

Welcome to Our Community Drop-in Event

We're excited to share our vision for Longcross, Cromhall, and we are here to listen to your views. This exhibition presents our initial proposals for the site and provides a chance for you to learn more about our plans, speak directly with our project team, and give your valuable feedback.

Design Process

Initial Site & Context Appraisal



Early Visioning & Concept Masterplan



Further Site Assessment



Design Evolution including Design Review Panel



Community & Stakeholder Engagement

This stage



Scheme Review



Masterplan Fixes



Outline Planning Application

What You Will Learn Today

- **Overview of our proposals:** Explore the development plans for the site, and how the site can be brought forward for housing, community uses and improved local connections.
- **Planning context:** Understand how the proposals are being considered in the context of the existing and emerging Local Plans and the form and content of the proposed application.
- **Design vision:** Discover how our plans focus on sustainability, community integration, and enhancing local amenities.
- **Environmental improvements:** Learn about our commitment to preserving and enhancing local biodiversity and green spaces.
- **Access and movement:** See how we aim to improve local connectivity and create safe, accessible routes for pedestrians, cyclists, and vehicles.

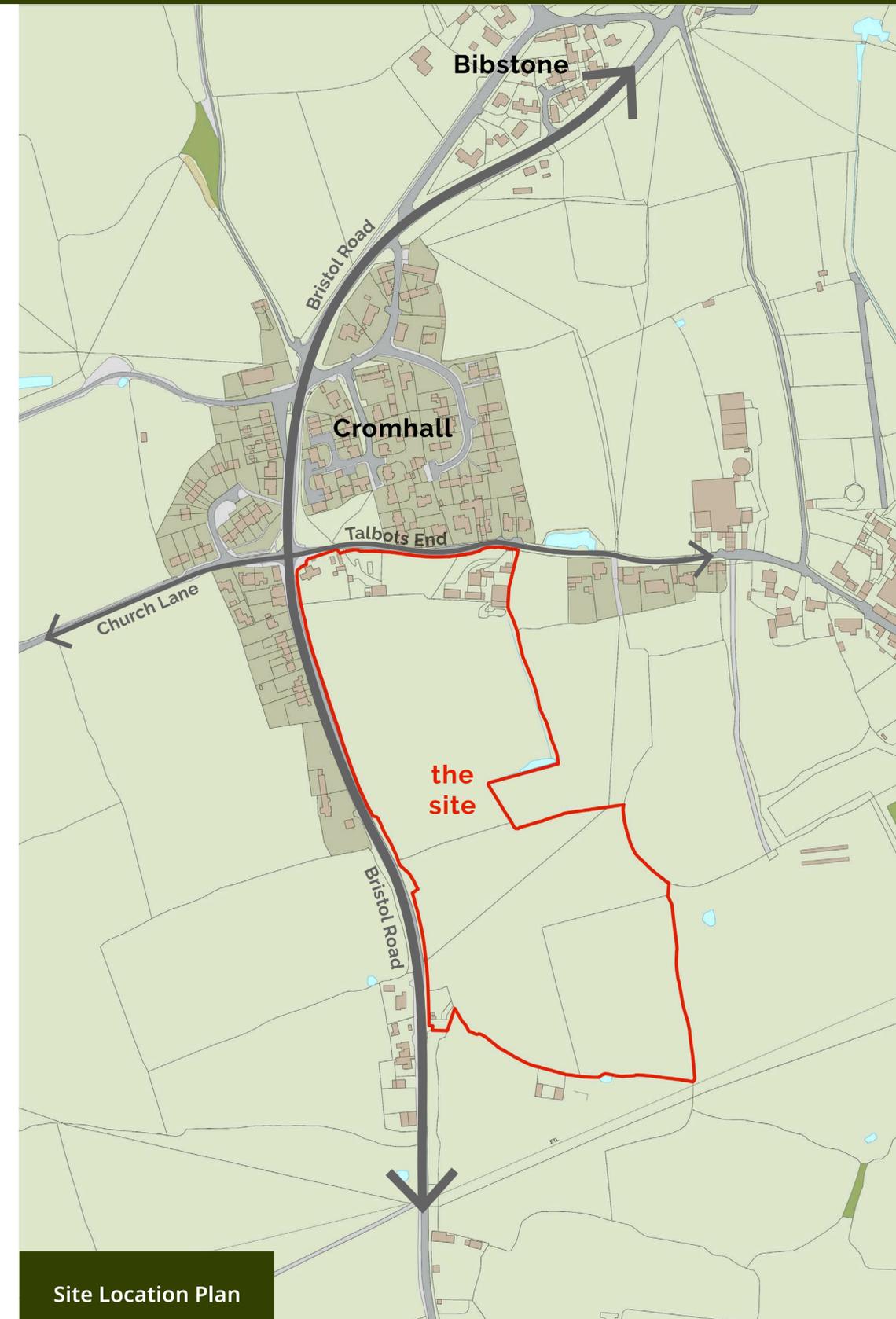
Why Your Feedback Matters

Your input is essential in shaping our plans to reflect the needs and priorities of the Cromhall community. By providing your comments, you help ensure the development aligns with local expectations and contributes positively to the area.

Your views on the potential community elements within the proposals are particularly important.

Introducing the Site

- The site is approximately 8.3 hectares (20.6 acres) in size and consists of 3 agricultural fields divided by hedgerows, with a number of agricultural buildings along the northern edge
- Location is central to Cromhall, with Bristol Road along the western edge and Talbots End along the northern edge



