1. Redrow Homes Ltd, with the support of the Hardwicke Court Estate, are promoting the land at Hardwicke Court Estate for residential development. The area equates to approximately 61ha 151 acres and has an estimated minimum capacity of 1200 dwellings together with a primary school, local centre and associated ancillary uses including open space, infrastructure and drainage attenuation.

2. Outline planning permission for the development of 175 dwellings on the north-eastern corner of the site, known as ‘Land to the West of Bristol Road’ was submitted in January 2017. The application (ref: S.16/2793/OUT) is under consideration with Stroud District Council’s Planning Department.

3. The wider development area and application site area are located adjacent to the suburb of Quedgeley at the southern edge of the Gloucester conurbation; adjacent to the ‘A38’ Bristol Road. The candidate site divides into three separate areas, the majority of which is currently agricultural. Access to the site is currently achieved via Green Lane, Sticky Lane, Pound Lane and Church Lane.

4. The site’s western boundary is formed by the Gloucester and Sharpness Canal, which provides both a physical and visual barrier to the west. The eastern boundary is formed by the B4008, A38 and the large buildings of the Quedgeley Trading Estate West. To the south lies the open countryside.

5. Redrow has a full specialist team appointed in the respect of the site. This team, the majority of which has been in place for over 3 years, is actively working up the proposals for the land with a full package of technical works and surveys. These include:
   - Phase 1 Ecology Report
   - Protected Species Surveys and Reports including in respect of Great Crested Newts and Bats
   - Drainage Strategy
   - Services and Utilities
   - Landscape and Visual Assessment
   - Arboriculture Assessment
   - Heritage Assessment
   - Archaeological Assessments
   - Highways and Transportation

6. The submitted constraints and opportunities plan for the site (ref: COP_01 Rev C) has been submitted to demonstrate the consultant teams clear understanding of the site. The constraints plan also accommodates Severn Trent Water’s sewerage upgrade proposals which seeks to utilise the land at Hardwicke. The illustrative masterplan (ref: IBP-02 Rev A) then demonstrates the arrangements of land uses and demonstrates how the site could be
developed in a sustainable manner and as a positive response to the site constraints and opportunities.

7. The illustrative masterplan has been submitted to the Local Plan Review Issues and Options consultation for information only. This masterplan is a working draft and as such is open for discussion and comment.

8. Redrow hold an interest in the site and confirm that it is immediately available should a site allocation/planning permission be forthcoming. From a start of 25 homes being completed in the first year the whole site could be completed in 12 years.

Landscape and Visual

9. The site is not within the statutory Green Belt, designated Special Landscape Area or Area of Outstanding Natural Beauty.

10. A Landscape and Visual Appraisal has been undertaken by the Richards Partnership and it has been established that from a landscape perspective, it will be possible to introduce development onto the site without any adverse character effects taking place within the wider area. This is predominantly due to existing vegetation and the fact that the development character will mimic that of the surrounding area.

11. With regard to the visual appraisal, due to the topography of the site, existing built form and vegetation, views of the site are contained to the site itself and the immediate vicinity. The development as a whole, from a distanced perspective, will integrate into the wider panorama and constitute a small extension to the current urban form.

12. Consequently, the principles contained within the illustrative masterplan are considered to be appropriate in terms of its setting and the landscape character of the site. The mitigation measures and features on site would benefit the landscape in terms of visual impact. The masterplan has green corridors and large area of green at the interface with the land to the South and West.

Design and Amenity

13. As explained above, an illustrative masterplan has been prepared to illustrate how the residential development may come forward on the Hardwicke Court Estate. However, this work should in no way be considered to be the final approach.

14. Notwithstanding its early stage, the illustrative Masterplan is nevertheless informed by the detailed level of information that we have (as set out above) in relation to a number of factors regarding the constraints, opportunities and characteristics of the site.

15. The illustrative masterplan demonstrates how the site could provide for approximately 1200 dwellings at an average density of between 35 to 40 dwellings per hectare. This density range is considered appropriate and in keeping with the rural feel of neighbouring developments. The illustrative masterplan also incorporates the proposed development of Phase 1: 'Land West of Bristol Road' (planning ref: S.16/2793/OUT) which remains under consideration with Stroud District Council’s Planning Department.

16. The main principles that have informed the development relate to the retention of existing landscape features, flood zones, the establishment of green links, movement desire lines and built heritage assets. In particular, development has been directed away from the flood zones
and the existing hedgerows and trees are retained where possible. In turn, this has formed the basis of the structure of the scheme and open space provision. A green corridor has also been formed by the location of the high-powered gas main as well as the stream corridor and the location of great crested newts and bat corridors. Transportation routes have also been designed to try and relive pressure on the existing lanes within the site and aid permeability.

17. The illustrative masterplan also illustrates how the site could be sustainably developed to promote an inclusive community which would support a critical mass capable of providing significant community and infrastructure benefits including for example a primary school, local centre, public open space, sports pitches and transport links. Such facilities would benefit both existing and future residents of Hardwicke.

**Highways**

18. Detailed discussions with both Gloucestershire County Council (as the Highways Authority) and the Highways Agency are on-going in respect of the strategic network capacity and highway access in relation to the submitted development proposals (planning ref: S.16/2793/OUT) as well as the development of the wider site.

