

Snow Capel Farm Site

HOUSE TYPE PACK

Client: Bromford and Edward Ware Homes

26/05/2022

Ref:3250

Rev: P3

Stage: RIBA Stage 2 - Concept Design

O3S

23 Westfield Park
Bristol
BS6 6LT

www.o3s.co.uk



Tier 1 Materials

External walls:
 Rough dressed imitation stone buff finish
 Weather boarding – HardiPlank Mid Night Black or similar.
 Buff render.

UPVC fascias and soffit RAL 7011Black or colour to be approved
 UPVC Windows RAL 7016 or colour to be approved
 GRP front door, colour to be approved.

Chimney: Buff brick and red clay plots

Roof:
 Red Clay or Concrete Tiles from
 Russell Highland Slate Grey or Forticrete Slate Grey
 Russell Highland Cottage Red or Mixed Russet
 Forticrete Sunrise Blend Gemini



Tier 2 Materials

External walls brick from:
 Brunswick Antique Red - red
 Brunswick Farmhouse Mix - red
 Brunswick Autumn – buff

UPVC fascias and soffit RAL 7016 or colour to be approved
 UPVC Windows RAL 7016 or colour to be approved
 GRP front door, colour to be approved.

Roof:
 Russell Highland Slate Grey or Forticrete Slate Grey
 Russell Highland Cottage Red or Mixed Russet
 Forticrete Sunrise Blend Gemini

Snow Capel Farm Site

TIER1 GROUPINGS

H2B742 - Finch - Tier 1

Plots: 171,172

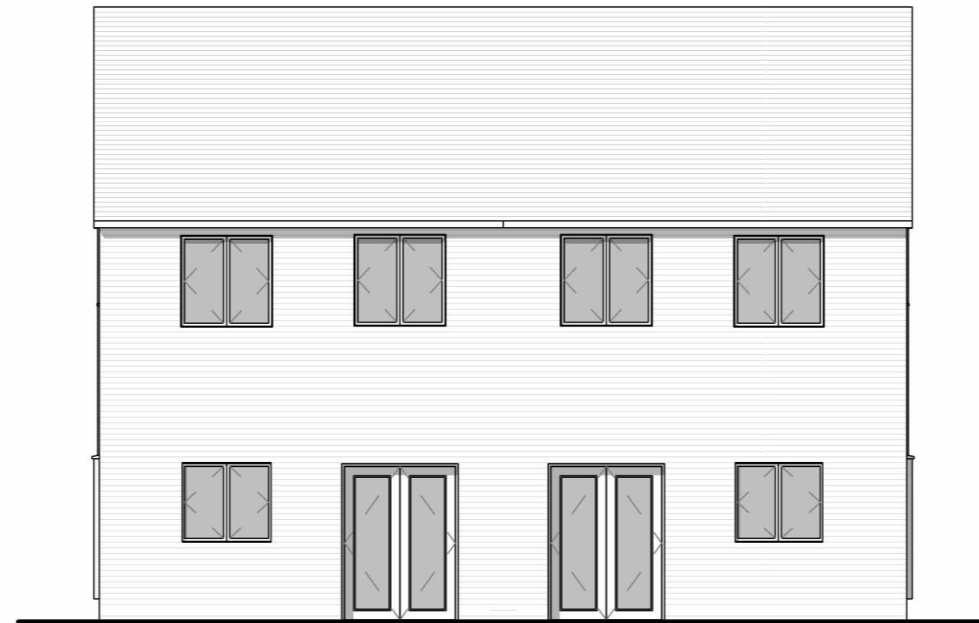
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Front Elevation

1 : 100



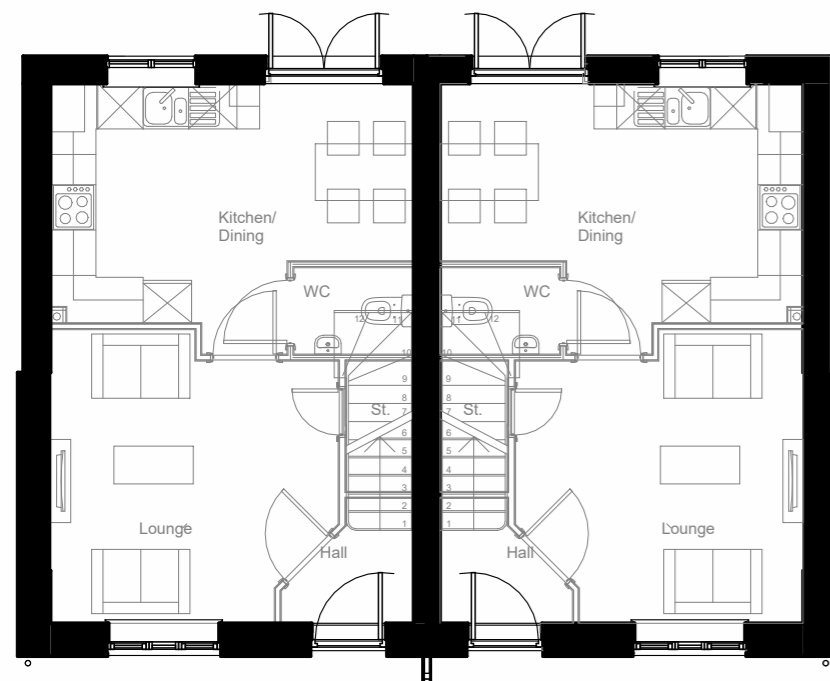
Rear Elevation

1 : 100



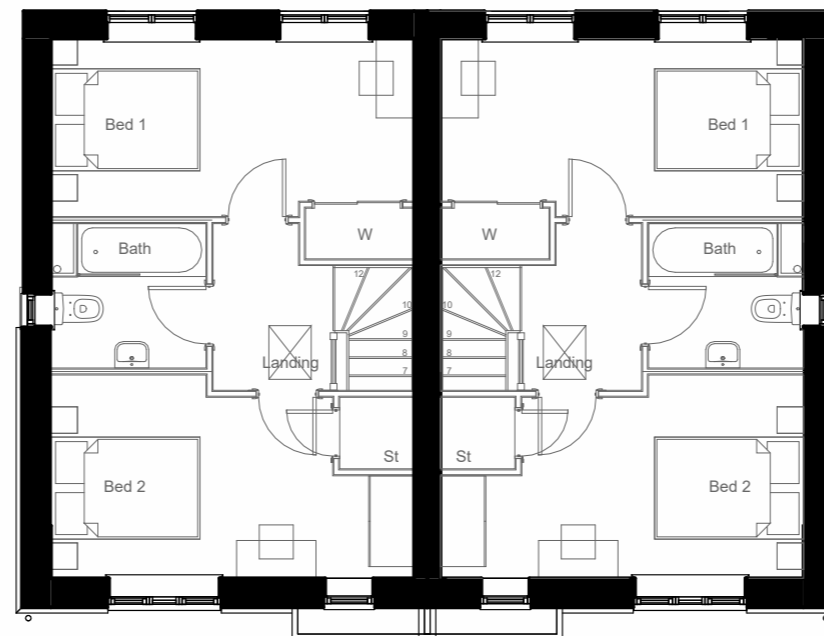
Side Elevation

1 : 100



Ground Floor Plan

1 : 100



First Floor Plan

1 : 100

P02	updated to comments	05/05/22
P01	first issue	as sheet
REV	Revision Details	Dr Date



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**742 + 742 Tier 1 Grouping -
Planning plans and elevations**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	22.03.22

Job No	Drawing No	Rev
3250	01	P02

Status
PRELIMINARY

Sheet ID
3250-O3S-H2B742T1-ZZ-GA-A-01-S0-P02

H3B973V1/H2B742 - Swift V1/Finch - Tier 1

Plots: 156,157,165,166,

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Front Elevation

1 : 100



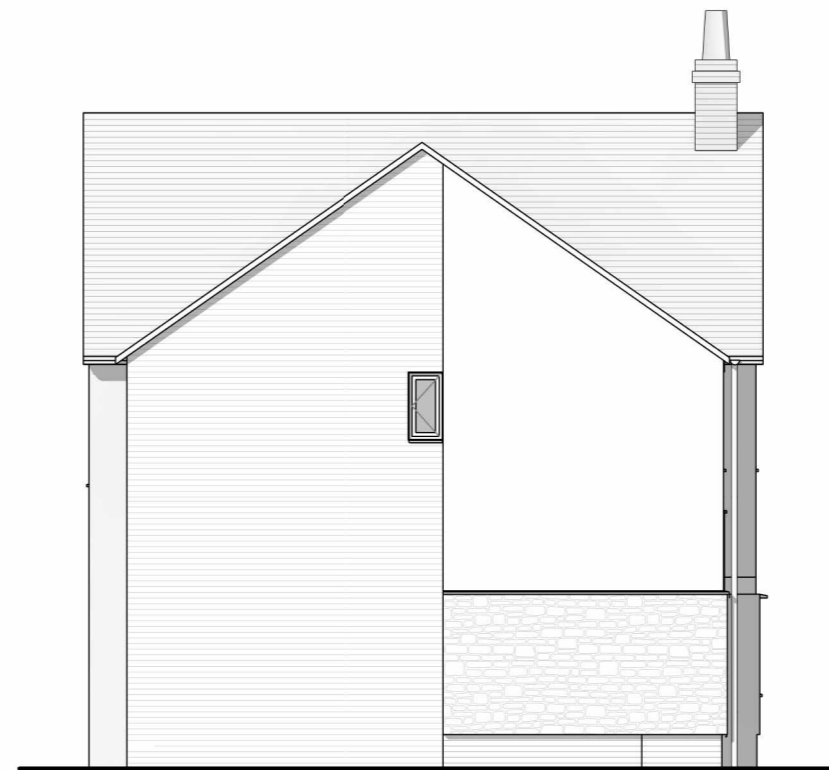
Side Elevation A

1 : 100



Rear Elevation

1 : 100



Side Elevation B

1 : 100

P02	Updated to comments	05/05/22
P01	first issue	as sheet
REV	Revision Details	Dr
Date		



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Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**973v1 + 742 Tier 1 Grouping -
Planning Elevations**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	01	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H2B973v1+742T1-ZZ-GA-A-01-S04-P02

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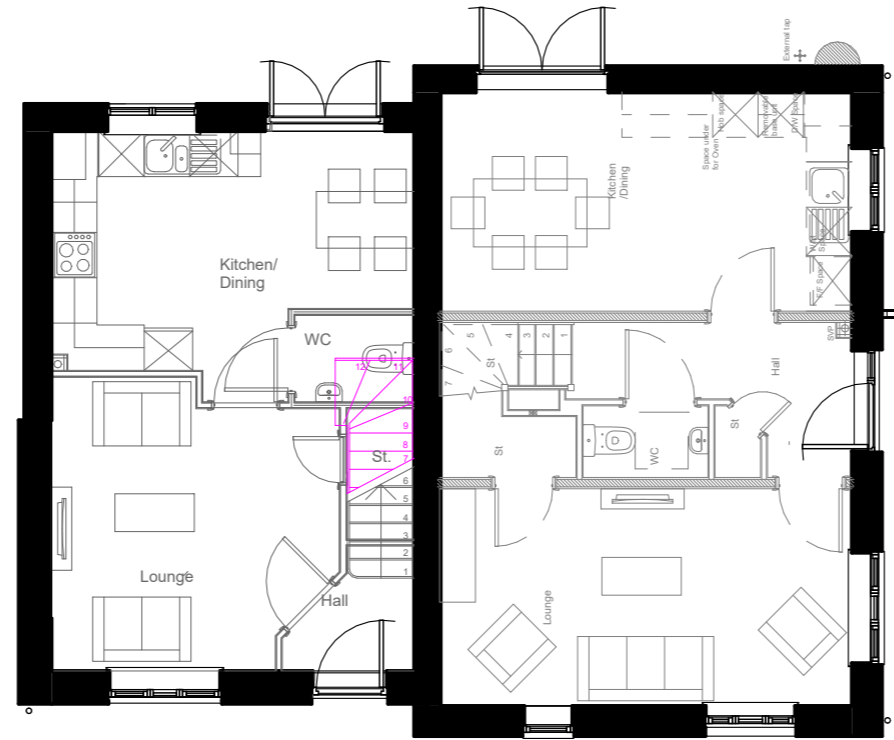
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H3B973V1/H2B742 - Swift V1/Finch - Tier 1

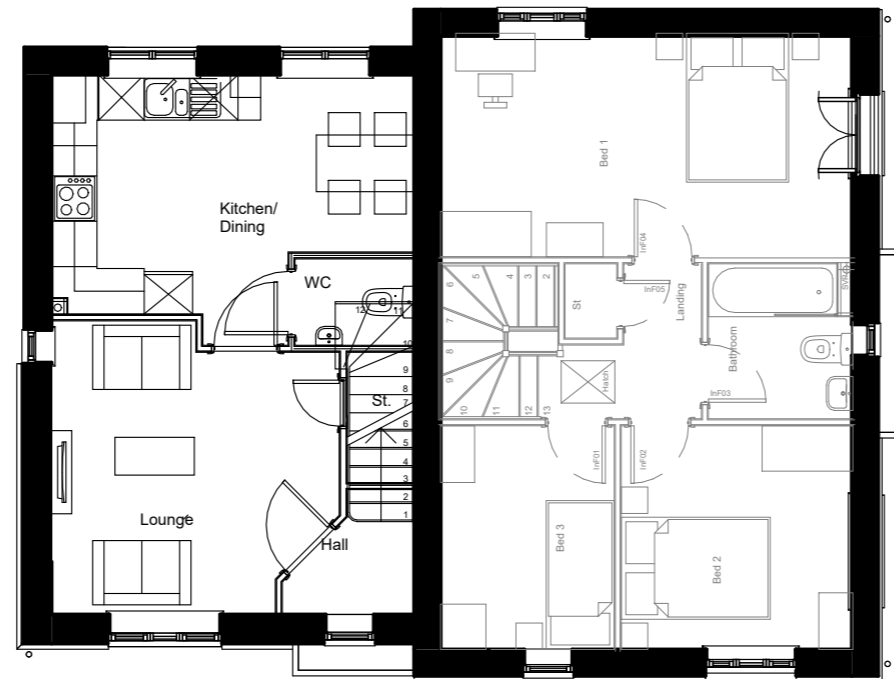
Plots: 156,157,165,166,

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Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

REV	Revision Details	Dr	Date
P02	Updated to comments		05/05/22
P01	first issue		as sheet

O3S RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**973v1 + 742 Tier 1 Grouping -
Planning Floor Plans**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	02	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H3B973v1+742T1-ZZ-GA-A-02-S04-P02

H3B973V1/H3B973V2 - Swift V1/Swift V2 - Tier 1

Plots: 76,77

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Front Elevation

1 : 100



Side Elevation A

1 : 100



Rear Elevation

1 : 100



Side Elevation B

1 : 100

P02	Updated to comments	05/05/22
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RIBA #
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23 Westfield Park
Redland
Bristol
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Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**973v1 + 973v2 Tier 1 grouping
- Planning Elevations**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	01	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H3B973v1+973V2T1-ZZ-GA-A-01-S06-P02

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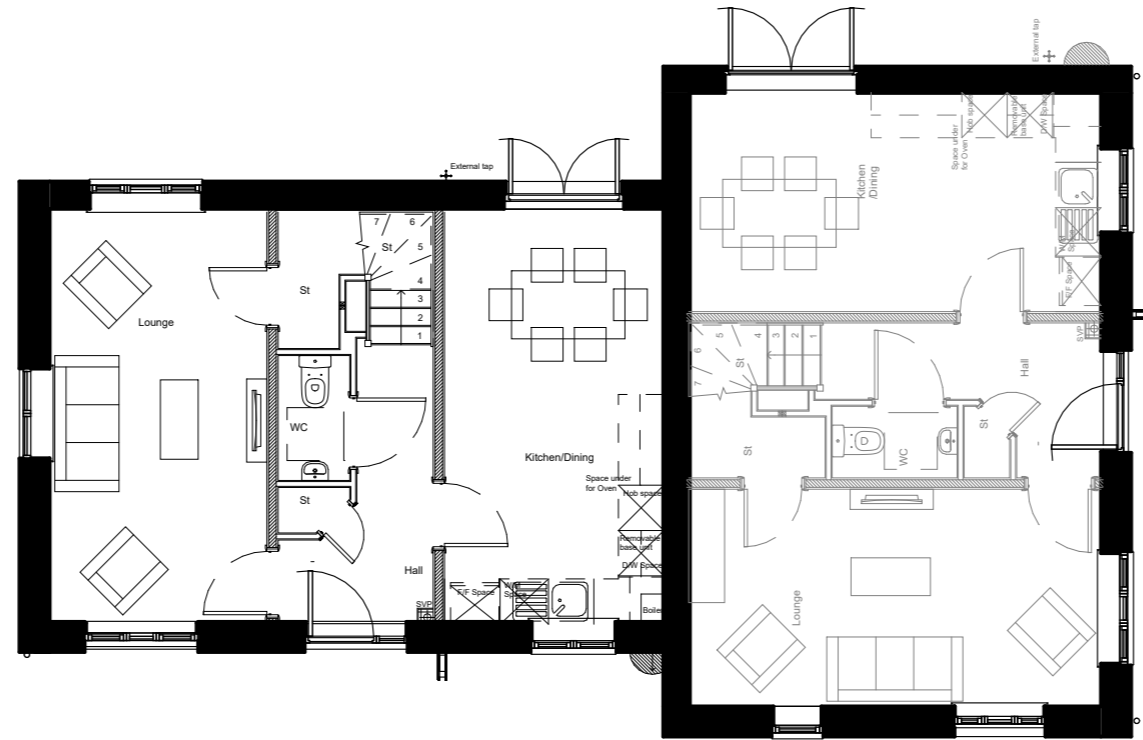
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H3B973V1/H3B973V2 - Swift V1/Swift V2 - Tier 1

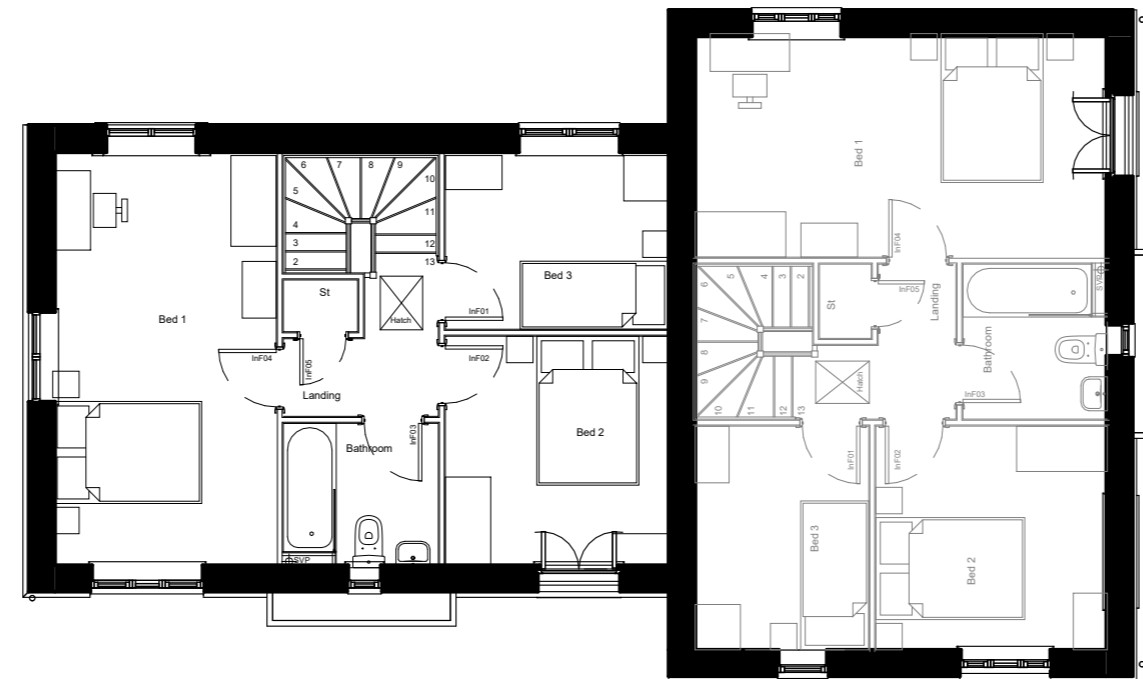
Plots: 76,77

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Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

REV	Revision Details	Dr	Date
P02	Updated to comments		05/05/22
P01	first issue		as sheet

O3S RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**973v1 + 973v2 Tier 1 Grouping
- Planning Floor Plans**

Scale
1 : 100 @ A3



Drawn	Checked	Date
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Job No	Drawing No	Rev
3250	02	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H3B973v1+973v2T1-ZZ-GA-A-02-S06-P02

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05/05/2022 16:59:30

H2B742/H2B742/H3B973V1 - Finch/Finch/Swift V1 - Tier 1

Plots: 173,174,175

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Front Elevation

1 : 100



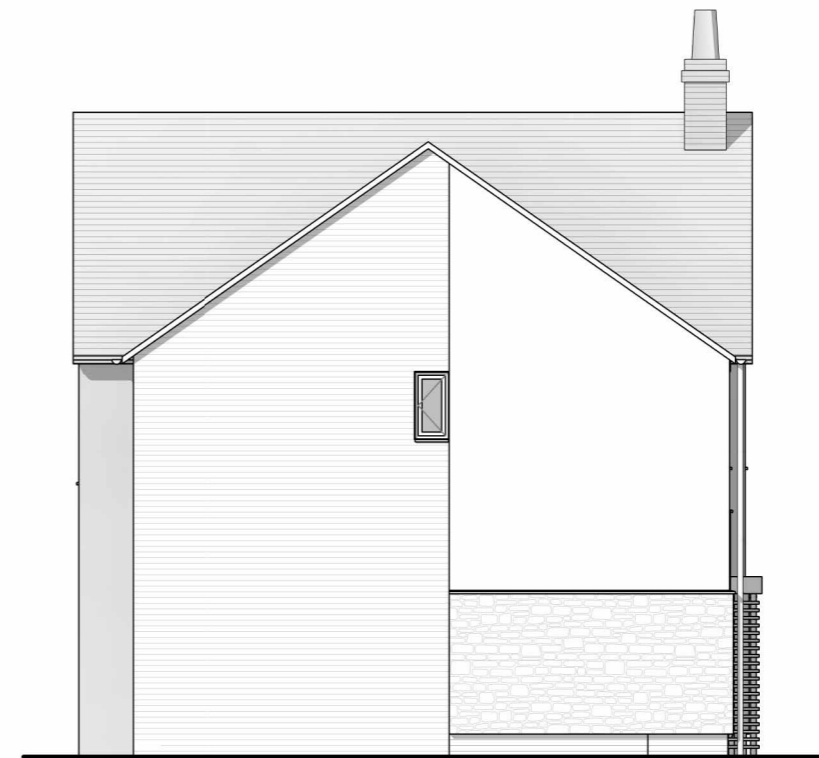
Side Elevation A

1 : 100



Rear Elevation

1 : 100



Side Elevation B

1 : 100

Rev	Revision Details	Dr	Date
P02	Updated to comments		05/05/22
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Redland
Bristol
BS6 6LT

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**973v1 + 742 + 742 Tier 1
Grouping - Planning Elevations**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	01	P02

Status
PRELIMINARY

Sheet ID

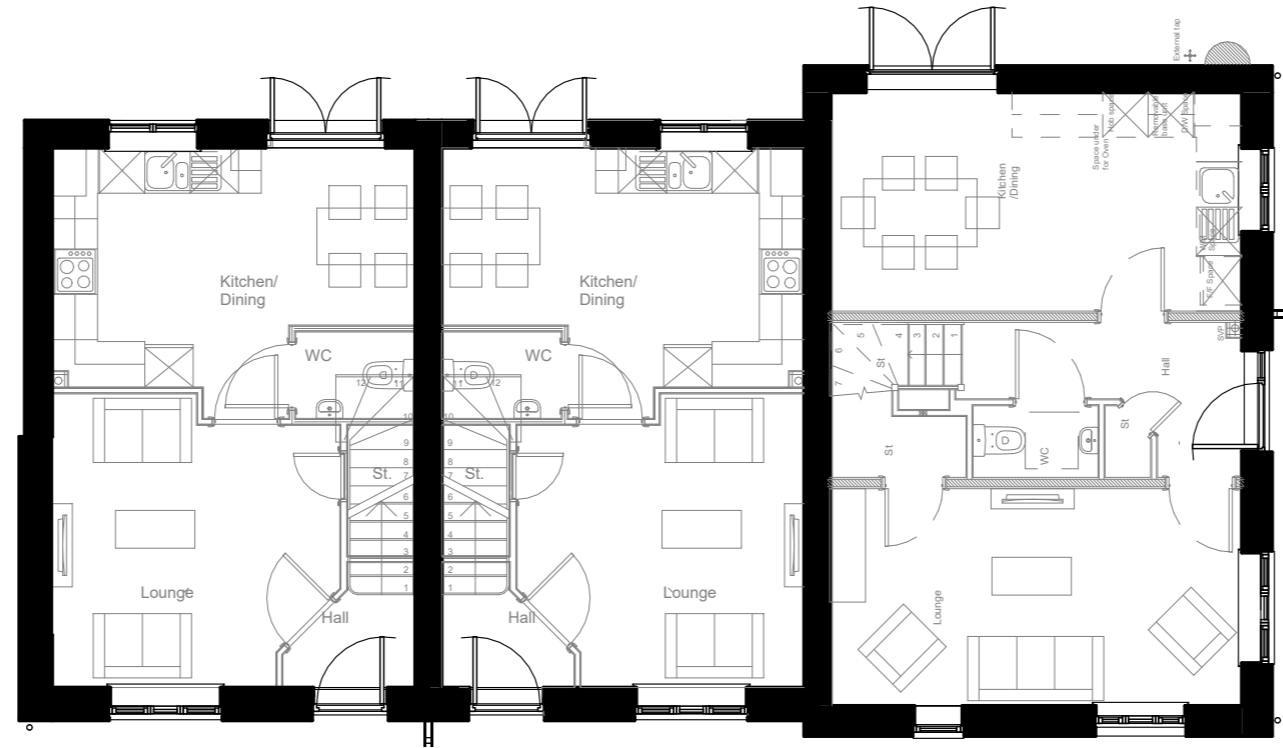
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H2B742/H2B742/H3B973V1 - Finch/Finch/Swift V1 - Tier 1

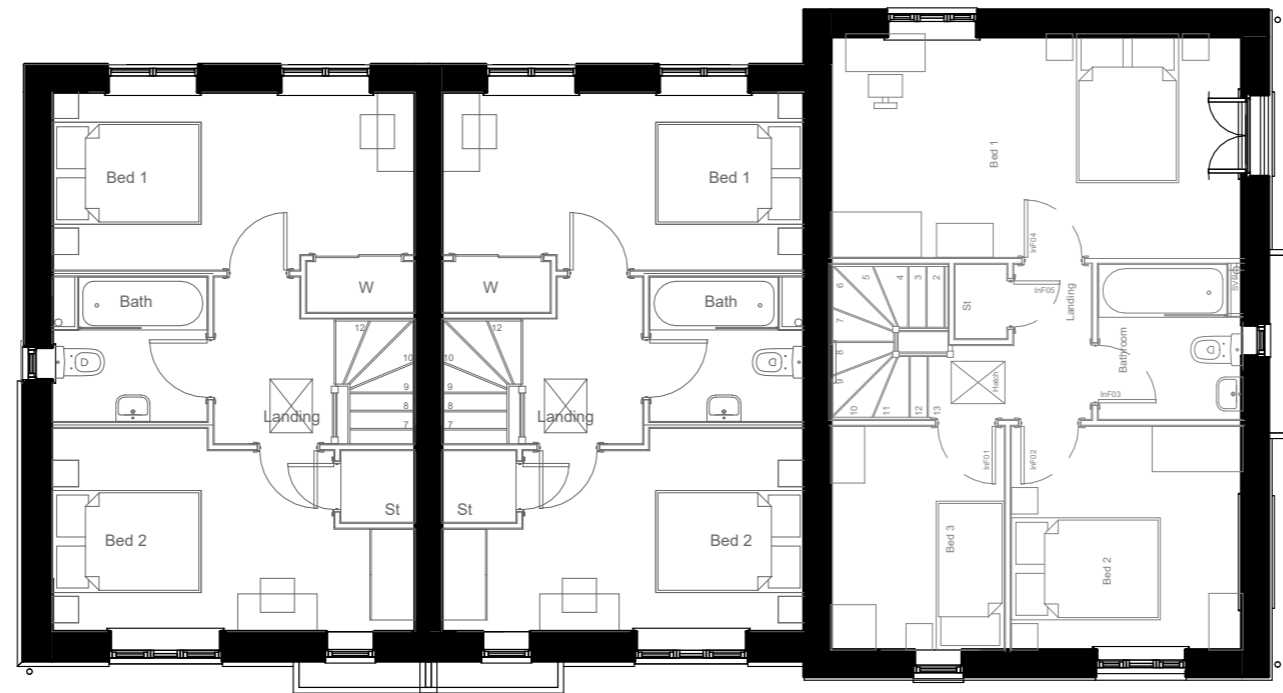
Plots: 173,174,175

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Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

Rev	Revision Details	Dr	Date
P02	Updated to comments		05/05/22
P01	first issue		as sheet

O3S RIBA #
Chartered Practice

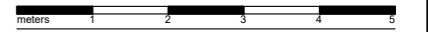
23 Westfield Park
Redland
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BS6 6LT

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**973v1 + 742 + 742 Tier 1
Grouping - Planning Floor Plans**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	02	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H3B973v1+H2B742T1-ZZ-GA-A-02-S0-P02

H3B973V1/H3B899 - Swift V1/Sandpiper - Tier 1

Plots: 1,2,12,13,14,15,18,19,20,21169,170

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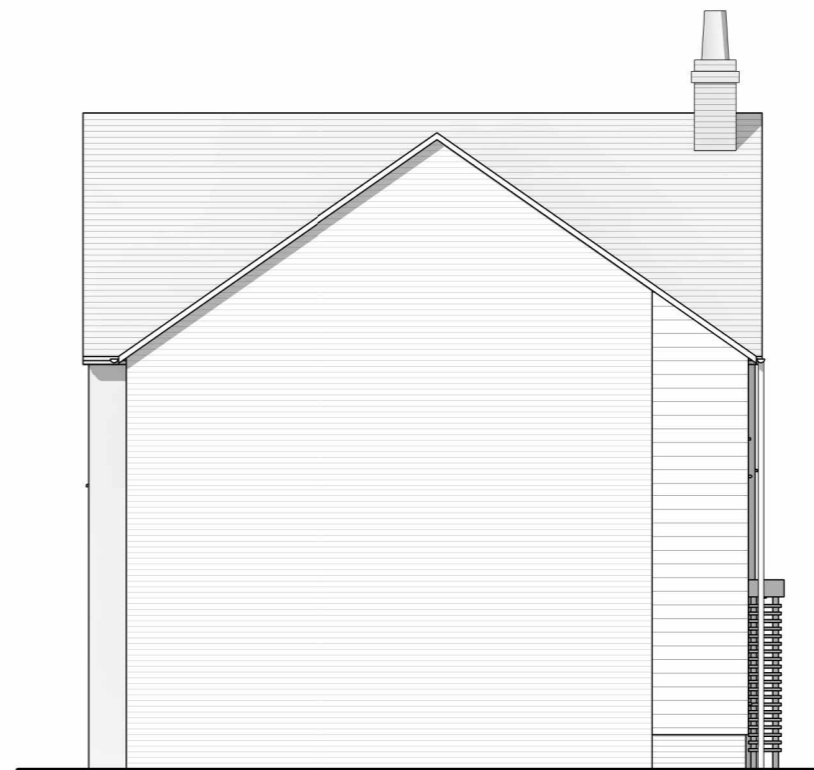
Front Elevation
1 : 100



Side Elevation A
1 : 100



Rear Elevation
1 : 100



Side Elevation B
1 : 100

Rev	Revision Details	Dr	Date
P02	Updated to comments		05/05/22
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RIBA #
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23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**973v1 + 899 Tier 1 Grouping -
Planning Elevations**

Scale
1 : 100 @ A3



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NG	DR	29.03.22

Job No	Drawing No	Rev
3250	01	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H3B973v1+H3B899T1-ZZ-GA-A-01-S0-P02

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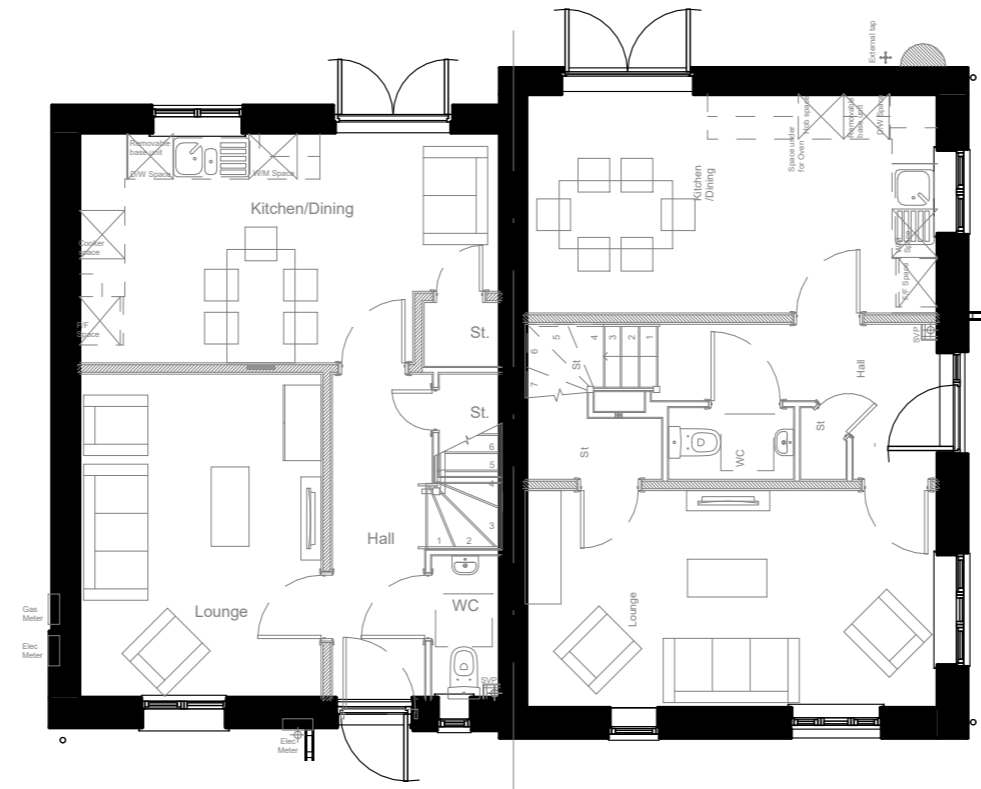
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H3B973V1/H3B899 - Swift V1/Sandpiper - Tier 1

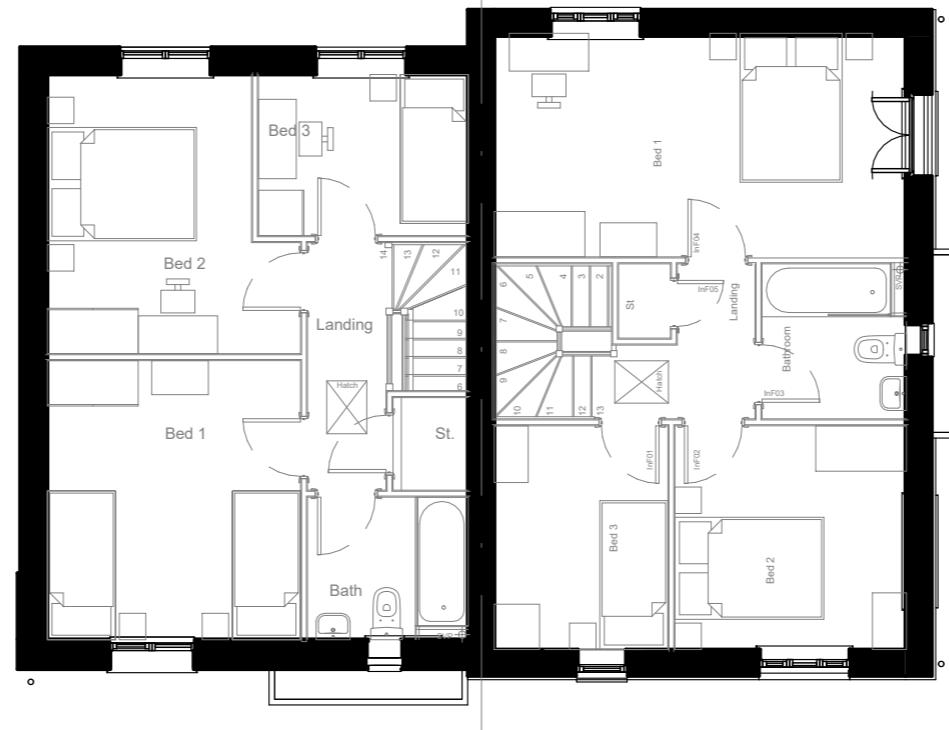
Plots: 1,2,12,13,14,15,18,19,20,21,169,170

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Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

P02	Updated to comments	05/05/22
P01	first issue	as sheet

Rev	Revision Details	Dr	Date
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RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**973v1 + 899 Tier 1 Grouping -
Planning Floor Plans**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	02	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H3B973v1+H3B899T1-ZZ-GA-A-02-S0-P02

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H3B973V2/H3B972V2 - Swift V2/Swift V2 - Tier 1

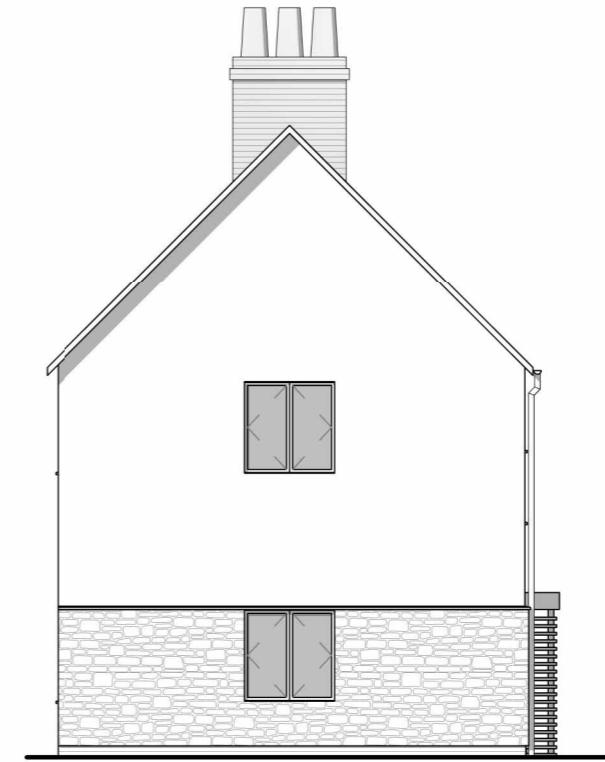
Plots: 3,4,152,153,154,155,167,168

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Front Elevation
1 : 100



Side Elevation - A
1 : 100



Rear Elevation
1 : 100



Side Elevation - B
1 : 100

P02	Updated to comments	05/05/22	
P01	first issue	as sheet	
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford and EWH

Job Title
Snow Capel Farm

Drawing Title
**973v2 + 973v2 Tier 1 Grouping
- Planning Elevations**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	01	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H3B973V2+973V2-ZZ-GA-A-01-S04-P02

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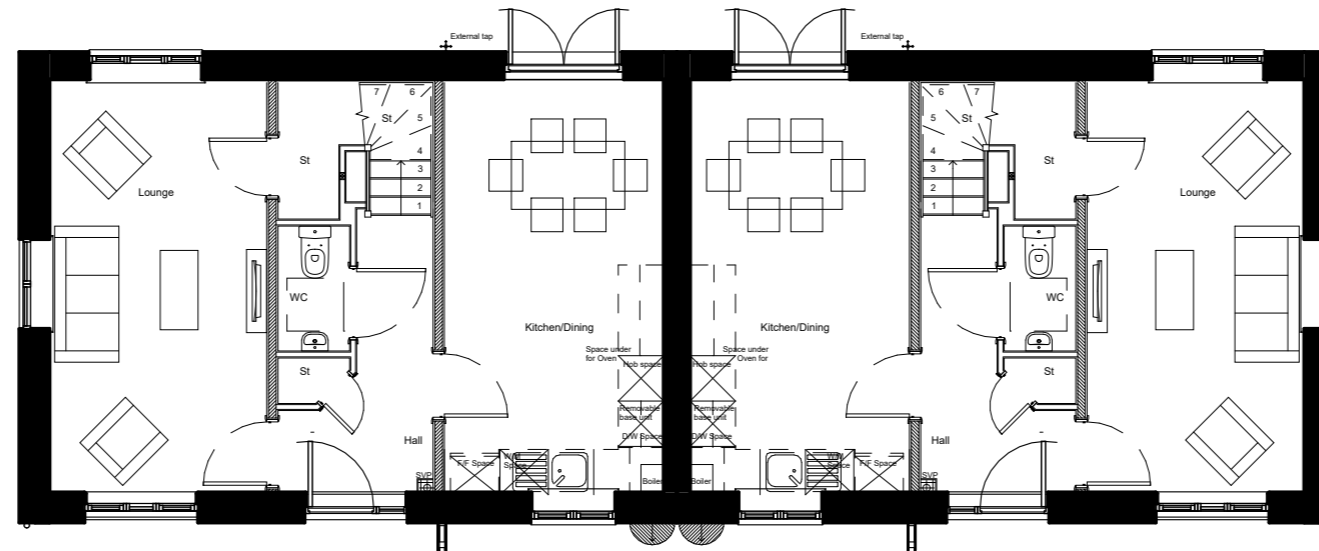
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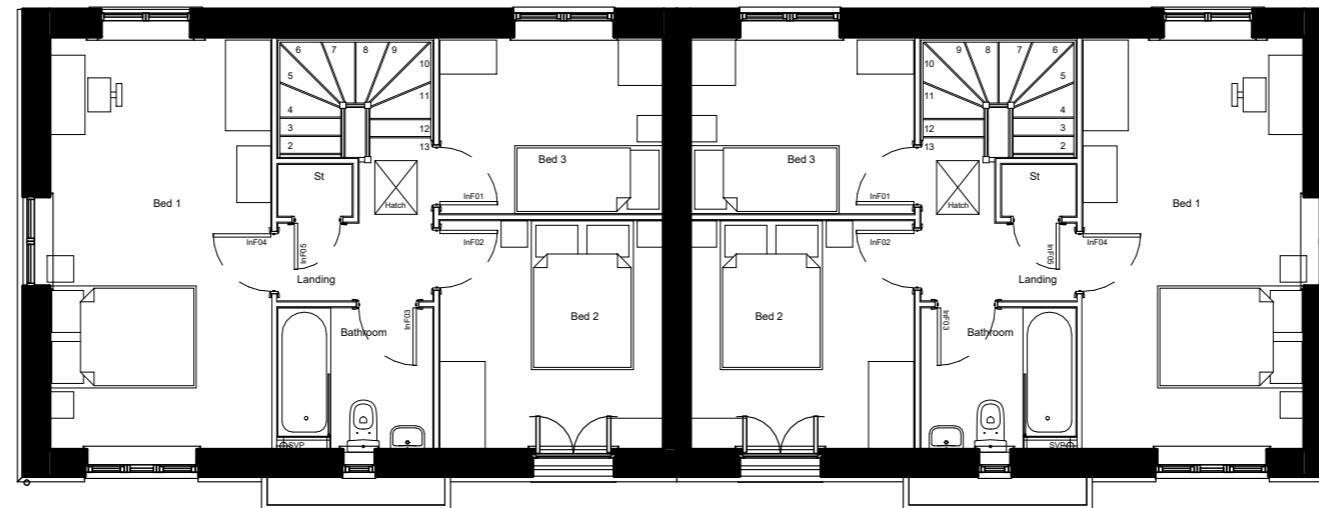
Plots: 3,4,152,153,154,155,167,168

