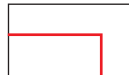
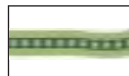




- Legend
-  Site
  -  Public Rights of Way
  -  Footpath Reference Number
  -  Thornbury Urban Edge

Public Rights of Way data and base map taken from OutdoorsWest (2022).

16:10 Land West of Park Farm, Thornbury - Visual Role played by Church of St Mary

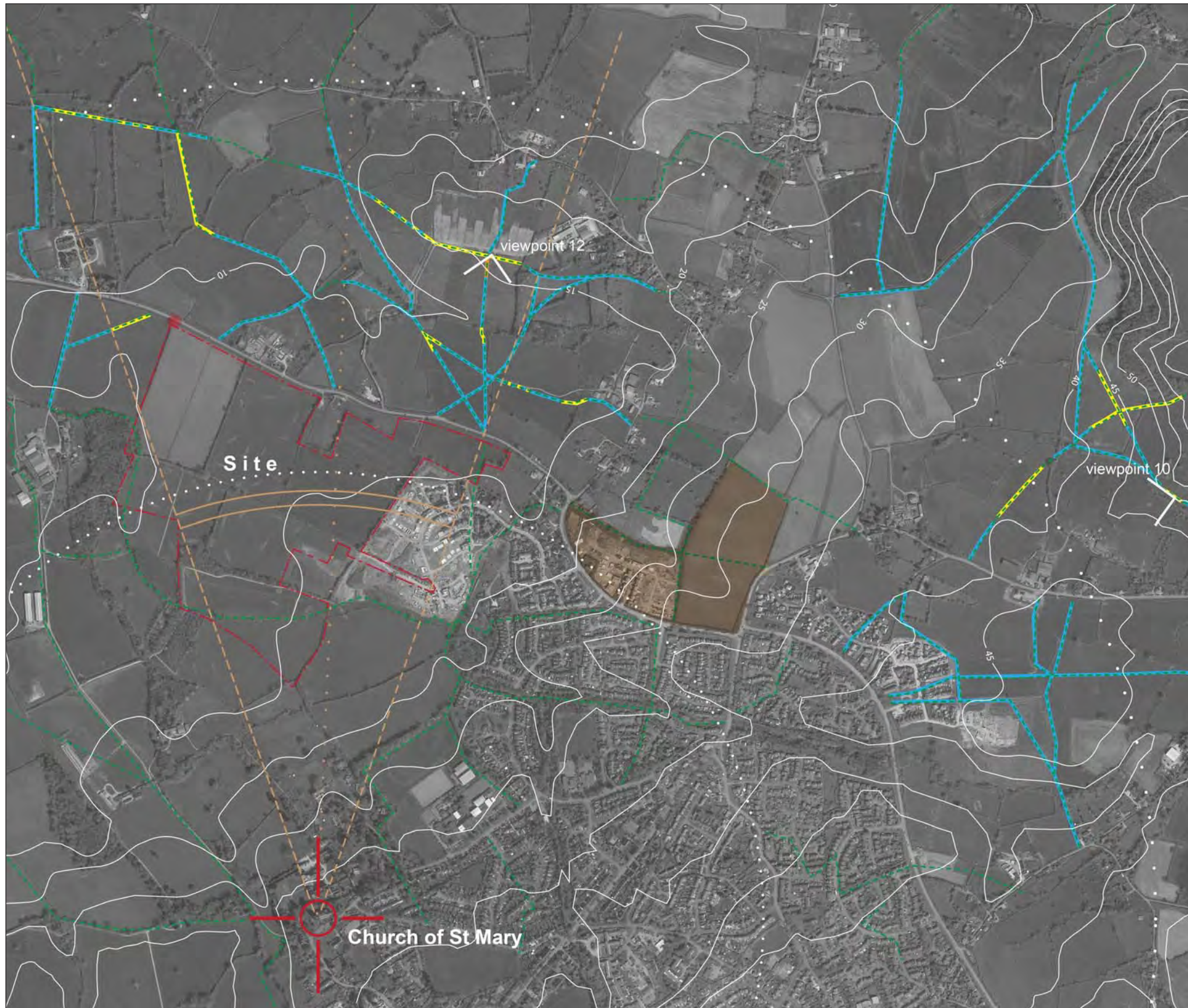


Sightline to Church



Legend

- High Role/Sensitivity
- Medium Role/Sensitivity
- Low Role/Sensitivity
- No Role/Sensitivity
- March 2018 Photograph Locations



Legend

- High Role/Sensitivity
- Medium Role/Sensitivity
- Low Role/Sensitivity
- No Role/Sensitivity
- Footpaths with limited access due to development

Note: For scale see sensitivity methodology scale

# North West Edge: Design Principles

Extract from DAS

Re-submission Update, Final, March 2021 (pgs 94-95)

ADDITIONAL CONTENT - Jan 20

REVISED CONTENT - Aug 20

ADDITIONAL CONTENT - Jan 20

REVISED CONTENT - Aug 20

## 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.



North West Sketch

# North West Edge: Landscape Principles

Extract from DAS

Re-submission Update, Final, March 2021 (pgs 96-97)

ADDITIONAL CONTENT - Jan 20

REVISED CONTENT - Aug 20

ADDITIONAL CONTENT - Jan 20






REVISED CONTENT - Aug 20

## 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

-  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.



