

LAND NORTH OF IRISH HILL ROAD
KINTBURY
DESIGN VISION



PREPARED BY PEGASUS URBAN DESIGN | MAY 2014 | E.0174_16-3

BUILDING A SENSE OF PLACE

“THE GOVERNMENT ATTACHES GREAT IMPORTANCE TO THE DESIGN OF THE BUILT ENVIRONMENT. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE.”

(PARA. 56 & 57, NPPF 2012).



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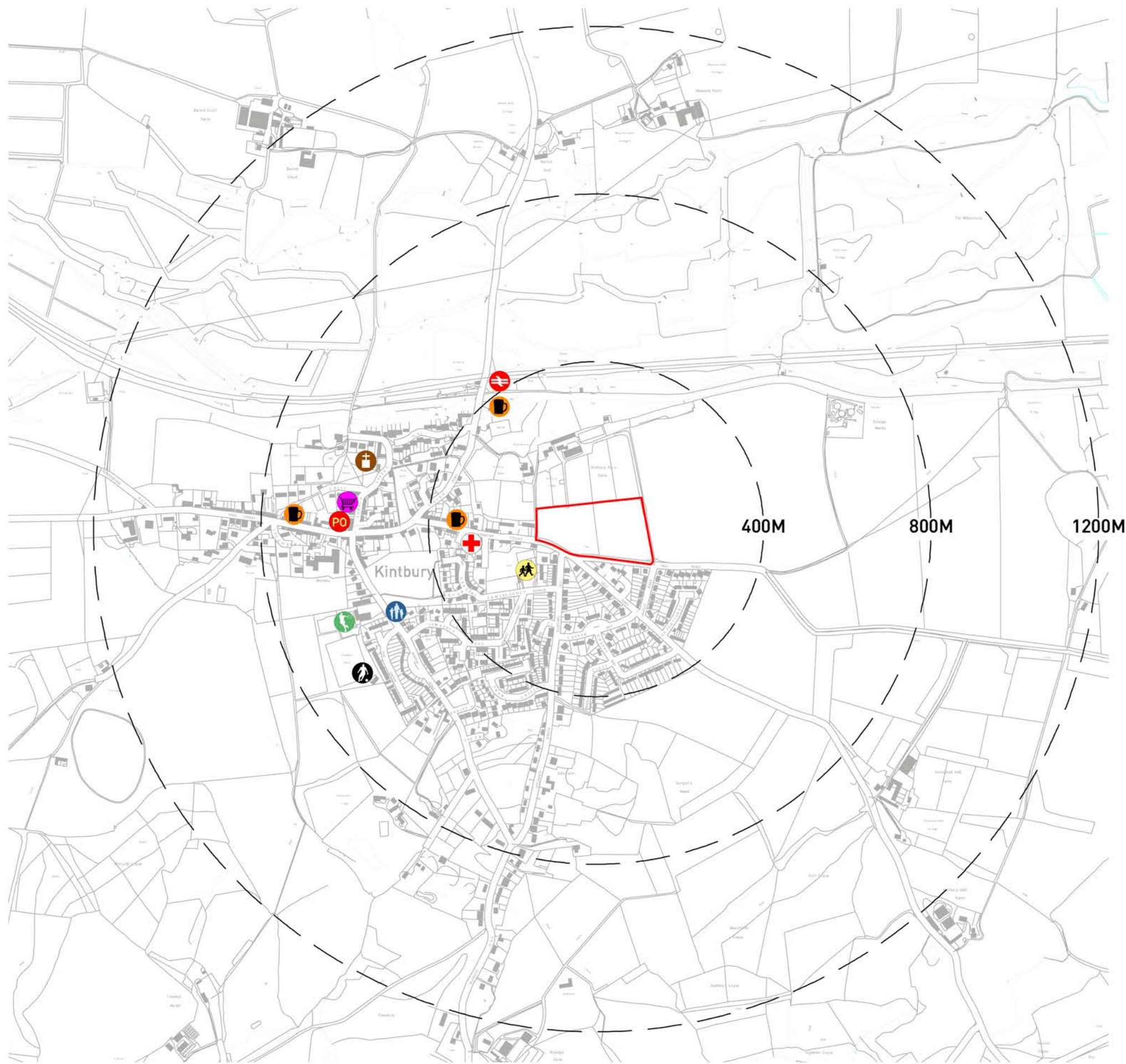
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01 INTRODUCTION

INTRODUCTION

- 1.1
- Endurance Estates have an interest in 3.1 ha of land at Kintbury, which is being promoted as a small village extension to help West Berkshire meet its emerging housing requirements.
- 1.2
- In acquiring an interest in this land, Endurance have put together a highly experienced team of consultants to a series of technical issues relevant to the site’s development. The purpose of this Vision Document being to show how the technical issues associated with the site’s development can be resolved and show confidence in delivery. The professional team comprises the following companies providing the following services.
- McLoughlin Planning – Planning Consultancy and Project Management.
 - Pegasus Planning Group – Masterplanning, Landscape and Arboricultural Consultancy.
 - EDP – Ecology and Archaeology.
 - CTC Consulting – Highways.
 - Waterman Group – Drainage.



