

Welcome

Welcome to our public consultation on emerging proposals for new homes at Paynes Meadow, Whitminster.

About The Site

The site is located between Paynes Meadow and Hyde Lane. It is currently formed of grass, scrubland and an old, overgrown orchard.



Photos of the existing site



Site roughly outlined in red

What Are We Proposing?

Adderstone Living is preparing plans for up to 64 new homes. The proposals have been designed as a landscaped extension to the village, with public open space, new orchard and biodiversity enhancements.

We are currently at the pre-application stage, which means we have not yet submitted a planning application. This consultation provides an opportunity to learn more about the proposals and share your feedback before a planning application is submitted to Stroud District Council.

The application will be submitted jointly by Adderstone Living and SevenHomes.

Planning Context

There is a well-established need for new homes across the country. The Government has identified a requirement to deliver around 300,000 new homes each year to help address housing shortages and improve affordability.

Providing new homes can help local people stay within their communities, support younger generations looking to get onto the housing ladder, and create opportunities for a wider range of housing.

Stroud District Council is currently unable to demonstrate a sufficient supply of land to meet its future housing needs. This means that sites which are not currently allocated for housing may be considered suitable for development where they are located close to existing services, facilities and public transport, and where they can deliver sustainable growth.

Meet The Team



The Applicant



Architects



Golby & Luck - Landscape Architects



The Applicant



Transport Consultants



Planning Consultant

Adderstone Living & SevenHomes



SevenHomes

Adderstone Living: Bringing Homes To Communities

Adderstone Living specialises in creating high-quality residential developments that respond to their surroundings and the needs of local communities. At Paynes Meadows, their focus is on delivering much-needed new homes, including affordable housing, in a way that responds positively to the existing character of Whitminster.

Every project they deliver is guided by a commitment to people and place. They believe that successful developments are those that strengthen local life and add lasting value.

Adderstone Living have successfully delivered 724 Homes across 18 sites. Combined, these schemes have delivered benefits beyond just housing numbers.



560

**Affordable homes,
helping people to
find a place to call
home**



£229,000

**Charitable
contributions for
environmental
upgrading
measures.**



75%

**On-site
construction jobs
taken by people
within 20 miles of
the sites**



£45.5 million

**Total estimated
spend on local
subcontractors and
supplies within 20
miles of the sites**

Committed to social value, Adderstone Living looks for opportunities to go further. From investing in community projects to providing apprenticeships.



Tynemouth & Whitley Bay Hockey Club

Donated new kit and equipment for players.



East Cowton Primary School

Donated £4,500 worth of laptops and learning resources, as well as funding improvements at the village hall.



Humbles Wood Animal Activity Centre

Provided drainage works to help the charity continue with its support for those with mental health challenges .

SevenHomes

Established in 2017, SevenHomes, part of Sevenscapital, is a regional development group focused on creating affordable, quality places to live for modern families and first time buyers.

They work with landowners, local authorities, communities and development partners to promote suitable sites through the planning process and establish well considered proposals that respond to local housing needs and the character of their surroundings. Our role is to undertake and coordinate the necessary promotion, technical, and environmental work required to understand the opportunities and constraints of a site.



Example SevenHomes development

Understanding The Site

Before developing proposals for a site, it is important to understand the site’s context and its relationship with the surrounding area. Through assessing the site, the team can understand constraints and opportunities that can be incorporated into the proposed development.

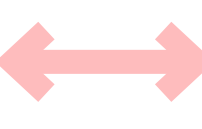
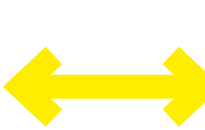
The site benefits from being in a sustainable and well-connected location, with:

- Easy access by foot to local facilities, including the primary school, village hall, shops and bus services.
- Easy access to nearby bus services providing regular connections to Gloucester and Stroud.

