



**Martin Donnelly**

Landscape Portfolio



# Glevum squares

## Gloucester redevelopment

An urban design project in the heart of Gloucester. The projects aim was to come up with a scheme to transform a part of Gloucester while connecting many of the city centres main features and buildings.

This first page presents some of the surveying and developing ideas for the planning proposal. Through examining the way Gloucester was currently being used, its links, materiality and architecture, its history, its positives and negatives. This built up a collection of ideas of the city. How it was a diverse youthful place with a rich history, particularly that of the Roman era as well as a real intertwining materiality of brick and stone. However two key negatives being a lack of greenery and nature as well as some poorly planned architecture of the 60s and 70s of large concrete buildings.

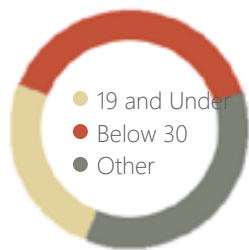
Design proposal focused on maintaining this rich materiality and history to restore an identity back to Gloucester's, and to connect the Cathedral and the docks successfully while creating an exciting new place which can become a focus for performance, creativity and community within the very core of the city.

## Survey and analysis

### Site Use



### Site Users



- Population: 128,500
- High population density
- Diverse city with black and minority ethnic population at 13.4%
- Approximately 100 languages and dialects spoken
- Relatively young city with 25% of the
- Eating/ Drinking
- Meeting
- Work/ Business
- Shopping
- University/ Schools
- Residential

### Site Links

Mapped out routeways showing the small amount of pedestrian roads, located mainly along westgate street around the shopping areas, with small paths south and north branching off. Possibility to remove some vehicular roads to make the site more pedestrian friendly. High level of car parking gives flexibility to remove some if needed.



### Architectural and spatial Context

The centre of the city of Gloucester is located between The Docks and the Cathedral and has a vast example of architecture within it with commercial, local government, cultural and residential uses. There are many different eras of architecture throughout history on display in Gloucester from Roman walls and street layout to the Victorian Gloucester Docks. Gloucester has many Grade I and Grade II\* listed buildings (shown in Historic and spatial Context Map) such as buildings on Brunswick Road, used as the library and museum, as well as two outstanding 12th century friaries – Blackfriars and Greyfriars, which are key historic architectural buildings that are important to Gloucester's history. Many buildings with religious or secular uses, date back to between the 11th and the

19th centuries such as several very early medieval churches like St Mary de Crypt on Southgate Street, St Nicholas' Church on Westgate Street, St John the Baptist along Northgate Street and St Michael's Church where only the tower remains on Eastgate Street. There is a survival of several medieval stone undercrofts, associated with wealthy merchants' houses and several outstanding timber-framed houses of the 15th-17th centuries. All these buildings build up a historic character of the whole centre of Gloucester and collection of materials that are used to make them. Brick with stone becomes a prominent material throughout Gloucester and creates an sense of identity and place as a city.



### Ecology

Very low amounts of planting or green space within gloucester centre and around the site. Only green space around the Cathedral. Consideration for new green areas and more planting key in design. Key trees along LadyBellegate Street and the south end of Berkley Street.

Within the City Centre the topography is largely flat with the high point close to the crossing point of the four main streets There is a steeper drop occurring on the west side of Ladybellegate Street. The change in gradient is also particularly noticeable along Westgate Street, which drops gradually towards the river and the historic quay area.



### History and spatial Context

Gloucester was a Roman City formed around AD 81 after the Roman fortress that was established at Kingsholm around AD 48, that acted as the frontier between Roman Britain and unconquered Wales, was dismantled and a Colonia, a city where soldiers retiring from the army were given land as a form of pension was created to the South, this was called 'Glevum', what we now know as Gloucester.

This period saw the establishment of a rectilinear street pattern that still underlies the historic centre of Gloucester today. The Cross, marking the centre of today's city, also stands on top of the focal point of the Roman city. Northgate Street and Southgate Streets lie directly on top of the main Roman road through the city. London Road also follows a Roman alignment, turning north easterly to join Roman Ermin Way (today's A38 Barnwood / Hucclecote Road). Ermin Way itself is aligned on the original fort at Kingsholm.

