



4.2 HERITAGE CONTEXT

In terms of Listed Buildings there are three within 500m of the site:

The Grade II listed Malthouse Farmhouse (NHLE no. 1154659) is located approx. 320 metres to the north-west of the site. The heritage asset dates from the late 18th century and is located on the east side of High Street. The field to the south of the heritage asset contributes to its agricultural setting, with the natural screening along its southern boundary hindering any notable visual connections between the site and the heritage asset. Therefore, there is very limited to no inter-visibility between the site and the heritage asset;

The Grade II listed 'The Thatched Cottage' (NHLE no. 1340755) is located approx. 450 metres to the north-west. The heritage asset comprises a pair of semi-detached cottages dating from possibly the late 15th/early 16th century, refaced in the 18th century and restored in the 20th century. It is located a considerable distance from the site and there is no inter-visibility between them; and

The Grade II listed Walk Farmhouse (NHLE no. 1090561) is located approx. 475 metres to the north-east. The heritage asset comprises a farmhouse, probably dating from the 17th century but remodelled in brick in the 19th century. It is located a considerable distance from the site and there is very limited to no inter-visibility between them.

In terms of Conservation Areas there are three local to the site that cover Frampton on Severn, Saul and the Industrial Heritage area. Each are summarised as follows:

The Saul Conservation Area was designated as a Conservation Area (CA) in January 1991 and is located to the north of the site. There is no Conservation Area Statement (CAS) for the designation, which captures Saul Village, and includes a large-wooded area to the north of the Gloucester and Sharpness Canal. The wooded area is seen from the site;

The Frampton on Severn Conservation Area was designated in November 1975 and extended in 2008. A CAS for the Frampton on Severn CA was adopted as supplementary planning advice in November 2008. The CAS contains the following summary in relation to setting, views and landscapes:

"The land immediately around Frampton on Severn is largely flat and low-lying, dominated by the sky. The village sits adjacent to a looping bend of the River Severn. The construction of a network of drainage ditches, now edged with willow, elder bushes and alder trees, has made the land suitable for the grazing of horses, cattle and sheep, and the raising of crops. It remains overwhelmingly rural.

The surrounding fields are divided by soft, low hedgerows, often hawthorn, punctuated by larger trees. The hedgerows give a strong shape and pattern to the landscape, but do not break up the wider views of the distant Cotswold escarpment, and, on the other side of the River Severn, the Forest of Dean and beyond.

The low-lying nature of the landscape, and the general lack of high walls and fences in the gardens make the buildings prominent. The delineation between the village and the surrounding countryside is soft, but clear; the linear garden plots back straight onto the fields and orchards.

Trees are one of the most important elements in Frampton on Severn, be they the grand statement specimen trees in the manicured grounds of Frampton Court, the artfully planted groupings on The Green, or the many low key, naturalistic orchards. The horse chestnut avenue, known as the Narles, which leads through open ground and past orchards, to the church, is high among Frampton's treasures.

Water is another defining characteristic of the village. Rivers aside, much of the waterscape of Frampton on Severn is entirely manmade comprising ditches, ponds, canals and the flooded gravel pits."

