

Design Rationale / Connected Green Infrastructure

Extract from DAS

Re-submission Update, Final, March 2021 (pgs 76-67)

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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.

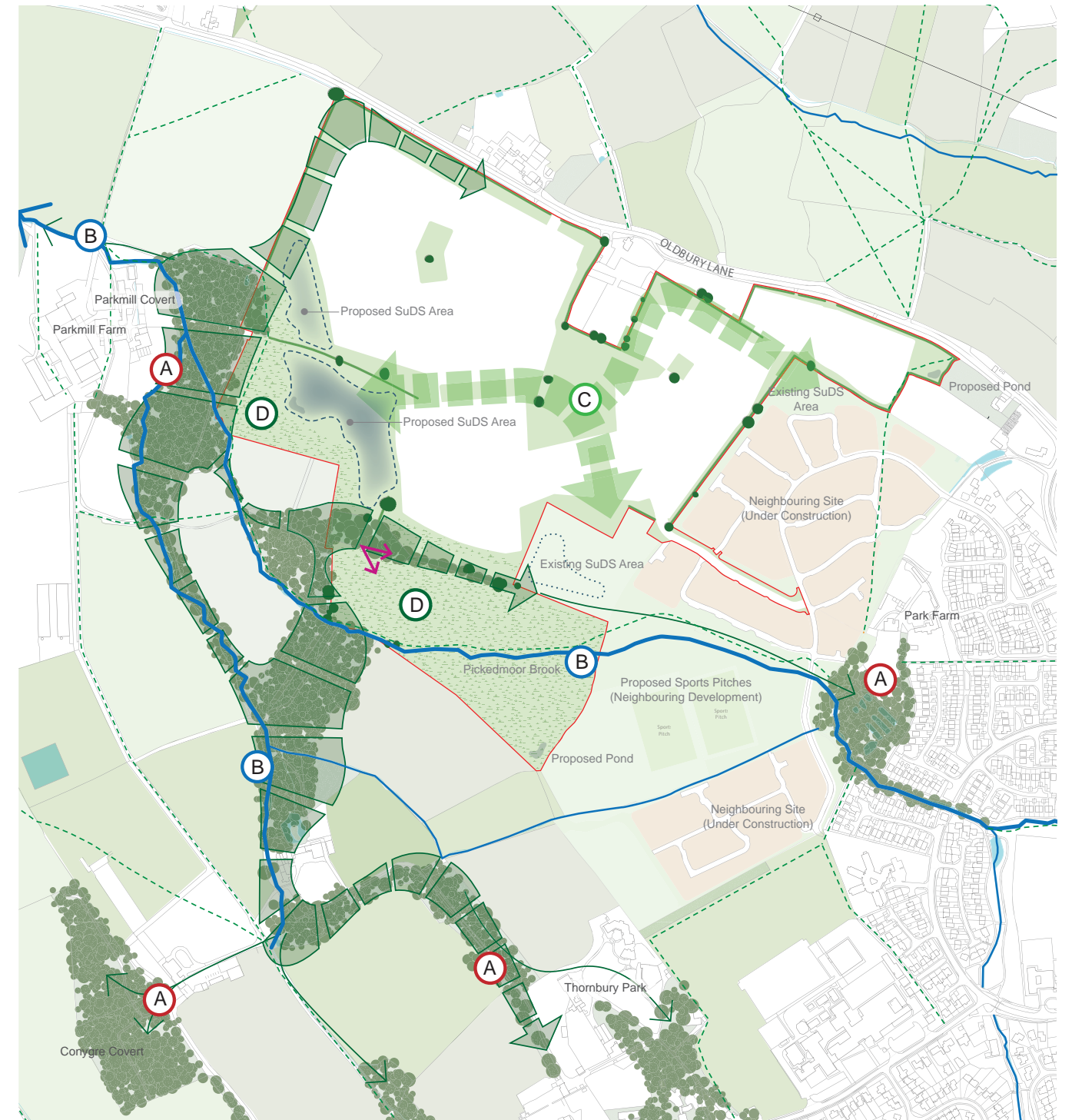
Connected Green Infrastructure

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.

