

North West
Arrival Area

Groups of buildings
arranged in farmyard
style configurations

Gateway building
(farmhouse design
style) fronting the road

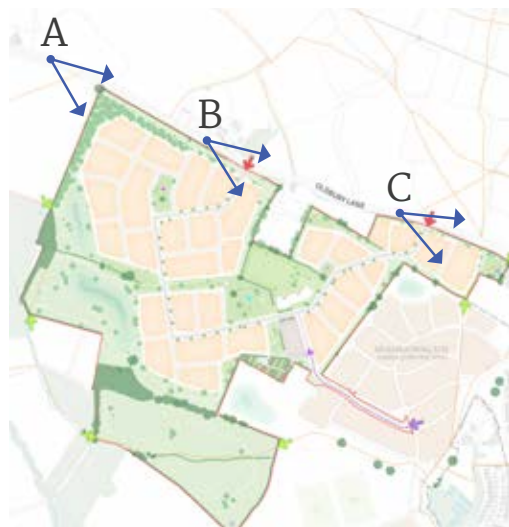
Varied configuration
of buildings facing
Oldbury Lane

Generous green
setback along the
Oldbury Lane



Arrival Experience

This sequence of illustrated views shows how the arrival experience will change as people travel eastwards towards and alongside the development. In recognition that the planting proposals will take time to mature, the illustrations show scenarios for year 1 growth and year 15 growth. Upon reaching maturity, views of the development from Oldbury Lane are expected to be heavily screened by woodland at Point A and filtered by dispersed tree planting at Points B and C, which are located on approach to the development access junctions. The result is an attractive and transitional arrival experience that slowly reveals views of the development whilst approaching from the west.



Existing



Viewpoint A



Viewpoint B



Viewpoint C

Year 1



Year 15



'Main Street' Character



- » Medium - high density development overlooking the main, central street.
- » Clean and contemporary interpretation of the residential elements of Thornbury High Street
- » Mainly terraced or semi-detached, with occasional detached dwellings
- » 2 - 2.5 storey, with potential for 3 storey in prominent locations
- » Simple and complimentary colour palette with occasional contrast
- » Subtle variation in ridge height, mainly parallel to the street
- » Varied plot widths with consistent building set back / privacy strip
- » Uniform use of low walls to front boundaries
- » Ground floor bays and half storey dormer windows.
- » Tree planting in verge to one side of street

Example Design Features



Brick



Occasional gables at key locations



Simple, muted colours



low walls



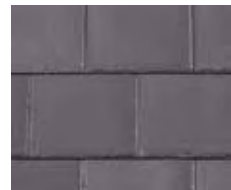
Suggested Materials



Pantile



Brick



Concrete 'Slate'



Render



Grey Windows

Thornbury precedents



Muted Colours



low walls and narrow set backs



Varied plot widths and materials



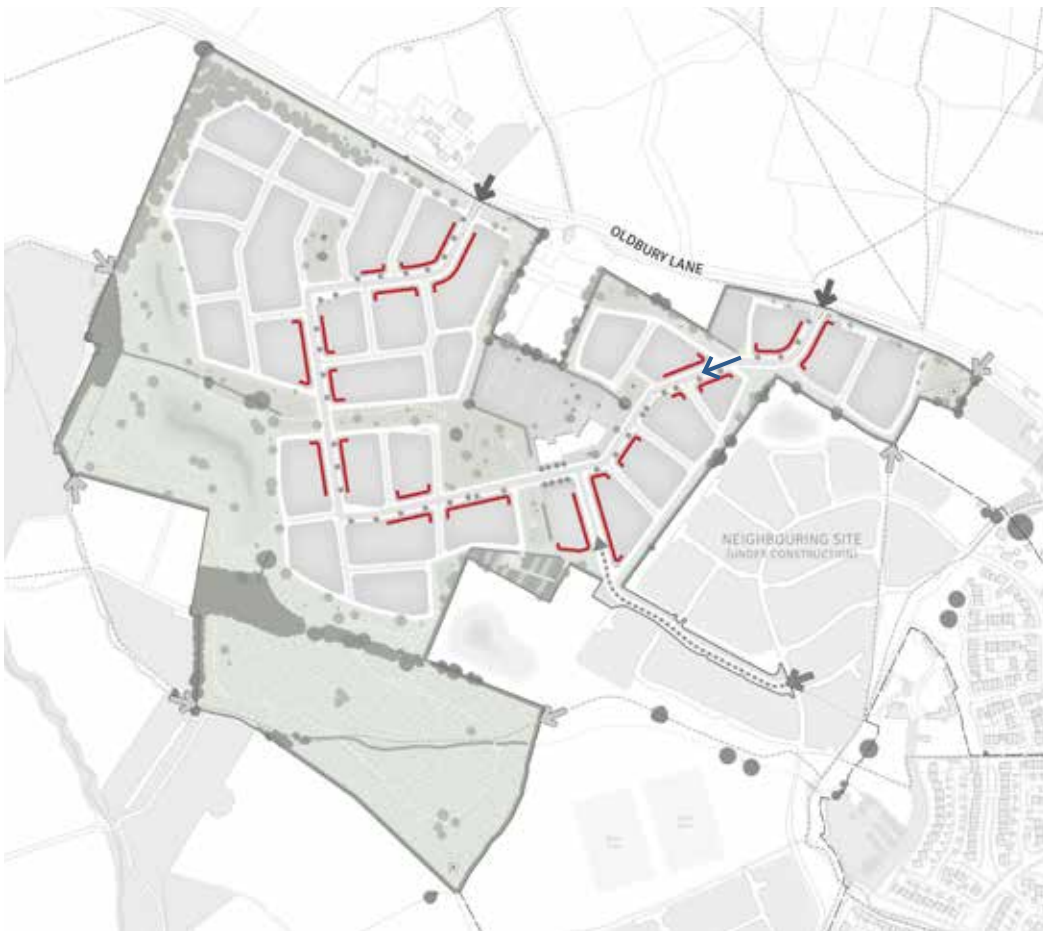
Cat-slide dormers



Ground level bays



Some short runs



Location plan



Artist's impression

Single tree avenue
within verge

Surface variation marks junction

Low walls to boundaries

Flat roofed dormers

Retained oak tree

A local bus service through the primary movement
route connects the development with Thornbury town
centre

Bay windows
and porches



‘Key Spaces’ Character



Example Design Features



Plinths, bays



Gables and projections / bays

- » Medium to high density development that overlooks and encloses the neighborhood greens and key nodal points along the main street.
- » Variation from Main Street is provided by roofscape, materials and boundaries
- » Introduction of gable fronted roof lines provide rhythm and interest
- » Horizontal plinths and material contrast represent an interpretation of shop fronts in Thornbury town centre.
- » Consistent building set back / privacy strip, with boundaries formed by brick piers, low walls and railings
- » 2.5 storey, with potential for 3 storey in prominent locations
- » Ground floor bays
- » Forms legibility feature along the Main Street



Piers, low walls and railings



Tile and slate hanging



Plinths and contrast

Suggested Materials



Render

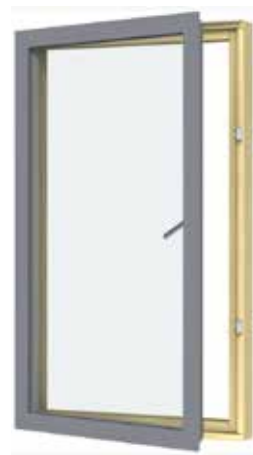


Concrete 'Slate'



