



BATHURST DEVELOPMENT LTD



THE STEADINGS
CIRENCESTER

Consultation Presentation

Eastern Access Road (Part 1)

Detailed Design Code & Planning Application

January 2023

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1. Introduction

These slides provide an update on the design of the first part of the new Eastern Access Road from Spratsgate Lane. We should welcome any feedback and will have regard to comments received before finalising the planning application.

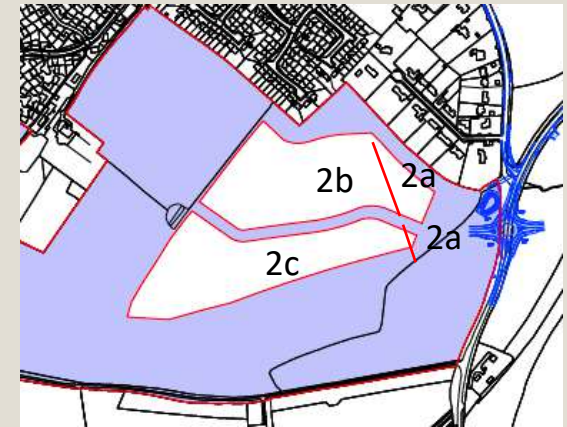
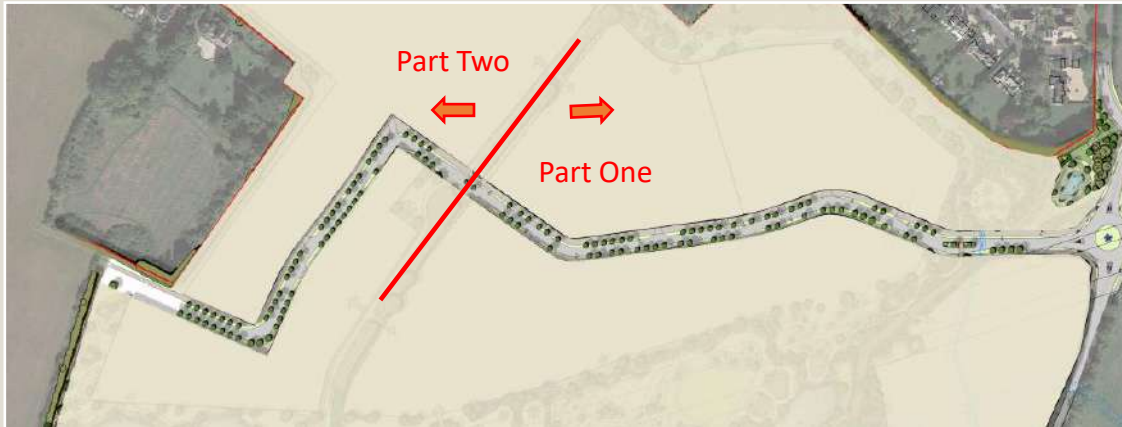
Background:

- BDL has completed the construction of the new roundabout on Spratsgate Lane which provides the eastern entrance to The Steadings.
- BDL has submitted a Detailed Design Code for the first part of the Eastern Access Road, which connects the new roundabout to the second hedgerow.
- The Detailed Design Code is required by the conditions of the outline consent and sets out the design requirements for the new road.
- Once the Design Code is approved by the Local Planning Authority, BDL will submit a Reserved Matters Planning Application for the first part of the road.



1. Introduction (continued)

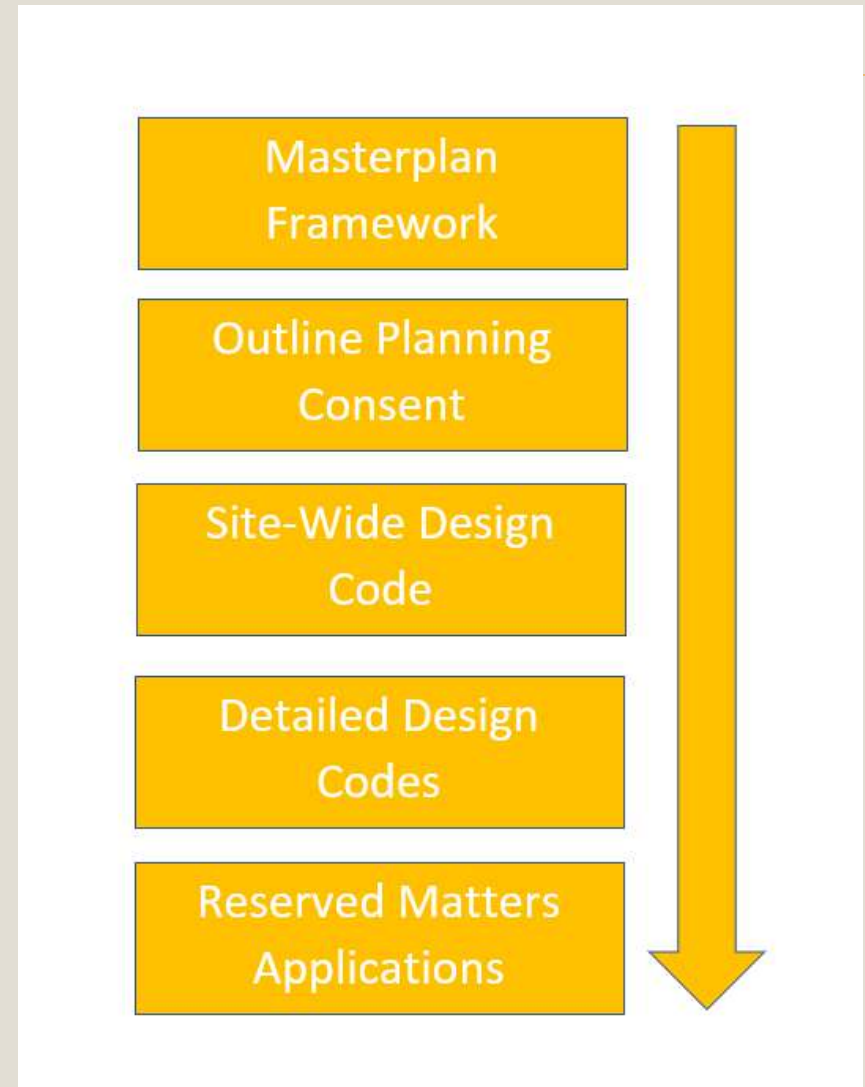
- The Eastern Access Road is being delivered in two parts.
 - Part One to the East serving residential Parcels 2a, 2b and 2c
 - Part Two to the West serving residential Parcels 2d and 2e



- Extensive consultation has been undertaken with Cotswold District Council (CDC) and Gloucestershire County Council (GCC) on the design and adoption requirements for this new street which has guided the preparation of the Detailed Design Code and the design of the road corridor which will be the subject of the first Reserved Matters Planning Application.