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Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

P02	Updated to comments	05/05/22	
P01	first issue	as sheet	
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Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford and EWH

Job Title
Snow Capel Farm

Drawing Title
**973v2 + 973v2 Tier 1 Grouping
- Planning Floor Plans**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22
Job No	Drawing No	Rev
3250	02	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H3B973V2+972V2-ZZ-GA-A-02-S04-P02

H3B1054/H3B899 - Nuthatch/Sandpiper - Tier 1

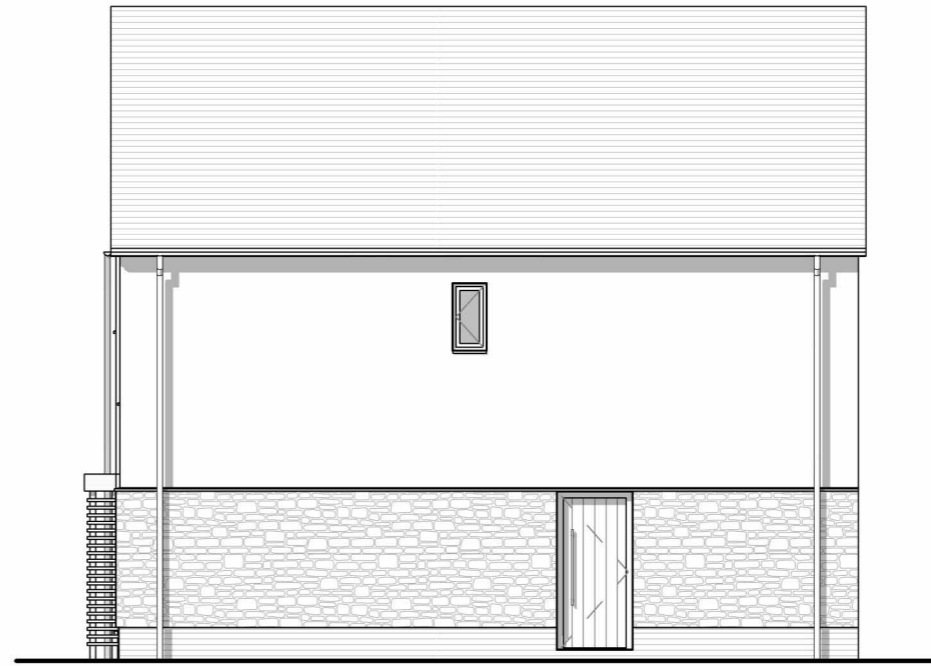
Plots: 16,17

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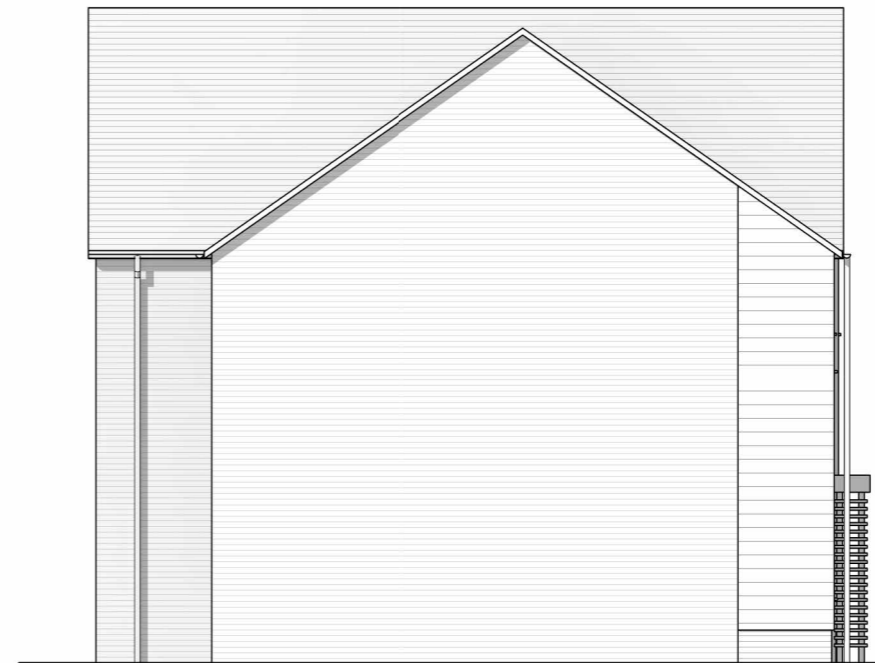
Front Elevation
1 : 100



Side Elevation A
1 : 100



Rear Elevation
1 : 100



Side Elevation B
1 : 100

REV	Revision Details	Dr	Date
P02	Updated to comments		05/05/22
P01	first issue		as sheet



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford and EWH

Job Title
Snow Capel Farm

Drawing Title
**1054 + 899 Tier 1 Grouping -
Planning Elevations**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	01	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-1054+H3B899T1-ZZ-GA-A-01-S0-002

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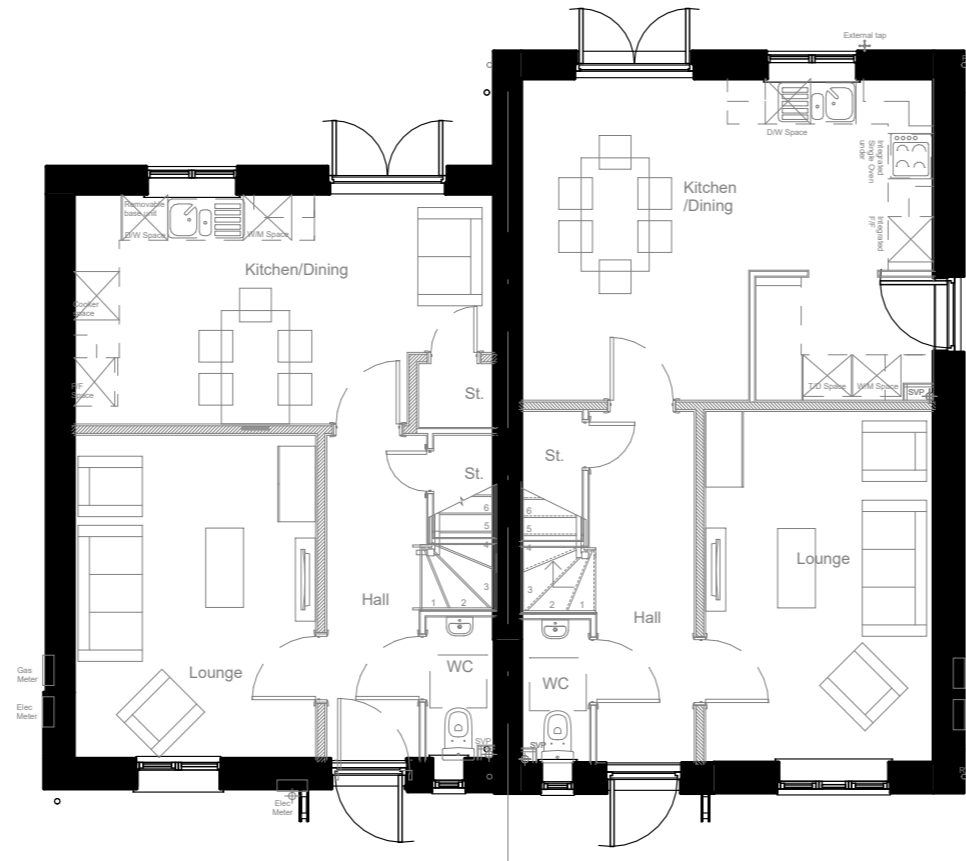
05/05/2022 17:18:51

H3B1054/H3B899 - Nuthatch/Sandpiper - Tier 1

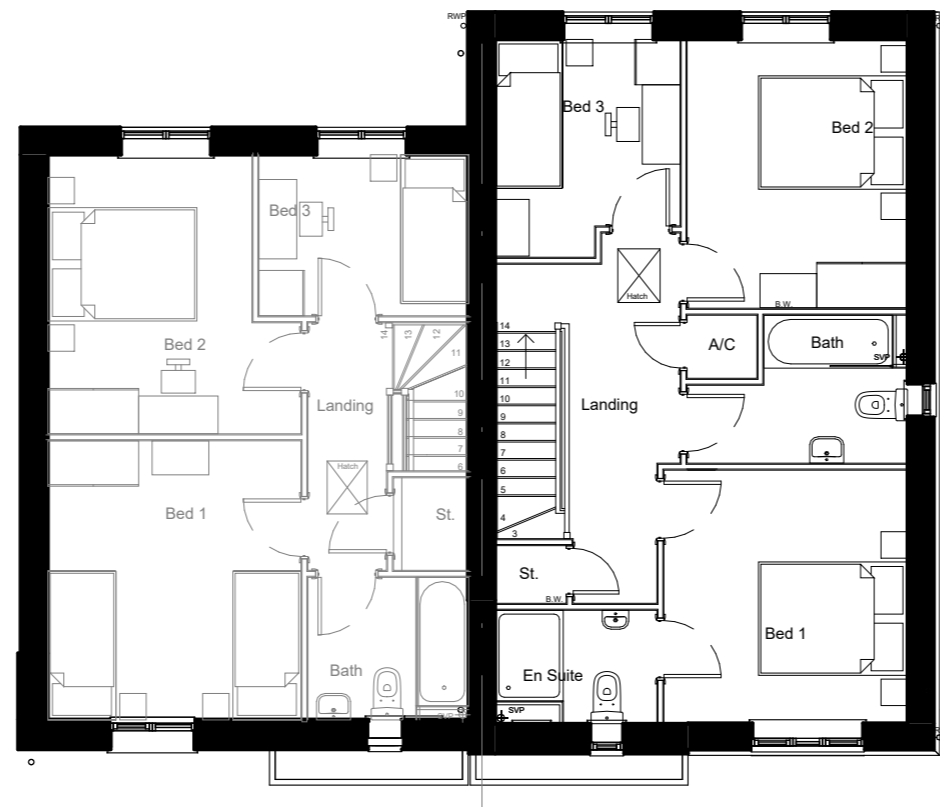
Plots: 16,17

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Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

REV	Revision Details	Dr	Date
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Chartered Practice

23 Westfield Park
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Client's Name
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Snow Capel Farm

Drawing Title
**1054 + 899 Tier 1 Grouping -
Planning Floor Plans**

Scale
1 : 100 @ A3



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3250	02	P02

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Sheet ID

3250-O3S-1054+H3B899T1-ZZ-GA-A-02-S0-02

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05/05/2022 17:18:56

H3B1054/H3B973V2 - Nuthatch/Swift V2- Tier 1

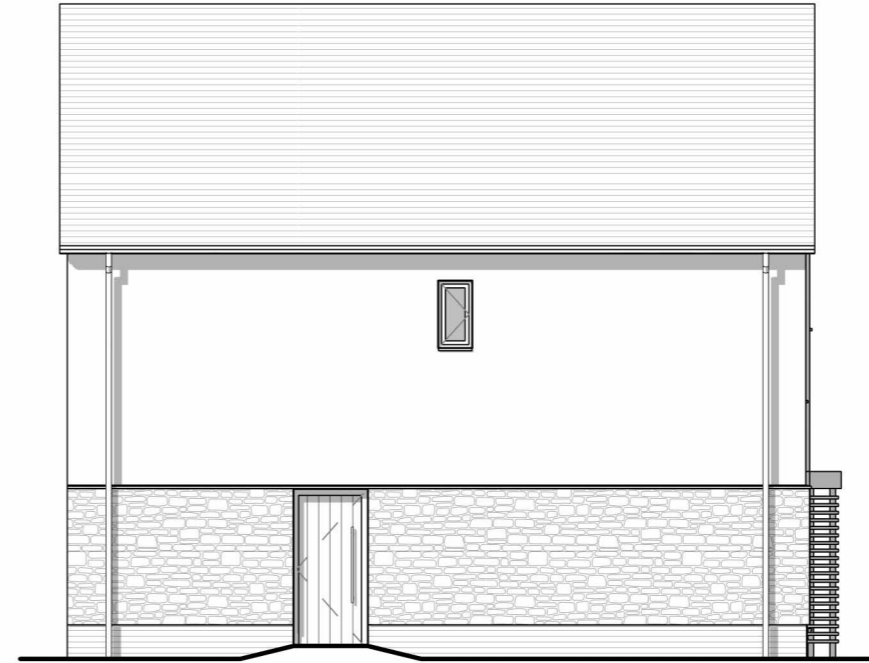
Plots: 76,77,92,93,105,106

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Front Elevation
1 : 100



Side Elevation A
1 : 100



Rear Elevation
1 : 100



Side Elevation B
1 : 100

REV	Revision Details	Dr	Date
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Client's Name
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Job Title
Snow Capel Farm

Drawing Title
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Planning Elevations**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	01	P02

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P:\3250 - Snow Capel Farm\CAD\BIM\Links_RVT\Tier 1 Groupings\1054 + 973v2.rvt

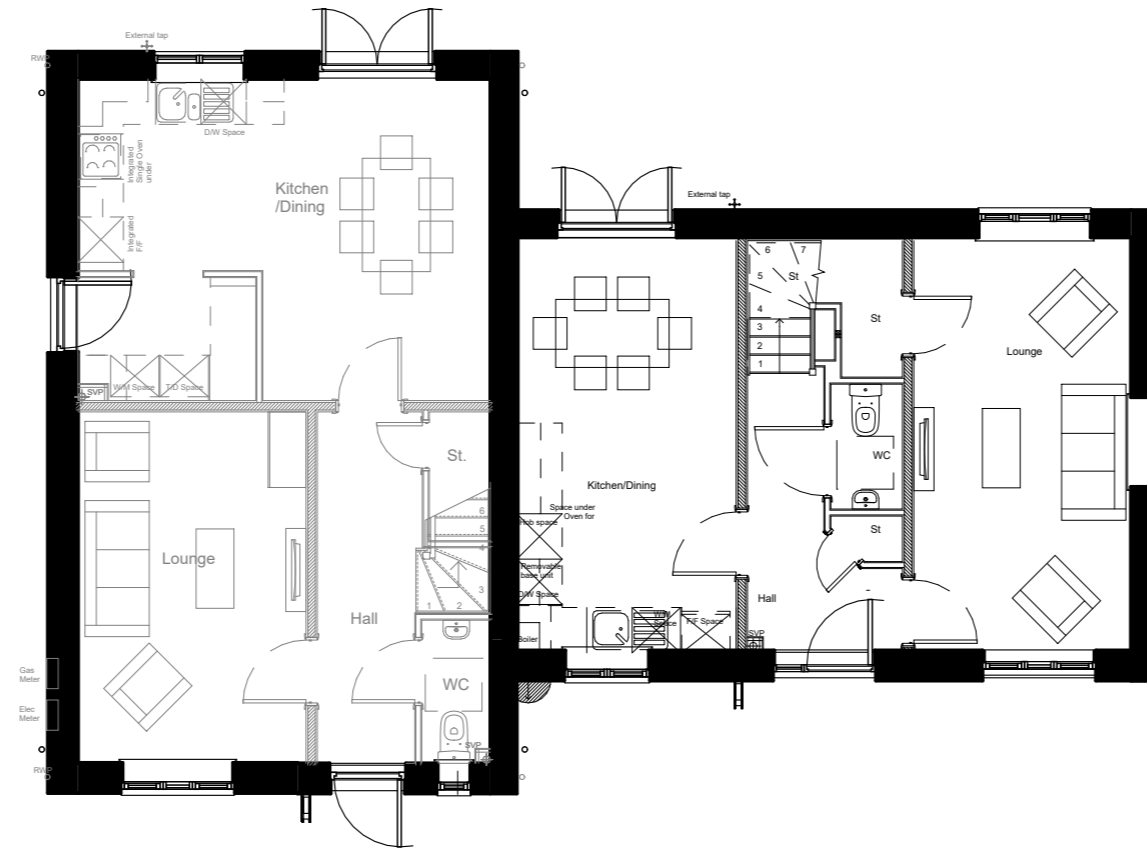
05/05/2022 17:37:18

H3B1054/H3B973V2 - Nuthatch/Swift V2- Tier 1

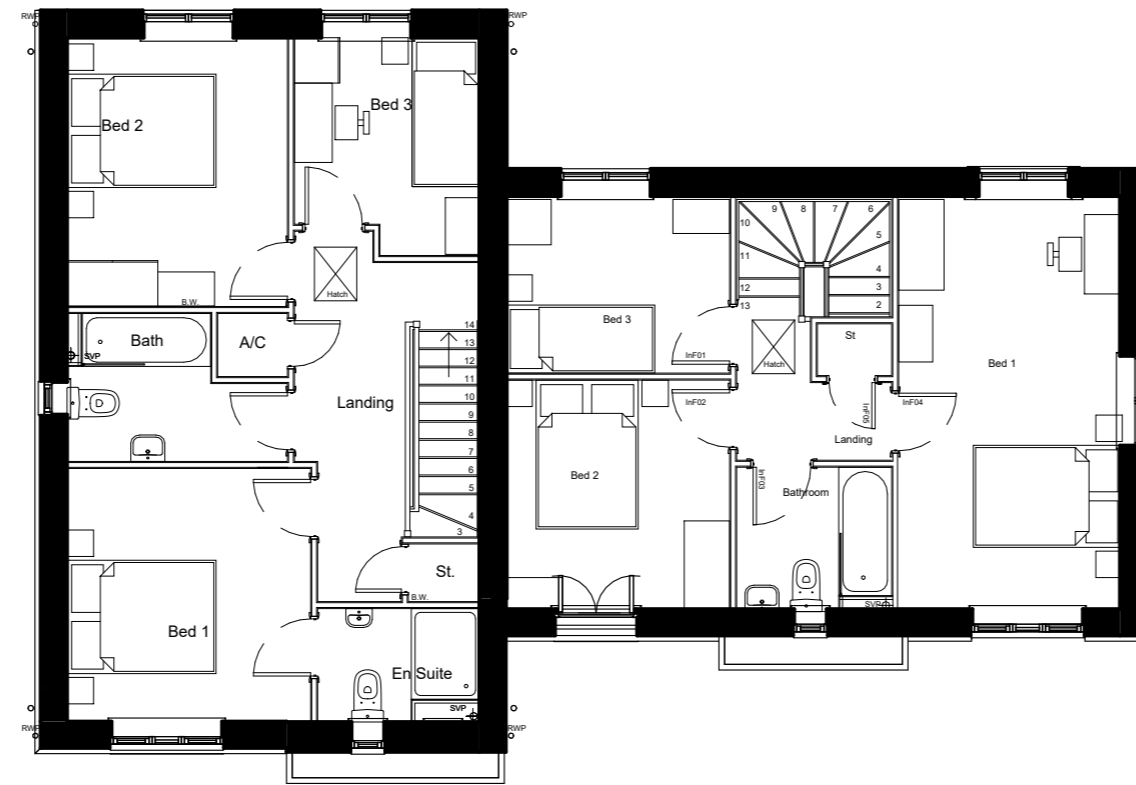
Plots: 76,77,92,93,105,106

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Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

P02	Updated to comments	05/05/22	
P01	first issue	as sheet	
REV	Revision Details	Dr	Date

O3S RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**1054 + 973v2 Tier 1 Grouping -
Planning Floor Plans**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22
Job No	Drawing No	Rev
3250	02	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H3B1054+973v2T1-ZZ-GA-A-02-S01-P02

H4B1263/H3B973V2 - Kite/Swift V2- Tier 1

Plots: 79,80,90,91,103,104

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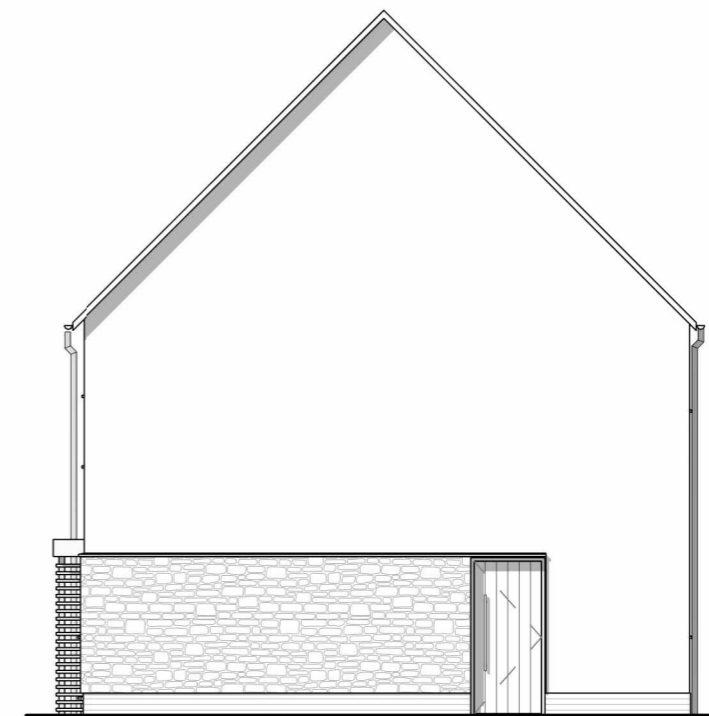
Front Elevation
1 : 100



Side Elevation A
1 : 100



Rear Elevation
1 : 100



Side Elevation B
1 : 100

P02	Updated to comments	05/05/22	
P01	first issue	as sheet	
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LJ

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**1263 + 973v2 Tier 1 Grouping -
Planning Elevations**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22

Job No	Drawing No	Rev
3250	01	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H4B1263+973v2T1-ZZ-GA-A-01-S01-P02

P:\3250 - Snow Capel Farm\CAD\BIM\Links_RVT\Tier 1 Groupings\1263 + 973v2.rvt

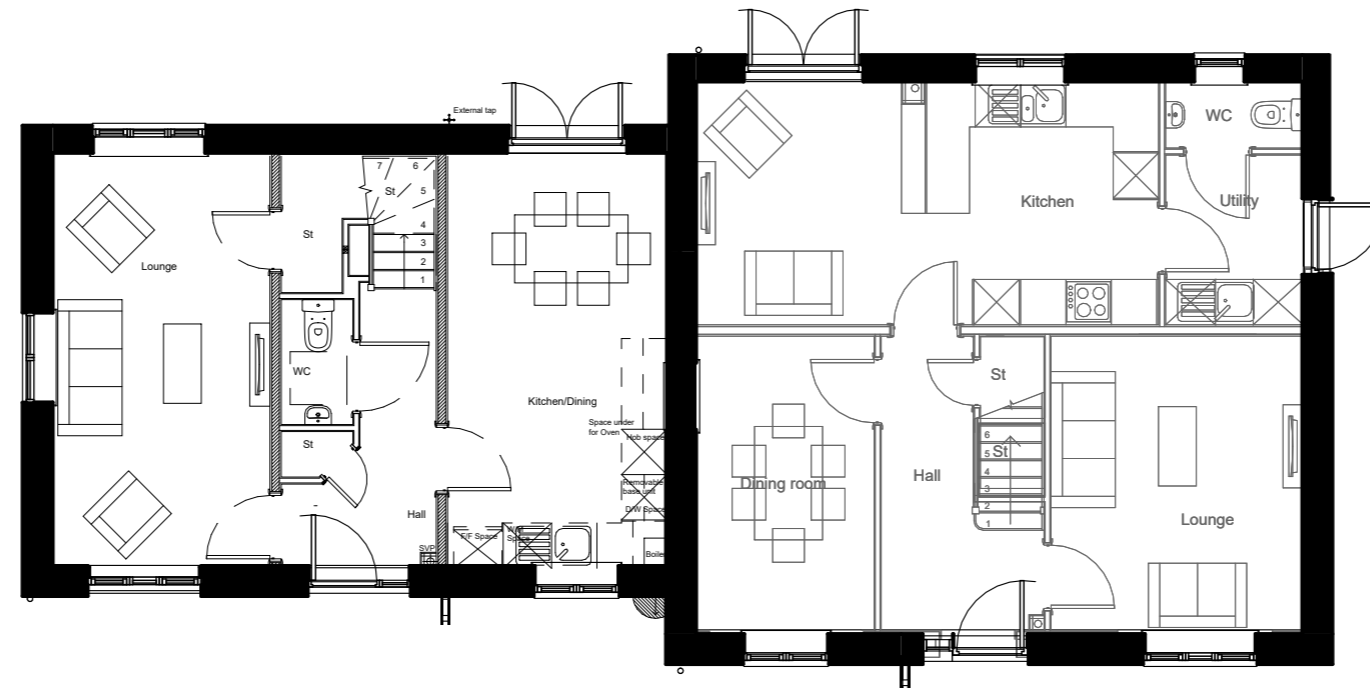
05/05/2022 18:18:54

H4B1263/H3B973V2 - Kite/Swift V2- Tier 1

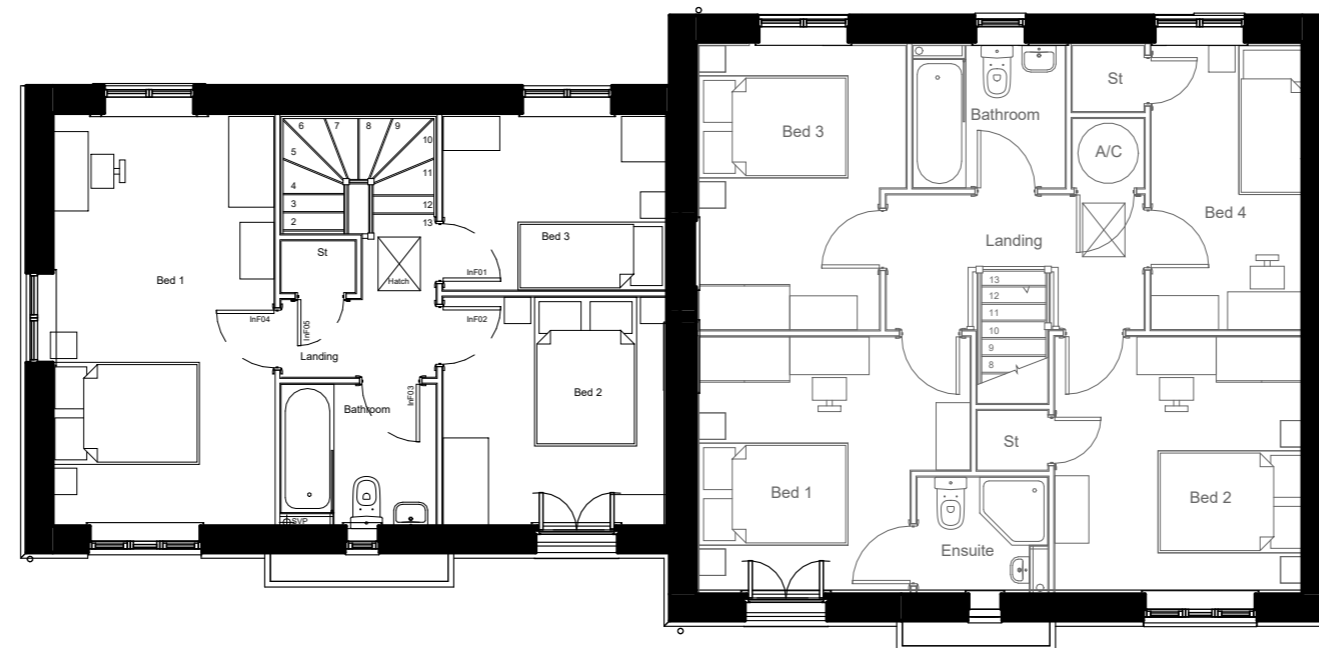
Plots: 79,80,90,91,103,104

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Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

P02	Updated to comments	05/05/22	
P01	first issue	as sheet	
REV	Revision Details	Dr	Date

O3S RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
**1263 + 973v2 Tier 1 Grouping -
Planning Floor Plans**

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22
Job No	Drawing No	Rev
3250	02	P02

Status
PRELIMINARY

Sheet ID

3250-O3S-H4B1263+973v2T1-ZZ-GA-A-02-S02P02

H4B1263 - Kite - Tier 1

Plots: 78,107,144,145,179,180

* Side windows to plots 107,145 & 179 only.

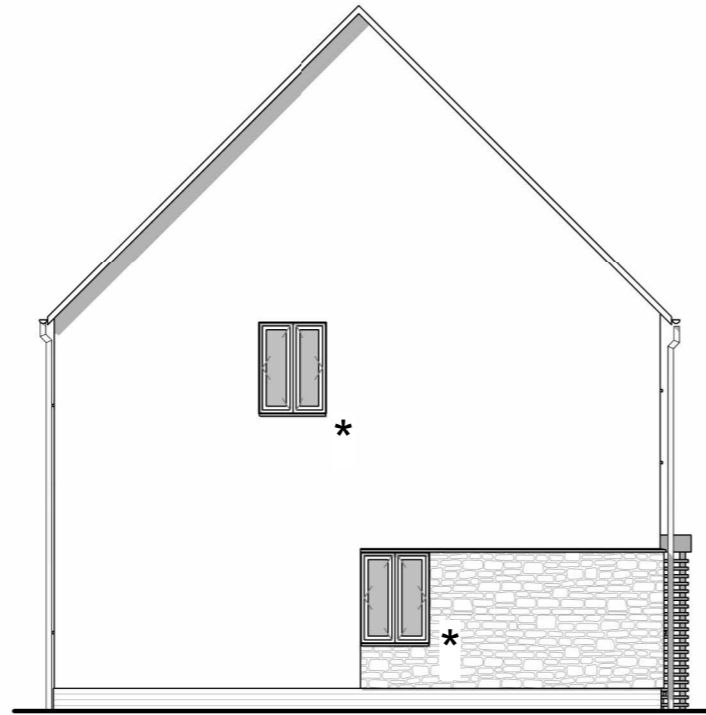
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Front Elevation

1 : 100



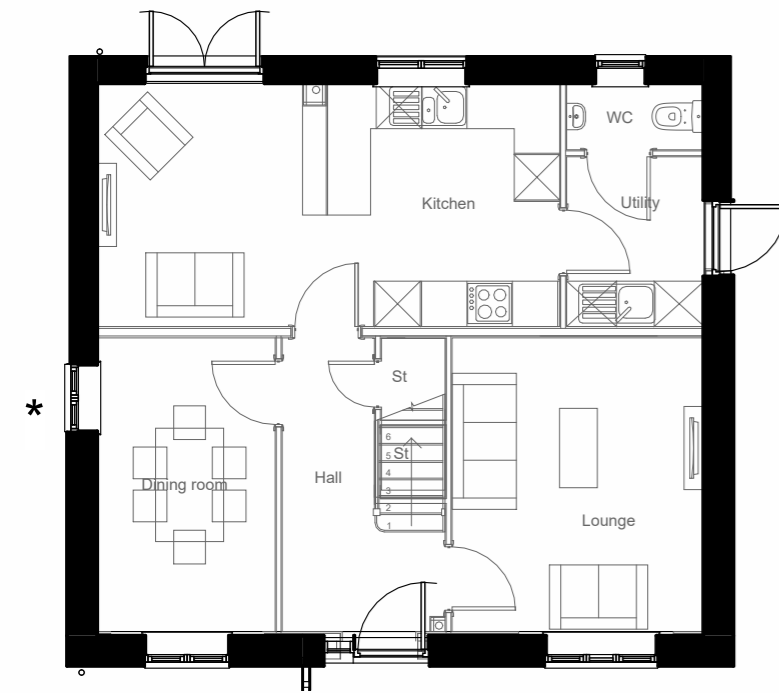
Side Elevation A

1 : 100



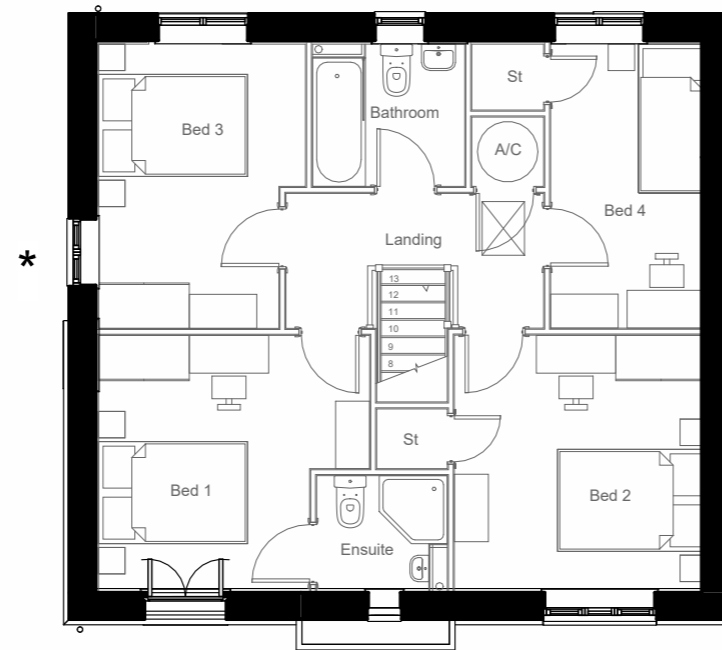
Rear Elevation

1 : 100



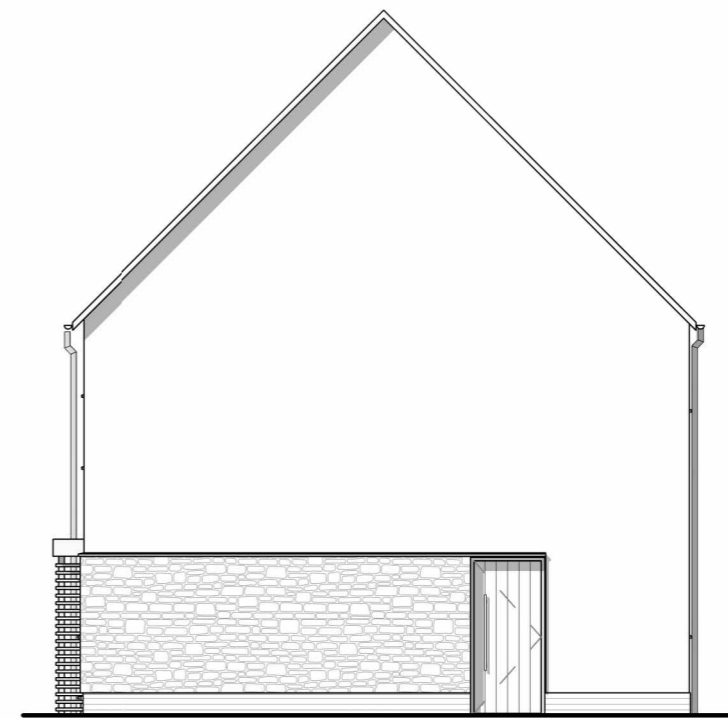
Ground Floor Plan

1 : 100



First Floor Plan

1 : 100



Side Elevation B

1 : 100

P02	Updated to comments	05/05/22
P01	first issue	as sheet
REV	Revision Details	Dr Date



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford & EWH

Job Title
Snow Capel Farm

Drawing Title
H4B1263 Tier 1- Planning plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
NG	DR	29.03.22
Job No	Drawing No	Rev
3250	01	P02

Status
PRELIMINARY

Sheet ID
3250-O3S-H4B1263T1-ZZ-GA-A-01-S0-P02

F513V2 - Wren V2 - Tier 1

Plots: 148-151

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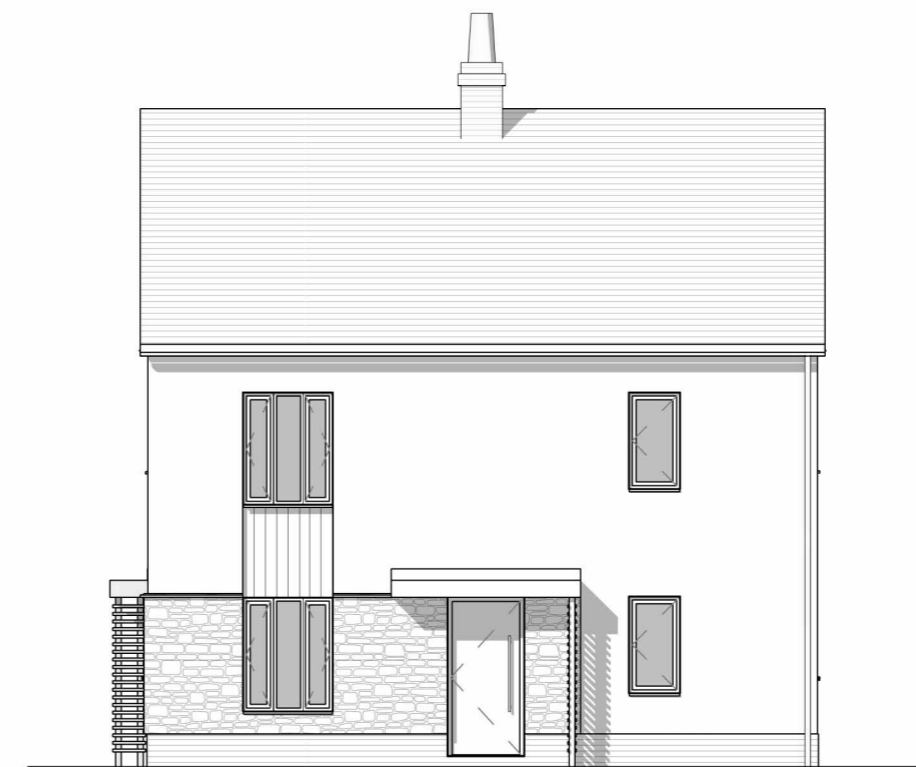
Front Elevation



Side Elevation 01



Rear Elevation



Side Elevation 02

REV	Revision Details	Dr	Date
P02	updated to comments		05/05/22
P01	first issue		as sheet



RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol
BS2 1PD

Client's Name
Bromford and EWH

Job Title
Snow Capel Farm

Drawing Title
F513V1 Tier 1 - Planning - Elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
3250	02 - F513V1	P02

Status
PRELIMINARY

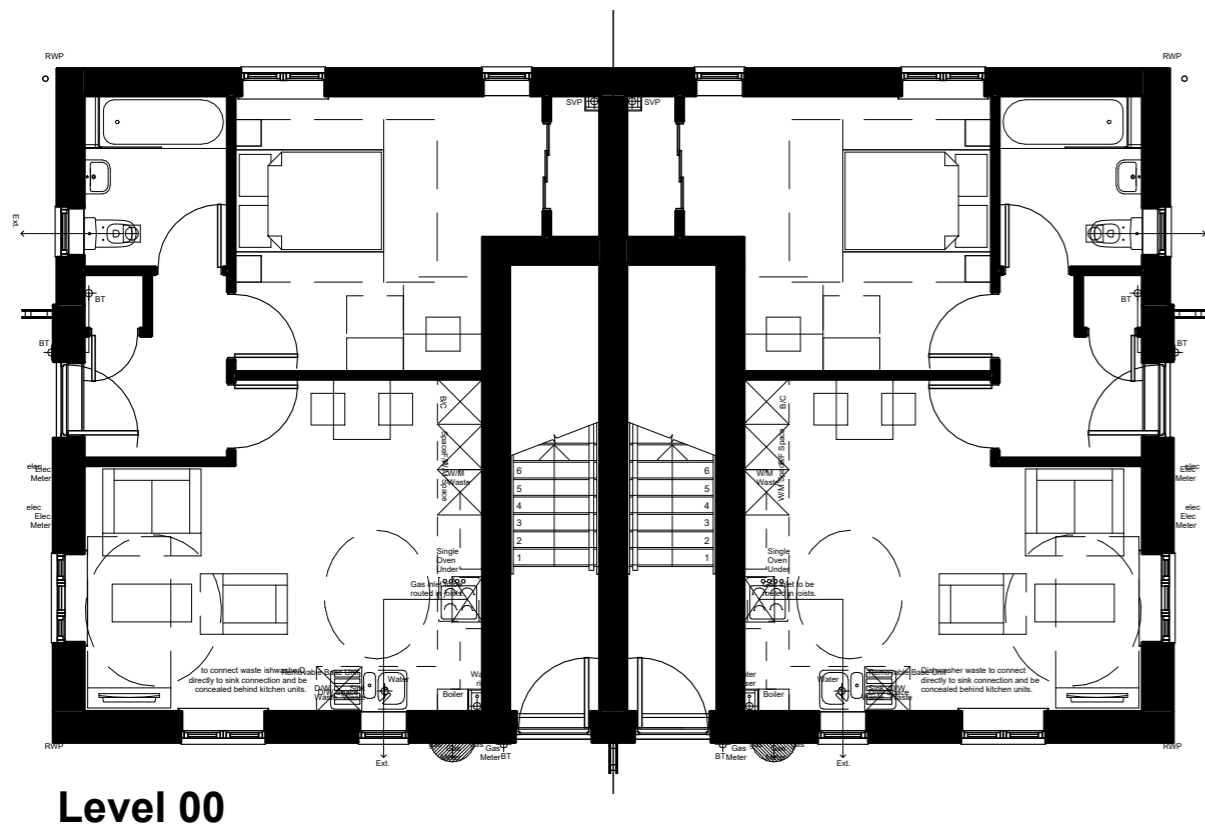
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F513V2 - Wren V2 - Tier 1

