

scheme examples...



Sherston Covert Site

What we heard from the February 2022 consultation...

"With parking and traffic already too much ... the additional traffic would make the situation even worse"

"Dumping adjacent to Keynell Covert (rear of Dorstone Covert)"

"Only patch of green around..."

"Drinking culture behind with kids..."

"Half housing and half open space is a good solution"

"Ground boggy..."
"In rain quite soggy..."

"Footpaths not lit connecting to Coverts..."

"Only place that children have got to play i.e. football, exercise, and we as residents walk our dogs there"

"Security issues along boundary of Premier Court...
Open space to be as far away as possible..."

"Against building houses...
Would like open space to be improved..."



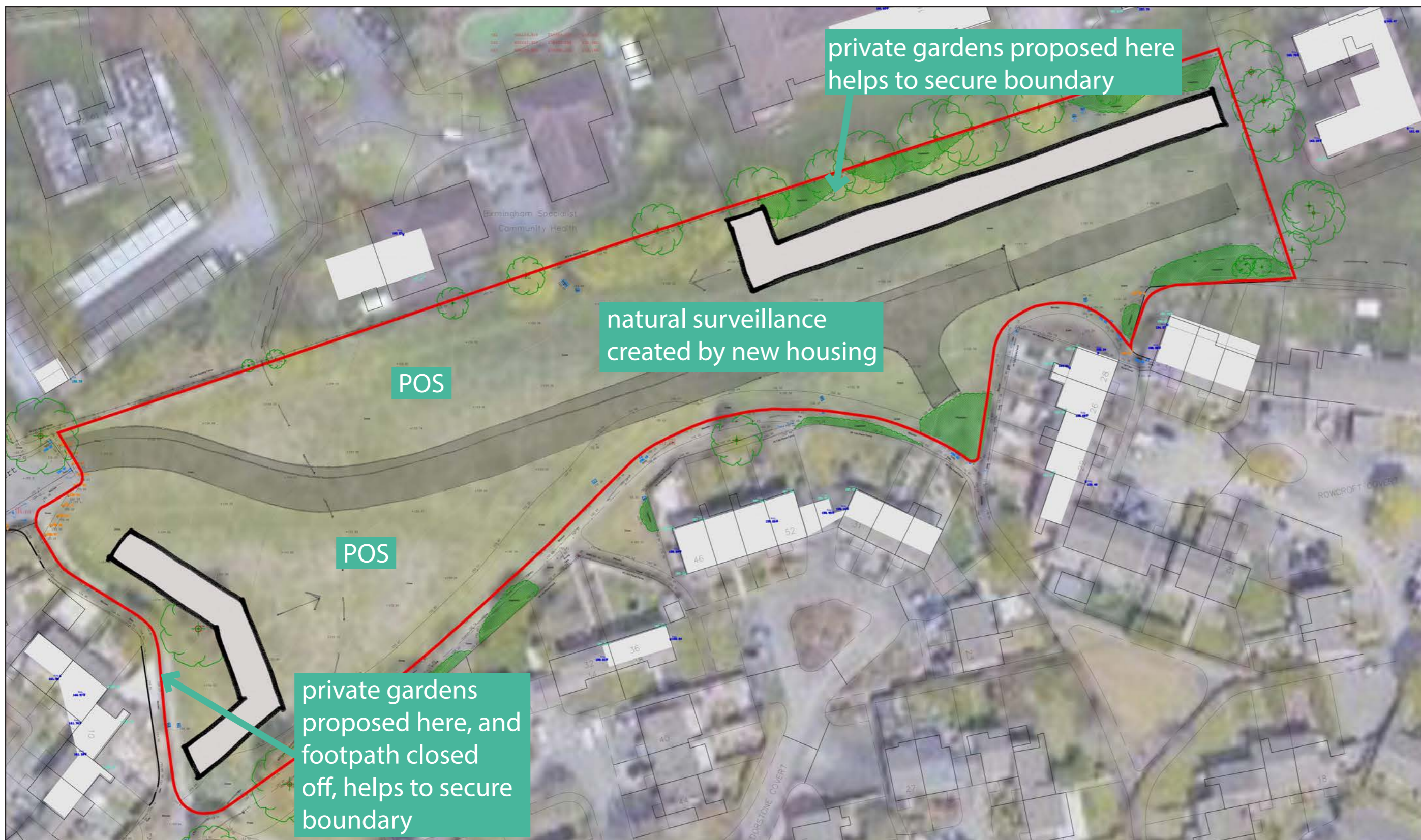
3D view of the Sherston Covert site



Aerial view of the Sherston Covert site

Sherston Covert Site

Options explored...

