

## Public exhibition:

Cotswold Homes' proposals  
to develop land off  
Moorslade Lane, Falfield



## Welcome

South Gloucestershire-based local housebuilder Cotswold Homes is currently working up proposals to develop land off Moorslade Lane, Falfield.

The aim is to develop the site with up to 150 houses and a new village green. Part of the proposals also includes the provision of the district's first Park & Share facility to ease traffic congestion in the wider area.

We are at a very early stage of the planning process and today seek your views on the principle of a residential development and the emerging indicative layout, together with the proposed 'Park & Share' facility.

## Who we are

Cotswold Homes is a local housebuilder based in and operating around the South Gloucestershire area.

Almost all of our staff members live in the local area and these roots give us a special insight when it comes to sensitive developments and an understanding of what local people need.

We pride ourselves on individually designing each of our developments to meet the needs of our residents and to reflect the character of the surrounding area.

### AT THE EXHIBITION TODAY

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2 | THE SITE AND ITS CONTEXT

3 | OUR EMERGING PROPOSALS

4 | OUR PROPOSED LAYOUT

5 | THE PARK & SHARE

6 | NEXT STEPS



cotswold homes  
[www.cotswoldhomes.co.uk](http://www.cotswoldhomes.co.uk)



# The site and its context

The development site comprises two agricultural fields, covering an area of 10.6 hectares and is part of Heneage Farm, Moorslade Lane.

The site is:

- Located just off the A38 to the east and close to Junction 14 of the M5.
- Adjoining the defined settlement boundary of Falfield, in open countryside.
- Enclosed by hedgerows interspersed with trees, with a stream running parallel with the western boundary.
- Generally flat and located in Flood Zone 1 (Low risk of flooding).

The site has existing vehicular access to the north, onto Moorslade Lane, which is the primary farm access.

There is a Public Right of Way that runs through the site, in a north-south direction, and exits the site onto the public highway to the north and south (Moorslade Lane and Sundayshill Lane).

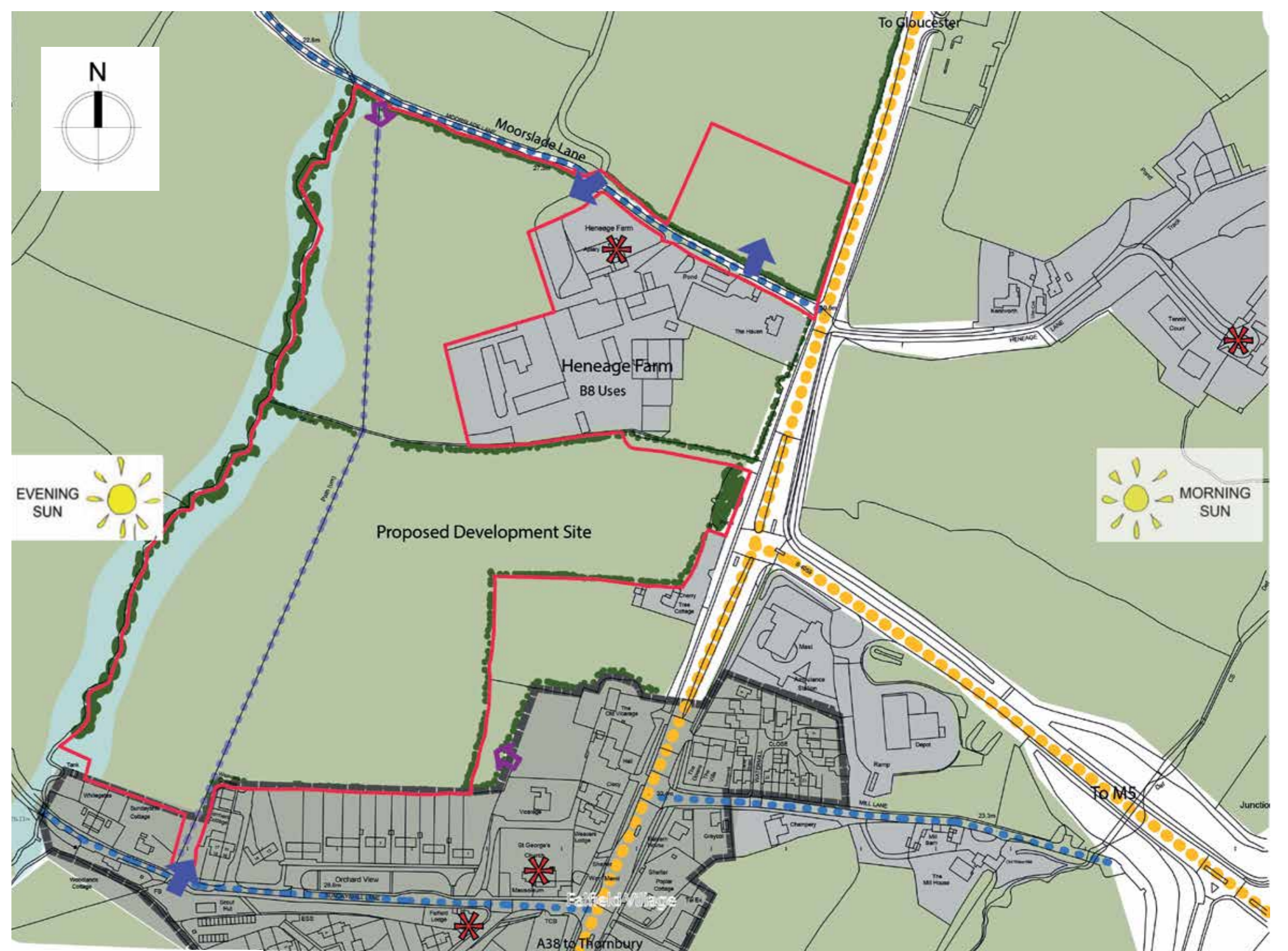
The site is an ideal place for new homes because it:

- Is connected to the defined settlement boundary of Falfield both visually and physically.
- Benefits from a range of bus services providing access to the local area, Bristol, Cribbs Causeway and Parkway (train station). The bus stops are within 200m of the site, which is an easy walking distance. The site is thus sustainably located and future residents will not need to rely on the car for travel.
- Will deliver a wide choice of high-quality homes, including affordable housing, and any increase in pressure upon existing infrastructure (such as schools, libraries, etc.) could be mitigated through the Community Infrastructure Levy (CIL) payments, New Homes Bonus payments and any site-specific planning obligations.
- Will deliver a new 'village green', which will provide recreational open space and, potentially, an equipped children's play area, adding increased public access to the countryside and vitality to the village.



Aerial view

## Site considerations



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# Our emerging proposals

## Our emerging plans include:

- Up to 150 homes, with up to 53 affordable houses (based on 35%), with a mix based on local need and demand, but likely to take the form of houses with gardens rather than flats.
- Off-street car and cycle parking consistent with the Council's adopted standards set out in the Development Plan.
- A 'Park & Share' car park, with capacity for 100 cars, to the north of Heneage Farm.
- A new 'village green' covering an area of 1.15 hectares between the stream and spine road to the new development, which could accommodate areas of formal recreation space (i.e. equipped children's play areas) and informal open space (wildlife meadows, areas for picnics, walking, etc).
- The retention of the existing Public Right of Way and retention of all existing hedgerows and significant trees, coupled with supplementary planting along the site boundaries and throughout the development.
- The retention of the existing vehicular access to the north and a new vehicular access onto Sundayshill Lane.