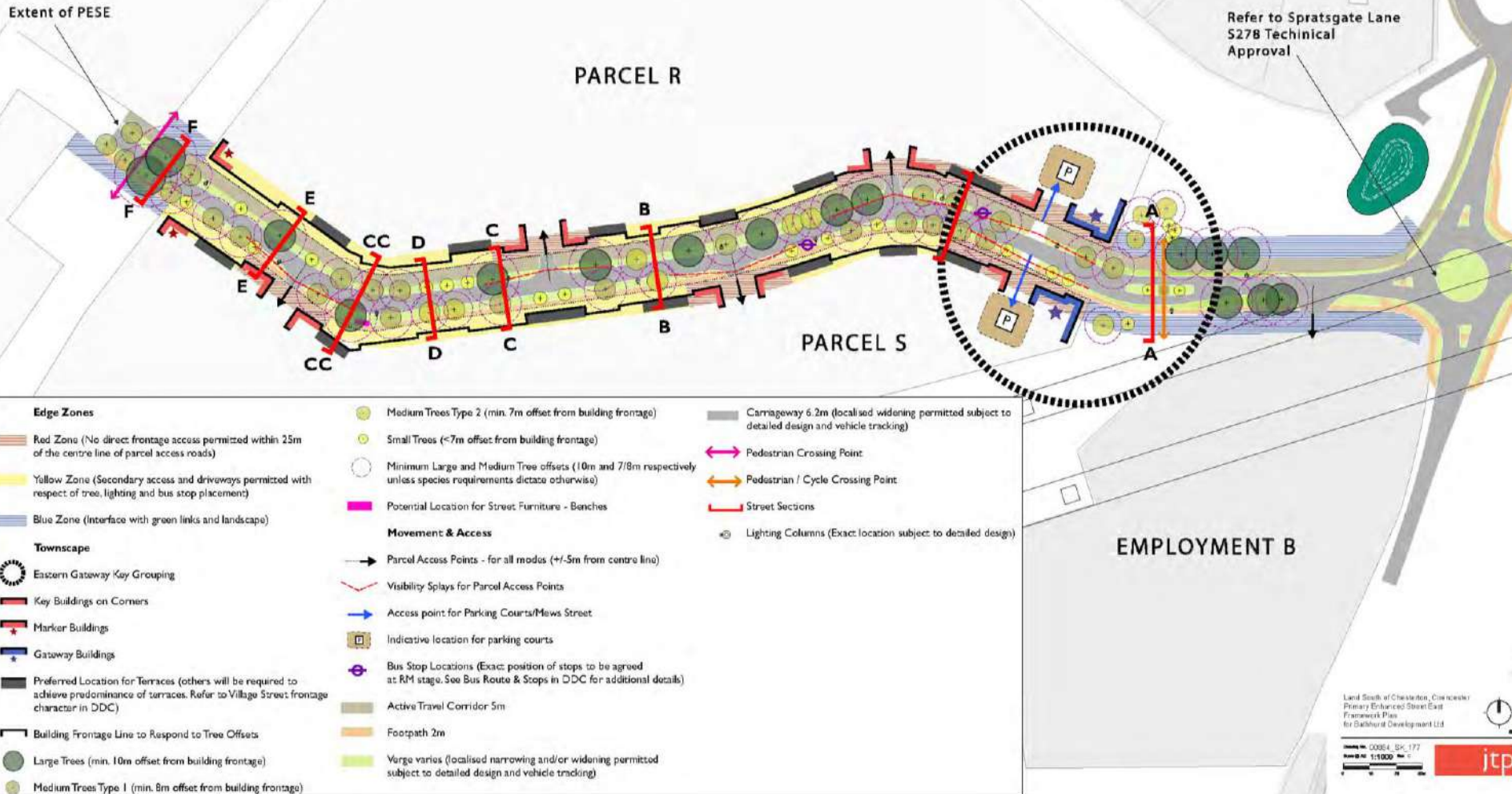
2. Detailed Design Code

- The approved masterplan provides a framework for planning documents to ensure the proposed development delivers the original vision
- It shows the sequence of detailed design codes and reserved matters applications.



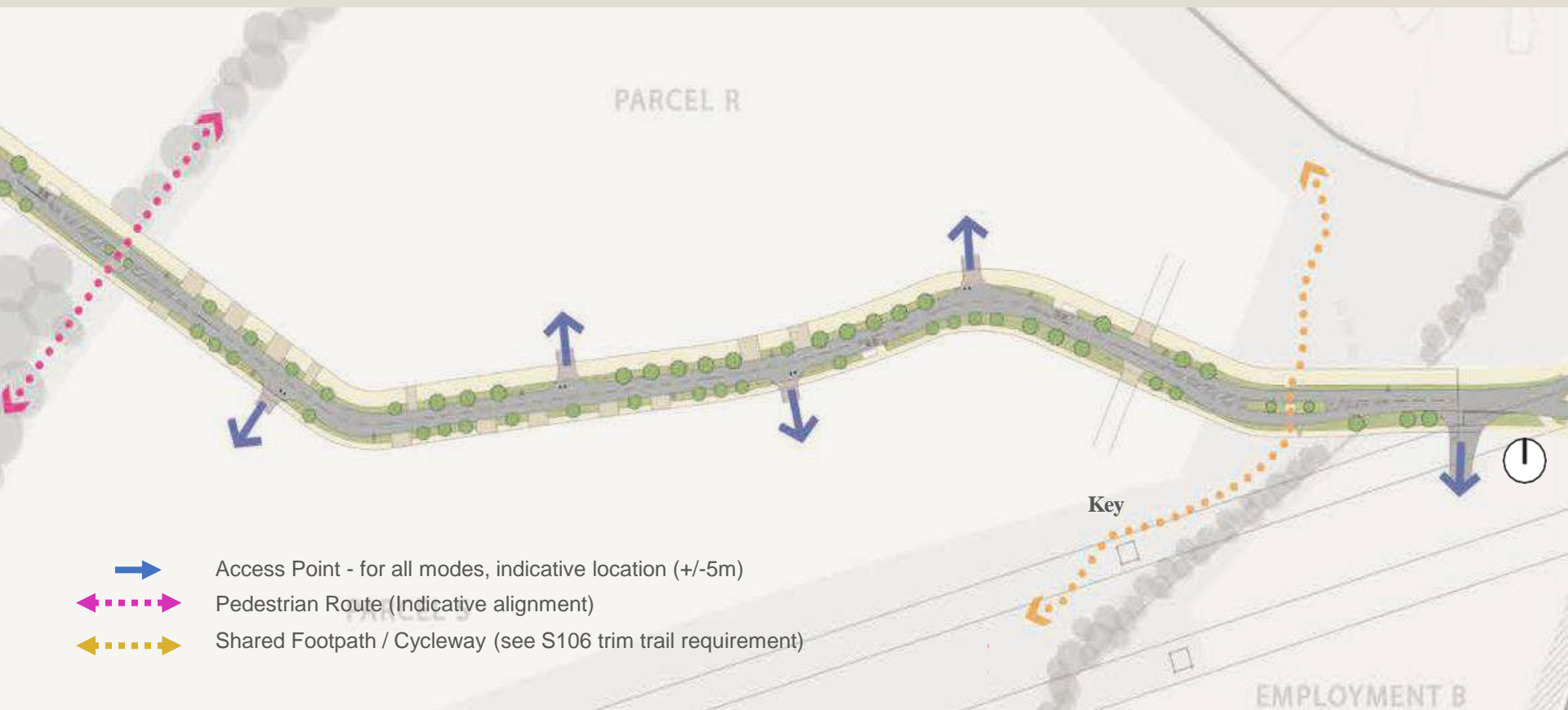
Detailed Design Code: Framework Plan

The Detailed Design Code contains the Framework Plan & the RMA must conform with these parameters.