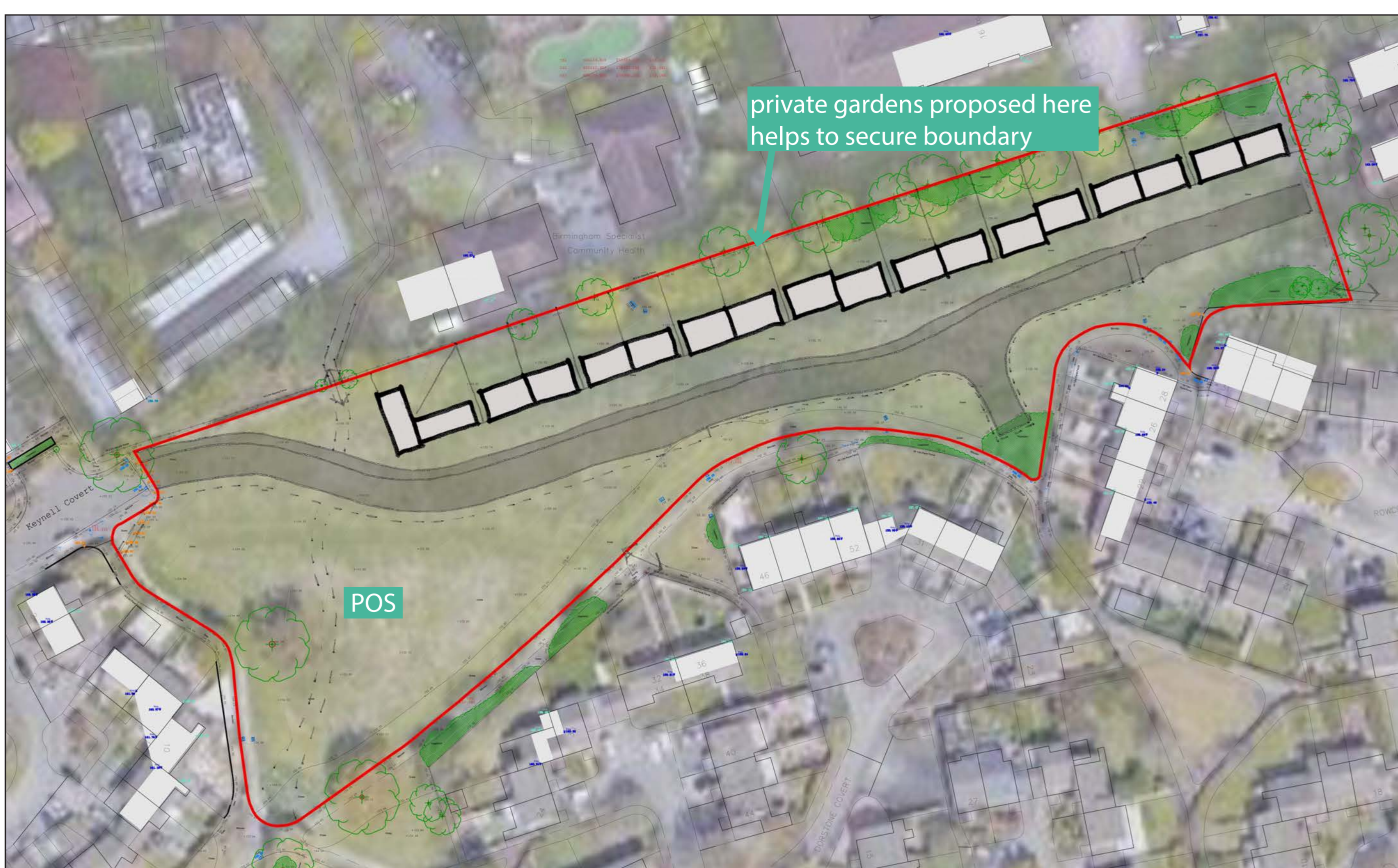


Option 1

This arrangement proposes housing in two locations, securing existing troublesome boundaries and open rear garden fences.

The frontages face on to two new areas of public open space (POS), creating a safer route to walk / space to play.

However, the housing block to the west would result in the loss of the mature tree and the open spaces are split by the road between.