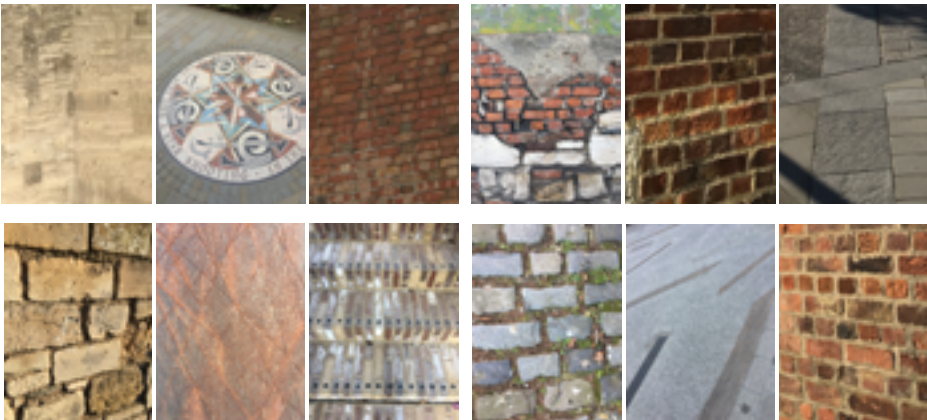
This Roman history and street layout is something I think is very prominent in its identity and feel of the place, as well as its materiality with heavy use of brick and stone. Design could enhance this character, placing emphasis on specific types of Roman spaces.

The Via Sacra is a pedestrian route that roughly follows the line of the Roman walls enclosing the old town. Beyond Westgate Street, it follows Berkeley Street, then skirts the remains of the Blackfriars Dominican priory, St Mary De Crypt Church, and the ruins of Greyfriars, before continuing to the cathedral via College Court. It was a concept which celebrates Gloucester's Roman History. However in many areas, the paving or the surrounding landscape are in need of enhancement.