Blue brick plinths

Brick



Grey Windows

Thornbury precedents



Muted colours



Catslide dormers



Shop-frontage 'plinths' create horizontal contrast



Key gabled buildings

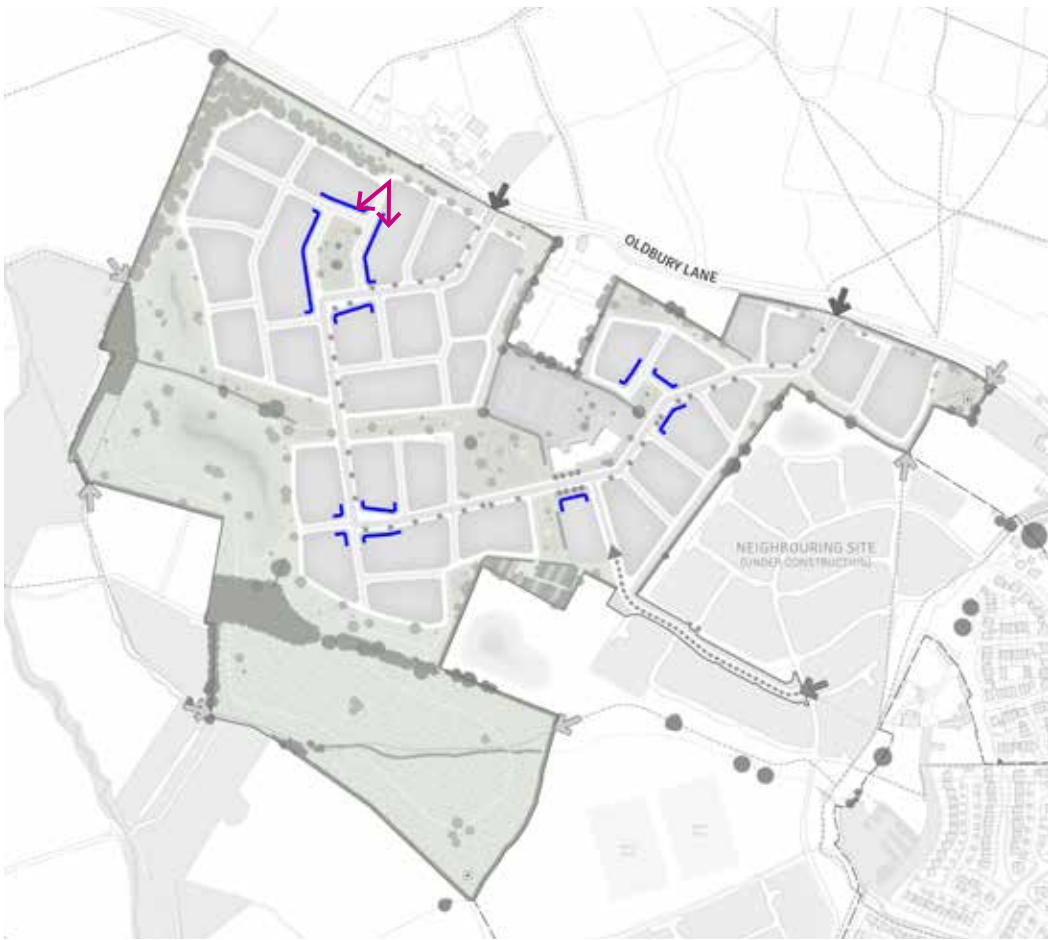


Double-height bays



Varied silhouette

Some 3 storey
properties in
prominent locations



Location plan



Artist's impression

Appearance of streets, architecture, and open spaces influenced by local Thornbury vernacular – with building plinths providing occasional horizontal emphasis, and a variety of materials employed throughout

Neighbourhood green

Scale and density responsive to Thornbury context, comprising predominantly 2 and 2.5 storey properties



'Streets' Character

Example Design Features



- » Medium density buildings located on the side streets
- » Traditional residential character
- » Predominance of 2 storey building heights with occasional use of 2.5 storey in key locations
- » Semi-regular structure and more simple building forms with predominance of brick
- » Varied frontage setbacks with planted strips marking boundaries



Use of low speed, pedestrian friendly street design



Simple traditional forms



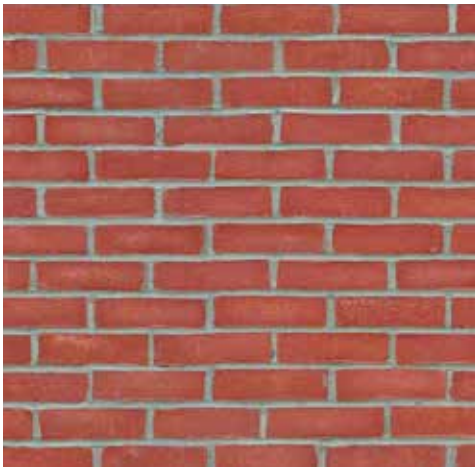
Limited palette of materials



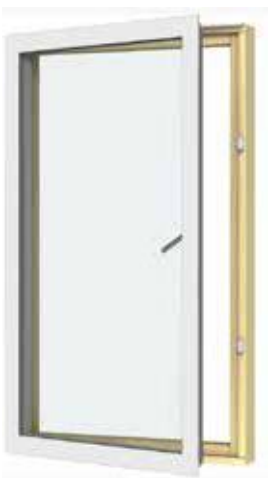
Front gardens and privacy strips defined by planting



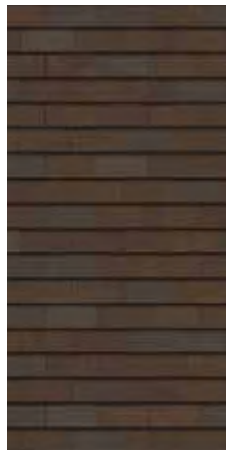
Suggested Materials



Red brick



Windows



Plain tile

Thornbury precedents



Red brick



Some front gardens



Tight, urban environment



Regular and simple forms



Narrow plots



Adjacent development

‘Green Frontages’ Character

Example Design Features



- » Semi-detached and detached properties overlook and frame the green links and open spaces
- » Organic, semi-regular structure influenced by surrounding rural context
- » An informal look and feel with traditional features creating a sensitive transition with open spaces
- » Mainly wide fronted plots with 2 storey buildings
- » Front gardens with boundaries formed by a mix of stones walls, timber fencing, estate railings and hedges



Stone facade and timber doors

Informal private drive frontage



Traditional forms



Stone walls, timber fence and estate railing, hedges

Suggested Materials



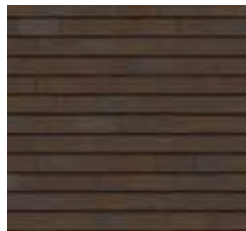
Render



Concrete 'Slate'



Stone



Plain tile



Brick



Windows

Thornbury precedents



Occasional stone / brick



Additive elements



Simple composition, wide frontages



Stone / brick boundaries



Short terraces



Location plan

Permanent and semi-permanent wet areas within attenuation basin

Recreational footpaths

Varied gradients allow walk-in / walk-out access



Artist's impression

Mainly wide fronted plots with 2 storey buildings

Mix of stone, render and some red brick

Lower density rural edge, responsive to surrounding landscape

Organic, semi-regular structure influenced by surrounding rural context

Retained oak tree





10 DESIGN STRATEGIES

10 DESIGN STRATEGIES

10.1. Access and Movement

The development proposals at Pickedmoor form a permeable network of attractive streets, routes and spaces that integrate with existing local connections to provide mutual benefits for the new and existing communities.