KEY

-  SITE BOUNDARY
-  PRIMARY SCHOOL
-  DOCTORS SURGERY
-  POST OFFICE
-  CONVENIENCE STORE / BUTCHERS
-  CHURCH
-  RAILWAY STATION
-  KINTBURY CORONATION VILLAGE HALL
-  JUBILEE LEISURE CENTRE
-  FOOTBALL PLAYING FIELDS / KINTBURY RANGERS FC
-  PUBLIC HOUSE

FACILITIES PLAN

02 THE SITE AND KINTBURY

2.1 The site is 3.1 ha in size and comprises of a parcel of agricultural land situated on the northern edge of the village. The southern boundary of the site is formed by an existing filed boundary. To the east is open farmland and Irish Hill, to the south is Newbury Street and the wider residential area of the village and to the west is existing housing development, leading to the village centre within easy walking distance. As a village, Kintbury has a reasonable level of services and facilities which provide basic day-to-day needs for its residents and those in the surrounding countryside, this includes

- Shops (convenience store and a butchers)
- Primary School
- Doctors Surgery
- 3 Public Houses
- Village Hall and playing fields
- Church

2.2 Kintbury is the focal point for Kintbury Parish, which accounts for an area of 34 sq.km of West Berkshire. The 2011 Census shows a Parish population of 2,534 and 1,054 households registered in the Parish. Out of a employed Parish population of 1357, some 692 persons are identified has have either a professional occupation or management positions. Of a working population of 1357, the travel to work pattern is as follows:

- Car (passenger or driver): 71%
- Public Transport: 10%
- Walking or Cycling: 6%
- Working at Home: 10%

2.3 Census data no longer provides indications of where residents travel to work, but it is expected that residents of the village out-commute to Hungerford, Newbury, Reading and Oxford. In the case of public transport, there is a regular direct service to Reading, which takes approximately 30 minutes. Train journeys to Hungerford take 5 minutes and Newbury take 7 minutes, again running at regular times throughout the day.

2.4 In terms of the Primary School, it has approximately 150 pupils on roll with an admission allowance of 30 pupils per annum. In moving to secondary school, the majority of leavers go to the John O’Gaunt School in Hungerford, followed by the Park House Academy in Newbury.

2.5 Kintbury has a reasonably balanced population with 23% of the population being 17 and under compared to 15.3% being 60 and over. The largest population group is the 30 to 44 age group that accounts for 21.4% of the total Parish population.



VARIATION IN MATERIALS COMBINED WITH ORIENTATION OF THE BUILDING (CORNER OF JUNCTION) CREATES A LANDMARK BUILDING, INCREASING LEGIBILITY. (NEWBURY STREET)



NARROW STREETS AND ON-STREET PARKING CREATES AN INTIMATE VILLAGE ENVIRONMENT. (CHURCH STREET)



DORMER WINDOWS HELP PROVIDE CONSISTENT FRONTAGE TO THE PUBLIC REALM. (HIGH STREET)



PORCHES ABUTTING THE STREET HELP DEFINE PUBLIC FROM PRIVATE. (CHURCH STREET)



BUILDINGS ARE PREDOMINANTLY 2 STOREYS IN HEIGHT. (HIGH STREET)



LOCAL SHOPS AND SERVICES ARE LOCATED IN THE HEART OF THE VILLAGE. (CHURCH STREET)



BUILDINGS ARE SETBACK, ENABLING ROOM FOR PERSONALISATION THROUGH LANDSCAPING.



OCCASIONAL LOW WALLS HELP DEFINE THE PUBLIC FROM THE PRIVATE REALM.



GABLETS, LARGE FEATURE CHIMNEYS AND STONE QUOINS CREATE DISTINCTIVE BUILDINGS. (CHURCH STREET)



RED BRICK AND RENDER, PITCHED ENTRANCE CANOPY. (STATION ROAD)



PREDOMINANTLY 2 STOREY BUILDINGS, SOME (LIKE ABOVE) ARE 1.5 STOREYS. (THE CROFT)



BAY WINDOWS ENSURE THAT THE LARGE PRIVATE DRIVE IS OVERLOOKED. (INGLEWOOD ROAD)

03 PLANNING POLICY CONTEXT

- 3.1 This Section provides an overview of the sources of planning policy that are relevant to the development potential of the land, these are set out as follows:
- The National Planning Policy Framework.

Policies of the West Berkshire Core Strategy.

The National Planning Policy Framework.
- 3.2 Published in March 2012, the Framework sets out the core objective to pursue sustainable development. This is focused on seeking to secure positive improvements in the quality of the built, natural and historic environments as well as people’s quality of life. In terms of new homes, this includes widening the choice of high quality housing.
- 3.3 In delivering new homes, Local Planning Authorities (such as West Berkshire) are required to undertake an assessment of housing needs (both market and affordable) and ensure that the Local Plan for the area concerned meets those needs. There is also a requirement on West Berkshire to maintain a rolling 5-year housing land supply, plus an additional buffer of 5% or 20% depending on past performance.
- 3.4 In providing for new homes, the Framework advocates the extension of existing villages (paragraph 52). This point is further expanded on in paragraph 55, which actively supports new housing in villages as a means of maintaining the vitality of rural communities.
- 3.5 Guidance on development in the AONB is provided by paragraph 115, this requires, “great weight” to be given to conserving the scenic beauty.