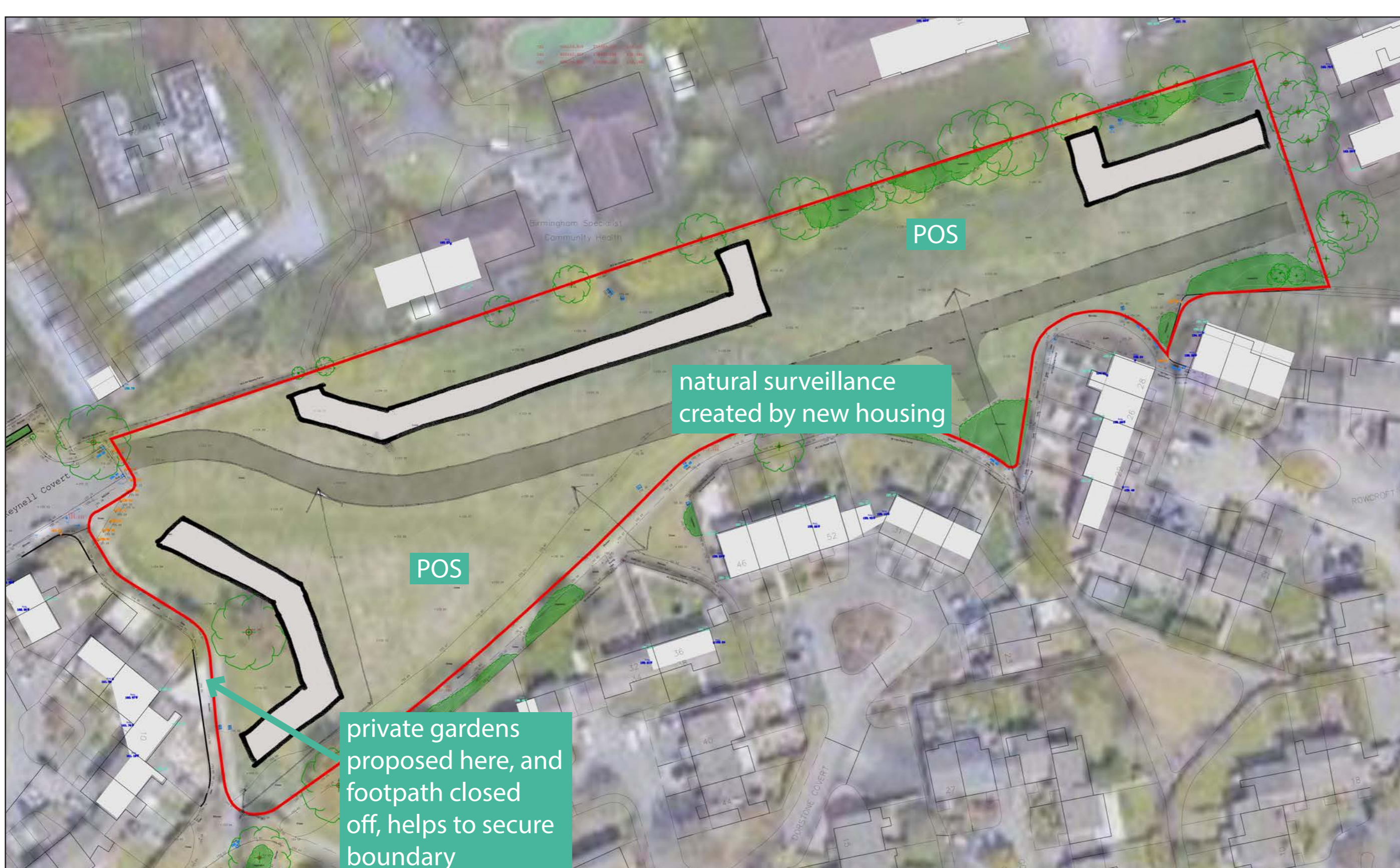


Option 2

This arrangement proposes housing along the extent of the rear boundary, securing the existing troublesome boundary.

The frontages provide natural surveillance along the length of the site, creating a safer route to walk / space to play.

The proposed area of public open space (POS) allows for retention of the mature tree as a central feature.



Option 3

This arrangement proposes housing in three locations.

The frontages face on to two new areas of public open space (POS), creating a safer route to walk / space to play.

The location of the POS offers landscaped views from various points on the site and from existing footpaths, however this leaves the troublesome boundary adjacent to Premier Court open.

Sherston Covert Site

Site analysis and survey findings...

 Red line boundary

A detailed open space assessment is on going, however the following has been provided as an interim statement:

- Considerable area of open space.
- Appears to be popular with dog walkers and suitable for informal games and sports.
- The wider area is well provided for, with various recreational spaces within 1km of the site, eg. Chinn Brook Nature Area, Bells Lane and Brockworth Road Recreational Spaces, as well as Walkers Heath Park to the south.
- The proposals also propose retention of a significant portion of the existing open space with proposed enhancements, e.g. habitat creation, provision of informal play.



Existing trees and habitats

An Arboricultural Survey has been carried out at the site, below is a summary:

- Two significant oak trees, which have significant historic habitat value despite containing notable structural flaws.
- Off-site horse chestnut trees overhang the site, form a prominent landscape feature, and are protected by Tree Preservation Orders. The extent of crown and root development for the trees will need to be factored in to the design of the site.
- The majority of the remaining vegetation on site is comprised of shrub species with relatively low amenity value.

A Preliminary Ecological Appraisal has been carried out at the site and states:

- Opportunities exist to benefit defining urban species.
(Please speak to a member of the team to request further information).

A Biodiversity Impact Assessment has been tested and shows that the site should achieve a biodiversity net gain. Various habitat creation across the scheme, such as areas of wildflower meadow, establishment of rear gardens (that will over the long-term provide more diversity of habitat) and crucially considerable new tree planting will provide valuable habitat.