Artist's impression of the development

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# Our proposed layout



Proposed concept masterplan



Proposed street scene concept



Proposed street scene concept

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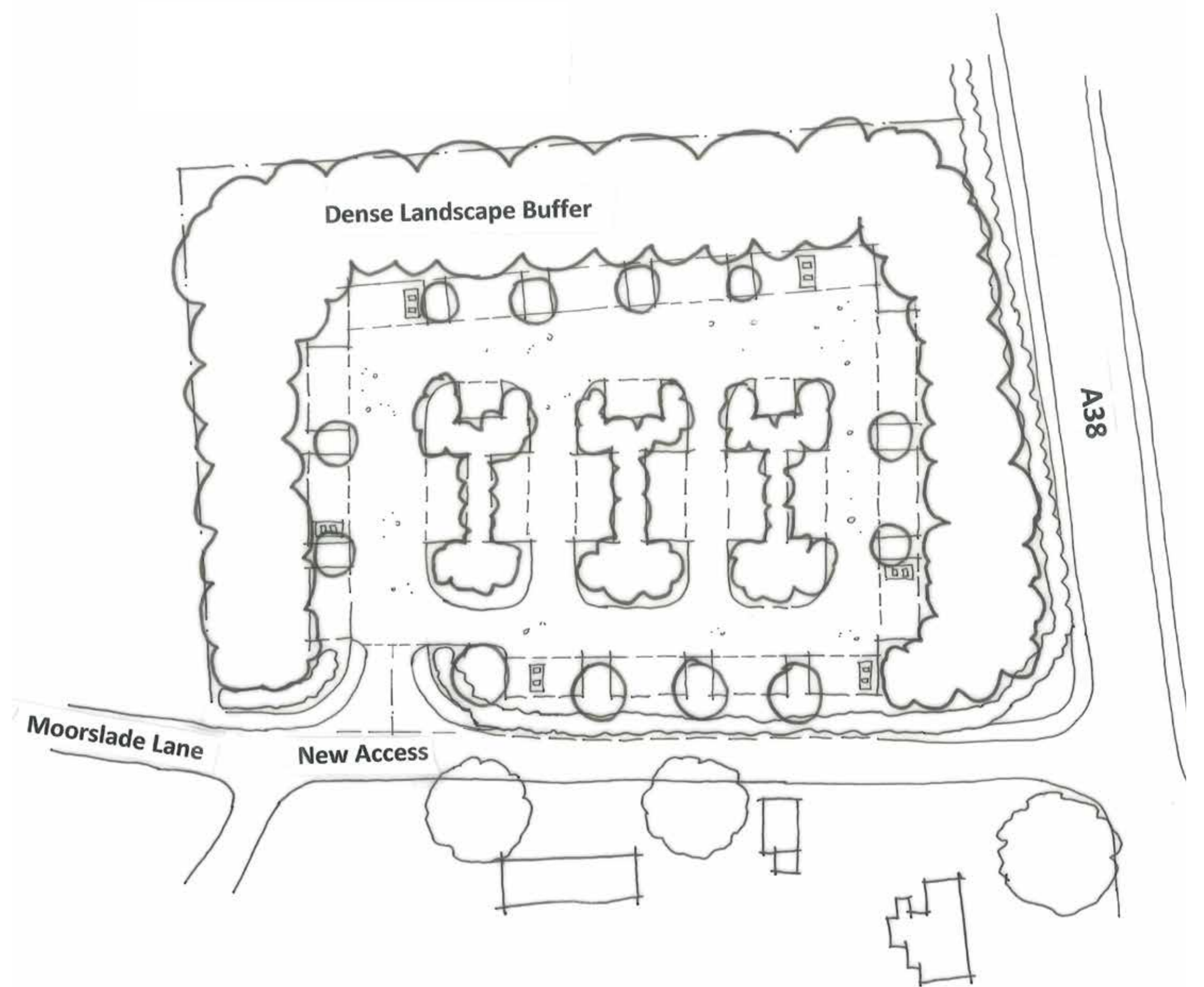


# The Park & Share

We are proposing the very first Park & Share scheme in South Gloucestershire. The Council has hoped for such a scheme for a number of years in order to provide adequate infrastructure and alleviate parking issues off the motorway.

The Park & Share facility will:

- Address a significant issue in the local community given the proximity of the site to the M5 - currently cars are parked on the public highway, sometimes to the detriment of road safety and the visual amenity of the countryside and local area.
- Encourage more people, from the local area, to car share, thereby reducing the number of cars on the roads, with many added environmental benefits.