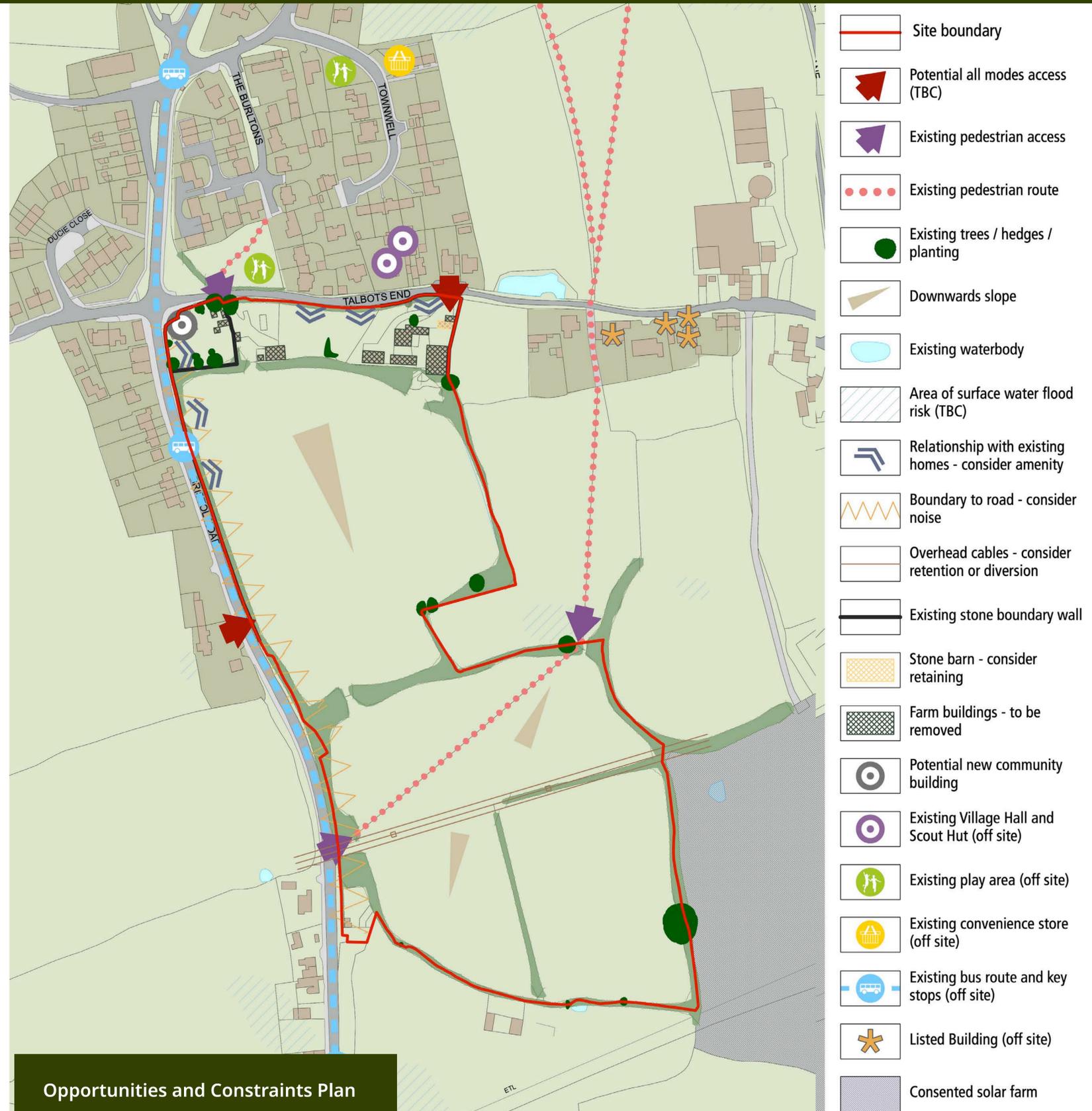
Site Location Plan

Understanding the Site

We began by thoroughly assessing the site and its surrounding context. We used these assessments to form a vision for a development that respects Cromhall's character and addresses the community's needs.

Key Site Assessment Findings

- **Site location and features:** The site is central to Cromhall, with Bristol Road along the western edge and Talbots End along the northern edge. A number of agricultural buildings are located at the north of the site. The site is mainly flat, rising slightly at the north.
- **Access and movement:** A Public Right of Way crosses the site in the southern half. Pedestrian access is also present along the northern boundary, with opportunity to improve connections to the adjacent village green and footpath. There is opportunity for a main all-modes access from Bristol Road, along which is an existing bus stop.
- **Water and drainage:** The site lies within Flood Zone 1 (low flood risk). Sustainable Drainage Systems (SuDS) will manage surface water using features like water drainage ditches.
- **Landscape and ecology:** Priorities include keeping trees and hedgerows where possible and enhancing them with native planting to support local biodiversity and create natural buffers.
- **Existing uses:** Development must respond appropriately to existing surroundings, such as nearby residential properties and vehicular noise from Bristol Road.



The Proposals

The design of our development has evolved to address opportunities and constraints, and deliver a commitment to creating a sustainable, well-integrated neighbourhood.

Key Elements of the Masterplan

- **Main access** from Bristol Road, with a secondary access serving a small number of homes along Talbots End.
- **Pedestrian and cycle network** which will provide a network of routes away from Bristol Road and connect to facilities such as a potential new school site for St Andrews Primary School, the bus stops, and the village green.
- **Residential development** of up to 50 new homes, focused adjacent to the existing edge of Cromhall.
- **Land for potential primary school relocation**, which would bring the school closer to the village and enable safe walking routes for children.
- **Community building/s** making use of the existing farmhouse at the north of the site. Suggestions for community uses are welcomed at the event today.
- **Biodiversity Net Gain** and a high quality, landscaped edge to the site, enhancing existing hedgerows and green corridors and improving access to nature. A network of Sustainable Drainage Systems will work to manage surface water and contribute to habitat creation.
- **Open space** with a variety of uses, including a focal space at the centre of the site, allotments, and playing fields for shared use by the school and the community.