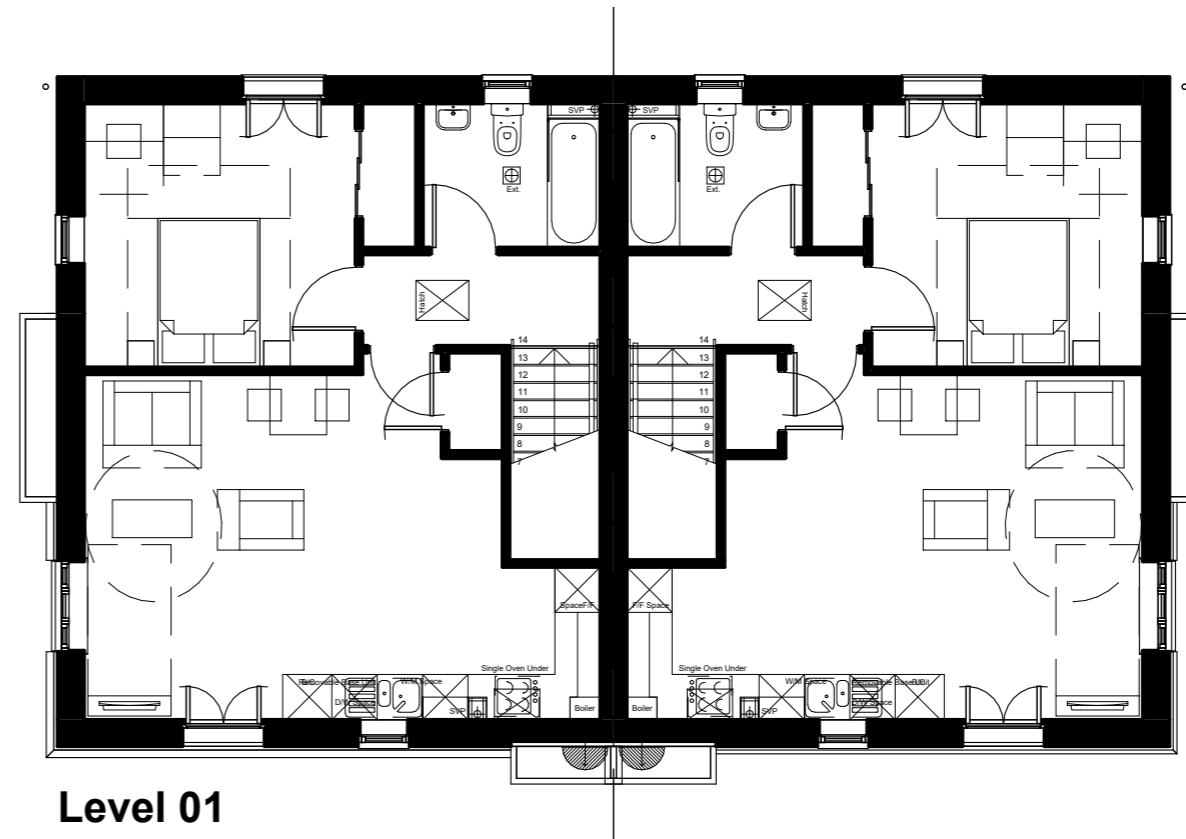
Plots: 148-151

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Level 00



Level 01

P02 updated to comments 05/05/22
P01 first issue as sheet

REV Revision Details Dr Date



RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol
BS2 1PD

Client's Name
Bromford and EWH

Job Title
Snow Capel Farm

Drawing Title
F513V1 Tier 1 - Planning - Plans

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
3250	01 - F513V1	P02

Status
PRELIMINARY

Sheet ID
3250-O3S-F513V2-ZZ-GA-A-01 - F513V1-S0-P02

Snow Capel Farm Site

TIER2 STANDARD

F513V1 - Wren V1 - Standard

Plots: 36-39, 63-66, 187-190

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Front Elevation



Side Elevation 01



Rear Elevation



Side Elevation 02

P02	Plots 131-132 removed	DR	25/05/22
P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol
BS2 1PD

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
F513V1 - Planning - Elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
3250	02 - F513V1	P02

Status
PRELIMINARY

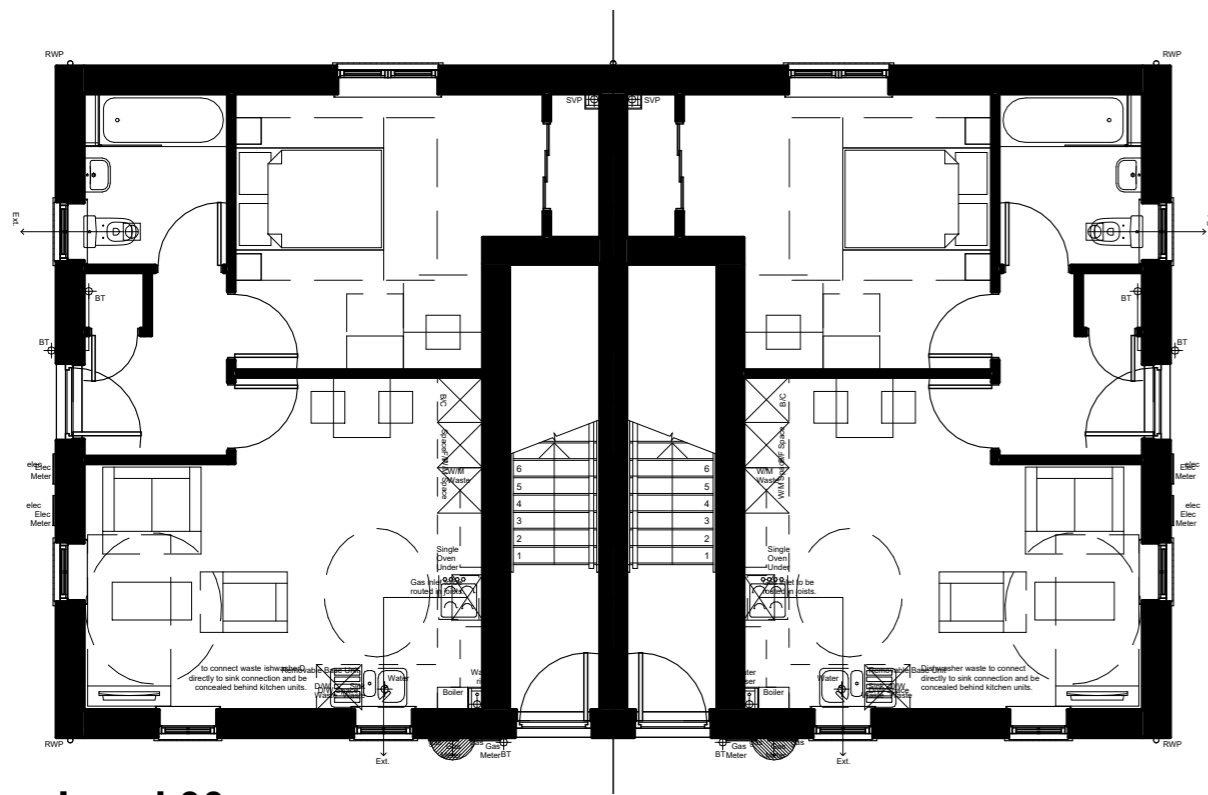
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F513V1 - Wren V1 - Standard

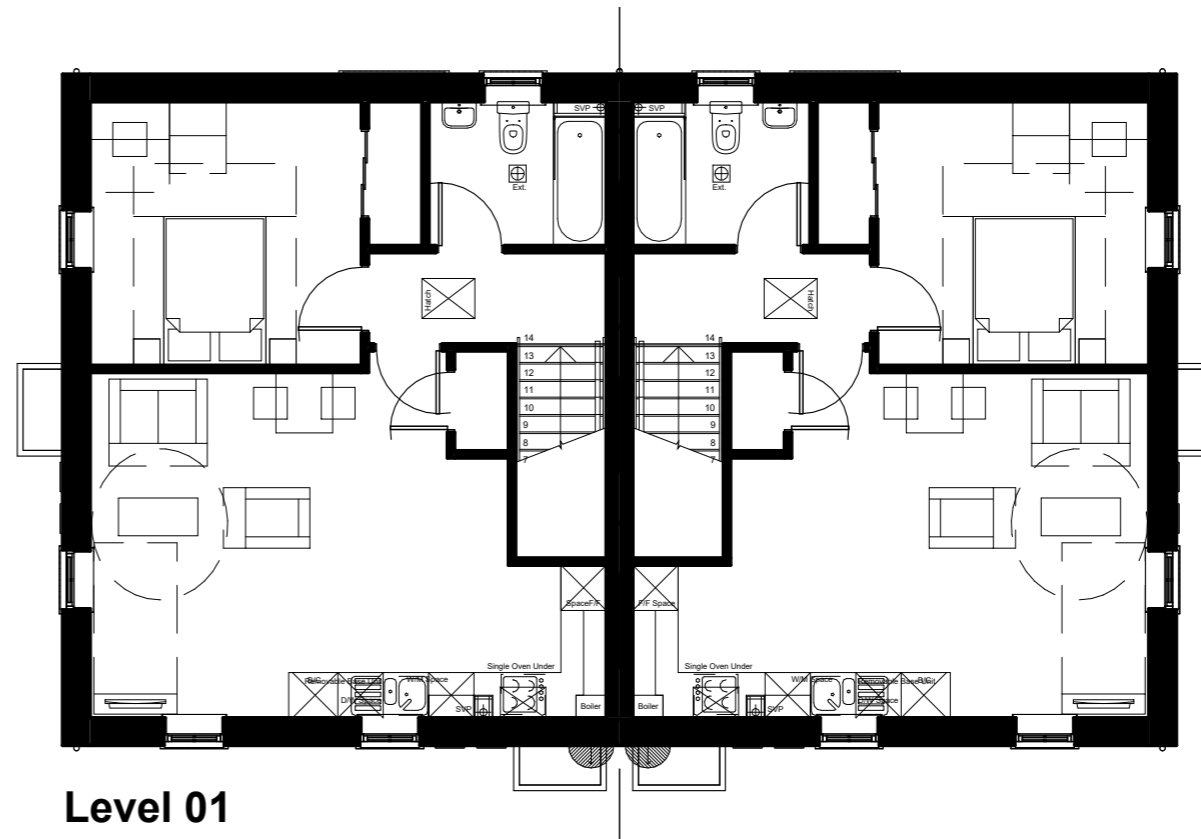
Plots: 36-39, 63-66, 187-190

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Level 00



Level 01

P02	Plots 131-132 removed	DR	25/05/22
P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol
BS8 1PD

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
F513V1 - Planning - Plans

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
3250	01 - F513V1	P02

Status
PRELIMINARY

Sheet ID
3250-O3S-F513V2-ZZ-GA-A-01 - F513V1-S0-P02

F513V3 - Wren V3 _ Standard

Plots: 131-132

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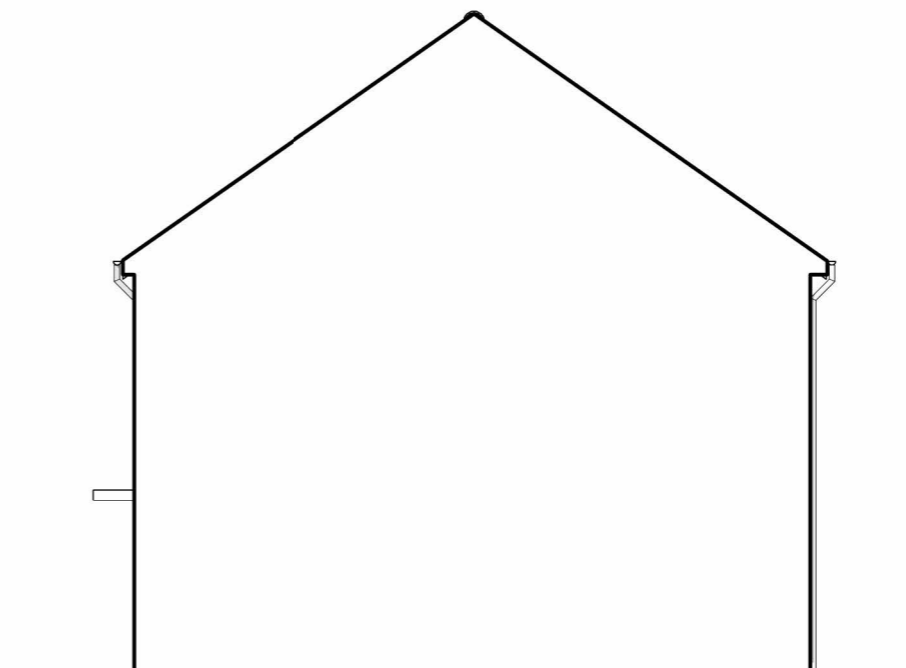
Front Elevation



Side Elevation 01



Rear Elevation



Side Elevation 02

Party wall

REV	Revision Details	Dr	Date
P01	first issue	CH	as sheet



RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
F513V3 - Planning - Elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	26.05.22

Job No	Drawing No	Rev
3250	02 - F513V3	P01

Status
PRELIMINARY

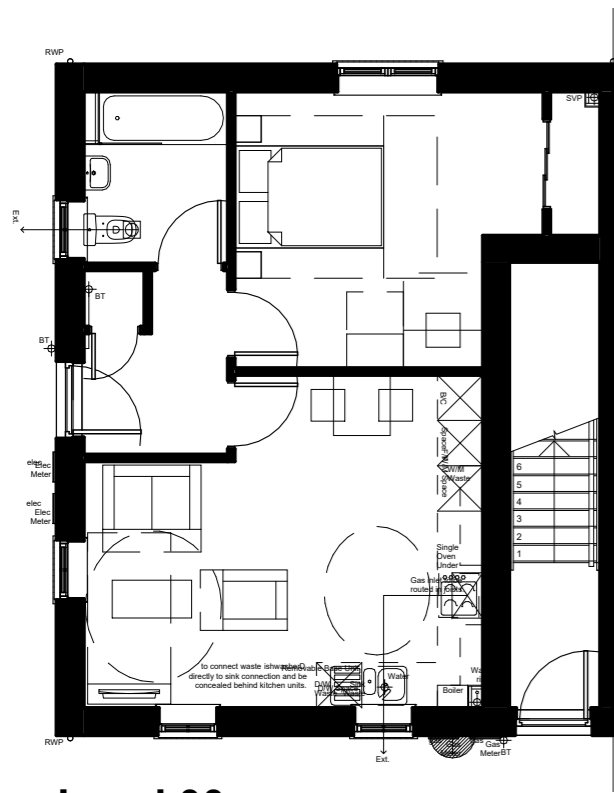
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F513V3 - Wren V3 _ Standard

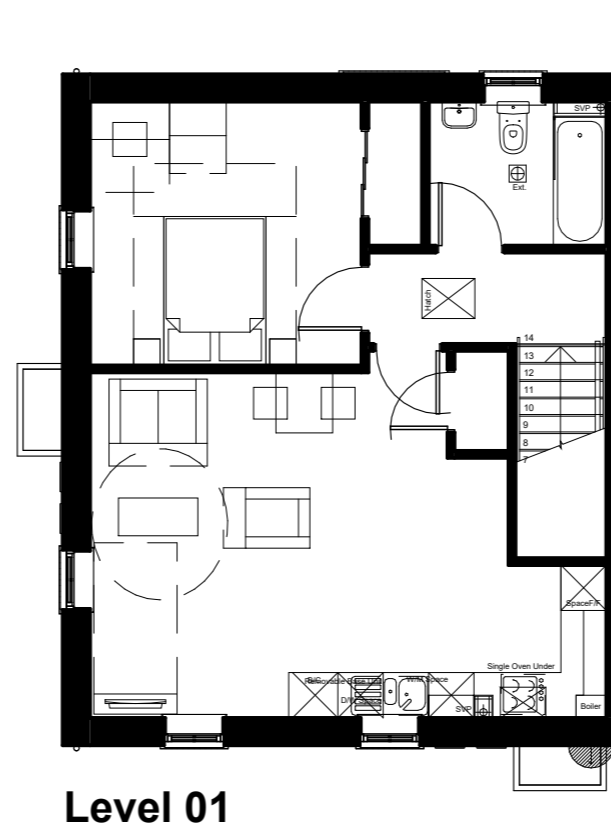
Plots: 131-132

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Level 00



Level 01

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol
BS8 1PD

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
F513V3 - Planning - Plans

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	26.05.22

Job No	Drawing No	Rev
3250	01 - F513V3	P01

Status
PRELIMINARY

Sheet ID
3250-O3S-F513V2-ZZ-GA-A-01 - F513V3-S0-P01

WD701 M4(3) - Standard

Plots: 127-130

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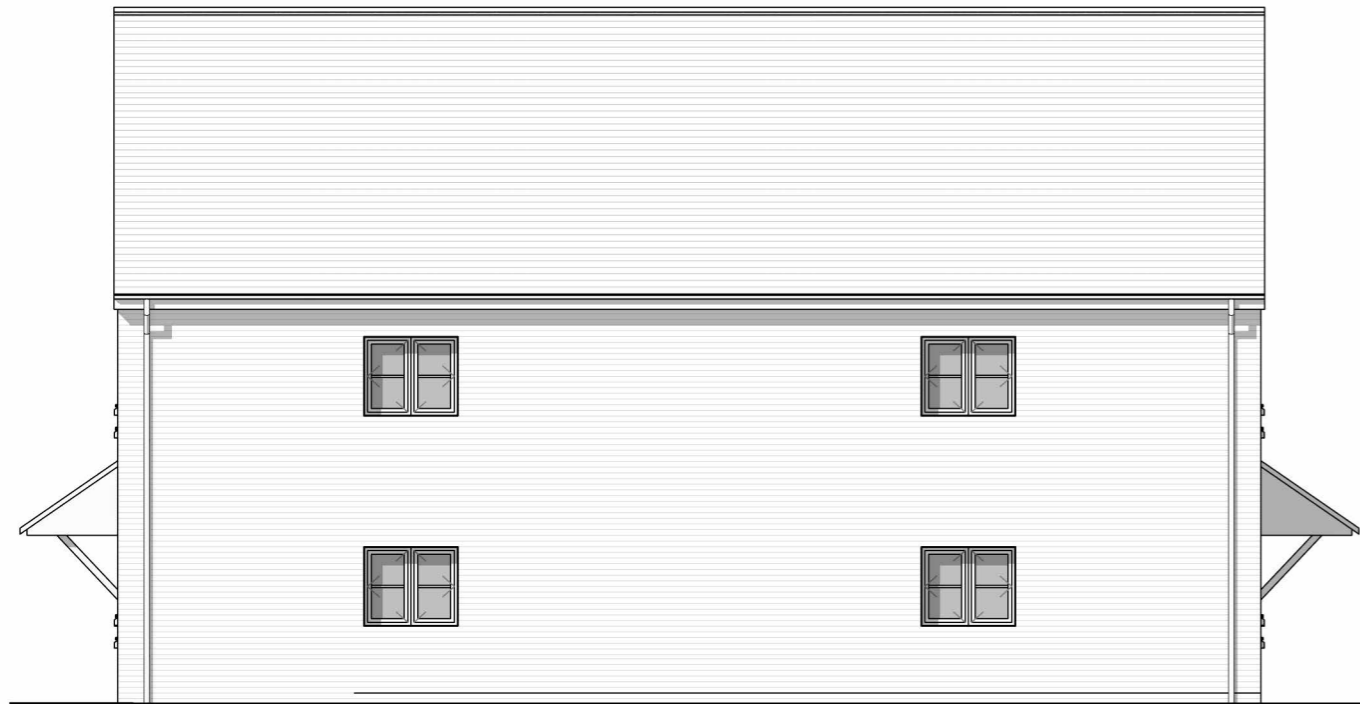
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Front Elevation



Side Elevation 01



Rear Elevation



Side Elevation 02

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol
BS8 1PD

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
WD701 M4(3) - Planning - Elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21
Job No	Rev	
3250	M4(3)	P01

Status

PRELIMINARY

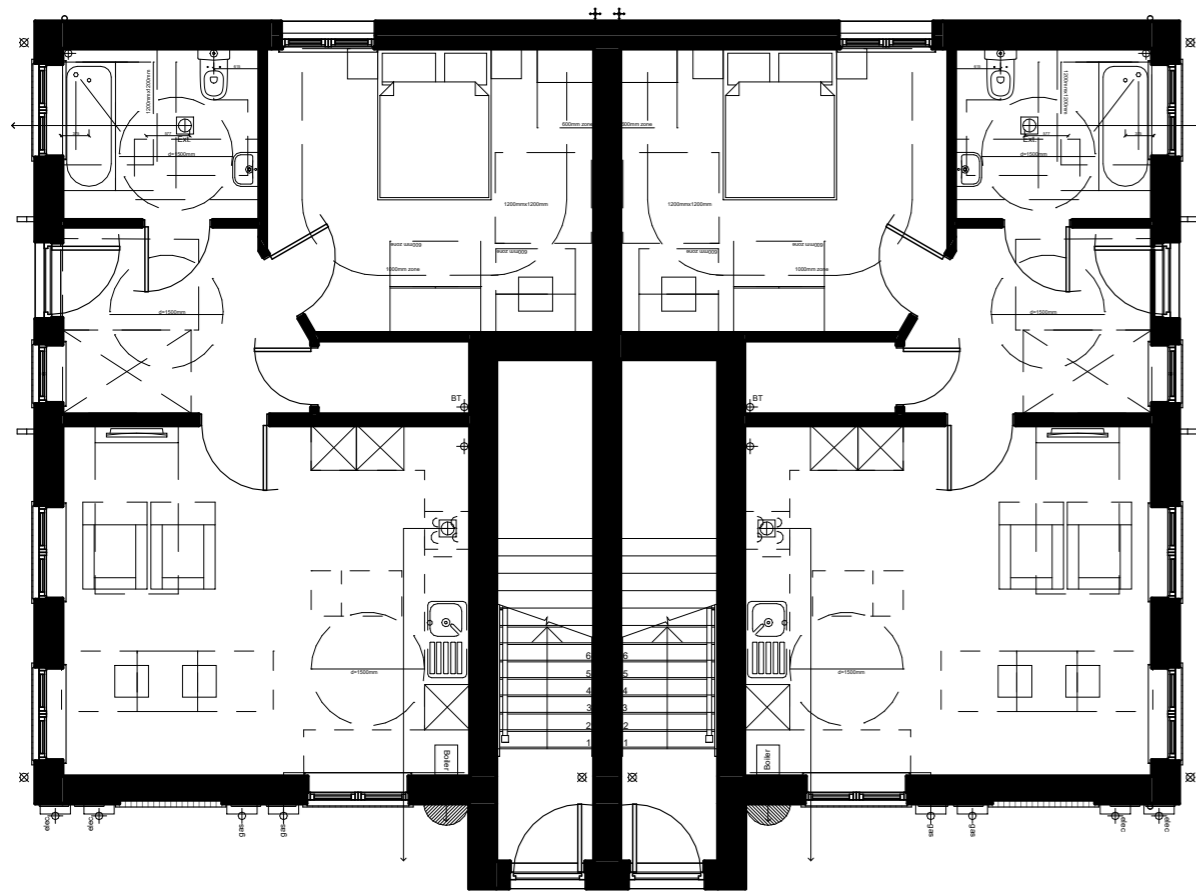
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WD701 M4(3) - Standard

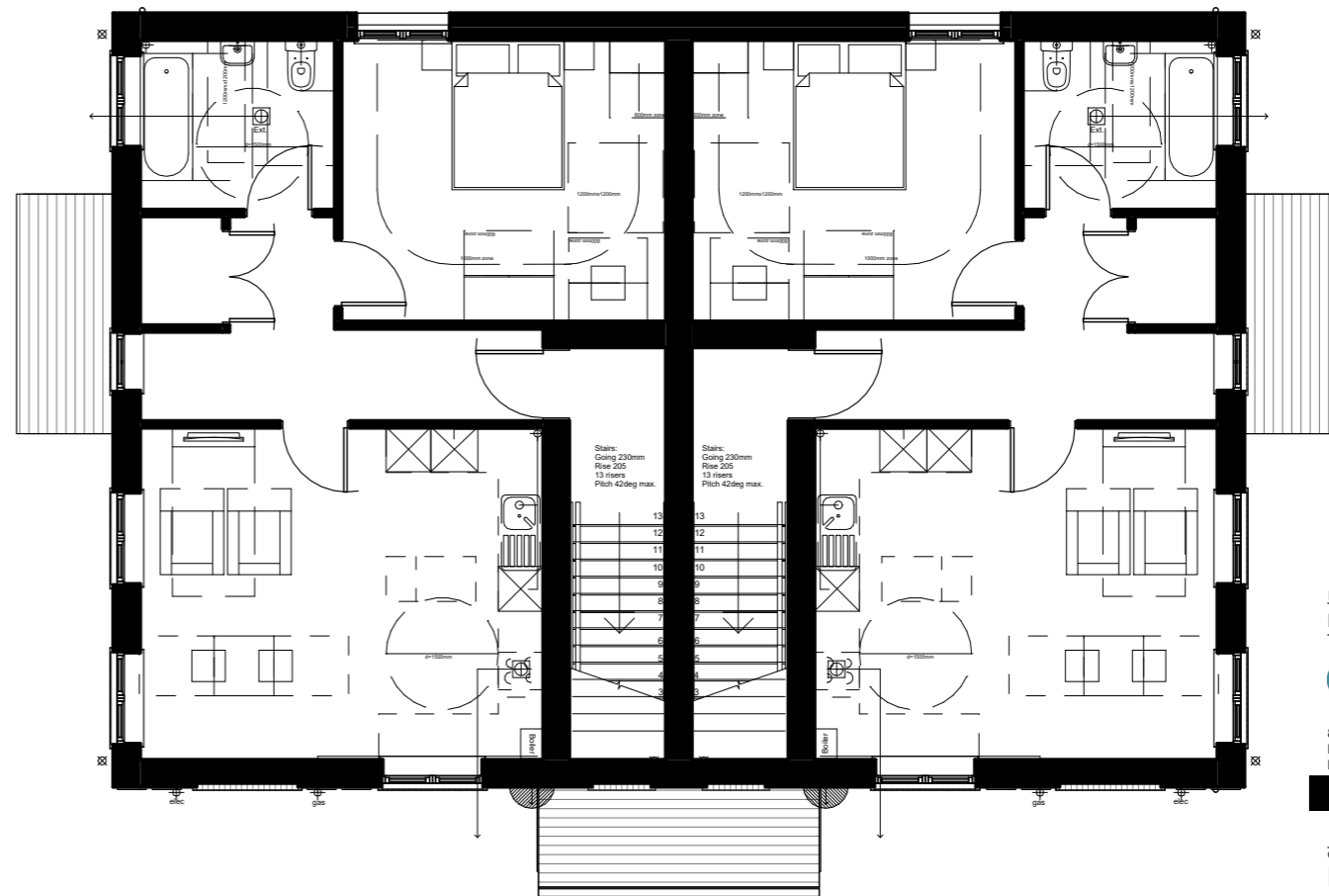
Plots: 127-130

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Level 00



Level 01

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol
BS8 1PD

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
WD701 M4(3) - Planning - Plans

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21
Job No	Rev	
3250	01	WD701
	M4(3)	P01

Status
PRELIMINARY

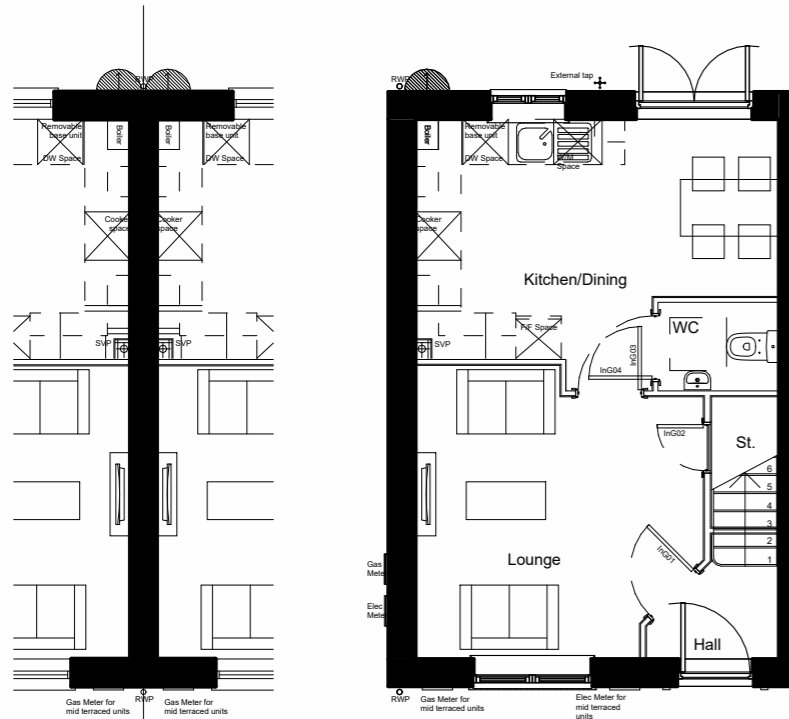
Sheet ID
3250-O3S-F513V2-ZZ-GA-A-01 - WD701 M4(3)-S0-P01

H2B742 - Finch - Standard

Plots: 25,26,27,32,33,34,35,44,46,47,48,49,53,54,55,59,60,81,82,83,84,85,100,101,108,112,113,114,115,116,119,120,121,122,123,124,125,140,141,142,143,164,182,183,184,185

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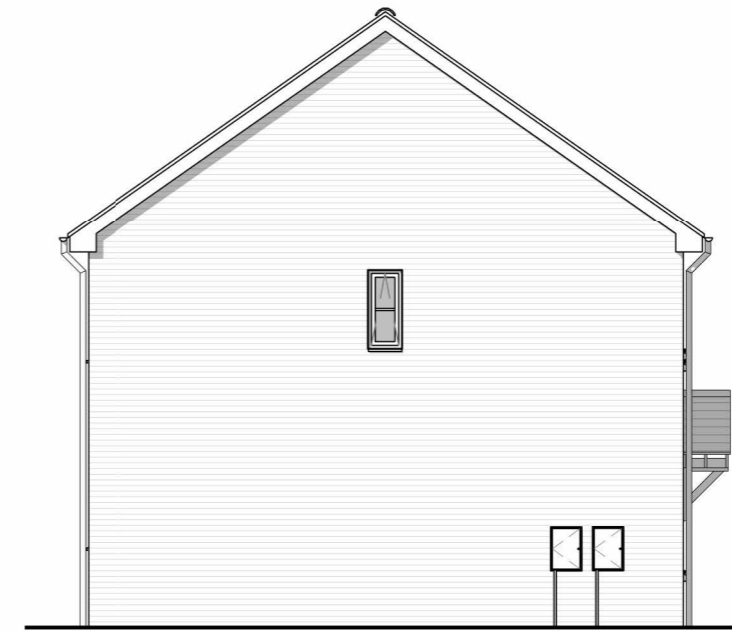
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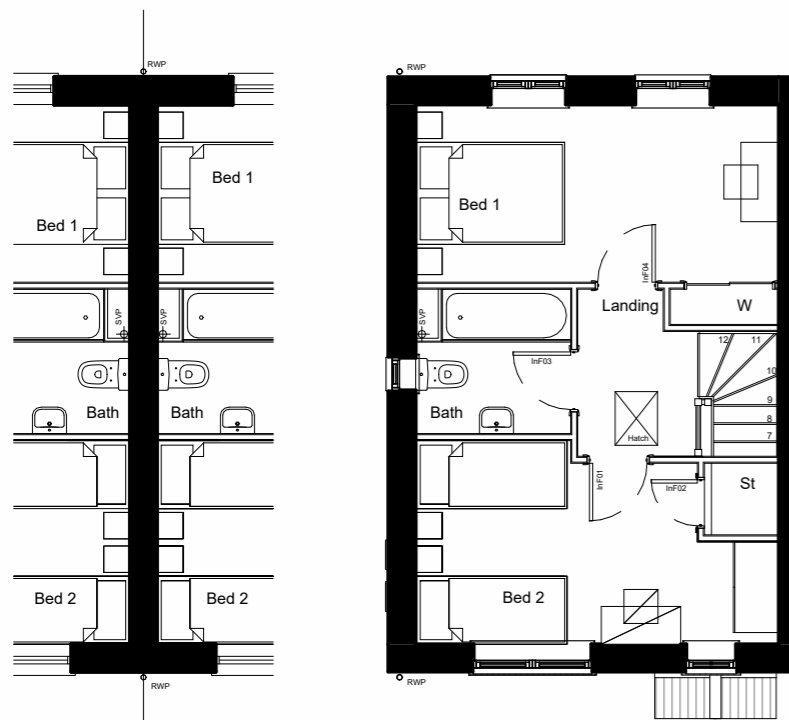
Ground Floor Plan



Front Elevation



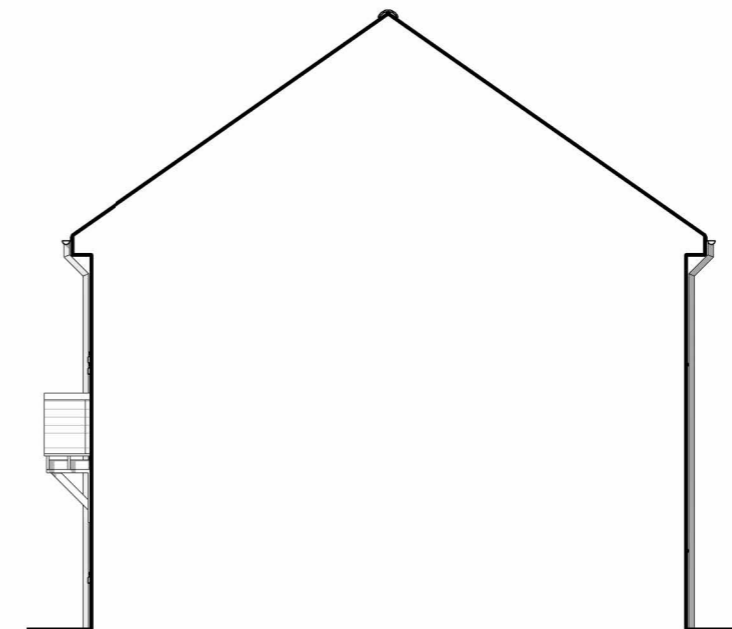
Side Elevation 01



First Floor Plan



Rear Elevation



Party Wall

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



8 - 10 Whiteladies Road
Bristol

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Finch - Planning - Plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
3250	01 - H2B742	P01

Status
PRELIMINARY

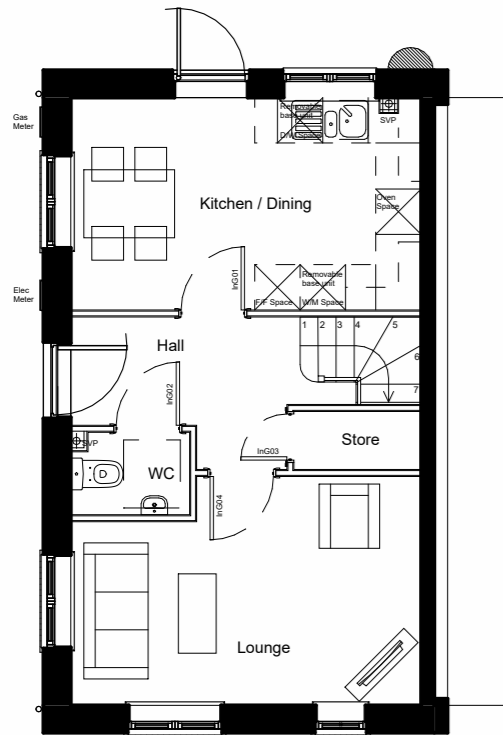
Sheet ID
3250-O3S-H2B742-ZZ-GA-A-01 -
H2B742-S0-P01

H2B800 - Standard

Plots: 56,117,158

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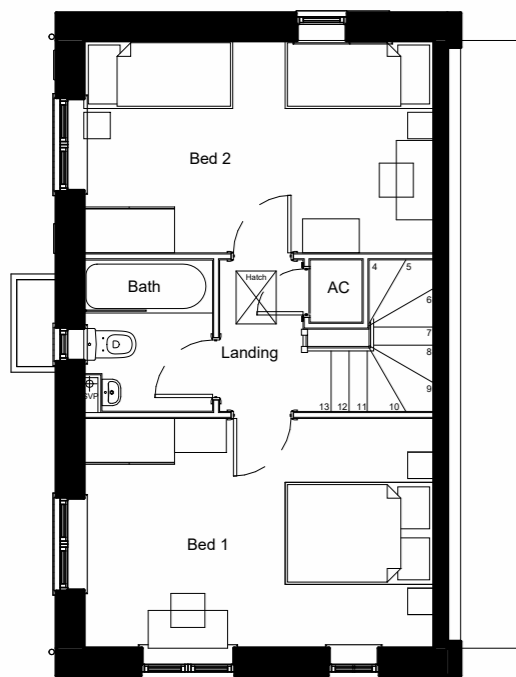
Ground Floor Plan



Side Elevation



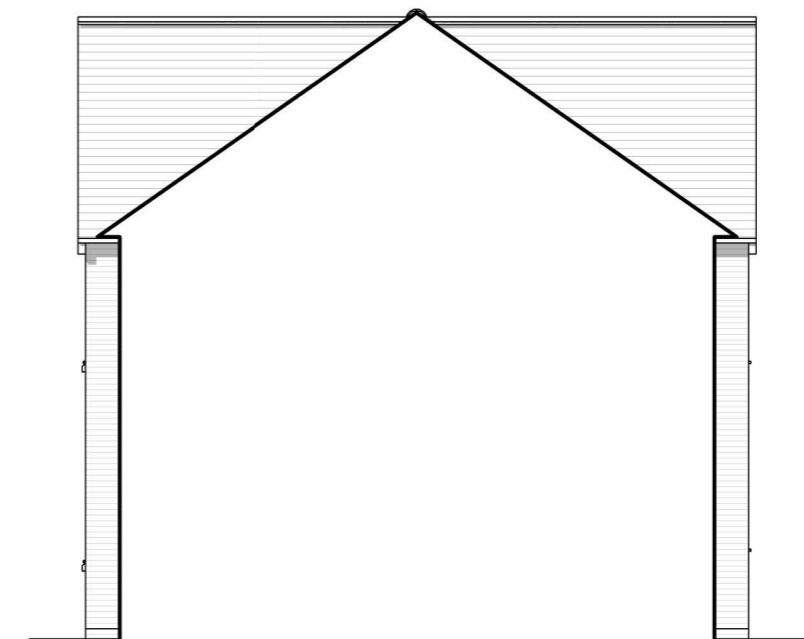
Front Elevation



First Floor Plan



Rear Elevation



Party Wall

P02	updated to comments	DR	10/05/22
P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date

O3S RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
H2B800 - Planning - Plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
3250	01 - H2B800	P02

Status
PRELIMINARY

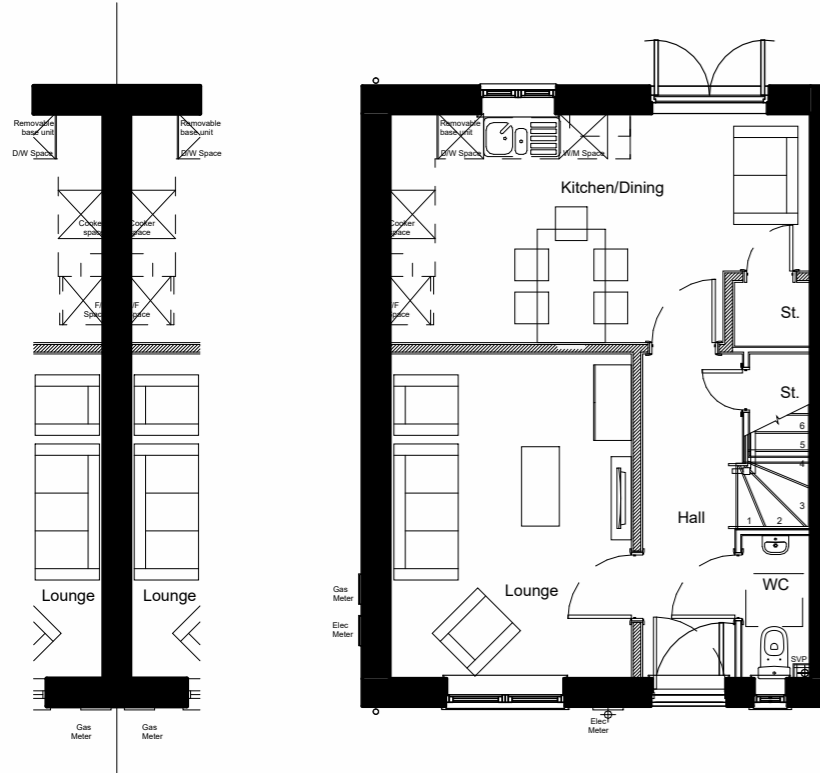
Sheet ID
3250-O3S-H2B800-ZZ-GA-A-01 - H2B800-S0-P02

H3B899 - Sandpiper - Standard

Plots: 5,8,22,24,28,30,40,41,61,62,98,176,177

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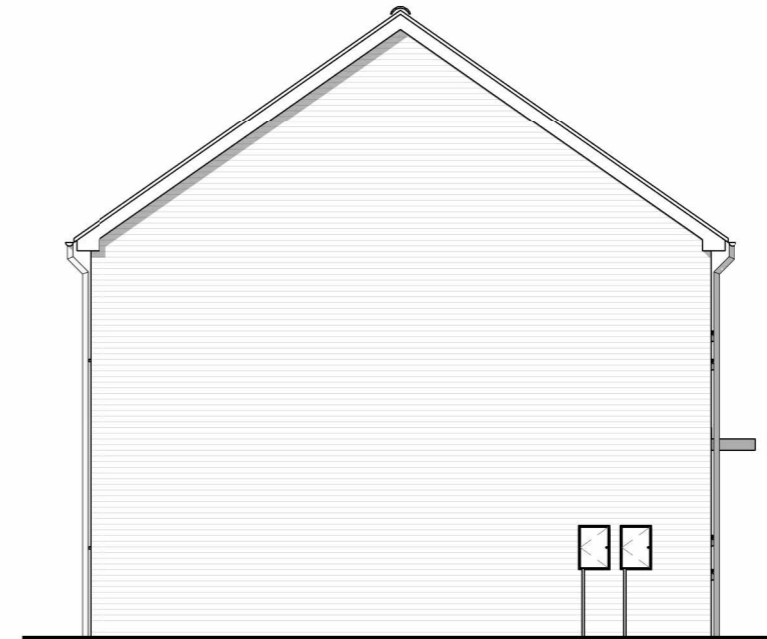
THIS DRAWING IS NOT TO BE SCALED. Except for the purposes of planning applications and for legal plans where the scale bar **must** be used. Always refer to figured dimensions. Verify site dimensions prior to construction and report discrepancies immediately. This drawing is to be read in conjunction with all relevant documents and drawings.



