



THE STEADINGS
CIRENCESTER

2F, 2G, 3C, 3D and 3H

Detailed Design Code

September 2026



BATHURST DEVELOPMENT LTD



Ben Pentreath

Edition	Date	Notes
1	September 2026	

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1. Introduction

The purpose of this Detailed Design Code is to provide design guidance for the development of Parcels 2F, 2G, 3C, 3D and 3H of The Steadings against which subsequent Reserved Matters Applications will be considered.

It has been prepared on behalf of Bathurst Development Limited (BDL) for submission to Cotswold District Council (CDC). The code will ensure that the highest standard of design is delivered when preparing and considering Reserved Matters Applications (RMA) for Parcels 2F, 2G, 3C, 3D and 3H and in so doing carry forward the design ethos as set out in the Site Wide Design Code (SWDC) and Outline Planning Permission (OPP).

- 1 The Steadings
- 2 Cirencester Town Centre
- 3 Cirencester Park
- 4 Tetbury Road
- 5 Spratsgate Lane



Aerial photo of The Steadings site



The Steadings Illustrative Masterplan

The Steadings Vision

The Development Plan Context

Policy S2 of the adopted Local Plan sets out the requirements for a “sustainable, high-quality, mixed-used development” at The Steadings. It is cross-referenced to the Vision and Objectives included at Appendix B of the Local Plan, which describes how the Council, with community participation, prepared the Vision for the site. The Vision describes how the development is intended to look and function. It is intended to inform the design principles for The Steadings.

Prior to submitting its outline planning application, Bathurst Development Limited commissioned JTP to produce a Masterplan Framework with community engagement. The Masterplan Framework, the outline planning permission, and the Site Wide Design Code (SWDC) have further developed the Local Plan Vision.

In terms of architectural character, The Steadings will be a 21st Century interpretation of the Cotswold vernacular. This accords with the Local Plan Vision and Objectives:

“Achieving local distinctiveness is a core development objective, and designers will be required to reinterpret local building traditions and use local materials to create a contemporary and sustainable urban extension”



Illustrative View of houses fronting onto green space with a pond

Detailed Design Code Overview

This Detailed Design Code has been prepared in response to Condition 10 of the Outline Planning Permission (ref:16/00054/OUT) for redevelopment of the Land South of Chesterton. On this basis, a clear structure for a suite of design codes covering the full development has now been established, whereby an overall Site Wide Design Code will be supported by a series of area-specific, Detailed Design Codes.

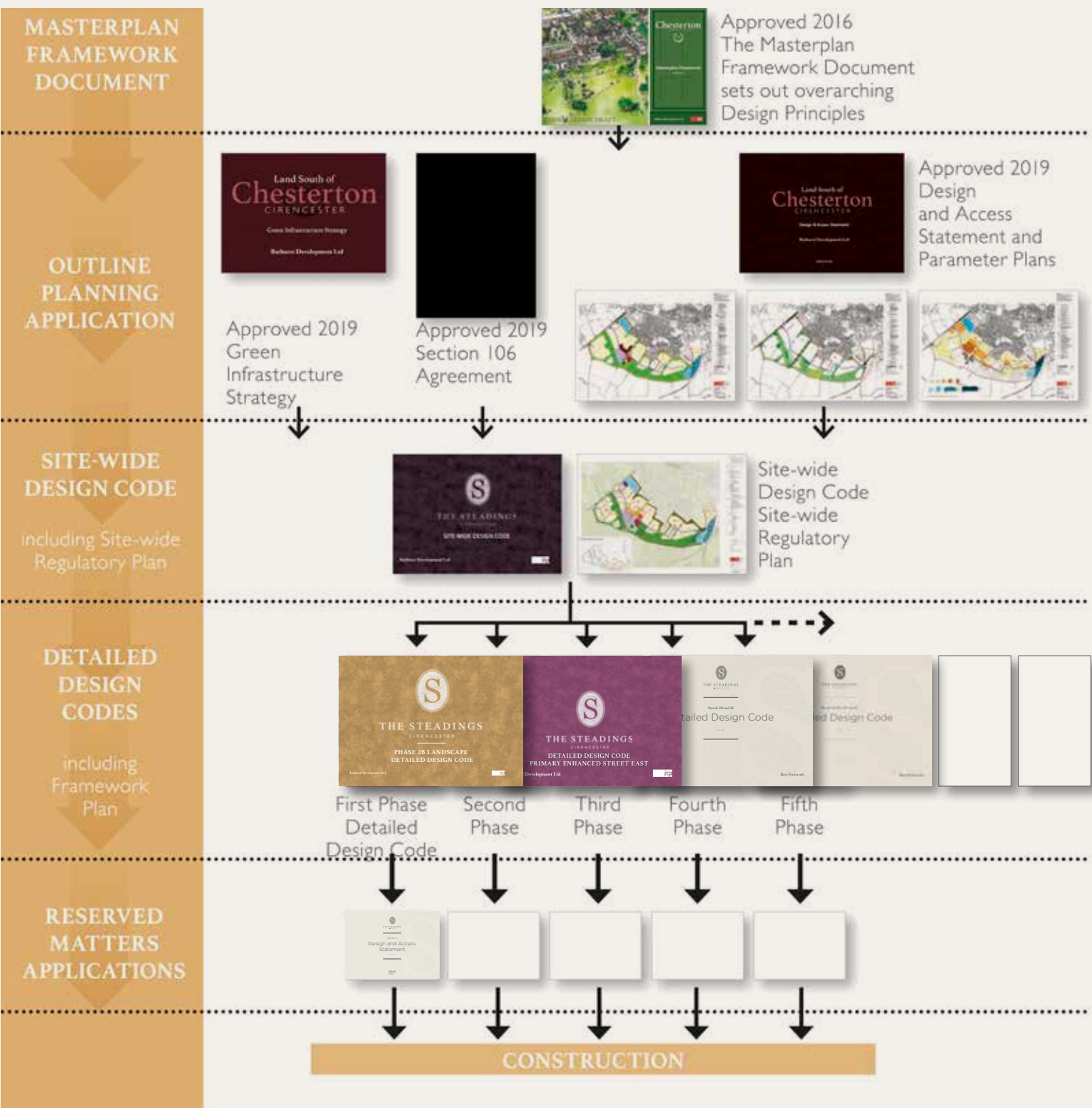
An overarching Site Wide Design Code was prepared in April 2019 in response to this condition which sets the overarching design principles for this development. The Site Wide Design Code sets out a framework for the whole site. This Detailed Design Code sets out further design requirements relating to Parcels 2F, 2G, 3C, 3D and 3H - referred to as Parcels K, L, M, N and U on the Site Wide Regulatory Plan.

CDC and BDL have agreed a two-tier approach to design coding at The Steadings, which has been established by planning conditions attached to the OPP. It involves a Site-Wide Design Code (SWDC), supplemented by a series of more prescriptive Detailed Design Codes (DDCs) for sub- areas of the Development.

The SWDC was approved by CDC on the 17th of March 2021, pursuant to OPP condition 9. It includes a site-wide regulating plan (SWDC Regulatory Plan).

OPP condition 10 requires the DDCs to prescribe design instructions and guidance at a greater level of resolution than the SWDC. They are intended for (among others) design teams tasked with preparing Reserved Matters Applications (RMAs). In accordance with the National Planning Policy Framework (NPPF), they are based on effective community engagement undertaken at the pre-application stage, and reflect local aspirations for the Development. Each DDC must include a Framework Plan (the regulating plan) at a scale of 1:1000 or 1:1250.

The Main Phases and Sub-Phases (or Parcels) are illustrated within the Phasing and Delivery document, approved pursuant to OPP condition 6. This DDC relates to Sub-Phases 2F, 2G, 3C, 3D and 3H, which are referred to as Parcels K, L, M, N and U on the SWDC Regulatory Plan.



Planning documents and process structure

Parcels 2F, 2G, 3C, 3D and 3H

This document is for Parcels 2F, 2G, 3C, 3D and 3H, other parcels in main phases 3 and 4 will be subject to separate detailed design codes.

Parcels 2F, 2G, 3C, 3D and 3H are located centrally within The Steadings with a Scheduled Ancient Monument to the south; The Cranhams, a grade II. Listed building, to the east; the existing farm access road to Chesterton Farm, the associated tree belt and proposed neighbourhood centre to the west; and existing dwellings to the north.

These parcels are largely residential, including homes for the elderly. The parcel also included community uses around the existing Chesterton Farm, including a community hall and healthcare uses; Health and fitness uses to the south of Chesterton Farm; and there is scope to include mixed uses fronting onto the square within the adjacent neighbourhood centre.

Residential Parcels

Residential uses make up the largest area of these parcels with a higher density to the west towards the neighbourhood centre and a lower density along the northern boundary and adjacent to the SAM in the south.

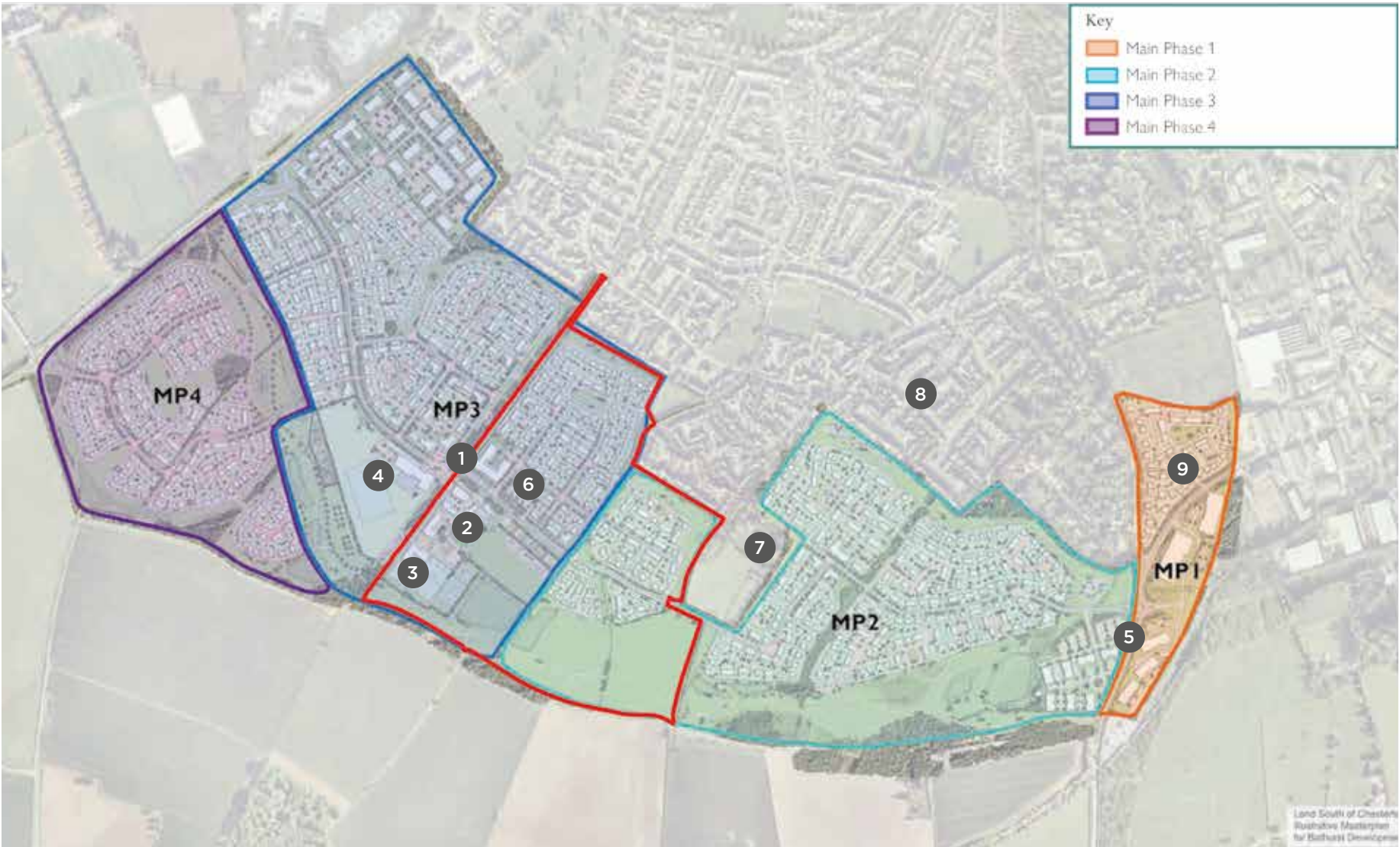
Chesterton Farm & Neighbourhood Centre - Community and Commercial Uses

The grade II listed Chesterton Farm buildings are to be retained along with some of their curtilage buildings and structures. Together with sensitive new additions they will form a mixed use community hub adjacent to the neighbourhood square.

Health and Fitness Uses

Health and fitness facilities are to be located to the south of Chesterton Farm and the Neighbourhood Centre. There will be provision of indoor and outdoor sports facilities. Subject to agreement with CDC residential uses may be permitted in this area.

Refer to Section 5.2.1 & 5.2.2 of the SWDC for further detail on the sports requirements.



The Steadings Phasing Plan

- | | |
|--|-------------------|
| 1 Mixed-use neighbourhood centre | 7 The Cranhams |
| 2 Converted farm buildings | 8 Alexander Drive |
| 3 Sports hall, health and fitness facilities | 9 Phase 1 |
| 4 Primary school | |
| 5 Phase 1 and 2 employment areas | |
| 6 Parcels 2F, 2G, 3C, 3D and 3H | |
-  Parcels 2F, 2G, 3C, 3D and 3H



Phase 1 under construction

How to Use the Code

This Detailed Design Code for Parcels 2F, 2G, 3C, 3D and 3H (from now onwards referred to as 'DDC') adds further information to the Site Wide Design Code (from now onwards referred to as 'SWDC'). The DDC sets out design principles relating to the character of the parcels, and provides a full library of typologies, car parking arrangements and boundary treatments to which detailed proposals will be expected to refer.

The design principles cover a range of topics, and while some principles apply parcel-wide, others are specific to certain areas such as key public realm spaces and edge conditions, including the Village Street. The sample page shows how key information, principles and design guidance are presented and what is mandatory or illustrative design guidance.

Photographs featured within this design code relate purely to the specific topic being addressed and therefore should not be taken as representative of generally acceptable design responses or necessarily supportive of the architectural style.

Interpretation of this DDC

Design Codes for The Steadings include mandatory design instructions, which are expressed through illustration and/or text, as appropriate. They also include discretionary design guidance.

Mandatory design instructions use the modal verbs “will”, “shall” or “must.” They are clearly distinguished by frames marked with the letter M. Mandatory requirements may include options for achieving compliance, where appropriate.

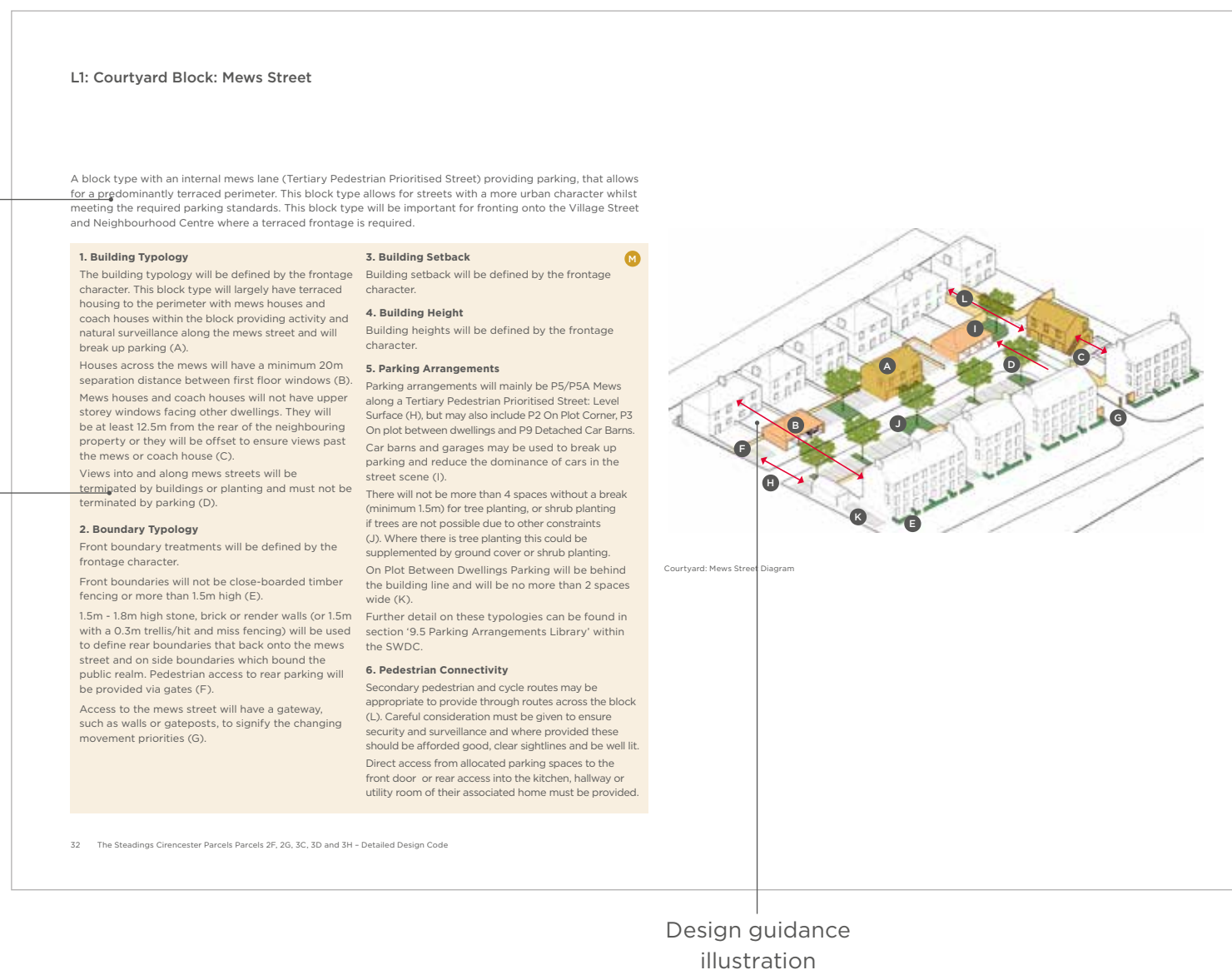
Discretionary design guidance generally uses the modal verbs “should”, “may” or “can”. For the avoidance of doubt, text and/or illustrations that are not clearly marked with the letter M are to be interpreted as discretionary design guidance.

To demonstrate compliance with this DDC each RMA will require the following documents to be submitted.

- Elevations at 1:50, with notes on all proposed materials and detailing.
- Large-scale details of proposed windows: elevations at 1:20 and sections and reveals at 1:5. Supplemented by proposed product details and resolution of any critical Building Regulations issues.
- Layouts at 1:200, including ground floor internal layouts, bins storage, and routes to cycle and car parking, etc.
- DDC compliance checklist to be included in Design and Access Statement, providing confirmation that design requirements (architectural detailing in particular) are met.

Design guidance

Mandatory design – principles Identified with a **M**



Site Wide Design Code and Regulatory Plan

Applicants preparing RMAs should fully familiarise themselves with the SWDC and Site Wide Regulatory Plan in order to understand the design framework within which this DDC sits, and the various expectations it sets out for developers to meet as part of their detailed proposals. Attention is also drawn in particular to the following sections of the SWDC:

- 5.2 Sports and Play Strategy

5.3 Northern Green Space

5.6 Rural Links

5.7 Chesterton Meadow

5.9 Allotments

5.10 Green Fingers

5.11 Secondary Green Infrastructure Areas

5.12 Ecological Mitigation and Enhancement

5.13 Drainage and SuDS

5.14 Street Trees

5.15 Woodlands, Trees and Hedgerows

6.5 Street Types and Hierarchy
- 7.1 Listed Buildings

7.2 Below Ground Archaeology

9.1 Layout Principles

9.2 Streetscene Principles

9.3 Illustrative Frontage Characters

11.1 Mixed Uses

11.2 Community Uses

12.1 Sustainable Building Design Principles

14.1 Public Realm

16.1 Parking Standards

16.4 Waste & Recycling Strategy

16.5 Utilities Strategy

Note: References made to individual chapters or specific page numbers within this Code refer to those in the SWDC.

The Site Wide Regulatory Plan that accompanies the SWDC sets out a framework within which this DDC fits.

The plan sets a template of design requirements and design fixes. Where flexibility in the precise positioning of uses, spaces or routes exists the plan indicates this by defining ‘indicative’ status.

The key regulatory plans are included in the appendix of this document.



Site Wide Regulatory Plan

Parcels 2F, 2G, 3C, 3D and 3H Regulatory Plan

The Parcels 2F, 2G, 3C, 3D and 3H Regulatory plan identifies the key coding elements as included within the SWDC and Regulatory Plan. The key requirements are listed below.

- 14.06 Hectares
- 2,304m² minimum secondary amenity greenspace
- 3x Local Areas for Play (LAP), 1x Local Equipped Area for Play (LEAP) and 1x Bespoke Play Area (BPA)

REGULATORY PLAN

The Regulatory Plan further defines elements to be included within the parcels.

The Neighbourhood Centre is a key junction within Phase 3. This space is defined as a ‘key grouping’ and ‘marker’ buildings are identified as a requirement along with ‘key’ buildings around the square.

‘Key’ buildings are also identified at junctions along the Village Street, where this meets: the Rural Link; the Northern Green Space; and the Secondary Street.

The Regulatory Plan also codes formal frontage characters to the Neighbourhood Centre and Linear Park; semi formal along the Village Street and northern edge; and informal to the south and Rural Link.

Cross permeability is required through the parcel including to the 3x wider connections along the Northern edge of the parcels that link towards Cirencester via PROWs to Cranhams Lane and beyond.

The Primary Green Infrastructure Areas which bound the parcel are further defined on the

Regulatory Plan. To the north and east of the parcels is the Northern Green Space, which will include SuDS; Chesterton Meadow will be to the south which will also include SuDS and a Bespoke Play Area (BPA); the Rural Link runs between Parcels 3D/G and 2F/G; and the Linear Park runs along the western edge and will include a LAP.

The incidental greenspace within the parcel is to be a total of 2,304m² and includes a LAP and may include drainage features. A further 2 LAPs should be included within the green space adjoining Parcels 2F and 2G.

LAND USE AND ACCESS

Land uses within Parcels 2F, 2G, 3C, 3D and 3H are identified as residential uses with homes for the elderly; community uses; and sports, health and fitness uses. The parcels also include an incidental open space within 3H; and the primary access (Village Street) running through the 5 parcels.



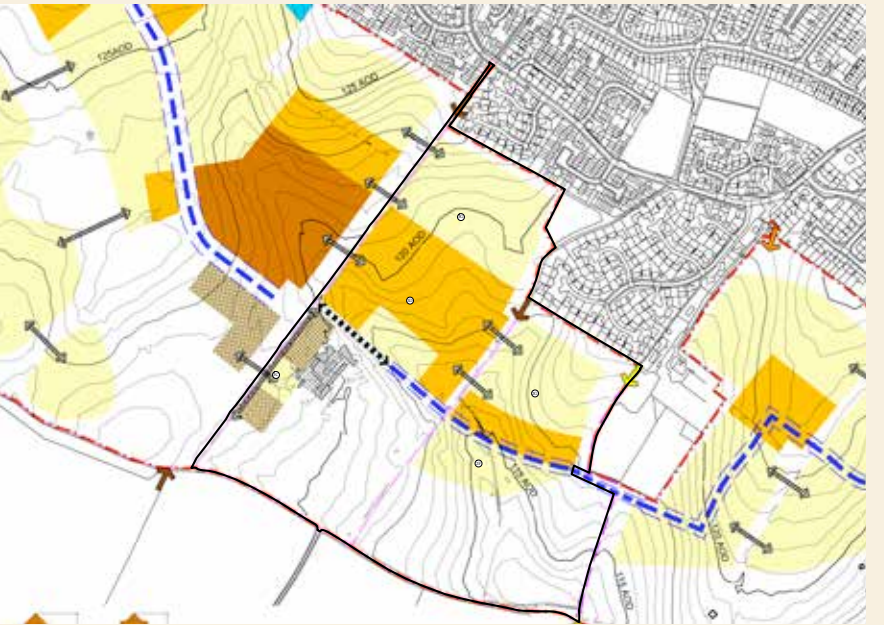
GREEN INFRASTRUCTURE

Parcels 2F, 2G, 3C, 3D and 3H are largely surrounded by open space and buffer planting and an incidental open space is to be included in the north of the parcels. To the east, west and along the Rural Link there is existing vegetation which requires an appropriate offset.



BUILDING HEIGHTS

Buildings along the north side of most of the village street and the southern area of parcels 3D and 3H can have a 13.5m max ridge height from existing ground level +/- 2m. The rest of the parcels, including along the Village Street near to Chesterton Farm, can have a 11m max ridge height from existing ground level +/- 2m.



- Outline Planning Application Boundary
- Overhead Powerlines
- Parcel 2F, 2G, 3C, 3D and 3H Boundary
- Land Uses**
 - Residential
 - Homes for the Elderly (indicative location)
- Community Uses**
 - Community Hall (indicative location)
 - Healthcare (indicative location)
 - Mixed Use
 - Education
 - Health and Fitness
 - Existing buildings to be retained
- Green Infrastructure**
 - Outdoor Sports Provision
 - Play Provision (indicative location) NEAP / LEAPs / BPAs / LAPs
 - Northern Greenspace
 - Rural Links
 - Chesterton Meadow
 - Spratsgate Woods
 - Allotments
 - Green Fingers
 - Secondary Green Infrastructure Areas
 - Drainage and SuDs
 - Existing Trees and Hedgerows
 - Existing Veteran Trees
 - Existing Groups of Trees
- Movement and Access**
 - Site Access Points (pedestrian / cycle only)
 - Site Access Points (pedestrian only)
 - Access point - for all modes, indicative location (+/- 5m)
 - Crossing point - indicative location (+/-5m)
 - Primary Road
 - Primary Enhanced Street C
 - Secondary Streets
 - Secondary Informal Street A
 - Bus Only Road (indicative location)
 - Minor Road Link South of the Cranhams
 - Cross Parcel Permeability
 - The Square
 - Bus Route and Stops (exact position of stops to be agreed)
 - Footpath and Bridleway
 - Existing Footpath
 - Shared Footpath / Cycleway (see S106 trim trail requirement)
- Heritage**
 - Listed Buildings
 - Scheduled Ancient Monument
- Townscape**
 - Key Groupings
 - Marker Buildings
 - Key Buildings
 - Neighbourhood Centre
 - Key Views
 - Focal Point
- Parcel Layout and Frontages**
 - Illustrative Frontage Characters
- Non-Residential Built Form**
 - Mixed Uses
 - Community Uses
 - Education



2. Parcels 2F, 2G, 3C, 3D and 3H Framework Plan

The Parcel 2F, 2G, 3C, 3D and 3H Framework Plan shows how a code compliant layout for Parcels 2F, 2G, 3C, 3D and 3H could be delivered. This plan takes forward the key requirements of the Site Wide Design Code and the Regulatory Plan.

BLOCK PATTERN



The layout will include a varied block structure to achieve a variety of frontage characters.

On a number of the frontages such as the northern side of Village Street there will be limited opportunity for front accessed parking (due to conflict with the active travel corridor and bus infrastructure) so courtyard and rear mews parking will be required. The frontage character also requires a predominance of terraced frontage. This will require courtyard block types.

Block Types are detailed in Section 5 of this DDC.

STREET TYPES



Within the layout the following street types will be utilised as described in the SWDC: Primary Street Enhanced C (Village Street); Secondary Informal Street A; Bus Only Road; Tertiary Pedestrian Prioritised Streets (Variants 1-3); Tertiary Pedestrian Prioritised Streets: Level Surface Streets; Tertiary Streets as Spaces; and Private Shared Drives.

Street Types are detailed in Section 4 of this DDC.

STREETS AND OTHER ROUTES



The Village Street passes through the parcels and includes an active travel corridor (pedestrian and cycle), bus route and vehicular access.

A number of cross parcel pedestrian routes will be provided.

3 key pedestrian and pedestrian / cycle connection routes will be to the north of the parcel providing connections along PROWs through to Cranhams Lane.

Active Travel is detailed in Section 6 of this DDC.

FRONTAGE TYPES



The SWDC identified three Frontage Groups – Formal, Semi Formal and Informal and prescribed which frontage characters are to be used along a given edge, in line with the Regulatory Plan. This phase of residential development includes Formal, Semi Formal and Informal Frontage Character types.

Frontage Types are detailed in Section 4 of this DDC.

