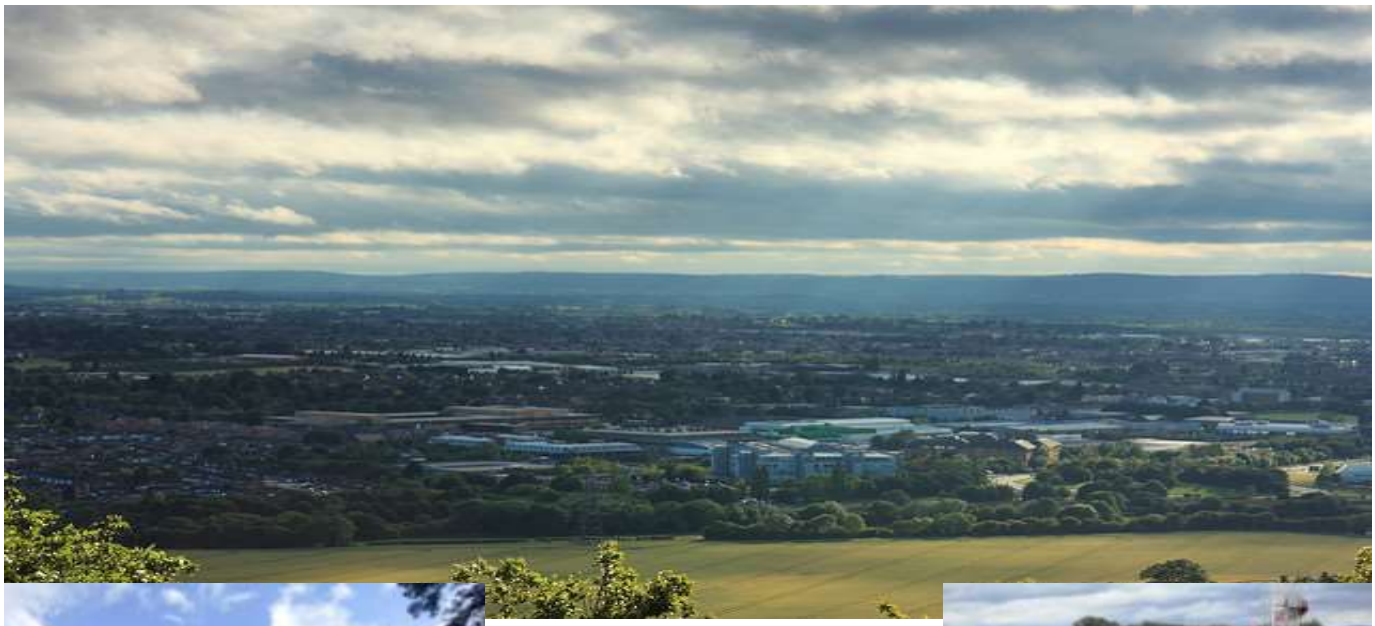
Churchdown and Innsworth Neighbourhood Plan 2018 - 2031



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1 INTRODUCTION

1.1 This document is the Neighbourhood Plan for the parishes of Churchdown and Innsworth. It represents one part of the development plan for this area over the period 2018 to 2031, the other parts being the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the Tewkesbury Borough Local Plan.

1.2 Tewkesbury Borough Council (TBC), as the local planning authority, designated a single Neighbourhood Area for the whole of the two parish areas of Churchdown and Innsworth in June 2013 to enable Churchdown and Innsworth Parish Councils to prepare the Neighbourhood Plan. It has been prepared by the community through the Churchdown and Innsworth Neighbourhood Plan Steering Group (CINPSG).

1.3 The map in Figure 1.1 below shows the boundary of the Neighbourhood Plan area, which reflects the administrative boundary of the two parishes.

1.4 The Churchdown and Innsworth Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012, as amended. The CINPSG has prepared the Neighbourhood Plan to establish some key objectives for the future of life in the parishes and to set out how those objectives will be realised through planning and guiding land use and development change over the plan period 2018 to 2031.

1.5 The purpose of the Neighbourhood Plan is to guide development within both parishes and provide guidance to any interested parties wishing to submit planning applications for development within the parishes. The process of producing the Neighbourhood Plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Churchdown and Innsworth's residents, businesses and community groups.

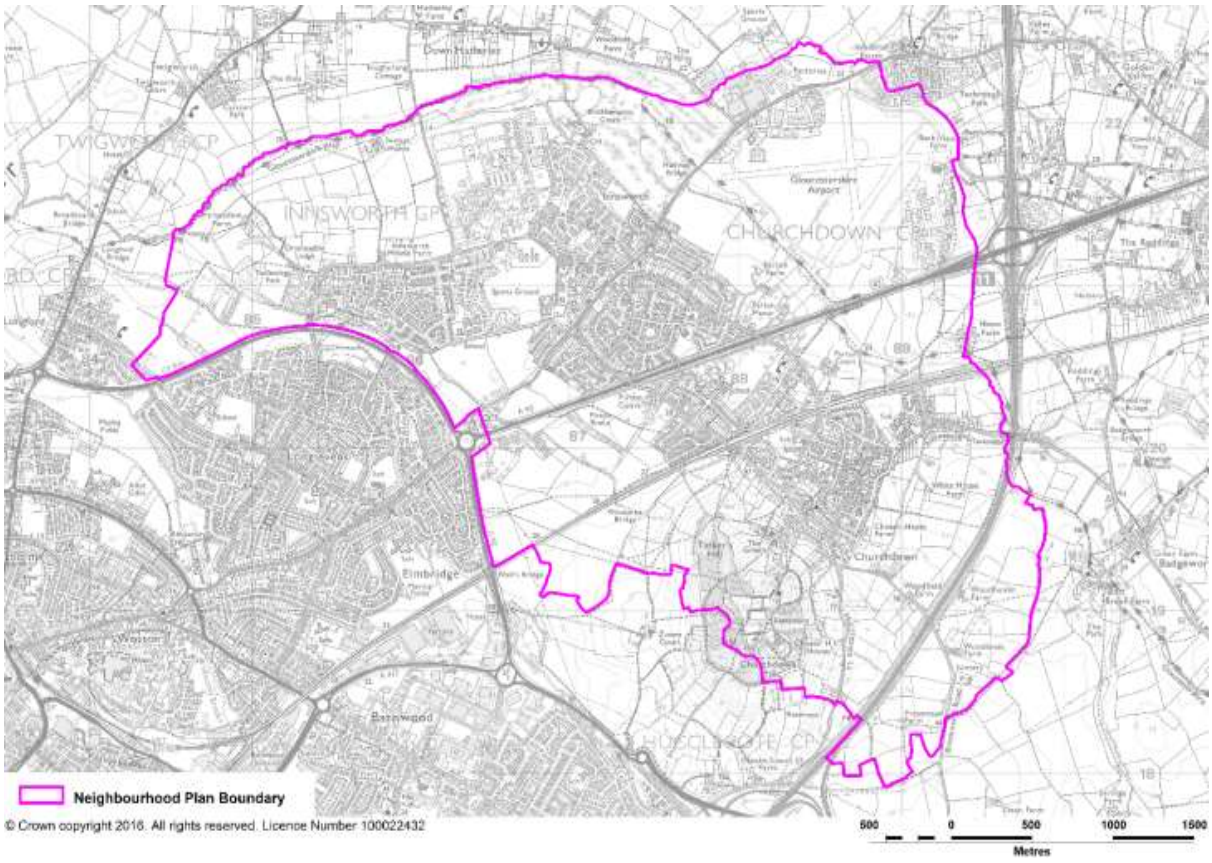
1.6 Each section of the Neighbourhood Plan covers a different topic. The local context is provided in Section 2 and the objectives of the Neighbourhood Plan in Section 3. Sections 4 to 7 then provide the various policies:

- Section 4: Built Environment and Design
- Section 5: Community Infrastructure
- Section 6: Natural Environment
- Section 7: Movement of People

1.7 Under each heading in these sections there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the coloured boxes in Sections 4 to 7. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

1.8 The Neighbourhood Plan is accompanied by a Policies Map, shown in Section 9 at the end of the document.

Figure 1.1: Churchdown and Innsworth Neighbourhood Plan area



Source: Ordnance Survey licence no. 100022432

National policy

1.9 The National Planning Policy Framework (NPPF) states:

> *"Neighbourhood planning gives communities direct power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies (para 29).*
>
> *Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently (para 30).*
>
> *Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development (para.125)."*

1.10 Further guidance on the practical application of these matters is provided in national Planning Practice Guidance (PPG).

Consultation

1.11 Below is a summary of all consultation activities undertaken by the CINPSG.

1.12 In February 2013 Churchdown Parish Council, in consultation with Innsworth Parish Council, made the application to designate the Neighbourhood Plan area, consisting of the whole of the Parishes of Churchdown and Innsworth. The public were kept informed of the progress of the application through the local community magazine and the press.

1.13 In January 2014 a leaflet explaining the Neighbourhood Plan process and inviting residents to an informational meeting at the GL3 Community Hub (conveniently situated for residents of both parishes) was delivered to all households and businesses in Churchdown and Innsworth. The meeting was held on 6th February 2014 and attended by approximately 50 people. Volunteers from both parishes came forward to serve on a Steering Group which met for the first time on 25th February 2014.

1.14 The Steering Group then conducted a widespread community engagement exercise from 8th May to 20th August 2014, after which a review was carried out, and it was then extended to 26th September to ensure that all gaps were plugged. The engagement included the following elements: displays and boxes for comments at key locations throughout both Parishes, attendance at community events by Steering Group Members, availability of a questionnaire on the website for public to submit comments, talks at meetings of local groups, schools and sheltered housing complexes. A great effort was made to make the engagement comprehensive, so that it reached all sectors of society and all ages. Posters were put up throughout the area, and banners outside key locations, e.g. the Library. The questionnaire used throughout was a simple one, which asked just three questions – 'what do you like about Churchdown and Innsworth?'; 'what don't you like?'; and 'what would you like to see?' It was well received by the public, although it was found that talking to people face to face resulted in much better engagement than by using the website. Over 1,100 questionnaires were completed, which were analysed and a report produced.

Consultation event, August 2014

1.15 The Steering Group then formed five theme groups: Community Infrastructure, Children and Young People, Built Environment, Natural Environment & Movement of People. Each Theme Group studied the Community Engagement responses relevant to their Theme and went on to carry out further consultation using a variety of methods. For example, for Built Environment a document was produced illustrating different housing styles and asking residents, young and old, to say which ones they liked or didn't like and why. For Children and Young People, similarly, large posters were drawn up showing different types of play equipment and, again, asking which they preferred and the reasons for this. The Theme Groups carried

out this work over the period December 2014 to May 2015, at the end of which they produced summaries of key points. From these summaries the draft Plan policies were produced.

Consultation on Built Environment with children from Parton Manor Junior School, March 2015

2 LOCAL CONTEXT

Profile of the Churchdown and Innsworth community today

Local infrastructure

2.1 Churchdown is a relatively large Parish, located in a semi-rural environment; close to the city of Gloucester but surrounded on three sides by open countryside. Churchdown borders Imjin Barracks and the parish of Innsworth to the north west.

View of Churchdown from Chosen (Churchdown) Hill

2.2 The Parish is unusual in having two centres. The older (Brookfield or "village") centre is in Church Road near St Andrew's Church; the more modern centre is in St John's Avenue near St John's Church. Each centre has a parade of shops, and there are additional supermarkets on Parton Road and Cheltenham Road East. The Parish Council offices are located in mid-Churchdown between the two centres.

Churchdown Parish Council Offices

2.3 Churchdown is well provided for in terms of variety of shops and facilities - doctors' surgery, dentist, chiropodist, pharmacist, optician, hairdressers, newsagents, library, Post Office, residential care home and sheltered housing, funeral director, day nursery, petrol station, three public houses, restaurants with take-away, fish and chip shop and coffee shops, three supermarkets, and veterinary practices. In addition, the community is home to the Gloucestershire Airport, a sizeable industrial estate and a number of car dealerships.

2.4 The previous premises of the doctors' surgery had long been recognised by local residents as inadequate for the population it served. A brand new, state-of-the-art surgery on Old Parton Road was opened in early 2018. The surgery lies approximately between the two centres of Churchdown, St Johns Avenue and Blacksmith Lane. Public transport is provided by an hourly service from Cheltenham and Gloucester, dropping off a short walk away in Parton Road. It also has excellent parking facilities. There is a pharmacy adjacent to the surgery premises

New Churchdown Surgery, Old Parton Road

2.5 The Jet Age Museum located adjacent to Gloucestershire Airport is a major tourist attraction and the Airport itself is the ninth busiest general aviation airport in the country.

Gloucestershire Airport at night

2.6 St Bartholomew's Church on the top of Chosen (Churchdown) Hill is a Grade I listed building and an important landmark in the Parish.

St Bartholomew's Church on Chosen (Churchdown) Hill

2.7 There is a burial ground on top of Chosen (Churchdown) Hill, which is much admired for the beauty of the location, but which is running out of space, particularly for full interments. Churchdown Parish Council has been looking for more burial land for some time, but without success.

2.8 In addition there are a number of community centres - Churchdown Community Centre, the GL3 Community Hub and the Churchdown Club, plus a Scout hut, rugby club with bar, and five churches (four of which have church halls). The Parish Council offices are located in Churchdown Park.

Churchdown Community Centre, Parton Road

2.9 The GL3 Community Hub was taken over by a local charity of the same name on a community asset transfer from Gloucestershire County Council and has a sports hall for community use. It runs both junior and senior youth clubs.

GL3 Community Hub, Cheltenham Road East

2.10 There are several schools - one primary, two infant and two junior, along with two large secondary schools. There are sports halls available for public use at the senior schools, but no dedicated leisure centre. There is a longstanding wish of the residents for a swimming pool, but it is recognised that the latter is difficult to achieve.

2.11 There are a total of eight parks/play areas, varying in size, two allotment sites (both of which have waiting lists) and various sports pitches for football, rugby, rounders (informal) and cricket. There is an outdoor gym at Tudor Mead Park. The Churchdown Club provides facilities for bowling and tennis.

Allotments, Churchdown Park

2.12 The facilities for the Cricket Club are recognised to be inadequate, as the pitch is of poor quality (as judged by the local league), and the pavilion consists of changing rooms, with limited social facilities. It is a longstanding ambition of the Club to have a club house with a bar and which can serve as a focal point for the community, as is found in many villages.

2.13 Evidence from community engagement shows that the parks are a strength of Churchdown and much appreciated by residents, young and old, for recreation, play and dog walking. Children and young people have given very clear and strong views as to the type of play areas which they would like to see in new developments, ie, larger parks with exciting and challenging play equipment.

Overview of Churchdown Park during ponds construction, showing field, MUGA, skatepark

2.14 The most popular park is Churchdown Park which has been very well developed and maintained by the Parish Council and provides a play area, pocket wood, allotments, state of the art skatepark, multi-use games area (MUGA), dirt jump track, football pitches, nature reserve, community orchard and ponds complex/nature area. It is used for educational activities and community events and serves as a focus in a community which lacks a 'town centre'. Churchdown Park has won a number of awards:

- Action for Market Towns South Winner, Environment & Culture category 2012 - the Re-creation of Churchdown Park' (primarily for the skatepark);
- Campaign for the Protection of Rural England (CPRE) Gloucestershire 2013 "for creating and managing a new landscape feature of wildlife ponds and reed beds completing an outstanding example of a comprehensive range of amenities for local people in Churchdown"; and
- Gloucestershire Playing Fields Association winner of large playground of the year, 2013.

Camp Imjin personnel doing pond planting

2.15 It is considered that this park could serve as an exemplar for development of new parks in the neighbourhood plan area.

Water lilies in Churchdown Park Ponds

Broad bodied chaser at Churchdown Park Ponds

Day in the Park, 2013

Churchdown Park Play Area

2.16 The National Cycle Network Route NCN41 runs through the parish and is much enjoyed by residents and visitors alike, particularly for getting to work in Cheltenham or Gloucester, and for trips to the Airport to watch the planes and visit the pub there.

Public Right of Way – Glevum Way and National Cycle track NCN 41 through Churchdown Park

2.17 There are many public rights of way (PROWs) which are enjoyed by residents and visitors, and walking is clearly an important leisure activity for many people.

PROW through Chapel Hay Rec and a leafy path/wildlife corridor PROW by Golf Course: credit Ann Smith

2.18 Innsworth is a smaller parish with its own identity but with fewer facilities. Innsworth, like Churchdown, is split into two halves - the military housing side which ends at the junction of Ward Avenue and Swallow Crescent, and also Thompson Way again with Swallow Crescent.

2.19 It contains Imjin Barracks, the home of HQ of the Allied Rapid Reaction Corps (ARRC). This has some sports facilities and allotments for the use of military personnel. If the public want to use the facilities they must seek permission and pre-book and sign in to the Camp, which deters easy use. Additionally, permission for the public to use the facilities can be withdrawn at any time. There is also a play area open to all at Tandey Walk and a field at Roberts Road with sports pitches and a pavilion, and which the public use for walking, though again permission can be withdrawn for this.

Entrance to Imjin Barracks, Innsworth Lane

2.20 Innsworth has a parade of shops at Kestrel Parade, including newsagent, hairdresser and takeaway, and a former NAAFI shop on Innsworth Lane.

Innsworth – shops at Kestrel Parade

2.21 Innsworth has a community hall with a good size sports hall and a play area at Rookery Road. The Parish Council has an office at the Hall.

Innsworth Community Hall, Rookery Road

2.22 The settlement also has an infant school, a junior school and day nurseries as well as a community building belonging to Imjin Barracks.

2.23 There is a Technology Park which is an important source of employment, though there is some concern about access by heavy lorries on Innsworth Lane.

2.24 There are some who feel that Innsworth is something of a 'poor relation' to Churchdown due to the lack of facilities. Innsworth does not have a church, burial ground, pub, allotments, large park, community football pitches (other than at the schools) or a wide range of shops and services. A planned development at land on Drymeadow Lane is at least an opportunity to attempt to address this situation.

