



Northwest of Whitminster Lane, Frampton on Severn (PS44)

June 2021



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1.0 Introduction

1.1 PURPOSE OF THIS DOCUMENT

This document has been prepared by SevenHomes to assist in the promotion of land northwest of Whitminster Lane, Frampton on Severn (PS44) for housing development. It sets out the technical issues which must be considered in the development of the site, as well as how, on a point of principle, the proposed development of the site will accord with the principles set out in the emerging Stroud District Local Plan Review 2040.

The site is allocated for housing development in the emerging Local Plan for approximately 30 homes. Given the opportunity presented by the Local Plan Review, SevenHomes proposal seek to identify the key development constraints and opportunities, and capacity of the site to accommodate development. This is the focus of this document, setting out how this can be done in policy terms, the technical issues the site faces and how these are addressed.

1.2 SEVENHOMES

Seven Homes is part of Seven Capital, a diverse property company with complimentary interests in the residential market, city conversions, hospitality and commercial real estate. Established in 2009 and responsible for delivering 6,750 and a five star Trust Pilot rating.

Established in 2017, Seven Homes was created to focus on regional housebuilding creating affordable, quality places to live for modern families and first time buyers.

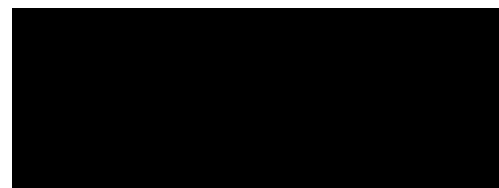
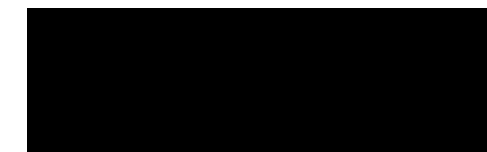
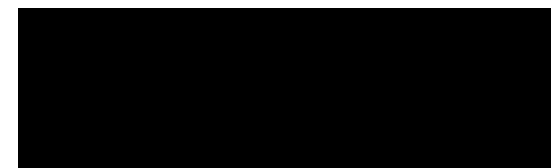
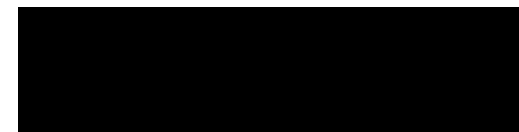
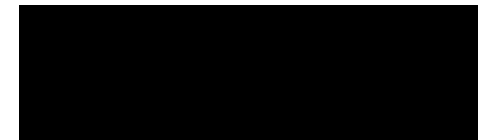
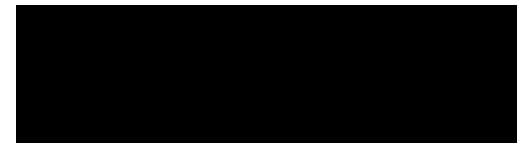
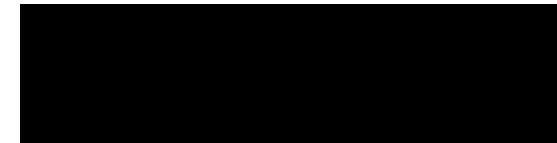
SevenHomes currently developing the following sites:

- Keresley Fields, Coventry (pre-planning);
- Cheltenham Meadows, Cheltenham (planning granted);
- Blue Bird, Romsey (in planning);
- Church View, Swadlincote (planning granted);
- The Crescent, Northfield - Birmingham (in planning);
- Wire Croft, Redditch (in planning);
- The Oaklands, Moseley - Birmingham (completed and occupied); and
- The Coppice, Redditch (completed and occupied)

SevenHomes

1.3 PROJECT TEAM

The following professional consultancy team has worked alongside SevenHomes in the preparation of supporting assessment work that has been used to inform the iterative design process set out in this Vision Document. This process is essential in the identification of the key constraints and to reveal the true development potential of the site:





2.0 Site Context & Description

2.1 SITE CONTEXT

Frampton on Severn is located between the River Severn to the west and M5 motorway to the east, approximately 10km to the west of Stroud.

Frampton is a linear settlement extending north to south along Whitminster Lane and The Street. The village centres on The Green that extends between Perry Lane and Watery Lane with Frampton Court and associated parkland to the west. To the east the Gloucester and Sharpness Canal extends around the village with crossing points at Sandfield Bridge, Fretherne Bridge and Splat Bridge.

The settlement has four distinct character areas comprising the historic settlement to the south of Perry Way that includes The Green and associated wayside properties that extend along The Street; the parkland estate associated with Frampton Court to the east of The Green; the modern settlement to the north of Perry Way comprising higher density estate style housing; and the industrial setting of Shipton Mill that borders the canal at Fretherne Bridge.

Beyond Frampton wider settlements include Saul to the north, Whitminster to the east, Eastington to the south-east, Cambridge to the south, and Fretherne to the north-west. In the more immediate setting of the site, Oatfield is a small hamlet set just beyond the northern edge of Frampton on Whitminster Lane.