EXISTING FEATURES TO BE RETAINED



On the eastern and western boundaries; through the middle of the parcels; and along the southern edge of the parcels there are existing trees and hedgerows, these are to be retained with an appropriate offset to achieve a minimum 6m separation between proposed buildings. There is one veteran tree within the parcels located to the south of Chesterton Farm.

IMPORTANT PIECES OF TOWNSCAPE



The Neighbourhood Centre will be an important and notable destination within The Steadings. The approach to it along the Village Street within these parcels will need to have an appropriate level of formality. This will be achieved through terraced frontages and increased building height at the Neighbourhood Centre.

Parcels 2F, 2G, 3C, 3D and 3H include the existing Chesterton Farm Buildings. Careful consideration must be given to these buildings and the relationship of new development with them.

GREEN INFRASTRUCTURE AREAS



Parcels 2F, 2G, 3C, 3D and 3H are surrounded by primary green infrastructure areas and connections from the parcels these will be provided. The surrounding primary green infrastructure areas are: the Northern Greenspace to the north; Chesterton Meadow to the south; the Linear Park to the west; and the Rural Link within the parcels.

There is a Rural Link, which runs between the parcels, that contains an existing hedgerow which is to be retained. Buildings will front onto this space and its interaction with the Village Street must be carefully considered.

A secondary green infrastructure area will be provided in the parcels 3D/3H. As will a ‘green finger’ within parcel 2F which runs along the existing drainage ditch. 3 Local Areas for Play (LAPs) will be provided across the parcels.

Sports fields will be provided to the south of Chesterton Farm as part of the Heath and Fitness provision.

Allotments will be located between the 2 existing hedgerows to the north of Chesterton Meadow (west of Chesterton Farm) and south of parcel 3D.

These secondary green infrastructure areas are described in Section 7 of this DDC.

Parcels 2F, 2G, 3C, 3D and 3H Framework Plan

- Parcels 2F, 2G, 3C, 3D and 3H Detailed Design Code Boundary
- Land Use**
- Primarily Residential
 - Mixed Use
 - Community Use
 - Health and Fitness
- Green Infrastructure**
- Bespoke Play Area
 - Neighbourhood Equipped Area for Play
 - Local Equipped Area for Play
 - Local Area for Play
 - Pylons & Offset
 - Indicative Attenuation Area
 - Existing Trees and Hedgerows
 - Proposed Trees and Hedgerows
 - Verges
 - Primary Green Infrastructure Areas
 - Sports Pitches
 - Secondary Green Infrastructure Areas (Indicative Location, Minimum Area 2304m²)
- Townscape**
- Key Views
 - Key/Marker Buildings
 - Community Hall (indicative location)
 - Healthcare (indicative location)
 - Homes for the Elderly
- Access and Movement**
- Existing Bridleway
 - Existing Footpath
 - Shared Footpath / Cycleway (see S106 trim trail requirement)
 - Rural Link Footpath
 - Bus Stop
 - Village Square
 - Village Square Parking
 - Site Access Point (Existing Footpath)
 - Site Access Point (Pedestrian and Cycle Only)
 - Crossing Point - Indicative Location (+/-5m)
 - Indicative Crossing Location
- Front types**
- A3 Formal - Linear Park
 - B1 Semi Formal - Village Street
 - B2 Semi Formal - Northern Green Space 1
 - B3 Semi Formal - Northern Green Space 2
 - B7 Semi Formal - Tertiary Street
 - B8 Semi Formal - Secondary Street
 - C1 Informal Frontage Character - Rural Link
 - C2 Informal Frontage Character - Meadow Edge
 - C4 Informal Frontage Character - Internal Street
- Street types**
- Primary Enhanced Street C (Village Street)
 - Secondary Informal Street A
 - Tertiary Pedestrian Prioritised Street Variant 1
 - Tertiary Pedestrian Prioritised Street Variant 2
 - Tertiary Pedestrian Prioritised Street Variant 3
 - Tertiary Pedestrian Prioritised Street Variant 4
 - Private Drive
 - Indicative Courtyard and Mews Street Access
 - Bus Only Road
 - Indicative Courtyard Parking
 - Indicative Mews Street Parking



3. Land Use

The Reserved Matters Application (RMA) will be expected to provide attractive, high quality medium to high density housing set within the existing and proposed green infrastructure. It will comprise a range of housing types in formal arrangements where addressing the Village Street and less formal arrangements where addressing the edges.

PERMITTED USE CLASSES

M

The majority of this parcel is designated as Residential and homes for the elderly (Use Class C2 and C3) with community uses (Use Class F2) around Chesterton Farm and health and fitness uses (Use Class E and F2) to the south of this. The western end of the parcels front onto the Neighbourhood Centre (where mixed uses are permitted in the neighbouring parcel) and in line with the Local Plan Appendix B - Objective B10, there is potential to provide commercial use within these parcels here subject to further discussion with CDC.

Should commercial uses be proposed within the RMA, this will need to be justified.

COMMUNITY AND COMMERCIAL USES

M

Mixed uses may be provided fronting onto the Neighbourhood Square and the western end of the Village Street.

Community use buildings will be set around the grade II listed Chesterton Farm creating a secondary public space with parking near to the Neighbourhood Square. The uses may include a healthcare facility and a community centre and may include a pub, restaurant, local shop or café.

HOUSING MIX AND TENURE

M

The parcel will deliver a varied housing mix including a good range of housing sizes, types and tenures, creating a well-balanced community. This will include a mix of family housing and higher density smaller dwellings to reflect the central location of the phase.

Will reflect the OPP indicative market mix and the section 106 agreement affordable housing mix.

DWELLING TYPES

M

There should be a broad mix of dwelling types including terraces, semi-detached and detached dwellings. Terracing will be used on the Village Street and around the Village Square.

This will help to create interest and variety, but should be within an environment unified by consistent characteristics and use of materials (architecture and public realm), detailing and landscape.

Dwelling typologies will relate appropriately to the character of the street and space they look onto.

Dwelling typologies will be selected from the library provided in section 9.4 of the SWDC. Applicants will be required to clearly describe how these accord with the broader design intentions set out in this Code, particularly the Frontage Characters section.

The affordable housing mix will be as set out in the Phasing Plan and S106 Agreement. The market mix will fit the local need.

HEALTH AND FITNESS USES

M

Health and fitness facilities will be located south of the Neighbourhood Centre and will provide both indoor and outdoor facilities. The indoor facilities will include a sports hall and fitness suite and the outdoor facilities will include 2 mini-soccer pitches and 3 tennis courts.

Land Use Plan

Parcels 2F, 2G, 3C, 3D and 3H Detailed Design Code Boundary

Land Use

- Primarily Residential
- Mixed Use
- Community Use
- Health and Fitness
- Primary Green Infrastructure Areas
- Sports Pitches
- Secondary Green Infrastructure Areas (Indicative Location, Minimum Area 2304m²)
- Play Areas
- Key/Marker Buildings
- Grade II Listed Chesterton Farm Buildings
- Retained Chesterton Farm Curtilage Buildings
- Community Hall (indicative location)
- Healthcare (indicative location)
- Homes for the Elderly



4. Street Types

As prescribed by the SWDC, this DDC sets out further design fixes for the street types for the parcel. Reserved Matters Application(s) will be expected to demonstrate a clear rationale for the detailed design of the streets.

The following pages provide further detail on the street types as set out on the Framework Plan and references the relevant subsections for each type within section 6.5 of the SWDC.

Street Types Plan

— Parcels 2F, 2G, 3C, 3D and 3H Detailed Design Code Boundary

Street Types

- Primary Enhanced Street C (Village Street)
- Secondary Informal Street A
- Tertiary Pedestrian Prioritised Street Variant 1
- Tertiary Pedestrian Prioritised Street Variant 2
- Tertiary Pedestrian Prioritised Street Variant 3
- Tertiary Pedestrian Prioritised Street Variant 4
- Private Drive
- Indicative Courtyard and Mews Street Access
- Bus Only Road



Village Street

Street Type: Primary Street Enhanced C

The Village Street through Parcels 2F, 2G, 3C, 3D and 3H is a continuation of the street that passes through Parcels 2A-2E. Detailed Design Code Primary Enhanced Street East has been prepared for the section of the Village Street running through Parcels 2A-C and the section through Parcels 2D and 2E is coded within the Parcels 2D and 2E Detailed Design Code and these documents should be referred to with regard to the design through Parcels 2F, 2G, 3C, 3D and 3H.

STREET DESIGN

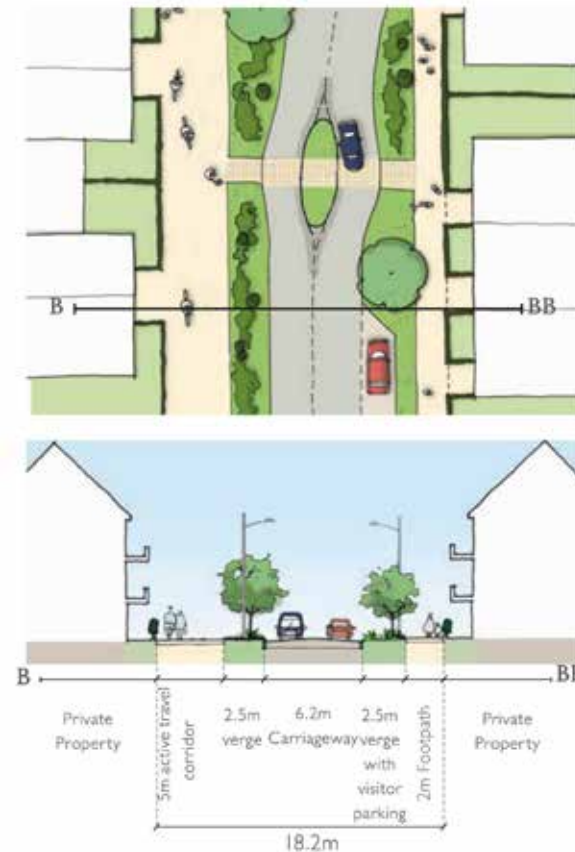
M

The Village Street is the main street providing access to the eastern residential areas from Spratsgate Lane.

Street design coding can be found in section 6.5.3 of the SWDC, and key design features of this street are:

- Min 2.5m grassed verges of varying width with tree planting including occasional large tree species.
- 6.2m carriageway
- 5m wide active travel corridor and 2m footpath on the other side
- Design speed of 20mph. Achieved through speed maintaining features at 60m-80m intervals as set out the SWDC. Speed maintaining features will be in accordance with Gloucestershire Manual for Streets (GMfS)
- Driveways and junction crossings over the active travel corridor must be carefully considered. Driveway crossings will be the responsibility of the parcel developer.
- There will be a formal crossing point on the Village Street, which will be detailed at RMA. This should be a raised continuous crossing.

Primary Street Enhanced C Plan and Section



Street Type: Bus Only Road

The Bus Only Road is an informal route to the western end of Parcels 2F, 2G, 3C, 3D and 3H that provides a bus connection through to the eastern residential parcels of The Steadings; to the Neighbourhood Centre; and the Western half of The Steadings.

STREET DESIGN

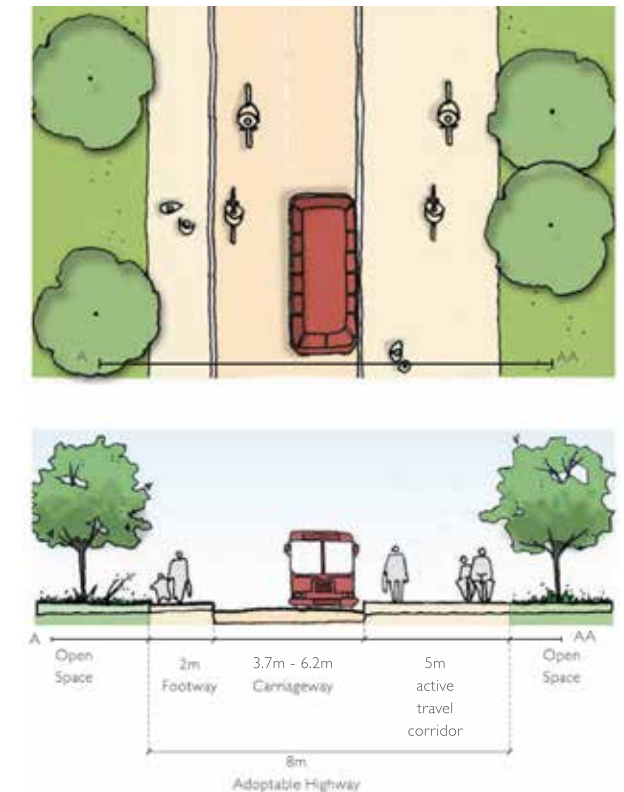
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The Bus Only Road is an informal route for buses, cyclists and pedestrians only.

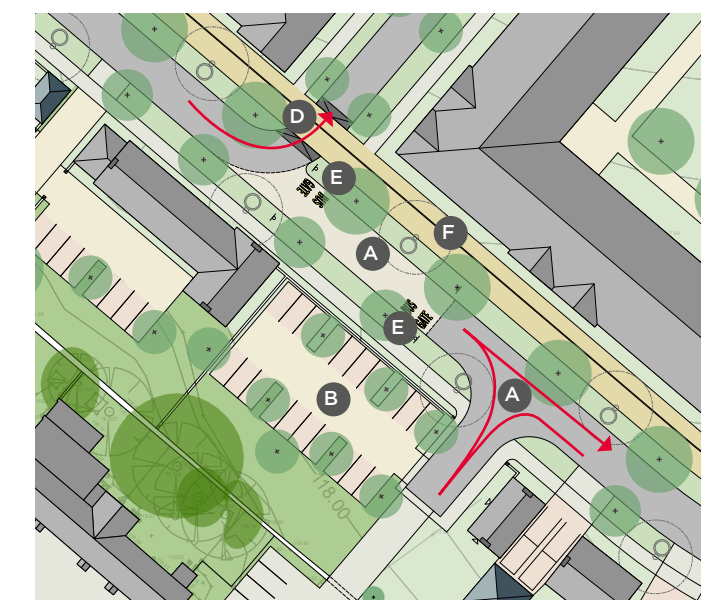
Street design coding can be found in section 6.5.6 of the SWDC, and key design features of this street are:

- A Bus Gate to prohibit vehicular through movement (the location will be agreed at detailed design stage, subject to the location of a terminal car park).
- Short length of road with a 3.7m - 6.2m carriageway
- 5m wide active travel corridor and 2m footpath on the other side
- Design speed of 20mph.
- Change in surfacing with 'Bus Lane' markings
- Speed maintaining features will be in accordance with Gloucestershire Manual for Streets.

Bus Only Road Plan and Section



- A Bus Only Road
- B Terminal car park for vehicles coming from the east
- C Turning head for large vehicles coming from the east
- D Through route into parcels 3D & 3H heading north for vehicles coming from the west
- E Clear bus gate road markings and signage
- F Active travel corridor continues through



Illustrative bus gate layout

Periphery Streets

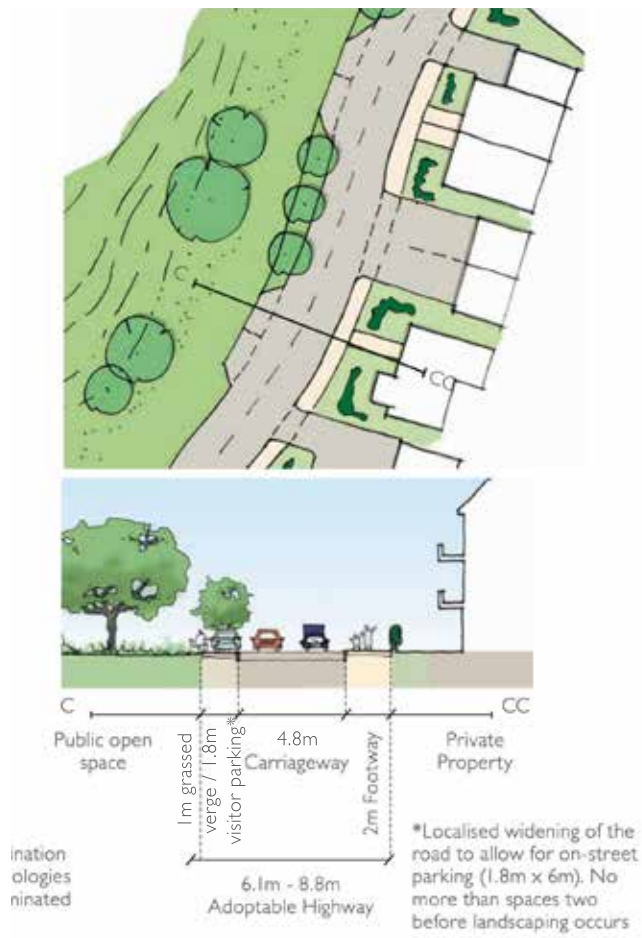
Street Type: Tertiary Pedestrian Prioritised Steets Variant 3

Typically used on the edges of blocks which address greenspace. Each street will relate to a different frontage character as detailed on the Framework Plan. This street type may have a footway to one side only and the carriageway width may vary.

STREET DESIGN

- Street design coding can be found in section 6.5.8 of the SWDC, and key design features of this street are:
- 4.8m carriageway
 - 2m footpath on one side and 1m grassed verge within open space / parking on the other
 - Where there is open space to both sides of the street, a 2m footpath will be maintained on 1 side and could be on both where necessary to access houses further along the street.
 - Separation of carriageway and footpath
 - Design speed of <10mph. Achieved through speed maintaining features at max 40m intervals as set out in the SWDC.
 - Tree planting must be provided in pockets along the length of the street.

Tertiary Pedestrian Prioritised Streets Variant 3 Plan and Section



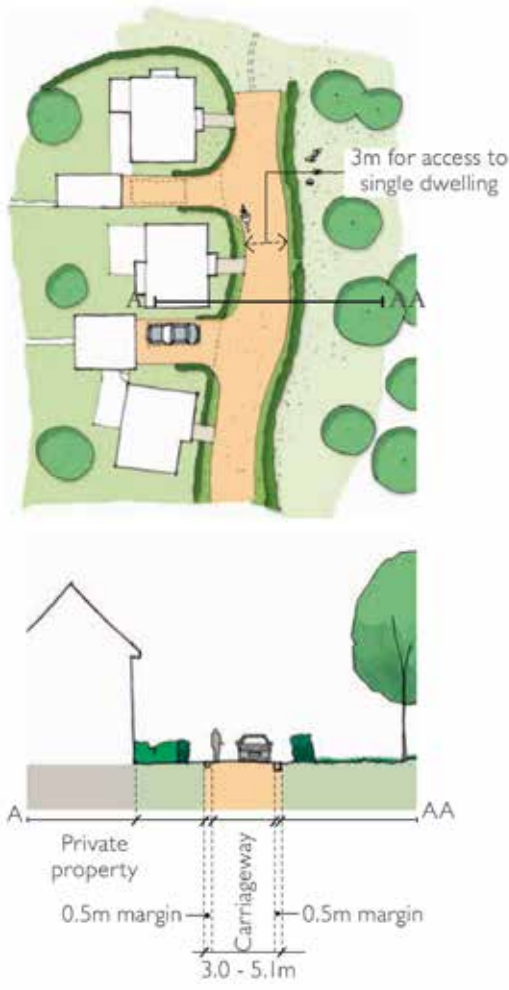
Street Type: Private Drives

Typically used adjacent to green space with frontage characters as set out on the Framework Plan. This street type will be a shared surface, pedestrians and cyclists will use the carriageway and the width of the carriageway will vary.

STREET DESIGN

- Street design coding can be found in section 6.5.11 of the SWDC, and key design features of this street are:
- 3.0m - 5.1m carriageway
 - Shared surface with a 0.5m margin on the carriageway
 - Design speed of <10mph. Achieved through speed maintaining features at max 40m intervals as set out in the SWDC.
 - Pedestrians and cyclists will be accommodated within the carriageway.
 - Tree planting will be provided in pockets along the length of the street.
 - Private Shared Drives will not be designed for adoption or refuse vehicles.

Private Drives Plan and Section



Streets Between Blocks

Street Type: Tertiary Pedestrian Prioritised Streets Variant 1, 2 and 4

- Variant 1
- Variant 2
- Variant 4

These tertiary street types will provide key routes through Parcels 2F, 2G, 3C, 3D and 3H connecting into the Village Street and the Secondary Informal Street.

STREET DESIGN

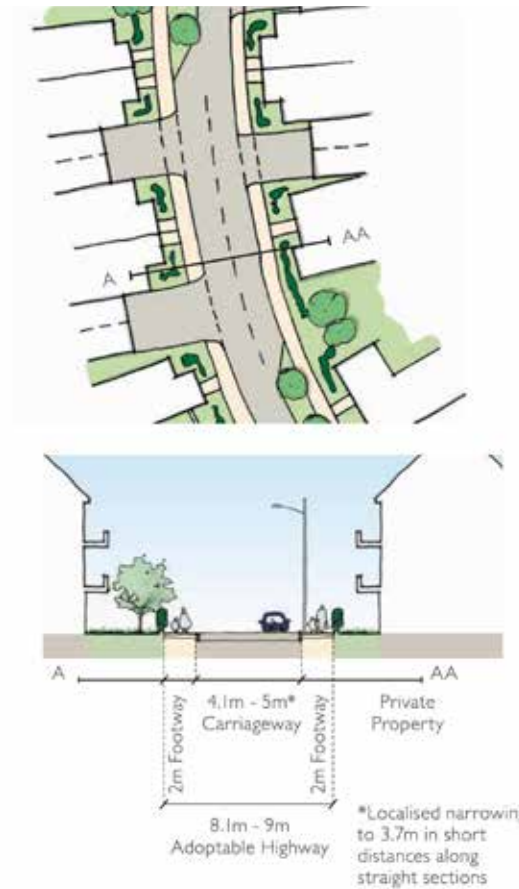
M

Tertiary streets will be an important street type within the parcel and all variants as detailed in the SWDC maybe utilised.

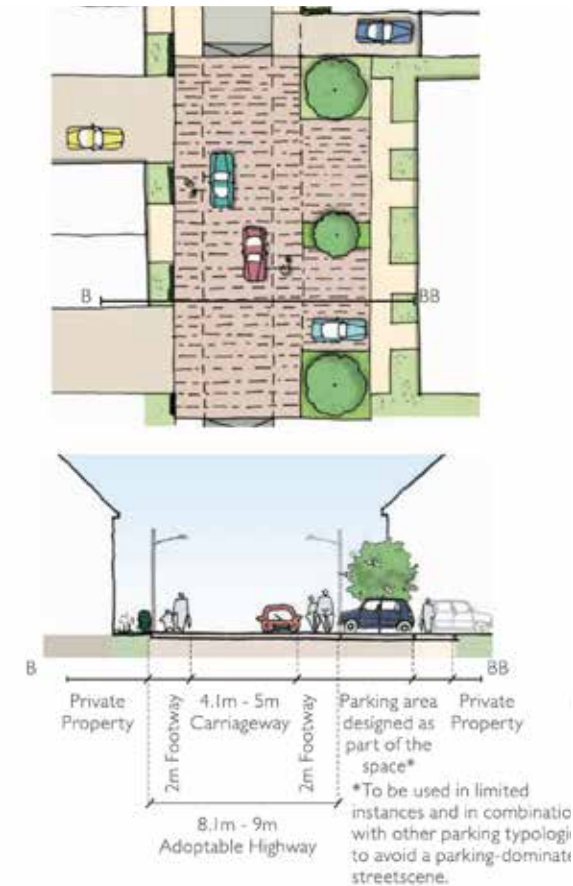
Street design coding can be found in section 6.5.8 of the SWDC, and key design features of this street are:

- 4.1m - 5m carriageway
- 2m footpath both sides
- Full separation of carriageway and footway on Variant 1
- A low kerb will delineate the separation of footpaths from the carriageway on Variant 2
- 2m min verge with tree planting on one side of the carriageway on Variant 4
- Design speed of 10mph. Achieved through speed maintaining features at max 40m intervals as set out in the SWDC.
- Tree planting must be provided in pockets along the length of the street.

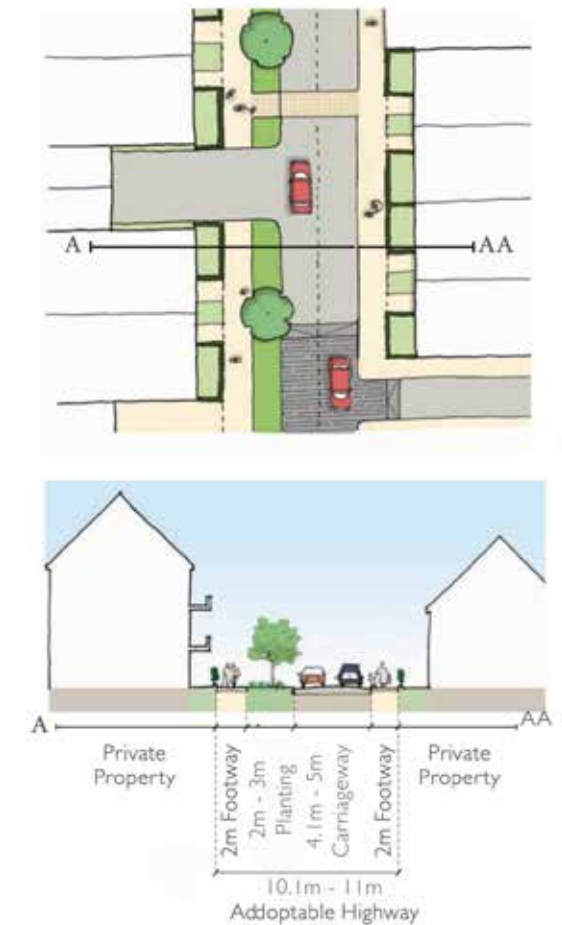
Tertiary Pedestrian Prioritised Streets Variant 1 Plan and Section



Tertiary Pedestrian Prioritised Streets Variant 2 Plan and Section



Tertiary Pedestrian Prioritised Streets Variant 4 Plan and Section



Streets Between Blocks

Street Type: Secondary Informal Street A

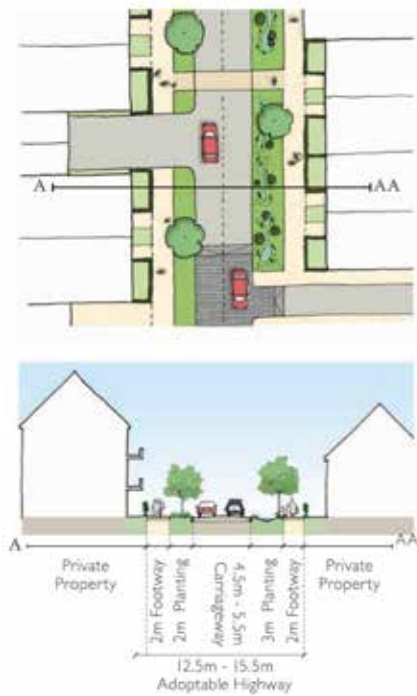
The Secondary Informal Street runs through Parcels 3D and 3H, providing access to these parcels and connecting into Parcels 3B and 3I.

STREET DESIGN

M

- The secondary street that will provide a connection from the Village Street to the north of the parcel and east through to the Parcels in the west.
- Street design coding can be found in section 6.5.4 of the SWDC, and key design features of this street are:
- 2m min verge with tree planting on both sides. Where no pedestrian desire line is identified this can be in place of a footpath.
 - 4.5 – 5.5m carriageway
 - 2m footpath on both sides of the street
 - Design speed of 20mph. Achieved through speed maintaining features at 60m-80m intervals as set out the SWDC. Speed maintaining features will be in accordance with GMfS.
 - Visitor parking bays maybe provided within the verge.
 - Driveway crossings will be the responsibility of the parcel developer.

Secondary Informal Street A Plan and Section Standard



Secondary Informal Street A Plan and Section Open space variant



Streets Within Blocks

Street Type: Tertiary Pedestrian Prioritised Streets: Level Surface

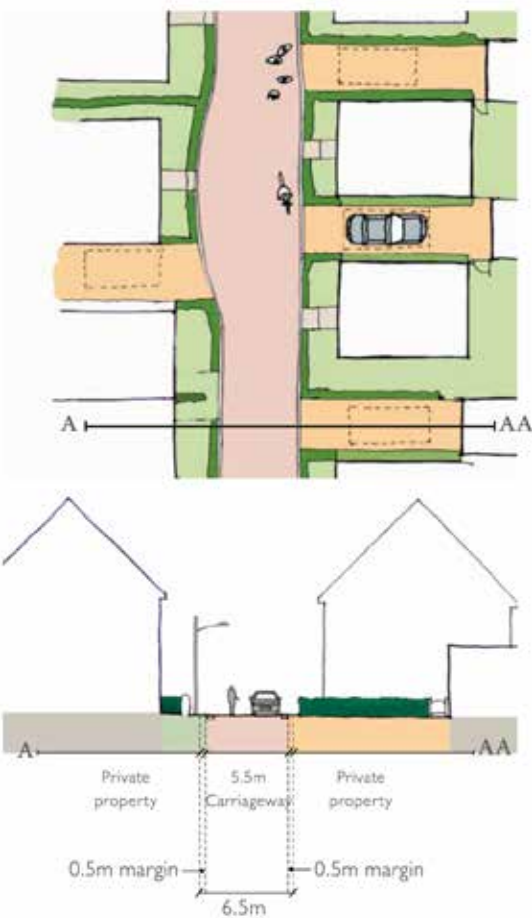
Streets Within Blocks will allow access to parking courtyards and will form mews streets. These streets will have an informal character.

