

# Thank you for taking time to visit our Public Consultation.

SevenHomes are looking to bring forward proposals for the development of Land to the west of Church Road, Longhope with a sustainable and high quality scheme of up to 44 new homes, open spaces and associated infrastructure.

## Site Location Plan



The purpose of this Public Consultation is to explain the background to the proposals, share with you our plans for the site and to give you the opportunity to provide us with feedback that will help shape the proposals as they evolve.

In this regard, we would be grateful if you take the time to complete a feedback form.

### Who Are SevenHomes?

SevenHomes are part of Seven Capital, a diverse property company with complementary interests in the residential market, founded in 2009.

Established in 2017, SevenHomes was created to focus on regional housebuilding, creating affordable, quality places to live for families and first-time buyers.

These proposals have been prepared with advice from SevenHomes' Project Team.

RIDGE

SevenHomes

ophir

rappor

## The Site and Surrounding Area

The application site measures approximately 2.8 hectares / 7 acres. The topography of the site rises towards its western edge and gradually slopes down eastwards.

The entire site is bounded to the east, south and west by dense, maintained hedgerows with trees sporadically placed. The site can be accessed through a gap within the hedgerow in the middle of the site and to the north of the site but comprises no current vehicular access off Church Road. The northern parcel can be accessed through a gap within the hedgerow in the middle and the northern corner of the site.

## The Wider Area

Longhope has a range of existing services and facilities including a village shop/post office, bakery, primary school, church, chapel, retirement home, nursing home, small industrial estate, three public houses, and a recreation ground with tennis courts.

These are all within a 15-minute walking distance from the site and can be accessed through a footway on Church Road. Several bus stops are also contained within the village, the closest being an approximate 1 minute walk from the site and which provides regular services to Chepstow, Lydney, Cinderford, Mitcheldean and Gloucester.

The site is also well positioned to other sustainable settlements, including Mitcheldean (classified as a major village in the Core Strategy) approximately 1.8 miles west of Longhope, Cinderford (classified as a town in the Core Strategy), approximately 6 miles south, and Gloucester approximately 11 miles east.

The site sits just north of the A4136 and south of the A40, it is therefore demonstrated that the location of the site is sustainable and a suitable location for residential development.



## Planning Overview

This site is being considered as a potential housing allocation within the emerging Forest of Dean Local Plan and has been identified previously as part of the Forest of Dean District Council's 2022 Strategic Housing Economic Land Availability Assessment 'Call for Sites' consultation in March 2022. As part of this, the Council reviewed the site and considered it to be developable. A further draft of the emerging plan will be consulted on in early 2024.

Since the 2022 submission, additional feasibility work has been undertaken by SevenHomes.

## Approach to Masterplanning

It is critically important that our proposals for the site are deliverable. To that end, we take steps to ensure that our masterplan is underpinned by appropriate technical assessments, including assessments of the physical and environmental context provided on site and the surrounding area. Much of this technical work has already been done and on the Boards that follow we summarise the results of this work and explain how it has informed our plans for the potential development of this site.



## Landscape

The landscape within the area has been subject to several separate landscape assessments, undertaken at a range of differing scales:

- At the National Level: the Site is identified by Natural England within the National Character Area Assessments NCA 105 Forest of Dean and Lower Wye.
- At a District Level: Forest of Dean District Landscape Character Assessment – 11a May Hill and Outliers Landscape Character Area (LCA), part of the 11 Wooded Hills Landscape Character Type (LCT).
- At a Parish Level: Longhope Conservation Area Character Appraisal – Sub area 2 Church Road from The Cottage to The Bungalow.

The strategy for the development, has adopted a landscape led approach that seeks to ensure the proposals can be successfully integrated into the surrounding environment. They will work towards strengthening key characteristics of the surrounding landscape and integrating the proposals with the prevailing characteristics of the local landscape and village. Design concepts build on the positive aspects of local landscape character and settlement pattern, maintaining the open and semi-rural character of the surrounding area and ensuring that any visual impacts resulting from the development can be appropriately mitigated.

While the Site's character will change from agricultural land to that of residential development, the landscape is suitably robust to accommodate this change, which will be localised. The Site is well positioned within the landscape to create a logical addition to the existing settlement pattern, without diminishing any of the key characteristics of the relevant character assessments or conflicting with any of the key objectives set out within the LCA 11a May Hill and Outliers, with only negligible effects being identified with the proposed scheme in place.



## Ecology

A suite of ecology surveys have been undertaken on the site in 2023 by Harris Lamb to understand the sites ecological importance and feed into the development design.

A detailed Phase 1 Habitat Survey has been carried out during the optimal survey season including boundary hedgerows. All hedgerows will be retained except where a new access point will be created, and any loss will be replaced within the development to ensure a net biodiversity enhancement.

The layout was informed by the presence of known protected species surveys such as dormouse and bat species, most importantly being lesser horseshoe and greater horseshoe bats within the local area and wider area, specifically the Wye Valley & Forest of Dean Bat Sites Special Area for Conservation (SAC). Bat transect and static bat detector surveys have been carried out to understand the commuting and foraging behaviour associated with the site habitats to enable suitable mitigation measures to be implemented, w during and on completion of works. The development has been designed to retain habitat to support the continued usage of the site by these species groups.

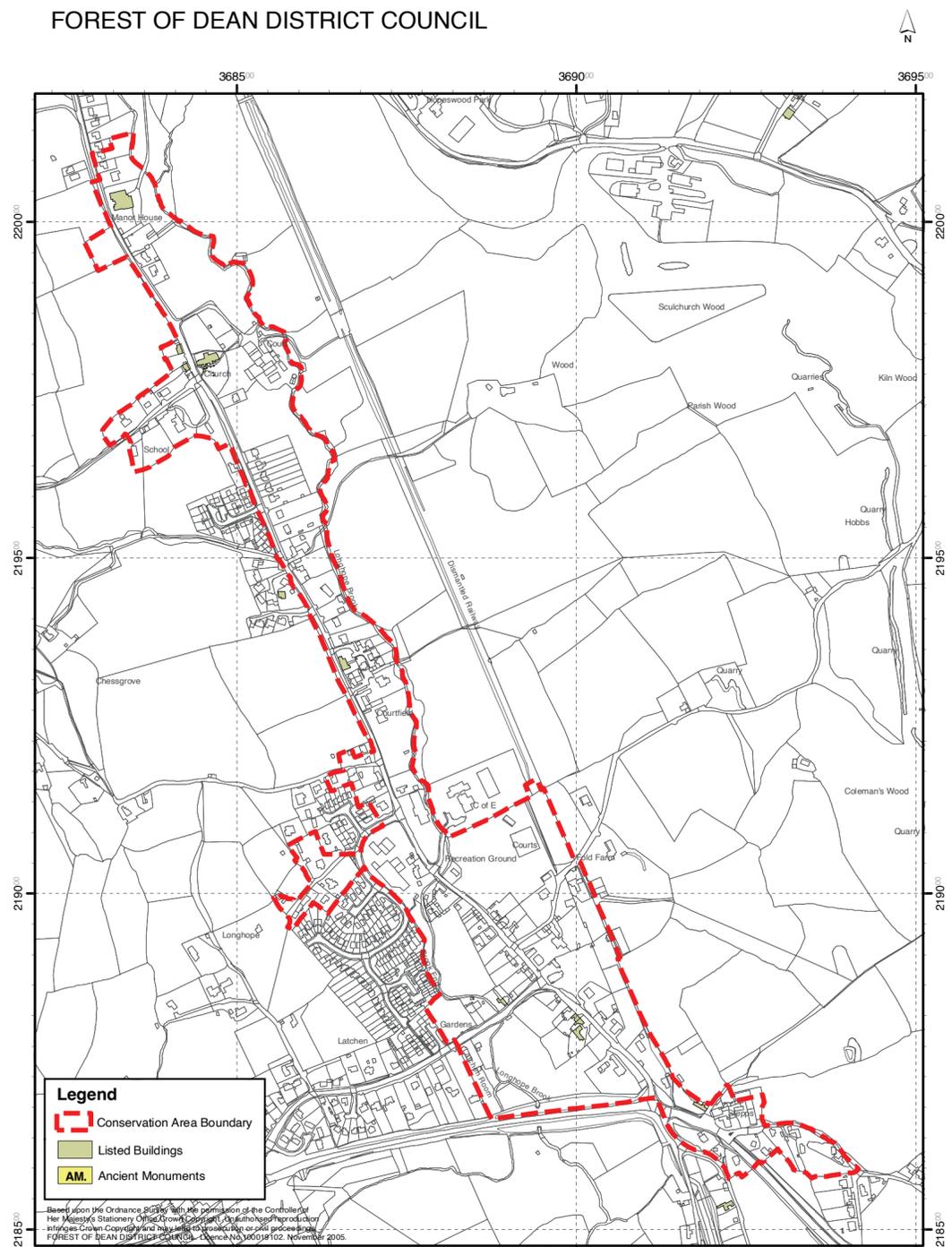
The layout before you is indicative at this stage and, as such, details of layout and landscaping have not been finalised. However, the conceptual layout and planting scheme will seek to accommodate a 10% biodiversity net gain (BNG), in compliance with the Environmental Act due to be fully passed in early 2024. The development will create species diverse grassland, retain the existing trees where feasible and plant fruit bearing trees to provide local wildlife with foraging opportunities. Species-specific enhancements to be included in the final design include integrated bat and bird boxes and the creation of refugia for amphibians and reptiles.

## Heritage

The site does not contain any statutory historic designations. However, it is noted that the site sits immediately adjacent to the Longhope Conservation Area and therefore forms part of its historic setting, and near to a Grade II listed building.

The design and layout of the scheme will be heritage led, ensuring the proposals preserve and where possible enhance the site's setting within the Conservation Area and the setting of the Grade II listed building. Consideration has been given to this within the Indicative Proposed Site Layout where the front of the site reflects the immediate linear street pattern as seen with the proposed scheme to the south of the site and the surrounding area, and which also includes a green buffer towards the front of the site.

### FOREST OF DEAN DISTRICT COUNCIL



### CONSERVATION AREA - LONGHOPE

P. WILLIAMS, Head of Planning Services, Council Offices, Coleford, Glos.

13/27

Scale 1:7,000

Date Designated 15.03.90.

## Drainage

The Longhope Brook is located approximately 80 metres east of the site, on the opposite side of Church Road. The site itself is at low risk of flooding from this watercourse, with the entirety of the site identified to be within Flood Zone 1 (low risk of flooding from rivers). Environment Agency mapping also indicates that there is a low risk of flooding from surface water and reservoirs within the proposed development site.

Sustainable Drainage Systems (SuDS) will be implemented to demonstrate that surface water runoff from the site is managed during all events up to and including the 1% Annual Exceedance Probability storm with allowances for future climate change.

## Transport

Church Road is a single two-way carriageway that routes roughly north south along the eastern boundary of the site. There are no existing highway safety issues within the vicinity of the site, and it is evident that there is not a presence of collisions that might otherwise be suggestive of a deficiency in the layout or geometry of the local highway network that could be exacerbated by the development proposals. The site benefits from being in an acceptable walking and / or cycling distance to local services and amenities within the village and local bus services operate throughout the week and weekends providing wider connections to nearby settlements.

It is proposed that vehicular access to the site will be achieved via a new access from Church Road, in the form of a priority junction arrangement with suitable footway connections. The site access has been designed to ensure that vehicles can access and egress in a safe and convenient manner. The site layout has been designed to reduce conflict between vehicles and pedestrians, whilst a suitable level of car, electric vehicle charging, and cycle parking provision will be provided on-site in accordance with local standards. In view of the potential trip generation of the site, the effects would not be significant and would not have a severe residual cumulative impact on the surrounding highway network in accordance with Paragraph 111 of the NPPF.

## Concluding Comments

The technical work that we have completed confirms that the site is largely free of constraints. There are, however, a number of matters that need careful consideration and a number of design principles that we believe need to be adhered to in order to deliver the kind of sustainable and high-quality environment that we aspire to.



# The Proposals

## At this stage, the proposed development includes:

- The provision of up to 44 new homes which are designed to respond positively to the character of the local area
- The retention of existing trees and hedgerows where possible and enriching these with additional native species and areas of habitat creations to deliver an overall biodiversity net gain (BNG).
- Incorporation of high quality, soft landscaping, and tree planting within the development. This includes the provision of landscape buffers around the site perimeter that will include a mix of native tree and shrub planting, along with species rich meadow grassland.
- Creation of a series of well-designed and well connected green spaces that offer areas for play and relaxation.
- Creation of SUDS in the lowest part of the site.
- Enhancements to pedestrian connectivity to the existing settlement and to Longhope.

## Indicative Elevations



RIDGE

SevenHomes

osphir

rappor

# Indicative Masterplan



RIDGE

SevenHomes

ophir

rappor

# Next Steps

## Sustainable Construction

Any new homes built on the site will endeavour to respond to climate change by reducing carbon emissions through appropriate sustainable construction that will consider, amongst other things: dwelling orientation; building insulation; renewable energy; waste reduction; water conservation and low-carbon heating. New homes will be required to comply with the government's 'Future Homes' standard, which aims to achieve low carbon heating and high levels of energy efficiency.

## Next steps

Thank you for viewing our proposals at this public consultation event. We now want to hear what you think of the proposals you have seen.

Your comments will be used to inform a planning application. Please complete a comments form and post it in the box provided. Alternatively, you can use the email address provided on the comments form.

## WHAT HAPPENS NEXT?

Following this event, and its team of consultants intends to:

- Collate and review feedback received from this event;
- Continue to develop the proposals, with consideration of feedback; and
- Work towards the submission of a planning application in early 2024.

*Data Protection: SevenHomes and Ridge have a commitment to protecting personal information and treating this in accordance with the Data Protection Act. All completed questionnaires that we receive will be processed and submitted within a Statement of Community Involvement as part of a planning application to the respective council. All personal details will remain confidential and will not be passed on, sold or used for any other purpose. By supplying personal details you are agreeing that we may hold this information.*



RIDGE

SevenHomes

ophir

rappor