Key features of the site that the team have used to inform the proposed layout of the development include:

- The contours of the site, with the land sloping from west to east
- Existing hedgerows, trees, vegetation, and an old orchard
- Existing footpath access and the Public Right of Way



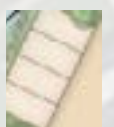
	Existing trees		Existing ditch		Existing easements		Possible vehicular access
	Existing hedgerows		Site contours (light is high, dark is low)		Existing access		Public paths

The Proposals

Our vision is to create a natural extension to Whitminster that responds positively to the village's character whilst helping meet local housing needs.

At the heart of the proposals is a landscape-led approach, with homes integrated alongside public open space, walking routes, biodiversity enhancements and sustainable drainage features. The aim is to create a development that feels connected to the existing village and its surroundings.



- 1** Public open space
- 2** Attenuation ponds
-  Pedestrian/cycle only access
-  Vehicular/pedestrian/cycle access
-  Off-street parking

Proposed site layout

New Homes

A Mix of New Homes

The proposals include 64 new homes designed to meet a range of housing needs. The development would provide a mix of tenures, house types and sizes, creating a balanced and integrated neighbourhood.

Affordable Homes

The proposals will provide affordable homes in line with local planning policy.

Design Principles

The key principles that have guided the design include:

- Providing a range of homes to meet different housing needs.
- Creating a well-connected development that integrates with Whitminster.
- Retaining and enhancing important landscape features.
- Creating attractive streets and green spaces.
- Responding sensitively to the site’s village edge location.

What Will The Homes Look Like?

The proposed homes have been designed to draw inspiration from the character of Whitminster and the surrounding area.

The emerging proposals include a mix of 2, 3, and 4 bedroom homes. We are proposing that these are two storeys, with a mix of building materials including brick and render.

The images shown below are illustrative and provide an indication of the architectural approach, materials and character proposed for the development.

Proposed House Types



Two bedroom house



Three bedroom house



Three bedroom house



Three bedroom house



Three bedroom house



Four bedroom house



Three bedroom house

Landscape

Landscaping has been a key consideration throughout the design process. The proposals have been shaped around existing trees, hedgerows, the orchard and the Public Right of Way, helping create an attractive and well-connected development with nature at its heart.

Public Open Space for Everyone

- An enhanced orchard
- New tree and hedgerow planting
- Informal recreation space
- Green walking routes
- Natural play opportunities
- New seating areas



Indicative images



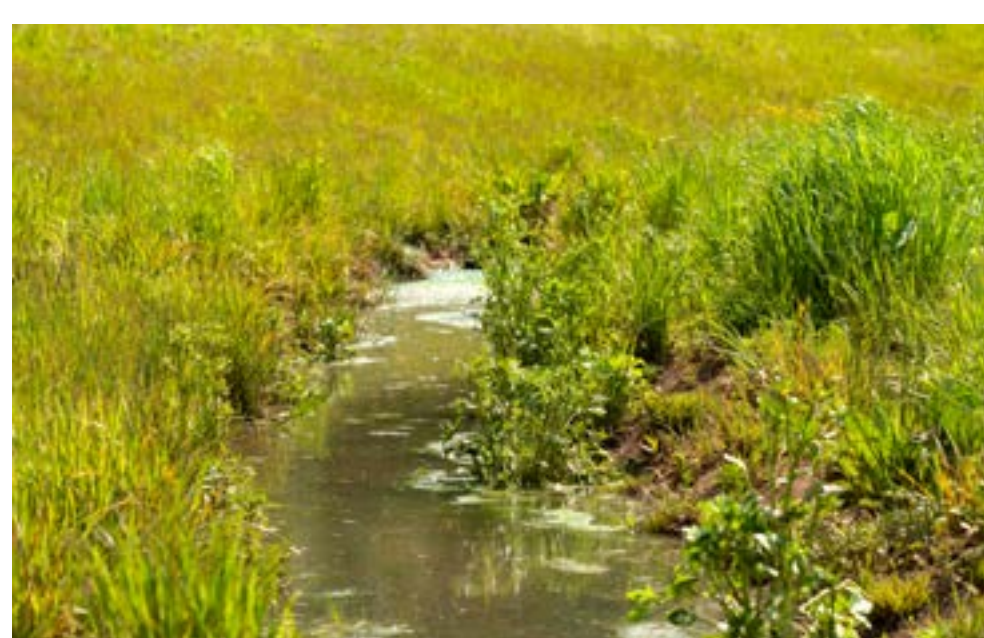
Public Right of Way

The Public Right of Way through the site will be retained. We are proposing to slightly alter its route, but it will still provide access for residents across the site.

