



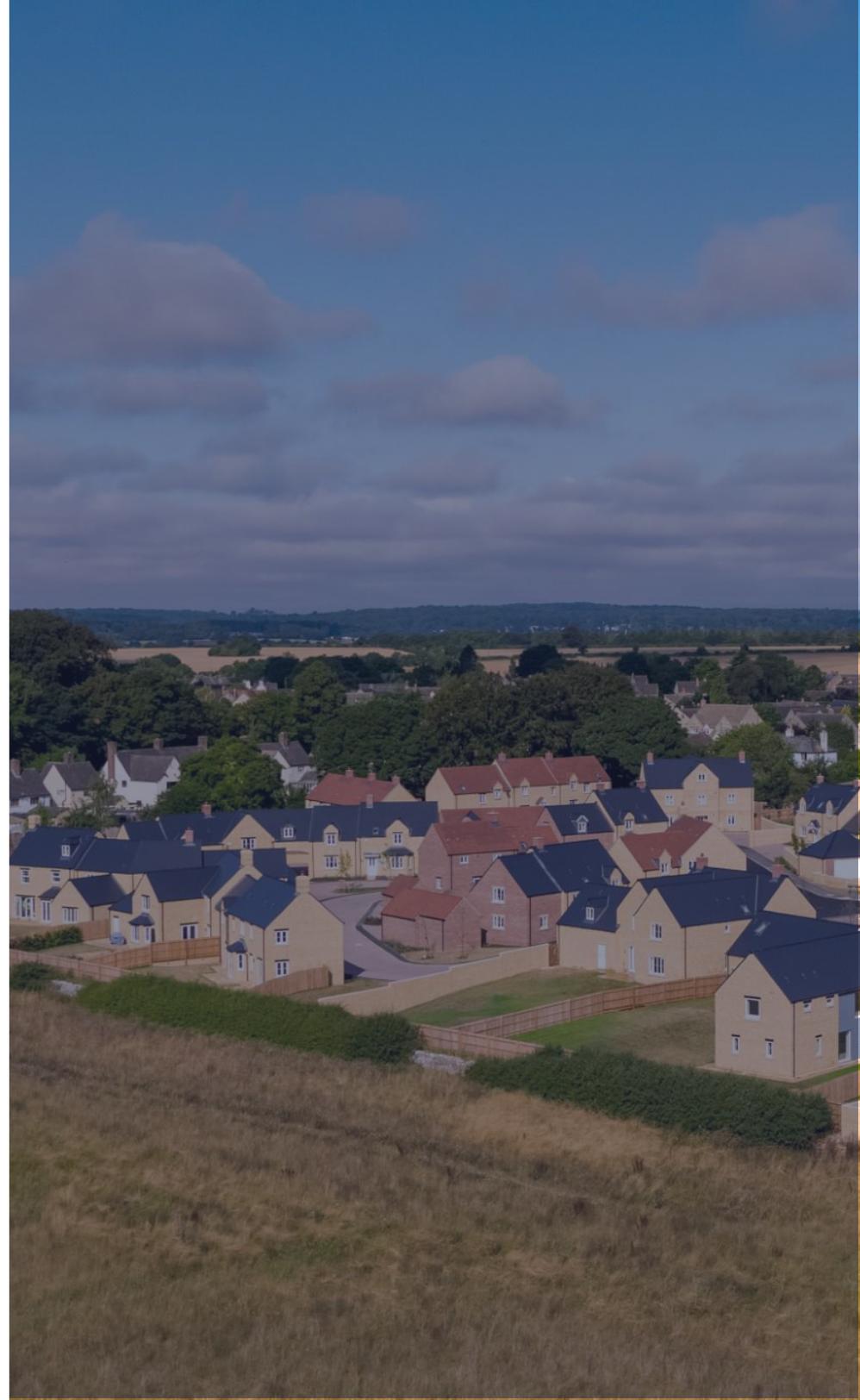
PYE
h o m e s
BLENHEIM

Land north of Leckhampton Lane

SHURDINGTON

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Introduction

We'd like to share with you our plans to build 25 new homes in Shurdington.

