

6 EVALUATION

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6.1. Summary of Design Influences

The main findings from the technical assessments are shown on the opposite plan, which identifies important features that will influence the design of the site for residential-led mixed-use development. A summary of the main considerations is set out below:

Access and Movement

- » Pedestrian and cycle connections created as part of the proposals will need to establish clear and permeable connections into the established network.
- » A sustainable transport access corridor, offering pedestrian, cycle and bus access, is to be provided via the neighbouring Park Farm development, directly linking the new community into Thornbury's town centre and its wider facilities and services (and vice versa).
- » Two primary vehicle access points are to be provided from Oldbury Lane, both with right turn ghost islands.
- » Creation of informal recreational links with connections to the existing Public Right of Way network.

Landscape, Ecology and Water

- » Extension of committed green infrastructure (GI) network to the east in accordance with emerging strategic GI network.
- » Retention, protection and creation of ecologically valuable habitats where possible.
- » Targeted retention of existing trees would provide structuring elements for the development that informs the location of open spaces, aids legibility and has a visual amenity value.

- » 15m (minimum) buffer to be provided from Park Mill Covert Ancient Woodland, forming part of a wider parkland landscape with meadow grassland and dispersed tree planting.
- » Veteran trees found on site will be protected by a root protection area of 15 times the tree's diameter.
- » Areas of the site falling within Flood Zones 2 and 3 will be kept free from built development. It provides opportunity to create an attractive, naturalistic area of public open space with biodiversity enhancements.
- » On-site attenuation of surface water to ensure managed discharge into Pickedmoor Brook.
- » Opportunity for a planted tree-belt on the north-western edge of the development, helping to create a sensitive transition between the site and its more rural surroundings.

Other Masterplan Considerations

- » A respectful design response to the presence of Thornbury Castle and St Mary's Church. This would include opportunities to integrate retained glimpsed views of this local landmark to enhance the sense of place.
- » Existing oil pipeline and existing and proposed / upgraded foul sewers will be retained with necessary easements.
- » Considered placement of education, retail and community facilities so that they are centrally located and easily accessible to residents of both the site and the neighbouring Park Farm development.

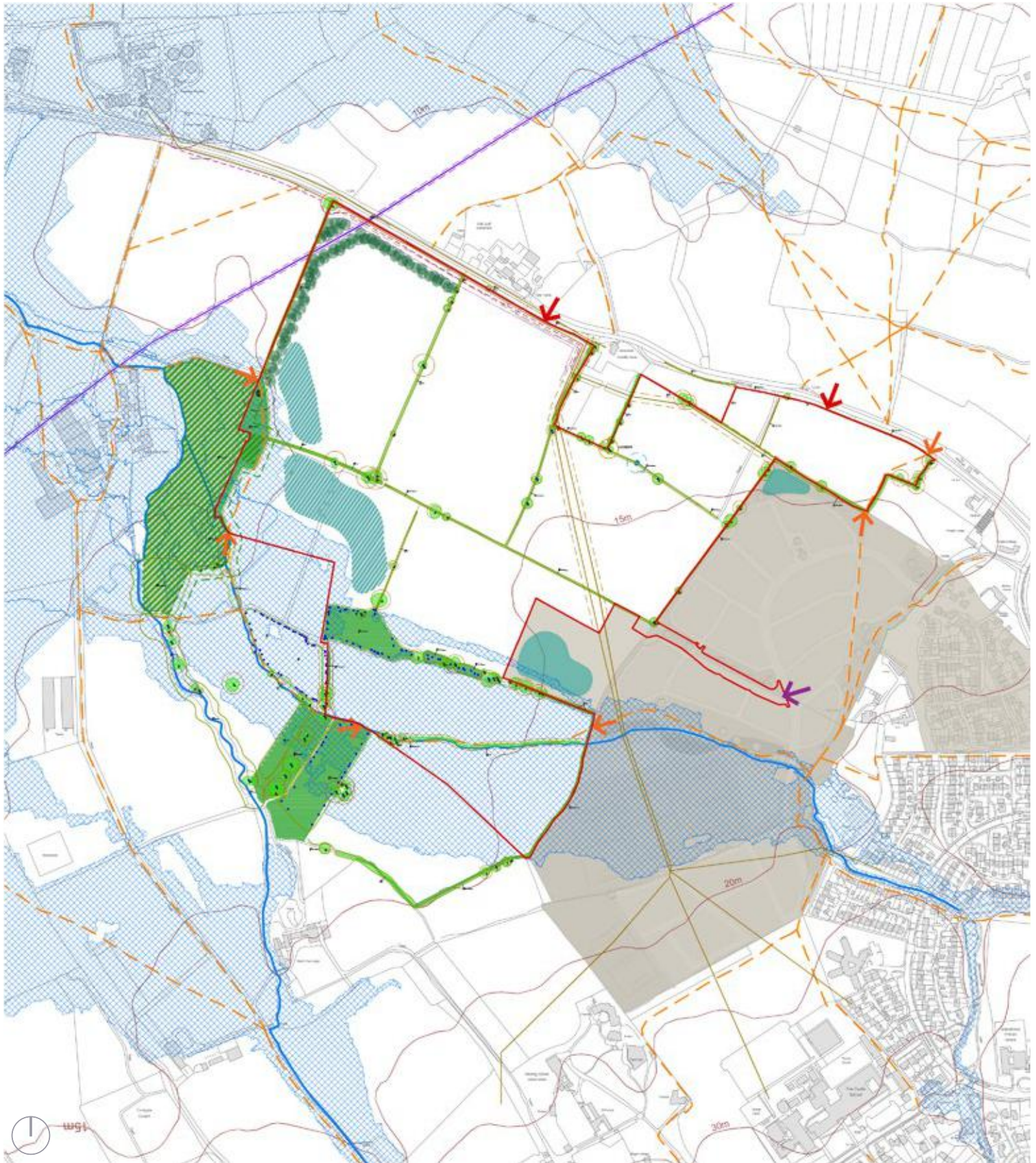
These considerations have all guided the emerging concept design described in the following sections to ensure that development is responsive to both the local context and known on-site conditions.

6.2. Land Use & Amount

The design process undertaken by the project team suggests that the site can accommodate the following levels of development which will form part of a well-balanced and coherent masterplan:

- » Up to 595 high quality new homes that include a mix of types and tenures that cater for a range of lifestyles.
- » An engaging and vibrant environment with facilities and amenities that bring cohesion to the new and existing community, including a single-form-entry primary school and local retail / community hub.
- » Attractive and connected green infrastructure that is shaped by site assets including the Pickedmoor Brook, existing trees, woodland areas and public footpaths.
- » Provision of multi-functional green spaces that provide well defined areas for amenity use, habitat creation and sustainable drainage.
- » A legible hierarchy of streets and spaces that encourage active travel and provide public transport access to the development.

It is envisaged that this level and type of development is appropriate for the site and will contribute to the delivery of a sustainable and healthy new neighbourhood.



- | | | | |
|---|--|---|--|
| Site Boundary | Indicative Location of oil pipeline (inc. 3m easement) | Park Mill Convert SNCI including Ancient Woodland (inc. 15m offset) | Tree Survey :

Category A
Category B
Category C
Category U
Crown spread
Tree Number
Species
Category
Root Protection Area
NOTE: tree locations are approximate |
| Potential Vehicle Access Point | Existing Foul sewer (inc. 6m easement) | Hedgerow | |
| Pedestrian Access Point | Proposed Foul sewer (7.5m easement) | Semi-natural Broadleaf Woodland (priority habitat) | |
| Potential sustainable transport connection (pedestrians, cycle & bus) | Watercourses | Badger Set with 20m offset | |
| Flood Zones 2 & 3 | Potential tree planting | Existing pond with 10m offset | |
| Public Rights of Way | Park Farm Development | Potential Drainage Area | |



7 DEVELOPING THE PRINCIPLES

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7.1. Design Evolution

The masterplanning process started in winter 2017 with initial design work undertaken to assist with developing an emerging land use strategy for review and testing by the project team. Ongoing site assessment, engagement and design has taken place during the interim period to help shape the proposals in preparation for the outline planning application.