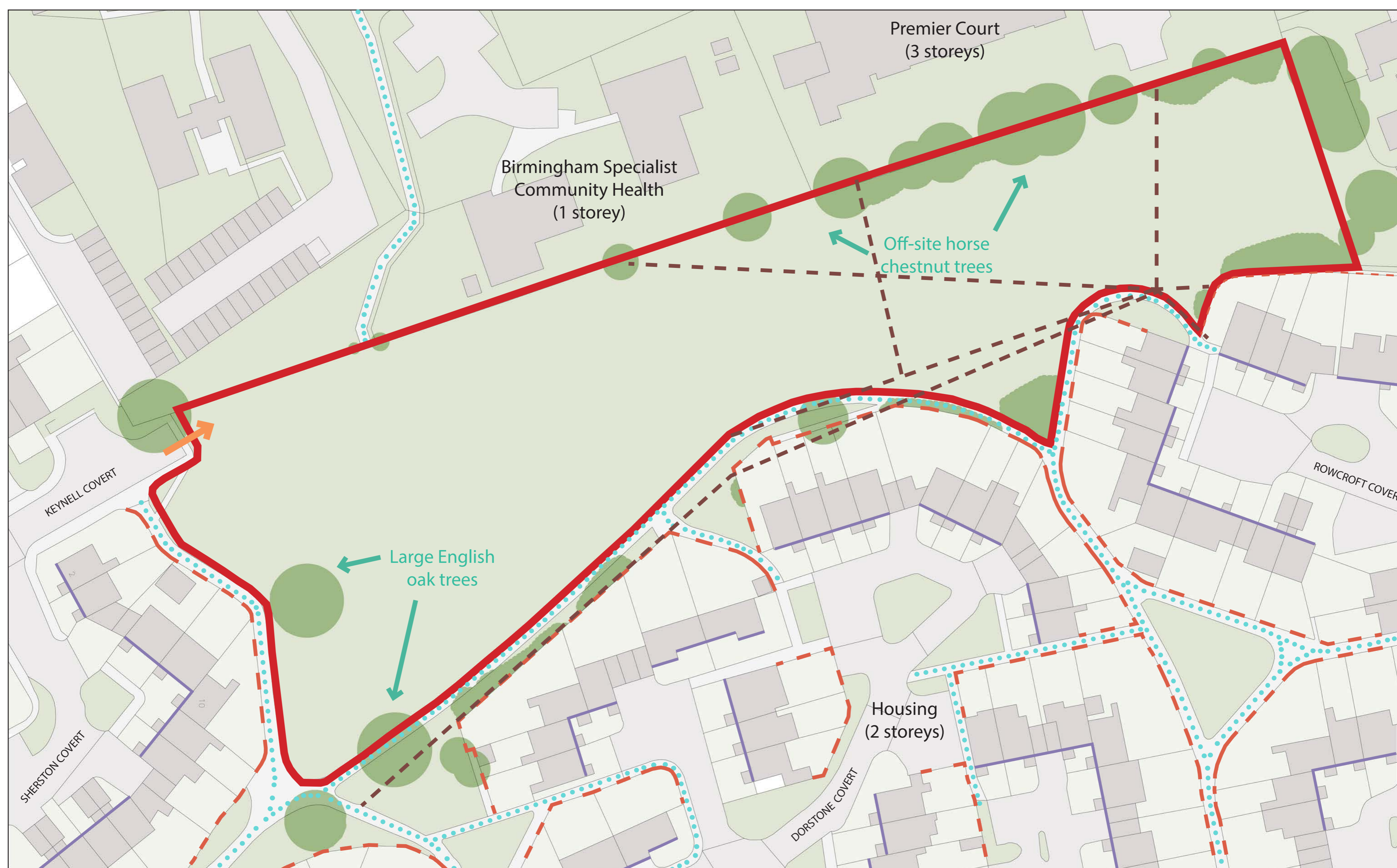


Vehicular access off Keynell Covert

A Road Safety Record demonstrates that no accidents have been recorded on the entire length of Keynell Covert during the 5-year study period. This evidence demonstrates that the area in the vicinity of the site does not have any recurring highway safety problems that could be affected by the development proposals.

 Sewers

An Underground Utility Survey has identified sewers running through the site.