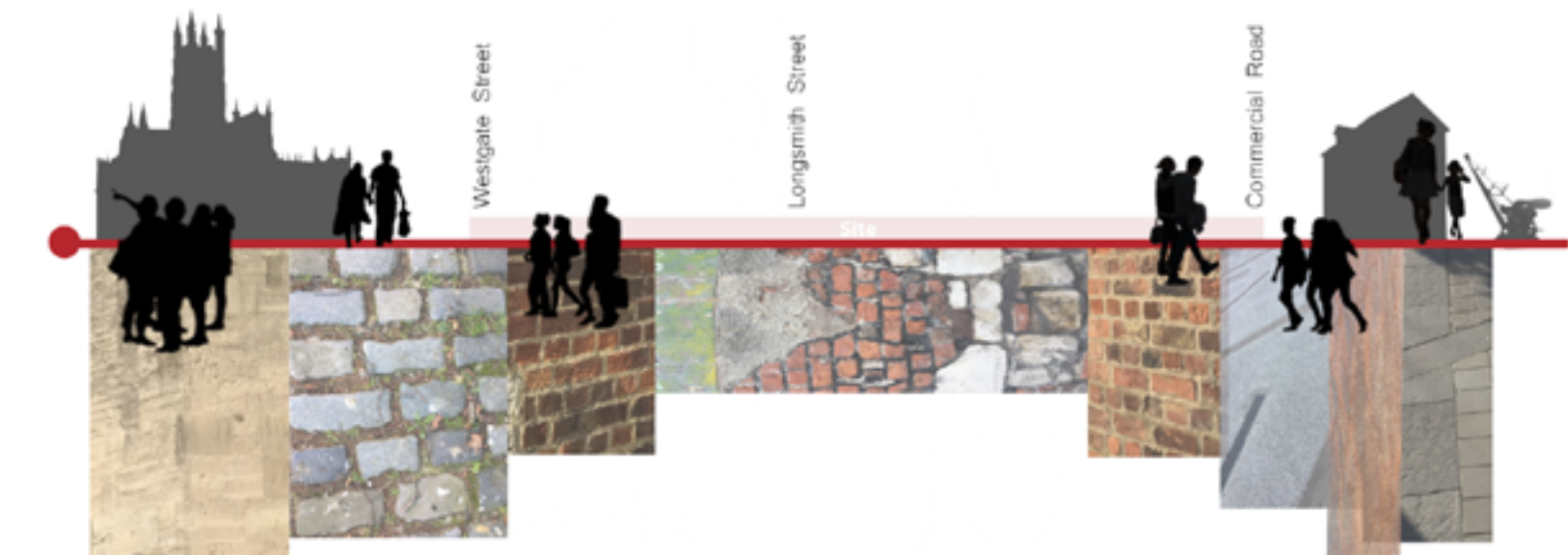
### Materiality

Gloucester's rich history means that there is a variety of materials used throughout the city centre. The survival of several medieval stone undercrofts, associated with wealthy merchants' houses and several outstanding timber-framed houses of the 15th-17th centuries stand within mostly bricked buildings and a brick and stone paved centre, also with early medieval churches made of stone, most notably St Peters Cathedral and surround. This brick and stone use should be enhanced and celebrated within the design, creating special areas that connect Gloucester, especially in areas that have become run-down or lost their identity to the more 1930s and post-WWII developments that have ruined the historic streets, with large concrete block buildings.



### Concept Mapping

The concept map shows a section line starting at the Cathedral to the north of central Gloucester to the docks, at the south. The rich materiality of Gloucester is something that is personally very striking and at the forefront of its identity, which I've presented below the section line, blending the different materials to show the use of bricks and stone that make up Gloucester. More effective areas like the Cathedral and docks have the more crisp stone finish to them which are presented below these points. The central area between Westgate street and commercial Road is more confused and messy as lots of these areas have become run-down and confused with the addition of newer poor quality buildings like the concrete telephone exchange and run-down derelict brick buildings around blackfriars. People along the section show areas such as the Cathedral and docks being used by people for sightseeing or shopping as well as westgate being used for shopping. However it presents the lack of activity currently on the site, with people facing outwards of the site as its become undesirable to be within as its become run-down with a heavy lack of activity. The design should address this issue creating spaces and streets that encapsulate the materiality effectively to create continuity throughout Gloucester centre and create spaces for more activity then just walking and shopping, to encourage people to spend time relaxing in.





Concept

The city of Gloucester owes its name, location and much of its physical layout, to nearly five hundred years of Roman occupation. The city's Roman name was Glevum, and was a Colonia, a very special high-status city, one of only four to be established in Roman England. Its military origins were reflected in its huge walls, gates and regular grid street layout and was a great cultural city, boasting impressive civic buildings, imposing statues, forum and baths.

The existing street pattern of today's city centre often follows that of Roman Glevum which influence the vision of the design that is to enhance Gloucester's historical identity and create continuity through the city centre, celebrating this Roman history and street layout. The vision is centred around the creation of new squares and streets that are inspired by Roman Glevum (Gloucester) and Roman spaces such as the Cavea and forum. Design will be informed using the main spatial features of these spaces to create successful public squares, becoming the 'Glevum's squares' for the whole of the cities community.

The cavea, which in Roman times referred to the seating sections of Roman theatres and amphitheatres will inspire the inclusion of an amphitheatre within one of the Glevum squares that's cavea and open space within can become a multifunctional space and hub of activity for the use of performance, a place to watch events, as well as tying together the Docks and Blackfriars, to the High street and Cathedral as a central focal space.