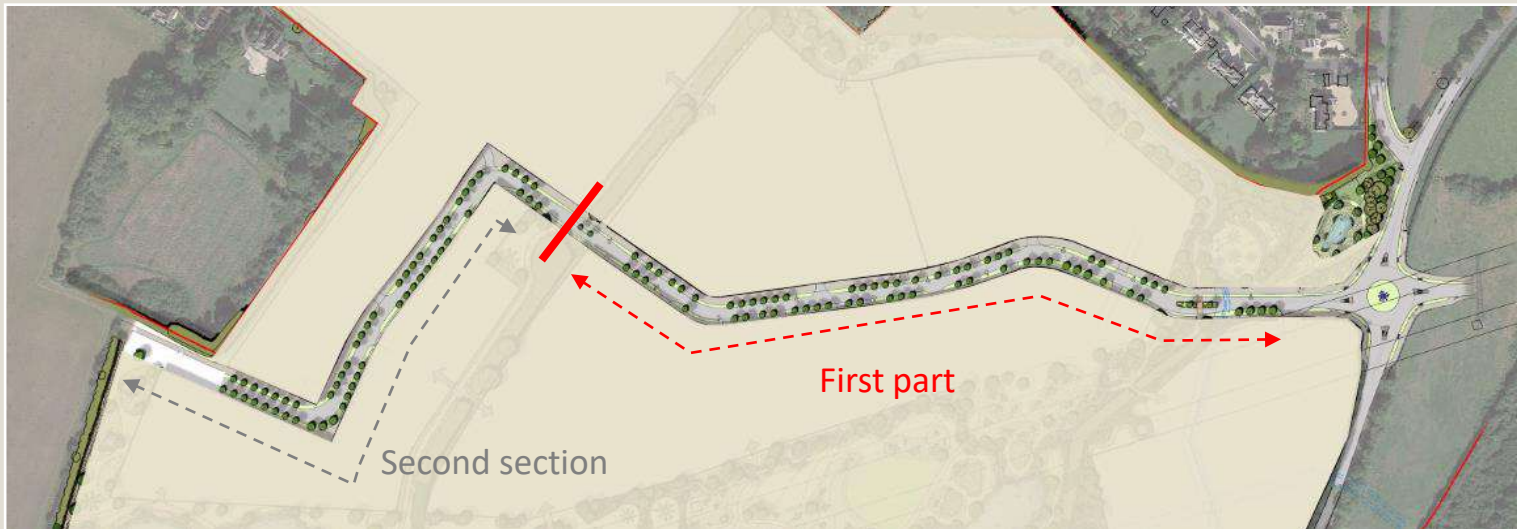
Detailed Design Code: Street Alignment

The Design Code provides access for residential development parcels, links to the wider network of pedestrian routes and identifies key focal points.



3. Planning Application

Following appropriate consultation and once the Detailed Design Code has been approved the Reserved Matters Application for the first part of the road, as indicated below, will be submitted to CDC by mid March.



The design for the first part of the road will be based on the drawings and details provided in the following slides along with more detailed technical drawing and supporting reports as required for the Reserved Matters Application.

Planning Application: Key Elements

The key elements of the proposed new road are :

- Designed to GCC adoptable standards
- Design speed of 20 MPH
- Includes for traffic calming measures including speed tables
- Provides access points into each development parcel to the north and south of the road and crossovers (drive or courtyard access points) in agreed locations
- Has a 6.2m wide carriageway to suit GCC requirements
- Includes for bus stops for a future bus service.
- Includes for a 5m wide active travel corridor – including a segregated footway (2m) and cycleway (3m) which is required and is located on the north side of the corridor
- Has a 2m footway located on the south side of the carriageway.
- Includes for a minimum of a 2.5m verge generally on each side of the carriageway although this will taper off at some points.
- Includes for the provision of street trees as set out in the Detailed Design Code & accompanying Framework plan. These will be provided with varying spacing between on both sides of the carriageway and occasionally consolidated in specific locations on one side of the street
- Streetlighting in accordance with GCC adoptable requirements.

Highway Design



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Disclaimers
This drawing is provided for the purposes of obtaining the approval of an authority or regulatory authority on the basis of the drawing. It is not intended for use as the basis of any construction or other work unless approved has been received.

- GENERAL NOTES**
1. This drawing is based on the topographical survey undertaken in June 2020, dated September 2018.
 2. All proposed highway works to be constructed in accordance with the current version of the Specification for Highway Works (SHW), published by the Stationery Office as Volume 1 of the Manual of Contract Documents, as amended, and Cheshire/Staffordshire County Council's Issue for Streets and Technical Specification for New Streets.
 3. The Contractor shall seek clarification from the Engineer regarding any construction issues arising from this drawing or any discrepancy between this drawing and any issued drawing at the Specification, prior to construction.
 4. The works shown on this drawing shall affect existing underground services and the Contractor is required to verify the location and depth of all such services prior to commencement of the works and to take any precautions necessary when working in the vicinity of any such services.
 5. All works within the limits of the highway shall be agreed in accordance with the Traffic Signs Manual Chapter 5 Traffic Signs, Materials and Spacing for Road Works and Temporary Traffic Signs, as amended.
 6. All dimensions shown in metres (m), unless otherwise stated, and all work shall be in accordance with BS 8888.

KEY

- Application Boundary
- Proposed Carriageway
- Proposed Speed Limit Hamp
- Proposed Cycleway / Footway
- Proposed Verges
- Proposed Tree
- Proposed Street Light

Rev	Date	Description	Drawn	Check
0	11/09/20	Issue for SHW	DM	DM
1	11/09/20	Final Revision published	DM	DM
2	11/09/20	Final Revision published	DM	DM

FOR TECHNICAL APPROVAL

Client:

Bathurst Development Ltd

Project:

**Land at Chesterton Farm
Cirencester**

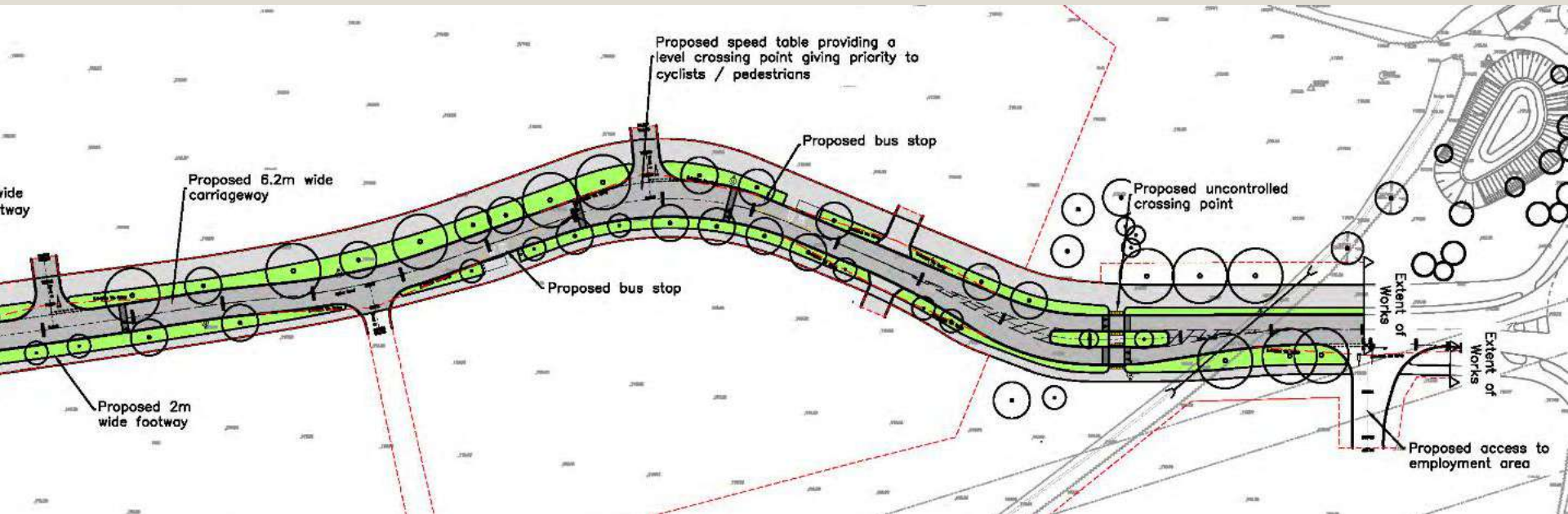
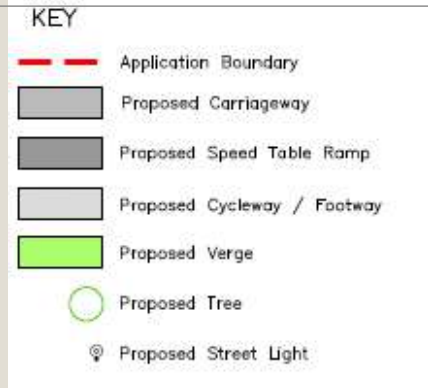
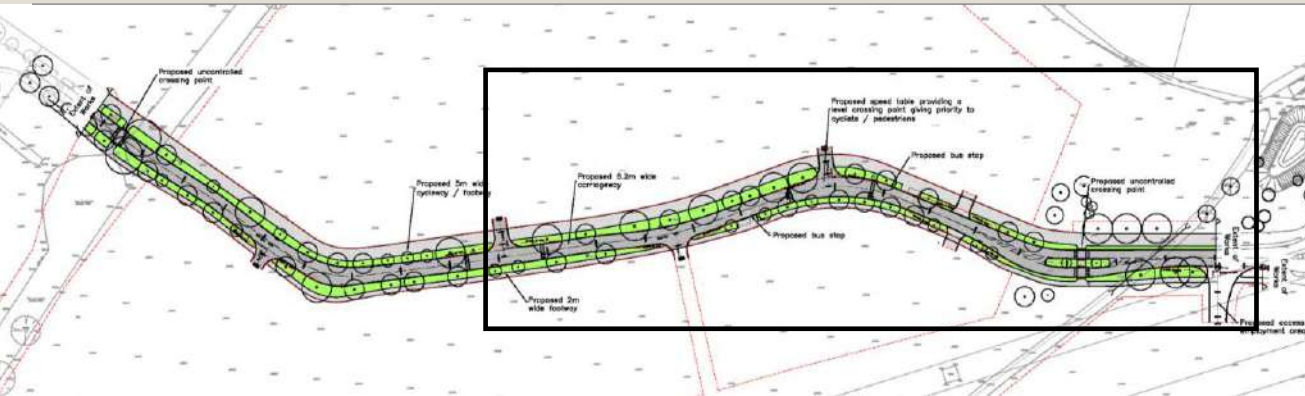
Drawing Title:

**Spine Road
General Arrangement**

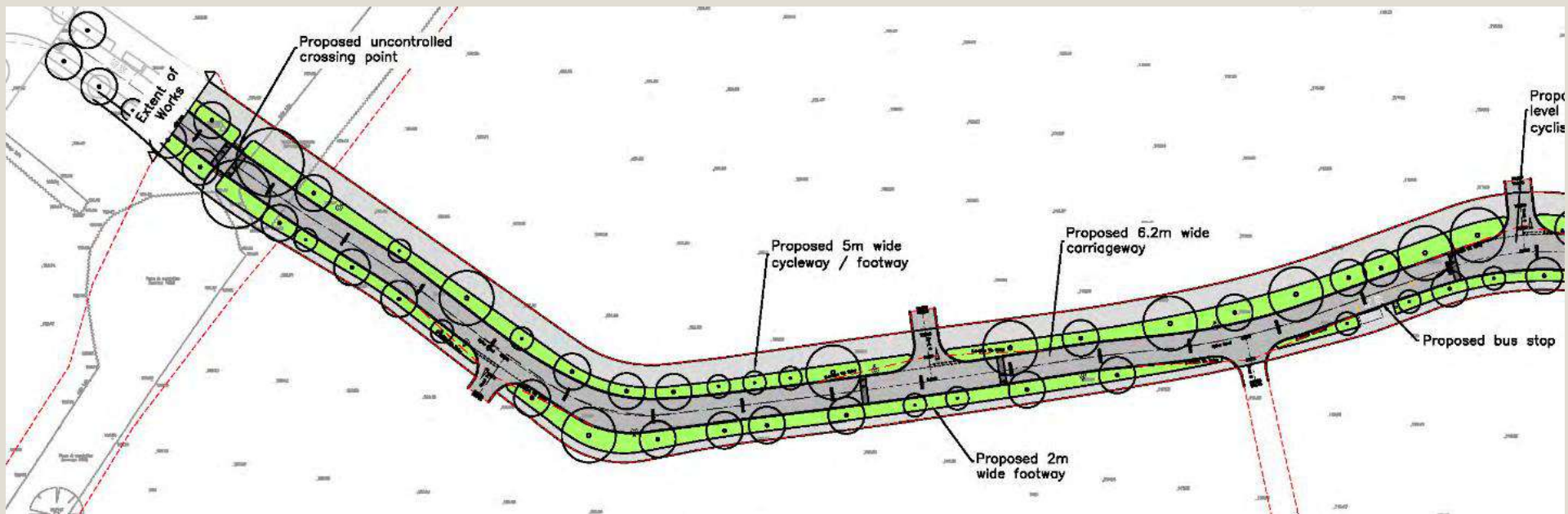
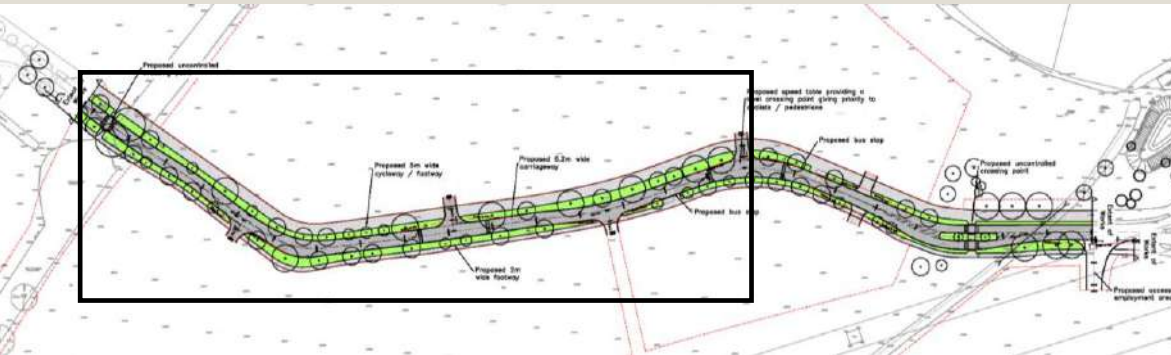
Drawing No: **B747/SR/0101** Sheet 0