This section of the DAS illustrates how the masterplan has evolved to its current form.



Initial Concept Masterplan – Dec 2017

An initial concept masterplan was produced in December 2017, which included the following main elements:

- » Approximately 750 homes;
- » Access at two points from Oldbury Lane;
- » Connected green links and two residential green spaces;
- » Large area of natural and semi-natural open space on flood zone to south;
- » Large drainage attenuation areas;
- » A tree belt along part of north west boundary; and
- » A potential public transport link with the Park Farm development.

The principles behind this masterplan were to provide a legible development form based upon a strong green infrastructure network with retained trees, natural spaces and residential squares, glimpsed views of a local landmark and a Main Street forming a circulation loop through the new neighbourhood.



Pre-App and EIA Scoping Masterplan – March 2018

The initial concept masterplan was subsequently assessed and appraised by the team with a view to refining the proposals. These refinements would take into account findings of the technical surveys and assessments ahead of pre-application discussions with Officers at South Gloucestershire District Council and public consultation. The resulting masterplan changes comprised the following:

- » Drainage proposals refined to better reflect the level of development being proposed;
- » Extension of proposed tree belt along full length of the north-western boundary, providing a GI link with existing adjacent woodland;
- » Identification of potential locations for a community hub and allotments; and
- » Review of green links to prioritise retention of the more valuable existing trees.

The resulting land use quantum remained broadly similar with that accommodated within the initial concept masterplan.



Public Exhibition and SHLAA Submission – May 2018

More comprehensive testing of the masterplan and consideration of LPA / EIA Scoping comments led to the proposals shown here. The general principles of the scheme remained consistent with earlier options, albeit with the following main changes:

- » Introduction of a 1FE Primary School located in a central location overlooking the main open space;
- » Relocated allotments to a more accessible location for residents; and
- » Reduction in the number of dwellings to reflect the introduction of other uses and landscaping changes.

These proposals were presented to the public at the public exhibition in May 2018.



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 Main 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 – Jan 2020 & Aug 2020

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:

January 2020

- » 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 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.

August 2020

- » Incorporation of design principles for the north-west corner, and a Priority Vista;
- » Revisions to Green Frontages character, suggested materials and street hierarchy; and
- » Update to Landscape Principles to reflect revision to the Illustrative Landscape Masterplan

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.

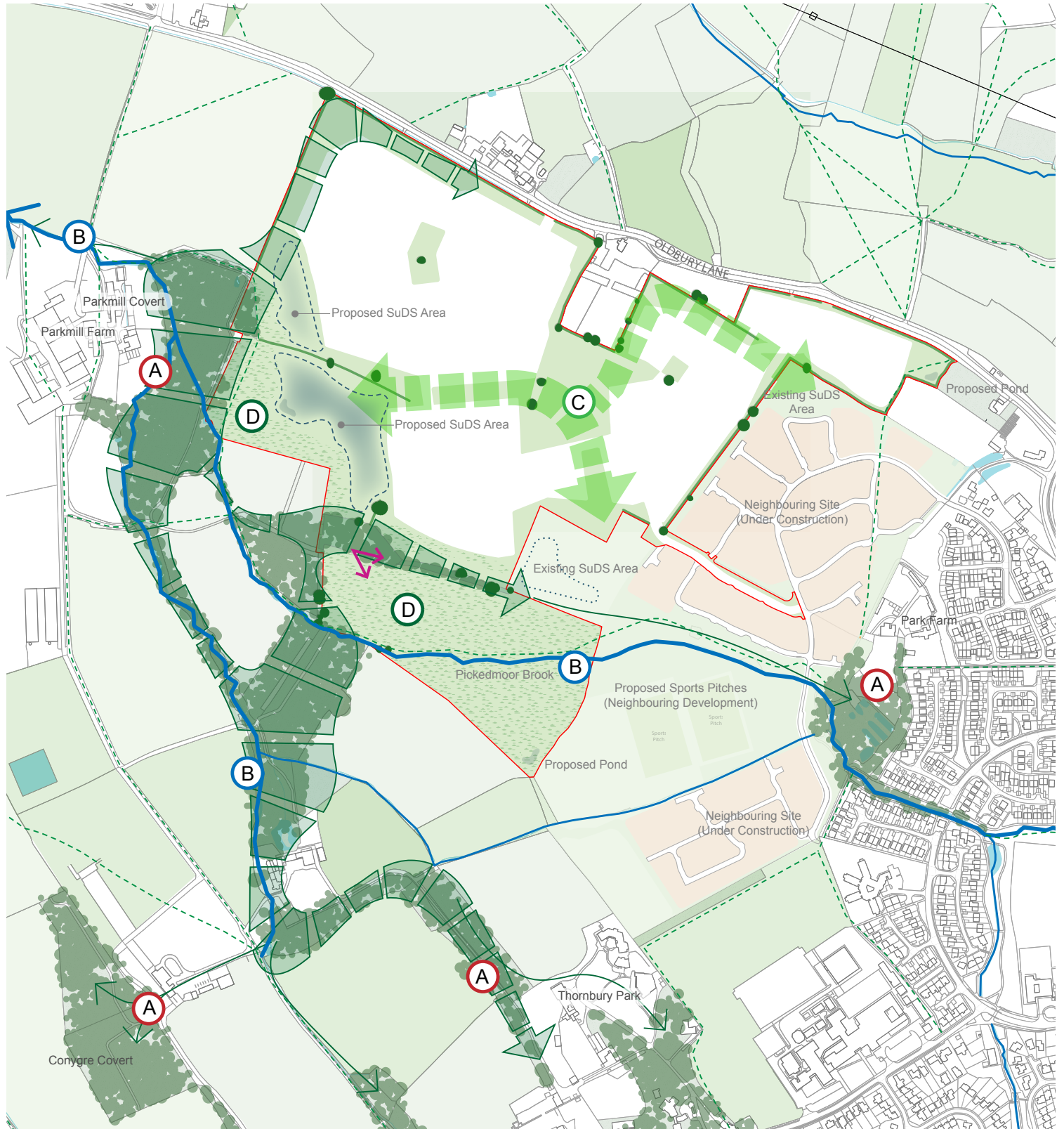
Connected Green Infrastructure

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 multi-functional 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.*
- D** *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.*



 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 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.