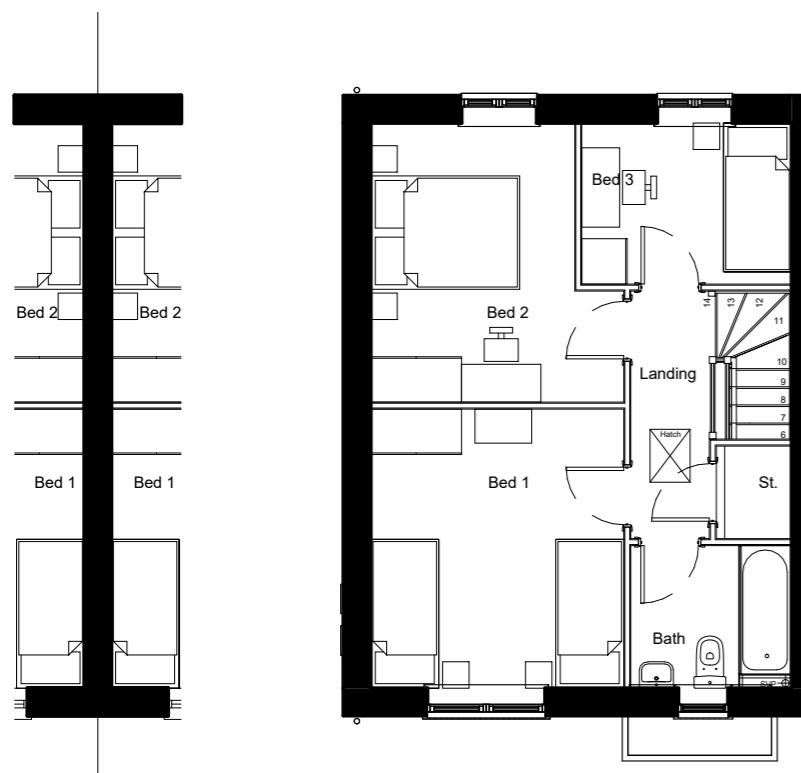
Ground Floor Plan



Front Elevation



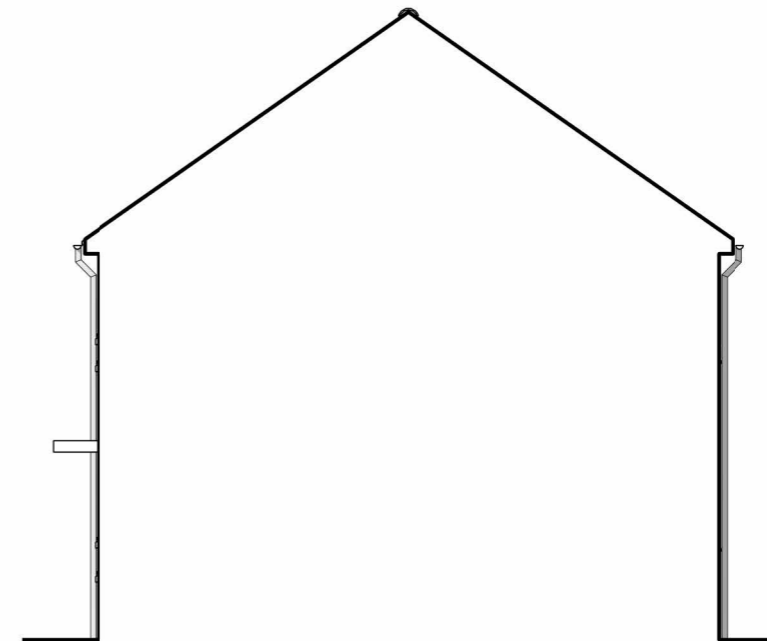
Side Elevation



First Floor Plan



Rear Elevation



Party Wall

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



8 - 10 Whiteladies Road
Bristol
BS8 1PD

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Sandpiper - Planning - Plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
3250	01 - H3B899	P01

Status
PRELIMINARY

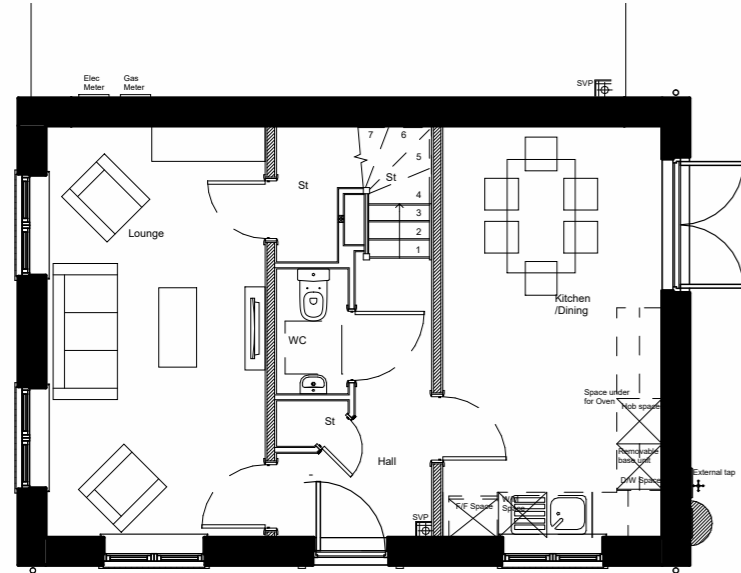
Sheet ID
3250-O3S-H3B899-ZZ-GA-A-01 - H3B899-S0-P01

H3B973 - Swift V1 - Standard

Plots: 7,10,23,29,31,45,86,99,109,126,163

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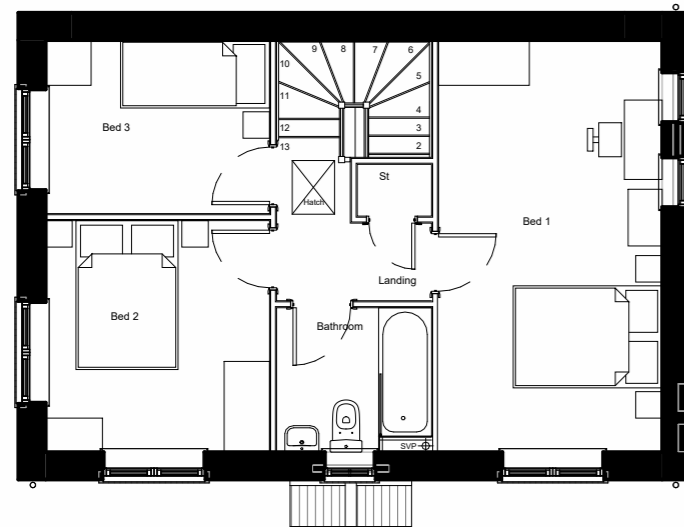
Ground Floor Plan



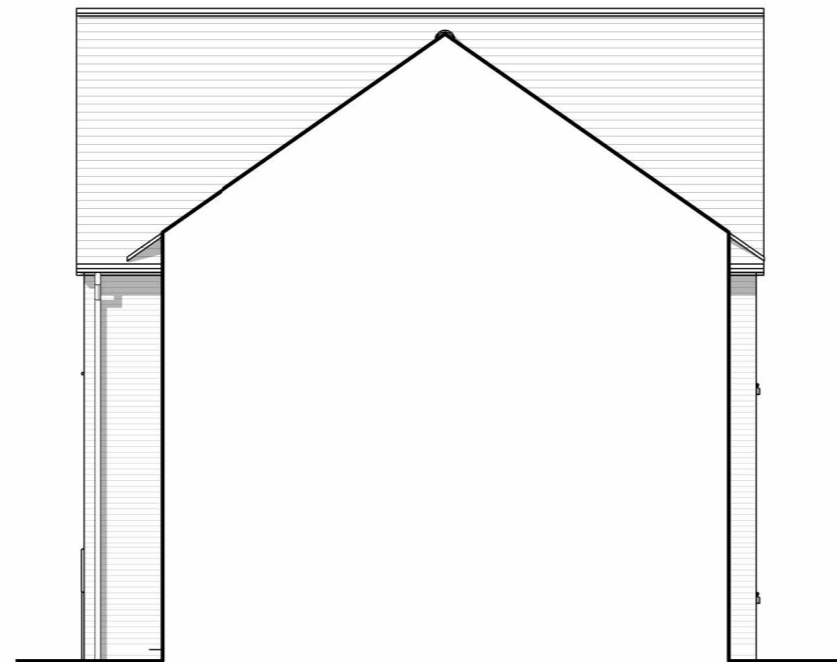
Front Elevation



Side Elevation



First Floor Plan



Party Wall



Rear Elevation

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol
BS8 1PD

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Swift V1 - Planning - Plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
3250	01 - H3B973	P01

Status
PRELIMINARY

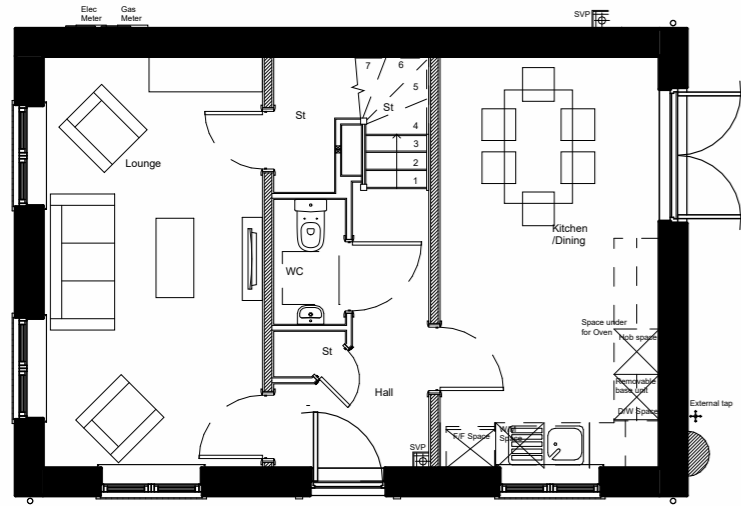
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H3B973 - Swift V3 - Standard

Plots: 42,43,87,102,118,147

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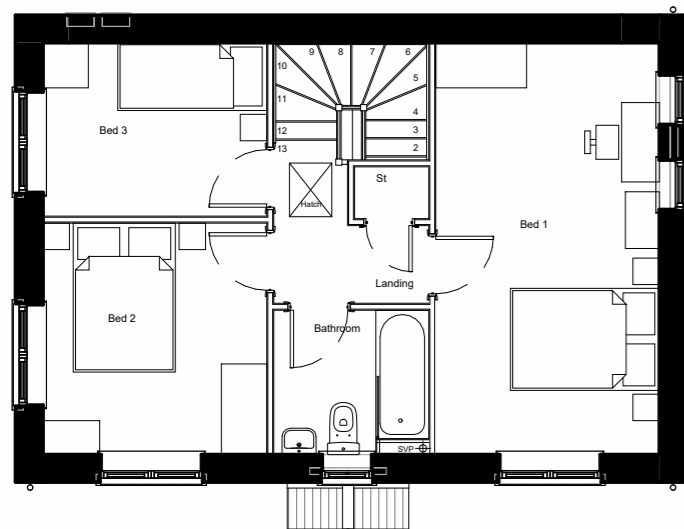
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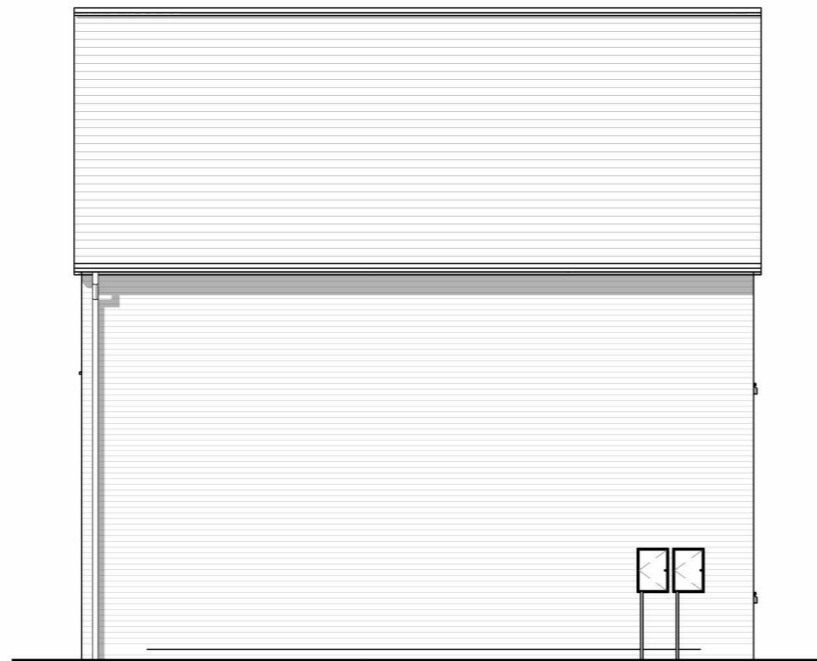
Front Elevation



Side Elevation 01



Level 01



Rear Elevation



Side Elevation 02

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date

O3S RIBA #
Chartered Practice

8 - 10 Whiteladies Road
Bristol
BS8 1PD

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Swift V3 - Planning - Plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
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Status
PRELIMINARY

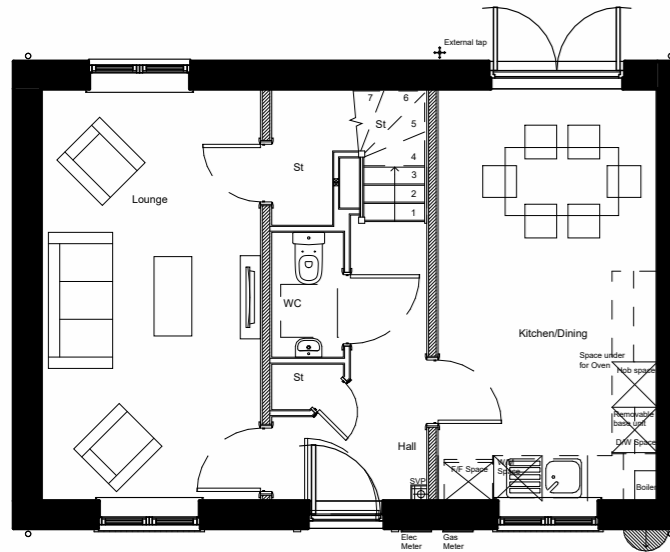
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H3B973 - Swift V2 - Standard

Plots: 6,9,67,110,111,159,160

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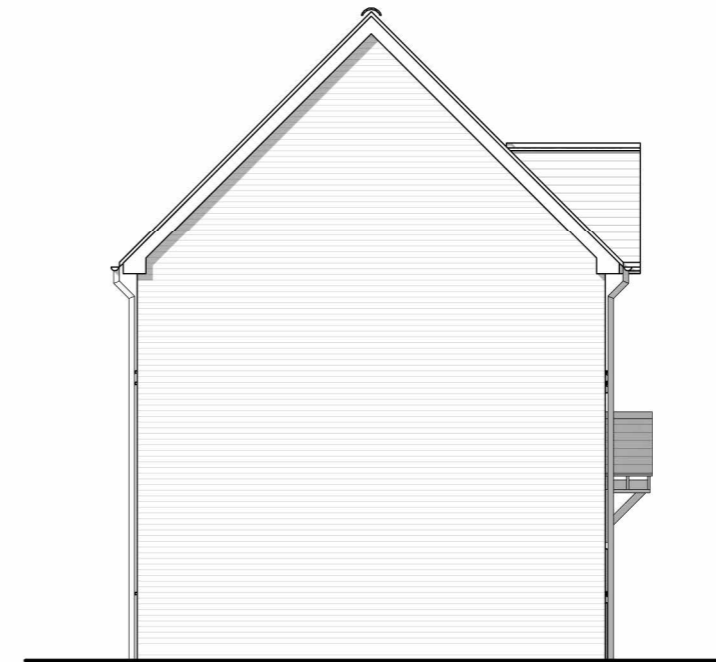
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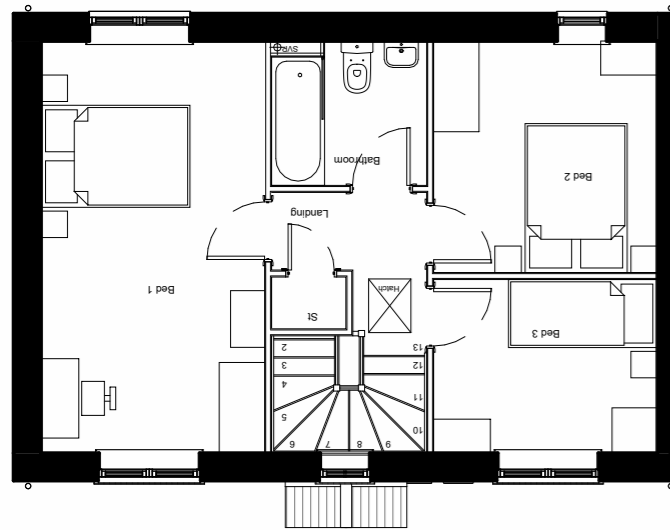
Ground Floor Plans



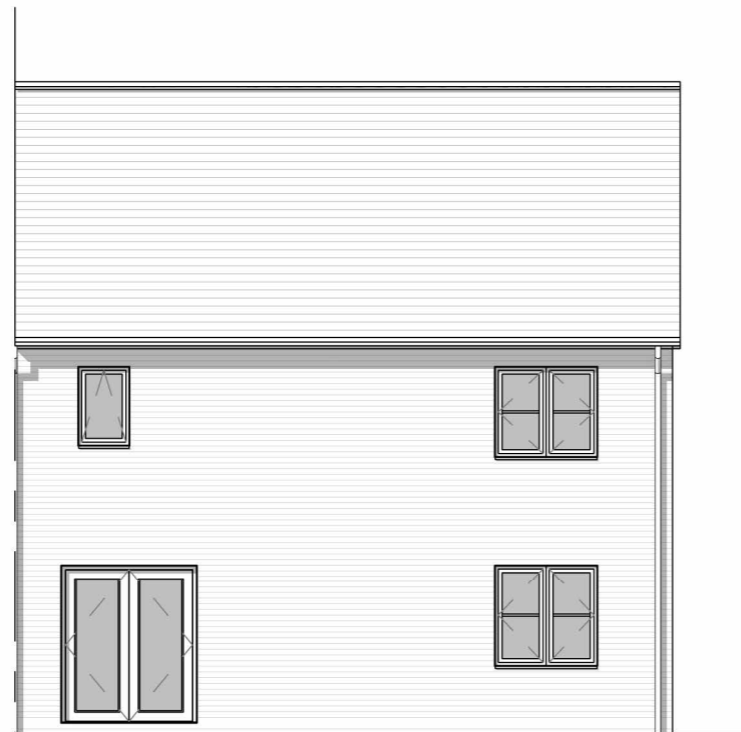
Front Elevation



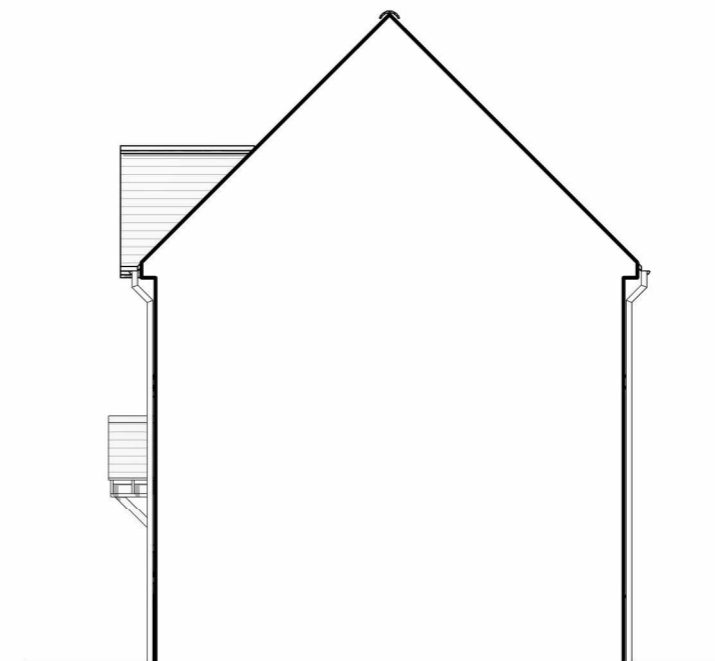
Side Elevation



First Floor Plan



Rear Elevation



Party Wall

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Swift V2 - Planning - Plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
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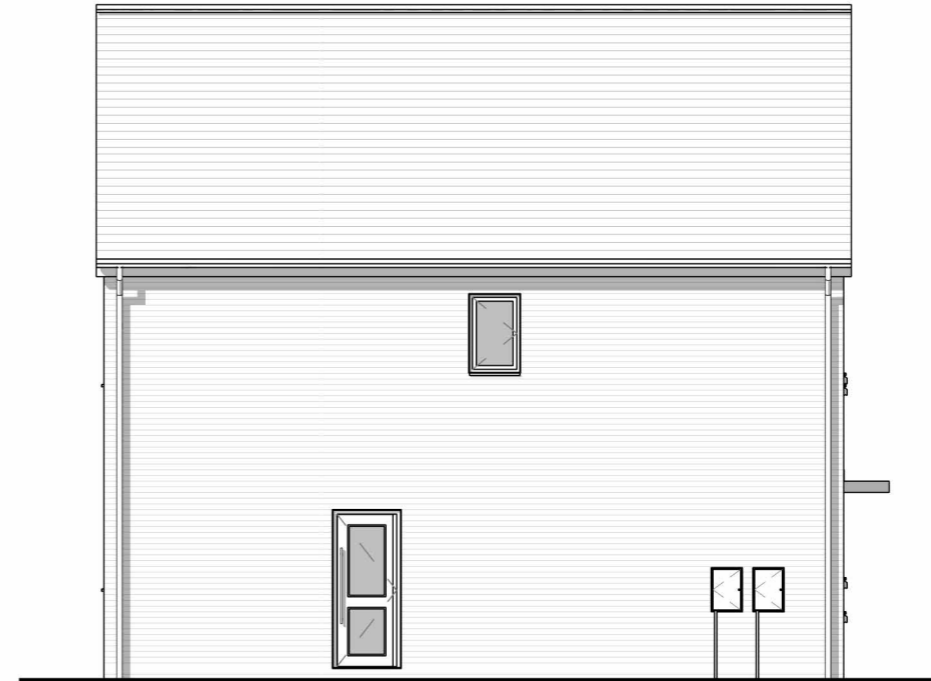
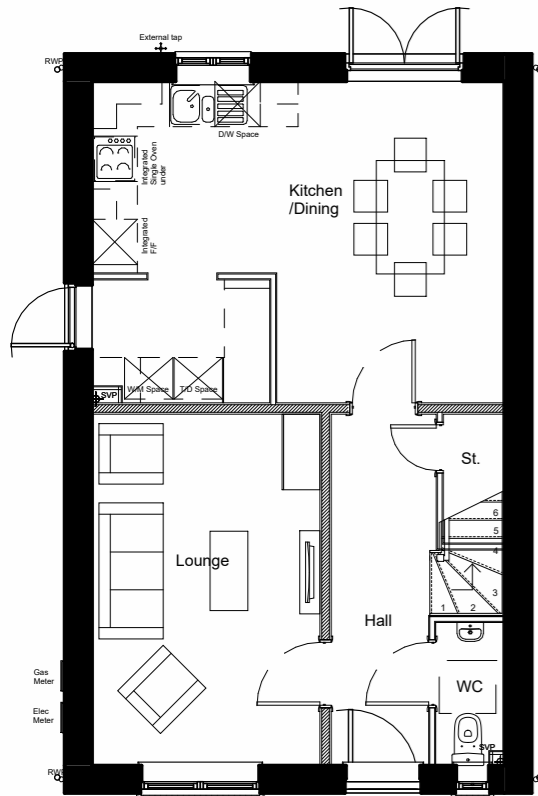
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H3B1054 - Nuthatch - Standard

Plots: 146,181,186

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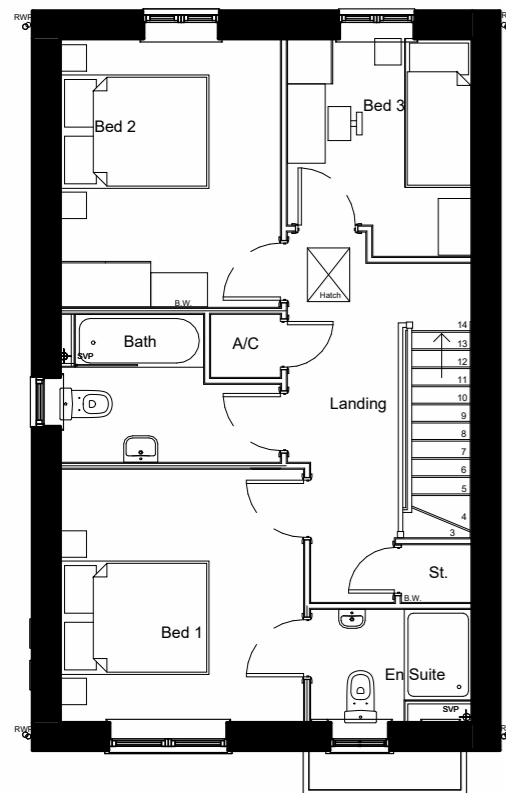
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Ground Floor Plan

Front Elevation

Side Elevation 01



First Floor Plan

Rear Elevation

Side Elevation 02

REV	Revision Details	Dr	Date
P01	first issue	CH	as sheet

O3S RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Nuthatch - Planning - Plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21
Job No	Drawing No	Rev
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Status
PRELIMINARY

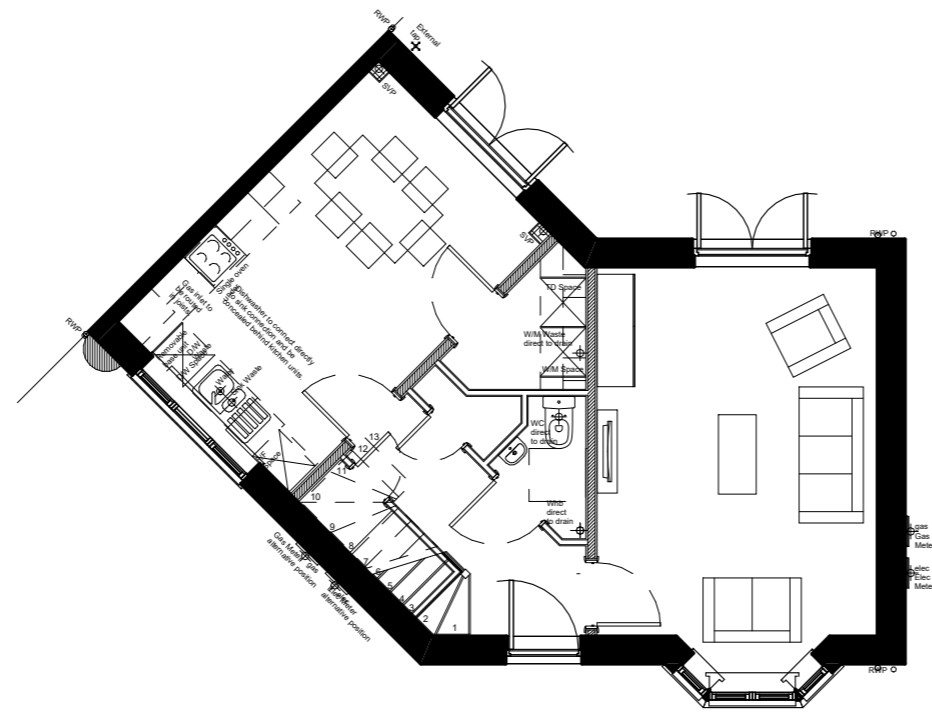
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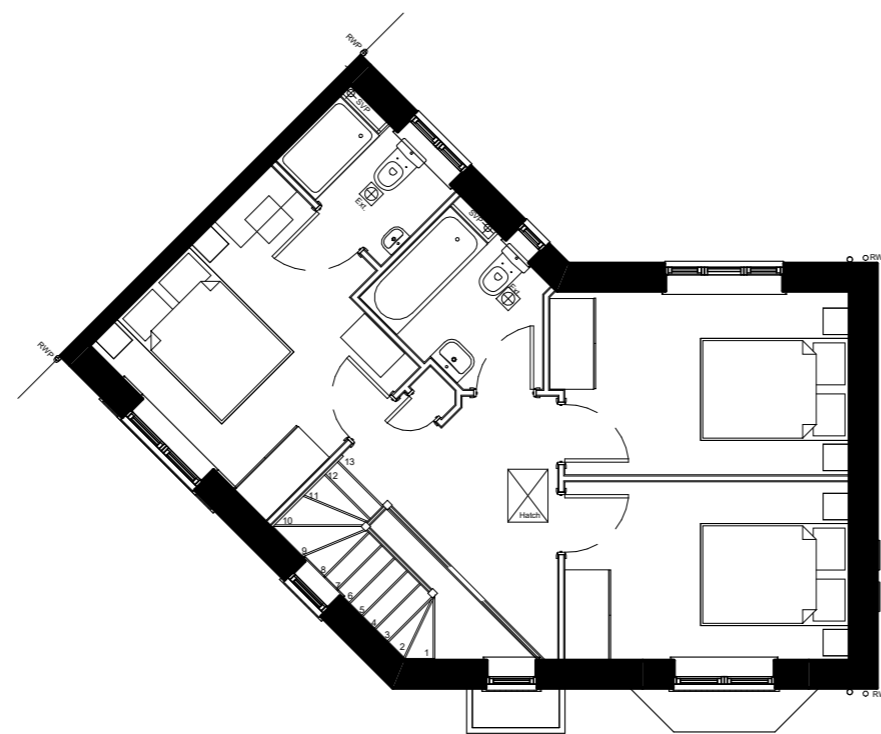
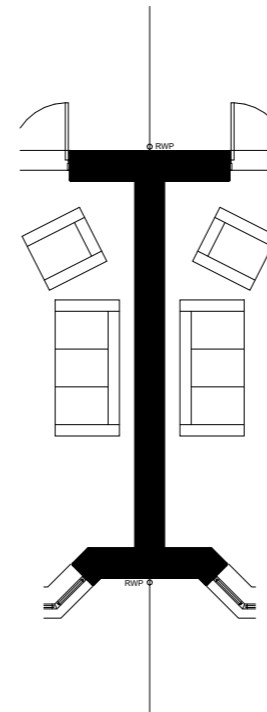
Plots: 68

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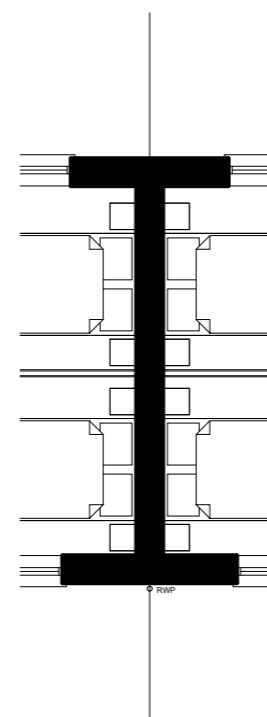
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Ground Floor Plan



First Floor Plan



REV	Revision Details	Dr	Date
P01	first issue	CH	as sheet



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Turnstone - Planning - Plans

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21
Job No	Drawing No	Rev
3250	H3B1060	P01

Status
PRELIMINARY

Sheet ID
3250-O3S-H3B1060-ZZ-GA-A-01 -
H3B1060-S0-P01

H3B1060 - Turnstone - Standard

Plots: 68

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Front Elevation 01



Rear Elevation 01



Party Wall



Side Elevation

REV	Revision Details	Dr	Date
P01	first issue	CH	as sheet



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Turnstone - Planning - Elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21
Job No	Drawing No	Rev
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Status
PRELIMINARY

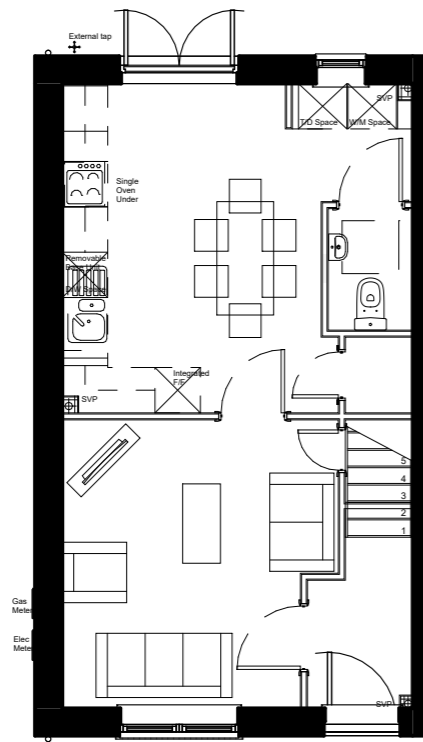
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H3B91074 - Waxwing - Standard

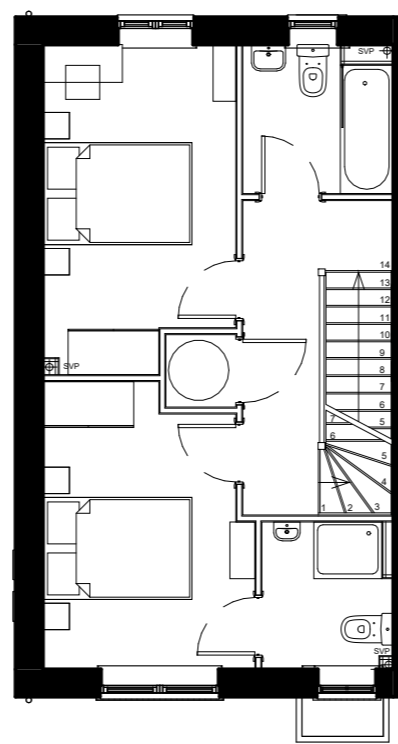
Plots: 50,51,57,58,70,71,72,73,94,95,96,97,133,134,135,136,137

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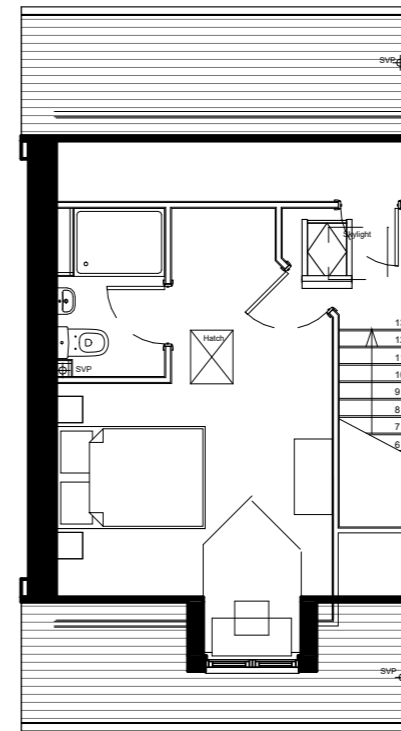
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Ground Floor Plan



First Floor Plan



Second Floor Plan

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Waxwing - Planning - Plans

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21
Job No	Drawing No	Rev
3250	H3B1074	P01

Status
PRELIMINARY

Sheet ID
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Plots: 50,51,57,58,70,71,72,73,94,95,96,97,133,134,135,136,137

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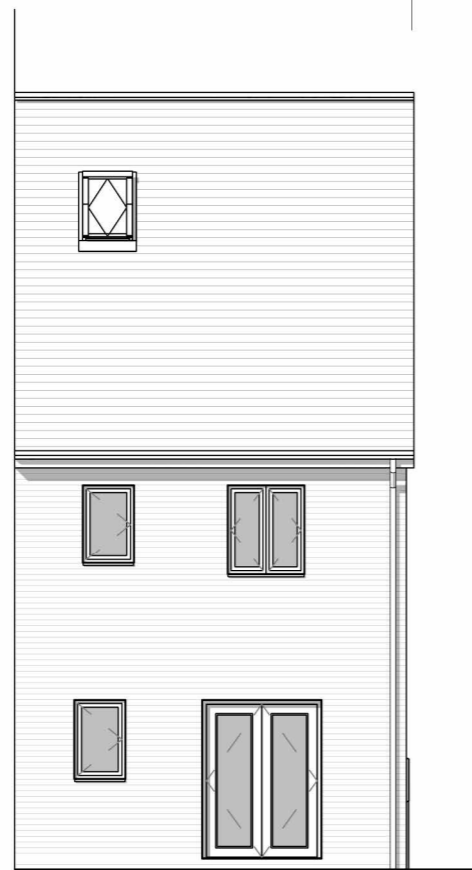
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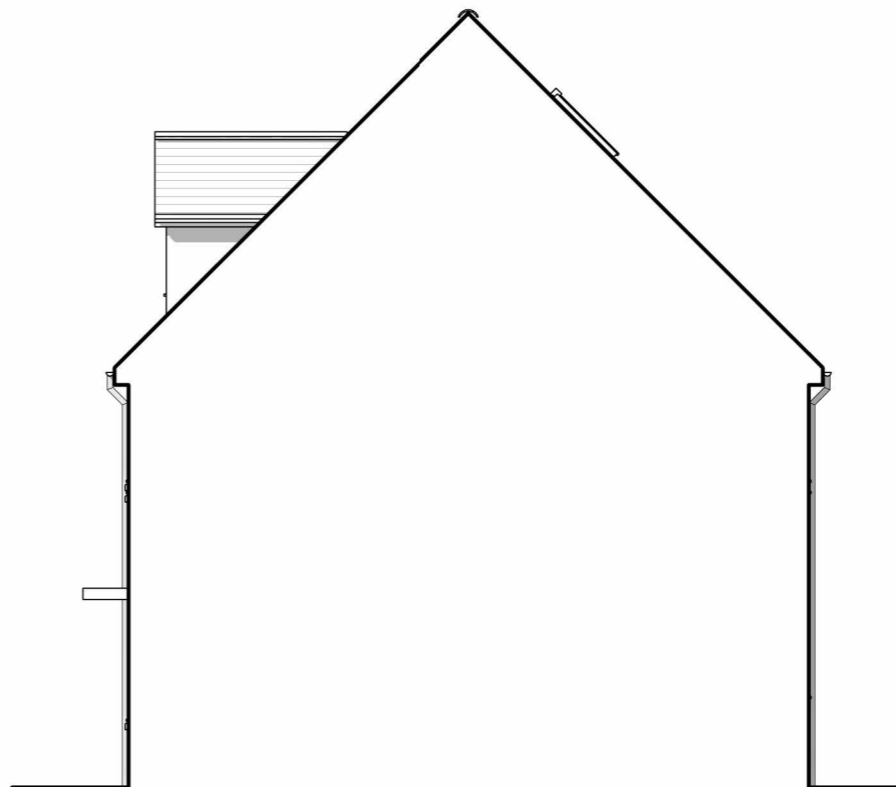
Front Elevation



Side Elevation



Rear Elevation



Party Wall

REV	Revision Details	Dr	Date
P01	first issue	CH	as sheet



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Waxwing - Planning - Elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21
Job No	Drawing No	Rev
3250	H3B1074	P01

Status
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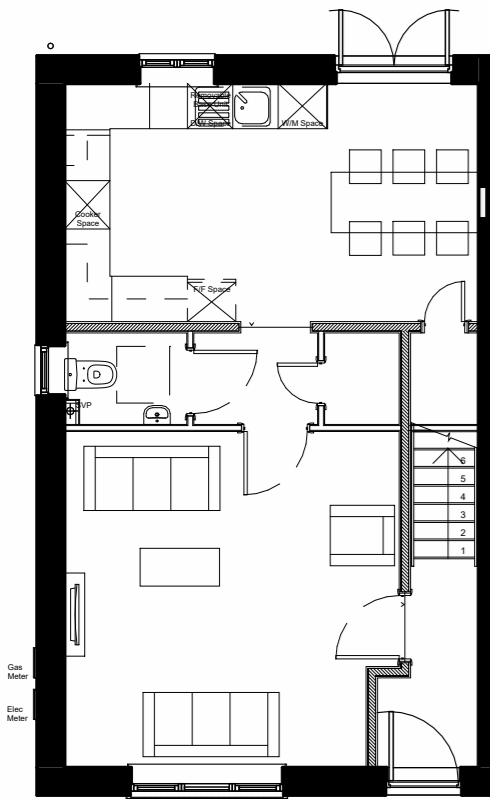
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H4B1072 - Chaffinch - Standard

Plots: 74,75,88,89,138,139

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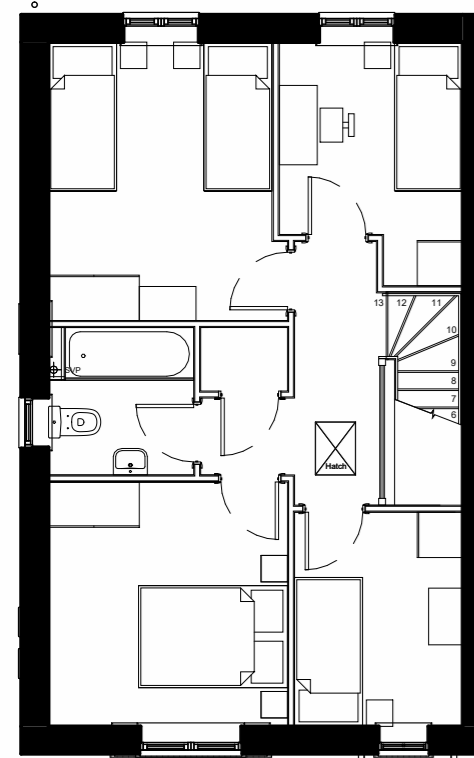
Ground Floor Plan



Front Elevation



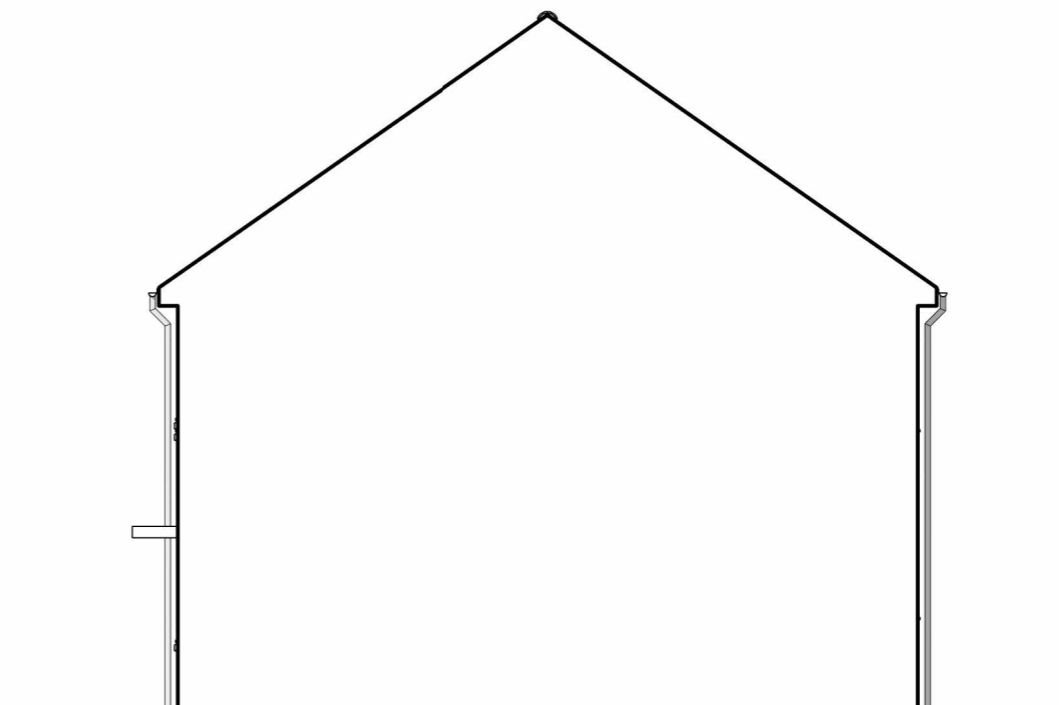
Side Elevation



First Floor Plan



Rear Elevation



Party Wall

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Chaffinch - Planning - Plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21

Job No	Drawing No	Rev
3250	H4B1072	P01

Status
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Sheet ID
H4B1072-S0-P01