Date: November 2021 Scale: 1:1000 @ A1
E-Mail: r.hartman@pfa.co.uk

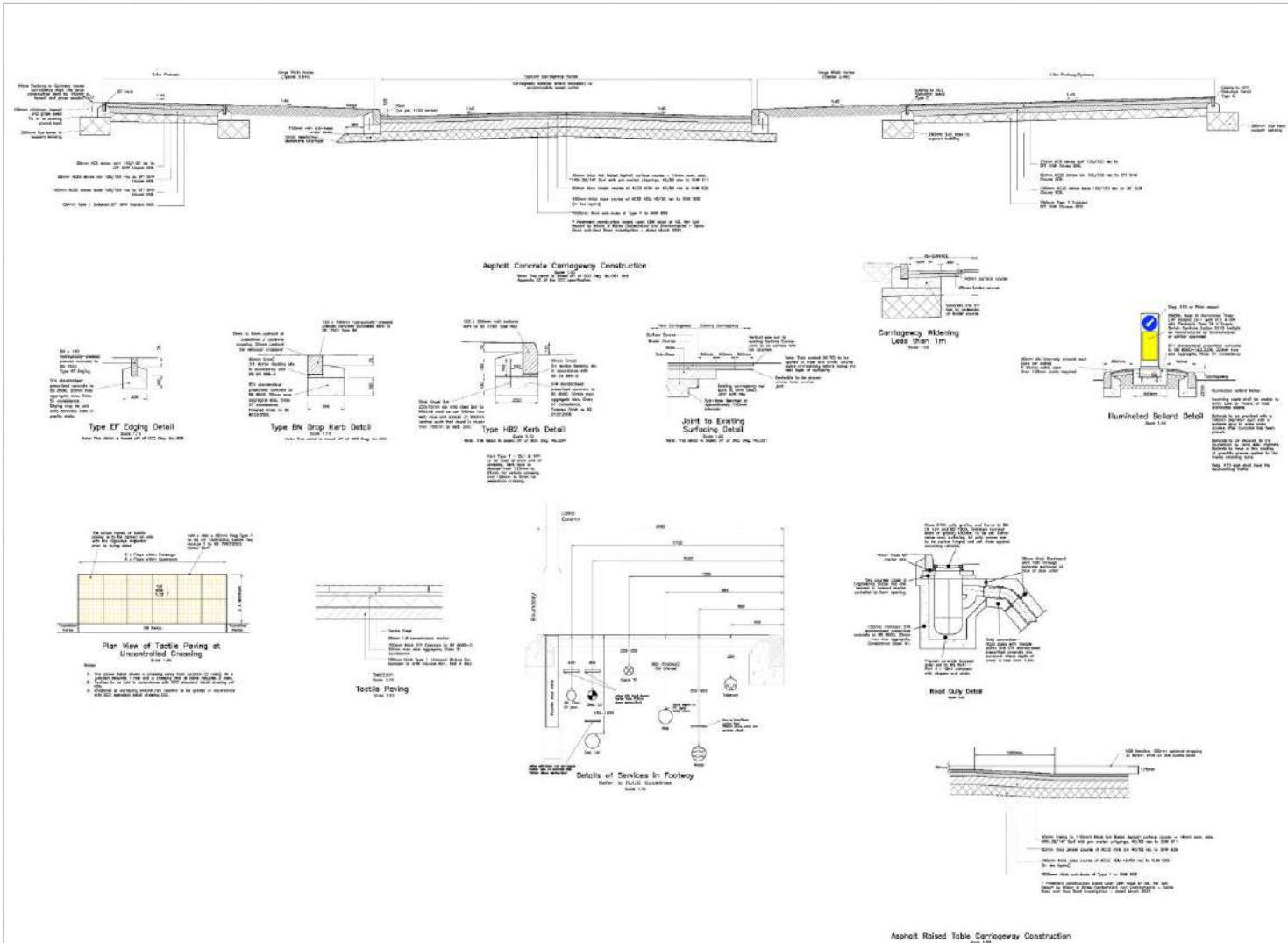
Planning & Design Drawings



Planning & Design Drawings



Planning & Design Drawings



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GENERAL NOTES

1. The drawings are based on the information provided by the client and are not to be used for any other purpose without the written consent of the client.
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5. The drawings are not to be used for any other purpose without the written consent of the client.

NO.	DATE	DESCRIPTION	BY	CHECKED
1	15/03/2011	ISSUED FOR TENDER
2	22/03/2011	REVISED DRAWING

FOR TECHNICAL APPROVAL

Client: **Bathurst Development Ltd**

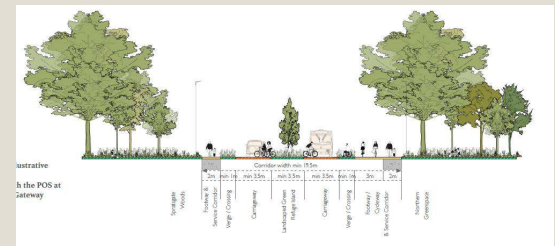
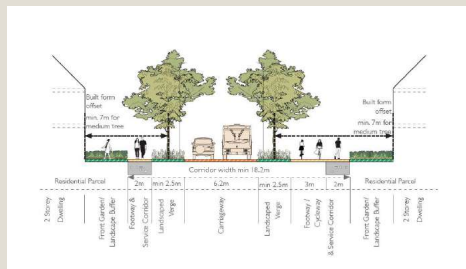
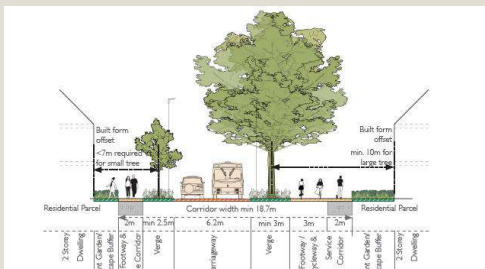
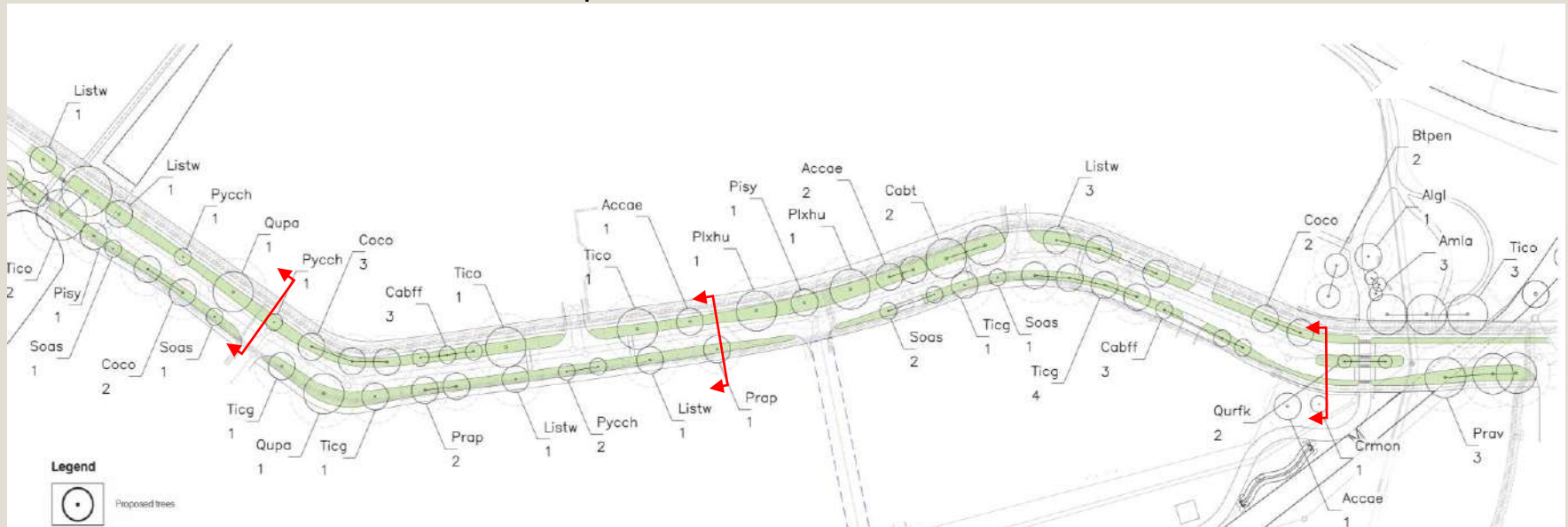
Project: **Land at Chesterton Farm, Cirencester**