In terms of infrastructure, Frampton is approximately 3km to the west of the M5 Motorway and 2.5km to the west of the A30 connected to them by the B4071. Beyond this the village is served by a network of roads that provide access to the surrounding villages. To the north of the villages there are two overhead powerlines that cross west to east following the peninsula towards Arlington where they cross the River Severn heading south to Lydney.

In terms of land use, the surrounding landscape forms part of the rolling agricultural plain that extends between the River Severn to the west and Cotswold Escarpment to the east. The land is maintained as a mix of arable and pasture with a relatively strong pattern of medium to small scale fields. Boundaries are often defined by native hedgerow with intermittent tree cover. Woodland cover is dispersed throughout the landscape and often associated with waterbodies that have formed from old extraction sites, such as the waterbodies to the east of Frampton Court and to the south of Saul.

Other land uses in close proximity to the site include the industrial site at Sandfield Mill. The towers at Sandfield Mill and Shipton Mill are prominent features in this low-lying landscape. To the north-east of the site is the Saul Junction Marina located at the junction between the Stroudwater Navigation and The Gloucester to Sharpness Canal.

In terms of land form, Frampton sits just above the river channel at approximately 10m above ordnance datum (AOD). To the east the land form rises gently towards the A38 to small outlying hills at Claypits (approximately 37m AOD). Further to the east the land form rises sharply across the Cotswold Escarpment that can be viewed in the distance from Frampton.

In terms of access and recreation, there is an extensive network of public rights of way that provide access from Frampton into the surrounding countryside. There are notable access routes associated with the canals and River Frome that include the Thames and Severn Way. Within the village The Green is a notable open space with rights of way providing access into the parkland setting of Frampton Court.

In terms of designations, Frampton has an extensive Conservation Area that forms part of a network of heritage designations that include the Saul Conservation Area to the north, the Industrial Heritage Conservation Area to the north-east, and the Grade I listed Frampton Court with Grade II* Registered Park and Gardens to the east. Beyond the village Frampton Pools to the east are designated as a Site of Special Scientific Interest (SSSI), and the Upper Severn Estuary to the west is designated as a SSSI, Special Area of Conservation (SAC), Special Protection Area (SPA), and RAMSAR site.

2.2 SITE DESCRIPTION

The site extends to approximately 5.5 hectares of farmland maintained as pasture last grazed over 10 years ago. The site comprises two fields separated by a low trimmed native hedgerow. The south-west boundary of the site is defined by remnant sections of native hedgerow and fencing, beyond which is the Frampton Surgery, the modern settlement associated with Oatfield Road, and a collection of sports and play facilities that include the Frampton play area, tennis club and playing fields associated with the Lakefield Church of England Primary School.

To the south-east the site is bound by a low and wide native hedgerow with a notable Ash tree just to the north of the surgery, beyond which is Whitminster Lane and the sports pitches associated with Frampton Youth Football Club. The north-east site boundary is aligned with the property gardens at Oatfield, a section of field boundary hedgerow with tree cover, and the fenced boundary to the industrial estate to the north of the site.

The north-west boundary of the site is defined by a native hedgerow with intermittent tree cover, beyond which is a small linear field separating the site from the Gloucester and Sharpness Canal beyond.

In terms of land form, the site is relatively flat with a high-point of just over 11m AOD at the south-east boundary and a low-point of just over 10m AOD at the north-west boundary.

In terms of access, the site is crossed by a single public footpath (EFS12) that connects between Oatfield Road to the south-west of the site and Whitminster Lane to the north-east at Oatfield.

In terms of designation, the site is not covered by any conservation designation that would suggest an increased value or sensitivity, and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes.

Beyond its immediate setting of farmland, the site sits within a framework of modern settlement to the south-west, a canal and industrial development to the north and north-west, wider settlement in the form of Oatfield to the north-east, and highway infrastructure and sports pitches to the south-east.





3.0 Planning Context

3.1 NATIONAL POLICY CONTEXT

This Vision Document is prepared in the context of the National Planning Policy Framework. At the heart of the planning system is the need to achieve sustainable development, which is split into three overarching objectives, mutually supportive, yet independent. These are:

- Economic objective – supporting economic growth and the economy.
- Social objective – ensuring communities are strong and vibrant, meeting the needs for present and future generations.
- Environment objective – protecting and enhancing land and using natural resources prudently.

These objectives are embodied in the presumption in favour of sustainable development at paragraph 11 of the Framework. This document is designed to assist the promotion of the site through the plan making process, where there is a need for plans to **“positively seek opportunities to meet the development needs of their area”**. In providing new homes, Section 5 of the Framework sets out the Government's objective of 'significantly boosting' the supply of housing. This is focused on ensuring that sufficient amount and variety are available for development, where it is needed. Turning to Frampton on Severn, as a rural community, the guidance in paragraph 78 clearly supports additional development in the area, seeking new development to locations which would **“enhance or maintain the vitality of rural communities”**. Housing to be provided is not just focused on market housing, but also meeting affordable housing needs.