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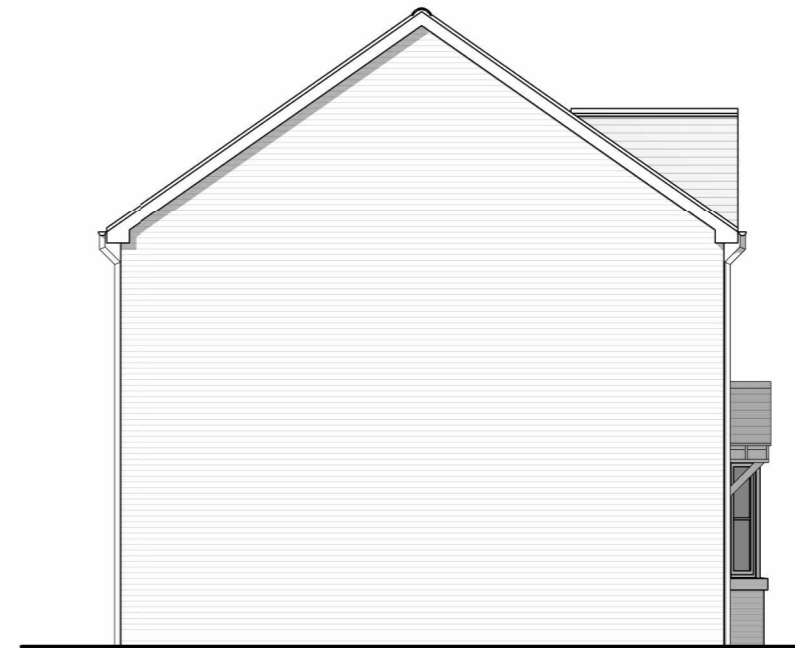
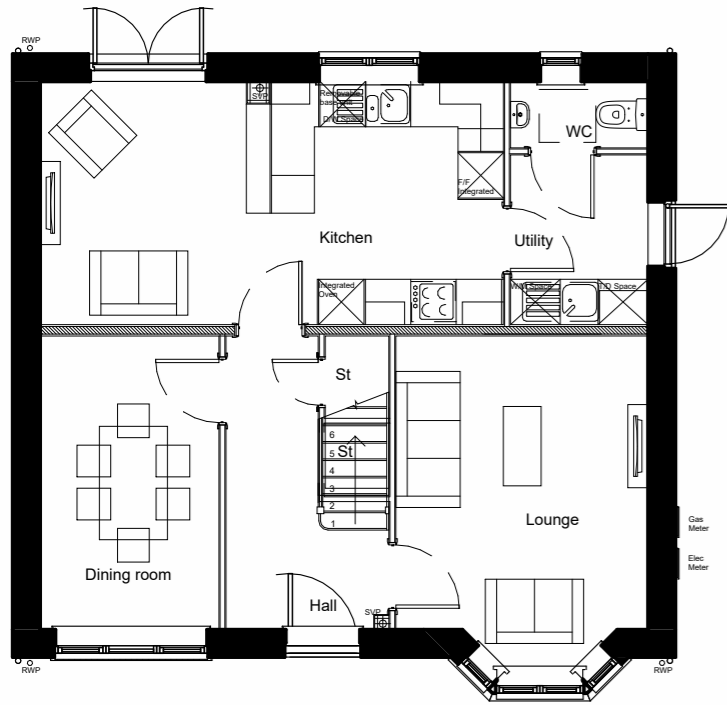
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H4B1263 - Kite - Standard

Plots: 11,52,69

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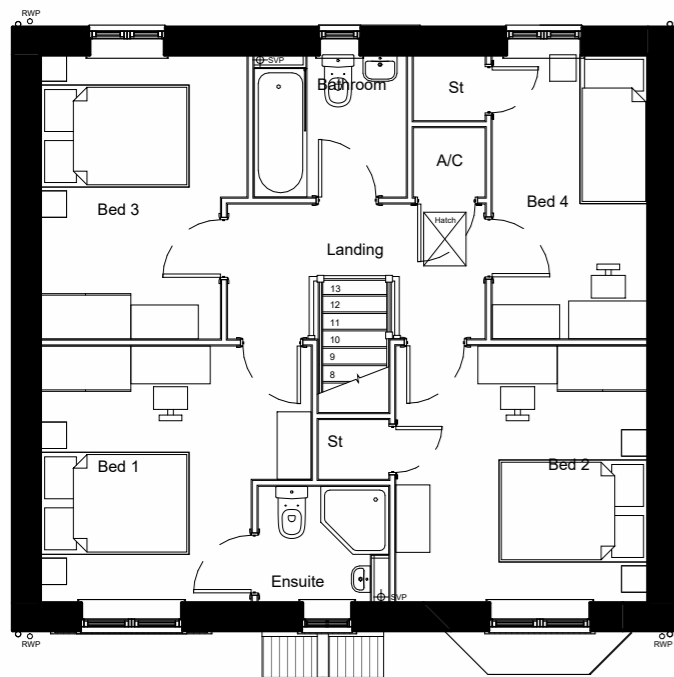
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Ground Floor Plan

Front Elevation

Side Elevation 01



First Floor Plan

Rear Elevation

Side Elevation 02

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Edward Ware Homes Ltd

Job Title
Snow Capel Farm

Drawing Title
Kite - Planning - Plans and elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21
Job No	Drawing No	Rev
3250	H4B1263	P01

Status
PRELIMINARY

Sheet ID
3250-O3S-H4B1263-ZZ-GA-A-01 - H4B1263-S0-P01

O3SFOGV1 - Fog V1 - Standard

Plots: 161,162

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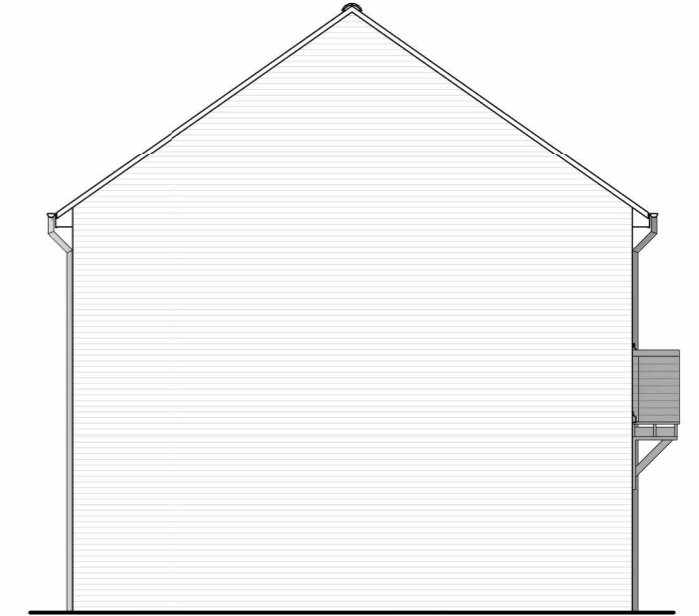
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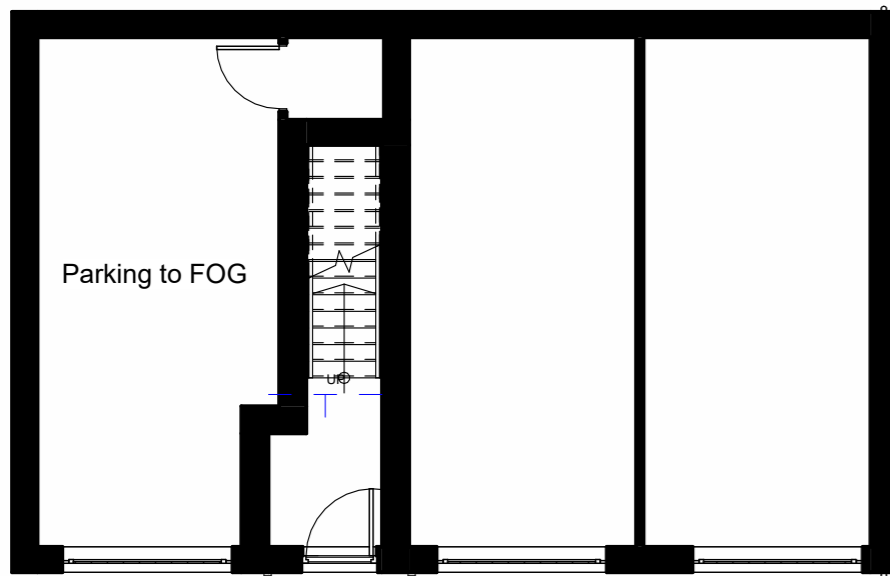
Front Elevation
1 : 100



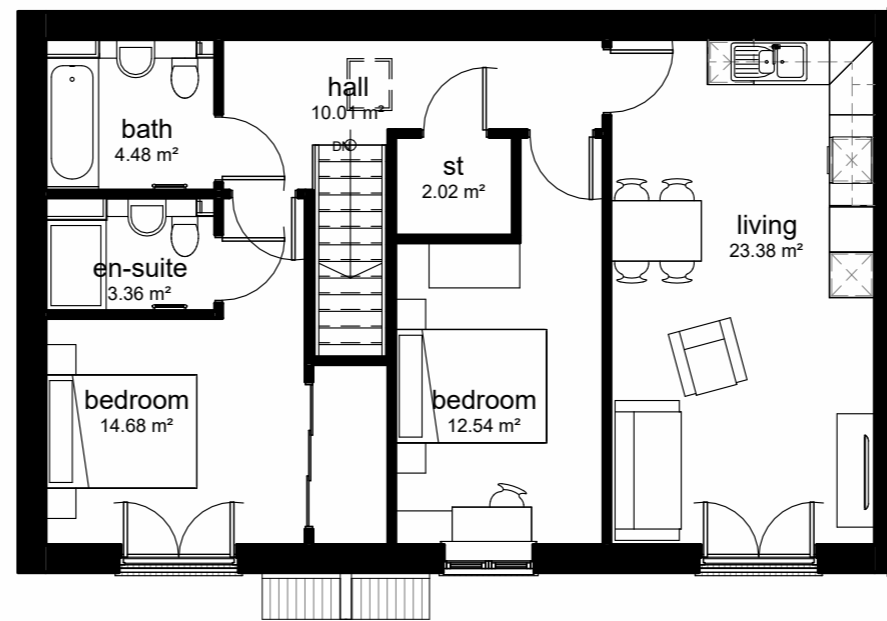
Rear Elevation
1 : 100



Side Elevation 01
1 : 100



Level 00
1 : 100



Level 01
1 : 100

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date

O3S RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford

Job Title
Snow Capel Farm

Drawing Title
Fog V1 - Planning - Plan & Elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	11.08.21
Job No	Drawing No	Rev
3250	O3SFOGV1	P01

Status
PRELIMINARY

Sheet ID
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O3SFOGV1-S0-P01

O3SFOGV2 - Fog V2 - Standard

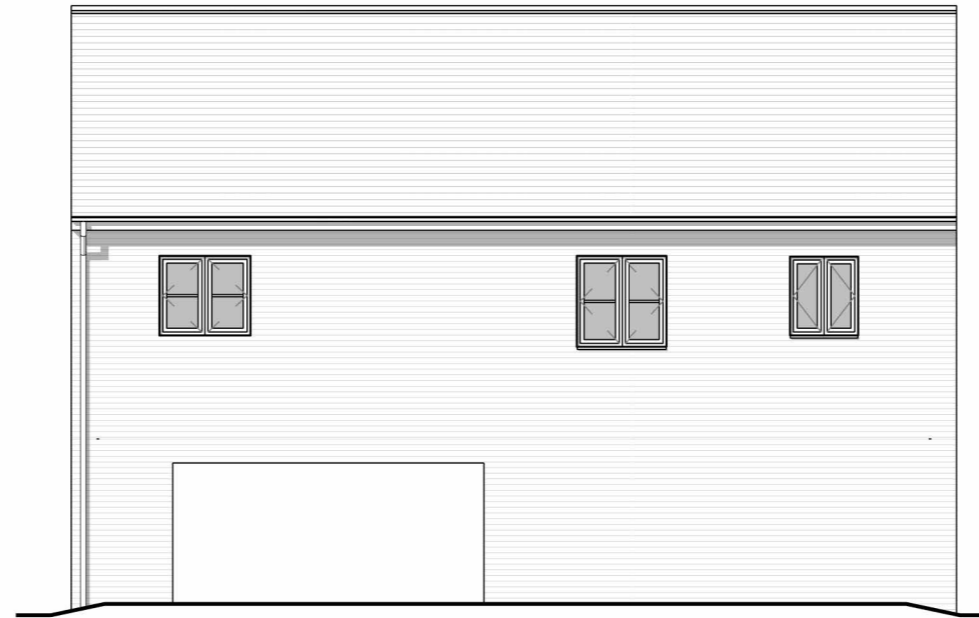
Plots: 178

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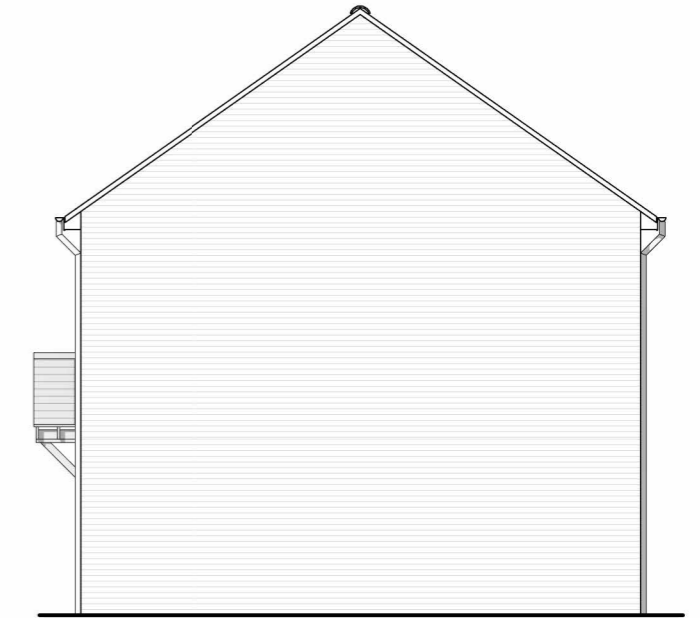


Front Elevation - Drive Through

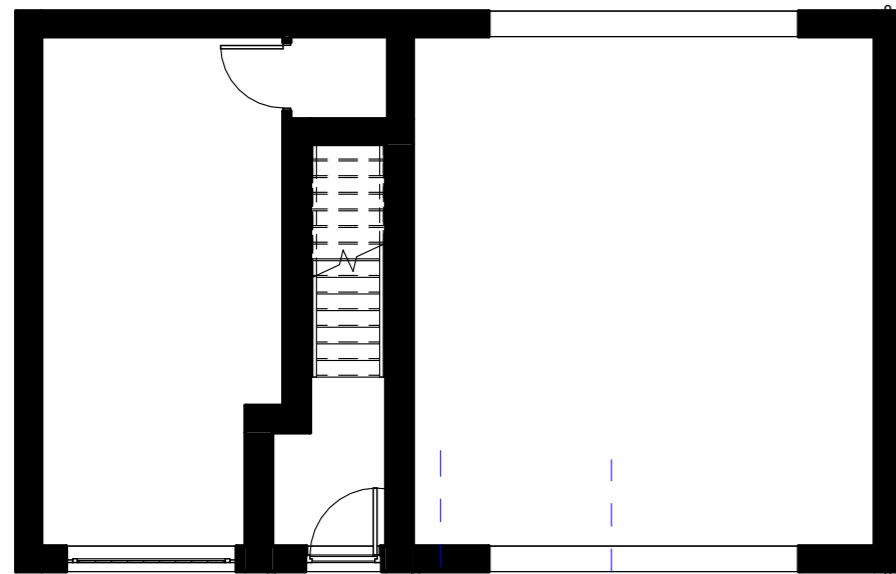


Rear Elevation_DriveThrough

1 : 100



Side Elevation 02



Level 00 - DriveThrough

1 : 100



Level 01

1 : 100

P01	first issue	CH	as sheet
REV	Revision Details	Dr	Date



RIBA #
Chartered Practice

23 Westfield Park
Redland
Bristol
BS6 6LT

Client's Name
Bromford

Job Title
Snow Capel Farm

Drawing Title
Fog V2 - Planning - Plan & Elevations

Scale
1 : 100 @ A3



Drawn	Checked	Date
CH	DR	
Job No	Drawing No	Rev
3250	O3SFOGV2	P01

Status
PRELIMINARY

Sheet ID
3250-O3S-O3SFOGV1-01-GA-A-02

O3SFOGV2-S0-P01

Affordable Housing Statement

Snow Capel, Matson, Gloucester

Prepared by Black Box Planning
on behalf of *Bromford Housing*



Bromford.

Contents

1.	Introduction	3
2.	Policy and Housing Needs Context	6
3.	Affordable Housing Provision	10
4.	Conclusions	13

Appendix 1 – Proposed Site Plan

Appendix 2 – S106 Housing Tenure Strategy

1. Introduction

- 1.1 This Affordable Housing Statement has been prepared by Black Box Planning and is submitted in support of a full planning application made by Bromford Housing (the Applicant) to Gloucester City Council (GCC) in respect of residential development at Snow Capel, Matson, Gloucester:

“Residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works” (the ‘Proposal’).

- 1.2 This statement forms part of a suite of information comprising the planning application submission. A site plan is provided at Appendix 1 which shows the location and mix of the affordable homes within the scheme.

Bromford

- 1.3 Bromford are a registered provider (RP) of affordable housing and manage approximately 44,000 homes across central and southwest England. As well as managing affordable homes for those who need them, they also develop new affordable homes for rent or purchase. All profits are re-invested in the provision of more affordable homes. Bromford is committed to helping those in housing need in the communities where they work, with long-standing relationships with several local authorities and other stakeholders in the region.
- 1.4 A grant allocation has been secured as part of the Homes England Strategic Partnerships Programme to deliver more new affordable homes within its operating area. However, it cannot be used to deliver affordable homes secured by planning gain and therefore must deliver additionality in the provision of affordable housing for those in need. Additionality includes affordable housing-led schemes which deliver homes which are managed as affordable (in accordance with the definition within the National Planning Policy Framework (NPPF) Annex 2), but are not required by policy (i.e. 20% of the total in Gloucester City). This includes schemes such as that proposed at Snow Capel which will deliver an above-policy level of affordable housing. Accordingly, these ‘additional’ homes which are not required to be delivered in accordance with policy can benefit from the use of grant funding. This approach is to deliver a much-needed boost to affordable housing provision, which is in chronic need in the City.
- 1.5 Whilst the grant funding will be used to deliver the proposal as affordable-led, it will also be used alongside Bromford’s own capital funding and, therefore, the delivery mechanism needs to continue to be viable and suitable as security for commercial financing. Accordingly, it remains imperative to make most efficient use of the land and also to ensure that the grant

of any planning permission does not place undue restriction by way of s106 Agreement, beyond the requirements of policy (i.e. 20% of the total). This approach is now being recognised in providing a boost to affordable housing deliver in areas of significant need, with the existing provision of the Homes England Strategic Partnerships Programme. From a practical perspective, it is important to maintain a distinction between affordable homes which will be brought forward as a policy requirement and secured by s106 and the additionality offered by homes which are not constrained by obligation. However, both will deliver new affordable homes.

- 1.6 As a partner of the Council, Bromford is committed to deliver this opportunity as an affordable-led housing scheme and its governance, as a corporate charity, requires any profits made to be re-invested into affordable housing delivery. In essence, their business is the delivery of affordable homes for people in need and to provide a home for everyone.

Summary of Affordable Housing Provision and Local Needs

- 1.7 The proposal enables the delivery of 190 no. family homes in Gloucester City, an area which cannot meet its own housing needs within the administrative area. Instead, the City is reliant, in part, on delivering new homes in Tewkesbury Borough where affordable homes are not prioritised for those who have a connection with Gloucester. This is an unsustainable approach to meeting the chronic needs of the City, which include approximately 6,000 households on the Home Choice Register (an active register which provides a measure of demand for affordable rented tenures of housing).
- 1.8 95 no. (50%) of the new homes proposed will be delivered as affordable homes. This is 30% above the adopted 20% JCS policy requirement in Gloucester City and a significant planning benefit. A substantial contribution to affordable housing delivery.
- 1.9 Local planning policy requires the provision of 20% affordable housing on sites, which a planning obligation would secure as a minimum for this site, however, as a RP, Bromford intends to apportion Homes England grant funding to the site to deliver an above-policy scheme of 50% provision. The Homes England grant funding is conditional on it funding 'additionality', which in effect means that in needs to be used towards projects where otherwise homes would be delivered on the open market. The 95 no. homes will be retained and managed into the future by Bromford upon completion of the development.
- 1.10 The proposed affordable homes respond to specific needs identified on the local housing register, in terms of bedroom size and accessibility standards, and is in consideration of the overwhelming demand for access to affordable housing properties in Gloucester and specifically the Matson and Robinswood ward.

- 1.11 The need for affordable housing across the JCS area generally and Gloucester City specifically is substantial. The 2014 Strategic Housing Market Assessment (SHMA) identified a net annual need for affordable housing of in excess of 1,700 dwellings per annum. This is a significant figure. In real terms, in May 2020, there were 5,929 qualifying households on the affordable housing register in Gloucester City (5,448 rented and 481 Help to Buy). The need for affordable housing far exceeds the actual supply of affordable housing delivered since the SHMA was undertaken.
- 1.12 The evidence base points to a pressing and significant need which is outstripping supply. The significance of the need has been recognised in the emerging Gloucester City Plan.
- 1.13 The delivery of affordable housing in an area with established and long-standing needs is of substantial material planning benefit.
- 1.14 The affordable housing element of the proposal is considered to represent a suitable and appropriate proposal for meeting the needs of specific groups within the community and is a direct response to engagement with the housing enabling officer through the pre-application process.
- 1.15 This Affordable Housing Statement will set out the policy and guidance context in relation to affordable housing, summarise the proposal in terms of affordable housing provision and assess the planning application in the context of the relevant affordable housing policy and guidance.

2. Policy and Housing Needs Context

- 2.1 The relevant planning policy context for affordable housing is contained within the National Planning Policy Framework (NPPF) and the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (JCS). There are no policies related to affordable housing contained within the saved policies of the Gloucester City Plan (1983) and the Second Stage Deposit City of Gloucester Local Plan (2002).
- 2.2 In terms of emerging policy, the new Gloucester City Plan (GCP) is currently undergoing public examination at the time of writing. This can be afforded only limited weight in the assessment of the accompanying planning application, due to its draft status and unresolved objections. Bromford have engaged fully with the Local Plan Examination and are aware of the nature of the objections which remain and the effect that this will have on delivering affordable homes.

National Planning Policy Framework

Delivering a sufficient supply of homes

- 2.3 NPPF Paragraph 60 states that to support the Governments objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed.
- 2.4 NPPF Paragraph 62 confirms that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 2.5 NPPF Paragraph 63 states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:
- (a) Off-site provision or an appropriate financial contribution in lieu can be robustly justified;
 - (b) The agreed approach contributes to the objective of creating mixed and balanced communities.
- 2.6 NPPF Paragraph 65 requires that where major development involving the provision of housing is proposed, planning policies and decisions should expect that at least 10% of the

total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- (a) Provides solely for Build for Rent homes;
- (b) Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- (c) Is proposed to be developed by people who wish to build or commission their own homes; or
- (d) Is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Cheltenham, Gloucester and Tewkesbury Joint Core Strategy

- 2.7 The Cheltenham, Gloucester and Tewkesbury JCS sets out the local policy position in relation to affordable housing provision within Gloucester City.
- 2.8 Policy SD12: Affordable Housing states that the JCS authorities will seek, through negotiation, for new development to deliver new affordable housing on a sliding scale approach. Within the Strategic Allocation sites a minimum of 35% affordable housing will be sought, and outside of the Strategic Allocation sites, on sites of 11 dwellings or more, a minimum of 20% will be sought within the Gloucester City administrative area.
- 2.9 Policy SD12 recommends that where possible, affordable housing should be provided on-site and should be seamlessly integrated and distributed throughout the development scheme. On sites where it is not possible to deliver all affordable housing as on-site provision, the residual requirement should be provided through acceptable alternative mechanisms (such as off-site provision or financial contributions).
- 2.10 The policy also recommends that affordable housing must also have regard to meeting the requirements of Policy SD11 concerning type, mix, size and tenure of residential development. The policy also requires the design of affordable housing should meet required standards and be equal to that of market housing in terms of appearance, build quality and materials. Provision should be made, where possible, to ensure that housing will remain at an affordable price for future eligible households, or that subsidy will be recycled for alternative affordable housing provision.
- 2.11 The policy also recommends that the viability of a site may enable additional levels of affordable housing to be delivered above the requirements set out in the policy. The JCS

authorities will negotiate with developers to find an appropriate balance to deliver affordable housing and infrastructure needs.

Emerging Gloucester City Plan

- 2.12 Emerging Policy A2: Affordable Housing sets out the local policy for affordable housing provision and seeks to raise the policy requirement to 25%. It sets out that the Council will support grant aided schemes that deliver greater than 25% affordable housing, and tenure and housetypes, that meet the city's needs. The occupation of affordable housing will be limited to people in need of affordable housing and shall be secured in perpetuity.
- 2.13 Paragraph 3.1.25 suggests that given the scarcity in land in the city, the Council is committed to delivering affordable housing in perpetuity but recognises that in certain circumstances this may not be possible. The Council would seek any subsidy recycled within the city, or in areas that meet the city's housing need.
- 2.14 The Inspector has recommended that this policy be removed from the emerging GCP because it conflicts with the adopted JCS. Accordingly, the policy requirement will remain as 20% of new homes to be delivered as affordable on sites of more than 11 homes.
- 2.15 Emerging Policy A2: Estate Regeneration supports the regeneration of housing estates that will improve the housing stock of those estates. In this case, there is an indirect link between the proposals and the support that it provides to the proposed Matson Renewal Project, a priority affordable housing led estate regeneration project in the City.

Local Affordable Housing Needs

- 2.16 Gloucester City has a significant need for affordable housing across the authority area. The affordability of housing in the authority area has substantially worsened over the past decade with average house prices now at over 7 times average earnings, according to Government Office for National Statistics (ONS) data¹.
- 2.17 The Gloucestershire Strategic Housing Market Assessment (SHMA) which underpinned the preparation of the JCS, indicated that Gloucester City required 3,961 new affordable homes over the period 2013-2031, or an annualised average of 220 affordable homes per annum.
- 2.18 The Gloucestershire Local Housing Needs Assessment 2019² identifies that policy cannot and does not plan to meet all the identified affordable housing needs in the City. There are

¹ [House price to workplace-based earnings ratio – March 2022 ONS statistical release](#)

² [Gloucestershire Local Housing Needs Assessment \(2019\) – Figure 3](#)

expected to be 13,084 households in housing need in the City between 2021-41 and planned affordable housing provision of 4,605. This is therefore a chronic issue.

- 2.19 The supply of affordable housing in the City has simply not materialised to meet these identified needs. To illustrate this point, only 16 no. affordable homes were permitted during the monitoring year 2019/20³.
- 2.20 This chronic issue translates to 'real world' needs on the housing register. As of May 2020, the housing register for Gloucester City demonstrates that there were 5,929 qualifying households on the affordable housing register in Gloucester City (5,448 rented and 481 Help to Buy). Of these, 2,819 no. households had a need for a 1-bed property, 1,542 no. households had a need for a 2-bed property, 777 no. households had a need for a 3-bed property, 252 no. households had a need for a 4-bed property and 58 no. households had a need for a 5-bed or greater property. This helps to illustrate the chronic 'real world' picture of affordable housing needs across the City.

³ [Housing Monitoring Report 2020 \(gloucester.gov.uk\)](https://www.gloucester.gov.uk/housing-monitoring-report-2020)

3. Affordable Housing Provision

3.1 The proposal relates to provision of 190 no. family homes at Snow Capel, Matson, Gloucester.

3.2 A full planning application is submitted with a proposed description of development as follows:

“Residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works” (the ‘Proposal’).

Housing Mix and Types

3.3 The proposal provides for a mix of different house types with a variety of number of bedrooms, comprising 22 no. 1 bedroom flats, 58 no. 2 bedroom homes (mainly houses but includes 3 no. flat over garage (FOG) units); 92 no. 3 bedroom houses and 18 no. 4 bedroom houses. All of the proposed buildings are two or two-and-a-half storeys.

3.4 In accordance with JCS Policy SD12: Affordable Housing, the proposal will secure by way of Section 106 planning obligation, the provision of 38 no. affordable homes (20% of overall provision), as a minimum.

3.5 Bromford have secured Homes England Strategic Partnerships Programme grant funding which will increase the on-site provision a further 30%, to an overall 50% provision of affordable housing.

3.6 Together, the affordable element of the proposal comprises 95 no. homes (50% of overall provision) and comprises the following bedroom mix: 22 no. 1 bedroom flats; 39 no. 2 bedroom homes (mainly houses but includes 3 no. flat over garage (FOG) units); 32 no. 3 bedroom houses and 2 no. 4 bedroom houses. The indicative location of these units within the site is shown at Appendix 2.

3.7 The open market private rented sector element of the scheme therefore comprises 95 no. homes (50% of overall provision) comprising the following bedroom mix: 19 no. 2 bedroom houses; 60 no. 3 bed houses; and 16 no. 4 bedroom houses.

3.8 The proposed housetype mix is therefore as follows overleaf:

Affordable Housing Statement

Snow Capel, Matson, Gloucester



Housetype	Bedrooms	Proposal Number	SO	R	AR	M
Affordable		95	29	25	41	
1BF 538	1	20	2	4	14	
1BF M4(3)	1	2	0	2	0	
1-bed total		22	2	6	14	
742	2	33	10	11	12	
FOG	2	3	3	0	0	
800	2	3	1	1	1	
2-bed total		39	14	12	13	
899	3	10	5	4	1	
973 V1	3	11	3	1	7	
973 V2	3	4	3	0	1	
1060	3	1	1	0	0	
1054	3	1	1	0	0	
1074	3	5	0	0	5	
3-bed total		32	13	5	14	
1072	4	2	0	2	0	
4-bed total		2	0	2	0	
Open Market		95				95
742	2	19				19
2-bed total		19				19
899	3	10				10
973 V1	3	16				16
973 V2	3	17				17
1054	3	5				5
1074	3	12				12
3-bed total		60				60
1072	4	4				4

1263	4	12				12
4-bed total		16				16
Total		190				190

Accessibility and Space Standards

- 3.9 All dwellings as a minimum are designed to the 'visitable dwellings' accessibility standard (M4(1) compliant with reference to Approved Document M of the Building Regulations).
- 3.10 Within the proposal, it is expected that approximately 69 no. of the proposed house types (36% of overall provision) are designed to the 'accessible and adaptable' accessibility standard (M4(2) compliant) as they are capable of being adapted. These are 35 no. 2 bed houses, 16 no. 3 bed houses and 18 no. 4 bed houses.
- 3.11 Within the proposal, 2 no. of the social rent tenure affordable homes are designed to a 'wheelchair accessible' accessibility standard (M4(3)(2)(b) compliant). These are 2 no. 1 bed ground floor apartments at Plots 128 and 129 in the east of the site.
- 3.12 All of the dwellings within the proposal achieve a minimum 85% of the nationally described space standard in accordance with Homes England grant funding requirements, with many fully achieving the nationally described space standard.
- 3.13 In summary, the affordable housing element of the proposal is considered to represent a suitable and appropriate development scheme for meeting the needs of specific groups within the community and the affordable housing mix is a direct response to engagement with the housing enabling officer.

4. Conclusions

- 4.1 This Affordable Housing Statement has been prepared by Black Box Planning and is submitted in support of a full planning application made by Bromford Housing (the Applicant) to Gloucester City Council (GCC) in respect of residential development at Snow Capel, Matson, Gloucester:

“Residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works” (the ‘Proposal’).

- 4.2 This statement forms part of a suite of information comprising the planning application submission. A site plan is provided at Appendix 1 which shows the location and mix of the affordable homes within the scheme.

Summary of Affordable Housing Provision and Local Needs

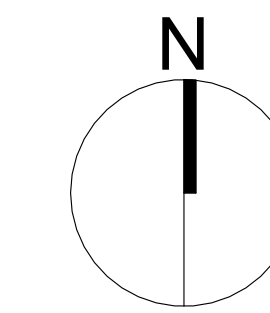
- 4.3 The proposal enables the delivery of 190 no. family homes in Gloucester City which, as an authority, cannot meet its own housing needs and, as part of the co-operation between the combined authorities of Cheltenham, Tewkesbury and Gloucester, much of the housing growth is to be delivered in Tewkesbury Borough.
- 4.4 However, those affordable houses delivered as part of that co-operative agreement in Tewkesbury Borough will not be prioritised for residents of Gloucester. This places a significant pressure on the City in meeting its affordable housing needs.
- 4.5 The Gloucestershire Local Housing Needs Assessment 2019⁴ identifies that policy cannot and does not plan to meet all of the affordable housing need in the City. There are expected to be 13,084 households in housing need in the City between 2021-41 and planned affordable housing provision of 4,605. This is therefore a chronic issue.
- 4.6 Of the 190 no. homes proposed in this case, 95 no. (50%) will be delivered as affordable. This is 30% above the adopted 20% JCS policy requirement in Gloucester City and a significant planning benefit. It is a matter which should be afforded very substantial weight in the determination of the planning application. The Secretary of State recognises the delivery of affordable homes as a priority objective for the planning system and the significance of it is frequently recognised in planning appeal and Secretary of State recovered decisions.
- 4.7 Whilst local planning policy requires the provision of 20% affordable housing on sites, which a planning obligation would secure as a minimum for this site, however, as a RP, Bromford

⁴ [Gloucestershire Local Housing Needs Assessment \(2019\) – Figure 3](#)

intends to apportion Homes England grant funding to the site to deliver an above-policy scheme of 50% provision. The Homes England grant funding is conditional on it funding 'additionality', which in effect means that in needs to be used towards projects where otherwise homes would be delivered on the open market. The 95 no. homes will be retained and managed into the future by Bromford upon completion of the development. In other words, 57 no. of the homes proposed will be delivered as affordable, where in normal circumstances they would not be required to be. This is good news for affordable housing delivery in Gloucester generally and Matson specifically. This is set in a context of the neighbouring strategic development site, in large part, not securing any affordable homes.

- 4.8 The proposed affordable homes respond to specific needs identified on the local housing register, in terms of bedroom size and accessibility standards, and is in consideration of the overwhelming demand for access to affordable housing properties in Gloucester and specifically the Matson and Robinswood ward.
- 4.9 In summary, the affordable housing element of the proposal is considered to represent a suitable and appropriate proposal for meeting the needs of specific groups within the community and is a direct response to engagement with the housing enabling officer through the pre-application process.
- 4.10 The provision of affordable housing within Gloucester City, at scale, and significantly above adopted JCS policy requirements, is a material and substantial planning benefit and one which should be afforded pre-eminent weight in the planning balance. A full consideration of other planning considerations can be found within the submitted Planning Statement, including the potential indirect benefits of the proposal for housing renewal in the local area such as the contribution it can make in facilitating part of the Matson Housing Renewal, a priority objective in the City.
- 4.11 The proposal will deliver a significant and meaningful boost to affordable housing provision in the City.

THIS DRAWING IS NOT TO BE SCALED. Except for the purposes of planning applications and for legal plans where the scale bar must be used. Always refer to figured dimensions. Verify site dimensions prior to construction and report discrepancies immediately. This drawing is to be read in conjunction with all relevant documents and drawings.



Appendix 1 - Proposed Site Plan



Assumed area for forming junction on common land (hatched).
Refer to Engineering Access Arrangement Drawing for details.
Refer to Tree Report for retention and removal strategy.

Existing extent of shrubbery to Western boundary as shown on Topo survey - opportunities to enhance/create glimpsed views

Existing extent of shrubbery to Western boundary as shown on Topo survey - opportunities to enhance/create glimpsed views

Assumed area for forming Emergency Access junction on common land (hatched).
Refer to Engineer Access Arrangement drawing for details.

Green Farm

Proposed Acoustic Barrier (3m total)
- 3m acoustic fence
see section B-B

PROW footpath to adjoin with approved path in Northern development (subject to approval)

Pitches proposed as part of adjacent development

Proposed Acoustic Barrier (3m total)
- 3m acoustic fence

Proposed Acoustic Barrier (3m total)
- 1.5m bund
- 1.5m acoustic fence

Acoustic Barrier - Section B-B

Acoustic Barrier - Section A-A

P18	Application Issue	DR	10.05.22
P17	Draft Application Pack Issue	NG	01.04.22
P16	Layout amendments following client meeting on 9.03.22	NG	10.03.22
P15	Layout updated following client review	NG	17.01.22
P14	Layout amended following client review and DTM	NG	20.12.21
P13	Net Area's updated. Minor layout changes following DTM	NG	19.11.21
P12	Layout revised following design meeting and comments with client	NG	26.07.21
P11	Tier 1 housing added. Southern block structure amended for masterplan	NG	02.06.21
P10	Numbers reduced in preparation for proposed Block Plan	NG	06.05.21
P09	Block structure revised to accommodate additional units as per clients instructions	NG	23.04.21
P08	PROW alignment and internal pedestrian/cycle network amended following consultant meeting	NG	30.03.21
P07	Proposed attenuation basins replaced with swales to western boundary. Extent of existing shrubbery indicate on western edge	NG	25.03.21
P06	Layout amended to test single access option from Northern junction	NG	24.03.21
P05	Unit numbers increased and layout changes following review	NG	17.03.21
P04	Layout amendments, net area and schedule updated.	NG	15.03.21
P03	Layout revised following client comments	NG	12.03.21
P02	Site area schedule added	DR	10.02.21
P01	Initial Draft	CH	18.06.20

Rev	Revision Details	Dr	Date
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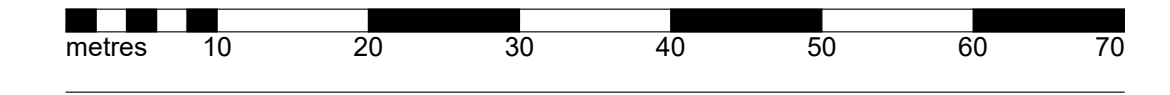


Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Proposed Site Plan

Scale
1 : 500 @ A0



Drawn	Checked	Date
CH	DR	09.06.20
Job No	Drawing No	Rev
3250	0030	P18

Status
PRELIMINARY

Sheet ID
3250-O3S-ZZ-XX-GA-A-0030-S0-P18

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Appendix 2 - S106 Housing Tenure Strategy



- Social Rent
- Shared Ownership

P02	Application Issue	DR	10.05.22
P01	Draft Application Pack Issue	NG	01.04.22

Rev	Revision Details	Dr	Date
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RIBA
Chartered Practice

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Site Proposed_S106 Housing Tenure Strategy

Scale
As indicated @ A0

Drawn	Checked	Date
NG	DR	31.03.22

Job No	Drawing No	Rev
3250	0209	P02

Status
PRELIMINARY

Sheet ID
3250-O3S-ZZ-XX-GA-A-0209-S0-P02

Planning Statement

Snow Capel, Matson

Prepared by Black Box Planning
on behalf of *Bromford Housing*



blackboxplanning.co.uk

Bromford.

Contents

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3.	The Proposed Development	9
4.	Planning Policy	10
5.	Assessment of Proposed Development	16
6.	The Planning Balance	25

1. Introduction

1.1. This Planning Statement has been prepared by Black Box Planning Ltd on behalf of Bromford Housing ('the Applicant'), in support of the planning application to Gloucester City Council for the proposed erection of 190 dwellings at Snow Capel, Matson, Gloucester ('the Site'). The planning application is submitted in full. It is an affordable housing led development, which will deliver at least 50% of the homes as affordable, to be delivered by Bromford, a leading provider of affordable homes in the region.

1.2. The proposal has been submitted with the following description of development :

"Residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works" (the 'Proposed Development')

1.3. This Statement will provide an overview of the proposal and the relevant planning considerations pertinent to the determination of the planning application. Accordingly, it is structured as follows:

- Section 2 – an overview of the site and its context;
- Section 3 – an overview of the proposed development;
- Section 4 – relevant planning policy;
- Section 5 – an assessment of the proposal having regard to the development plan and other material considerations;
- Section 6 – The Planning Balance and associated conclusions.

1.4. The proposal has been prepared in detail and, as part of its preparation, has been subject to considerable discussion and technical assessment. This is, in no small part, also because of the recognised sensitivities which relate to the location of a moat, a Schedule Monument, within the site. This is reflected in the extent of supporting information submitted alongside the planning application including:

Plans

- Location Plan ref. 3250-O3S-ZZ-XX-GA-A-0001

- Proposed Site Plan ref. 3250-O3S-ZZ-XX-GA-A-0030
- House Types Pack ref. 3250-O3S-HT Pack-S0-P02
- Proposed Site Elevations Park Edge P02 ref. 3250-O3S-ZZ-XX-GA-A-0040
- Proposed Site Elevations Park Edge P02 ref. 3250-O3S-ZZ-XX-GA-A-0041
- Proposed Site Elevations Main Street P02 ref. 3250-O3S-ZZ-XX-GA-A-0042
- Proposed Site Elevations Main Street P02 ref. 3250-O3S-ZZ-XX-GA-A-0043
- Proposed Site Elevations Lane P02 ref. 3250-O3S-ZZ-XX-GA-A-0044
- Proposed Site Elevations Lane P02 ref. 3250-O3S-ZZ-XX-GA-A-0045
- Site Proposed Adoption Strategy ref. 3250-O3S-ZZ-XX-GA-A-0200
- Site Proposed Hierarchy Strategy ref.3250-O3S-ZZ-XX-GA-A-0201
- Site Proposed Refuse Collection Strategy ref. 3250-O3S-ZZ-XX-GA-A-0202
- Site Proposed Electric Vehicle Charging Strategy ref. 3250-O3S-ZZ-XX-GA-A-0203
- Site Proposed Fire Strategy ref. 3250-O3S-ZZ-XX-GA-A-0205
- Site Proposed Cycle Storage Strategy ref. 3250-O3S-ZZ-XX-GA-A-0207
- Site Proposed S106 Housing Tenure Strategy 3250-O3S-ZZ-XX-GA-A-0209
- Site Proposed Boundary Treatment Strategy ref. 3250-O3S-ZZ-XX-GA-A-0210
- Engineering Layout Sheet 1 of 3 ref. 3880-110-1B
- Engineering Layout Sheet 2 of 3 ref. 3880-110-2B

- Engineering Layout Sheet 3 of 3 ref. 3880-110-3C
- Longitudinal Sections Sheet 1 of 2 ref. 3880-111-1D
- Longitudinal Sections Sheet 2 of 2 ref. 3880-111-2C
- Surface Water Manhole Schedules ref. 3880-115-2A
- Schematic Drainage into Moat ref. 3880-125B
- Foul Outfall Radar Overlay ref. 3880-SK112A
- Landscape Strategy ref. JBA 21/169 Rev C
- Landscape Masterplan ref. JBA 21/169- SK01 Rev B
- Lighting Strategy ref. HLS-846

Documents

- Arboricultural Impact Assessment dated May 2022
- Design and Access Statement dated May 2022
- Affordable Housing Statement dated May 2022
- Drainage Strategy dated May 2022
- Ecological Baseline Report dated May 2022
- BNG Assessment dated May 2022
- Energy Statement dated May 2022
- Utilities Search dated March 2022

- Remediation Strategy dated May 2022
- GI Report dated May 2022
- Supplementary Gas Risk Assessment dated March 2018
- Geotechnical and Contamination Report dated August 2017
- Archaeological and Heritage Statement dated May 2022
- Heritage Management Plan dated May 2022
- Landscape and Visual Impact Assessment dated May 2022
- Open Space Assessment dated May 2022
- Accommodation Schedule dated May 2022
- Flood Risk Assessment
- Planning Statement dated May 2022
- Waste Minimisation Statement dated April 2022
- Environment Statement dated May 2022
- Noise Assessment dated April 2022
- Statement of Community Involvement dated May 2022

- 1.5. As set out above, the extent of supporting information is considerable. However, it has been prepared collectively to assess and demonstrate that the proposal will sustainably deliver homes which are in high demand within the City, principally affordable homes. Bromford are a leading Registered Provider of Affordable homes operating across the West Midlands and South West. They manage approximately 44,000 homes, but they also deliver new homes directly. All profits they make from the sale of housing is re-invested back into the delivery of more affordable homes. The proposal, in this case, is a significant opportunity to deliver an affordable led housing proposal in a City where there is a chronic need. This is set out in more detail in the accompanying Affordable Housing Statement.
- 1.6. The constraints of the site are also recognised in the proposal, notably the setting of the Scheduled Monument. This has formed the subject of detailed investigation from the outset and has informed how the scheme has been shaped and designed. The evidence base gathered is extensive and includes both primary and secondary evidence, ranging from hydrological, archaeological fieldwork to an assessment of potential for impact on the setting of the heritage asset. In doing so, a number of benefits have also been identified, including how more people can appreciate this heritage asset, which is currently non-descript, how it will be managed and preserved in the long term where, in contrast, it currently does not benefit from any management.
- 1.7. The planning application also provides an opportunity to balance the very real needs to provide people with new homes in sustainable locations with environmental consideration such as heritage, landscape and ecology, all of which can present opportunities in their own right, such for Biodiversity Net Gain. This is not a balancing exercise which has been undertaken previously, and is an important part of considering a sustainable approach to development, holistically.
- 1.8. This Planning Statement will set out that the proposal is a balanced and sensitive approach to the delivery of sustainable development in the City and, when placed in the context of national planning policy objectives, the Development Plan and the emerging Gloucester City Plan, is an appropriate approach which will represent sustainable development.