Tertiary Pedestrian Prioritised Steets: Level Surface Plan and Section

STREET DESIGN

M

- Street design coding can be found in section 6.5.9 of the SWDC, and key design features of this street are:
- 5.5m carriageway
 - 0.5m margin on both sides
 - Design speed of <10mph. Achieved through speed maintaining features as set out in the SWDC.
 - They shall be designed to have an informal character through alignment, narrowings, parking provision and tree planting.
 - Shared Surface with pedestrians and cyclists using the carriageway.



5. Frontage Character

As prescribed by the SWDC, this DDC sets out further design fixes for the frontage characters for the parcel. Reserved Matters Application(s) will be expected to demonstrate a clear rationale for the detailed design of the frontage characters.

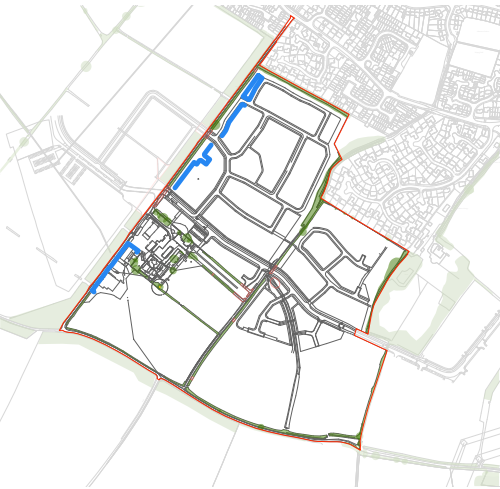
The following pages provide further detail on the frontage characters as set out on the Framework Plan; coding new frontage characters where appropriate; and referencing the relevant subsections for each type within section 9.3 of the SWDC.

Frontage Character Plan

- Parcels 2F, 2G, 3C, 3D and 3H
Detailed Design Code Boundary
- Frontage Types**
- A3 Formal**
Linear Park
 - Largely terraced, less dense to north
 - Consistent building line, relaxing to the north
 - Up to 3 storeys
- B1 Semi Formal**
Village Street
 - Largely terraced
 - Primarily natural stone facades
 - Up to 3 storeys
- B2 Semi Formal**
Northern Green Space 1
 - Mainly detached and semidetached houses
 - Variation of building line
 - Up to 2 Storeys
- B3 Semi Formal**
Northern Green Space 2
 - Mainly detached and semidetached houses
 - Variation of building line
 - Up to 2 Storeys
- B7 Semi Formal**
Tertiary Street
 - Regularly spaced buildings
 - Largely consistent building line
 - Up to 2 storeys
- B8 Semi Formal**
Secondary Street
 - Mix of housing types
 - Largely consistent and repetitive building line
 - Up to 3 storeys
- C1 Informal Frontage Character**
Rural Link
 - Irregularly spaced buildings
 - Variation of building line
 - Up to 2 storeys
- C2 Informal Frontage Character**
Meadow Edge
 - Some variation of building spacing
 - Variation of building line
 - Up to 2 storeys
- C4 Informal Frontage Character**
Internal Street
 - Irregularly spaces buildings
 - Minimal setbacks, some variation of building line
 - Up to 2 storeys



Frontage Character: A3 Linear Park



The frontage character type is identified in the SWDC as ‘Formal Frontage Character’.

The linearity of this green corridor is reinforced by the existing tree-belt, hedgerows and bridleway, which must be retained and enhanced. The frontage character will reflect this, with a consistent building line and setback. The linearity of frontage may be relaxed towards the northern end of the park, where lower-density house types are likely to be used.

1. Building Typology

Buildings along the Linear Park will use a limited number of building typologies to define a character of repetition, rhythm and order. Frontages will be a mix of terraced, semi-detached and detached dwellings. To achieve this both courtyard and back to back perimeter block types may be used.

2. Boundary Typology

Front boundary treatments will include stone walls and hedging, Hedging may be combined with metal railings, and stone boundary walling will link buildings (or render/ brick to match the buildings).

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts.

3. Building Setback



Building setbacks along the Linear Park will be largely uniform. Some variation will be allowed, more so to the north, and setbacks should enable the planting of large street trees.

Set backs will be at least 0.5m and no more than 3m.

4. Building Height

Buildings will be mainly 2-2.5 storeys and up to 3 storeys within the key groupings to define the space and assist with way-finding.

5. Parking Arrangements

- Parking arrangements will vary according to block type. To enhance the rhythm of the street scene parking should mainly consist of the following typologies:
- P2 On Plot Corner
 - P3 On Plot Between Dwellings
 - P4 Courtyard
 - P7 Rear Parking Court
 - P9 Detached Car Barn

Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC.

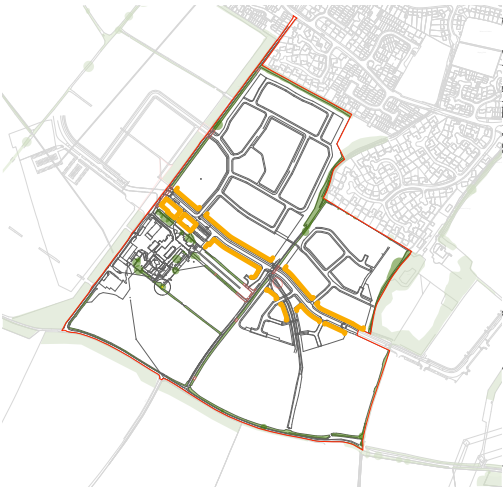


A3 Linear Park utilising repeated building types with a consistent frontage



Roussillion Park - Example of a Fromal Frontage with repeated house types, and hedging behind railings on a low wall (note: This image is included for the massing/scale of the frontage and the amount of on street parking shown will not be acceptable)

Frontage Character: B1 Village Street



The frontage character type is identified in the SWDC as ‘Semi Formal Frontage Character’.

The Village Street is a continuation of the primary vehicular route through the heart of the new neighbourhood, but will not be a through route for cars. Whilst the character will not be as formal as The Avenue frontage character along the Primary Street to the west, the frontage will still achieve a degree of formality through the use of terraces and larger scale set piece buildings in particular towards the Neighbourhood Centre.

1. Building Typology

Buildings along the Village Street will use a limited number of building typologies to define a character of repetition, rhythm and order. Frontages will be largely terraced and include larger apartment and mixed use buildings. To achieve this courtyard block types will be used.

Natural stone will be the primary facing material to be used along the Village Street.

2. Boundary Typology

Front boundary treatments will include metal railings, stone walls, hedging and hedging with low stone walling (at least 600mm high). Where appropriate planted zones and no boundaries could be used, particularly towards the neighbourhood square and stone boundary walling will link buildings (or render/ brick to match the buildings).

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts.

3. Building Setback

Building setbacks along the Village Street will be largely uniform. Some variation will be allowed and setbacks should enable the planting of large street trees.

Set backs will be at least 0.5m and no more than 3m.

4. Building Height

Buildings will be mainly 2-2.5 storeys and up to 3 storeys within the key groupings to define the space onto which they face and assist with way-finding.

5. Parking Arrangements

- Parking arrangements will vary according to block type. To enhance the rhythm of the street scene parking should mainly consist of the following typologies:
- P4 Courtyard
 - P5 Mews
 - P7 Rear Parking Court
 - P9 Detached Car Barn
- In addition to these the following typologies may be permitted where appropriate:
- P2 On Plot Corner
 - P3 On Plot Between Dwellings

Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC.

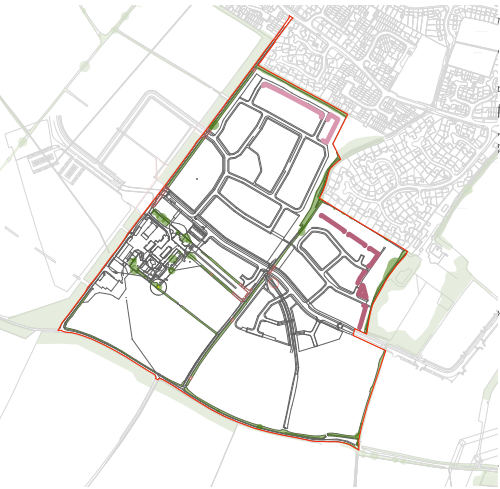


B1 Village Street utilising repeated building types with a consistent frontage



Roussillion Park - Example of a Semi Fromal Frontage (note: This image is included for the massing/scale of the frontage and the amount of on street parking shown will not be acceptable)

Frontage Character: B2 Northern Greenspace 1 & B3 Northern Greenspace 2



The Northern Greenspace 1 and 2 frontage character types are identified in the SWDC as ‘Semi Formal Frontage Character’.

The Northern Green Space is a shared greenspace buffer between new and existing dwellings. Both frontage types on the Northern Greenspace must have edge planting, including clusters of trees and native shrub planting, of varying depth to create a softer edge to the development.

The Northern Green Space 2 frontage character type varies slightly from Northern Green Space 1, in that the parcel edge is more irregularly shaped.

1. Building Typology

Buildings facing onto the Northern Greenspace will be mainly detached and semi-detached.

Here a varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

Block type will be a mainly back to back perimeter blocks.

2. Boundary Typology

Front boundary treatments will mainly be hedging. Stone boundary walling will link buildings (or render/ brick to match the buildings).

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts

3. Building Setback

Building setbacks along the Northern Greenspace 1 will be fairly regular, but with step backs to allow for occasional tree and shrub planting.

Building setbacks along Northern Greenspace 2 will be less regular with step backs to allow for clusters of planting and trees along the parcel edge within the parcel boundary. Perimeter roads and driveways will follow sinuous alignments to accommodate these clusters, thereby not tracking the parcel boundary.

For both types set backs will be at least 2m.

4. Building Height

Buildings will be mainly 2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P8 Forecourt
- P9 Detached Car Barns

Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC.



B2 Northern Greenspace – a Semi Formal Frontage onto a greenspace may include feature gables



Roussillion Park – Example of a Northern Greenspace Frontage

Frontage Character: B7 Tertiary Streets



The Tertiary Streets frontage character type will be 'Semi Formal Frontage Character'.

Tertiary streets provide access through the parcels and may act as a transition from more formal spaces to informal edges.

1. Building Typology

Buildings along tertiary streets will be a mix of detached, semi-detached and terraced.

Tertiary streets should have a well considered rhythm and repetition of building types, with a degree of variation.

Here a varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

Block type will be a mix of back to back perimeter blocks and courtyard blocks.

2. Boundary Typology

Front boundary treatments will mainly be hedging, and could also include hedging or planting with etate railings. with Stone boundary walling will link buildings (or render/ brick to match the buildings).

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts.

3. Building Setback

Building setbacks along tertiary streets will be fairly regular, but with a degree of variation.

Set backs will be at least 1m.

4. Building Height

Buildings will be mainly 2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P8 Forecourt
- P9 Detached Car Barns

Additionally, for houses around the secondary strategic green area the following typologies may be appropriate:

- P5 Mews
- P7 Rear Parking Court

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.

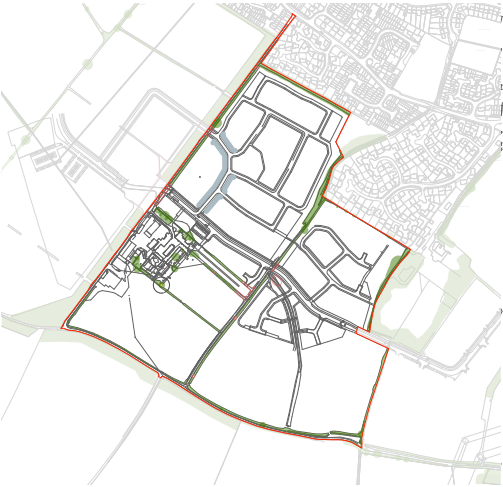


B7 Internal Tertiary Street – a typical tree lined residential street



Roussillon Park - Example of Internal Tertiary Street Frontage

Frontage Character: B8 Secondary Street



The frontage character type will be a “Semi-Formal Frontage Character”.

The Secondary Informal Street loops north from the Primary Road (The Avenue and The Village Street) to provide access through Parcels 3A-D & 3H-I.

1. Building Typology

Buildings along the Secondary Informal Street will be largely terraced or semi-detached.

Stone will be used for buildings fronting onto the junction with the Village Street, for the remainder of the street a more varied material palette in accordance with the SWDC will be acceptable.

Block type will be a mixture of courtyard and back to back perimeter blocks.

2. Boundary Typology

Front boundary treatments will be mainly hedging and hedging with metal railings, it could also include metal railings and stone walls. Stone boundary walling will link buildings (or render/brick to match the buildings).

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts

3. Building Setback



Building setbacks along the Secondary Informal Street will be largely uniform. Some variation will be allowed and setbacks should enable the planting of large street trees.

Set backs will be at least 1m and no more than 5m.

4. Building Height

Buildings will be mainly 2 storeys with some 2.5 and 3 storeys to vary the street scene and coming off of the Village Street.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P4 Courtyard
- P5 Mews
- P7 Rear Parking Court
- P9 Detached Car Barns
- P11 Integral Garage

Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC

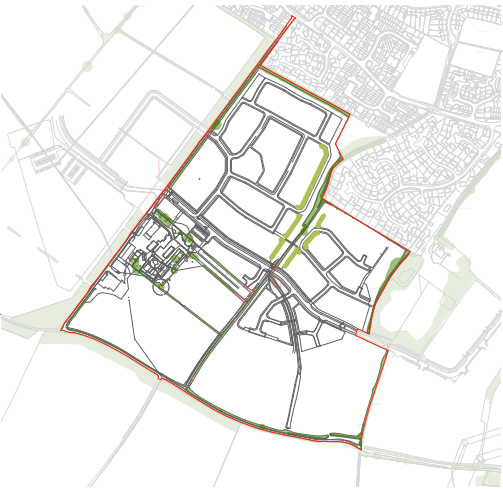


B8 Secondary Street showing a combination of terraced and semi detached frontages



Roussillion Park - Example of a Semi Fromal Frontage

Character: C1 Rural Links



The Rural Links frontage character type is identified in the SWDC as ‘Informal Frontage Character’.

1. Building Typology

Buildings facing onto the Rural Link will be mainly detached and semi-detached.

Here a varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

The block types will be a mix of courtyard blocks and back to back perimeter blocks depending on the constraints of the location.

2. Boundary Typology

Front boundary treatments will mainly be hedging, with stone boundary walling linking buildings (or render/ brick to match the buildings).

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts.

Planted gardens without fence/wall/hedge will be allowed in this location.

3. Building Setback



All primary elevations are to face onto the greenspace and building sets back will be at least 2m and will vary, allowing for occasional tree and shrub planting, but have a discernible building line.

4. Building Height

Buildings will be mainly 2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P9 Detached Car Barns

Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC.

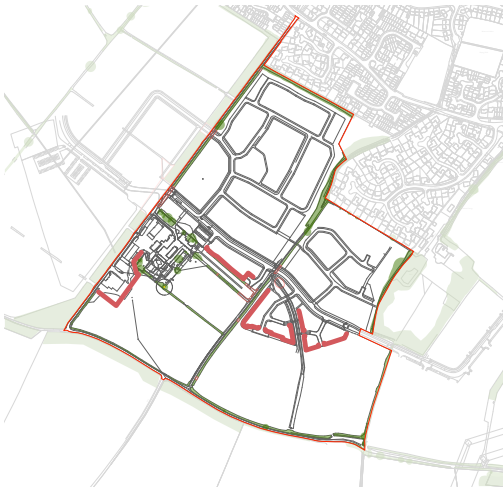


C1 Rural Links can include private drive access



Phase 1 - Example of a Rural Links

Frontage Character: C2 Meadow Edge



The Meadow Edge frontage character type is identified in the SWDC as 'Informal Frontage Character'.

1. Building Typology

The Meadow Edge frontage type in Parcels 2F faces onto Chesterton Meadow and the Scheduled Ancient Monument and buildings here will be mainly detached and semi-detached.

A varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

The block type will be courtyard blocks.

2. Boundary Typology

Front boundary treatments will mainly be hedging, with stone boundary walling linking buildings (or render/ brick to match the buildings).

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens or parking courts.

Planted gardens without a strongly defined boundary will be allowed in this location.

3. Building Setback

Building setbacks will be varied with an irregular arrangement to detract from the linearity of the overhead power lines to the south east.

Set backs will be at least 2m.

There should be occasional tree and shrub planting along this edge.

4. Building Height

Buildings will be mainly 2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P7 Rear Parking Court
- P9 Detached Car Barns

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.



C2 Meadow Edge with an informal building line and potential rear parking



Derwenthorpe - Example of a Meadow Edge Frontage

Frontage Character: C4 Internal Street



The Internal Streets frontage character type will be 'Informal Frontage Character'.

1. Building Typology

The Internal Streets frontage character type will be 'Informal Frontage Character'.

Here a varied material palette will be acceptable, but individual buildings will have a single primary facing material in accordance with the SWDC.

Block type will be courtyard blocks.

2. Boundary Typology

Front boundary treatments will mainly be planting or hedging with stone boundary walling linking buildings.

Front boundary treatments should be no more than 1.5m tall unless concealing rear gardens.

Rear boundary treatments will be stone, brick or render and between 1.8m - 2.1m high.

3. Building Setback

Building setbacks along internal streets will be fairly regular and at least 0.5m.

4. Building Height

Buildings will be mainly 1-2 storeys.

5. Parking Arrangements

Parking arrangements will vary according to block type and will be a mix of the following typologies:

- P2 On Plot Corner
- P3 On plot between dwellings
- P5 Mews
- P7 Rear Parking Court
- P9 Detached Car Barns

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.



C4 Internal Street with Mews parking and coach houses



Poundbury - Example of an informal mews street with mews houses and coach houses

6. Block and Car Parking Types

Block types

To achieve the frontage characters, a number of block types will be required for the parcel layout including courtyard blocks (L1, 2 & 4), back to back garden perimeter blocks (L3). It will be important to achieve a strong and well defined frontage to all block types, enabling the creation of streets of differing character



L1: Courtyard Block - Mews Street



L2: Courtyard Block - Parking Courtyard



L3: Back to Back Garden Perimeter Block



L4: Courtyard Block - Community, Commercial and Mixed Use Parking Courtyard

Car Parking

Parking solutions for Parcels 2F, 2G, 3C, 3D and 3H shall comply with the types as set out in the Section 9.5 of SWDC. The most suitable parking typologies for each frontage character are identified in section 4 Street Types and Frontage Character of this document.

The parking typologies that it is anticipated will be most appropriate include:

- P2- On-Plot Corner
- P3- On-Plot between Dwellings
- P4- Courtyard
- P5- Mews
- P6- Front access drive through
- P7- Rear parking courts
- P8- Forecourt
- P9- Detached Car Barns

Other parking typologies from the SWDC may be used if they offer a design solution that is compatible with the frontage character.

For Parcels 2F, 2G, 3C, 3D and 3H it will be appropriate to have variant parking typologies in order to successfully achieve the terraced and predominately terraced frontages as described on the Framework Plan.

In line with the SWDC and CDC’s local parking standards, car parking spaces should be a minimum of 2.4m x 4.8m (on-street parallel parking bay should be 1.8m x 6m minimum). Parking spaces need a minimum of 6m clearance to allow for manoeuvring.

For residential dwellings circulation space around the vehicle is needed so the width should increase to 3.3m or have a 0.9m path directly alongside. Adjoining spaces in the same dwellings ownership can have overlapping circulation space.

M

Residential parking will be provided in accordance with CDC local parking standards as described in section 16.1 of the SWDC.

Where garages are provided, they should be a minimum internal size of 6m x 3m.

Garages will only count towards a dwelling’s parking requirements if they meet the minimum required size and cycle parking/storage has been accommodated. Open car barns will be counted towards a dwelling’s parking requirements.

Where cycles are to be stored in garages, they will be an additional 1m in length or 0.65m-0.75m wide. Where Cycles are to be stored in a garden a storage shed will need to be provided.

Cycle storage must have easy access to the public realm, be secure and should not be visibly intrusive from the street.

Where runs of parking spaces are provided these will be no more than four in a row without landscaping. A minimum 1.5m wide landscape break to accommodate tree planting, or shrub planting if trees are not possible due to other constraints every 4 spaces.

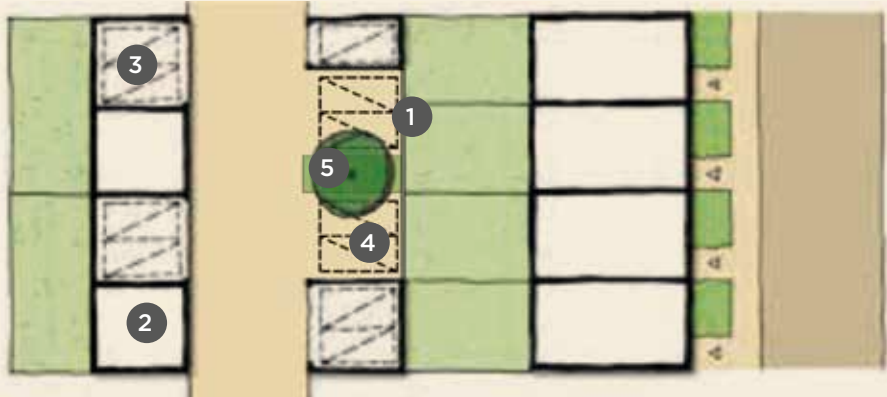
Tree and shrub planting species will be as set out in Section 14.2 of the SWDC. Individual trees will include a range of native cultivars, selected for their form, year long visual characteristics and benefits in encouraging wildlife. Smaller species trees should be set in native understorey planting.



P5A- Mews

This is a variant of P5-Mews parking that allows for mews/ courtyard lane streets to be composed of a combination of uncovered parking spaces, garages/ car barns, coach houses and mews houses.

As per typology P5-Mews, P5A will require all parking to be overlooked for security through natural surveillance. This may be through coach houses and mews houses with front doors and overlooking windows onto the mews and houses with overlooking gable or garden windows.

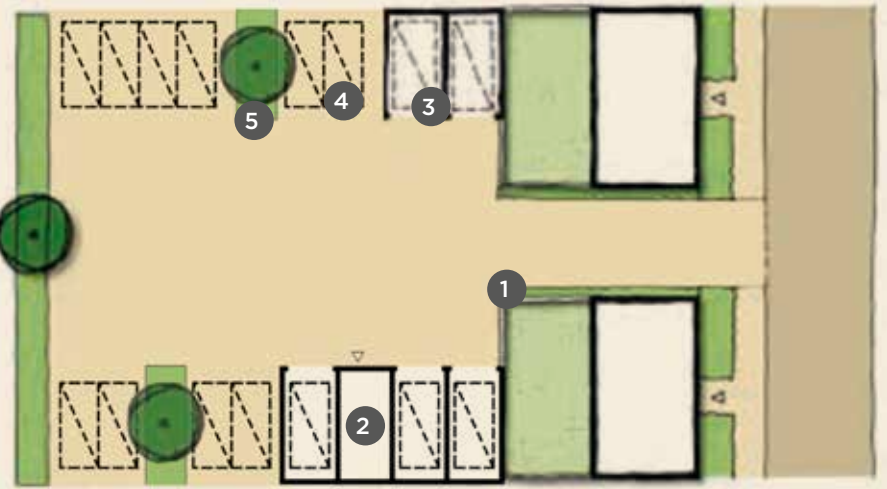


- 1. Stone / brick walls to match associated dwelling
- 2. Mews house / coach house
- 3. Covered parking / car barn
- 4. Uncovered parking
- 5. Tree or shrub planting



P7A- Rear Parking Court

This is a variant of P7- Rear Parking Court that allows for the court to serve more than 6 dwellings/ 12 spaces. Whilst the number of parking spaces and dwellings may be increased for parking courts in the parcel all other design criteria for P7- Parking Court must be met.



- 1. Stone / brick walls to match associated dwelling
- 2. Mews house / coach house
- 3. Covered parking / car barn
- 4. Uncovered parking
- 5. Tree or shrub planting

L1: Courtyard Block: Mews Street

A block type with an internal mews lane (Tertiary Pedestrian Prioritised Street) providing parking, that allows for a predominantly terraced perimeter. This block type allows for streets with a more urban character whilst meeting the required parking standards. This block type will be important for fronting onto the Village Street and Neighbourhood Centre where a terraced frontage is required.

1. Building Typology

The building typology will be defined by the frontage character. This block type will largely have terraced housing to the perimeter with mews houses and coach houses within the block providing activity and natural surveillance along the mews street and will break up parking (A).

Houses across the mews will have a minimum 20m separation distance between first floor windows (B). Mews houses and coach houses will not have upper storey windows facing other dwellings. They will be at least 12.5m from the rear of the neighbouring property or they will be offset to ensure views past the mews or coach house (C).

Views into and along mews streets will be terminated by buildings or planting and must not be terminated by parking (D).

2. Boundary Typology

Front boundary treatments will be defined by the frontage character.

Front boundaries will not be close-boarded timber fencing or more than 1.5m high (E).

1.5m - 1.8m high stone, brick or render walls (or 1.5m with a 0.3m trellis/hit and miss fencing) will be used to define rear boundaries that back onto the mews street and on side boundaries which bound the public realm. Pedestrian access to rear parking will be provided via gates (F).

Access to the mews street will have a gateway, such as walls or gateposts, to signify the changing movement priorities (G).

3. Building Setback

Building setback will be defined by the frontage character.

4. Building Height

Building heights will be defined by the frontage character.

5. Parking Arrangements

Parking arrangements will mainly be P5/P5A Mews along a Tertiary Pedestrian Prioritised Street: Level Surface (H), but may also include P2 On Plot Corner, P3 On plot between dwellings and P9 Detached Car Barns. Car barns and garages may be used to break up parking and reduce the dominance of cars in the street scene (I).

There will not be more than 4 spaces without a break (minimum 1.5m) for tree planting, or shrub planting if trees are not possible due to other constraints (J). Where there is tree planting this could be supplemented by ground cover or shrub planting.

On Plot Between Dwellings Parking will be behind the building line and will be no more than 2 spaces wide (K).

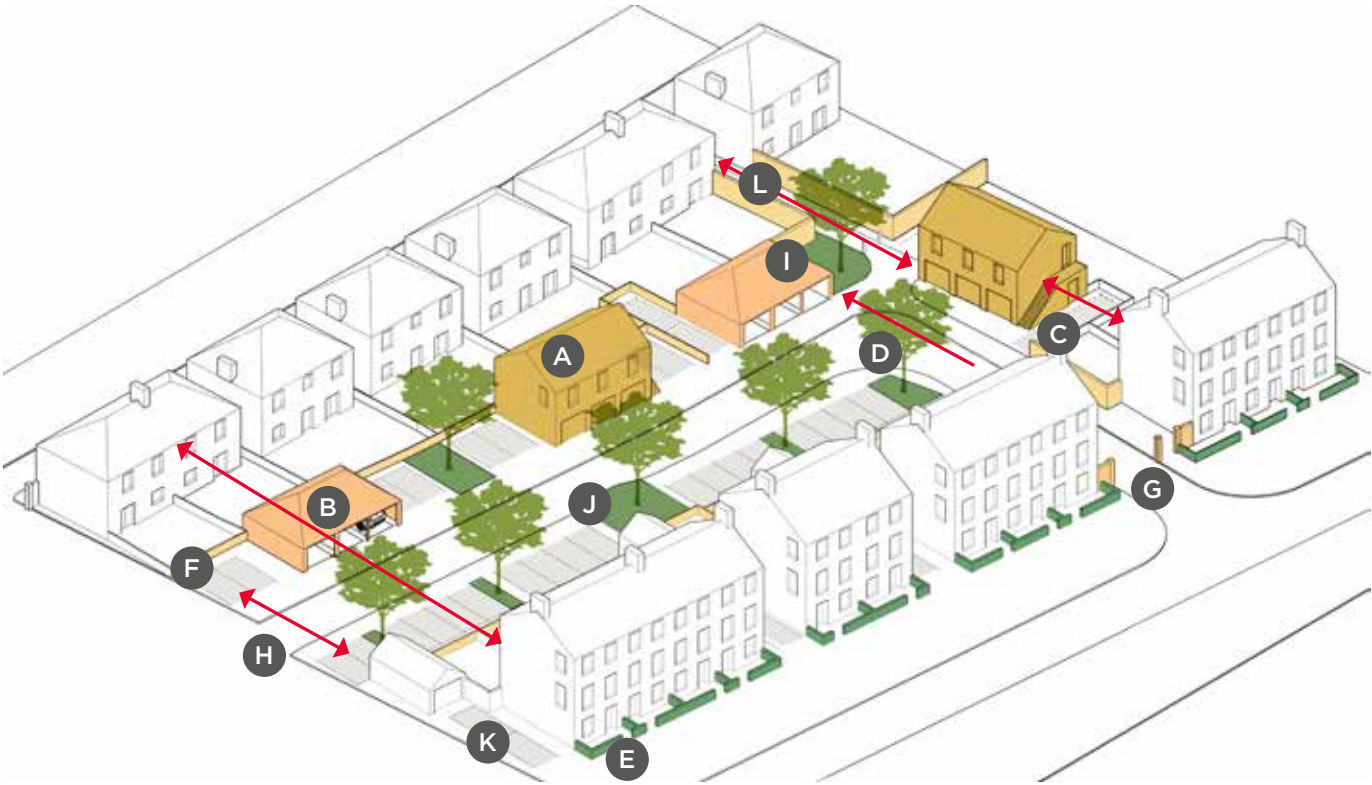
Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC.