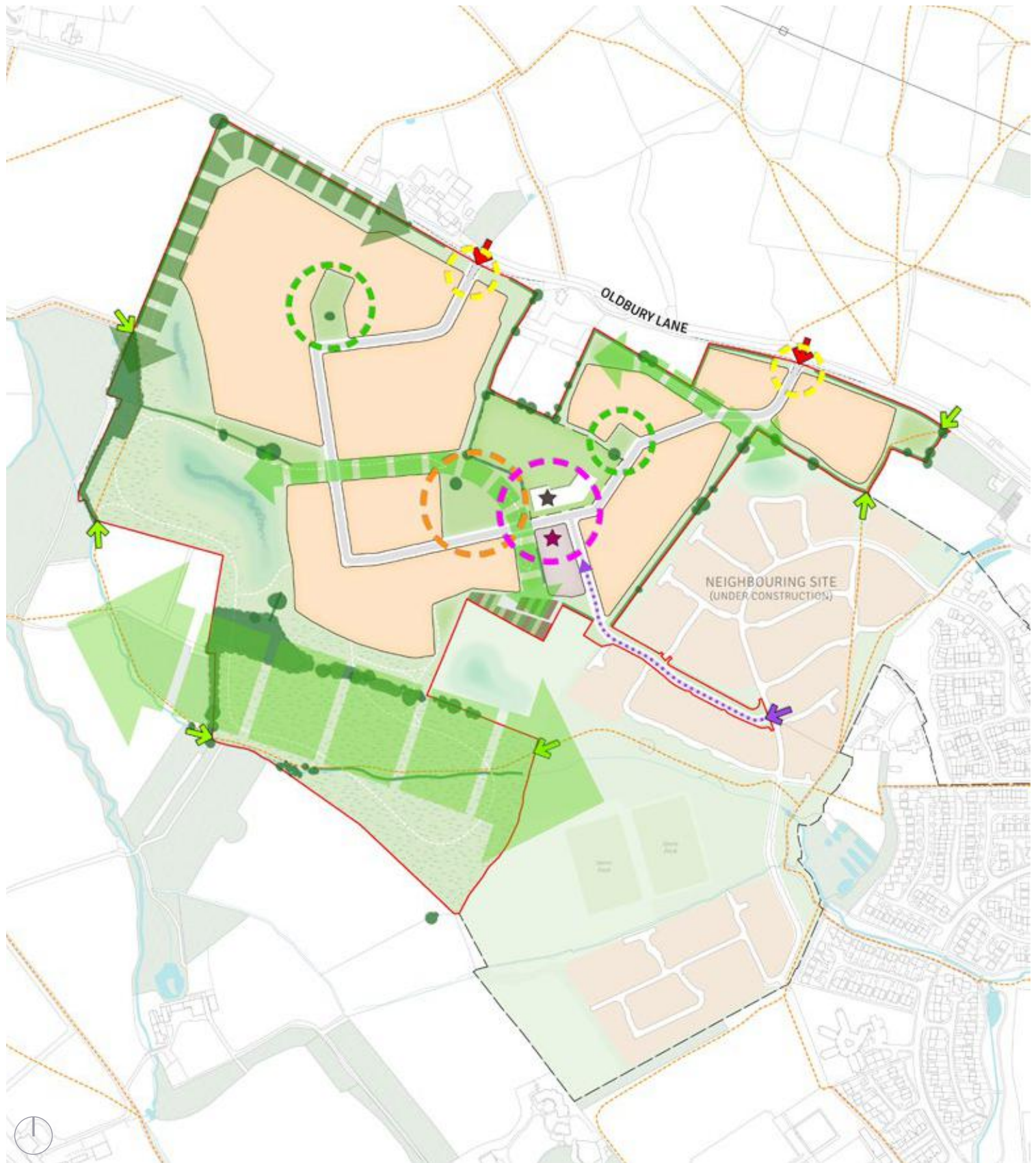
7.3. Concept Masterplan

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.



 Site Boundary	 Natural / Semi-Natural Open Space	 Existing Trees	 Key Activity Space
 Residential	 Primary Vehicle Access Point	 Drainage	 Destination Park
 Public Open Space	 Retained Pedestrian Access (PROW)	 Green Links	 School Building / Indicative Location of Retail & Community Hub
 Key Public Open Space	 Pedestrian, Cycle and Bus Access Point	 Neighbourhood Greens	 PROW
 School	 Sustainable Transport Connection	 Arrival Areas	 Allotments

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.

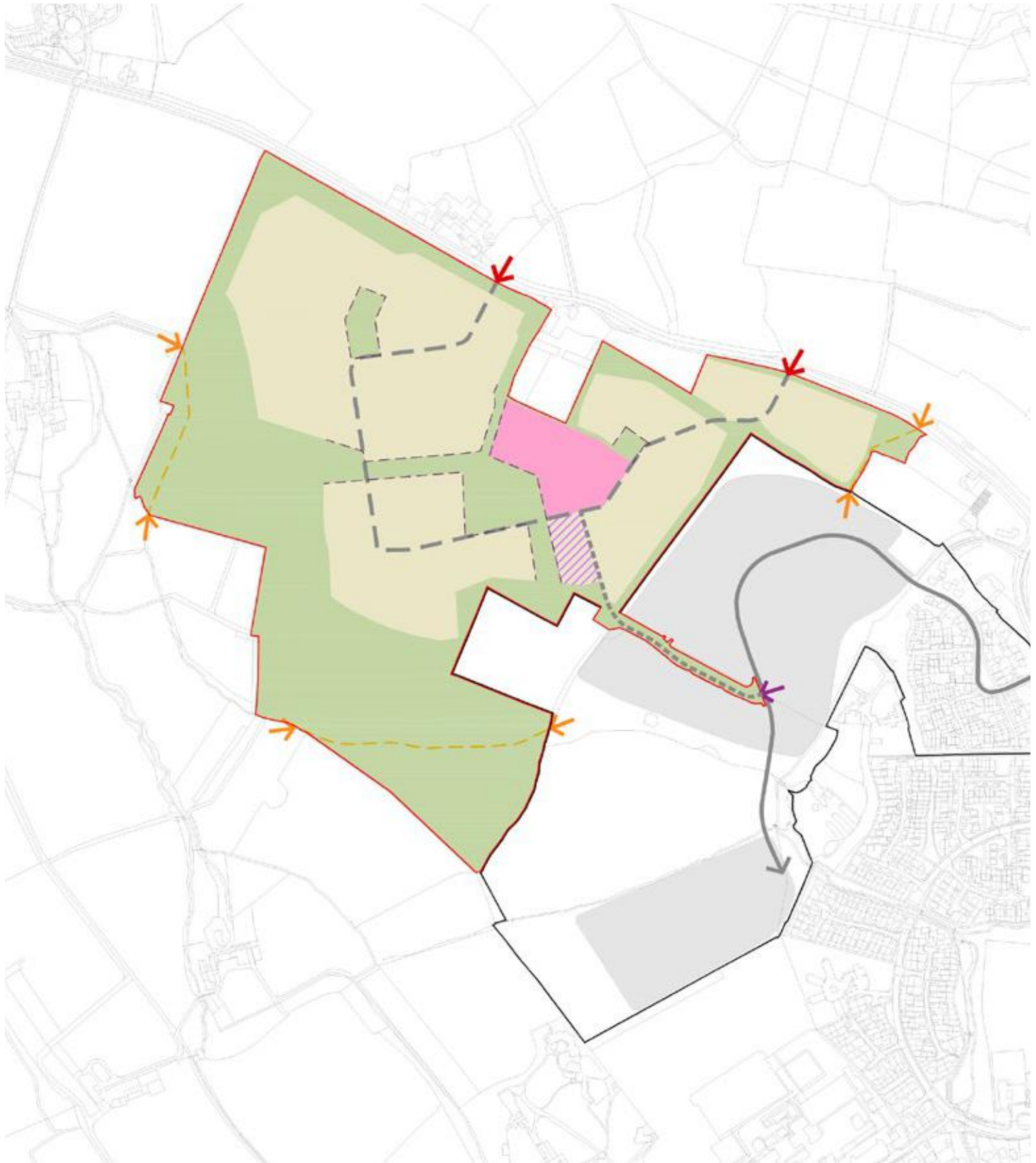
These will be supplemented by a sustainable transport link located on the eastern boundary, providing pedestrian, cycle and public transport access with the neighbouring Park Farm development and beyond towards the town centre. This link will provide clearly visible and functional priority to walking,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



- | | | | |
|--|---|---|---|
| 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 | | |

