

# FORMER THAKEHAM MUSHROOM SITE

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THAKEHAM

DESIGN & ACCESS STATEMENT ADDENDUM

**Bellway**

AUGUST 2026

“

**THE CREATION OF HIGH QUALITY,  
BEAUTIFUL AND SUSTAINABLE  
BUILDINGS AND PLACES IS  
FUNDAMENTAL TO WHAT THE  
PLANNING AND DEVELOPMENT  
PROCESS SHOULD ACHIEVE.  
GOOD DESIGN IS A KEY ASPECT  
OF SUSTAINABLE DEVELOPMENT,  
CREATES BETTER PLACES IN WHICH  
TO LIVE AND WORK AND HELPS MAKE  
DEVELOPMENT ACCEPTABLE TO  
COMMUNITIES... ”**

(PARA. 131, NPPF 2024)



# CONTENTS.

Page 6

1

SITE EXTENT

Page 8

2

LAYOUT EVOLUTION

Page 10

3

OPEN SPACE PROVISION

Page 12

4

LANDSCAPE  
MASTERPLAN

Page 14

5

ADDITIONAL  
CHARACTER AREAS

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Prepared by Pegasus Design on behalf of Bellway Homes Ltd (Strategic Land)

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**This Design & Access Statement Addendum has been Prepared by Pegasus Urban Design, on behalf of Bellway Homes Ltd (strategic Land). It accompanies the original planning application DC/26/0266 submitted in February 2026 for the demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.**

**The purpose of this Addendum to the Design & Access Statement is to illustrate subsequent design amendments to the proposals following discussions with the Local Planning Authority and Key Stakeholders.**



Original Red Line

# 01. SITE EXTENT

The extent of the red line boundary has been altered to encompass a large expanse of open space to the west of the site. As a result, the site area has increased from 13.23ha to 25.72ha.

Further information detailing the use of this new area of open space can be found later in the document.

## KEY



SITE LOCATION (13.23 HA)



**KEY**

-  SITE LOCATION (25.72HA)
-  LAND CONTROLLED BY THE APPLICANT

**Amended Red Line**

## 02. LAYOUT EVOLUTION



Original Site Layout

### KEY

|  |                                      |
|--|--------------------------------------|
|  | SITE BOUNDARY                        |
|  | OPEN MARKET DWELLINGS                |
|  | INDICATIVE COMMUNITY LAND TRUST AREA |
|  | AFFORDABLE RENT DWELLINGS            |
|  | SHARED OWNERSHIP DWELLINGS           |
|  | INDICATIVE LOCATION OF MOBILITY HUB  |
|  | INDICATIVE DRAINAGE                  |
|  | INDICATIVE PLANTING                  |
|  | INDICATIVE DRAINAGE                  |
|  | INDICATIVE PLANTING                  |
|  | RETAINED EXISTING VEGETATION         |
|  | LOCAL EQUIPPED AREA FOR PLAY         |
|  | PUBLIC RIGHT OF WAY                  |

The plan here and opposite highlight the layout changes undertaken since the original application was submitted. They can be summarised as the following:

- 1 Large increase in open space provision to the west of the site for community use
- 2 Provision of 10 parking spaces and a maintenance building with significant landscaping
- 3 Widened shared space street leading to car park
- 4 Amended arrangement of dwellings neighbouring Massey Close following discussions with the Parish Council. Proposed development now sides on to existing properties as opposed to backing on.
- 5 Bin collection point added to private drive, in front of plot number 2
- 6 Additional breaks to boundary treatments along private drives to provide direct access to open space



# 03. OPEN SPACE PROVISION

The update to the layout includes an additional 12.31 ha of open space within the scheme, which has resulted in a significant over-provision against policy, which is illustrated on the updated Open Space Typologies Plan and summary table.

