

WISLOE

Design Code

DECEMBER 2022



Gloucestershire
COUNTY COUNCIL



'A sustainable garden community between the Cotswolds and the Severn Estuary'



lhc design



Stantec



Our talented team of architects and designers deliver exceptional buildings, masterplans, public realm and landscapes, interiors and graphics.

We deliver projects which seamlessly combine all our skills, but our experienced team is equally at home providing any one of our services solo. We strive to design spaces which are functional, sustainable and practical – but which are also beautiful.

Our work offers intelligent design solutions coupled with commercial viability.

CONTROL

Date:	16/12/2022	
Project:	Wisloe 20006 – DC01 - V5	
Produced by:	AS	Date: 16 TH Dec 2022
Checked by:	PO	Date: 16 TH Dec 2022



Distinctive



Stantec

Contents

1.	Introduction	4	7.	Design Code.....	40
	1.1. Background and Vision.....	4		7.1. Approach to Placemaking.....	40
	1.2. Ownership and Ethos.....	4		7.2. Green Infrastructure.....	41
2.	Purpose and Scope of the SPD	6		7.2.1 Landscape Strategy	41
	2.1. How to use the SPD.....	6		7.2.2 Landscape Typologies	42
	2.2. Coding Structure and Content	7		7.2.3 Planting Strategy.....	54
	2.3. Delivering Quality.....	7		7.2.4 Public Art, Interpretation and Signage.....	61
	2.4. Review Process.....	7		7.2.5 Hard Landscape, Street Furniture and Boundaries.....	62
	2.5. Planning Tool.....	7		7.3. Blue Infrastructure.....	66
3.	Policy and Guidance	8		7.3.1 Blue Infrastructure Typologies.....	67
	3.1. National and Local Planning Policy.....	8		7.3.2 Wetland Management Principles	70
	3.2. Stroud Local Plan	8		7.4. Movement and Access	71
4.	Site Context.....	10		7.4.1 Street Typologies.....	72
	4.1. Site Location and Description	10		7.5. Block and Plot Parameters	81
	4.2. Existing Character.....	10		7.5.1 Key Spaces	81
	4.3. Opportunities and Constraints.....	12		7.5.2 Urban Block Principles.....	84
5.	Overview and Masterplan Framework.....	14		7.5.3 Block Typologies.....	85
	5.1. The Vision.....	14		7.5.4 Plot and Boundary Design Parameters.....	93
	5.2. Development Values for Wisloe.....	16		7.6. Parking, EV Charging and Bin Storage	96
	5.3. Masterplan Framework	18		7.6.1 Parking.....	97
	5.4. Illustrative Masterplan.....	22		7.6.2 Cycle Storage and Bin Storage / Collection.....	98
6.	Parameter Plans, Regulatory Masterplan and Design Standards.....	24		7.6.3 Electric Vehicle (EV) Charging	98
	6.1. Parameter Plans.....	24		7.6.4 Car and Bicycle Club Parking.....	99
	6.2. Regulatory Masterplan.....	30		7.6.5 Cycle Parking	99
	6.3. Minimum Environmental Standards	32		7.7. Building Design.....	100
	6.4. Minimum Building and Design Standards	37		7.7.1 Building Typologies	100
	6.5. Site Wide Design Coding Matrix.....	38		7.7.2 Materials.....	108
				7.7.3 Building Details	109
				7.7.4 Windows and Fenestration.....	110
8.			8.	Character Area Design Requirements	112
				8.1. Wisloe Village	113
				8.2. Lighten Brook Village	114
				8.3. River Cam Edge	115
9.			9.	Stewardship Strategy.....	116

1. Introduction

This Draft Design Code Supplementary Planning Document (SPD) has been prepared on behalf of The Ernest Cook Trust and Gloucestershire County Council in relation to a new community at Wisloe, Gloucestershire.

Wisloe will be an exemplar new settlement which will contribute to the achievement of district wide Zero Carbon targets. The proposals will deliver considerable benefits for the wider community whilst achieving the draft Local Plan requirements for *'delivery of a new garden community incorporating housing, employment, shopping, community and open space uses, with the opportunity to improve access to Cam and Dursley railway station and to local facilities for existing residents and businesses whilst protecting the setting of existing villages.'*

The SPD sets out overall guidance for the development of Wisloe in the context of, and supplementary to, the policies contained Stroud Local Plan. The SPD will implement Local Plan strategic site allocation policy PS37 for Wisloe and if changes are made to this policy before adoption, then the contents of the Design Code will be reviewed and updated where appropriate.

The Design Code details the way in which the new community, land uses and infrastructure will be developed in an integrated and coordinated manner in accordance with Stroud Local Plan.

The Design Code SPD provides guidance (mandatory and advisory) to inform the development of detailed design proposals. The Design Code has been prepared in accordance with the guidance set out in the National Model Design Code which defines Design Codes as: *'a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.'*

1.1 Vision for Wisloe

The Vision and Development Principles for Wisloe are set out in chapter 5 of this Design Code.

The Vision and Development Principles have been developed to underpin the development of the Design Code and ensure that the project achieves high-quality outcomes in relation to the emerging Local Plan Policy and with reference to the Town and Country Planning Association's Garden City Principles and placemaking objectives.

1.2 Ownership and Ethos

Gloucestershire County Council and The Ernest Cook Trust (the Trust) own the land which together comprises the area for the new community at Wisloe.

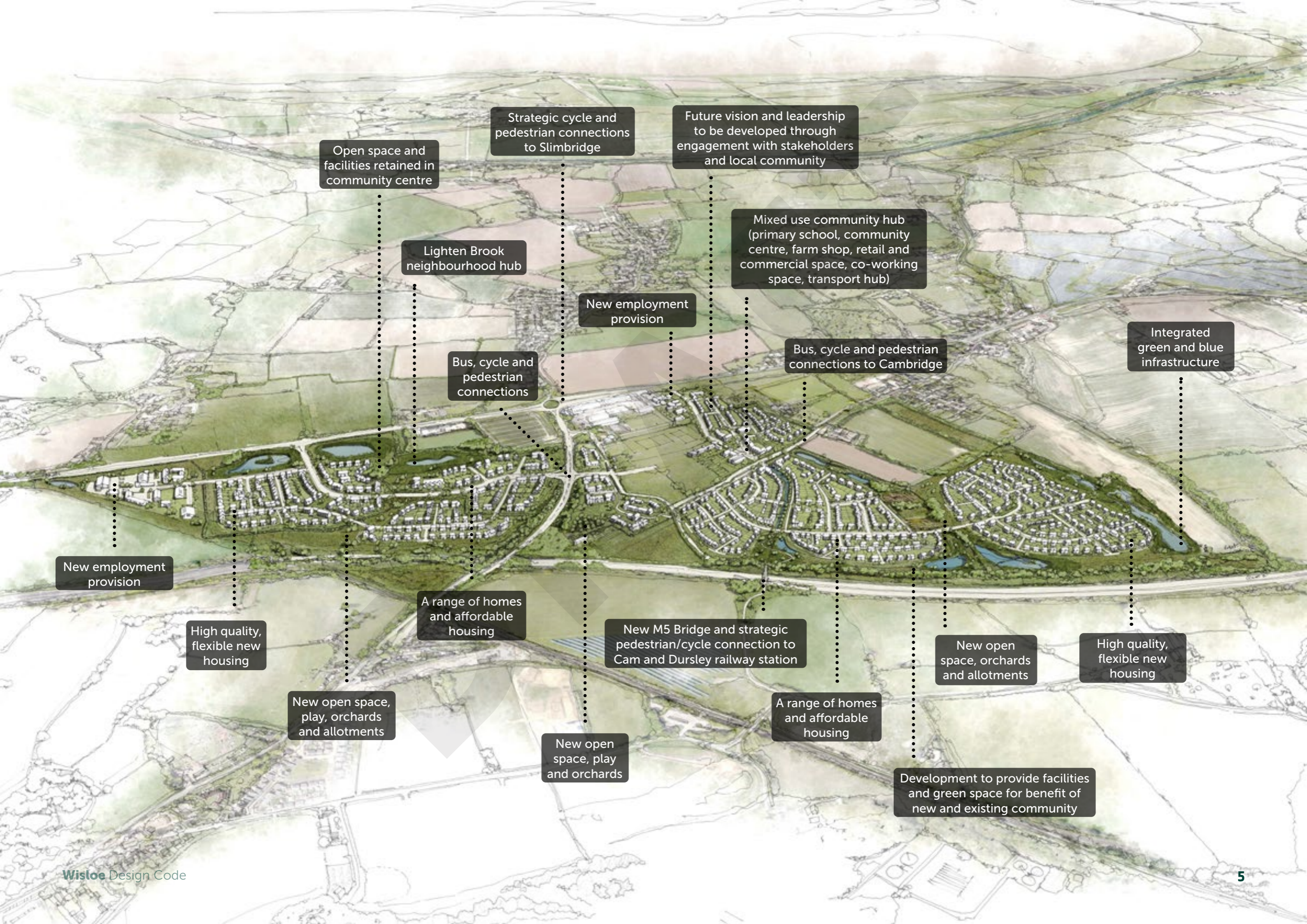
THE ERNEST COOK TRUST

The Trust is an educational charity helping children, young people and their communities nurture a lifelong journey of learning, appreciation and respect for the countryside.

The Trust owns and cares for approximately 23,000 acres of land across the UK. It is well placed to deliver the sustainable development of a vibrant community here at Wisloe, ensuring a lasting legacy for future generations to enjoy.

GLOUCESTERSHIRE COUNTY COUNCIL

Gloucestershire County Council holds an important role in supporting sustainable growth in the county. This means taking a proactive approach, planning ahead for the future to improve the quality of life for Gloucestershire's communities.



Open space and facilities retained in community centre

Strategic cycle and pedestrian connections to Slimbridge

Future vision and leadership to be developed through engagement with stakeholders and local community

Lighthen Brook neighbourhood hub

Mixed use community hub (primary school, community centre, farm shop, retail and commercial space, co-working space, transport hub)

New employment provision

Bus, cycle and pedestrian connections

Bus, cycle and pedestrian connections to Cambridge

Integrated green and blue infrastructure

New employment provision

High quality, flexible new housing

A range of homes and affordable housing

New M5 Bridge and strategic pedestrian/cycle connection to Cam and Dursley railway station

New open space, orchards and allotments

High quality, flexible new housing

New open space, play, orchards and allotments

New open space, play and orchards

A range of homes and affordable housing

Development to provide facilities and green space for benefit of new and existing community

2. Purpose and Scope of this Design Code SPD

This Design Code SPD has been prepared to ensure that Wisloe is a cohesive, sustainable and high-quality new settlement, with a harmonious built form, landscape and public realm.

The Design Code sets out the response to the site and its context, and the vision, aspirations and design approach for Wisloe. It is a technical manual that instructs how the Vision and Development Principles are to be delivered through the duration of the project.

Future Outline and Reserved Matters Planning Applications will clearly explain how the design for the development, or each phase, has addressed the mandatory and discretionary guidance set out in the Design Code.

2.1 How to use the SPD

The Design Code* sets out the standards which future development proposals will aspire to achieve, focusing on environmental obligations and targets, design quality, functionality and harmonious design. It is not intended to dampen creativity or compromise design responses to the site and its context.

The majority of this Design Code is mandatory. Mandatory guidance is expressed or highlighted in a number of ways to aid the user:

- *The words 'will', 'shall' and 'must' are used to define mandatory guidance.*
- *The words 'could', 'should', 'may' and 'can' provide discretionary guidance where alternative design approaches can be considered.*
- *Key mandatory requirements are highlighted within a GREEN box. (Colour to be agreed to suit format)*

The structure of the Design Code follows a consistent format. Each topic starts with introductory text which provides background information and tends to be discretionary.

Within each topic mandatory guidance is always indicated using the appropriate terms noted above. Key mandatory guidance is then highlighted in GREEN boxes. All plans and tables are mandatory unless the symbol G is used at the bottom of the figure. Where part of the information is discretionary the symbol is located next to that element (usually in the key).

 = Guidance

 = Mandatory

Where plans or tables are illustrative, a caption at the bottom of the figure may highlight a mandatory element. This text is always GREEN. So whilst the layout shown is not mandatory, an underlying design principle may be and must be adhered to.

** The terms 'Design Code' or 'Code' are used interchangeably, and always refer to this document.*

2.2 Coding Structure and Content

This Code is strategic in nature, focusing mainly on guidance relevant to the whole community.

Chapter 4 provides a summary of the site and its context, as background to the design principles underpinning the Masterplan and Design Code.

Chapter 5 provides an overview of the proposals for Wisloe. It summarises the Vision and Development Principles governing all aspects of the design. These overarching design objectives, and the response to the site and its context that has informed them, are then explained along with the Illustrative Masterplan. The Illustrative Masterplan demonstrates the potential layout for Wisloe, upon which the mandatory Regulatory Masterplan (chapter 6) is based. Most of this section is for information only.

Chapter 6 sets out the fixed Parameter Plans for Wisloe, which form the basis for the Regulatory Masterplan which sets out the mandatory guidance covering all aspects of the development – including the built form, streets, landscape and public realm. This chapter also contains mandatory guidance on the environmental and design standards that must be delivered. An A1 version of the Regulatory Masterplan is provided in Appendix A.

Chapter 7 provides the site wide Design Coding covering all land uses including residential, education, commercial, community, employment and associated infrastructure.

Chapter 8 concludes the Design Code with high level guidance relating to the three neighbourhoods, focusing on their defining characteristics.

Chapter 9 provide further information regarding Community Engagement, the Stewardship Strategy and the Delivery Strategy for Wisloe.

2.3 Delivering Quality

The Design Code sets out the design and environmental benchmark against which future proposals are assessed. Future Planning Applications (Outline and Reserved Matters) must demonstrate that they meet this minimum standard, and are also expected to further develop and enhance the design approach set out in this Code.

Any departure from the Code must be explained and justified and will not be approved unless it can be demonstrated that it meets/exceeds the design or environmental standards set out in the Code.

Prior to Planning Submission for any phase of development the developer will engage with the community and stakeholders to enable proposals to be reviewed before they are finalised. As part of this engagement process the applicant should clearly set out how the proposals address the requirements of the Design Code and respond to community feedback.

As part of any Reserved Matters Application a detailed statement of Code Compliance must be submitted. This statement must be cross referenced to the specific requirements of the Design Code, and any departure must be identified and justified, explaining how the specific proposals will meet the Vision and Development Principles.

2.4 Review Process

This Design Code is intended to guide developers, house builders, local authority officers, stakeholders and the community through the duration of the project. Most design guidance will remain relevant throughout this period, but some may require review in the context of changing proposals, national or local policies or updated building regulations.

The Design Code may also need to be updated to address issues that become apparent as the first phases of the development are constructed and lived in. It is therefore expected that this Design Code will be reviewed 3 years after the commencement of the first phase, or the 250th residential dwelling – whichever is sooner.

2.5 Planning Tool

This SPD is subsidiary to the Stroud Local Plan and applicants should use the SPD to assist in developing proposals and planning applications to help them comply with Local Plan policies. The SPD will help Stroud District Council to engage and work collaboratively with developers to ensure that its ambitions are realised and benefits to the local communities are maximised.

3. Policy and Guidance

The proposed new settlement at Wisloe has been developed in accordance with National and Local Planning Policy requirements. These specifically include:

3.1 National Planning Policy Framework (NPPF), 2021

The NPPF provides a policy context for consideration of Wisloe, setting out the presumption in favour of sustainable development through three overarching objectives: economic, social and environmental.

The NPPF addresses (at paragraph 73) that the supply of new homes can often be best achieved through planning for large scale developments, which includes new settlements.

3.2 Stroud Local Plan

Stroud Local Plan provides the long term spatial vision and strategic objectives for the District.

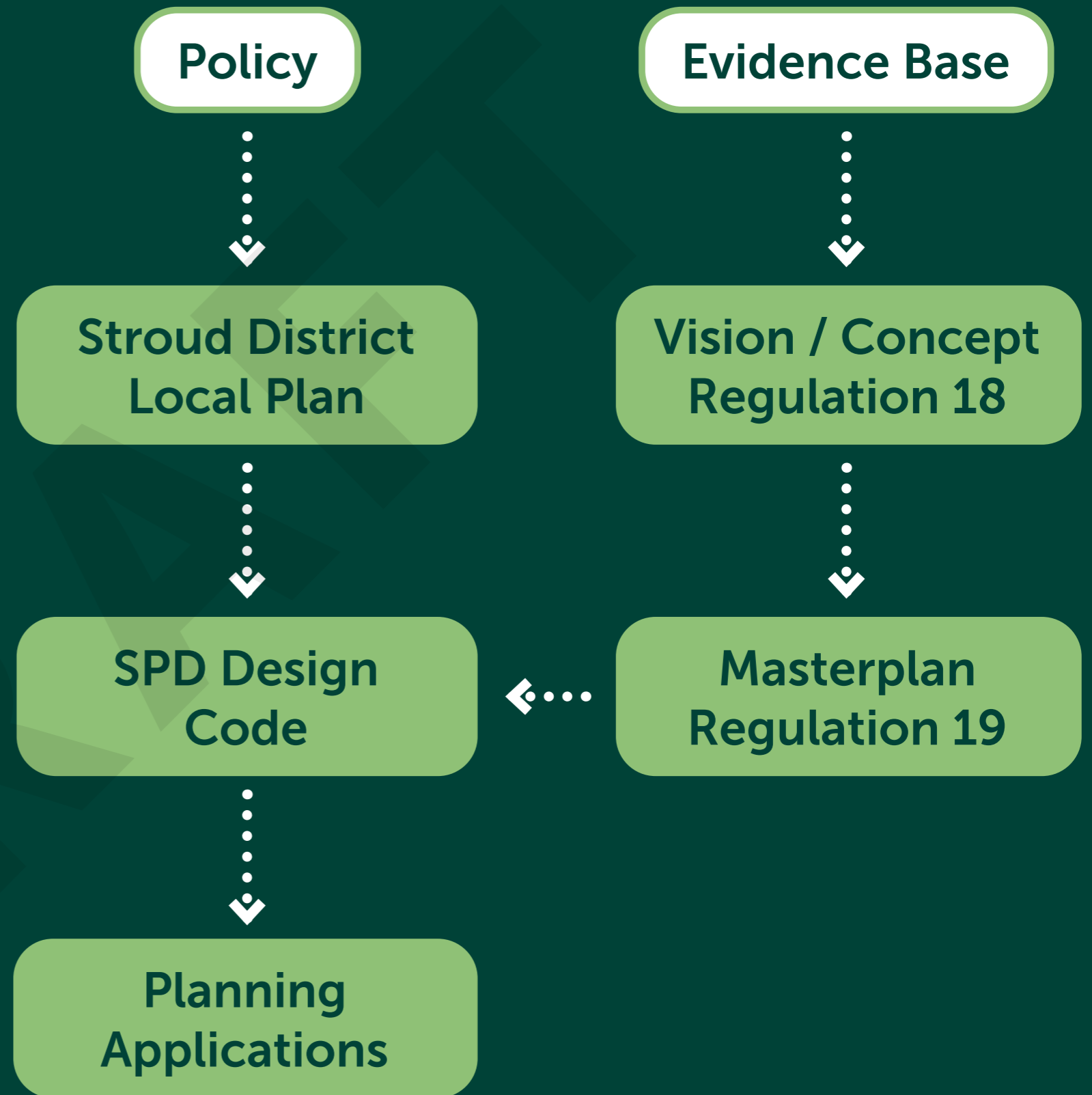
Strategic Site Allocation Policy PS37 Wisloe New Settlement allocates land at Wisloe for a new community of approximately 1,500 dwellings.

3.3 Consultation

Community engagement and involvement has helped to shape plans for Wisloe since partners first consulted in 2019. Partners remained committed to continuous engagement during the pandemic and into 2022. During this process, around 4,000 households and more than 130 businesses were directly contacted multiple times. A project website (Wisloe.co.uk) and series of community events and drop-in sessions have helped to glean feedback in person and online.

The project team considered priorities alongside questions and issues raised with the masterplan and technical documents to produce the Design Code for Wisloe.

The Draft Design Code, once the Local Plan has been approved, will be subject to consultation in accordance with the Council's approved Statement of Community Involvement, before being finalised.



▲ Overview of the planning policy and masterplanning process for Wisloe



4. Site Context

A site and context appraisal, supported by a number of technical studies, has been undertaken to support the development of the masterplan and demonstrate deliverability. These are set out in Part 2 of the Masterplan Report (and Appendices), and summarised below.

4.1 Site Location and Description

The site is located between the M5 and A38 to the south-east of Slimbridge and south of Cambridge in Gloucestershire. The larger settlement of Draycott, Cam and Dursley is located to the south of the site, and is accessed via the A4135 (which runs through the centre of the site). A number of community facilities and services are provided in the existing settlements around the site.

The site is approximately 9 miles from Stroud, 14 miles from Gloucester and 24 miles from Bristol. Cam and Dursley railway station is situated adjacent to the site. It provides regular services to Bristol (35 minutes) and Gloucester (20 minutes) and the wider rail network, but is separated from the site (and the existing communities of Slimbridge and Cambridge) by the M5 motorway. The communities of Cam and Dursley (c15,000 residents) are located a mile to the south of the site, on the edge of the Cotswolds AONB.

The site is largely level, with attractive views to the wider landscape to the east and west and good access to the Cotswolds and Severn Estuary. In particular the site is well placed in relation to the Wildfowl and Wetland Trust, Slimbridge (2 miles to the north) and the Gloucester and Sharpness Canal (1.5 miles). The site has potential to create links to its wider context, the wider farming community and utilise the River Cam corridor to the north of the site.

The site itself has a number of valuable features including notable hedgerows and trees, drainage features and the adjacent River Cam. There is the opportunity to create

a new landscape structure that enhances links to the wider landscape, mitigates the noise and visual impact of the M5 and A38 on the site and existing properties, and creates a positive setting for the new community.

4.2 Existing Character

Wisloe lies within the Severn and Avon Vales Landscape Character Area, a predominantly low lying open agricultural vale landscape. Woodland is sparse within the generally open landscape, however, traditional orchards are widespread across the area.

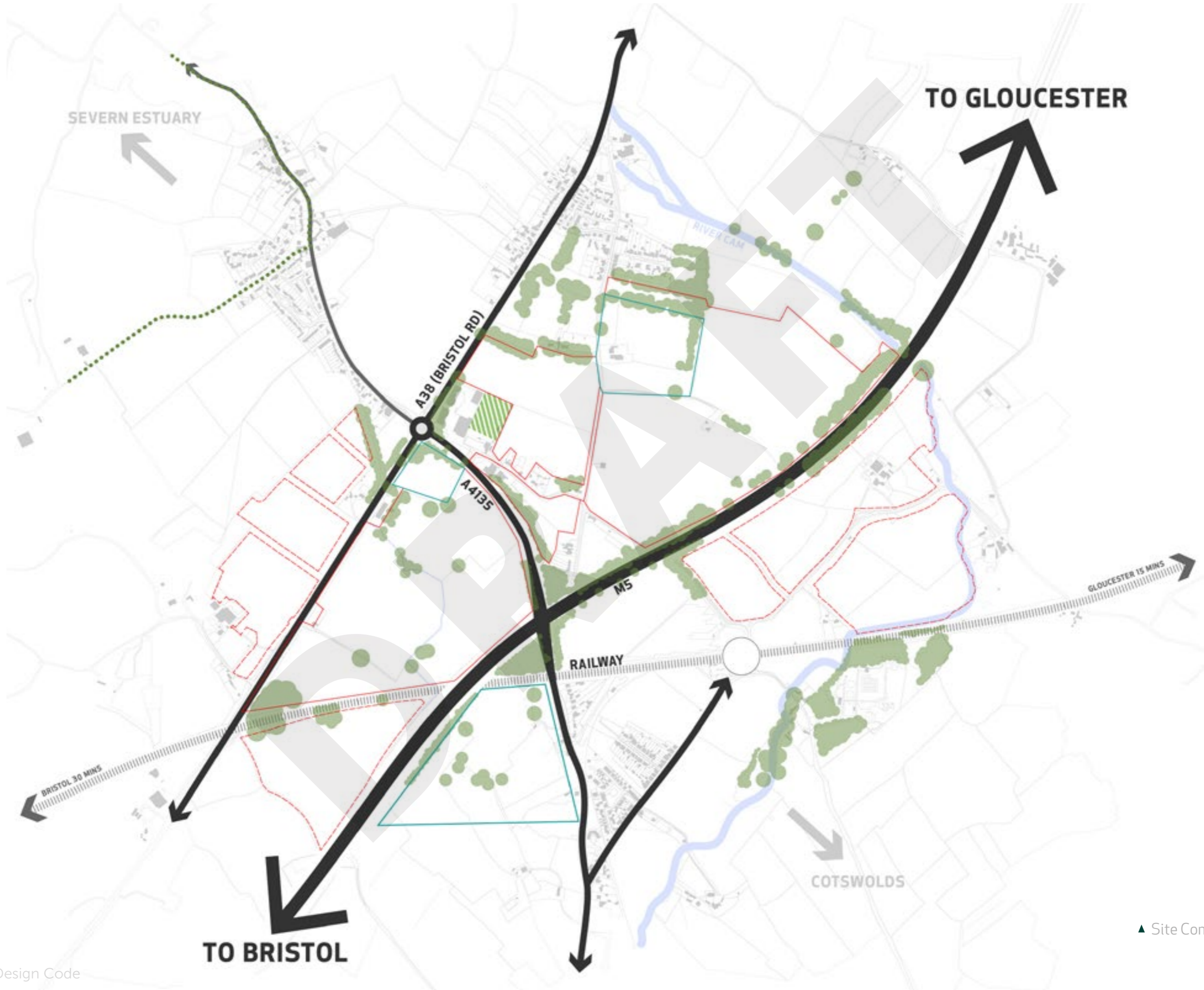
Much of the land consists of lowland meadow and floodplain grazing marsh which support a range of priority species including a wide range of waterfowl.

The M5 motorway cuts through the landscape, reducing its tranquillity, but linking Bristol with Gloucester and beyond.

The landscape rises in the east to form the Cotswolds limestone ridge which also offers exceptional views west across the landscape, to the Severn Estuary and beyond, reaching as far as the Forest of Dean.

The existing villages of Slimbridge and Cambridge, and residential properties at Wisloe Road, are predominantly brick and render with tile roofs and include traditional cottages and farm buildings, Georgian, Arts and Crafts and more modern buildings in a range of architectural styles. Distinctive landmarks include St John the Evangelist parish church in Slimbridge and distinctive groups of historic buildings.

There are a number of metal clad commercial and industrial buildings located adjacent to the A38 which do not reflect the historic built character



▲ Site Context Plan

4.3 Opportunities and Constraints

Early masterplan proposals built upon our Vision for 'a sustainable garden community between the Cotswolds and the Severn Estuary', and the proposed development principles and core concept principles, and were used to engage with stakeholders and the local community and test the design principles and technical responses to the site.

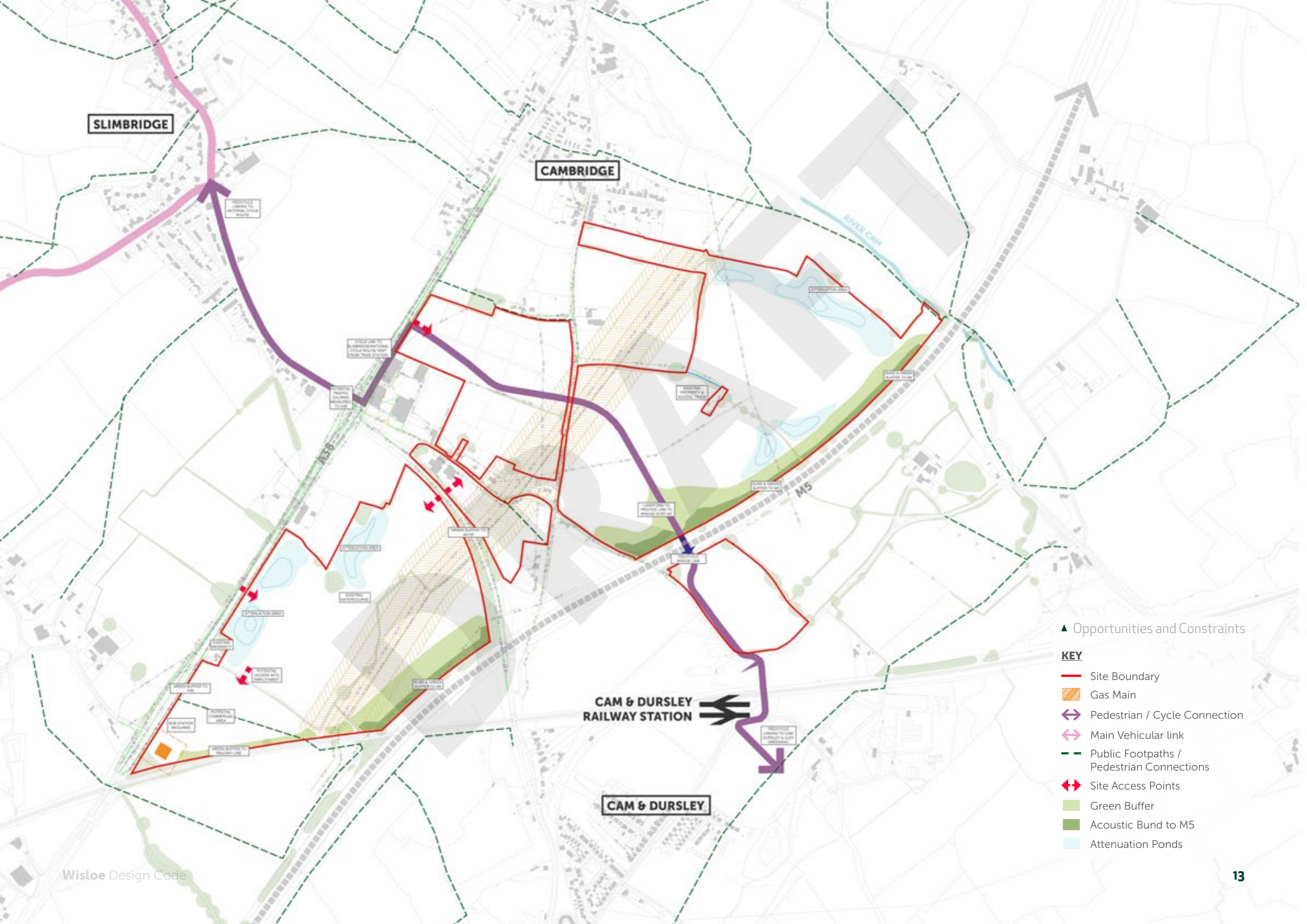
A number of technical constraints and opportunities have informed the masterplan (summarised in Section 2 of the Masterplan Report and its Appendices). Two key issues are the diversion of the Gas Main (which runs northeast to southwest through the centre of the site), and provision of a new sustainable transport route linking across the M5 to connect with Cam and Dursley railway station and the strategic cycle and pedestrian network to the east and west of the site.

The concept layout for Wisloe proposes two new walkable neighbourhoods within the northern and southern areas of the site, set within a new multifunctional green and blue infrastructure framework that provides a buffer to the M5, makes connections to the wider area and provides separation between the new settlement and Cambridge and Slimbridge.

The existing settlements of Slimbridge, Cambridge and Lower Cam will be supplemented by the proposed new mixed-use centres which will form two neighbourhoods within a cluster of 'five villages'. This approach allows existing villages to retain their own separate identities, by creating new distinctive neighbourhood centres set within a strong landscape framework that prevents coalescence. The five villages are proposed to be linked by excellent sustainable transport and pedestrian/cycle connections, enabling good connectivity to facilities for both existing and new residents and other destinations.

A new strategic pedestrian/cycle link provides an accessible route east-west across the site, joining the gap between National Cycle Network Route 41 and the Cam, Dursley and Uley Greenway - linking Slimbridge and destinations to the west of the A38 with Cam and Dursley railway station and the wider area to the east.

Two new access points provide vehicular access from the A38 and enable Dursley Road to become a public transport and cycle/pedestrian route, therefore preventing increased traffic in Cambridge. A further new access point links across the A4135 to provide a connected sustainable transport route linking all of the communities.



SLIMBRIDGE

CAMBRIDGE

CAM & DURSLEY RAILWAY STATION

CAM & DURSLEY

▲ Opportunities and Constraints

KEY

- Site Boundary
- Gas Main
- ↔ Pedestrian / Cycle Connection
- ↔ Main Vehicular link
- Public Footpaths / Pedestrian Connections
- ↔ Site Access Points
- Green Buffer
- Acoustic Bund to M5
- Attenuation Ponds

5. Overview and Masterplan Framework

Wisloe will be a sustainable new community which has a distinctive identity, is connected to its landscape setting, facilitates a healthy and high-quality life for its residents, and delivers enhanced facilities for existing communities.

5.1 The Vision

The Vision and following development values have been developed to underpin the development of the Masterplan and Design Code for Wisloe will contribute to district wide objectives to reduce carbon emissions and achieve high-quality outcomes in relation to the Vision, Development Values and placemaking objectives.

The Design and Access Statement (and accompanying information) for each planning application must clearly demonstrate how the proposed development responds to local plan policy and will deliver the Vision and Development Values for Wisloe.

Towards Zero Carbon & Sustainable Development

The masterplan incorporates a number of approaches to minimising carbon emissions and opportunities for sustainable living, benefiting the site and the surrounding area. These are summarised below in relation to the themes in the Stroud District Council 2030 Carbon Neutral Strategy.