As well as this Roman space, the Forum, an open area space that was historically surrounded by several important government buildings at the centre of a city serving as a public marketplace, in which commercial, religious, economic, political, legal, and social activities occurred, will inspire the idea of a public marketplace and open area incorporated within the 'Glevum squares'. A square will be inspired by the layout of the Roman forums and sit within the space of the proposed demolition of the telephone exchange building on the corner of Berkley and Bearland Street, a large concrete post WWII building that currently overbears the surrounding historical buildings like Bearland House, Ladybellegate House

and the courthouse. This will open up space for an open area just off Gloucester's Westgate high street to become a market area for shopping and eating, while maintaining a Roman forum style open layout used for leisure and relaxing within, surrounded by some of Gloucester's historical and important buildings.

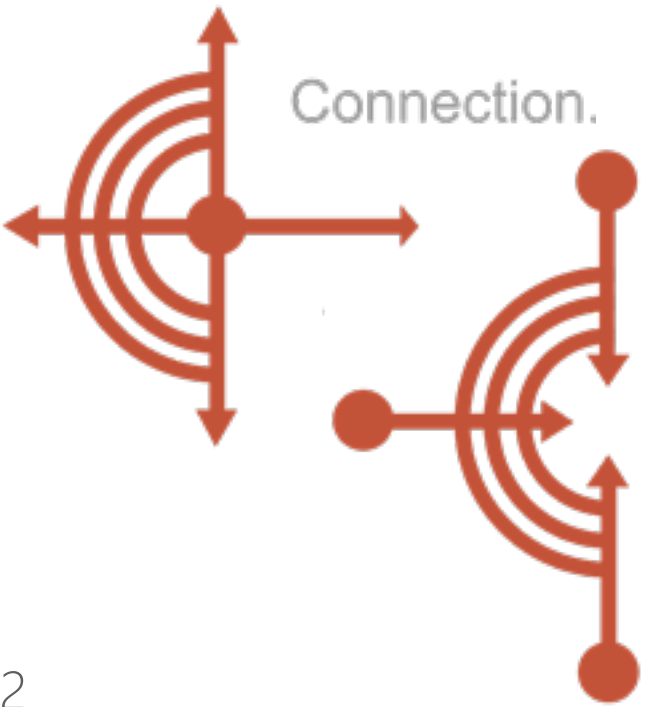
The design should consider the rich current palette of materials within Gloucester, such as stone and ceramic building materials, but also have a contemporary edge that updates and refreshes Gloucester centre, as well as the inclusion of more much needed green space and planting.

The concept images below shows a conceptual visual of how the amphitheatre and forum squares will improve as well as function as public squares and spaces within Gloucester. The three graphics all contain a tiered semi circular shape that represents the amphitheatre with the central point representing the cavea and open space used for activity and events. Each graphic differs slightly representing a different contribution the space will offer to Gloucester, each annotated with one summarising word, 'Connection', 'Focus' and 'Performance'.

*'Connection'- Represents how the amphitheatre aims to connect all the sites of Gloucester such as The Docks and Blackfriars to the High street and Cathedral. The circle within the centre branches out like the The Cross within Gloucester and arrows point out to the rest of Gloucester.*

*'Focus'- Represents how the amphitheatre aims to become a focal point and focus within Gloucester. The arrows point inwards to the cavea signifying how people from within the city will come into the site to use the space.*

*'Performance'- Represents the amphitheatre use. The amphitheatre square will be a multifunctional space for community events and activities as well as use for performance of live music, theatre or the display of sporting events. This is presented by small arrows from the centre of the amphitheatre that evoke the idea of the performances and activity that will bring the space, and Gloucester to life.*



Focus.



Performance.



Visualisation of new forum



Visualisation of amphitheatre square



# Leckhampton

## Sustainable housing development

This is a Landscape Character assessment and proposal for a 340 houses development accompanied with appropriate services and green infrastructure planning. The location is within Leckhampton, a small area on the outskirts of Cheltenham.

This project involved visiting the site and comprehending its character and potential, recording this information on site and merging this with data assembled through computer based research.