WEST BERKSHIRE CORE STRATEGY

- 3.6 Adopted in July 2012, this Strategy is part of the development plan for West Berkshire. The Strategy aims to provide 10,500 new homes over the Plan period to 2026. There are a number of Policies governing development in the Strategy, but Policies relevant the principle and key aspects of the development of site are as follows:

POLICIES DIRECTING HOUSING TO KINTBURY

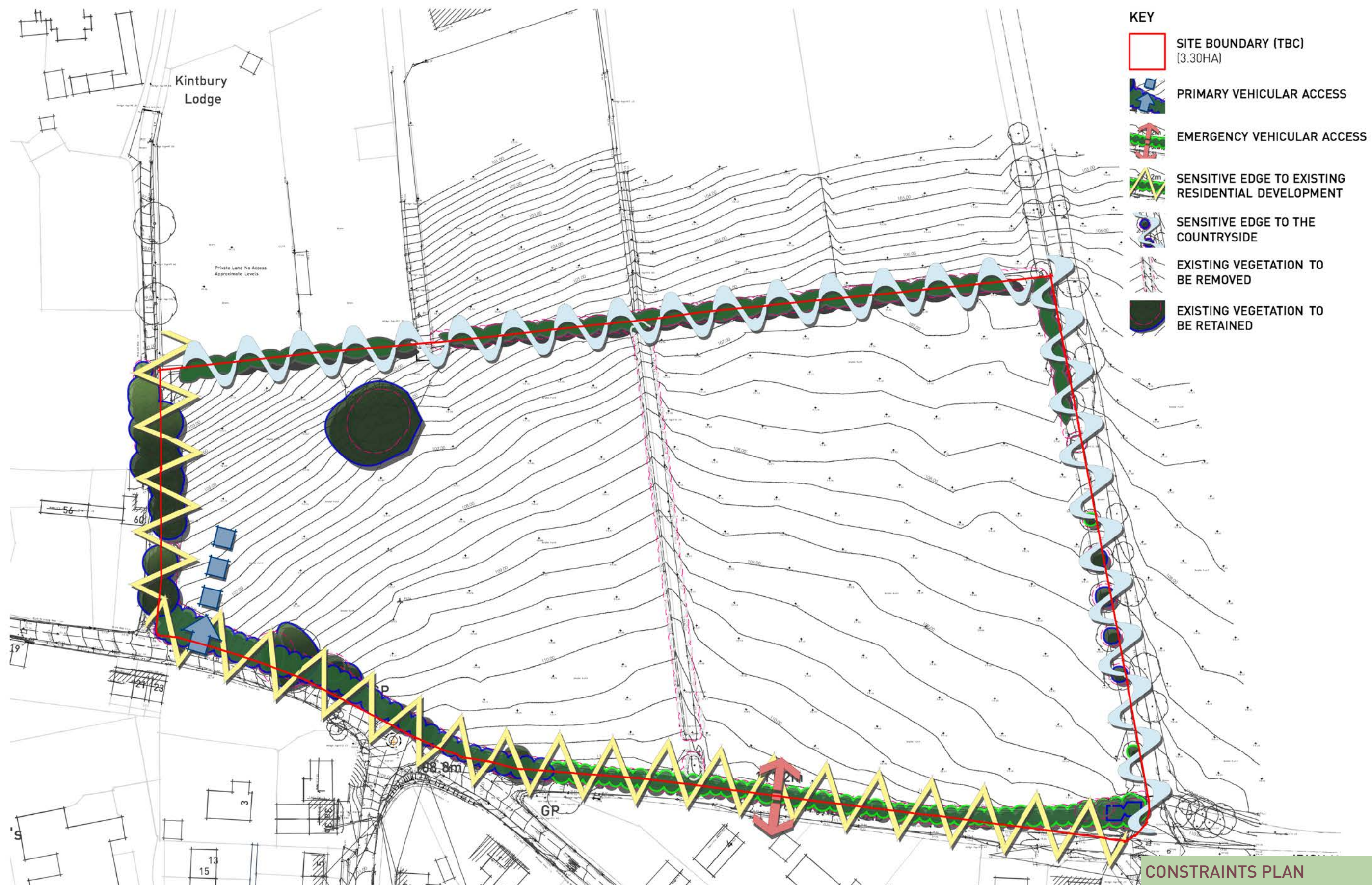
- 3.7 Area Delivery Plan Policy 1 - The Strategy supports the presumption in favour of sustainable development as set out in the Framework and establishes a settlement hierarchy against which proposals are assessed. Kintbury is regarded as a “Service Village” with a range of services and potential for some limited development.
- 3.8 Area Delivery Plan Policy 5 - The North Wessex Downs Area of Outstanding Natural Beauty has been identified as being capable of providing up to 2000 new homes to 2026. The Policy fully anticipates that new housing will be provided at service villages (such as Kintbury).

OTHER HOUSING RELATED POLICES

- 3.9 Housing type and mix is set out in Policy CS4. Essentially, this Policy seeks an appropriate mix of housing to be provided on the site and a general assumption that housing densities should be no higher than 30 houses per hectare. In terms of the homes to be provided, Policy CS6 of the Strategy seeks 40% of housing on sites of more than 15 houses to be “affordable” with a slit of tenure between 30% shared equity and 70% rented, although these will be tailored to fit site specifics.