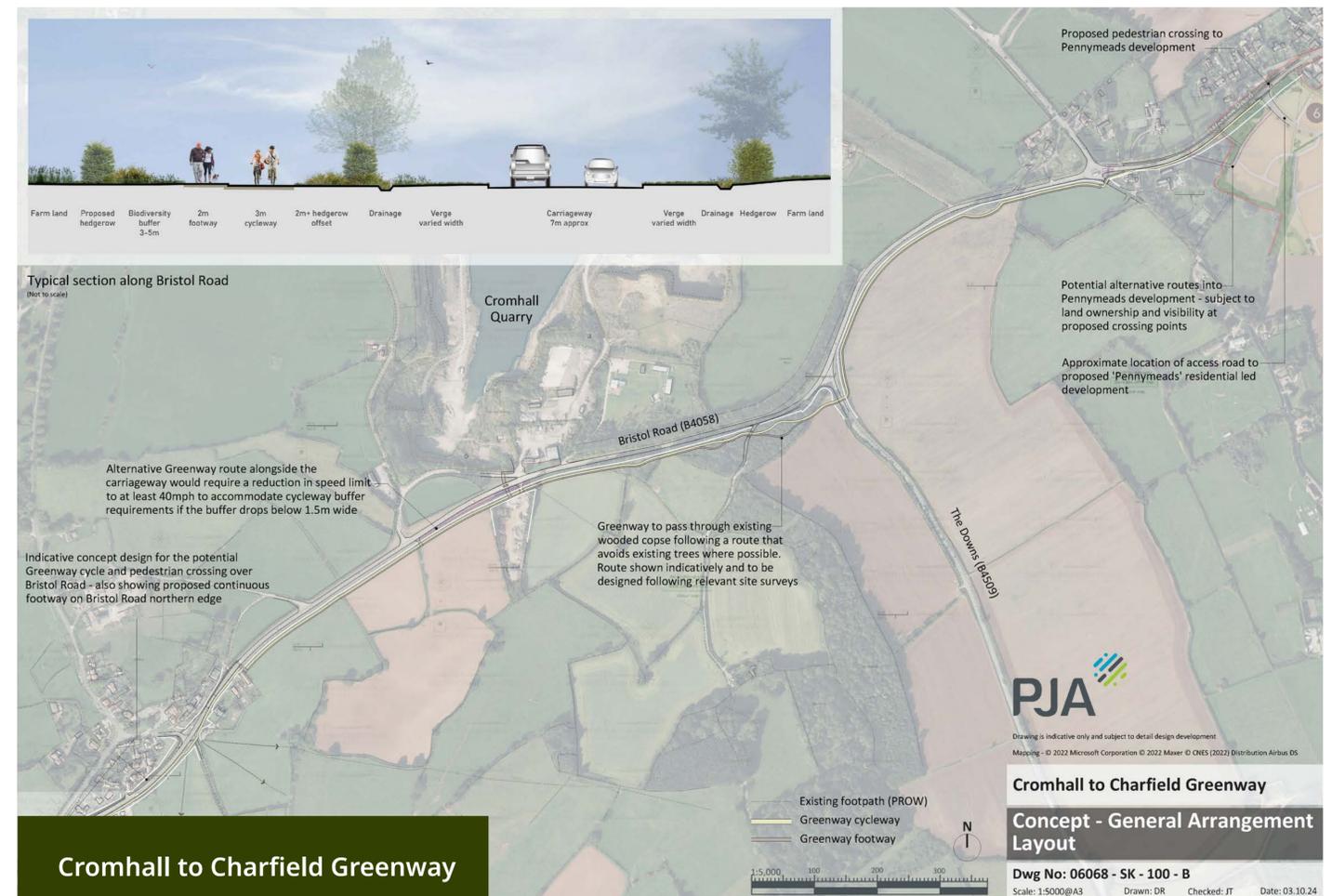
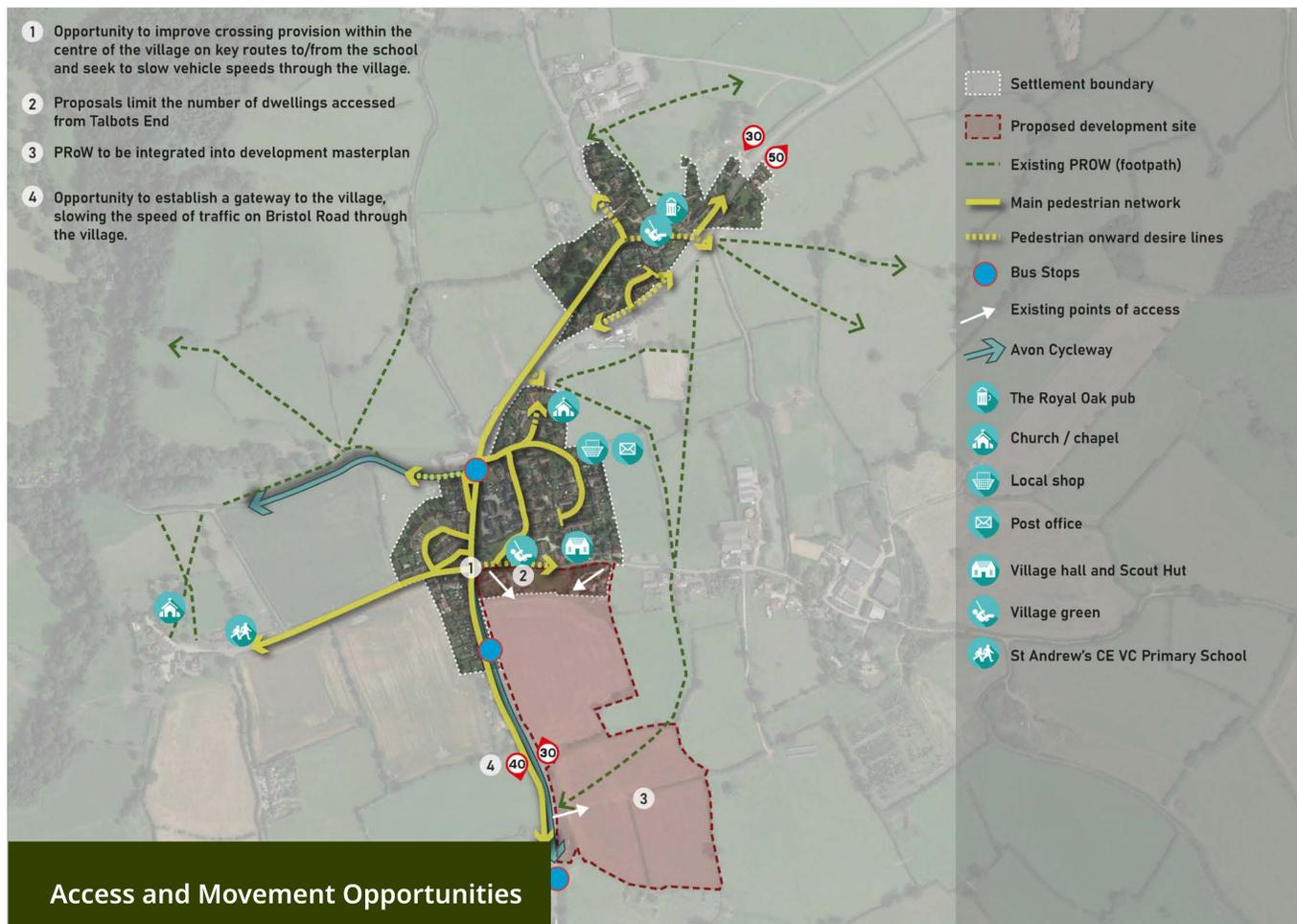