Applying planning policies from a national to local level and zoning the various areas within the site to complete a thorough landscape character assessment, I put forward a proposal of how sustainable development should progress for a successful project that would work well within the existing neighbourhood. It considers both the social aspects of living there and nearby for people as well as green infrastructure to mitigate its effects on the environment.

AD5603 Cultural Context: Environment and Legislation

### Introduction

This document carries out a Landscape Character Assessment report of Leckhampton glebe, a site vulnerable to development threat, notably for large-scale residential use. The most recent planning application for the site was rejected, and the developers will now be considering further options. The application was refused by the planning committee on various grounds including that it pre-empted the completion of the Joint Core Strategy; it pre-empted a bid to get the land designated as local green space; it would significantly and adversely add to existing traffic congestion; and, it would have a significant adverse impact on the character of the landscape and the adjoining area of natural beauty.

Fig. 1 Leckhampton (South of Cheltenham)

Fig. 2 Leckhampton Glebe (Site boundary)

### Cheltenham

Cheltenham is a regency spa town and borough which is located in Gloucestershire, England. It has a high number of internationally renowned and historic schools, as well as hosting several festivals of culture, these include Literature Festivals, as well as Jazz, Science, Music and Food & Drink Festivals. Its most notorious event being the British horse racing Gold Cup, which is held every March. Cheltenham sits in an attractive setting on the edge of the Cotswold escarpment and the Severn Vale. It should be protected and only appropriate enhancement of this setting should be encouraged. New development must abide by policies relating to new development in the AONB or Green Belt which also cover all of the countryside areas within the Borough. So, where appropriate the quality of landscape must be taken into account when proposals for development are assessed, in order to ensure that character and visual amenity are conserved and where possible enhanced.

### Leckhampton

Leckhampton is a district to south Cheltenham, around 1 mile south of the centre (Shown in Fig. 1). In a census carried out in 2011 the population of the civil parish was 6,409. The town has a rural character and is bounded by the Cotswolds Escarpment to the east, and the village of Shurdington to the south. It has been safeguarded for generations, with the village predating Cheltenham. It provides valuable farming land and recreation green space as well as some residential areas, needed by Cheltenham.

### Leckhampton Glebe

Leckhampton Glebe is the site of the proposed development. The site is approximately 70 hectares of mixed use land, however is predominantly Grade 2 agricultural land, it is also used for recreational purposes with playing fields and public footpaths used by ramblers and dog walkers. It falls outside the Green Belt and AONB for planning purposes, however the National Character Area 106 and 107 says "the scarp provides a backdrop to the major settlements of Cheltenham and Gloucester" and that the "solitic limestone outcrops of the Cotswolds stand out prominently in the landscape" this highlights the significance of the AONB on the south east of the site. The majority of the land has no designations or allocations, therefore is subject to a lot of pressure for development.

Fig. 3- Image of Moat cottage

Fig. 4- Image of pig field (North West of site)

### Brief

The brief is to produce a report and a design proposal for the site of Leckhampton Glebe including the following:

- Minimum 325 and maximum 425 residential dwellings
- Development within the context of 'Sustainable Living'
- Central community hub with facilities,
- Primary school
- Country Park with Nature Interpretation Centre;
- Primary, secondary and tertiary vehicular routes;
- Pedestrian/Cyclist circulation routes;
- A sustainable drainage proposal associated with the housing and open space network.

AD5603 Cultural Context: Environment and Legislation

### Green infrastructure

The site is of high ecological value, with very few impermeable surfaces on site, meaning water infiltrates into the soil or is intercepted by vegetation, the habitat to a range of flora and fauna. The site contains a significant amount of established hedgerows, trees and mature vegetation belts as well as being covered throughout with grasses. The site is mainly grassy land, used pasturally by sheep and pigs, as well as badgers, rabbits and foxes, and are enclosed into areas by the native, well established hedgerows (Evident from Fig. 9 to the left), characteristic of the natural parts of the agricultural Cotswolds. The hedgerows provide habitats for small mammals, birds, insects and a wide variety of native butterflies, including the Dark green fritillary and the Pearl-bordered fritillary butterflies. Riparian corridors run along the two main water streams (Hatherley Brook and Moored Stream) which include aquatic and emergent planting that provide boggy and aquatic habitat for wildlife such as newts and frogs. A diverse range of species such as hawthorn (marked under the 1997 Hedgrows Regulations), blackthorn and field maple are most prominent within the site, particularly to the south east part of the site. The site also contains a number of protected trees (Evident from Fig. 9 to the left) as well as other vegetation and trees which include:

Privet	Hawthorn	Wild Cherry	Blackberry
Hazel	Ash	Wild Pear	Dandelion
Willow	Beech	Oak	Ground Elder
Hazel	Alder	Ivy	

TPO's

The three mature oak trees (marked in blue) are protected by Tree Preservation Order 325 and are located in Lots meadow and are the most notable trees on site, standing solely within the grassy landscape. There is four Oak and two Ash trees located on the north part of the site that are protected by Tree Preservation Order 615 (marked green), they are at within a field just south of Shurdington road where they are visible from. A single Scots pine, a group of three and a group of eight Scots pine trees are located adjacent to Kidnappers lane (marked in yellow) that are protected by Tree Preservation Order 601. Within the land in the south west corner of the site, south of Leckhampton Farm Court, there is eight single pear trees and a group of ten pear trees that are protected by Tree Preservation Order 726 (marked orange), however, the mature pear orchard area has become neglected and overgrown with brambles and weeds, making the area inaccessible, cut off from the rest of the site and in need of conservation.

TPO 615

TPO 601

TPO 325

TPO 726

Vegetation (trees/ hedgerows)

Fig. 9- Vegetation and TPO's Map

Fig. 10- Aquatic and emergent planting within Moored Stream

Fig. 11- Mature Poplar trees along Kidnappers Lane

Fig. 12- Overgrown entrance to the mature Pear Orchard from Church Road

AD5603 Cultural Context: Environment and Legislation

### Site use

#### Recreational use

The site is used by locals recreationally in numerous ways and within different areas. Burrows recreational sports field is located at the east side of the site (marked in moss green in Fig. 5) which is protected under Local Plan Policy GE36 and is popular for strolling and watching the local cricket or football, also a newly built pump track has seen a large increase of young people using the site for BMX riding. Just south of the sports field are some community allotments (marked in yellow in Fig. 5) which is protected by Policy RC106 where locals grow vegetables as well as utilizing water by nearby moored stream. People also use the site for dog walking, using some of the many public walkways, as well as a 26-mile Circular Footpath crossing through the site. Paths through Lots Meadow (marked in purple in Fig. 5) being popular with dog walkers due to its character and atmosphere, with views of the scarp on a clear day to the south. The North east area of the site includes some holdings with small sheds and community allotments (marked in brown in Fig. 5) where locals keep free range chickens and grow vegetables, however much of the area has become rather neglected and overgrown.

#### Agricultural land

The site is made up primarily of Grade 2 agricultural land used for grazing livestock such as pigs, cattle, sheep and goats. On the North West part of the site (next to the A46) has one of two pig fields, used for rearing pigs, the second being further south, on the west of the site along Farm Lane. Many other areas within the site are used for growing crops and mainly grazing animals (shown in dark green) which maintain the agricultural character of the whole of Leckhampton Glebe.

#### Commercial use

The site has some commercial value, mainly around the central area, just off Kidnappers Lane. There is both a florist, growing called Cherrington Florist & Farm Shop and a children's nursery called Nursery Rhymes. There was two planting nurseries on site (marked in light blue in Fig. 5) which are now abandoned and look run down.

#### Access routes

The site is accessible from the north from Shurdington Road (A46), from the south from Church Road, on the east side from Kidnappers lane runs through the site and merges with Church Road at the south of the site. The north of the site, on Shurdington Rd, has public bus links which are useful for residential developments. It is also the nearest part of the site reaching values close to 90dB, meaning infrastructure should be implemented to mitigate its effects. As well as this Bus links run along Many public footpaths cross the site which are used by pedestrians and dog walkers.