OTHER RELEVANT POLICIES

- 3.10 The Strategy has a number of policies about transport, design, open space and the protection of wildlife and landscape. In general terms, there is a thrust to ensure that the site can be safely accessed and well related to settlements, is of a high quality design. These have been taken into account and are considered in the following sections

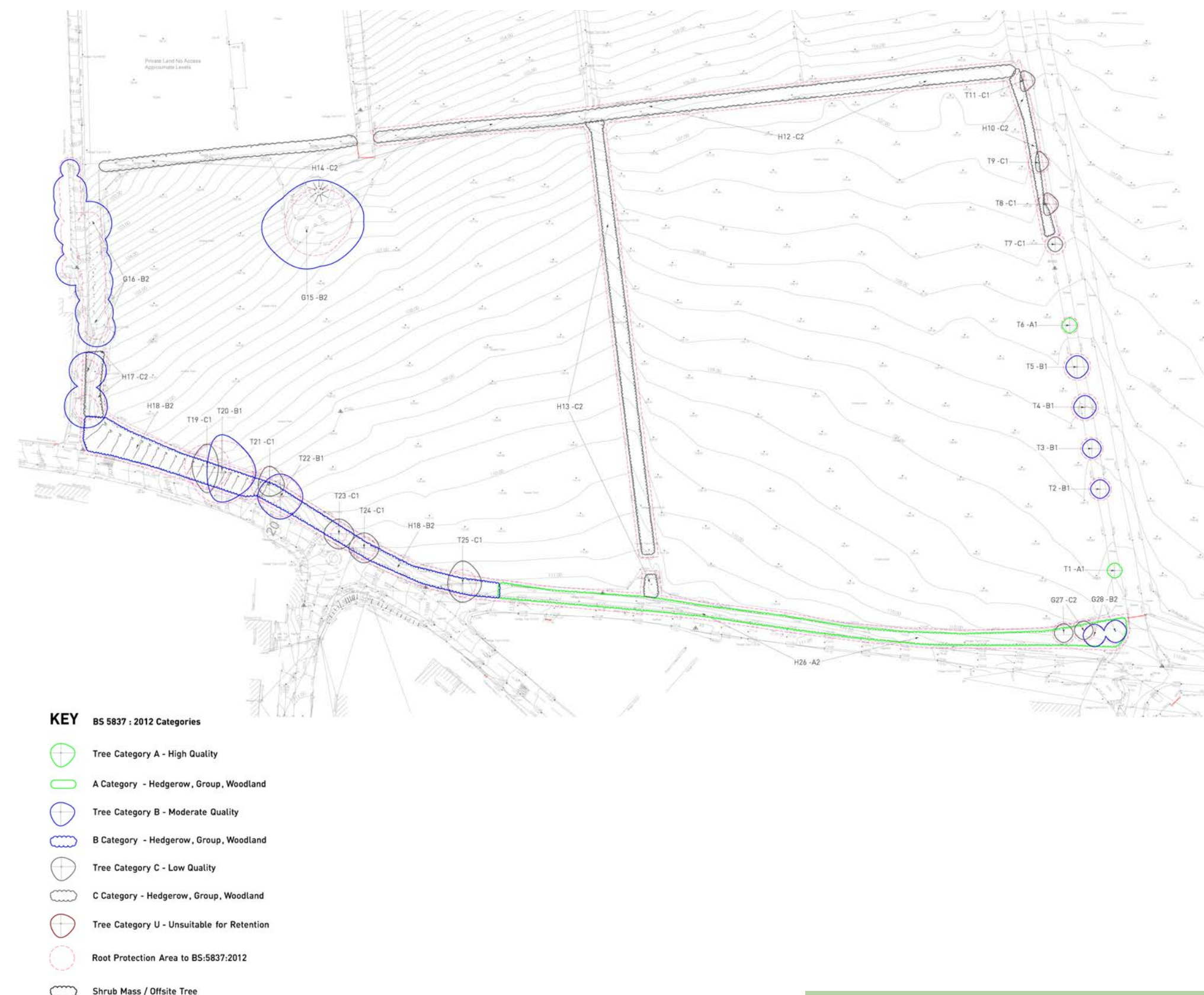


04 THE PRINCIPLE OF DEVELOPMENT

- 4.1 In establishing the principle of development, Endurance Estate’s team started with Section 38(6) of the Town and Country Planning Act 1990 (as amended). This Section of the Act sets out how West Berkshire should consider any planning application on the site. In this case any decision on a planning application has to be made in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 In this case, the Core Strategy, being the development plan for West Berkshire clearly supports development at Kintbury through Area Delivery Plan Policy 5. The support of this Policy is circuital in that it provides the solid base by which Endurance can move its proposals forward and consider the submission of a planning application.
- 4.3 From the review of what is available in the village, it is clear that Kintbury offers existing and potential future residents a series of services and facilities within easy walking distance of the site and existing residential areas. New housing in the village will continue to support these services by helping to maintain a critical mass of people to use those services and facilities. The risk is that without new homes, the need for services could decline and result in a loss of those facilities.
- 4.4 The key issue here is to understand that the site’s development, subject to demonstrating that the technical considerations set out elsewhere in this document, is supported at both the local (West Berkshire) level and the national level.

CONSTRAINTS

- 4.5 Each member of the professional team has looked at their specific areas of expertise and provide the following initial analysis on the development of the site.



