

Proposed Residential Development

Land east of Sandhurst Lane, Twigworth

About Us



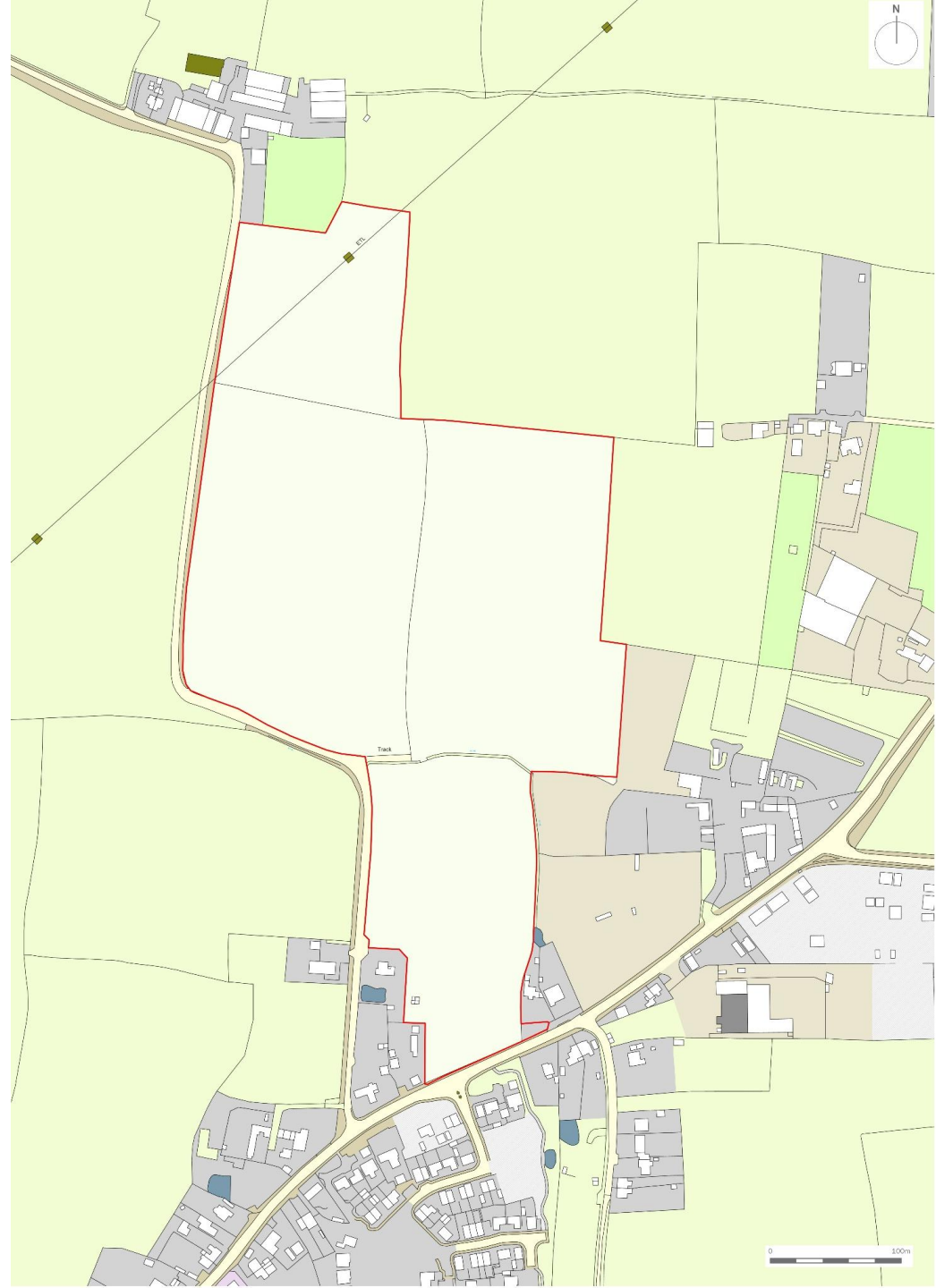
About this Consultation

- This is an Outline planning application
- Environmental Impact Assessment screening
- Next steps



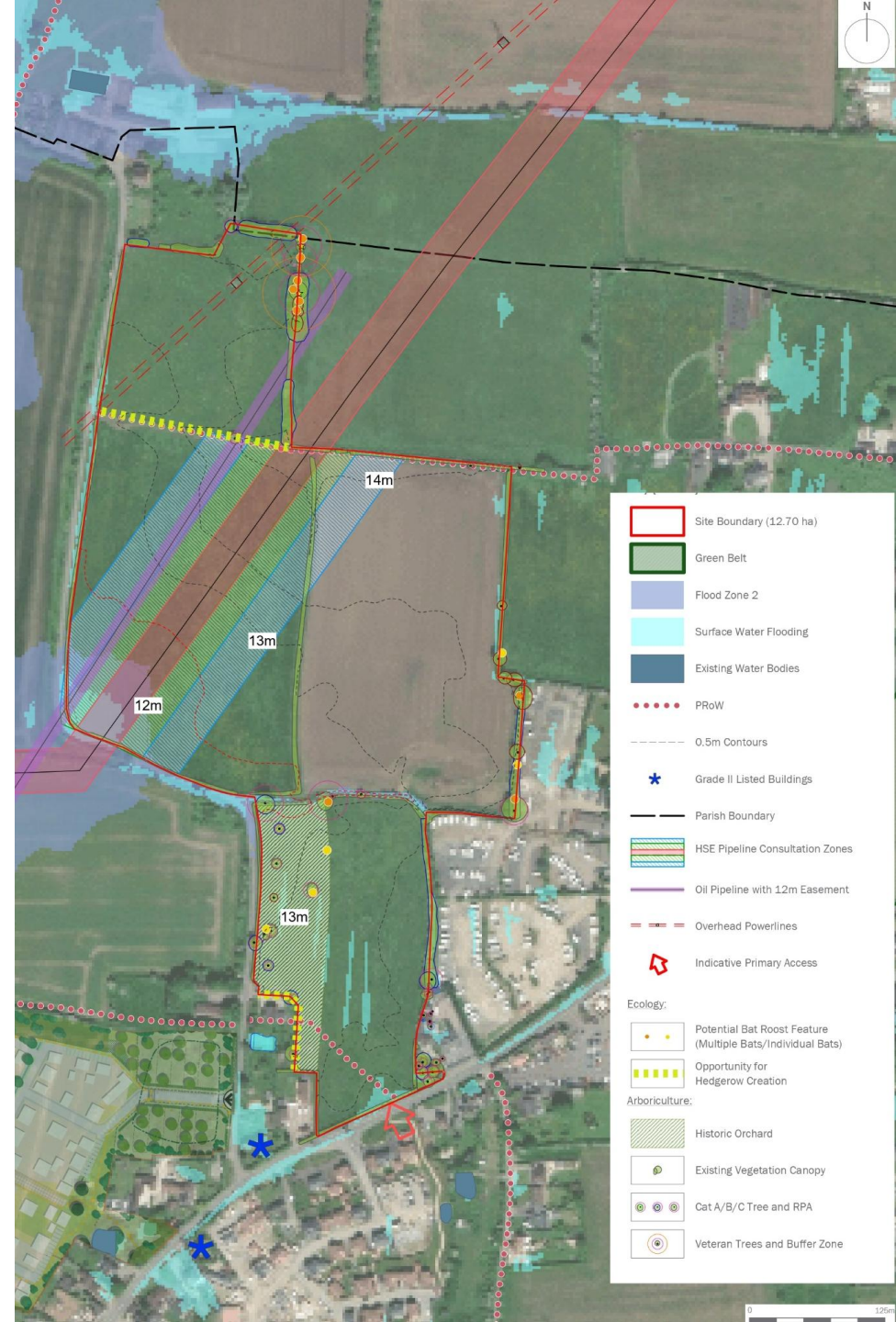
Location

- A sustainable location adjacent to the settlement boundary of Twigworth
- 4km north of Gloucester
- On the A38, next to Court Farm Camping
- Approx. 12.70 hectares (equivalent to 18 football pitches)



Constraints & Opportunities

- Not located in Green Belt
- No homes are proposed within areas of flood risk
- Limited areas of surface water flooding
- No risk to local heritage assets
- Existing utilities and infrastructure naturally define the site's extent
- Retention of trees
- Protection of existing wildlife habitats and provision of new biodiversity opportunities



Access

- › Vehicular access from A38 via new roundabout
- › Designed to meet GCC standards
- › Safe and attractive pedestrian & cycle connections
- › Designed for refuse disposal and emergency vehicle access



View from Aster Close looking onto potential access point

Flood Risk & Drainage

- Assessment of flooding sources – fluvial and pluvial
- Engagement with Severn Trent Water regarding capacity
- Provision of Sustainable Urban Drainage Systems (SuDS)



Emerging Masterplan

- › Circa 170 homes
- › A minimum of 40 % affordable homes
- › Landscape-led layout
- › Potential community facility
- › Minimum 10% Biodiversity Net Gain
- › New public footpaths & cycle routes
- › Community orchard
- › Equipped play area
- › Sustainable Urban Drainage Systems (SuDS)



Key Benefits

🏠 A new neighbourhood circa 170 homes.

🏠 A minimum of 40% affordable homes.

🌲 A landscape-led layout that complements the character of Twigworth and the surrounding countryside.

🌱 New multifunctional green spaces for play, recreation, and community food growing.

🐾 Biodiversity benefits and new habitat creation.

🗺️ Strengthened ecological network connections.

🍏 An enhanced community orchard reinforcing the local growing heritage.

🚶 Improved pedestrian and cycle routes.

🌊 Sustainable urban drainage including attenuation features and swales.

Thank you