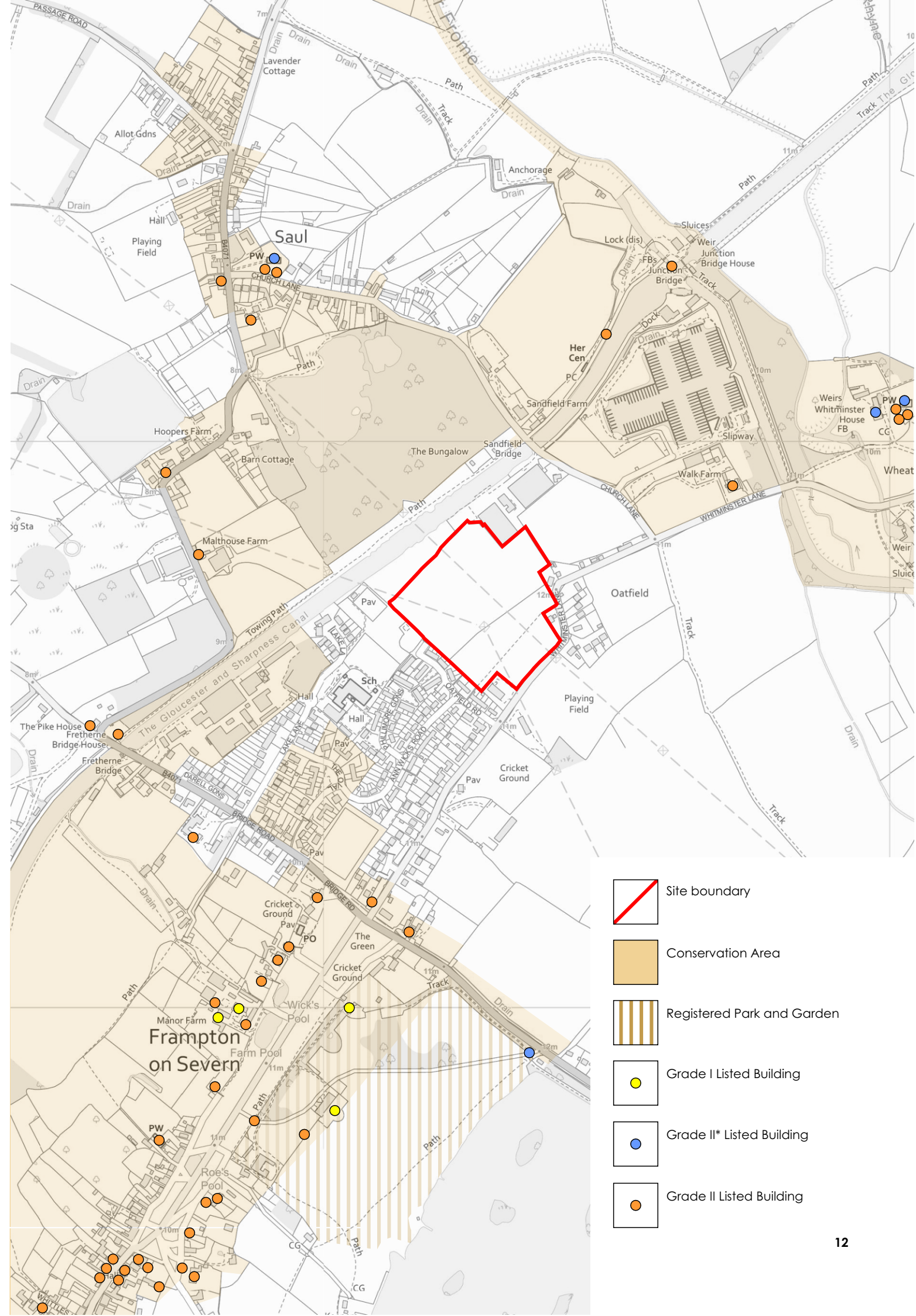
The closest part of the Conservation Area to the site is the north-eastern part of the designation, which adjoins the Gloucester and Sharpness Canal and is located within Sub Area 5: The Canal character area. A number of notable buildings are identified within The Canal character area, which includes a large Art Deco concrete silo on the south side of the canal, which was built as a store for Cadbury's. This silo has a high degree of prominence in canal views. This part of the CA designation is separated from the site by 20th century residential development, which hinders any notable visual connections between the site and the heritage asset; and

The Industrial Heritage Conservation Area is located approx. 270 to the north-east of the site. The designation is large and extends throughout the Stroud district, capturing industrial historic infrastructure and buildings. The part of the designation closest to the site includes the Saul Junction character area with a green corridor to its north and south.

In terms of non-designated heritage assets, the SHLAA 2018 identifies the canal as a non-designated heritage asset and notes that the site contributes to its setting. The relevant part of the SHLAA impact summary states as follows:

“Some impact on heritage interest. The sensitivity of this site derives from the contribution it makes to the distinctive character of the Gloucester-Sharpness canal, and the role it plays in providing physical separation and visual distinction between Sandfield Mill, the hamlet of Oatfield, and the edge of Frampton-on-Severn. This site contributes to the setting of the canal, which is a non-designated heritage asset of considerable local significance and which in turn forms part of the setting and the historic and landscape context of both the Industrial Heritage Conservation Area, Frampton Conservation Area and Saul Conservation Area. Both the Gloucester Sharpness canal and Stroudwater Navigation are characterised by their rural character and the predominant lack of built form along their banks.”

In terms of heritage constraints, it is recommended that a development framework includes new planting measures at the north-west and north-east boundaries of the site to limit the effect of development in views from the Gloucester and Sharpness Canal and possible views associated with the Industrial Heritage Conservation Area. Care should also be taken to maintained separation between Frampton and Oatfield to the north-east, and ensure that the scale and form of new housing is not overly prominent at the north-west boundary of the site.





4.3 ECOLOGICAL & ARBORICULTURAL CONTEXT

ECOLOGY

in terms of ecology, the site does not lie within or adjacent to any statutory or non-statutory designated sites. The site comprises two semi-improved grassland fields with a limited species richness for this habitat type. The fields are bound by species-poor hedgerows which are defunct and gappy in places.

No records of protected or notable species were returned within the site, although records of great crested newt were returned within the local vicinity. The site presents opportunities to a range of widespread wildlife such as breeding birds, foraging and commuting bats, amphibians and reptiles. Further consideration and/or surveys will be required to establish the range of any protected and notable species supported by the site and secure ecologically-sensitive proposals that avoid, mitigate and compensate for any adverse impacts.