2. Site and Surroundings

- 2.1. The Site comprises approximately 7.98ha of agricultural land in use as grazing pasture, bounded on all sides by existing mature trees and hedgerow.
- 2.2. The site is wholly located in Flood Zone 1, the lowest probability of flood risk.
- 2.3. To the immediate northeast of the site is the Joint Core Strategy 2011-31 strategic allocation A6 'Winnycroft' allocated for the provision of at least 620 new homes, and for which outline and reserved matters permissions (ref. 18/01141/REM) have been granted. At the time of writing, it is understood that the Barratt Homes are constructing the development.
- 2.4. To the southeast the site is bounded by the M5 motorway, and to the west by Winnycroft lane. To the south of the site lie a small cluster of residential dwellings and farm buildings. Access to the site is via Winnycroft Lane.
- 2.5. The site is located approximately 200m from the existing built form of the suburb of Matson, Gloucester.
- 2.6. The Scheduled Monument UID 1019399 'Moated site at Sneedham's Green, 220m northeast of Green Farm' lies within the boundary of the site. The Scheduled Monument consists of a sub-rectangular moat enclosing an island which measures 66m by 42m, orientated north-south. The moat is 14m wide at its widest point, 8m at its narrowest and up to 1.5m deep. Cropmarks on aerial photographs indicate that the east arm of the moat formerly extended a further 42m south and incorporated a causeway in the centre of the arm. Earthworks on the island indicate that the foundations of structures survive as buried features.
- 2.7. The setting around the moat has evolved considerably, notably with the construction of the M5 and the evolution of the local landscape. This also includes the impact of the construction works associated with the M5, during which it has been identified that a large part of the Site, around the Moat, was dug out and filled with spoil produced in the construction of the motorway. This is considered further in the accompanying Heritage Assessment and supporting heritage evidence base, including Archaeological Evaluation.
- 2.8. Approximately 500m to the northeast of the site are three Grade II listed buildings associated with Winnycroft Farmhouse. The allocated built form of the Winnycroft JCS Allocation will lie between the site and these listed buildings. The site is not within a Conservation Area. There are no Tree Protection Orders (TPOs) in place over the site.

- 2.9. The site is not subject to any national or international environmental designations. The Cotswold Beechwoods Special Area of Conservation (SAC) and Cotswolds Common and Beechwoods Site of Special Scientific Interest (SSSI) are approximately 2500m from the site boundary. The Range Farm Fields SSSI is approximately 750m from the site boundary.
- 2.10. The site is outside but in close proximity to the Cotswolds Area of Outstanding Natural Beauty (AONB), with the AONB approximately 60m to the southwest of the site boundary with the M5 motorway intervening.
- 2.11. Two public rights of way are located on the site which provide wider linkages to Matson, Wheatridge and Whaddon. The Robinswood Hill Country Park is located approximately 750m to the west of the site.

3. The Proposed Development

3.1 This planning application seeks the following:

“Residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works” (the ‘Proposed Development’).

3.2 The Proposed Development consists of 190no. dwellings, of which, at least 50% (95no.) is intended to be delivered as affordable dwellings.

3.3 Proposed access to the development will be via Winnycroft lane to the northwest of the site. An emergency access junction will be provided to the southwest, which will also provide for pedestrian and cycle access. Pedestrian access will be further provided for through links with the surrounding PROW network, and pedestrian and cycle routes will be delivered throughout the site.

3.4 The Proposed Development incorporates a central open space surrounding the moat, which will be enhanced through native tree planting, alongside a landscape and planting plan, and the provision of upgraded fencing to provide additional protection.

3.5 The open space will additionally provide the opportunity for provision of informal recreational play and a wildlife habitat. An additional wildlife corridor will be provided to the north of the site, enabling wider ecological interlinkages between and outside the site boundary.

3.6 The Proposed Development additionally includes a drainage scheme which incorporates 2no Cellular Storage tanks and accompanying Flow Control Chamber to provide for 1 in 100-year flood events, alongside an additional 1no Weholite tank to attenuate for up to 1 in 30-year events. Existing culverts will remain alongside a proposed extension. This approach and strategy has also been informed by the geo-hydrological environment of the Moat and will provide consistency for it. As a result, there will be no change to the amount or composition of water which will supply the moat. However, it does provide the opportunity to deliver a more consistent supply, which could aid the preservation of any archaeological remains within it.

3.7 A 3m bund will be provided to the southeast of the site, adjacent to the M5 motorway, providing acoustic benefit alongside additional planting and ecological benefit.

4. Planning Policy

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the Development Plan, unless there are material considerations which indicate otherwise.
- 4.2. The adopted Development Plan comprises:
- The Joint Core Strategy 2011-31 ('the JCS') (adopted 2017); and
 - Saved Policies from the 1983 Gloucester City Plan. The saved policies A1.a Heights of buildings and protection of views and C1.e Site identified at Abbeydale to provide two Primary Schools are still considered relevant in decision making following the adoption of the JCS. Neither are relevant to the Proposed Development.
- 4.3. Relevant material considerations comprise national planning policy, emerging plan documentation, and other relevant documentation, specifically:
- The National Planning Policy Framework (the 'NPPF') (2021);
 - The Gloucester City Plan 2011-31 ('the Emerging Plan');
 - Second Stage Deposit Local Plan 2002;
 - Cotswolds AONB Management Plan 2018-23; and
 - Matson Estate Regeneration SPD (adopted 2019).
- 4.4. The below lists those policies within the Development Plan and material considerations which will be of most relevance to the consideration of the planning application for the Proposed Development. The details of these policies are referred to in Section 5 'Assessment of Proposed Development'.

Joint Core Strategy (2011-31)

- 4.5. Policy SP2 identifies that development during the JCS Plan period will be focussed at Gloucester and Cheltenham. The supporting text to policy SP2 notes that it is not possible to allocate sites in the JCS to meet all of Gloucester's need over the plan period. The extent of this shortfall is significant and considered further below.

- 4.6. Policy SD3: Sustainable Design and Construction identifies the sustainable design and construction principles that would apply to any proposed development.
- 4.7. Policy SD4: Design Requirements identifies design requirements that would apply to any proposed development.
- 4.8. Policy SD6: Landscape identifies that development proposals are required to consider the landscape and visual sensitivity of the area in which they are to be located or which they may affect, and have regard to local landscape distinctiveness.
- 4.9. Policy SD7: The Cotswolds Area of Outstanding Natural Beauty (AONB) identifies that proposals within the setting of the Cotswolds AONB are required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities.
- 4.10. Policy SD8: Historic Environment identifies that designated heritage assets and their settings will be conserved and enhanced, as appropriate to their significance.
- 4.11. Policy SD9: Biodiversity and Geodiversity identifies that new development surrounding designated sites has no unacceptable adverse impacts.
- 4.12. Policy SD10: Residential Development identifies that, unless allocated within the JCS, housing development will be permitted on previously developed land in the existing built-up areas of Gloucester City, for affordable housing on rural exception sites, infilling within existing built-up areas, or in other circumstances as defined in local and neighbourhood plans. This approach is considered further, below, in the context of the emerging Gloucester City Plan and the ability for Gloucester to meet its housing, including affordable housing needs.
- 4.13. Policy SD11: Housing Mix establishes that housing development proposals should provide an appropriate mix of sizes, types and tenures, and address the needs of the local area as set out within the housing evidence base and latest Strategic Housing Market Assessment (or equivalent).
- 4.14. Policy SD12: Affordable Housing establishes that on unallocated sites of 11 dwellings or more a minimum of 20% affordable housing will be sought on developments within the Gloucester City administrative area.
- 4.15. Policy INF1: Transport Network identifies the requirement to provide safe and efficient access to the highway for all transport nodes, provide connections to existing non-car transport networks and identify opportunities to modify existing non-car transport networks and links.

- 4.16. Policy INF3: Green Infrastructure identifies that development proposals should consider and contribute positively to green infrastructure including the wider landscape context and strategic corridors between major assets and populations.

National Planning Policy Framework (2021)

- 4.17. Paragraph 48 requires local planning authorities to give weight to relevant policies in emerging plans according to the stage and preparation of the emerging plan, the extent of unresolved objections, and the degree of consistency of the relevant policies to the NPPF.
- 4.18. Paragraph 60 identifies the importance of bringing forward a sufficient amount and variety of land where it is needed and that the needs of groups with specific housing requirements are addressed.
- 4.19. Paragraph 62 confirms that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing.
- 4.20. Paragraph 176 identifies that development within the setting of Areas of Outstanding Natural Beauty should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- 4.21. Paragraph 189 identifies that Heritage Assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations
- 4.22. Paragraph 197 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of existing heritage assets, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.23. Paragraph 202 identifies what where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.

Gloucester City Plan 2011-31 ('the Emerging Plan')

- 4.24. The Gloucester City Plan 2011-31 has undergone examination and main modifications have been recommended by the examiner. The Plan is therefore at an advanced stage, having regard to paragraph 48 of the NPPF, and moderate weight should be given to relevant policies. However, there are other matters to consider in affording weight to emerging policies, and the Plan generally. In this case, there remain a number of fundamental objections to the Plan, having regard to matter of legal compliance and the approach adopted to the Sustainability Appraisal. Bromford have engaged fully during the Local Plan Examination and have made representations at appropriate stages.
- 4.25. The nature of the unresolved objections relate to the approach to identifying development sites, sufficient to meet the needs of the City, where possible, within the administrative area. The Inspector have, seemingly, recognised these concerns and has recommended a modification that would support a more permissive approach to development proposals in the area where they come forward to meet the needs of the City, such as in this case. The consequence of the matter is that a more permissive approach should be adopted rather than a presumption against development other than in the circumstances set out in Policy SD10 of the JCS.
- 4.26. When adopted, the plan will replace the saved policies of the Gloucester City Plan 1983, and the material consideration of the Saved Policies from the 2002 Second Stage Deposit Plan, in their entirety.
- 4.27. Policy A1: Effective and efficient use of land and buildings establishes criteria to make effective and efficient use of land for housing.
- 4.28. Policy A2: Affordable Housing seeks to raise the affordable housing policy requirement to 25% and establishes that the council will support grant aided schemes which deliver greater than 25% affordable housing. It is noted that the inspector recommended the deletion of this policy in the Main Modifications.
- 4.29. Policy A3: Estate Regeneration establishes a general presumption to support the regeneration of housing estates where the physical housing stock is poor and/or there is an area specific socio-economic justification for redevelopment led regeneration.
- 4.30. Policy D1: Historic Environment requires development proposals to conserve the character, appearance and significance of designated heritage assets and their settings.
- 4.31. Policy E2: Biodiversity and geodiversity identifies that proposals must demonstrate the conservation of biodiversity, in addition to providing net gains appropriate to the ecological network. Potential adverse impacts on natural environment assets, must be avoided or satisfactorily mitigated in line with their designation.

- 4.32. Policy E4: Trees, Woodlands and Hedgerows identifies that development proposals should seek to ensure there are no significant adverse impacts on existing trees, woodlands or hedgerows and that every opportunity is taken for appropriate new planting on site.
- 4.33. Policy E8: Development affecting Cotswold Beechwoods Special Area of Conservation identifies that development will not be permitted where it leads to an indirect or direct adverse impact on the Cotswolds Beechwoods SAC and the efforts cannot be mitigated.
- 4.34. Section F establishes design requirements for materials and finishes, landscape and planting, community safety, gulls, and the requirement to comply with Nationally Described Space Standards (NDSS).
- 4.35. Policy G2: Charging infrastructure for electric vehicles establishes that an electric vehicle charging point/socket will provided at all new residential properties with a garage or dedicated parking space
- 4.36. Policy G5 requires a high speed full fibre broadband connection to serve new residential development, subject to viability
- 4.37. Policy G7 requires development proposals to demonstrate that consumption should not exceed 110 litres of water per person per day

Second Stage Deposit Local Plan 2002

- 4.38. Policy OS.2 Public Open Space Standard for New Residential Development identifies that public open space in new residential developments will be provided at a minimum of 2.8 hectares per 1000 population.
- 4.39. Policy OS.3 New Housing and Public Open Space identifies that planning permission will only be granted for new housing developments that provide for the laying out and equipping of public open space and associated facilities for children's play, formal sport and passive recreation to the Council standard.

Cotswolds AONB Management Plan 2018-23

- 4.40. Policy CE1: Landscape identifies that Proposals that are likely to impact on the landscape of the Cotswolds AONB, should have regard to, be compatible with, and reinforce, the landscape character of the location.

- 4.41. Policy CE10: Development and Transport Principles identifies that development in the setting of the AONB should have regard to – and help to deliver – the purposes of conserving and enhancing the natural beauty of the AONB and increasing the understanding and enjoyment of the AONB’s special qualities
- 4.42. Policy CE10 identifies that proposals for major development in the setting of the AONB should have regard to and be compatible with Appendix 9 of the AONB Management Plan
- 4.43. Appendix 2 identifies the factors to be considered when assessing the natural beauty of the AONB.
- 4.44. Appendix 9 identifies that the impact of a proposal on the significance of the AONB should consider nature, scale, setting and visual impact.

Matson Estate Regeneration SPD, November 2019

- 4.45. Paragraph 1.2.1 and 1.2.2 establishes the aims, objectives and principles for the regeneration of Matson, including the desire of residents to remain within their community, with due consideration given to the impact of the loss of existing homes and the impact that moving would have on residents.
- 4.46. Section 3.2.2 and 3.2.3 establishes that the regeneration of Matson under policy A3 of the Emerging Plan is considered a ‘specific circumstance [as] defined in district plans’ in the context of JCS Policy SD10. The role in facilitating such a regeneration is, equally, a material consideration to be considered in this context.
- 4.47. Section 6.3 establishes that as part of the regeneration strategy, local residents will be displaced and therefore a rehousing strategy is required to provide full details of how potentially displaced residents will be rehoused, including the right to remain in the neighbourhood and a right to return to the area. This presents significant challenges to the comprehensive, albeit phased, renewal of the area. The provision of additional accommodation on a donor site, such as the Site, will aid this approach ensuring that residents can be re-housed locally and stay within the area.

5. Assessment of Proposed Development

- 5.1. This section provides an assessment of the Proposed Development (as detailed in Section 3) in the context of the Development Plan and other relevant material considerations (as detailed in Section 4).
- 5.2. This Planning Statement thus considers the merits of the Proposed Development under the following headings:
- The Principle of Development
 - Heritage
 - Landscape and Visual Impact
 - Design
 - Ecology and Biodiversity
 - Transport and Access

Principle of Development

- 5.3. The starting point to consider the principle of development for the application proposal is the Development Plan. The Principle of Development in this location is determined through the consideration of compliance with Policy SD10 of the JCS.
- 5.4. Policy SD10 establishes that, on sites that are not allocated, housing development will be permitted on previously developed land in the existing built-up areas of Gloucester City, or through meeting one of the exceptions as specified within the policy.
- 5.5. The Site is not previously developed land within the existing built-up area of Gloucester City. It therefore falls to consider whether the Proposed Development meets the exception within Policy SD10 regarding 'specific circumstances defined within district plans' to provide support for the Principle of Development.
- 5.6. The adopted 'district' plan in this instance is the 1983 Gloucester City Plan, of which saved policies are not considered relevant to the Proposed Development. Noting that this plan is substantially out of date, it is reasonable therefore to consider policies contained within the unadopted Emerging Plan as to possible compliance, for which the inspector has recommended a series of Main Modifications.

- 5.7. It is noted that the Inspector's proposed Main Modification 6 to the Gloucester City Plan recommends the inclusion of policy wording within the Emerging Plan that the plan should recognise the requirement for a *'positive approach to be taken by the Council in providing housing within the administrative boundary of Gloucester, in addition to the sites which are allocated to bring forward housing'*.
- 5.8. The Proposed Development is a housing site within the administrative boundary of Gloucester City, and taking the Main Modification into consideration a positive approach should be taken by the Council in the determination of the application, subject to compliance with wider plan policy. The intention of the Inspector is clear that new housing proposals to meet the needs of the City should be considered positively within the administrative area. It would be counter intuitive that housing proposals seeking to meet the affordable housing needs of the City be refused in favour of sites which were not within the administrative area and which have been identified historically to contribute to meeting needs, in the JCS, as part of a duty of co-operation with neighbouring authorities.
- 5.9. Alongside this, Policy A3 Estate Regeneration establishes a general presumption to support the regeneration of housing estates. The Matson Estate Regeneration SPD establishes that the regeneration of Matson will fall within the provision of policy A3, and that residential displacement will occur as part of this regeneration.
- 5.10. The Proposed Development will provide the opportunity to partially offset displacement activity that occurs to Matson residents resulting from the regeneration of the estate, to facilitate the delivery of the renewal scheme there. Any such opportunity would be subject to, and be secured through, subsequent discussion between the Applicant, the Council, and Gloucester City Homes, who have a close working relationship with Bromford. In those circumstances, such housing provision would provide opportunities for residents to either remain or return to the area and therefore would if implemented directly support the objectives of Policy A3.
- 5.11. It is therefore considered that, in accordance with emerging Policy A3, the proposal can play an important role in the Matson Estate Regeneration, a priority objective in the site. Notwithstanding planning policy, this is an issue which is a significant material consideration weighing in favour of the proposal.
- 5.12. It is therefore considered, in the context of policies contained within the Emerging Plan, that the Site meets the criteria as established within JCS Policy SD10 which provides support for development in other circumstances as contained within district or neighbourhood plans, as considered in the context of the Inspector's Proposed Main Modification 6. Policy A3, subject to further discussion as identified, provides additional policy support.

- 5.13. It is therefore considered that the Principle of Development in this location is supported by the adopted and emerging Development Plan. Notwithstanding the weight that can be afforded to the emerging Gloucester City Plan, prior to adoption the City does not benefit from an effective spatial strategy which will meet the needs of its residents for housing. This is recognised in the JCS as it stands. Accordingly, the policies which generally constrain the location of new homes should not be considered up to date in the context of Paragraph 11(d) of the NPPF and the presumption in favour of sustainable development and the tilted balance are engaged in this case. Accordingly, two scenarios could emerge for the decision maker: 1, that the scheme is consistent with the Development Plan and emerging GCP; or 2. that the relevant policies in the Development Plan are not up to date. In both cases, a positive approach should be adopted to decision making. .
- 5.14. Nevertheless, noting that the Gloucester City Plan has not yet been adopted, there is further benefit in considering further material considerations which indicate that permission should be granted for development in this location.
- 5.15. The main material considerations are housing supply and affordable housing which are considered below.

Housing Supply

- 5.16. It is noted that Gloucester City Council has stated it is able to demonstrate a housing land supply of 5.02 years (June 2021). Noting that historic planning applications are at the time of application unavailable on the Gloucester City Council website, it has not been possible to validate statements regarding the Council's land supply. However, notwithstanding the position in respect of land supply generally it is clear, as set out in the accompanying Affordable Housing Statement that there is a clear and pressing need for the provision of affordable housing. The needs of those who are unable to meet their own housing needs are not being met by the planning framework locally. The only remedy is to deliver more affordable homes.
- 5.17. Even the most optimistic assessment of 5.02 years' worth of supply represents an excess of just 18 homes over five years. This includes a number of factors which overstate the 'real world' consideration of housing in Gloucester City:
- That it does not seek to meet the substantial historic under delivery of homes in the next five years (the Sedgefield Approach) and, instead, spreads the historic under delivery across the whole plan period (the Liverpool Approach);

- In real terms, more than 2,000 of the homes included are not being delivered in the City. Whilst it is recognised that the homes being delivered at Churchdown, Innsworth, Twigworth and Brockworth were agreed to meet the general housing needs of Gloucester, the same is not the case for affordable housing. In 2021, 78 affordable homes were granted planning permission.

5.18. In such a context, permission for 190 dwellings in this location would make a significant contribution to securing long term land supply in Gloucester City.

5.19. As noted in the supporting text to policy SP2, it is not possible for allocations within the JCS to meet all of Gloucester's need over the plan period. If adopted, the Gloucester City plan would allocate an additional 920 dwellings over the Emerging Plan Period. It is nevertheless noted within the Examiner's Post Hearing Letter on the Gloucester City Plan dated 19 August 2021, that there remains "*a substantial gap between Gloucester's housing needs and the availability of suitable sites*". Permission for 190 dwellings in this location would support the reduction of this gap through the appropriate development of a site the suitability of which is established through this application and supporting documentation.

5.20. It is therefore considered that the provision of 190 dwellings in a suitable and sustainable location, alongside the corresponding support provided to such development in Paragraph 60 of the NPPF, is a material consideration which weighs in favour of the Proposed Development. Accordingly, the delivery of new homes should be afforded significant weight.

Affordable Housing

5.21. JCS Policy SD12 requires the delivery of 20% affordable housing on sites of 11 dwellings or greater. The Proposed Development consists of an intended 50% affordable housing, a substantial oversupply against existing policy requirements. Bromford will utilise a mix of their own capital funding and HCA Grant to deliver the 'additionality' (the additional affordable homes over and above the policy requirement).

5.22. The accompanying Affordable Housing Statement sets out that there is a chronic need for additional affordable homes to be delivered in the City. The 2019 Housing Monitoring Report (HMR) notes that the Council permitted 4,125 dwellings between 2015/16 to 2019/20. Between 2016/17 and 2019/20 the Council permitted 483 affordable dwellings (2015/16 affordable housing permissions are not available). This includes some homes delivered outside of the City administrative area, which will not contribute to meeting the affordable housing need within it.

- 5.23. Excluding overall permissions for 2015/16 (taken to be an average of 825 as detailed figures for 2015/16 permissions are unable), the Council therefore permitted an indicative 14.6% of dwellings as affordable between 2016/17 and 2019/20, well short of the 50% proposed in this case
- 5.24. The delivery of at least 95 new affordable homes in an area of chronic affordable housing need is a matter which should be afforded substantial weight in the planning balance, over and above the beneficial weight afforded to general needs housing, above. In addition, to this the ability to facilitate the regeneration of the Matson Estate further adds substantial positive weight in favour of this proposal. It is a proposal which is very good news for housing in the City.

Heritage

- 5.25. Heritage considerations are established through policy SD8 of the JCS. Material considerations are policy D1 of the Emerging Plan and Section 16 of the NPPF.
- 5.26. The Historic Environment Statement submitted with this application identifies that the Proposed Development will not result in a direct impact to the Scheduled Monument. The features that contribute to the majority of the significance of the Scheduled Monument – notably the moat itself and its associated archaeological extent - are not impacted by the Proposed Development. This follows the preparation of a very significant evidence base which has consider the setting and the significance of the designated asset.
- 5.27. The Proposed Development seeks to minimise impact on the Scheduled Monument and its setting through the establishment of a large open space which surrounds the monument, and thus result in no loss of remains related to the monument. It also proposes a strategy to preserve the hydrological environment in which the SM is located. In other words, the proposal will not result in any reduction in the amount of water available to preserve it or its chemical composition. On the contrary, it provides an opportunity to monitor and maintain water levels within the Moat.
- 5.28. As identified within the Historic Environment Statement, in consideration of any impact to the Scheduled Monument's setting, it is noted that the setting of the monument has been established (in accordance with the evidence base as submitted for the JCS) as representing the 'urban edge' of Gloucester City, and that this urban edge is being encroached upon by consented development at Winnycroft. This is in the context of a setting which has changed significantly since its heyday, obviously. It has also been influenced by significant engineering events, such as the construction of the M5 which had a range of direct impacts on the site which have disrupted the potential for any archaeology to have survived outside of the Scheduled Monument itself in the vicinity.

- 5.29. The delivery of the strategic allocation at Winnycroft also has the potential to turn its back on this asset, forming a borrowed landscape, as set out in the JCS evidence base.
- 5.30. In this context, the Proposed Development will at most result in the lower end of 'less than substantial harm' on the setting of the Scheduled Monument as identified within Paragraph 202 of the NPPF. In addition, through a series of enhancements, the Proposed Development will have a series of positive effects on the Scheduled Monument. In doing so, it will enable people, who are currently unaware of its significance, to appreciate it in an appropriate and maintained setting. This is a material consideration which weighs in favour of the proposal.
- 5.31. The Proposed Development will increase the strength of the contribution made to the monument's significance by the adjacent Sneedham's Green, enhancing its historic value through a better illustration of the association between the historic features. In addition, the provision of improved boundary fencing, a management plan for planting taking into account the preservation of the monument, and the provision of an interpretation board and viewpoint, will enhance the significance of the Monument as well as establish its long-term viable use.
- 5.32. In weighing up an impacts on the historic environment, the NPPF sets out at paragraph 202 that a balancing exercise be completed which weighs the harm of the proposal against the public benefits including, where appropriate, securing its optimum viable use. This balance, as a matter of law, in discharging statutory obligations to have regard to the preservation or enhancement of the designated asset and its setting¹, is required before moving on to a planning balance as set out in the NPPF. The legislation is correctly set out in the accompanying Archaeological and Heritage Assessment prepared by EDP. In doing so, it is recognised that, notwithstanding the impacts in this case, it is a statutory obligation to have regard to impact, not to avoid.
- 5.33. The harm, which sits at the lower end of less than substantial, to the setting of the monument is outweighed by the range of public benefits and ability of the public to learn, experience and appreciate the asset, to be secured alongside the proposed Heritage Management Plan (HMP) submitted with this planning application. Currently, the Moat is not subject to any management and is experienced as a linear pond lined with reeds and with scrub vegetation around. The objectives of the HMP will be to:
- To preserve the buried and extant archaeological remains of the monument as they exist at the date of approval;

¹ Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- To enhance the monument by the provision of interpretive material, available on site to allow the significance of the monument to be understood by a wider audience; and
- To manage public access to the monument and mitigate the potential for damage to the monument's fabric or appearance from use of the land at and around the monument as public open space as part of the proposed development.

5.34. This will provide an environment to manage and protect the monument, but also to enhance the interpretation of it in a more accessible context.

5.35. The HMP will deliver benefits to the historic environment which weigh in favour of the proposal. They address the heritage balance at NPPF 202 and also weigh heavily in favour of the scheme in the wider planning balance. These benefits are tempered by the minor less than substantial harm to the setting of the asset which results from a change to the historic setting. However, collectively, it is considered that the appreciation of the historic environment will benefit as a result of the proposal.

Landscape and Visual Impact

5.36. Landscape and Visual Impact considerations are established through policy SD6 and SD7 of the JCS. Material considerations are Paragraph 176 of the NPPF and the Cotswolds AONB Management Plan.

5.37. The Landscape and Visual Impact Assessment prepared alongside this application identifies that the Site itself is relatively contained through existing mature trees and boundary shrub vegetations. This screening results in the majority of middle-distance views and all long-distance views being minimally impacted by the Proposed Development. In consideration of the Cotswolds AONB, it is noted that none of the viewpoints considered within the AONB experience any change in views. It cannot therefore be considered that the development adversely affects the setting of the Cotswolds AONB or negatively impacts the AONBs landscape and scenic quality, wildlife, tranquillity, or natural or cultural heritage.

5.38. The LVIA identifies that long term adverse effects from the development will be limited to users and residents immediately adjoining the Proposed Development and the users of the existing PROW. The sensitively considered layout, strategic landscape infrastructure, areas of retained open space and enhancement of existing vegetation, alongside additional planting will help to visually integrate the development into the surrounding landscape.

- 5.39. It is therefore considered that the Proposed Development protects the landscape character of the area. In the context of the setting of the Cotswolds AONB, the proposed development is sensitively located and avoids adverse impact on the designated area or its setting, and meets the policy requirements as established through the AONB Management Plan.

Design

- 5.40. Design considerations are established through Policy SD4 of the JCS. Material Considerations are Section F of the Emerging Plan.
- 5.41. Through the provision of the defined frontages and associated housing types, as identified within the Design and Access Statement and supporting documentation, the Proposed Development establishes clear linkages, and responds positively to, the character of the site and the surrounding urban structure.
- 5.42. The proposal represents a high-quality development, and through the provision of the indicated streetscape provides a clear and logical layout, and a clear relationship between buildings, routes and open spaces.
- 5.43. The central setting of the Scheduled Monument, alongside the proposed improvements to it, provides an appropriate vista and focal point to the Development. In addition, the development provides for a substantial Public Open Space in significant excess of the Council's standards, providing opportunity for convenience and enjoyment.
- 5.44. Residential amenity from the impact of the M5 is protected through the installation of a bund, which enables the development to achieve the lowest practicable noise levels in external amenity spaces.
- 5.45. A detailed consideration of the design of the proposed development can be found in the accompanying Design and Access Statement.

Ecology and Biodiversity

- 5.46. Ecology and Biodiversity requirements are established through policy SD9 of the JCS. Material Considerations are Policy E4 and E8 of the Emerging Plan.
- 5.47. The proposed development protects and enhances the ecological and biodiversity resources of the site through the preservation of identified existing boundary hedgerows and trees, as well as including additional hedgerow, tree, and planting which will, when established, support a wide range of fauna. Where appropriate, native species will be utilised in the planting scheme.

- 5.48. The proposal includes a series of measures to ensure Protected Species are safeguarded and proposals are included for wildlife corridors within the development to encourage dispersal of wildlife both around the site and to external biodiversity corridors following the completion of development.
- 5.49. A detailed ecological assessment of the proposed development can be found in the accompanying Biodiversity Survey and Plan.
- 5.50. In addition, the proposal will deliver a Biodiversity Net Gain (BNG) of 16% when assessed against existing baseline conditions and applying the BNG Metric 3.1. This represents a significant enhancement and is a material benefit of significant weight.

Transport and Access

- 5.51. Transport and Access requirements are established through Policy SD4 and INF01 of the of the JCS. A material consideration is Policy G2 of the Emerging Plan.
- 5.52. The Proposed Development will connect sustainably with the existing highways network through the proposed new access. The Proposed Development will in addition extend pedestrian access through adjoining with the wider PROW network, alongside the delivery of a new pedestrian and cycle route through the centre of the Proposed Development. The Proposed Development is therefore well integrated within the movement network both within and outside the proposed development, and provides significant accessibility for pedestrians and cyclists. In addition, the proposal is fully consistent with county guidance as established in the Manual for Gloucestershire Streets.
- 5.53. A detailed consideration of the highways and access issues relating to the proposed development can be found in the accompanying Transport Assessment and Travel Plan.

6. The Planning Balance

- 6.1. Having considered pertinent planning policy as discussed above, on balance it is concluded that the Proposed Development is in broad conformity with the adopted Development Plan, albeit that the development plan is largely absent at a very local level. In that context the tilted balance set out at Paragraph 11(d) of the NPPF is engaged in this case.
- 6.2. Further material considerations have been identified which weigh heavily in favour of granting permission. This proposal will make a major contribution to the delivery of affordable housing in the City, which is currently in chronic need. It will also be high quality development which is sustainable. Taken as a whole, the scheme will make a positive contribution to Gloucester.
- 6.3. This Statement has set out full details of the Proposed Development and considered the principal matters of the Principle of Development, Heritage, and Landscape and Visual Impact.
- 6.4. Considering the Principle of Development, the provision of 190 no homes at Snow Capel, Matson, represents a suitable and sustainable location for development, and complies with policy SD10 of the JCS when the Emerging Plan is taken into consideration. The material considerations of increasing Gloucester City's housing supply and in addressing the longstanding and significant under provision of affordable housing within the Gloucester City administrative area additionally weigh significantly in favour of granting permission.
- 6.5. In addition, it has been demonstrated that the Proposed Development will, at most, represent the lower end of 'less than substantial harm' as established within Paragraph 202 of the NPPF, and in that context the substantial benefit of preserving and enhancing the existing heritage asset overrides any negative impact of the Proposed Development and acts in favour of the proposal.
- 6.6. Furthermore, it has been demonstrated that the Proposed Development avoids adverse impact to the setting of the Cotswolds AONB and conserves its setting, whilst also protecting the wider landscape character of the area.
- 6.7. In engaging paragraph 11(d) of the NPPF, the test, in decision making terms, is whether the harm significantly and demonstrably outweighs the benefit of the proposal. In this case, the benefits are substantial and go well beyond the limited harm identified. Noting these factors, planning permission should be granted without delay in accordance with the presumption in favour of sustainable development for decision-taking as set out by NPPF Paragraph 11.

Waste Minimisation Statement

Snow Capel, Matson

Prepared by Black Box Planning
on behalf of *Bromford Housing*



blackboxplanning.co.uk

Bromford.

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1. Introduction

1.1. This Waste Minimisation Statement has been prepared by Black Box Planning Ltd on behalf of Bromford Housing ('the Applicant'), in support of the planning application to Gloucester City Council for the proposed erection of 190 dwellings at Snow Capel, Matson, Gloucester ('the Site'). The planning application is submitted in full.

1.2. The description of development is:

“Residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works” (the 'Proposed Development')

1.3. This document has been prepared in accordance with Gloucestershire County Council's Supplementary Planning Document 'Waste Minimisation in Development Projects' adopted September 2006, and with the Gloucestershire Waste Core Strategy, adopted 2012.

1.4. This report sets out the waste management approach that will be applied to the design, construction and occupation of Snow Capel, Matson.

2. Site Context and Proposal

- 2.1 The Site comprises approximately 7.98ha of agricultural land, bounded on all sides by existing mature trees and hedgerow.
- 2.2 To the south east the site is bounded by the M5 motorway, and to the west by Winnycroft lane. To the south of the site lie a small cluster of residential dwellings and farm buildings. Access to the site is via Winnycroft Lane.
- 2.3 The site is located approximately 200m from the existing built form of the suburb of Matson, Gloucester, and is adjacent to strategic allocation 'A6 Winnycroft' in the adopted Joint Core Strategy 2011-31.
- 2.4 The proposed development consists of an affordable led scheme of 190 dwellings, of which it is intended 50% of which will be affordable. Access to the site will be provided for via Winnycroft Lane, with an additional pedestrian and emergency vehicle access also provided for via Winnycroft Lane.

3. Planning Policy

3.1 The adopted Waste Plan in this instance comprises:

- The Gloucestershire Waste Core Strategy (adopted 2012)

3.2 Other relevant policy considerations comprise supplementary planning documentation and national planning policy, specifically:

- SPD Waste Minimisation in Development Projects (adopted 2006); and
- The National Planning Policy for Waste (2014).

3.3 The below lists those planning policies within the Development Plan and considerations which will be of most relevance to waste minimisation.

The Gloucestershire Waste Core Strategy

3.4 Paragraph E.24 establishes a series of strategic objectives for waste management in development projects, identified as:

- Waste Reduction
- Re-use, Recycling and Composting
- Other Recovery (including energy recovery)
- Waste Disposal
- Minimising Impact

3.5 Paragraph 3.6 establishes a waste hierarchy in accordance with the Waste Framework Directive 2008:

- Prevention [most preferable]
- Preparing for Re-Use
- Recycling
- Other Recovery
- Disposal [least preferable]

3.6 Policy WCS2 identifies that all development will be expected to incorporate the principles of waste minimisation and re-use, with planning applications for major development to be supported by a statement setting out how waste arising during the demolition, construction and occupation will be minimised and managed. The statement will include measures to:

- Minimise, re-use and recycle waste;
- Minimise the use of construction materials, particularly primary materials;
- Minimise the pollution potential of unavoidable waste; and
- Dispose of waste that cannot be re-used or recycling in an environmentally acceptable manner.

SPD Waste Minimisation in Development Projects

3.7 Section 3 of the SPD establishes a checklist for consideration in the inclusion of any Waste Minimisation Statement

National Planning Policy for Waste (2014)

3.8 Paragraph 8 identifies that, when determining applications for non-waste development, local planning authorities should ensure that:

Waste Minimisation Statement

Snow Capel, Matson



- The likely impact of proposed non-waste related development on existing and future waste management facilities does not prejudice the implementation of the waste hierarchy and/or the efficient operation of these facilities;
- Non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development, including through provision of adequate storage facilities at residential premise and ensuring there is sufficient and discrete provision for bins; and
- The handling of waste arising from the construction / development maximises reuse/recovery opportunities, and minimises offsite disposal.

4. Waste Minimisation Strategy

- 4.1 This section provides an overview as to the waste initiatives to be pursued in the development of Snow Capel, Matson, with reference to the policy objectives as detailed within Section 3.
- 4.2 In accordance with the requirements of the SPD, these objectives are considered at the following stages of development:
- Project Planning and Design;
 - Construction Activities; and
 - Operational Life
- 4.3 The objectives will ensure that the waste management requirements as established within the Core Strategy and national policy are effectively met through the Proposed Development.

Project Planning and Design

- 4.4 The Design and Project Planning Stage has considered methods for effective waste management and incorporated the management of waste into the associated design, with the objective of securing effective integration of waste management strategies with the wider development proposal.
- 4.5 Noting the context of the Proposed Development for residential development of 190 units, residential plots have been considered and sited to ensure the effective management and disposal of waste and recycling.
- 4.6 As the Site consists of the development of land in agricultural use, it is considered that as such there are limited opportunities to eliminate waste through the use of existing infrastructure. It should be noted however that the Proposed Development retains existing identified hedgerow and trees.

- 4.7 The proposed design includes a series of proposed house types. These house types are part-standardised in design and as such minimise the potential for wastage during the construction phase.

Construction Activities

- 4.8 The management of construction and demolition waste during the period of development will be managed in accordance with the waste hierarchy, good practice, and associated legislative and policy requirements.
- 4.9 Noting the current use of the site, where possible and practical topsoil stripped back in support of the proposed development will be reused within the boundary of the existing site. The proposed bund to the southeast of the site provides a substantial opportunity for the reuse of a significant volume of soils onsite.
- 4.10 During the construction phase, development will seek to ensure that at least 10% of materials to be used in construction will be comprised of recycled content, and where possible sustainably sourced in accordance with national policy and FSC guidelines. Where possible, standard material sizes and standardised components, prefabricated parts, and reclaimed materials will be used within the Proposed Development.
- 4.11 Ongoing monitoring will be undertaken during the construction phase to ensure that waste is managed in accordance with the waste hierarchy. Methods that will be used include effective working practices to minimise waste at source, alongside the prioritisation of reuse and recycling over disposal, effective contractor and subcontractor management including site management briefings alongside appropriate auditing and control, the implementation of a site waste management scheme to segregate waste and recycling materials (including packaging), and measures to raise site operatives' awareness of waste minimisation.

- 4.12 Third parties proposing to remove waste from the site will be required to provide waste transfer notices which will be retained on file.
- 4.13 Wherever possible and viable, waste materials generated during the construction phase will be reused on site, and consideration will be given to the use of materials off site in the event that they cannot be used on site.
- 4.14 Waste generated during the construction process that cannot be effectively reused or recycled will be disposed of in an environmentally acceptable manner in line with latest legislation and guidance.

Operational Life

- 4.15 Waste generated on occupation will be managed in accordance with the same principles that apply during the design and construction phase.
- 4.16 The Waste Core Strategy establishes the objective to minimise the volume of municipal waste being sent to landfill. It is therefore imperative that sufficient facilities are in place to enable the effective recycling and disposal for household waste.
- 4.17 The Proposed Access via Winnycroft Lane will provide for access for waste collection vehicles and their operatives. As demonstrated through the Transport Statement, the proposed access will be sufficient to provide for suitable access for refuse collection vehicles.
- 4.18 Sufficient external provision will be made to enable local residents to separate and store their refuse, recycling and food waste close to source and within reach of collection points, to provide for easy access for both occupier and waste operative. A series of Bin Collection Points are proposed as detailed on the accompanying Proposed Site Plan.
- 4.19 Gloucester City Council operate collection for local residents which will provide the majority of recycling and disposal opportunities for residents. At the time of application this includes the following collection types:

- Refuse waste, collected on a fortnightly basis.
- Recycled paper and cardboard, plastic, tin, aluminium and other metals, collected on a weekly basis.
- Household food waste, collected on a weekly basis.
- There is additionally the opportunity to participate in a (chargeable) garden waste collection service, collected on a fortnightly basis.
- Ad hoc bulky item collection is offered on a chargeable basis by Gloucester City Council, to dispose of larger objects such as furniture or white goods, for a set fee.

4.20 In addition to residential collection opportunities, Gloucestershire County Council operates a series of recycling centres across the county which provide the opportunity for the effective recycling and disposal of household waste by residents. Collectively, local recycling centres are open seven days a week. In proximity to the Site, and therefore considered likely to be utilised by residents, are:

- Hempstead Household Recycling Centre (5.4km from the Site)
- Wingmoor Farm Household Recycling Centre (15.0km from the Site)
- Pyke Quarry Household Recycling Centre (16.4km from the Site)

5. Conclusion

- 5.1. This Statement accompanies the full application for residential development at Snow Capel, Matson, for the proposed erection of 190 residential dwellings
- 5.2. The Statement considers the principles of waste management as established through national and local policy and legislation, and how these are applicable to the Proposed Development.
- 5.3. This Waste Minimisation Statement has set out how waste arising during the design, construction and occupation of the Proposed Development is to be minimised and managed, and how recycling during the occupational life of the development has been incorporated.



Arboricultural Impact Assessment

Snow Capel, Gloucester

Report Reference: 220511-1.2-SCG-AIA-AL

On behalf of

Bromford Homes

11 May 2022

Document Control Sheet

Project Name: Snow Capel, Gloucester
Report Ref: 220511-1.2-SCG-AIA-AL
Report Title: Arboricultural Impact Assessment

	Name	Position	Date
Prepared by:		Principal Arboricultural Consultant	01/04/2022
Surveyed by:		Principal Arboricultural Consultant	31/03/2022

Revision	Date	Description	Prepared by
1.0	01/04/2022	Draft	AL
1.1	04/04/2022	Final for submission	AL
1.2	11/05/2022	Updated to reflect latest proposed plans and comments from design team.	AL

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Executive Summary

- This report provides an assessment of the impact of the proposed development for the construction of residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works upon trees located within an immediately adjacent to the site and makes recommendations for mitigating any negative impacts. It is suitable for submission in support of a planning application.
- The design has been developed with careful consideration to minimise the impact on the most important trees.
- Twenty-nine tree features were surveyed. The data for each is presented within the Tree Schedule at Appendix D.
- Two tree features have been identified for removal and three tree features have been identified for part-removal to facilitate the development. Two of these tree features are category B and the remainder are category C.
- Twenty-five tree features of the total twenty-nine tree features will be retained and integrated into the development. Sufficient space and adequate protection measures have been set out to ensure that retained trees are not damaged during the pre-construction and construction phase and to enable their successful development post-construction. Retained tree protection measures are discussed throughout this report and illustrated on the Tree Protection Plan at Appendix A.
- Three tree features will be subject to construction within their root protection areas. Special measures are recommended to ensure that these trees are not damaged. These measures are detailed in Section 3.4 of this report and are illustrated on the Tree Protection Plan at Appendix A.
- Six tree features require remedial tree work to facilitate the development and to reduce the likelihood of their being subject to excessive pressure after the completion of the development. These works are detailed in the Tree Schedule at Appendix D.
- All trees are a material planning consideration. The trees on site may be protected by a tree preservation order or included within a conservation area. This information should be checked with the Local Planning Authority before any tree works are planned or implemented. The details in this report may include work to protected trees, consent for which is deemed to be granted if it is approved as part of a planning permission.