3.2 LOCAL POLICY CONTEXT

This Vision Document has been prepared to support the promotion of the site through the Stroud Local Plan Review, setting out the District's development strategy to 2040. This replaces the current local Plan, which was adopted in 2015. The approach of the Local Plan Review, mirrors that of its predecessor, in that the District is split up into 8 Parish Clusters, this is because the Council considers it to be a useful place making tool, reflecting the diverse character of this predominantly rural District. Frampton on Severn is situated within the Severn Vale Cluster. Central to the Plan is its Vision 2040, with its aspiration of being a Carbon Neutral District by 2030. It recognises that there is a network of market towns connected to their surrounding rural hinterlands. Communities have a strong sense of identity. This Vision is supported by six objectives. In terms of housing development this includes:

- Strategic Objective 1 – Accessible Communities, which includes providing affordable and quality housing.
- Strategic Objective 1a – Healthy and Inclusive Communities, which includes promoting social integration and health lifestyles.

The development strategy sets out an overall housing requirement of 12,600 homes to be provided across the plan period. Considering existing allocations and commitments, there is a residual requirement for 8,005 to be found. As part of a package of allocations in the Plan, the Plan proposes 9,065 homes, with an additional 1,275 homes to come forward as windfall sites. The total level of supply proposed in the plan is 10,340 homes. Understanding the level of house building in the District is important, as it sets the context by which the Plan approaches development at Frampton on Severn and informs SevenHomes approach. Core Policy CP2 treats new development at the village as a 'local development site' and allocates approximately 30 homes to Frampton.

The Village is identified in Policy CP3 as an “Accessible Settlements with Local Facilities” and there is an expectation in the Policy that some housing will be provided at these locations. Policy CP5 provides a framework against which strategic sites will be developed.

This all leads to the site being allocated for development in Policy PS44 – land northwest of Whitminster Lane, the site controlled by SevenHomes. The Appendix 7 of the Sustainability Appraisal, prepared to support the plan notes that:

“Whilst there are constraints, including overhead power lines, public footpaths and the relationship with adjacent development, which will need to be addressed at the planning application stage, there are no overriding constraints preventing allocation. The site is being actively promoted and there are no known deliverability or viability matters which could prevent implementation.”

In this context, the proposed development of land north of Whitminster Lane is entirely consistent with the strategy advanced in the local plan, in supporting existing facilities and services at the village.

3.3 SETTLEMENT & SITE POLICY CONTEXT

Frampton on Severn is a village in the Local Plan which is expected to take additional development and Policy PS44 sets out the extent of the site and the target that 'approximately' 30 dwellings will be provided on the site. The emerging Local Plan is clear in its vision for the future of the Severn Vale Cluster that Frampton and other Tier 3a accessible settlements will be supported to sustain or enhance their role, function and accessibility. In being a Tier 3a village, the Plan recognises that it has the following services and facilities:

- A village shop
- A good diverse range of local community services and facilities – GP, Primary School with nursery provision, post office, church, public houses, a village hall, and sports pitches.
- Local Employment, although this is recognised as modest.