TREE SURVEY PLAN

ARBORICULTURE

- 4.6 West Berkshire District Council has confirmed (Sept 2013) that the site is not located within a conservation area and that there are no trees that are the subject of a Tree Preservation Order.
- 4.7 Most of the trees are located on the boundaries of the site but there is an isolated group of five beech trees in the north-west part of the site and a tall conifer tree hedge aligned north to south in the centre of the site.
- 4.8 On the northern boundary of the site, adjacent to Kintbury Park Farm, there is a tall unmanaged conifer tree hedge which provides screening to views from the north. The driveway to Kintbury Park Farm defines the eastern boundary of the site. The road is lined by an avenue of semi-mature beech and lime trees - however some trees are missing. Beyond this there is agricultural land. On the southern boundary of the site adjacent to Newbury Street and Irish Hill Road there is a tall managed native hedge with occasional mature trees, beyond which is a residential area. The Kintbury conservation area abuts the western boundary of the site. Here there is a mixed group of early mature conifers, maples and beech with a remnant native hedge.
- 4.9 In relation to the number of surveyed items, and in the context of BS5837:2012, the site contains a majority of low quality (Category C) arboricultural features. Of the seventeen trees surveyed nine were of low quality (Category C) with ivy high into the canopies of the mature trees. Other younger trees have been suppressed by the adjacent vigorous conifer hedge. Six trees are of moderate quality (category B) - most of these being semi-mature trees located in the avenue on the eastern boundary of the site. Two high quality (category A) trees were identified, both being located on the eastern boundary of the site.
- 4.10 Four tree groups were identified. Three were categorised as being of moderate quality (Category B). One group was categorised as being of low quality (Category C).
- 4.11 Seven hedgerows were identified. The native hedgerow on the southern boundary were categorised as high quality and moderate quality (Category A and B). The remnant native hedgerow on the western boundary and the four exotic coniferous hedgerows were categorised as low quality (Category C)
- 4.12 A number of trees within the avenue on the eastern boundary of the site are semi-mature but the majority of trees and hedges are early mature to mature. There is evidence of some management on the younger trees and some of the hedges. However, older trees do not appear to have recently been managed and exhibit some deadwood and dense ivy in their canopies.

LANDSCAPE

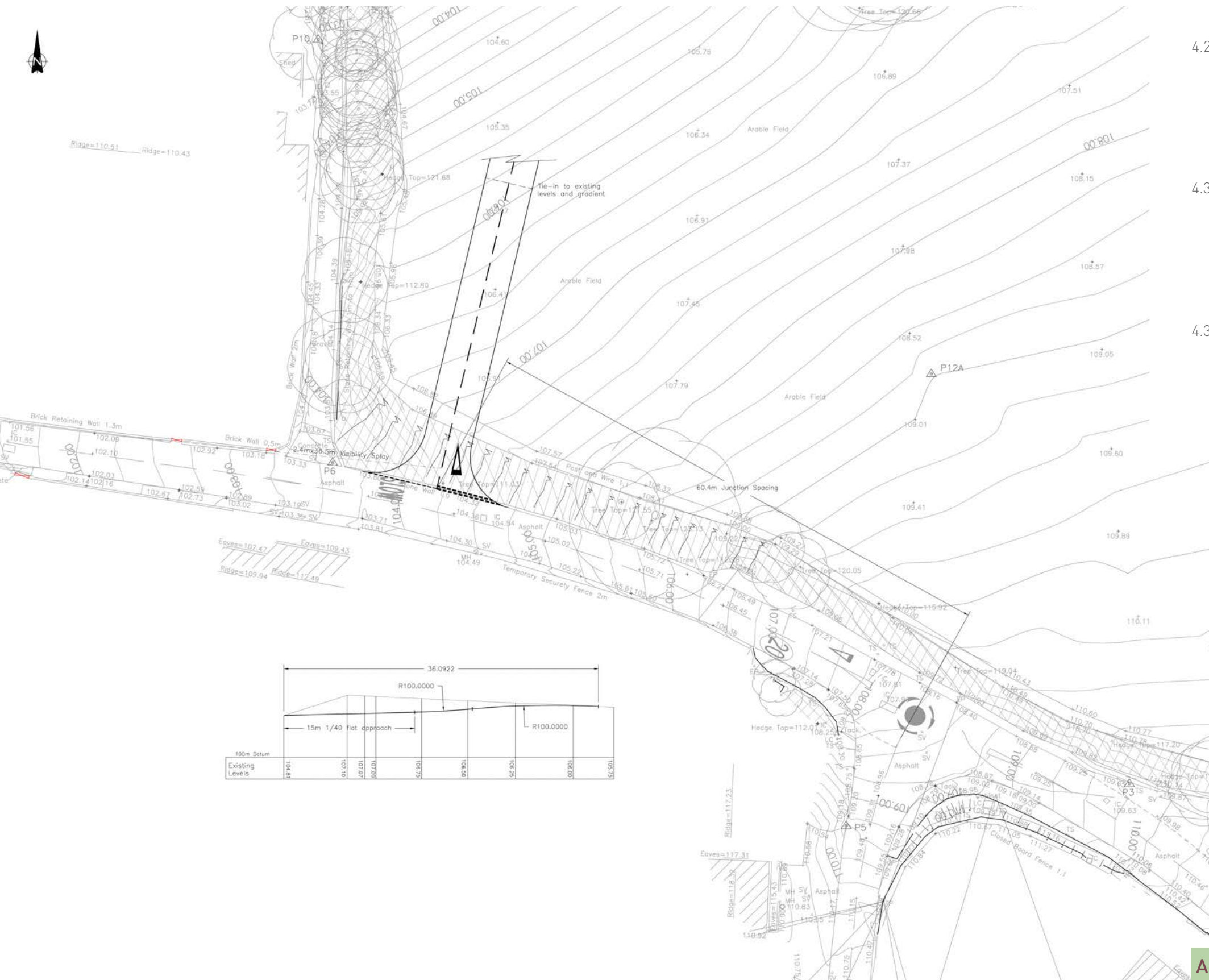
- 4.13 The site is located within the North Wessex Downs Area of Outstanding Natural Beauty. However, as this designation covers existing built up areas such as Hungerford, Lambourn and Kintbury and some new development within the area would be expected.
- 4.14 A Landscape and Visual Impact Assessment has been prepared in order to assess the effect of the proposed development on landscape features, landscape character and visual amenity.
- 4.15 With the proposal in place there would be an overall beneficial effect on the landscape elements of the site. The existing biodiversity poor arable land would be replaced with a number of diverse habitats ranging from mown lawns to meadow grass with wildflowers. Most of the existing trees and hedgerows would be retained and new trees and native shrub planting would be planted as an integral part of the development. There would also be opportunities to increase public access and create water based habitats associated with any drainage scheme for the development.
- 4.16 The proposed development would change the landscape character of the site from arable agricultural landscape to a residential one but in addition to houses this would include new native tree and hedgerow planting which would strength landscape character. Such a development would not be out of character with the existing residential areas immediately to the south and west of the site.
- 4.17 In terms of visibility the site is well screened to the north, south and west by the topography and existing built form and vegetation. As part of the development a landscape buffer is proposed on the eastern boundary of the site in order to mitigate any views from public viewpoints to the east.
- 4.18 As a consequence it can be demonstrated that the proposed residential development could be integrated into the local landscape and would not have an unacceptable effect on the landscape features, landscape character and visual amenity of the site and surrounding area.