1 Introduction

1.1 Brief and Context

1.1.1 Treework Environmental Practice was instructed by Mr F Jenkins of Edward Ware Homes Ltd on 28 March 2022 to provide an Arboricultural Impact Assessment, in accordance with British Standard BS5837: 2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, of the effect of development proposals on trees on land to the east of Winnycroft Lane, Snow Capel, Gloucester.

1.1.2 Trees are a material consideration for a Local Planning Authority when determining planning applications, whether or not they are afforded the statutory protection of a Tree Preservation Order or Conservation Area. British Standard BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and new developments. The Standard recommends a sequence of activities that starts in the initial feasibility and design phase (RIBA Stage 2 'Concept Design') with a survey to qualify and quantify the trees on site and establish the arboricultural constraints to development (above- and below-ground) to inform the design in an iterative process and continues with an assessment of the arboricultural impacts of the final design and measures to mitigate such impacts should they be negative. Detailed technical specifications for mitigation and protection measures are devised in the design phase that follows (RIBA Stage 3 and 4 'Spatial Coordination' and 'Technical Design'), and the sequence ends with the 'Handover' and 'Use' phases (RIBA Stages 6 and 7), with the implementation of those measures once planning permission is granted, guided by Arboricultural Method Statements (RIBA Stage 4 and 5, 'Technical Design' and 'Manufacturing and Construction') and professional guidance where appropriate.

1.1.3 This Arboricultural Impact Assessment (AIA) reports on the direct and indirect impacts of the proposed development on trees in terms of both the buildability of the proposals and the long-term impact of the finished scheme, and where necessary presents mitigation for these impacts.

1.2 Purpose of this Report

1.2.1 This AIA, and accompanying Tree Schedule and Tree Protection Plan, is provided to support a planning application for the proposed development. It sets out the arboricultural impacts of the proposals using the following considerations as a framework:

- Trees to be removed and trees to be retained.
- Remedial tree work to retained trees to allow development and ensure retained trees will form a harmoniously integrated component of the proposed development.
- Suitable measures to protect retained trees.

Snow Capel, Gloucester

- Special construction or engineering measures required to enable trees to be harmoniously integrated into the proposed development.

1.3 The Development

1.3.1 The proposed development is for the construction of residential development of 190 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Winnycroft Lane; public open space and landscaping; drainage attenuation and other associated works.

1.3.2 The following documents have been provided to and reviewed by Treework Environmental Practice:

Document Title	Document/Drawing number	Originator
Topographical Survey	170308.dwg	Unknown
Proposed Site Plan	3250-O3S-ZZ-XX-M3-A-SnowCapelFarm-Site_CENTRAL_david@origin3studio-co-uk - Floor Plan - Site - Proposed_1-500 - 190 FOR EXPORT.dwg	O3S
Preliminary Drainage Strategy	3880-200	ddp
Tree Constraints Plan	220510-1.2-SCG-TPP-SzM	Treework Environmental Practice

2 Existing Tree Population and Constraints

2.1.1 A survey covering trees located on and immediately adjacent to the site was undertaken on 31 March 2022. The full survey results are presented in the Tree Schedule at Appendix D.

2.1.2 The survey was undertaken based on trees plotted using an outline base map as reference in Treework Environmental Practice's specialist tree management software – MyTrees. The basemap contained a topographical survey of the trees. Trees and hedges were plotted on the basemap using the topographical survey as reference.

2.1.3 Trees present within and immediately adjacent to the proposed development site include English oak, ash, hawthorn, blackthorn, field maple, crack willow, goat willow, cherry and elm (many of which are dead) in a range of life stages. The majority of the hawthorn and blackthorn formed unmanaged linear hedgerows around the perimeter of the site.

Snow Capel, Gloucester

2.1.4 BS 5837:2012 recommends classifying trees into four quality and value categories to determine their relative retentive worth. A summary of the relative retentive worth of the trees on site as recorded during the tree survey and expressed by their categories is given in Table 1. Appendix D explains the BS 5837:2012 tree categorisation process.

Table 1: Trees/Groups in each Retention Category

BS Category	No. of Trees (T)	No. of Groups (G)	No. of Hedges (H)	Total
A	-	-	-	-
B	10	1	-	11
C	3	11	4	18
U	-	-	-	-
Total	13	12	4	29

- 2.1.5 Trees present constraints to development both above and below ground. The above ground constraints comprise the physical extent of tree crowns. The below ground constraints comprise the roots and are expressed in terms of the root protection area (RPA), which is the minimum rooting area that a tree needs to sustain itself in reasonable health. These constraints, as established by the tree-survey, inform this assessment of the impact of the development proposals.
- 2.1.6 The full results of the tree survey on which this report is based are given in the Tree Schedule at Appendix D, and the above- and below-ground constraints are illustrated on the Tree Protection Plan at Appendix A. Each tree (T), tree group (G), woodland, (W) and hedge (H) has been allocated an individual number to which it is referred in this report and all associated documents. The survey method and limitations are set out in Appendix E.
- 2.1.7 All trees are a material planning consideration. The trees on site may be protected by a tree preservation order or included within a conservation area. This information should be checked with the Local Planning Authority before any tree works are planned or implemented. The details in this report may include work to protected trees, consent for which is deemed to be granted if it is approved as part of a planning permission.

3 Arboricultural Impact of the Proposals

3.1 Tree Removal and Retention

3.1.1 Every effort has been made to retain trees wherever possible. Where high-quality trees have been found to be in conflict with the proposed design, the decision to remove such trees has been informed by an iterative process, following a review of alternative options.

3.1.2 Trees G5 (trees within 3m of proposed access only), T6, T7, G8 (trees within 4.2m of proposed access only) and H15 (trees within 1.8m of proposed access only) are proposed to be removed to facilitate the proposed development. These trees are summarised in Table 2 by BS5837: 2012 category. Trees have been identified for removal where they come into direct conflict with structures, where construction cannot be achieved without their removal, or where their future relationship with the development is considered unsustainable, having regard to their eventual potential size. The dead elm trees within G12, G13, H14 and H15 are to be removed to improve highway safety. Where higher value trees may be in minor conflict with the proposals, pruning or special construction and protection measures have been specified, as explained in Section 3.4.

Table 2 – Tree Features for Removal by BS Category

Category A Trees/Groups/Hedges/Woodland	Category B Trees/Groups/Hedges/Woodland	Category C Trees/Groups/Hedges/Woodland	Category U Trees/Groups/Hedges/Woodland
-	T6, T7	G5 (part), G8 (part), H15 (part)	-

3.1.3 All trees other than those in Table 2 will be retained and protected during development (see section 3.3).

3.2 Facilitative Tree Works

3.2.1 The lower lateral branches on trees G4, G16, T17, G18, G19 and H29 need to be pruned to provide sufficient clearance above ground level and from adjacent, proposed structures. The proposed pruning is relatively minor and will result in a few small diameter pruning wounds. The work is unlikely to have a significant impact on tree health providing it is carried out in accordance with industry best practice. The specifications for facilitative tree works are given in the Tree Schedule at Appendix D.

Snow Capel, Gloucester

3.3 Tree Protection

3.3.1 Root Protection Areas and Construction Exclusion Zones

Retained trees will be protected during development by establishing a Construction Exclusion Zone (CEZ) around their Root Protection Areas (RPAs). RPAs are a layout design tool, indicating the minimum area around a tree deemed to contain sufficient roots and soil to maintain the tree's viability. RPAs should be treated as a precautionary area within which activities such as ground compaction, excavation, the storing of materials, ground level changes and other construction activity are likely to cause damage to trees and should therefore be excluded. This CEZ can be achieved by the erection of barriers at the locations shown on the Tree Protection Plan at Appendix A. Tree protection barriers must be installed before any demolition or construction works start, and, unless approved by the Local Planning Authority or by an arboriculturist approved by them, should remain in place until all construction activity has been completed.

3.3.2 The type of barriers should match the level of activity around the retained trees. Where a high level of construction activity is expected, fencing must be braced to be robust to vehicular impact and to prevent it from being easily repositioned; a specification similar to drawing 3 in BS 5837:2012 will be suitable (reproduced at Appendix C). In areas away from the main construction activity and vehicle movement, it may be appropriate to install a lower specification fencing, examples of which are given at Appendix C.

3.3.3 All protection fencing should carry identifying signs that state its purpose and proscribe its removal until all demolition and construction work is complete. An example sign is given at Appendix C.

3.4 Special Technical Measures

3.4.1 Conflicts between retained trees and aspects of the proposed development that cannot be dealt with by exclusion zones, tree protection or tree work can be mitigated using special technical measures. General recommendations for these measures are presented in the sections that follow based on the information about the proposed development that is currently available. The specific details must be carefully planned once detailed construction information is available to avoid tree damage. An Arboricultural Method Statement should be produced before construction starts to guide sensitive works around trees, with provisions for supervision by a qualified arboriculturist where necessary.

Snow Capel, Gloucester

3.4.2 Path Construction within the RPA

3.4.3 The proposed footpath within the construction exclusion zones of trees G4, G5 and G8 could result in root damage and soil compaction which could have a negative impact on tree health. The proposed footpath can be installed using an above ground cellular confinement system, finished with a permeable surface to allow water and oxygen to reach underlying roots.

3.5 Additional Precautions

3.5.1 Utilities and Services

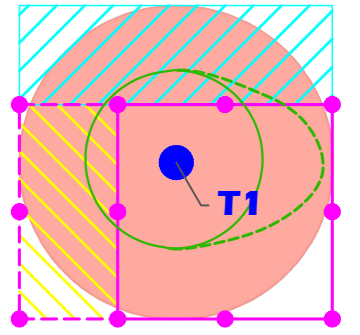
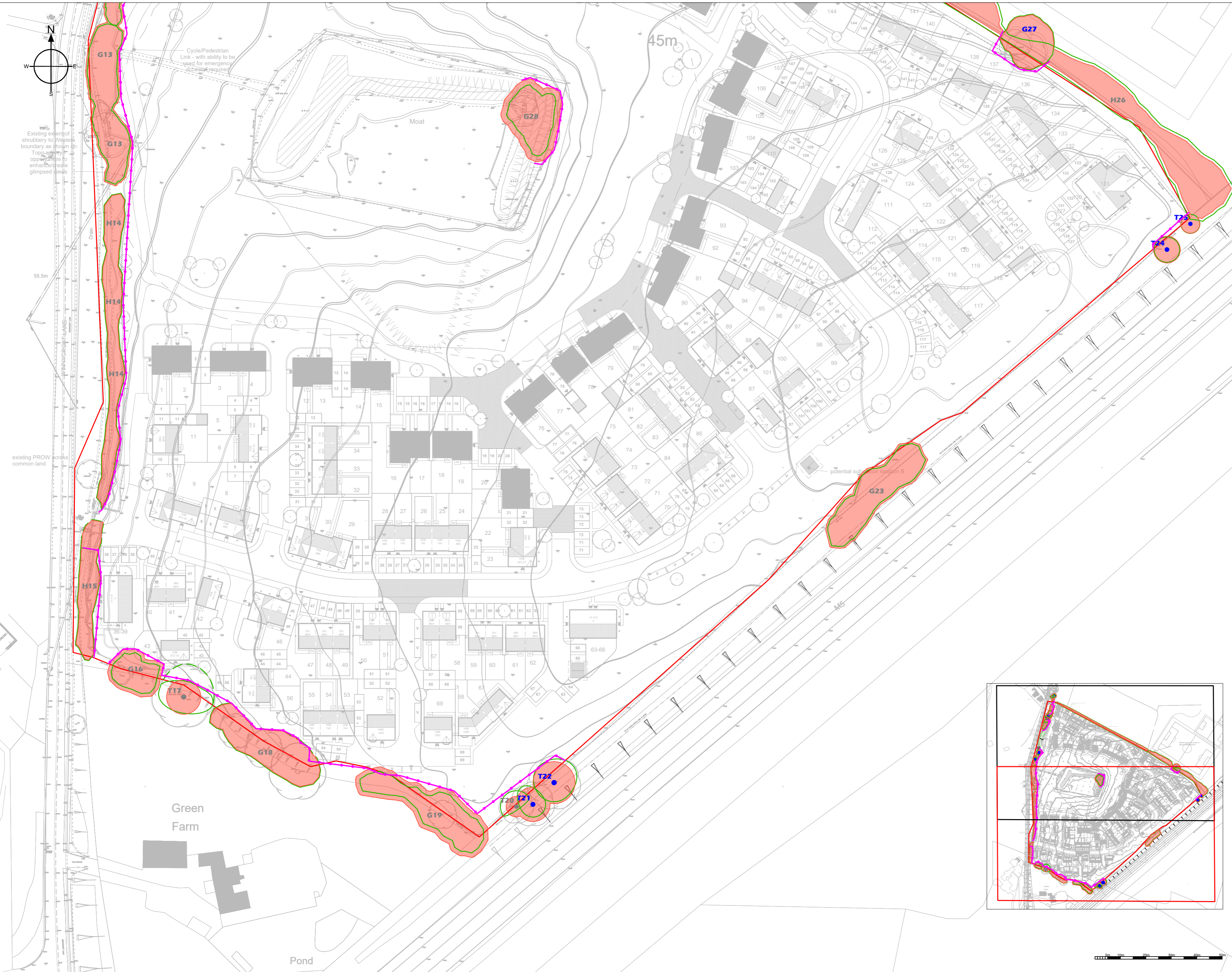
Traditional trench-installed utilities should be routed outside of the RPAs of retained trees to avoid root damage. Where routing utility runs within RPAs is unavoidable, all work should comply with The National Joint Utilities Volume 4 and advice should be sought from the project arboriculturist.

3.5.2 Soft Landscaping

The project arboriculturist should review any landscape operations that involve any work within the RPAs of retained trees and input additional site-specific methodology where necessary.

Appendix A

Tree Protection Plan



- | | |
|------------------------------------|---|
| T1 Tree or Group Reference Number | Tree Protection Fencing |
| Tree Stem Position A Category Tree | Initial Tree Protection Fencing |
| Tree Stem Position B Category Tree | Ground Protection |
| Tree Stem Position C Category Tree | Special Engineering /Supervised Excavations |
| Tree Stem Position U Category Tree | Construction Exclusion Zone |
| Tree Crown | Pruning/Tree Removal |
| Root Protection Area | Site Boundary |

Date: May 2022

Scale: 1:800 @ A2

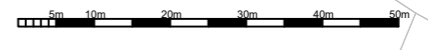
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Drawing Title: Tree Protection Plan

Drawing Number: 220510-1.2-SCG-TPP-SzM

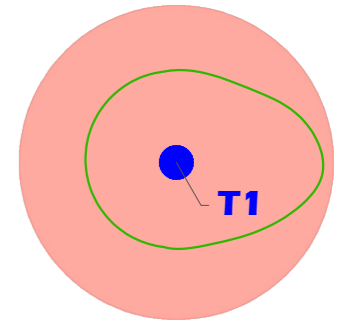
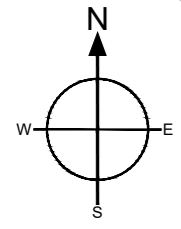


Treework Environmental Practice
 Monarch House
 1-7 Smyth Road
 Bedminster
 Bristol
 BS3 2BX



Appendix B

Tree Constraints Plan



- | | |
|--------------------------------|------------------------------------|
| Tree or Group Reference Number | Tree Stem Position A Category Tree |
| Tree Crown | Tree Stem Position B Category Tree |
| Root Protection Area | Tree Stem Position C Category Tree |
| Tree Survey Boundary | Tree Stem Position U Category Tree |

Date: March 2022

Scale: 1:800 @ A2

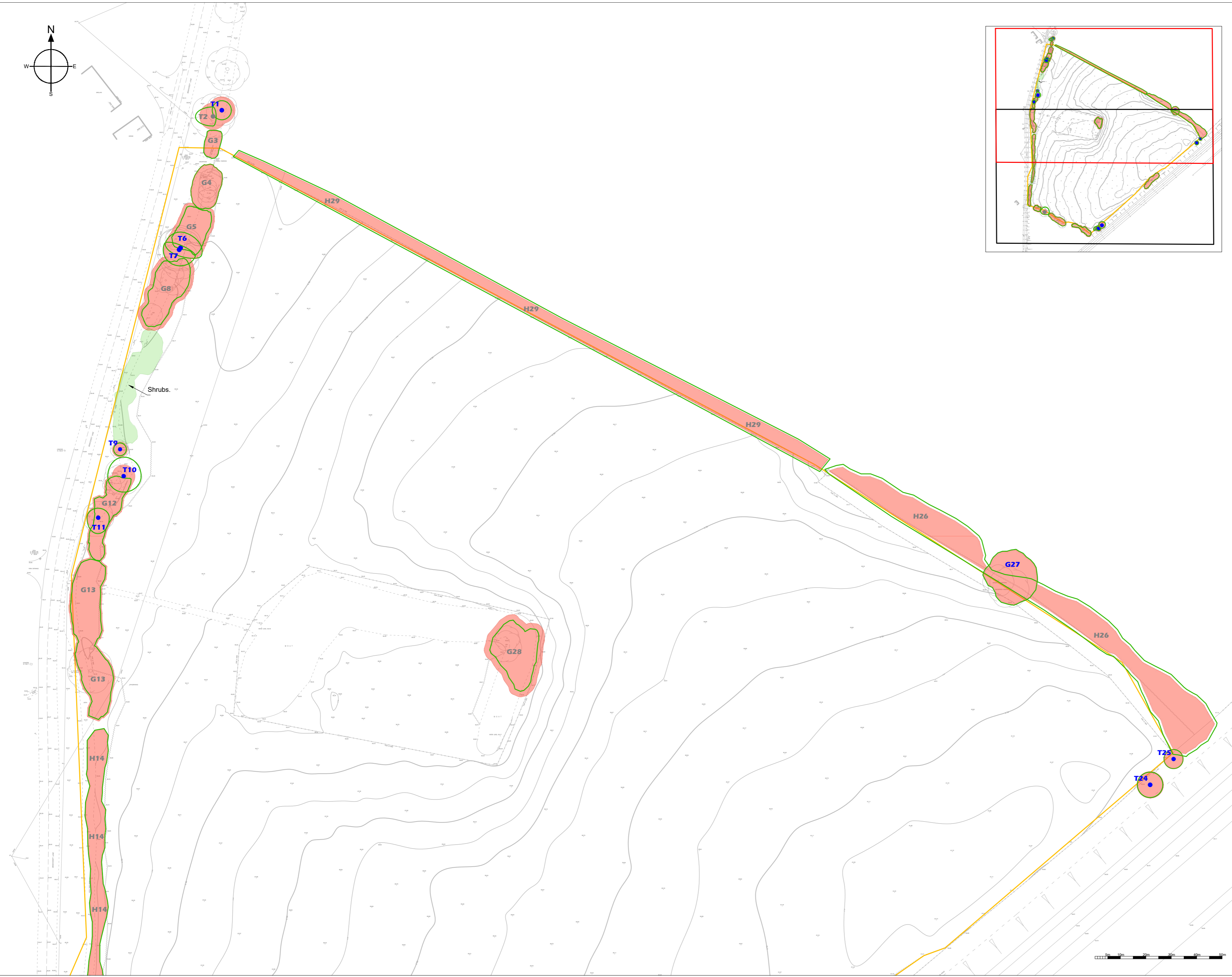
Project Name:
Snow Capel Farm, Gloucester

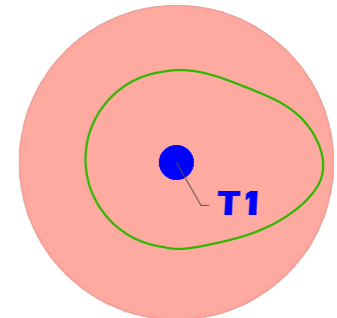
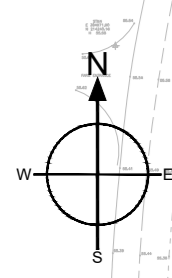
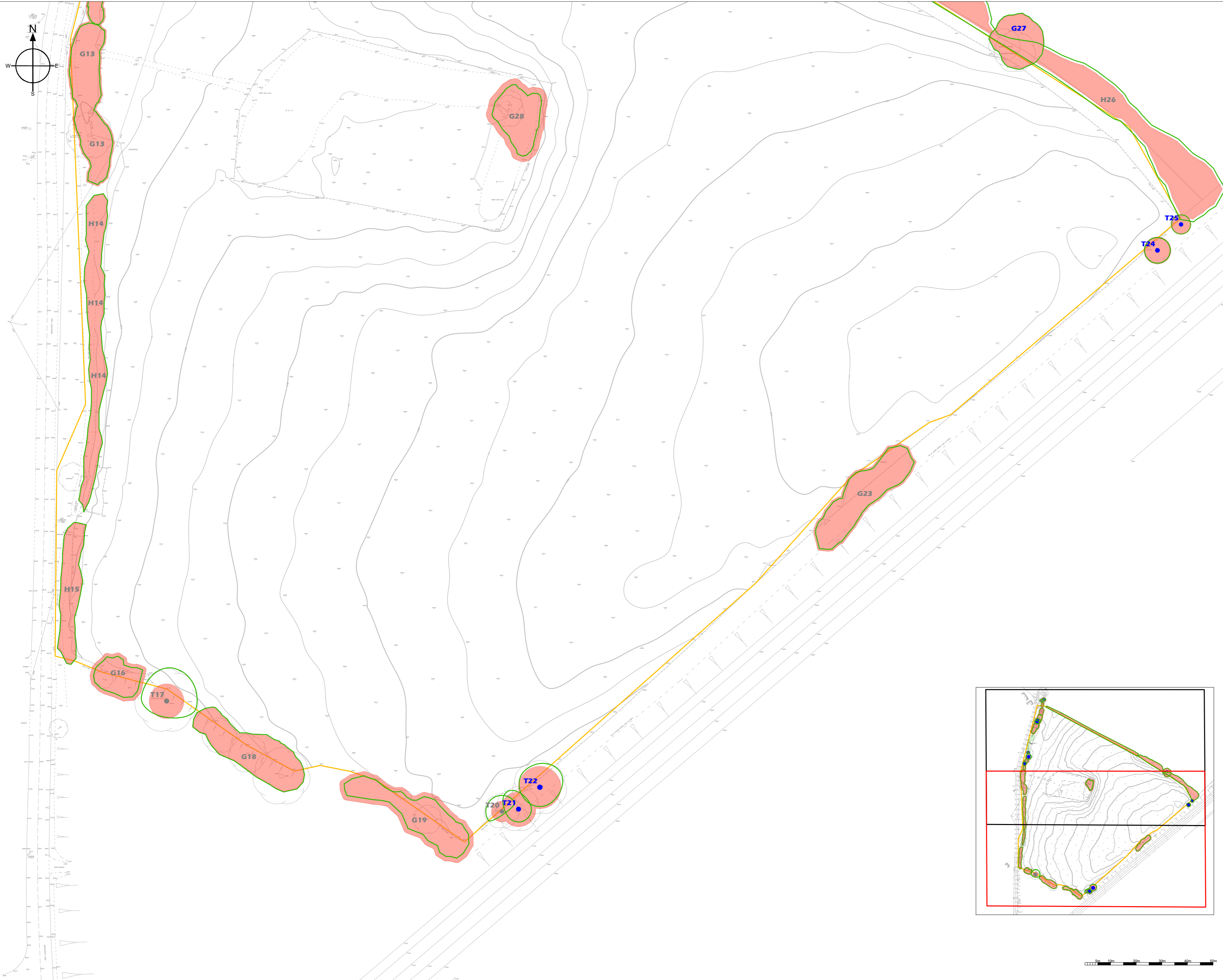
Drawing Title:
Tree Constraints Plan

Drawing Number:
220331-1.0-SCG-TCP-SzM



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Bedminster
Bristol
BS3 2BX





- T1 Tree or Group Reference Number
- Tree Stem Position A Category Tree
- Tree Stem Position B Category Tree
- Tree Stem Position C Category Tree
- Tree Stem Position U Category Tree
- Tree Crown
- Root Protection Area
- Tree Survey Boundary

Date: March 2022

Scale: 1:800 @ A2

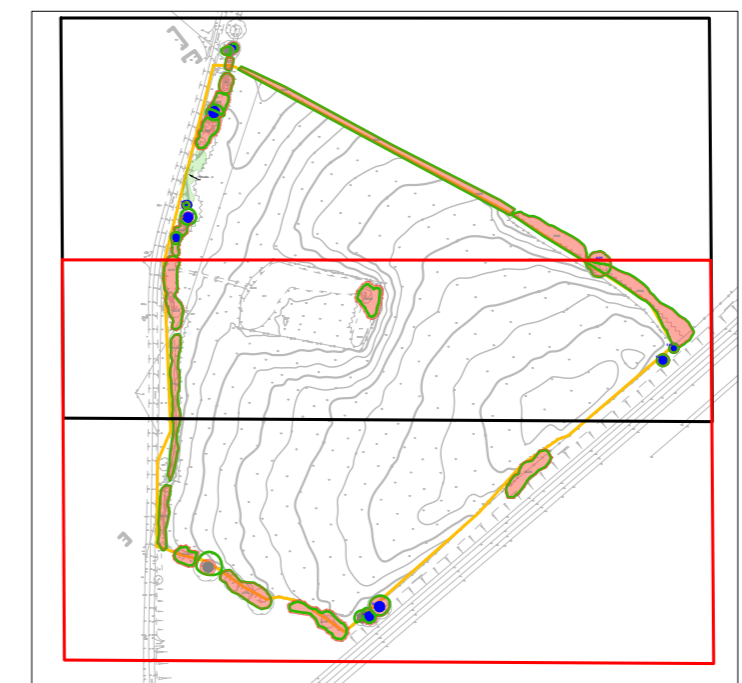
Project Name: Snow Capel Farm, Gloucester

Drawing Title: Tree Constraints Plan

Drawing Number: 220331-1.0-SCG-TCP-SzM



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 Bristol
 BS3 2BX



Appendix C

Tree Protection Specifications

Technical Measures to Prevent Tree Damage

Tree Pruning

Tree pruning will be carried out where the design and/or planned site operations encroach into the crowns of trees and where these encroachments can be accommodated through facilitation pruning without significantly reducing the landscape value and/or viability of the tree.

Tree pruning operations will:

- be specified by the arboricultural consultant
- be in accordance with current best practice
- be carried out by a suitably experienced and qualified arborist

Tree Protection Fencing

Tree protection fencing will be located at the edge of the Construction Exclusion Zone (CEZ) and will be suitably robust to provide sufficient protection for trees. The performance requirement for fencing will be determined by the type of activity that will take place in the area around the CEZ.

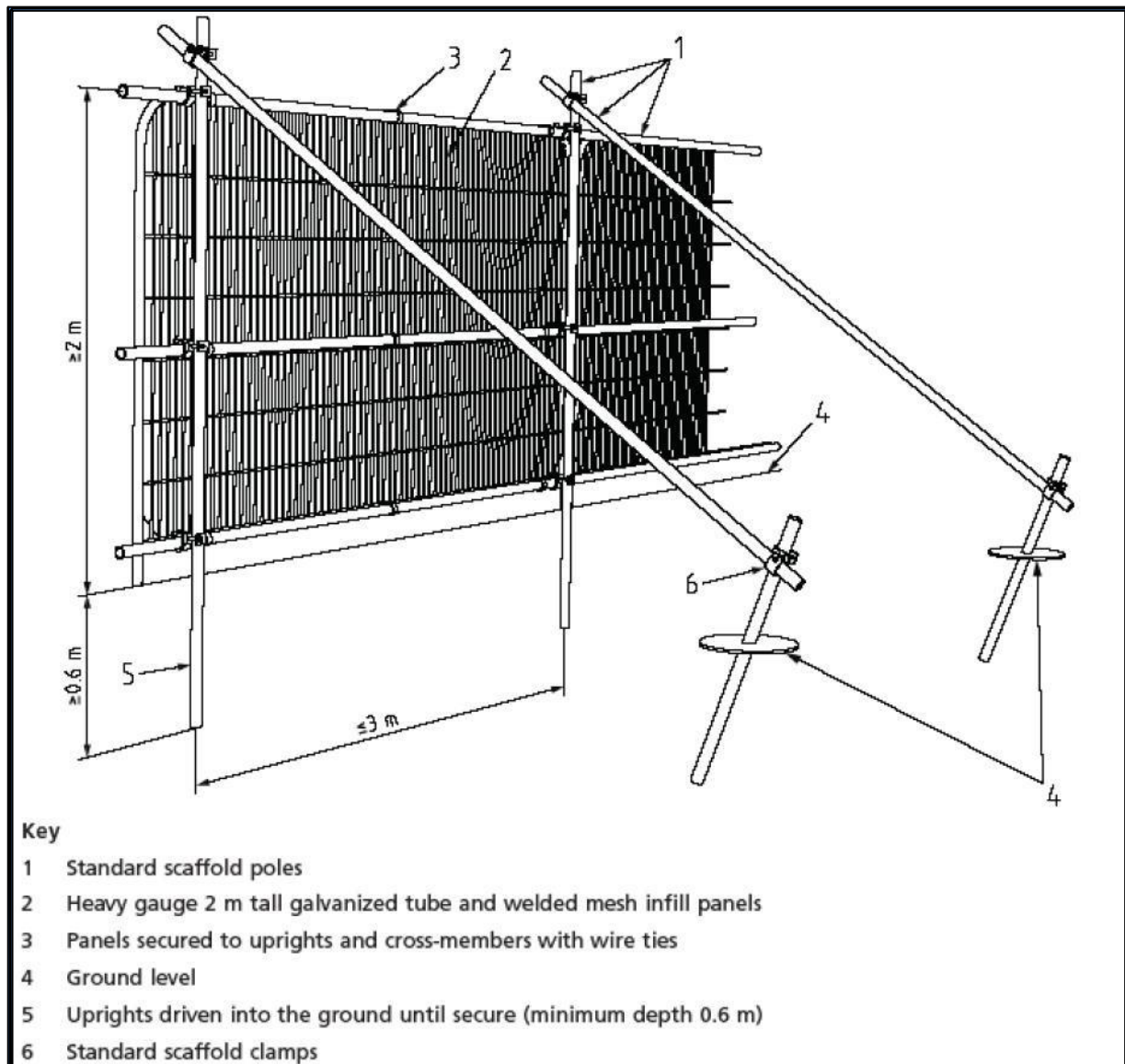
Typical performance requirements for the Tree Protection Fencing will be:

- Tree Protection Fencing will be installed prior to commencement of activity on the site.
- Tree Protection Fencing will only be removed once all works associated with the development have been completed.
- The Tree Protection Fencing will be installed and removed without causing damage to retained trees.
- Installation, removal and, where required, replacement of Tree Protection Fencing will be supervised and signed off by the Arboricultural Consultant.
- The Tree Protection Fencing will be stable and robust (typical construction method, in accordance with BS5837: 2012, see below).
- The area between the Tree Protection Fencing and the tree will be a Construction Exclusion Zone (CEZ)
- Fence panels will be made of mesh (e.g.: Heras fencing) or, if solid, will have 30cm windows cut into enough panels to enable conditions within the CEZ to be viewed.
- The CEZ will be clearly identified (see Construction Exclusion Zone sign example below)



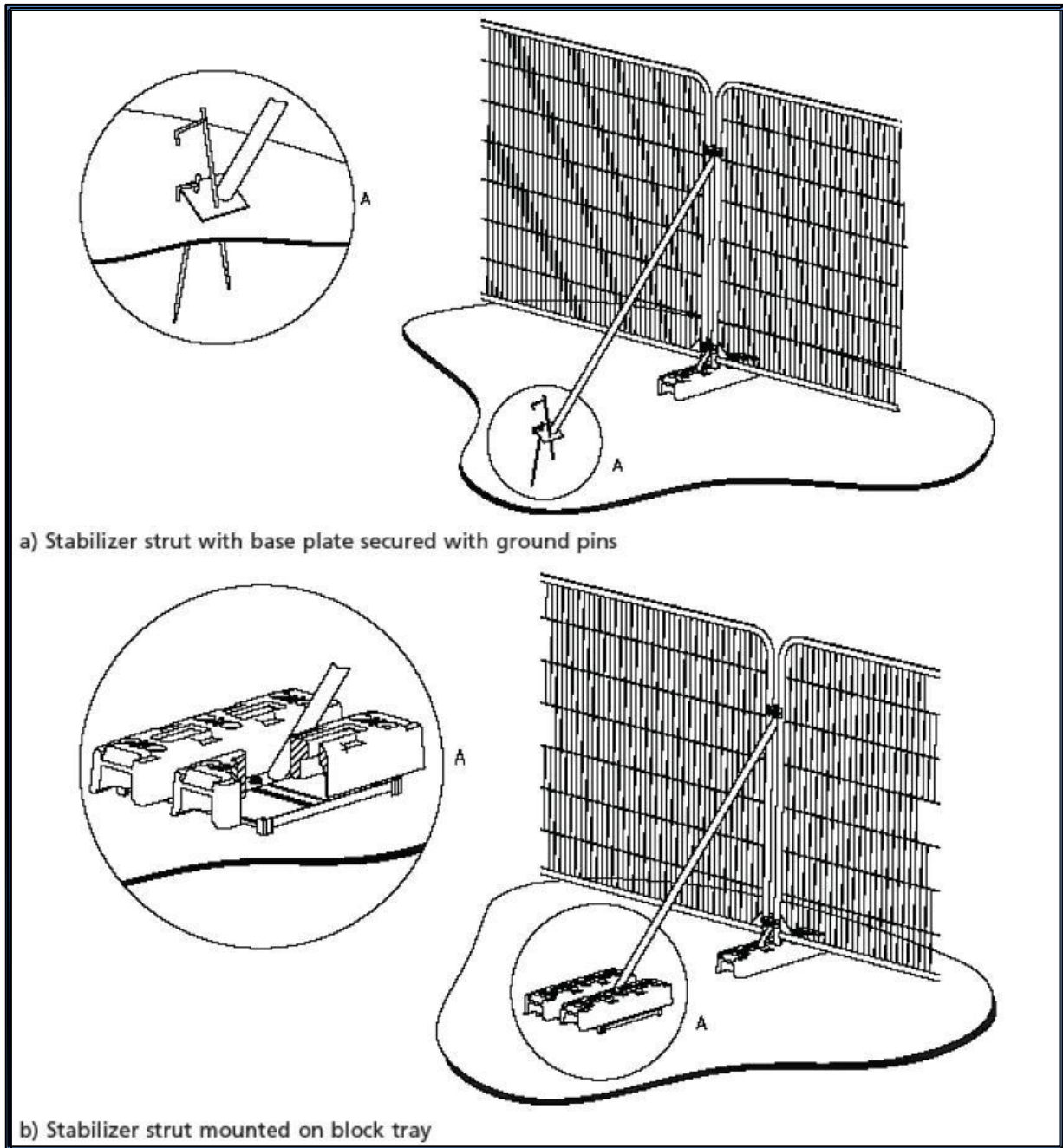
Example Tree Protection Fencing Sign

Snow Capel, Gloucester



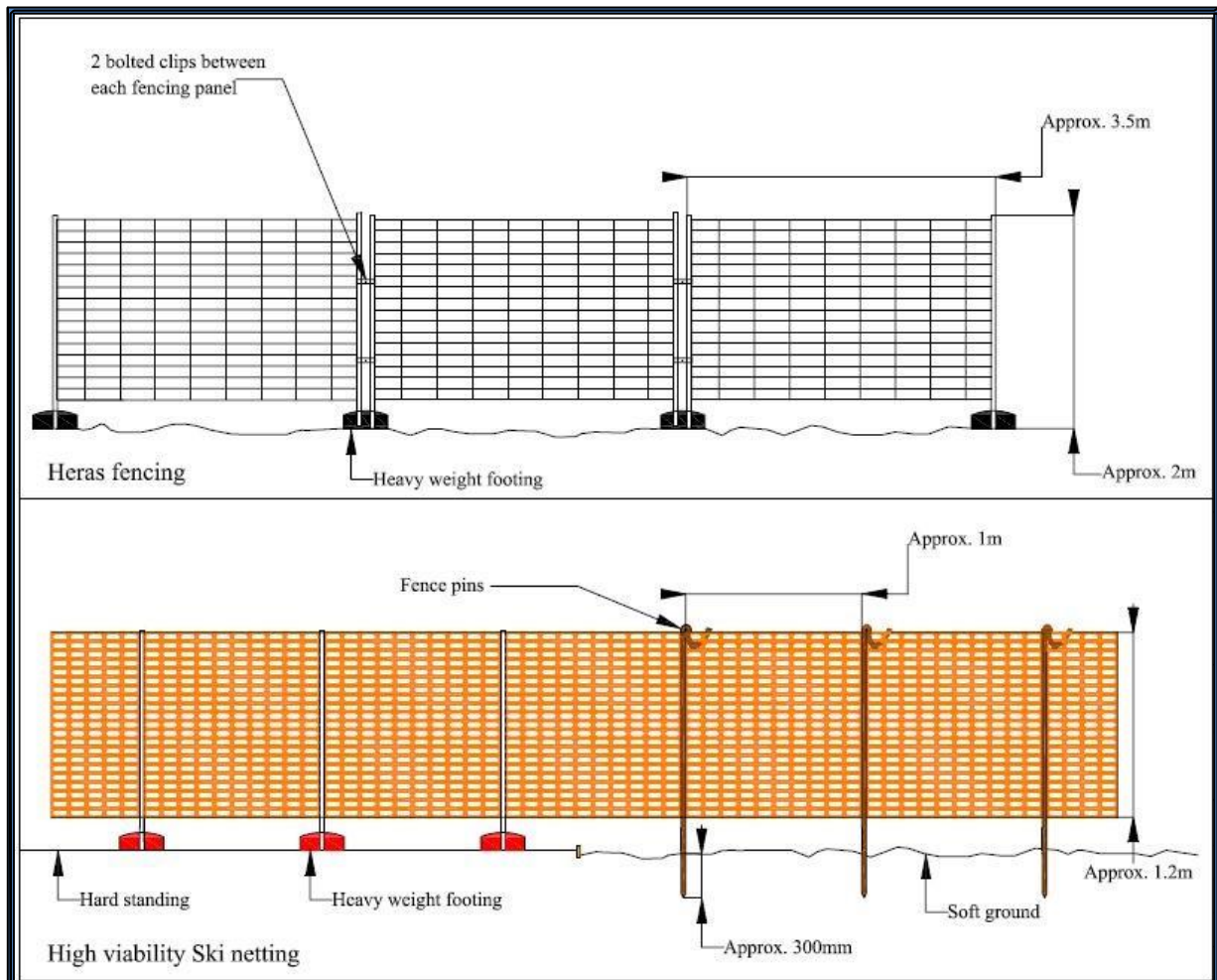
BS5837: 2012 - Figure 2 – Tree Protective Barrier

Snow Capel, Gloucester



BS5837: 2012 - Figure 3 – Examples of Above Ground Stabilisation Systems

Snow Capel, Gloucester



Examples of specification fencing that may be appropriate for areas of low-intensity activity

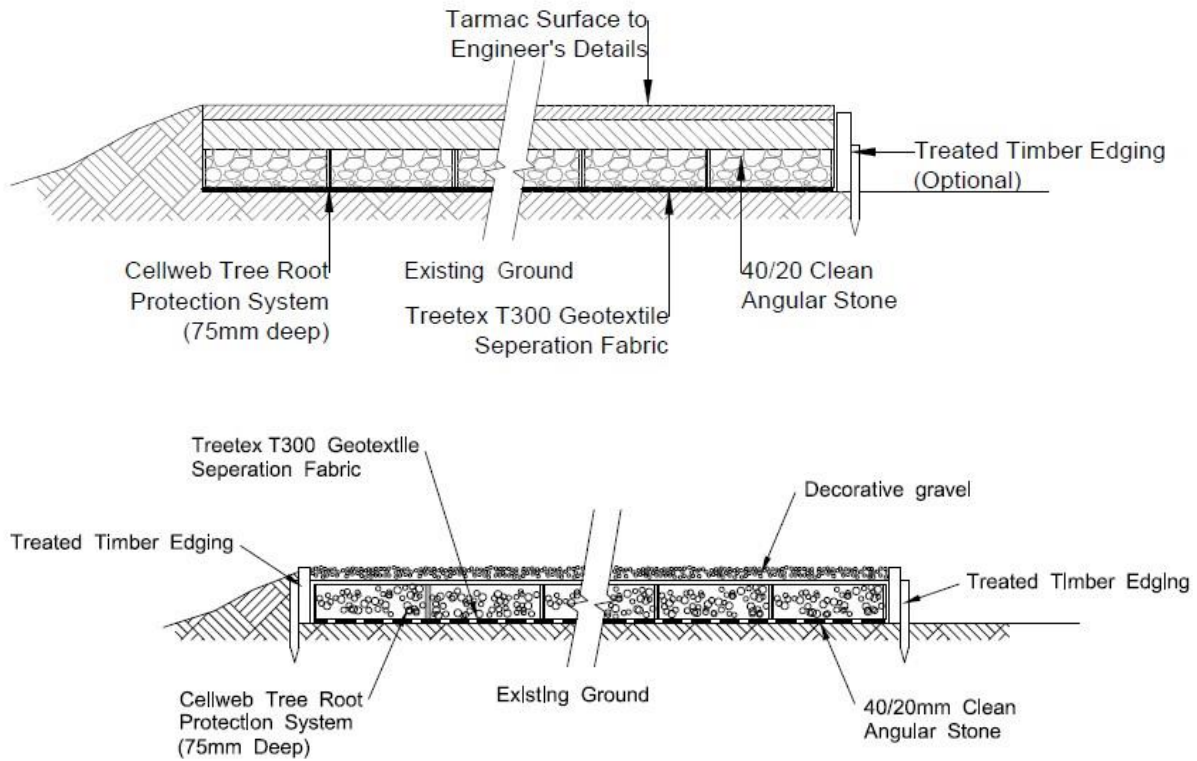
Snow Capel, Gloucester

Installation of an above ground cellular confinement system (CCS)

The CCS must be installed in accordance with system supplier specifications. A typical specification is as follows:

- An above ground CCS must be installed in the area(s) shown on the tree protection plan. Excavations for connecting the cellular confinement system to the back of the footpath or drive must be carried out carefully using hand tools only.
- The CCS must be constructed of high-density polyethylene (HDPE) and able to preserve the bulk density of underlying soils.
- Any existing hard surfacing must be removed using hand tools and manual methods, without disturbing the existing sub-base if this is to be used to form the base for the new wearing surface. Surface vegetation must be removed using hand tools only.
- Any roots of diameter <25mm that are not to be retained must be pruned under the supervision of the arboricultural consultant using sharp tools. Hollows must be filled using sharp sand to provide a level surface onto which the geotextile can be laid.
- The prepared ground must be covered using a non-woven geotextile fabric, overlapping all joints by 300mm. The cellular confinement panels must be expanded to their full length and pinned with staking pins to keep the cells open. Adjacent panels must be stapled together to create a continuous mattress. Each open cell must be filled with a no fines fill of crushed stone (granite, flint or basalt). Where panels of 200mm depth are used, a stone of 20-40mm diameter must be used and where panels of 100mm depth are used 4-20mm diameter stone must be used. Panels of 150mm may use either size of stone. Cells must be overcharged by approximately 50mm to protect the top edges of the panel from wear. A whacker plate must not be used to compact the stone.
- Kerb edges can be concreted in place on top of the cellular panels but a layer of heavy-duty polythene sheeting must be laid on the existing ground to isolate the concrete from leaching into the underlying soil. Timber edging, where appropriate, can be installed using treated timber boards or railway sleepers held in place by wooden pegs. Soil should be placed against the timber edge and battered to provide a slope between the final surface and the existing soil level. Where there is an existing edge that can be used this will avoid or minimise excavations and tree root damage.
- During the construction phase the cellular confinement system must be finished with ground mats. At the end of construction, the ground mats shall be removed and replaced with a permeable wearing surface.