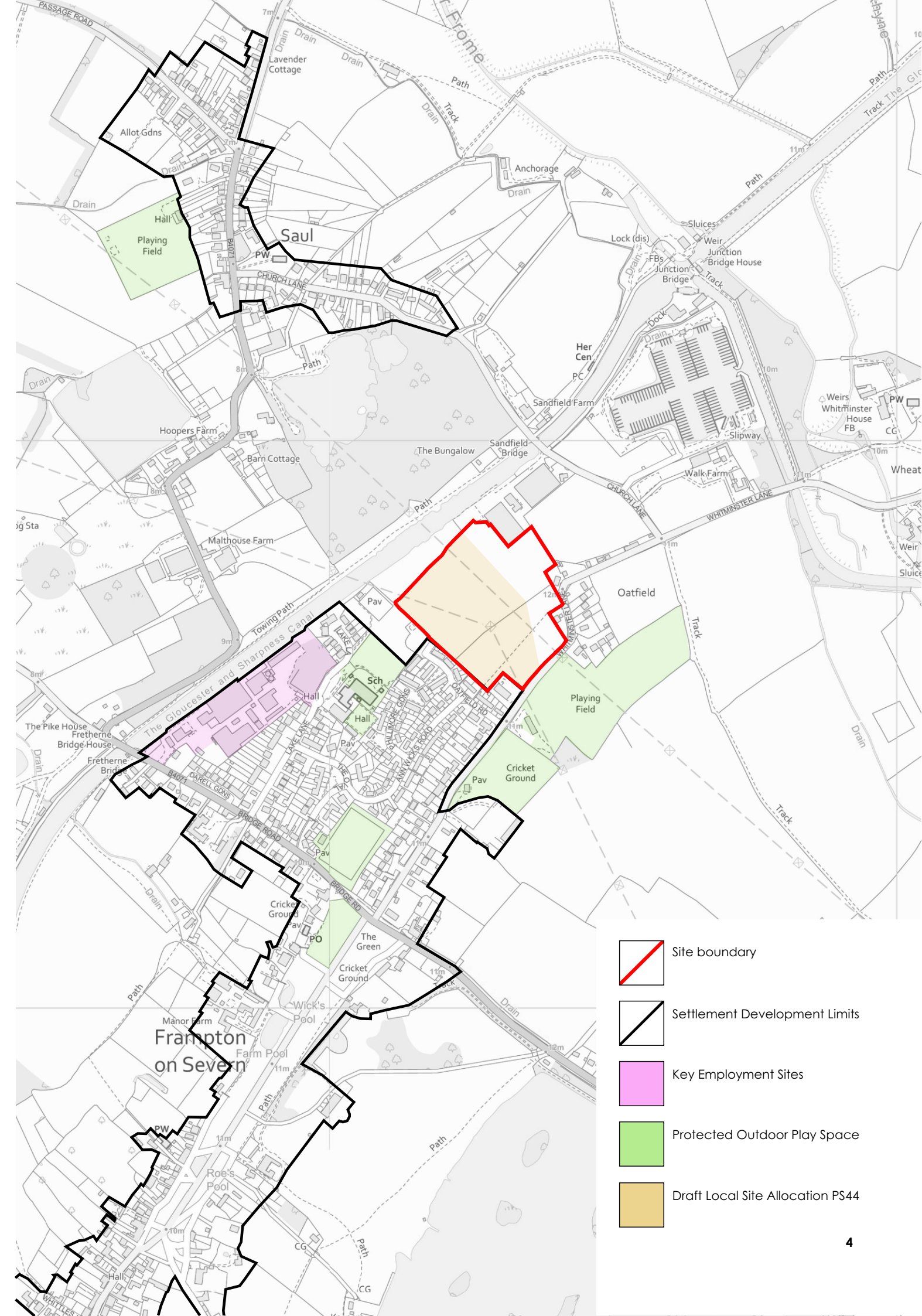
The range of local services and infrastructure connections are illustrated on the following pages. Frampton is a predominantly linear settlement, with a cluster of development at the northern end, where the bulk of the village's services are located. New development at PS44 provides an opportunity for an integrated development to be provided, the residents of those homes being in easy walking distance of the bulk of the village's services and facilities.

In terms of the site, paragraph 3.6.6 of the Plan sets out key features of the development.