6. Pedestrian Connectivity

Secondary pedestrian and cycle routes may be appropriate to provide through routes across the block (L). Careful consideration must be given to ensure security and surveillance and where provided these should be afforded good, clear sightlines and be well lit.

Direct access from allocated parking spaces to the front door or rear access into the kitchen, hallway or utility room of their associated home must be provided.

M

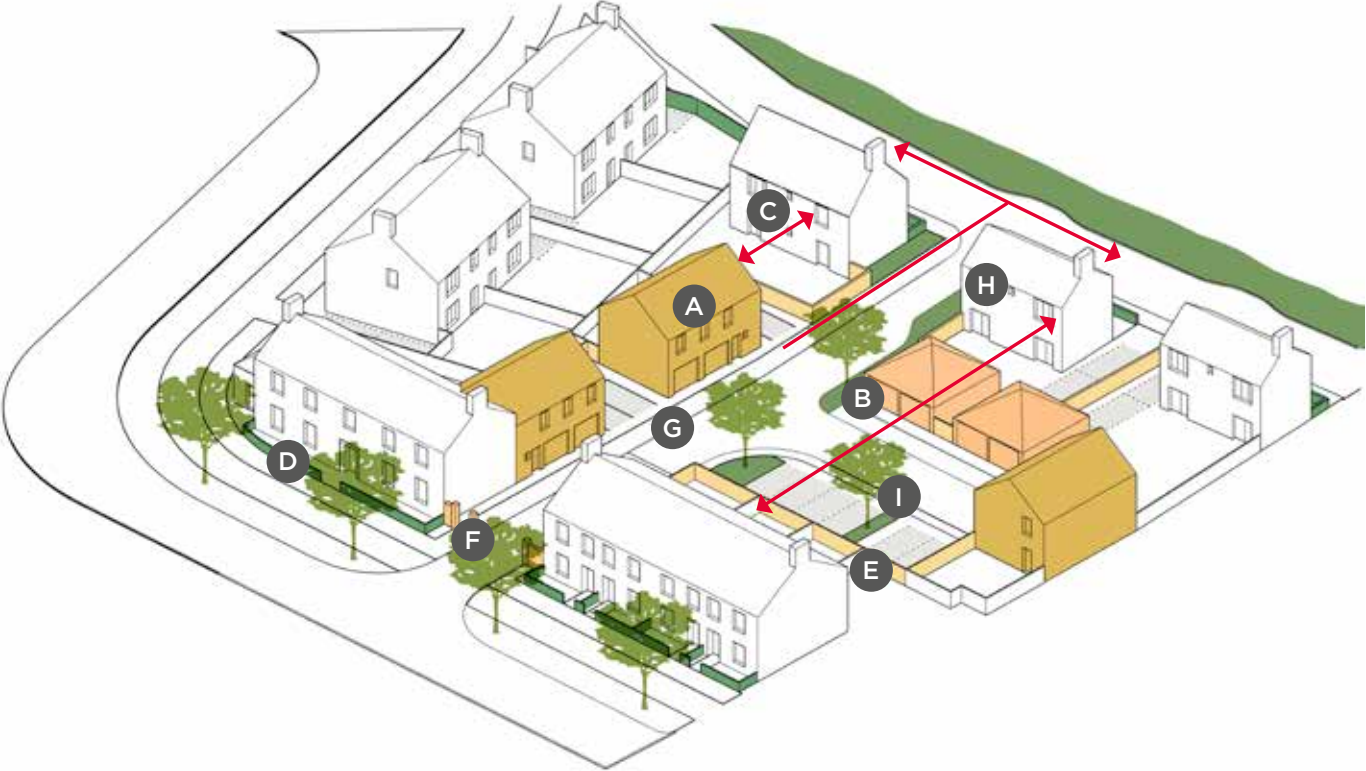


Courtyard: Mews Street Diagram

L2: Courtyard Block: Parking Courtyard

A block type with an internal parking courtyard that allows for a semi-terraced perimeter. This block type allows for streets with a more urban character whilst meeting the required parking standards. This block type will be important for fronting onto the Village Street and to allow for terraced frontages on the Secondary Street or Secondary Green Infrastructure Areas.

1. Building Typology The building typology will be defined by the frontage character. This block type will have a semi-terraced perimeter with mews houses and coach houses providing surveillance within the courtyard (A). Houses across the courtyard will have a minimum 20m separation distance between first floor windows (B). Mews houses and coach houses will not have upper storey windows facing other dwellings. They will be at least 12.5m from the rear of the neighbouring property or they will be offset to ensure views past the mews or coach house (C).	4. Building Height Building heights will be defined by the frontage character.
2. Boundary Typology Front boundary treatments will be defined by the frontage character. Front boundaries will not be close-boarded timber fencing or more than 1.5m high (D). 1.5m - 1.8m high stone, brick or render walls (or 1.5m with a 0.3m trellis/hit and miss fencing) will be used to define rear boundaries that back onto the mews street and on side boundaries which bound the public realm. Pedestrian access to rear parking will be provided via gates (E). Access to the Courtyard should have a gateway, such as walls or gateposts, to signify the changing movement priorities (F).	5. Parking Arrangements Parking arrangements will mainly be P7/P7A rear parking court and the courtyard will be a shared level surface (G), but may also include P2 On Plot Corner, P3 On plot between dwellings, and P9 Detached Car Barns. Car barns and garages may be used to break up parking and reduce the dominance of cars in the street scene (H). There will not be more than 4 spaces without a break (minimum 1.5m) for tree planting, or shrub planting if trees are not possible due to other constraints (I). Where there is tree planting this could be supplemented by ground cover or shrub planting. On Plot Between Dwellings Parking will be behind the building line and will be no more than 2 spaces wide (J). Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.
3. Building Setback Building setback will be defined by the frontage character.	6. Pedestrian Connectivity Secondary pedestrian and cycle routes may be appropriate to provide through routes across the block. Careful consideration must be given to ensure security and surveillance and where provided these should be afforded good, clear sightlines and be well lit. Direct access from allocated parking spaces to the front door or rear access into the kitchen, hallway or utility room of their associated home must be provided.



Courtyard: Small Parking Courtyard Diagram

L3: Back to Back Garden Perimeter Blocks

This block structure presents houses fronting onto streets primarily as detached and semi- detached dwellings, with rear garden areas running end-to-end to provide large natural areas in the middle of the blocks. Parking is typically on plot, accessed directly from the main street. A larger variation of this block can include a parking court or cul-de-sac arrangement.

1. Building Typology

The building typology will be defined by the frontage character. This block type will have detached and semi-detached houses.

Houses will have a minimum 20m separation distance between first floor windows, Ground floor extensions may be within this separation distance (A).

Corner Plots should address both streets (B).

2. Boundary Typology

Front boundary treatments will be defined by the frontage character.

Front boundaries will not be close-boarded timber fencing or more than 1.5m high (C).

Side Boundaries addressing the street or public realm will be stone, brick or render (to match the dwelling) and should not be more than 2.1m high. Stones set on edge or a simple curved concrete capping detail is considered appropriate (D).

Timber fencing or stone walls will be used along boundaries between gardens (E).

3. Building Setback

Building setback will be defined by the frontage character.

4. Building Height

Building heights will be defined by the frontage character.

5. Parking Arrangements

Parking arrangements will mainly be P2 On Plot Corner and P3 On plot between dwellings.

Parking will be behind the building line and will be no more than 2 spaces wide (F).

Corner Parking will be no more than 4 spaces (8 including a garage) and should be enclosed by stone, brick or render walls (G).

Further detail on these typologies can be found in section ‘9.5 Parking Arrangements Library’ within the SWDC.

M



Back to Back Garden Perimeter Blocks



L4: Courtyard Block: Community, Commercial and Mixed Use

This block type allows for larging parking provision to facilitate uses associated with the Neighbourhood Centre. The parking area will include areas of soft landscape and tree planting and be well enclosed and overlooked by adjacent Buildings.

1. Building Typology

The building typology will be defined by the frontage character. This block type will have a semi-terraced perimeter with larger scale mixed use and non-residential buildings. Residential types such as apartments, mews houses and coach houses could be included to provide additional surveillance (A).

2. Boundary Typology

Front boundary treatments will be defined by the frontage character.

Front boundaries will not be close-boarded timber fencing or more than 1.5m high (B).

1.5m - 1.8m high stone, brick or render walls will be used to define rear boundaries that back onto the courtyard and on side boundaries which bound the public realm. Pedestrian access to rear parking will be provided via gates (C).

Access to the courtyard should have a gateway, such as walls or gateposts, to signify the changing movement priorities (D).

3. Building Setback

Building setback will be defined by the frontage character. A footpath must be provided between parking bays and the front gardens of dwellings / non-residential buildings (E).

4. Building Height

Building heights will be defined by the frontage character.

5. Parking Arrangements

M

Parking arrangements within this block type will provide parking for both residential and non-residential uses, there must be a clear definition between private parking for residents and communal parking for visitors.

Parking arrangements will mainly be P4 courtyard and the courtyard will be a shared level surface (F). Landscaping will be used to break up parking and reduce the dominance of cars in the street scene (G).

There will not be more than 8 spaces without a break (minimum 1.5m) for tree planting, or shrub planting if trees are not possible due to other constraints (H). Where there is tree planting this could be supplemented by ground cover or shrub planting.

Further detail on these typologies can be found in section '9.5 Parking Arrangements Library' within the SWDC.

6. Pedestrian Connectivity

Secondary pedestrian and cycle routes may be appropriate to provide through routes across the block; connectivity to existing PROWs and proposed footpaths/cycleways; and pedestrian access to community uses.

Careful consideration must be given to ensure security and surveillance and where provided these routes should be afforded good, clear sight lines and be well lit.

Direct access from allocated parking spaces to the front door or rear access into the kitchen, hallway or utility room of their associated home must be provided. Direct access from community, particularly healthcare, uses may be provided.



Courtyard: Small Parking Courtyard Diagram

7. Active Travel - Pedestrian and Cycle Network

The masterplan is designed to provide a well-connected, high quality network of streets within the site, as well as pedestrian / cycle routes of different character, in order to provide ‘walkable neighbourhoods’.

Refer to section 6.5 Street Types and Hierarchy and 6.7 Active Travel - Pedestrian and Cycle Network of the SWDC

USER HIERARCHY

Consider first

Consider last

Pedestrians

Cyclists

Public Transport Users

Specialist Service Vehicles
(E.g. Emergency Services,
Waste, etc.)

Other Motor Traffic

CROSS PARCEL PERMEABILITY

The cross parcel permeability routes identified on the Regulatory Plan, and in the plan adjacent, will be delivered as part of this network.

The routes shown are indicative but set out the design intent of where connections should be made.

Typically, tertiary streets will only be used by people living in or visiting that area and will therefore be narrower and less formal in character than secondary streets.

Longer tertiary streets will be tree lined on one side and may contain areas of on-street parking. Shorter streets will include street trees, informally arranged. They should contain a variety of traffic calming measures to increase safety for pedestrians and cyclists.



PEDESTRIAN AND CYCLE ROUTES

Pedestrian routes will be provided within the rural links along the existing hedges on the eastern and western edges of the parcels that link into the shared footpath / cycleway that runs through both the Northern Green Space and Chesterton Meadow. The shared footpath / cycleway will be a minimum of 3.5m wide.

These routes will connect into and utilise the existing PROWs that run through the parcels and will be within the primary strategic public open space, separated from any periphery streets.

A pedestrian/cycle route (minimum 5m wide) will be provided along the primary Village Street and within the parcels on carriageway cycling will be facilitated on quieter secondary and tertiary streets.

Dead ends will be avoided for pedestrian and cycle routes, where vehicular routes have a dead end, a pedestrian and cycle through route should be provided.



- Active Travel Plan
- Parcels 2F, 2G, 3C, 3D and 3H Detailed Design Code Boundary
 - Site Access Point (Existing Footpath)
 - Site Access Point (Pedestrian and Cycle Only)
 - Crossing Point - Indicative Location (+/-5m)
 - Indicative Crossing Location
 - Bus Stop
 - Existing Bridleway
 - Existing Footpath
 - Shared Footpath / Cycleway (see S106 trim trail requirement)
 - 5m Active Travel Corridor Along Village Street
 - Mixed Traffic Secondary Street
 - Rural Link Footpath
 - Cross Parcel Pedestrian Routes
 - Quiet Mixed Traffic Inner Parcel Routes

8. Landscape and Public Realm

The design, material specification and planting strategy for the public realm should be of a high quality, creating attractive, usable spaces which will encourage use by all sections of the community. These spaces will vary in size, character and function, creating a range of opportunities for informal social interaction. Reference should be made to section 5 Green Infrastructure in the SWDC.

Open Space Plan

- Parcels 2F, 2G, 3C, 3D and 3H Detailed Design Code Boundary
- Chesterton Meadow
- Northern Green Space
- Rural Link
- Green Fingers
- Sports Pitches
- Secondary Green Infrastructure Areas
- Tree Lined Street

Play Areas with Straight Line Catchments

- Neighbourhood Equipped Area for Play
- Bespoke Play Area
- Local Equipped Area for Play
- Local Area for Play



Chesterton Meadow

The Detailed Design Code includes Chesterton Meadow, an area of greenspace along the southern boundary of the site, characterised by meadow grassland and low hedgerows. An existing bridleway passes through the centre of Chesterton Meadow, while the eastern part of the meadow falls within the existing Scheduled Ancient Monument designation.

Character & Form

The rural meadow character will be retained through the preservation and enhancement of existing landscape features, including low hedgerows, stone walls and drainage ditches. These features will reinforce the historic field pattern and rural character of the area, while helping to protect the setting and significance of the listed buildings at Chesterton Farm and The Cranhams.

Appropriate amenity features will be incorporated as part of the landscape design, providing opportunities for informal recreation and enjoyment of the open space while remaining sensitive to the established meadow character. Landscape interventions should be low-key and rural in appearance, ensuring that the openness and historic character of Chesterton Meadow are maintained.

Landscape Elements

1. Sports pitches integrated sensitively within the wider landscape, with opportunities for subtle landform mounding and hedgerow planting to provide natural screening and reduce visual impact of the pitches on the adjacent Chesterton Meadows.
2. Attenuation basins designed as multifunctional landscape features within the open space, incorporating wildflower grassland, native planting and mown grass paths to provide ecological, recreational and visual benefits.
3. Permanently wet areas incorporated within attenuation basins, providing opportunities for enhanced biodiversity and wetland habitats.
4. Existing native hedgerows retained and enhanced where appropriate, reinforcing the historic field pattern and providing habitat connectivity and visual structure.

5. Existing Public Rights of Way (PRoW) retained and integrated into the proposed open-space network.
6. Proposed circulation network connected to existing PRoW, creating an attractive and legible recreational loop around the attenuation basins and wider open-space areas.
7. Play areas integrated sensitively into the landscape, using natural materials, planting and landform where appropriate to reflect the rural character of the surrounding meadow landscape.
8. Meadow areas managed as a combination of longer grassland, wildflower areas, mown paths and informal glades, creating a varied landscape structure and opportunities for informal recreation, biodiversity and seasonal interest.
9. Existing Veteran tree retained and protected.
10. Retain view from Bridleway towards the Listed Chesterton Farm Buildings.cted.



Illustrative landscape design for the Chesterton Meadows basins outside of the SAM

CHESTERTON MEADOW DESIGN PRINCIPLES



- Existing low hedgerows, walling and drainage ditches to be retained and maintained.
- New footway routes to follow field boundaries to retain the open character
- Provide a new surfaced shared path (minimum 3.5m width) connecting to existing routes. To be surfaced with a hard wearing material to accommodate walkers and cyclists, with a system of secondary paths as mown grass.
- Space should be accommodated for drainage features, including landscaped attenuation basin and swales
- Incorporation of play spaces with naturalistic features, including one LEAP and one BPA as indicated on the Detailed Regulatory Plan and Framework Plan.
- Retain and enhance the existing PRoW
- Seating areas for passive recreation.
- Adjacent sports pitches to include landscape screening to protect the character of Chesterton Meadows.
- Retain the existing view corridor across Chesterton Meadow towards the Listed Building from the Bridleway.



Landscaped attenuation basin

Chesterton Meadow – Scheduled Ancient Monument

Character and Form

The Scheduled Ancient Monument (SAM) area of Chesterton Meadows is located on the eastern side of Chesterton Meadows. The design approach for this area should be minimal to ensure the SAM is respected. The meadow landscape character shall be retained with minimal planting to provide filtered views between the adjacent development parcels and the countryside to the south.

CHESTERTON MEADOW SCHEDULED ANCIENT MONUMENT DESIGN PRINCIPLES

M

- Retain the existing PRoW along the eastern boundary.
- An open and accessible wildflower meadow to increase biodiversity and visual appeal.
- Informal routes of mown grass to follow desire lines and connect with the PRoW and adjacent parcels.
- Retention of existing open ditch.
- A crossing of the central ditch designed to be in keeping with rural character, and avoid any physical disturbance to the Scheduled Ancient Monument.
- Providing information boards on the former Romano-British settlement and 19th century farmstead.
- Retain and enhance existing hedgerows to clearly define the meadow area.
- Planting should be minimal to preserve the views of the listed buildings at Chesterton Farm and The Cranhams and also provide visual links to the countryside to the south.

Landscape Elements

1. Wildflower grassland providing a biodiverse and visually attractive landscape setting.
2. Existing hedgerow and ditch retained, with additional scrub planting to strengthen the landscape structure.
3. Scattered tree planting and perimeter hedgerows, with strategically located gaps maintaining views into and out of the SAM.
4. Existing easement respected, with planting excluded from the easement corridor.
5. Circular footways formed as mown grass paths, providing informal recreational routes through the landscape.



Illustrative landscape design for the Scheduled Ancient Monument



Educational signage



Wildflower meadow with scattered trees



Mown grass paths through wildflower meadow

Northern Greenspace

This Detailed Design Code includes an area of Northern Greenspace which will provide a green corridor for wildlife and residents along the northern boundary and addresses the interface between the new development and existing development edge.

Character & Form

Northern Greenspace – The Northern Greenspace provides an informal linear area of open space, overlooked by the proposed new homes to the south. The northern boundary comprises retained and enhanced hedgerows and tree planting, supported by areas of wildflower meadow to strengthen the ecological and landscape character of the space.

To the south, the landscape transitions into more closely mown grass areas, providing opportunities for informal amenity use and recreation in closer proximity to the new homes.

The overall character of the space will remain informal, incorporating predominantly native planting and species-rich grassland to support biodiversity and enhance ecological value. A network of off-road footpaths and cycleways will run through the Northern Greenspace, connecting with the wider site-wide green grid network and providing attractive, sustainable routes through the development. The greenspace also presents opportunities for ecological enhancement and the creation of wildlife foraging routes.

The western section of the Northern Greenspace benefits from a more established and considerably denser area of existing vegetation. In contrast, the eastern section is more open in character and will be strengthened through additional hedgerow and tree planting, helping to establish greater landscape structure and connectivity across the site.



NORTHERN GREENSPACE DESIGN PRINCIPLES

M

- Meet and, where possible, exceed the target biodiversity net gain figures set out in the Biodiversity Net Gain Framework document.
- Provide opportunities for the extension of an ecological habitat through the use of native planting and grassland to support badgers, great crested newts, slow worms and common lizards. This will be enhanced through connections with other green corridors.
- Retain where possible existing trees and hedgerows, while also enhancing the planting area to the rear of existing properties with new trees, hedgerows and small copses.
- Dwellings will frame and address the public open space, providing active frontage and natural surveillance.
- Provide a new surfaced shared path (minimum 3.5m width) along the full length of the corridor, connecting to existing routes. To be surfaced with a hard wearing material to accommodate walkers and cyclists, with a system of secondary paths as mown grass.
- Provision of short amenity grassland spaces for informal play.
- Incorporation of play space with naturalistic features, including one LAP as indicated on the Detailed Regulatory Plan and Framework Plan.
- Retain and enhance the existing PRoW along the western boundary
- Seating areas for passive recreation.
- Strengthen planting along the northern and western boundaries of the private garden and paddocks of the Cranhams to ensure a visual screen and sense of separation from the proposed development.



Natural landscape elements offering play



Trim trail



Houses fronting onto open space



Wildflower grassland

Rural Link

This Detailed Design Code includes a section of the ‘Rural Link’ area of greenspace, characterised by an existing field boundary tree belt and an existing Bridleway. This area is intended as an informal greenspace, providing a green corridor link between Chesterton Meadows and Northern Greenspace.

Character & Form

The Rural Links consists of an existing field boundary tree belt connecting Northern Greenspace and Chesterton Meadows. The Rural Links should provide ecological corridors following the existing alignment of woodland and hedgerows, whilst also offering a comprehensive network of footpaths away from roads.



RURAL LINK DESIGN PRINCIPLES



- Retention of existing trees and hedgerows with only occasional clearings/ breaks in the hedgerows / tree belts to provide vehicular and/or safe pedestrian/ cycle connectivity. These breaks should be positive amenity spaces for the benefit of residents and passers-by with occasional pockets of play and seating areas. Where breaks are necessary, consideration must be given to Bat Flightlines and proposals must minimise the ecological and landscape impacts of these breaks.
- The existing Bridleway alignment should be retained and upgraded to 3m wide and surfaced in a gravel dressed surface treatment.
- Houses should be orientated towards the Rural Links to provide natural surveillance and improve passive overlooking of these spaces
- Occasional benches along the paths.
- Space for an informal LAP.
- Provide newt mitigation area on eastern edge of rural links.



Considered responses to existing landscape creates attractive green links through existing habitat corridors

Allotments

Character and Form

Allotments and orchards can provide important facilities for the inhabitants allowing them to grow fruit and vegetables as well as encouraging social interaction and community engagement. Orchards can also contribute to green infrastructure providing opportunities for community development exercises.

The proposed allotment site is located between two existing hedgerows, providing a predefined perimeter to the allotments. A central community space with seating will provide community and social cohesion.



Orchard fruit trees underplanted with wildflower grassland

Landscape Elements

1. Proposed allotments located between two retained existing hedgerows, which provide a clear structural framework for the allotment layout.
2. Central community space with associated footpath access.
3. Bespoke play area.
4. Proposed circulation routes connecting to the existing PRow network.
5. Existing hedgerows and PRow retained.
6. Dedicated parking provided to serve the allotments.
7. Potential substation location, integrated with new hedge planting to provide visual screening.



Illustrative landscape design for the Allotments

ALLOTMENTS DESIGN PRINCIPLES

M

- Existing and proposed hedging to define the area.
- Orchard trees to be underplanted with wildflower grasses.
- Access paths surfaced with a hard wearing material such as tarmac with a tar and chip rolled surface.
- Vehicular access will be provided to the allotments.
- Community seating areas.
- Water supply.



Picnic tables and allotments

Green Finger

Character and Form

This phase of development includes a Green Finger in Parcel 2F that connects the SAM and Rural Links, following an existing drainage ditch and areas of retained vegetation. This corridor provides an opportunity to extend the green infrastructure network into the heart of the residential parcels, creating a strong landscape connection through the development. The Green Finger will also accommodate footpath links and provide opportunities for younger children’s play areas, supporting both recreation and connectivity within the neighbourhood.

Size/Scale

These routes should be a minimum of 10m wide. These are envisaged as spaces integrating green infrastructure into the residential parcels, a grassed verge next to a road will not be deemed suitable. They should be designed to prevent cars parking within the spaces.

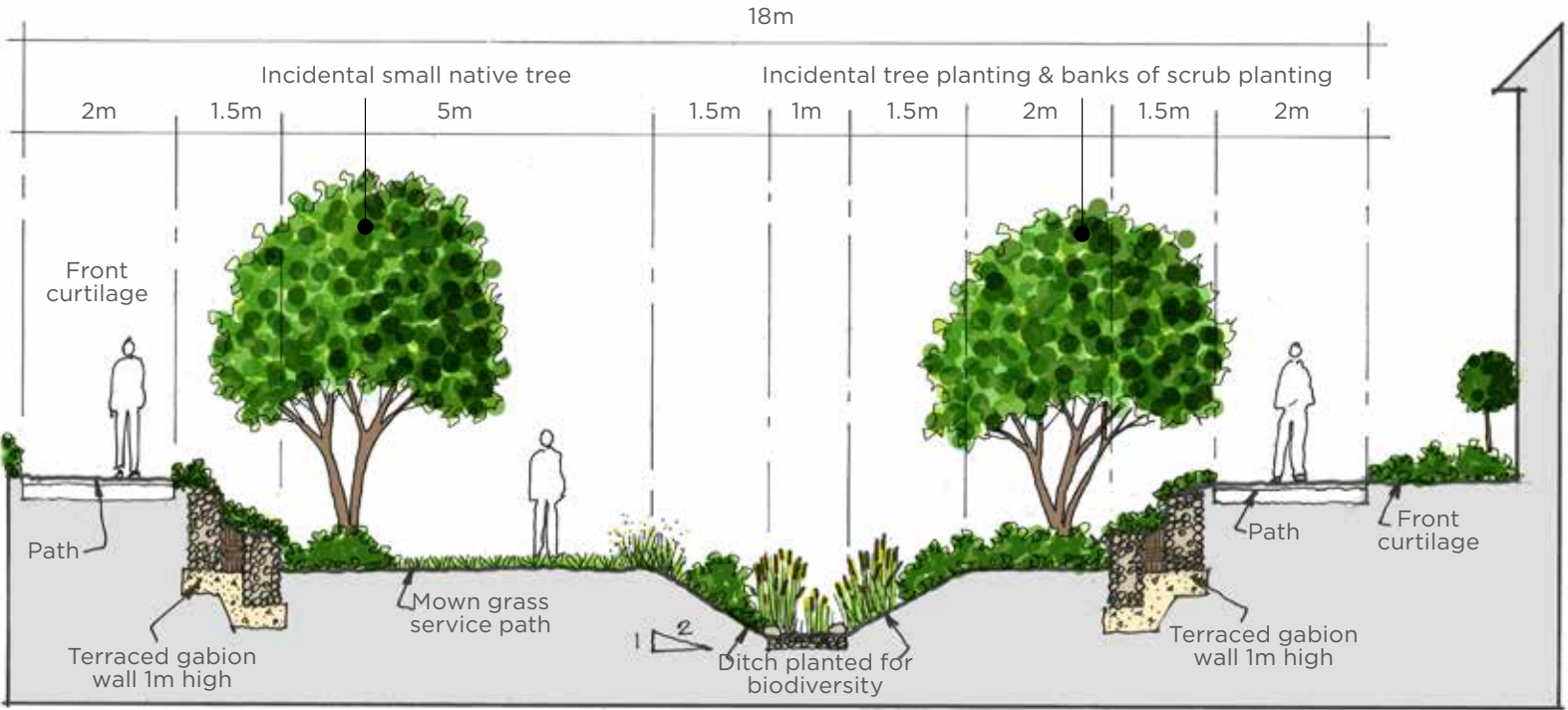


LAP integrated into the green corridor



Location Plan

- GREEN FINGER DESIGN PRINCIPLES** M
- Minimum 10m-wide green finger, excluding private front gardens and roads, to ensure the space functions predominantly as a continuous landscaped green corridor.
 - Informal Local Area for Play (LAP) for younger children, located on grass and integrated within the green finger.
 - Paths should connect with the surrounding circulation network and be constructed using gravel-dressed surfacing, self-binding gravel or bitumen macadam.
 - Seating should be provided within the LAP.
 - Planting within the green finger should support ecological connectivity through continuous planting, incorporating trees and scrub.
 - The ditch should be planted to enhance biodiversity, while service paths should be grassed to reinforce the green corridor and ecological connectivity.