Built Environment:
The Efficient Use of
Water and Power



Economy:
Supporting Low
Carbon Living



**Energy: Generation
and Distribution
Across the District**



**Waste: Minimising
Waste Wherever
Possible**



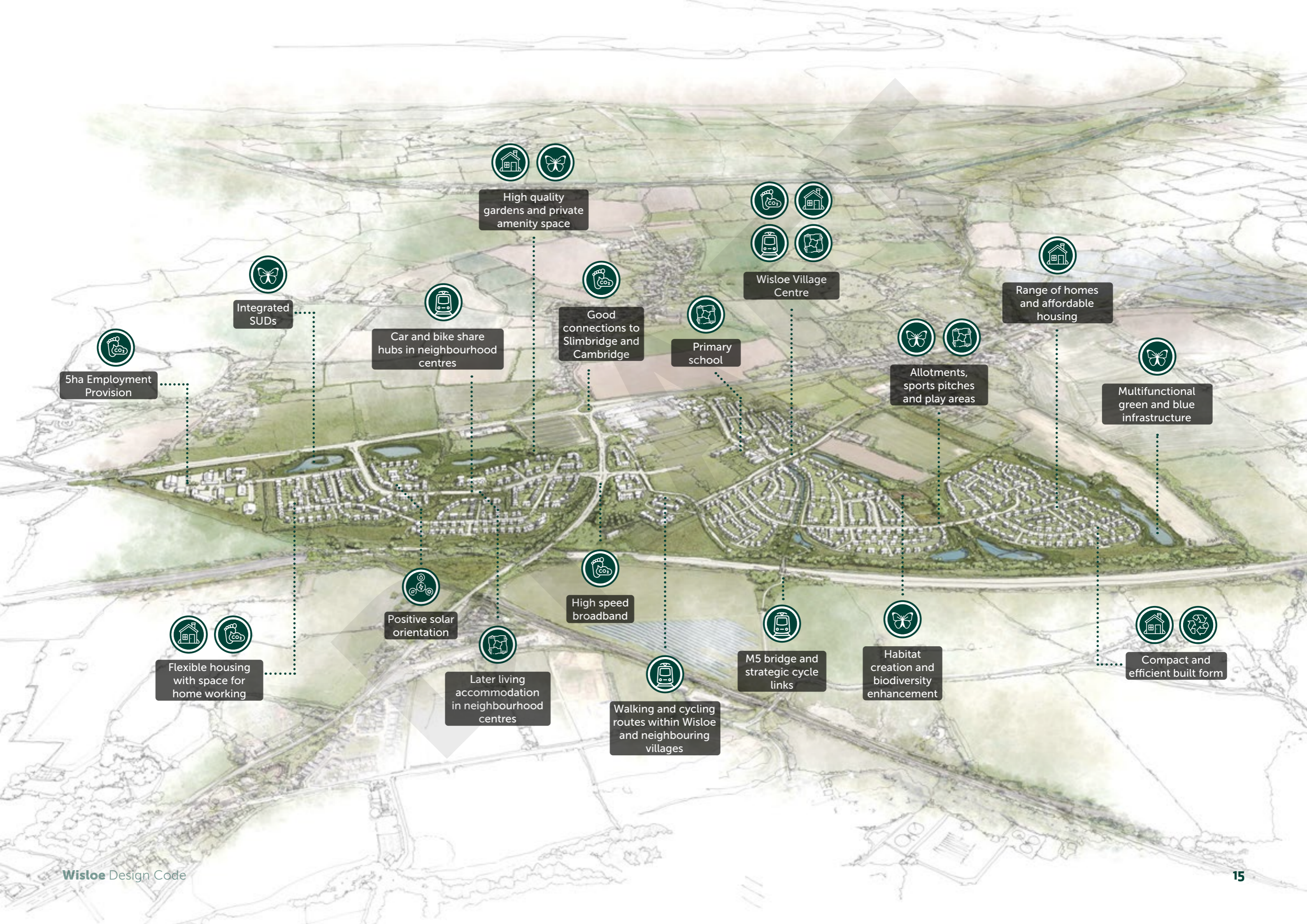
Natural Environment:
Positive Outcomes
for all Species



Community:
How We Work
Together



**Mobility: Low
Carbon Movement of
People and Goods**



High quality gardens and private amenity space



Wisloe Village Centre



Range of homes and affordable housing



Integrated SUDs



Car and bike share hubs in neighbourhood centres



Good connections to Slimbridge and Cambridge



Primary school



Allotments, sports pitches and play areas



Multifunctional green and blue infrastructure



5ha Employment Provision



Positive solar orientation



High speed broadband



M5 bridge and strategic cycle links



Habitat creation and biodiversity enhancement



Flexible housing with space for home working



Later living accommodation in neighbourhood centres



Walking and cycling routes within Wisloe and neighbouring villages



Compact and efficient built form

5.2 Development Values for Wisloe



PLACE

Wisloe will have a distinctive character and sense of place that draws on the character of the Severn Vale and surrounding villages, and its landscape context between the Cotswolds AONB (Area of Outstanding Natural Beauty) and Severn Estuary. It will have its own identity, with a clear and legible development form, beautifully and imaginatively designed spaces and homes, high-quality external spaces and an integrated landscape structure.



CONNECTIONS

Wisloe will have an integrated green and blue infrastructure network with walkable neighbourhoods, walking and cycling links to facilities, surrounding communities and the wider landscape. The site will have excellent access to public transport and transport connections to the wider region with links to Cam and Dursley railway station secured through the development. The development will aspire to reduce the reliance on the car as a mode of transport, working with local communities on initiatives that will relieve existing and future potential pressure on the road network.



FACILITIES

The development will provide much needed facilities for residents and people within the surrounding villages, including a new primary school, shops and places of work. These facilities will be integrated within the new neighbourhoods to support a sustainable and healthy lifestyle, whilst creating a balanced community. Where possible, connections to existing facilities will be made to enhance their use and meet wider community objectives.



COMMUNITY

The new community will be healthy and active, with strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods. The community will be balanced with mixed tenure homes and housing types that are genuinely affordable, potentially including self-build or custom-build plots, with access to work within the community and sustainable connections to surrounding employment sites and wider destinations.



PLAY AND LEARNING

Wisloe will provide a green and blue infrastructure network that allows for formal and informal play and exercise, and provides opportunities for the community and school to benefit from outdoor activities and learning. Links and trails will enable access by foot and bike to the wider landscape and surrounding communities. There will be orchards, allotments and neighbourhood gardens, and good quality private gardens throughout the community.



WORKING

The development will balance home and work life, through the creation of mixed-use neighbourhoods, with flexibility built into homes throughout the site to provide adaptable spaces that enable home working, or dedicated work spaces within homes or within their curtilage. Employment areas within the development will be designed to work harmoniously with their residential neighbours through careful consideration of built form and uses.



HEALTH AND WELLBEING

The development will create a green infrastructure network that will be accessible to new and existing residents; providing open space which enables people to maintain healthy lifestyles and to enjoy the landscape. Enhanced links to existing public transport will enable residents to access healthier options for movement within the wider area.

New homes will be designed to support flexible living and working to allow space for residents to adapt to changing situations. Good quality gardens and outdoor spaces will be provided throughout. It is envisaged that the proposed development will meet 'Building for a Healthy Life' standards.



ENVIRONMENT

The community will be set within an accessible green and blue infrastructure network which provides high-quality public spaces, generates net biodiversity gains and wider ecosystem services, and connects with existing landscape features such as the River Cam, the Gloucester and Sharpness Canal, the Severn Estuary and the Cotswold Escarpment. The blue and green infrastructure network will also support local nature recovery networks as identified in the Gloucestershire Local Nature Partnership (GLNP) Natural Capital mapping project. The landscape framework within and around the community will include places for food production, play, learning, activity and quiet reflection. The option for the community to manage the green infrastructure network will be explored to secure long-term stewardship of its assets.



ZERO CARBON

Stroud Local Plan sets out proposals for the District to be Zero Carbon by 2030. The new community will minimise carbon emissions and prioritise opportunities for sustainable living, benefiting the site and the surrounding area, integrating sustainability at all levels; regionally, locally and within individual homes. It will provide facilities and support public transport networks which will assist the existing communities in reducing their carbon footprints. Wisloe will utilise a multi-functional green and blue infrastructure network to ensure climate resilience, prioritise the use of sustainable and low carbon modes of transport and built forms, and use zero-carbon and energy positive technology where possible



5.3 Masterplan Framework

The masterplan for Wisloe has been developed to deliver the Vision and Development Values whilst responding to the site and its context. The masterplan structure is defined by the following components:

A DISTINCTIVE SETTLEMENT



Wisloe will be a discreet and distinct new settlement with its own character and identity, providing homes, employment, facilities and open space, whilst responding to the character of Slimbridge, Cambridge and Gossington.

The approach to masterplanning at Wisloe creates a landscape structure that respects the setting of adjacent villages, whilst creating an attractive setting for the new community.

MULTI-FUNCTIONAL GREEN AND BLUE INFRASTRUCTURE



Wisloe will be set within a significant area of multi-functional green space that will deliver a rich and diverse network of open spaces, including parks, wetlands, meadows, woodland, allotments and orchards which benefit the both the existing and new community, and enhance biodiversity and landscape quality.

Blue infrastructure will be integrated throughout the development to create a dendritic drainage network that provides multiple environmental benefits and a broad range of habitats.

A stewardship strategy will ensure the landscape and community facilities are managed for the long-term benefit of the community.

5.3 Masterplan Framework

A WELL CONNECTED PLACE



Wisloe will provide walkable neighbourhoods with easy access to community facilities, employment and leisure opportunities and high quality open space within close proximity to new residents, and the existing communities of Cambridge, Slimbridge and Draycott, Cam and Dursley.

A new strategic walking and cycling route and bridge over the M5 will link the new community with Slimbridge and National Cycle Route 41 to the north, and Cam and Dursley Station and the Cam, Dursley and Uley Greenway to the south.

An integrated bus route will link each neighbourhood with the village centre and the wider area, whilst new connections to the A38 and A4017 allow vehicle access.

The legible, connected layout will enable healthy and sustainable lifestyles (supporting informal and formal social interaction and inclusion). Walking and cycling will always be the most attractive and convenient way to travel to local facilities, and the use of private cars will be restricted with limited through direct routes for vehicles and no through vehicular connectivity to Cambridge.

THREE DISTINCT NEIGHBOURHOODS WITH A VILLAGE CENTRE



Wisloe will comprise 3 neighbourhoods, each distinct in their character and function, focused around the Village Centre. Distinctive characteristics and uses within each neighbourhood will create a sense of ownership and belonging, aid orientation and wayfinding and reflect the character of the landscape and communities of the Severn Vale.

Wisloe's distinctive neighbourhoods will be defined by a strong and legible landscape framework, providing a range of natural amenities, formal and informal walking and cycling routes and places to meet, play and interact.

5.3 Masterplan Framework

A LEGIBLE STRUCTURE WITH APPROPRIATE DENSITY AND SCALE



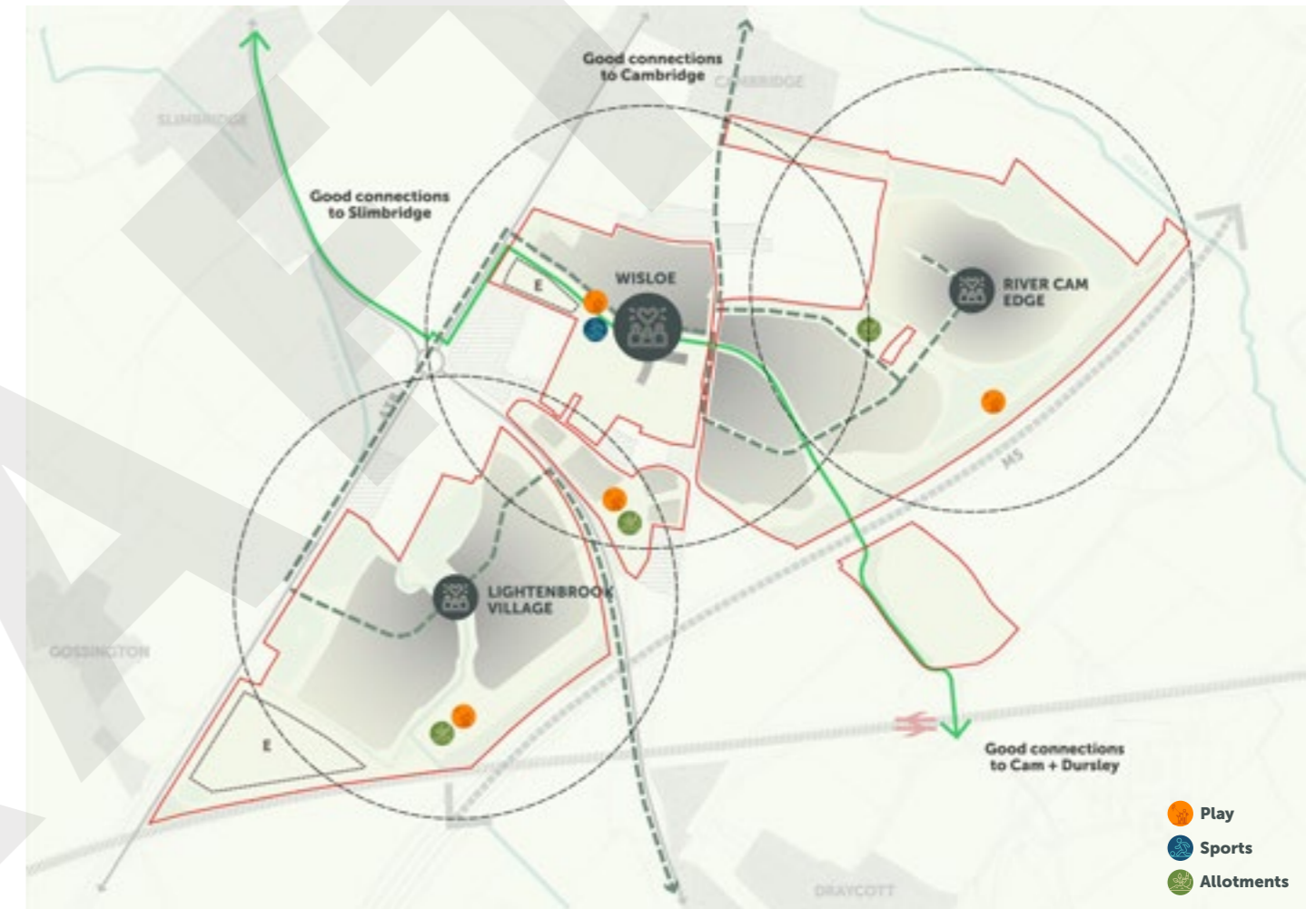
Wisloe will provide a varied mix of housing types and tenures to cater for all, creating a balanced and diverse community.

Homes for the elderly, families and first time buyers will be fully integrated into the masterplan, providing both open market and affordable tenures. Affordable housing will be provided in appropriate forms to accommodate the needs of the area. Homes will meet National Space Standard requirements and be designed to be flexible and accommodate the

lifetime needs of residents, including home working and building in opportunities to grow and consolidate.

Reflecting the typical form of the surrounding villages, Wisloe will be lower density with integrated landscape to the edges of each neighbourhood. Density and mass will increase towards the centres, helping to create a legible urban form, with the greatest density and mix of uses in Wisloe Village Centre.

A MIX OF USES THAT PROVIDES HOMES AND FACILITIES FOR ALL



A mix of amenities and services will support well-being and encourage social interaction within the new (and existing) communities.

Key community facilities will be clustered within the Village Centre and provide the primary focus for community activity. Facilities will include a new school, nursery, potential farm shop and community hub, community open space, workshops and workspaces, small shops, offices and bar/café, and residential properties. This new centre will be within 10-15 minutes walking distance of the whole development, and existing residents in Slimbridge and Cambridge.

Other neighbourhoods will have a more residential focus and provide a mix of uses including potential for homes with integrated workspace, later living hubs and community green space and play facilities.

As well as employment uses within the Village Centre, two employment areas are proposed in locations adjacent to the A38 and existing employment space in the north and south of the site. These will provide 5 Hectares of employment space with separate access from residential areas, with the potential to meet a range of local employment needs.

5.3 Masterplan Framework

A SUSTAINABLE CLIMATE RESILIENT AND LOW CARBON COMMUNITY



Wisloe will be resilient to the changing climate, minimise carbon emissions and enable sustainable living; benefiting the site and the surrounding area and supporting the objectives of Stroud District Council's 2030 Carbon Neutral Strategy.

Sustainable low-carbon and climate resilient design is embedded into the masterplan from the strategic form of the community to plot and building design. Key measures are included in the components set out above, including the integrated Green and Blue Infrastructure network, mix of uses and housing typologies and excellent walking and cycling connectivity.

Homes will be located to maximise solar orientation for the use of renewables and good daylight and passive solar gain (whilst considering the potential effects of climate change and potential for overheating). Energy supply to all homes will be electric and make use of a fabric first approach to reduce energy use and provision of on-plot renewables and battery storage where appropriate.

5.4 Illustrative Masterplan

The Illustrative Masterplan shows how the Vision and Development Principles could be implemented spatially. It is not mandatory and represents one way the detailed layout could be expressed based on the mandatory guidance in this Design Code. The structural elements of the Illustrative Masterplan that can't change, for example the location of the Village Centre and Strategic Cycle/Pedestrian Link, are defined on the Regulatory Masterplan – see chapter 6.

The Illustrative Masterplan demonstrates the delivery of a new community of approximately 1,500 dwellings with an integrated green and blue infrastructure network, walkable neighbourhoods that have easy access to excellent community facilities, surrounding communities and the wider landscape, and high quality public transport and transport connections to the wider region.

The proposed masterplan builds upon the Vision for 'a sustainable community between the Cotswolds and the Severn Estuary' and the proposed development principles which set out our approach for the creation of a low-carbon settlement as part of a group of 5 villages (comprising Wisloe Village, Lighten Brook and the existing communities of Slimbridge, Cambridge and Lower Cam).

The masterplan incorporates specific technical input in relation to key issues such as the potential diversion of the High Pressure Gas Main, access from the A38 and A4135, noise mitigation and the proposed strategic Pedestrian/Cycle Bridge across the M5.

The masterplan is focused around two new walkable neighbourhoods with mixed use centres within the northern and southern areas of the site, set within a new multifunctional green and blue infrastructure framework that provides a buffer to the M5, makes connections to the wider area and provides separation between the new settlement and the existing villages of Cambridge and Slimbridge.

The primary centre, Wisloe Village, is proposed to provide a mix of uses around a new village square, including a new school, nursery, potential farm shop and community hub, community open space, workshops and workspaces, small shops, offices and cafés, and residential properties. This new centre will be within 10-15 minutes walking distance of the whole development, and existing properties in Slimbridge and Cambridge.

Forming part of the wider Wisloe Village neighbourhood, the River Cam Edge will be integrated with the newly created wetlands and the river corridor on the northern edge of the proposed development, creating a lower density residential area which overlooks a landscape corridor incorporating sustainable drainage features and meadows.

A secondary neighbourhood at Lighten Brook is primarily residential, but could still provide a mix of uses, with potential to include some small workspaces and Later Living accommodation, set around a green space with play and other facilities.

The masterplan demonstrates how the allocation for approximately 1,500 homes and 5 hectares of employment space will be delivered, whilst accommodating the potential for the other land parcels within the allocation to be fully integrated into the new community should they come forward at a later date.



Slimbridge

Cambridge

River Cam

River Cam Edge

Wisloe Village

A38

M5

Lighten Brook Village

Cam and Dursley railway station

▲ Illustrative Masterplan

6. Parameter Plans, Regulatory Masterplan and Design Standards

This chapter covers the main design and environmental standards governing all future phases of Wisloe.

This includes:

- *Parameter Plans*
- *Site-wide Regulatory Masterplan*
- *Minimum Environmental and Design Standards*

It also includes a site-wide coding matrix which aids users of the Code to quickly locate detailed coding on specific topics in later chapters.

The Parameter Plans will, through the use of appropriate planning conditions attached to the granting of any outline planning permission, guide the type and form of development that can be brought forward at Wisloe at the Reserved Matters planning stage.

6.1 Parameter Plans

Some of the Parameters are defined within identified limits of deviation, such as the movement corridors on the Movement and Access Parameter Plan, in order to provide appropriate flexibility as the Development is brought forward. Flexibility in terms of permissible land uses is also provided on the Land Use and Landscape Parameter Plans.

There are four Parameter Plans:

1. *Land Use*
2. *Landscape*
3. *Movement and Access*
4. *Scale*

LAND USE


The Land Use Parameter Plan identifies the distribution of uses across the Site. These include residential, employment, education and the mixed use Village Centre and neighbourhood centres with potential to accommodate a mix of uses.


Each of these areas identified on the key include the appropriate land use classes alongside a non-exhaustive list of the types of uses and facilities within those Use Classes which are acceptable in these areas. The Land Use Parameter Plan allows for the delivery of the amount of development established in the Stroud Local Plan.


KEY

 Site Boundary (77.92 Ha, 192.54 Acres)

Land Use Proposal

 **Residential (Use classes C2 and C3)**
Approximately 1,500 Dwellings (which is made up of a private houses and apartments, affordable housing, and potential Later Living or Residential Care Homes)

 **Employment (Use classes E(b), E(c), E(f), E(g))**
5 Ha Offices, Workshops and Light Industrial Uses, Creche, Café

 **Education (Use Class D1)**
3 Form Entry Primary School


 **Village Centre**


- Residential (Use classes C1, C2 and C3)
- Retail, Food and Drink, Café, Bar/Restaurant (Use classes E(a), E(b) and Sui Generis)
- Community Centre, Creche, Primary Health Centre, Gym (Use Classes E(d), E(e), E(f), F1 and F2)
- Office, Professional Services and Employment (Use Class E(c), E(g))
- Public Open Space


 **Neighbourhood Centres**


- Neighbourhood Centres
- Residential (Use classes C1, C2 and C3)
- Retail, Food and Drink, Café (Use classes E(a), E(b) and Sui Generis)
- Community Uses (F2(b))
- Office, Professional Services and Employment (Use Class E(c), E(g))
- Public Open Space

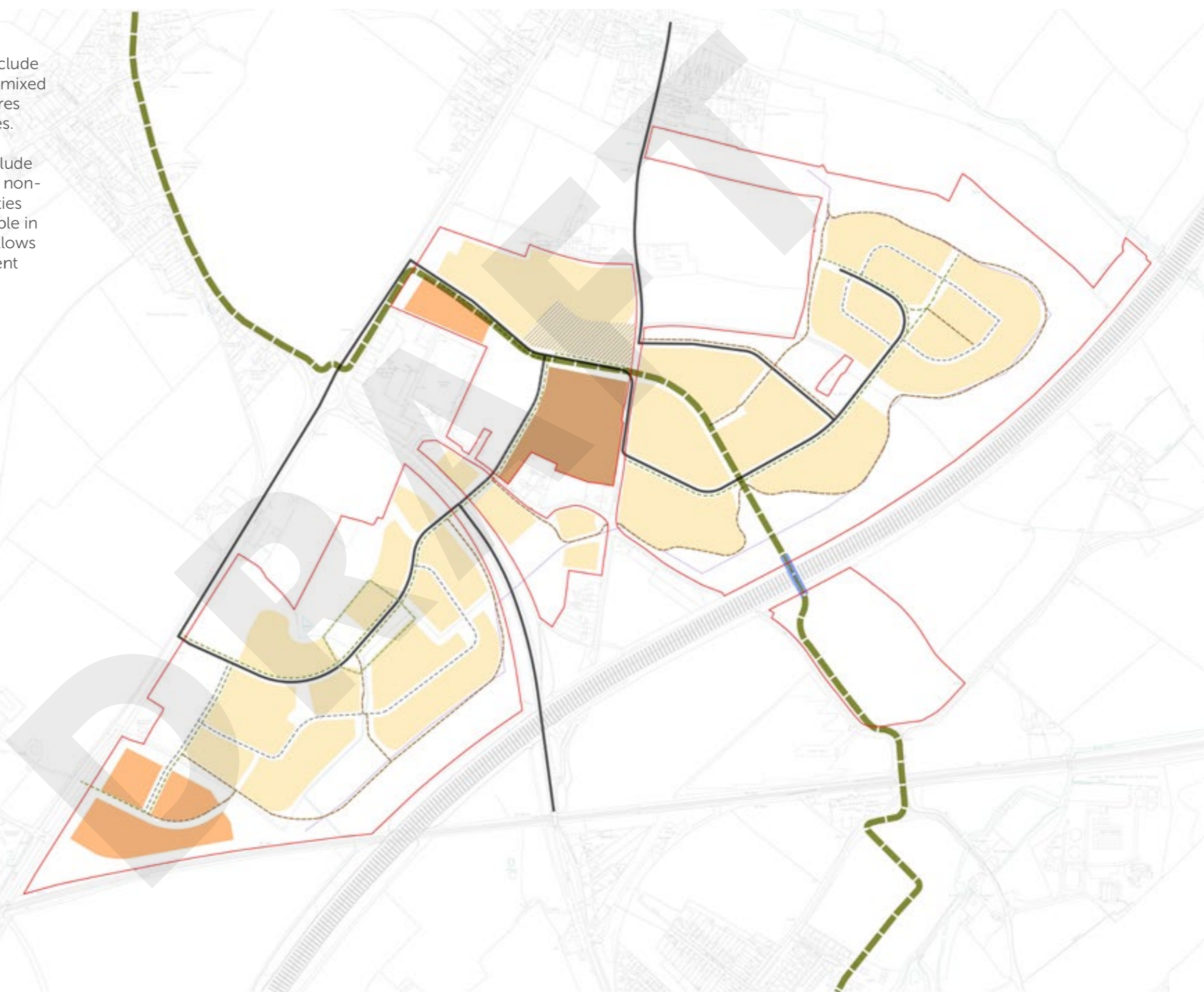
For Context

 Strategic Walking and Cycling Route

 Primary Bus and Transport Route

 Bridge over M5


 Indicative alignment of diverted Gas Main




LANDSCAPE

The Landscape Parameter Plan identifies the areas for strategic green and blue infrastructure at Wisloe. These areas will include existing retained and new hedgerows and trees, wetland attenuation areas and sustainable drainage features, ponds, woodlands and meadows, formal and informal open space, sports pitches, play areas, allotments and orchards, ecological mitigation and biodiversity enhancement, the noise attenuation bund along the M5 boundary, and public art, wayfinding and signage.




KEY

 Site Boundary (77.92 Ha, 192.54 Acres)

Landscape Proposal

 **Landscape Areas to include:**
Existing retained hedgerows and trees, wetland attenuation areas and sustainable drainage features, ponds, woodlands, trees, hedgerows and meadows, formal and informal open space, sports pitches, play areas, allotments and orchards, ecological mitigation and biodiversity enhancement, the noise attenuation bund along the M5 boundary, and public art, wayfinding and signage.

For Context

 Strategic Walking and Cycling Route
 Primary Bus and Transport Route
 Bridge over M5



MOVEMENT AND ACCESS

The Movement and Access Parameter Plan shows the proposed location of the principal pedestrian/cycle routes and highway connections.

The movement and access principles for the site have been developed with close reference to existing and emerging local planning and transport policy, including Stroud's Sustainable Transport Strategy.

The exact location and alignment of movement corridors will be defined in the Outline Planning Application, and subsequent Reserved Matters applications, taking into account the other parameter plans and requirements of the Design Code.

KEY

— Site Boundary (77.92 Ha, 192.54 Acres)

Land Use Proposal

■ Extent of Built Development Areas

Movement Proposal

Details to be confirmed through Outline and Reserved Matters Planning Approvals.

— Strategic Walking and Cycling Route

— Primary Bus and Transport Route

— M5 Bridge (Walking and Cycling)

— Indicative alignment of diverted Gas Main

→ Indicative Plot Access

○ Cam and Dursley Station

Site Access Proposal

Details to be confirmed through Detailed Design

✱ A38 Junctions

✱ A4135 Junction

For Context

▨ Village Centre



SCALE

The Building Heights Parameter Plan identifies the maximum building heights allowed across the development, within the defined areas for development identified on the Land Use Development Plan.

These defined building heights allow for architectural expression in respect of the vertical form of the proposed development plots, whilst ensuring that the height of buildings is appropriate to its surrounding context. The maximum heights should be read as an upper limit, within which variation/flexibility can be incorporated where appropriate in order to respond to the context and help ensure the Development responds to context and the character of the area, and the other requirements of the Design Code.

All heights shown are above existing ground levels plus an allowance of up to 1m to allow for earth modelling and levels variations.

KEY

— Site Boundary (77.92 Ha, 192.54 Acres)

Building Heights Proposal

2 Storey
(max 6m to eaves, 9m to ridge)

2.5 to 3 Storey
(max 9m to eaves, 12m to ridge)

Block outlines

* Key Focal Buildings within 2 storey zone to be 2.5-3 storey
(max 9m to eaves, 12m to ridge)

All heights shown are above existing ground levels plus an allowance of up to 1m to allow for earth modelling and levels variations.

All building heights are to the highest roofline including ancillary features (lift shafts and plant), but excluding chimneys.

For Context

— Strategic Walking and Cycling Route

— Primary Bus and Transport Route

— Existing Ground Levels (1m interval contours)



DRAFT

This page has been left blank intentionally.

6.2 Regulatory Masterplan

The proposed development will follow the principles set out in the Regulatory Masterplan. Proposals that do not accord with this masterplan will not be approved, unless an alternative layout meets the criteria as defined in chapter 5.

Outline and Reserved Matters Applications are required to clearly demonstrate and explain how the proposed development will meet the requirements set out in the Regulatory Masterplan and Design Code.

The Regulatory Masterplan defines key elements of the masterplan that are fixed, such as the types of land uses, quantum and extent of the Development, points of access and key movement routes, green and blue infrastructure, sports, play and key urban design principles.

The Regulatory Masterplan is compliant with the Parameter Plans which must be adhered to, albeit with the flexibility allowed through alternative land uses and scope for flexibility of key movement routes. This takes precedent over the Regulatory Masterplan.

The Regulatory Masterplan's function is to control the layout of Wisloe as it is built out over a number of years in a series of phases. In combination with the Site-wide Design Coding Matrix it also orientates users of this code, referencing the detailed Design Guidance in subsequent chapters.

Non-mandatory elements are noted on the legend – these include the block structure, lower order junctions and alignment of residential streets. Whilst configuration of these elements are not fixed the layout must deliver a similarly legible layout which prioritises permeability for pedestrians and cyclists.

An A1 copy of the Regulatory Masterplan is provided in Appendix A.



6.3 Minimum Environmental Standards

Wisloe will seek to minimise carbon emissions and create opportunities for sustainable living, benefiting the site and the surrounding area – supporting the objectives of Stroud District Council 2030 Carbon Neutral Strategy.

A number of requirements are set for energy, biodiversity, water, built form, landscape and movement. It is anticipated that through the duration of the project these will be regularly reviewed to reflect evolving statutory guidance and advances in technologies.

Where applicable the guidance below is cross referenced to the relevant detailed guidance contained in following sections of this Design Code.

Each Outline Planning and Reserved Matters Application will demonstrate how the development will achieve the following Environmental Standards.

Each application will provide the following documents to demonstrate compliance with this requirement:

- *Design and Access Statement.*
- *Energy Strategy*
- *Sustainability Strategy*
- *Surface Water Management Strategy*
- *Health Impact Assessment*
- *Biodiversity Mitigation and Monitoring Strategy*
- *Landscape and Ecological Management Framework*

ENERGY

Wisloe will reduce energy use and carbon emissions through the use of low carbon design and materials.

Fabric First Approach

- *All homes will adopt a Fabric First approach to minimise energy use and achieve, as a minimum, Future Homes Standards.*
- *The proposed homes will be National Space Standards compliant and facilitate home working.*
- *All other buildings will meet, as a minimum, Future Building Standards requirements and demonstrate how energy use and carbon emissions will be minimised.*

Layout and Solar Orientation

- *The development will reduce energy use through energy efficient layout of buildings and maximisation of potential for on-plot renewables and passive solar gain through careful design to benefit from solar orientation where possible (with main glazed elevation and roof aligned to within 30 degrees of south).*
- *All buildings will be designed to be flexible to allow for incorporation and future addition of renewables, battery storage etc and include external drying areas and low energy fittings*

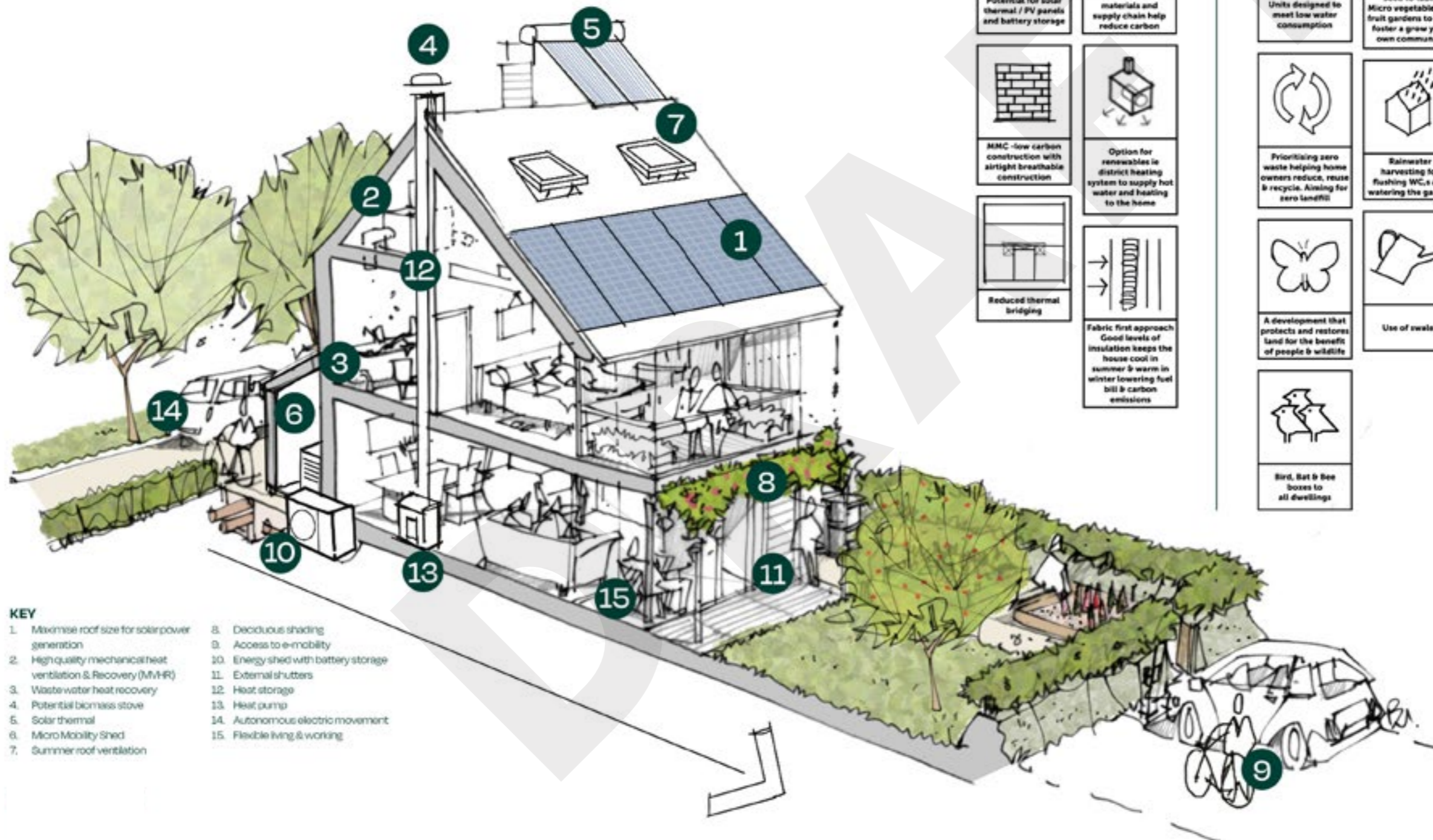
and equipment for all homes.

- *Further investigation of the potential for solar PV shade structures to parking areas will be undertaken.*
- *Careful design of fenestration, through-ventilation, use of shading (including planting) to south and west elevations and intelligent building design will be used to reduce potential for over-heating.*
- *Options for the site's emerging Energy Strategy (including potential for community battery storage and on site renewables, smart energy network and potential opportunities*
- *For off-site renewables and connection to the wider estate) will be considered.*

Renewable Energy

- *All buildings will incorporate low-carbon technologies to reduce energy use and generate energy on site/plot.*
- *No gas infrastructure will be provided for building heating in Wisloe.*

POTENTIAL APPROACHES TO ZERO CARBON LIVING



- KEY**
- 1. Maximise roof size for solar power generation
 - 2. High quality mechanical heat ventilation & Recovery (MVHR)
 - 3. Waste water heat recovery
 - 4. Potential biomass stove
 - 5. Solar thermal
 - 6. Micro Mobility Shed
 - 7. Summer roof ventilation
 - 8. Deciduous shading
 - 9. Access to e-mobility
 - 10. Energy shed with battery storage
 - 11. External shutters
 - 12. Heat storage
 - 13. Heat pump
 - 14. Autonomous electric movement
 - 15. Flexible living & working

Energy

Potential for solar thermal / PV panels and battery storage	Use of local materials and supply chain help reduce carbon
MHC - low carbon construction with airtight breathable construction	Option for renewables ie district heating system to supply hot water and heating to the home
Reduced thermal bridging	Fabric first approach Good levels of insulation keeps the house cool in summer & warm in winter lowering fuel bill & carbon emissions

Nature

Units designed to meet low water consumption	Seed to table Micro vegetable and fruit gardens to help foster a grow your own community
Prioritising zero waste helping home owners reduce, reuse & recycle. Aiming for zero landfill	Rainwater harvesting for flushing WCs and watering the garden
A development that protects and restores land for the benefit of people & wildlife	Use of swales
Bird, Bat & Bee boxes to all dwellings	

Living

Natural cross and stack Ventilation	Energy efficient appliances and low energy light fittings
Real time energy use (option for smart home automation)	Potential for solar thermal / PV panels and battery storage
Views out to gardens and green street. Large windows for daylight.	Sustainable modes of transport ie. Bike, EV Bike, Scooter, Car

6.3 Minimum Environmental Standards

GREEN INFRASTRUCTURE

Multi-functional green space will be provided throughout the development to mitigate climate change, provide urban cooling, support biodiversity net gain and provide amenity and facilities for residents. Wisloe will be a pleasant 'green' place to live with significant areas of trees, hedges and green space.