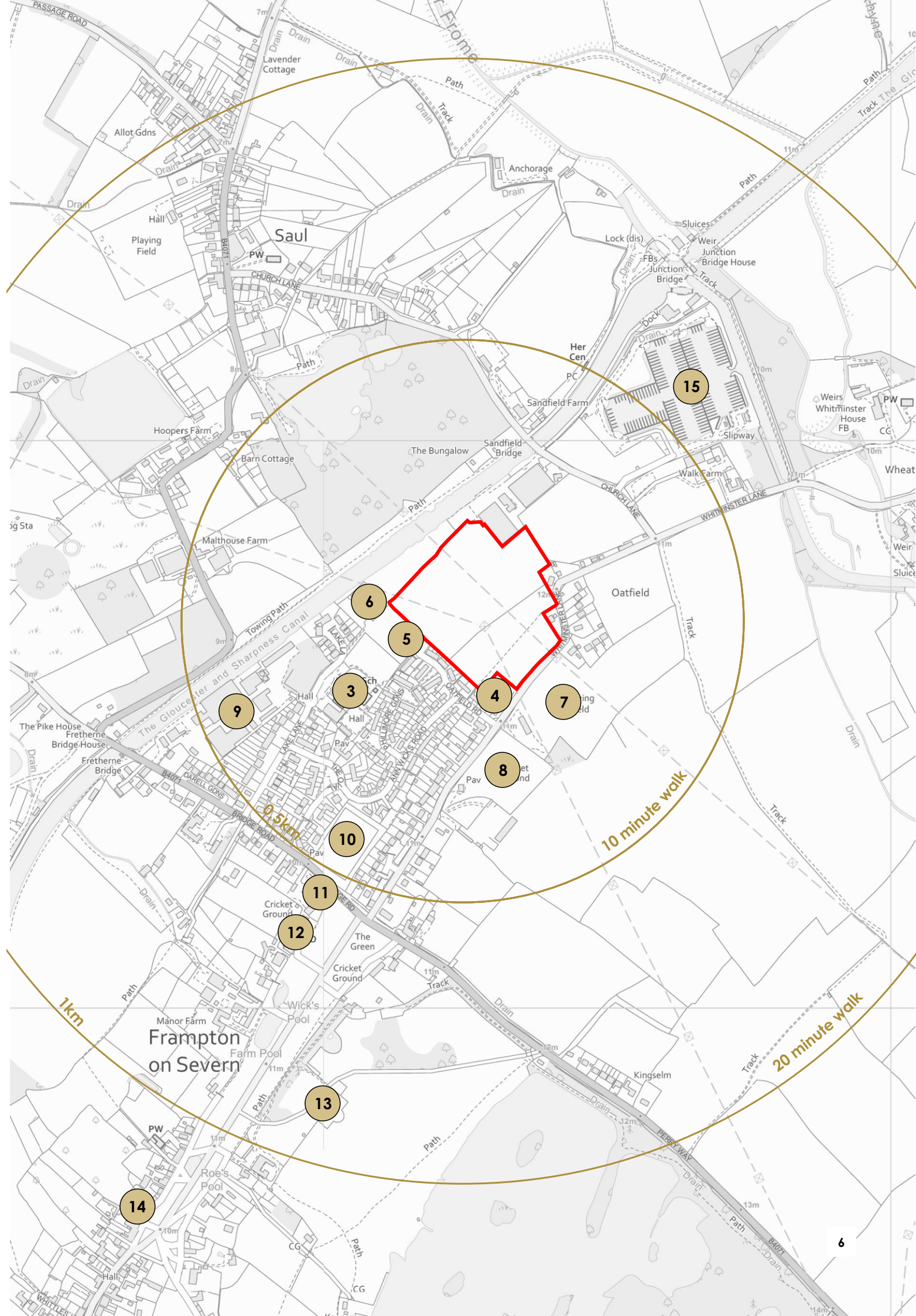
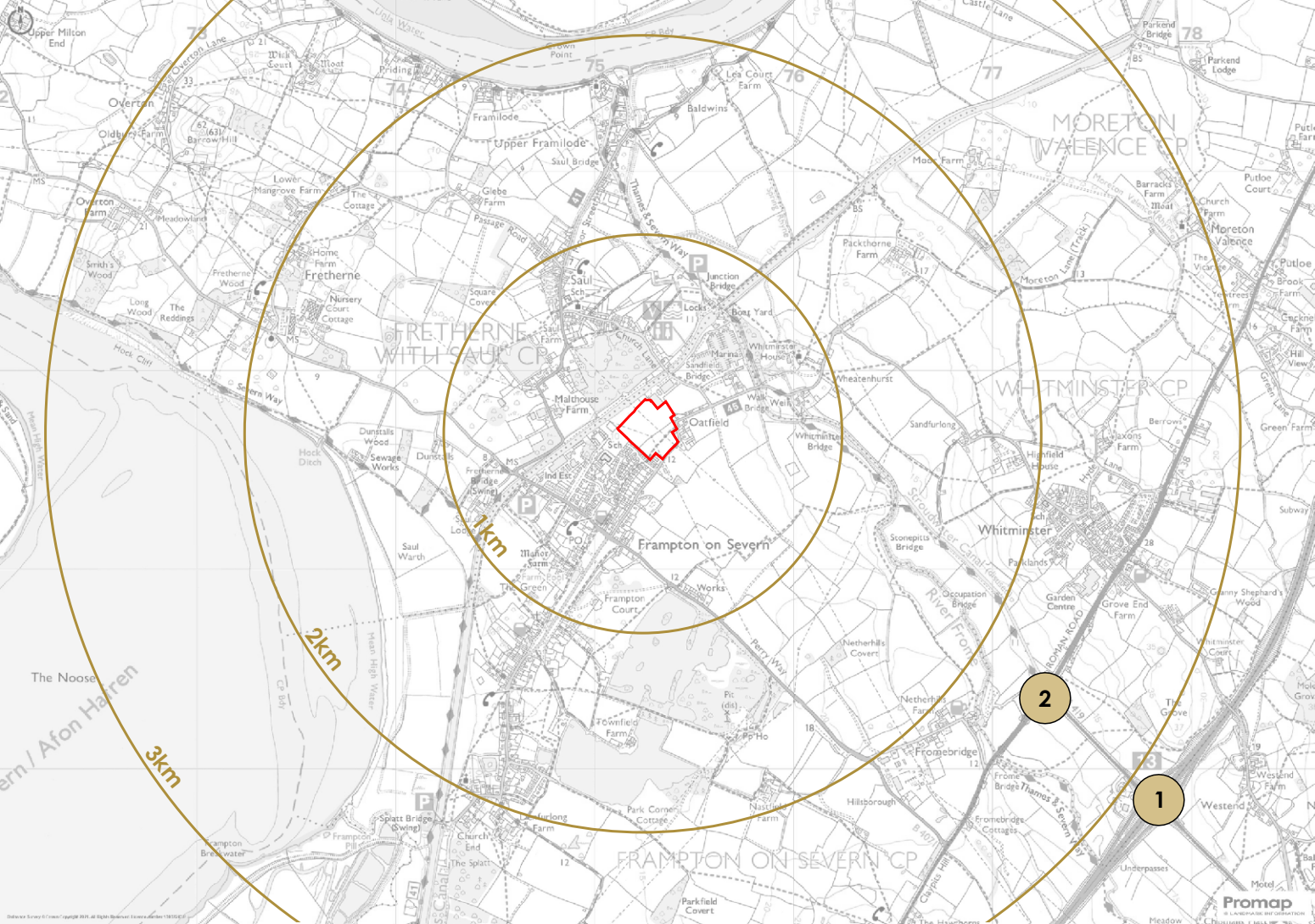
- Access from Oatfield Road.
- Maintaining the existing Public Right of Way.
- Form and Scale of development respecting the adjacent Canal and edge of settlement.
- Maintaining a gap with outlying houses at Oatfield.