Section A-A Illustrative Landscape Section through Green Finger



Houses fronting example green fingers

Landscape Elements

1. LAP play area
2. Ditch planted for biodiversity including native tree planting
3. Ditch culverted under road/crossing
4. Lower 3.5m wide path
5. Gabion retaining wall planted for biodiversity
6. SAM



Illustrative landscape design for the Green Finger

Secondary Green Infrastructure Areas

Character and Form

A Secondary Green Infrastructure area is within Parcel 3D and 3G. Providing a green space within the neighbourhood, within easy walking distance of the majority of the homes within that parcel.

Size/Scale

These secondary green infrastructure areas should be a minimum of 1000 sqm. These are envisaged as spaces integrating green infrastructure into the residential parcels, with space for play areas.



SECONDARY GREEN INFRASTRUCTURE DESIGN PRINCIPLES

M

- The Secondary Green Infrastructure Area should be a minimum of 1,000m².
- Buildings should be orientated to overlook the Secondary Green Infrastructure Area, providing a clear break in the built form and supporting passive surveillance.
- Footway links should connect the space to the wider green infrastructure network.
- The space should be designed as a small community pocket space, providing opportunities for informal meeting and gathering, including seating areas.
- A Local Area for Play (LAP) should be integrated within the space.
- The SuDS attenuation basin should be designed as a multifunctional Village Green pond, incorporating gentle slopes, naturalistic planting and perimeter seating to create an attractive and usable landscape feature that contributes to the character and amenity of the village green.



Village Green and Pond



Pocket park

Drainage

The vision for the proposed hydrology is to manage the surface water on site, improving water quality whilst creating biodiversity benefits. The water strategy will form an integral part of the landscape design in the form of wet and dry attenuation basins and swales.

Water and flood attenuation features, and the land associated with them, are able to support a diverse range of habitats of particular value to aquatic invertebrates, wetland plants and amphibians. They may also be used by a variety of mammals and birds for nesting and feeding.

The attenuation basins will be designed to function as natural landscape features within the green grid, providing functional and attractive landscape features. This will be achieved with gentle slopes of less than 1:3, natural landscape shapes and marginal aquatic planting. In line with Environment Agency advice, drainage features should be designed to accommodate an additional 30% increase in rainfall in order to cope with the potential for greater rainfall events in the future. There is an opportunity to introduce gentle landform mounding around the attenuation basin, creating a more naturalistic profile that integrates the feature into the surrounding landscape.



Illustrative location for attenuation basins

- ATTENUATION BASINS & SWALES DESIGN PRINCIPLES
- Fencing to be specified where required.
 - A level, dry bench at the top of all open structures, a minimum of 1m wide, allows stationary rest and safe access.
 - Slopes of 1:3 or less, above and below the water line, allow people to enter and leave SuDS features easily and safely.
 - A wet bench, minimum of 1m wide, to all water features allows stationary rest and safe access at the water's edge.
 - The water's edge is clearly identified using planting or a hard or soft edge.
 - A maximum permanent depth of 600mm is considered acceptable for SuDS and wildlife needs, unless the feature is designed as an amenity lake.
 - A maximum storage depth of 600mm is considered acceptable for all open SuDS.
 - Unrestricted visibility is required to all accessible water features.
 - Dense marginal planting is advised to provide a safe deterrent and barrier to paddling and swimming, but should not obscure visibility.
 - Headwalls, manholes, inlets, outlets, control structures and other sumps or hard vertical surfaces that can be a trip hazard or create a hard surface near open water should generally be located a safe distance from the water's edge.
 - All structures in the SuDS landscape should be assessed for health and safety during the design process.
 - All above-ground SuDS options should be explored as part of the design process. Where appropriate, swales, rain gardens and water butts should be incorporated to provide multifunctional drainage features and reduce reliance on attenuation basins.
 - Maintenance
 - A comprehensive management and maintenance strategy should be established to ensure all aspects of health and safety are on an on-going basis.



Planted attenuation basin



Planted attenuation basin



Timber bridge crossing swale



Planted rain gardens

Existing Trees and Hedgerows

Existing individual trees and groups of trees will be retained where possible with additional trees planted, to enhance connections with nature and create a sense of landscape maturity

Existing hedgerows around the peripheries of the site will be retained, with limited removal made as required to provide access and associated visibility splays.

The existing hedgerow and tree planting along rural links will be retained where possible and enhanced with additional planting.

Retained hedgerows to be appropriately managed with regular cutting back as necessary to ensure a safe route for walkers.

A veteran tree, an irreplaceable habitat, located at the southern end of Rural Links is retained within the scheme and a suitable buffer maintained between the tree and any development boundary.

Standing Advice from Natural England and The Forestry Commission recommends that any development should be kept as far as possible from Veteran Tree with a buffer area calculated at fifteen times the stem diameter or fives metres from the edge of the trees canopy and that should be allowed to develop into a semi-natural habitat.

Developments such as gardens should not be included within the buffer as there is limited control over how they may be used or developed in the future. The ‘buffer’ circle in this case is a radius of 18m from the stem, 3m greater than the capped 15m root protection area (RPA) shown in the Tree Constraints Plan that was submitted in support of the outline planning application.

Existing Trees and Hedgerows Plan

- Parcels 2F, 2G, 3C, 3D and 3H Detailed Design Code Boundary
- Retained Existing Trees and Hedgerows
- Removed Existing Trees and Hedgerows
- ★ Veteran Tree
- Root Protection Area



Soft Landscape Palette

The New planting to be characteristic of the ‘Kemble Dip Slope’ landscape character area including: respecting species, diversity and planting forms such as well-maintained hedgerows, locally sourced stone walls, occasional small to medium scale mixed woodland copses, and shelter belts / tree lines, mainly geometric in form.

Proposed Parkland Planting

Within open space and parkland areas trees will be predominantly native species, with some native sub-cultivars. Some areas will be planted with specimen trees to create a sense of maturity on implementation, some of which may consist of non-native species. These areas will combine a mixture of mown amenity grass, long grass, native wildflower and native bulb planting.

Proposed Water Associated Planting

Water tolerant tree species are to be used in areas close to SuDS features such as ponds and swales, these will be predominantly native species along with some non-native water tolerant species chosen for their unique characteristics. The use of native marginal and aquatic planting and wet tolerant native wildflower will be used around some of the edges of water features.

Proposed Hedgerow Planting

Proposed hedgerows will be composed of mixed native species to reflect the composition of existing species-rich hedgerows in the local context.

Northern Buffer Planting

Areas of buffer planting to the peripheries will comprise native scrub and tree species and will be bounded by native wildflower and grassed areas. Within open space areas trees will be native species and areas of amenity grass and long grass will be used along main routes.

Open Space, Scrub & Hedgerow Design Principles

- The majority of trees in open space, parkland and water associated areas are to be feathered, multi-stem and standard trees that will provide more impact in public amenity areas.
- In the short term a weed-free area around each transplant will be created using either a tree spat or herbicide and tree/shrub guards will be fitted to protect the trees and scrub from mammals (e.g. roe deer, hares, rabbits and voles).
- Higher water demand trees to be positioned at suitable distances from development and utility easements to avoid heave and settlement issues.
- New native hedgerows will be planted as double staggered rows with six plants per linear metre and have appropriate shrub shelters to facilitate growth for the first two seasons. Sub species to be planted in groups of 2/3.
- Transplant sizes for hedgerows and scrub planting to be a minimum of 60-80cm and 80-100cm for tree planting. Certain species such as evergreens can be supplied in 2L or 3L containers where whips/transplants are not available or suitable.
- Semi-mature and multi-stem trees are to be underground guyed, whilst nursery stock trees can be secured with double stake and crossbars. Planting pits are to incorporate irrigation pipes.
- Multi-stem trees to be utilised around SuDS features and wetter areas.
- For the establishment of scrub and woodland planting areas a mixture of slower growing grass species (such as BSH A4mix) should be used that also tolerate low nutrient and drought conditions once established.
- Appropriately sized tree species to be selected where planted close to buildings to ensure that trees do not compromise internal light levels.



Open Space Trees



New Hedgerow Planting

NEW PLANTING DESIGN PRINCIPLES

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- The detailed regulatory plan and framework plan indicates where proposed structural planting will be required including:

Chesterton Meadow

- Groups of native tree planting along the southern boundary along with native scrub, to enhance existing green buffers.
- Informal groups of tree planting along the development cell boundary
- Hedgerow planting to create pockets of amenity space/play areas next to development parcels
- Pockets of amenity grassed planting adjacent to the development parcels
- Wildflower grassland planting and scattered trees
- Swales and attenuation basins to be planted with marginal aquatic planting
- Water associated trees and marginal aquatic shrub planting in wetter areas and around SuDS features.

Northern Greenspace

- Boundaries to be reinforced with additional tree planting
- Pockets of amenity grassed planting adjacent to the development parcels
- Wildflower grassland planting and scattered trees
- Native mixed scrub planting as understory and edge planting to woodland clumps.

Rural Links

- Wildflower grassland planting and scattered trees

Spine Road Tree Planting

Native species, or sub-cultivars, will predominantly be used for street tree planting. Species and varieties to be used have been discussed with the Local Planning Authority and final choices will be agreed with them at later stages of the planning process.

The inclusion of street trees is an integral part of the design and reflects the guidance within MfGS Addendum October 2021. That document requires street trees to be included whether in hard-landscaped area or verges. This applies whether the street is intended to be dedicated as highway or not. Trees should not be located within the visibility splays to a junction unless agreed otherwise. Trees can be located in the visibility splays to a private drive. Where a tree is located in a visibility splay it shall be 550mm or less in width as an individual or as a group when mature.

Street Trees Design Principles

Generally reference should be made to the Trees & Design Action Group (TDAG) - Trees Species Selection for Green Infrastructure, specifying trees suitable for transport corridors and paved areas. If sub-cultivar varieties are not selected from this document, they should be chosen to ensure they are appropriate to a transport corridor situation and size of verge. Landscape Architects should also use their professional knowledge at selecting suitable trees to strengthen the ecological value of the streetscape, whilst selecting species suited to urban areas with minimal levels of maintenance.

- Tree pits are an important part of tree planting proposals in a street environment and where possible they should be designed to accommodate as large a species as possible and ensure that the mature tree is not in conflict with the surrounding infrastructure.

- Non-native species, along with selected cultivars of native species, have the potential to be used to bolster the palette and ensure that the best possible species choice is made within the framework of the design vision.
- Sub cultivars of native species that do not support biodiversity should be avoided.
- Where space is limited highway trees should be of slender girth and modest canopy. The trunk should be maintained free of side shoots.
- Street trees have been planted at suitable spacing to give trees adequate room for future growth.
- Ensure areas of soft landscaping are of an adequate size to accommodate planting and are maintainable. A minimum verge width of 0.8m is recommended for grass/shrub planting. Thinner than this should be hard landscaped.
- Street trees to be planted at 20-35cm girth/ Std 2m clear stem (minimum).
- Tree distance to street edge min 1.2m. A minimum verge width of 2.4m is recommended for tree planting.
- Street trees are to be underground guyed and pits are to incorporate irrigation pipes.
- Shrub planting within visibility splays to be less than 600mm high.
- Low maintenance shrub species should be selected to ensure a high quality streetscape can be easily maintained.
- For shrubs planted along the spine road, these are to be planted at densities ranging from 3-6 plants per metre square, with densities dependant upon species selection and size.
- Shrubs are to be planted using containerised stock at a minimum size of 3 to 5 litres, with the exception of some perennials which may be planted at a minimum size of 2 litres.



Street tree planting

- For groundcover plants planted along the spine road, these are to be planted at densities ranging from 5-9 plants per metre square, with densities dependant upon species selection and size.
- Groundcover plants are to be planted using containerised stock at a minimum size of 2 to 3 litres.

NEW PLANTING DESIGN PRINCIPLES

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- Street trees have been planted at suitable spacing to give trees adequate room for future growth.
- Ensure areas of soft landscaping are of an adequate size to accommodate planting and are maintainable. A minimum verge width of 0.8m is recommended for grass/shrub planting. Thinner than this should be hard landscaped.
- Street trees to be planted at 20-35cm girth/Std 2m clear stem (minimum).
- Tree distance to street edge min 1.2m. A minimum verge width of 2.4m is recommended for tree planting.
- Street trees are to be underground guyed and pits are to incorporate irrigation pipes.
- Shrub planting within visibility splays to be less than 600mm high.
- Low maintenance shrub species should be selected to ensure a high quality streetscape can be easily maintained.
- Where Street trees are constrained by services or hard surfaces, soil cell systems are to be provided. Adequate soil volume should be calculated for each tree following soil cell manufacturer's guidance. The tree pit design for these occurrences should incorporate the appropriate soil cell systems following the manufacturer's guidance.
- Where required, root barrier should be provided to protect services and other high priority assets.

Planting Zones

The plan on this page illustrates the various planting zones and character areas, with typical species explored on the following pages.

The planting palette has evolved from the site wide design code to introduce a diverse and broad range of robust species, selected for their appropriate growth habits and characteristics, suitability to the site's soil conditions, and resilience to future climate conditions.

- Northern Greenspace
- Parkland
- Water Associated
- Chesterton Meadows
- Rural links
- Spine Road



Planting Zones

Northern Greenspace



Planting Character

These areas will focus on higher density planting on the northern side of the greenway and a lighter density on the southern side fronting the new housing parcels. The southern half of the buffer will allow more permeability between the new housing parcels and the greenway whilst areas to the north will provide screening to existing elements. The northern buffer will be planted using native species transplants, heavy standard trees and semi-mature trees in key locations. Areas of mown amenity grass will be

used for along the main route of the greenway with long grassed areas and wildflower at the edges of the buffer planting. Tree positions will be located to ensure appropriate distance to the adjacent development cells.

The eastern edge of the Northern Greenspace will include reinforcement of the existing hedgerow and supplementary tree planting to help mitigate views while maintaining the existing landscape character. This contrasts with the western edge of the Northern Greenspace, where the existing vegetation is already considerably denser.

Tree Species Options	Scrub
Acer campestre (Field Maple)	Acer campestre (Field Maple)
Alnus glutinosa (Alder)	Corylus avellana (Hazel)
Betula pendula (Silver Birch)	Cornus sanguinea (Dogwood)
Carpinus betulus (Hornbeam)	Crataegus monogyna (Hawthorn)
Prunus avium (Wild Cherry)	Ilex aquifolium (Holly)
Pinus sylvestris (Scots Pine)	Ligustrum vulgare (Wild privet)
Sorbus aria (Whitebeam)	Prunus spinosa (Blackthorn)
Sorbus aucuparia (Rowan)	Rosa canina (Dog rose)
Tilia cordata (Small Leaved Lime)	Viburnum opulus (Guelder rose)
Quercus robur (Oak)	



Tilia cordata 'Green Spire'



Betula pendula



Carpinus betulus

Parkland



Planting Character

These areas will be more open in character with larger, distinctive tree planting positioned within wide areas of grass providing seasonal interest and character. The planting to these areas will comprise of semi-mature and nursery stock trees, areas of mown amenity grass, long grass, wildflower and bulbs.

Tree Species Options
Acer campestre (Field Maple)
Alnus glutinosa (Alder)
Betula pendula (Silver Birch)
Carpinus betulus (Hornbeam)
Cedrus atlantica (Atlas Cedar)
Fagus sylvatica (Beech)
Liriodendron tulipifera
Prunus avium (Wild Cherry)
Pinus sylvestris (Scots Pine)
Salix alba (pollarded) (White Willow)
Sorbus aria (Whitebeam)
Sorbus aucuparia (Rowan)
Tilia cordata (Small Leaved Lime)
Taxodium distichum (Swamp Cypress)
Quercus robur (English Oak)
Quercus ilex (Holm Oak)
Sorbus torminalis (Wild Service Tree)v



Pinus sylvestris (Scots Pine)

Water Associated



Planting Character

These areas will provide water associated tree planting around the edges and in the vicinity of swales and ponds with marginal aquatic planting and wildflower to the banks and margins. Planting will comprise multi-stem, semi-mature and nursery stock trees, areas of mown amenity grass, wildflower, marginal and aquatic planting.



Salix alba (pollarded) (White Willow)

Tree Species Options	Scrub	Aquatics
Alnus glutinosa (Alder)	Cornus sanguinea ‘Midwinter Fire’	Acorus calamus (Sweet Flag)
Betula pendula (Silver Birch)	Carex pendula (Pendulous Sedge)	Butomus umbellatus (Pink Flowering Rush)
Corylus avellana (Hazel)	Carex riparia (Greater Pond Sedge)	Caltha palustris (Marsh Marigold)
Crataegus monogyna (Hawthorn)	Deschampsia cespitosa (Tufted Hair Grass)	Filipendula ulmaria (Meadow Sweet)
Cornus mas (Cornelian cherry)	Eupatorium cannabinum (Hemp Agrimony)	Iris pseudacorus (Yellow Flag Iris)
Euonymus europaeus (Spindle)	Stachys officinalis (Betony)	Lychnis flos-cuculi (Ragged Robin)
Populus tremula (Aspen)		Lythrum salicaria (Purple Loosestrife)
Salix alba (pollarded) (White Willow)		Mentha aquatica (Water Mint)
Salix caprea (Goat Willow)		Myosotis scorpioides (Water Forget Me-Not)
		Nymphaea alba (White Water-Lily)
		Oenanthe fistulosa (Tublar Water Dropwort)
		Ranunculus aquatilis (Water Buttercup)
		Typha angustifolia (Lesser Reed Mace)

Chesterton Meadow



Planting Character

These areas will be largely left as wildflower meadow and grassland with the occasional tree or grouping of trees sporadically placed through the centre. The edges will comprise of existing vegetation which will be bolstered in some locations with native hedgerow and scrub mixes as well as individual or small groups of native tree planting.

Tree Species Options	Scrub
Planted as semi-mature and advanced nursery stock	Planted as transplants
Acer campestre	15% Acer campestre
Betula pendula	20% Corylus avellana
Carpinus betulus	25% Crataegus monogyna
Castanea sativa	10% Ilex aquifolium
Fagus sylvatica	15% Prunus spinosa
Prunus avium	5% Rosa canina
Tilia cordata	5% Rubus fruticosus
Quercus robur	5% Lonicera periclymenum
	Wildflower Mixes (selection subject to soil testing prior to seeding)
	General Areas – Emorsgate EM31 Clattinger Meadows Mixture

Rural Link



Planting Character

The emphasis of the planting will focus on bolstering or assisting the existing vegetation and enhancing it in localised areas or where there are gaps. These areas will be planted with native hedgerow, scrub and tree planting. Trees will be planted individually or in small groupings to assist with the greening of the rural links but avoiding shading out or overplanting.

Tree Species Options	Scrub	Hedgerow Mix
Planted as Advanced nursery stock & extra heavy standards	Acer campestre (Field Maple)	Planted as transplants
Acer campestre	Corylus avellana (Hazel)	15% Acer campestre
Betula pendula	Cornus sanguinea (Dogwood)	20% Corylus avellana
Crataegus monogyna	Crataegus monogyna (Hawthorn)	25% Crataegus monogyna
Malus sylvestris	Ilex aquifolium (Holly)	10% Ilex aquifolium
Prunus padus	Ligustrum vulgare (Wild privet)	15% Prunus spinosa
Prunus avium	Prunus spinosa (Blackthorn)	5% Rosa canina
Sorbus aucuparia	Rosa canina (Dog rose)	5% Rubus fruticosus
	Viburnum opulus (Guelder rose)	5% Lonicera periclymenum
		Wildflower Mixes (selection subject to soil testing prior to seeding)
		General Areas – Emorsgate EM31 Clattinger Meadows Mixture

Spine Road



Planting Character

Street tree planting will, in the long term, help to soften the character of the built development, fulfil a role in providing valuable wildlife habitat and contribute to climate change adaptation through urban thermal cooling (trees in urban areas serve to reduce temperatures through a combination of shading and evapotranspiration from leaves).

Illustrative: Soft Landscape Elements

Tree Species Options

Tree Species Options	Tree Species	Height	Spread
Large trees for wide verges Verges width = 3-4m Required soil volume = 18-22m3 (Greater than 10m to the nearest building)	Carpinus betulus	15-20m	12-15m (where verge widths allow)
	Corylus columna	15-20m	10-12m
	Prunus avium 'Plena'	8-12m	8-10m
	Tilia cordata 'Green Spire'	16-20m	8-12m
Medium and narrow canopy trees where space is limited Verges width = 2-3m Required soil volume = 9-12m3	Acer campestre 'Elsrijk' (Field Maple - cultivar)	8-12m	7-8m
	Acer freemanii 'Armstrong' (Red Maple)	10-15m	5-7m
	Carpinus betulus 'Frans Fontaine' (Hornbeam - cultivar)	8-10m	2-3m
	Malus baccata 'Street Parade' (Crab Apple)	5-6m	3-4m
	Quercus robur 'Fastigiata Koster' (Cypress Oak)	15-20m	2-4m
	Sorbus aria (Whitebeam)	10-15m	4-6m
	Sorbus aucuparia 'Sheerwater Seedling' (Mountain Ash)	10-12m	4-5m
Squares trees suitable for paved areas	Tilia cordata 'Rancho' (Lime - cultivar)	10-15m	6-9m
	Acer campestre 'Elsrijk' (Field Maple - cultivar)	10-15m	6-12m
	Betula jacquemontii	10-15m	6-10m
	Liquidambar styraciflua 'Worplesdon'	10-15m	8-12m
	Pyrus calleryana 'Chanticleer'	8-12m	4-6m

Shrub Species Options	Shrub Species
Incidental feature specimen shrubs for seasonal interest flowers and colour	- Amelanchier lamarkii (Snowy mespilus) - Euonymus alatus (Burning bush)
Structural shrub planting to be mostly evergreen for year round effect	- Aucuba japonica 'Rozannie' (Japanese laurel) - Cotoneaster dammeri 'Coral Beauty' (Bearberry) - Euonymus fortunei 'Emerald Gaiety' (Evergreen bittersweet) - Hebe 'Mette' (Shrubby veronica) - Lonicera 'May Green' (Honeysuckle May Green) - Mahonia aquifolium 'Apollo' (Oregon grape) - Prunus laurocerasus 'Otto Luyken' (Compact laurel) - Pyracantha 'Red Cushion' (Firethorn 'Red Cushion') - Rosa 'Kent' (Rose Kent) - Skimmia x confusa 'Kew Green' (Skimmia 'Kew Green') - Viburnum davidii (David viburnum)
Ground cover shrubs for visibility splays (mature height less than 60cm)	- Cornus stolonifera 'Kelseyi' (Red osier dogwood 'Kelseyi') - Cotoneaster radicans 'Eichholz' (Bearberry cotoneaster) - Euonymus fortunei 'Dart's Blanket' (Wintercreeper 'Dart's Blanket') - Liriodendron 'Big Blue' (Big blue lily-turf) - Sarcococca hookeriana var humilis (Dwarf Christmas box) - Waldsteinia ternate (Yellow strawberry)
Bulbs planted in grass for seasonal interest and colour at key locations	- Narcissus pseudonarcissus (Wild daffodil) - Crocus pulchellus (Hairy crocus)



Amelanchier lamarkii growing out of Lonicera 'MayGreen'



Euonymus alatus growing out of Pyracantha 'Red Cushion'



Prunus laurocerasus 'Otto Luyken'



Lonicera 'May Green'



Carpinus betulus



Tilia cordata 'Green Spire'



Acer campestre 'Elsrijk'



Carpinus betulus 'Frans Fontaine'



Sarcococca hookeriana var humilis



Waldsteinia ternate



Narcissus pseudonarcissus



Crocus pulchellus

New native scrub planting will be carried out as an edge and understory to woodland planting as well as to enhance boundaries.

Proposed Meadow (Dry mix)

New dry meadow habitat is proposed as part of the open space proposals for the Site. This habitat will include a summer meadow, the best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland not to be cut or grazed from spring through to late July/August to give the sown species an opportunity to flower.

These areas will be seeded with a broad spectrum wildflower and grass mix such as EM2 Standard General Purpose Meadow Mixture. Sowing to be undertaken in spring or early autumn on ground cleared of perennial weeds.

Suitable local seed mix variations will be used in areas of historic importance, such as that of the SAM. Following guidance from the project ecologist.

Proposed Meadow (Wet mix)

New wet grassland habitat may be appropriate within the attenuation basins, along the banks of drainage ditches, and adjacent to the wet ponds, depending on ground conditions.

A species mix suitable for seasonally wet situations, for example, EM8 Meadow Mixture For Wetlands, is recommended. Sowing to be undertaken in spring or early autumn on ground cleared of perennial weeds and once the land has drained.

Proposed Amenity Grassland

Areas of amenity grassland will be provided to create spaces with opportunities for informal recreation, such as ball games and relaxation.

Amenity areas will be maintained with short mown grasses and therefore appropriate and hard-wearing, using an all purpose lawn mix such as EG22 Strong Lawn Grass Mixture suited to a wide range of applications.

Proposed Areas of Long Grass

Areas of long grass will be used within open space to create a simple combination of low growing grasses that produce a short, open ‘flower-friendly’ sward. Using a suitable mix such as EG1 General Purpose Meadow Grass Mixture this grass mixture used alone has many applications in low maintenance naturalistic landscaping.

Woodland-grassland Transition Zones

Transition zones between woodland/tree groups, hedgerows and adjacent species-rich grassland habitats are an important habitat in their own right but tend to be overlooked and are largely absent from formal landscapes.

Transition zone habitats, comprising a mix of tall grassland and shade - semi shade wildflowers, will be created beside many of the proposed woodland areas, tree groups and mature hedgerows. This will not only soften the habitat edges and create a more natural feel, but will also provide valuable habitat for wildlife. The use of semi shade mixture such as EH1 Hedgerow Mixture would be suitable for sowing beneath newly planted or established hedges and on woodland edges, rides and glades.

Illustrative: Soft Landscape Elements

Proposed Meadow (Dry Mix)

EM2 - Standard General Purpose Meadow Mixture - (a complete mix composed of 20% native wildflower and 80% slow growing grasses. Containing species that are characteristic of traditional meadows across a wide range of soil types.)



Proposed Meadow (Wet Mix)

EM8 - Meadow Mixture For Wetlands - (a complete mix composed of 20% native wildflower and 80% slow growing grasses. Containing species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows)



Proposed Amenity Grassland

EG22 Strong Lawn Grass Mixture - (general purpose lawn mixture, suitable for a wide range of applications)



Woodland-grassland Transition Zone

EH1 - Hedgerow Mixture - (a complete mix composed of 20% native wildflower and 80% slow growing grasses. For semi-shade and suitable for sowing beneath newly planted or established hedges and on woodland edges, rides and glades.)



Long Grassed Areas

EG1 - EG1 General Purpose Meadow Grass Mixture - a simple combination of low growing grasses that produce a short, open ‘flower-friendly’ sward.



Hard Landscape Surface Materials

Hard Landscaping

Reserved Matters Applicants should demonstrate adherence to the SWDC Hard Landscape Palette according to street type. The quality, appearance and durability of materials used in surfacing public routes and spaces play a crucial role in the creation of a high quality public realm and a characterful wider environment.

- Consideration should be given to the material's supply, durability, longevity and ease of replacement or replication.
- Material colours should be muted and of natural tones to complement rather than detract from the buildings and landscape setting.
- The landscape and public realm materials must be selected to uphold high standards of ethical and sustainable procurement.

- A range of appropriate adoptable materials should be used in order to reinforce the street hierarchy and create a safe, comfortable neighbourhood identity.
- The materials palette should also adapt to accommodate the evolving Sustainable Drainage strategy - for example, by using pervious paving or permeable bound surfacing systems.

The Parcels 2F, 2G, 3C, 3D and 3H Landscape material palette will include the following:

- Footway and cycleway loop to be continued from Phases 2B, 2D and 2E, in a gravel dressed path with hot bitumen emulsion tack coat, providing a hard wearing and accessible route.
- Hardwood timber decking to the bridges and viewing platforms.