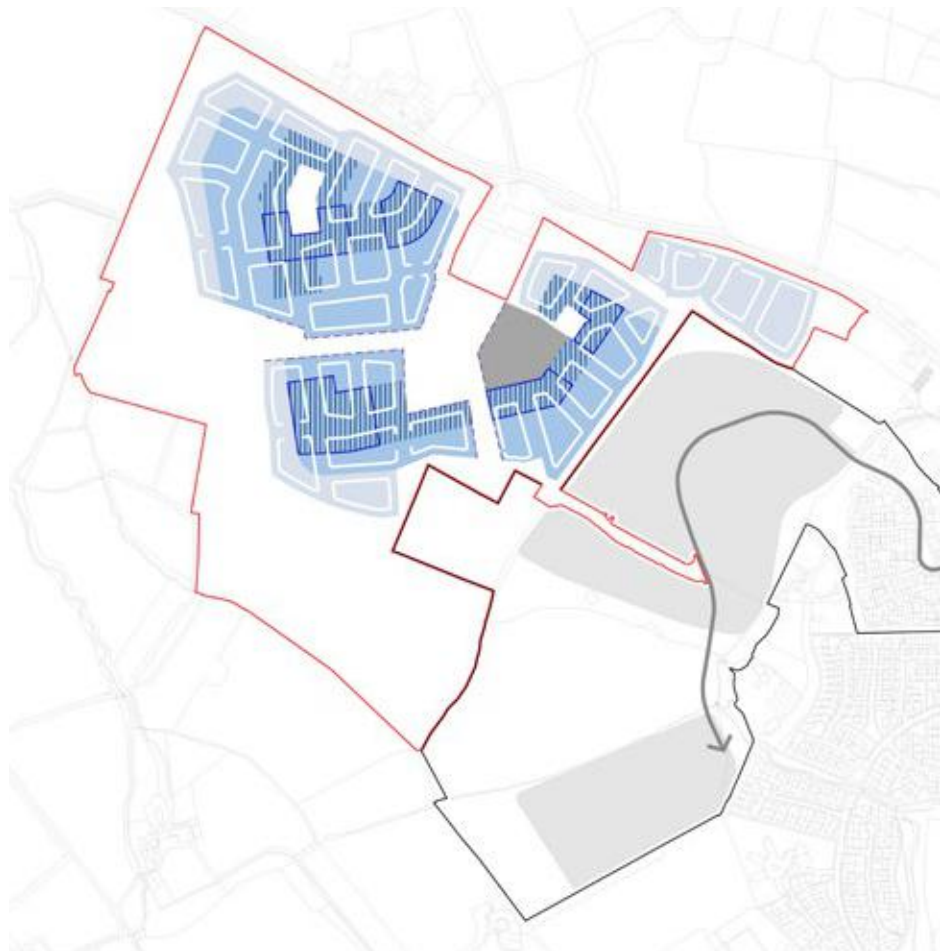
8.4. Building Heights

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.

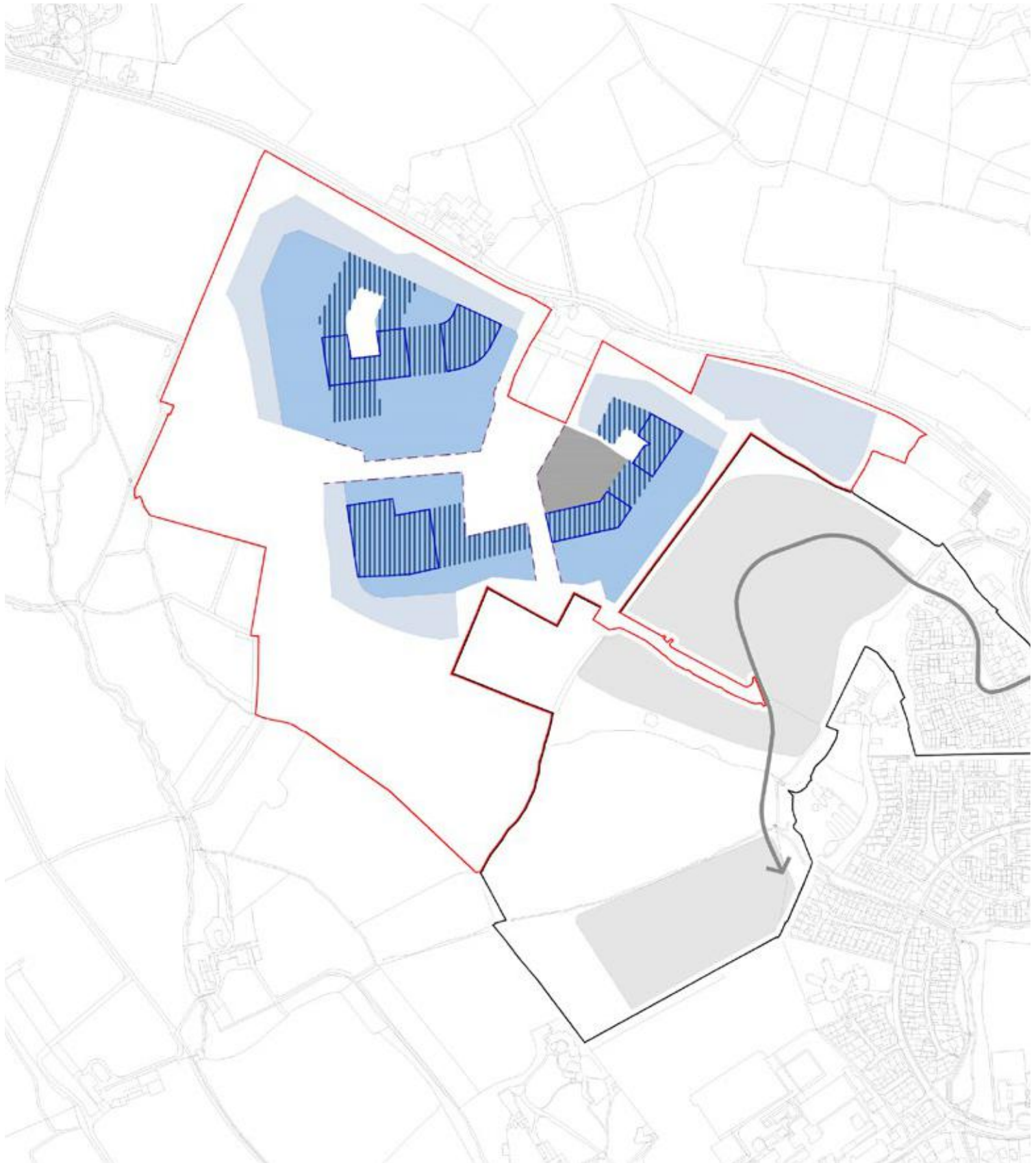
Higher building heights may be permitted, in the central points of the site where, in agreement with planning and design officers, it is deemed beneficial for townscape and legibility purposes. A zone is identified on the plan showing where this is most likely to be appropriate, allowing for the introduction 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 RPA 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 remedial of existing ground levels will be necessary to achieve appropriate development platforms. Finalised ground levels will accord with the requirements of the PPA, but remain subject to detailed design.
- Incidental elements, such as chimneys, may exceed the building height parameter by up to 1.5m.
- 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.





 Site Boundary	 Natural / Semi-Natural Open Space	 Drainage	 PROW
 Residential	 Primary Vehicle Access Point	 Existing Trees / Proposed Trees	 Allotments
 Mixed-Use	 Retained Pedestrian Access (PROW)	 Destination Park	 Potential Wildlife Pond Location
 Public Open Space	 Pedestrian, Cycle and Bus Access Point	 Neighbourhood Greens	 School Building
 1FE School	 Sustainable Transport Connection	 Opportunities for Natural Play	 Indicative Location of Retail & Community Hub

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, benefiting 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 in accordance with principles set out at 9.6 of this DAS;
- » 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.

The delivery and future management of the proposed parkland to the south will be agreed through a Landscape and Ecological Management Plan (LEMP) – this will reflect the design principles set out above and elsewhere within the DAS – including the requirement to create and maintain sightlines to St Mary’s Church Tower (in accordance with the principles set out on p102 of this DAS), alongside the provision of additional tree planting, and management of existing features, to enhance the existing screening. The LEMP will be subject to consultation with relevant Officers at South Gloucestershire Council at the appropriate stage.