The plan shown opposite demonstrates how residents of the new community will have direct access to Thornbury's town centre, local facilities and services, and the wider PRoW routes via the integrated movement network. It also demonstrates how the existing communities, including Park Farm, will gain access to the proposal benefits at Pickedmoor, inclusive of:

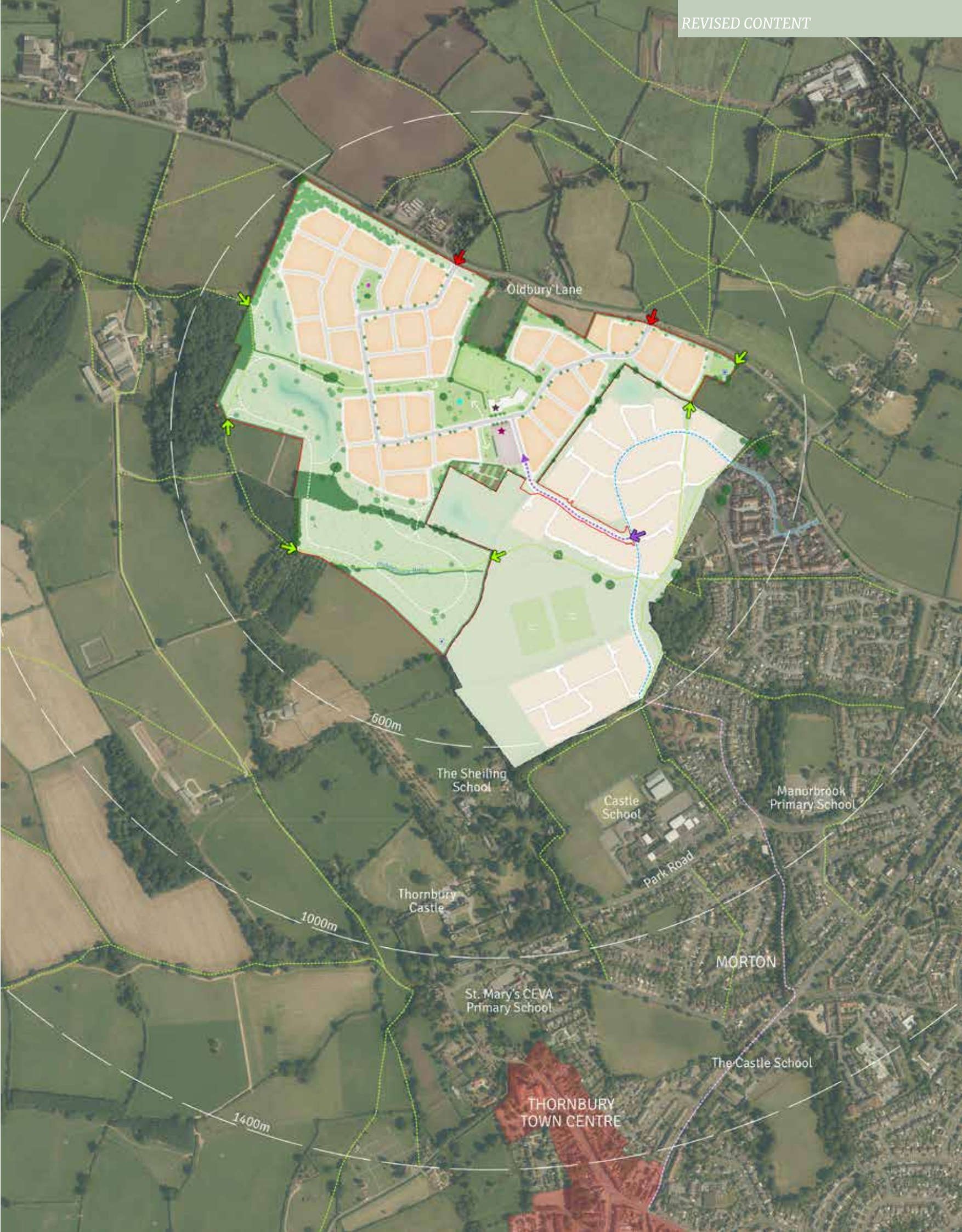
- » a primary school
- » retail and community hub (use classes A1, A2, D1);
- » a distinctive parkland within the setting of the Pickedmoor Brook; and
- » a network of open spaces including footpaths, allotments, formal play spaces, landscaping and areas for informal recreation.

Sustainable Transport Connection

The proposals include a Sustainable Transport Connection for pedestrians, cyclists and public transport to be delivered on the eastern boundary; providing a link through the neighbouring Park Farm development. This link would provide direct pedestrian and cycle access to the town centre, and to wider facilities and services within Thornbury.

The corridor provides the opportunity to extend the local bus service through the Park Farm site to loop through the proposed development. It comprises a bus only carriageway which is 6.5m in width. The design speed of the link is 20mph, which is enforced by a priority pinch point. This has been the subject of discussions with the local bus operator First Group; who have indicated that the T1 bus route is the most likely service to be re-routed.