- A minimum of 40% of the site must be delivered as Green and Blue Infrastructure.
- Green space will be provided within an approximate 5 minute walk of every home or work place.
- A minimum of 1 tree every 20m (subject to fixed constraints, such as junctions) must be provided along all primary and secondary streets.
- Food production (Community Orchard, Allotments, Gardens and, Edible landscape elements) will be provided on site, with potential links to the Ernest Cook Trust's wider estate and an on-site Farm Shop.
- A range of play and sports facilities including LAP, LEAP, NEAP, MUGA, Natural Play, Trim Trail and playing fields will be provided.
- Front gardens will be enclosed with low hedge to be planted along the property boundary.
- All dwellings will have a generous garden space. Apartments will have a minimum of 10m² where possible in the form of a private or communal garden, supplemented by access to nearby public green space.
- Wisloe will take a holistic approach to providing a high-quality green infrastructure network and will comply with the twelve standards to achieve a Building with Nature Award.

BIODIVERSITY

The development will retain and enhance existing biodiversity features and create new habitats and significant biodiversity enhancement. High levels of biodiversity should inform all aspects of design at Wisloe.

- Biodiversity Net Gain (minimum 10%) must be achieved for the whole development.
- Biodiversity measures will be fully integrated into all elements of Wisloe, including buildings and street design.
- Bird and Bat Boxes will be provided at an average rate of 2 per dwelling/building, with locations prioritised adjacent to green spaces/hedgerows. These will be built into the structure of buildings and accommodate a range of bird species including house sparrow, starling, swift, house martin and swallow (in open community or parking structures).
- Connected biodiversity routes will be planned through all private garden areas, connecting to the GI network, to enable movement of mammals and other wildlife.
- Some Green Roofs could be provided at Wisloe (to commercial buildings, garages or shelters) to provide additional biodiversity opportunities, water attenuation, urban cooling and additional insulation.
- New wetland habitat creation will be fully incorporated across the site, in accordance with opportunities identified in the Local Nature Recovery Network.

6.3 Minimum Environmental Standards

WATER

Wisloe will have an integrated Sustainable Urban Drainage Strategy that creates a network of new wetland habitats at plot, street and neighbourhood levels to enhance biodiversity, wellbeing and reflect the character of the Severn Vale. All homes will incorporate measures to reduce water consumption.

Sustainable Drainage and Wetlands

- An integrated site-wide Sustainable Urban Drainage network will provide connected wetland features at a plot, street and neighbourhood level.
- The site's sewerage strategy will be developed to ensure no surface water run-off enters sewers and will consider the potential to recycle grey water.
- Surface run off from roofs and gardens will be captured separately from road run-off and used to feed biodiverse wetland features.
- Surface water run off from roads will be filtered and cleaned before release into the wider SUDS/Wetland network.
- Wetland drainage areas/features will be designed to incorporate biodiversity as well as drainage functionality, creating a diverse range of habitats to maximise benefits to a wide range of plant and animal species. Design input will include suitably qualified ecologists, landscape architects and drainage engineers.

- Each plot will incorporate micro-wetland features to capture run-off from roofs and enhance on-plot biodiversity. A guide for new residents will be provided to explain how the on-site and on-plot SUDS/Wetlands work and should be managed.

Reduced Water Usage

- All homes will target high water efficiency measures, as a minimum meeting Building Regulation requirements.

Rainwater Harvesting

- All homes will incorporate some form of rainwater harvesting (as a minimum a 200L water butt will be provided for garden irrigation).

WASTE AND RECYCLING

Wisloe will have a compact built form that uses land efficiently. Wisloe will be built and operated to minimise waste and export of material to landfill.

- Development at Wisloe will be designed to minimise energy use, carbon emissions and waste during the construction process.
- Modern Methods of Construction should be considered to reduce waste materials, with standard, off-site manufactured and pre-constructed elements utilised where possible.
- Buildings will be designed to be flexible – with potential for future adaptation, conversion and extension.
- The Construction and Environmental Management Plan will set out how waste will be minimised during the construction process, and set up practices to capture waste on site to be reused or recycled throughout the construction phase.
- Where possible buildings will be constructed from recycled and low-carbon materials and materials that capture carbon.
- All properties will be designed to have adequate space and facilities to allow for effective recycling and composting.

6.3 Minimum Environmental Standards

SUSTAINABLE TRAVEL

Wisloe will be designed to prioritise walking and cycling – including provision of strong links to Slimbridge and Cambridge and the wider area. Sustainable, low carbon transport modes will be prioritised.

- Wisloe will be planned to prioritise direct walking and cycling routes, and provide a range of facilities to meet local needs.
- Excellent public transport connectivity will be integrated into the masterplan. Mobility hubs will be provided in village and neighbourhood centres (including cycle parking, car club/share, community bike and electric vehicle hire and Electric Vehicle charging infrastructure).
- Appropriate Bike Storage (meeting standards set out in this Design Code) will be provided for all homes/businesses. Employment Buildings will incorporate changing facilities.
- All dwellings will have EV charging points, with easy access to communal charging facilities in the neighbourhood and village centre.
- Areas of communal parking with potential to prepare for future use of automatic vehicles will be provided.

ECONOMY

Wisloe will provide a mix of uses that supports the economy and low-carbon, sustainable lifestyles.

- The scheme will provide a mix of high quality uses in the Village and Neighbourhood centres (including co-working, office, retail and services, café, community and residential uses). A Farm Shop will provide links to local farm businesses.
- The scheme will provide a range of workspaces on site – including light industrial, office, co-working and retail opportunities.
- Home working will be facilitated through building design and provision of high speed broadband, with potential for WiFi in public spaces.
- There is potential for construction training and apprenticeships during the delivery stage. The developer will investigate opportunities to utilise the local supply chain during construction and operation.

COMMUNITY

Wisloe will provide a range of community facilities, managed through a community-led Stewardship Strategy, that provide for the site and surrounding area and support a healthy, balanced community.

- Wisloe will be focused around a high quality community hub in the Village Centre which meets the requirements of new residents and is integrated with and provides facilities for the wider area around Wisloe.
- The scheme will provide a range of community facilities - including a primary school, farm shop, health and wellbeing facilities, coffee shop, pub/restaurant and offer retail/services, shared/co-working spaces and integrated employment provision, play and sport facilities (including potential links to Slimbridge Association Football Club).
- The new community at Wisloe will be created around a strong green and blue infrastructure network which will better connect new and existing residents to nature, providing health and wellbeing benefits.
- The mix of housing will provide for a range of people and families and include a range of appropriate affordable housing (including social rent, shared ownership and self-build), along with later living accommodation in village centres.

6.4 Minimum Building and Design Standards

All Outline and Reserved Matters Planning Applications must demonstrate that they achieve the minimum requirements against the following Building and Design Standards.

Sustainable Low Carbon Design is an overarching theme which has informed all aspects of the Masterplan and Design Code. This section sets out specific building or design standards that must be achieved to ensure that Wisloe is a sustainable, low carbon community.

FUTURE HOMES STANDARD

All buildings will comply with the current building regulation requirements. From 2025 Future Homes Standard will require new build homes to be future-proofed with low carbon heating and energy efficiency measures, as well as measures to ensure good ventilation and reduce overheating.

Additional measures to reduce carbon emissions to enable the development to achieve 'Zero Carbon' will be considered alongside the potential impact on viability and deliverability.

BUILDING FOR A HEALTHY LIFE

All Outline and Reserved Matters Applications must be assessed against Building for a Healthy Life (BHL) requirements and achieve a BHL Commendation.

As a comprehensively designed new community all Reserved Matters Applications at Wisloe should achieve green lights against all BHL criteria. Each RM application must achieve the minimum standard of 9 green lights and no red lights.

BUILDING WITH NATURE

Through the lifetime of the project, and at all design stages, Wisloe will be reviewed against the Building with Nature (BwN) criteria. At each Outline Planning Stage the scheme must achieve a BwN Design Award and a BwN Full Award at Reserved Matters Stage.

It is anticipated that the scheme will achieve the National Building with Nature Award at completion of each phase on site.

ACCESSIBLE DWELLINGS (BUILDING REGULATIONS PART M4)

All houses and buildings at Wisloe will be designed to be flexible and adaptable to allow residents to respond to changing occupancy and requirements.

Layout and Building Design will meet Local Plan requirements for accessible dwellings: At least 67% of homes should be accessible and adaptable by meeting requirement M4(2) Category 2 and 8% of homes should be to M4(3) Category 3 of the Building Regulations. Where provided at least 25% of specialist housing for older people should meet M4(3) Category 3 requirements, and all specialist housing for older people should meet M4(2) Category 2 requirements.

SECURED BY DESIGN

The layout at Wisloe is based on a perimeter block structure which maximises natural surveillance of the streets and public realm. The delineation between public and private areas is very well defined. All public boundaries to private rear gardens will be enclosed with walls, and features such as internal parking courts and public access to the rear of properties limited.

Reserved Matters Applications must follow Secured by Design (SBD) guidelines. All dwellings must achieve SBD Section 2 compliance. Areas of incidental open space that are not overlooked or do not have a clear function must be avoided.

Particular regard has to be paid to the design of end-of-terrace/plot buildings by the introduction of specific corner buildings with doors and windows within gable ends and parking areas with natural surveillance from habitable rooms and main entrances to secondary dwellings. Where public access to the side or rear of properties is available these spaces must be adequately overlooked.

MODERN METHODS OF CONSTRUCTION

It is anticipated that Modern Methods of Construction (MMC) will increasingly become the norm through the phased delivery of housing and other buildings at Wisloe. All Reserved Matters applications must set out how MMC may be used to accelerate delivery, improve design quality and reduce carbon emissions. This could take the form of off-site manufacturing such as pre-fabricated elements, volumetric construction, process improvements or other technological applications in line with government's Modern Methods of Construction Definition Framework.

SELF BUILD AND CUSTOM BUILD PRINCIPLES

Wisloe will deliver 2% of the 1,500 homes allocated as Self-Build or Custom Build Homes, subject to market demand. The location of these will be defined in the Outline Design Application, and the design and delivery of these concur with the requirements of the Design Code.

6.5 Site Wide Design Coding Matrix

Detailed coding for key topics is provided in the following chapters. The matrix below identifies the locations of mandatory guidance on specific topics.

Site-Wide Design Coding Matrix	
ELEMENT	DESIGN CODE LOCATION
CHAPTER 5	
Masterplan Framework	18-21
Illustrative Masterplan	22
CHAPTER 6	
Parameter Plans	24-28
Regulatory Masterplan	30-31
Minimum Environmental Standards	32-36
Minimum Building Design Standards	37
CHAPTER 7	
Approach to Placemaking	40
Green Infrastructure	41
Landscape Strategy	41
Landscape Typologies	42-53
<i>Existing Trees and Hedgerows</i>	43
<i>Natural and Semi-Natural Greenspace</i>	44-45
<i>Parks and Gardens</i>	46-47
<i>Pocket Parks</i>	48
<i>Amenity Grassland and Sports Pitches</i>	49
<i>Play</i>	50-51
<i>Allotments and Orchards</i>	52
<i>The Green Streets and Other Streets</i>	53
Planting Strategy	54-60
Public Art, Interpretation and Signage	61
Hard Landscape, Street Furniture and Boundaries	62-64
Blue Infrastructure	66

Site-Wide Design Coding Matrix	
ELEMENT	DESIGN CODE LOCATION
Blue infrastructure Typologies	67
<i>On Plot Wetlands and Attenuation</i>	68
<i>Street Wetlands, Channels and Attenuation</i>	68
<i>Strategic Wetland and Attenuation Areas</i>	69
<i>Wildlife Ponds</i>	69
<i>Wetland Plant Species</i>	70
Wetland Management Principles	70
Movement and Access	71
Street Typologies	72-80
<i>Strategic Pedestrian and Cycle Route (Green Link)</i>	73
<i>Other Pedestrian and Cycle Routes</i>	74
<i>Primary Bus Accessible Streets</i>	75-76
<i>Secondary Streets</i>	77-78
<i>Mews Streets</i>	79
<i>Edge Streets</i>	80
Block and Parameter Plans	81
Key Spaces	81-83
<i>Wisloe Centre</i>	82
<i>Lighten Brook</i>	82
<i>River Cam Edge</i>	82
<i>Gateways and Key Intersections</i>	83
Urban Block Principles	84
Solar Orientation and Shading	84
Block Typologies	85-92
<i>Back to Back Blocks</i>	86
<i>Mews/Access Lane Blocks</i>	87
<i>Development Edge Blocks</i>	88

Site-Wide Design Coding Matrix	
ELEMENT	DESIGN CODE LOCATION
<i>Parking Court Blocks</i>	89
<i>Farm Cluster Blocks</i>	90
<i>Mixed-Use/Village Centre Blocks</i>	91
<i>Employment Blocks</i>	92
Plot and Boundary Design parameters	93-95
Parking, EV Charging and Bin Storage	96-99
<i>Parking</i>	97
<i>Cycle Storage and Bin Storage/Collection</i>	98
<i>Electric Vehicle (EV) Charging</i>	98
<i>Car and Bicycle Club Parking</i>	99
Building Design	100
Building Typologies	100
<i>Residential Areas</i>	101
<i>Residential Cores</i>	102
<i>Residential Edges</i>	103
<i>Flats over Garages/Coach houses</i>	104
<i>Local Centre</i>	105
<i>Community Buildings/School</i>	106
<i>Employment Areas</i>	107
Materials	108
Building Details	109
Windows and Fenestration	110
CHAPTER 8	
Wisloe Village	113
Lighten Brook Village	114
River Cam Edge	115

DRAFT

This page has been left blank intentionally.

7. Design Code

The Design Code sets out the site wide structure and design principles that will deliver a high quality and sustainable community at Wisloe.

The primary purpose of the Design Code set out in this chapter is to ensure that design quality will be maintained during the delivery of each phase of Wisloe, resulting in cohesive and legible settlement, with a consistent character and sense of place.

It is intended that each of the three neighbourhoods at Wisloe will have their own distinctive character. The approach to this is set out in Chapter 8, but must occur within the framework of the site-wide Design Code.

Some of the guidance sets out minimum standards or provides an acceptable range of design solutions which can be used to achieve the specified objective. In some instances the Code clearly states what is not acceptable.

This chapter covers the following topics:

- 7.1 Approach to Placemaking
- 7.2 Green Infrastructure
- 7.3 Blue Infrastructure
- 7.4 Movement Network, Streets and Places
- 7.5 Block Parameters
- 7.6 Plot and Building Design Parameters
- 7.7 Parking, EV Charging and Bin Storage

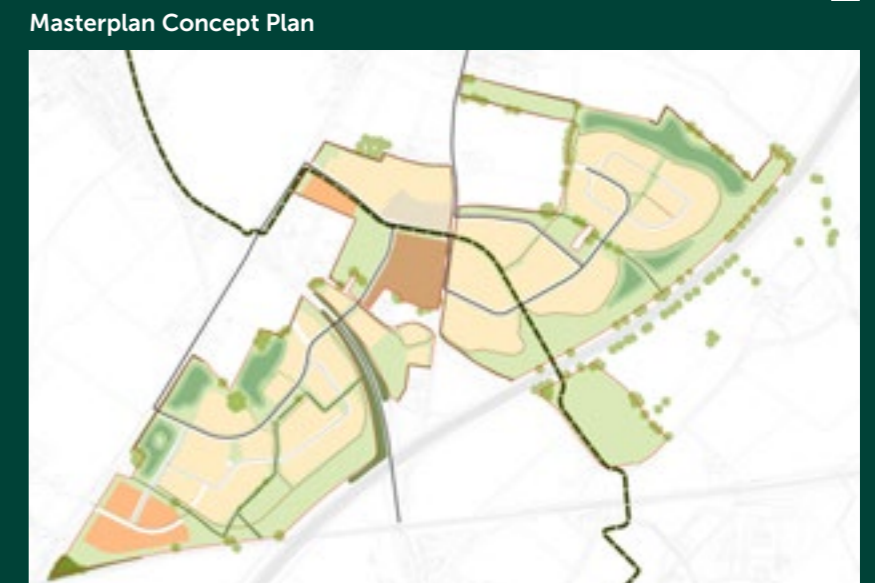
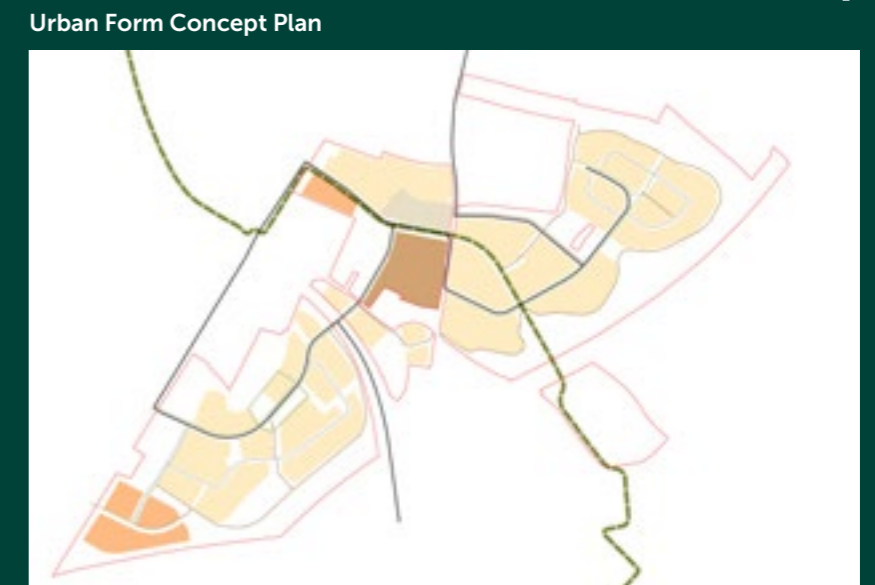
Each Outline and Reserved Matters Planning Application for Wisloe must demonstrate, in the Design and Access Statement and accompanying drawings and information, how high quality placemaking and design will be achieved, and that the requirements and guidance set out in the Design Code have been met.

7.1 Approach to Placemaking

'A sustainable garden community between the Cotswolds and the Severn Estuary'

The quality of place and character of Wisloe will be created by the setting of high quality urban form within a beautiful landscape setting.

The landscape and urban form requirements set out in the Design Code must be designed in unison, from the overall masterplan down to the detailed design of streets, spaces and individual plots and buildings. It is therefore essential that each component within the Design Code is considered together, as part of an integrated design approach.



7.2 Green & Blue Infrastructure

This section provides coding in relation to Green & Blue Infrastructure (G&BI) at Wisloe, and includes the following topics:

- Landscape Strategy and Typologies:
 - *Stewardship and Landscape Management*
 - *Existing Trees and Hedgerows*
 - *Natural and Semi-Natural Greenspace*
 - *Parks and Gardens*
 - *Pocket Parks*
 - *Amenity Grassland and Sport Pitches*
 - *Play*
 - *Allotments and Orchards*
 - *Green Streets and Other Streets*
- Planting Strategy
- Public Art, Interpretation and Signage
- Hard Landscape, Street Furniture and Enclosure

Section 7.3 provides specific guidance in relation to Blue Infrastructure which will be fully integrated into the Green Infrastructure (GI) at Wisloe, and will include the following topics:

- Blue Infrastructure Strategy and Typologies:
 - *On-plot wetlands and attenuation*
 - *Street Wetlands, Channels and Attenuation*
 - *Strategic Wetlands and Attenuation*
 - *Wildlife Ponds*
- Wetland Plant Species
- Wetland Management Principles

7.2.1 Landscape Strategy

The Green & Blue Infrastructure network forms the framework for the proposed development, providing a multi-functional landscape network with strong physical and visual links to the wider landscape that benefits the community and wildlife. The landscape will be accessible from the existing communities around Wisloe, whilst providing a buffer and setting to the proposed development that prevents coalescence.

The proposed G&BI network will connect the different neighbourhoods and provide a range of amenity spaces, allotments and orchards, species rich meadows, wetlands and native hedgerows and woodlands that wrap around and through the community and provide strong physical and visual links to the wider landscape.

The G&BI framework will provide:

- *An network of integrated wetlands and surface water attenuation/infiltration features*
- *Retention and enhancement of existing hedgerows and trees, and provision of additional hedgerows and woodlands*
- *Provide new habitat for local priority species and include undisturbed areas set aside for habitat.*
- *Walking and cycling routes*
- *Informal and formal amenity areas*
- *Space for natural play*
- *Allotments and orchards*
- *Opportunities for exercise and learning*
- *Urban cooling and shelter*
- *Air quality improvement*
- *Noise bund and visual screening to the M5 motorway*
- *Views to the wider landscape, including the Cotswold Escarpment and Welsh Marches*

STEWARDSHIP AND LANDSCAPE MANAGEMENT

The Green & Blue Infrastructure at Wisloe will be managed as part of the site wide Landscape and Ecological Management Plan (LEMP) which will prioritise establishment and maintenance of a high quality and biodiverse landscape, which provides a landscape setting of the community and enables residents to enjoy health and wellbeing benefits and a strong connection with nature. The LEMP will be integrated with the Stewardship Strategy for the whole site; which will be developed and delivered with engagement and involvement with community stakeholders.

The following sections sets out the requirements for the proposed open space and landscape typologies.

A Strategic Landscape and Ecological Management Plan, which meets the objectives set out in this Code, will be prepared for the Green Infrastructure for the whole site and submitted as part of the first Reserved Matters application.

Each development phase will be developed and delivered in accordance with this Strategic LEMP and provide specific addenda to cover phase specific requirements where appropriate.

7.2.2 Landscape Typologies

This section of the Design Code sets out the Green Infrastructure typologies and how they are to be distributed across the site. The plan identifies where each typology must be located, with a description outlining the key characteristics which must be achieved within each typology.

Green and Blue Infrastructure will be closely integrated in Wisloe, and must be designed holistically to ensure a fully connected landscape system.

The Green and Blue Infrastructure Strategy includes the streetscape and public realm which are covered in section 7.4 of the Design Code.

Boundary treatments to private curtilages of properties also influence the public realm, landscape character and biodiversity, and are coded in 7.2.5 and 7.5.4.



KEY

— Site Boundary
(77.92 Ha, 192.54 Acres)

Landscape

- Retained Trees and Hedgerows
- Proposed Woodland
- Natural and Semi-Natural Green Space
- Amenity Green Space
- Sports Pitches
- Allotments
- Orchards
- Pocket Parks
- Wetland / Attenuation Ponds
- Wildlife Ponds
- Equipped Play Area

Movement and Access

- Strategic Pedestrian and Cycle Route
- Secondary Pedestrian/Cycle Routes
(Indicative)
- Public Rights of Way
- Restricted Vehicular Movement
(e.g. Dursley Lane)
- Additional Footpath Network
- M5 Bridge
- Primary Bus Accessible Streets
(Bus Route)
- Industrial Access Road

Land Use

- Residential
- Later Living
- Primary School
- Zone for School Building
(Indicative)
- Employment
- Village Centre
- Neighbourhood Centre

Townscape

- Key Spaces
- Key Buildings
- Secondary Frontages

7.2.2 Landscape Typologies: Existing Trees and Hedgerows

The landscape strategy retains existing hedgerows, trees other landscape features to provide landscape structure, legibility and to retain biodiversity and wildlife connections and habitat.

Existing hedgerows are retained to provide a mature setting for the settlement, and provide landscape and ecological connectivity through the site. There are a limited number of existing trees which will be retained to provide a diverse canopy coverage in combination with new tree planting as part of the development.

SOFT LANDSCAPE

There are a limited number of existing trees on the site, but there are a number of important hedgerows that provide linear landscape and biodiversity features.

Retained vegetation must be a positive feature within the new community, for example existing trees and hedgerows, should be a well-considered part of the design to ensure spaces are usable and meaningful, with the ability to be well maintained. They should and enhance links through the development to ensure wildlife can continue to access new areas. Proposed planting should not impede or directly compete with retained vegetation.

HARD LANDSCAPE

Hard landscape and buildings must be set back from existing trees and vegetation outside of their root protection areas to help ensure they will continue to thrive in their new environment.

KEY REQUIREMENTS

- All existing hedgerows and trees must be retained as a positive feature in the development with sufficient space for long term health and functionality.
- Existing hedgerows provide important wildlife corridors, and will be retained and enhanced through the planting of native species to infill gaps and to increase diversity of native species. Intermittent specimen trees must be planted alongside/within hedgerows to provide improved canopy for foraging bats.
- Retained and existing hedgerows should be extended with new mixed native hedgerows to provide integrated wildlife corridors that connect throughout the new community to the site boundaries, linking to wider biodiversity networks.
- Where breaks in existing hedgerows are required to provide connectivity between parts of the new settlement they will be kept to a minimal width. Openings will be reinforced with new native tree planting to strengthen connectivity for bats, birds and other species. Removal of hedgerows will be undertaken in accordance with best arboricultural and ecological practice.
- Existing vegetation must be protected during construction, with protective fencing erected in accordance with BS 5837 (2012) Trees in Construction, prior to works commencing on the relevant part of the site and maintained for the duration of the contract.
- During the construction stage, existing wildlife corridors will be maintained as generous corridors (with low lighting levels, informed by lighting strategy, and fencing to prevent vehicular access) in order to maintain wildlife connectivity through the site at all times.
- Decaying or damaged trees offer a valuable range of habitats, therefore future management should seek to retain any deadwood habitats on the site where it is safe to do so. Felled material must be retained within the green spaces e.g. creation of log piles and invertebrate habitat.



^ Key Plan — Site Boundary (77.92 Ha, 192.54 Acres) ● Retained Trees and Hedgerows

7.2.2 Landscape Typologies: Natural and Semi-Natural Greenspace (incorporating Wildflower Meadows, Woodland and Landscape Bund)

The landscape to the periphery of the new settlement (and between each neighbourhood) will comprise naturalistic green spaces that connect with the wider countryside and provide a buffer to neighbouring settlements of Slimbridge, Cambridge and Dursley. These multi-functional areas will be a primary focus for landscape and biodiversity value, with opportunities for recreation, and provide a range of functions including:

- *Incorporation of existing and new hedgerows and trees within a connected GI network*
- *Habitat creation and biodiversity enhancement*
- *Wetland Areas (see Blue Infrastructure – section 7.3)*
- *Noise bund to the M5 motorway*
- *Species-rich Grassland and Wildflower Meadows*
- *Woodland and Scrub Areas*
- *A network of formal and informal walking and cycling routes*
- *A landscape framework and setting for other landscape features (including play space, allotments, orchards, amenity and informal open space)*
- *Other functionality including shade, cooling and shelter*

This area comprises 7 character areas:

1. *Wisloe Gateway*
2. *Lightenbrook Gateway wetlands*
3. *Lightenbrook corridor*
4. *River Cam Edge wetlands*
5. *M5 Bund*
6. *Green Corridors*
7. *Employment Park edge*

SOFT LANDSCAPE

Existing hedgerows and trees will be incorporated into the green spaces, with appropriate buffers to built areas, excavations or earthworks.

The landscape will comprise predominately native species within a range of habitat types including species-rich grassland, wetlands, wildflower meadows, hedgerows, scrub and woodland planting. Within habitat areas, some spaces will be designed as quiet areas, less accessible to the public, which will limit wildlife disturbance and provide increased habitat benefit. This could be managed by limiting public access through careful routing of footpaths, planting design and landscape management.

There is the potential for edible landscape features (fruit trees and edible planting) which should be considered within appropriate areas.

Wildflower meadows are to be sown into a low nutrient soil in large areas for maximum effect, using appropriate seed mixes that reflect local character and soil types, preferable using locally sourced seeds.

Wetland areas will include attenuation basins and ponds which retain water and create rich wetland habitats with planting and edge profiles designed and constructed in organic forms at a range of gradients to benefit wildlife – see section 7.3.

Native woodland and scrub planting will reinforce the site edges and bund, using naturalistic landscape forms and framing views to the Cotswold Escarpment to the east.

HARD LANDSCAPE

Foot and cycle routes will be surfaced with blacktop to key routes (min width 3m), with other less formal routes provided as self-binding gravel (crushed stone) or informal mown paths within grassland.

Natural and Semi-Natural Greenspace area will include informal seating (including timber benches, picnic benches and other seating opportunities), located with consideration to adjacent activities, key views and opportunities to experience tranquillity and interaction with wildlife.

Opportunities should be taken to create informal and incidental play experiences along routes throughout this area, in addition to formal play areas within Wisloe, utilising natural features such as logs, boulders and landform.

Key Plan

- Proposed Woodland
- Natural and Semi-Natural Green Space



7.2.2 Landscape Typologies: Natural and Semi-Natural Greenspace (incorporating Wildflower Meadows, Woodland and Landscape Bund)

KEY REQUIREMENTS

- The Natural and Semi-Natural Greenspace will provide a strong and connected landscape framework around and within the site, providing a buffer to the adjacent communities. The minimum width of the green space will be 50m along the eastern boundary of the site (including the acoustic bund) and 20m to all other areas.
- A connected network of hard-surfaced formal and informal paths will provide access for pedestrians, cyclists and horse riders to the landscape - creating a range of pleasant off-road routes that provide opportunities for exercise and wellbeing benefits and connecting with existing public rights of way.
- Key cyclepaths will meet LTN 1/20 standards, and provide connections to Cambridge, Slimbridge and Cam and Dursley (via the new M5 motorway bridge).
- Multi-functional wetland areas will be provided in accordance with the Blue Infrastructure Strategy (see section 7.3).
- The landscape bund will be designed to provide an acoustic barrier to the M5 motorway, and visually screen vehicles using the motorway from within the development. The landform will utilise on site materials where possible and be naturalistic in form using gentle gradients close to the development to allow public access for informal recreational use. A steeper gradient (up to 1:2) can be used on the motorway facing side of the bund. The bund will be carefully formed to incorporate access to the new motorway bridge and to capture views towards the Cotswold escarpment in the east. Scrub and Woodland planting will be provided to soften the bund, to frame views and to provide additional habitat benefits - including reinforcing connectivity for wildlife along the M5 corridor. If required, acoustic fencing will be located to the top of the bund within woodland, scrub or hedgerow planting.
- The relocated gas main will run through this area, parallel with the M5. The alignment of the gas main should avoid potential conflicts with planting areas and be carefully integrated with walking/cycling routes to maximise the opportunities for planting outside of the gas main easement and enable future maintenance access.
- New woodland and scrub areas must be planted with a variety of site appropriate native trees and shrubs (in accordance with section 7.2.3 below). The planting should provide a diverse range of habitats, with a canopy and understorey layer within woodlands (as planting matures), and a rich woodland edge with scrubby habitat to benefit a range of species.
- Species-rich Grassland and Wildflower Meadows will be provided in generously sized open areas that provide a diverse habitat and form a positive landscape edge to the development.
- Opportunities for natural play will be provided throughout the natural greenspace, alongside key walking and cycling routes. These should include opportunities for interaction with the natural environment, informal play and exercise for all ages (children and adults).
- As part of the Art and Interpretation strategy, wayfinding, interpretation and public art works should be located at key locations throughout this area. In order to support broad understanding of the landscape objectives for residents and future visitors the interpretation should highlight habitat and biodiversity features, management operations and the integrated Blue Infrastructure strategy.



7.2.2 Landscape Typologies: Parks and Gardens

In addition to extensive areas of natural green space a number of Parks and Pocket Parks will be provided within each neighbourhood at Wisloe. These will provide multi-functional amenity focused green space for play, informal recreation and socialising, and contact with nature.

SOFT LANDSCAPE

Parks will have a variety of both native and non-native trees, along with shrub and herbaceous planting, to maximise landscape and biodiversity benefits and give consideration to future climate change adaptation and mitigation.

Each space will contain a mix of mown grass for recreation use, with longer grass wildflower meadows to the periphery.

Park boundaries will be defined by clipped native hedges and/or naturalistic planting areas to provide a buffer to adjacent properties and roads.

Edible landscape features (fruit trees and edible planting) should be considered within appropriate areas.

Incorporation of Blue Infrastructure features such as micro-wetlands and ponds should be considered where this integrates with the overall drainage strategy.

HARD LANDSCAPE

Each Park will include accessible surfaced paths, which connect to adjacent foot and cycle routes, seating, signage and play features. Opportunities for art features should be considered.

Event spaces to be paved to allow for high footfall in these areas along with key main pathways and access routes.

Furniture, fencing, signage and play facilities should use natural materials (timber, sand, mulch) where possible and appropriate. Play areas for young children should be enclosed using log or post and rail fencing

KEY REQUIREMENTS

The Parks within Wisloe will provide open greenspace for relaxation and informal activities and play.

Whilst the focus is on recreational activities each park will support biodiversity through planting (native and non-native) and habitat creation.

Each Park will provide the following:

Wisloe Park will provide a minimum 1.5 Ha of public open space close to Wisloe Village Centre. It will include:

- a Pavilion or Community Shelter, and adjacent hard standing area for events (minimum 25m²),
- a Neighbourhood Equipped Area of Play (NEAP) and natural play features,
- amenity grass area (min 1.5 Ha) to accommodate sports pitches
- a Multi-Use Games Area (MUGA)
- accessible paths to provide linked circular walks.
- seating in appropriate locations (including close to play area),
- refuse/dog waste bins close to park entrances,
- incorporation of biodiversity features including areas managed as wildflower meadow (to the periphery and adjacent to hedges/tree groups)

The boundary of the park will be enclosed with a native hedge (with integrated fencing) and tree planting, and accessible gates provided at entrances from adjacent roads. Boundaries with adjacent business and residential properties will be reinforced with new native hedges and tree planting.

Lightenbrook Park will provide a minimum 1.7Ha of public open space in the Lightenbrook Village Neighbourhood Centre. This Park will include the Lighten Brook corridor linking the northern and southern areas of the park.

The northern area will include:

- a Locally Equipped Area of Play (LEAP)
- informal open space (with seating and picnic benches)
- incorporation of biodiversity features including areas managed as wildflower meadow (to the periphery and adjacent to hedges/tree groups)

The southern area will include:

- amenity Grass Area (min 0.4 Ha) to accommodate informal active uses and sports pitches
- a Youth shelter, in a suitable location with visibility from public areas/nearby dwellings – at least 30m from the nearest residential property
- informal play opportunities
- seating
- a Community Orchard
- incorporation of biodiversity features including areas managed as wildflower meadow (to the periphery and adjacent to hedges/tree groups), areas of informal scrub adjacent to the Lighten Brook and peripheral areas and hibernacula/log piles

The interface with the bus route through the centre of the site will be carefully designed to avoid use of unnecessary fencing or barriers, whilst clearly demarcating the edge between the park and trafficked areas (such as through the use of trees and other planting).

The Lighten Brook will be an integrated natural feature which links the spaces, with a natural edge that provides a habitat buffer to more closely managed areas.