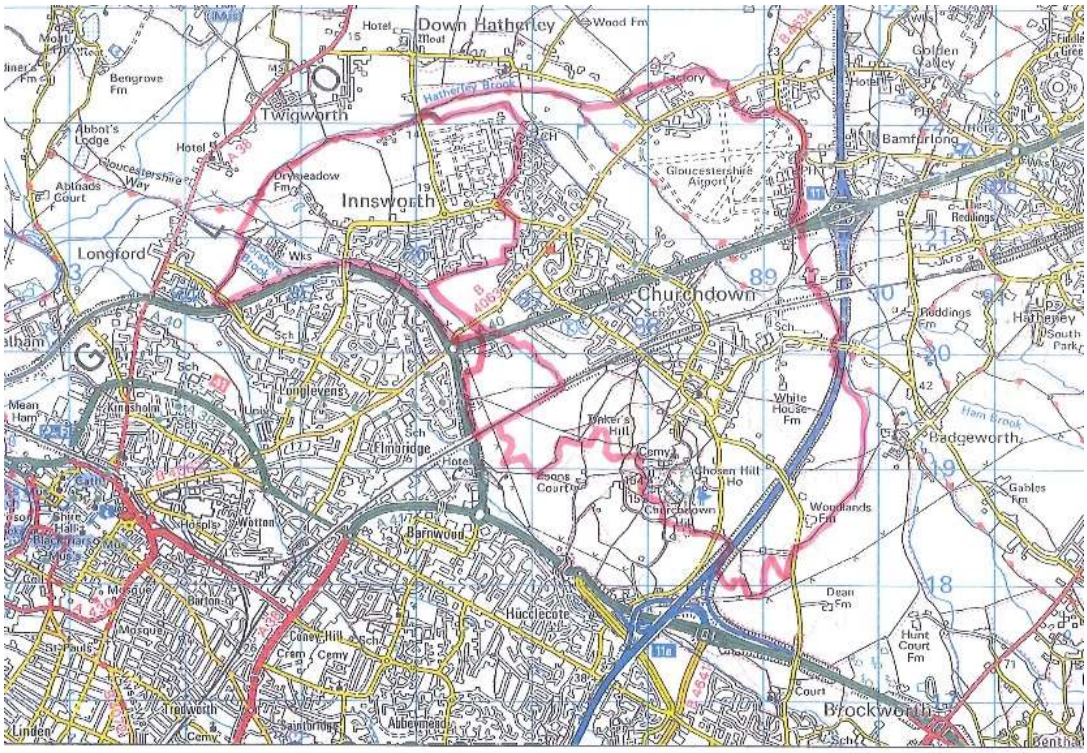
2.25 Interest has been expressed in having a combined 'Innsworth with Churchdown' Cricket Club with changing rooms, bar and function room. This may be most appropriately provided in Innsworth due to the lack of a public house in the parish.

2.26 Residents of Innsworth enjoy having countryside nearby and use the public rights of way extensively for recreation.

Innsworth countryside characterised by flat open fields and historic perry pear trees

2.27 It is clear that residents of both parishes value the respective identities of their villages and the community feel which they want to be maintained. Their separation from Cheltenham and Gloucester is an important part of this. This is shown in Figure 2.1 below.

Figure 2.1: Map showing separation of Churchdown and Innsworth from Cheltenham and Gloucester



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Environment

2.28 The natural environment is a defining characteristic of the Churchdown and Innsworth area. Residents of both parishes cherish the peace and tranquillity provided by the green setting, as well as the opportunities it provides for recreation and learning, accessible and close to where people live and work.

Mature historic hedgerow, B4063 (Cheltenham Road East) offers screening from traffic and wildlife habitat, green corridor and visual amenity

2.29 Chosen Hill (also known as Churchdown Hill) rises above Churchdown and is the site of an 11.5 hectare nature reserve. The Hill commands good views over the scarp and the Severn Vale and there is a network of paths for walkers. Covered reservoirs were constructed on the Hill in the 1940s and 1950s, and there is an Iron Age fort known as Churchdown Hill Camp below the main reservoir.

View from Chosen (Churchdown) Hill. Credit: Ann Smith

2.30 Innsworth is the location of a Site of Special Scientific Interest (SSSI). The site is one of a very small number of unimproved neutral grasslands remaining in the Severn Vale. The vegetation is a good example of old ridge and furrow grassland traditionally managed for hay with aftermath grazing. There is a good range of grass and herb species.

2.31 The brooks form an important feature of the natural environment, adding to ecological diversity, and interest for walkers, particularly as public rights of way often run alongside.

Norman's Brook runs along Brickhampton Golf Course and into Innsworth – an important habitat for character species such as water voles

2.32 Both parishes lie less than one kilometre away from the boundary of the National Landscape Area of the Severn Vale. The latter's Strategic Nature Area is characterised by a 'flat pastoral landscape of the Severn floodplain', which includes grazing marsh and wet grassland. Old orchards also form a strong part of the traditional landscape character of the area. The nearby Twigworth and Maisemore Strategic Nature Areas (SNAs) have targets for the management, restoration and creation of a number of English List Priority Habitats, including meadows, orchards, ponds and reedbeds.

2.33 The natural environment is a particularly strong theme of the Neighbourhood Plan. The Natural Environment Green Infrastructure Plan 2016 was prepared by the Gloucestershire Wildlife Trust ('Wild Service') to inform the preparation of the Neighbourhood Plan. Residents of all ages have expressed great pleasure in having access to countryside and open spaces. They clearly value 'greenness', want to be able to see wildlife, and consider this part of the character of the area, which they want to be maintained. New development should take account of this.

View up to Chosen (Churchdown) Hill. Credit: Ann Smith

2.34 Some of the natural environment consists of small sites and green features, such as individual veteran trees providing homes for wildlife, and remaining pockets of traditional orchards and ponds which are a special habitat which were once abundant in Churchdown and Innsworth. These are still visible in place names, such as Parton Farm and Pirton Brake which are names indicating the importance of perry trees and perry orchards historically. Orchards and ponds have historically been a defining characteristic of the Neighbourhood Area and help to give character and distinctiveness to the locality.

Relic orchard Parton Manor. Credit: Ann Smith

Churchdown Perry pears at Home Farm Credit: Ann Smith

2.35 The Natural Environment section of the Neighbourhood Plan goes into more detail about the ways in which these landscape features – orchards and ponds – can be integrated into new development in the area to reflect and strengthen the local built and natural heritage.

Fruity hedge, Churchdown. Credit: Ann Smith

Churchdown Park ponds. Credit: water21.org.uk

2.36 The natural environment in Churchdown and Innsworth is also characterised by a number of strategically important sites which are important for both wildlife and people. Innsworth Meadow SSSI is a site protected from development because of its value to wildlife, and the Neighbourhood Plan sets out how development plans in this part of Innsworth represent an opportunity to enhance this important site of ecological value.

Veteran horse chestnut tree, Chosen (Churchdown) Hill. Credit: Ann Smith

View of Chosen (Churchdown) Hill from John Daniels Playing Field. Credit: Ann Smith

2.37 Other sites which provide a home to nature, which are also accessible to people for recreation and learning are highlighted in the Neighbourhood Plan, including Chosen (Churchdown) Hill and Churchdown Hill Meadows, and Churchdown Park with its award-winning pond complex and community orchard.

2.38 Other large sites include the wildlife corridors, Norman's and Hatherley Brooks (with unimproved grassland alongside), within Gloucestershire Airport and within Brickhampton Golf Course.

Grassland and meadow by brook, Gloucestershire Airport. Credit: Ann Smith

Local planning policy

2.39 The key planning policies are provided by the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) 2011 to 2031 (adopted in 2017) and some 'saved' policies of the Tewkesbury Borough Local Plan to 2011 (adopted in 2006).

2.40 In particular, the JCS allocates land at Innsworth and South Churchdown for development. Whilst a Neighbourhood Plan cannot determine 'strategic' planning policy, it can influence the detailed 'local' matters and it is many of these matters that the Neighbourhood Plan policies are seeking to address through the development of both strategic sites. This offers a significant opportunity to address many of the issues raised by the community regarding life in Churchdown and Innsworth, and so the intention is to use the Neighbourhood Plan to achieve this.

2.41 There are a number of policies in the JCS which are of direct relevance to the Neighbourhood Plan, because the Neighbourhood Plan needs to be in general conformity with them. These are:

- Policy SD3: Sustainable Design and Construction
- Policy SD4: Design Requirements
- Policy SD5: Green Belt
- Policy SD6: Landscape
- Policy SD8: Historic Environment
- Policy SD9: Biodiversity and Geodiversity
- Policy SD15: Health and Environmental Quality
- Policy INF1: Transport Network
- Policy INF2: Flood Risk Management
- Policy INF3: Green Infrastructure
- Policy INF4: Social and Community Infrastructure
- Policy INF6: Infrastructure Delivery
- Policy INF7: Developer Contributions
- Policy SA1: Strategic Allocations Policy
- Policy A1: Innsworth and Twigworth
- Policy A2: South Churchdown

3 NEIGHBOURHOOD PLAN OBJECTIVES

Challenges for Churchdown and Innsworth

3.1 The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the communities of Churchdown and Innsworth. In summary these challenges are:

- Ensuring that strategic developments identified in the JCS at Innsworth and South Churchdown are integrated into the existing communities of Churchdown and Innsworth so that they do not function as separate places.
- Ensuring that the strategic developments do not look and feel like 'bolt-ons' to the existing community by embracing the best examples of local design and layout.
- Recognising that alternatives to the private car as a means of travel need to be provided for and their use encouraged. In particular, this relates to cycling and walking.
- Ensure that the growth in population arising from new development does not put an unacceptable strain on existing community infrastructure; instead, new development should, where necessary, contribute to the expansion of community infrastructure to address needs.
- Protect the significant biodiversity assets in the parishes, provide new green and blue infrastructure and provide new accessible green space for the growing population.

3.2 Many of these challenges have been brought into focus by the number of strategic developments that will come forward over the plan period. These strategic developments have been identified in the JCS and consist of:

- Land at Innsworth – to include approximately 1,300 residential units and 9.1 hectares of employment land
- Land at South Churchdown – to include approximately 1,100 residential units and 17.4 hectares of employment land

Vision

3.3 The following overarching vision has been developed for Churchdown and Innsworth over the next 13 years:

> ***'In 2031, the parishes of Churchdown and Innsworth will be a prosperous area with excellent amenities for all ages and with a distinctive green character defined by its orchards and water features. It will value its community, its business and retail capabilities, and community events, providing people with a supportive and sustainable environment where people can live, work, rest and play. Pedestrians and cyclists will feel safe and traffic will be managed to minimise its impact. There will be a range of jobs and housing to support and maximise choices for residents, and excellent public services across education, healthcare and leisure for all residents. The green and blue environment will continue to be protected, cherished and enhanced as the area is recognised for the quality of its natural and built environment and its distinctiveness from Gloucester and Cheltenham.'***

Parton Manor, Churchdown, c 1900, showing distinctive orchardscape and pondscape

Aims and Objectives

3.4 The objectives of the Neighbourhood Plan as identified through engagement with the community are as follows:

Built Environment and Design
Aims: ***'A mix of well-designed and well laid out development that is integrated into the settlement of Churchdown and Innsworth in a way that minimises the impact on the natural environment' and provides new habitat for wildlife.'***
Objective: To ensure that Churchdown and Innsworth remain distinct settlements, separated physically and visually from one another and visually from Gloucester and Cheltenham through well designed and landscaped green infrastructure. **Objective:** To create comfortable residential environments, that improve community well-being and enhance the quality of the urban and rural environment they sit within. **Objective:** To integrate specific measures within the design and layout of the built environment to support wildlife and to provide opportunities for it to thrive.

Community Infrastructure
Aims: ***'A cohesive community consisting of well connected neighbourhoods having a range of leisure and social facilities for all ages, making best use of the area's qualities and the energy of the community, ensuring that children can choose to walk safely to school, shops and other community facilities and providing easily accessible, good quality green spaces as a priority, the green spaces to be equipped with high quality equipment and facilities which truly meet the needs of users, especially children and young people.'***
Objective: To maximise leisure opportunities for all ages by identifying what is needed and where.

Objective: To ensure easy access for pedestrians and cyclists to leisure facilities.

Objective: To identify mechanisms for delivering new and improved facilities in appropriate locations to meet demand and to ensure that delivery is carried out in accordance with stated needs.

Objective: To ensure high quality broadband connectivity for all residents, businesses and community uses.

Natural Environment

Aims: ***'A high quality natural environment with a built character that protects and enhances the natural landscape and multi-benefit green and blue spaces which support people and wildlife'***

Objective: To protect and enhance key views.

Objective: To improve public access to neighbourhood level natural green and blue spaces, and the wider countryside.

Objective: To protect and enhance natural assets within the urban and rural environment, from the individual building scale up to the landscape scale, and to create new and imaginative green and blue habitats to foster greater ecological diversity and reflect the landscape character and local distinctiveness of the Severn Vale

Objective: To reinstate old ponds and create new ponds and pond complexes.

Objective: To provide a blue environment which maximises the opportunities for habitat creation and enhancement, flood alleviation, recreation and community use.

Objective: To protect and enhance locally distinctive habitats including orchards, particularly Perry Pear Orchards, and ponds for ecological value and natural water management.

Objective: To ensure adequate flood mitigation (fluvial and surface water) measures are in place.

Objective: To incorporate a wide range of orchard habitats from the individual fruit tree to fruity streets, pocket orchards, community orchards and working orchards for fruit production.

Objective: To protect veteran trees within new development sites by incorporating these landscape icons into existing and new public open spaces and green infrastructure, for both wildlife and amenity benefits.

Objective: To promote connectivity between habitats by creating wildlife corridors and protecting existing hedgerows for the enhancement of biodiversity.

Objective: To provide for character species of fauna and flora including, but not limited to: water voles, dragonflies, bats, yellowhammers, house sparrows, swifts, local varieties of orchard fruits.

Movement

Aims: ***'A community which is accessible and safe for walking and cycling, has good public transport and a safe and efficiently functioning road network'***

Objective: To ensure the new development supports the vision by providing cycling and walking connectivity to the existing network and the existing settlement

Objective: To promote walking, cycling and public transport as first choice modes for all residents and to ensure that the infrastructure and services supporting these modes are in place.

Objective: Develop a circular footpath/cycle track in the Churchdown and Innsworth area to improve movement and for the general enjoyment and wellbeing of the community.

Objective: To ensure new development adequately mitigates highway issues at key junctions.

4 BUILT ENVIRONMENT AND DESIGN

4.1 Given the amount of growth and change that they will bring, ensuring that the strategic developments identified in the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) are integrated into the existing community is vital. Whilst Churchdown and Innsworth will change, it is important that the new residents are able to feel part of the local community and that the developments at Innsworth and South Churchdown do not function as separate places.

4.2 Churchdown and Innsworth each have a distinct character, shaped by their respective histories. Over recent years there has been a range of development, some which has been successful and well received, whilst some has been recognised as of poor quality or failing to integrate successfully into the existing community because of its design and lack of connectivity to the rest of the settlement and/or between developments built in phases. It will be important that development of the strategic allocations addresses this.

Padlocked fence, a jarring element, Apple Tree Close/Highgrove Estate, Churchdown

Lack of connectivity between Southfield and Westfield developments, Churchdown – the opportunity was lost here to make a path between the two developments

4.3 There are a number of important aspects that should shape development coming forward, including the strategic developments:

- Layout
- Appearance
- Landscaping and Environment
- Connectivity between developments built in phases.

4.4 Policy SD10 of the JCS requires residential development to,

> *"…achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network."*

Layout

4.5 Many new estates experience problems with parking, resulting in on-street parking which is a potential hazard for pedestrians attempting to cross the street, particularly at junctions. It also impedes traffic flow and detracts from the appearance of the area.

Examples of parking problems, Rookery Road, Innsworth:

In the left-hand picture, the verge has been badly damaged and stone laid by householder to try to make a parking surface, which spoils the grass verge and detracts from street scene.

In the right-hand picture, the grass verge has been removed and laid to stone, which is untidy. The car has been forced to park on the footpath due to the narrowness of the road, which could create a hazard on the bend.

4.6 This would be avoided if sufficient space were allocated to allow vehicles to park on land attached to the house, or allocated parking bays were provided in parking courts or courtyards. Alternatively, providing some on street parking perpendicular to the road would be an efficient way of providing parking spaces and would also widen the street vista.

Examples of good design for parking: Housing adjacent to Prince of Wales Sports Stadium, Cheltenham

4.7 Garages which are remote from the houses are to be avoided as they can become unkempt and detract from the street scene and become a site for fly tipping.

Swallow Crescent garages, Innsworth – fly tipping

Garages, Westover Court, Churchdown

Dilapidated garages at Swallow Crescent, Innsworth

Graffiti on garages at Swallow Crescent, Innsworth

4.8 In the images below, the Manor Farm development is an example of where parking has been provided perpendicular to the houses, which does widen the street scene, but the slabs are unattractive (as shown in the right hand photo of the Highgrove Estate, Churchdown), therefore care must be taken to provide proper hardstanding but with good landscaping.

Parking Bays to front of houses, with good landscaping, Manor Farm, Up Hatherley, Cheltenham

Parking bay framed by trees, Manor Farm, Up Hatherley, Cheltenham

A good example of a concealed, rear parking courtyard with brick feature, Highgrove Estate, Churchdown

Highgrove Estate, Churchdown (good space provision for cars but inadequate hardstanding materials)

4.9 In order to minimise the impact of on-street parking on pedestrian safety and to maximise the potential of what is traditionally 'inactive' space, development is encouraged is to integrate street parking with green infrastructure and water drainage systems. The 'Green Streets' concept is a stormwater management approach that incorporates vegetation and engineered systems (e.g., permeable pavements) to slow, filter, and cleanse stormwater runoff from impervious surfaces (e.g. streets). Green streets are designed to capture rainwater at its source, where rain falls. This differs from a traditional street which is designed to direct stormwater runoff from impervious surfaces into storm sewer systems (gutters, drains, pipes) that discharge directly into surface waters, rivers, and streams.