- The Bridleways will be upgraded and resurfaced in bitumen macadam
- The Spine Road through the centre should continue the same palette as Primary Enhanced Road East, with a tarmac road and buff coloured tarmac to the active travel corridor, there are two variations to this, the Minor Link Road South of the Cranhams and the Neighbourhood Centre. In these areas there will be an uplift to the materials as outlined in the adjacent matrix.
- The Neighbourhood Centre
- The Neighbourhood parcels should include a range of paving materials, including tarmac, block paving, permeable paving and tarmac with coloured chips to provide a hierarchy to the streetscape.

Proposals should demonstrate adherence to section 14 of the SWDC Hard Landscape Palette. The quality, appearance and durability of materials used in surfacing public routes and spaces play a crucial role in the creation of a high-quality public realm and a characterful wider environment.

The surface materials palette set out on this page has been chosen to create a varied but harmonious appearance across the external environment.

The use of these materials within the phase is encouraged, but other materials may also be acceptable subject to appropriate detailing. The Materials are derived from Gloucestershire County Council's Materials list, including the enhanced palette. Reserved Matters Applicants should refer to GCC's 'Technical Specification for New Streets' for further technical guidance.

Specific materiality for each street will be resolved at RMA, but should be in line with section 14.1 of the SWDC.



Hardwood timber bridge



Path over culvert



Gravel dressed path with hot bitumen emulsion tack coat installed in Phase 2B



Mown grass paths

Typical Materials Palette

Roads and Footpaths



Pigmented Hot Rolled Asphalt

Kerbs



Stone reproduction kerb ('Conservation')

Block pavers



Block pavers

Raised Tables



Black Asphalt with Red Chips

Active Travel Corridor
Minor Link Road South of the Cranhams/bus link road
in the Neighbourhood Centre



Buff Quartzite SMA

Materials for Green Infrastructure

Paths



Gravel dressed path

Exposed gravel



Self binding gravel

Enhanced Materials for Neighbourhood Centre

Block Paving



Tegula block paving

Enhanced stone mastic asphalt (SMA)



Buff Quartzite SMA

Stone reproduction kerbs



Conservation Kerb

Natural stone setts



Yorkstone setts

Natural stone slabs



Sandstone slabs

Block paving



Clay pavers

Street Furniture and Signage

STREET FURNITURE AND SIGNAGE

M

All street furniture, litter bins, signage, cycle stands, seating and bollards are expected to follow the site-wide specification, colour and materials as set by the master developer. These will be detailed within a separate document.

The choice of a street furniture palette should focus on simple, contemporary design, with consistent product types used across the development. Products should ideally be sourced from established suppliers with a consistent proven supply chain, to ensure a reliable procurement and replacement process. New and/or innovative products should not be precluded if they can be proven to be of high quality and durable.

Consideration must be given to the supply, durability, longevity and ease of replacement when specifying a street furniture element.

Street furniture is to be sited to ensure an uncluttered street scape and must not impede pedestrian and cyclist movement.

LITTER / DOG BINS

M

To be provided along streets, pedestrian routes and within public open spaces.

Litter bins to be located near bus stops and key gateway thresholds.

SIGNAGE AND WAYFINDING

M

Wayfinding and street name signs will form part of a specially designed suite of signs with a distinctive look that will be used throughout The Steadings.

Where possible, signs should be attached to buildings or walls to avoid cluttering the street scene. However, this is to be agreed with the adopting authority.

Public art strategies could also consider integrated bespoke features as part of the street furniture palette.

Signage must be consistent and uniform, but should also respond to its surroundings, allowing a user to identify different areas of the site. The signage will be detailed as part of the Reserved Matters Application(s).

CYCLE STANDS

M

Cycle parking facilities should be logically incorporated into the streetscape, generally set in spaces between trees or in more open areas of paving near junctions and at key spaces.

A simple hoop design should be designed for practical use by cyclists to allow the frame to be directly locked to the rack: spaced at a minimum 1m apart.

SEATING

M

Benches and informal opportunities for seating should be provided at regular intervals of approximately every 100m to provide inclusive design for all ages and abilities. Seating should allow opportunities for integration of wheelchair users and shall include seating that provides arm rests and back support.

BOLLARDS

M

Use of bollards should be limited, as appropriate to a low speed, pedestrian friendly scheme.

Timber bollards would suit the rural and residential settings and would work well within the streetscape and green infrastructure areas.

Bollards must offer flexibility in terms of size and integration of features such as reflective strips and signage and can be specified as removable or hinge down version, depending on location and appropriateness.

Bollards should be specified in one consistent profile, preferably min. 150mm square with pointed top.

Sizes may vary depending on application.



Landscape Boundary Treatments

Reserved Matters Applications will be expected to demonstrate which boundary treatment, from the adjacent table, has been applied to areas of public open space. Design justification will be required where an alternative boundary treatment has been used.

The following design principles will be applied within each reserved matters application:

- Timber bollards or knee rails should be used to prevent vehicular access or parking on the Public Open Space.
- Railings or planting can be used to define the public or private spaces.
- Attenuation features can be designed with gently sloping sides and appropriate planting to avoid the need for fencing.
- Play areas do not have to be fenced if other management measures can successfully limit access by dogs (and associated problems with dog mess) and control other health and safety matters (such as preventing children running onto highways and cycleways), if fencing is required a timber fencing/estate railings and hedge treatment will provide a natural treatment.
- Planting should be used to deter access into ecological sensitive areas.

Typology	Description	Example(s)
Low solid oak posts	Oak posts can be used around play areas. Removable bollards should be specified in key location(s) to allow access for maintenance.	
Estate Railing	Estate Railings can be used to define public and private spaces, providing a Country Park character, these can also be used around the play areas.	
Cotswold Stone wall	Natural drystone walls are characteristic of the Cotswolds. This boundary treatment is appropriate for the allotments and along existing footpaths and bridleways. Allow gaps to ensure permeability (where appropriate).	
Dragon tooth posts	Dragon tooth posts can be used around parkland margins. Removable bollards should be specified in key location(s) to allow access for maintenance.	
No boundary	No boundary may be suitable around play areas next to footpaths.	
Hedgerows	Hedgerows, both existing and proposed, should be used to define site boundaries while also providing ecological connections and continuous foraging routes for wildlife.	

Play Provision

Play Provision

The Phase 2F, 2G, 3C, 3D and 3H Landscape will provide one Local Equipped Area for Play (LEAP) and one Bespoke Play Areas (BPA) in Chesterton Meadows. A further three Local Areas for Play (LAP) will provide additional local play for residents. Their locations are shown indicatively on the Detailed Regulatory Plan and Framework Plan. The play space should be easily accessible by foot and dwellings should provide natural surveillance of the space. All play areas should be designed to encourage inclusive play and include impact absorbing surfacing to be provided beneath and around play equipment or structures as appropriate.

Play Area Boundary Treatments

- Boundary treatments should be used to delineate play areas. Play areas do not have to be fenced if other management measures can successfully limit access by dogs (and associated problems with dog mess) and control other health and safety matters (such as preventing children running onto highways and cycleways). If fencing is required a timber fencing/estate railings and hedge treatment will provide a natural treatment.
- Please refer to the section 6.3 Boundary Treatments for the full typology library.
- Design justification will be required where an alternative boundary treatment has been used.
- Appropriate signage should be included indicating the area is for local play and dogs are not welcome, with the name and telephone number of the facility operator.

Illustrative: Local Equipped Area for Play

A Local Equipped Area for Play (LEAP) should be designed in accordance with the following key characteristics and features:

- Intended for children who are beginning to go out and play independently;
- Within 5 minute walking distance of home;
- Recommended minimum activity zone of 400m²;

- A landscape buffer zone of 20m minimum between the activity zone and the nearest dwelling or habitable room;
- A minimum of 6 play experiences to provide a stimulating and challenging play area;
- Ancillary features such as seating, litter bins and possibly fencing incorporated; and
- Best positioned beside a well used pedestrian route and accessible without the need to cross busy roads.

Illustrative: Local Area for Play

A Local Area for Play (LAP) should be designed in accordance with the following key characteristics and features:

- Intended primarily for children up to age 6;
- Within 1 minute walking distance of home;
- Recommended minimum activity zone of 100m²;
- A landscape buffer zone of 5m minimum between the activity zone and the nearest dwelling or habitable room;
- Primarily consists of playable landscape features but some low key play equipment may also be incorporated; and
- Best positioned beside a well used pedestrian route and accessible without the need to cross busy roads;
- Depending on location there may need to be a barrier limiting the speed of children entering and leaving the LAP.

Illustrative: Bespoke Play Area

A Bespoke Play Area (BPA) should be designed in accordance with the following key characteristics and features:

- Intended for all age groups;
- Recommended minimum activity zone of 900m²;
- A landscape buffer zone of 5m minimum between the activity zone and the nearest dwelling or habitable room;
- Suitable mix of physical activity and areas for calm relaxation and social interaction;

- Shared area of open space to be used by all sections of the community;
- Best positioned beside a well-used pedestrian route and accessible without the need to cross busy roads;
- Imaginatively designed and contoured, using as far as possible natural materials such as logs and boulders, which create an attractive setting for play. Planting should be a varied mix of scent, colour and texture.

Trim Trail

Trim trail elements will be located along the footway/ cycleway loop, key characteristics and features:

- Trim trail equipment should be timber;
- Signage should be included at each station to explain exercise;
- Trim trail to be evenly spaced and appropriately located;
- Impact absorbing surfacing to be included if required.

Outdoor Sports

The development will provide approximately 1 hectare of outdoor sports provision, incorporating the sports pitches and courts, associated run-off areas, access and parking requirements. The proposed outdoor sports provision will comprise:

- 1 no. Youth Football (5v5) pitch;
- 1 no. Youth Football (7v7) pitch; and
- 3 no. Tennis courts.

The sports facilities will be designed having regard to the relevant Sport England guidance, including requirements relating to pitch dimensions, orientation, surface specification and drainage. The layout will seek to provide a high-quality, safe and accessible sports environment for both new and existing residents.

The precise mix and configuration of the outdoor sports facilities will be reviewed at the



Natural landscape elements encouraging play



Trim trail elements

Reserved Matters Application (RMA) stage, taking account of the identified recreational needs of the development and the wider local community. This will allow the detailed provision to respond to any changes in demand or local requirements as the scheme progresses.

Any proposed variation to the sports pitch provision will be discussed and agreed with CDC through the RMA process. The detailed design will also consider the relationship between the sports facilities, pedestrian and cycle connections, vehicular access, parking, landscaping and surrounding development, ensuring that the outdoor sports area is appropriately integrated within the wider site.

The diagram illustrates how the play areas are positioned along key circulation routes, providing convenient access and clear connections between each play space. Opportunities should also be explored for incorporating play-on-the-way features along these routes, creating an engaging and varied play experience throughout the development.

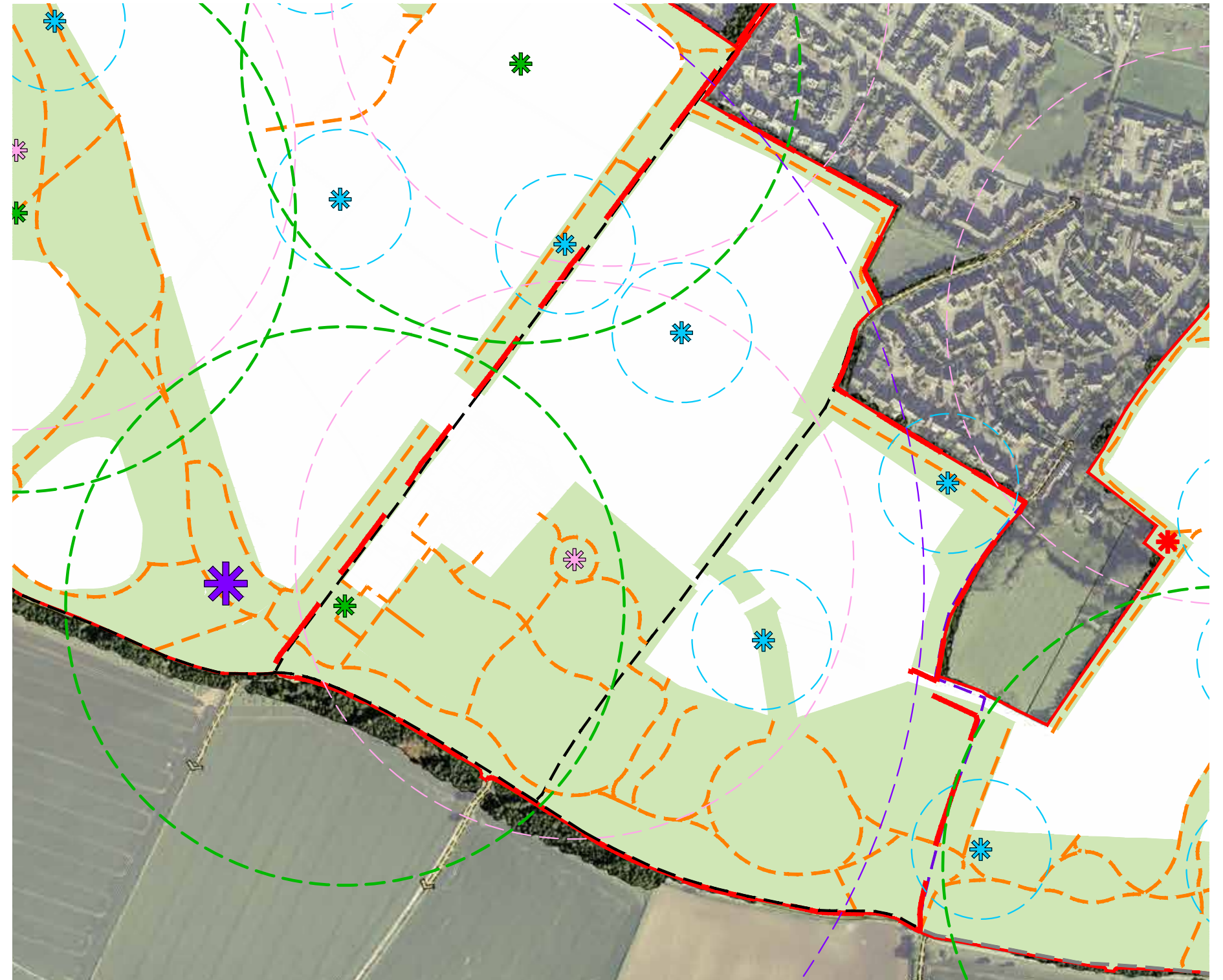
The location and provision of play areas will be reviewed at the RMA stage to consider the appropriate quantum and accessibility of play to new and existing residents. Any consolidation or re-siting of play areas within these or with play in adjoining parcels will be discussed with CDC and will be justified and brought forward through the RMA process.

The character and design of the play areas should vary to create a diverse range of play experiences and respond to their individual landscape and contextual settings, as outlined below:

 **BPA - Chesterton Meadows**
Located within Chesterton Meadows and in close proximity to the SAM, the BPA should adopt a naturalistic character, with an emphasis on soft landscape planting around its perimeter and integration with the surrounding landscape. The play area should respond sensitively to its heritage setting, with opportunities to draw inspiration from the nearby SAM and Chesterton Farm through the design, materials and features of the play space.

 **LEAP - Neighbourhood Centre**
Located close to the Neighbourhood Centre and sports complex, the LEAP should have a more urban character, with opportunities to incorporate elements that reflect the site's sporting context.

 **LAP - Local Play Areas**
LAPs should provide engaging, informal play opportunities, incorporating play-on-the-way features along key routes. Their character should remain natural and integrate sensitively with the surrounding landscape.



Play locations diagram

Biodiversity, Ecological Mitigation and Enhancement

A number of protected or notable species have been identified within the wider site including: breeding birds, roosting and navigating/foraging bats, dormice, badgers, great crested newts and reptiles. The individual parcels should be developed in a way that maintains its ecological interest and provide additional ecological value through the provision of new/extended habitats and features.

Please refer to Section 5.12 within the SWDC, but the key requirements are:

- Retain, where possible, habitats of local value to people and wildlife including woodland copses, mature and veteran trees, hedgerows, wet ditches, and areas of higher diversity grassland.
- Ensure retained habitats are functionally connected with appropriate open space and features, and ensure that these connections are not unduly affected by severance, disturbance or light impacts to avoid populations of protected/notable species becoming isolated.
- Provide adequate on-site open space for recreation to mitigate potential indirect recreational impacts on off-site habitats and designations.
- Consider opportunities for streets and private gardens to form part of the wider biodiversity resource and connections between habitats, such as hedgehog highways and the inclusion of trees in back gardens.
- Ensure a net gain in habitats is provided, to support protected/notable species through creation, enhancement and appropriate management of retained and new habitats, including provision of new areas of species-rich grassland, creation of woodland-grassland transition zones, and creation of new ponds and wetland features to diversify habitats present.



Opportunity for swift and bee bricks to be included on elevations of houses



Existing PROW with Hedgerow



Reserved Matters Applications will be expected to demonstrate adherence with the principles to conserve and enhance the identified species habitats within the SWDC. All Reserved Matters Applications must be in accordance with the Ecological Mitigation and Management Framework (EMMF)

Birds

- Provide a range of nest boxes within the parcels including swift bricks and house sparrow terrace boxes in appropriate locations, as well as new bird boxes on suitable trees.
- Swift bricks should be on north facing shady aspects, 5-10m above ground, located under eaves and overhangs and away from windows and vents.
- House sparrow terraces should be on north, east or south-east facing aspects, 2-5m high and near to boundary vegetation.

Bats

- Provide new bat roosting opportunities through provision of a variety of bat boxes erected on suitable trees within the green corridor, and roosting features incorporated in to the new buildings suitable for a range of species and colony sizes.
- The new roosting features should be set 3-10m from the ground and be on south-west to south-east facing aspects. They should be positioned with free flight paths and away from high level lightning such as lampposts.

Dormice

- Provide dormouse nest boxes in hedgerows within the green corridors and along the southern boundary.
- Inclusion of hazel in new planting to provide foraging resource for dormice.

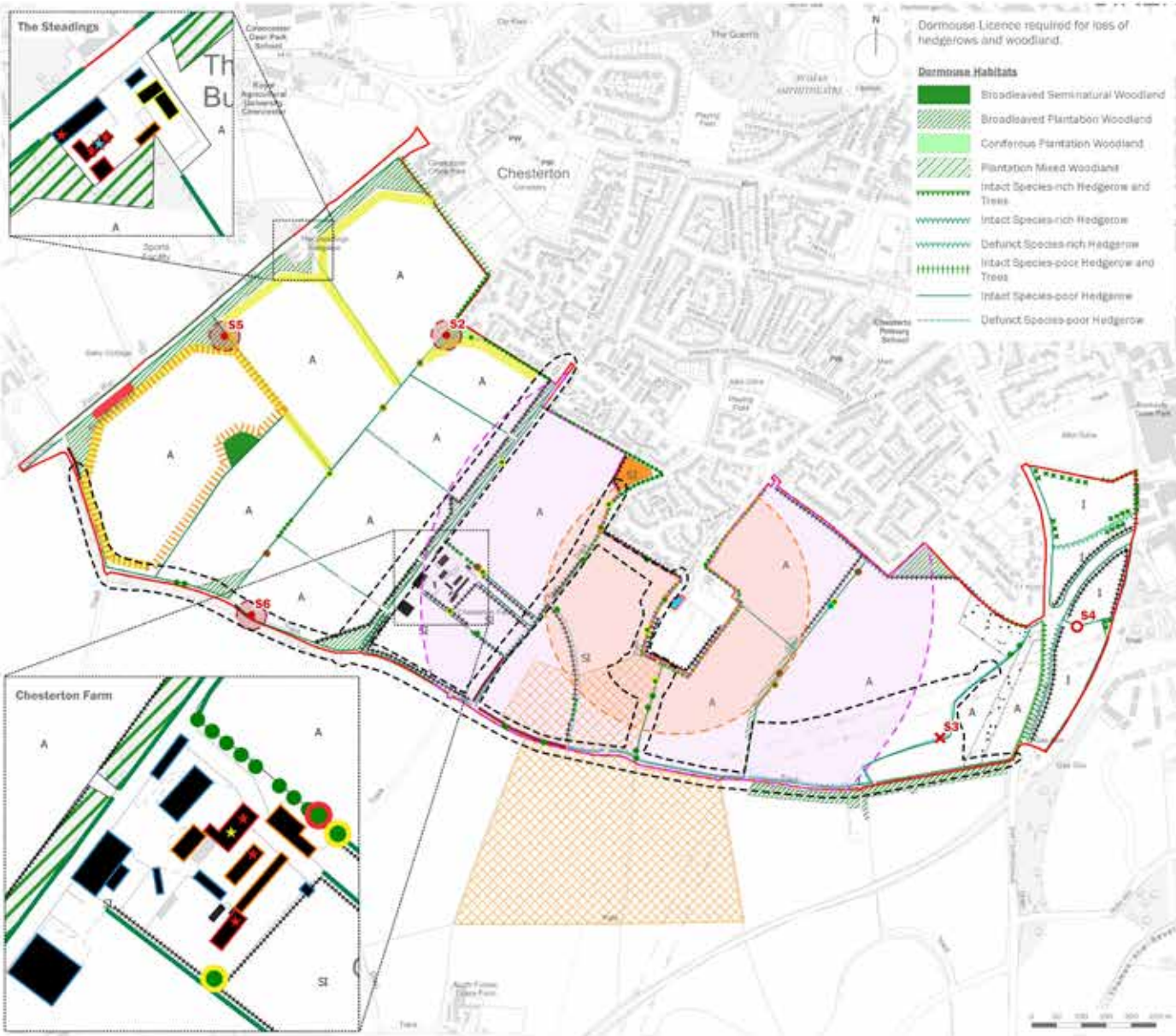
Great Crested Newts

- Amphibian friendly tunnels, kerbs, gully pots on the SAM road.
- New wet ponds to be created near to The Cranhams to provide new aquatic habitat for great crested newts.
- New attenuation basins to be planted with native species to provide opportunities for amphibians.

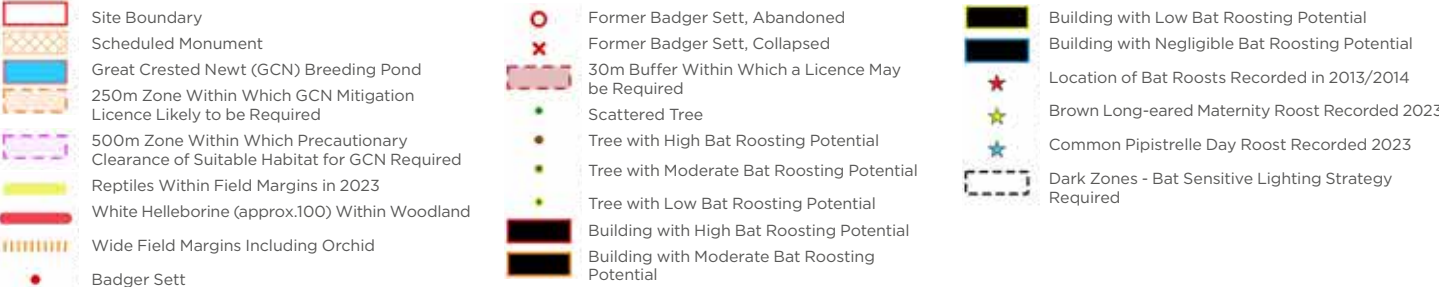
Hedgehogs

- Provide fencing with access for hedgehogs, therefore creating connectivity between residential gardens.
- All rear sides boundary fences or walls must have a 120mm x 120mm ground level gap to accommodate hedgehog movement across the development, creating hedgehog highways.

M



Ecology Constraints Plan



9. Architectural Principles

The proposed architectural character for The Steadings is for a calm, contemporary interpretation of the Cotswold vernacular and the architectural character of Parcels 2F, 2G, 3C, 3D and 3H will be an evolution of the character of the previous phases of The Steadings whilst still being a contemporary reinterpretation of local Cotswold precedents, taking cues from Chesterton Farm, The Cranhams and The Chesterton Estate.

The suggested approach for these parcels is for a simple repetition of building types, convincingly handled with small, focused details of crafted building work such as stone, masonry, metal or timber work.

Street scenes should be composed to use repeated forms to create a strong rhythm. The building footprints should be simple, avoiding unnecessarily complicated detailing.

A strong urban feel should be created along the Village Street through massing and a tight rhythm of terraced townhouses and apartment buildings. On the smaller scale streets and parcel edges, detached and semi-detached housing should be proposed.

Proposals will adhere to the following principles, describing the appropriate architectural form for detached, semi-detached and terraced dwelling types.

BUILDING TYPES

Apartment buildings and terraced houses will be utilised in Parcels 2F, 2G, 3C, 3D and 3H to achieve the intended architectural character on the Village Street in particular, for these locations three storey buildings will be appropriate.

Elsewhere across the parcel a combination of terraces, semi-detached and detached housing will be used.

On important corners buildings will be designed to address both street frontages.

Gables may be used as a feature to bring variety to the street scene.

GENERAL PRINCIPLES

Proposals will demonstrate a consistent and logical approach to proportions across the parcel.

Some variety is encouraged to facilitate a range of roof heights and create more interesting roofscape.

Minimum floor to ceiling heights will be:
2.4m on ground floor (habitable rooms) for 2 and small 3 bedroom houses

2.6m on ground floor (habitable rooms) for larger 3 and 4+ bedroom houses

2.4m on first floor and above

2.6m on all floors for apartment buildings

Minimum 3.6m floor to floor for mixed use ground floors to allow flexibility for future changes of use.

The specification of alternative floor to ceiling heights may be possible subject to design justification and agreement with the Local Planning Authority and the Master Developer.

All dwellings must achieve or exceed the Nationally Described Space Standards (to enable future proofing: more spacious interiors offer more flexibility for adapting and changing layouts).

ARCHITECTURAL CHARACTER

The architectural character types are proposed as follows: Cotswold vernacular, Cotswold formal, and Garden suburb.

The Character Areas Plan shows how these character types can be used across Parcels 2F, 2G, 3C, 3D and 3H. The actual application of these will be determined at detailed design stage so could deviate from the plan. The design proposals must include distinct areas that use the architectural character types in way that ensures an overall coherency and identity to The Steadings.



Character Areas Plan

— Parcels 2F, 2G, 3C, 3D and 3H Detailed Design Code Boundary



Chesterton Farm



Cotswold Vernacular



Cotswold Formal



Garden Suburb

Chesterton Farm

Situated at the heart of the site, Chesterton Farm comprises a compact arrangement of standing buildings accessed along a track from the north off Cranhams Lane. The farmhouse and barn are both Grade II listed buildings and are therefore afforded statutory protection. The other structures within the farm complex fall within their curtilage and therefore form part of the listing too.

The Farm buildings and structures to be retained are identified in section 7.1 of the SWDC.

The demolition of unsightly and unsympathetic later 20th century agricultural buildings and sheds from within and around the margins of the courtyard will enhance the setting of the farmstead as a whole.

The sensitive addition of buildings, including a community hall, will occupy the space of the demolished buildings and enclose a community square in front of the retained mill barn and create enclosure to the approach off of the neighbourhood square.