7.2.2 Landscape Typologies: Parks and Gardens

Spaces will be linked by a connected foot and cycle network, natural features including native trees and hedges (which connect with the existing hedgerow network), wildflower meadows, biodiversity features (e.g. log piles, hibernacula, bird and bat boxes) and refuse/dog waste bins at park entrances.

Orchard Park will provide a minimum of 1 Ha of public open space between the housing clusters adjacent to Wisloe Road.

It will include:

- an amenity grass area (min 0.5 Ha) to accommodate informal active uses and potential sports pitches.
- informal play opportunities
- seating
- a Community Orchard in the southern part of the space (providing a buffer to existing properties on Dursley Road)
- incorporation of biodiversity features including areas managed as wildflower meadow (to the periphery and adjacent to hedges/tree groups), a natural pond, areas of scrub to the periphery of the space and hibernacula/log piles

Existing hedges to the boundary of Wisloe and Dursley Roads will be reinforced and enhanced with additional tree and hedge planting.

A key foot/cycle route passes through the northern part of this space and will be incorporated into the park layout. Accessible gates will be provided at entrances from adjacent roads.

Wisloe Primary School

Although not a public park, Wisloe Primary School will provide a minimum of 1.5 Ha of play and sports pitches for school and community use.

Opportunities for natural space, food production and biodiversity enhancement (such as a school vegetable garden and orchard, wildlife garden and natural play/woodland school areas) should be included. This space will be fenced in accordance with school security requirements. A native hedge should run along the outside face of any fencing and be managed so that it has an established height at the full height of the boundary fence.

For detailed play and sports area requirements see section 7.2.2, pages 49-51.



- ^ Key Plan — Site Boundary (77.92 Ha, 192.54 Acres) ■ Natural and Semi-Natural Green Space ■ Residential ■ Key Buildings ■ Amenity Green Space ■ Sports Pitches
 * Pocket Parks * Equipped Play Area ● Key Park Areas

7.2.2 Landscape Typologies: Pocket Parks

A number of incidental pocket parks will provide focal points within the urban area, along with opportunities for green space, play and seating.

SOFT LANDSCAPE

A mix of Native and Ornamental trees and shrubs will be used to form distinctive spaces for each Pocket Park, with potential for enclosure with hedgerows or other boundary planting.

Potential for edible landscape features (fruit trees and edible planting) should be considered within appropriate areas.

Incorporation of Blue Infrastructure features such as micro-wetlands and ponds should be considered where this integrates with the overall drainage strategy (see section 7.3).

HARD LANDSCAPE

Each Pocket Park should be defined with planting, railings or low walls, or through the use of materials to create a clear identify and distinguish them from adjacent streets.

'Shared Spaces' could be utilised to create 'public squares' within which pocket parks are a focal area incorporating appropriate planting and other features.

Pocket Parks will be appropriate locations for public art – see section 7.2.4.

KEY REQUIREMENTS

- Each Pocket Park will be designed to provide a focal space within the urban areas at Wisloe, aiding legibility and orientation and reflecting the character of the neighbourhood it is located within.
- Each Pocket Park will include informal play facilities (LAP), a minimum of 1 seat (bench) and a semi-mature tree and shrub planting. Opportunities to include public art should be incorporated.
- Pocket Parks should form a positive part of the public realm, with frontages adjacent to and overlooked by adjacent residential properties.



^ Key Plan — Site Boundary (77.92 Ha, 192.54 Acres) Natural and Semi-Natural Green Space Amenity Green Space * Pocket Parks

7.2.2 Landscape Typologies: Amenity Grassland and Sport Pitches

Informal amenity greenspaces are located within Wisloe and Lightenbrook Village, providing space for recreational uses and sporting activity.

These amenity greenspaces are integrated within the Parks identified in section 7.2.2, pages 46-47 above, and will provide specific areas for active recreation and sports as set out below.

SOFT LANDSCAPE

Each amenity greenspace/sports pitch will comprise closely mown turf to provide a safe playing surface at a suitable size to accommodate a range of formal and informal sporting activities.

The types of pitches to be provided will be agreed with the local community, but should include flexible pitch layouts that meet different requirements and meet Sport England guidance. Potential to link facilities with Slimbridge Athletic Football Club should be investigated.

HARD LANDSCAPE

A surfaced Multi-Use Games Area (MUGA) will be provided within Wisloe Park.

Within the wider parks, additional paths and facilities will be provided as set out in section 7.2.2, pages 46-47 above.

Fencing should be avoided, other than if specifically required to stop balls in close proximity to buildings or roads.

KEY REQUIREMENTS

Amenity Greenspace will be provided in accordance with the Stroud District Open Space and Green Infrastructure Study 2019 in the following locations:

- *Wisloe Park – min 1.5 Ha mown grass flexible use pitches (minimum mown grass area are 120 x 100m) including Multi-Use Games Area (min 40 x 20m).*
- *Lightenbrook Park - min 0.4 Ha mown grass flexible use pitches (minimum mown grass area 70 x 50m)*
- *Orchard Park - min 0.5 Ha mown grass flexible use pitches (minimum mown grass area 80 x 50m)*



^ Key Plan — Site Boundary (77.92 Ha, 192.54 Acres) ■ Natural and Semi-Natural Green Space ■ Amenity Green Space ▨ Sports Pitches

7.2.2 Landscape Typologies: Play

A range of natural play areas, integrated into the green infrastructure is a key component of the masterplan.

Play provided within Wisloe will meet the requirements for all age groups within the new community, and enhance provision for existing residents of Slimbridge and Cambridge.

In addition to formal play spaces, incidental play features should be designed into the Pocket Parks, streets and green spaces across the site offering a range of experiences for children and young people (and adults). These should be linked to provide a fitness/activity trail that provides a connected route through the green spaces at Wisloe.

SOFT LANDSCAPE

Enclosure to the play areas will be provided using landform and planting. Where fences are required (close

to roads or dwellings) then natural materials (log barriers/post and rail fencing) and hedging will be used to provide a natural enclosure.

Trees will be planted within and adjacent to play areas to provide shade and shelter.

Care must be taken to avoid planting inappropriate species (with sharp thorns, or poisonous) within or immediately adjacent to play areas designed for younger children.

HARD LANDSCAPE

Play should be focused on natural play that is integrated within the landscape and green space design.

Materials will be predominately natural, using timber for play structures and bark mulch or natural grass surfacing where possible.

KEY REQUIREMENTS

Play areas and informal play opportunities will be integrated into the parks and green spaces across the site, using natural materials and a focus on 'natural play' design.

Play facilities will be inclusively and accessibly designed to cater for a range of ages, abilities and genders. They should include, as a minimum a range of play equipment and features designed for:

- children and young people with mobility and learning impairments
- a range of active, stimulating and challenging play experiences
- imaginative play features (e.g. sand pits, stage and seating, sculptural seats and artworks)
- areas designed to enable social interaction (grouped seating, youth shelter)
- natural features including earth mounding, trees, planted areas, tree trunks and boulders that allow a range of activity and areas for wildlife and biodiversity (e.g. stumperies and log piles)

All play facilities will be robust and well designed, and maintained to high standards. The guidance set out in Play England's 'Design for Play' should be used to inform the design of all play areas at Wisloe.

Play Facilities will be provided to Fields in Trust standards within green spaces in the following locations:

Wisloe Park

- Neighbourhood Equipped Area of Play (NEAP)
- Multi-Use Games Area (MUGA)

Lightenbrook Park

- Locally Equipped Area of Play (LEAP)

Southern Natural Greenspace

- Locally Equipped Area of Play (LEAP)

Pocket Parks

- Local Area of Play (LAP)

Other Greenspaces

- Informal Play Features should be provided at a minimum of 250m intervals within the Natural Greenspace to provide a fitness and activity trail throughout the green spaces at Wisloe.



^ Key Plan
 — Site Boundary (77.92 Ha, 192.54 Acres)
 ■ Natural and Semi-Natural Green Space ■ Amenity Green Space ■ Sports Pitches
 * Pocket Parks * Equipped Play Area

7.2.2 Landscape Typologies: Play

PLAY AREA KEY REQUIREMENTS

Play Areas will meet the following requirements:

Neighbourhood Equipped Area of Play (NEAP)

- *Minimum Activity Zone of 1,000m² to include play equipment and structures which encourage stimulating and challenging play experiences.*
- *NEAPs should be primarily designed to accommodate the needs of older children, but should be designed to accommodate the play needs of a broad age range.*
- *A buffer zone of at least 30m from nearest residential boundary, with tree, hedge and ornamental planting to provide a landscape buffer.*
- *Surfaced with natural materials where possible (e.g. grass, sand, bark mulch). Any non-natural materials (if required for safety purposes) must be in natural colours to blend into the landscape setting.*
- *Play equipment should be designed using natural materials such as timber.*
- *Seating, secure cycle parking stands, litter bins and signage must be provided.*

Multi-Use Games Area (MUGA)

- *A surfaced playing area (for five-a-side, basketball or other sports) with a minimum area of 40 x 20m*
- *Fencing to 'goal' areas to contain balls*
- *Enclosure and surfacing materials should be in natural colours which blend into the landscape setting.*
- *Seating, secure cycle parking stands, litter bins and signage should be provided in close proximity to the MUGA (and can be combined with the NEAP).*

Locally Equipped Area of Play (LEAP)

- *Minimum Activity Zone of 400m² to include play equipment and structures that encourage stimulating and challenging play experiences.*
- *LEAPs should be designed to accommodate the needs of children who are beginning to go out and play independently, as well as younger supervised children.*
- *Include an area of flat open grass (min 200m²) to allow for active games.*
- *A buffer zone of at least 20m from nearest residential boundary, with tree, hedge and other planting to provide a landscape buffer.*
- *Surfaced with natural materials where possible (e.g. grass, sand, bark mulch). Any non-natural materials (if required for safety purposes) must be in natural colours to blend into the landscape setting.*
- *Play equipment should be designed using natural materials such as timber.*
- *Seating, secure cycle parking stands, litter bins and signage must be provided.*

Local Area of Play (LAP)

- *Minimum Activity Zone of 100m² to include features and structures that encourage stimulating play experiences aimed at younger children up to 6 years old. No formal play equipment is required.*
- *Play sculptures could be provided to link into the wider art strategy for the site.*
- *A buffer zone of at least 5m from nearest ground floor windows*
- *Surfaced with natural materials where possible (e.g. grass, sand, bark mulch) if required.*

- *Play equipment (where provided) should be designed using natural materials such as timber.*
- *Enclosure should be provided (hedge, log fence, railings) where the LAP is adjacent to trafficked areas.*
- *Seating, secure cycle parking stands, litter bins and signage must be provided.*

Natural and Informal Play

- *Informal Play Features (such as play sculptures, logs, boulders, stepping stones, sculptural landform) will be provided adjacent to foot and cycle routes through the Natural Greenspace at a minimum of 250m intervals.*
- *Seating should also be provided at regular intervals along walking and cycling routes in well considered spots, orientated to connect people with the landscape.*
- *The design of informal play features should be integrated into the landscape and planting of the Natural Greenspace Areas.*

Fitness Trail

- *In addition to the above, walking/cycling loops of a minimum 1.5km, 2.5km and 5km should be provided through the Natural Greenspace and Parks to provide linked exercise routes.*
- *Signage showing the trail routes and way marker posts should be provided at gateways, junctions and intervals along the routes.*

Signage

Signage for each play space should include:

- *name of park/play area*
- *symbols indicating that this is a child friendly space and that dogs should be excluded*
- *contact details for maintenance operator*

7.2.2 Landscape Typologies: Allotments and Orchards

Allotments and Orchards will provide an important local amenity at Wisloe, enabling local, healthy food production and opportunities for community interaction.

The allotment sites will be owned by the Stewardship organisation or local parish council and managed by allotment holders through an Allotment Association. There is potential for the Allotment Association to be linked with wider site landscape management activities, including opportunities for integrated composting of green waste.

Community Orchards will form part of the open space provision at Wisloe and provide a shared facility which will be managed through the Stewardship organisation, with opportunities for community activity groups to engage with management and fruit picking. Fruit trees planted within the streetscape should be considered.

As well as the provision of allotments and orchards, the masterplan has been designed to provide good quality private garden space to facilitate home food production (see section 7.5 Block and Plot parameters).

SOFT LANDSCAPE

Allotments will be enclosed with mixed native hedges to soften the impact of boundary fences. Plants used should include a mix of native and non-native species which including flowering and fruiting plants to support pollinators and species that control pests.

HARD LANDSCAPE

Secure fencing will be provided to each allotment site.

Unallocated Car Parking spaces will be provided close to the entrance to each allotment site or within the allotment sites accessed via a private route surfaced using crushed stone and controlled using a gate or drop bollards.

KEY REQUIREMENTS

Allotments

- Should will be located in a space with a sunny open aspect to have good light throughout the year.
- Soil within the allotment areas will be good quality, clean topsoil meeting BS3882 standard as a suitable growing medium.
- A range of plot sizes will be provided to cater for residents who may prefer half or quarter size allotments. Plot sizes will be approximately 250m² (c 25x10m), 125m² (c 12.5x10m) and 62.5m² (12.5x5m).
- Within each allotment area there will be provision for raised bed allotments incorporating 1.4m wide paths provided to help meet the needs of disabled users.
- Each allotment site will be secure with lockable gates. Secure storage facilities will be provided on site for allotment holders.
- Sufficient quantity of watering points will be provided close to each plot.
- A composting and recycling area will be provided close to the allotment entrance, adjacent to parking.
- A community meeting and storage space (including an accessible toilet and small kitchenette) will be provided within or adjacent to the Wisloe Village allotment to provide a facility for community events, allotment group meetings and community maintenance team groups (serving the wider landscape areas).

- An accessible toilet will be provided within each allotment site.
- An outdoor communal seating area will be provided in each allotment site.
- A minimum of 2-3 unallocated car parking spaces will be provided within 50m of the allotment entrance, or within the allotment site with an appropriate turning area.
- Nest boxes should be provided on structures and fencing within and around each allotment to provide nesting opportunities for birds that will help to control pests such as snails, slugs and insects.
- Log piles and hibernacula within the allotments will provide habitat for slow worms and other species which will also help to control pests.

Orchards and Fruit trees

- Edible fruiting trees (using local species where possible) will be planted in orchard spaces with informal grass pathways providing walking routes through.
- Edible fruit trees will also be planted in suitable locations within other Parks and green spaces throughout Wisloe.
- In addition 1 fruit tree will be planted in every private garden.



^ Key Plan — Site Boundary (77.92 Ha, 192.54 Acres) ■ Natural and Semi-Natural Green Space ■ Orchards ■ Allotments

7.2.2 Landscape Typologies: The Green Street and Other Streets

A number of street typologies are proposed at Wisloe incorporating landscape features that will form part of the overall Green and Blue Infrastructure for the site.

Street Design is covered in detail in section 7.4 of the Design Code. The key elements that form part of the Green Infrastructure for the site are highlighted below.

All streets are designed to promote a pedestrian dominated environment with low traffic speeds.

The Green Street provides the primary Strategic Walking and Cycling link that runs east to west through the site, linking Slimbridge, Wisloe Village Centre, the M5 motorway bridge and Cam and Dursley Station. This street has a central Sustainable Drainage System (SUDs) corridor that runs parallel with the route and includes tree planting, wetland areas, planting and meadow areas. Private frontages to this street will be separated with a mixed native hedge that will define the edges of the public/private space, further enhancing the green corridor.

Other Streets within Wisloe will be lined with trees along the verges and incorporate micro wetland/drainage features along verges and housing frontages where appropriate.



Key Plan

Site Boundary
(77.92 Ha, 192.54 Acres)

Natural and Semi-Natural Green Space

Strategic Pedestrian and Cycle Route

Secondary Pedestrian/Cycle Routes
(Indicative)

Restricted Vehicular Movement
(e.g. Dursley Lane)

Primary Bus Accessible Streets
(Bus Route)

Industrial Access Road

SOFT LANDSCAPE

Tree planting within all street types will include a mix of native and non-native trees that are appropriate in scale and form for their setting, and provide shade, urban cooling, air filtration, wellbeing and biodiversity benefits. Where appropriate fruit trees can be used to provide edible landscape features.

A connected system of Blue Infrastructure features (see section 7.3) will be provided in all streets at Wisloe, linking clean on-plot run off with landscape areas and filtering run off from road surfaces through suitable filtration zones to remove potential pollutants and protect key wetland areas. Permanent wetland areas will be provided within the Green Street SUDs channel to enhance biodiversity value and create a wide range of habitats.

Other planting including hedges, shrubs, meadows and wetland areas will be planted within streets to provide a varied, multi-functional and sustainable streetscape that enhances biodiversity. Use of a mix of native and non-native species that maximise potential biodiversity value and seasonal interest will be encouraged.

KEY REQUIREMENTS

- *Trees will be incorporated within all streets, which will be designed to ensure that sufficient space is provided for their rooting area and long term establishment and future form.*
- *An integrated and connected Blue Infrastructure network will capture run-off and keep it above ground to maximise benefits for landscape, biodiversity and health and wellbeing. Wetlands, Raingardens and SUDs features will be integrated into all street designs to maximise these benefits.*
- *Hedge and Shrub planting will be used to define private gardens and enhance the character of residential streets.*
- *Seating, Artworks and Informal Play Features will be provided in key streets to enhance interest and reinforce the pedestrian dominance of all spaces at Wisloe.*
- *Opportunities to design in biodiversity features will be taken; including provision of bird and bat boxes, hibernacular, a variety of planting types etc.*

HARD LANDSCAPE

Surfacing materials will be appropriate and of high quality, hard wearing and using recycling and/or sustainably sourced materials where possible.

Within the Green Street, and other appropriate areas, features including variations in landform, boulders, logs and sculptural features will be incorporated to provide interest and opportunities for play.



7.2.3 Planting Strategy

Planting at Wisloe will primarily consist of native species used in a naturalistic manner to create a unifying landscape structure that provides an attractive setting for the new settlement, responds to and connects with the local landscape context of the site and uses a simple and robust palette of species to enhance the biodiversity of the site. The planting should aim to provide a diverse range of habitats, with both a canopy and understorey layer within woodlands as planting matures, and a rich woodland edge with scrubby edges to provide benefit to a range of wildlife species.

Within streets, public realm, parks and individual plots (boundaries and on-plot planting) the planting design will be fully integrated into the layout and detailed design to provide a unified setting for the development. It must provide a strong landscape structure to complement the natural greenspace setting for Wisloe.

Within the natural and semi-natural greenspaces only native trees and shrubs must be used. Within the remaining green spaces a mix of native and non-native species should be

used to maximise landscape and biodiversity value, and in particular a diverse range of pollinator friendly and fruiting species.

Within the urban areas a range of native and non-native species will be used to maximise landscape and biodiversity value, including a range of pollinator-friendly and fruiting species to support a wide range of wildlife. In specific areas not suitable for native species a mix of wildlife friendly and native cultivars should be used.

The planting design should create locally distinctive landscape character that responds to the site and its context, and specific conditions including ground conditions, geology, prevailing wind and local micro-climate.

The planting strategy must also respond to the climate change, enabling mitigation and adaption which includes; providing shade and urban cooling, facilitating air movement and capturing/slowing rainfall and surface water runoff.

- *Planting at Wisloe will be designed in accordance with the principles set out in this Design Code.*
- *The Outline Planning Application will provide a detailed landscape strategy which has been developed by the landscape architect, arboriculturalist and ecologist.*
- *A Landscape and Ecological Management Plan at the Outline Planning Stage will set out the principles for the establishment and long term management of the landscape to ensure healthy establishment and long term community, landscape and biodiversity benefits. The management plan will cover a 30 year period, in line with Biodiversity Net Gain (BNG) mandate.*
- *Reserved Matters applications will provide detailed planting proposals (including plant and soil specification and planting details) which accord with National Plant Specification British Standards and best horticultural practice. Sufficient rooting*

area and space should be provided for trees to grow to maturity. Planting should comply with NHBC Technical Standards to avoid the need for special foundations in nearby buildings.

- *Early delivery and establishment of the landscape setting for Wisloe is encouraged. For each phase a suitably qualified and experienced landscape contractor must be responsible for soil preparation and planting.*
- *The management of the landscape areas will undertaken in accordance with the LEMP. The landscape contractor responsible for at a minimum of 48 months maintenance following planting (including watering and replacement plants) before handover to the management organisation.*
- *Before handover of any area a full inspection of all plant material must be undertaken by a qualified landscape architect (or suitably qualified professional)*



7.2.3 Planting Strategy: Existing Vegetation

There is a limited existing vegetation on the site – primarily existing hedgerows and a small number of mature trees.

The proposed layout and landscape design will retain and enhance existing landscape features and vegetation where possible.

Existing hedgerows will be retained and enhanced with interplanting and filling of gaps. Where new breaks in hedgerows are required to enable access they will be kept to a minimum and the hedgerows reinforced with supplemental planting and additional native tree planting to reinforce green connectivity across gaps.

7.2.3 Planting Strategy: Proposed Planting

The proposed landscape scheme will provide a robust landscape framework which enhances the landscape and biodiversity value of the site. New planting within the Natural Greenspace and Parks will predominately comprise native species, responding to local landscape character and prevalent species, whilst incorporating suitable supplemental of species to increase climate change and disease resistance and adaptability.

The following plant lists are intended to guide planting design within the indicated areas, but are not exhaustive and additional species should be considered where appropriate and they would provide additional landscape and ecological value.

In general, native plant species should be the first choice when it comes to incorporating plants in development adjoining wildlife rich and semi-natural habitats or where a more natural sense of place is required. The sensitive use of non-native species can provide additional food and shelter for wildlife and can be considered for use as part of the palette of plant species for new development sites.

The planting requirements in relation to Wetlands and Sustainable Urban Drainage System (SUDs) areas see section 7.3 of the Design Code.



7.2.3 Planting Strategy: Tree Species

Natural or Semi-Natural Greenspace	
<i>Acer campestre</i>	Field Maple
<i>Betula pendula</i>	Silver Birch
<i>Populus tremula</i>	Aspen
<i>Pinus sylvestris</i>	Scots Pine
<i>Prunus avium</i>	Wild Cherry
<i>Prunus padus</i>	Bird Cherry
<i>Quercus robur</i>	Common Oak
<i>Quercus petraea</i>	Sessile Oak
<i>Salix alba</i>	White Willow
<i>Sorbus aucuparia</i>	Rowan
<i>Tilia cordata</i>	Small-leaved Lime
<i>Tilia Platyphyllos</i>	Large-leaved Lime
<i>Ulmus 'New Horizon'</i>	Elm (Disease Resistant)

Wetland Areas	
<i>Alnus glutinosa</i>	Common Alder
<i>Betula pendula</i>	Silver Birch
<i>Populus tremula</i>	Aspen
<i>Populus nigra</i>	Black Poplar
<i>Quercus robur</i>	Common Oak
<i>Salix alba</i>	White Willow
<i>Salix caprea</i>	Goat Willow
<i>Salix fragilis</i>	Crack Willow
<i>Salix viminalis</i>	Osier Willow

Woodland Areas	
<i>Acer campestre</i>	Field Maple
<i>Betula pendula</i>	Silver Birch
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Malus sylvestris</i>	Crab Apple
<i>Pinus sylvestris</i>	Scots Pine
<i>Prunus avium</i>	Wild Cherry
<i>Prunus padus</i>	Bird Cherry
<i>Prunus spinosa</i>	Blackthorn
<i>Quercus robur</i>	Common Oak
<i>Tilia cordata</i>	Small-leaved Lime

Scrub	
<i>Acer campestre</i>	Field Maple
<i>Cornus sanguinea</i>	Common Dogwood
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Euonymus europaeus</i>	Spindle
<i>Ilex aquifolium</i>	Holly
<i>Malus sylvestris</i>	Crab Apple
<i>Prunus spinosa</i>	Blackthorn
<i>Rosa canina</i>	Dog Rose
<i>Sambucus nigra</i>	Elder

All woodland and scrub planted areas should be undersown with a suitable herb rich seed mix including native species and including:

- Ramsons (*Allium Ursinum*)
- Snowdrop (*Galanthus Nivalis*)
- Bluebell (*Hyacinthoides non-scriptus*)
- Primrose (*Primula Vulgaris*)
- Wild Daffodil (*Narcissus Pseudonarcissus*)
- Lesser Celandine (*Ranunculus Ficaria*)

Parks and Gardens (including Amenity Space)	
<i>Acer campestre</i>	Field Maple
<i>Acer pseudoplatanus</i>	Sycamore
<i>Aesculus hippocastanum</i>	Horse Chestnut
<i>Alnus glutinosa</i>	Alder
<i>Betula pendula</i>	Silver Birch
<i>Castanea Sativa</i>	Sweet Chestnut
<i>Juglans regia</i>	Common Walnut
<i>Pinus sylvestris</i>	Scots Pine
<i>Prunus avium</i>	Wild Cherry
<i>Prunus padus</i>	Bird Cherry
<i>Quercus robur</i>	Common Oak
<i>Sorbus aria</i>	Whitebeam
<i>Tilia cordata</i>	Small Leaved Lime
<i>Tilia x europea</i>	Common Lime
<i>Ulmus 'New Horizon'</i>	Elm (Disease Resistant)

Pocket Parks	
<i>Acer campestre</i>	Field Maple
<i>Betula pendula</i>	Silver Birch
<i>Malus sylvestris</i>	Crab Apple
<i>Pinus sylvestris</i>	Scots Pine
<i>Prunus avium</i>	Wild Cherry
<i>Prunus padus</i>	Bird Cherry
<i>Sorbus aucuparia</i>	Rowan
<i>Tilia cordata</i>	Small Leaved Lime

7.2.3 Planting Strategy: Trees in Streets and Public Realm

Trees within Streets and other public spaces will help to reinforce character, define the movement network and support pedestrian dominant places and traffic calming. See section 7.4 for specific design requirements for Streets and public spaces.

Within these areas a more diverse mix of native and non-native species is appropriate to maximise amenity value, ensure healthy establishment and growth, and support other benefits including climate change mitigation and biodiversity enhancement.

Trees in adopted highways will need to be designed to meet Gloucestershire County Council guidance.

The following principles must be followed when designing for and specifying street trees:

- *Cultivars of native species and non-native species are acceptable in the public realm.*
- *Trees must be located with sufficient space to allow for their long-term growth and establishment.*
- *Trees must be provided with a sufficient rooting area to meet their long term needs, either within a soft verge, planting bed or underground rooting cells.*
- *The design and positioning of street trees, where integrated as SUDs features, should facilitate ongoing surface flows, rather than taking flows below ground (to pipes or similar) and consider future maintenance requirements.*
- *Where rooting areas are limited trenches, rootcells and/or lined rooting areas should be used for street tree planting to combine maximise rooting areas.*
- *Street tree frequency is to be a minimum of one tree every 20 metres (to each side of the street) to the Green Street and all primary and secondary streets, except where junctions necessitate different spacing.*
- *The incorporation of street trees must be considered as an integral part of the street layout and considered comprehensively alongside other requirements including underground services, drainage, lighting and other furniture.*
- *Where streets are designed to incorporate on-street parking, sufficient tree planting, ornamental and amenity planting and front garden spaces must be provided in order to balance the impact of parked cars and to reinforce the spatial enclosure of the street.*
- *Hardwood bollards must be installed to protect trees from vehicles impacts in shared surface areas.*

7.2.3 Planting Strategy: Suitable Street Tree Species

Green Street and Primary Streets

<i>Alnus glutinosa 'Laciniata'</i>	Alder
<i>Platanus x acerifolia</i>	Plane
<i>Prunus avium</i>	Wild Cherry
<i>Quercus robur</i>	Common Oak
<i>Tilia cordata 'Greenspire'</i>	Lime
<i>Ulmus 'New Horizon'</i>	Elm (Disease Resistant)

Other Streets and Public Spaces

<i>Acer campestre 'Streetwise'</i>	Field Maple
<i>Betula pendula</i>	Silver Birch
<i>Crataegus monogyna 'Stricta'</i>	Hawthorn
<i>Crataegus x prunifolia 'Spendens'</i>	Cherry-leaved Hawthorn
<i>Malus hupehensis</i>	Crab Apple
<i>Prunus avium 'Plena'</i>	Double 'Gean'
<i>Quercus robur 'Fastigiata'</i>	Fastigate Oak
<i>Sorbus aucuparia</i>	Rowan
<i>Tilia henryana</i>	Lime

These lists are not exhaustive – additional species that meet the Design Code criteria should be considered.



7.2.3 Planting Strategy: Hedgerows

The majority of the existing hedgerows across the site will be retained and managed to enhance their landscape and biodiversity value.

Enhancements to hedgerows will include management to allow emergent trees and a more varied structure, additional infill or supplemental planting to strengthen the hedgerow form, and/or management of a buffer zone to create margins which improve plant diversity and habitat for invertebrates, reptiles and mammals and create feeding areas for bird and bats.

New mixed native hedgerow planting will be provided to make connections with existing hedgerows and strengthen the landscape structure of the site and improve interconnectivity of green corridors.

In addition new hedgerows will be used throughout Wisloe to define front garden areas and provide boundaries to Parks and other spaces

Mixed Native Hedgerow

<i>Acer campestre</i>	Field Maple
<i>Cornus sanguinea</i>	Common Dog-wood
<i>Corylus avellana</i>	Hazel
<i>Crataegus monogyna</i>	Hawthorn
<i>Euonymus europaeus</i>	Spindle
<i>Ilex aquifolium</i>	Holly
<i>Malus sylvestris</i>	Crab Apple
<i>Prunus spinosa</i>	Blackthorn
<i>Quercus robur</i>	Common Oak
<i>Rosa canina</i>	Dog rose
<i>Sambucus nigra</i>	Elder
<i>Viburnum opulus</i>	Guelder Rose

Single Species Hedgerows

<i>Carpinus betulus</i>	Hornbeam
<i>Fagus sylvatica</i>	Beech
<i>Ligustrum vulgare</i>	Privet
<i>Euonymus japonicus</i> 'Jean Hughes	Euonymus

The following principles must be followed when designing for and specifying new Hedgerow planting:

- Existing and new hedgerow planting locations must be clearly incorporated into the detailed landscape strategy provided as part of the Outline Planning Application and Landscape and Ecological Management Plan, along with proposals for hedgerow reinforcement and the design and management of hedgerow margins.
- The strategy for provision of other hedgerows at Wisloe (to define private gardens or other spaces) must be clearly set out in the Landscape Strategy.
- Reserved Matters applications will provide detailed planting proposals for hedgerows (including plant and soil specification and planting details) which accord with National Plant Specification British Standards and best horticultural practice.
- Where future hedges are to be planted within the public realm they will be 100% native and accord with the species mix set out below. New mixed native hedges will be undersown with a suitable native understorey/herb layer seed mix.

- Private hedges provided as boundary treatments should provide a continuous and distinctive frontage treatment which reinforces the character of each street and neighbourhood. Typically these should use single species native hedges, but non-native varieties or species are acceptable in specific areas within up to 30% of the site.
- As a minimum a 1.1m high post and wire fence should be used to provide a structure and aid establishment of boundary hedges.
- Where hedges are used as a front boundary treatment they should be designed and managed to so that their height does not exceed 1.5m. If used as a boundary for rear gardens hedges should be designed and managed so that their height does not exceed 2.0m.
- Private front and side gardens must be supplemented with additional shrub, perennial and herbaceous plants that have biodiversity benefits.



7.2.3 Planting Strategy: Orchards

Gloucestershire is famous for its historic orchards and Community Orchards and fruiting trees are an important part of the Green Infrastructure Network at Wisloe.

The locations of Community Orchards are shown on the Regulatory Masterplan and Green Infrastructure Plan.

- New Orchards must include a variety of species that are local to Stroud and mid Gloucestershire, including suitable heritage species.
- Orchard trees must be planted with suitable spacing to allow growth to maturity and to allow appropriate management.
- All orchard areas should be undersown with a suitable species rich wildflower meadow mix.
- Management principles for Community Orchards, which focus on biodiversity value and healthy establishment of the orchard, must be set out in the Landscape and Ecological Management Plan.



Suitable areas within orchards should be under planted with additional of bulbs and herbaceous plants including snowdrop, primrose, wild daffodil, native bluebell and Snake's head fritillary.

Information on sourcing suitable varieties can be obtained from the Gloucestershire Orchard Trust.



7.2.3 Planting Strategy: Meadows

A variety of meadow and grassland types will be used throughout the Green Infrastructure at Wisloe, including flowering lawns, meadow grassland, wildflower rich grassland and wet meadows/wetlands.

Amenity short mown grass should be limited to key spaces such as sports pitches or pockets of formal open space within Parks and Gardens. Peripheral areas to sports pitches and other public park areas should be sown with a wildflower rich grass seed mix to enhance biodiversity and landscape value.

- Grasslands and Meadows at Wisloe will be sown with suitable seed mixes that are specific to the site soils and meadow typologies present on the site and surrounding local area.
- Management principles for meadow areas will prioritise biodiversity value and diversity. Within Parks and Gardens management principles will balance biodiversity with amenity requirements. In all cases peripheral areas, hedgerow margins and other edges will be managed to maintain a longer sward and maximise biodiversity value.
- Sports areas will be sown with a suitable hard wearing amenity grass mix.



The following herbaceous wildflower and grass species should be included in seed mixes for wildflower rich grassland:

Meadow Planting	
<i>Cynosurus cristatus</i>	Crested dog's tail
<i>Anthoxanthum odoratum</i>	Sweet vernal-grass
<i>Agrostis capillaris</i>	Common bent
<i>Festuca rubra</i>	Red fescue
<i>Lotus corniculatus</i>	Birdsfoot trefoil
<i>Centaurea nigra</i>	Black knapweed
<i>Rumex acetosa</i>	Common sorrel
<i>Knautia arvensis</i>	Field scabious
<i>Plantago lanceolata</i>	Ribwort plantain
<i>Galium verum</i>	Lady's bedstraw
<i>Ranunculus acris</i>	Meadow buttercup
<i>Leucanthemum vulgare</i>	Oxeye daisy
<i>Trifolium pratense</i>	Red clover
<i>Prunella vulgaris</i>	Selfheal
<i>Daucus carota</i>	Wild carrot
<i>Achillea millefolium</i>	Yarrow
<i>Rhinanthus minor</i>	Yellow rattle

In addition, suitable areas should be planted with bulbs and herbaceous plants, including snowdrop, primrose, wild daffodil, Snake's head fritillary and suitable native orchid species.

Amenity Grass areas (other than sports pitches) should be sown with a seed mix including the following wildflower species:

Amenity Grass Planting	
<i>Lotus corniculatus</i>	Birdsfoot trefoil
<i>Hypochoeris radicata</i>	Common cats ear
<i>Bellis perennis</i>	Daisy
<i>Tragopogon pratensis agg.</i>	Goat's-beard
<i>Plantago lanceolata</i>	Ribwort plantain
<i>Prunella vulgaris</i>	Selfheal
<i>Achillea millefolium</i>	Yarrow
<i>Galium verum</i>	Lady's bedstraw
<i>Leontodon autumnalis</i>	Autumn hawkbit
<i>Medicago lupulina</i>	Black medick
<i>Sanquisorba minor</i>	Salad burnet

7.2.4 Public Art, Interpretation and Signage

Public Art must be integral to the design of Wisloe in order to create and reinforce the character and identity of the new community. A Public Art Strategy must be provided to accompany the Outline Planning Application, with detailed proposals provided for each Reserved Matters Application.