The habitats within the site are likely to be of no more than local ecological importance. An emerging layout will seek to retain and enhance boundary features of elevated ecological importance and will be guided by ecological principles to ensure that the proposal achieves gains in biodiversity.

Although the site does not lie within or adjacent to any protected sites, it does lie within approximately 30m of Gloucester and Sharpness Canal Local Wildlife Site (LWS) at its closest point along the northern site boundary. This area should be proposed for inclusion of a landscaped buffer which will bolster the existing wildlife corridor provided by the off-site LWS and work towards shielding and separating the LWS from the proposed development. Other opportunities for specific ecological enhancements that will be explored at the site include:

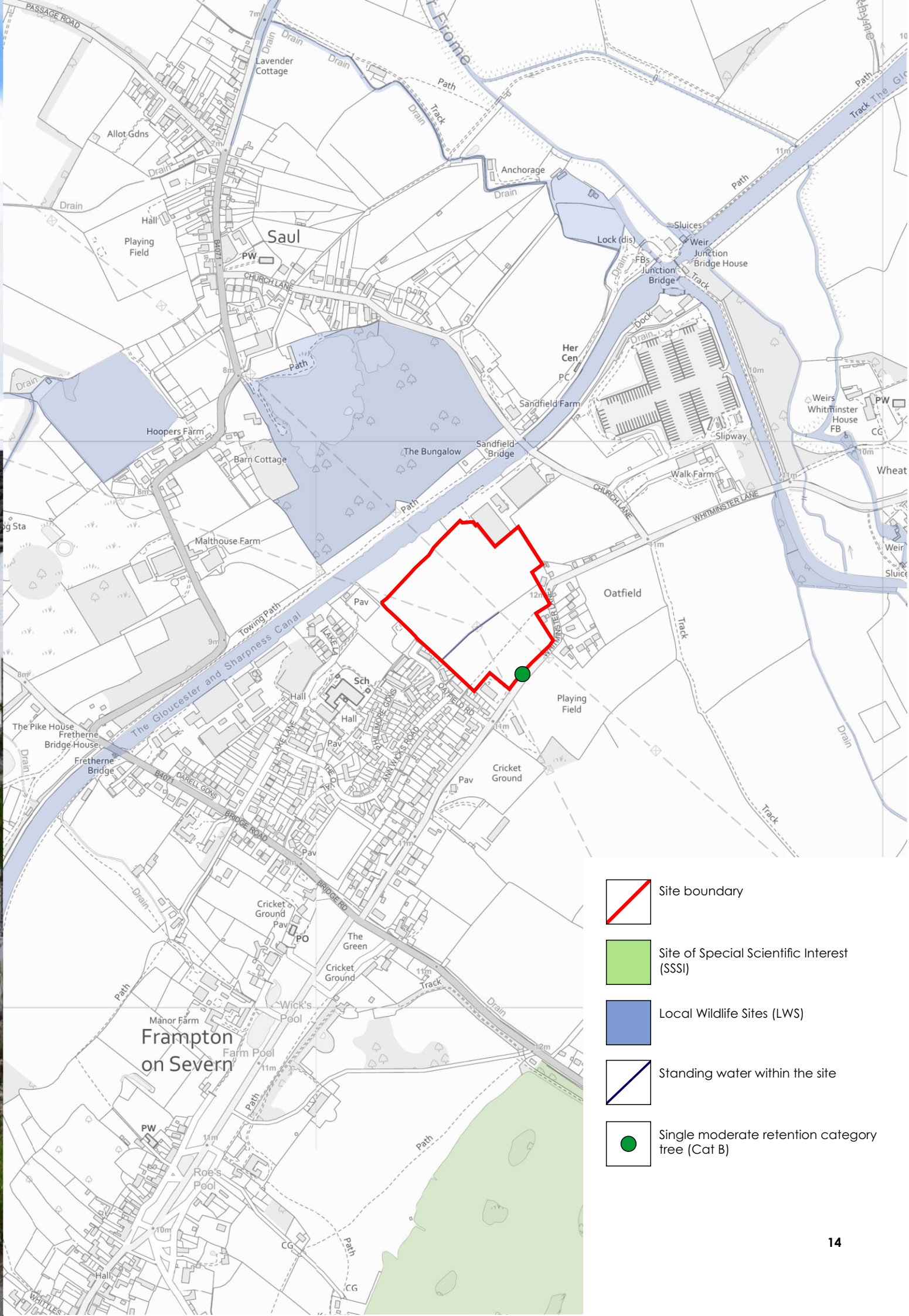
- Provision of new features for roosting bats;
- Creation of new nesting opportunities for birds;
- Maintenance of connectivity across the site for hedgehog;
- Provision of new sheltering opportunities for hedgehog;
- Creation of new habitats within the site such as wildlife ponds; and
- Provision of deadwood features for saproxylic invertebrates.