Examples of permeable paving (credit: EPA: A Conceptual Guide to Effective Green Streets)

POLICY CHIN1: PARKING TO SUPPORT RESIDENTIAL DEVELOPMENT

A. For new residential developments (Use Class C3), the following parking standards for the provision of off-road parking should be achieved where possible:

- **1-bed dwelling** **1 off-road car parking space**
- **2-bed dwelling** **2 off-road car parking spaces**
- **3-bed dwelling** **2 off-road car parking spaces**
- **4-bed dwelling** **3 off-road car parking spaces**
- **5+ bed dwelling** **4 off-road car parking spaces**

B. Parking provision should be well designed, contribute to a high-quality environment and not contribute to cluttered and unsafe streets. Parking should be provided on-plot in the first instance and where this is not possible, on specifically allocated parking bays. Parking spaces should be designed to take into account of the size of modern cars and use permeable surface materials.

C. For major developments (as defined in the NPPF), the provision of off plot visitor parking at a ratio of 0.25 space per dwelling is encouraged.

D. The design of on-street parking is encouraged to follow the 'Green Streets' concept to integrate street parking with green infrastructure and water drainage.

Appearance

4.10 Good design can make the difference between a high quality and successful development and a mediocre or unsuccessful one. Development at any scale and location should make a positive contribution to providing better places for people. The quality of the local environment can also play a crucial role in the economic success of an area.

4.11 The existing community identified various matters which they felt were important in ensuring that the strategic developments provide good quality development and feel part of Churchdown and Innsworth. In particular, there were concerns that many less successful examples of local developments and those elsewhere were overly dense and felt cramped. This relates not only to the proximity of the individual properties but also the way streets are laid out and how green and public open spaces are interspersed. Often, whilst the development is not considered to be dense based on the total number of dwellings per hectare, a poor layout makes them feel dense.

4.12 Two particular estates were identified by the existing community that were felt to represent examples of good practice in housing design and layout, which had resulted in the creation of a more positive community feel. These are:

- The Highgrove estate of approximately 700 dwellings, located off Highgrove Way, together with the adjacent Tudor Close of approximately 70 dwellings.
- The estate located to the south of the Churchdown Community Centre.

4.13 Character Area Assessments have been prepared for each estate[1]. Whilst development proposals may not necessarily be located near to these Character Areas, development is still expected to demonstrate how it

[1] These are contained in the *Churchdown and Innsworth Character Area – Good Practice – Assessment Guide*.

will incorporate the aspects of this character which will help to ensure that new development is in keeping with the best examples of development in Churchdown and Innsworth.

4.14 One particular issue of importance regarding residential development on greenfield sites is the importance, where possible, of retaining and using natural features to delineate properties.

4.15 In addition to these areas that show good character and should inform development across the Neighbourhood Area, engagement with the community identified further features which were considered to represent good design.

4.16 Residents prefer developments with modelled facades, for example projecting single/two storey bays and porches, together with a mix of materials – brick (including variegated brick), render and timber boarding, for example. Timber boarding is present in some old buildings (see Appendix A – old elm boarding) and use of this in new build would be a locally distinctive design feature.

Rustic farmhouse style with mix of materials The Green, Churchdown

Modelled façade on modern house, Parton Road, Churchdown

4.17 Residents did not like flat fronted houses, tall and narrow houses, the chalet style, '60's boxes' and terraced housing, and also did not like "modern style" community buildings with barrelled or flat roofs.

4.18 It is important to take into account the design and character of existing dwellings when developing adjacent land, to avoid incongruity.

Chalet style houses are visually unappealing against the background of a large rectangular block of flats, Rookery Road, Innsworth

4.19 Provision should be made for wheelie bins so that they can be placed in a concealed area as they are detrimental to the street scene.

4.20 These matters are further articulated in Appendix A.

POLICY CHIN2: LAYOUT AND APPEARANCE OF RESIDENTIAL DEVELOPMENT

A. Proposals for new development or the redevelopment of existing buildings should contribute towards the local distinctiveness of Churchdown and Innsworth. They should demonstrate high quality, sustainable and inclusive design and architecture that respects and responds positively to the best examples of the Neighbourhood Area's character, as described in the Churchdown and Innsworth Character Area – Good Practice – Assessment Guide.

B. New development is also encouraged to integrate positively received local design features and avoid negatively received local design features, as shown in Appendix A.

C. New development should use existing natural features to define the boundaries between properties and on the edge of the site.

Landscaping and Environment

4.21 An important part of any development is its setting. Green spaces, verges, trees and mixed hedgerows creating colour variation are part of the character of Churchdown and Innsworth.

4.22 Soft edges to footpaths and permeable surfacing could help to provide a more natural boundary between public areas and private space. In addition, the application of open front boundaries creates a good impression of space, where the back of the pavement meets a lawn, for example.

Open front boundaries are low maintenance, and present open, uncluttered appearance, Chaffinch Close, Innsworth

Picket fences give crowded appearance, Falcon Close, Innsworth

4.23 Rear and side boundaries adjacent to public space should be formed from robust materials such as brick, rather than timber fencing which is both easily damaged and can look weather worn within a short space of time.

4.24 As well as the protection of existing orchards, the creation of new orchards is seen by the community as an important way to retain arguably the most iconic historical biodiversity asset within the Neighbourhood Plan area. Within this context the creation of new orchards is seen as an important part of the strategic scale of growth that is planned for the area.

4.25 The creation of new orchards is supported by the Joint Core Strategy (Policy SD9).

4.26 The communities of Churchdown and Innsworth regard the proposed strategic allocation sites as opportunities to create new community orchards. Historically, orchards have been located throughout the Neighbourhood Plan area, for example at Parton Farm, Parton Manor, Parton Court, Home Farm, Brockworth Road and Innsworth Lane.

Newly planted espalier fruit trees at award winning Applewood development, Cashes Green, Stroud

Use of fruit cordons/espaliers to form a boundary (Days Cottage)

Espalier design features: Credit Sue Gibson

4.27 Local distinctiveness could be enhanced by using orchard fruit trees throughout larger scale development. Use of these trees could be integrated into the landscape design, including boundary treatments. Careful selection of suitable species and varieties is important and advice should be sought from Gloucestershire Orchard Trust. The Applewood development at Cashes Green, Stroud serves as an exemplar for this approach.

4.28 These matters are further articulated in Appendix B.

POLICY CHIN3: ENVIRONMENTAL CONSIDERATIONS IN THE DESIGN OF RESIDENTIAL DEVELOPMENT

A. New residential development proposals should demonstrate how they retain and, where possible enhance, the environmental setting of Churchdown and Innsworth. Proposals should include a range of green features appropriate to the size and scale of the development - in particular, the provision of green spaces, verges, trees and hedgerows and orchard planting such as fruity streets, espaliers, forage trails, pocket orchards and community orchards.

B. Where possible Green corridor connections should be made between existing and new orchards and to other green infrastructure.

C. Boundary treatments are particularly important to the setting of development. Residential proposals should include details of boundary treatments and other means of enclosure and demonstrate how the boundaries between properties and public space will enhance the environmental setting. Boundary treatments must be appropriate to ensure they are long lasting

D. The use of soft edges to footpaths and permeable surfacing will be strongly supported.

5 COMMUNITY INFRASTRUCTURE

5.1 Over time, the growth in infrastructure has not kept pace with the growth in population of Churchdown and Innsworth. This particularly applies to community infrastructure. The Parish Councils have been successful at delivering new community infrastructure that has been needed, the most striking example of which is Churchdown Park. This has won a number of awards for its large play area, skatepark and its pond scheme, as documented in Section 2.

5.2 Additionally, the local community have been very successful in providing community centres with meeting rooms and large halls for social events/sporting use, ie, Churchdown Community Centre, Innsworth Community Hall and GL3 Community Hub (the latter having been transferred to charitable ownership from the County Council on a community asset transfer).

5.3 However, the strategic scale of growth planned for the area means that a considerable amount of new infrastructure also needs to be provided. This includes in particular sports facilities, public green spaces and play facilities.

Sports facilities

5.4 Engagement with local sports clubs as part of the Neighbourhood Plan has shown that there is a need for more football pitches for youth football and additional cricket pitches for adult and youth cricket.

5.5 The existing outdoor sports pitches in the Neighbourhood Plan area are particularly well used, especially for cricket. Churchdown Cricket Club has a shortage of space at the John Daniels Playing Field to be able to accommodate the players that it has. The pitch has been given a poor rating by the local league. The Club reports that many local cricketers have no choice but to play at clubs outside the local area. Additionally, the Pavilion does not have a bar or social facilities, which is a major drawback for the Club which seeks to develop and improve its facilities. There is no room to expand the Pavilion at the John Daniels Playing Field and the car parking is also very limited there. A new facility with bar and function room is needed. An ideal location for this would be on the strategic allocation at Innsworth as this would bring together the two parishes and serve as a focal point in the community of Innsworth, which does not have a pub. An alternative may be to enlarge John Daniels Playing Field which is adjacent to the South Churchdown strategic allocation.

Pavilion, John Daniels Playing Field

5.6 Such a facility could be shared with the local football clubs – Churchdown Panthers (youth) and Churchdown Parish FC (adults) – representing a year-round facility. In particular, Churchdown Panthers is a very successful youth football club and is growing. It has a shortage of pitches to meet the increasing

demand for youth football. Increasingly the club is finding it difficult to manage fixtures for a range of youth ages (which require different sized pitches as children get older).

5.7 The strategic developments represent one possible opportunity to address this need, whilst recognising that such provision must address the needs arising from growth. In this regard it may be more appropriate, where possible, to integrate new facilities alongside existing provision. The JCS Infrastructure Delivery Plan[2] identified a need for between 6 and 8 playing pitches[3] (for football, rugby, hockey and cricket) over the plan period to 2031 to address the additional needs.

POLICY CHIN4: PROVISION OF LEISURE FACILITIES

A. Proposals to provide new leisure facilities to serve the community of Churchdown and Innsworth will be strongly supported. These proposals must be of a scale commensurate with the site and its surroundings, particularly in terms of the built form, traffic generation and parking.

B. In particular, the provision of the following will be strongly supported:

- **i. new football pitches to appropriate playing standards; and**
- **ii. improvements to existing cricket pitches, new cricket pitches and provision of supporting facilities, including changing rooms, a pavilion, bar and function room.**

C. The location of the new facilities must be generally accessible by foot/bicycle and within or adjacent to the existing built up area of Churchdown and Innsworth.

D. Such provision as part of the strategic allocations will be strongly supported.

Play facilities

5.8 The needs of children and young people were very clearly expressed in the community engagement. They stated a strong preference for large parks with exciting and challenging play equipment, eg, large multi-play units, large climbing frames and zip wires, along with space to run around. The children wanted variety, to be able to use their imagination and pieces of equipment large enough to use with many friends at the same time. The overall favourite park was Churchdown Park (which is large, and has many different areas/features, including a play area, a pocket wood – "the forest" - a MUGA, a skatepark, dirt jumps, a football field and ponds area/nature areas). Therefore small play areas with very limited range of play equipment suitable only for very young children should be avoided as children clearly get bored with them very quickly and they are inadequate for their needs. Suggestions for facilities at a large park included a MUGA, football pitches, running track, and tennis courts.

5.9 Children and young people further expressed an interest in nature, wildlife and animals, and an interest in water play. They stated a liking for the ponds at Churchdown Park and a desire for an aquarium, beaches, ponds and a lake. This could be provided by having a large pond/small lake as part of any new park provision. The Innsworth and Twigworth strategic allocation (A1) would be an ideal location for such provision.

[2] Arup (2014) *JCS Infrastructure Delivery Plan*, for Gloucester City Council, Cheltenham Borough Council & Tewkesbury Borough Council

[3] Table 40 of JCS Infrastructure Delivery Plan report

5.10 Churchdown is well provided for in terms of other play areas and parks: Chapel Hay Recreation Ground at the "top" end of the village, St John's Play Area on the St John's estate in mid Churchdown, John Daniels Playing Field which has a play area, Zinnia Close Play Area on the Coriander Drive estate and Tudor Mead Park (including a play area and gym equipment) on the Highgrove estate. Churchdown Parish Council has done an excellent job of providing and maintaining these areas, Additionally, there is a play area and mini football field at Oakhurst Close in mid Churchdown close to the A40 which has been transferred to the ownership of Churchdown Parish Council (from the Borough Council).

5.11 However it is clear that Churchdown Park is the favourite, due to the variety and range of its facilities.

5.12 Innsworth has limited play space, so the new development is an excellent opportunity to provide new play space and to create a local park which can be a focal point for recreation in the same way that Churchdown Park is for Churchdown.

Rookery Road Play Area, Innsworth Road

5.13 The play equipment at Rookery Road in Innsworth comprises basketball net and hardstanding, small MUGA, baby swings, multiplay unit, nest swing, slide, balancing beam and small climbing frame. Equipment for under 4 year olds was added in 2018, consisting of a pirate ship and other play items.

5.14 The equipment is in fair condition and is well used but the play area is small (approximately 1,600m^2) and cramped and there is no room for informal games. It is a play area only, rather than being a proper park for leisure and recreation such as walking. Similarly, there is a play area at Luke Lane with multiplay units, swings and mini football field (a total of approximately 2,000m^2) but again there is no area for general recreation and leisure.

Play Area and mini football pitch, Luke Lane

5.15 Another play area is located at Shamrock Close. This is in poor condition and is not well located, being to the rear of houses, not well overlooked and lacking a sense of security and safety. Churchdown Parish Council has taken over this play area from Tewkesbury Borough Council and has begun a programme of improvement.

5.16 Dog walking is tolerated on the MOD sports field at Roberts Road, but this does not fulfil the need for a community park for Innsworth which provides a range of leisure opportunities, is owned and managed by the community and serves as a focal point within the settlement.

5.17 The strategic developments represent one possible opportunity to address this need, whilst recognising that such provision must address the needs arising from growth. In this regard it may be more appropriate, where possible, to integrate new facilities alongside existing provision. The JCS Infrastructure Delivery Plan[4] identified a need for between 1.3ha and 1.6ha[5] of play space over the plan period to 2031 to address the additional needs.

5.18 Evidence from the success of the Churchdown Park play facilities is that this is better provided with a smaller number of larger play areas, e.g. Neighbourhood Equipped Areas for Play (NEAPs) which serve all needs rather than small Local Areas for Play (LAPs) that only serve a limited age range.

5.19 It is considered that the provision of a NEAP at each of the strategic allocations would be the best way of addressing play needs. The best way of addressing this at the strategic allocation at South Churchdown would be to extend the existing play areas at John Daniels Playing Field and Oakhurst Close to provide a wider range of larger, more exciting play equipment to complement the smaller, more local play equipment which is there at present.

5.20 There is a stated desire from young people of Innsworth for a place to ride their bikes, but not necessarily a BMX track. Any such provision would be most appropriately provided as part of the strategic allocation at Innsworth as there is no other available space elsewhere in Innsworth and this would serve to improve provision for young people in the area. Further consultation should be done with children and young people to define the requirement.

5.21 The community engagement throughout the neighbourhood area demonstrated the popularity of the skatepark at Churchdown Park and requests were made for further provision, particularly for riding of scooters. It is suggested that any new provision for skating/skateboarding should not be a replication of the facility of Churchdown Park, but should be complementary to it, such as a street-skating area.

POLICY CHIN5: PROVISION OF PLAY FACILITIES

A. Proposals to provide additional play facilities to serve the community of Churchdown and Innsworth will be strongly supported.

B. To support the play needs of the new population, provision of Neighbourhood Equipped Areas for Play (NEAPs) is encouraged. This could be new provision or an extension to existing play provision at John Daniels Playing Field and Oakhurst Close. Provision will be expected to demonstrate that it provides a wide range of play equipment which addresses the needs of children of all ages.

C. To support the needs of older children, the provision of infrastructure to support wheeled sports (such as BMX track/dirt jumps and a scooter/skate park) is encouraged. Such provision should ideally be located close to any existing or new NEAP provision identified in CHIN5(B).

D. The provision of a large pond or small lake for the enjoyment of the community on any of the strategic allocations will be supported.

[4] Arup (2014) *JCS Infrastructure Delivery Plan*, for Gloucester City Council, Cheltenham Borough Council & Tewkesbury Borough Council

[5] Table 45 of JCS Infrastructure Delivery Plan report

Local Green Spaces

5.22 Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF says that Local Green Spaces should only be designated where the green space is:

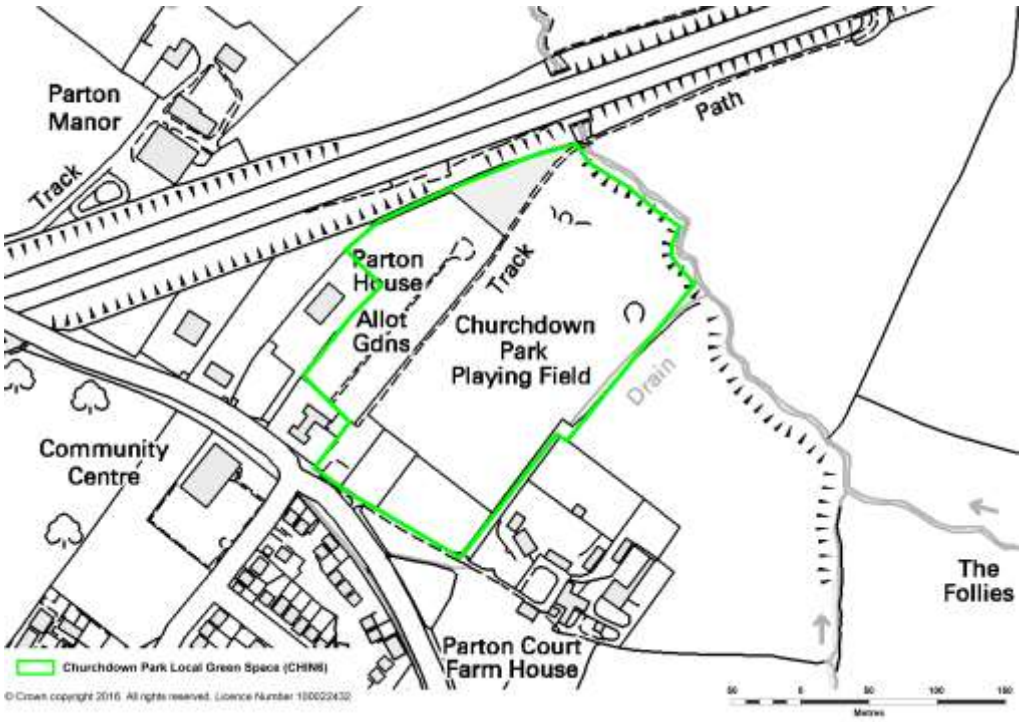
- *"in reasonably close proximity to the community it serves;*
- *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *local in character and is not an extensive tract of land."*

5.23 Churchdown Park is considered to meet these criteria. The Park is located in mid Churchdown close to areas of housing and the Community Centre and the new Medical Centre and is easily accessible from the old village and Cheltenham Road East end, plus from Pirton Lane via Meads Alley.