The Public Art Strategy should achieve the following:

- Enhance the quality, distinctiveness and future identity of Wisloe.
- Reinforce the character of each neighbourhood within Wisloe.
- Deliver social, cultural, educational, economic and environmental benefits to enhance the day-to-day experience of existing and future residents.
- Contribute to making a high quality and attractive living and working environment.
- Deliver high quality public art that stimulates and inspires, and aims to connect people to the character and heritage of Wisloe.
- Assist in orientation and interpretation of Wisloe and the surrounding communities and landscape.
- Promote social inclusion and community cohesion, and participation in the arts and interaction with the environment.

Public Art proposals should be developed with input from the local community, such as Slimbridge Primary School and other community groups.

Public Art should be carefully integrated into the landscape and public realm, and can be realised with landform, planting design, play and furniture design and the design of buildings and other structures.

Public Art can take many forms and the Public Art Strategy must adopt a broad approach with input from the community and stakeholders. The outputs could include:

- Sculptures or Landmarks.
- Features, Furniture or Play incorporated into the public realm, parks or landscape.
- Landscape forms or Planting design.
- Community and educational events or festivals.
- Spoken or written word.
- Projects with local schools or children, or other community groups.
- Inspiration from local points of interest such as heritage, cultural or social features, or local landscape and wildlife.



KEY

- Site Boundary (77.92 Ha, 192.54 Acres)
- ★ Art Locations



7.2.5 Hard Landscape, Street Furniture and Boundaries

Hard landscape areas and street furniture are important elements of successful, legible and attractive places.

The proposed materials to be used at Wisloe, set out in the palette below, are designed to reflect the naturalistic landscape setting and provide a simple backdrop to activities in the new community.

Paving Materials and Street Furniture at Wisloe will be robust, hard wearing and reflect the indicative palette set out below.

PAVING MATERIALS



KEY PEDESTRIAN SPACES (WISLOE VILLAGE CENTRE)
Natural Stone Paving (Forest Pennant or similar)



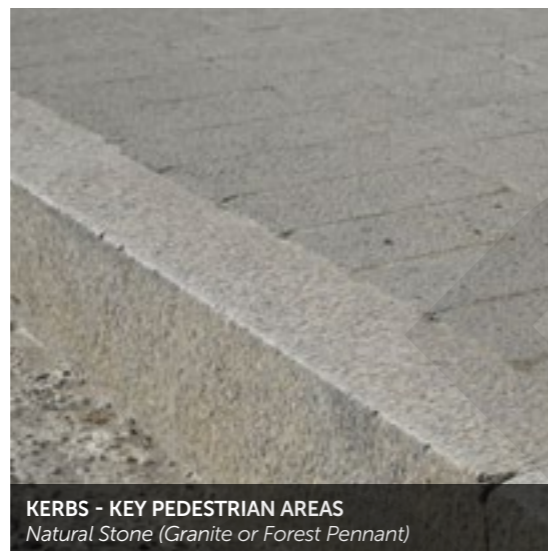
KEY PEDESTRIAN SPACES (WISLOE VILLAGE CENTRE)
Marshall's Tegula (or similar) block paving to shared surface areas.



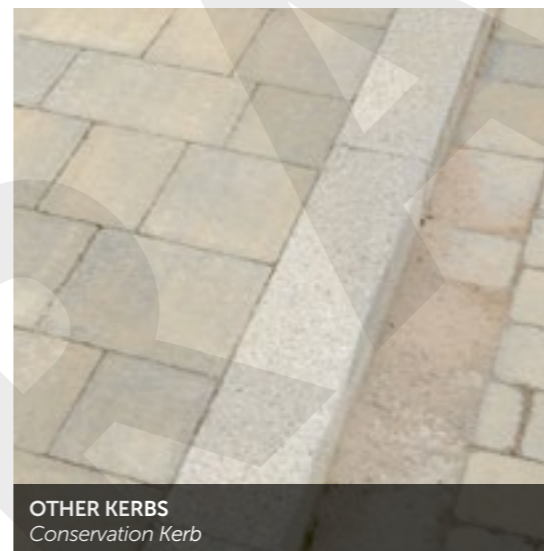
KEY PEDESTRIAN SPACES (WISLOE VILLAGE CENTRE)
Compacted Hoggin/Self Binding Crushed Limestone to tree pits or informal areas



RECESSED MANHOLES - KEY PEDESTRIAN AREAS
Where required in key spaces recessed manholes will be used with surfacing to match the adjacent area



KERBS - KEY PEDESTRIAN AREAS
Natural Stone (Granite or Forest Pennant)



OTHER KERBS
Conservation Kerb



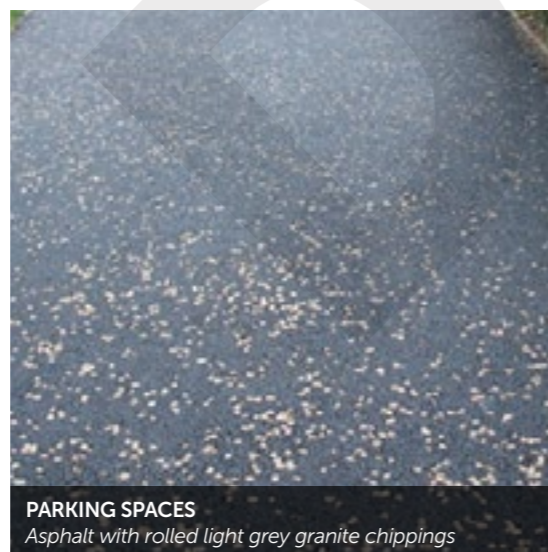
TACTILE PAVING
Grey concrete slabs, for use at primary road junctions and key spaces only. Natural Stone tactile paving to be used in Key Spaces.



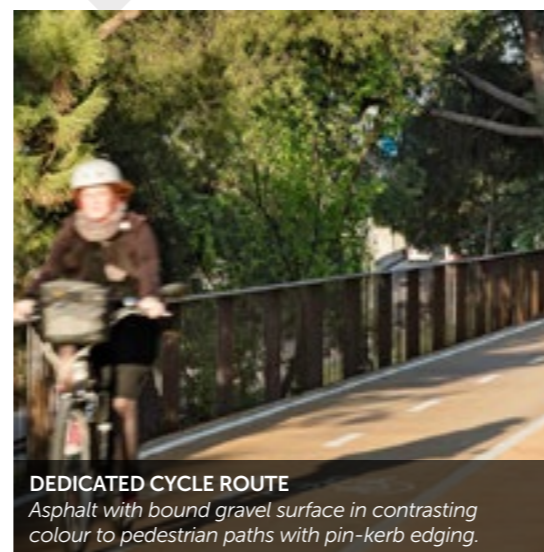
CONTRAST BANDS / RUMBLE STRIPS
Split-faced Granite Setts



ROAD SURFACE
Asphalt with rolled light grey granite chippings



PARKING SPACES
Asphalt with rolled light grey granite chippings



DEDICATED CYCLE ROUTE
Asphalt with bound gravel surface in contrasting colour to pedestrian paths with pin-kerb edging.



PRIMARY PEDESTRIAN AND CYCLE ROUTES
Asphalt with rolled light grey granite chippings (with a greater proportion of chippings than road surfaces) with pin-kerb edging.



SECONDARY PEDESTRIAN ROUTES
Self-Binding Gravel (e.g. Breedon Gravel, or crushed limestone above type 1 granular base) with timber edging.

7.2.5 Hard Landscape, Street Furniture and Boundaries

STREET FURNITURE



SEATING – GENERAL
Hardwood (FSC) timber benches with backrest.



SEATING – KEY SPACES
Hardwood (FSC) timber benches and seats.



LIGHTING COLUMNS
6m max height Aluminium columns (or similar) with simple LED light fittings.



BOLLARDS
Hardwood (FSC) timber bollards at least 800mm high (150 x 150mm square section with 4-way weathered top)



CYCLE STANDS
Brushed stainless steel 'Sheffield' cycle stands to be provided in key spaces



BUS SHELTERS
Simple shelters in Brushed Stainless Steel or Timber with glazed sides/roof and provision for seating, lighting and real time information



BINS
Timber (FSC) faced bins to be provided in the Village Centre and adjacent to Play Areas.



DOG WASTE BINS
Functional Dog Waste bins (green colour) to be provided at entrances to Parks and Landscape areas.



STREET NAMES
Cast Iron Nameplates with white lettering on black background should be used for street names.



HOUSE NUMBERS/NAMES
House numbers and/or names should be designed as part of the public art strategy.



OTHER SIGNAGE AND INTERPRETATION BOARDS
Fingerposts and waymarkers should be timber (locally sourced where possible) and incorporate public art design elements where appropriate.



INTERPRETATION BOARDS
Interpretation Boards and other signage should be constructed from locally sourced timber and incorporate public art design elements where appropriate.

Other Street Furniture such as Utility Boxes, Substation, Recycling Areas will be designed using simple, robust materials that complement the other elements of the streetscape and character of Wisloe. Where required, built enclosures, using adjacent boundary or building materials or hedge planting, will be used to enclose these elements.

7.2.5 Hard Landscape, Street Furniture and Boundaries

BOUNDARIES

The proposed boundary treatments at Wisloe will be simple and consistent, reinforcing the distinctive and attractive character of the settlement.

The following table sets out the mandatory requirements for boundary treatments to all residential and employment areas.

Location	Height	Materials / Species
Front garden (greater than 1.5m depth)	Hedge – max height 1.5m	Single Species hedge with post and wire fence - See hedgerow guidance
Front garden (less than 1.5m depth)	Wall – 1.2m high, or shrub planting	Locally sourced stone, or to match adjacent building material of associated property.
Side boundary – to public realm or courtyard	Wall – 1.8m high	Locally sourced stone, or to match adjacent building material of associated property. Where the wall extends across two properties one consistent material must be used)
Side boundary – to adjacent property	Fence – 1.8m high	Close boarded timber fence (with hedgehog passes)
Rear boundary – to communal courtyard space	Wall – 1.8m high	Brick, or to match adjacent building material of associated property. Where the wall extends across two properties one consistent material must be used)
Rear boundary – to adjacent property	Fence – 1.8m high	Close boarded timber fence (with hedgehog passes)
Employment Area Yard	Wall – max height 2.0m	Locally sourced stone, or to match adjacent building material of associated buildings.
Park or Garden	Hedge (with fence) – max height 1.5m	Native hedge with railings or post and wire fence – see hedgerow guidance
Allotments	Hedge (with fence) – height 1.8m	Native hedge with 1.8m chainlink fence – see hedgerow guidance





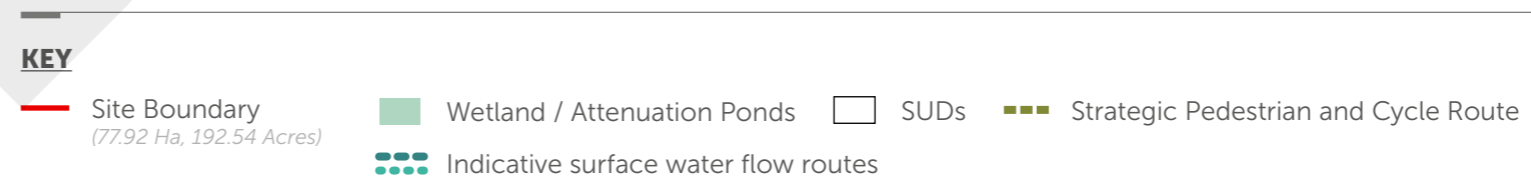
7.3 Blue Infrastructure

This section provides coding in relation to the Blue Infrastructure at Wisloe.

The Blue Infrastructure Strategy will be integrated throughout the development's Green Infrastructure network. It will include a series of linked biodiverse wetland features from on-plot capture of rainfall in micro-wetlands, to raingardens, channels and swales in streets and finally generous attenuation basins with permanent wetlands that provide significant biodiversity gain, climate change mitigation and health/wellbeing benefits.

Rainfall will be captured at source and utilised throughout the site by providing a surface water drainage strategy that keeps water on the surface, enabling it to irrigate landscape areas, provide habitat for wildlife, cool the urban environment and provide health and wellbeing benefits for residents.

- *The Drainage Strategy for Wisloe will comprise a dendritic network of biodiverse wetland areas including wetlands, ponds, swales, swales with storage, raingardens and on plot micro-wetlands that provide amenity, landscape and biodiversity enhancement.*
- *Strategic wetland areas will be provided in the lowest parts of the site, adjacent to the A38 in the west (draining to the Lighten Brook) and close to the River Cam in the north.*
- *All Blue Infrastructure features should be connected through the Green and Blue Infrastructure network using passive functioning SUDs devices to enable and encourage movement of aquatic and non-aquatic species throughout Wisloe. Gulleys, barriers, traps or other vertical features should be avoided.*
- *All attenuation and wetland features will be designed with input from ecological specialists with appropriate experience at Wetland and Sustainable Urban Drainage Systems (SUDs) design.*



7.3.1 Blue Infrastructure Typologies

The following requirements apply to each Blue Infrastructure Typology at Wisloe.

General Principles:

- Rainfall should be captured and used throughout Wisloe as part of an integrated Green and Blue Infrastructure Strategy. Water should be kept on the surface and its movement clearly visible within the landscape, providing a range of amenity, landscape and biodiversity benefits.
- The character of the site and its context should inform the design of the G&BI. The site's existing ground and soil characteristics, with high groundwater levels, should inform the design of the G&BI and character of the landscape proposals.
- A drainage hierarchy, including separation of water sources (roof and highway), will prioritise the use of clean (roof) run-off for wetland areas.
- Surface water and roof run-off will be managed separately. Additional bio-remediation features (such as grass strips or permeable paving) will be used to ensure that surface water runoff is cleaned to remove pollutants before entering the larger wetland areas which will ensure that run-off from the site is below that from the existing fields (allowing for future climate change and storm events).
- Wetland areas will be designed with marginal shelves and gently sloping edges to ensure they are safe for all ages and avoid the need for fences or barriers. Where protection is required (potential falls into deep water) careful use of planting and levels should be used to provide a clear edge.
- Headwalls and other vertical features should be avoided where possible. If these are unavoidable they must be carefully designed to fit into the landscape and avoid creating barriers to movement of wildlife.
- Additional features to support a range of species will be provided throughout and adjacent to the Blue Infrastructure network, including (but not limited to) hibernacula for reptiles and amphibians, nesting banks (for sandmartins, kingfishers etc) and a range of invertebrate habitats.
- Clear Signage and Interpretation will be provided to clearly explain the features and functionality of wetland and attenuation features throughout Wisloe to enable future residents to understand how the Blue Infrastructure strategy benefits the development and the environment. Interpretation will include information about biodiversity, habitats and key wildlife species using the wetlands.
- A SUDs and Drainage Strategy will be submitted as part of the Outline Planning Application to set out how the Blue Infrastructure will comply with technical drainage and flood requirements.
- All Features should comply with DEFRA's non-statutory technical standards for sustainable drainage systems, and Gloucestershire County Council's SUDs Design and Maintenance Guide.



KEY

1. Downpipe feeding into on-plot micro wetlands
2. Water Butt and Green Roof to collect run-off from roof
3. SUDs/Wetland channel (for clean water from on plot/roof run-off)
4. Shared Foot/Cycle Path
5. Raingarden with tree planting – to capture and bio-remediate run-off from road
6. Permeable paving to streets/parking areas – filter surface water through paving/substrate
7. Open Shallow swale – damp and reedy with wet areas
8. Pond/Wetland Area
9. Boardwalk – pond dipping area
10. Stream/Channel to larger wetland and bio-remediate run-off from road

7.3.1 Blue Infrastructure Typologies: On-plot wetlands and attenuation

Micro-Wetlands, Rain Gardens, Green Roofs, Permeable Paving and Soakaways will be used to capture, treat and store rainwater on every plot within Wisloe.

- All plots (including commercial and public buildings) will incorporate micro-wetlands, rain gardens and/or green roofs as an initial source control to capture rainfall before it is channelled into adjacent streets or green spaces.
- Downpipes should be designed to discharge directly into wetland features (using pebble/rock/gravel areas to prevent wash out) rather than into below ground pipes).
- On-plot SUDs features should be located within front gardens where possible and should be simple, visible and easy to understand and maintain to minimise future management problems. Micro-wetlands and swales are preferable to soakaways or hidden features. Where provided drain covers or buried features should be clearly marked.
- All new houses will be provided with a minimum of one water butt to capture rainfall for reuse in gardens.
- Permeable paving can be used for driveways and footways on plot to cleanse water before it flows, via shallow surface discharge routes, into adjacent wetland areas.
- Ponds and open water features must be carefully designed to provide shallow edge areas or planted zones to act as a buffer and avoid creating hazards for young children.
- Within the school pond and wetland features can provide a valuable teaching resource. ROSPA advice for ponds within school grounds should be used to inform the design approach.

7.3.1 Blue Infrastructure Typologies: Street Wetlands, Channels and Attenuation

Surface features including Channels, Swales, Raingardens, Filter Strips and Drains, Small Retention Basins and Permeable Paving will be used to capture, treat and store rainwater throughout the street network within Wisloe.

- The SUDs network at Wisloe will utilise streets and other connections to provide a connected Blue Infrastructure that links on-plot SUDs features with the wider Strategic Drainage network.
- Surface water should be managed using surface water channels and features. Underground pipes must only be used where they are unavoidable to convey water below paths or drives where channels or surface features would impede accessibility.
- Where appropriate features such as boulders, logs and stepping stones should be incorporated into SUDs areas within the streetscape to provide opportunities for play and informal activity.
- Highway runoff will be treated through the use of filter strips (such as swales, raingardens or grass margins) before it enters the wetland network.
- Additional filtration and buffers should be provided between potential pollution sources (employment areas, heavily trafficked areas) and Strategic Wetland Areas to minimise the risk of pollution impacts on sensitive habitat areas.



7.3.1 Blue Infrastructure Typologies: Strategic Wetland and Attenuation Areas

Strategic Wetland areas at Wisloe will be designed to create a rich mosaic of habitats and native species to maximise biodiversity value and benefit a wide variety of wildlife, whilst providing attractive landscape and amenity space for people.

- *Wetland and attenuation areas will be designed to provide a range of habitats that meet the requirements of a wide range of species, including open water (at a range of depths), channels, islands, reed beds, submerged islands, marshy areas and mudflats. They must be designed with coordinated design input from a suitably experienced drainage engineer, landscape architect and ecologist to maximise biodiversity and habitat value.*
- *Water flow into Strategic Wetland Areas should be clean and controlled, from unpolluted or filtered sources.*
- *Where combined with attenuation areas they should be designed to provide permanent pond and wetland areas with stable water levels, with overflows to adjacent basins which provide wetlands, mudflats and a broader range of seasonal habitats. Where permanent wetland areas are required to be used as part of the drainage strategy they should be designed to be required at a low frequency (1:50 year events or lower)*
- *The edges and levels within the wetland areas will be designed and built to create a complex network of edge conditions and spaces that maximise diversity of habitat opportunities.*

7.3.1 Blue Infrastructure Typologies: Wildlife Ponds

New wildlife ponds must be provided within the identified areas at the site entrances and green spaces away from the attenuation areas.

These ponds will provide habitat for a range of species including amphibians, invertebrates, birds and bats and follow the guidance for strategic wetland areas above.

- *Trees within and adjacent to the wetlands should be provided sparingly (spinney's and wet woodlands) to avoid overshadowing and limit opportunities for predators to target wetland species.*
- *Quieter areas, with no public access, will be provided to larger wetland areas to provide habitat opportunities for more sensitive species. Adjacent landscape areas (min 30% wetland edges) will include areas that are designed and managed to provide shelter for wetland species including wet woodland, scrub and meadow areas (e.g. longer meadow areas providing shelter for amphibians, reptiles and insects).*
- *Boardwalks and decked areas to allow close access to the water (including for pond dipping) should be provided in key locations. These should be carefully designed to avoid potential for slips, trips or falls and clearly demarcate the water's edge (the change from surfaced path to timber decking will generally provide visual and tactile demarcation).*
- *All strategic wetlands should be overlooked from adjacent residential areas to provide security and add value to the adjacent houses (who will benefit from attractive wetland views).*
- *Signage and lifebelts should be provided where there is potential for falls into deep water.*



7.3.1 Blue Infrastructure Typologies: Wetland Plant Species

The list below is advisory and not exhaustive. All plant species within wetland areas should be native and locally sourced where possible.

Wetland/Damp Grassland seed mixes should be used where appropriate for new wetland areas. Plants for pond margin habitat could include:

Wetland Plant Species	
<i>Nymphaea alba</i>	White water-lily
<i>Callitriche stagnalis</i>	Common water-starwort
<i>Ceratophyllum demersum</i>	Hornwort
<i>Ranunculus hederaceus</i>	Water crowfoot
<i>Veronica beccabunga</i>	Brooklime
<i>Sparganium erectum</i>	Burr-reed
<i>Ranunculus lingua</i>	Greater spearwort
<i>Caltha palustris</i>	Marsh marigold
<i>Filipendula ulmaria</i>	Meadowsweet
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Myosotis scorpioides</i>	Water forget-me-not
<i>Myriophyllum spicatum</i>	Water milfoil
<i>Mentha aquatica</i>	Water mint
<i>Alisma plantago-aquatica</i>	Water plantain
<i>Iris pseudacorus</i>	Yellow flag iris

7.3.2 Wetland Management Principles

Community led management of Wisloe’s Blue Infrastructure (as part of the Stewardship Strategy) is essential to ensure the future community understands and fully benefits from the site’s multi-functional green and blue infrastructure.

Community led also offers wider health and wellbeing benefits (e.g ‘green gyms’, social interaction and mental health benefits).

The use of easily-legible and passive SuDS will support community led management, avoiding the use of machinery or specialist equipment.

Carefully located community maintenance hubs and facilities, integrated with other community uses such as allotments, should be provided to enable storage of equipment and meeting places for community maintenance teams.

The Strategic Landscape and Ecological Management Plan submitted as part of first Reserved Planning Application will incorporate requirements for management of all wetland features to ensure their long term functionality in relation to drainage, landscape and biodiversity objectives.

7.4 Movement and Access

Access and Movement at Wisloe will be delivered through a comprehensive and sustainable movement strategy which will be designed to create a safe and sustainable transport network for residents and visitors that prioritises low-carbon transport modes.

The Movement Network is defined in the Access Parameter Plan and Regulatory Masterplan. Principal Access Points through the provision of new junctions to the A38 and A4135.

A connected network of streets provides a hierarchy of routes that follows the guidance in Manual for Streets – prioritising Pedestrians, Cyclists and Public Transport over private vehicles.

These routes will make it easy for residents to access local facilities, employment areas, the school and green spaces without use of cars. They will be designed to create a legible and permeable network that is easy to understand and move around.

SUSTAINABLE TRANSPORT HUB

In addition to the design of streets to prioritise pedestrians and cyclists, bus route and connection to Cam and Dursley Station a Sustainable Transport Hub will facilitate use of low-carbon modes of transport.

- *A Sustainable Transport hub will provided in Wisloe Village Centre including Electric Car Share and Electric Bike Share/Hire facilities alongside Bicycle Parking and Village Centre facilities and Bus Stop.*
- *Additional Electric Car Share locations will be provided in each Neighbourhood Centre (Lightenbrook and River Cam Edge).*



KEY

— Site Boundary
(77.92 Ha, 192.54 Acres)

— Strategic Pedestrian and Cycle Route

— Secondary Pedestrian/Cycle Routes
(Indicative)

— Public Rights of Way

— Restricted Vehicular Movement
(e.g. Dursley Lane)

○ Sustainable Transport Hub

— Additional Footpath Network

— M5 Bridge

— Primary Bus Accessible Streets
(Bus Route)

— Industrial Access Road

7.4.1 Street Typologies

Streets will be designed to serve different functions whilst prioritising pedestrians and cyclists, with slow vehicle design speeds, active street frontages, street tree planting and above ground sustainable drainage features.

A simple and legible street hierarchy will provide a connected and permeable network. Streets will be designed in a hierarchical fashion in a permeable layout avoiding cul-de-sacs.

Of primary importance will be the new Strategic Green Link, which will provide existing and new residents a prioritised walking and cycling link connecting the new community with Slimbridge and Cam and Dursley Railway Station.

Secondly, a new bus route will connect all three new neighbourhoods with each other and the wider bus network.

Throughout the rest of the development, design will follow the Manual for Gloucestershire Streets (MfGS) with the creation of Pedestrian Prioritised Streets, where drivers feel like they are a guest.

- *Street typologies will be in accordance with Gloucester County Council's highway design guidance as described in the Manual for Gloucestershire Streets (MfGS).*
- *Street design should also be informed by the Department for Transport Cycle Infrastructure Design note (LTN 1/20) to provide a well-designed sustainable transport network.*

STREET TREES

Street Trees will be included within the design of all streets to provide multiple benefits to amenity, health and wellbeing and the environment.

- *The specific design requirements set out in section 7.4 of the Design Code will be followed in the design of all Streets.*

SERVICE CORRIDORS

- *The design of streets must allow for the provision of service corridors without compromising other elements such as tree planting, swales and the use of simple, robust surfacing materials.*
- *It is anticipated that foot and cycle ways will be allocated for services, along with the carriageway where necessary.*
- *Each Reserved Matters application must clearly show the location of service corridors and demonstrate that they do not conflict with street trees or other features.*

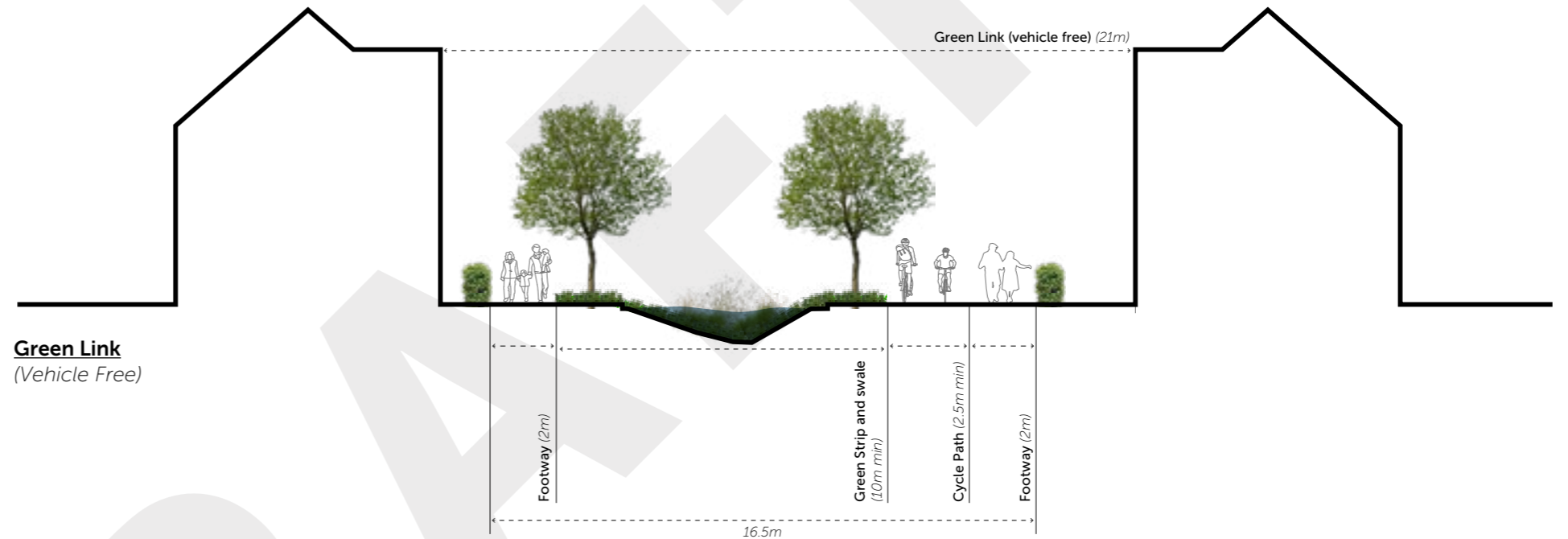


7.4.1 Street Typologies: Strategic Pedestrian and Cycle Route (Green Link)

This key strategic pedestrian and cycle route will provide an active travel connection between Slimbridge, Wisloe Village Centre and Dursley Railway Station.

- The Green Street will provide a segregated foot cycleway must be provided with a minimum distance of 2.5m for the cycleway and 2m for the footway.
- Separation between cycle and footpath by surface colouring, flush kerb or white lining.
- Street trees and linear sustainable drainage features (integrated with the Blue Infrastructure and SUDs network) should be included to create a landscape setting to the route.
- Along the Green Street junctions and crossing will be designed to prioritise pedestrians and cyclists.
- The landscape corridor will be a minimum of 10m wide and will provide multifunctional Green and Blue Infrastructure – providing a key part of the SUDs strategy and incorporating tree planting, seating and informal play features.
- Access to the M5 motorway bridge should comprise steps to provide a direct route for pedestrians and an alternative route with no greater gradient than 1:20 should be provided for cyclists/mobility scooters.
- The route from the nearest roadway across the motorway bridge must be 5.5m wide to accommodate cyclists both ways, mobility scooters and potential for future eco transportation vehicles.
- Connections across the A38 will prioritise pedestrians and cyclists through the use of signal controlled crossings.

Typical Street Section Example



Artists Impression / CGI



Streetscape Precedent

7.4.1 Street Typologies: Other Pedestrian and Cycle Routes

Other pedestrian and cycle routes (off street) run throughout the green spaces at Wisloe, connecting the different neighbourhoods and facilities within the GI network.

- *Other pedestrian and cycle routes within the wider landscape areas will be 4m wide shared paths finished with a Self-Binding Gravel Surface.*
- *Gradients should be kept to a minimum to permit social inclusion, while permitting access to all green areas aside from quiet habitats.*
- *Bench seating with armrests must be provided at regular intervals (min 200m), with increased frequency in steeper path locations.*



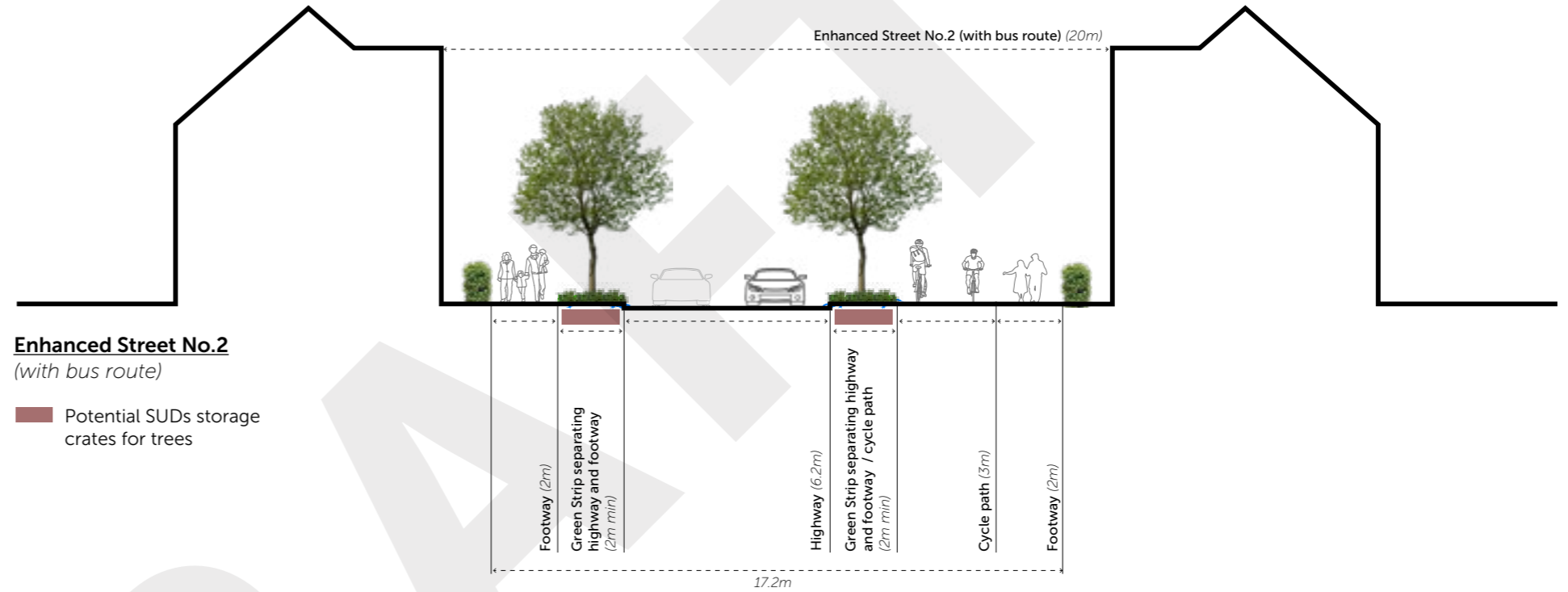
7.4.1 Street Typologies:

Primary Accessible Streets (including Industrial Access Road)

The Primary Accessible Streets will be distinctive tree lined streets that connect the 3 neighbourhoods and provides the basis for a clear hierarchy that reinforces the legibility of Wisloe.

- *Bus Stops will be provided within each Neighbourhood Centre, and must be designed to enable inclusive access for all users. A lit bus shelter should be provided for each bus stop.*
- *Based on the MfGS Enhanced Street, primary bus accessible streets will have 6.2m wide carriageways with a 2m wide footway to one side.*
- *An active travel route will be created on the opposite side, consisting of a 2m footpath and separate 3m cycleway.*
- *Separation between cycle and footpath by surface colouring, flush kerb or white lining.*
- *Street trees must be provided along these streets within a 2m planted buffer separating vehicles from pedestrians and the cycleway.*

Typical Street Section Example



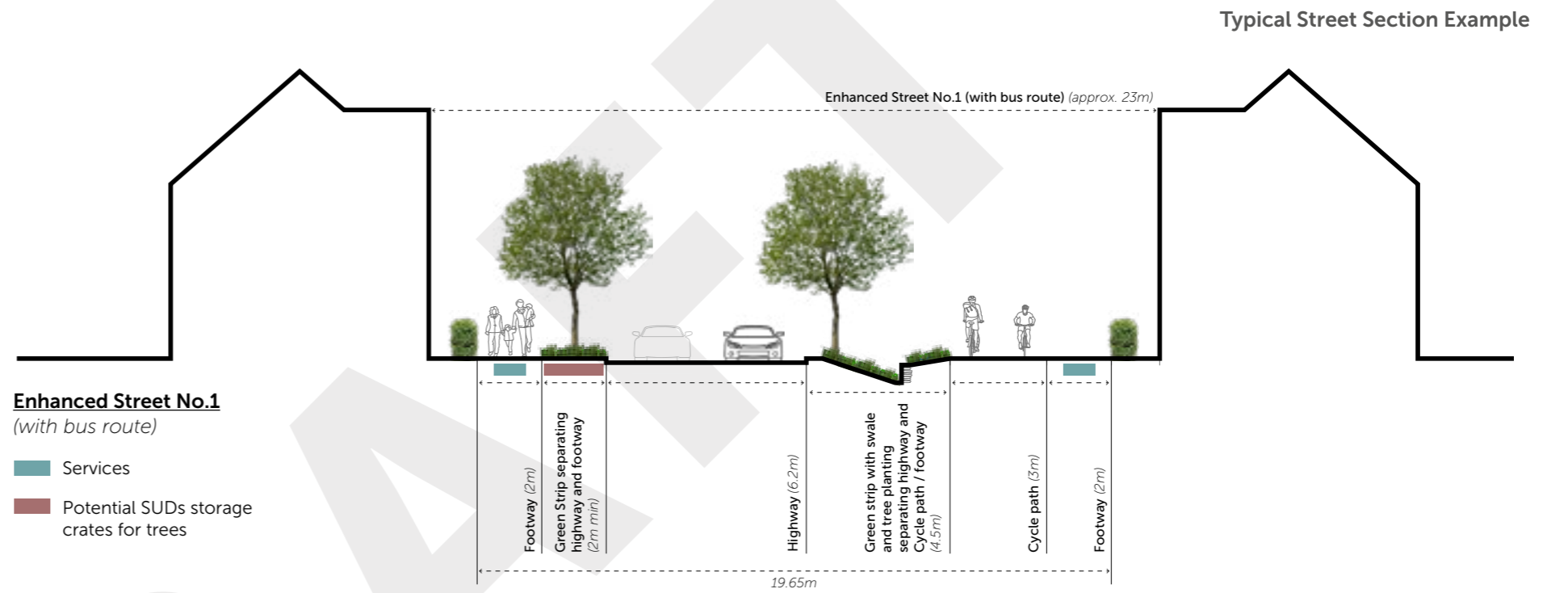
Artists Impression / CGI



Streetscape Precedent

7.4.1 Street Typologies: Primary Accessible Streets with Swale

- Where Sustainable Drainage Features are included in this street, they can be laid out as shown with the swale providing the landscape buffer to the roadway.
- At key crossing points and bus stops links across the swale or landscape buffer will be provided to enable pedestrian access.
- Appropriate trees should be planted within this landscape buffer and a timber knee rail or similar should be included.