Sherston Covert Site

Proposed site layout



3D sketch view of proposed Sherston Covert site



Proposed site layout for the Sherston Covert site

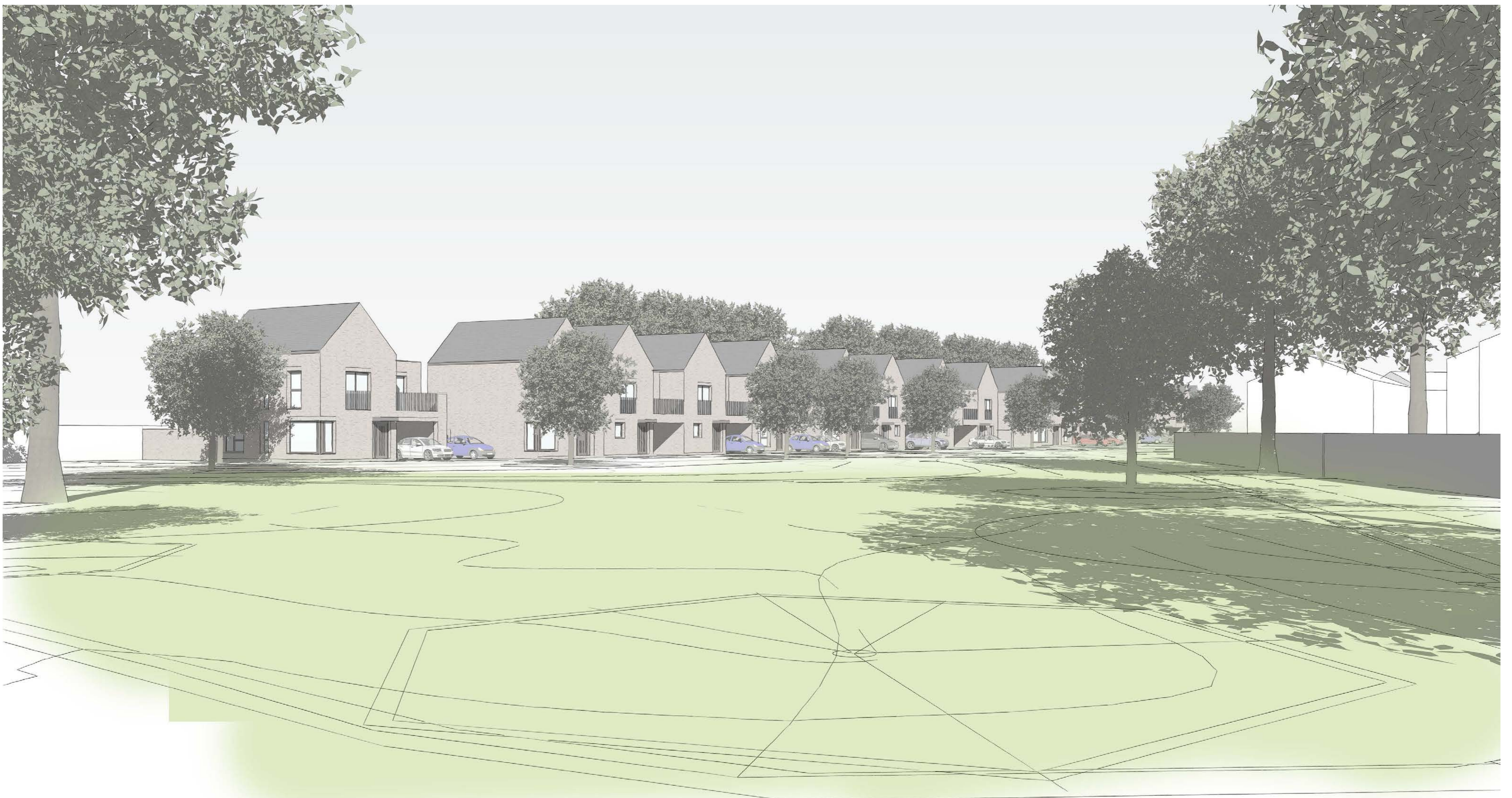
Sherston Covert Site