5.24 It is demonstrably special due to the variety and quality of facilities – the MUGA, state of the art skatepark, large play area, pocket wood, football pitches with changing facilities, dirt jumps, ponds area, nature reserve, allotments, tree plantations and community orchard. Additionally, it has won a number of awards as summarised in Section 2.

5.25 The Park is local in character and is used mainly by residents, though the skatepark attracts users from afar. It is not extensive, being just over 3.5 hectares.

Figure 5.1: Map showing extent of Churchdown Park



5.26 Only limited development on these designations will be permitted in order to enhance their function. An example could include improvements to changing room facilities at sports pitches or enhancement of a play area. In making a judgement on what constitutes 'limited' development, the expectation is that the amount of built development should only take up a small minority of the land area and that it should be ancillary to the function of the local green space in question.

POLICY CHIN6: PROTECTION OF CHURCHDOWN PARK LOCAL GREEN SPACE

Churchdown Park, as shown on the Policies Map, is designated as a Local Green Space. Proposals for built development on Churchdown Park will only be permitted in very special circumstances.

Community facilities

Burial space

5.27 There is an existing burial ground on Chosen (Churchdown) Hill which is available for residents of both Churchdown and Innsworth, but which has limited space and it is estimated that it will be full in terms of full interments in about 15 years. There are local churches: one has an old churchyard with limited space and only serves part of Churchdown (and not Innsworth); the other only has a memorial garden and does not have an area for full interments. The growing population means that new burial space is vital and its provision as part of any of the strategic allocations will be strongly supported.

Allotments

5.28 Churchdown has two allotment sites with a total of 130 allotments (not all full size) and has a waiting list of 5 people as of April 2018. This is despite all allotment spaces that become available being halved in size in order to cope with demand. In turn this has resulted in allotment holders stating that the allotments are not large enough. Again, the growing population means there will be additional need for allotments and their provision as part of each of the strategic allocations is required.

POLICY CHIN7: PROVISION OF COMMUNITY FACILITIES

Provision of the following community facilities will be strongly supported:

- **Burial space.**
- **Allotments and community growing spaces.**

All strategic allocations will be expected to make provision for allotments.

Communications

5.29 The modern economy is changing and increasingly needs good communications infrastructure as a basic requirement. Increasing numbers of people are working from home, with many being self-employed. Commonly this will be in service activities that simply require access to a computer and a broadband connection.

5.30 The area is already served by superfast broadband, provided by Virgin Media. However, many properties are not yet able to receive it and additional funding is needed to address this. Many in the community that are not yet connected to superfast broadband have reported poor broadband speeds. This a fundamental constraint to the continuing expansion of self-employed activity for those working from home or from a small office.

5.31 Whilst BT has an obligation to provide a landline to every household in the UK and developers are expected to want to facilitate high speed broadband provision otherwise their developments will be substantially less marketable, there have been instances where developers have not contacted Next Generation Access (NGA) Network providers early enough in the process for fibre and ducting to be laid, or they have a national agreement with a cable provider that is not active in the area, leaving new housing developments with little or no connections.

5.32 The Fastershire project was established as a partnership between Gloucestershire County Council and Herefordshire Council to overcome the market's failure to provide high speed broadband in hard to reach areas of both counties. It uses funding from a range of local, central and European government funding sources to match private sector funds and deliver the infrastructure required to increase the availability of high speed broadband. The project has developed a strategy to increase the availability of fast broadband across the two counties. Whilst this project will help to speed up provision, it is important that developers work with the appropriate providers to ensure superfast broadband connections are provided to all types of new development.

5.33 'Connectivity Statements' are to be encouraged when planning applications are submitted for new developments, including but not limited to commercial, retail and residential premises. Connectivity Statements can address such matters as:

- the intended land use and the anticipated connectivity requirements of the development;
- known nearby data networks and their anticipated speed;
- realistic assessments of connection potential or contribution to any such networks.

5.34 Wherever possible and desirable, additional ducting should be provided that also contributes to a local access network for the whole community. All ducting installations should comply with the current relevant best practice

5.35 Policy CHIN8 seeks to ensure that all new housing, community and commercial development in the neighbourhood area is connected to superfast broadband. This supports the recognition in JCS Policy INF6 that broadband is a key part of the infrastructure network which is required to support new development.

POLICY CHIN8: BROADBAND CONNECTIVITY

A. All new residential, commercial and community properties within the Neighbourhood Plan area should be served by a superfast broadband (fibre optic) connection. This should be installed on an open-access basis with the realistic future-proof upgrade capability.

B. The only exception will be where it can be demonstrated, through consultation with NGA Network providers, that this would not be either possible, practical or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date on an open access basis.

C. Applicants are encouraged to demonstrate how matters relating to broadband connectivity for new development – particularly residential, commercial and community properties – will be addressed through the use of Connectivity Statements.

6 NATURAL ENVIRONMENT

6.1 Residents of Churchdown and Innsworth value its rural, village feel, and appreciate access to the surrounding countryside which is characteristic of this area of the Severn Vale. The main concern of the community is for the protection and enhancement of existing green and blue spaces, including accessible natural green spaces important for active lifestyles and quality of life, and terrestrial and water-based habitats which are important for Churchdown and Innsworth's distinctive flora and fauna. Connectivity between sites of ecological value, using green corridors, enhances the multi-benefits for wildlife and enhances public access through the provision of active travel routes, which in turn enhances the benefits for human health and wellbeing.

6.2 Much of the importance of the natural environment to local residents stems from the fact that the area has a particularly rich network of habitats. It less than a kilometre away from the Severn Vale National Character Area and shares some of its characteristics. The Severn Vale is characterised by a flat pastoral landscape of the Severn floodplain. It holds a significant proportion of the county's coastal and floodplain grazing marsh and wet grassland, and is a major wintering ground for important populations of swans, geese, ducks and wading birds. Old orchards also form a strong part of the traditional landscape character of the area.

6.3 The Severn Vale National Character Area is made up of landscape-scale blocks of land called Strategic Nature Areas (SNAs). The two SNA areas which are located less than a kilometre away from the area of the Neighbourhood Plan are Twigworth SNA and Maisemore SNA. Both of these SNAs have identified targets, opportunities and constraints. The SNA targets for both areas include the management, restoration and creation of the following priority habitats: lowland meadows, coastal and floodplain grazing marsh, traditional orchards, ponds (particularly pond complexes), wet woodland, hedgerows, arable field margins, and reedbeds.

Frogfurlong Hedge, Innsworth. Credit: Ann Smith

Innsworth Lane veteran pear trees. Credit: Ann Smith

6.4 Innsworth Meadow Site of Special Scientific Interest (SSSI) is located within the Maisemore SNA and is protected and designated.

6.5 Churchdown (Chosen) Hill, a Key Wildlife Site, is a valued green infrastructure asset for the residents of Churchdown and Innsworth, and people enjoy having views to the Hill from where they live. Churchdown Hill Meadows is also a Key Wildlife Site and is a valuable natural resource for the area.

View of Chosen (Churchdown) Hill. Credit: Ann Smith

Chosen (Churchdown) Hill bluebell woodland. Credit: GWT

6.6 Mature trees, hedges, ponds, orchards, meadows in open spaces and gardens are particularly important. The existing ponds in Churchdown Park are very popular and further provision is encouraged, accompanied by wildflowers and trees. Young people enjoy studying the pond animals and other wildlife, so education and recreation is an important benefit of this.

Veteran Corsican pines, Cheltenham Road East, a distinctive landscape feature. Credit: Ann Smith

Churchdown Park ponds Credit: Gemma Jerome

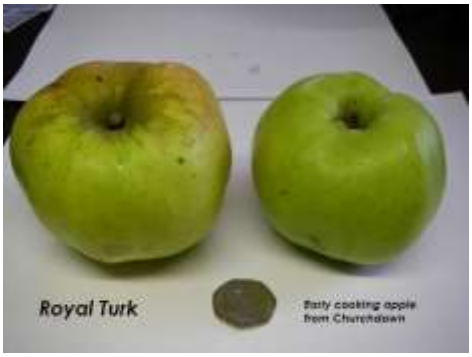
Yellow Loose Strife June 2013. Credit: Colin Twissell

Ragged Robin June 2013. Credit: Colin Twissell

6.7 One of the defining features of Churchdown and Innsworth is its orchards. The existing and historic remnant orchards and veteran fruit trees are part of Churchdown's landscape character (eg, Home Farm historic perry orchard, Parton Farms, Dry Meadow Lane with its old pear trees in hedgerows, Elmbridge Court). The community consider it vital that they are protected and opportunities to create more are taken. The Churchdown Tree Trail is appreciated by residents and fruit forage trails could be added for people and wildlife.

Churchdown Community Orchard. Credit: Gloucestershire Orchard Trust

Crushing apples at junior school to make juice. Credit: Gloucestershire Orchard Trust



Heritage Cooking Apple which is unique to Churchdown (Charles Martell's Glos Apple Pomona). Credit: Alan Watson

Pear trees on Roberts Road, Innsworth. Credit: Ann Smith

6.8 For maps showing the location of traditional and relic orchards and individual veteran fruit trees, see Appendix C.

6.9 With much development planned for the area, there is a danger that the rich network of habitats will be under threat. Well planned development is capable of retaining and enhancing these networks, as recognised by the NPPF. However, there are many issues, both at a strategic and 'local' practical scale that need addressing.

Design for wildlife

6.10 At the strategic scale, the importance of retaining habitats and designing development to incorporate and link up to existing wildlife corridors is paramount to the viability of protected species.

6.11 At the local scale, the design of individual buildings and of neighbourhood scale green and open spaces, including private gardens, will help to ensure that many of the species that are in Churchdown and Innsworth can not only survive but thrive. This is crucially in line with the national planning guidance for achieving net biodiversity gain through all new development. Examples include:

- Designing houses and neighbourhood scale green and blue features so that there is space for wildlife. For example, at the individual building scale, incorporating integral bird and bat boxes under the eaves of the new houses, or creating artificial nests sited in places away from windows and doors, can create vital new roosting sites to support populations of birds and bats.

Integral bird and bat boxes and hedgehog friendly fencing

- Boundaries between dwellings can be made hedgehog friendly by including pre-cut holes for hedgehogs to more effectively move across neighbourhoods to forage.
- New planting schemes can support bees and other pollinators by including nectar-rich plants. Tenants in new housing developments can be encouraged to adopt a wildlife-friendly approach to gardening through inclusion of educational literature in 'home-information' packs.
- Veteran trees should also be incorporated into landscaping in new developments and protected from damage by fencing or provision of circular hedging. This can make a very attractive feature and focal point for a public open space. Even dead trees can be retained safely in this way.

Good examples of veteran tree retention and protection, making a striking focal point in public open space, Coopers Edge, Brockworth

6.12 Sustainable Drainage Systems (SuDS) can be designed and managed to include soft, green landscaping features and wetland habitats, providing opportunities to enjoy wildlife close to where people live. Information about the multi-benefits of SuDS can be included in 'home information' packs in new development, or in on-site interpretation in open and green spaces, to encourage understanding and engage community members in supporting its long-term management.

POLICY CHIN9: PROVISION FOR WILDLIFE IN NEW DEVELOPMENT

Development proposals (particularly residential developments), that incorporate into their design features which encourage local wildlife to thrive will be strongly supported.

Orchards, hedgerows and veteran trees

6.13 Traditional orchards are a priority habitat in the Severn Vale. In particular, perry orchards have historic significance for the parishes of Churchdown and Innsworth. There are a number of historical orchards (1845-1945) and existing orchards within the parish boundaries – these are shown in Appendix C.

6.14 There is a traditional orchard at Elmbridge Court Farm which is of particular concern as it could be surrounded by new employment development and become isolated. It is important to provide sufficient green infrastructure around it, and corridors to connect it to other green areas.

6.15 The Churchdown Community Orchard is considered to be a great success. This orchard is managed and maintained by community volunteers and the proposed orchards would be managed on the same basis, creating opportunities for environmental education.

Churchdown Community Orchard. Credit: Gemma Jerome

6.16 Apart from orchards, the considerable number of hedgerows and veteran trees are an important feature of the landscape and should be retained as part of development.

POLICY CHIN10: ORCHARDS, HEDGEROWS AND VETERAN TREES

Development should ensure that it does not have a significant detrimental impact on existing orchards, including those identified in Appendix C. In particular, development proposals will be expected, where possible, to retain hedgerows and veteran trees, including veteran perry pear trees. This is particularly important where the loss of any such features would result in harm to or loss of irreplaceable habitats.

Water courses and flooding

6.17 The landscape character of the Neighbourhood Plan area, in close proximity to the Severn floodplain, indicates the importance of water in maintaining wetland, marsh and wet woodland habitat. Strategic management of the water courses running through the area, in particular Hatherley Brook and Norman's Brook, is key to ensuring these blue corridors continue to provide vital habitats for wildlife and enhance the overall quality of the environment by minimising run-off from agricultural land and sensitively designing drainage and water catchment in all new developments to enhance water quality and prioritise attenuation of water on-site.

6.18 The main water courses running through the Neighbourhood Plan area are shown in Appendix D.

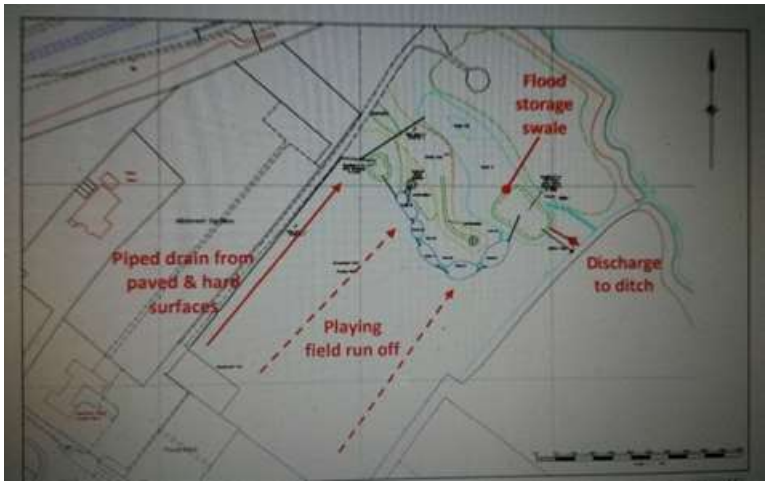
6.19 There have been sightings of water voles at Norman's Brook, and as a European Protected Species, managing the water courses throughout the parishes for the enhancement of habitat for water voles would have benefits to many other species, and improve the environmental quality more generally for the enjoyment of residents.

6.20 Where possible, water courses and wetland habitats, ponds and pond complexes should be created, preserved and improved. When appropriate, access to water courses for wildlife educational purposes is encouraged; however, the priority for management of blue features throughout the Parish area is for the provision of high quality habitat to support wildlife

6.21 SuDS included in all new developments should include green, soft landscaping features and enhance the multi-benefits of attenuation of water on-site, rather than encouraging water to be channelled off site and into existing water courses, thus negatively impacting on their quality. This approach will require high

quality design of green and blue features, and long-term management of these features will be included in development proposals to ensure sustainability.

6.22 The ponds at Churchdown Park are an excellent example of a well designed scheme which provides for flood alleviation, purification of water by use of reedbeds, creation of habitat and a focal point for recreation. This very successful scheme could be used as an exemplar for development of more ponds and pond complexes in the Neighbourhood Plan area.



Purpose of ponds scheme. Credit: Water 21

6.23 Although not located within the Neighbourhood Area, the Horsbere Brook Flood Alleviation Scheme which is at the foot of Chosen (Churchdown) Hill on the Barnwood side serves as an excellent example of a flood alleviation scheme which has been well designed and is of great benefit to wildlife including rare species of birds. It is jointly managed by the Environment Agency and the local authority (in this case Gloucester City Council). The latter takes responsibility for managing part of the site as a nature reserve to benefit the local community and wildlife around the area). Local community groups also play a valuable role in enhancement and management of the site. A similar scheme and management approach could be implemented at A1 in Innsworth and the Parish Council will work with the appropriate bodies to deliver such a scheme.

Horsbere Brook Flood Alleviation Scheme

6.24 Where water courses flow through development sites, on-site design of SuDS and other natural water management features could enhance opportunities for strategic SuDS at the landscape scale. For example,

stream features within a development should be maintained and enhanced, including meanders, backwaters, pools and riffles, braiding and the presence of woody debris where not a flood risk. This is in line with 'rural SuDS' approaches being pioneered in Stroud District, Gloucestershire.

Balancing 'pond', Highgrove Estate, Churchdown –
A pleasant spot but a missed opportunity to have a pond as focal point

POLICY CHIN11: BLUE INFRASTRUCTURE

A. Existing water courses should be enhanced through new development, by sensitively managing drainage and providing attenuation features on-site, such as SuDS, to minimise new volumes into the water course, particularly from agricultural land.

B. New developments should adopt a blue infrastructure approach to the design of water and flood management, enhancing the provision of wetland habitat for wildlife and thus opportunities for the enjoyment of wildlife close to where people live. New developments should include an imaginative and varied range of water features, including swales with standing water all year round, ponds and pond complexes of varying sizes and designs, reed beds/rushes/grasses and enhancement for character species such as water voles and dragonflies.