These issues have been considered in formulating the proposals which form part of this development vision.

The site has no planning history, it comprises white land beyond the defined development limits that is not the subject of any planning designation that would suggest an increase sensitivity, or prohibit its development for residential purposes. This is unlike large tracts of the wider settlement edge that are the subject of various heritage and nature conservation designations.







- | | |
|--|--------------------------------------|
| 1 M5 Motorway Junction 13 | 9 Shipton Mill |
| 2 A38 Bristol Road | 10 Framton United Football Club |
| 3 Lakefield Church of England Primary School | 11 The Bell Inn Public House |
| 4 Frampton Surgery | 12 The Green Shop |
| 5 Frampton Play Area | 13 Frampton Court Hotel |
| 6 Frampton Tennis Club | 14 The Three Horseshoes Public House |
| 7 Frampton Youth Football Club | 15 Saul Junction Marina |
| 8 Frampton Cricket Club | |



4.0 Environmental Context

4.1 LANDSCAPE CHARACTER & VISUAL SETTING

Frampton is located in the Rolling Agricultural Plain landscape character area and more specifically the Lowland Plain landscape character type that extends east from the Escarpment Footslopes. The key characteristics of this area are identified as:

- *"Varied landscape of open flat plain to more undulating landform towards limestone escarpment;*
- *Established, old, rich rural lowland, with some woodlands and mature hedgerow trees and occasional orchards;*
- *Land is dissected by River Cam and Frome to the east;*
- *Traversed from north to south by M5, railway, Gloucester-Sharpness canal and A38;*
- *Semi-enclosed landscape with some distant views, and more restrained views from Frome Valley;*
- *Churches act as strong foci and landmarks;*
- *Dispersed pattern of isolated villages,*
- *Land use is mix of arable and pasture;*
- *Strong field pattern medium to small in scale."*

The key priorities for this landscape include:

- *"Conserve and protect the river valley and wetland landscapes;*
- *Encourage the continued management of existing hedgerows, hedgerow trees, and farm woodlands;*
- *Review the schedule of conservation areas to protect small settlements;*
- *Control sporadic development along the major routes and the edge of small settlements."*

The Stroud District Landscape Sensitivity Assessment 2016 assessed the settlement edge of Frampton, identifying the site as part of assessment parcel F06. This parcel was assessed as being of medium landscape sensitivity to housing development stating:

"The area's sensitivities lie in its neutral, green and rural setting on the approach to the settlement from the South East, complementing the listed 'gateway' dwelling and wooded parkland edge to the south, its role as a rural setting for the canal to the north and as a green gap between the settlement and Oatfield. Its value lies in the Gloucester and Sharpness Canal and Frampton Conservation Areas and the canal's and River Frome's key wildlife sites adjacent. Value is also provided by the playing fields as a community resource. Housing to the south and south east would impinge on and adverse effect the sensitive approaches to the settlement within an adjoining the settlement Conservation Area. To the north west of Whitminster Lane there may be opportunities for discrete housing, although the power lines and setting to the canal would need to be taken into account."

It is important to note that the site only forms a relatively small part of this assessment parcel, set at the immediate boundary of the modern settlement and located within a framework of housing, industrial development, highways, and overhead powerlines. This is somewhat distinct from the wider tranches of open farmland to the south-east of Whitminster Lane that whilst having the same sensitivity score, are undeniably more remote and do not afford the same framework of development and infrastructure. The site must therefore have an increased landscape capacity for residential development.

This assessment was specific to the settlement edge of Frampton. Saul to the north is a lower order settlement and did not form part of this assessment, but given the nature and extent of the settlement Conservation Area it is clear that the land to the north of the site, beyond the Gloucester to Sharpness Canal, will be of increased landscape sensitivity.

In terms of quality and condition, the features of the site are considered to be of moderate to low value, as is its scenic quality that is affected by the immediate impact of the overhead powerlines and wider setting of housing and industrial development. In terms of rarity, its features are common and widespread, but its existing use and features are representative of this farmed landscape.

In terms of conservation value, the site is not covered by any landscape designation. There are Conservation Areas close to the site but inter-visibility is restricted.