Proposed public open space



Planting and incidental play equipment

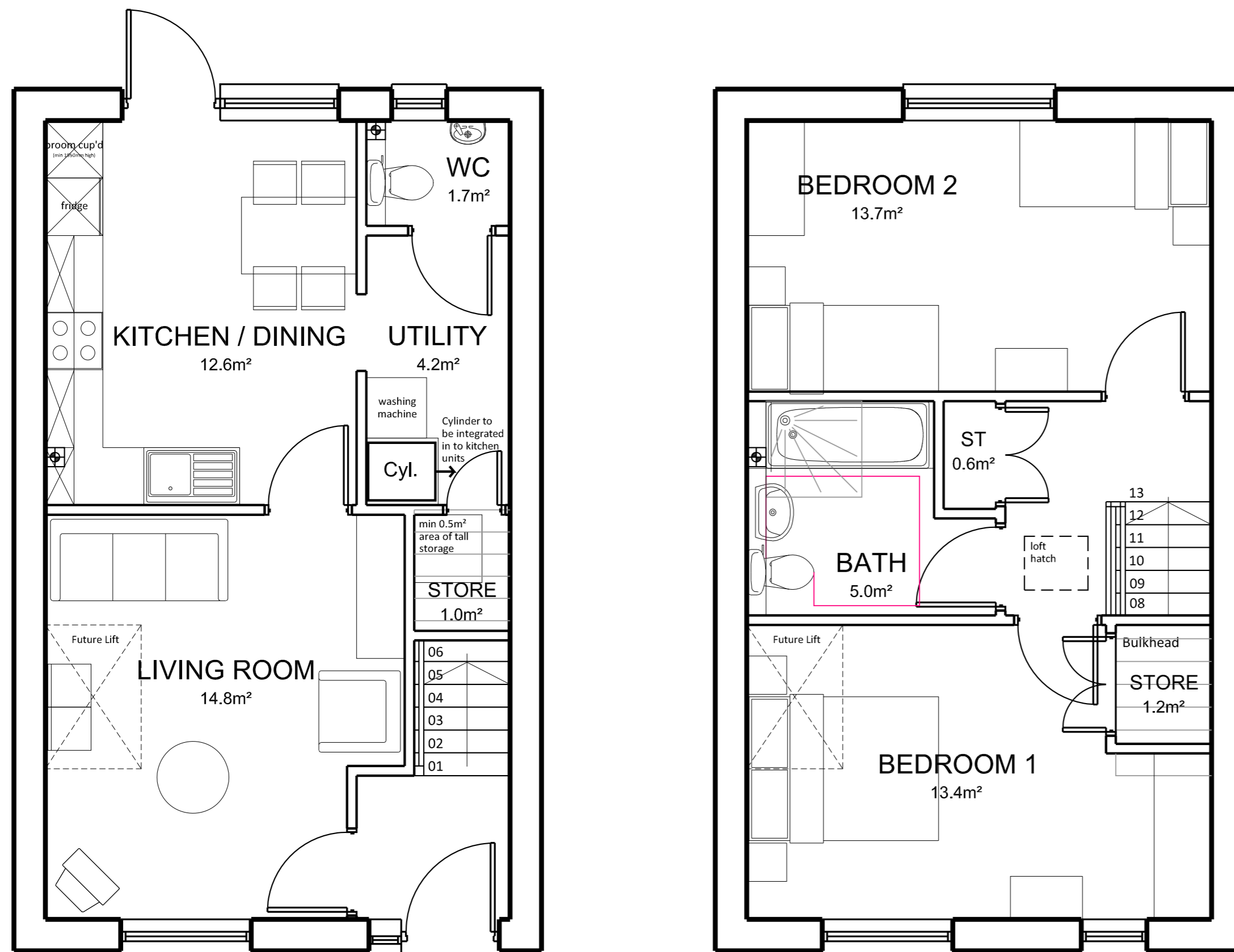
Proposals for the Public Open Space



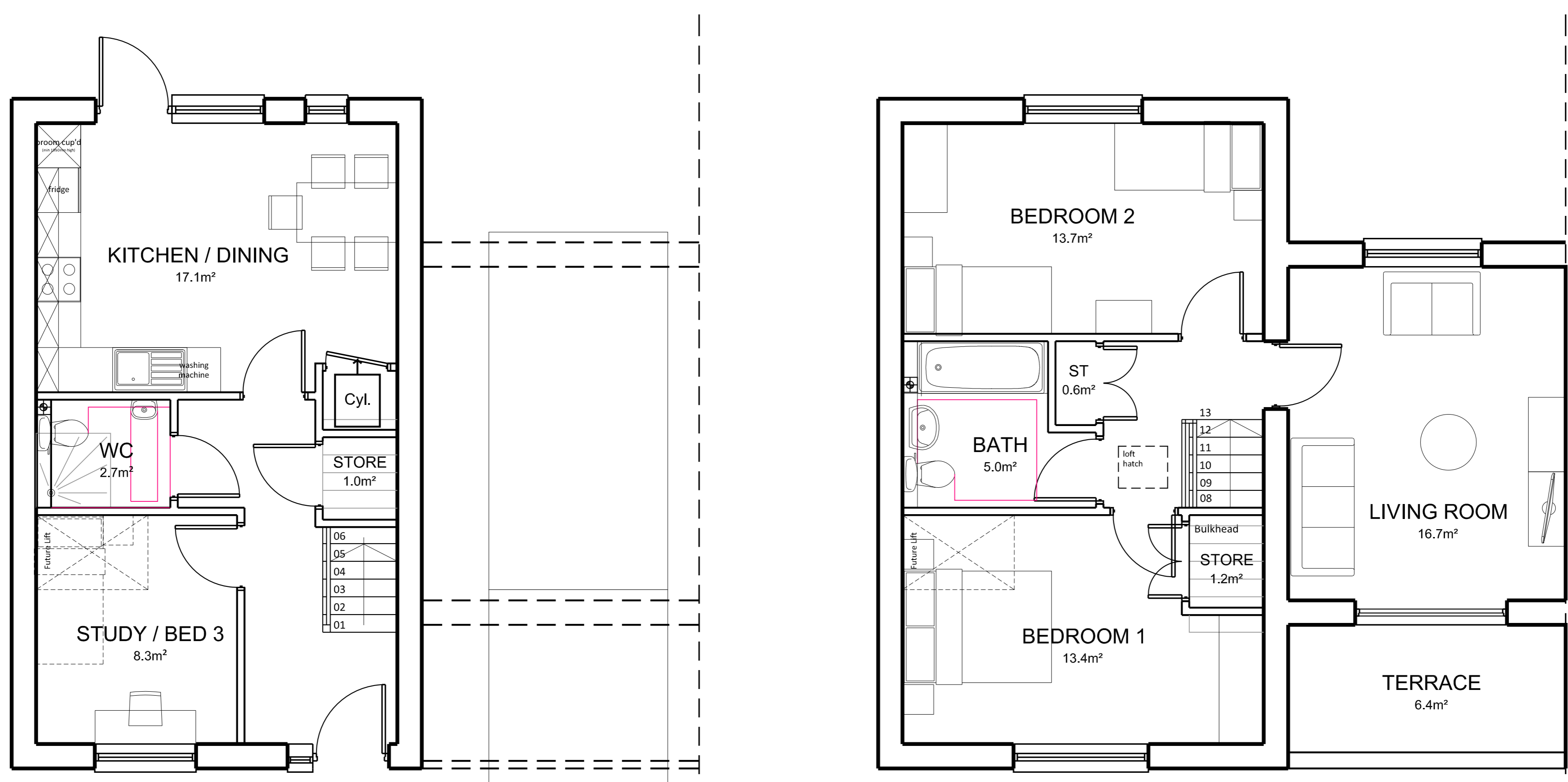
3D sketch view of proposed Sherston Covert site