Indicative Park & Share scheme (approx 100 parking spaces)



Illustrative Park & Share Falfield

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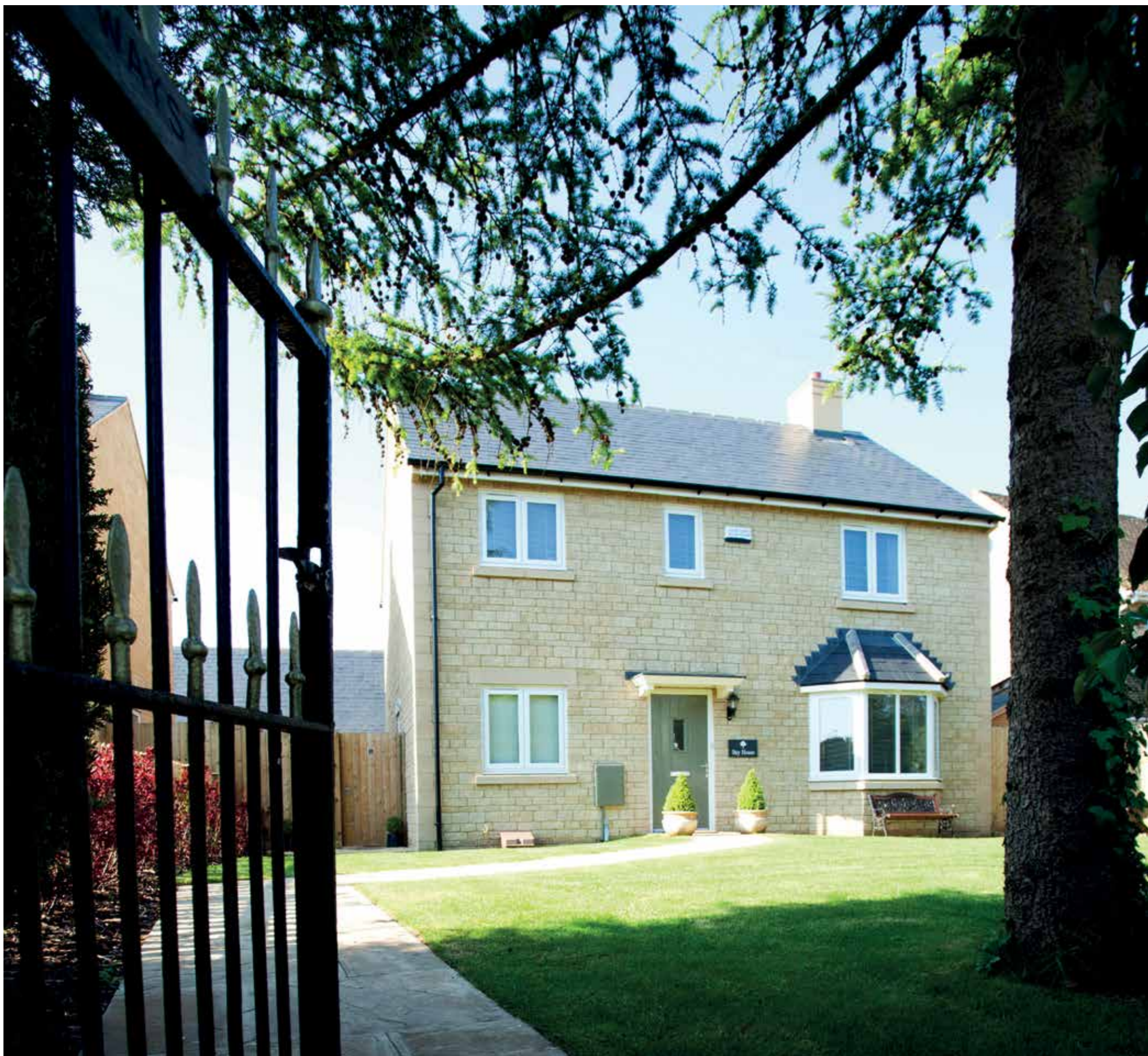
# Next steps

As a local developer, it is fundamental that our developments should be shaped by the local community.

We welcome feedback on all aspects of the emerging proposals. All feedback received as part of this exhibition will be carefully considered so that we can, where possible, make changes and improvements to our own ideas.

Once we have submitted the application to South Gloucestershire Council we will write to everyone who has provided us with their contact details today.

**Thank you for coming to our exhibition.**



Similar existing developments by Cotswold Homes

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