The emerging Tewkesbury Borough Plan proposes several new housing allocations within the Borough to help meet its housing needs. The emerging Borough Plan is nearing adoption and the land north of Leckhampton Lane is included as a future housing allocation.

The site is owned by Pye Homes, and we are in the process of preparing a detailed planning application seeking consent for up to **25 new homes** at the site. Ahead of submitting the planning application we wish to engage the community to inform you of our objectives and aspirations for the site. We would like to hear your opinions about the proposal - to ensure that it successfully contributes to the village and the local community.

This brochure details the progress made on the proposal to date. It also provides an opportunity for your views to be shared with us ahead of the proposal being finalised.

The proposal seeks to deliver 25 energy efficient homes, 10 of which will be **affordable homes**, new vehicular and pedestrian access, ecological enhancement, improved pedestrian links between the site and Leckhampton Lane, landscape planting, and sustainable drainage.

PYE Homes

About Us

Since 1927, Pye Homes have continued to take the same pride in the homes and communities we have built.

We have a long-term, vested commitment to our new communities which is reflected in our work every step of the way. We always take **the greatest care** in how we build, because that care ensures that yours, and every home is built to last.

We build in harmony with nature and the local area, so that new homes simply belong as part of a community, right from the start.

In 2018 we joined with **Blenheim**. Like us, they have long-running traditions of forming communities in Oxfordshire and beyond. Together, our ambition is to build outstanding communities of which we are proud, and in which local people truly want to live, grow and prosper.

More information on our ethos can be found here:

[Our Communities](#)

[Our Principles](#)

[Awards](#)



Hanborough Gate, PYE Homes



Charity Farm, PYE Homes



Parkview, PYE Homes

Our Objectives For Leckhampton Lane

The main objective of this proposal is to create a **distinguishable, high quality and landscape-led development** - providing new homes, sensitively integrated into the community in a sustainable location.

The proposals will demonstrate strong urban design and placemaking principles, delivering homes that people will want to live in as well as creating spaces for informal recreation with safe and liveable streets. Homes will be well connected to encourage **walking and cycling**, promoting a healthy way of life.