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 SSCI 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.



-  Proposed pedestrian linkages
-  Proposed vehicle entrances
-  Proposed sustainable transport connection to Park Farm
-  Existing trees and hedgerows (priority habitat)
-  Existing water course (priority habitat)
-  Existing standing water / pond (priority habitat)
-  Proposed informal meadow grassland
-  Proposed wet grassland (SuDS depression)
-  Proposed Wessex Water Foul Drainage

-  Native woodland structure planting (mixed species size)
-  Parkland / open space planting (mixed species sizes)
-  Translocated hedgerow
-  Street trees (large species)
-  Trees along road frontage (large species)
-  Destination Park
-  Neighbourhood Greens
-  Natural Play

-  Existing belt of trees to be managed to thicken up with interplanting of holly understorey and climatic climax ANS tree species. Where vistas are proposed the lower canopy of the taller trees would be thinned/cleared so as to provide sightline 'windows' through the tree belt towards the church tower.
- ① Proposed allotments
- ② 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 events)
- ③ Proposed translocated hedgerow
- ④ Location of existing hedgerow linking to woodland
- ⑤ Proposed parkland/informal POS
- ⑥ Proposed green corridor
- ⑦ Easement for existing oil pipeline
- ⑧ Existing watercourse & proposed crossing points
- ⑨ Proposed indicative wildlife pond location
- ⑩ Existing pond (priority habitat)
- ⑪ School (1FE)
- ⑫ 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





4

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Birds-eye artist's impression

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

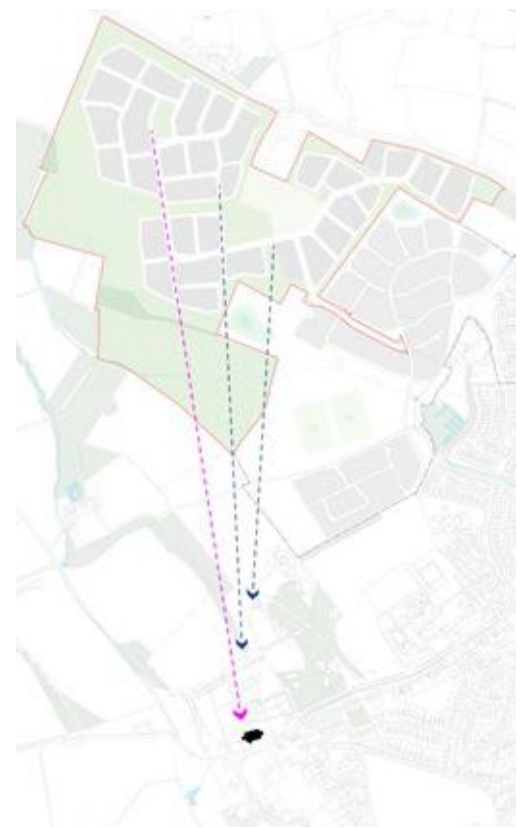
The proposed Oldbury Lane arrival experience is explained on the following pages, showing how transitional variation in landscape treatments will reveal the views of the development in west to east journeys, forming an attractive and welcoming environment for residents and visitors of Thornbury.

Prominent Buildings

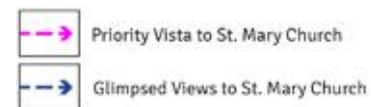
Landmark buildings will be placed in prominent locations such as the gateway spaces or along the Main Street. They will frame or terminate views and vistas, helping to create a hierarchy of built form and aid legibility in these important areas. These buildings will feature distinctive architectural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

Priority Vista and Glimpsed Views

The structure of the proposed masterplan will provide views from the site towards the existing town. This will include a Priority Vista that retains a view to St Mary's Church tower, above the tree line. The Priority Vista is indicated by the pink arrow on the adjacent plans, whilst other glimpsed view opportunities are indicated by the blue arrows. The design objectives and principles associated with the Priority Vista are set out on Pages 102 and 103.



The proposed masterplan structure will provide views from the site to St Mary's Church tower





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

9.6. Oldbury Lane Arrival Experience

The proposed development will create a new arrival point to Thornbury that's 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, describing how views of the development will be gradually revealed as people approach and travel along the northern boundary towards the existing town. The objective is to have a transitional arrival experience formed by prominent structural landscape features in the west that gradually giving way to dispersed tree planting and open arrival areas further east.

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. The aim is to create an informal, feathered edge to development as set out on pages 94-99.

Site 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. The design aspirations are as follows:

- » Create an attractive and transitional arrival experience into Thornbury from the West.
- » Introduce legible arrival areas at the site accesses.
- » Enhance the green infrastructure network by connecting with and thus extending the existing structural woodland to the south and west.
- » Provide visual containment of the development.

To deliver this, three broad design treatments are proposed:

Wooded Edge extending along the western site boundary up to the edge of Oldbury Lane

- » Robust clusters of woodland (with understorey) 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.
- » Intentional gaps or windows included within the frontage planting
- » Strengthening of the existing GI network by connecting with existing structural woodland to the south.
- » Existing hedgerows on Oldbury Lane to be retained and managed unless where removal is required for access.

Transitional Edge with dispersed tree planting introduced at the NW corner of the site, adjacent to Oldbury Lane

- » Dispersed tree planting to Oldbury Lane along the development frontage.

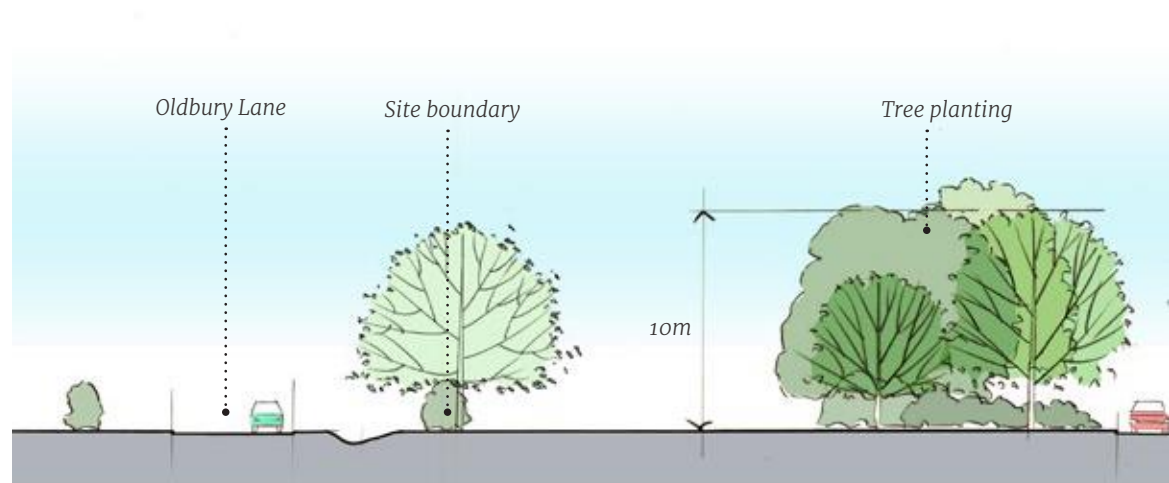
This treatment is introduced broadly opposite existing properties (Oak Leaf Nurseries) on Oldbury Lane

- » Provides filtered views of the proposed development in the short and long term, above the existing hedge.
- » Low-level views of the proposed properties are restricted by the existing Oldbury Lane hedge along much of the boundary.

Arrival Areas

- » Presence of arrival spaces will mark the access points to the development.
- » Properties will be visible where the hedge is removed to allow introduction of the site access points.
- » Parkland character with open or slightly filtered views to houses and into the site.
- » High quality materials on corner buildings to mark entrances.