#### Residential housing

There is large amounts of housing surrounding the site, primarily to the north and east (towards Leckhampton and Cheltenham centre) and less south where there is green belt land. There is a small number of dwellings placed around the site, such as small holdings in the north east, however they are neglected. Three thatched roofed cottages at centrally in the rural sheep grazing fields, just off Kidnappers Lane. There are also some detached bungalows and small houses, as well as a development in the south west of around 910 farm-house style homes, some converted into flats.

Fig. 5- Land use Map

Residential use

Agricultural farming land

Commercial use

Lots Meadow

Orchards

Bearing pigs

Allotments

Burrows recreational sports fields

Historical moat

Abandoned planting nurseries

Small overgrown dwellings

Small holdings and community farming

Public walk ways

Shurdington Road (A46)

Church Road

Kidnappers Lane

Farm Lane

Hatherley Brook

Moored stream

AD5603 Cultural Context: Environment and Legislation

### Planning Policies

	National Planning Policy Framework (NPPF)	Joint Core Strategy (JCS)	Cheltenham Borough Local Plan (CBLP)
Promoting Sustainable Transport	Section: 4, Paragraph 35 Section: 4, Paragraph 37 Section: 4, Paragraph 38	Policy INF1: Access to the Transport Network	POLICY CP5: Sustainable Transport
Preservation and enhancement of the Natural Environment	Section: 11, Paragraph 14 Section: 11, Paragraph 15 Section: 11, Paragraph 123	Policy SD8: The Cotswolds AONB Policy SD10: Biodiversity and Geodiversity Policy INF4: Green Infrastructure	POLICY CP1: Sustainable Development POLICY CP3: Sustainable Environment POLICY GE5: Protection and replacement of trees POLICY CO2: Development within or affecting the AONB
Meeting the challenge of Flooding and Climate	Section: 10, Paragraph 100 POLICY UI1: Sustainable drainage systems	Policy INF3: Flood Risk Management	POLICY UI1: Development in flood zones POLICY UI2: Development and flooding POLICY UI1: Sustainable drainage systems
Promoting good designPlanning Policies	Section: 7, Paragraph 61 Section: 7, Paragraph 58 Section: 7, Paragraph 57	Policy SD5: Design Requirements	POLICY CP7: Design
Delivering a wide choice of high quality housing	Section: 6, Paragraph 50 Section: 6, Paragraph 52 Section: 6, Paragraph 55	Policy SD12: Housing Mix and Standards Policy SD13: Affordable Housing	POLICY HS1: Housing Development
Conserving and enhancing the historic environment	Section: 12, Paragraph 131 Section: 12, Paragraph 126		

Fig. 10- Policy Table

AD5603 Cultural Context: Environment and Legislation

### History

First recorded in the 9th century, Leckhampton was originally the vegetable farm and home farm for the Anglo Saxon royal manor of Cheltenham. The word is now generally considered to mean, 'homestead where leeks (meaning any kind of vegetable) are grown'. Today the site still holds this farming and agricultural character that is rooted in its history, something important to protect and maintain in any proposed development.

Leckhampton Hill is an AONB located south of the site and an area with rich history dating back to the Iron age, when it was one of a series of impressive Iron age hillforts along the Cotswolds. The hillfort was a defended settlement inhabited by the Dobunni tribe. Much later, quarrying for stone took place over a period of 300 years from the early 16th until the 1920s resulting in the famous Devil's Chimney formation. Post quarrying of the Leckhampton hill saw the whole site being bought by Cheltenham Town council in 1927 and then opened to the public in 1929. A radar station was built in 1939, used in WWII however was demolished in 1959. The site was cleared of overgrown vegetation by Cotswold volunteer wardens in 2012, preserving its condition as well as its character.