Streetscape Precedent



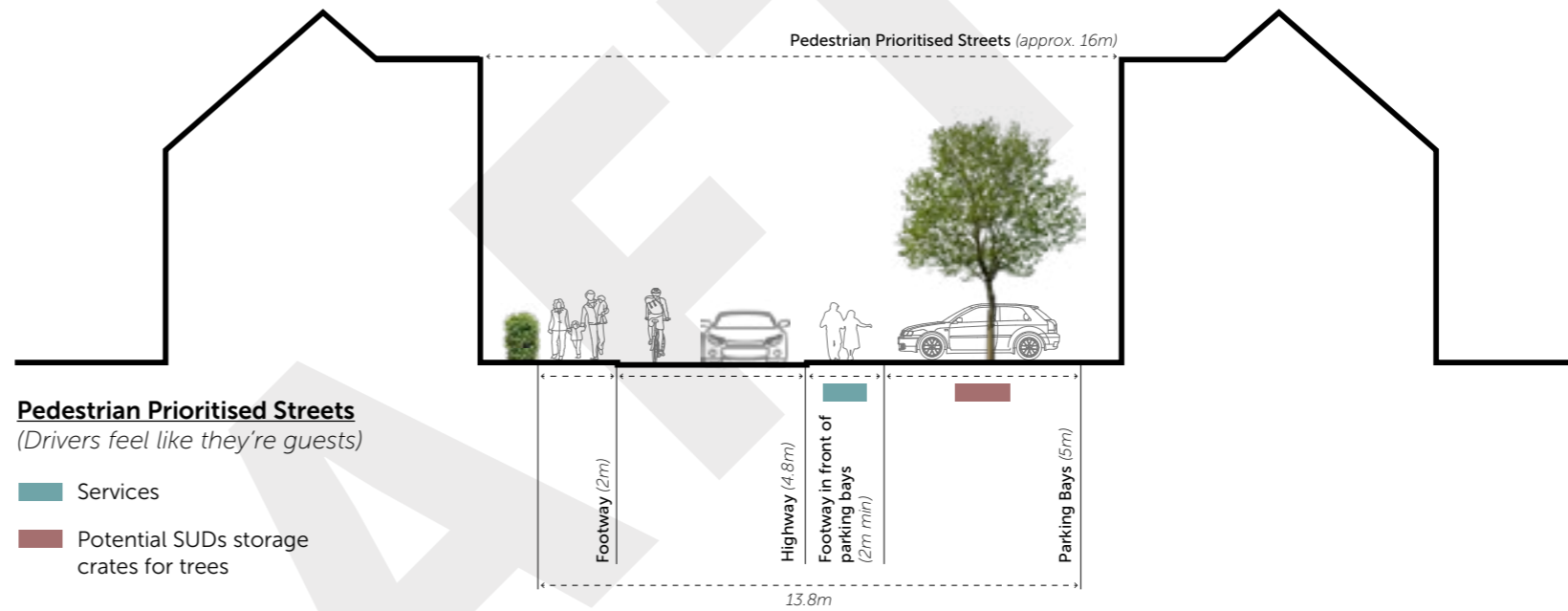
Streetscape Precedent

7.4.1 Street Typologies: Secondary Streets (with up-front parking)

Secondary Streets provide the principal access to residential neighbourhoods. They enable vehicular access whilst creating a slow speed environment that supports on street cycling, with a separate pedestrian footways.

- Secondary Streets are based on the MfGS Pedestrian Priority Street and will have 4.8m wide carriageway shared by vehicles and cyclists.
- 2m wide footpaths must be provided to both sides and street trees must be included on one side. This should alternate along the street to provide character, slow vehicles speeds and help enhance green benefits.
- Where up front parking is provided, this must be softened with street trees located no less than every 6 spaces.
- Street trees to be planted in soft planting beds and/or with underground rooting cells to provide sufficient rooting space for the tree species planted to grow to maturity.

Typical Street Section Example



Streetscape Precedent

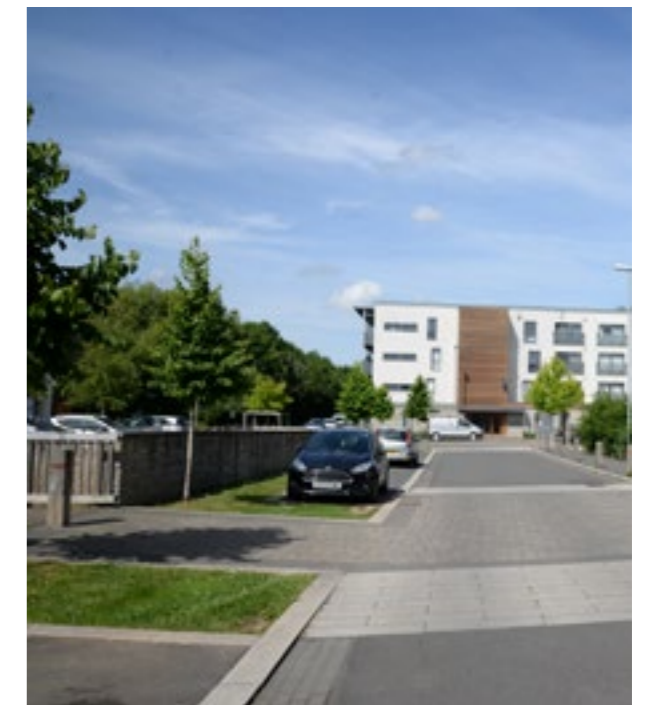
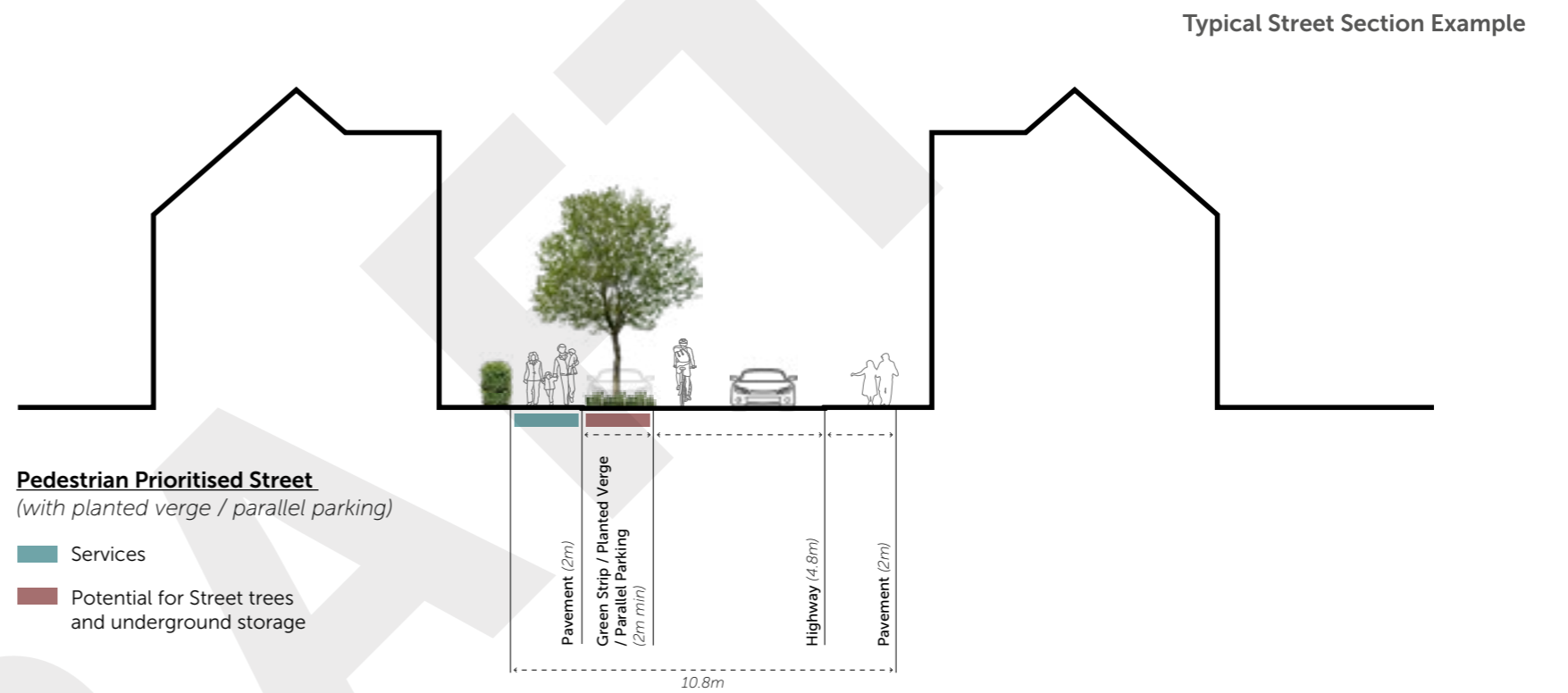


Streetscape Precedent

7.4.1 Street Typologies:

Secondary Street with planted verge and alternating side parallel parking

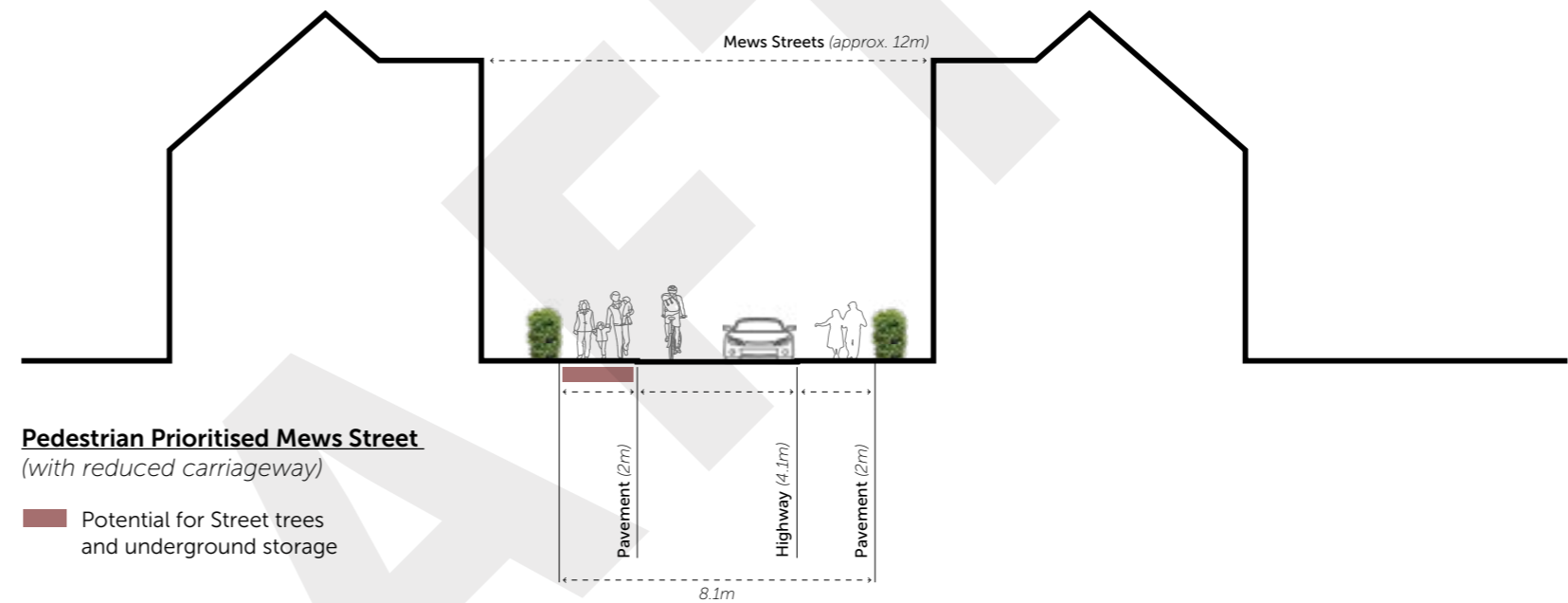
- Parallel parking can be laid out along secondary streets as shown.
- Parallel bays must be interspersed with street tree planting no less than every 4 spaces.
- Street tree planting should flip between each side of the road to spread the greening provided by the trees across the space and help to slow vehicle speeds naturally.



7.4.1 Street Typologies: Mews Streets

Mews Streets (and Edge Streets) will be designed to be quieter shared streets within the residential areas without a separate pedestrian footway. They are intended to be pedestrian friendly spaces which enable informal use for play and social interaction.

- Mews Streets are based on the MfGS Pedestrian Priority Street and have a narrower road width of 4.1m with 2m footpath to each side separated with a small kerb upstand, minimum 25mm in height.
- Building frontages will be much closer together than other streets creating a mews environment with low vehicle speeds.
- The surface treatment should create a pedestrian and cycle friendly environment.
- On plot and/or public realm planting should be used to soften the streets and can be used to create an informal character.



Streetscape Precedent



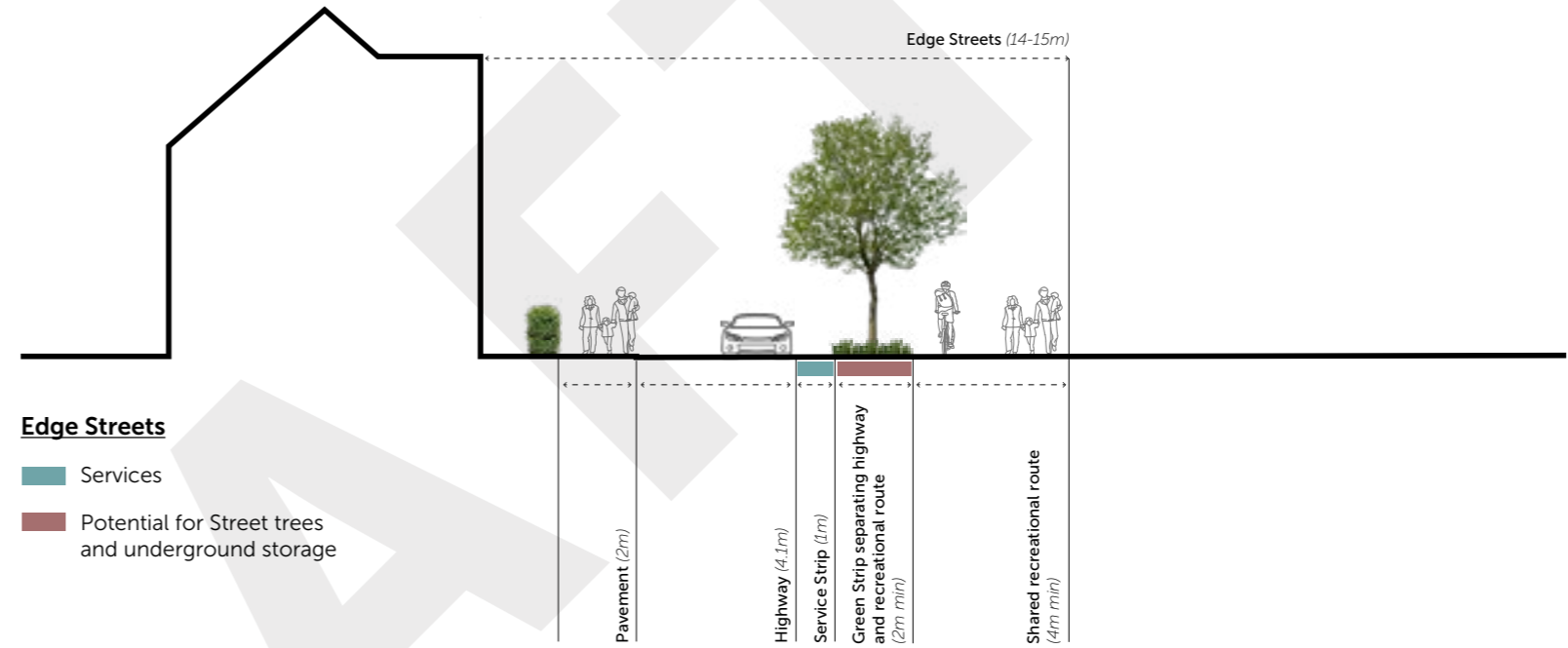
Streetscape Precedent

7.4.1 Street Typologies:

Edge Streets and Private Shared Drives and Courtyard Parking Areas

Typical Street Section Example

- Similar in design to Mews Streets, Edge Streets have a 4.1m wide carriageway but built form only to one side.
- The other side of the street opens up into green infrastructure.
- A 1m wide service strip should be included in addition to the carriageway width with a 2m wide footpath on the built side of the road, with a small kerb upstand, minimum 25mm in height.
- Street trees should be included at the transition into the green space, planted into soft landscape.
- A 4m wide cycle and footway within the green infrastructure and surfaced in self binding gravel should be separated from the street with a 2m wide (minimum) planted margin.



These will have 4.1m wide carriageway with no on street parking and bound materials for the first 5m of the road.



Street Type Location Example



Streetscape Precedent

7.5 Block and Plot Parameters

7.5.1 Key Spaces

Key Spaces are located at key intersections in Wisloe and are important in creating a strong sense of space and a legible layout. These spaces will act as focal points within each neighbourhood and are key places where the new community will meet and interact.

The following principles will apply to all spaces within Wisloe:

- *Streets and spaces within each neighbourhood will be designed to prioritise pedestrians and cyclists, with slow design speeds, active street frontages and clear definition of public and private spaces.*
- *Pocket parks, street tree planting, sustainable drainage systems and hedges will be incorporated into the streets to provide a green environment, with space created for key trees to mature and create a robust future landscape framework for the community and help to mitigate the effects of climate change.*
- *Streets will be aligned to capture views to the surrounding landscape and landmarks to aid placemaking and connectivity. Public art, seating and other street furniture will complement the character and reinforce the local distinctiveness of Wisloe.*



KEY

— Site Boundary
(77.92 Ha, 192.54 Acres)

● Key Gateways

▨ Key Intersection

▨ Key Spaces

7.5.1 Key Spaces: Wisloe Centre



- The mixed-use neighbourhood centre will be focused around a public square which will accommodate community events and markets.
- Buildings here will provide scale and natural surveillance to these spaces, creating enclosure, overlooking and providing activity at ground floor.
- Buildings fronting this central area will be up to 3 storeys in height to provide scale to the open space
- This square will be enclosed by a community building, farm shop and café, with potential health centre, work hub and employment facilities integrated with residential uses (which could include apartments above commercial uses and/or later living accommodation).
- The Primary School and Nursery should be located adjacent to the community centre and sustainable transport routes to the south of the neighbourhood centre.

7.5.1 Key Spaces: Lighten Brook



- Lighten Brook will be a distinct neighbourhood in the south of the community, centred around a linear green space which links through the site to the water network in the west and providing pedestrian and cycle links to Gossington and Slimbridge.
- The existing watercourse will be retained and integrated into the open space and drainage network, creating a distinctive riparian character for this area that forms part of the connected landscape structure of the site.
- This neighbourhood centre could provide small scale employment facilities integrated with residential uses at its heart, alongside other community uses and potential for accommodation for older people.
- Buildings and homes fronting this central area will be up to 3 storeys in height to provide scale to the open space.

7.5.1 Key Spaces: River Cam Edge



- The central space within this area will act as a village square and community focal point, creating a node between the main movement framework and the wider landscape areas to the east and south.
- This square will provide pedestrian and cycling connectivity, whilst creating a car free space which provides hard and soft landscaped areas and focal trees.
- Dwellings wrapping around this space can be up to 2.5-3 storeys to provide enclosure and provide a visual terminus to views along the main access road looking east.

7.5.1 Key Spaces: Gateways and Intersections

GATEWAYS



The gateways to the development are important in creating a strong sense of place for Wisloe, acting as the entrance points to the development from the A38 and A4135. They are the front doors to the community and set the scene for the quality of the built environment and landscape.

- Marker buildings must be located at these entrances to the development to signify these important gateways.
- The landscape which surrounds these marker buildings should be reflective of Wisloe's wider landscape character, using native trees, wetlands and robust public realm design to emphasise the character of the new community.

KEY INTERSECTIONS

Key Intersections and Junctions will be demarcated through the use of a strong building frontage, appropriate landmark buildings and a coordinated landscape/public realm design.

- Corners of blocks and key intersections must be defined by buildings which address and respond to the streets and routes they are located on, with active frontages to all public facing elevations.
- Accesses to dwellings, front doors, plot frontages, cycleways, footways, carriageways and parking areas must all be carefully considered to create character and to ensure attractive spaces which are pedestrian and cycle friendly are created.

CROSSROADS AND CORNER JUNCTIONS

- Buildings must define corners
- Where buildings terminate views, elevations must be treated as key and framed appropriately with articulated buildings.
- Where raised tables or changes in surfaces are used, they must be in a complimentary surface material.

T-JUNCTIONS

- Where buildings terminate views, they should be of an appropriate scale with appropriate elevations that reflection their importance as key landmarks.
- Garages and parking must be avoided when terminating views.

GREEN STREET INTERSECTION



- This important intersection within the masterplan is the point in which pedestrian, cycle and bus routes connect at start of the ramp to the bridge over the M5 motorway.
- This intersection has been designed to allow for bus drop off/collection at the most convenient point to allow direct access to Cam and Dursley Station and lies on the most direct axis for pedestrians and cyclists from Wisloe Village Centre, via the green street.
- The junction should be designed as a shared space with pedestrian and cycle priority.
- Buildings of appropriate scale and design will be used to demarcate this intersection, reflecting its importance as a gateway into the development for pedestrians/cyclists arriving from Cam and Dursley Station.

7.5.2 Urban Block Principles

Well-designed perimeter blocks must clearly and actively define street frontages, whilst ensuring informal surveillance to the street. They establish a hierarchy of spaces and reinforce permeability by defining public spaces to the front and private spaces to the rear.

The blocks will vary across the site in terms of form, enclosure, density and height depending on the location within the masterplan and the relationship they have with their surroundings. The street network that shapes the block will respond to topography, site features and desire lines creating an interesting, permeable and pedestrian friendly street pattern.

GENERAL PRINCIPLES

New development at Wisloe will have a clear block structure that supports a clear street hierarchy, promotes strong street frontages and creates clear delineation between public and private spaces.

The following principles will be adhered to for all block types:

- *Block edges must be clearly defined with buildings or boundaries to delineate public and private space and create a legible built environment.*
- *Block corners must be well articulated with buildings which address adjacent spaces.*
- *Pedestrian permeability must be maintained and facilitated from the edge of the development along public routes to the local centres/key spaces.*
- *Pedestrian permeability must not be allowed through the private internal/rear area within a block.*
- *Excellent surveillance must be designed in by providing active frontages with good overlooking at ground level to all public spaces.*
- *Back to back distances between residential dwellings must be adequate for privacy and provide a good level of daylight to all homes and private gardens (typically a minimum of 20m).*
- *All private rear spaces and gardens which are adjacent to public/shared areas must be enclosed with a solid boundary wall.*
- *Blocks will be laid out to work with the overarching landscape, movement and access strategy, whilst taking account of existing site features.*

7.5.2 Urban Block Principles: Solar orientation and Shading

Passive solar design principles will be used to inform and shape the block layout and arrangement of buildings. Where necessary shading will be provided through the planting of trees within gardens and streets.

Key Principles include:

- *Designing and positioning new buildings to maximise beneficial solar gain in cooler seasons and provide shade where necessary in the summer.*
- *Maximising the benefits of both sunlight and shade within the design of the streets, open spaces, greenspace and gardens, to create attractive and comfortable external environments.*
- *Careful location of food growing within private gardens and communal allotments to benefit from sunshine throughout an extended growing season.*
- *Using landscape features to provide shelter from prevailing winds in exposed areas, and orientating buildings to avoid exposure to key elevations.*

The design approach must ensure that:

- *Blocks and streets are orientated to ensure good solar orientation wherever possible, ensuring dwellings maximise solar gain to habitable rooms.*
- *Roof pitches are orientated to maximise opportunities for solar energy generating technologies on roof spaces.*

7.5.3 Block Typologies

The following block types have been identified:

- *Back to back blocks*
- *Development edge blocks*
- *Mews/access lane blocks*
- *Parking court blocks*
- *Farm cluster blocks*
- *Mixed use blocks*
- *Employment blocks*

It is important to note that whilst blocks have been illustrated as distinct types it is possible for a single block to exhibit elements of several of these types. This will become clear when the street types and building types are selected and allocated at the Detailed Design stage.

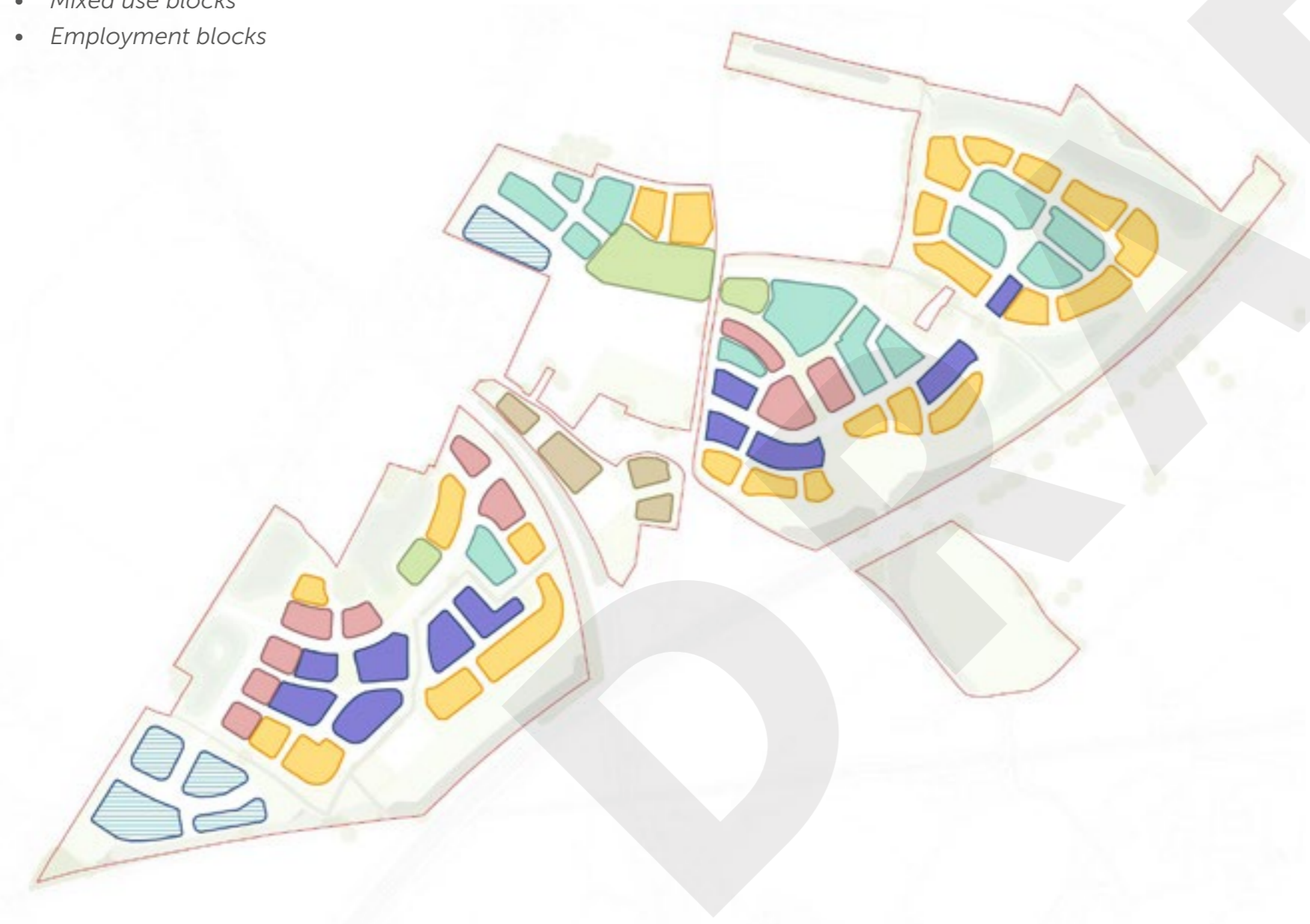
In general the site-wide design principles will be achieved through the use of a regular arrangement of back-to-back block types.

It is anticipated that variation and a range of typologies, using different block and building types will be as set out below. Variations within bloc arrangements are encouraged and could be achieved in a number of ways:

- *Stepping back from the building line to create visual interest*
- *Using front gardens to create a green environment and sense of openness*
- *Subtle curves or deviations in the street alignment to enhance views and avoid long straight roads*
- *Using a combination house types and roofscape to add character and allow for a diverse housing mix and reflect existing character variation in the surrounding area.*

Lower density blocks will be more prevalent towards the edges of each neighbourhood, as set out in the Parameter Plans.

For each block typology the guidance on the following pages will be adhered to.



— Site Boundary
(77.92 Ha, 192.54 Acres)

■ Back to Back Blocks

■ Development Edge Blocks

■ Mews / Access Lane Blocks

■ Parking Court Blocks

■ Farm Cluster Blocks

■ Mixed Use Blocks

■ Employment Blocks

7.5.3 Block Typologies: Back to Back Blocks

The back to back block is a perimeter block which provides secure rear gardens centrally within the block, and a mix of dwelling types to the edges. This block type requires direct access from the street, therefore may not be acceptable from streets where vehicular access to individual plots may be limited (Primary Bus Accessible Streets for example).

- *Back-to-back blocks shall be located where street standards allow for direct access and egress from the plot. Back to Back blocks require direct access from the street so may not be acceptable for access off Primary Bus Accessible Streets or green streets.*
- *A mix of dwelling types will be used within these blocks including terraced, semi-detached, link detached, and detached dwellings.*
- *Residential dwellings will have primary pedestrian access on the front elevation, accessed from the street.*
- *Vehicular access will be via an on plot, private drive.*
- *Back to back blocks will not be acceptable where there may be long runs of terraced dwellings (which cause problems with regard to parking provision), but may be acceptable for linked detached or linked semi-detached houses.*
- *Solid boundary treatments will be used where boundaries face onto public areas.*



7.5.3 Block Typologies: Mews/Access Lane Blocks

This block type will be used where dwellings have no, or limited, front access; where strong, continuous frontages are required and are to be supported by subsidiary mews or lanes to the rear/centre of the block. They may also be used where back to back distances are insufficient to provide adequate amenity and/or privacy.

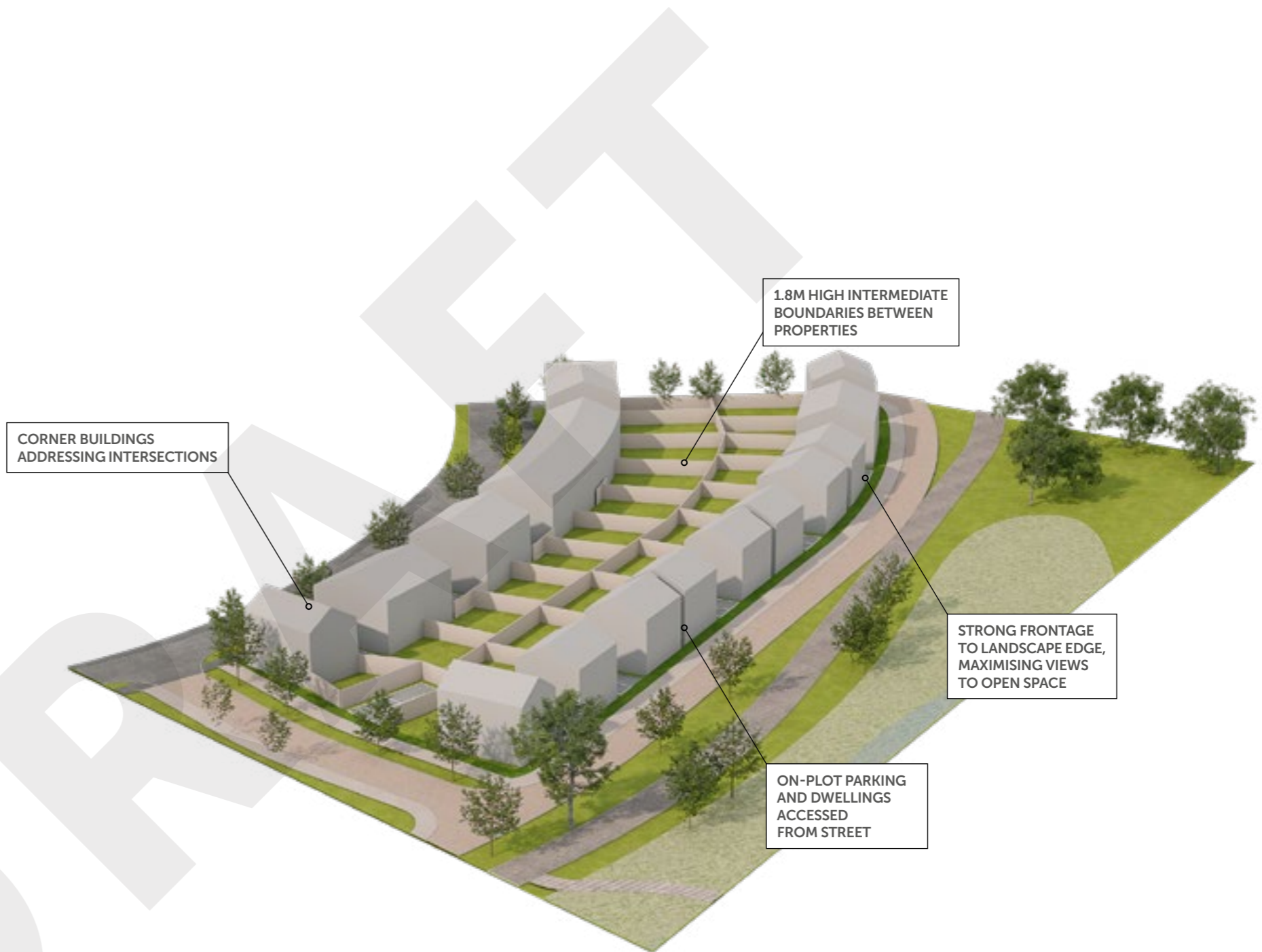
- *Mews/Lanes will be designed as narrowed road spaces with an informal street edge and short sight lines terminated by visual elements including residential buildings.*
- *A mix of dwelling types will be used within these blocks including terraced, semi-detached, detached and flats over garages.*
- *Buildings within the mews should create a good rhythm to the street with regular front doors and windows to habitable rooms at the ground floor, and provision of living/workshop/flexible spaces above garages. Parking and garages should be carefully integrated to minimise negative impact on the public realm. Continuous rows of parking and garages should be broken up with dwellings to ensure adequate overlooking to the spaces are provided.*
- *Materials and finishes should create a complementary palette within the mews or lane, including recessive garage doors and gate colours, high quality boundary walls and simple surfacing in natural colours. Simple detailing and changes in material should be implemented to denote changes in ownership or function.*
- *Tree planting and soft landscape to front gardens should be provided within the mews.*
- *Access to dwellings within the mews' parking spaces will be from the mews street.*
- *Cycle storage shall be located on plot, either within garages or cycle storage in private gardens.*



7.5.3 Block Typologies: Development Edge Blocks

Development edge blocks will wrap around the edge of the site, benefiting pleasant views into the landscape and open space areas. These blocks will consist of lower density housing which acts as a transition between the surrounding landscape and the core areas of the development.