| Typology                                                   |              | Provision Ha per 1000 |      | Site Requirements Ha | Site Provision Ha | Balance Ha |
|------------------------------------------------------------|--------------|-----------------------|------|----------------------|-------------------|------------|
| Parks & Gardens                                            |              | 1.37                  |      | 0.49                 | 1.96              | 1.47       |
| Amenity Greenspace (excluding SuDS feature)                |              | 0.58                  |      | 0.21                 | 3.57              | 3.36       |
| Natural & Semi-natural greenspace (excluding SuDS feature) |              | 2.43                  |      | 0.87                 | 12.23             | 11.35      |
| Provision for children & young people                      | Children     | 0.09                  | 0.05 | 0.03                 | 0.95              | 0.91       |
|                                                            | Young people |                       | 0.04 |                      |                   |            |
| Allotment                                                  |              | 0.18                  |      | 0.06                 | 0.08              | 0.02       |
| TOTAL                                                      |              | 4.65                  |      | 1.67                 | 18.78             | 17.11      |



**KEY**

- SITE BOUNDARY
- PARKS & GARDENS
- AMENITY GREENSPACE
- NATURAL & SEMI-NATURAL GREENSPACE
- PROVISION FOR CHILDREN & YOUNG PEOPLE (PLAY)
- ALLOTMENTS (COMMUNITY ORCHARD)
- SUDS

**OPEN SPACE TYPOLOGIES PLAN**

# 04. LANDSCAPE MASTERPLAN

The adjacent Landscape Masterplan illustrates the additional open space around the development that will create a new community parkland for the benefit of the new residents and the wider community. The parkland will comprise an exciting and varied resource for the local community where people can exercise, play, relax and connect with nature.

The design of the parkland will use the existing topography and landscape structure to offer a variety of experiences for the community to connect and play with nature, set within a landscape that creates new connections with the wider context.

The aspirations for the parkland are as follows:

1. Create a new parkland with a variety of spaces and environments for the use of the local community.
2. Foster a connection with nature through walking, cycling and exercise routes, play spaces and seating.
3. Enhance the natural environment through new ecologically focussed planting and management practices.
4. Create a new community play hub that offers a range of exciting experiences for children of all ages and abilities.
5. Create a new network of walking routes through the parkland that connect into the wider public footpath network.
6. Preserve the existing network of woodland, trees and hedgerows and strengthen through new planting where appropriate.

As a result of the updated scheme, three new Landscape Character Areas have been defined as described on the following pages.

| KEY                                                                                   |                                                                                                               |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|    | APPLICATION BOUNDARY                                                                                          |
|    | EXISTING TREES AND HEDGEROWS TO BE RETAINED (SUBJECT TO DETAILED SITE SURVEYS)                                |
|    | PROPOSED LARGE OPEN SPACE TREE PLANTING                                                                       |
|    | PROPOSED FOCAL TREE PLANTING                                                                                  |
|   | PROPOSED OPEN SPACE TREE PLANTING                                                                             |
|  | PROPOSED FRUIT TREE PLANTING                                                                                  |
|  | PROPOSED PRIMARY STREET TREE PLANTING                                                                         |
|  | PROPOSED RESIDENTIAL STREET & ON-PLOT TREE PLANTING                                                           |
|  | PROPOSED WOODLAND PLANTING                                                                                    |
|  | PROPOSED MIXED NATIVE SHRUB PLANTING                                                                          |
|  | PROPOSED POS ORNAMENTAL SHRUB/HERBACEOUS PLANTING                                                             |
|  | PROPOSED SUDS PLANTING                                                                                        |
|  | PROPOSED ORNAMENTAL PLANTING TO DWELLING FRONTAGES                                                            |
|  | PROPOSED NATIVE HEDGEROW PLANTING                                                                             |
|  | PROPOSED ORNAMENTAL HEDGEROW PLANTING                                                                         |
|  | AMENITY GRASSLAND                                                                                             |
|  | SPECIES-RICH WILDLFLOWER/GRASSLAND MEADOW                                                                     |
|  | DAMP SPECIES-RICH WILDLFLOWER/GRASSLAND MEADOW TO SI                                                          |
|  | INDICATIVE SELF-BINDING GRAVEL FOOTPATH ROUTES                                                                |
|    | INDICATIVE MOWN/SECONDARY FOOTPATH ROUTES                                                                     |
|    | INDICATIVE FOOTPATH THROUGH WOODLAND                                                                          |
|    | BENCHES                                                                                                       |
|    | OPPORTUNITIES FOR WAYFINDING, & INFORMATION PANELS (EG. FRUIT TREE SPECIES, HABITATS)                         |
|   | BUTTERFLY BANK WITHIN NORTHERN PARKLAND TO BE CONSTRUCTED AS GUIDED BY ECOLOGIST / BUTTERFLY CONSERVATION.ORG |
|  | PERMANENT WATER WITHIN SUDS BASIN                                                                             |
|  | TIMBER SLEEPERS / BOULDERS TO SUDS BASIN BANKS TO FACILITATE AMENITY ACCESS & PLAY                            |
|  | FOCAL SEATING SPACE TO VILLAGE GREEN                                                                          |
|  | HOARDING FENCE TO CENTRAL AREA                                                                                |
|  | TIMBER POST AND RAIL FENCE TO TURNING HEADS OVERLOOKING OPEN SPACE AREAS                                      |
|  | PLAY AREA - LEAP                                                                                              |
|  | INDICATIVE COMMUNITY PLAY SPACE WITHIN PLAY HUB                                                               |
|  | LOOKOUT AREA                                                                                                  |
|  | DOORSTEP PLAY / TRIM TRAIL                                                                                    |
|  | EARTH MOUNDING (VARIABLE SLOPE PROFILE WITH MAXIMUM 1:3)                                                      |
|  | WILDLIFE POND                                                                                                 |
|  | INDICATIVE MAINTENANCE/STORAGE BUILDING AND PARKING                                                           |