ARBORICULTURE

In terms of arboriculture, the trees within the site have been recorded in an Arboricultural Assessment. Species found include Ash, Cherry, Field Maple, Goat Willow, Plum, Cedar, Walnut and Birch. There are also stands of Lawson Cypress associated with the urban boundary.

Hedgerows associated with the site comprises mixed native species that are in varying condition and management.

The majority of the tree and hedgerow cover associated with the site has been recorded as Category C that is defined as low retention value under BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations'. The most notable tree on the site is a mature Ash located in the hedgerow at the south-east boundary with Whitminster Lane. Trees will be retained on site where possible and enhancements to existing boundaries made to support their ecological value.



-  Site boundary
-  Site of Special Scientific Interest (SSSI)
-  Local Wildlife Sites (LWS)
-  Standing water within the site
-  Single moderate retention category tree (Cat B)



5.0 Infrastructure

5.1 HIGHWAYS

The site benefits from daily bus services (6, 60F, 113A, 242 & 346) within 200m of the access, allowing connectivity to both Gloucester and Dursley. A number of other bus stops are available along Whitminster Lane and within Frampton on Severn, encouraging sustainable travel through the use of public transport.

The site access is proposed off Whitminster Lane, as opposed to the draft allocation policy which outlines access from Oatfield Road. The overall width of Oatfield Road, combined with the notable on-street parking and proposed access through an existing parking court, raises several potential road safety issues. SevenHomes, in conjunction with Cotswolds Transport Planning, have identified a safe point of access from Whitminster Road, with sufficient visibility and turning capability. This will be progressed in consultation with the highways authority.

The access will consist of a 5.5m wide carriageway with 2m footpaths located either side, this location is ideal for the access as the alignment of Whitminster Lane accommodates a 43m visibility splay without difficulty, allowing motorists clear visibility of any traffic entering and exiting the Doctor's Surgery. A footpath link from the site access and suitable pedestrian crossing facility is proposed at the current access of the Whitminster Lane Doctor's Surgery, ensuring that suitable connectivity is achieved to the existing footpath network throughout Frampton on Severn. An existing public right of way crosses the site from east to west and is proposed to be retained as part of the development, ensuring connectivity through the site and maintaining the existing desire line. Alternative public access routes are also to be provided, aiming for more direct movement between Oatfield, Lakefield Church of England Primary School and the existing sports and recreation facilities.

The site will be developed in accordance with the latest local policies which may include the provision of electric car charging points to each dwelling, as recommended within the Stroud District Council's emerging policy documents. This approach will encourage homeowners to purchase electric vehicles as charging capability will be increased within Frampton. Each dwelling will also benefit from cycle parking facilities. These incentives, along with the development's proximity to public transport links, will allow more sustainable transport methods from the site.