C. Brooks should be protected and enhanced for the benefit of wildlife.

6.25 Churchdown and Innsworth suffered greatly in the large-scale flooding event of 2007 in Gloucestershire and to a lesser extent in 2008, 2009 and 2014.

Brookfield Road at junction with Brookfield Lane, 2007

Brookfield Lane, 2007

Credit (both photos): Leo Fletcher

Field next to M5 motorway, off Brookfield Road, containing a public right of way, 2007

Down Hatherley Bridge, Frogfurlong Lane, January 2008

Credit (both photos): Bill Whelan

6.26 The Neighbourhood Plan Area does contain areas of identified fluvial and surface water flooding, as shown in Figures 6.1 and 6.2. These mainly follow the route of the Horsbere Brook, Norman's Brook and Hatherley Brook. Within the existing community there are particular flooding problems associated with the John Daniels Playing Field and Pirton Fields. Such problems frequently interrupt community activities, with playing pitches regularly flooded.

Figure 6.1: Fluvial flood zones

Source: Environment Agency

Figure 6.2: Surface water flood zones

Source: Environment Agency

6.27 The Neighbourhood Plan seeks to ensure that flooding and surface water runoff are properly managed so as to minimise risk of serious flooding events which threaten both people and property.

House in Rookery Road, vicinity of Nightingale Croft, July 2007, sandbagged

Driveway to house in Rookery Road and car park for Nightingale Croft in Innsworth flooded, 2007

6.28 Policy INF2 of the JCS on flood risk management requires new development to incorporate suitable Sustainable Drainage Systems (SuDS), where appropriate, to manage surface water drainage. These mitigation measures are expected to be fully funded over the lifetime of the development by developers, including provision for ongoing maintenance.

6.29 It is important that these principles are adopted by development so that it can properly manage flood risk and, where possible, contribute to a reduction in existing flood risk. A common example of a measure which provides a short-term solution but is often seen to have detrimental impacts over the long term is culverting of open watercourses. Culverts often become blocked and reduce the effectiveness of the watercourse in diverting water during significant rainfall events (such as in 2007, 2009 and 2014).

Innsworth viewed from the west with A38 in the foreground, 16th February 2014 (credit: Innsworth Parish Council)

6.30 Much work has been done since that time by the relevant authorities and agencies with respect to flood alleviation, not least the long overdue maintenance work on local ditches and watercourses.

Flooding in Churchdown on the Golden Valley A40 by-pass between Gloucester and Cheltenham, 20th July 2007 (credit: Gloucester Citizen)

6.31 Additionally, a revised and updated Tewkesbury Flood and Water Management Supplementary Planning Document was adopted in 2018.

POLICY CHIN12: FLOOD MITIGATION

A. Due to the levels of flood risk (fluvial and surface water) in Churchdown and Innsworth, development proposals are expected to demonstrate that they will not worsen the existing risks to the drainage network through the use of effective modern solutions. For surface water drainage, this means demonstrating that all reasonable and sustainable options have been considered in accordance with the surface water hierarchy.

B. New development which is required to deliver flood mitigation measures and an accompanying ongoing management plan must ensure that this management plan includes the following:

- **i. Details of how the scheme will be professionally serviced in perpetuity.**
- **ii. What resources will be required and how these will be provided to maintain good level of flood defence, water storage, enhancements to the landscape and wildlife habitat, as appropriate (and specifically meeting the requirements of Policy CHIN11).**
- **iii. Opportunities for safe access, leisure and participation by local people to care for and enhance the scheme (and specifically meeting the requirements of Policy CHIN11).**

C. Existing open watercourses should not be culverted except where essential to provide access. Where feasible, opportunities to open up culverted watercourses should be sought to reduce the associated flood risk and danger of collapse whilst taking advantage of opportunities to enhance biodiversity and green infrastructure, as required by Policy CHIN11.

6.32 The following community actions have been identified as important. These will be taken forward by the Parish Councils:

- Promote flood prevention through commenting on and challenging proposed developments which could increase flood risk.
- Ensure publicly funded car parks and areas of hard standing incorporate permeable surfaces.
- Support community initiatives both within the Neighbourhood Area and in the locality to effectively support water management, eg, by retrofitting ponds and encouraging the use of permeable materials.
- Develop an appropriate monitoring and maintenance programme in respect of existing culverts within the Neighbourhood Plan Area, including lobbying of relevant authorities to ensure clearance of debris and vegetation as and when required.

6.33 The Parish Councils also wish to state their commitment to working with the relevant authorities and agencies to achieve:

- reporting of accurate, detailed and up to date information on flooding events, whether caused by river flooding or surface water flooding;
- provision of specific measures to mitigate risk of flooding in respect of both new and existing development, using public funds and developer contributions;
- effective maintenance of flood alleviation measures/SUDs.

Important views

6.34 The high quality environment that is part of Churchdown and Innsworth is best appreciated from Churchdown (Chosen) Hill. The community was very clear as part of the engagement on the Neighbourhood Plan, that the view to and from Chosen (Churchdown) Hill was greatly valued. This is not to say that there are no other views of importance to the community, but that Chosen (Churchdown) Hill provides one of the best views and backdrops to Churchdown and also to parts of Innsworth.

6.35 As is noted on p25 of the Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis 2013[6], 'Chosen Hill is a prominent visual landmark of ecological, historic and recreational importance. Residential development has not significantly encroached to the foot of the hill, with only Churchdown abutting the area.' It goes on to say that 'Chosen Hill is a distinct landscape feature visible from all surrounding landscape. *Views from the hill can be locally interrupted by woodland, the covered reservoirs and the church but are generally panoramic and extensive.*'

[6] Gloucester City Council, Cheltenham Borough Council, Tewkesbury Borough Council (2013) *Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis*

View of Chosen (Churchdown) Hill from Pirton Lane, Churchdown (Credit: Ann Smith)

View from Chosen (Churchdown) Hill towards Brockworth (Credit: Ann Smith)

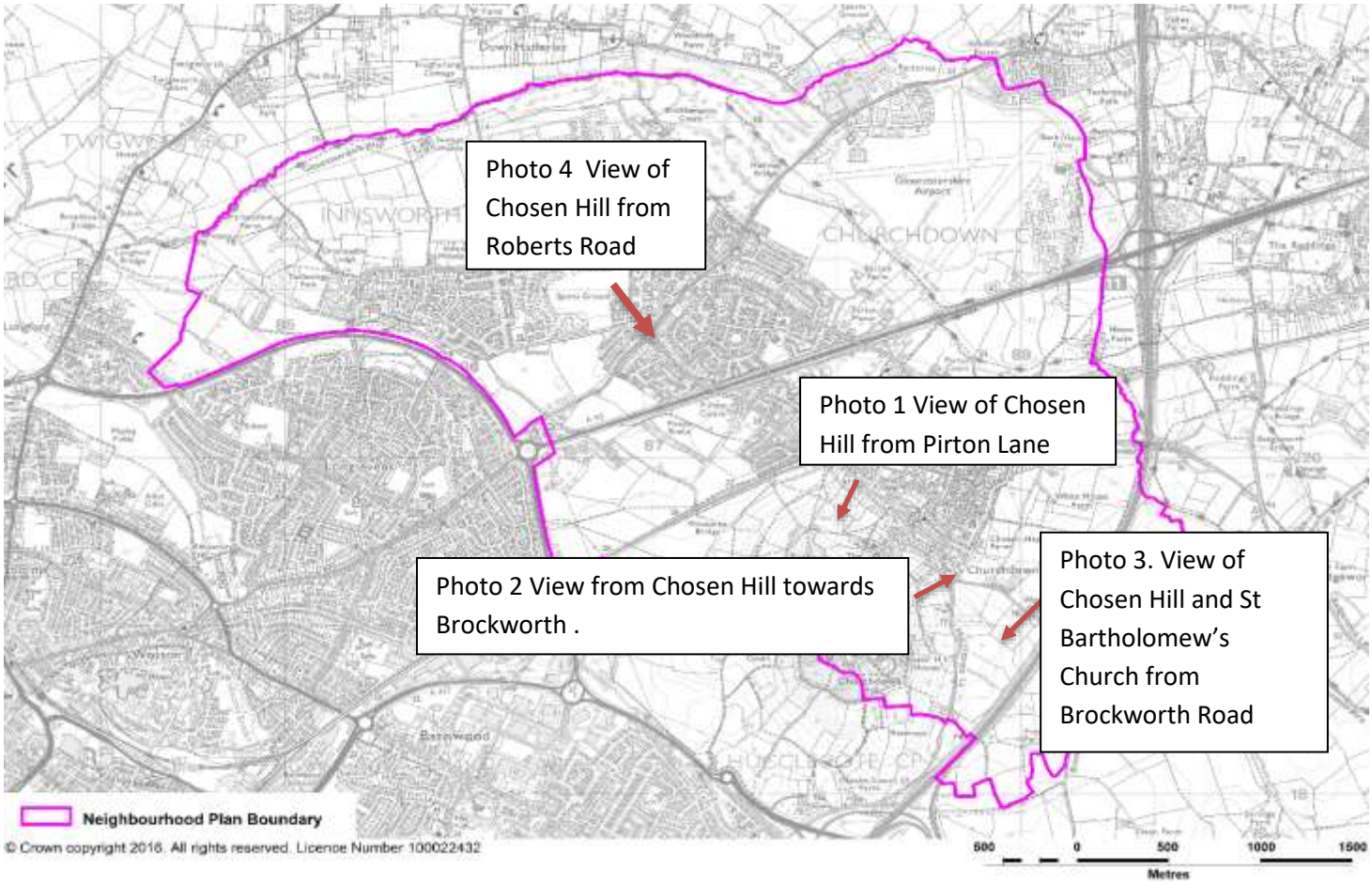
View of Chosen (Churchdown) Hill and St Bartholomew's Church from Brockworth Road, Churchdown (Credit: Ruth Warne)

View of Chosen (Churchdown) Hill from Roberts Road, Innsworth (Credit: Ruth Warne)

POLICY CHIN13: VIEWS TO AND FROM CHOSEN (CHURCHDOWN) HILL

Chosen (Churchdown) Hill is a prominent visual landmark of ecological, historic and recreational importance. Development proposals should maintain the local landscape character as identified in the Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis 2013. Proposals which have a negative impact on views to or from Chosen (Churchdown) Hill as identified on the map at Figure 6.2 will be resisted.

Figure 6.1 – Views to and from Chosen (Churchdown Hill)



7 MOVEMENT

7.1 There is a recognition within the community of Churchdown and Innsworth that the growth in population means that more concerted efforts need to be made to travel by means other than the car. Without this, the existing traffic situation will become exponentially worse. This brings with it the related problems of air pollution, and CO_2 and NO_x emissions.

7.2 There is a need for people to make more of their journeys by public transport and also, in particular, on foot and by bicycle. Short distance trips within the community can particularly be made in this way. To encourage more people to do this, there need to be good, safe routes for pedestrians and cyclists which represent a credible alternative to travel by car.

Sustrans Cycle Route NCN41, bottom of Churchdown Park

The 'Ash Path' - an important route between Churchdown and Innsworth

The public right of way running parallel to the golf course and Tudor Mead Park – a pleasant walking route

7.3 Particular issues raised by the community as to why they don't walk or cycle as much as they could were:

- Footpaths are not kept clear and maintained, and are often used by cyclists, making pedestrians feel unsafe.
- Cycle routes are not maintained to a high standard and when hedge cutting is done the brash is not removed causing a hazard and inconvenience to cyclists whose tyres are frequently punctured. This acts to deter use of cycle paths.
- Cycle routes, including those in the National Cycle Network, are frequently interrupted at points on the road network where the dangers for cyclists are highest.
- There are insufficient dedicated pedestrian crossings in the right locations.

Flooding in NCN41 underpass under A40

Steep slope with chippings which can puncture tyres - NCN41 underpass under A40

A narrow 'urban' path makes pedestrians feel unsafe

The only crossing between the traffic lights along Cheltenham Road East

Cycling and walking

Glevum Way and NCN41 at entry to Churchdown Park

7.4 To inform the Neighbourhood Plan as to the best possible solutions, Sustrans was commissioned to undertake a 'Movement of People' study. This identified the key corridors of movement for people shown in Figure 7.1. This was not only within Churchdown and Innsworth but also to the larger centres of Cheltenham and Gloucester.

7.5 Key routes and locations for improvement are described below:

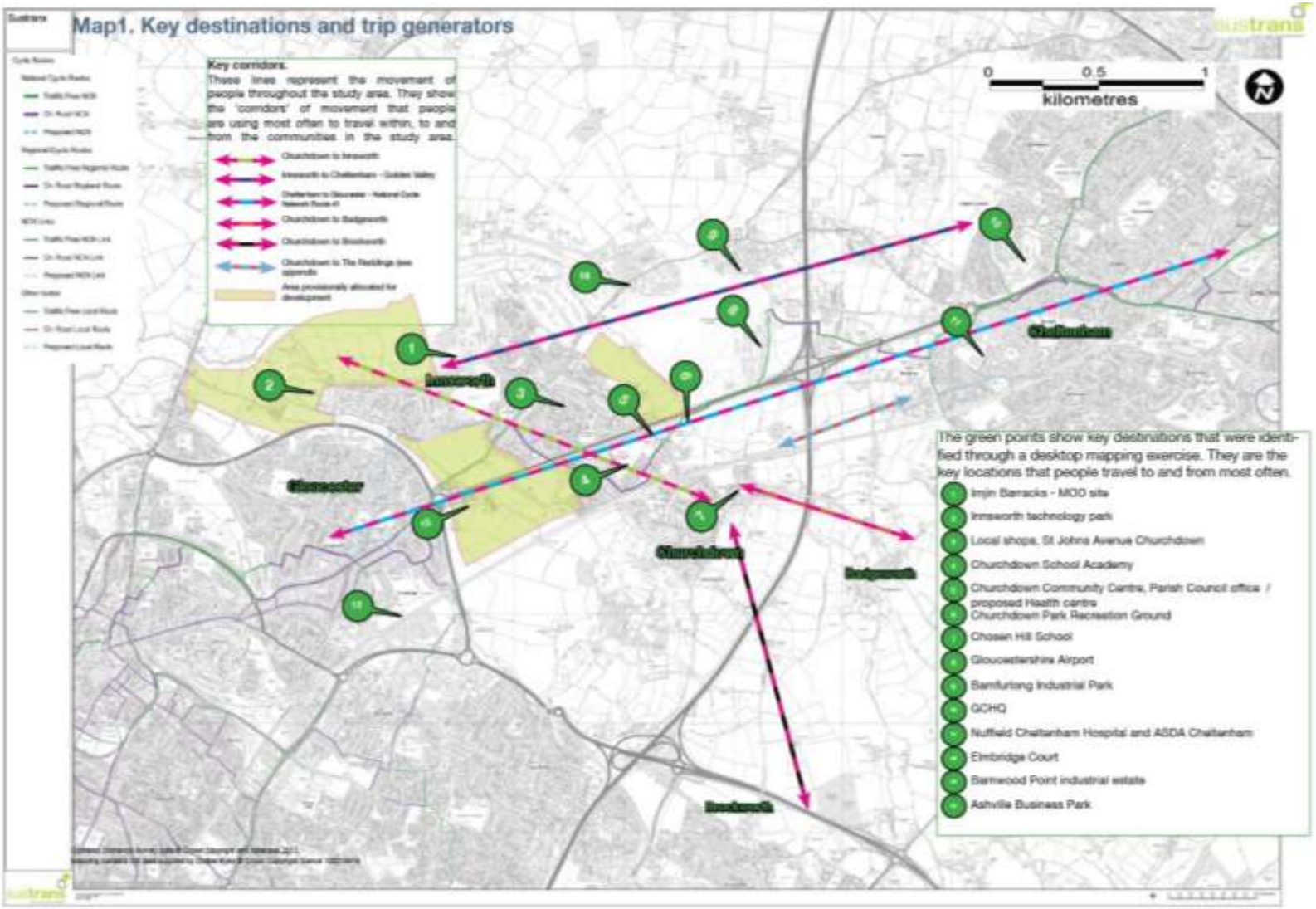
a. Upgrade the Ash Path

The existing 'Ash Path' (ECN66 – 'Whelan's Way') from Luke Lane to Parkside Close provides a valuable traffic-free route between Churchdown and Innsworth, where it connects with existing quiet roads to the Innsworth Technology Park. To make it all-weather, it should be upgraded and widened to a sealed surface 3 metres wide, and with lighting (designed for low impact on wildlife) for safety and security after dark. There is already an existing access point to Parkside Close, and the Ash Path could link the proposed new housing development to Innsworth and Churchdown. This has been costed by Sustrans at between £150,000 and £200,000.

b. Cycle track on Innsworth Lane

Innsworth Lane is an obvious direct link to Innsworth Technology Park and Longlevens, but it is 40 mph. There is room to construct a cycle path along this route, which would also relieve congestion expected from the proposed Innsworth housing development.