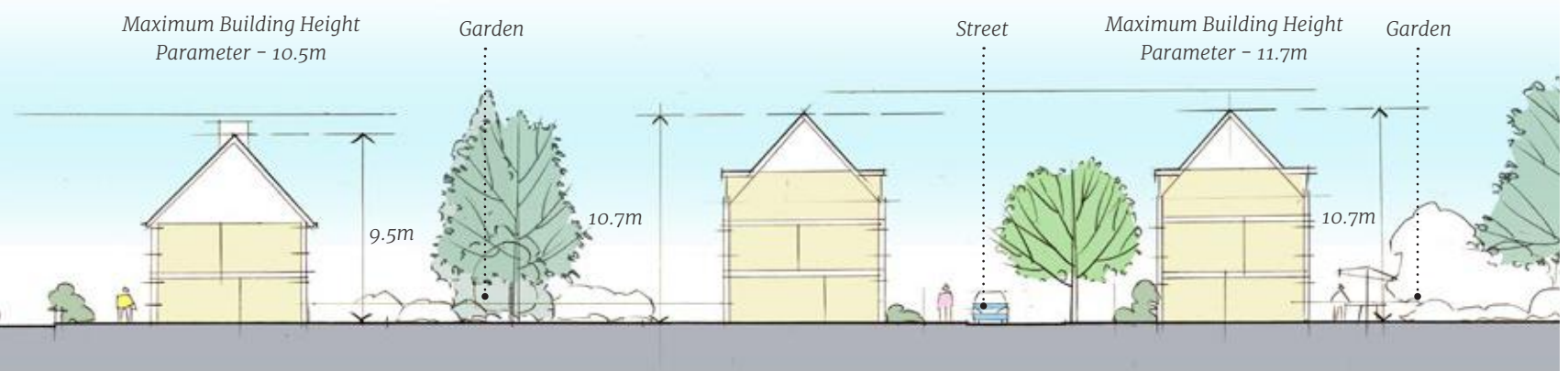
Section A-A shows the relationship between Oldbury Lane, the proposed soft landscaped buffer including woodland and proposed dwellings.



Section A-A



Oldbury Lane Design Principles Plan



North West Edge: Design 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. The design features are as follows:

- » Buildings overlooking Oldbury Lane are typically two storey with varied setbacks. Inspired by the existing local context, some limited use of one and half storeys (two storey property with low eaves and half-dormer windows) will also be used to create subtle variation in roofscape and facade treatments along this frontage.
- » A generous green setback of 20m - 30m will form a soft landscaped buffer between the Oldbury Lane carriageway and the development edge.
- » Front and garden walls forming a key part of the streetscape facing Oldbury Lane.
- » Mainly render with brick, stone, and predominantly slate roofs.
- » Typically wide frontage buildings.



Location plan

Green Openings

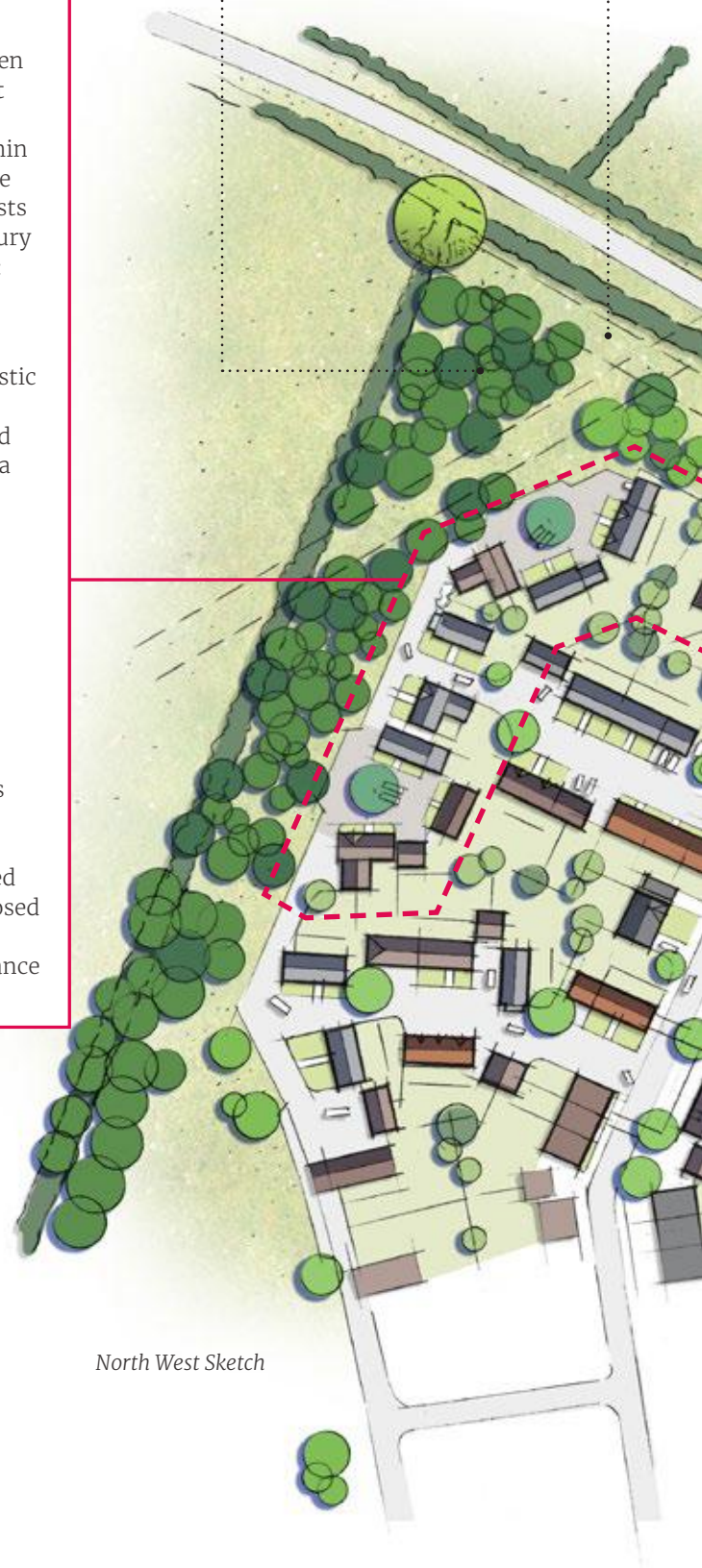
Green Openings will be used to soften the transition between development and open space, helping to create a fragmented and feathered edge within the area indicated by the dashed line on the plan. This dashed area consists of the first row of plots facing Oldbury Lane. Green Openings shall include:

- » Placement and orientation of buildings arranged to form courtyard-like spaces of a domestic scale, typically comprising three to four properties centred around semi-mature specimen trees as a focal point for the space.
- » An uplift in surface materials that are well co-ordinated with the appearance of buildings and boundary treatments, helping to create informal spaces will be distinctive from surrounding streets.

The illustrative plan opposite shows how these principles could be interpreted. Further detailed design will be required through the reserved matters process to ensure the proposed principles are delivered alongside a suitable management and maintenance strategy for each space.

Generous green setback along Oldbury Lane

Wooded edge formed by proposed tree planting



North West Sketch

Green openings centred around semi-mature specimen trees

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

Buildings with varied heights, setbacks and orientations

Mainly wide frontage buildings

North West Arrival Area



North West Edge: Landscape Principles



As set out on p.92, three landscape treatments are proposed on the northern boundary of the site which will help create a transitional arrival experience. These treatments consist of a 'wooded edge', 'transitional edge, and 'arrival areas'.