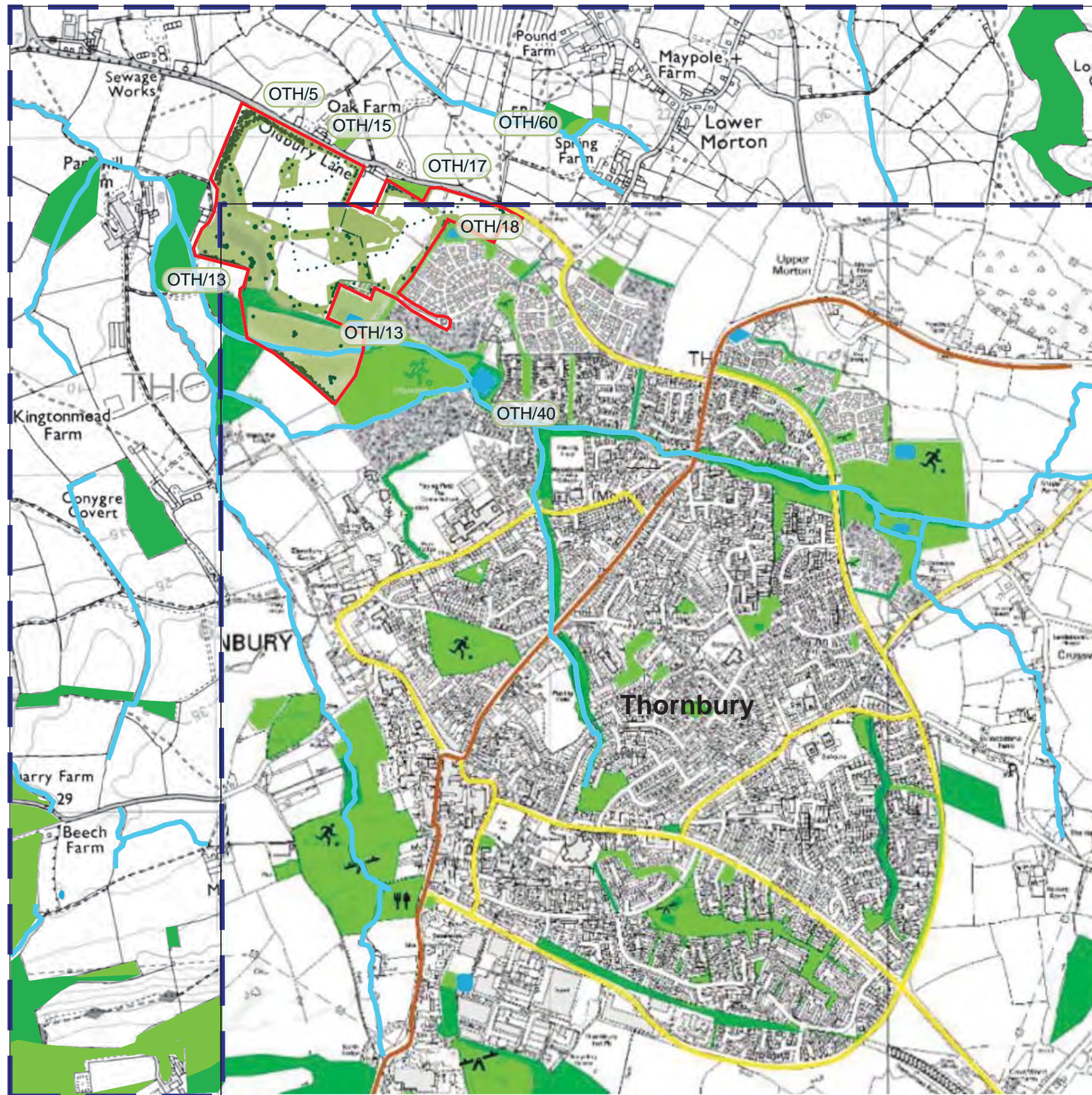
- A** A key green infrastructure feature of the area are the blocks of woodland along and around the site's southern and western boundaries. The most significant of these is Parkmill Covert alongside Parkmill Farm which is a SSSI and an ancient woodland. The landscape and green infrastructure strategy 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



Legend




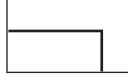





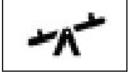


-  Land West of Park Farm - the Site
-  Streams
-  Green Infrastructure within the site
-  Thornbury Green Infrastructure Map (Figure 8)
Taken from the Thornbury Neighbourhood Plan (Jan 2022)
-  Additional GI mapping data which extends the Neighbourhood Plan Green Infrastructure plan to show the Land West of Park Farm (the Site)
-  Footpath Reference Number

Figure 8: Green Infrastructure within Thornbury
(taken from the Thornbury Neighbourhood Plan (January 2020):

-  Grassland, possibly with young trees or shrubs
-  Woodland or hedge with mature trees
-  Sports pitches
-  Play Equipment
-  Allotments
-  Ponds (normally dry or wet)

Designations on this map do not imply public ownership of right of access.

Building Heights Parameter Plan

Extract from DAS

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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	IFE 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.