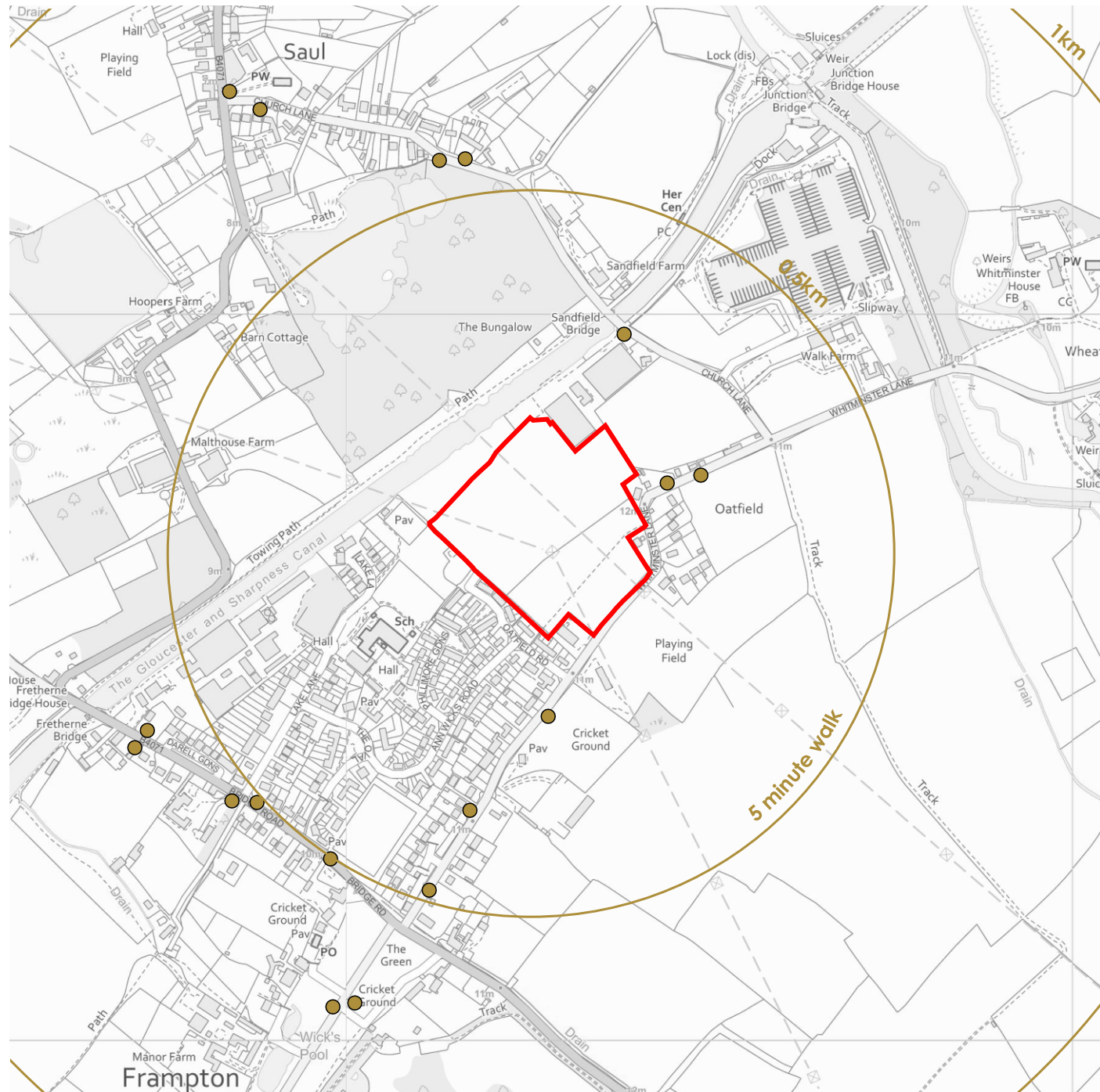
5.2 DRAINAGE



The site gently falls to the south-western corner and sits within Flood Zone 1 (as defined by the Environment Agency's mapping). An existing ditch course runs across the western boundary of site, connecting into an existing culvert adjacent to the Frampton on Severn Tennis Club. It is currently proposed that this culvert acts as a surface water outfall for the development, with the site draining as per the appropriate greenfield discharge rate. SuDS systems will be utilised on site consisting of ponds and swales where necessary to attenuate.

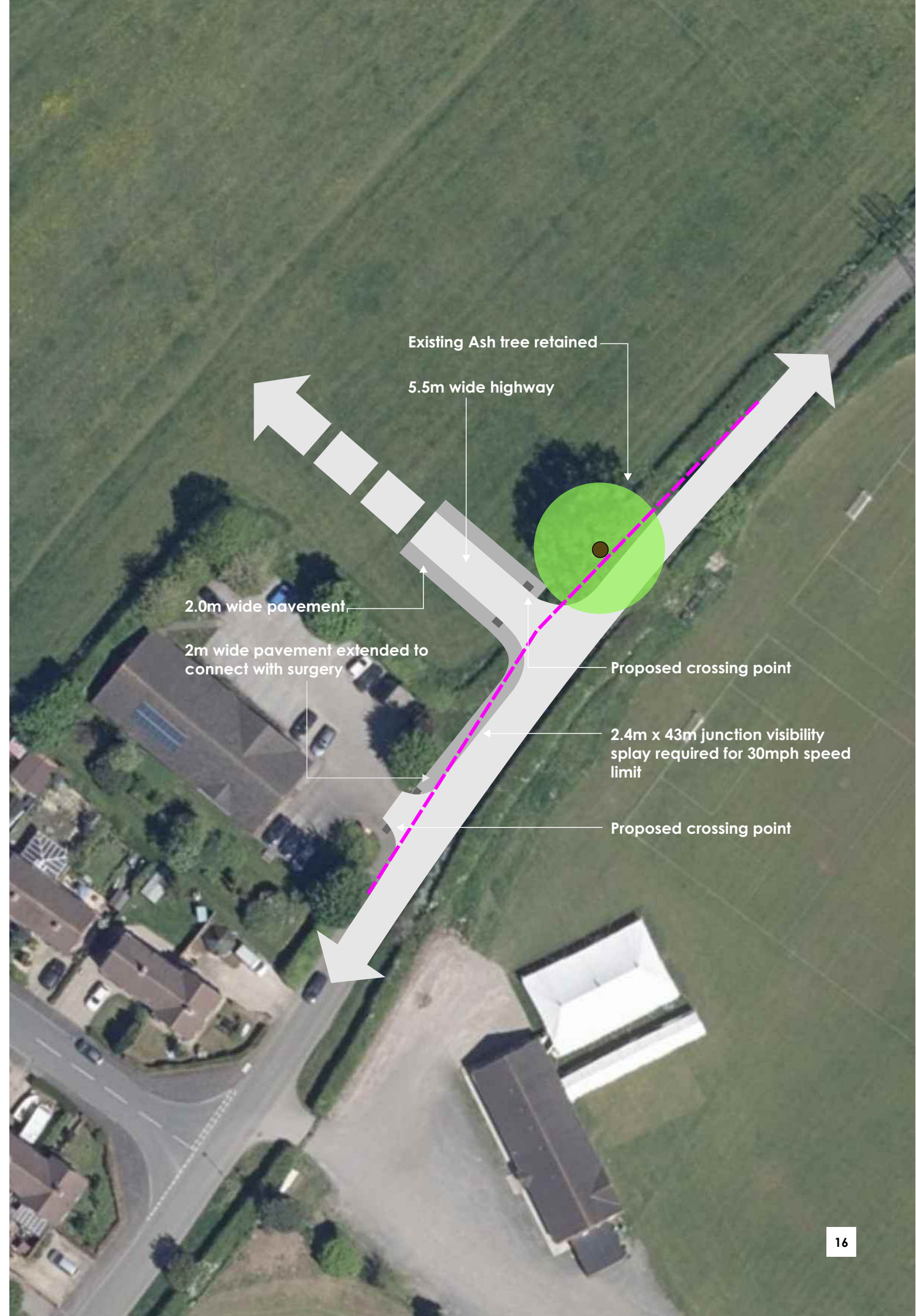
Severn Trent Water have been engaged as part of this Vision Document and we will continue to work with them throughout the planning process. All development will be subject to discussions with the Lead Local Flood Authority to ensure that the on and off-site flood risk is not impacted.