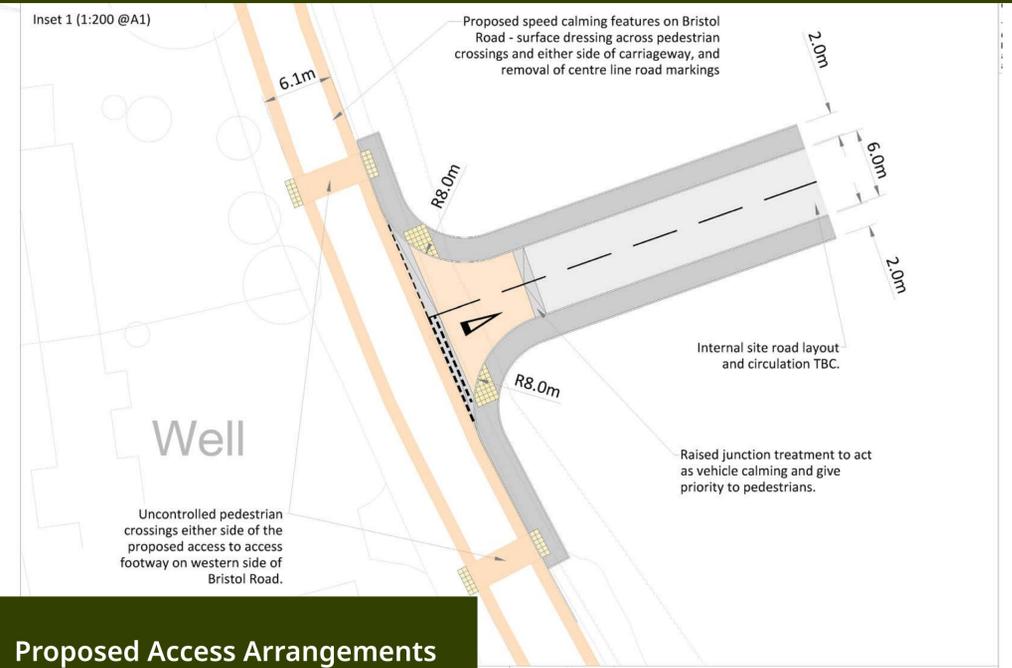