LANDSCAPE MASTERPLAN

# 05. ADDITIONAL CHARACTER AREAS

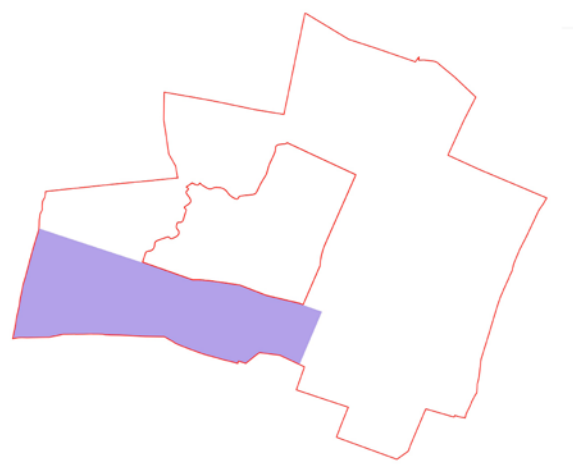
## LCA 9: PLAY HUB

The Play hub will form a vibrant and inclusive play destination located to the south-west of the site, providing a large, accessible play landscape that complements the existing High Bar Lane play area. The space will combine a diverse range of play opportunities with a sensitively designed wildlife pond and surrounding natural habitats, encouraging informal recreation, exploration, and interaction with nature for users of all ages and abilities. The space will support dynamic play, with a mix of features that encourage movement, creativity, and fun.

Overall, the Play Hub will be an exciting new play facility for the wider community, providing a fun and inviting place for residents and visitors. It will improve local play opportunities and become an important space for health, wellbeing, and social connection.

### KEY OBJECTIVES:

1. To provide a community focussed, inclusive play space with a wide variety of experiences catering to all ages and abilities, including accessible and sensory play features.
2. To enhance and complement the existing High Bar Lane play area by offering additional and varied play experiences.
3. To include opportunities for informal recreation and flexible use, allowing the space to adapt to different age groups and community activities.
4. To incorporate opportunities for dynamic and active play, supporting movement, exploration, creativity, and social interaction.
5. To include a wildlife pond with permanent water and native marginal planting, supporting local habitats and adding interest to the play setting.
6. To establish native meadow and grassland areas around the play space and pond to provide habitat and enhance the natural character of the site.
7. To provide a network of accessible surfaced paths and informal mown routes linking play features, the pond, and the wider open space.
8. To include signage and interpretation features that offer information about play, local wildlife, and habitats, encouraging learning and awareness.