Snow Capel, Gloucester



Examples of Cellular Confinement System Details (Cellweb)

Appendix D

Tree Schedule

Snow Capel, Gloucester

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T1	1	<i>Quercus robur</i> English Oak	10.0	1	35	N 3.0	E 3.0	S 3.0	W 3.0	3.0	4.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Ivy or climbing plant.	55.4	4.2	20-40	B	2
T2	1	<i>Quercus robur</i> English Oak	10.0	1	35	N 3.0	E 1.0	S 3.0	W 5.5	3.0	4.0	Early Mature	Fair	Ivy or climbing plant. Leaning trunk - Minor.	55.4	4.2	20-40	C	2
G3	2	<i>Cornus sp.</i> Dogwood sp.	7.0	1	15	N 2.0	E 2.0	S 2.0	W 2.0	1.0	3.0	Semi Mature	Fair	Access to inspect base - Restricted / obscured. Competition - Adjacent trees. Ivy or climbing plant. Suppressed crown - Minor.	10.2	1.8	10-20	C	2
	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May																	
	1	<i>Fraxinus excelsior</i> Ash																	
G4	6	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	7.5	1	25	N 3.0	E 3.0	S 3.0	W 3.0	3.0	4.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Bark wound - Stock. Competition - Adjacent trees. Competition - Adjacent vegetation. Decay / structural defect - Open cavity / cavities. Decay / structural defect - Principal stems. Ivy or climbing plant.	28.3	3.0	10-20	C	2
	6	<i>Fraxinus excelsior</i> Ash																	
G5	4	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	5.0	1	25	N 2.0	E 2.0	S 2.0	W 2.0	1.0	2.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Ivy or climbing plant. Suppressed crown - Minor. Fell - Ground level. Fell all trees within 3m of proposed site access only.	28.3	3.0	10-20	C	2

Snow Capel, Gloucester

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
T6	1	<i>Fraxinus excelsior</i> Ash	11.0	1	40	N 5.0	E 7.0	S 2.5	W 5.0	2.5	5.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Leaning trunk - Minor. Fell - Ground level. To facilitate construction of proposed access.	72.4	4.8	20-40	B	2
T7	1	<i>Fraxinus excelsior</i> Ash	11.0	1	40	NW 5.0	NE 1.5	SE 5.5	SW 5.0	2.5	5.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Ivy or climbing plant. Leaning trunk - Minor. Fell - Ground level. To facilitate construction of proposed access.	72.4	4.8	20-40	B	2
G8	8 1 1	<i>Acer campestre</i> Field Maple <i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Fraxinus excelsior</i> Ash	6.0	1	35	N 3.0	E 3.0	S 3.0	W 3.0	1.0	3.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Form - Good crown structure. Ivy or climbing plant. Suppressed crown - Minor. Fell - Ground level. Fell all trees within 4.2m of proposed access only.	55.4	4.2	10-20	C	2
T9	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	4.5	1	20	N 2.0	E 2.0	S 2.0	W 2.0	1.0	2.5	Early Mature	Fair	Ivy or climbing plant.	18.1	2.4	10-20	B	2
T10	1	<i>Fraxinus excelsior</i> Ash	9.0	1	30	N 6.0	E 5.5	S 5.0	W 5.0	2.5	3.0	Early Mature	Fair	Ivy or climbing plant. Stems - Sub-dominant. Unbalanced crown - Minor.	40.7	3.6	10-20	B	2
T11	1	<i>Fraxinus excelsior</i> Ash	9.0	1	30	N 3.0	E 3.5	S 5.0	W 3.5	2.5	3.0	Early Mature	Fair	Ivy or climbing plant. Stems - Sub-dominant. Unbalanced crown - Minor.	40.7	3.6	10-20	B	2

Snow Capel, Gloucester

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G12	9 1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Ulmus sp.</i> Elm sp.	4.0	1	25	N 2.5	E 2.5	S 2.5	W 2.5	0.0	2.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Dutch elm disease. Dead tree / trees. Fell - Ground level. Fell dead elm trees only.	28.3	3.0	10-20	C	2
G13	10 3 1	<i>Ulmus sp.</i> Elm sp. <i>Salix caprea</i> Goat Willow/Great Sallow <i>Crataegus monogyna</i> Common Hawthorn/Quick/May	7.0	1	25	N 2.5	E 2.5	S 2.5	W 2.5	0.0	2.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Die-back - Throughout crown. Dutch elm disease. Dead tree / trees. Ivy or climbing plant. Fell - Ground level. Fell dead elm trees only.	28.3	3.0	10-20	C	2
H14	50 30 20	<i>Prunus spinosa</i> Blackthorn/Sloe <i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Ulmus sp.</i> Elm sp.	4.5	1	15	N 2.0	E 2.0	S 2.0	W 2.0	0.0	1.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Dutch elm disease. Dead tree / trees. Hedgerow - Neglected / overgrown. Fell - Ground level. Fell dead elm trees only.	10.2	1.8	10-20	C	2
H15	8 3 3	<i>Prunus spinosa</i> Blackthorn/Sloe <i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Ulmus sp.</i> Elm sp.	3.0	1	15	N 2.0	E 2.0	S 2.0	W 2.0	0.0	1.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Dutch elm disease. Dead tree / trees. Hedgerow - Neglected / overgrown. Fell - Ground level. Fell dead elm trees within group and fell all trees within 1.8m of access to the north.	10.2	1.8	10-20	C	2

Snow Capel, Gloucester

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
G16	2 1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May <i>Fraxinus excelsior</i> Ash	8.0	1	30	N 2.5	E 2.5	S 2.5	W 2.5	1.0	2.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Ivy or climbing plant. Suppressed crown - Minor. Lift low canopy - Specified extent. Prune lower branches growing to the north to provide a maximum 4m clearance above ground level.	40.7	3.6	10-20	C	2
T17	1	<i>Salix fragilis</i> Crack Willow	9.0	1	45	N 10.5	E 9.5	S 5.0	W 8.0	2.0	4.0	Early Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Die-back - Upper crown. Deadwood - Minor. Ivy or climbing plant. Prune from adjacent boundary. Reduce lateral branches growing to the north by 4m.	91.6	5.4	10-20	C	2
G18	4 3 1 1	<i>Salix fragilis</i> Crack Willow <i>Acer campestre</i> Field Maple <i>Quercus robur</i> English Oak <i>Salix caprea</i> Goat Willow/Great Sallow	8.0	1	40	N 5.0	E 5.0	S 5.0	W 5.0	1.0	3.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Branch - Broken. Competition - Adjacent trees. Competition - Adjacent vegetation. Decay / structural defect - Base. Decay / structural defect - Open cavity / cavities. Form - Attenuated stem / stems. Ivy or climbing plant. Stems - Co-dominant. Lift low canopy - Specified extent. Prune lower branches growing to the north to provide a maximum 4m clearance above ground level.	72.4	4.8	10-20	C	2

Snow Capel, Gloucester

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category		
G19	5	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	12.0	1	45	N 4.0	E 4.0	S 4.0	W 4.0	1.0	3.0	Early Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Deadwood - Minor. Ivy or climbing plant. Stems - Co-dominant.	91.6	5.4	10-20	C	2		
	1	<i>Acer campestre</i> Field Maple																			
	1	<i>Cerasus avium</i> Wild Cherry																			
	1	<i>Fraxinus excelsior</i> Ash																			
	1	<i>Tilia sp.</i> Lime sp.																			
T20	1	<i>Fraxinus excelsior</i> Ash	10.0	1	27	NW 5.0	NE 5.0	SE 1.0	W 0.0	1.5	3.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Unbalanced crown - Minor.	33.0	3.2	20-40	C	2		
T21	1	<i>Quercus robur</i> English Oak	9.0	1	45	NW 6.5	NE 4.0	SE 4.0	W 0.0	1.5	3.0	Early Mature	Fair	Access to inspect base - Not possible. Competition - Adjacent trees.	91.6	5.4	40+	B	2		
T22	1	<i>Fraxinus excelsior</i> Ash	11.0	1	55	NW 7.0	NE 8.0	SE 6.0	W 0.0	1.5	3.0	Mature	Fair	Access to inspect base - Not possible. Competition - Adjacent trees.	136.8	6.6	40+	B	2		

Snow Capel, Gloucester

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
						N	E	S	W										
G23	10	<i>Prunus spinosa</i> Blackthorn/Sloe	8.0	1	30	N 3.0	E 3.0	S 3.0	W 3.0	1.0	2.0	Semi Mature	Fair	Access to inspect base - Not possible. Competition - Adjacent trees.	40.7	3.6	20-40	C	2
	3	<i>Fraxinus excelsior</i> Ash																	
	1	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May																	
	1	<i>Quercus robur</i> English Oak																	
T24	1	<i>Fraxinus excelsior</i> Ash	8.0	1	35	N 4.0	E 4.0	S 4.0	W 4.0	2.0	2.5	Early Mature	Fair	Access to inspect base - Not possible.	55.4	4.2	20-40	B	2
T25	1	<i>Fraxinus excelsior</i> Ash	7.0	1	25	N 3.0	E 3.0	S 3.0	W 3.0	2.0	2.5	Early Mature	Fair	Access to inspect base - Not possible.	28.3	3.0	20-40	B	2
H26	200	<i>Prunus spinosa</i> Blackthorn/Sloe	4.5	1	10	N 2.0	E 2.0	S 2.0	W 2.0	0.0	1.0	Early Mature	Fair	Access to inspect base - Not possible. Hedgerow - Neglected / overgrown.	4.5	1.2	10-20	C	2
G27	3	<i>Fraxinus excelsior</i> Ash	10.0	1	40	N 5.0	E 5.0	S 5.0	W 5.0	1.0	4.0	Early Mature	Fair	Access to inspect base - Not possible. Base / stems obscured - Vegetation. Bark wound - Stock. Decay / structural defect - Open cavity / cavities.	72.4	4.8	20-40	B	2
G28	6	<i>Prunus spinosa</i> Blackthorn/Sloe	12.0	1	40	N 3.0	E 3.0	S 3.0	W 3.0	0.0	2.0	Early Mature	Fair	Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Root environment - Waterlogged.	72.4	4.8	10-20	C	2
	2	<i>Fraxinus excelsior</i> Ash																	
	1	<i>Acer campestre</i> Field Maple																	

Snow Capel, Gloucester

Tree Survey BS5837-2012



Tree/Group Reference	Tree Count	Species	Height (m)	Stem Count	Stem Diameter (cm)	Crown Radius (m)				Crown Clearance Height (m)	Lowest Branch Height (m)	Life Stage	Physiological Condition	Observations and Recommendations	RPA (m ²)	RPR (m)	Remaining Contribution (Years)	Retention Category	Retention Sub-category
H29	200	<i>Crataegus monogyna</i> Common Hawthorn/Quick/May	3.0	1	5	N 1.0	E 1.0	S 1.0	W 1.0	0.0	1.0	Semi Mature	Fair	Hedgerow - Neglected / overgrown. Lift low canopy - Specified extent. Where strictly necessary, prune back lateral branches only to provide a sufficient safe working clearance from proposed buildings only.	1.1	0.6	10-20	C	2

Tree Schedule Key



Tree/Group Reference	Reference number for individual trees or groups of trees, prefixed by T (Tree), G (Group), W (Woodland), H (Hedge) or S (Shrub) to indicate the type of feature.
Tree Count	Number of trees of a particular species recorded within a group feature, with the default value of 1 for single trees.
Species	Scientific name followed by common name (where available).
Height (m)	Tree height to the nearest metre, either measured with a device or estimated. Tree height for group records refers to the estimated average height of trees within the group (unrepresentative trees may be excluded from this estimate).
Stem Count	Number of stems. Stem count indicates whether the tree is single-stemmed or multi-stemmed and informs the RPA calculation.
Stem Diameter (cm)	Stem diameter, measured at 1.5m above ground level in accordance with Annex C of BS5837:2012. Diameters of multi-stemmed trees are presented as a combined stem diameter calculated in accordance with the formulae in Section 4.6.1 of BS5837:2012. Stem diameter for group records refers to the estimated average stem diameter of trees within the group (unrepresentative trees may be excluded from this estimate).
Crown Radius (m)	Distance from stem position to crown periphery in either the four cardinal or four ordinal directions, estimated to the nearest half metre. Crown spreads for group records refer to the estimated average spreads of trees within the group (unrepresentative trees may be excluded from this estimate).
Crown Clearance Height (m)	Distance between the ground and the lowest point of the crown periphery, estimated to the nearest half metre.
Lowest Branch Height (m)	Height of the lowest branch, the removal of which is considered likely to have a significant negative effect on the tree in terms of physiology or in terms of the size of wound created.
Life Stage	Young, Semi-mature, Early Mature, Mature, Late Mature, Ancient or Veteran.
Physiological Condition	Good, Fair, Poor, Dead.
Observations	General description of the tree or tree group, including basic features and morphology, structural and physiological condition, growing conditions and surroundings.
Recommendations	Management recommendations for tree works to address immediate unacceptable risks, or to facilitate development proposals.
RPA (m²)	Minimum area around a tree deemed to contain sufficient roots and rooting soil volume to maintain the tree's viability, in which the protection of roots and soil structure is treated as a priority. Calculated from the stem diameter according to the formulae in BS5837:2012. RPA for group records is based on the estimated average stem diameter of trees within the group (unrepresentative trees may be excluded from this estimate).
RPR (m)	Radius of the RPA, in metres, when this is plotted as a circle around the tree stem.
Remaining Contribution (years)	Estimated number of years for which the tree will continue to make a positive contribution to the site, banded as < 10, 10-20, 20-40, 40 +.
Retention Category	Quality and value category (A , B , C or U) as defined in Table 1 of BS5837: 2012 (reproduced below), where A = high quality and value; B = moderate quality and value; C = low quality and value and U = tree identified for removal due to poor condition regardless of development proposals.
Retention Sub-category	One or more sub-categories (1-3) as defined in Table 1 of BS5837: 2012 (reproduced below), assigned for Categories A , B or C where 1 = arboricultural qualities, 2 = landscape qualities and 3 = conservation and cultural value.

Appendix E

Tree Survey Method and Limitations

Tree Survey Method and Limitations

Tree Survey Method

1. The tree survey was conducted from ground level aided by the Visual Tree Assessment method (Mattheck and Breloer, 1994) and in accordance with BS5837: 2012.
2. All trees on the site with a stem diameter of over 75 mm (measured at 1.5 m above ground) were included in the survey.
3. Offsite trees within influencing distance of the site (typically those located within a distance of up to 12 times their stem diameter away from the site) were included in the survey.
4. Data collected included:
 - a designated tree number
 - type of feature (trees, group, woodland, hedge)
 - number of trees in group
 - tree species
 - height (metres)
 - number of stems
 - stem diameter (in centimetres, as measured at 1.5 m above ground)
 - crown clearance (height of periphery of crown spread above ground level in metres)
 - height of lowest branch (metres),
 - branch spread (to N, S, E and W)
 - age class
 - physiological condition
 - useful life expectancy
 - structural condition
 - BS5837 retention category (A, B, C or U)
 - site notes (where this has a bearing on the present or future health or structural condition of the tree)
 - preliminary management recommendations.
5. All measurements were made in metric using measuring devices where applicable. Estimated stem diameters (e.g., due to lack of access or dense undergrowth) were recorded as such and are shown in the Tree Schedule in bold (see the key at the end of the Tree Schedule table at Appendix A for an explanation of the measurements and codes presented therein).
6. While the appraisals of the surveyed trees are not tree risk assessments, they nonetheless take into account observed structural defects in drawing conclusions about the trees' retentive worth.

Survey Limitations

1. The survey was a preliminary assessment from ground level and observations were made solely from visual inspection for the purposes of an assessment relevant to planning and development. Only binoculars, trowel, mallet and fine manual metal probe were used to aid tree assessment, where necessary. No invasive or other detailed internal decay detection devices were used in assessing trunk condition.
2. The conclusions relate to conditions found at the time of survey. Any significant alteration to the site that may affect the trees that are present or have a bearing on the planning implications (including level changes, hydrological changes, extreme climatic events or other site works) will require a re-assessment of the trees and the site.
3. This survey is not a tree safety inspection. It is carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the recommendations (see Appendix D - Tree Schedule). A full assessment of the levels of risk posed by trees would need to consider site use together with tree hazards.

Bromford House Types

Dwg Ref: 3250-O3S-ZZ-XX-GA-A-0030-ProposedSitePlan-S0-P18

12/05/2022

Snow Chapel Farm

Name	Code	Beds	Area (m2)	BP	total Area		Plotted Units	Mix Breakdown
					sqm	sqft		
WrenV1	F513V1	1	47.7	1B2P	763.2	8,215	16	22
1BF M4(3)GF		1	58.1	1B2P	232.4	2,502	4	
WrenV3	F513V3	1	47.7	1B2P	95.4	1,027	2	
Finch	H2B742	2	68.56	2B4P	3,565.1	38,375	52	58
FOG	O3SFOGV1	2	79.31	2B4P	237.9	2,561	3	
H2B800	H2B800	2	74.3	2B4P	222.9	2,399	3	
Sandpiper	H3B899	3	83.22	3B4P	1,664.4	17,916	20	92
Swift V1	H3B973V1	3	89.67	3B5P	2,421.1	26,061	27	
Swift V2	H3B973V2	3	89.67	3B5P	1,883.1	20,269	21	
Turnstone	H3B1060	3	96.19	3B4P	96.2	1,035	1	
Nuthatch	H3B1054	3	98.72	3B5P	592.3	6,376	6	
Waxwing	H3B1074	3	101.82	3B5P	1,730.9	18,632	17	
Chaffinch	H4B1072	4	99.14	4B6P	594.8	6,403	6	18
Kite	H4B1263	4	117.42	4B7P	1,409.0	15,167	12	
Total					15508.84	166,937	190	190

Land at Snow Capel Farm, Matson, Gloucester

Technical Appendix 7.2: Biodiversity Net Gain Calculations

edp3746_r007a

1. Introduction

- 1.1 This Biodiversity Net Gain (BNG) Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Edward Ware Homes and Bromford Developments Ltd (hereafter referred to as 'the Applicants'). This document presents the Biodiversity Net Gain (BNG) Calculations (**Annex EDP 1**) for proposed residential development of Land at Snow Capel Farm, Matson, Gloucester (hereafter referred to as 'the Application Site').
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website www.edp-uk.co.uk.

2. Background Information and Site Context

- 2.1 The Application Site measures approximately 7.9 hectares (ha) and is centred at approximate Ordnance Survey Grid Reference (OSGR) SO 850 142. The Application Site lies within Gloucester City Council and is located approximately 4km south of the city of Gloucester, along its south-eastern edge. The M5 motorway and Winnycroft Lane form the Application Site's immediate boundaries to the south-east and west respectively, with a number of small field parcels occupying land to the immediate north-east, separating the Application Site from the settlement of Matson and built-up area of the city of Gloucester beyond. More generally, extensive areas of open farmland and woodland blocks occupy land to the south and east.
- 2.2 The Application Site consists of a single, improved grassland field currently subject to grazing. Its boundaries to the north-east, south and west are delineated by native hedgerows, with scrub forming the south-eastern and southern boundaries. A large, freshwater moat is located within the centre of the field, with scattered scrub present along its banks. The location and extents of the Application Site are illustrated at **Plan EDP 1**.
- 2.3 The proposals relate to a detailed planning application for residential development of the Application Site. In brief, proposals concern the provision of up to 200 residential dwellings and open space. A Proposed Site Layout for the development is provided at **Annex EDP 2**.
- 2.4 To inform a planning submission and Environmental Statement (ES), detailed ecological assessments of the Application Site were previously undertaken by EDP in 2016 and 2017 to inform constraints and opportunities to development of the site. The findings of such work were



updated by EDP during 2021 to determine any material changes to those habitats and protected/notable species supported and to further establish the ecological baseline for the Application Site. Survey effort comprises a desk study, Extended Phase 1 Habitat survey and further detailed surveys with respect to bats, badger (*Meles meles*) and great crested newt (*Triturus cristatus*). The results of survey effort are provided within an Ecological Baseline Report (report reference: edp3746_r006).

- 2.5 To inform a planning submission, a BNG assessment is required to inform the proposed change in biodiversity of the Application Site following completion of construction. This report, therefore, provides the results of a BNG assessment alongside details of the methodologies adopted and any assumptions and limitations.

3. Methodology

- 3.1 The BNG assessment has been undertaken using the 'DEFRA Biodiversity Metric 3.0' (JP039)¹ by an experienced Ecological Consultant that is proficient in the use of such calculators.
- 3.2 The assessment has been based on the Extended Phase 1 Habitat survey by EDP on 28 September 2021 and further update survey and condition assessment on 07 January 2022.
- 3.3 GIS software has been used to calculate approximate areas of habitat to be lost, retained, enhanced and/or created. Calculations are based on the Proposed Site Plan provided at **Annex EDP 2**.
- 3.4 The condition of all habitats has been assessed using the condition assessment criteria provided within the 'Technical Supplement' and 'Habitat Condition Assessment Sheets' published alongside the Biodiversity Metric 3.0, where available, using professional judgement to interpret such criteria. The following should be read in conjunction with the detailed BNG calculations provided in **Annex EDP 1**, along with the Phase 1 Habitat Plan (baseline habitats) included at **Plan EDP 1**.

Limitations and Assumptions

- 3.5 Various assumptions have been made for the purposes of the calculations, with the key assumptions being:
- Existing grassland is of 'poor' condition due to its low species diversity, with less than six species per m², and agricultural improvement;
 - The grassland immediately surrounding the moat is to remain in situ and be undisturbed to protect the heritage feature of significance;

¹ <http://publications.naturalengland.org.uk/publication/6049804846366720>



- The grassland over the heritage feature of significance is to be retained and enhanced through topping, harrowing and sowing with wildflower seed mix;
- The remaining grassland within the central area is to be lost through development activities but a wildflower grassland will be instated;
- It is presumed that areas of open space within the main development footprint will comprise lower quality grassland for amenity and recreational use;
- It is assumed that all retained hedgerows/lines of trees of poor-moderate condition will be enhanced through infill plug planting and sensitive long-term management to maximise benefits to wildlife; and
- The BNG calculations do not account for other protected species enhancement measures such as the provision of bird and bat boxes and hibernacula, nor does it account for the additional value of habitat resources important to specific species groups, which may not score highly within the calculator. Compensatory habitat will therefore need to take into account protected species issues in addition to creating sufficient biodiversity units to achieve a net gain.

4. Results

4.1 The BNG calculations pertaining to habitat areas are provided in **Annex EDP 1**. Overall, the biodiversity impact habitat area score of the proposed development has been calculated as follows:

- Total net unit change = +2.86
- Total net percentage change = +16.63%

4.2 With respect to the biodiversity impact score of the proposed development for hedgerows specifically, this has been calculated as follows:

- Total net unit change = +3.89
- Total net percentage change = +31.33%

5. Discussion and Conclusions

5.1 The Application Site is largely dominated by improved grassland of limited ecological value. The moat and scrub of higher value is to be retained within the proposals.



-
- 5.2 With respect to linear features, there will be minor loss of hedgerows to facilitate construction. However, new hedgerow planting is proposed within the centre of the Application Site, whilst retained hedgerows will be enhanced through new shrub planting.
- 5.3 Habitat establishment and management details included within an Ecological Management Plan can be secured via planning condition to ensure that the target habitat conditions required for the assessment will be achieved.



Annex EDP 1
Biodiversity Net Gain Calculations

Headline Results

[Return to results menu](#)

On-site baseline	<i>Habitat units</i>	17.22
	<i>Hedgerow units</i>	12.42
	<i>River units</i>	0.00
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	20.08
	<i>Hedgerow units</i>	16.31
	<i>River units</i>	0.00
On-site net % change <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	16.63%
	<i>Hedgerow units</i>	31.33%
	<i>River units</i>	0.00%
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>River units</i>	0.00
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	2.86
	<i>Hedgerow units</i>	3.89
	<i>River units</i>	0.00
Total on-site net % change plus off-site surplus <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	16.63%
	<i>Hedgerow units</i>	31.33%
	<i>River units</i>	0.00%
Trading rules Satisfied?	Yes	

A-1 Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Instructions

Ref	Habitats and areas			Distinctiveness	Condition	Strategic significance	Suggested action to address habitat losses	Ecological baseline
	Broad habitat	Habitat type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Grassland	Modified grassland	7.71	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required	15.42
2	Heathland and shrub	Bramble scrub	0.06	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.24
3	Lakes	Ponds (Priority Habitat)	0.13	High	Moderate	Area/compensation not in local strategy/ no local strategy	Same habitat required	1.56
4								
5			7.90					17.22

Retention category biodiversity value						Bespoke compensation agreed for unacceptable losses	Comments	
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area lost	Units lost		Assessor comments	Reviewer comments
0.32	0.31	0.64	0.62	7.08	14.16		Grassland contains a low diversity of species of less than 5 per m2. Therefore the grassland is of low value.	
	0.06	0.00	0.24	0.00	0.00		Scrub along boundaries - assume retained in association with fence lines and hedgerows and enhanced	
0.13		1.56	0.00	0.00	0.00		Retained in full	
0.45	0.37	2.20	0.86	7.08	14.16			

B-1 Site Hedge Baseline

Condense / Show Columns Condense / Show Rows

Main Menu Instructions

Baseline ref	UK Habitats - existing habitats			Habitat distinctiveness		Habitat condition		Strategic significance			Suggested action to address habitat losses	Ecological baseline Total hedgerow units	Retention category biodiversity value						Comments	
	Hedge number	Hedgerow type	Length KM	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier			Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost	Assessor comments	Reviewer comments
1	H1	Native Hedgerow with trees - Associated with bank or ditch	0.35	High	6	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	2.10								
2	H2	Native Hedgerow	0.21	Low	2	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness band or better	1.26	0.21	0.32	0.00	1.92	0.03	0.18		
3	H3	Native Species Rich Hedgerow with trees	0.46	High	6	Good	3	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	8.28	0.45		8.10	0.00	0.01	0.18		
4	H4	Native Hedgerow with trees - Associated with bank or ditch	0.13	High	6	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Like for like or better	0.78		0.13	0.00	0.78	0.00	0.00		
5																				
6																				
7																				
8																				
9			1.15									12.42	0.86	0.45	9.36	2.70	0.04	0.36		



Annex EDP 2
Proposed Site Plan

(Drawing No: 0030, Revision: P16, Date: 09.06.20)

© Origin3 Studio Ltd
THIS DRAWING IS NOT TO BE SCALED. Except for the purposes of planning applications and for legal plans where the scale bar **must** be used. Always refer to figured dimensions. Verify site dimensions prior to construction and report discrepancies immediately. This drawing is to be read in conjunction with all relevant documents and drawings.



Pitches proposed as part of adjacent development

Proposed Acoustic Barrier (3m total)
 - 3m acoustic fence
 see section B-B

Proposed Acoustic Barrier (3m total)
 - 1.5m bund
 - 1.5m acoustic fence
 see section A-A

3m acoustic fence

Acoustic Barrier - Section B-B

1.5m acoustic fence

Acoustic Barrier - Section A-A

P16	Layout amendments following client meeting on 9.03.22	NG	10.03.22
P15	Layout updated following client review	NG	17.01.22
P14	Layout amended following client review and DTM	NG	20.12.21
P13	Net Area's updated. Minor layout changes following DTM	NG	19.11.21
P12	Layout revised following design meeting and comments with client	NG	26.07.21
P11	Tier 1 housing added. Southern block structure amended for masterplan	NG	02.06.21
P10	Numbers reduced in preparation for proposed Block Plan	NG	06.05.21
P09	Block structure revised to accommodate additional units as per clients instructions	NG	23.04.21
P08	PROW alignment and internal pedestrian/cycle network amended following consultant meeting	NG	30.03.21
P07	Proposed attenuation basins replaced with swales to western boundary. Extent of existing shrubbery indicate on western edge	NG	25.03.21
P06	Layout amended to test single access option from Northern junction	NG	24.03.21
P05	Unit numbers increased and layout changes following review	NG	17.03.21
P04	Layout amendments, net area and schedule updated.	NG	15.03.21
P03	Layout revised following client comments	NG	12.03.21
P02	Site area schedule added	DR	10.02.21
P01	Initial Draft	CH	18.06.20

Rev	Revision Details	Dr	Date
-----	------------------	----	------



23 Westfield Park
 Redland
 Bristol
 BS6 6LT
 0117 929 3970
 www.o3s.co.uk

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Proposed Site Plan

Scale
As indicated @ A0

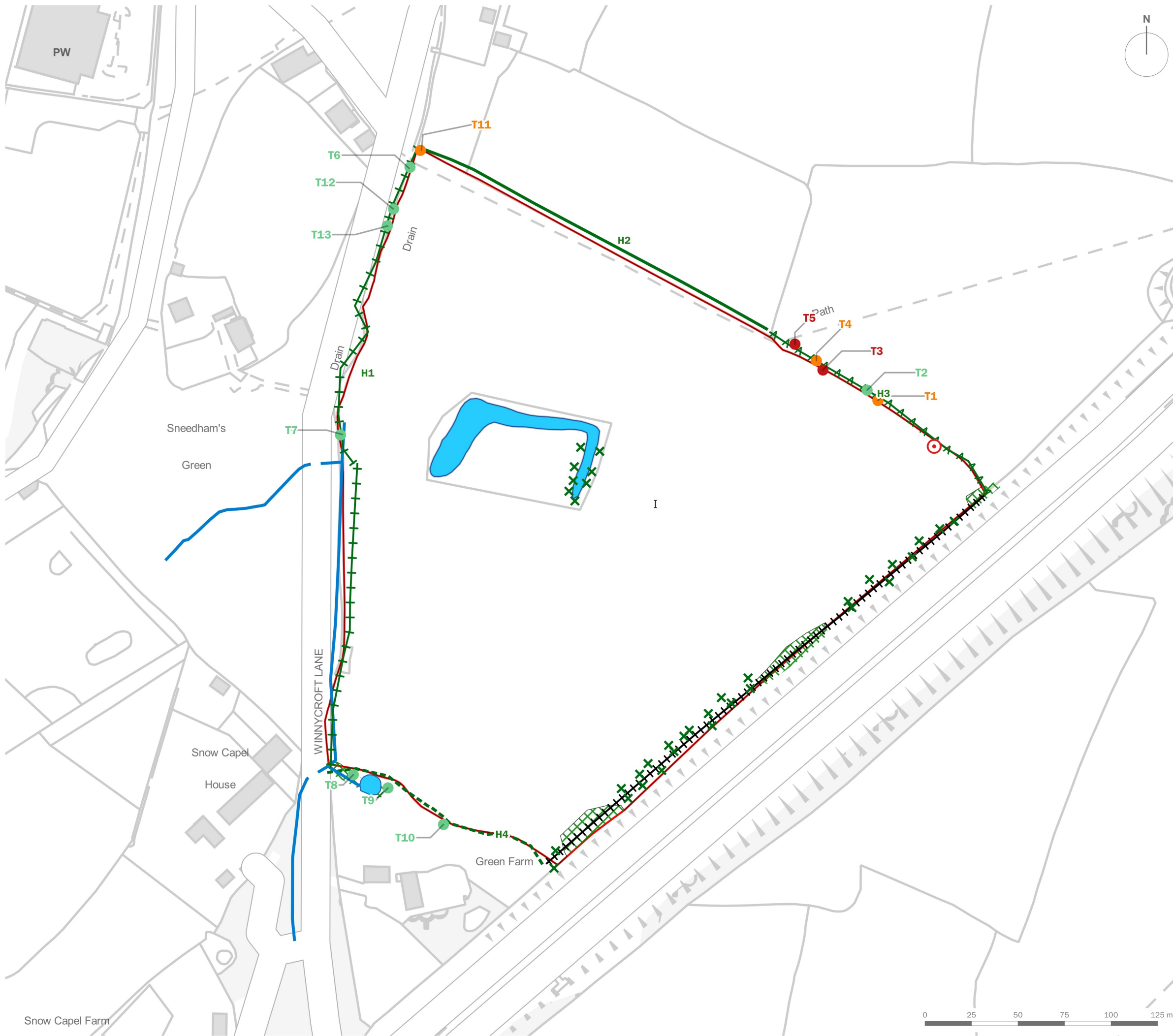
Drawn	Checked	Date
CH	DR	09.06.20
Job No	Drawing No	Rev
3250	0030	P16

Status
PRELIMINARY

Sheet ID
3250-O3S-ZZ-XX-GA-A-0030-S0-P16



Plan EDP 1
Phase 1 Habitat Plan
(edp3746_d007b 01 April 2022 VMS/EWi)



- Site Boundary
 - Dense Continuous Scrub
 - I Improved Grassland
 - Standing Water
 - Intact Species-rich Hedgerow
 - Intact Species-poor Hedgerow and Trees
 - Intact Species-poor Hedgerow
 - Defunct Species-poor Hedgerow
 - Running Water
 - Fence
 - Scattered Scrub
 - TN1 Target Note
- Trees with Bat Roost Potential
- High
 - Moderate
 - Low

client
Edward Ware Homes and Bromford Developments Ltd

project title
Land at Snow Capel Farm, Matson, Gloucester

drawing title
Plan EDP 1: Phase 1 Habitat Plan

date	01 APRIL 2022	drawn by	VMS
drawing number	edp3746_d007b	checked	EWI
scale	1:2,000 @ A3	QA	JTF



8 Oldfield Road, Bocam Park
Pencoed CF35 5LJ



Drainage Strategy Report

Residential Development at Snow Capel Farm, Winnycroft Lane,
Gloucester

On behalf of Bromford Homes

March 2022

Issue/Revision	First Issue	Second Issue	Third Issue	Fourth Issue	Fifth Issue	Sixth Issue
Date	29 th March 2022	11 th May 2022				
Prepared						
Checked						
Authorised						
Project Number	3880	3880				
File Reference	DSR	DSR				

Contents

1.0	Site Information	3
2.0	Proposed Surface Water Drainage.....	4
3.0	Proposed Foul Water Drainage	6
4.0	Appendices.....	7

1.0 Site Information

DDP Limited have been commissioned by Bromford Homes to produce a drainage strategy for a proposed residential development at Snow Capel Farm with an area of 7.7ha.

The development is located to the Southeast of Gloucester, England, Grid reference 385076E, 214223N. The site is currently greenfield and bounded by Winnycroft Lane to the West, M5 to the east. The parcel of land does include a schedule monument in the form of an ancient moat which is being retained.

The site falls from a high point of around 60.8m on the western boundary to 54.70m in the north wester corner at a grade of around 1 in 51.

The residential development at Snow Capel Farm consists of 190 residential dwellings and associated infrastructure.

2.0 Proposed Surface Water Drainage

A new surface water drainage network will be required to service the new development.

Requirement H3 Part 3 of the Building Regulations Approved Document H (2010 Edition) states:

(3) Rainwater from a system provided pursuant to sub-paragraphs (1) and (2) should discharge to one of the following listed in order of priority:

(a) An adequate soakaway or some adequate infiltration system; or, where this is not reasonably practicable,

(b) A watercourse; or where this is not reasonably practicable,

(c) A sewer.

T&P Regen have undertaken a ground investigation which demonstrated the development is underlain by clay soils which are unlikely to prove favourable for utilising infiltration techniques as a method of discharging development runoff.

The site investigation also provides evidence of ground water levels recorded during gas monitoring undertaken between December 2017 and February 2018. Table 3 within the T&P Regen Supplementary Ground Gas Risk Assessment dated 21st March 2018 confirms ground water between 54.8m and 61.9m AOD, this translates to being as shallow as 100mm below existing ground level.

In accordance with best practice design any soakaway features is required to be a minimum of 1m above the existing water table. Based on the high ground water and the nature of the soils experienced on site it therefore unfeasible to discharge the surface water via infiltration.

Due to infiltration features being unfeasible for the proposed development it is therefore proposed to convey surface water runoff to the ditch network sited along the western boundary in combination with an outfall into the onsite moat where levels allow.

The development is intended to be split into two catchments with the Eastern parcel draining to the existing onsite moat, with all remaining areas unable to drain to the moat by gravity to drain to an existing ditch alongside Winnycroft Lane at the development low point in the north-western corner of the development.

It is intended to restrict all future runoff from the development to existing greenfield runoff rates. The runoff has been calculated utilising IH 124 methods with the development to be restricted to a Qbar rate of 3.414l/s/ha.

The network discharging into the moat will be limited to 11.6l/s whilst the western catchment to the ditch being restricted to 9.6l/s.

The surface water drainage network is to be designed to accommodate the required

attenuation volumes generated by the restricted rates up to and including the 1 in 100 year event. The 1 in 100 year event will also include a factor of 40% for climate change.

All surface water apparatus beyond the curtilage of a single dwelling is intended to be offered for adoption by Severn Trent Water under a Section 104 agreement. It is the design's intention to offer storage up to the 1 in 30 year event for adoption by STW with the additional volume required to accommodate the 1 in 100 year event will be maintained by a management company.

3.0 Proposed Foul Water Drainage

A new foul water drainage network will be required to service the new development. The new network will collect and convey foul water discharge from the development to a connection point on the existing Severn Trent Water network. The proposed drainage strategy is included in the appendix.

Current proposals are for a point of connection into STW manhole SO85140505 which is located within the junction of Winnycroft Lane and Sneedhams Road to the north of the development.

Based on a development of 190 units SSG's Design and Construction Guidance recommends a peak flow rate of 4,000l/day/unit dwelling for residential uses. On this basis an anticipated peak flow rate of 8.79l/s will be generated by the development.

A Developer enquiry response from Severn Trent Water is included in the appendices which provides confirmation of the location of the point of connection along with the existing network having sufficient capacity to cater for the development.

All foul water apparatus beyond the curtilage of a single dwelling is intended to be offered for adoption by Severn Trent Water under a Section 104 agreement.

4.0 Appendices

Rural Runoff Rate

3880-200A – Preliminary Drainage Strategy

Developer Enquiry Response for foul

8 Oldfield Road
Bocam Park
Pencoed



Date 20/08/2021 15:14
File

Designed by edward.powell
Checked by

XP Solutions Source Control 2017.1

IH 124 Mean Annual Flood

Input

Return Period (years)	100	Soil	0.400
Area (ha)	50.000	Urban	0.000
SAAR (mm)	702	Region Number	Region 4

Results l/s

QBAR Rural 170.7
QBAR Urban 170.7

Q100 years 438.7

Q1 year 141.7
Q2 years 153.0
Q5 years 209.9
Q10 years 254.3
Q20 years 303.4
Q25 years 320.5
Q30 years 334.4
Q50 years 375.8
Q100 years 438.7
Q200 years 515.5
Q250 years 541.1
Q1000 years 710.0

WONDERFUL ON TAP



Bromford Developments
Ltd,
Venture Court,
Broadlands,
Wolverhampton,
WC10 6TB.

Severn Trent Water Ltd
Leicester Water Centre
Gorse Hill
Anstey
Leicester
LE7 7GU

Tel: [REDACTED]
www.stwater.co.uk

Email: [REDACTED]

FAO: Ben Jones

1st September 2021

Our ref: 1015982

Dear [REDACTED]

**Proposed Residential Development (190 Houses) at: Snow
Capel Farm Site, Winnycroft Lane, Gloucester, GL4 8EG.**

X: 385097 / Y: 214180

I refer to your Development Enquiry Request submitted in respect of the above site. Please find enclosed the sewer records that are included in the fee together with the Supplementary Guidance Notes (SGN) referred to below.

Public Sewers in Site – Required Protection

There are no public sewers crossing the propose development area.

Please Note:

On 1st October 2011 many private sewers were transferred into the ownership of Severn Trent Water as public sewers, where two or more properties in separate ownership are served by those sewers. Most of these former private sewers will not be shown on the public sewer records, therefore a full site survey should be carried out prior to any layout design or construction works to identify where these sewers may be and to avoid later delays and possible added costs.

Foul Water Drainage

Sewer records show the closest point of connection for gravity foul flows of the proposed 190 houses is at the existing 225mm foul water north of the site (MH0505) in Winnycroft Lane. Our records show that there is a reported flooding location from the foul network further downstream along Birchall Avenue.

From the information you have provided and our desktop assessment, we feel that sewer modelling will be required. This will enable us to ensure that we fully understand the impact of your proposals on the receiving network and downstream assets – Abbeydale – Birchall Avenue CSO.

In a change to our previous process, we no longer charge developers for the hydraulic modelling service. As a result, while we can provide a brief summary of our findings if you need us to, we will no longer provide the full external capacity assessment report.

Note: Please allow up to 4-6 weeks for completion of the modelling assessment (SCA).

Surface Water Drainage

Under the terms of Section H of the Building Regulations 2000, the disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and no watercourse is available as an alternative, the use of sewerage should be considered. In addition, other sustainable drainage methods should also be explored before a discharge to the public sewerage system is considered.

If these are found to be unsuitable, satisfactory evidence will need to be submitted. The evidence should be either percolation test results or by the submission of a statement from the SI consultant (extract or a supplementary letter).

Subject to the above, the site drainage should be discussed with the Local Lead Flood Authority with a view to implement suitable SUDs techniques to land soakaways or other land drainage systems prior to any consideration of discharges to public sewers being accepted. Any discharge rate to a watercourse or drainage ditch will be determined by the LLFA.

It is proposed to attenuate surface water flows on site and discharging flows at a restricted rate to the watercourse north west of the site. Please refer to the attached guidance notes. Soakaways would be the preferred method of surface water disposal but if these are proved unsuitable, a connection to this watercourse would be acceptable. You would need to agree flow rates and all SUDS details with the Lead Local Flood Authority and statutory consultee in the planning process for this area who I believe is Stroud District Council.



New Connections

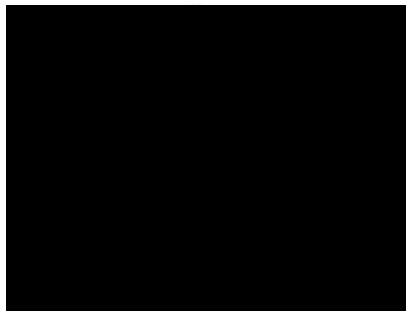
For any new connections including the use, reuse and indirect to the public sewerage system, the developer will need to submit Section 106 application. Our Developer Services department are responsible for handling all such enquiries and applications. To contact them for an application form and associated guidance notes please call [REDACTED] or download from www.stwater.co.uk

Please quote the above reference number in any future correspondence (including e-mails) with STW Limited. Please send **all correspondence** to the [REDACTED] email inbox address, a response will be made within 15 days.

If you require a VAT receipt for the application fee please email [REDACTED] quoting the above Reference Number.

Please note that Developer Enquiry responses are only valid for 6 months from the date of this letter.

Yours sincerely,



**Senior Evaluation Technician
Network Solutions
Developer Services**