- *Development edge blocks will be generally lower density with dwellings benefiting from uninterrupted views of open spaces.*
- *A mix of dwelling types will be used within these blocks including semi-detached, detached and link detached. A small number of terraces may be used in some instances.*
- *Access to dwellings within these blocks will be from the front via private drives or Mews/Edge streets, or in some cases from mews or lanes to the rear.*
- *Parking will generally be on plot to the side of the dwelling and in some cases to the front. Some dwellings may be accessed from a mews or access lane to the rear.*
- *Private gardens will be enclosed to the side or the rear and where boundaries front onto open spaces or public realm these will be constructed from solid materials.*
- *Front gardens will be defined with hedges or planting to provide a defined semi-private space overlooking adjacent landscape areas.*



7.5.3 Block Typologies: Parking Court Blocks

A Parking Court block is a perimeter block that has one or more central courtyards to accommodate parking in support of a strong street frontage. Dwellings and non-residential uses can be located at the perimeter of the block with the main pedestrian access from the street frontage.

- *Courtyards will provide a limited number of parking spaces (maximum 12 cars) to avoid large areas of parking, create a sense of community ownership and improve surveillance.*
- *Suitable materials and enclosure should be used to clearly define private parking courts.*
- *Secure gated access may be provided to courtyards (single point of entry) with a separate pedestrian gate to limit access to residents. Gates should be flush with the external walls/building line and open inwards without obscuring bin storage areas.*
- *Where possible, dwellings should be located with habitable rooms fronting the courtyard to provide surveillance and overlooking. This could be in the form of flats over garages (coach houses) or single dwellings flipped to front the internal courtyard.*
- *Access to the courtyard may be bridged over by living accommodation.*
- *Bicycle parking shall be located in rear gardens, garages or in a secure covered structure located within the parking courtyard.*



7.5.3 Block Typologies: Farm Cluster Blocks

These informal blocks within lower density areas should reflect the existing clusters of farm buildings within Slimbridge and Cambridge, with simple buildings of varying height focused around a central courtyard.

- Buildings will generally be arranged around a central courtyard which provides access to the dwellings and parking.
- Farm Cluster Blocks will be used where buildings front open green spaces and vehicular routes (where no private vehicular access can occur), allowing for a single point of vehicular entry to serve a number of dwellings.
- Building heights may vary to reflect historic barns and outbuildings. Single storey elements can house parking areas or living accommodation.
- Courtyard access arrangements will allow for strong frontages to main access routes, or green open spaces.



7.5.3 Block Typologies: Mixed Use / Village Centre Blocks

Mixed use blocks will provide a mix of apartments and potential retail/commercial floorspace at ground floor within the neighbourhood centres. These blocks will generally form perimeter blocks with amenity and servicing spaces provided centrally within the block.

- *This block type will be used where higher density is appropriate, in Wisloe Village Centre and Lighten Brook neighbourhood centre.*
- *These blocks will be generally serviced and accessed from parking to the rear, with pedestrian access from the main streets.*
- *The scale of these blocks, though higher density, should not be disproportionate to neighbouring residential dwellings or the local context.*
- *Regular ground floor residential entrances must be provided to ensure an active street scene and adequate surveillance out of commercial hours.*
- *Private central courtyard areas must be well overlooked by residential dwellings.*
- *Varied massing and articulated roofscapes are encouraged to improve the street scene and add interest to key spaces.*
- *Servicing and access requirements for commercial uses should be carefully integrated into the design of these blocks and adjacent spaces.*



PARKING TO THE REAR TO SUPPORT STRONG FRONTAGE TO INCLUDE SERVICING/ ACCESS FOR COMMERCIAL USES

APARTMENTS OVER COMMERCIAL USES SHOULD INCLUDE REGULAR GROUND FLOOR ENTRANCES FOR RESIDENTIAL USES



7.5.3 Block Typologies: Employment Blocks

Whilst employment uses can be distributed throughout the masterplan, clusters of employment specific use have been proposed in key locations. The layout and arrangement of these blocks are to be designed to be in keeping with the residential areas of the development, and will reflect the existing farm courtyards which are common in the Slimbridge and Cambridge area.

- *Employment blocks will be designed to be sensitive to their residential neighbours in scale, layout and materiality.*
- *Enclosed frontages will be provided to surrounding roads and pedestrian cycle links, with articulated built form to provide overlooking and activity. Careful design of access and internal layouts is required to ensure access to individual employment units from the street and good overlooking/active frontages.*
- *Parking areas will be designed to be of appropriate size, with good trees and landscaping elements and provision of open space for amenity for employees, located within the centre of the employment block.*
- *Parking courtyards could be broken up with central buildings which provide additional commercial space and improve the scale of the yards/parking areas.*
- *Pedestrian and cycle access will be provided*



7.5.4 Plot and Boundary Design Parameters: Private Frontages

This area, between the building and the street, is usually privately owned and is within view of the public. It contributes to the character of the street, affects how the building is perceived and impacts upon the pedestrian experience.

The built boundaries (walls, railings etc), landscaping and set back within private frontages are on private land, but have a public responsibility and should be designed carefully to contribute positively to a high-quality streetscape.

Dwellings at Wisloe will have defined private frontages that clearly delineate the boundary between public and private space.

Private gardens will be demarcated with solid boundaries such as walls or railings, soft landscaping such as hedges and planting areas and/or a change in material or ground level or a combination of these.

- *Frontage types and boundary treatments, landscaping, surface materials, utilities and underground access covers must compliment the overall street and building character and contribute towards an attractive public realm.*
- *The setback type and distance should relate to the proportions and character of the street. Refer to section 7.4 - Movement and Access.*
- *Walls, railings and hedges to the street frontage will be no more than 1100mm high to ensure adequate surveillance of public areas. Gateposts/Piers may be greater than this.*
- *Railings and walls must be carefully detailed to ensure that changes in levels and connections between materials, capping, copings and piers are well designed.*
- *Incorporation of public art into railings or boundary walls should be considered.*

PRIVATE FRONTAGE DESIGN OPTIONS: Front Garden (1.5 - 5m)

Front gardens should generally be provided to all private houses and designed to compliment the character of the street and provide a soft edge to the public realm. They will be delineated by low walls, railings and/or hedges with this boundary reflecting the character of the street and architectural approach. These spaces will contribute to the Green and Blue Infrastructure Strategy where they may accommodate on plot suds features including micro-wetlands and drainage features. Larger front gardens may be provided in areas where they are south facing to provide residents with private amenity areas which have good sunlight.



PRIVATE FRONTAGE DESIGN OPTIONS: Front Strip (0.5 - 1.5m)

Where larger front gardens are not provided (such as in Mews Streets), narrow strips will separate the building edge from the plot ownership edge and the edge of the adoptable highway area or footway/cycleways. These will be delineated in some instances by a low wall or railings with planting behind. Where no boundary wall or railings are located, a small level change will delineate the change in ownership, with the strip of land either defined by planting or a surface material change (such as cobbles or setts).



PRIVATE FRONTAGE DESIGN OPTIONS: Retail/commercial frontages (0 - 3m)

Ownership between private and public land is delineated by a complimentary change in surface material. The building should be situated at pavement level and any sitting out space for cafés etc should be well defined to ensure there is no conflict with passing pedestrians and cyclists.



7.5.4 Plot and Boundary Design Parameters: Utility Boxes and Details

Small details can have big impact on the quality of the built environment, and care should be taken to design the location, form and colour of utility boxes, ASHPs and other elements to make sure they compliment the adjacent dwelling building and public realm.

METER BOXES

- All external meter boxes are to be discreetly located and/or covered from public view.
- Meter boxes must be located near the front of properties for ease of access by utility companies however they should be located away from the primary elevations and prominent side walls facing publicly accessible areas.

AIR SOURCE HEAT PUMPS

- Air Source Heat Pump (ASHPs) enclosures must be located to the side or rear elevation to avoid cluttering the street scene.
- Elements of the equipment which emit sound must be located away from noise sensitive receptors such as bedroom windows.

SATELLITE DISHES AND AERIALS

- No satellite dishes or aerials are to be located on the external walls of any dwellings.
- Communal television aerials (if provided) are to be incorporated into the roof space of apartment dwellings.

EXTERNAL LIGHTING

- Private external lighting must be directional to reduce light pollution on neighbouring properties or the wider area.
- All external lighting (space and security lighting) must be provided by energy efficient fittings with appropriate control systems and daylight cut-off sensors.

HOUSE NAME AND NUMBERS

House Names and Numbers provide an opportunity to provide distinction and interest for individual dwellings. There is an opportunity to provide distinctive house numbers incorporating artistic elements or materials that reinforce the character of each street/neighbourhood.

7.5.4 Plot and Boundary Design Parameters: Back Gardens (including convenient bike storage, recycling, drying areas, flexible space)

Private amenity spaces must be provided to all dwellings in the form of rear gardens, terraces and/or balconies.

The size and mix of these amenity spaces should be in line with local planning policy and should reflect the size and type of dwelling they are associated with. A mix of approaches may be used depending on the layout and the location of the dwellings – i.e., smaller rear gardens could be provided where an additional terrace/balcony is provided.

- Any private amenity space should be secure and the primary space should be large enough to accommodate secure bicycle storage and recycling areas.
- Spaces should allow for drying of clothes to reduce reliance on electrical goods, and spaces should be flexible to allow for a range of uses including amenity space, food growing, water harvesting, ponds and other suds features.
- Private Gardens to all have an orchard tree within them either in the front or back garden.
- Micro-wetlands fed by roof run off should be located in front gardens where possible, to facilitate links to the wider drainage network and minimise future pressure to remove within private rear gardens.



7.5.4 Plot and Boundary Design Parameters: Boundaries

Boundary treatments, landscaping, surface materials, utilities and underground access covers must compliment the overall street and building character and contribute towards an attractive public realm.

- *All plot boundaries within the development will clearly define public and private areas.*
- *Where rear boundaries face the public realm, boundary walls will be 1.8m high solid walls constructed from natural stone, brick or render to match local examples.*
- *Boundaries between properties (when not addressing the public realm) should be constructed from 1.8m high close boarded timber fences or low stone, brick or render walls (1.2m high), with close boarded timber fence or trellis on top (0.6m high).*
- *Gates to rear boundaries will be lockable and of solid timber construction.*
- *All boundary treatments should be constructed from locally sourced materials where possible.*

7.6 Parking, EV Charging and Bin Storage

Parking at Wisloe must be provided at a level to meet the needs of new residents, including visitor parking where appropriate.

A combination of parking options must be provided to allow for flexibility and variations in parking requirements between individual households, and to support the delivery of good streets and spaces.

An evidence-based approach to parking provision should be used to demonstrate that parking provision will meet parking need and should provide flexible, adaptable areas for parking to cater for changing demands. The parking requirements set out in Gloucestershire's Manual for Streets should be used as baseline for parking provision.

Parking options will include on street parking, parking courtyards and shared parking facilities, mews parking, on plot parking and garage parking and should meet the following requirements:

- *Parking provision should meet Gloucestershire's Manual for Streets requirements and be flexibly distributed around the site to reflect the needs of differing dwelling types and their distribution within the site.*
- *Opportunities for lower parking provision within the neighbourhood centres should be investigated, with lower parking provision where unallocated communal parking is provided.*
- *Additional visitor spaces should be provided across the site, along with car sharing facilities at key locations.*
- *All parking spaces (except disabled spaces) will be a minimum of 2.4m x 4.8m.*
- *Disabled parking bays within publicly accessible areas should be provided at a ratio of 1 space per 10 conventional spaces.*
- *Disabled parking bays should be large enough to facilitate access by wheelchair users – 2.4m x 4.8m for the parking, with a 1.2m access zone to the rear and sides of each space.*
- *Parking spaces should be provided within easy walking distance of the dwellings and uses which they serve.*
- *Parking areas should be designed in such a way that it does not dominate the street scene or create large areas of hard landscaping.*

CAR PARKING PROVISION MATRIX



GREEN STREET

Acceptable:

- *On plot cycle parking accessed from plot frontage.*
- *All parking accessed from rear Mews or Private parking court.*

Unacceptable:

- *Private drives or other parking accessed from frontage.*



PRIMARY STREET

Acceptable:

- *On street unallocated parallel parking in identified bays only.*
- *On plot parking to rear of corner dwellings.*
- *Rear parking courts/mews for other dwellings (max 12 spaces)*

Unacceptable:

- *Private drives or other parking accessed from frontage.*
- *Perpendicular parking.*



SECONDARY STREET

Acceptable:

- *Private drives accessed from frontage (to side of semi detached and/or terraced properties).*
- *On street unallocated parallel parking and perpendicular parking where supported by streetscape.*

Unacceptable:

- *More than 5 spaces consecutively not broken by tree planting.*



MEWS / LANE

Acceptable:

- *Private drives accessed from frontage (to side of detached and semi detached properties).*
- *On street unallocated parallel parking where supported by streetscape.*

Unacceptable:

- *Parking must not dominate the streetscene.*



KEY SPACES

Acceptable:

- *On street unallocated parallel and perpendicular parking in defined areas away from the core public space.*
- *Parking should be perceived as a secondary function of the space.*

Unacceptable:

- *More than 5 spaces consecutively not broken by tree planting.*
- *Parking must not dominate the space.*

7.6.1 Parking, EV Charging and Bin Stores: Parking

ON STREET PARKING

On street parking can help to create active streetscapes whilst helping to reduce traffic speeds, and can provide a flexible parking resource for adjacent residential and non-residential uses.

- *Parallel parking should be the primary approach for on street parking, and should be integrated with high-quality planting to minimise the prominence of parked cars.*
- *Perpendicular on street parking should only be considered where the scale of the street and adjacent buildings is sufficient.*
- *Where perpendicular parking is provided sufficient carriageway width will be required to allow for cars to reverse into/out of the spaces.*
- *Where streets are designed as a shared space, car parking should be designed as an integral part of the street with clearly identified movement and parking areas delineated with changes in materials, detailing and planting.*
- *Unallocated parking will be provided within Wisloe Village Centre.*
- *On street parking should generally be unallocated. If on street spaces are allocated, they should be within close proximity (less than 25m) from the house to which they are allocated.*

PARKING COURTYARDS/FLEXIBLE COMMUNAL PARKING AREAS

Parking courtyards which are well-designed, overlooked and secure will be used to allow for the creation of strong frontages to streets and spaces, particularly to support frontages to enhanced and informal streets where cycle and pedestrian priorities means that on plot parking is reduced.

- *There shall be no more than 12 parking spaces within a courtyard (either within the communal parking area or on plot and accessed via the courtyard) to ensure clear ownership of the courtyard by the surrounding dwellings.*
- *Allocated spaces for use by residents shall be provided within the secured courtyard, or within the boundaries of the back garden, accessed from the central courtyard. Parking may be open or within a secured garage.*
- *Garage buildings, accessed from the courtyard, shall be encouraged for larger dwelling. Garages can be attached or free standing, with no more than two garages for a single building.*
- *Multiple small parking courtyards are acceptable within a block, with each one of which shall have a separate access from the street.*
- *Parking courts should be lit at night and have convenient pedestrian connections with the properties they serve.*
- *Additional visitor parking shall be provided on street in support of the allocated spaces within the courtyard.*
- *Where provided space above single garages shall be accessible to allow for conversion into a storage area. Space above double (2) car garages shall allow for future habitable conversion.*
- *Garages should be designed to have recessive doors that complement the materials within the walls and surfacing of the courtyard.*
- *Secured cycle parking will be provided for each dwelling unit. Cycle Parking shall be within garages designed to accommodate both a car and cycle parking, or on plot within a secure cycle store where no garage is provided.*



7.6.1 Parking, EV Charging and Bin Stores: Parking

ON PLOT PARKING

Parking on plot will be provided for detached and semi-detached dwellings and will generally be used in lower density areas of the development.

- *Parking on plot will generally be provided behind the building line to support a consistent and high-quality street frontage.*
- *Parking on plot shall provide for a maximum of 3 parking spaces either on the surface and/or within a garage.*
- *Cycle Parking should be provided within garages or a secure storage area within rear gardens, or where applicable to the front of plots.*

GARAGES

Garages are most likely to be used for parking if they are conveniently located and of adequate size for use and other storage functions. Garages at Wisloe will meet the following requirements:

- *Integral garages reduce the amount of active building frontage and must not be used in prominent locations or in more than 3 consecutive buildings. Integral garages are best placed on Secondary Streets or Mews/Lanes.*
- *Garages must be located behind the building line. If parking is provided in front of the garage, sufficient space must be provided to allow the car to be located behind the building line.*
- *Garages must be large enough to provide parking, access and additional storage. Minimum internal dimensions will be 3.6m by 6m.*

7.6.2 Parking, EV Charging and Bin Stores: Cycle Storage and Bin Storage / Collection

Adequate cycle and bin storage must be provided for all dwellings, carefully designed to avoid negative impacts on the public realm.

- *Secure covered cycle storage must be provided on-plot to all dwellings, unless provided internally i.e. within apartment buildings and within garages which have access from the front of properties.*
- *Cycle Storage will meet Manual for Gloucestershire Streets (MfGS) requirements (a minimum of 2 cycle storage spaces per house) with convenient access from the front of properties.*
- *External bin storage will be provided on plot at the rear of all properties. Bins must not be stored at the front of properties, facing onto the street.*
- *Where dwellings do not have direct access to the street from the rear, communal bin collection areas will be provided and shall be located near the access to parking courtyards, allowing for streetside collection.*
- *Collection storage areas are to be covered, sized appropriately to meet waste and recycling needs and include a lockable water supply for washout and cleaning.*
- *Covered bin and cycle storage areas should be provided with green roofs where possible to increase biodiversity and reduce runoff.*



7.6.3 Parking, EV Charging and Bin Stores: Electric Vehicle (EV) Charging

Electric Vehicle charging points must be provided for all dwellings, including off-plot parking areas, and should be carefully designed to avoid negative impacts on the public realm.

- *An EV charging point must be provided for every dwelling, including those served by shared parking courts and parking on street.*
- *Additional EV charging points should be provided for visitor parking in key locations across the development in the form of on street parking bays.*



7.6.4 Parking, EV Charging and Bin Stores: Car and Bicycle Club Parking

Car clubs offer residents an attractive, convenient alternative to private car ownership. This encourages more use of public transport, walking and cycling, whilst giving access to a car when needed.

- As a minimum, 1 car club space will be provided within each neighbourhood centre (Wisloe, Lighten Brook and River Cam Edge) and within each Employment Area.
- Spaces for car club vehicles must be provided for in open, highly visible and easily accessible bays in appropriate locations within the development.
- Spaces must be accessible 24 hours a day 7 days a week, on-street in publicly accessible areas.
- Charging infrastructure must be provided to facilitate the use of ultra-low emission vehicles.
- Car club bays must meet the minimum criteria for on-street parking bays – where possible larger bays should be provided to allow for larger vehicles.
- Cycle parking should be made available within close proximity of car club spaces where possible.



Bike clubs offer residents and those visiting the area access to on demand electric bikes to hire for short periods of time. This encourages residents and visitors to make shorter journeys by bike rather than using a private car.

- Docking spaces for electric bikes to hire will be provided within each neighbourhood centre (Wisloe, Lighten Brook and River Cam Edge) and within each Employment Area.
- Docking spaces for electric bikes to hire must be provided for in open, highly visible and easily accessible areas in strategic locations within the development (i.e., close to the train station access, local centre, close to employment facilities etc.)
- Docking spaces must be accessible 24 hours a day 7 days a week, on-street in publicly accessible areas.



7.6.5 Parking, EV Charging and Bin Stores: Cycle Parking

Adequate Cycle Parking must be provided in public spaces throughout the new settlement, in accordance with the following standards:

- Cycle Parking must be provided within each neighbourhood centre, employment area, adjacent to each play area and at each allotment site.
- Cycle parking should be located in overlooked areas close to facilities, with good lighting.
- Adequate space must be provided to allow cyclists to easily access the parking area and avoid conflicts with foot and cycle ways.
- The following number of cycle spaces should be provided as a minimum:
 - Wisloe Village Centre – 30 Spaces
 - Lightenbrook Village Centre – 10 Spaces
 - River Cam Edge Centre – 6 spaces
 - Neighbourhood Equipped Area of Play – 12 spaces
 - Other Play Areas and Sports Pitches – 6 spaces (in each location)
 - Allotments – 6 spaces
 - Employment Areas – 12 spaces (in addition to spaces for each employer as required by MfGS)

7.7 Building Design

Buildings at Wisloe will be designed to create a varied and interesting townscape and roofscape that responds to the character of Slimbridge, Cambridge and the surrounding area.

Buildings will be designed to reinforce the individual Character Areas of Wisloe, Lighten Brook Village and the River Cam Edge, with variation in materials, architectural design and detailing, fenestration, boundaries and landscape used to emphasise the character of each neighbourhood.

The Outline Planning Application and subsequent Reserved Matters Applications will clearly explain how the architectural design will respond to local character, create distinctive identity for within each neighbourhood and deliver high quality buildings.

7.7.1 Building Typologies

Buildings at Wisloe will be designed in accordance with the following principles:

- *Buildings should be arranged in accordance with the Block and Plot principles set out in section 7.5 of the Design Code*
- *Buildings which face the public realm on more than one elevation must be comprehensively designed to provide fenestration (active frontages), interest and detailing to all public facing frontages.*
- *A mix of housetypes should be provided throughout the development to provide variety and meet housing need.*
- *Building materials and fenestration should reflect local character and create a positive identity for each character area*
- *Roof pitches may vary, but must combine to create a harmonious townscape*
- *Roofs of larger buildings must be designed to mitigate massing and create a varied roofscape*
- *Buildings and roofs will be designed to benefit from solar orientation creating opportunities for solar renewables and passive solar gain. Solar panels should be integrated into the roof finish rather than 'bolted on' panels.*

7.7.1 Building Typologies: Residential Areas

The architectural design will comply with the following guidance:

- *Arrangement and grouping of houses should reflect the principles set out above, with a consistent building line, active frontages and overall composite that reinforces the character of each neighbourhood.*
- *Within character area and individual streets a simple palette of materials should be used to reinforce legibility and distinctiveness.*
- *A mix of detached, semi-detached and terraced dwellings are appropriate within all residential areas.*
- *Terraces should feature a range of materials in response local style and to provide individual identity to each home.*
- *A variety of porches and doors can be used to add variety to the street scene.*



7.7.1 Building Typologies: Residential Cores

The architectural design will comply with the following guidance:

- *2.5-3 storey buildings are appropriate within the core areas, strengthening enclosure around key spaces.*
- *Within core areas 2, 2.5 and 3 storey terraces can be arranged in combinations to create and interesting and varied street scene.*



7.7.1 Building Typologies: Residential Edges

The architectural design will comply with the following guidance:

RESIDENTIAL EDGES

- *Detached homes will be located largely within the lower density edges of Wisloe, River Cam Edge and Lighten Brook.*
- *In response to the local vernacular, detached homes should be symmetrical where possible.*



7.7.1 Building Typologies: Flats Over Garages / Coach Houses

The architectural design will comply with the following guidance:

- *Flats over garages (FOGs) to be located within car parking courts. Coach Houses to be located at entrances to parking courts.*
- *Balconies should be included to provide external space and security to overlooked parking areas.*
- *Internal areas to be vaulted to provide a spacious feel where possible.*



7.7.1 Building Typologies: Local Centre

The architectural design will comply with the following guidance:

- 2.5-3 storey buildings are appropriate within Wisloe and Lighten Brook neighbourhood centre.
- A mix of uses including retail, employment and community uses will be provided, with residential uses to upper floors where appropriate.
- Buildings should use a mix of materials and styles to reflect local precedent.
- Residential uses can be provided on the ground floor where appropriate, with care taken to consider privacy and neighbouring uses.



7.7.1 Building Typologies: Community Buildings / School

The architectural design will comply with the following guidance:

- *Community buildings should utilise a simple form with high quality materials and finishes.*
- *A focal building within the local centre will provide farm shop, community facilities and potential employment space.*
- *Agricultural forms may be used as a precedent to reflect the surrounding area.*



7.7.1 Building Typologies: Employment Areas

The architectural design will comply with the following guidance:

- *Layout and arrangement to reflect 'farm courtyards' common to the surrounding area.*
- *Units should be finished in a variety of high-quality materials to provide variation to the street scene.*
- *Glazing and rooflights should be installed where possible to allow maximised natural lighting.*

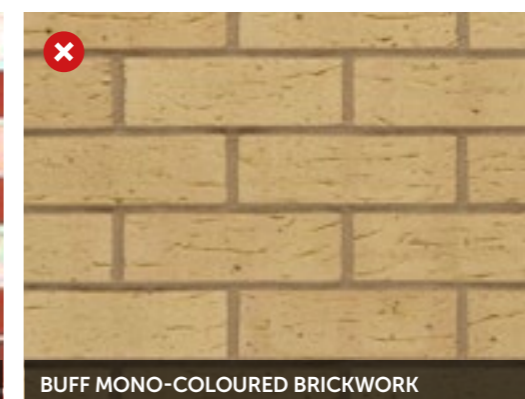
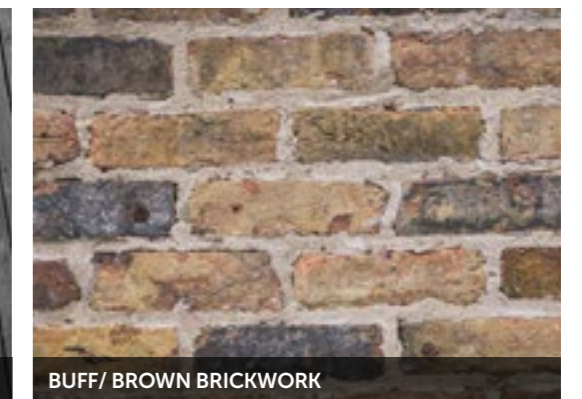


7.7.2 Materials

All buildings must be constructed from well-detailed materials that reflect local character and are durable, age well and are positively enhanced by weathering. Additional and alternative materials may be appropriate and will be considered on their merits, especially for non-residential buildings.

- *Materials should be of high quality and reflect the local building style and be reclaimed where possible.*
- *A clear theme should be set out for each character area, with a consistent use of materials and colours to support variation in architectural and landscape design.*
- *Bricks should feature as the predominant material. A subtle variety of bricks should be used, avoiding strong colours or contrasts that are inappropriate to the area. Colour and bonding variations can be used to add texture and elevational variety. The colour of mortar must be complementary to the chosen brick tone.*
- *Pitched roof materials should be a mixture of slate and clay tile.*
- *Occasional use of stone, render and timber cladding should be used to add variety and distinctiveness, in support of the definition of character areas and key buildings.*
- *Windows should be high quality painted timber, powder-coated aluminium, composite timber/aluminium or high quality UPVC, in neutral colours that complement wall and roof materials.*
- *Where used, railings, guardrails and metal fascias should be in powder-coated steel in colours that complement wall and roof materials.*
- *Doors (including garage doors) should be high quality in a range of complementary colours, avoiding the use of white UPVC.*

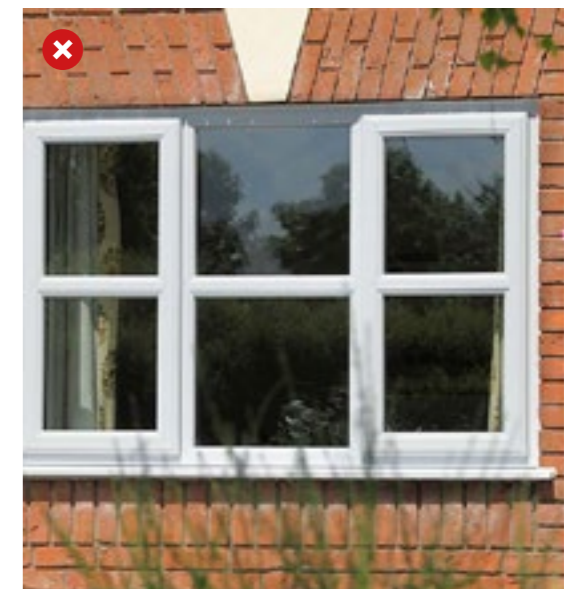
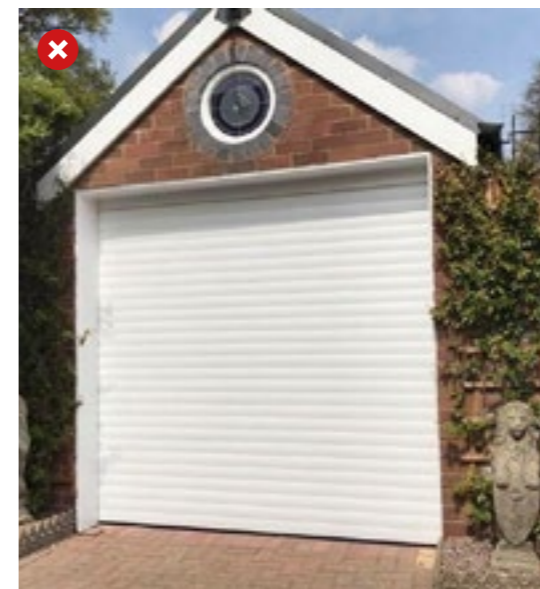
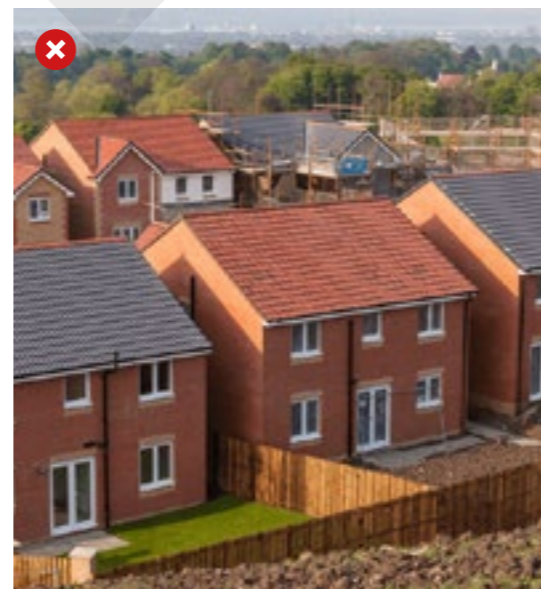
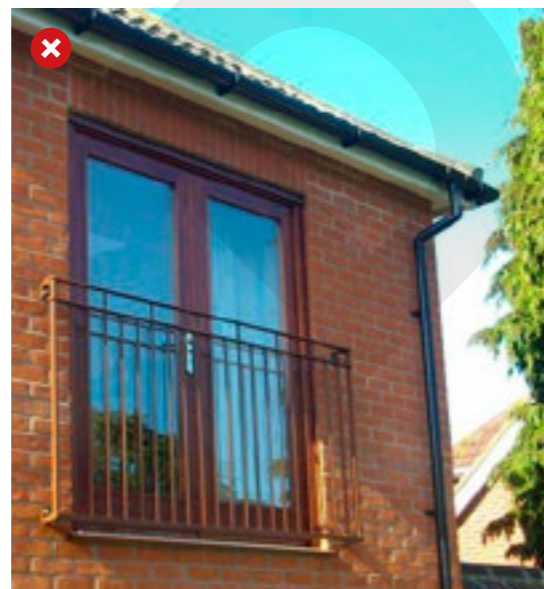
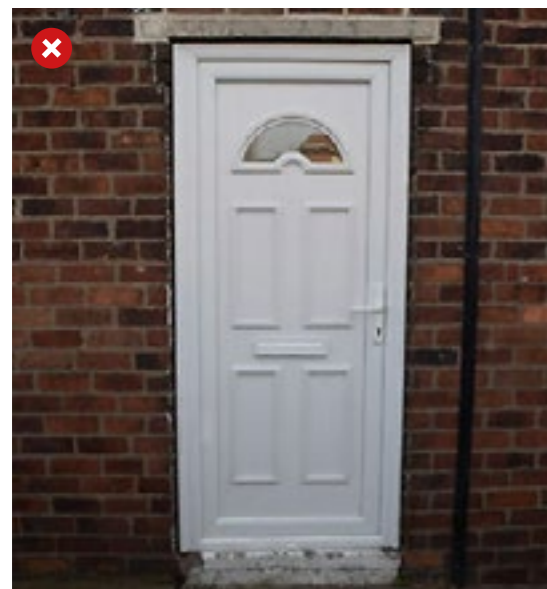
MATERIALS



7.7.3 Building Details

Buildings must be carefully detailed to create well designed elevations which positively contribute to the character of the development.

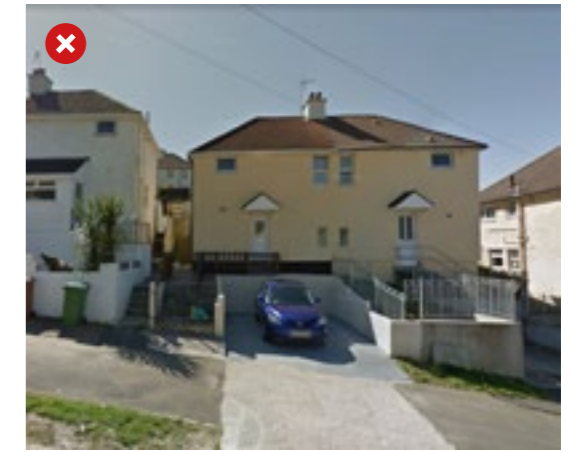
- *Brickwork must be well-detailed and incorporate features such as decorative bands, patterns and textures.*
- *Movement joints must be integrated into the design of the façades.*
- *Window reveals must be a minimum of 75mm deep to ensure depth and definition to building elevations.*
- *Entrances must be designed to ensure durability and ease of use to those using the building.*
- *Railings and balustrades, where used, must be integrated into the façade design.*
- *Balustrades to balconies must give some privacy to residents.*
- *Balconies, where provided, must be a minimum of 1.5m deep and able to fit a table and chairs.*
- *Rainwater goods should be carefully located and designed to complement the façade.*



7.7.4 Windows and Fenestration

Windows and surrounds should reflect local examples in terms of appearance, profiles, reveals, surrounds, materials, finishes, colour and method of opening, however contemporary details are preferred to copies of historic precedents.

- *Windows should be simple and slim, avoiding unnecessary transoms or mullions*
- *Windows will have a minimum 100mm reveal to give depth and definition to the elevations.*
- *Durable and high-quality window head and sill details should be designed.*
- *Sills should be in generous and relate to the architecture of the building. Stone and slate sills are permitted. Sills should reflect local examples in terms of materials, type, colours, profiles and finishes.*
- *Sill and Edge details to give consideration to rainwater run off to prevent staining and damage to external walls*
- *All windows should allow for appropriate daylight and ventilation to the room they are serving.*
- *If used UPVC windows should be high quality with narrow profiles and using colours that complement the building materials.*
- *Timber or metal windows are encouraged, and should meet the following criteria:*
 - *Window composition and profile bars should reflect surrounding local context.*
 - *Window panes will be proportioned vertically.*
 - *Sash windows are to be double hung and sliding.*
 - *Shading devices to reduce over-heating should be considered where necessary.*





8. Character Area Design Requirements

This chapter sets out the key elements and characteristics associated with each of the new neighbourhoods at Wisloe.