5.2 OVERHEAD POWERLINES

SevenHomes have been in discussion with Western Power Distribution (WPD) to agree suitable standoffs to the existing overhead cables that are to be retained. Guidance from WPD and HSE Guidance Note GS6 will be followed throughout the planning process



-  Site boundary
-  Bus stops





6.0 Constraints & Opportunities

6.1 KEY CONSTRAINTS

The key development constraints can be summarised as:

- The immediate framework of tree and hedgerow cover associated with the site;
- The overhead powerlines crossing the site and associated wayleaves;
- Public footpath EFS 12 crossing the site;
- The separate character and identity of Oatfield to the north-east of the site;
- The amenity of existing properties backing on to the site; and
- The setting of the Gloucester to Sharpness Canal and Industrial Heritage Conservation Area to the north of the site.

6.2 OPPORTUNITIES

The key opportunity this site provides is its relatively unconstrained nature when compared to the wider settlement edge of Frampton. Elsewhere there is a high concentration of designation and associated assets that include the wider settlement Conservation Area with Listed Buildings, Frampton Court and its associated Registered Parkland setting, Frampton Ponds that are designated wildlife asset, and the wider setting of Conservation Areas associated with Saul and the industrial heritage to the north of the site.

The site is distinct through its lack of designation and associated assets. It affords a setting of modern housing, industrial development and highways, comprising pastoral farmland crossed by prominent electricity infrastructure.

The framework of hedgerows, tree cover, overhead powerlines and public rights of way quickly identifies land within the site with the potential for development that can build on to and enhance what is currently an open urban edge. Development opportunities can be summarised as:

- To retain, reinforce and enhance the structure of tree and hedgerow cover associated with the site;
- The potential to extend and enhance the existing network of accessible green space associated with the village;
- Provide enhanced accessibility at the settlement edge, and improve connectivity between Oatfield and key sport and recreation facilities;
- Improve the landscape setting of the Gloucester and Sharpness Canal and Conservation Area to the north through the implementation of key structural landscaping measures at the northern boundaries of the site;
- Secure a high quality settlement edge in combination with new landscaping measures; and
- Secure new housing at one of the least constrained edges to the settlement.

- 1 Setting of local Conservation Areas to the north and west of the site
- 2 Protected area of open space associated with the village
- 3 Existing residential setting to the south-west and north-east of the site
- 4 Existing industrial setting to the north of the site
- 5 Overhead powerlines crossing the site
- 6 Existing public right of way crossing the site
- 7 Existing public access to Gloucester to Sharpness Canal
- 8 Existing public open space adjoining the site
- 9 Potential to extend green/blue infrastructure
- 10 Potential to reinforce the landscape setting of the site
- 11 Potential to enhance connectivity
- 12 Proposed highway access



7.0 Development Strategy

7.1 KEY DESIGN PRINCIPLES

The key diagrams to the left summaries the key design principles that have been used in the identification of what can be considered an acceptable development framework.