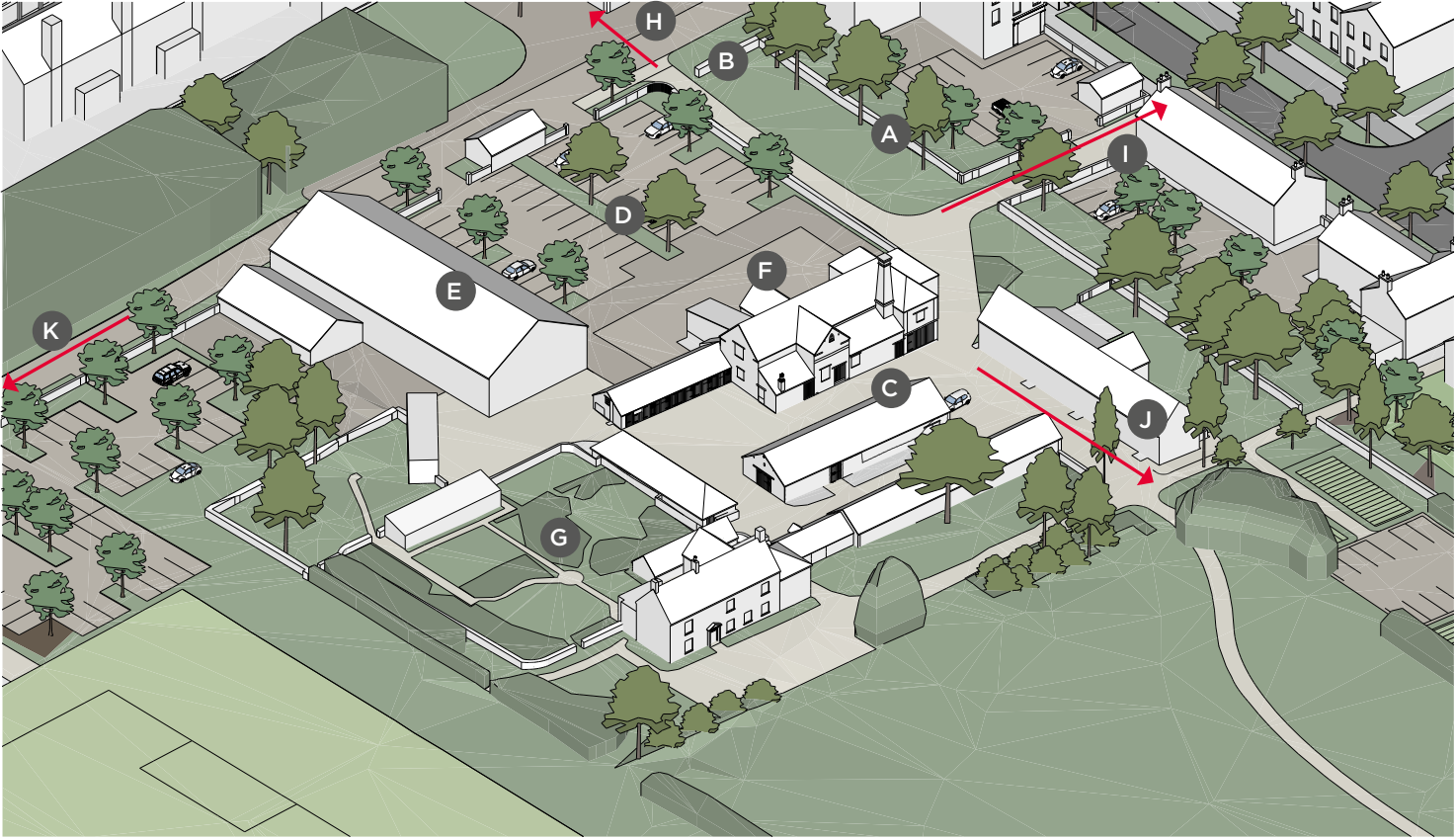
GENERAL PRINCIPLES

The listed buildings, their curtilage buildings and their features of special architectural or historic interest must be retained with careful consideration given to their setting, their re-use, conversion and restoration.

The retained Chesterton Farm complex (including Grade II listed buildings) will be restored and converted to provide community uses such as a pub / restaurant / local shop / café.

Proposals for the re-use, conversion and restoration of the listed (and curtilage listed) buildings will require Listed Building Consent (LBC) and this will need to be signed off by CDC.

New buildings must be of an appropriate scale and massing, with a carefully considered architectural character and materiality, and have an adequate stand off to the existing farm buildings to preserve the interrelationships and spaces between the farmhouse, kitchen garden and the retained farm buildings.



Illustrative View of Chesterton Farm and Community Hall Square

- A Enclosure with retained existing walls
- B Enclosure enhanced by new walls
- C Pedestrian priority courtyard within retained farm buildings
- D Landscaped parking Square
- E Community Building with frontage onto the square
- F Public Space in front of restored mill
- G Retained farm house garden
- H Connection through to Neighbourhood Square and the school
- I Connection through to Village Street
- J Connection through to allotments and Chesterton Meadow
- K Connection south towards sports and leisure facilities



Cotswold Vernacular

This draws inspiration from traditional, organically developed local settlements such as Cirencester. This language is characterised by varied street scene and material approach, suggestive of buildings that have been built over a period of time with variety in architectural detail and design.

This character is proposed for Parcel 2F responding to the Meadow Edge frontage and it's relationship with Chesterton Farm.



Illustrative Terraced Houses Elevation



Illustrative Semi-detached House Elevation



Illustrative Detached House Elevation

KEY DESIGN PRINCIPLES

M

Street scenes should include variety to the massing, materials and architectural detail.

Varied massing should be achieved through a range of roof styles and pitches.

A range of wall and roof materials influenced from local precedent should be used and can be employed in a varied manner on individual street scenes.

There should be a mix of formal and informal buildings.

A variety of architectural details should be employed.

This can include different window types, front doors and porches.

Cirencester Precedent



Interpretation Precedent



Cotswold Formal

This is inspired by the planned nineteenth-century expansion of Cirencester. Houses designed in a Cotswold formal style rely on symmetry and well-proportioned plans and openings.

This Character takes cues from The Cranhams and is proposed in Parcels 2G and 3D along the village street where it can include some 3 storey buildings.



Illustrative Terraced Houses Elevation



Illustrative Paired Villa Elevation



Illustrative Detached House Elevation

KEY DESIGN PRINCIPLES

M

Cotswold formal buildings should be designed to a system of geometric proportions (squares and rectangles) that relate directly to one another.

Repeated house types, materials and details should be employed.

Street scenes should be unified with consistent massing and moments of height at key intervals.

Roof forms should typically use hips and be of a shallower pitch.

Elevation design should achieve subtle hierarchies, for example, by introducing variation in floor-to-floor heights between larger and smaller houses.

Materials should be consistent and repeated. Slate style tiles should be the predominant roofing material.

Openings should typically have a vertical ‘portrait’ emphasis. Fanlights can be used on larger house types.

Cirencester Precedent



Interpretation Precedent



Garden Suburb

Garden Suburb takes inspiration from the garden suburbs movement such as Hampstead and Welwyn, and more locally from the inter-war housing in Cirencester such as Chesterton Grove and Chesterton Estate. The language is characterised by gables, steeper pitched roofs and use of both casement and sash windows.

This character is proposed for the northern portions of Parcels 2G and 3D and for Parcel 3H.



Illustrative Terraced Houses Elevation



Illustrative Semi-detached House Elevation



Illustrative Detached House Elevation

KEY DESIGN PRINCIPLES

M

- Buildings and streets designed in the Garden Suburb language should use repeated architectural details and house types in a varied manner. Street scenes should have a clarity of form and structure with carefully composed roofs, gables and chimneys.
- Soft landscape, hedge and tree planting are integral to the street scene.
- Materials should be consistent and used in a repeated manner.
- Massing should be varied using different storey heights, gables and asymmetrical façades. Roofs should typically be of a steeper pitch.
- Windows should have a vertical ‘portrait’ emphasis on more formal buildings; less formal buildings should use casement windows with smaller panes but must still have a vertical emphasis.
- Half glazed doors, timber porches, gable details and bay windows can be used.

Cirencester Precedent



Interpretation Precedent



Key and Marker Buildings

Parcels 2F, 2G, 3C, 3D and 3H will have a number of key/marker buidlings located along the Village Street which can include health facilities and a care home. These larger buildings will be required to follow the design principles set out below.

KEY DESIGN PRINCIPLES

M

The facade shall have a clear rhythm with regular openings and avoid large, blank sections of wall (A).

Roof designs shall not be too large and overbearing (B).

The location and sizing of any shop fronts or signage shall be considered at the outset and will be designed along with the upper floors to be compatible with the overall facade (C).

Materials shall be constant and used in a repeated manner.

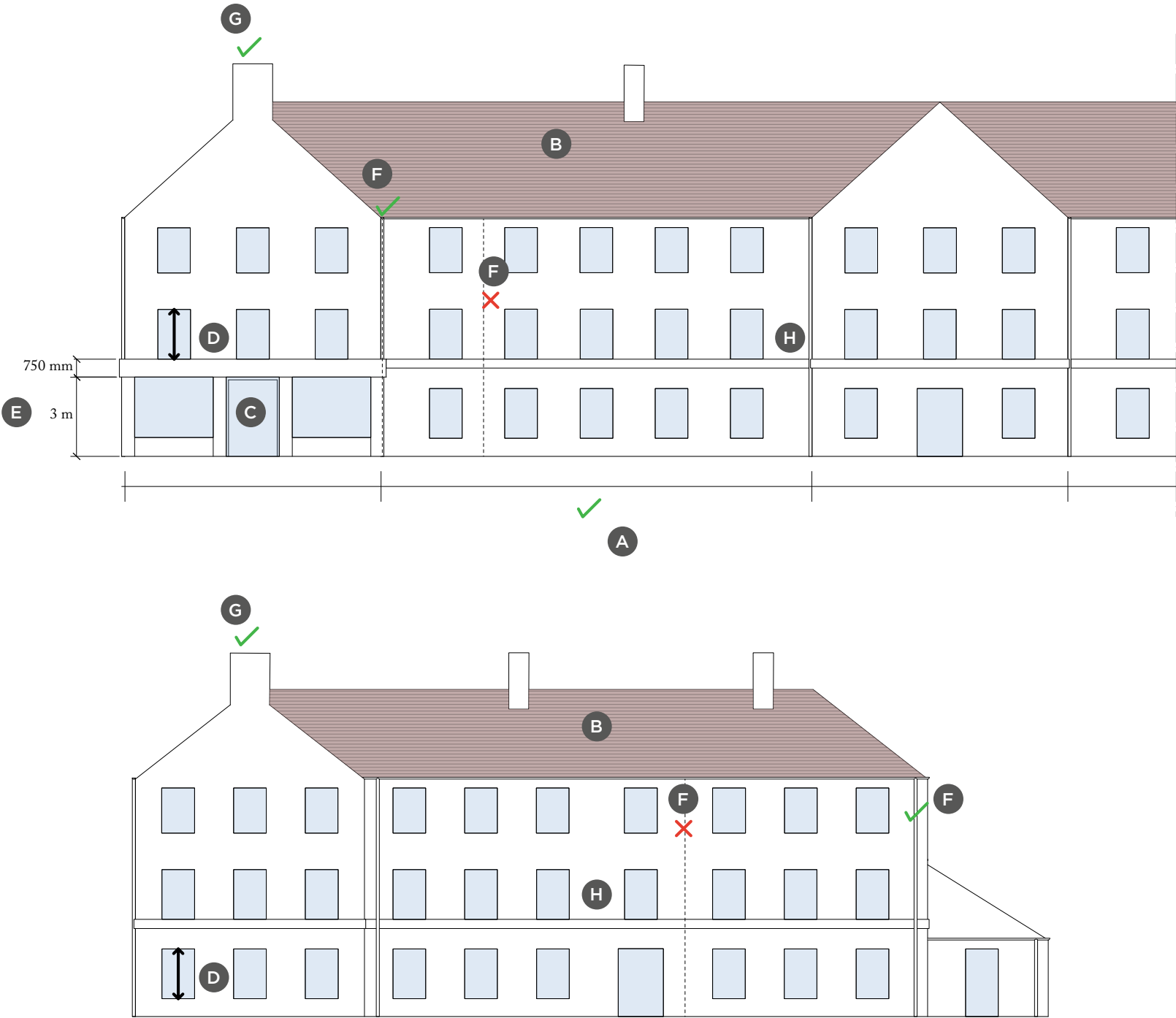
Windows shall have a vertical ‘portrait’ emphasis and fan lights can be used (D).

The design of commercial buildings shall consider potential future ‘change of use’ and ensure the internal floor plans are flexible (E).

Expansion joints should be located so that they can be concealed by rain water goods, on side elevations or at the step in the building line (F).

Chimneys should be located on a gable wall or centrally on a ridge (G).

String course detailing can be used on long elevations to provide articulation (H).



WALLING MATERIALS M

Reference should be made to section 13.2-13.6 in the SWDC regarding walling materials.

Building elements and materials will be selected from the materials palettes set out on the following pages.

The predominant use of natural materials including local stone and timber is encouraged to complement the edge of town setting of this residential development parcel.

The Steadings as a whole, the primary facing materials for residential dwellings will be split in the following proportions: 1/3 natural stone; 1/3 reconstituted stone; and 1/3 render/timber/ brick. (Sub-phases may specify an alternative distribution, as long as this mix is achieved across the total 2,350 homes).

Natural stone and/or reconstituted stone will be the predominant facing material for buildings fronting onto the Village Street and fronting onto important public spaces.

A limited number of dwellings may use either render or timber weatherboarding as their primary wall material to provide variation.

No more than two materials will be used across the walls of any given dwelling. However, two colours of render will not be used on the same dwelling.

Ancillary structures (including garages) will usually be constructed from the same primary wall material as the dwelling with which they are associated, but the use of a contrasting, secondary material may be appropriate in some cases.

Expansion joints will be concealed behind downpipes and designed out of front elevations as far as possible.



Rubble stone and light cream render with stone detail



Rubble stone, timber and large glazed areas

TYPES	DESCRIPTION	MATERIAL AND COLOUR PALETTE M
RUBBLE STONEWORK	- Light cream or greyer tone in colour. - Rubble stonework with: - Neater, squared and dressed stonework and flatter tooled face; or - Rougher, less worked stone. - Laid to course and randomly varied in size, but most often consistent in size along the length of each course, avoiding overly wide mortar joints - Lime based mortar (lime, white cement, local sand and some larger aggregate sizes). - Brushed back mortar joints, no more than 20mm wide, finished flush or very marginally recessed from the face of the stone. - Mortar should dry to a colour that blends with the stone to give a unified effect.	 Rough rubble stonework Light cream / grey limestone
		 Squared / dressed rubble stonework Light cream/ grey limestone
RENDER	- High quality lime or through colour render, with a roughcast texture to reflect traditional precedents. - Predominantly light cream or light yellow/cream in colour. - If render is applied above brick or stonework, it should project forwards. 	 Roughcast lime render Light cream colour palette
		 Roughcast lime render Yellow / cream colour palette
TIMBER WEATHER BOARDING	- Timber weatherboarding, pre-coated with a high quality mineral silicate treatment, preferably factory finished. - Natural untreated timber weatherboarding is permitted and particularly successful in complementing the tone and texture of stonework. The timber should be left to naturally weather to silver over time or be pre-finished with a light grey stain. Careful detailing must be demonstrated to ensure consistent weathering. - Other timber components (usually oak) such as posts and lintels may be used untreated or treated with a grey stain or mineral silicate coating. The treatment should generally aim to harmonise with the colour of the walling material. - Note: The use of timber cladding should be carefully considered in light of advice in the revised Part B of the Building Regulations in respect of reducing the risk of fire spread.	 Timber weatherboarding Pre-coated with a mineral silicate treatment Timber treatment method will be subject to approval by CDC with samples provided at the appropriate stage.

DOORS

M

Reference should be made to section 13.9 of the SWDC regarding doors.

High quality, robust doors will be used, in a style which complements the overall character of the building.

Timber doors are preferred and uPVC doors will not be used on any frontage visible from the public realm.

The position of letter boxes will be between 700mm and 1200mm above floor level to make them easy to use; and carefully considered in relation to the position of other door furniture and/or glazing panels.

Plastic and chrome numerals, letter boxes and knockers will not be permitted.

Garage doors should be metal or timber. Colours and finishes should be consistent with those used on the rest of the dwelling, and timber boarding should be vertical, not horizontal, to ensure the doors (especially double garage doors) do not dominate the street scene.

Doors will be finished in the approved Door Colour Palette as detailed in section 13.9.2 in the SWDC.



WINDOWS

M

Reference should be made to section 13.8 of the SWDC regarding windows.

Window and door openings will be well-spaced, with sizeable areas of wall in between.

The colour, thickness of frame, quality and design of windows will be consistent on all elevations of a building.

Windows in gables and dormers will be smaller and centrally placed.

Generally, windows will be vertically aligned.

Window reveals should be a minimum of 100mm.

Windows will be high quality, timber or metal (uPVC will not be permitted), side-hung casement windows will be used within this development.

Window frames will have slender proportions.

Windows will be finished in the approved Window Colour Palette as detailed in section 13.8.3 in the SWDC, unless alternate colours are agreed with CDC as part of the design intent.

Windows and openings should be designed to adhere to Part O and Part K regulations and internal guarding will be acceptable to ensure compliance.



Example casement window with no glazing bars



Example 2 Panes Over 2 Panes Sash Window

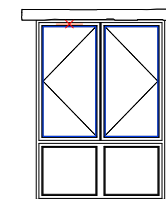


Example Casement Window with Horizontal Glazing Bars



Example Casement Window with Horizontal and Vertical Glazing Bars

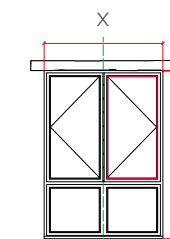
Trickle vents should not be visually obtrusive



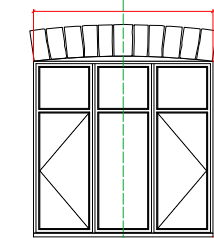
Windows must have a vertical emphasis with proportions based upon a rectangle. Window panes that are too square or squat will not be permitted.

Windows must be balanced and when symmetrical, both sides must open or 1 side must have a dummy opener to ensure balance is retained.

Reveals should typically be a minimum of 100mm



Principal pane to have rectangular proportion



$X < Y$
Ground level openings should typically be larger than upper levels

Windows should typically be aligned vertically

BALCONIES

M

Balconies should be integral to the composition of the main facade in terms of design, positioning and materiality.

Juliette balconies should be integrated as part of the building form and recessed rather than attached externally.

Balconies should be appropriately sized to provide usable outdoor space (exception of juliette balconies).



An Example of an Integrated Juliette Balcony

PORCHES AND CANOPIES

M

A porch or canopy will be provided at the principal entrance to every dwelling to provide shelter from the elements.

A porch may be formed by a recessed entrance within the primary elevation.

Porches and canopies will be sufficiently deep to provide meaningful shelter. For this reason, small- scale enclosed porches will not be permitted.

Porches and canopies must not be pre-fabricated additions, they will be integral to the character and design of the elevation and not be overly dominant.

A consistent design solution will be used on terraced or semi-detached dwellings.

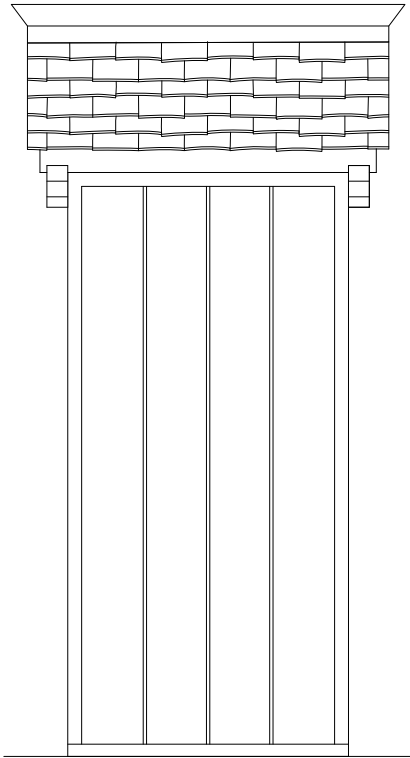
Pitched roof porches will be clad in the same material as the principal roof of the dwelling (unless suitable design justification is provided) and the size of roof slates should be proportionate to the scale of the porch roof.

Timber porches and canopies will be constructed from oak, generally with an untreated finish.

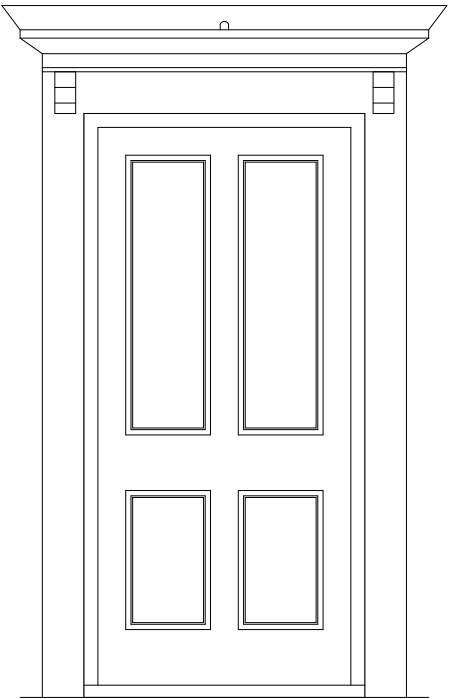
Flat roof porches and canopies will be clad with standing seam lead, zinc or copper.

GRP elements will not be acceptable.

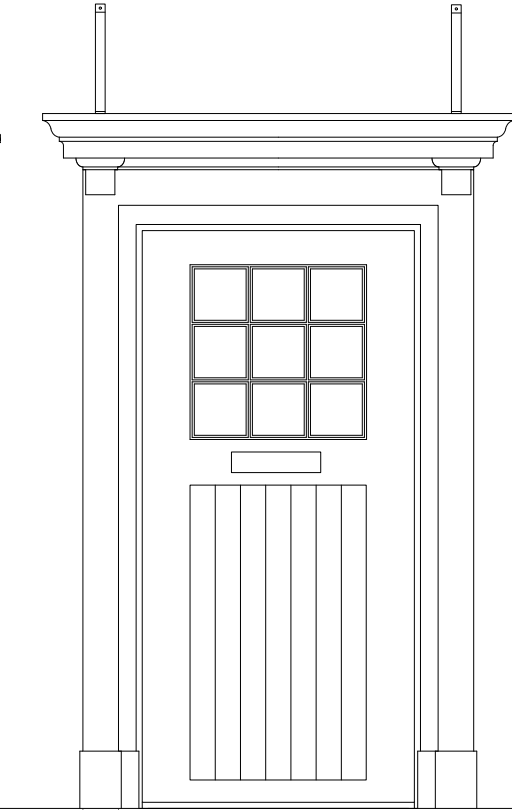
Flashing details where a porch or canopy meets the main dwelling should be minimised and upstands should be no bigger than is necessary.



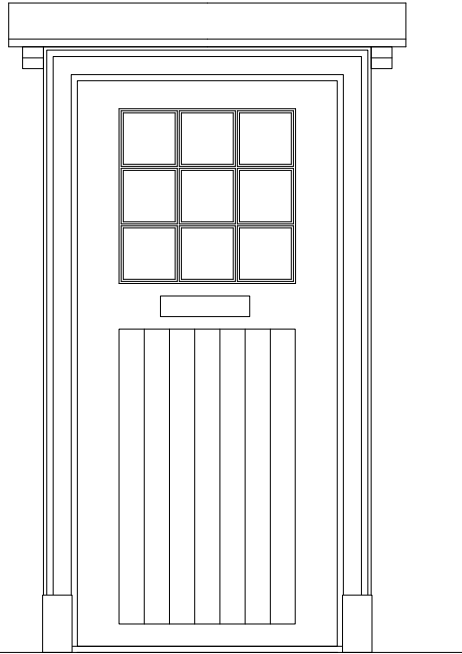
Illustrative canopy elevation suitable for Cotswold Vernacular dwellings



Illustrative canopy elevation suitable for Cotswold Formal dwellings



Illustrative canopy elevation suitable for Cotswold Formal and Garden Suburb dwellings



Illustrative canopy elevation suitable for Garden Suburb dwellings



Example photo of a recessed porch suitable for all character types



Example photo of a Cotswold stone porch suitable for Cotswold Vernacular dwellings

ROOFS

M

The majority of roofs will be pitched and a consistent roof pitch will be used on each building, and on terraces or groups of buildings.

Pitched roofs will range between 32 and a maximum pitch of 55 degrees. Design justification can be provided for roof pitches outside of this range. The appropriate pitch will depend on the specified material.

Roof materials will be selected from the materials palette set out on this page.

A limited number of flat roofs will be permitted with design justification.

Flat roofs will be concealed behind a parapet, or very carefully detailed to minimise the depth of fascia and provide an elegant leading edge profile.

Green / brown roofs are encouraged.

A mix of slate and natural or artificial stone slate should be considered to create variety on the street elevations.

All garage roofs will be pitched, with the exception of those providing a roof terrace for an adjoining dwelling.

Eaves and verges will be simple and shallow, with an absence of excessive overhangs, and no exposed rafter feet, fascias or bargeboards.

METERS AND SERVICES

M

Meter boxes will not be overly visible from the public realm. They should be located within or in the side of porches or on side elevations and their colour should minimise visual impact.

Pipework and cables will be hidden from public view. Pipes, flues and vents will be architecturally integrated and align with adjacent features.



Natural Cotswold stone slates



Natural blue-grey slate



Artificial Cotswold stone slate



Standing seam roofing e.g. lead, zinc or copper

RAINWATER GOODS

M

Rainwater goods, including guttering and rainwater pipes, will not detract from the overall composition of the building elevation or street elevation. These details must be indicated on Reserved Matters Application drawings to demonstrate their suitability.

They will be carefully positioned to minimise visual clutter, avoiding unsightly alignments and junctions.

Rainwater goods will preferably be black in colour or a brushed metal finish and uPVC will not be permitted..

Downpipes must not cover elevation details e.g. stonework detailing.

CHIMNEYS

M

The use of chimneys is strongly encouraged, particularly where they are used to house vents which may otherwise be visible on the exterior of the building.

Chimneys will be placed symmetrically on the ridgeline in a vernacular architectural design approach, flush to gable end walls or defining the division between adjacent terraced dwellings.

Chimneys will extend well above the ridgeline to create a strong silhouette on the skyline.

The use of more contemporary detailing such as metal cap details will be encouraged.

Materiality of chimneys must match or compliment the corresponding dwelling.

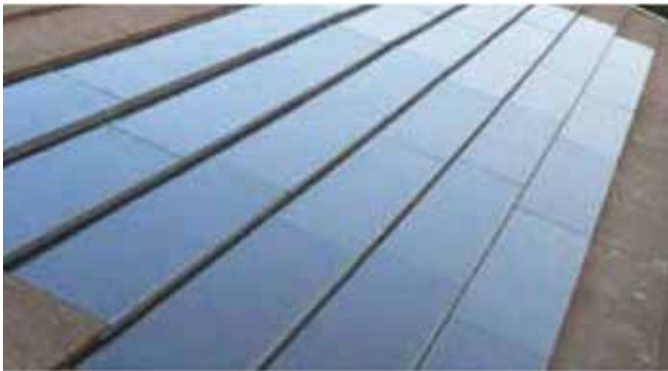
PHOTOVOLTAICS

M

The design and location of photovoltaic panels/tiles will be well thought out as part of the overall roof composition so that they are discreetly located and their visual impact is minimised. Innovative designs which integrate them into the building fabric will be encouraged.

The provision of photovoltaics will be consistent along any terrace or group of buildings.

Solar slates to an approved design and colour will be allowed on front, side and rear elevations on slate roofs.



Solar slates integrated into a tiled roof can be virtually indistinguishable when views from the street.



Integrated photovoltaic panels

Boundary Treatments

Dwelling boundaries play an important role in establishing a coherent streetscape. The choice of boundary type will depend on its location within the site, and its relationship with the public realm. The coherence of boundaries is of key importance. This Code sets out boundary treatments to be used along the dwelling boundaries that are visible from the public realm e.g. streets and public open spaces, and semi-private spaces such as rear parking courts and courtyards.

Appropriate boundary typologies will be selected from the library provided in section 15 of the SWDC, with due consideration for how they support the broader design intentions set out in this Code.

The application of boundary treatments should be consistent along a street to ensure a coherent street scene.

All walls and railings are to be stepped to match gradients on slopes.

FRONT BOUNDARIES

M

Front boundaries will be defined by relevant the frontage character type, as described in section 5 of this DDC.

The use of treated timber fences and high solid walls (unless enclosing forecourt parking) and high hedges (more than 1.5m high) as front boundaries will not be permitted.

Close-board fencing will not be used in front gardens (1a) or to demarcate property boundaries (1b).

Stone, brick or render walls could be used as a linking element between two dwellings (1c).

Gates for pedestrian or vehicular access will be coordinated with the suitable adjoining front boundary treatment (1c).

SIDE BOUNDARIES

M

Side boundaries which address a street, public realm or mews, will be constructed of stone, brick or render to provide continuity with the main built form (2a). Timber fencing should not be used to address the public realm, even in short lengths, between dwellings, garages or driveways.

Side boundary walls will not be more than 2.1m high and the stone should match the dwelling, including its bonding and mortar details. Stones set on edge (cock-and-hen) or a simple curved concrete capping detail is considered appropriate. Walls will be of a consistent height. Natural stone boundary walls must be stepped if following a slope.

A 500mm wide minimum planting zone will be provided alongside the property and boundary wall to the back edge of the footpath.