Sherston Covert Site

Example house type plans



2 bed house type



2/3 bed house type

Brockworth Road Site

What we heard from the February 2022 consultation...

"I would also like to know whether the planning application will be for houses rather than masonettes / flats / apartments"

"I don't have any strong opinions either way about this site, other than opposing the building of tower blocks"

"We would all be blocked in overlooked NO PRIVACY..."

"How many stories would these flats be?"

"I feel like it's unacceptable for the residents that live here"

"We would never feel safe ever again..."

"This estate is really run-down so any improvement would I am sure be welcomed"

"FOR development of site... Only thing people use it for is to cut across to shop as oppose to walking along the pavement..."



3D View of Brockworth Road



Aerial View of the Brockworth Road Site

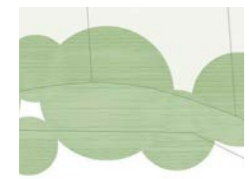
Brockworth Road Site

Site analysis and survey findings...

 Red line boundary

A detailed open space assessment is on going, however the following has been provided as an interim statement:

- Good existing area of open space, but the steep gradient makes it unsuitable for many types of activities typical of recreational spaces.
- Suitable for some activities, such as sunbathing, etc.
- Similarly to Sherson Covert, the area is well provided for - recreational spaces within 1km of the site, eg. Chinn Brook Nature Area, Bells Lane and Brockworth Road Recreational Spaces, as well as Walkers Heath Park to the south.
- Proposals will need to consider provision of meaningful on site open space, e.g. shared garden terrace.



Existing trees and habitats

An Arboricultural Survey has been carried out at the site, below is a summary:

- Comprises predominantly amenity grassland with an area of bare ground and parkland trees.
- Ground level changes within the RPAs of retained trees should be avoided.

A Preliminary Ecological Appraisal has been carried out at the site and states:

- There are no protected / notable habitats within the survey boundary.
(Please speak to a member of the team to request further information).

A Biodiversity Impact Assessment has been tested and shows that the site should achieve a biodiversity net gain.