The 3 new neighbourhoods, each distinct in their character and function, are focused around the Village Centre. Individual characteristics and uses within each neighbourhood will create a sense of ownership and belonging, aid orientation and wayfinding and reflect the character of the landscape and villages of the Severn Vale.

Any planning applications brought forward for the site must clearly set out how each area complies with the character area information set out within this chapter



8.1 Wisloe Village

Wisloe Village will provide the community's heart with the main community facilities, primary school, and largest area of housing in the northern part of the site, directly connected to the east-west pedestrian-cycle corridor and the north-south sustainable transport route.

This mixed use neighbourhood centre will be focused around a public square which will accommodate community events and markets and be enclosed by a community building, farm shop and café, with potential health centre, work hub and employment facilities integrated with residential uses (which could include apartments above commercial uses and/or later living accommodation). It is proposed that the Primary School and Nursery is also located adjacent to the community centre and sustainable transport routes to the south of the neighbourhood centre.

Key Characteristics of Wisloe Village will include:

- *Northern Gateway to the development off the A38 and A4135*
- *Neighbourhood and community hub including primary school, community uses and employment for the wider community*
- *Defined streets and spaces which are more formal/regular in nature and include a mix of building types*
- *Highest density housing closest to the mixed use centre*
- *Taller buildings up to 3 storeys in height around the central hub*
- *Key frontages around the public square, set around a high quality public space*
- *Views to St John the Evangelist Church and the wider landscape retained from the public square*
- *Key frontages to the east-west pedestrian and cycle link*
- *Existing character of Dursley Lane retained and incorporated within the development to provide a quiet walking and cycling route to and from nearby Cambridge*
- *Green and Blue Infrastructure which is integrated throughout, creating a multi-functional framework for the new village core*
- *Open spaces which allow for formal sports provision, play (NEAP and MUGA), allotments, orchards and natural green space*



8.2 Lighthen Brook Village

Lighthen Brook will be a distinctive neighbourhood in the south of the community, centred around a linear green space which links through the site to the water network to the west and provides pedestrian links to Gossington and Slimbridge.

The existing watercourse will be retained and integrated into the drainage network; creating a distinctive riparian character for this area that forms part of the connected landscape structure of the site.

This neighbourhood centre could provide small scale employment facilities integrated with residential uses at its heart, alongside other community uses.

Key Characteristics of Lighthen Brook Village will include:

- *Southern Gateway to the development off the A38 and A4135*
- *Neighbourhood hub which could provide small scale employment uses integrated with residential uses, including later living accommodation,*
- *Central neighbourhood hub focused around linear green space which incorporates the enhanced Lighthen Brook watercourse and forms part of the blue and green infrastructure network*
- *Higher density housing closest to the central hub which could include designated accommodation for older people*
- *Defined streets and spaces which are more formal/regular in nature and include a mix of building types closer to the centre*
- *Streets become more informal closer to the development edge, especially along the southern and eastern boundaries*
- *Taller buildings up to 3 storeys around the central landscape area and main transport corridor*
- *Key frontages to central open space and main transport corridor*
- *Existing site assets such as high quality trees and mature hedgerows incorporated within the green infrastructure*
- *Open spaces and places with community focus and interaction through the creation of pitches, allotments, play areas (LEAP), orchards and edible streets*



8.3 River Cam Edge

Forming part of the wider Wisloe Village neighbourhood, River Cam Edge will be integrated with the newly created wetlands and the river corridor on the northern edge of the proposed development, creating a lower density residential area which overlooks a landscape corridor incorporating sustainable drainage features, meadows and riparian planting.

This will create a lower density residential area which overlooks a landscape corridor incorporating sustainable drainage features, meadows and riparian planting.

Key Characteristics of River Cam Edge will include:

- *Strong waterside character responding to the existing river corridor of the River Cam, incorporating new wetland areas and biodiversity rich habitats*
- *Lower density development with smaller scale, informal streets and spaces*
- *Organic edge to the development which maximises the views to the surrounding landscape*
- *A central square/pocket park provides a focus for the neighbourhood – with direct pedestrian routes to the surrounding GI network*
- *Green infrastructure which focuses on active, sustainable, biodiversity rich landscapes with recreational routes, fitness trails, play, allotments, wetlands and informal open spaces*
- *Existing site assets such as high quality trees and mature hedgerows incorporated within the green infrastructure*
- *Pedestrian links to/from neighbouring Cambridge to encourage the use of the landscape by the existing communities*



9. Stewardship Strategy

A Draft Framework Stewardship Plan for Wisloe can be found in the Appendices of this document. This sets out the foundation of the stewardship proposals as part of the Stroud local plan-making process.

The stewardship plan is founded on community building, and so its aim is to engage and involve local people actively in participating in the management and development of every type of community asset – physical, digital and virtual.

Community Land Trust

The Draft Framework Stewardship Plan identifies that a Community Land Trust is the most appropriate community stewardship model for Wisloe.

A community-based Trust would be an independent, not-for-profit organisation (and in this case would be anticipated to have charitable status, although this will be for the start-up Trustees to determine at the appropriate time). The Trust will have defined aims and objectives configured around responding to local needs and delivery of public benefits in the defined area of the site (and potentially its surroundings, to benefit the existing community).

Establishing the Trust

It is proposed that there would be a “Stewardship Body Agreement” established between the planning authority and the promoters, which would be required as a pre-commencement planning condition. This agreement would set out the aims and intentions of the Trust, most likely with an outline business plan appended, and detail how the Trust is to be established. It would also define the planning authorities consenting role in confirming that the Trust meet the aims and objectives that developed during the planning phase – building on the initial Framework Stewardship Plan.



▲ Potential Assets of the Stewardship Body

Potential Assets of the Stewardship Body

The diagram above summarises what may be considered as potential assets which could be appropriate for the stewardship body at Wisloe to take long term ownership of.

More detail is set out in Chapter 5 of the Draft Framework Stewardship Strategy.

Funding and Finance

The Draft Framework Stewardship Plan (Chapter 6) addresses the range of capital and revenue funding in establishing and for the ongoing operation of the Wisloe Trust.





Gloucestershire
COUNTY COUNCIL



WISLOE

Design Code – Appendices

DECEMBER 2022



 lhc design

 Stantec

Contents

A1. Wisloe Draft Framework Stewardship Plan 2

DRAFT

A1. Wisloe Draft Framework Stewardship Plan

Stantec

DRAFT

Wisloe
Draft Framework Stewardship Plan

On behalf of **The Ernest Cook Trust and Gloucestershire County Council**

Document Control Sheet

Project Name: Wisloe
Project Ref: 44396
Report Title: Draft Framework Stewardship Plan
Doc Ref: A
Date: April 2022

	Name	Position	Signature	Date
Prepared by:	James Culshaw	Senior Planner		April 2022
Reviewed by:	Mary Crew	Associate		April 2022
Approved by:	Bernard Greep	Director		April 2022
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
A	30/03/2022	Draft	JC	MC	BG

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

Contents

1	Introduction and Context	1
1.1	Stewardship at Wisloe	1
1.2	Wisloe New Settlement	1
1.3	The Ernest Cook Trust and Gloucestershire County Council	1
2	Stewardship Aim & Objectives	2
2.1	Stewardship Aim	2
2.2	Strategic Objectives	2
3	Proposals for the Stewardship Body	3
3.1	Community Land Trust	3
3.2	The Community Trust Approach	3
3.3	Charitable Status	4
3.4	Partnering Options with The Ernest Cook Trust (ECT) and Gloucestershire County Council (GCC)	4
3.5	Conclusion	5
4	Governance	6
4.1	Overview	6
4.2	Governance Structure	6
4.3	Establishing the Trust	6
4.4	Membership and Rights	7
4.5	The Board	8
5	Potential Assets of the Stewardship Body	10
6	Funding & Finance	11
6.1	Overview	11
6.2	Capital Funds	11
6.3	Revenue income	11
6.4	Business Plan	12
6.5	Accounting and Management Systems	12
7	Wisloe Indicative Stewardship Programme	14

Tables

Table 4.1	Board Potential Make-Up	8
Table 5.1	Potential Assets of the Stewardship Body	10
Table 7.1	Wisloe Indicative Stewardship Programme	16

This page is intentionally blank

1 Introduction and Context

1.1 Stewardship at Wisloe

- 1.1.1 The stewardship model adopted at Wisloe is designed to provide a framework for community stakeholding, in perpetuity, as an inherent part of the way that the development is formed from the outset. It will enable local people to control, develop, enhance, manage and participate in the widest possible range of tangible, digital and virtual assets that are of relevance to their community.
- 1.1.2 At this stage, through this Draft Framework Stewardship Plan, it is appropriate to set out the foundation of the stewardship proposals as part of the Stroud local plan-making process. The stewardship model will be a “living” document, that is enhanced and developed through the planning process, and then continues to be amended to suit the community as the guardianship of the plan shifts to them as the development is occupied. Hence, setting out the principles that will guide the development of the stewardship body that might be formed at Wisloe.
- 1.1.3 The stewardship arrangements for Wisloe will be further developed over time, as the proposals for the scheme are designed and planned through the formal planning approval processes.

1.2 Wisloe New Settlement

- 1.2.1 Stroud Draft Local Plan identifies Wisloe New Settlement (Strategic Site Allocation Policy PS37) as ‘a new garden community comprising employment, residential, retail, community and open space uses and strategic green infrastructure and landscaping.’
- 1.2.2 Wisloe will be a highly sustainable new settlement. Its principles are rooted in a robust masterplan which respects the rural setting and seeks to minimise car dependency. Wisloe is designed to fit as part of a network of villages, respecting the existing character of the area and delivering a village for the 21st century.
- 1.2.3 The masterplan for Wisloe has been developed through a series of challenges set by current thinking in high quality design for new settlements. This design thinking includes the guidance published by the TCPA, in taking forward and modernising the aspirations of the original Garden City movement, alongside other aspects of good planning and placemaking that do not feature in Garden City objectives.
- 1.2.4 Hence, the vision for Wisloe assimilates a wide range of aspects, including stewardship, that will ensure that Wisloe (which is at the smaller end of the scale for what was envisaged as a garden community) will deliver a sustainable living and working environment that will remain robust in perpetuity.

1.3 The Ernest Cook Trust and Gloucestershire County Council

- 1.3.1 The site owners, The Ernest Cook Trust and Gloucestershire County Council, constitute a very different promotional body than that of a traditional commercial developer. Both are committed to retaining a long-term stake in Wisloe and want to ensure a positive legacy. This legacy-led approach sits at the heart of the positive approach that has been taken to developing a stewardship strategy.

2 Stewardship Aim & Objectives

2.1 Stewardship Aim

- 2.1.1 The stewardship plan is founded on community building, and so its aim is to engage and involve local people actively in participating in the management and development of every type of community asset.
- 2.1.2 These assets are categorised in the following types:
- **Physical** – Physical assets are generally land and buildings but could also encompass pieces of equipment or other physical objects as well – for example, the produce from a community farm or orchard.
 - **Digital** – Digital assets allow the stewardship body to explore the way that the community interacts, develops and supports itself on the internet, through social media and emerging digital technologies. It should place the community at the forefront of all manner of digital asset benefits, and especially to encourage a wider participation by digital media to people who are less able to take part in the physical environment, due to infirmity or impairment.
 - **Virtual** – Virtual assets go to the heart of the people and community – they are the events and cultural assets that so often make a place a place, and allow its residents and community to recognise it as their place, or home. The regular summer fete, Christmas market and so on need to be initiated, developed, owned and sustained as virtual assets, as they contribute so much to the quality of life and sense of community that would be developed.

2.2 Strategic Objectives

- 2.2.1 The strategic objectives, building on the aim, are as follows:
1. Stewardship goes beyond pure management, and provides a means for community ownership of assets
 2. Stewardship will put the Wisloe community at the heart of community building and place-making
 3. Stewardship will be achieved by a locally managed organisation structured in a flexible way to plan and deliver a range of services of public benefit
 4. Stewardship will be structured to seek to ensure that assets (physical, digital or virtual) can be maintained to a high standard for collective benefit in perpetuity.
 5. The stewardship body should be entrepreneurial in its approach, and be willing to adapt, enhance, change and develop the asset base to ensure it remains relevant to the community it serves.

3 Proposals for the Stewardship Body

3.1 Community Land Trust

3.1.1 There are several models that have been proven in the provision of community stewardship, but, due to its scale, and the nature of the promoters and the legacy-led approach that they have, the most appropriate model for Wisloe is to set up a Community Land Trust (CLT). The scale and objectives for Wisloe are ideally suited to this type of stewardship body, which is consistent with The ECT, who are themselves a charitable trust.

3.1.2 The advantages of a Community Land Trust approach is that it would be:

- **Easily accessible** - it would ultimately be community led with a Trust board / committee that is established and publicised within the community. The CLT approach allows for an easy transition from the promoter / developer taking the lead at the outset to a gradual shift to community ownership over time, as the development progresses. The proceedings of the CLT can also easily be communicated and made available to stakeholders.
- **Transparent** – the CLT means that there will be clarity about what the body does and does not do, and residents and stakeholders can be made aware of this. It will publish regular information about operations, costs, activities, proposals and plans and should operate under a series of Key Performance Indicators (KPI's) that are reported on to stakeholders.
- **Proactive** – the CLT board structure means that it is open to suggestions and ideas, whether these are in respect of operations, or in the management of assets and the ways that they could or should be enhanced. The CLT will be clearly (legally) in control of the assets, but can adopt a flexible and approachable management style that makes it open to suggestions from residents and stakeholders regarding potential opportunities that may be beneficial to the community

3.2 The Community Trust Approach

3.2.1 A community-based Trust would be an independent, not-for-profit organisation (and in this case would be anticipated to have charitable status, although this will be for the start-up Trustees to determine at the appropriate time) with defined aims and objectives configured around responding to local needs and delivery of public benefits in the defined area of the site (and potentially its surroundings, to benefit the existing community). The outcomes should be measurable in terms of public benefit, and the Trust can (and should) be set up to take its place in the local area.

3.2.2 The Wisloe Trust would be a bespoke organisation, set up with specific reference to the particular assets that would be delivered up by the development of the site. This would focus the Wisloe Trust towards local ownership and accountability, emphasise the benefits of collective responsibility and partnership and encourage partnering across all types of community assets and activities.

3.2.3 The Trust would be set up broadly as a “community enterprise”, meaning that it would:

- be structured to ultimately be led by the community, as early as this was practicable;
- hold and manage community assets – physical (most likely land or buildings), digital or virtual, directing how these should be used to best benefit the local community on an on-going and flexible basis to maximise the benefits gained;

- adopt a self-help ethos, encouraging voluntary community participation at all levels, but procuring professional help and advice where appropriate;
- work in partnership with the local authority and other service and asset based stakeholders, but retaining its independence and avoiding dependency;
- adopt an open-minded, entrepreneurial approach to new enterprises that would achieve public benefits through the management, enhancement, development, renewal or changes to the assets it holds.

3.3 Charitable Status

3.3.1 It is anticipated at this stage that the Wisloe Trust would have charitable status, although this would need to be understood and investigated fully prior to the formation of the Trust as part of the planning implementation. However, for the purposes of considering the likely structure of the Trust the following benefits of charitable status should be taken into account.

3.3.2 Benefits of charitable status include:

- Management of liability for Trustees and Directors
- A well-established, commonly understood accountability through Membership
- Establishes “not for profit” culture and motivation
- PR benefits
- Tax benefits
- Scope for fund-raising
- More attractive to volunteer / community involvement

3.3.3 Charitable status would also be a good fit with and draw on the experience of The Ernest Cook Trust, which is itself a charity.

3.4 Partnering Options with The Ernest Cook Trust (ECT) and Gloucestershire County Council (GCC)

3.4.1 There is potential merit in giving due consideration to partnering with an established Trust, such as the Land Trust or an established Community Land Trust, that is already involved in the stewardship of comparable schemes.

3.4.2 The Land Trust is a charity that is committed to the long-term sustainable management of open space for community benefit. Its vision is “to improve the quality of people’s lives by creating sustainable, high quality green spaces that deliver environmental, social and economic benefits”.

3.4.3 The Land Trust take ownership and responsibility for the long-term sustainable management of any public open space that can address their charitable objectives of improving health, encouraging social cohesion, providing education resources, creating environmental improvements and enabling communities to thrive through an uplifted economy.

3.4.4 There are potential benefits associated with using an established organisation such as the Land Trust, such as the efficiency of operation and credibility with stakeholders.

3.5 Conclusion

- 3.5.1 The final decision on the structure of the Wisloe Trust should be taken once the diversity and complexity of the assets it is to control has been determined. This will develop over the coming planning process period, and so it would be expected that this would be known by the time that any planning application was lodged.
- 3.5.2 Once the scope and nature of the asset base has been fixed, a final decision can be made on the details of the Trust structure.

Draft

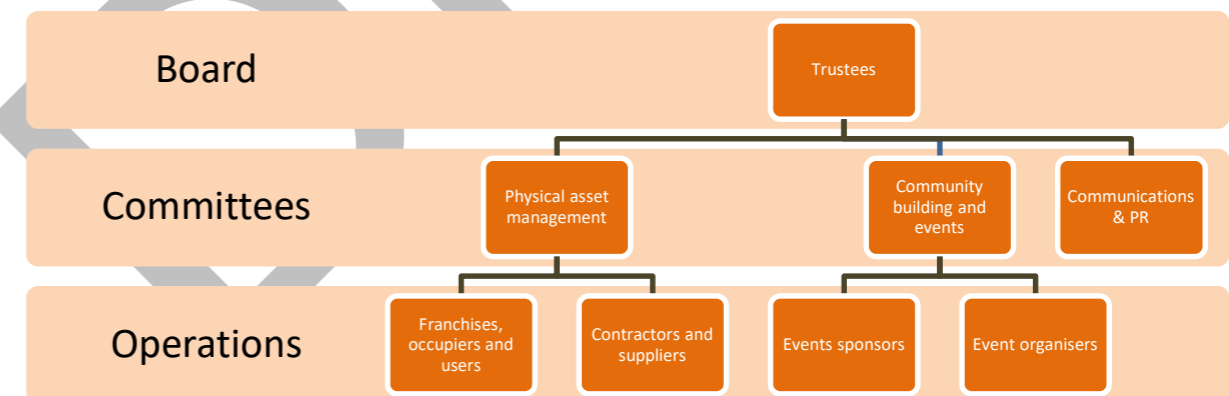
4 Governance

4.1 Overview

- 4.1.1 At this stage, consideration has been given to the most likely governance structure that would meet the demands of a charitably established Trust. It is expected that this would form the basis for the stewardship body going forward, but this should necessarily be amended and refined during the planning process and beyond to ensure that the overall objectives of stewardship at Wisloe can be best achieved.
- 4.1.2 Ultimately the preferred governance model is fundamental to the nature and style of its management and accountability, particularly to the sense of ownership and practical involvement of residents and key stakeholders going forward.

4.2 Governance Structure

- 4.2.1 The governance structure for the Trust must provide an appropriate and accountable legal framework for the ownership of community assets of all types. It must provide a framework for strong management, have a community focused attitude to service delivery and being held accountable, and must manage its resources prudently and appropriately to ensure the continued delivery of public benefits.
- 4.2.2 The Trust will be set up with an over-arching Board of Trustees, and below that would be committees specific to the particular aspects of management of activities of the stewardship body. This provides an efficient structure, as individuals with an interest, for example, in organising events do not have to sit through debates about agreeing new contracts for management of grass cutting on open space. The Board takes the overview, and the committees concentrate on areas of implementation.
- 4.2.3 Committees would be expected to form close working relationships with other groups that would be of particular relevance to them. The overall structure is shown in the diagram below:



4.3 Establishing the Trust

- 4.3.1 It is proposed that there would be a “Stewardship Body Agreement” established between the planning authority and the promoters, which would be required as a pre-commencement planning condition. This agreement would set out the aims and intentions of the Trust, most likely with an outline business plan appended, and detail how the Trust is to be established. It would also define the planning authorities consenting role in confirming that the Trust meet the aims and objectives that developed during the planning phase – building on this initial Framework Stewardship Plan.

4.4 Membership and Rights

4.4.1 The Trust will require a suitable constitution or articles of association. The constitution will establish Membership of the Trust relative to the aims and objectives. This will mean that Members would be expected to have a direct interest in the activities of the Trust:

- Homeowners
- Tenants of social housing or private rented homes
- Representatives of social landlords with houses on site
- Business owners and operators with premises on site
- Representatives of community groups and voluntary organisations that are operating on the site
- Employees of the Trust, if appropriate to their role and responsibilities

4.4.2 None of these groups would be forced to become Members (i.e., it should not be a condition of purchase on the site) but should be encouraged to participate. The Membership will need to be periodically reviewed to ensure that Members continue to maintain their interest in the Trust – i.e., homeowners or tenants who move away from Wisloe will need to have their Membership revoked.

4.4.3 It would be expected that Membership would be included in the service charges paid by homeowners on the site and would be free for residential tenants (included in the service charges paid to their landlord). Social landlords would be paying a service charge for their properties, and so this would entitle them to Membership, as would business on the site.

4.4.4 Community groups and relevant Trust employees would be granted free membership, as their contributions would be expected to enhance the operation of the stewardship body.

4.4.5 The constitution will detail that Memberships will be limited on a property or organisation basis. Hence, Membership will be one per household (in terms of any voting rights – all household Members would be able to attend meetings and participate where appropriate), and one for businesses and other organisations – including social landlords (otherwise their numerical property holding would give them an unhealthy controlling voting interest).

4.4.6 Membership would confer the following rights and entitlement:

- attendance and the ability to participate and contribute at the General Meetings when they were called from time to time – there would be at least one each year;
- attendance to observe Trust Board meetings to ensure transparency (but contributions and participation would only be at the invitation of the Chair of the Board, and usually notified and agreed in advance of the meeting);
- the ability to submit and vote on resolutions;
- the right to vote on any proposed changes to the constitution or the name of the Trust which were allowed for in the constitution (for example, a motion to wind up the Trust would be unconstitutional);
- at the AGM, to receive the Trustees' report, the accounts and the auditors' report, and to appoint the Trust's auditors;

- for residents, the opportunity to participate in the appointment of the Resident Trustees.

4.5 The Board

4.5.1 At this stage only an indication is provided of the potential make-up of the Board, and this will be refined as the stewardship body is developed in further detail towards the planning application. At present it is envisaged that the Board would be constituted broadly along these lines

Organisation / representative of	Appointed by
The Ernest Cook Trust / Gloucestershire County Council (but potentially falling away once development was complete)	By appointment
Commercial Business representatives	By election of businesses on site
Chair of Primary School of Governors	By appointment
Social Housing Providers	By appointment
Voluntary/Community/faith interest representatives	By appointment
Residents	By election of residents on site
Co-opt	By Board members

Table 4.1 Board Potential Make-Up

4.5.2 It should be noted that the role of the promoter / developer would likely be temporary, during the development and construction phase, and would then fall away once the scheme was completed, leaving the local stakeholders to take on the entire responsibility in perpetuity. There is no place defined for the housebuilders who may be on site during the construction phase, and it may be appropriate to include them – but this can be determined as one of the co-opted positions if deemed appropriate.

4.5.3 The wider trustees would be appointed by their respective nominating organisation but would then be required to act as independent Trustees, as required under charity commission guidance and relevant legislation. This would mean that they must act in the best interests of the charity and not either themselves or their organisation.

4.5.4 The appointment of Resident Trustees may be phased over time, with an initial elected representative at an early stage of development, and then others added as time goes on. This means that the stewardship body isn't flooded with early take-up residents for some time before later arrivals get the chance to stand for election.

4.5.5 Trustees will have a three-year term of office, irrespective of how they are appointed. It will be appropriate for the constitution to allow for people to stand again, and the detail of this will need to be set out in due course.

4.5.6 The constitution will also establish when the Board should meet, to take reports from its committees, employees and advisors, to set policy, make decisions and direct the overall operations of the Trust. The tasks of the Board will inevitably evolve with time and experience, and as increasing assets and responsibilities are passed to it, but are likely to revolve around:

- defining policy and strategy

- considering new opportunities for diversifying, amending, adapting or changing assets to ensure the aims and objectives are met
- overseeing an ongoing programme of community building, cultural and social activities
- ensuring financial viability
- supporting, advising and approving the Business Plans and budgets
- approving contractor and service agreements for any sub-contract activities
- appointing professional advisors and consultants where appropriate
- agreeing priorities
- setting performance indicators for projects and staff
- appointing (and if necessary removing) and managing staff and employees
- appoint (if included in the constitution) a "Trust Manager" once this role transfers from the promoter to the Trust
- ensure relevant processes and regulations are followed in respect of the charitable aspects of the Trust
- approving accounts before publication
- representing the Trust to outside agencies and forums

4.5.7 The constitution will define a suitable quorum for the board, but this would be expected to be half the members or more. Board votes would generally be undertaken on a simple majority basis, but the constitution may dictate that certain matters (for example, the appointment of the Chair, or approval of wholly new enterprise above a certain financial expenditure) will require a higher margin to carry them.

4.5.8 The appointment of the Chair, potentially a Vice-chair and other necessary officers on the Board (Secretary) would be matters for the Board to determine by voting amongst themselves.

5 Potential Assets of the Stewardship Body

5.1.1 The table below sets what may be considered at the current time as **potential assets which could be appropriate** for the stewardship body at Wisloe to take long term ownership of.

Physical Assets	Virtual Assets	Digital Assets
Open space Amenity space Playing fields Recreational space Allotments Community gardens Community orchards Green and blue infrastructure – linked to Building with Nature Standards Water bodies Community building Utility assets Arts and cultural heritage	Devise, initiate and promote activities and events that specifically build a strong sense of community, targeted at the particular needs of the community. Meet the Neighbours - as residents move in Accessing Sustainable Transport - taster trials for local cycle hire Support for sub-groups in the community Parent and toddler groups Developing and promoting volunteering opportunities for residents to participate in Initiating and organising a site based farmers market or other local trading opportunity Support for schools in local and cultural environmental education Support for community groups involved in education Provide community health schemes - for example, training schemes for first aid and ensuring the provision of defibrillators across the site Develop volunteering opportunities – especially related to sustainable initiatives – community garden and allotments, cycle clubs.	Design standards – the potential for value creation is potentially significantly enhanced. Member benefits – e.g. discounts on rental of Trust facilities, cheaper insurance or Broadband through negotiation with providers. Dissemination of community information through managed social media and web presence. Hosting community webpages for groups within the site. Journey planning and travel links and information – and, potentially, direct access to preferred sustainable travel partners.

Table 5.1 Potential Assets of the Stewardship Body

6 Funding & Finance

6.1 Overview

6.1.1 The stewardship body will require two sources of funding (like most commercial organisations):

- **Capital** – the up-front investment capital that is needed for it to acquire assets (either through purchase or delivery “in kind”)
- **Revenue** – on-going lines of income that will allow it to continue operating in the future, and ideally in perpetuity

6.2 Capital Funds

6.2.1 The capital requirement to establish the Wisloe Trust is anticipated to be met by:

- **Endowments** – this is a contribution from the developer to set up the Trust at the outset. This would need to be financial, and provision can be made in terms of funding – through a Section 106 or a Planning Condition, or through the endowment of land or buildings into the ownership of the Trust.
- **Charitable grants** – as the Wisloe Trust is likely to be a charity itself, then routes to charitable giving become available – for example, to establish natural / environmental enhancements, to construct arts and cultural facilities, for community benefits for lower income sectors and so on. The Trust would be expected to apply for corporate level grants and funds for projects where appropriate, in line with the approach taken by other charities aside from public fundraising (which is a revenue opportunity – see below).
- **Bonds** – there are a small number of bond issues that are for charities and social enterprises. This may be a growing area of opportunity.
- **Natural Capital Accounting** – this is an emerging area, where green infrastructure assets can be monetised in terms of their worth to society or business. An example would be where an open space provides SUDS features that save the water company money, or where open space also provides the location for a GSHP or solar array, which can be long-leased to an energy company for a capital sum.

6.3 Revenue income

6.3.1 The ongoing operation of the Trust, once established, will rely on a range of sources of revenue income, which are expected to include the following:

- **Estate management / service charges** – charges imposed on householders, social landlords and business and commercial properties, and reflecting the value they receive from a well run and proactive management of the community assets.
- **Direct Trading income** – rental of community building; and
- **Public fund raising** – charitable bodies can adopt fund-raising efforts to bolster income and in order to help meet their charitable objectives (social, community, environmental).

6.4 Business Plan

6.4.1 A “Stewardship Body Agreement” would need to be established between the planning authority and the promoters to set out the aims and intentions of the Trust; a business plan will form a key part of this process.

6.4.2 A business plan will be prepared for the Wisloe Trust, once the scope and nature of the assets to be transferred into it has been finally determined. This business plan is anticipated to be submitted in accordance with a ‘pre-commencement’ planning condition attached to a permission relating to the site. The business plan will need to set out the means by which the Trust would be expected to become established and to sustain itself.

6.4.3 It will be important that the business plan set out the capital requirement and how it will be met. This needs to be sufficient to properly establish the Trust as a going concern, such that it can then pursue other routes to capital funding and re-investment of surplus revenue funds.

6.4.4 The business plan will be sufficiently detailed that the Planning Authority and stakeholders can see that the principles with regard to stewardship have been applied.

6.4.5 The business plan will need to consider the phasing of development, and the programme for delivery of the various assets, and hence develop a cash-flow profile for the Trust. The cash-flow profile will be set alongside the viability assessment of the development overall so that it is clear that the stewardship model is viable in its own right, but also within the context of the overall development.

6.5 Accounting and Management Systems

6.5.1 The Trust will establish appropriate accounting and management systems with regard to its operations. A financial policy will be approved by the Board and then will be reviewed periodically to address such matters as:

- Bank account
- Management of capital assets
- Management of surplus fund investments
- Management of revenue collection – separated into service charges, leases and rents and occasional income
- Day to day management of income and accounts
- Monitoring expenditure
- Procurement processes and approval of expenditure – capital and revenue
- Appointment of suppliers and contractors
- Procurement of insurances - public and employee liability insurance, buildings and contents, trustee indemnity cover.

6.5.2 Accountancy, payroll and HR functions will be required by the Trust from its inception, and these will be outsourced unless a suitably qualified Trustee is elected to the Board.

6.5.3 The Trust will be required to operate within the law and to formally approve and implement its own policies as an employer and trading entity. Policies likely to be required, in addition to the financial management ones, are:

- Health and Safety
- Equalities (Equal Opportunities)
- Safeguarding (Children and Vulnerable Adults)
- Personnel including contracts of employment and terms and conditions
- Financial procedures including appointment of suppliers and contractors
- Rules for operation of the Board
- Confidentiality and declaration of conflicts of interest
- Governance issues for the Board
- Data Protection
- Social media and digital asset management

6.5.4 In addition, more detailed policy and practice guidelines will be developed and documented over time, particularly as the community development work rolls out and for the effective operation of the community facilities including lettings policies (long term and sessional), security, child protection, public relations, confidentiality, training, and administration as required.

6.5.5 The Trust will require public and employee liability insurance and also buildings and contents cover as soon as it runs events, employs staff, undertakes maintenance work, and takes over the Community facilities respectively. The Trustees are also likely to want trustee indemnity cover.

7 Wisloe Indicative Stewardship Programme

7.1.1 The table below sets out an indicative timetable from the current Local Plan stage to such time the site is well established.

Key Stage	Guardian of Vision	Capital Funds	Revenue Funds	Entrepreneurial Strategy	Governance Stage	Asset Stage
Local Plan	Site Promoters: The Ernest Cook Trust and Gloucestershire County Council.	Options set out in Draft Framework Stewardship Plan.	Options set out in Draft Framework Stewardship Plan.	Draft Framework Stewardship Plan identifies need for flexible and entrepreneurial approach	Draft Framework Stewardship Plan identifies preferred options for stewardship body structure.	Draft Framework Stewardship Plan outlines long list of possible assets for the Trust
Pre-Planning	Site Promoters and selected development partner.	Funding sources refined, and Business Plan commenced to consider proportions of capital funding, decision made on charitable status of Trust, and hence scope to fund raise.	Funding sources refined, and Business Plan commenced to consider routes to revenue funding appropriate for Wisloe.	Emerging Business Plan details activities of Trust and identifies opportunities for commercial enterprise.	Stewardship body structure decided, based on scope of activity, range of skill requirements and scale of operation	Emerging Business Plan sets out full range of core activities and assets to be transferred, and also identifies a short list of opportunities to be explored over the planning process and beyond as possible future enterprises.
Planning Application	Developer(s)	Outline Business Plan completed and submitted with planning application.	Outline Business Plan completed, programme of implementation defined.	Outline Business Plan sets out how Trust will be able to capture new initiatives and ideas and initiate new enterprises.	Business Plan establishes legal structure of (most likely) a charitable based Community Land Trust.	Business Plan details all assets specifically to be undertaken by the Trust.
Commencement	Provisional Board taking the lead, with Trust being established, liaison with Stroud DC Planning Team.	Initial drawdown of funds begins to establish Wisloe Trust.	Wisloe Trust sets up mechanism for service charge revenue collection in readiness for first occupations.	Wisloe Trust established with legal structure that permits investment in new enterprise.	Wisloe Trust Provisional Board set up between grant of consent and commencement on site, establishes policies and principles of operation.	Trust Board takes an active part in ensuring assets are handed over in the state and form envisaged by the Trust Business Plan, liaison with developer and begins

						to make plans for asset management.
Early Years Occupation	Trust Board formally in place.	Funding drawdown underway and continues as per defined cash-flow profile in the Business Plan.	Income streams steadily come on stream. First review of Business Plan.	Review of Business Plan feeds into consideration of new opportunities.	Governance responsibilities shifting away from promoter and towards residents and key stakeholders.	Asset handover underway.
Development Completion	Wisloe Trust Board.	Capital drawdown completed in accordance with planning consent programme.	All revenue streams in operation: service charge, rents and leases, occasional income, operational income and charitable fund-raising.	Review of stewardship body structure, finance, operations and opportunities as it takes control.	Wisloe Trust in control of stewardship.	All assets transferred to Stewardship Body.
Development +20 Years	Wisloe Trust Board.	Wisloe Trust managing capital assets in perpetuity.	Revenue streams continue in operation, and new routes to income and value creation may have been developed.	Operations have been adapted as necessary to ensure that the stewardship body maintains and enhances response to aims and objectives.	Wisloe Trust becoming an established entity, with experienced personnel who are used to passing on the skills and requirements of Trustees to continue governance structure through generations.	Asset strategy in place to continually review suitability of assets against the aims and objectives of the stewardship vision, the public benefit being provided and whether assets should be adapted, renewed or replaced.

Table 7.1 Wisloe Indicative Stewardship Programme



Exeter

The Design Studio
Emperor Way
Exeter Business Park
Exeter Devon, EX1 3QS

Tel. 01392 444334

studio@lhc.net
www.lhc.net

Plymouth

The Design Studio
Guardhouse
Royal William Yard
Plymouth Devon PL1 3RP

Tel. 01752 669368

studio@lhc.net
www.lhc.net

Cornwall

Rm 217
Advent House
Station Approach
Victoria, Cornwall, PL26 8LG

Tel. 01726 213435

studio@lhc.net
www.lhc.net



Distinctive



Stantec