Figure 7.1: Key corridors of movement

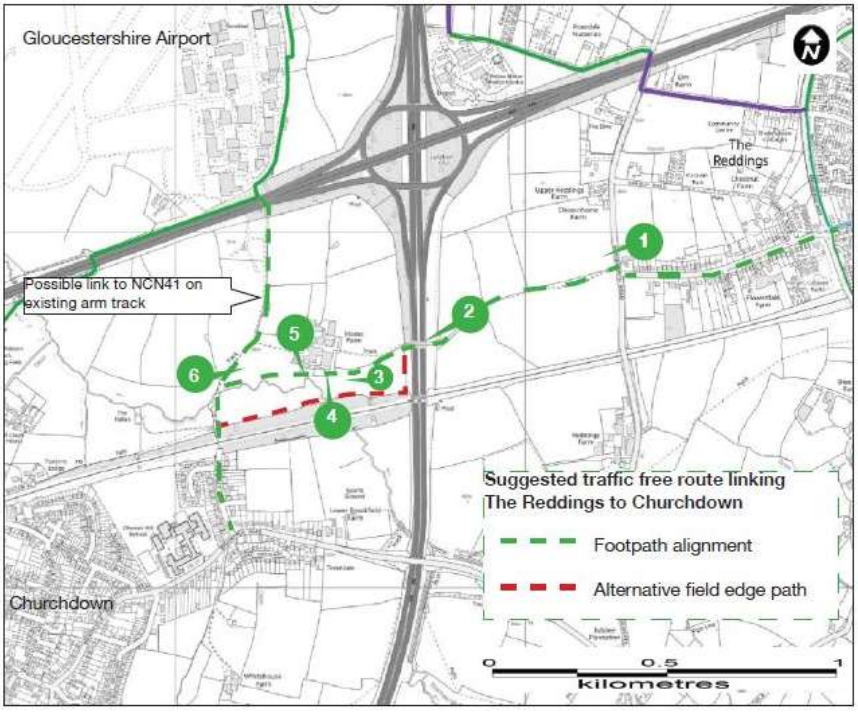


Source: Sustrans (2016) Movement of People, for Churchdown and Innsworth Neighbourhood Plan Group

c. Churchdown to Cheltenham via the Reddings

This would be a direct traffic-free route between Churchdown and The Reddings, and thence to Cheltenham. The present route via the airport and Bamfurlong Lane is circuitous, and has 50 mph traffic, as does the alternative via Brookfield Lane and Badgeworth Lane. This direct route would be much safer, and especially valuable to children at Chosen Hill School who live in The Reddings. It would use a farm traffic bridge over the M5 and follow the route of a public footpath. This route could also link to the airport via the A40 underpass (see Figure 7.2).

Figure 7.2: Suggested traffic-free route linking The Reddings to Churchdown



Source: Sustrans 2016

d. Elmbridge Court to Arle Court along the A40

The proposed Elmbridge Court Park & Ride will have cycle access to Gloucester. This is an opportunity to create a direct link between Pirton Lane and the Park & Ride. A new path could be built along the field boundary south of the A40 to Pirton Lane. East of there, the path would be on Highways England (HE) land. It could link to Churchdown School Academy, where the existing pathway could be widened through to Station Road. There is an existing route through Churchdown Park and alongside the A40, which is already well used. However, to bring it up to modern standards, it needs a new all-weather sealed surface, removal of barriers and gates, and easing of the slope on the northern side of the underpass below the A40. There can also be links to Churchdown Village, through the proposed housing development to Pirton Lane near John Daniels Way (A2).

e. Innsworth to Cheltenham Golden Valley, along B4063

The B4063 is a natural route between Churchdown, Ashville Business Park, Bamfurlong Industrial Park, and the Golden Valley roundabout. But the B4063 is 50 mph, busy, and suffers congestion during rush-hour, so a cycle route would ease congestion and benefit the 94 bus. There is space for a traffic free route along the edge of the carriageway, with traffic and cyclists separated by a verge.

7.6 For each of these corridors, specific opportunities for improvements to the existing infrastructure were identified with a view to encouraging more people to walk or cycle for their daily journeys to school, to

work and for trips to local services. As a result, a number of key routes and specific improvements have been identified which will improve the potential for greater levels of walking and cycling. For any new development which does come forward – in particular the strategic allocations – safe footpath and cycle path access must be provided to link in with these key routes. Without this, new developments will be isolated from the footway and cycleway network and will therefore become car-dependent estates.

7.8 Where improvements are needed, contributions received from the Community Infrastructure Levy (CIL) will be used to part-fund these and lever in match funding from other sources.

POLICY CHIN14: PEDESTRIAN AND CYCLE MOVEMENT ROUTES

A. It is essential that people can travel safely to the shops, public transport facilities, schools and other important facilities and amenities serving Churchdown and Innsworth. Where appropriate, new developments should ensure safe pedestrian and cycle access and, where achievable, link up with existing footways and cycleways that directly serve the Movement Routes.

C. Proposals should be designed to encourage cycling and walking as an alternative to driving.

D. Development proposals should, where necessary, be supported by a Transport Assessment or Transport Strategy which assesses the impact on Movement Routes and provides a strategy to mitigate the impact of additional traffic movements on the safety and flow of pedestrian access.

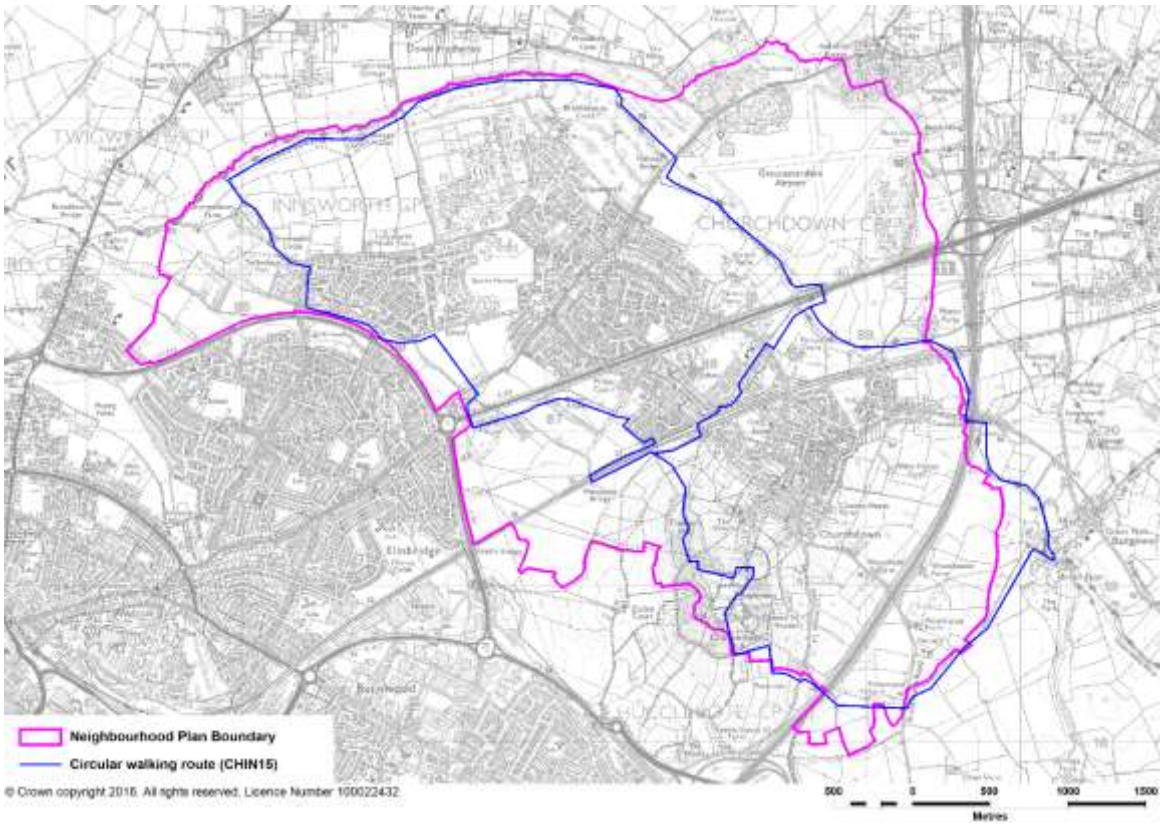
Priority is given to proposals which appear most likely to encourage cycling and walking as an alternative to driving.

Circular walking route

7.9 A common theme raised by the community was that walking routes should also be for pleasure. This links in strongly with the Environmental theme of the Neighbourhood Plan, with many people identifying that there should be more opportunities to enjoy Churchdown and Innsworth's rich natural environment.

7.10 Work with the community identified a broad route for a circular walk that would take in some of the key natural features of the area. This will also help to integrate the strategic developments into the wider environment. The location of the circular walk is shown in Figure 7.3.

Figure 7.3: Proposed route circular walk



Source: Sustrans 2016

7.11 In taking this forward, it will be important to work with voluntary groups, which are seeking to improve off-road networks across the wider area.

7.12 Funding will come from a number of sources. These include grants from organisations such as the Heritage Lottery Fund, through the Local Transport Plan and other funding streams available through Gloucestershire County Council (as the highways authority) and through developer contributions.

POLICY CHIN15: PROVISION OF CIRCULAR WALKING ROUTE

In order to provide improvements for access and leisure purposes, proposals to provide a dedicated walking route around the parishes of Churchdown and Innsworth will be supported.

Highways

7.13 The location of the Neighbourhood Area between the major settlements of Gloucester and Cheltenham means that it is easily accessible to a number of strategic road routes. These include the M5 motorway (with both junctions 11 and 11a adjacent to the boundary of the Area), the A40 (which runs directly through the Area), the A417 (which links the M5 and A40 immediately to the west of the Area) and the A38 (which runs to the west and north towards Tewkesbury). As a result of these linkages however, significant volumes of traffic travel through and close to the Area, which often results in congestion, particularly at the major junctions. For the residents of Churchdown and Innsworth, making anything other than a local journey by

car almost certainly requires using one of these strategic routes and therefore facing the congestion which is created mainly by traffic seeking to access either Gloucester or Cheltenham.

7.14 This is reinforced by the Gloucestershire Local Transport Plan (LTP), which identifies these routes as 'national links' in its Link and Place Spectrum. These are defined as strategic routes whose function is for traffic only and which have 'mainly no community interaction'. Only the B4063 (Cheltenham Road East) and Innsworth Lane are classified as 'suburban links' which are busy routes serving residential and commercial areas, characterised as creating 'more significant interactions between highway users and place'. The LTP encourages communities to use the Link and Place Spectrum to inform the development of neighbourhood plans.

7.15 One of the major challenges for the delivery of the strategic allocations in the JCS will be the management of vehicular traffic accessing both these strategic routes ('national links') and the key local routes ('suburban links'), particularly at peak periods. Work undertaken to inform the development of the JCS[7] looked at a number of key junctions on the strategic network, including the A40/A38, the A40 Elmbridge roundabout and the M5 junction 11 (with the A40). All of these were identified as operating at capacity in 2014. The JCS was declared sound and adopted in 2017 on the basis that the package of transport measures identified would adequately mitigate the impacts of the growth created by the delivery of the strategic allocations on the road network.

7.16 Policy A1 in the JCS requires the strategic allocation at Innsworth and Twigworth to:

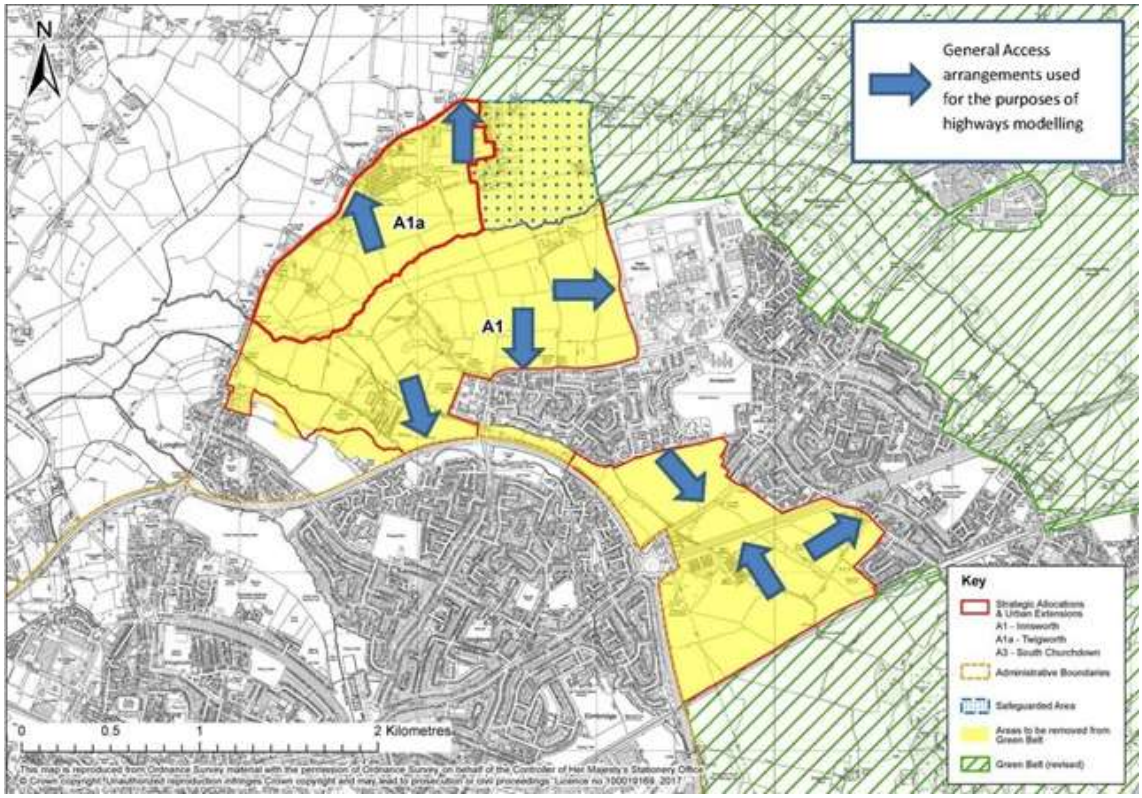
- deliver primary vehicle access from the A38 and Innsworth Lane;
- explore the delivery of a new main junction onto the A40;
- explore the potential for a highway link through both the Innsworth and Twigworth sites linking the A38 and A40.

7.17 Policy A2 in the JCS requires the strategic allocation at South Churchdown to:

- deliver primary vehicle accesses from the B4063 Cheltenham Road East and Pirton Lane;
- explore the potential for a new access junction to the site from the A40.
- These are shown in Figure 7.4 below:

[7] Atkins (2014) *Joint Core Strategy: JCS Model Output Report v7*, for Gloucestershire County Council

Figure 7.4: Location and access points for the strategic allocations



Source: JCS Transport Strategy

7.18 The creation of these new junctions will provide access to and from the strategic allocations for residents and businesses. It will also provide access for other users, with the result being an expected increase of vehicular traffic on many of the routes through the Neighbourhood Plan Area, including these suburban links.

7.19 Engagement with the community to inform the development of the Neighbourhood Plan identified that most people considered the morning peak to be the worst time of day as regards congestion. Many people identified a major factor being the two large senior schools in Churchdown, with a great number of students travelling in from the surrounding area.

7.20 The following concerns were identified during community engagement in 2014 and confirmed by a survey of 120 residents in September 2017:

- Volume of traffic throughout the parishes, but particularly on the following roads:
    - Cheltenham Road East (B4063)
    - Innsworth Lane
    - Pirton Lane
    - Parton Road (blocking access to St John's Ave)
    - Albemarle Road
    - Drews Court
    - Brookfield Road
    - Station Road

- Congestion at the Hare and Hounds junction (B4063 Cheltenham Road East with Innsworth Lane and Parton Road)
- School traffic around Chosen Hill and Churchdown Schools (the senior schools)

7.21 The JCS Transport Strategy Evidence Base supported this, identifying the B4063 Cheltenham Road East as one of the routes where, as a result of congestion, traffic speeds were most significantly reduced, particularly at peak periods, when compared with the speed limits for the road.

7.22 As a result, four particular junctions have been identified at which significant volumes of traffic are experienced, particularly during the morning peaks when many people are taking children to the schools in the Area. In light of the proposed locations for strategic growth, coupled with other growth already in the planning pipeline and likely to come forward in the Area over the plan period, there is the potential for unacceptable impacts at the following junctions:

- B4063 Cheltenham Road East with Innsworth Lane and Parton Road (Hare and Hounds junction) – one of the key suburban links identified in the LTP Link and Place Spectrum.
- Pirton Lane and Cheltenham Road East
- Pirton Lane and Station Road
- Albemarle Road and Brookfield Road
- Pirton Lane and Winston Road

7.23 When proposals on sites within the Area come forward, it will be particularly important that they are able to demonstrate that they will not have a severe detrimental impact on any road junctions, including the five identified junctions.

7.24 In order to consider the cumulative impacts, any Transport Assessment or Transport Statement will need to provide a common methodology that relates to previous assessments or statements.

POLICY CHIN16: HIGHWAY CAPACITY AT KEY ROAD JUNCTIONS

All Transport Assessments (for larger sites) or Transport Statements (for smaller sites) - as required by Para 111 of the National Planning Policy Framework - should address to the satisfaction of the highway authority the cumulative transport impact on road junctions, in particular including the following, identified on the Policies Map:

a. B4063 Cheltenham Road East with Innsworth Lane and Parton Road

b. Pirton Lane and Cheltenham Road East

c. Pirton Lane and Station Road

d. Albemarle Road and Brookfield Road

e. Pirton Lane and Winston Road

7.25 The Parish Councils are committed to working with the relevant authorities and agencies, as specifically recognised in the Gloucestershire LTP policies. to identify priorities for enabling development (Policy LTP PD 4.5) and to address road safety (Policy LTP PD 4.6). For the communities of Churchdown and Innsworth, the priorities are that the following are addressed:

- Undertake detailed investigations to properly understand the likely amount of extra traffic generated by new developments – Policy LTP PD 4.4 (Maximising investment in the highway network) and Policy LTP PD 4.5 (Enabling development).
- Identify and develop specific measures (engineering, enforcement and/or education, as appropriate) to improve the roads, traffic management and improvements to public transport, using public funds and developer contributions. This includes exploring measures to reduce congestion resulting from school traffic, including increased use of alternatives to the car – Policy LTP PD 4.5 (Enabling development) and Policy LTP PD 4.6 (Road safety).
- Identify and develop specific measures to reduce traffic speeds in residential areas – Policy LTP PD 4.6 (Road safety) and Policy LTP PD 4.8 (Pedestrians).
- Improve the capacity and traffic flow of the Hare and Hounds junction as a priority project – Policy LTP PD 4.4 (Maximising investment in the highway network). This should include consideration of widening of Parton Road at the junction.
- Improve the maintenance of roads and identify priorities for improvements.