The strategy described below and on the plan shown opposite provides an illustrative option for how these treatments could be delivered. The transitional effect is achieved by introducing gaps in the proposed planting, which become increasingly bigger from west to east. These are annotated A to D on the plan opposite, and described below:

- A** Initial 'snatched' view into the site
- B** More prolonged viewing opportunity over existing field hedge to courtyard-like area
- C** Structure planting gives way to specimen/amenity tree planting providing broken views over the existing fields hedge
- D** At the main entrance into the site, the field hedges give way to wildflower meadow frontage and specimen tree planting



Location plan

-  Existing oak tree forming an attractive landmark feature
-  Proposed structure planting
-  Proposed specimen trees within the existing field hedge*
-  Existing field hedge to be managed and maintained to a height of between 2m and 3m.
-  Proposed semi-mature specimen trees forming focal points to the Green Openings

*Notable trees within the existing hedgerow will be allowed to grow and mature into a traditional full crowned canopy tree. In other locations, where foul sewer easements allow, clear stemmed tree planting is to be introduced in the hedgerow.



Existing public footpath

Semi-mature courtyard
tree planting

Proposed specimen tree planting
within the existing field hedge

Advanced nursery stock tree planting



North East Edge: Key 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*

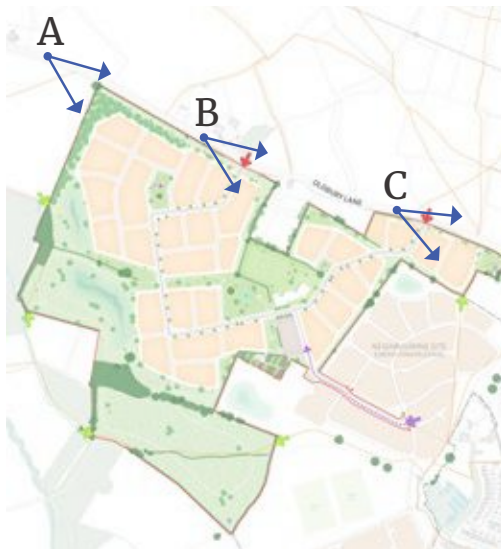
*Varied configuration
of buildings facing
Oldbury Lane*

*Generous green
setback along the
Oldbury Lane*

Arrival Experience

This sequence of illustrated views shows how the transitional arrival experience explained on the previous pages (92 - 99) 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 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 the from the west.



Existing



Viewpoint A



Viewpoint B



Viewpoint C

Year 1



Year 15



Priority Vista

The masterplan has been structured to provide three views that aim to provide the new community with a visual connection to the tower of St Mary’s church that is visible, in part, above the intervening vegetation and tree canopies. The westernmost of the three views forms a Priority Vista, as shown on the adjacent diagrams.

The Priority Vista will be the subject of a detailed study at the Reserved Matters design stage to demonstrate how the following design objectives and principles are met:

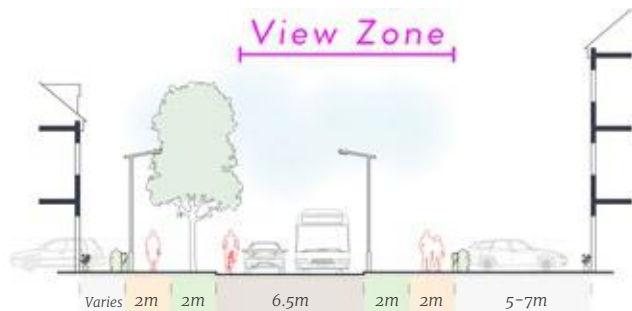
- » Alignment of the Main Street and other adjoining streets will enable a view through the residential development towards the church tower.
- » Streets along the Priority Vista will contain a grass verge on both sides of the carriageway to generate a widened street scene and enhance enjoyment of the view. The width of the grass verge will vary between 2m and 4m, in line with the cross sections shown below and detailed on pages 124-127.

- » Street trees with a vertical emphasis will be planted on one side of the street to enclose, soften and frame the view. Species will be determined at designed design, but suitable options include *Tilia euchlora* (Crimean Lime) and *Carpinus betulus* ‘Frans Fontaine’ (Upright Hornbeam)
- » Properties on the open side of the street, without street trees, will be set back in the private plot between 5m and 7m to further enhance the sense of openness and not restrict views.
- » Landmark / Key buildings will frame the view in prominent locations, but will not step forward to create visual narrowings. These buildings will be marked by an uplift in material quality, architectural detailing and scale.
- » Street furniture and signage will be well co-ordinated and without clutter.
- » Existing on-site vegetation and trees will be managed, where necessary and appropriate, to enhance the view and ensure it does not become permanently obstructed.

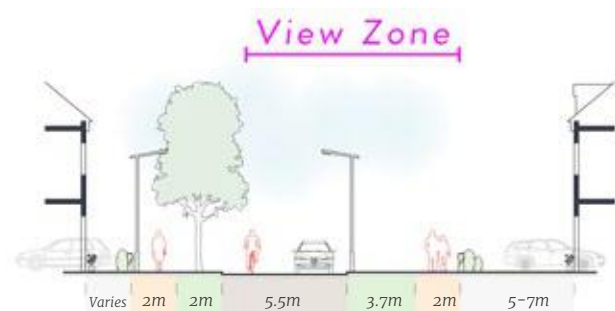


Above: Alignment of Priority Vista

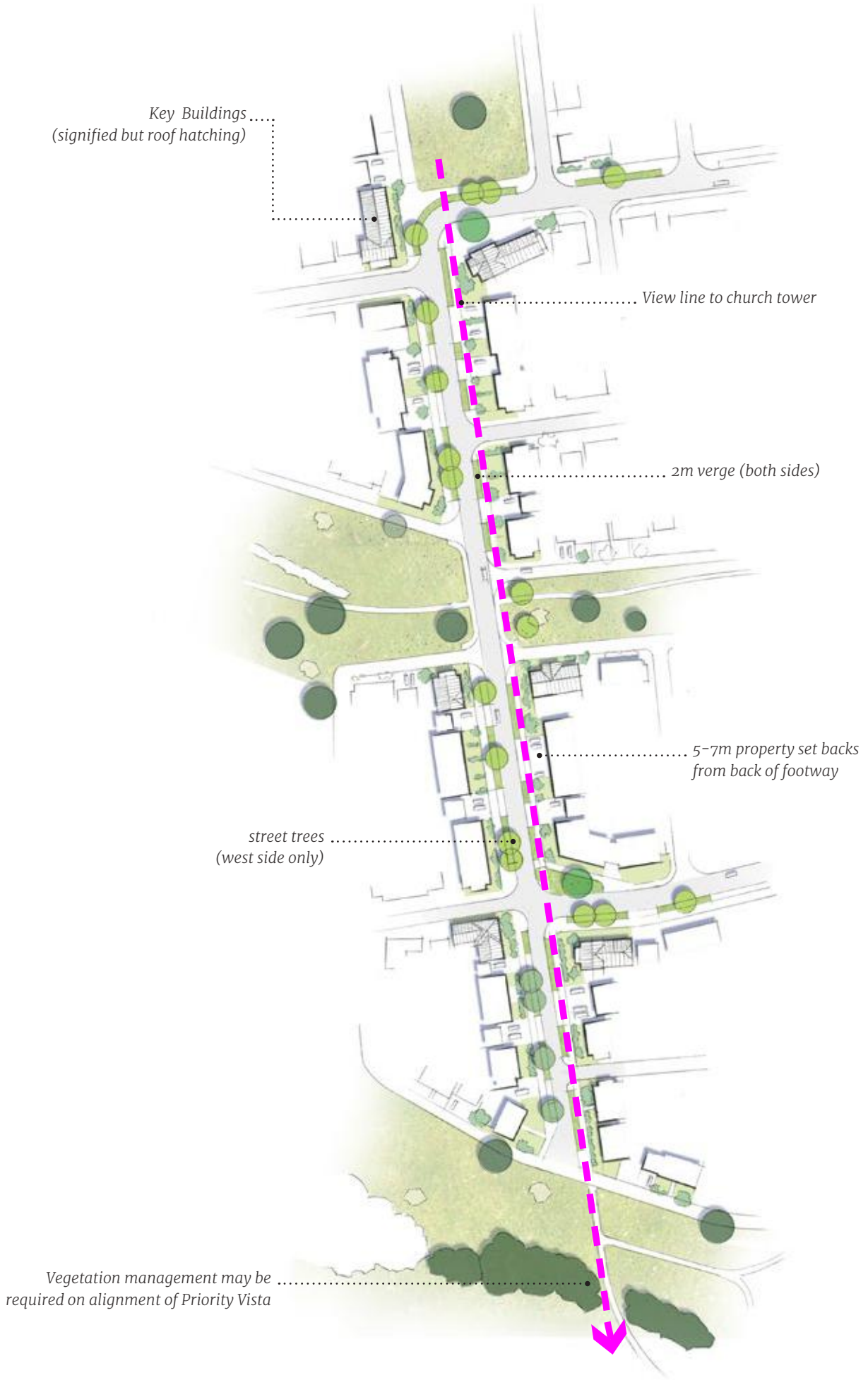
Right: Illustration of how the Priority Vista could be accommodated in line with the principles outlined.