The assessment and consideration of sites environmental constraints has been at the forefront of this process. This has required an understanding of the sites landscape and historic context, its ecological and arboricultural value, and the potential to create new and connected habitats capable of securing biodiversity gains.

The assessment of the environmental role of the site has then been considered against the sites potential to secure an accessible and fully integrated development, integrated and connected with the settlement and its local facilities.

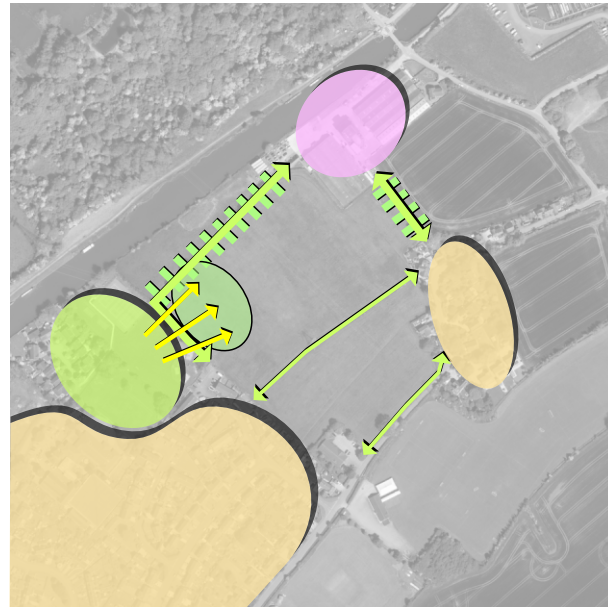
Finally, the constraint of the overhead powerlines has a material impact on the scale and form of the development. However, this constraint provides the opportunity to rationalise the site into a series of legible development cells, it guides the networks of highways, and sets a limit to the expansion of the settlement to the north-east protecting the separate character and identity of Oatfield.

7.2 INDICATIVE FRAMEWORK PLAN

The indicative framework plan shown on the opposite page sets out the vision for growth to the north-west of Whitminster Lane securing:

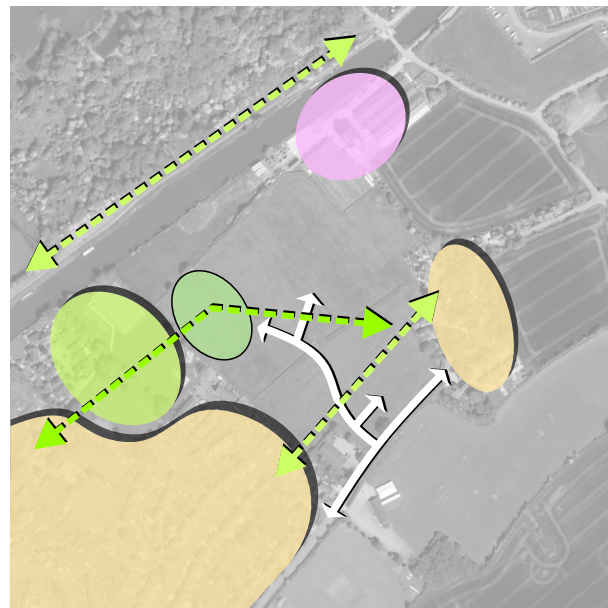
- Unrestricted access from Whitminster Lane. This is considered to be preferable to access from the parking court on Oatfield Road as it will secure direct and legible access to the site that will enhance the identity of the development;
- Development fronting Whitminster Lane and the northern edge of the settlement. This will secure an active frontage and more positive relation with the highway and transition between the settlement and its local setting, in contrast to the existing settlement edge that is inward looking turning its back on this gateway to Frampton;
- A density, scale and form of the development responding to this transition with designed frontages and statement plots enhancing the character and identity of the new settlement edge;
- A network of green spaces that will retained and enhance the key landscape features of the site and maintain and enhance the level of access and permeability that exists between Oatfield and Frampton;
- The expansion of the existing leisure and recreation resource to the south-west of the site. The scheme will secure new green space building on the setting of Frampton Play Area with additional play and recreation facilities combined with other blue/green infrastructure; and
- The retention and reinforcement of the landscaped boundaries to the north-west and north-east of the site. This will be secured alongside wider ecological enhancement of the site capable of securing biodiversity gains.

LANDSCAPE FRAMEWORK



- Retain and enhance existing landscape framework;
- Secure buffers to north-west and north-east to protect the setting of the Conservation Areas beyond;
- Opportunity to extend open space resource into the site

ACCESS & CONNECTIVITY





- Retain existing pedestrian access to the site and wider vicinity securing increased access and permeability where possible;
- Secure new connections through the site between communities and local facilities/leisure and recreation assets;
- Provide a structured network of highway access linked to the primary network.