Oldbury Lane

600m

The Sheiling School

Castle School

Manorbrook Primary School

Thornbury Castle

Park Road

MORTON

St. Mary's CEVA Primary School

The Castle School

THORNBURY TOWN CENTRE

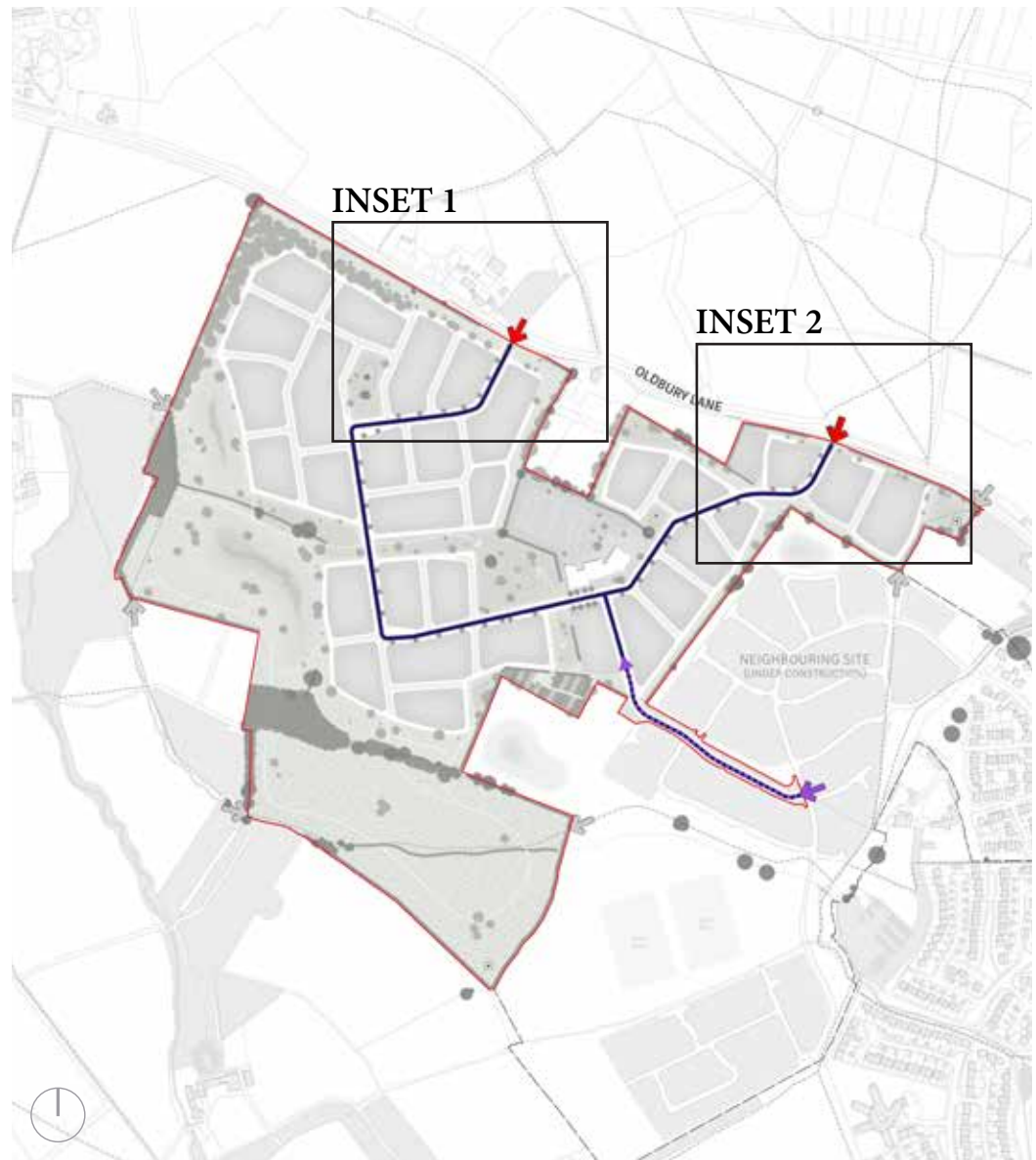
1000m

1400m

Access Strategy

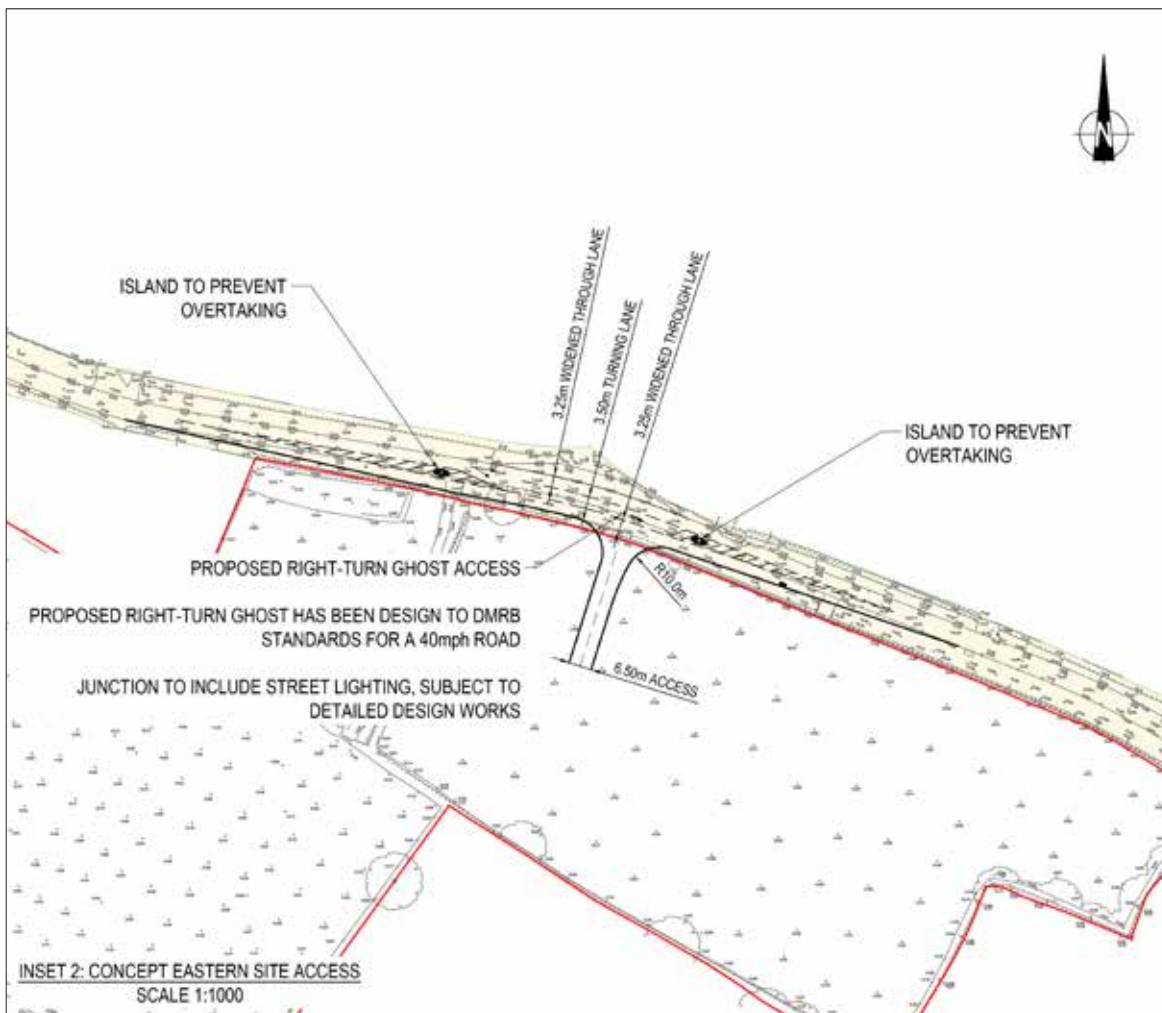
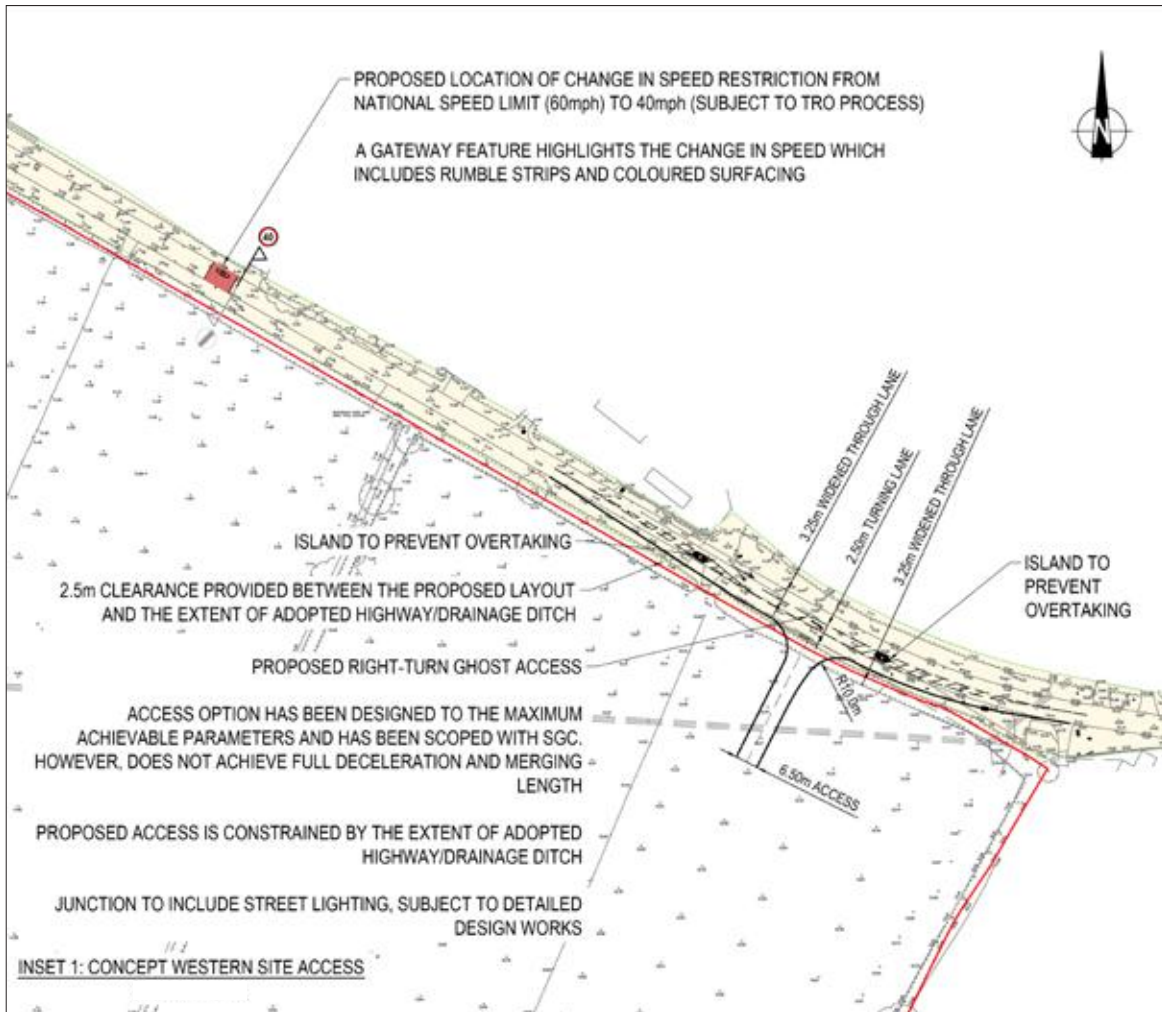
It is proposed that the development is accessed from the existing or committed highway network from three points; two primary vehicle accesses on Oldbury Lane and a sustainable travel corridor, which will be bus-only, connecting with the Park Farm scheme.