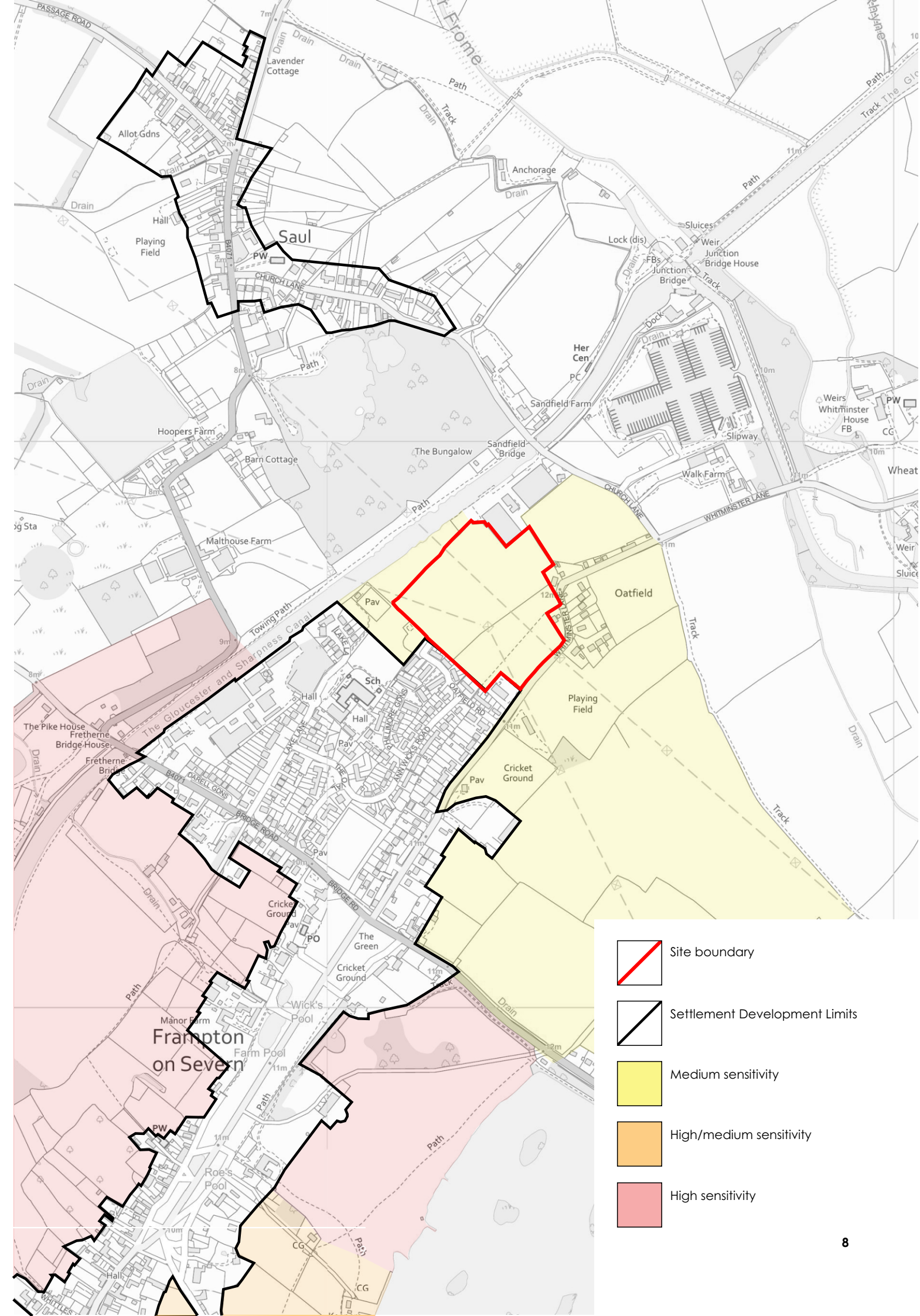
In terms of recreation value, the only feature of note within the site is the existing public right of way. Otherwise, the site is maintained as private farmland and does not provide any public access or recreation function.