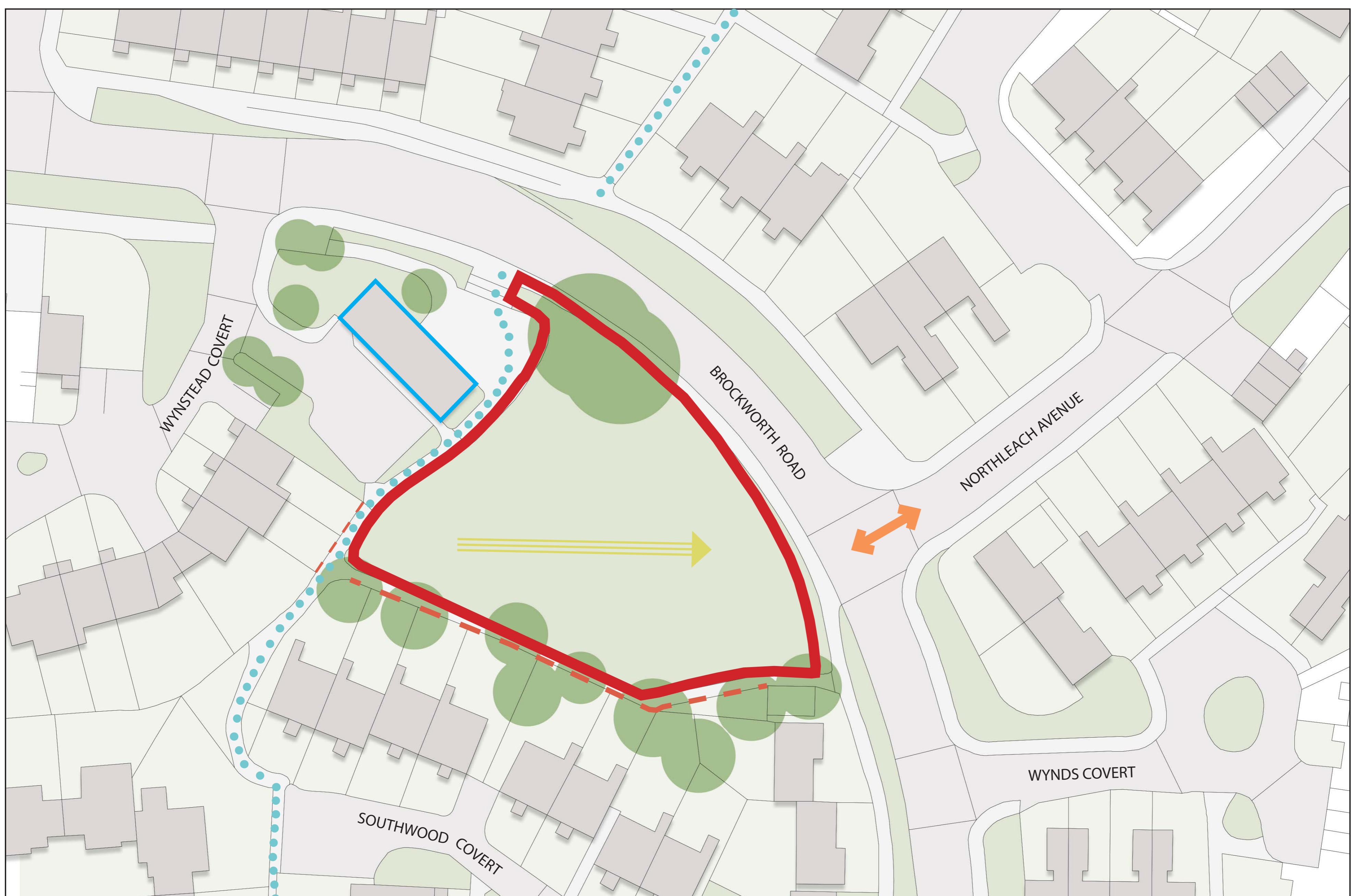
Level change of approx. 4 metres



Vehicular access off Brockworth Road

Given the bend in the road and the development location, a Speed Survey of Brockworth Road has been carried out to measure the recorded speeds to indicate the visibility splays required for the new vehicular access.

 Existing footpaths



Brockworth Road Site

Proposed site layout



Proposed Site Layout for Brockworth Road Site

Royal British Legion Site

What we heard from the February 2022 consultation...

"Happy to see the Royal British Legion (RBL) club demolished and smaller dwellings / community on the RBL..."

"RBL club needs to come down... Eyesore... Support site being built on"

"Concerns about number of cars on road at specific times of day..."

"I was pleased to see the intention to use this site for housing"

"Only patch of green around..."

"Worry about overlooking..."

"Bird life in trees..."

"Trees part of original wooden part gives privacy..."

"Excited to see change"

"Car parking on Bells Farm Close difficult to get by..."

"These should be houses rather than any other type of property..."

"Don't want flats overlooking... / height issue..."




3D View of RBL Site




Aerial View of RBL Site


Royal British Legion Site

Site analysis and survey findings...

 Red line boundary

 Existing building

Demolition for the Royal British Legion club is currently estimated for mid-June, although awaiting formal acceptance of contract.

 Existing trees and habitats


An Arboricultural Survey has been carried out at the site, below is a summary:


- The majority of the site is hard surfaced with no significant vegetation. Low-level scrub vegetation is located around site, all of which is of low amenity value, which could be removed and replaced as part of landscape improvements in relation to the development.
- The northern boundary contains several offsite cherry plum trees which overhang the boundary.

A Bat Survey has been carried out at the site and states:

- At the time of the survey, the Royal British Legion Club was not identified as a bat roost or hibernation site and as such no further surveys or mitigation measures are required.

A Biodiversity Impact Assessment has been tested and shows that the site should achieve a biodiversity net gain. Various habitat creation across the scheme, such as areas of wildflower meadow, establishment of rear gardens (that will over the long-term provide more diversity of habitat) and crucially considerable new tree planting will provide valuable habitat.

 Unusual levels and retaining walls

 Vehicular access off Bells Lane

A draft Transport Statement has been received and evidence presented demonstrates that the area in the vicinity of the site does not have any recurring highway safety problems that could be affected by the development proposals.

In order to accommodate the proposed site access it is necessary to relocate the existing Bells Farm Close bus stop. The bus stop is proposed to be relocated approximately 100m to the west of its existing position, which does not impact on the junction visibility splays or the signal-controlled pedestrian crossing and provides ample space for vehicles to pass should an eastbound and westbound bus stop simultaneously. Discussions have taken place Transport for West Midlands (TfWM) and BCC's transport team in relation to the proposed bus stop relocation and it was confirmed that they had no concerns with the proposed bus stop relocation given that there is currently only 200m between the existing bus stop position and the next bus stop that provides eastbound services on Bells Lane.



Royal British Legion Site

Proposed site layout



3D sketch view of proposed Royal British Legion Site



Proposed Site Layout for the Royal British Legion Site

Royal British Legion Site

Apartment plans