19. Specifically, a Transport Assessment for the site has been undertaken by PFA in respect of Phase 1 whereby an assessment of vehicular trips has been undertaken by all modes of transport and it examines the predicted trip generation anticipated as a result of the development proposed. The effect of the proposal on the surrounding transport infrastructure has also been scrutinised, together with the provision of schemes which seek to enhance sustainability and enrich transport infrastructure to the betterment of all those that travel within the area.

20. It is proposed that the primary access to the site will be taken from the Bristol Road/A38. The principal of an access at this location was considered in conjunction with GCC. It is anticipated that other access points can be provided, as required, as shown on the illustrative masterplan. The strategy seeks to alleviate pressure of additional vehicular trips along the existing lanes, create ‘connected streets’, minimise roads located within the flood zones and to minimise non-frontage sections of road. The road network within the site will be managed to restrict the use of lanes for heavy traffic, enhance connectivity and reduce the scope for rat runs.

21. The site access as per the application has also been designed to accommodate the changes to Bristol Road proposed by the developer of Hunts Grove, which also includes the conversion of an existing overbridge to two-way traffic and a new signal controlled junction. It is also noteworthy that the development of the land at Hardwicke is neither dependent on or prejudicial to development at Hunts Grove.

22. The illustrative masterplan seeks to ensure that there will be a clear network of footpaths and cycle paths to provide access throughout the site and into the wider surroundings. Existing Public rights of way may need to be diverted but desire lines will be accommodated as part of the proposals.

**Built Heritage**

23. The work undertaken to date by RPS CgMs confirms that the site contains no designated or non-designated built heritage assets. The site is however abutted to the west by a Grade II
listed former farmhouse which is situated on Hardwicke Green. To the north of the site there is also a Grade II listed milestone and the road that abuts the eastern end of the site is recorded on the Gloucestershire Historic Environment Record. To the west of Hardwicke Green there is an 18th century farmhouse that is also noted on the Historic Environment Record. The location of listed buildings is shown on the Constraints and Opportunities Plan.

24. The (Land West of the A38, February 2014) report has found that the designated and non-designated heritage assets will be unaffected by the development. Listed buildings that lie further afield would also be unaffected due to distance from the proposed site and screening.

Archaeology

25. A desk-based archaeological assessment has been undertaken by RPS CgMs and it was found that there are no designated or non-designated archaeological assets recorded on the site. Additionally, geophysical investigations and trial trenching has also taken place within the north-eastern area of the site and the land the subject of the outline planning application for Phase 1. On the basis of the findings of the investigative surveys, the LPA advisor confirmed that no further fieldwork was required in this specific area.

26. While it is not possible to extrapolate this potential across the whole of the wider site, the results in the Phase 1 area indicate that there may be a limited archaeological potential across the rest of the wider site. It is therefore concluded that there is no indication of any absolute constraint to development arising from the presence of archaeological remains within the wider site.

Ecology

27. A Phase 1 Habitat Survey (February, 2014) has been undertaken by RPS of the candidate site along with some associated species-specific reports.

28. The reports confirm that the site is an area of arable field of low ecological value. Ecological features of interest in the context of the site, such as boundary hedgerows, grassy field margins and Shorn Brook, are almost entirely be retained within the illustrative masterplan. The very small number of mature and semi-mature trees will also be retained.

29. The existing vegetation is not species-rich, but the retention of tree/hedgerow corridors is necessary in order to allow for bats to travel freely and unhindered by the development.

30. The reports confirm that there are limited opportunities on the site for badgers, hedgehogs and other small mammals to be accommodated.

31. Taking into account the overall low ecological value of the site and with the incorporation of appropriate species protection measures and the proposed habitat creation and enhancement, it is considered that the principles included within the illustrative masterplan will result in no significant, adverse effects on existing, ecological features of the site.

Flood Risk and Drainage

32. A Desk Top Assessment of the flood risk in the area based on Environment Agency and Strategic Flood Risk Assessment data has been undertaken by Phoenix Design Partnership Ltd and has identified that the majority of the site located within Flood Zone 1. Whilst areas of the site are also located within Flood Zones 2, 3a and 3b, these are mainly associated with Shorn Brook which runs through the middle of the site from Church Lane and an un-named water course at Pound Lane. The submitted constraints and opportunities plan illustrates the extent of the flood zones.
33. The flood risk from all sources to the site and the surrounding area has been investigated and it has been demonstrated that areas within and adjacent to the site that are within flood zone 2, 3a and 3b are not at risk of flooding. Specially, the illustrative masterplan directs built development away from these areas. The plan also assumes that attenuation basins will be located at the lowest points of the site. The exact size and location of the basins will be subject to detailed analysis at a later date however, it is considered that surface water flooding risk as a result of the proposed development can be adequately mitigated on site within attenuation ponds.

34. The drainage review undertaken to date demonstrates that the development accords with National and Regional Policy requirements and satisfies Environment Agency criteria. The site can therefore be safely developed without flood risk and without increasing flood risk elsewhere.

**Contamination/Pollution/Land Stability**

35. The site is greenfield and only been used for agricultural purposes. The site is therefore considered to be of little or no risk of contamination to future land uses. There are no known land stability issues.

**Conclusion**

The whole candidate site is in the control of Redrow Homes Ltd. The site is readily available to make an early contribution to the housing need in the area. Significant investment has been made to progress to the stage where constraints are understood, mitigation where necessary can be installed and the scale of potential development is known.
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Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.

Where applicable this drawing is to be read in conjunction with the Consultants' drawings.

Site Location Plan

**Parcel 1**

**Parcel 2**

**Parcel 3**

**Site Location Boundary**

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