8 NON-POLICY ACTIONS

Table 8.1: Non-land use issues to be addressed

Issue	Possible actions	Lead agencies	Supporting partners
Built Environment and Design			
Damage to grass verges and grassed areas from vehicles	Educate drivers and enforce against car owners where possible Installation of bollards and/or fencing Design to deter vehicle access to grassed areas	GCC, Police GCC, TBC, Severn Vale, or other land owner TBC	Parish Councils Parish Councils GCC
Shopping areas poorly maintained	Encourage owners of shop premises at Kestrel Parade and St John's Ave to clean up and keep the area well maintained (to include lining of parking bays) Design for low maintenance in new build, paved areas in front of shops to be in public ownership	Parish Councils TBC	TBC
Perceived lack of suitable accommodation for old people	Ensure a range of suitable accommodation is provided for old people, including bungalows.	TBC	Housing associations, Parish Councils
Improve use of renewables	Identify initiatives and actions to encourage wider use of renewable energy options by domestic and business users	TBC	Parish Councils
Community Infrastructure			
Lack of Bank	Support any initiative(s) for reinstatement of a bank.	TBC	Parish Councils
Litter	Provision of more bins in appropriate locations Sustain and/or increase frequency of litter picking and collection	Parish Councils TBC	TBC
Dog mess	(1) Provision of more dog bins in appropriate locations (2) Education of public to pick up dog mess (3) More signs and enforcement against irresponsible dog owners	Parish Councils TBC Parish Councils, TBC	TBC Parish Councils, schools
Overgrown vegetation on footpaths	Raise awareness of householders' statutory responsibilities, promote enforcement action as necessary	Parish Councils	GCC
Maintenance and improvement of parks and play areas	(1) Presence of litter – provision of more bins/more frequent litter picks/educate people to take litter home. (2) Grass cutting – increase frequency and pick up cut grass where appropriate (ie, areas of high recreational use, eg, for ball games), but note that certain areas are mown less frequently, such as meadows.	Parish Councils Parish Councils	TBC

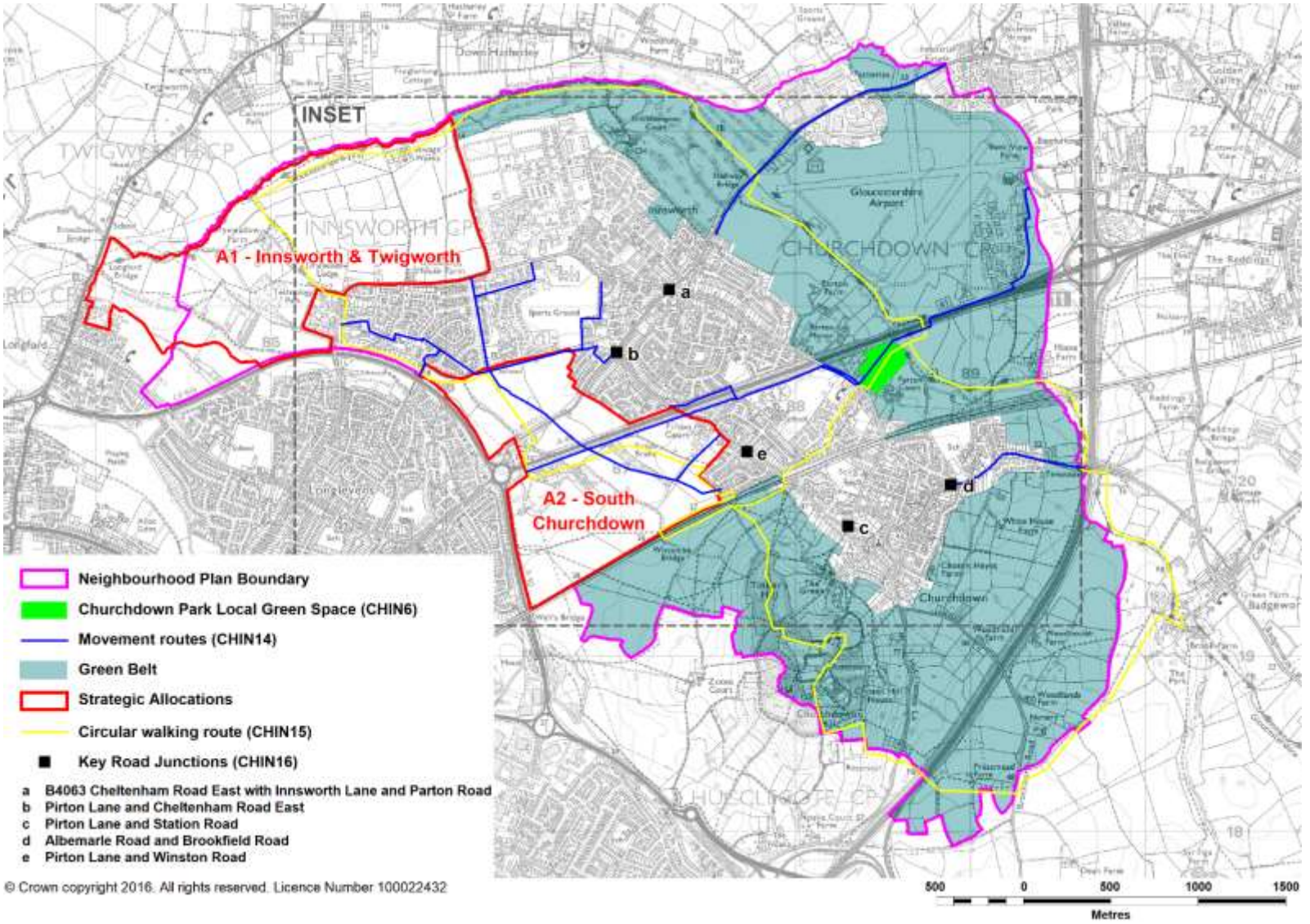
Issue	Possible actions	Lead agencies	Supporting partners
	(3) Make improvements to the environmental quality of Innsworth Park.	Innsworth Parish Council	
Community Events	Explore opportunities to meet expressed wishes for village fete/events/street parties/events "throughout Churchdown" (not just at Churchdown Park)	Parish Councils, community organisations	TBC
Community Events	Identify demand for community events in Innsworth	Innsworth Parish Council	TBC
Shortage of places for Catholic primary school education	Explore opportunities for increasing number of school places (specific request from St Mary's School)	GCC, Clifton Diocese	St Mary's School
Insufficient activities for CYP	Promote activities and clubs for children, particularly in Innsworth	Parish Councils, community centres, Churches	TBC
Lack of pub in Innsworth	Explore opportunities for establishment of a pub in Innsworth	TBC, developers	Parish Councils
Lack of police station and insufficient police/PCSO presence	Investigate options to improve police presence, lobby for neighbourhood policing to be reinstated.	Parish Councils	Police
Long standing desire for swimming pool	Provision of a swimming pool in the neighbourhood area not considered achievable, there are swimming pools within 15 minutes' drive time. Alternative is provision of swimming lessons and leisure trips for CYP by schools and Parish Councils/CYP organisations in school holidays	Schools	Parish Councils, CYP orgs (e.g. Scouts/Guides)
Limited range of shops	Explore opportunities to increase the number and range of local shops in both Churchdown and Innsworth	TBC	Parish Councils
Lack of village centre in Churchdown	Promote any initiatives to create village centre in mid Churchdown	Parish Councils	TBC
Desire for a Church in Innsworth	Investigate possibility of establishing a Church in Innsworth	Church authorities	TBC, Parish Councils
Concern for future of fishing lake in Innsworth	Protect the fishing lake; investigate options for provision of more facilities for fishing	TBC	Developers, Parish Councils
Desire for train station	Support any proposals for reinstatement of station in Churchdown or provision of a Parkway Station	Parish Council	GCC, TBC
Improved facilities for sport and fitness	Support any initiatives for provision of better facilities for sport, eg, MUGA (e.g., at Tudor Mead), running track, basketball courts, tennis courts. Explore potential for better use of school sports facilities outside of school hours. Assess demand for additional outdoor exercise equipment.	Parish Councils	TBC, developers, grant funders
Burial land	Identify options and pursue any options for purchase of burial land.	Parish Councils	GCC
General upkeep	Foster a sense of civic pride	Parish Councils	TBC

Issue	Possible actions	Lead agencies	Supporting partners
Improve community action and cohesion	Support volunteer groups and organisations, eg, grants, publicity, networking	Parish Councils	Community Centres
Natural Environment			
Desire for community garden, meadow, flowers, sensory garden and tree planting, including woods	Explore opportunities for more planting of flowers and trees in parks and on grass verges, including use of bee friendly plants. Organise community planting days. Maintain and enhance existing areas of planting at Churchdown Park. Develop new areas of planting. Identify site(s) to establish new woodland	Parish Councils	TBC, Ubico, GWT. Community groups
Loss of orchards (a key feature of Severn Vale Nature Area)	Promote establishment of orchards of varying sizes on public land and in private gardens, using rootstock appropriate to the plot size.	Conservation charities	Parish Councils, TBC
Desire for more hedgerow planting	Identify opportunities for planting more hedgerows	Parish Councils	TBC, GWT, developers
Loss of ponds (waterscape is key feature of Severn Vale Nature Area)	Encourage creation of more ponds and pond complexes by householders	Conservation charities (inc Pond Conservation Trust)	Parish Councils, TBC
Loss of habitat and threat to insect life	Provision of insect, bee, butterfly houses Education of public in appropriate management of private gardens. Sensitive management by Councils of public land to meet needs of wildlife. Encouragement to farmers to leave arable field margins for insects and birds	Conservation charities Conservation charities GCC, TBC, Parish Councils Glos FWAG	Parish Councils, TBC
Desire for Nature Reserve	Investigate possibilities for establishment of nature reserve, to be dog free, or include a dog free area	Parish Councils	TBC, GCC, GWT
Unattractive entrances to senior schools	Encourage well designed landscaping	Parish Councils	Schools, GCC, TBC
Provision of green space/amenity land on new business parks for recreation for workers	Encourage provision of well designed green space within new business parks, to include areas of planting, orchards ("Helping Hands" days)	Parish Councils	TBC, Developers
Regular cleaning of drains	Press for more regular clearing of drains to ensure network is adequate and does not result in flooding.	Parish Councils	GCC
Movement			
Overgrown footpaths impede walking	Report to appropriate owner/authority for action (being mindful of nesting season) Lobby for adequate funding to address cutbacks on Public Rights of Way	Parish Councils Parish Councils	GCC, TBC GCC, TBC

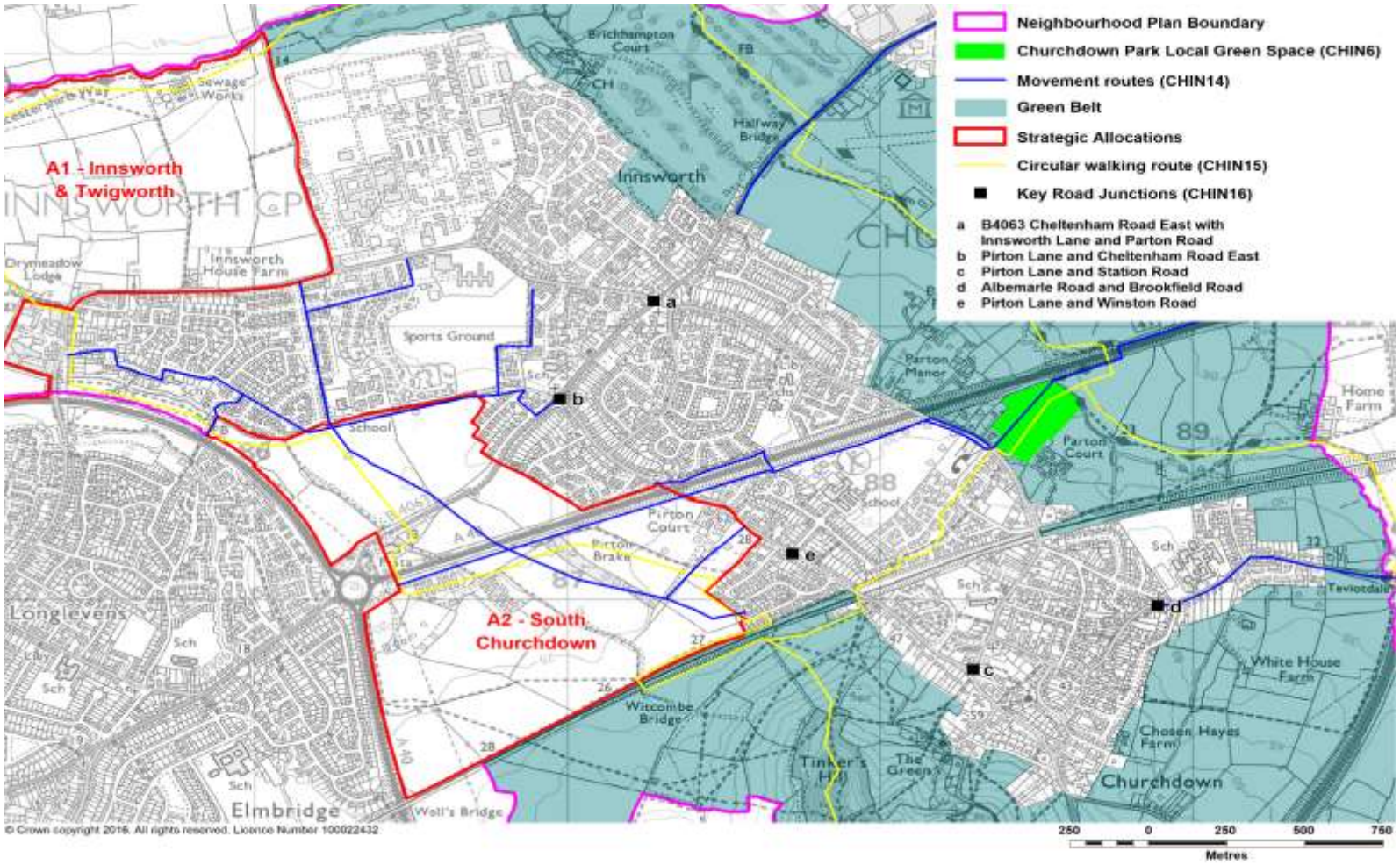
Issue	Possible actions	Lead agencies	Supporting partners
Paths on Chosen (Churchdown) Hill are worn and at times impassable due to mud	Press for adequate maintenance Provide assistance to voluntary groups Consider ways to improve some footpaths, eg, hard surfacing and work with partners to achieve this.	Parish Councils Parish Councils Parish Councils	GCC, landowners Friends of Churchdown Hill GCC
Footpaths (pavements) – poor surface	Review condition of footpaths, work in partnership with Parish Councils to identify areas requiring resurfacing.	GCC	Parish Councils
Cycle lane maintenance	Ensure proper maintenance of cycle lanes	GCC	Parish Councils
Review of existing cycle routes	Review of cycle routes, especially NCN41 by County Council with a view to improving.	GCC	Parish Councils
Road surfacing	Review condition of road surfaces and lobby central government for increased funding to ensure long lasting repairs are effected	GCC	Parish Councils
Traffic calming and safety issues	Identify areas where traffic is speeding and lobby County Council to take appropriate action (eg, signage, engineering). Suggested areas for attention are Springwell Gardens, Parton Road, Pirton Lane, Sandycroft Road, Marleyfield Way, Drews Court, Innsworth Lane)	Parish Councils	GCC, Police
Insufficient parking Illegal/Anti-social parking	Review of grass verges to identify possible locations where parking bays could be made, particularly in Innsworth Enforcement of parking/waiting restrictions, education of drivers with regards to anti-social parking, especially outside schools	Parish Councils Police	GCC, land owners Parish Councils
White lining of Roads	Conduct review of existing lining, then review at regular intervals, and refresh as required.	GCC	Parish Councils
Traffic calming	Undertake review of speed limits as considered necessary, especially in and close to the strategic allocations. Parish Councils to lobby GCC as appropriate.	Parish Councils	GCC
Volume of school traffic	Support any initiatives to reduce volume of school traffic, e.g. car sharing	Parish Councils	GCC, schools
Air pollution from vehicular traffic	Lobby TBC/GCC to undertake monitoring of air pollution levels at key locations and to take action as appropriate	Parish Councils	TBC, GCC
HGV traffic	Undertake monitoring of HGV traffic and lobby GCC to review restrictions and implement new ones as appropriate	Parish Councils	GCC
Pedestrian crossings	(1) Investigate possibility of converting zebra crossing outside Tesco, Cheltenham Road East to a light controlled crossing (2) Consider installation of pedestrian crossing on Pirton Lane for pedestrians crossing from Chosen Way to Winston Road	GCC GCC	Parish Council Parish Council
Frequency of bus service	Review frequency of 97/98 service, especially in the morning, with a view to increasing the	Stagecoach	GCC, Parish Councils

Issue	Possible actions	Lead agencies	Supporting partners
	service, especially on Station/Parton Road for easier access to new Medical Centre. Buses now run every 20 instead of 30 minutes between 9.10 am and 7.40 pm , Monday to Friday , and operate on an hourly business later into the evening. There will be two extra buses on Sundays: one in the morning, and another in the evening. Bus Service frequency & times should be monitored .		
Overspill of stones/gravel from householders' driveways causing hazard to pedestrians and cyclists	Advise householders regarding importance of having works done to correct specification.	TBC	County, Parish Councils
Children and young people			
Expressed wishes to see more animals and birds	Explore opportunities for establishment of nature reserve(s) Arrange trips to zoos, safari parks, farms and St James City Farm	Parish Councils Parish Councils, Schools, Community Orgs	TBC, GCC
Future of GL3 Community Hub	Sustain activities for CYP at the Hub	Parish Councils	TBC, GCC, grant funders
Desire for scooter park	Conduct research to define the requirement and consider providing a scooter park either at existing park or at new park within strategic allocation	Parish Councils	TBC, developers, GPFA, grant funders
Desire of teenagers for biking facility	Conduct research to define the requirement and consider providing a biking facility (eg, dirt track, BMX track) within existing park or at new park within strategic allocation	Parish Councils	TBC, developers, GPFA, grant funders
Desire for water park and fountain	Consider provision of water play area within existing park or at new park within strategic allocation	Parish Councils	TBC, developers, GPFA, Grant funders
Desire for sculpture/statues	Consider installation of public art	Parish Councils	TBC, Schools
Desire for newer play equipment/ improved play areas	Survey existing equipment and consider provision of new play equipment	Parish Councils	TBC, developers, grant funders
Desire for "exciting" play equipment	Consider provision of adventure playground, zipwire and/or other equipment which is exciting for children	Parish Councils	TBC, developers, grant funders

9 POLICIES MAPS



10 INSET MAP


Neighbourhood Plan Boundary
Churchdown Park Local Green Space (CHIN6)
Movement routes (CHIN14)
Green Belt
Strategic Allocations
Circular walking route (CHIN15)
Key Road Junctions (CHIN16)
a B4063 Cheltenham Road East with Innsworth Lane and Parton Road
b Pirton Lane and Cheltenham Road East
c Pirton Lane and Station Road
d Albemarle Road and Brookfield Road
e Pirton Lane and Winston Road
A1 - Innsworth & Twigworth
A2 - South Churchdown
Innsworth
Sports Ground
Pirton Court
Pirton Brake
Witcombe Bridge
Longlevens
Elmbridge
Churchdown
Parton Manor
Parton Court
Home Farm
White House Farm
Chosen Hayes Farm
Tinker's Hill
The Green
Brickhampton Court
Halfway Bridge
Innsworth House Farm
Drymeadow Lodge
Sewage Works
Teviotdale
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250 0 250 500 750
Metres

Glossary

- **Community Infrastructure Levy** - A charge per square metre on the net additional floor area constructed on a site. CIL charges can be differentiated in a number of different ways, with the most common way being by type of development, eg, residential, retail, commercial, etc. CIL pays for the additional cost burden to the Council and the community of the building, such as health, education, roads, library, open spaces, waste and other services. Parishes with a Neighbourhood Plan can keep 25% of CIL to spend as they choose on addressing the needs arising from growth.
- **Fruity street** – Incorporation of fruit trees, particularly in a linear arrangement, into urban landscaping (whether public or privately owned), for the benefit of people and wildlife.
- **Forage trail** – Inclusion of trees, shrubs and other plants bearing edible fruits and nuts for people and wildlife to pick and eat.
- **Infrastructure** - A broad term to describe the things which make places acceptable for people to live in. Services to land include road and utilities such as power and water; services to people include schools, GP surgeries, community facilities etc.
- **NPPF** - National Planning Policy Framework, a document that sets out national planning policy. All neighbourhood plans must have due regard to it.
- **Pocket orchard** – A small orchard situated on a patch of spare ground.
- **Swale** - Drainage pond for surface water.