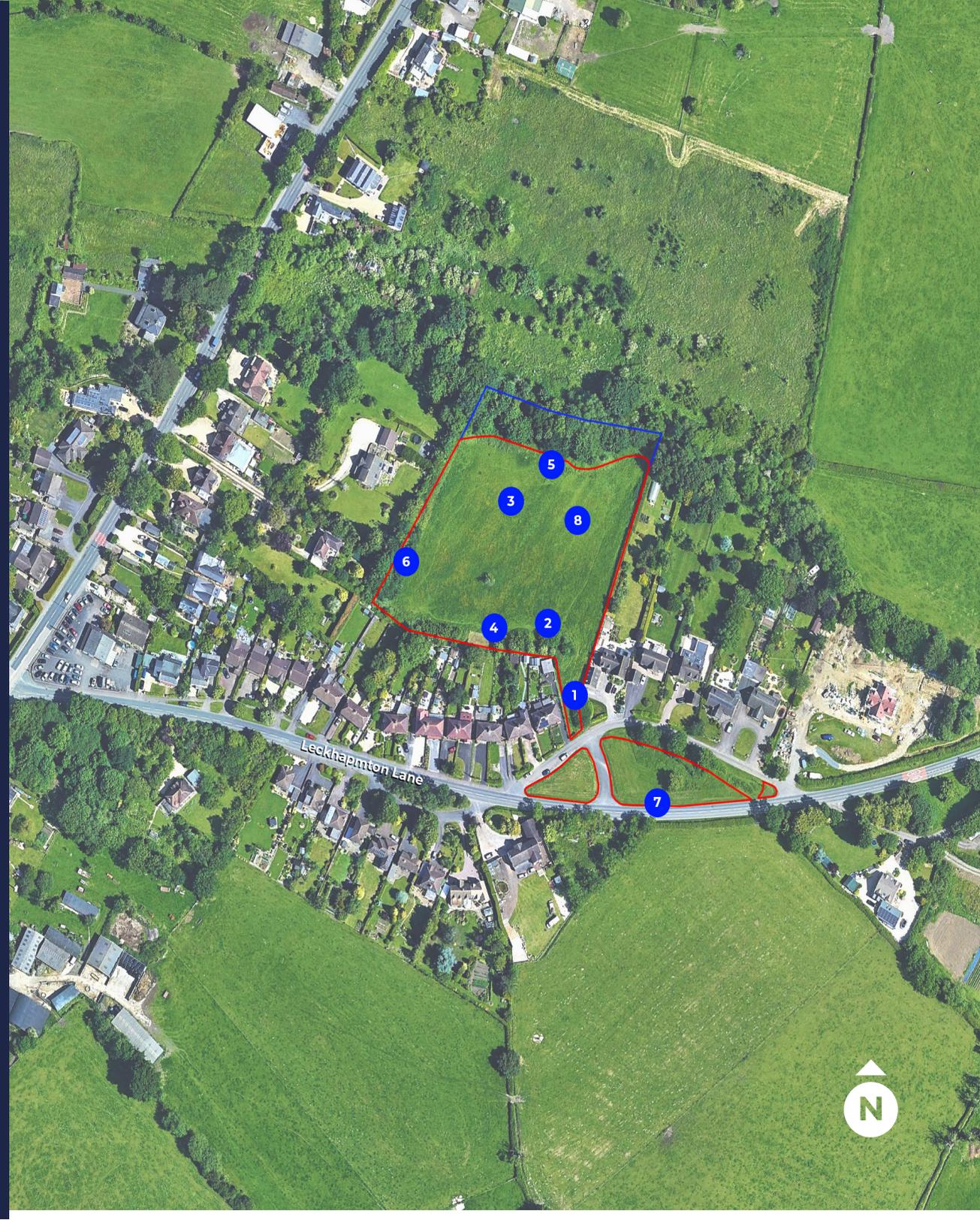
It is important to create a neighbourhood with a locally distinctive **character** that blends seamlessly both into the existing built form and the open countryside. This is achieved by integrating existing uses and landscape structures, respecting built heritage and topography, and celebrating local features.



The Site

The proposed site comprises a single parcel of land measuring 1.2ha. The Site lies to the northeast of Shurdington on Leckhampton Lane. It is bounded on three sides by existing residential development and comprises a mixture of boundary treatments with varying degrees of vegetation cover. The fourth boundary is formed by a very robust tree belt. The Site is undulating and is not visible from the surrounding road network.

There are no formal footpaths that cross the Site, but there is a network that runs on the opposite side of the brook to its northern boundary.





View looking north onto the site.



View along rear boundaries of the existing properties.



View looking south across the site.





View looking north across the site.



View looking east along the northern boundary.



View north along the western boundary.



View of the green islands at the site access.



View looking south east across the site.



Local Facilities

A range of facilities and services exist in Shurdington which can be reached from the Site within a reasonable walking distance. The village has an 11th-century church (St Paul's, Grade II Listed), a modern Social Centre containing the Century Hall and Millennium Hall, a Primary School, a post office and general store and a hairdresser. There are two public houses: The Bell Inn and The Cheese Rollers.

Shurdington Primary School is a Church of England school situated on the outskirts of Shurdington village, rated as an Ofsted 'Good' school in 2019. The school is a co-educational school with approximately 150 pupils between the ages of 4-11.

The village is also popular with its active and thriving organisations, such as Shurdington Scout Group, Playgroup, Cricket Club, the Women's Institute, Golden Link Group (for Senior Citizens), and the Shurdington Gardening Society.

There are great places to visit near Shurdington including some ancient sites and **historic monuments** (such as Belas Knap Long Barrow, and Notgrove Long Barrow) and **ancient woodlands, geological features, caves and old mines**. To the south of Shurdington there is a commercial development in the form of large nurseries and the Endsleigh Business Park.