ECOLOGY – EDP

- 4.19 EDP has undertaken an extended Phase 1 Habitat Survey in 2013 along with bat survey work.
- 4.20 EDP’s findings site, consider the site to be of low ecological value. The most ecologically important habitats present include a dense continuous species-rich hedgerow with trees running adjacent to the road along the sites southern and western boundary and a small cluster of mature beeches present within the western field.
- 4.21 Bat surveys identified low level foraging by common species associated with the boundary vegetation, which also supports breeding birds and foraging badgers. No other protected or notable species interests have been identified on site during the desk study or extended Phase 1 Habitat Survey. The site is not covered or adjacent to any nature conservation designations however a number exist within the sites potential zone of influence including most notably River Kennet SSSI (located approximately 250m north east), Kennet Valley Alderwood SAC (located approximately 600m north) and four non-statutory sites present within 500m.
- 4.22 Whilst relatively inert in ecological terms, those ecological interests identified will have to be accommodated by the development proposals. This takes the forms of retaining buffers, consolidate and enhance the native hedgerow and tree network bounding the site to maintain their functionality as wildlife corridors connecting with the wider landscape.
- 4.23 The cluster of beech trees will be incorporated within public open space and native hedgerow and tree planting used to deliver a net gain in these habitats that fulfils both landscape and ecological aspirations for the site. The potential for changes to the quality and/or volume of water leaving the site impacting upon the nearby River Kennet SSSI will be addressed through the incorporation of sustainable urban drainage systems (SUDs), to reduce and filter run-off while creating new habitat for wildlife. The proposals will also include an adequate provision of public rights or way and informal and formal open space to ensure that other designated sites within the local area are not significantly impacted by increased recreational pressure associated with the new population.

ARCHAEOLOGY – EDP

- 4.24 The West Berkshire Historic Environment Record (HER) and the National Heritage List for England (curated by English Heritage) have confirmed that the site does not contain any nationally designated heritage assets, which would represent an “in principle” constraint to development.
- 4.25 The closest designated asset is the Kintbury Conservation Area, which is adjacent to the west boundary of the site and influences the layout of the proposed development. The current boundary planting provides an effective screen, obscuring views from the site into the adjacent Conservation Area. Therefore, this boundary planting should be retained and/or reinforced.
- 4.26 Although the site does not contain any previously recorded undesignated archaeological remains, it was decided, in consultation with the West Berkshire Archaeology Officer, that the background potential of the wider landscape was sufficient to warrant a phased programme of archaeological investigation. This initial phase of work consisted of a geophysical survey.
- 4.27 The results of this survey demonstrated the possibility of surviving archaeological remains beneath the site. These remains have yet to be ‘tested’ by intrusive investigation, but mainly seem to consist of a possible extinct field system, in-filled pits, a settlement enclosure and two possible ring ditches.
- 4.28 Further consultation with the West Berkshire Archaeology Officer has established that these remains do not appear to be of a significant enough nature to prevent the development of the site. However, it has also been established that an archaeological trial trench evaluation will still be required prior to determination, in order to establish the character and condition of these remains. This will in turn establish what the mitigation strategy will be. Negotiations are on-going regarding this next phase of work, with the results fed through to inform the masterplan.



HIGHWAYS – TRAFFIC CHARACTERISTICS

- 4.29 In preparing the development proposals, local traffic characteristics have been identified by means of traffic surveys comprising;
- Manual Classified Count (MCC) of the junction of Newbury Street / Burtons Hill; and,
 - Classified Automatic Traffic Count (ATC) of Newbury Street.
- 4.30 The MCC has enabled confirmation of turning movements at the junction immediately fronting the proposed development site. In recent years this junction has been improved from a priority T-junction to provide an over-runnable mini-roundabout arrangement. This survey has confirmed very low volumes of traffic using this junction, particularly the movements turning into and out of Burtons Hill.
- 4.31 The ATC has enabled identification of traffic speeds on Newbury Street in the vicinity of the proposed development site and these will be used to specify visibility splays which are appropriate for a site access junction to this site.

ACCESS PLAN

ACCESS STRATEGY

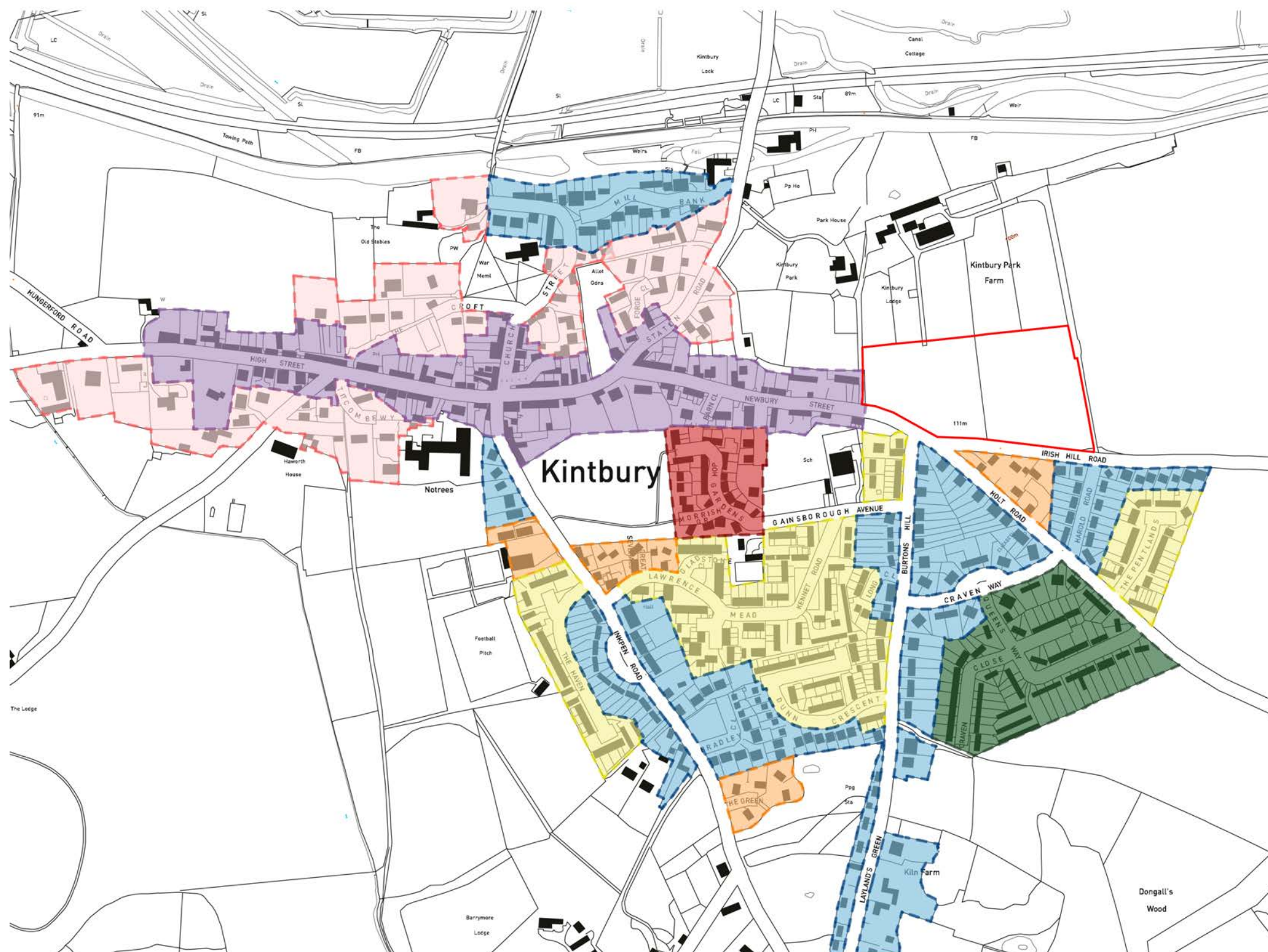
- 4.32 The strategy is to provide vehicular access from Newbury Street, in the south-western corner of the site. At this location, site ground levels are higher than the adjacent highway, retained by an historic wall. The access road will take up this level difference using maximum gradients to be agreed with the local highway authority and appropriate transitions.
- 4.33 It is likely that the maximum gradient acceptable for cars travelling to and from this site will be steeper than that appropriate for pedestrians. A design will be developed whereby pedestrian routes are provided connecting the site with Newbury Street at a gradient appropriate for pedestrians, including the mobility impaired. This will be complimented with a further pedestrian / cycle access directly onto Irish Hill Road and this will be designed to also function as an emergency vehicle access to cater for situations where a blockage (for example road works) may compromise emergency access using the main vehicular access route.
- 4.34 Visibility splays onto Newbury Street will be defined in reference to speeds identified in the ATC survey and calculations will be undertaken to investigate any potential operational impact on the nearby junction with Burtons Hill.
- 4.35 Trip generation by all modes will be forecast using national data sources contained in the TRICS database in order to permit full detailed operational examination of the adjacent highway.

SUMMARY OF TRANSPORT AND TRAFFIC MATTERS

- 4.36 Local surveys have confirmed low levels of traffic on the roads adjacent to the site, including the recently improved junction of Newbury Street / Burtons Hill. Traffic generation of the proposals will be forecast with reference to the TRICS database, although at this stage it is already clear that the low levels of traffic associated with a relatively small development of this site is easily accommodated on the local network.
- 4.37 The site access strategy will comprise;
- vehicular and pedestrian access from Newbury Street, in broadly the south-western corner of the site frontage; and,
 - pedestrian / cycle access, also doubling as an emergency vehicle access from Irish Hill Road.
- 4.38 The above review confirms that, from a transport perspective, the site is both sustainable and deliverable. In the Terms of the National Planning Policy Framework therefore, these proposals should be brought forward for development in the short term.

DRAINAGE

- 4.39 Key to the drainage strategy for the site is the use of Sustainable Urban Drainage Systems (SUDS). Some initial modelling work has been undertaken to show how surface water flows from the site can be attenuated to maintain the existing greenfield run-off rate when the site is developed. The proposed approach is focused on providing an attenuation pond which can serve to also provide an ecology feature on the site. Baseline calculations have determined that the pond should be a maximum size of a pond volume in the region of 2000 to 2500 m3. This would translate into a pond circa metre deep with shelving down into it. As a part of on-going work this will be evaluated further as the proposals are refined.



- KEY**
- SITE BOUNDARY (TBC)
 - HISTORIC CORE HOUSING (PREDOMINANTLY TERRACES) ABUTTING EDGE OF PAVEMENT
 - HISTORIC CORE FRINGE HOUSING (INFORMAL DETACHED/ SEMI-DETACHED)
 - FORMAL DETACHED/ SEMI-DETACHED HOUSING
 - TERRACED HOUSING WITH STRONG LANDSCAPED BOUNDARY TREATMENT
 - PREDOMINANTLY TERRACED HOUSING, SIMILAR ARCHITECTURAL CHARACTER
 - LATE 20TH CENTURY INFILL DEVELOPMENT, DETACHED/ SEMI-DETACHED
 - NEW BUILD

SURROUNDING CHARACTER AREAS PLAN

05 THE MASTERPLAN

KINTBURY

- 5.1 An assessment was carried out of the urban character of Kintbury, a small village located between the towns of Newbury and Hungerford, in conjunction with the site development proposal at Irish Hill Road.
- 5.2 Seven character areas have been chosen to study as each area illustrates a morphological expansion of the town with contrasting urban forms and building details as each area provides a unique palette of reference for analysis.
- 5.3 Each character area is explored thoroughly, where an analysis table of text helps to introduce and summarise the character area itself, whilst photos help illustrate the character area generally as well as important building details.

- 5.4 A description of the general characteristics and location of the character areas are as follows:

A. KINTBURY HISTORIC CORE

- 5.5 The historic core is generally described as having development as hard on the pavement with formal street lines in narrow lanes.

B. HISTORIC CORE FRINGE

- 5.6 Located around the historic core, these buildings are generally setback from the street in an organic nature, whilst still providing consistent frontage onto streets and the public realm

C. FORMAL DETACHED / SEMI-DETACHED

- 5.7 Formally and lineally arranged buildings around various streets in Kintbury.

D. TERRACED HOUSING WITH LANDSCAPED BOUNDARY TREATMENT

- 5.8 This character area contains terraced buildings that often have hedgerow planting as the main boundary treatment. This creates a fairly unique and high quality green environment.

E. TERRACED HOUSING WITH SIMILAR ARCHITECTURAL CHARACTER

- 5.9 Linear terraces built around the 60's and 70's.

F. LATE 20TH CENTURY INFILL DEVELOPMENT

- 5.10 Cul de sacs built in the late 20th Century, demonstrating a mixture of new and pastiche building styles.

G. NEW BUILD

- 5.11 New build development completed in recent years, typical of a UK volume house builder.

THE MASTERPLAN

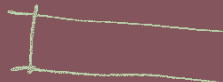
- 5.12

The site is visually well contained on the southern, western and northern edges, with intermittent views to the site between trees lining a farm track along the eastern boundary. The site is not perceived as a key open area and being visually well contained there are relatively few views over it and it contributes little to the form and setting of the Kintbury.
- 5.13

The design approach aims to shape a development that responds to and reflects the existing character of Kintbury. The site lies of the edge of Kintbury and such locations are typified by housing that has developed incrementally over time with clusters of detached, semi detached and short terraced housing typologies, the development replicates this form creating a cluster of buildings with an organic street form. Tree planting and smaller open spaces at intervals are also evident in the context, and therefore the concept includes similar spaces either focused around existing trees or focused on new tree planting (see concept plan included with this submission). The roofscape is varied to break up the massing of the built form which coupled with a greater propensity for detached housing to the peripheral areas allows the development to effectively blend with the wider landscape.
- 5.14

The concept allows for areas of open space in and around the development including a linear footpath (greenway) on the southern edge and additional buffer planting along the eastern edge, as well as potential for sustainable drainage areas integrated as part of a multifunctional open space approach. The concept proposes housing setback from Irish Hill Road and Newbury Street/Holt Road, with intervening open space there will be glimpses to the site but these are generally filtered through existing and new vegetation and therefore not noticeably changing the character of the Kintbury with development perceived as small scale incremental growth of the village.

INITIAL DESIGN CONCEPT



EN ST A48



06 CONCLUDING REMARKS

- 6.1 To conclude, the purpose of this Document has been to set out Endurance Estate’s aspirations for the site and the planning and technical case for how the site can be developed.
- 6.2 By way of a starting point, both the Council’s Core Strategy and the National Planning Policy Framework support new housing development in rural villages, with the former specifically identifying Kintbury as one such location for a modest level of new housing as Endurance has proposed. New housing in this location will be sustainable in that future residents have a choice of travel modes and will be living in a village which already benefits from a good range of services and facilities without the need to automatically visit any of the nearby towns.
- 6.3 Development will help maintain these services and facilities and where required development will also provide the necessary funding for new school places and other social infrastructure which has demands placed on it by the new housing. Further benefits include providing energy efficient homes and homes for both those able to purchase one on the open market as well as those who need affordable housing for rent or shared equity.
- 6.4 As Endurance moves through 2014, it will be undertaking further detailed technical work and embark on a programme of community consultation, with a view to submitting a planning application in the summer of 2014.

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