Appendix A Examples of good and bad design and particular design features

The following photos show the houses which scored the highest in respect of their design (out of a total of 40 designs):

Modern House, Parton Road, Churchdown

Estate type houses, Highgrove Estate, Churchdown

Rustic farmhouse style, The Green, Churchdown

Estate type house, Highgrove, Churchdown

Large detached house, Innsworth Lane, Innsworth

Modern House, Morley Avenue

Westfield Estate, St John's Avenue, Churchdown

Sandycroft Road, Churchdown

People were clearly flexible as to whether the house looked modern or more traditional, though there is a clear preference for pitched roofs. They expressed a preference for variety and that the new houses be in keeping and have character and not be like "rabbit hutches". There was a liking for red brick (but not too dark), render, timber and Tudor style. Most of the houses chosen had attractive greenery around them. There was a liking for wood effect used as a feature, some symmetry and not too "fussy" in appearance. There is a clear delineation between public and private space. There is clearly no objection to estate type houses. The styles range from mock Tudor to half-rendered, fully rendered and brick, but all present a 'softer' front to the road by having the facades broken up by lean-to single storey porches and/or bay windows, etc.

Residents did not like flat fronted houses, tall and narrow houses, the chalet style, '60's boxes' and terraced housing, and also did not like modern style community buildings with barrelled or flat roofs.

Churchdown Community Centre, Parton Road

60's chalet style, Yew Tree Way area

Innsworth Community Hall, Rookery Road

Westfield estate, St John's Ave, Churchdown

Pirton Lane, Churchdown

Churchdown Day Nursery, Parton Road

The Hive, Innsworth

Albemarle Road, Churchdown

Looking at these photos there is an absence of 'softening features'. The façade is flat or relatively flat, sometimes with dominant square shapes. The face that is presented to the public realm is quite harsh, with a literal absence of relief.

The photograph below shows a new build on Cheltenham Road East, which was not included in the consultation on built environment, but which many people have subsequently remarked is unattractive due to the flat façade.

New build flat façade, gives dull appearance, Cheltenham Road Estate

Illustrated below are houses in Innsworth which originally had flat facades, but to which porches were added which give interest.

Later addition of porches to relieve flat façade, Innsworth Lane, Innsworth

Comments were made during the consultation that people do not like tall and narrow houses which can be oppressive, cut out light and there is often no landscaping, but this does not have to be the case. In the example below, this block of flats is in a corner, where it does not impinge on others.

Manor Farm, Up Hatherley, Cheltenham

Provision should be made for wheelie bins so that they can be placed in a concealed area as they are detrimental to the street scene.

Lovely street scene, wheelie bins detract, Bader Ave Estate, Churchdown

Row of wheelie bins, Highgrove estate mars street scene

Good design for concealing wheelie bins, Tandey Walk, Innsworth, and Oldbury Orchard, Churchdown

Wheelie bins evident at Coriander Drive and Tudor Close, Churchdown

New development (Westfield), Churchdown where wheelie bins are concealed

Local design features

Variegated brick is found in some older buildings in the area, eg, Woodlands Farm, Pirton Court and has been replicated in some newer ones, eg, houses on the old garage site at the junction of Cheltenham Road East and Sandycroft Road, and on development of the old garage site at junction of Church Road and Brookfield Road. The variegated brick is characteristic of not just the Neighbourhood Area but further afield and results from the clay used for the bricks which was dug locally (eg, at the field adjacent to the junction of Brockworth Road and Barrow Hill – the clay varies between yellow, red and blue lias). The use of variegated brick is widespread throughout Churchdown and Innsworth, it has a pleasing, rustic appearance. Use in new build would enhance the character of Churchdown, reflect its history and providing a unifying "motif" for the new developments.

Variegated brick at Sweetbriar House, Chapel Hay Lane

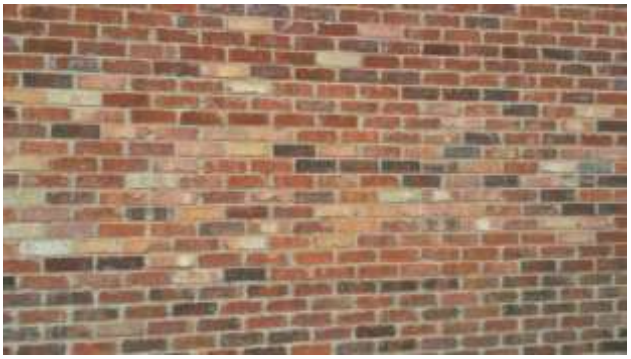
Variegated brick used in new wall, Pirton Lane

Good example of new build using variegated brick and good landscaping, Church Road

Woodlands Farm - old farmhouse rebuilt using old variegated brick and new. Very characteristic of the local brick made from clay dug out in field nearby (Brockworth Road, Churchdown)

Close up of variegated brick at Woodlands Farm

Variegated brick used in new build at Pirton Meadow



Close up of variegated brick at Pirton Meadow

Old Post Office, Brookfield Road

Old Farm House, Brookfield Road

Old Bakery, Church Road

The Plocks, Albemarle Road

Variegated brick used for house and boundary wall, Innsworth Lane

Pirton Court, red brick and render

Pirton Court – old farm buildings with steeply pitched roofs, small windows

New Build, Pirton Meadow, opposite old buildings of Pirton Court, the new design reflects the older farm buildings and is pleasing

Innsworth House Farm – traditional farm building with steeply pitched roofs, small windows and elm boarding

In Innsworth, brick and white/off-white render contrast red features such as tiles and roofs. The contrasting red and white is pleasing and the red lifts the appearance of the houses.

Characteristic red and white/off white, use of red tiles lifts the appearance, Mottershead Drive, Innsworth (housing for military families)

Contrast light render with red roofs and brick, Innsworth (newer private housing)

Pleasing contrast between red brick and render, and feature red brickwork around door contrasts with white render, Innsworth (older semis, private housing)

Mix of brick and render, Nightingale Croft (Severn Vale Housing Association)

Elm boards

Sweetbriar House, Chapel Hay Lane, built in style of old farm buildings as shown below – use of variegated brick and replica elm boards in style of old farm building

Original Farm Buildings, now Sweetbriar House with variegated brick, and mix of materials including timber, stone and brick

Elm boarding on farm building at Pirton Court, Pirton Lane (credit: R Warne)

Appendix B Landscaping in residential developments

An important part of any development is its setting. Green spaces, verges, trees and mixed hedgerows creating colour variation are part of the character of Churchdown and Innsworth.

Contrasting colour, size and shapes of hedges, Innsworth Lane, Innsworth

Mixed hedging brightens the street scene, Bader Avenue estate

Variety of colour in hedging, St John's Ave Estate, Churchdown

Creative landscaping at Highgrove Estate, Churchdown with shaped evergreen shrubs

Soft edges to footpaths and permeable surfacing could help to provide a more natural boundary between public areas and private space. In addition, the application of open front boundaries creates a good impression of space, where the back of the pavement meets a lawn, for example.

Varied landscape features, including some wildness, gives interest, Highgrove Way Estate, Churchdown

Wildness give informal, relaxed feel, Highgrove Way Estate, Churchdown

Trees provide wildness and shade, Old Parton Road

Walls bordering public space give cramped, stark and cluttered appearance, Grove Road area, Churchdown

Open front boundaries are tidy and give an impression of neatness and space, Bader Avenue estate, Churchdown

Use of hedging for boundary is appealing, Tudor Close, Churchdown

Traditional front boundary hedge, softens street scene and provides privacy, Rookery Road, Innsworth

Open boundary to public space, effective use of space, Westfield Court, Churchdown

Rear and side boundaries adjacent to public space should be formed from robust materials such as brick, rather than timber fencing which is both easily damaged and can look weather worn within a short space of time.

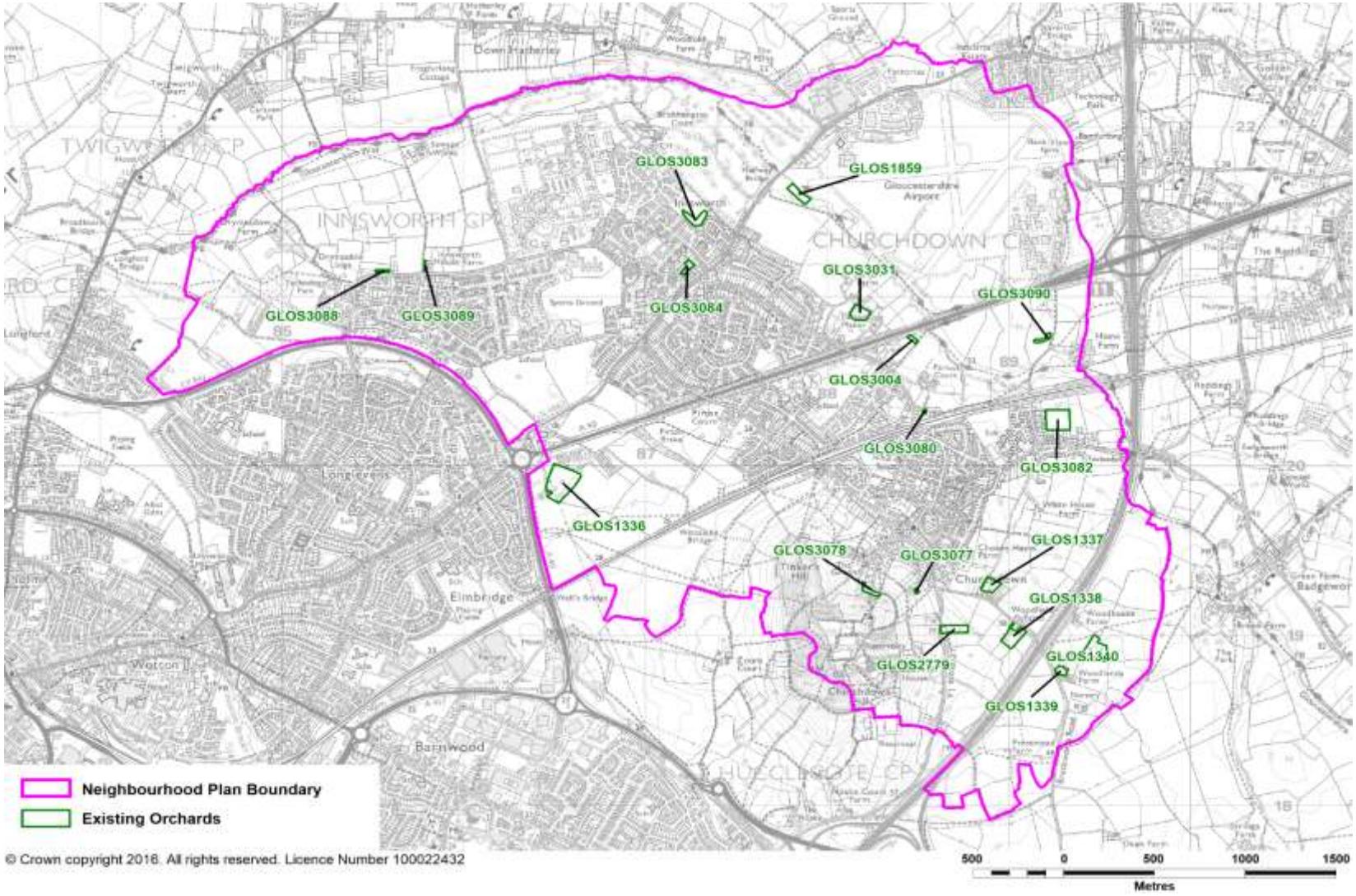
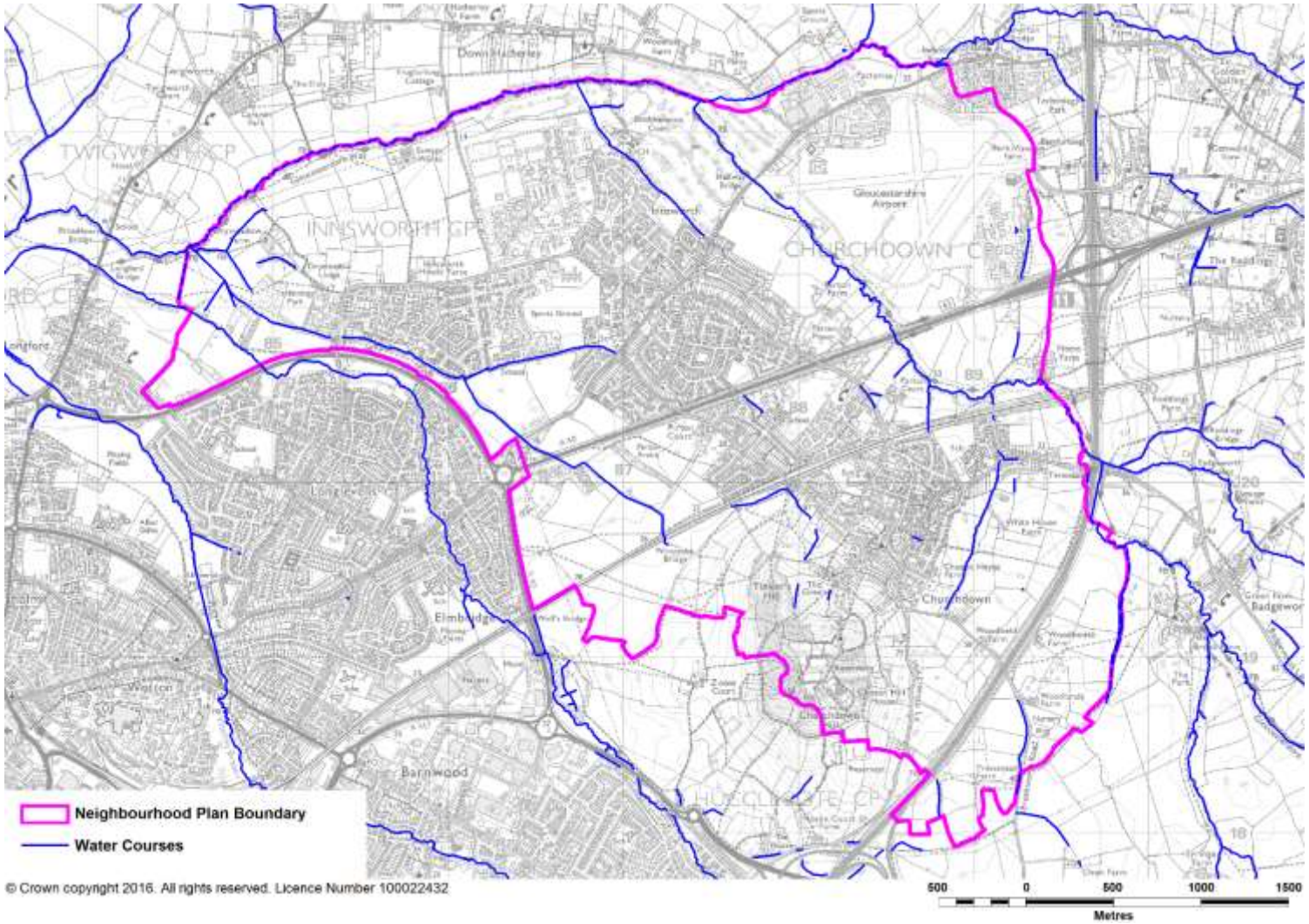
Good use of brick at side of property, robust, has endured well, Bader Avenue Estate, Churchdown

Wooden fence (and wheelie bin) mars the street scene, Bader Ave Estate

Dilapidated and mismatched fences, Innsworth

Appendix C Location of historic and existing orchards

Ssource: Peoples Trust For Endangered Species



Appendix D Location of watercourses