Drawing No: **B747/SR/0707**

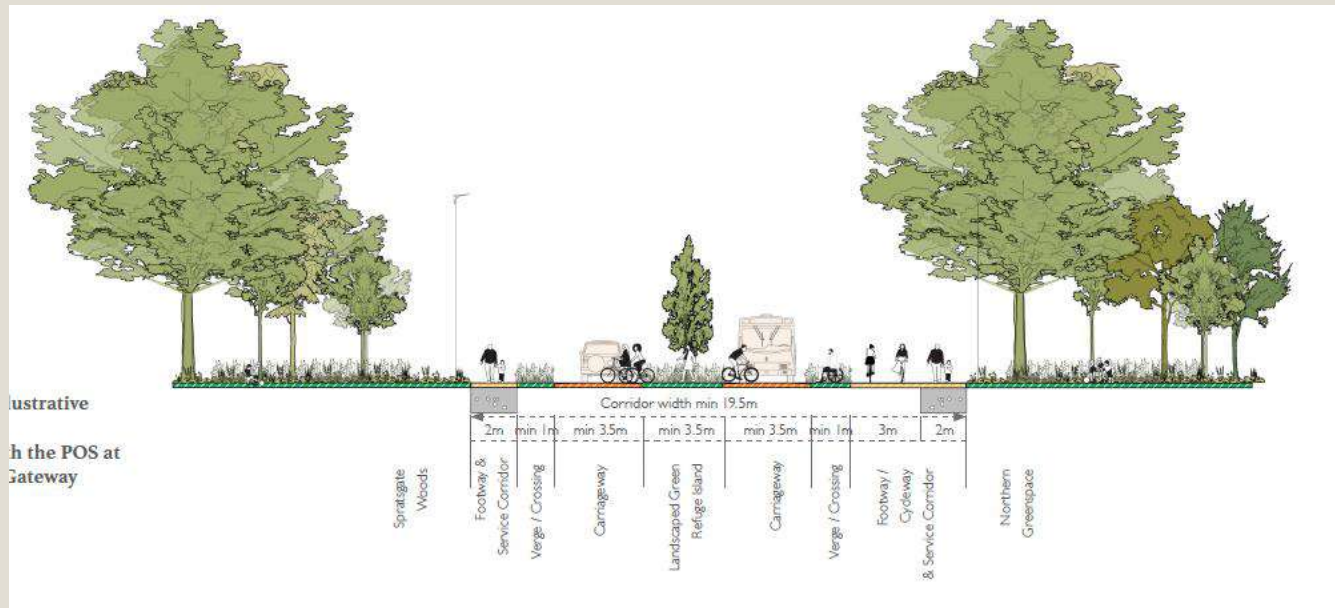
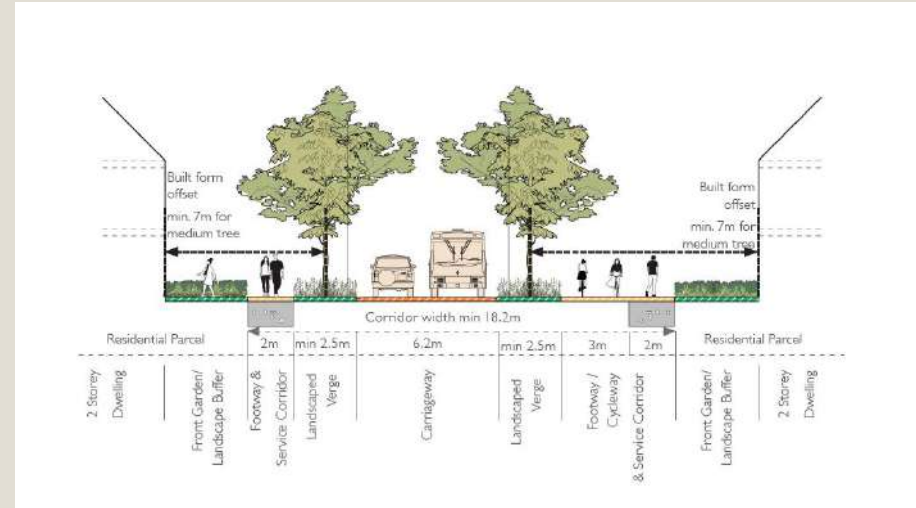
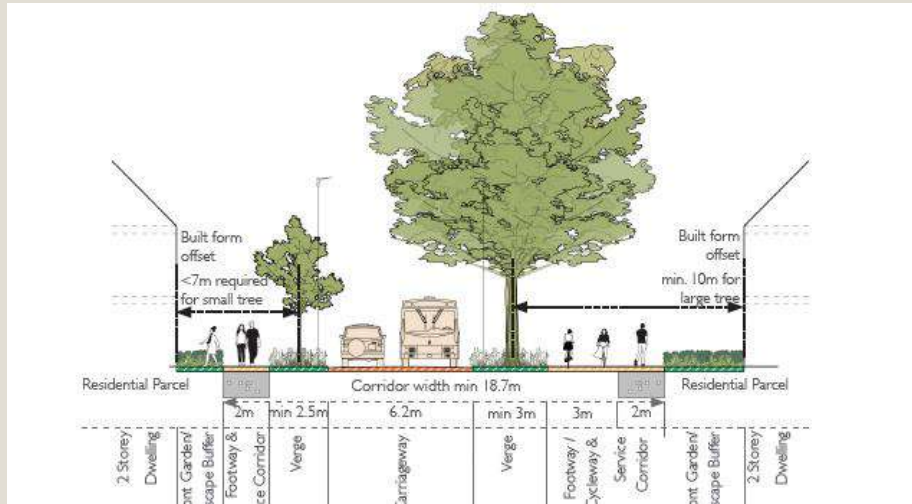
Date: 15/03/2011

Street Trees

- The road will contain a significant number of trees of varying species and size located on both sides of the road. The design intentionally seeks to avoid creating a uniform street scene.
- The location of the trees dictates the set back for building frontages. Whilst the application seeks consent just for the road corridor, in order to design it extensive consideration has been given to the wider street scene and landscape character.



Cross sections - Street Trees

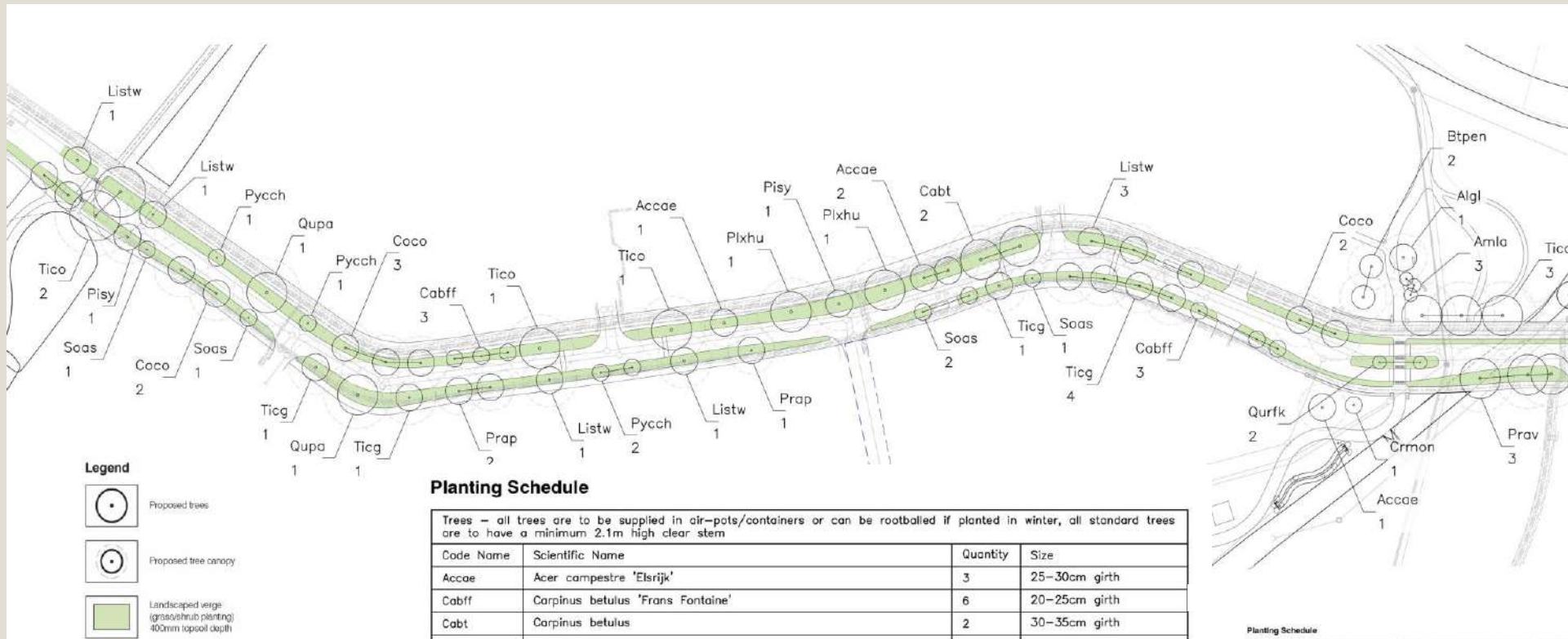


Species - Street Trees

A diverse range of suitable street trees has been selected, including species of Field Maple, Oak, Hornbeam, Cherry, Lime and Rowan