The western access is a ghost island priority T-junction which connects into Oldbury Lane, on the northwest boundary of the site. The eastern access is a ghost island priority T-junction which connects into Oldbury Lane, on the northeast boundary of the site. The junctions both have a ghost island right turn lane into the site following comments from SGC. As part of the primary access strategy, a speed limit reduction is also proposed on Oldbury Lane to sequentially lower maximum speeds from 60mph to 40mph and the 30mph. Further details are set out in the Transport Assessment.



Access Plan





10.2. Street Hierarchy

The internal movement network is structured around a well-connected and permeable layout of streets and spaces that are designed to promote movement by sustainable modes. This network will be based upon a hierarchy of routes, as shown on the plan opposite, which each have a different character and role within the development.

An overview of the street types establishes the principles for a legible movement network. Illustrative street sections are shown opposite; however, the fixed details of street dimensions will be determined at the reserved matters design stage.

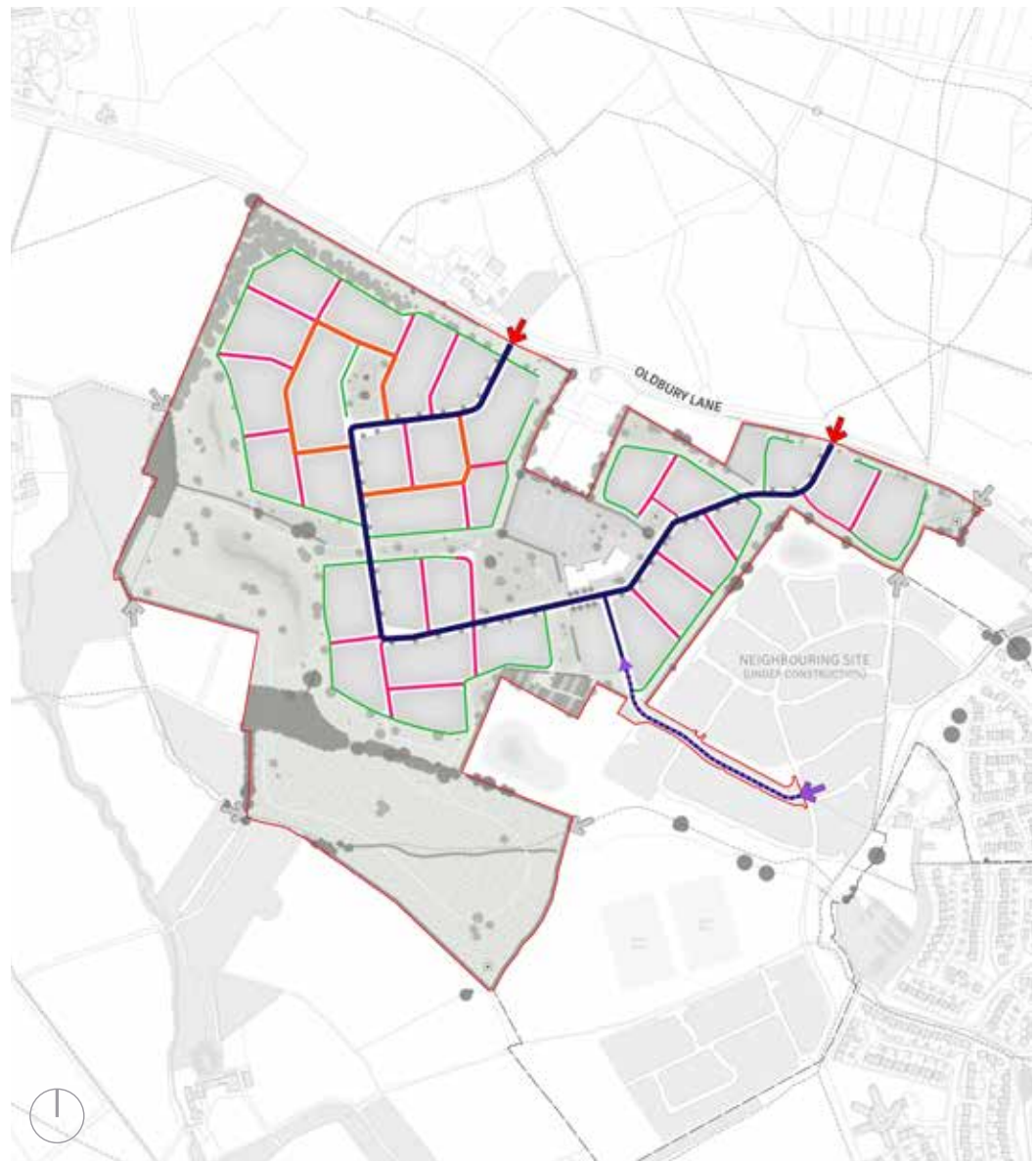
Primary Street

The primary street will be 6.5m in width, with a 2m footway one side of the carriageway and a 3m shared footway / cycleway on the other side. The 3m shared foot/cycleway will sit behind a 2m grass verge which will also accommodate on street parking in places. The primary street will be designed to accommodate a bus route serving the site and provide direct frontage access to residential dwellings on either side.

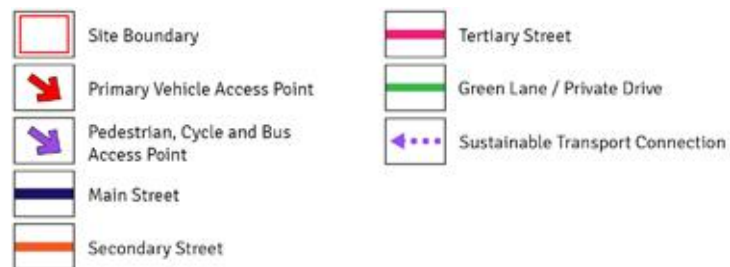
Other Streets

Junctions off the primary street will provide access to other routes, which are of lower order in the street hierarchy, including secondary and tertiary streets, plus green lanes / private drives.