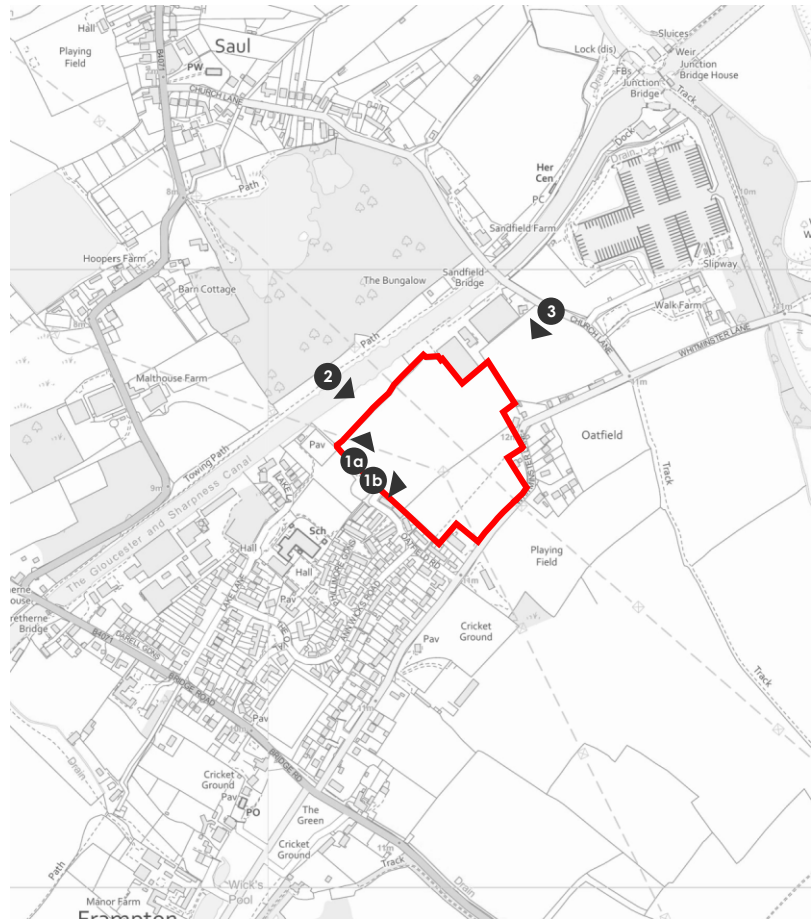
In terms of perceptual aspects, the site share an immediate relationship with the settlement, highways and industry that limit its value. There are also no known associations between the site, work of art, literature or community celebrations. In summary, the site is considered to be of moderate to low value and landscape sensitivity.

In terms of visual setting, the site is relatively well contained to the south-west and north-west by the immediate setting of the settlement and wooded north-west boundary of the Gloucester and Sharpness Canal. There are open views from properties backing onto the site and the Frampton play area, and there are filtered views from the towpath of the canal (see Views 1 & 2).

To the north and north-east there are open views from the properties at Oatfield towards the site and filtered views from Church Lane and footpath EFS13. There are also restricted views from Sandfield Bridge (see Views 3 & 5).

To the east and south-east there are open views from Whitminster Lane passing the site, filtered views from the playing fields at Frampton Youth Football Club, and more distant glimpsed views from public footpath EFS14 that connects between the River Frome and Perry Way (see Views 4, 6 & 7).





View 1a



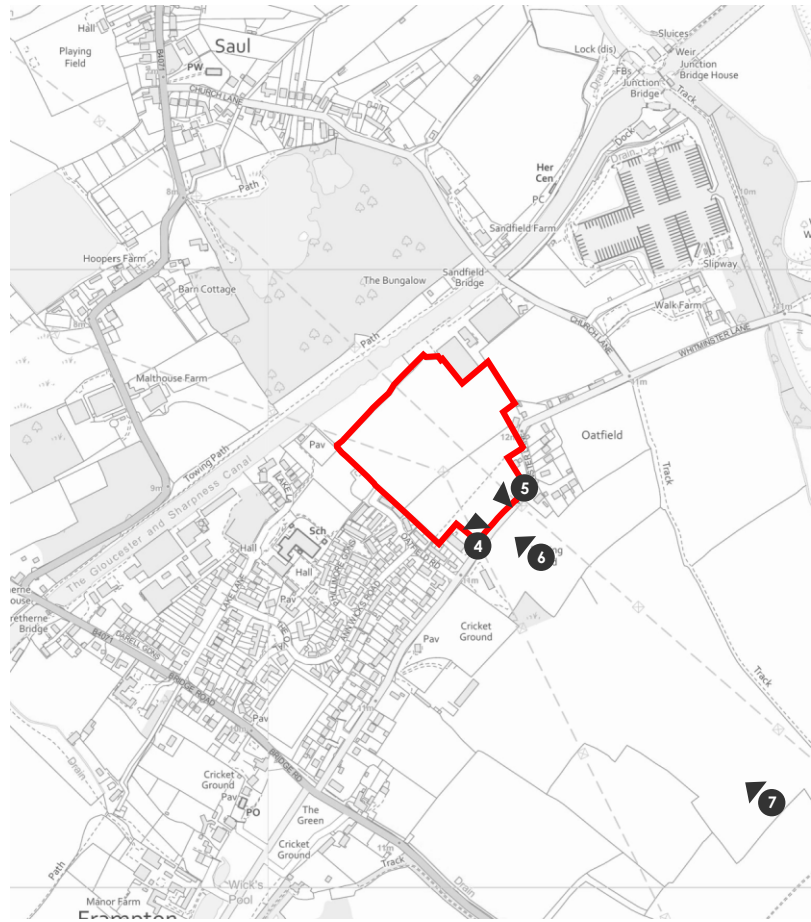
View 1b



View 2



View 3



View 4



View 5



View 6



View 7