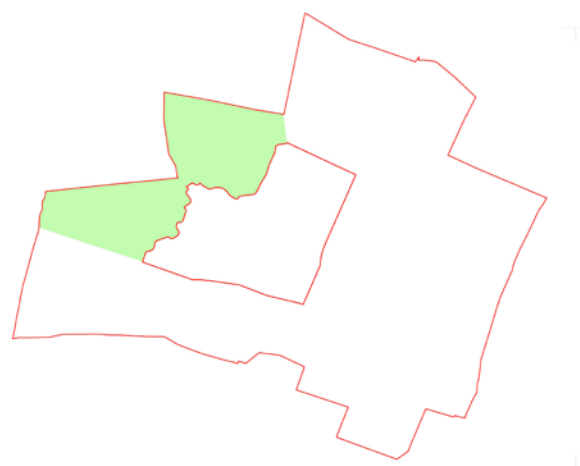
## LCA 10: HABITAT ENHANCEMENT AREAS

The Habitat Enhancement Area will form a series of interconnected spaces located alongside existing woodland edges, creating a biodiverse and accessible landscape that responds to the local character of Thakeham. These areas focus on strengthening and extending habitats at the woodland margins, providing a natural and varied setting that supports both ecological enhancement and informal space.

The primary aim is to increase the ecological value of these areas through sensitive design, management, and planting. This will be developed in close collaboration with ecologists and local stakeholders, such as the Glebe Field Project, ensuring that proposals respond to local knowledge and support long-term habitat improvements.

### KEY OBJECTIVES:

1. To create an open meadow landscape that enables informal recreation and community use.
2. To enhance ecological value through the establishment of species-rich grassland, habitat features, and native planting, thereby creating a diverse and resilient landscape.
3. To incorporate accessible and informal paths that encourage movement, exploration, and connection through the parkland and the wider landscape.
4. Cycle routes could be carefully integrated within the Habitat Enhancement Areas.
5. Walking trails could incorporate informal and natural play elements to create an engaging experience.
6. To achieve a balance between the primary function of habitat enhancement with recreational use, thereby enriching the landscape and bringing people and nature together.



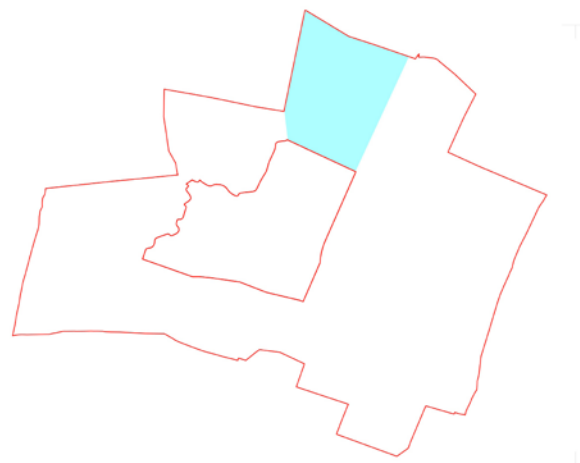


## LCA 11: THE LOOKOUT

The Lookout will form a distinctive elevated destination within the parkland, capitalising on the natural topography to create a viewpoint towards the wider landscape. Positioned on the higher ground, The Lookout will provide expansive views while functioning as a flexible gathering space for informal recreation, community events, and outdoor learning. The existing contours of the land could be sensitively manipulated to create a naturalised seating arrangement.

### KEY OBJECTIVES:

1. To respond and work with the existing landform to create a space that feels natural and integrated within the wider landscape.
2. To create a flexible, multifunctional focal space that can support informal gathering, community activity, and everyday use.
3. To provide opportunities for people to sit, rest, and enjoy views within a simple and welcoming landscape setting.
4. To enhance the sense of place by framing and celebrating views across the surrounding countryside.
5. To ensure 'The Lookout' is accessible and well connected with the wider network of paths and open spaces.
6. To allow people to learn about and enjoy the local landscape in a simple and informal way, with open grassed terraces providing space for seating, informal play, and relaxation.





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