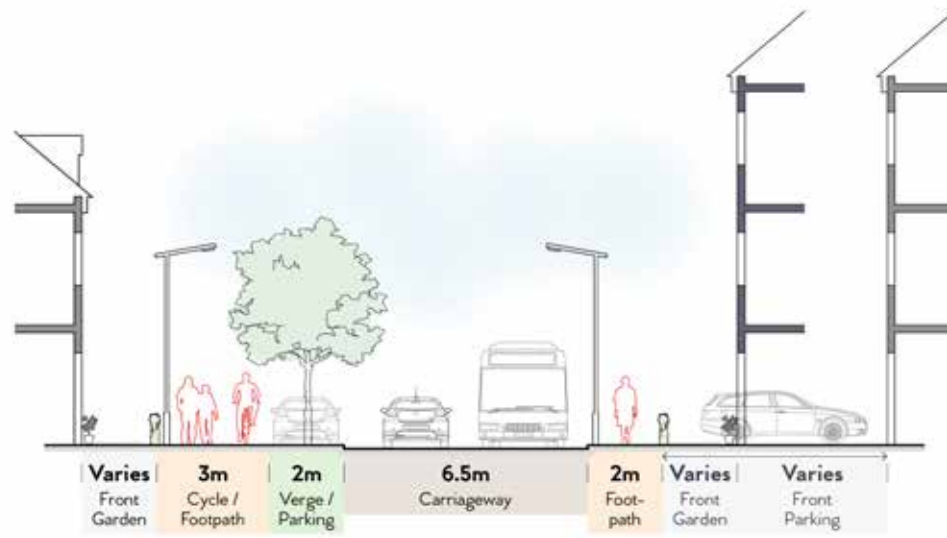
The design of all streets will be subject to further discussion at the detailed design stage. However, indicative street sections are shown opposite, demonstrating how the design and scale of the street scene will change through the hierarchy.