### Hydrology

Moored Stream is the water course that flows through the East part of the site. It is smaller in comparison to Hatherley Brook, that flows through the west of the site. Moored stream flows between Burrow's sports recreation field and Lots Meadow (shown in Fig. 7 above). It is enclosed by a thick vegetation belt towards the Northern part, which contains tree species such as Willow, Oak and Ash and a thinner belt of vegetation towards the South part of the site. Drainage ditches run along the edges of fields and under a number of hedgerows which gives drainage to the stream and multiple fields surrounding. However during the periods of increased precipitation of the year, areas on site are unacceptable to flood risk (Shown in Fig. 7 above), most notably, areas within Lots meadow and the field to the north.

Hatherley Brook is the main water course on site, it flows from South to North through the West part of the site crossing Kidnappers lane, about halfway through the site, as well as the A36 Shurdington Road and continuing north into areas of Hatherley. The majority of the water course is enclosed by established vegetation containing mature native trees which creates a green corridor through the west part of the site (shown on Fig. 9) meaning flooding has a low impact, staying localised in the water course and small 'V' shaped valley.

Fig. 7- Flood Risk Map

Flood Risk

High

Medium

Low

Very Low

Clay/ Clayey Loam

Loam/ Sand

Peaty Silt

Contour Lines

### Landform, Soils and geology

The site consists of primarily Lime-rich, heavy, loamy and clayey soils with an impeding drainage throughout, making the site prone to flood risks, as surface waters infiltration rate is slowed. There is two strations of the clayey soils (shown in Fig. 8 above), one to the west and one in the north east corner. This correlates with the Flood map (Fig. 7) showing flooding from Moored stream which will create wet areas in times of increased precipitation, which increases biodiversity with wetland habitat in the area. The strations of lighter, more loamy sandy soil runs centrally up through the site and south east corner at the allotments and Burrows recreational sports field. The soil, which contains low amounts of nutrients is predominantly used in agricultural grazing fields rather than arable farming land which would require artificial fertiliser, which would have the potential to pollute nearby Moored stream and Hatherley Brook.

The site is located at the foot of the cotswold scarp. The scarp, made up of limestone rock, allows precipitation to percolate through and travel via through-flow down towards and through the Leckhampton Glebe site which slopes down from the 90m contour (shown on Fig. 8 above) on the South side, to the 70m contour mark at the north. Because of this the site is often saturated and prone to regions of flooding and boggy

Fig. 8- Soil Type and Topography Map

AD5603 Cultural Context: Environment and Legislation

### Landscape Character Assessment

**Area 1**

- Large flat fields, divided by small hedgerows, used primarily for pig farming
- Rural agricultural smells
- Enclosed by wooden fencing and hedgerows along the A46 border to the north and along Kidnappers Lane Road to the west.
- Partial Scarp views
- Hatherley Brook runs through the east of the area and forms a V shaped riparian corridor with a series of notable trees and hedgerows along South side
- A46 in near proximity means there is high levels of noise pollution

**Sensitives:**

- Views from residential houses across A46 to North of AONB looks across area.
- Loss of Agricultural farming land, characteristic of site
- Presence of TPO615 trees
- Livestock and farming character

**Opportunities:**

- Flat land to develop on
- Good Access to the Transport Network from Kidnappers Lane and A46

**Area 2**

- Large flat fields, divided, in parts by hedgerows, wooden fences and a small variety of trees
- Poorly maintained vegetable plots have an exposed feed with detritus carcasses and small holdings within brambles and invasive species
- Area adjacent to the A46, means there is high levels of noise pollution
- Public footpath access through east of area, along Moored stream

**Sensitives:**

- Walkers views of AONB along footpath
- Small vegetable plots, and small holdings agricultural characteristic
- Small holding owners and residential property owners to the East and to the North of A46 and of AONB
- Flooding risk to East side from Moored Stream (Shown Fig. 7)

**Opportunities:**

- Flat land to develop on
- Good Access to the Transport Network from A46
- Implementing SUD systems to development

Fig. 11- Character Areas