Planting Plan - Street Trees



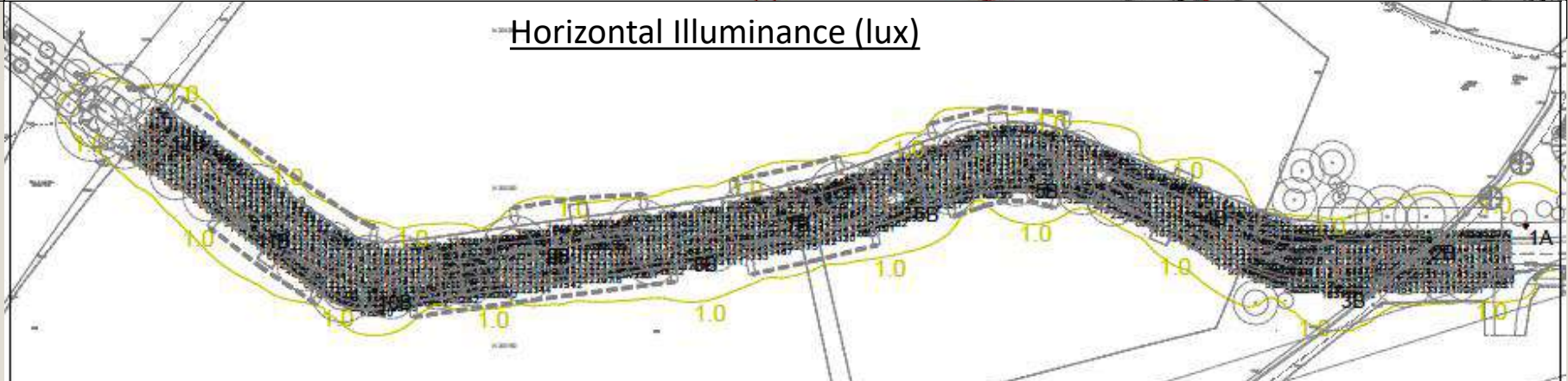
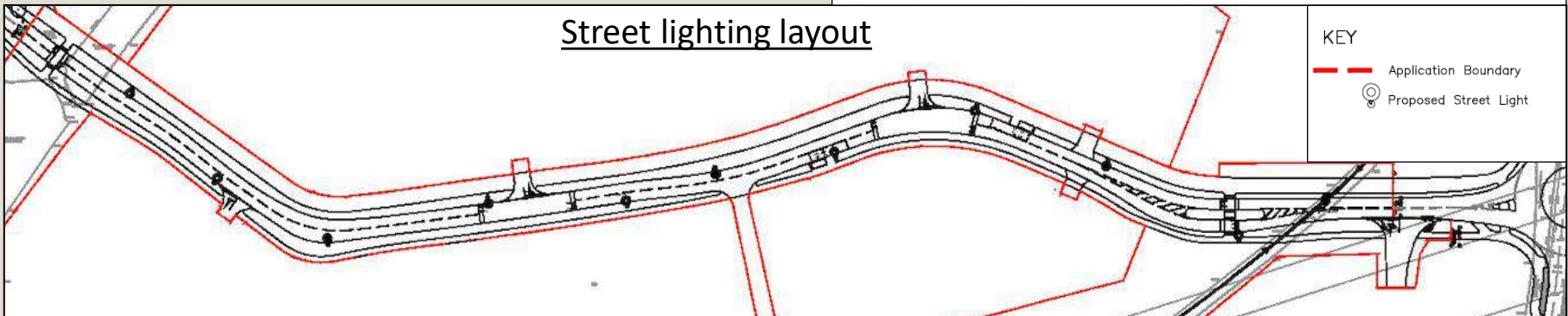
Planting Schedule

Trees - all trees are to be supplied in air-pots/containers or can be rootballed if planted in winter, all standard trees are to have a minimum 2.1m high clear stem

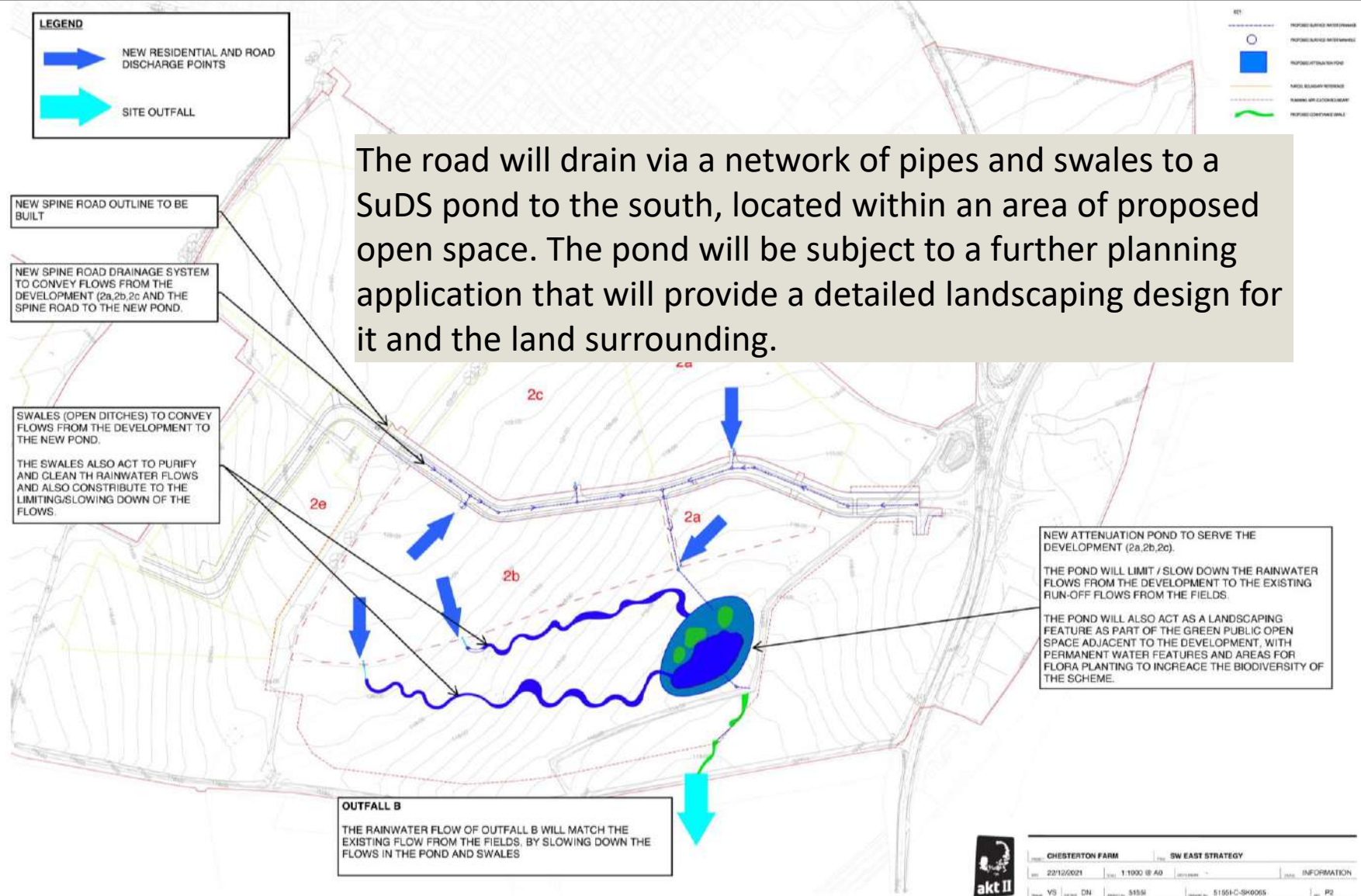
Lighting Layout

The street will contain lighting. A lighting assessment has been carried out and the details of this are shown below.