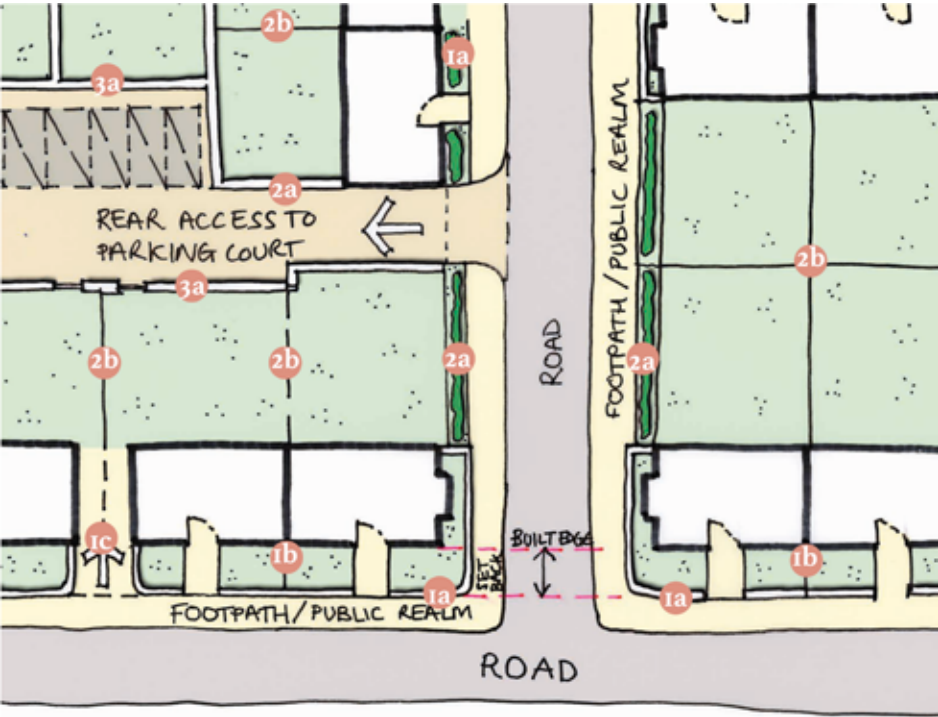
Timber fencing (generally pressure treated close-boarded, instead of stained) or stone walls will be used alongside boundaries between gardens or the side access of dwellings (2b). This will not be more than 1.8m in height.

REAR BOUNDARIES

M

Stone, render or brick walls (to match the corresponding dwelling) will be used to define rear boundaries that back onto courtyard parking areas (3a). Such walls will be between 1.8 - 2.1m high and stepped to match the slope profile.

Pedestrian access to rear parking courts will be provided via gates if the dwelling is allocated parking in this area.



Boundary Typology Plan

- 1 Front boundary
- 2 Side boundary
- 3 Rear boundary



Illustrative Front Boundary Treatment Plan

This illustrative front boundary treatments plan shows appropriate boundary types which can be utilised across parcels 2F, 2G, 3C, 3D and 3H. These illustrative boundary treatments groupings show the predominant types which can be used in the indicated locations, other types could be used when appropriate. Full descriptions of these can be found in Section 15 of the SWDC.

Parcels 2F, 2G, 3C, 3D and 3H Detailed Design Code Boundary

Existing Hedge, Planting or Cotswold Stone Wall

Boundary Treatments Group A

B1. Cotswold Dry Stone Wall



B2. Bonded Masonary Wall



B3. Low Wall and Ornamental Hedge



B4. Estate Railings and Hedge/Planting



Boundary Treatments Group B

B7. Ornamental Hedge



B8. Planted Zone



Acceptable for any commercial or community use buildings

B9. No Boundary



10. Environmental Performance and Sustainable Building Design

The Master Developer is seeking for The Steadings to demonstrate a commitment to sustainable living and homes. It will therefore be expected to exceed industry standards in a number of areas related to design and construction. Applicants should also make reference to the sustainability objectives set out in the SWDC and the Sustainable Building Design section. Proposals that seek to achieve exemplary standards will be encouraged and welcomed.

It is recognised that through the proposed Future Homes Standard the Government has set a goal to reduce the carbon output of new build housing by 75% by 2025, and that measures for achieving this can include triple glazing, low-carbon heating systems, onsite renewable generation and energy-efficient building fabrics. Such measures should also lead to lower heating bills for residents, BDL support this approach and will work with Development Partners to ensure that proposals align with the latest guidance provided, including the Future Homes Standard once finalised in its content and when it has come into force.

Reserved Matters Applications will be expected to identify the aspects of design, layout and other interventions that demonstrate the application is a highly sustainable development in all dimensions – social, economic and environmental and contributes to the wider sustainability objectives of The Steadings (refer to pages 6 - 7 of the SWDC).

DWELLING SPECIFICATION

M

Sufficient space and suitable location for future battery storage.

Smart building management systems and enhanced levels of user control.

USB sockets integrated into dwellings.

Integrated sensors and transmitters to monitor electricity and primary heating fuel consumption.

ENERGY

M

Developments should aim to achieve carbon reductions beyond part L from energy efficiency measures alone (without the need for renewables) to reduce energy demand as far as possible. Applicants are expected to demonstrate reasonable endeavours in achieving betterment over current regulations and to state percentage carbon reduction.

Applicants are expected to demonstrate reasonable endeavours in achieving betterment over current regulations and to state percentage improvement over Part L.

Smart meters to be installed.

All energy technology to be specified from the Energy Technology List (ETL) criteria for high efficiency.

Photovoltaics will be provided on properties with sufficient roof area to enable harmonious accommodation of arrays where orientation permits.

Where heat pumps are being proposed they must not be visible from the public realm and they must not compromise the private amenity space of the dwelling.

OVEHEATING

M

Windows to designed to provide effective ventilation taking into account the site parameters such as noise and security issues.

Windows will be designed in accordance with Part O regulations.

WATER

M

New homes should aim to meet a water efficiency standard of 110L or less per person per day.

Built in water butts or alternative water harvesting collection/recycling elements in each back garden or communal private/semi-private external areas (including parking courts etc). Water butts to be located out of direct sun.

Drainage systems to be designed for expected increase in rainwater due to climate change.

WASTE

M

Consider minimising waste through construction by modularisation and off-site construction

Dedicated internal space to store recyclable waste, including food waste.

MATERIALS

M

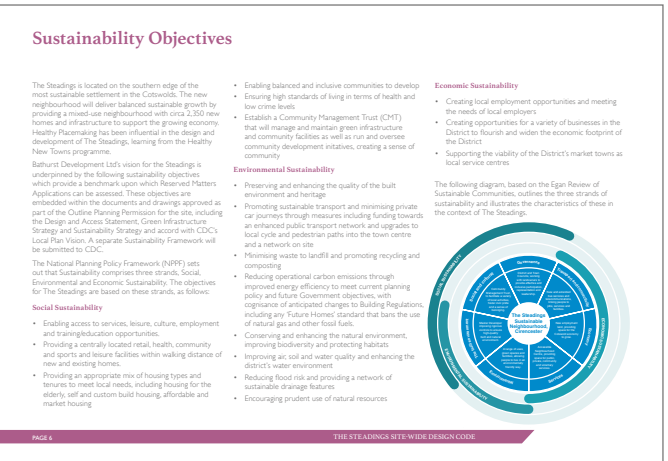
Materials and labour to be sourced locally wherever possible. Applicants need to demonstrate that the availability and capacity of local suppliers has been thoroughly considered and to have selected those most local to the site wherever possible. Robust justification must be provided for alternatives.

All materials are to have an environmental product declaration where viable.

Minimise the use of plastics throughout the development by utilising replacements where possible. uPVC windows, rainwater goods and vents will not be permitted in the residential development at the Steadings. Powder coated aluminium rainwater goods. Timber, aluminium and composite windows are expected; however, applicants can propose alternative materials provided they accord with design principles set out within this Code in particular:

- Aesthetics
- Proportion of glazing
- Finishing and
- Colour

The Master Developer and LPA will consider proposals on their merits.



11. Design Code Compliance Checklist

ITEM	PAGE REF	COMPLIANCE ITEM	YES	PAERTIAL WITH JUSTIFICATION	NO WITH JUSTIFICATION
A	10-11	Does the layout comply with the SWDC and Regulatory Plans?			
B	12-13	Does the layout comply with the Parcels 2F, 2G, 3C, 3D and 3H Framework Plan?			
C	14-15	Do the proposed land uses adhere to the Land Use Plan?			
D	16-20	Do the proposed streets adhere to the typologies as set out in section 4?			
E	21-29	Do the proposed frontages adhere to the typologies as set out in section 5?			
F	30-35	Are the proposed block types in line with the those set out in section 5 and is parking provided as per the CDC local parking standards?			
G	36	Does the proposal provide cross parcel permeability and high quality pedestrian and cycle network?			
H	37-45	Is the green infrastructure provided as per the regulatory plan and do the areas meet the descriptions set out in section 7 of this document?			
I	46	Is the Drainage Strategy in accordance with Section 7?			
J	47-55	Is the planting strategy for the public realm in accordance with Section 7?			
K	56-57	Are the hard landscaping materials selected for the proposal in line with the materials palette?			
L	59	Have appropriate boundary treatments been proposed for the green infrastructure?			
M	60	Is the play provision in accordance with Section 7?			
N	63-67	Does the proposal adhere to the character areas set out in section 8?			
O	63	Do the proposed dwellings meet the minimum floor to ceiling heights set out in section 8?			
P	64	Are the proposals around Chesterton Farm carefully considered and appropraite for the farm's setting?			
Q	68	Do Key and Marker buildings adhere to the principals set out in section 8?			
R	69	Are the proposed wall materials in accordance with the wall materials palette?			
S	70-72	Are the architectural details well considered and integral to the buildings?			
T	72	Are the proposed roof materials in accordance with the roof materials palette?			
U	73-74	Have appropriate boundary treatments been proposed for dwellings?			
V	63	Do the proposals conform to the technical details as detailed in the SWDC?			
W	76	Have the required RMA submission documents been produced?			

REQUIRED DOCUMENTS FOR RESERVED MATTERS APPLICATION(S)

M

Elevations at 1:50, with notes on all proposed materials and detailing.

Large-scale details of proposed windows: elevations at 1:20 and sections and reveals at 1:5. Supplemented by proposed product details and resolution of any critical Building Regulations issues.

Layouts at 1:200, including ground floor internal layouts, bins storage, and routes to cycle and car parking, etc.

Design and Access Statement to include checklist, providing summary written confirmation that architectural requirements (in particular) are met.

12. Appendix

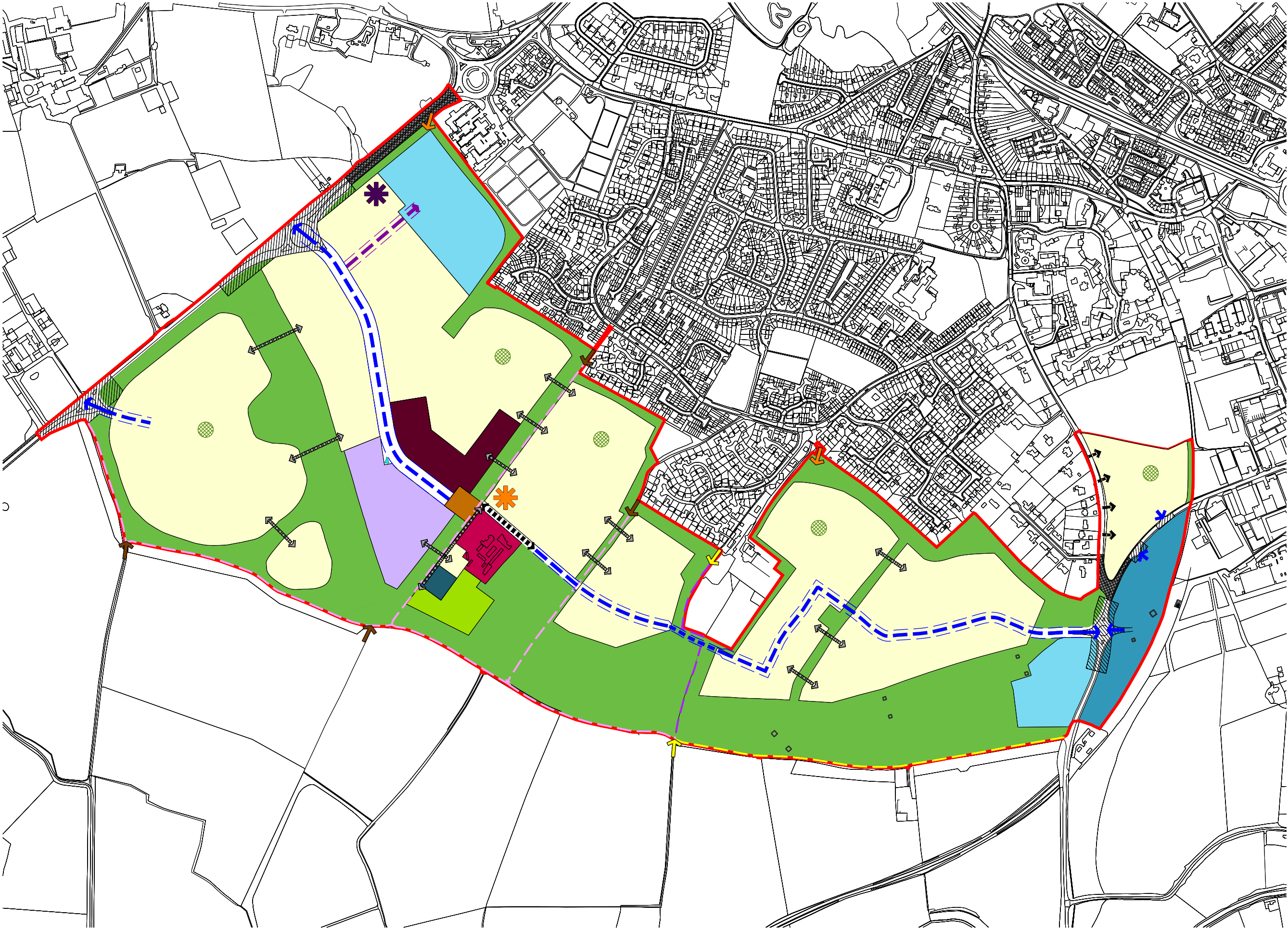
00884_PP_01 Parameter Plan Land Use and Access Rev P6

00884_PP_02 Parameter Plan Green Infrastructure Rev P6

00884_PP_03 Parameter Plan Building Heights Rev P6

00884_RP02 Regulatory Plan Rev P3

A-560-E-Parcels 2F, 2G, 3C, 3D and 3H Framework Plan



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- Key
- Application boundary (120.4 ha)
 - Residential use (C3) 57.4 ha (including Homes for the Elderly, Student Accommodation, primary, secondary and tertiary streets, footways, cycleways, incidental open space, and children's play areas)
 - Indicative location for Homes for the Elderly (C3)
 - Indicative location for Student Accommodation (C3)
 - Community hub (A1, A2, A3, A4, A5 and D1) 1.0 ha (including healthcare facility and community hall)
 - Existing buildings to be retained
 - Mixed use neighbourhood centre 2.1 ha (including residential uses (C3) and commercial / retail uses (A1, A2, A3, A4, A5))
 - 3 FE Primary School (D1) 3.0 ha
 - Employment use (B1) 5.9 ha
 - Employment use (B2 and/or B8) 3.2 ha
 - Formal sports pitches and associated parking 1.0 ha
 - Sports Hall, Health & Fitness and associated parking 0.3 ha
 - Open Space 39.9 ha (including public open space, children's play areas, allotments, orchards, existing hedgerows and trees, existing utilities exclusion areas, buffers, pedestrian and cycle links, surface water attenuation features, and some elements of hard landscaping, primary, secondary and tertiary roads)
 - Central Square 0.3 ha
 - Indicative location for incidental open space
NB: The minimum sizes of the main proposed green/public spaces within development areas will be agreed through design coding work, prior to the submission of reserved matters applications.
 - Vista stopper public art, or similar
 - Location of pylon structures
 - Proposed Site Access (all modes)
 - Area for highways works in addition to the formation of new junctions
 - Primary road corridor (subject to centre line deviation limits of +/- 20m, unless other prevailing stipulations of the parameter plan directly inform alignment of the corridor)
 - Indicative route for vehicles, cyclists and pedestrians - number and location to be determined at detailed design stages
 - Indicative direct frontage access to residential plots from Somerford Road
 - Bus / pedestrian / cycle only route
General location of bus gate to be determined at detailed design stage
 - Indicative location of access to employment
 - Existing Public Bridleway
 - Existing Public Footpath
 - Other Routes with Public Access
 - Proposed pedestrian / cycle only access
 - Pedestrian / cycle access to existing Bridleway
 - Pedestrian access to existing Footpath

P6	02.11.17	Amended following CDC Comments	RF	GP
P6	08.10.16	Amended following CDC Comments	RF	GP
P4	27.06.16	Amended following CDC Comments	RF	GP
P3	03.06.16	Amended following CDC Comments	RF	GP
P2	20.05.16	Amended following public consultation	RF	GP
P1	08.01.16	First Issue	RF	GP

Rev	Date	Description	Drawn	Chkd
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FOR PLANNING

Client
Bathurst Development Ltd



Project
Land South of Chesterton,
Cirencester

Drawing Title
Parameter Plan
Land Use and Access

Scale @ A2 1:5000 Job Ref. 00884

Drawing No. 00884_PP_01 Revision P6



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- Key
- Application boundary (120.4 ha)
 - Formal sports pitches and associated parking
 - Open Space (including public open space, Children's Play Areas, existing hedgerows and trees, existing utilities and exclusion areas, pedestrian and cycle links, surface water attenuation features, and some elements of primary, secondary and tertiary roads)
 - Indicative location of allotments
 - Central Square
 - Scheduled Ancient Monument (publicly accessible open space)
 - School grounds
 - Existing drainage ditch
 - Existing pond
 - Indicative location of surface water attenuation basins / swales
 - Existing trees and hedgerows retained where possible
 - Existing groups of trees substantially retained
 - Buffer planting / open space (including existing hedgerows and trees, pedestrian and cycle links)
 - Indicative location of 1 x NEAP (Neighbourhood Equipped Area of Play)
 - Indicative location of 5 x LEAP (Local Equipped Area of Play)
 - Indicative location for 5 x LLAP natural play area NB. These can be linear spaces
 - Indicative location for incidental open space NB. The minimum sizes of the main proposed green/public spaces within development areas will be agreed through design coding work, prior to the submission of reserved matters applications.
 - Location of pylon structures
 - Proposed Site Access (all modes)
 - Area for highways works in addition to the formation of new junctions
 - Primary road corridor (subject to centre line deviation limits of +/- 20m, unless other prevailing stipulations of the parameter plan directly inform alignment of the corridor)
 - Indicative route for vehicles, cyclists and pedestrians - number and location to be determined at detailed design stages
 - Indicative direct frontage access to residential plots from Somerford Road
 - Bus / pedestrian / cycle only route General location of bus gate to be determined at detailed design stage
 - Indicative location of access to employment
 - Existing Public Bridleway
 - Existing Public Footpath
 - Other Routes with Public Access
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 - Pedestrian / cycle access to existing Bridleway
 - Pedestrian access to existing Footpath

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P1	08.01.16	First Issue	RF	GP

Rev	Date	Description	Drawn	Chkd
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Drawing Status

FOR PLANNING

Client

Bathurst Development Ltd



Project
Land South of Chesterton,
Cirencester

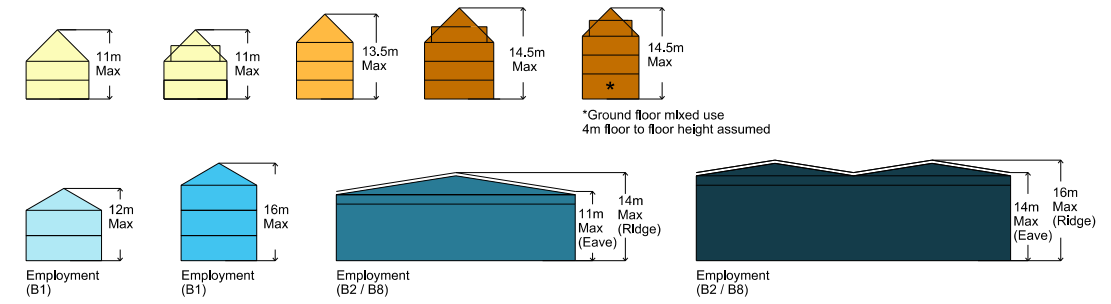
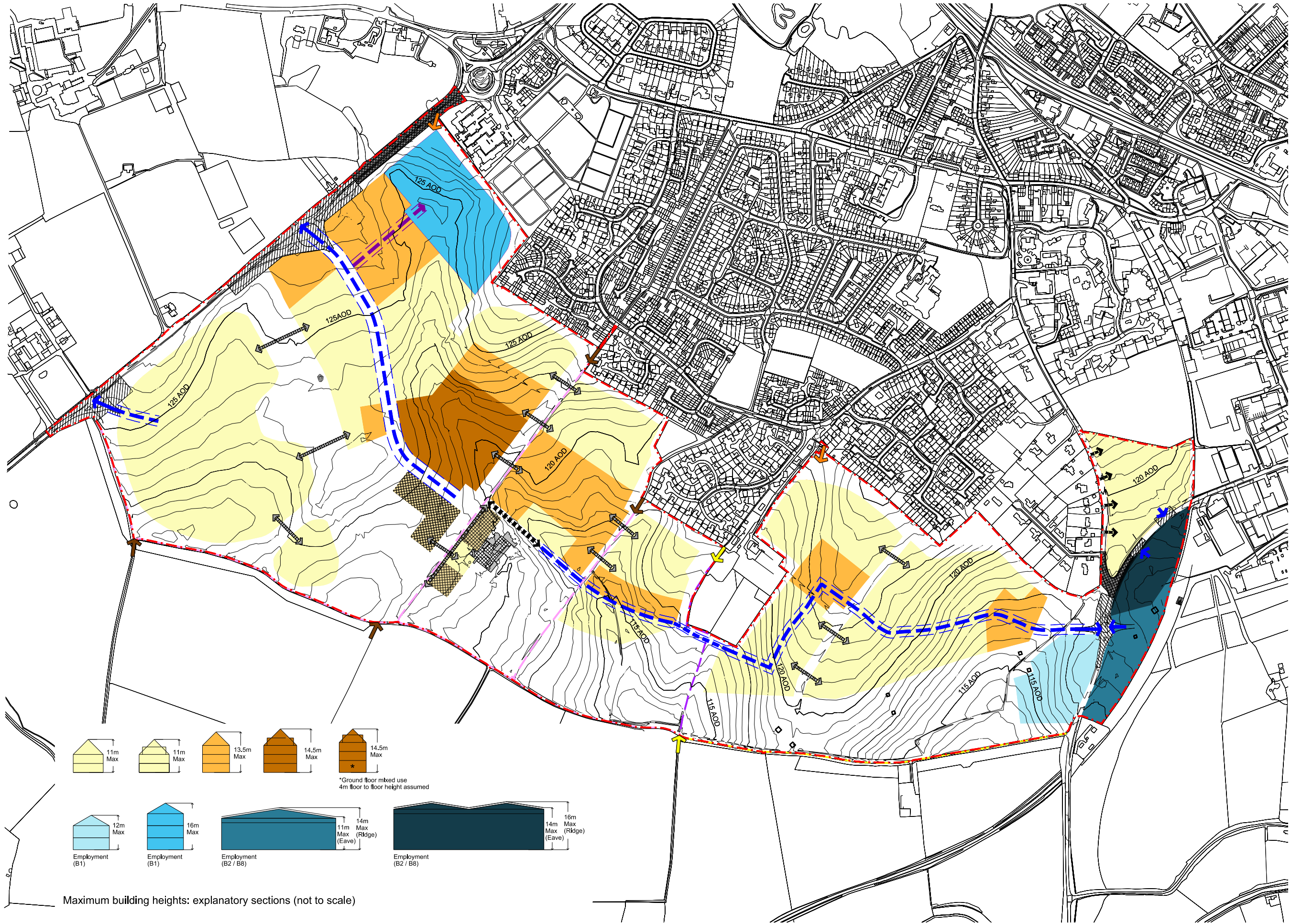
Drawing Title
Parameter Plan
Green Infrastructure

Scale @ A2 1:5000	Job Ref. 00884
Drawing No. 00884_PP_02	Revision P6
Scale Bar	0 50 100 150m



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Key

- Application Boundary (120.4 ha)
- 11m max ridge height from existing ground level +/- 2m
- 13.5m max ridge height from existing ground level +/- 2m
- 14.5m max ridge height from existing ground level +/- 2m
- Employment (B1): up to 12m max ridge height from existing ground level +/- 2m
- Employment (B1): up to 16m max ridge height from existing ground level +/- 2m
- Employment (B2, B8): up to 14m max ridge height from existing ground level +/- 2m
- Employment (B2, B8): up to 16m max ridge height from existing ground level +/- 2m
- Community buildings / education / sports
- 12m max ridge height from existing ground level +/- 2m
- Existing buildings to be retained
- Infill development between or adjoining existing retained buildings not to exceed existing ridge/eaves heights
- Existing 5m contours
- Existing 0.5m contours
- Location of pylon structures
- Proposed Site Access (all modes)
- Area for highways works in addition to the formation of new junctions
- Primary road corridor (subject to centre line deviation limits of +/- 20m, unless other prevailing stipulations of the parameter plan directly inform alignment of the corridor)
- Indicative route for vehicles, cyclists and pedestrians - number and location to be determined at detailed design stages
- Indicative direct frontage access to residential plots from Somerford Road
- Bus / pedestrian / cycle only route General location of bus gate to be determined at detailed design stage
- Indicative location of access to employment
- Existing Public Bridleway
- Existing Public Footpath
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P6	02.11.17	Amended following CDC Comments	RF	GP
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P1	08.01.16	First Issue	RF	GP

Drawing Status

FOR PLANNING

Client

Bathurst Development Ltd

Project

Land South of Chesterton, Cirencester

Drawing Title

Parameter Plan Building Heights

Scale @ A2: 1:5000 Job Ref: 00884

Drawing No. 00884_PP_03 Revision: P6

Scale Bar: 0 50 100 150m

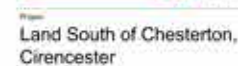
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| 94 | 02.11.10 | Very good | 85 |
| 95 | 13.08.10 | Very good | 85 |
| 96 | 01.04.10 | Very low | 50 |

Bathurst Development Ltd



Regulatory Plan

Sheet 05 of 05 1: 2500 Job Ref: 00884
Drawing Ref: 00884_RP02 Revision: P3



KEY

— Parcels 2F, 2G, 3C, 3D and 3H
Detailed Design Code Boundary

LAND USE

- Primarily Residential
- Mixed Use
- Community Use
- Health and Fitness

GREEN INFRASTRUCTURE

- Bespoke Play Area
- Neighbourhood Equipped Area for Play
- Local Equipped Area for Play
- Local Area for Play
- Pylons & Offset
- Indicative Attenuation Area
- Existing Trees and Hedgerows
- Proposed Trees and Hedgerows
- Verges
- Primary Green Infrastructure Areas
- Sports Pitches
- Secondary Green Infrastructure Areas (Indicative Location, Minimum Area 2304m²)

TOWNSCAPE

- Key Views
- Key/Marker Buildings
- Community Hall (indicative location)
- Healthcare (indicative location)
- Homes for the Elderly

ACCESS AND MOVEMENT

- Bus Stop
- Village Square
- Village Square Parking
- Site Access Point (Existing Footpath)
- Site Access Point (Pedestrian and Cycle Only)
- Crossing Point - Indicative Location (+/-5m)

Indicative Crossing Location

Existing Bridleway

Existing Footpath

Shared Footpath / Cycleway (see S106 trim trail requirement)

Rural Link Footpath

FRONTAGE TYPES

- A3 Formal - Linear Park
- B1 Semi Formal - Village Street
- B2 Semi Formal - Northern Green Space 1
- B3 Semi Formal - Northern Green Space 2
- B7 Semi Formal - Tertiary Street
- B8 Semi Formal - Secondary Street
- C1 Informal Frontage Character - Rural Link
- C2 Informal Frontage Character - Meadow Edge
- C4 Informal Frontage Character - Internal Street

STREET TYPES

- Primary Enhanced Street C (Village Street)
- Secondary Informal Street A
- Tertiary Pedestrian Prioritised Street Variant 1
- Tertiary Pedestrian Prioritised Street Variant 2
- Tertiary Pedestrian Prioritised Street Variant 3
- Tertiary Pedestrian Prioritised Street Variant 4
- Private Drive
- Indicative Courtyard and Mews Street Access
- Bus Only Road
- Indicative Courtyard Parking
- Indicative Mews Street Parking

F		25.08.2026
REV. NO.	AMENDMENT	DATE
Ben Pentreath 1-4 Lamp Office Court Lamb Conduit Street London WC1N 3NF T +44 (0) 20 7430 2424 benpentreath.com		
PROJECT: THE STEADINGS CIRENCESTER		
TITLE: PARCELS 2F, 2G, 3D AND 3G FRAMEWORK PLAN		
DRAWING NO: A-560	REV. NO: F	
SCALE: 1:2000 @ A1 1:4000 @ A3	DRAWN BY: AW	
DATE: 25.08.2026	CHECKED BY: RI	
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