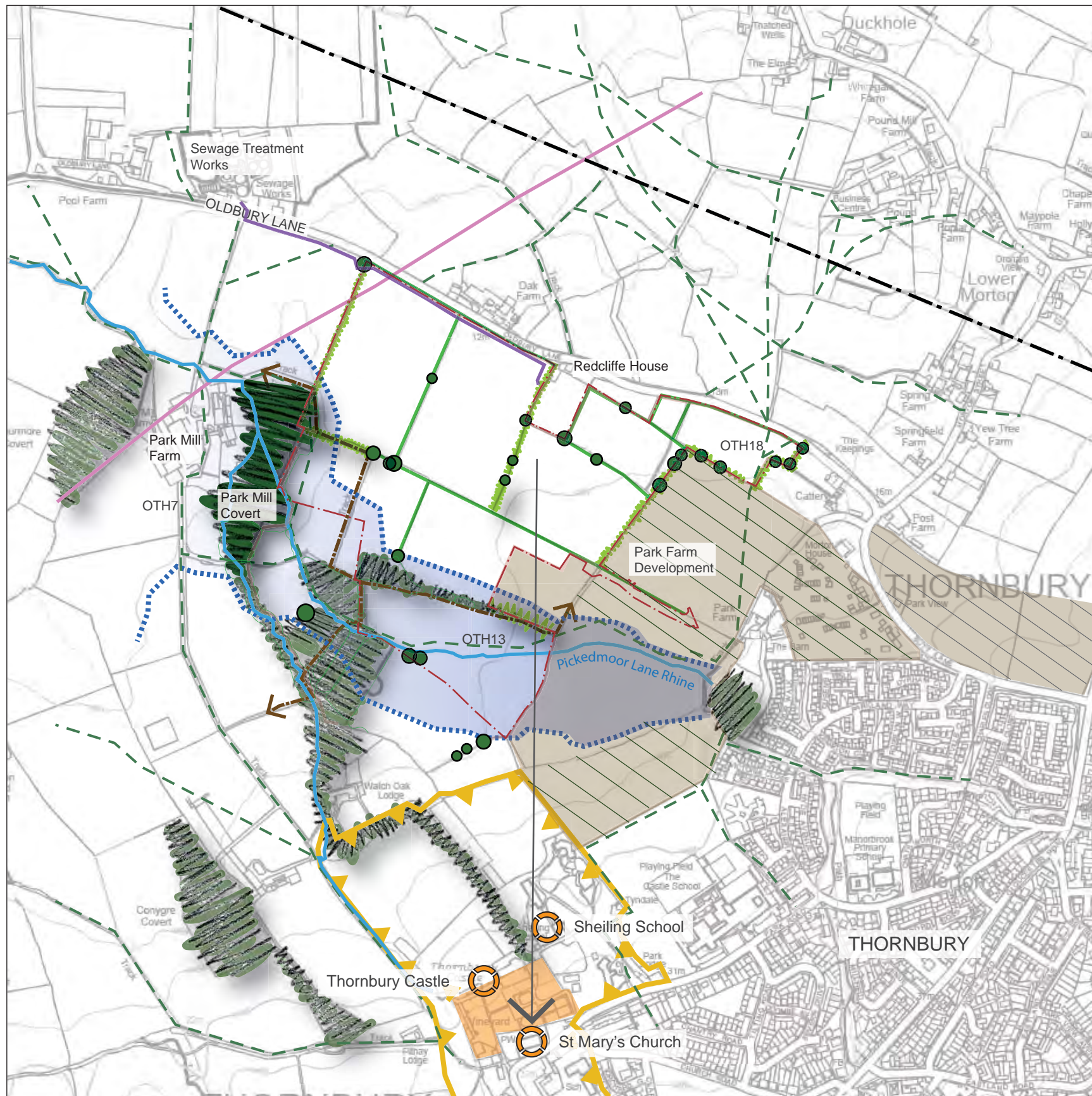
North West Sketch









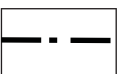



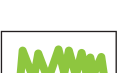
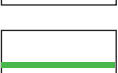





Location plan



- Legend**
- Site
  - 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
- Proposed Tree/Hedgerow Planting:**
- Native woodland structure planting (mixed species sizes)
  - 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
- NOTE: This drawing should be read in conjunction with the Green Infrastructure Context Plan 16-10-PL-202 which shows the green infrastructure assets and links surrounding the site.



Legend

-  Project Site
-  Public Rights of Way
-  Track (unmade)
-  Watercourses
-  Indicative flood zone extents
-  Location of oil pipeline
-  Overhead power lines
-  Wessex Water Proposed foul drainage
-  Woodland/notable trees
-  Park Mill Covert Ancient Woodland
-  Notable/tall hedgerows
-  Well maintained lower level hedgerows
-  Notable trees
-  Recent/In progress development (hatch indicates housing area)
-  Listed Buildings
-  Conservation Area
-  Registered Park and Garden



Legend



Site



Villages and Hamlets





Figure 6. Severn Ridges Plan