Luminaire A Data		Luminaire B Data	
Supplier	Ultea-Schreder	Supplier	Ultea-Schreder
Type	AMPERA MIDI 5103 - 48 OSLOIN SQUARE GIANT 500mA WW 230V 00.36	Type	AMPERA MIDI 5112 - 48 OSLOIN SQUARE GIANT 700mA WW 230V 00.36
Lamp(s)	48 OSLOIN SQUARE GIANT 500mA_WW	Lamp(s)	48 OSLOIN SQUARE GIANT 700mA_WW
LampFlux(klm)/Colour	8.18 WW 3000K50	LampFlux(klm)/Colour	10.93 WW 3000K50
File Name	AMPERA MIDI 5103-48 OSLOIN SQUARE GIANT 500mA WW 230V 402192 7ft. glass - 2.	File Name	AMPERA MIDI 5112-48 OSLOIN SQUARE GIANT 700mA WW 102W 414812 7ft. glass -
Maintenance Factor	0.80	Maintenance Factor	0.86
Imax70,80,90(cd/klm)	561.0, 210.9, 0.0	Imax70,80,90(cd/klm)	526.7, 122.3, 0.0
Lamp S/P Ratio	1.30	Lamp S/P Ratio	1.30
No. in Project	1	No. in Project	11

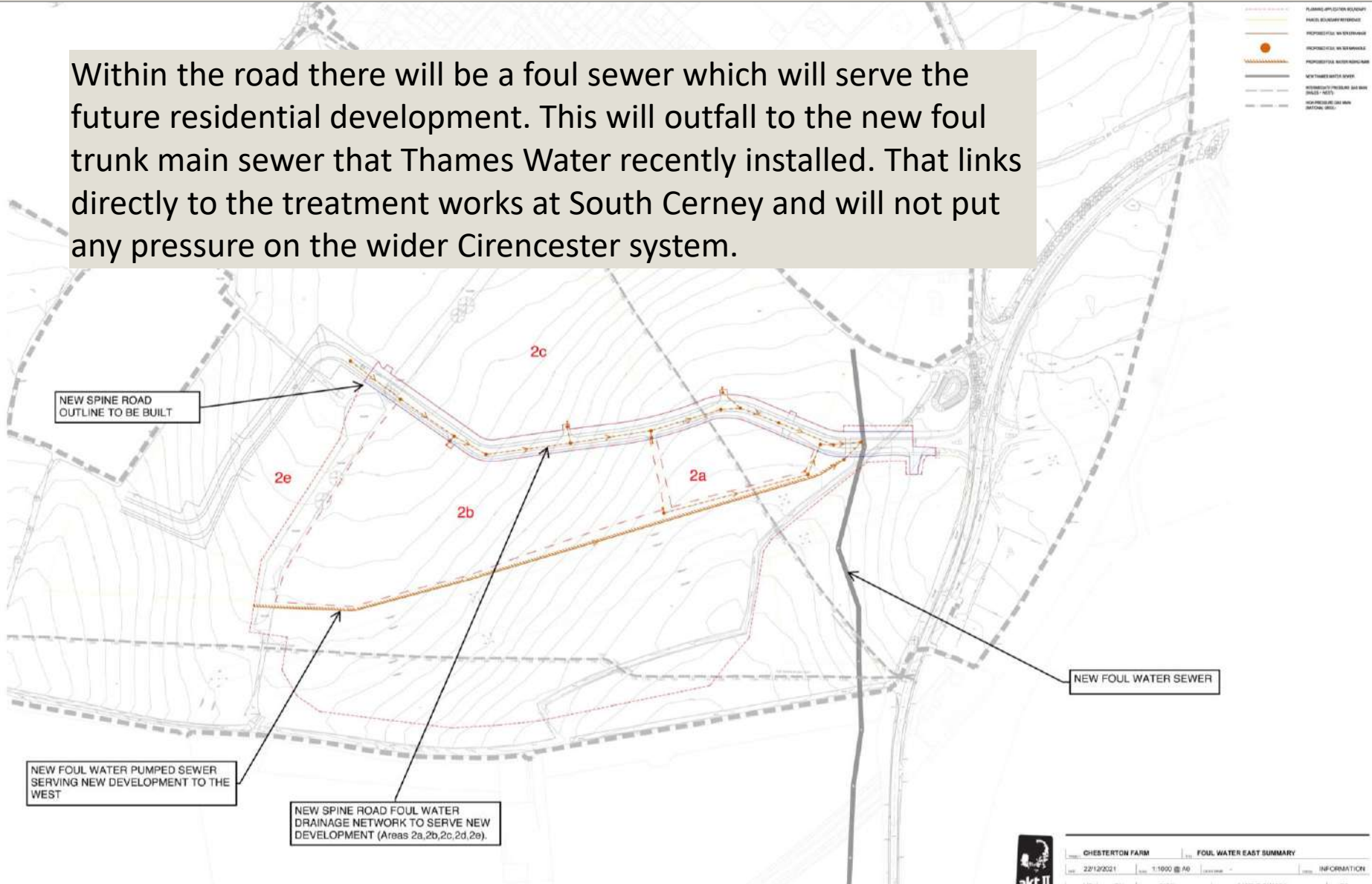


Surface Water Drainage Strategy

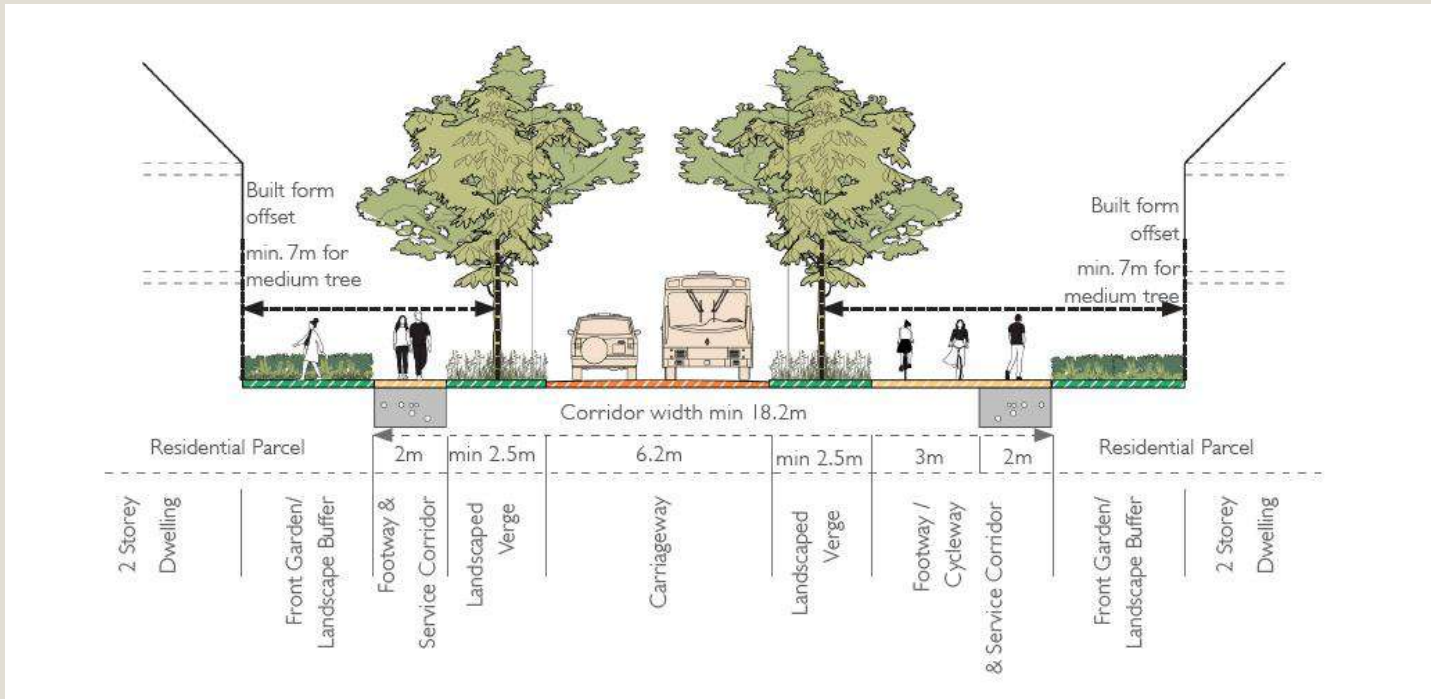


Foul Drainage Strategy

Within the road there will be a foul sewer which will serve the future residential development. This will outfall to the new foul trunk main sewer that Thames Water recently installed. That links directly to the treatment works at South Cerney and will not put any pressure on the wider Cirencester system.



5. Consultation Comments & Feedback



Should you wish to make any comments on the proposals then please email these to

community@thesteadingscirencester.co.uk

by 17th February 2023