Sustainable Drainage

Sustainable drainage such as attenuation ponds are proposed to help manage rainwater and reduce surface water runoff.

These features will be integrated into the wider landscape design, creating attractive green spaces that can also support biodiversity and habitat creation.



Indicative images

Supporting Biodiversity

The proposals aim to enhance existing and create new habitats across the site through:

- Improving and enhancing the existing orchard
- Introducing wildflower and improved meadow planting
- Providing green corridors for wildlife

This will help improve the biodiversity across the site, with the expectation to deliver a minimum 10% Biodiversity Net Gain.



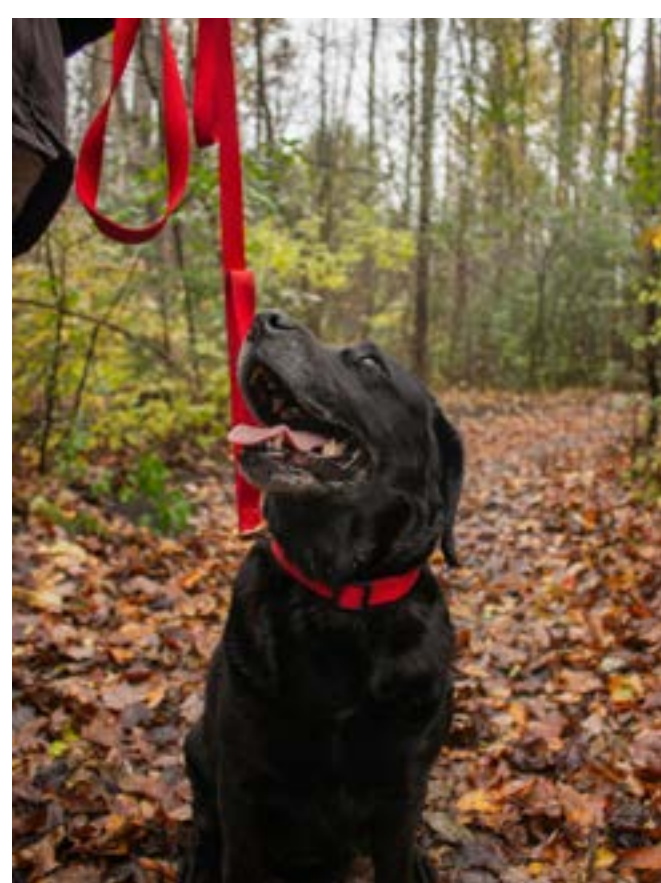
Indicative images

Access & Sustainability

The proposals have been designed to make it easy to get around on foot and by bike, making the most of the existing connections to the village, local facilities, and bus stops, promoting active and sustainable travel.

Key features include:

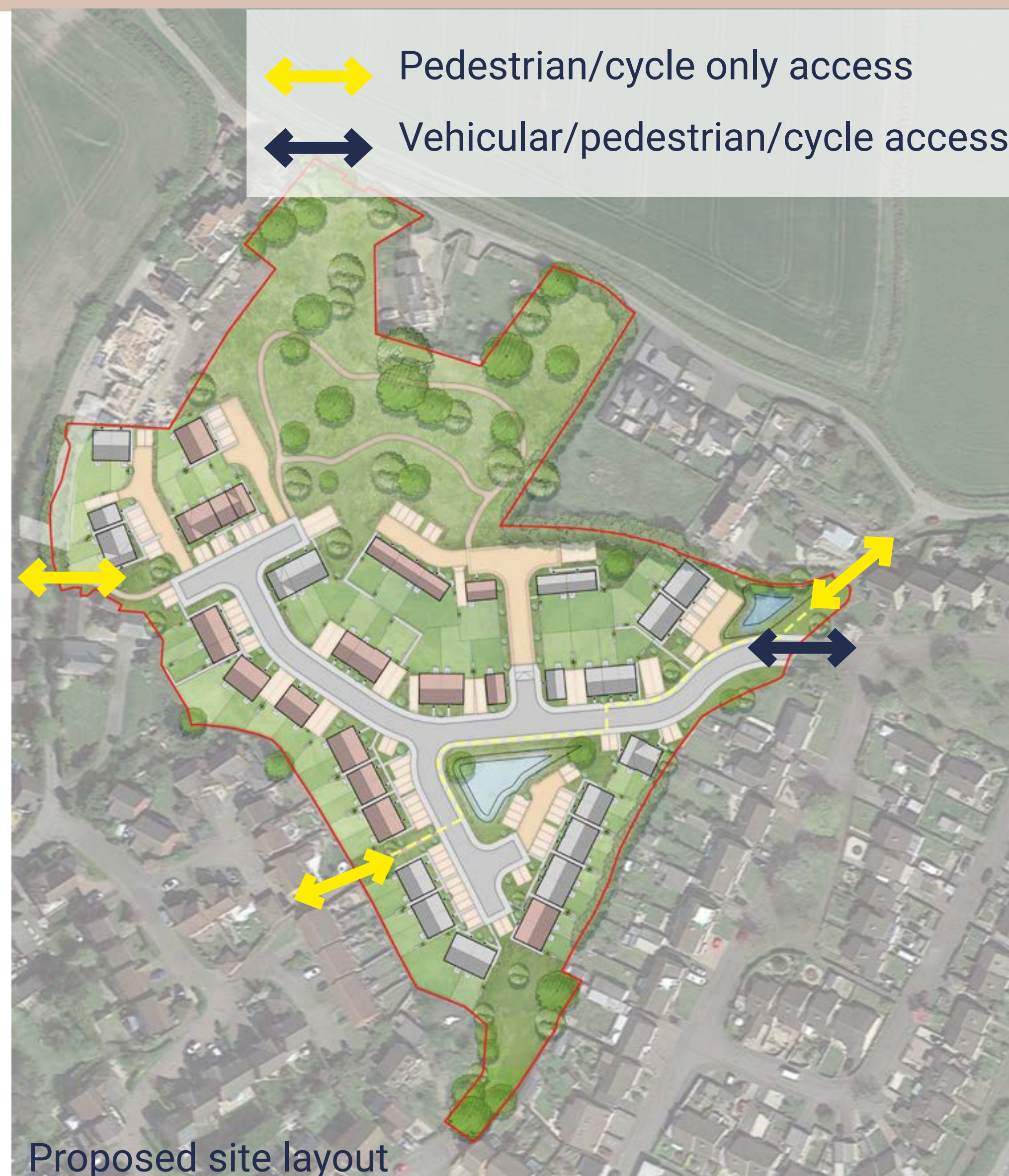
- Retention and enhancement of the Public Right of Way
- New walking routes through the development
- Secure cycle storage for residents



Energy & Sustainability

The homes will be designed with sustainability in mind. From promoting sustainable travel with cycle storage and electric vehicle charging points, to incorporating energy efficiency in the buildings.

Sustainable energy features will include air source heat pumps and solar panels, as well as energy efficient building materials and design.



Access

A singular vehicular access is proposed from Paynes Meadow to serve the development, with pedestrian access also provided via this connection. Technical surveys undertaken by the design team indicate that the access point is of sufficient width, size and in accordance with local design guidance to accommodate the forecast development traffic.

The proposals also retain access from Kidnams Walk for pedestrian and cycle movements, together with the introduction of a new pedestrian / cycle access from Hyde Lane along the western boundary of the site.

What happens Next?

Before submitting a planning application, we want to hear from the Whitminster community.

Your feedback will help us understand local priorities and inform the progression of the proposals.

Please speak with a member of the project team, review the exhibition material, and complete a feedback form.

Thank you for taking the time to participate in this consultation.

Have

Your

Say