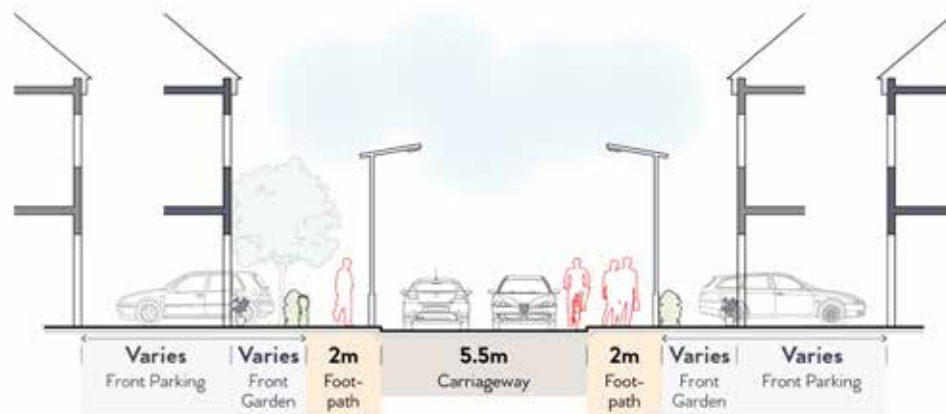
Street Hierarchy Plan



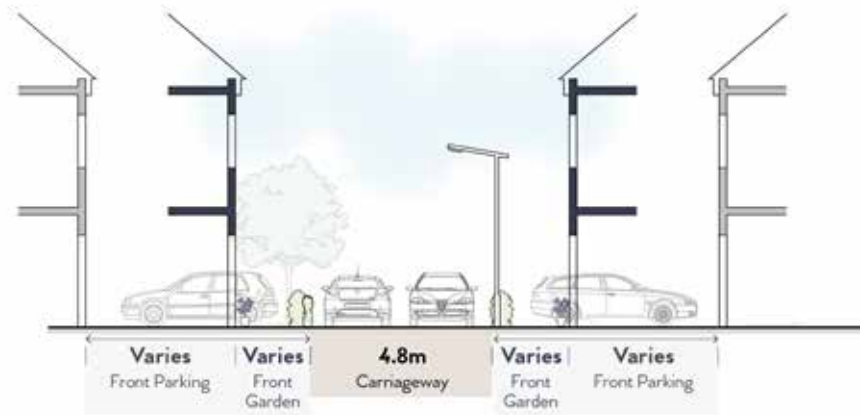
Primary Street



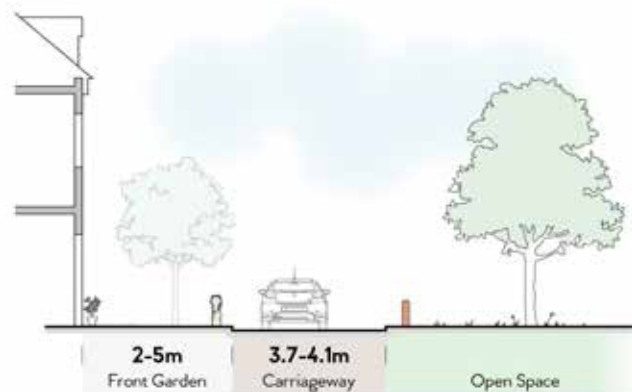
Secondary Street



Tertiary Street



Green Lane / Private Drive



10.3. Drainage Strategy

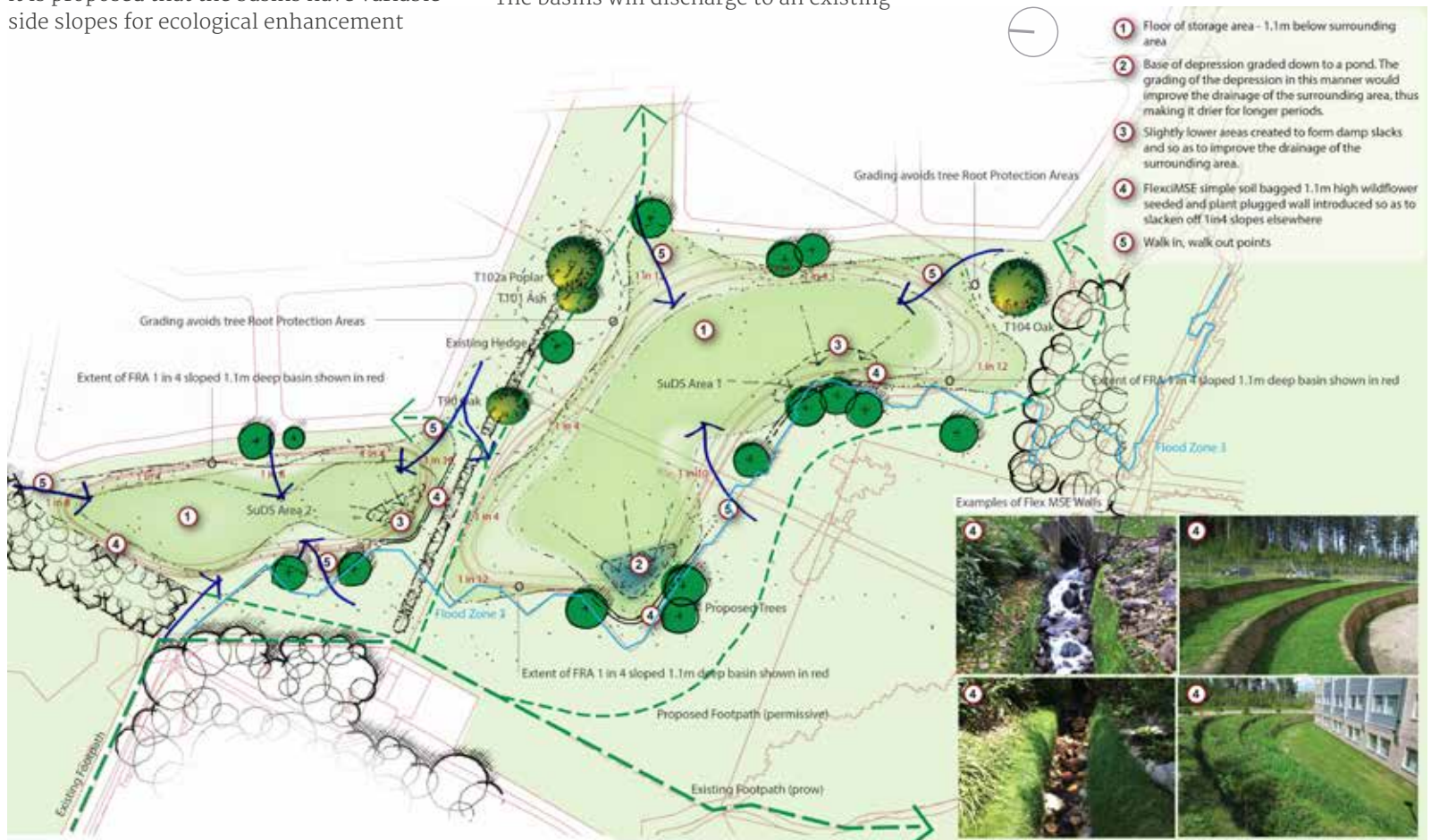
Runoff generated by the development will be attenuated (temporarily stored and slowly discharged) within sustainable urban drainage systems (SUDS) in the form of open basins. The SUDS storage features modelled as part of this outline application have a maximum storage depth of 0.9m for a 1 in 100 year storm event plus the required 40% additional allowance for climate change. An additional 0.2m freeboard has been included, making the total depth of the basins 1.1m. The basins will have a maximum of 1 in 4 side slopes based on the existing topography of the site, although it is proposed that the basins have variable side slopes for ecological enhancement

and better integration into the landscape. The basins are located at the lowest part of the site based on the existing topography to allow the site to drain by gravity and to minimise the risk of any overland flow bypassing them. The far north-east of the site currently drains towards Oldbury Lane, based on the existing topography. However, the level difference between this part of the site, higher elevations in more central areas of the site and the basins themselves still means that this part of the site can drain by gravity. Any overland flows arising from events exceeding the design standard in this area will be managed locally in green spaces.

field drain, which itself discharges to the Pickedmoor Brook. Discharge will be limited to the greenfield QBAR runoff rate, calculated at 2.91/s/ha for the 1 in 100 year storm event, and this will provide a reduction in runoff rates when compared with calculated greenfield rates for extreme storm events.

The detailed drainage strategy will also seek

The basins will discharge to an existing

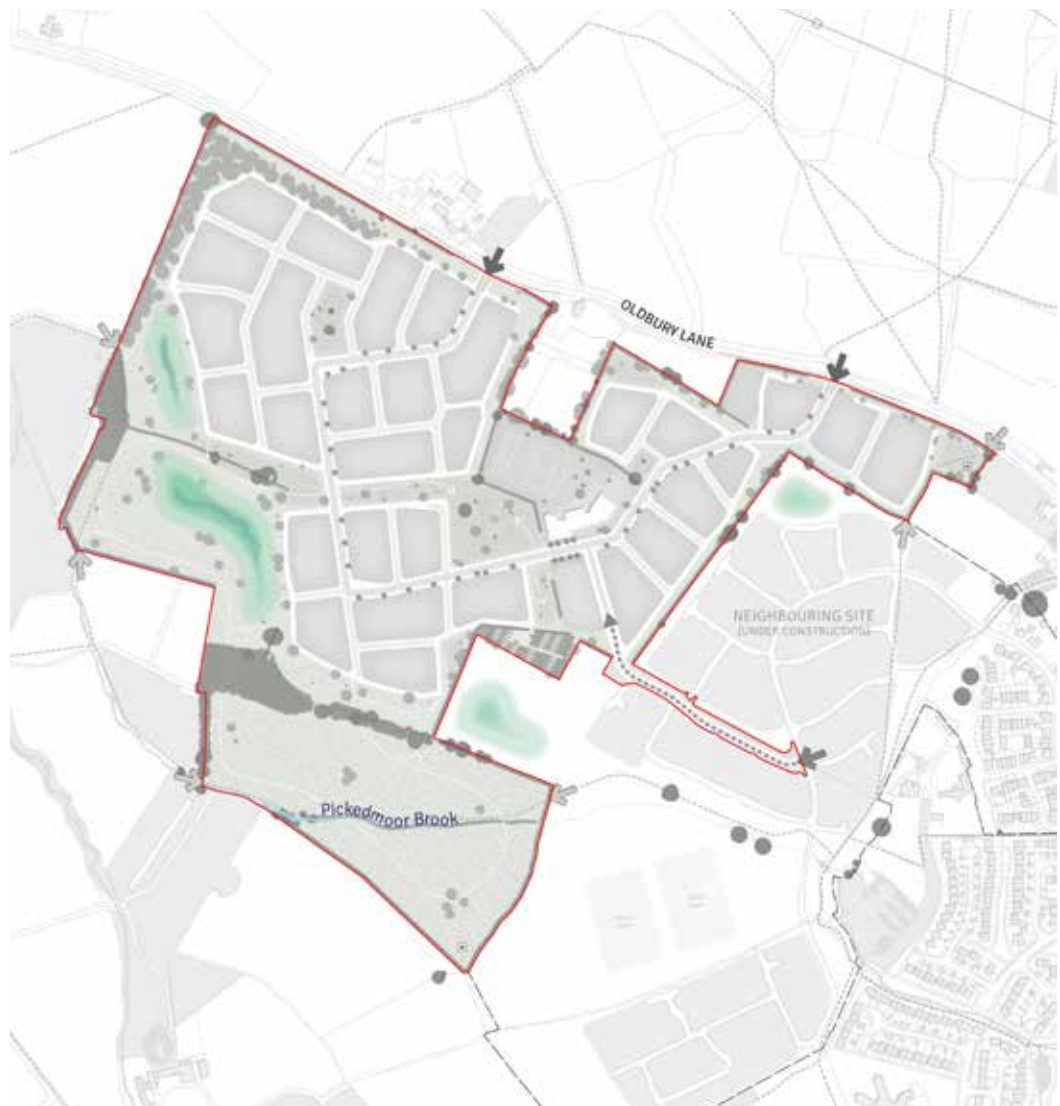


This illustrative sketch shows how landscape led drainage design could be delivered to create an integrated, attractive and usable element of the open space. The design would include measures to retain exiting trees and hedgerows, provide variation in embankment gradients to enable safe walk-in points during dry periods, creation of permanent and semi-permanent wet habitats and introduction soft retaining features with a sensitive appearance.

to incorporate further SUDS techniques such as:

- » bio-retention areas to act as a filter and treat run-off from developed areas;
- » swales and ditches;
- » permeable paving;
- » filler strips; and
- » appropriate design of internal street layout and individual plots to prevent exceedance flows affecting vulnerable receptors.