Access and Movement

The site is centrally located within Cromhall, close to existing facilities and provides the opportunity to create a network of walking and cycling connections.

Access Proposals

- New pedestrian access at existing bus stop location.
- New all-modes access (shown adjacent), including:
 - Raised table at junction and surface changes at proposed pedestrian crossings to act as speed calming;
 - 2m wide footways along both sides of the new entrance.
- Cromhall to Charfield Greenway, shown bottom right, as part of plans for the wider Tortworth Estate movement strategy.



Ecology and Landscape

Our landscape and ecological design focuses on enhancing the natural environment and providing attractive, accessible green spaces for everyone.

The proposals draw the development together around a series of shared green spaces that support social and community interaction, designed for play, socialising, growing, learning, ecology and biodiversity throughout the site.

The layout connects the existing village green into the proposals through green pathways and spaces, linking to the proposed focal green space at its heart and onwards to the school and community playing fields in the south.

Existing landscape features including trees and native hedgerows are retained and enhanced to reinforce ecology corridors and a sense of place drawing on the existing landscape and setting to bed the proposals into the village and context.

The proposals will create a biodiversity net gain across the site with new planting and hedgerow connectivity to benefit bats and dormice, with opportunities for creating reptile and insect habitats throughout the scheme.

Nature is drawn into the development with meadow grass areas, native hedgerows and trees, hedgehog friendly fencing and nest boxes to provide opportunities for daily interaction with nature when passing through the site to play, learn or socialise.

Allotments will provide opportunities community food growing alongside fruit trees and planting woven into the planted spaces.



Community Uses

These are the potential community opportunities that we have identified but we would like the residents of Cromhall to influence these. Please use our feedback forms to share your ideas for what would improve Cromhall.



At this stage in the design process, the masterplan is indicative only, so the below ideas can be shaped through the planning process and developed further at the detailed Reserved Matters stage.

1. Community Building

- The existing farm house provides the opportunity to be used for community uses to serve the existing and future residents
- Situated in a prominent position opposite the village green and on the crossroads
- Potential to provide a community café or workspace

2. Play Area

- Situated adjacent to the community building would allow for children to play while parents use the café/facility
- 'Extends' and adds to the existing play use at the village green adjacent to the north

3. Allotments

- Potential for use and engagement with the school

4. School and Nursery

- The development of the Longcross site poses the opportunity to provide land for a replacement primary school, closer to the village and accessible via a number of pedestrian connections through the site

5. Sports Pitches

- To be used as part of the primary school, with community use out of school hours
- Potential for Charfield Juniors FC to be accommodated

Key Benefits and Next Steps

Key Benefits:



Up to 50 new homes – housing to meet local needs may include a mix of 1, 2, 3 and 4 bedroom dwellings



A range of affordable homes – proposals are aiming for at least 35% affordable housing, in line with policy, to help local people to continue to live in the area. Options are also being explored for the Estate to retain some homes for reduced market rent.



Community Building – a facility to serve the existing and future residents of Cromhall



Walking and Cycling Routes – new pedestrian and cycle routes within the development will provide safe connections to proposed facilities



Open Space, Sports Facilities and Play Spaces - new open space, play area, and sports pitches



Ecological Benefits and Green Corridors - introduction of additional tree planting and enhancement of natural habitats resulting in an overall biodiversity net gain



New Site for St Andrew's Primary School - close to the heart of Cromhall and accessible by walking and cycling connections

Next Steps:

We are aiming for an Outline application submission in Autumn 2024. The discussions and feedback received today will help to shape those proposals. Once validated, the Council will conduct its own separate consultation process.

The next planning stage would be to develop the Outline proposals into a more detailed Reserved Matters application. This part will also involve additional stakeholder and public consultation to further refine the proposals.



Thank You

Thank you for taking the time to engage with the team, learn about the proposals, and provide your views today.

Your feedback is valuable and will help to shape our plans to reflect the needs and priorities of the Cromhall community.