Above: Priority Vista - Main Street section (see page 124-127 for detail)



Above: Priority Vista - Tertiary Street section (see page 124-127 for detail)



Key Buildings
(signified but roof hatching)

View line to church tower

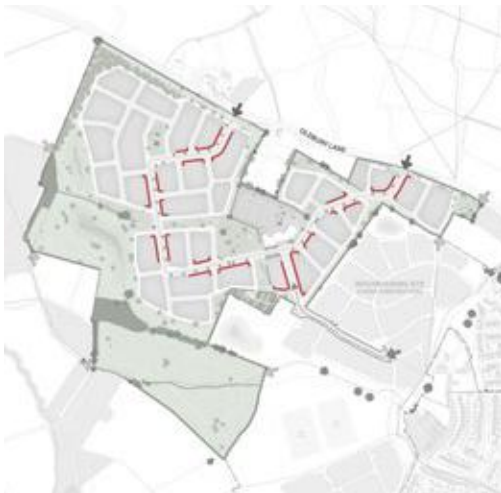
2m verge (both sides)

5-7m property set backs
from back of footway

street trees
(west side only)

Vegetation management may be
required on alignment of Priority Vista

Example Design Features



‘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 on landmark / key buildings
- » 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



Brick



Occasional gables at key locations



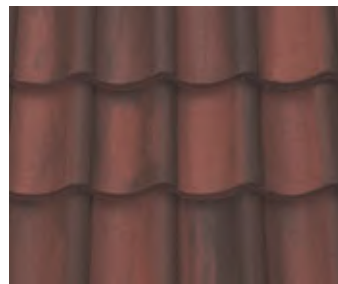
Simple, muted colours



low walls



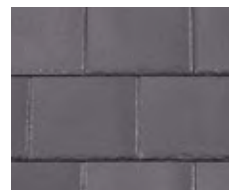
Suggested Materials



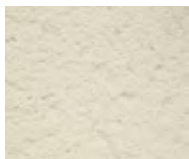
Pantile



Brick



Fibre cement slate



Render



Grey Windows

Thornbury precedents



Muted Colours



low walls and narrow set backs



Varied plot widths and materials



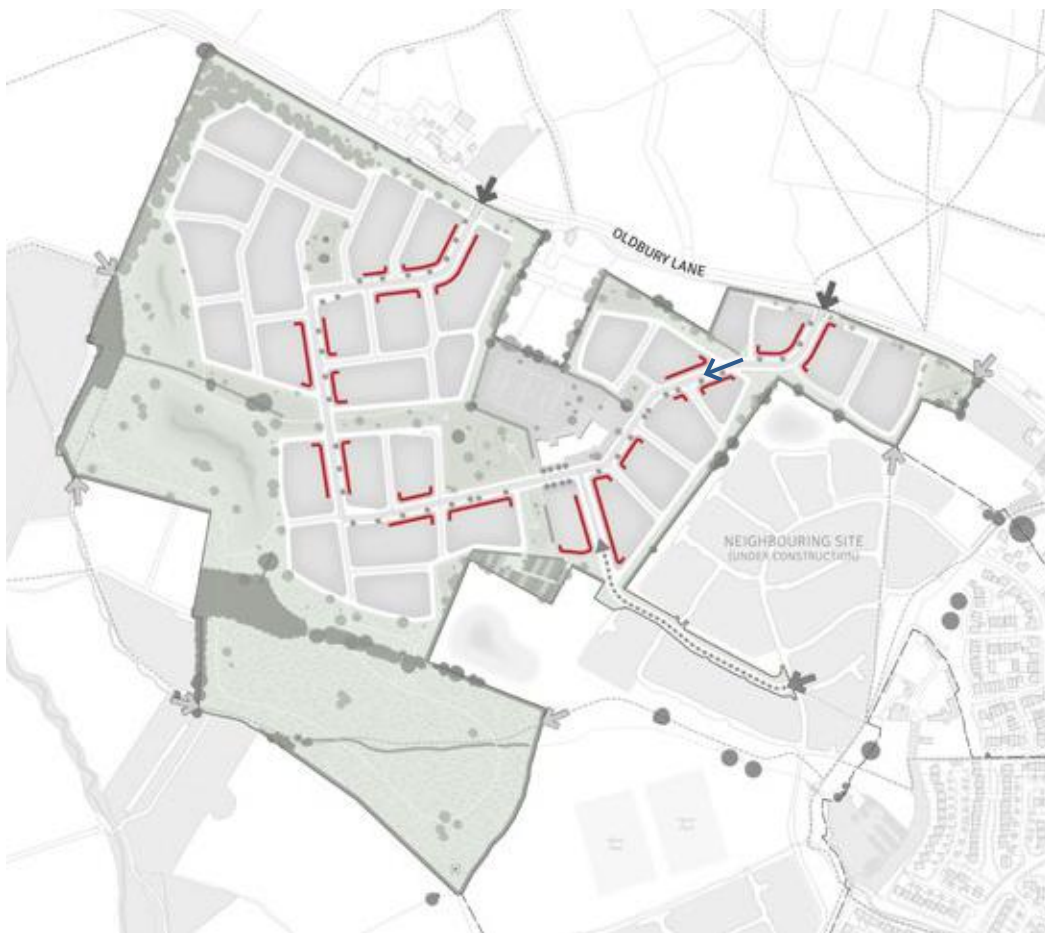
Cat-slide dormers



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



Example Design Features



Plinths, bays



Gables and projections / bays

'Key Spaces' Character

- » 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

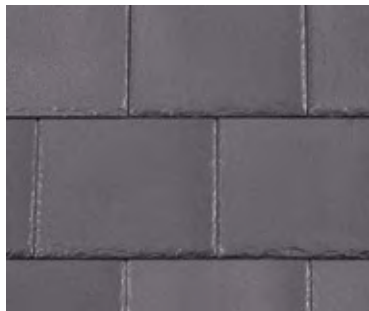


Plinths and contrast

Suggested Materials



Render



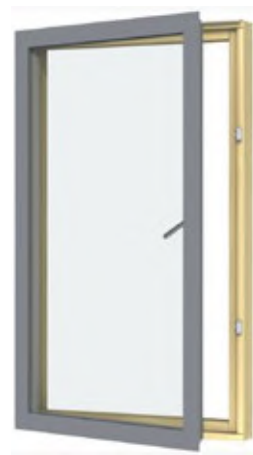
Fibre cement slate



Brick



Blue brick plinths



Grey Windows

Thornbury precedents



Muted colours



Cat-slide 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