There are numerous ditches on site. Where these ditches provide a critical drainage function for land outside the site boundaries (including Oldbury Lane), these ditches will remain in situ and unmodified. Where these ditches only drain areas within the site and are not situated within proposed green spaces, these will be infilled and their respective catchments drained by the proposed on site surface water drainage network.



-  Site Boundary
-  Existing Drainage Feature
-  Potential Location of Attenuation Feature

10.4. Play Strategy

The amount of play space proposed will be informed by Policy CS24 of the adopted ‘South Gloucestershire Local Plan Core Strategy 2006 - 2027’ for a development of up to 595 dwellings.

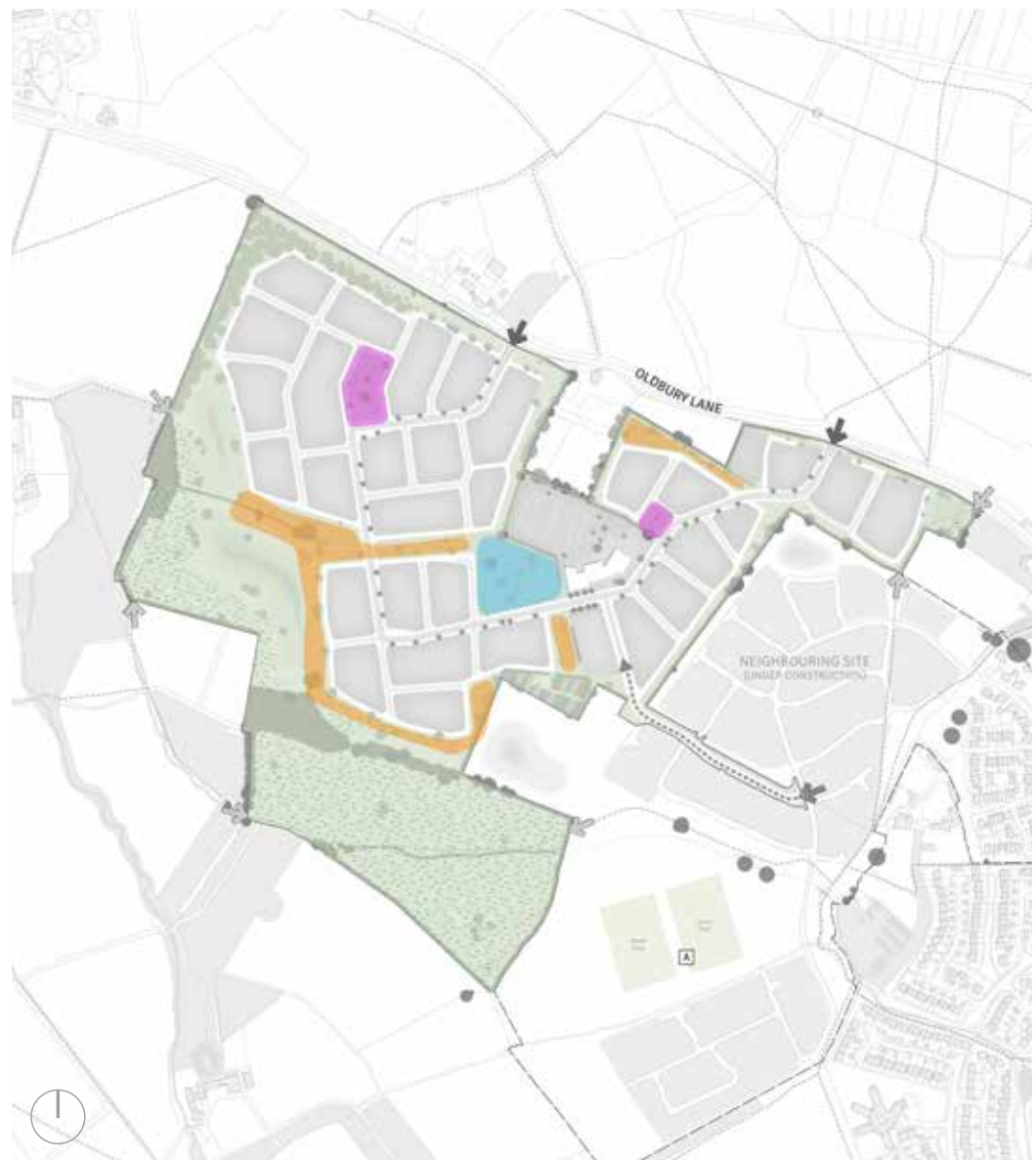
However, rather than focussing on a quantum-based proposal, principles are set out here for providing a balanced range of accessible play features based on a hierarchy of open spaces and green links. This strategy aims to rationalise provision for the benefit of the community; to deliver fun, attractive, safe and engaging environments that encourage social and active lifestyles for children of all ages and abilities. Further detail would be agreed with Officers at the Reserved Matters design stage.

Described on the following pages, and located on the plan shown opposite, the hierarchy of play spaces includes:

- » Destination Park;
- » Neighbourhood Greens;
- » Natural Play.

The character of the play space typologies is varied by the use of:

- » a range of materials;
- » slopes, platforms and climbing features;
- » sculptural aspects;
- » interactive play;
- » landscaped and natural features; and
- » kick about spaces.



Play Strategy Plan



Destination Park



Key principles:

- » The main central play space forming a valued destination for children and families;
- » Large area equivalent to a combined NEAP, LEAP and a LAP;
- » Variety of fixed equipment, interactive, sculptural and landscaped play;
- » Provides for children of all ages and abilities;
- » Open grassed area providing informal 'kick-about' opportunities;
- » Excellent pedestrian and cycle connections;
- » Seating and picnic facilities;
- » Close to Primary School, retail and neighbourhood hub to help build sense of community.



Neighbourhood Greens



Key Principles:

- » Local play areas of residential scale and character;
- » Western space to contain a play space equivalent to a LEAP and LAP;
- » Eastern space to contain play space equivalent to a LAP;
- » Mix of fixed equipment and sculptural / landscaped play;
- » Seating provision;
- » Surrounded by grassed / landscaped open space;
- » Well overlooked by surrounding properties forming enclosed neighbourhood greens.



Natural Play



Key Principles:

- » Play spaces located around the periphery of the development;
- » Natural, rustic and landscaped character;
- » Use of mounds, slopes and platforms create playful spaces that sit comfortably in the setting;
- » Integrated seating provision.





11 CONCLUSIONS

11 CONCLUSIONS

This DAS has set out the principles and parameters for the design and access of the proposed development at Pickedmoor on the north-west edge of Thornbury. The DAS forms part of a comprehensive package of information that has been prepared in support of an outline planning application.

A clear vision has been developed that seeks to maximise the opportunities offered by the site and its context to create a place of high quality that is responsive to the identity of the local area. The document describes the process of assessment, involvement, evaluation and design, and demonstrates how the proposals have been developed through a comprehensive masterplanning approach.

The output of this process is a proposed new neighbourhood of up to 595 dwellings and other supporting uses that help meet the growing demand for new housing in the area. A mix of dwelling types and tenures will be provided, with a primary school and local retail and community hub proposed at the heart of the scheme.

Central to its design is the sensitive treatment of the site's existing landscape and ecological assets, as well as the recognised need to connect the neighbourhood with and complement its surroundings, including the adjacent Park Farm site. Plentiful green space along the Pickedmoor Brook and existing woodland areas will help define the quality of the new environment, whilst a Destination Park and Neighbourhood Greens will form attractive places for the new community to socialise, relax and play.