The nearest bus stop is 500m from the Site, with direct bus services to **Cheltenham** (20 minutes) and **Gloucester** via Brockworth (40 minutes), all of which host a plethora of employment, leisure and recreational opportunities. These public transport services **reduce car dependency**, resulting in a more sustainable and well-connected settlement.

Proposed Site Layout



Key Highlights:

Sensitive boundary treatments and new planting.



New parking bays



The Proposal

The Site presents a fantastic opportunity to deliver much needed new housing for the District and will strengthen the settlement boundary of Shurdington by infilling new homes between existing residential areas, whilst **retaining a green landscape buffer** along the northern boundary between the homes and countryside. A new green biodiversity enhancement area with attenuation basin will also be incorporated into this buffer, offering further social and environmental benefits to both the Site and wider area.

The Site can deliver up to **25 dwellings**, of a mix of house types, densities and tenure, with the provision of **40% affordable housing** seamlessly integrated and distributed across the development scheme, helping to meet the need for market and affordable housing in the local area and the wider District.

This scheme will also provide a soft landscaped gateway into Shurdington when approaching the village from the east along Leckhampton Lane. This will be achieved by landscaping the existing mounds at the access to the Site transforming them into an attractive and welcoming village entrance feature. There will also be incorporated additional parking spaces for the properties along

Leckhampton Lane. Homes set within **high-quality landscaping** and access to green spaces will ensure a pleasant environment for people to live whilst **improving health and well-being** for new and existing residents.

Key Facts:

- **25 new homes of which 10 will be affordable.**
- **All fitted with renewable technology including solar panels, air source heat pumps and EV charging capabilities.**
- **New pedestrian connection between the site and Leckhampton Lane.**
- **New green gateway provided along Leckhampton Lane.**



**25 NEW HOMES
(10 AFFORDABLE)**



**RENEWABLE
TECHNOLOGY**



**IMPROVED
CONNECTIVITY**



**BIODIVERSITY
& LANDSCAPE**

Proposed Housing Types

The proposed housing mix is based upon the information available in the most recent Gloucestershire Strategic Housing Market Assessment (SHMA).

The SHMA indicates a greater need for **2 and 3 bedroom** houses, followed by houses of **4 bedrooms or more**.

In response, the proposed housing mix on site will comprise:

7 no. 2 bed units 13 no. 3 bed units 5 no. 4 bed units

Indicative house types (CGI)



Design and Materials

The masterplan has been carefully designed to respond to its surrounding context in layout, landscape, density, scale, massing and its architecture.

The landscaping will be soft and native with a structure of tree planting throughout the development. The introduction of new hedgerows and tree planting will provide additional softening and a native character to the landscape. This will promote good **neighbourhood placemaking** and will generate benefits for the **health and well-being** of residents.

The dwellings have been designed to reflect the character and aesthetic qualities of the wider area and vernacular features of the settlement. **High quality materials** will aid the integration of this development within the settlement. The masterplan proposes a variety of different house type designs, providing a range of sizes catering for the needs of different people. To ensure that affordable units are tenure blind, the same high-quality materials are used for all units.

The internal layouts are designed to meet and **exceed the National Minimum Standards** and have considered market preference and modern ways of living.

Homes are designed to allow flexibility and adaptation to encourage residents to stay for longer depending on life circumstances, from growing families to downsizers. The scheme ensures there is a wide range of choice.



Accessibility, Sustainable Travel & Access

Accessibility & Sustainable Travel

The site benefits from **excellent transport links** including public transport, foot and cycle links to the local area, and good road links to Cheltenham, Gloucester and the M5.

The development site is located approximately 300m to the east of bus stops located on the A46 Shurdington Road. Both bus stops have a layby, sign and timetable information.

A travel welcome pack will be provided to new residents to promote the use of more **sustainable modes of travel**, such as public transport, walking and cycling, and car sharing.