DEVELOPMENT FRAMEWORK



- Development will be guided primarily by the network of overhead powerlines crossing the site and associated wayleaves;
- Interface with existing settlement should meet existing residential amenity standards;
- Frontage to new open space should be outward with high levels of natural surveillance;
- New edge to settlement should secure positive transition with Oatfield and wider setting unlike the existing edge that turns its back on the northern gateway to the settlement.

-  Overhead powerline constraint
-  Proposed access roads
-  Proposed lanes and drives
-  Proposed housing cells
-  Proposed green/blue infrastructure
-  Proposed ecological enhancement area
-  Proposed landscape reinforcement
-  Existing footpath access retained
-  Proposed footpath connection through green space
-  Potential school connection subject to agreement





8.0 Summary & Conclusions

8.1 CONCLUSION

This vision has set out a clear and transparent approach to the assessment and analysis of the wider development potential of Frampton, and the ability of the land to the northwest of Whitminster Lane to accommodate the village's future housing need.

Frampton is a settlement constrained by a number of heritage and nature conservation designations restricting its ability to accommodate meaningful growth. In contrast, the site is unconstrained by such designations, benefiting from an immediate relationship with the modern settlement and a wider framework of highways, housing, industry and prominent service infrastructure in the form of overhead powerlines. Its capacity to accommodate growth has been recognised in the settlement landscape sensitivity assessment prepared by the Local Authority, and its identification as a draft housing allocation.

This vision recognises and responds to the constraints to the site whilst seeking the most efficient use of the land to secure new and much-needed high-quality housing delivered in accordance with existing and emerging planning policy.

8.2 PUBLIC BENEFITS

The proposed development has several public benefits, these are as follows:

Balanced Housing Development - the site will deliver both open market and affordable housing in line with Local Plan policy requirements. Maintaining a supply of housing is essential for the vitality of the local community. In terms of open market housing, the scheme will offer an appropriate range tailored to the local market.

New market housing is important to the overall wellbeing of the village. Data available from the Land Registry for Oct 16 to Sept 17 show that the ratio of property sales relative to the total number of dwellings in the village is significantly below the national average. This hinders the functioning of the housing market in the village and the ability of homeowners to move up and down the property ladder as personal circumstances require. Furthermore, Land Registry data shows that the average house price in the village was £384,850 for the year September 17 to August 18, compared to an England average of £298,441. Clearly, affordability in the village, coupled with low rates of market activity, present a serious challenge to people looking to stay in the village.

Turning to the equally important affordable homes sector, the site will provide affordable housing with social rented and shared ownership tenure. 2011 census data shows that all types of affordable housing accounts for 29% of the housing available in the village. The exact composition of the affordable housing will be a matter of discussion with the District Council.

Additional Open Space and Community Infrastructure Contributions - the indicative masterplan shows how the site can be laid out and how green space is an important part of the development. The site will provide an extension to the adjacent public open space. As part of the evolution of the scheme, the proposal will provide other S106 contributions either on site or via financial contributions towards open space and community infrastructure. The exact nature of these contributions will be the subject of negotiations with the District Council and their ability to comply with national guidance.

Economic Benefits for the Village – Rural Communities face several challenges regarding maintaining the viability and viability of their communities. This is not just recognised by Seven Homes and the District Council, but also by countryside charities such as the CLA and the CPRE.

Sensitively designed and located housing development increases the demands for goods and services provided by local businesses as well as providing for new users of local community facilities. The increase demands generated by new housing for goods and services will have a clear benefit for local businesses. This document shows that there are several Public Houses and community facilities which would benefit from the increased patronage from residents of the development. These are all within walking distance of the site. The Cadbury Hall is host a wide range of activities and clubs and this development will provide additional demands and support for those activities. This reflects both the Government and the District Council's aspiration for an economically active countryside.

In terms of the implications for school capacity, the County Council School Places Strategy 2018-2023 anticipates that there is sufficient capacity within the Frampton on Severn area for school places arising from new development. New housing development will maintain the demand for school places in the village.

Environmental Benefits - development of this site offers several environmental benefits, listed as follows:

The site is within an area of lower landscape sensitivity when compared to alternative options for development around the village, its development will not have any material impact on the historic core of the village.

Development is well contained by existing landscape features and development limits of the village. It will 'read' as a part of the village, aided in part by the permeability of the site with the existing urban area.

The site is not subject to any statutory or non-statutory ecological designations. Development offers an opportunity for biodiversity net gain and habitat improvement.

The homes will be built to the latest government standards, ensuring high levels of energy efficiency and the minimisation of CO2 emissions.



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