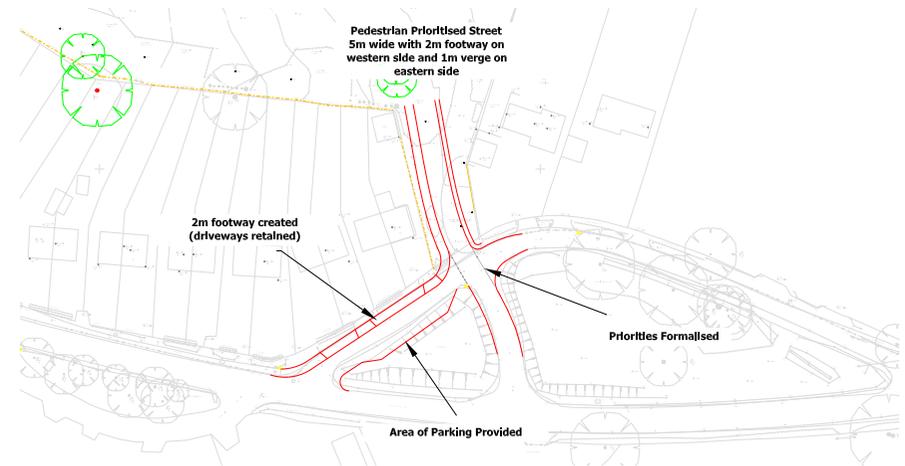
Access

Access to the site will be gained via the existing field access as shown on the site layout plan.

An initial appraisal of the access point and its connection to Leckhampton Lane has established that **there is sufficient visibility** to accommodate the proposed traffic flows to and from the site in a safe and sustainable manner.

Pedestrian access will also be accommodated with footpaths connecting the new homes to the existing footpaths along Leckhampton Lane leading to the centre of the village.

Proposed Site Access and Footpath Arrangement



A detailed transport statement is being prepared as part of the application. That includes assessment of the impact on Leckhampton Lane and its junction with the A46. **No adverse impacts are currently being identified.**

Landscape & Boundaries

The proposal will seek to **retain trees and hedgerows** wherever possible and has made it a priority to protect the existing trees that are located along the Ham Brook to the north of the site boundary.

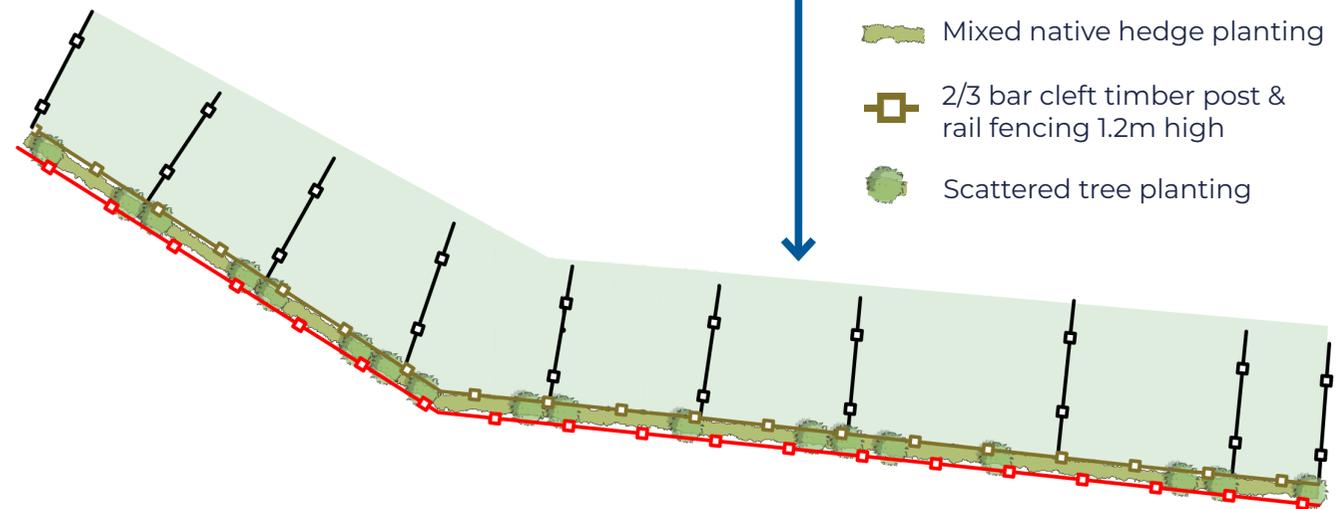
Where shared boundaries with existing houses are located new trees and hedgerow planting will be provided. A detailed **boundary treatment strategy** will be put in place, and this will be paired with a management plan to ensure that effective screening is provided between the new homes and those already located along Leckhampton Lane and those accessed from Shurdington Road to the west.

Tree planting will be provided within the site also, most notably through the **creation of treelined streets**.

Indicative boundary treatment



-  Existing boundary fencing
-  Garden fencing
-  Mixed native hedge planting
-  2/3 bar cleft timber post & rail fencing 1.2m high
-  Scattered tree planting



Biodiversity

We are committed to ensuring that the proposal delivers a biodiversity enhancement through a combination of on site and offsite measures.

A range of **ecological surveys** have been completed and continue to be undertaken so that we can understand the existing biodiversity value of the site. Once the value has been fully established, our ecological advisers will recommend a range of measures to be incorporated into the proposal to deliver the desired enhancement. Key ecological features, such as the **corridor along the Ham Brook will be retained and enhanced.**

Similarly, the site's eastern, western, and southern boundaries will be strengthened with a mix of tree, shrub and understorey planting to **encourage biodiversity.** Similar measures will also be put in place at the green triangle (mounds) to the front of the site, along Leckhampton Lane.

A **Construction Ecological Management Plan** will be produced to control construction operations in a manner that minimises risk to biodiversity and an ongoing management plan will be secured to help the proposed biodiversity measures to establish successfully.



Flood Risk & Drainage

The acceptability of the site in flood risk terms has been considered by the **Gloucestershire Strategic Level Flood Risk Assessment** and the measures suggested within the report will be incorporated into the proposal. Some examples include:

- SuDS (Sustainable drainage systems) techniques.
- Controlling run off to pre-developed greenfield run-off rates.
- Using green infrastructure as part of the mitigation measures.

It is proposed to utilise **sustainable drainage techniques** to manage surface water runoff associated with the proposal, and this is likely to comprise an attenuation basin prior to discharge to the Ham Brook. It is also confirmed that it is the intention to connect to the main foul sewer network which is located within the public highway along Leckhampton Lane.



Fellebach in Wiedersberg (Wikimedia Commons)

Energy Efficiency & Sustainability

The proposed dwellings on site will demonstrate a strong performance with regards to energy efficiency and carbon emissions, with all dwellings going significantly beyond minimum Part L of the Building Regulations standards.

Pye Homes recognises the need to **reduce energy demand** in their homes as the first issue to address when considering a **sustainable energy strategy** and accordingly, high levels of **insulation** will feature in all walls, ground floors and roofs, along with high thermal performing windows and doors and attention to more technical fabric areas such as **non-repeat thermal bridging** and air tightness of the dwelling.

Heating and hot water will be supplied by the latest **Air Source Heat Pump (ASHP)** technology, which is now one of the greenest heating solutions available to UK homes. This approach will dovetail nicely with the use of **solar photovoltaics (PV)** as the homes will be able to generate a significant proportion of the electricity used by the ASHP systems to heat the home.

We have a proven track record of delivering new homes that are environmentally conscious. A recent example of this is our development at Church Farm and you can read more about the steps we took, here:

[Air Source Heat Pump](#)

[Reducing Carbon Emissions](#)

(92 plus) **A**

All homes in this development will be completed to the highest 'A rating'



PREPARED BY:



SFPLANNING



Transport Planning Consultants

LANDARB SOLUTIONS

IN COLLABORATION
WITH:



Infrastruct CS Ltd



FOR:

