



LAND EAST OF ST MARGARET'S DRIVE ALDERTON

DESIGN AND ACCESS STATEMENT

PREPARED BY PEGASUS URBAN DESIGN
BRS.3055_09-1 | JULY 2013

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED

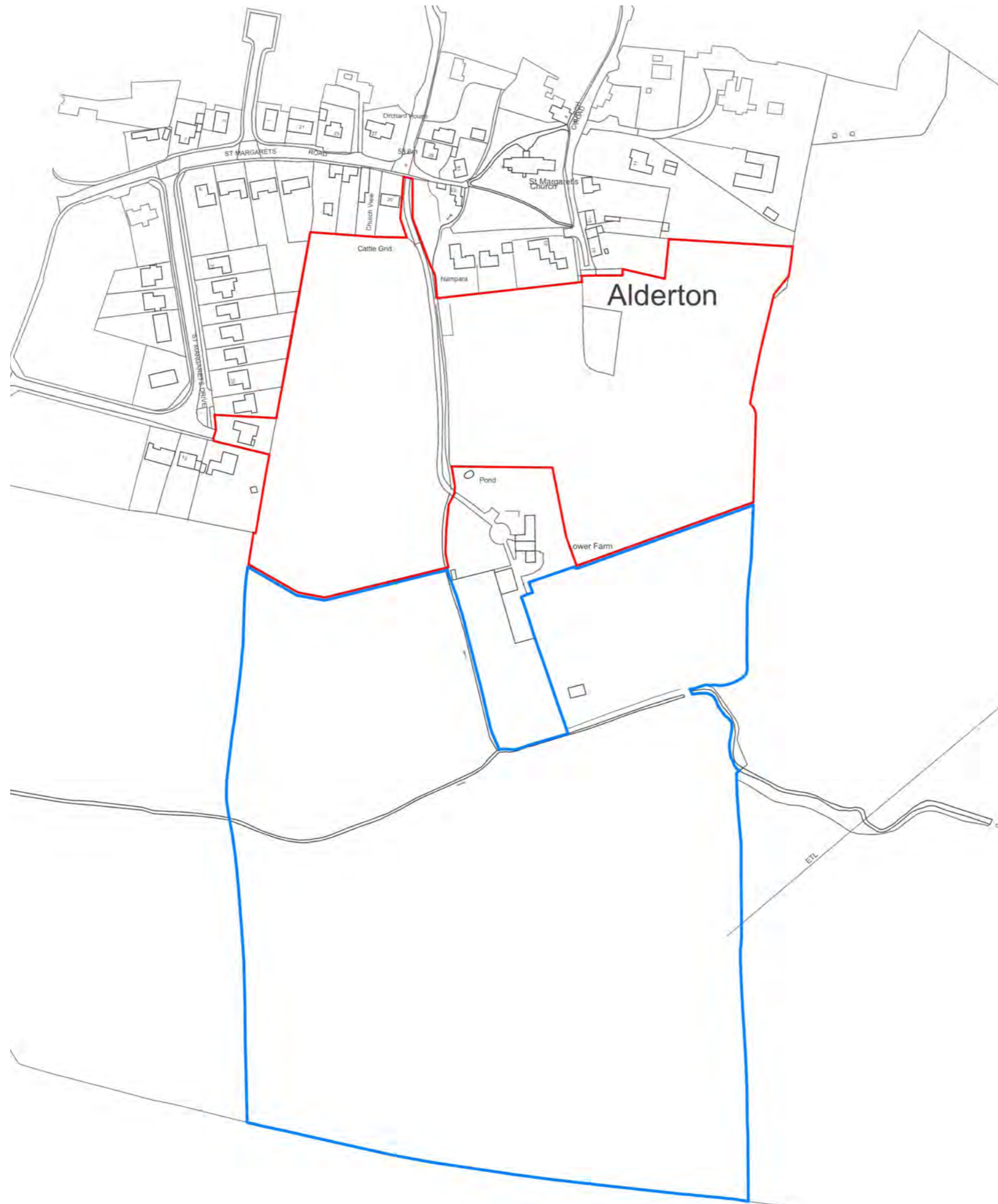




INTRODUCTION

PURPOSE OF THE STATEMENT

1



SITE LOCATION
PLAN

01 INTRODUCTION

PURPOSE OF THE STATEMENT

- 1.1 This Statement has been prepared by Pegasus Urban Design on behalf of Freeman Homes to accompany the Outline Planning Application for residential development at Land East of St Margaret's Lane, Alderton.
- 1.2 This Statement has been prepared in accordance with Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 which requires certain applications to be accompanied by a Design and Access Statement. Reference has also been made to DCLG Circular 01/2006 and the Commission for Architecture and the Built Environment's (CABE) guidance on 'Design and Access Statements: How to write, read and use them' (CABE, 2006).

- 1.3 The purpose of this Statement is to explain;

“the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with” (para. 80, DCLG Circular 01/2006).

- 1.4 The Town and Country Planning (Development Management Procedure) (England) Order 2010 also states the following requirements:

“(2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about:

(a) the design principles and concepts that have been applied to the development; and

(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement shall:

(a) explain the design principles and concepts that have been applied to the following aspects of the development:

(i) amount; (ii) layout; (iii) scale; (iv) landscaping; and (v) appearance; and

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use.

(4) A design and access statement shall also:

(a) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(b) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and

(c) explain:

(i) how any specific issues which might affect access to the development have been addressed;

(ii) how prospective users will be able to gain access to the development from the existing transport network;

(iii) why the main points of access to the site and the layout of access routes within the site have been chosen; and

(iv) how features which ensure access to the development will be maintained”.

- 1.5 This document achieves this within the following sections:

Section 1: Introduction – outlines the purpose of the document;

Section 2: Assessment – considers the site and its surroundings in terms of the physical, social and planning context as part of Article 8(3)(b) and 8(4)(a) GDMPO 2010 requirements;

Section 3: Involvement – outlines the stakeholder participation and consultation undertaken as well as its key findings as part of the Article 8(4)(b) GDMPO 2010 requirements;

Section 4: Evaluation – identification of the site constraints and opportunities in order to establish the design principles which underpin the development of the site as part of the Article 8(3)(b) GDMPO 2010 requirements;

Section 5: Design Principles – presentation of the design principles that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution as referred to within Article 8(3)(b) GDMPO 2010;

Section 6: Design Proposals – presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance, as required within Article 8(3)(a) & (4)(c) GDMPO 2010.

Section 7: Summary

- 1.6 This Statement should be read in conjunction with the Outline Planning Application and its accompanying documents.



Alderton

Manor Farm

Rectory Farm

School

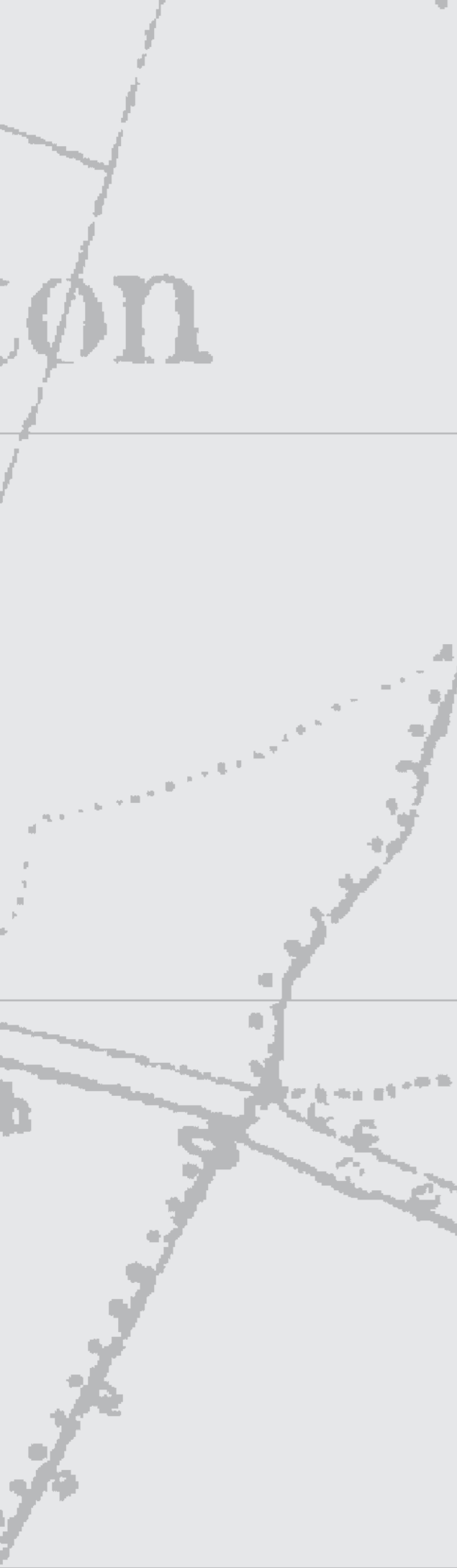
Methodist Chapel
(Wesleyan)

Rectory

St Margaret's Church
(Rectory)

The Wilderness

Pond



ASSESSMENT

HISTORICAL & PHYSICAL CONTEXT

2

SITE PHOTO 1



SITE PHOTO 2



SITE PHOTO 3



02 ASSESSMENT

2.1 This section provides a summary of the assessment of the site and its surroundings.

ALDERTON VILLAGE

2.2 The village has the Gardeners Arms pub, a local garage and petrol station; and a village shop that includes a Post Office. There is also the junior campus of Oak Hill Primary School - the infant campus being in nearby Dumbleton. There are a number of pubs in the outlying areas around the village, including the Hobnails Inn at Little Washbourne.

THE SITE

2.3 The site is an irregular-shaped piece of land covering approximately 4.7ha. It is located on the southern edge of the village of Alderton (population approximately 500) within Tewkesbury Borough.

2.4 The site is bounded to the north and west by housing. To the east are fields enclosed by hedgerows and to the south is 'Lower Farm': a detached dwelling situated amongst mature trees. This dwelling is not associated with the existing farmland occupying the site.

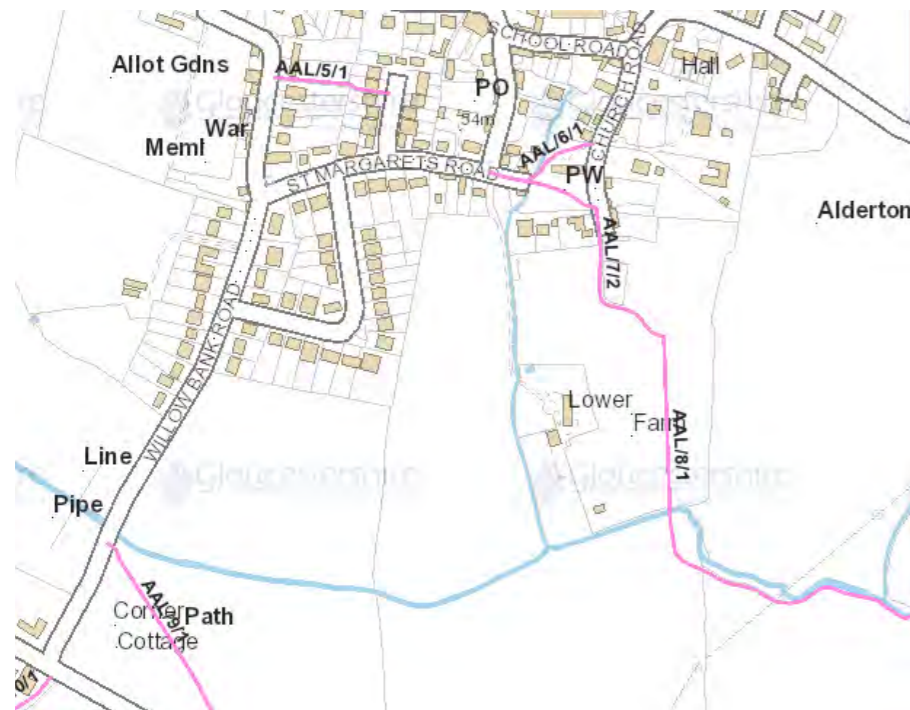
UNDERSTANDING THE PHYSICAL CONTEXT

VEHICULAR ACCESS

2.5 Two gated access points line on the northern boundary of the site. The easternmost of these provides access to the land itself from Church Road, whilst the remaining one allows access by way of a track to Lower Farm. Both are relatively narrow and are unlikely to be of sufficient size for vehicles to access the proposed development. The applicant has therefore reached agreement with the owner of 16 St Margaret's Drive (to the east of the site) such that its demolition would allow vehicular access to the site.

SITE IN RELATION TO CONTEXT





PUBLIC RIGHTS OF WAY

LOCAL BUS SERVICES



- 2.6 It is understood that St Margaret's Church, which is located on Church Road a short distance to the north of the site, is not in possession of its own parking. The applicant has agreed to allow, in principle, for the inclusion of dedicated car parking for the church within the proposed development. This would establish new and convenient parking facilities for the benefit of the participants of larger church events such as weddings and funerals.

PEDESTRIAN ACCESS & PUBLIC TRANSPORT

- 2.7 A public footpath also enters the site alongside the easternmost gateway and proceeds close to the eastern edge of the site in a south easterly direction (see plan alongside). There is no public right of way across the site's northern boundary via the westernmost of the two gateways but this land is in the control of the applicant and therefore there is the potential to establish a new pedestrian link to connect the proposal with the centre of the village.
- 2.8 Bus services connect the village with Cheltenham and are relatively frequent. The accompanying Transport Assessment provide more detail on public transport services.

CYCLE & RAIL LINKS

- 2.9 According to the Sustrans website, there are no dedicated cycle paths or national cycle routes running through Alderton. However, National Cycle Route 41 runs through Aston on Carrant: a distance of 10km away.

VISUAL CONTEXT

- 2.10 The site is located in a Special Landscape Area. The impacts on the SLA are assessed as slight adverse. The SLA covers a large area and the effects are localised and set within the context of Alderton and other man made features in the area. Residual effects on policies relating to the protection of the countryside character and the qualities of the SLA will be further reduced if the mitigation strategy outlined above is implemented.

- 2.11 There is no direct impact on the AONB and views to the site are very localised and/or at distance. Alderton acts a buffer between the AONB to the north and the development.
- 2.12 The location of the site in close proximity to Alderton is a key factor in reducing the potential impacts. The site is viewed within the context of the existing settlements from the south and largely screened from the north.
- 2.13 Although the AONB has been assessed as highly sensitive, the development represents a very minor localised change in character from the distant escarpment and outlying hills to the south and at closer distance to the north. The impacts on the setting of the AONB boundaries have therefore been assessed as minor adverse. These impacts will be mitigated over time as the landscape scheme establishes itself and integrates the development within the wider landscape setting when viewed at distance.

TREES & VEGETATION

- 2.14 Trees and vegetation are present but these are mainly located around the outer edges.
- 2.15 There are scattered trees present on the northern and western boundaries of the site and a cluster of larger trees enclosing lower farm on the southern boundary.
- 2.16 In addition there is a cluster of smaller trees present within the main body of the site, towards the site's eastern boundary.
- 2.17 The scheme will need to avoid encroaching upon the root protection areas of these trees, especially where they are classified as category A or category B (under BS5837: 2012 categories).
- 2.18 The constraints and opportunities plan included within Section 3 below shows the location of these trees.

ECOLOGY

- 2.19 The accompanying Extended Phase 1 Habitat Survey concludes that pipistrelle bats may be roosting within the building proposed for demolition to allow access across the western boundary of the site. With mitigation, it is considered possible that, after an initial short term adverse impact as a result of the demolition of this building, a long term positive impact could be achieved by increasing the number of roosting opportunities within the new dwellings.
- 2.20 No great crested newts were found within the ditches present on the site although these ditches do have the potential to provide a habitat for them. These ditches and the trees and boundary vegetation enclosing this site provide potential habitats for wildlife and should therefore be retained wherever possible.

ARCHAEOLOGY

- 2.21 Evaluation trenches have been dug within site boundaries and preliminary findings suggest that there are archaeological remains present within the site. Work is presently underway to determine the value and extent of these remains which are understood to be primarily located within the western portion of the site. The findings of the work currently underway will be released soon but as an interim measure the land within the eastern portion of the site has been set aside to allow for the effective transfer of proposed housing from the western portion of the site should the archaeological remains need to remain in-situ.

EXISTING PEDESTRIAN ROUTE TO THE VILLAGE CENTRE VIA CHURCH ROAD



LOWER FARM & ENCLOSING TREES





CHARACTER ANALYSIS

- 2.22 In very simple terms, the village of Alderton has developed in what could be described as two phases. The first phase comprises relatively informal arrangements of modestly proportioned cottages from the pre-Victorian era together with a scattering of larger Victorian properties. These are included within the accompanying images and together comprise what we have referred to as the 'historic core' of the village.
- 2.23 The buildings within the historic core have been constructed from attractive and varied materials including limestone, red brick and wattle and daub wall construction.
- 2.24 The smaller cottages tend to be broad fronted with a shallow depth of plan and have an intimate arrangement with the street being positioned close to the back edge of pavement. They can be described as one and a half or two storeys in height with dormer windows fronting the roofscape.



HISTORIC CORE



- 2.25 The larger Victorian dwellings are usually constructed from brick and are a full two storeys in height.
- 2.26 A large proportion of the village comprises estates developed during the 20th Century. These arise in the form of two storey dwellings built loosely on 'garden city' principles which would have been originally built as council houses.
- 2.27 The suburban area immediately west of the site comprises detached bungalows built, it is assumed during the mid part of the 20th Century. These are of low density and positioned well back from the street allowing the growth of shrubs and trees to develop.
- 2.28 There is a small pocket of modern housing development positioned towards the north east of the site located to south of Dibden Lane.
- 2.29 Cotswold stone or a Cotswold facing is a commonly used material with occasional instances of render. Refer to the accompanying images for the appearance of suburban Alderton.

SUBURBAN PERIPHERY





PLANNING POLICY

- 2.30 Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development and a core principle in support of this is:
- “Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” (para 17, point 4, NPPF 2012)**
- 2.31 National Planning Policy Framework (Section 7: Requiring good design) sets out the Government’s commitment to good design:
- “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”**
- “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” (para. 56 & 57, NPPF 2012).**
- 2.32 Section 7 of the NPPF, seeks to promote more sustainable development by requiring developers to address the following:
- Add to the overall quality of the area;
 - Establish a strong sense of place;
 - Optimise the use of land and place an importance on high quality design;
 - Respond to the local character and history;
 - Create safe and accessible environments; and
 - Are visually attractive with good architecture and appropriate landscaping.
- 2.33 The NPPF sets a presumption in favour of sustainable development. For decisions on applications this means:
- Approving development proposals that accord with the Development Plan without delay; or
 - Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless the adverse impacts of the development would outweigh the benefits, or specific policies in the Framework suggest that the development should be restricted.
- 2.34 Paragraph 187 states that:
- “Local planning authorities should approach decisions on planning applications in a positive way, looking for solutions rather than problems, so they can approved applications for sustainable development where possible.”**
- 2.35 The NPPF reflects the Government’s commitment to securing economic growth, in order to create jobs and prosperity. The planning system should seek to meet the needs of business by identifying appropriate sites for inward investment and planning for economic regeneration, infrastructure, services, housing and an improved environment to support such investment.

2.36 The NPPF (Paragraph 47) seeks to boost significantly the supply of housing and widen the choice of high quality homes. In order to achieve this, Local Planning Authorities should use an objectively prepared evidence base to assess the level of market and affordable housing needed within their area and seek to meet these needs in full where possible. Housing applications should therefore be considered in the context of the presumption in favour of sustainable development.

2.37 Whilst the National Planning Policy Framework (NPPF) has replaced the Planning Policy Statements the following design guidance documents are still relevant to creating good design:

- By Design – Urban Design in the Planning System:
- Towards Better Practice (DETR/CABE, 2000);
- By Design – Better Places to Live: A Companion
- Guide to PPG3 (DETR/CABE, 2001);
- Safer Places – The Planning System and Crime Prevention (ODPM, 2004);
- Manual for Streets 1 & 2 (DfT/DCLG 2007/2010); and
- Design and Access Statements – How to write, read and use them (CABE 2006)

TEWKESBURY DISTRICT COUNCIL LOCAL PLAN (2006)

2.38 Tewkesbury Borough Local Plan to 2011 (the Local Plan) was adopted in March 2006. It retained development plan status for three years from adoption however a Secretary of State Direction issued in March 2009 saved a number of Local Plan policies for continued use beyond their expiration. Saved Policy GNL 1 concerns design for major developments and is as follows:

“ALL NEW DEVELOPMENT MUST BE OF HIGH QUALITY DESIGN. THE DETAILED DESIGN, MATERIALS AND LAYOUT OF THE BUILDINGS OR STRUCTURES MUST BE APPROPRIATE TO THEIR SETTING AND THE CHARACTER OF THE SURROUNDING AREA. WHERE THIS SETTING OR CHARACTER IS OF A POOR OR MEDIOCRE STANDARD OF DESIGN, NEW PROPOSALS IN SUCH AREAS SHOULD, THROUGH GOOD DESIGN, SEEK TO UPGRADE THE OVERALL QUALITY OF THE ENVIRONMENT. SPECIAL REGARD WILL BE GIVEN TO THE DESIGN AND MATERIALS OF PROPOSALS WITHIN AREAS EXHIBITING A STRONG LOCAL VERNACULAR TRADITION OR AREAS OF LOCAL DISTINCTIVENESS”.





INVOLVEMENT

STAKEHOLDER PARTICIPATION

3

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- KEY**
- SITE BOUNDARY
 - CAR PARKING
 - SPECIAL HARD LANDSCAPE TREATMENT
 - INDICATIVE PROPOSED TREE PLANTING
 - INDICATIVE BUILT FORM
 - INDICATIVE BUILT FORM ('CHURCH GREEN')
 - INDICATIVE BUILT FORM ('ST MARGARETS DRIVE')
 - PROPOSED BUFFER SCREEN PLANTING
 - EXISTING FOOTPATHS (PRECISE ALIGNMENT TBC)

LAND AT LOWER FARM, ALDERTON - INDICATIVE LAYOUT



03 INVOLVEMENT

THE CONSULTATION PROCESS

PARISH COUNCIL

- 3.1 Pegasus Planning Group has consulted with Alderton Parish Council on several occasions to discuss the proposals; to explain how the proposals relate to national and local level policy and to discuss the implications for Alderton.
- 3.2 Pegasus first wrote to Alderton Parish Council on 8th August 2012, following various telephone exchanges. Pegasus offered to meet with the Parish Council to discuss the proposals, but the offer was not taken up.
- 3.3 Following the instruction of Pegasus by the applicant, Pegasus undertook further dialogue with Alderton Parish Council via telephone in November 2012. An email was sent to the Parish Council on 22nd November 2012 explaining the background to the proposals (and the reasons for the timings of the proposals) and, again offered to meet the Parish Council.
- 3.4 A meeting then took place with the Parish Council on 17th April 2013, in which the background of the site was discussed; the planning policy situation, including 5 year supply; the proposed development and the overall planning approach.
- 3.5 At that meeting, a scheme of up to 40 no. units, including an element of over 55s accommodation, was presented to the Parish Council.
- 3.6 At that meeting, the Parish Council made their views clear that they resist any large scale proposals in the village, but that it may support small scale growth in principle (1 – 2 units per year over the planned period).
- 3.7 Members of the Parish Council made suggestions for 'planning gain' should proposals come forward. This included the provision of a car park for the use of those attending the village church, such as for funerals and weddings. Following this meeting, the applicant has considered the comments of the parish, and made provision for this element to be included within the proposals.

- 3.8 Following this meeting with the Parish Council in April 2013, the proposals were further developed, and the proposals were amended to a scheme for up to 70 no. units. The number of units has been increased to represent a sustainable scheme to deliver all of Alderton's housing needs for the plan period in an appropriate location in the settlement.
- 3.9 Pegasus Planning Group subsequently met with Alderton Parish Council on 25th June 2013, at which the revised draft masterplan was distributed. The Parish Council made clear at that meeting that they would not support a development of the size and scale proposed.

NEIGHBOUR CONSULTATION

- 3.10 Pegasus Planning Group are committed to undertaking a public consultation event (to include mail drop and exhibition) to provide information on the proposed development, and to answer any queries which members of the public may have.
- 3.11 This will be undertaken once the planning application has been submitted to Tewkesbury Borough Council.
- 3.12 Notwithstanding this, Pegasus Planning Group has ensured that those living nearest the proposed development site have been made aware of the proposals and the imminent submission of a planning application. A letter, including the proposed illustrative masterplan was sent to residents in properties living adjacent to the site, principally on St Margarets Drive. The letter invited residents to contact Pegasus Planning Group should they have any immediate queries.
- 3.13 A copy of the letter is included within the accompanying Statement of Community Involvement and the proposal that accompanied the letter is shown opposite.





FOOTPATH REF: AAL/8/1

Low Farm
G21-B2

T9-C1

T10-B2

T11-C1

T12-C1

T13-C1

T14-C1

T15-C1

T16-U

T20-B2
















EVALUATION

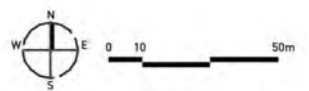
CONSTRAINTS & OPPORTUNITIES

4

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- KEY**
-  SITE BOUNDARY
 -  SENSITIVE RESIDENTIAL BOUNDARY
 -  EXISTING BUILT-UP AREA
 -  POTENTIAL LOCATION FOR ATTENUATION
 -  POTENTIAL VEHICULAR/PEDESTRIAN ACCESS (REQUIRING DEMOLITION OF EXISTING DWELLING)
 -  EXISTING PROW
 -  POTENTIAL FOOTPATH LINK
 -  EXISTING WATERCOURSE
- TREE SURVEY BS 5837 : 2012 Categories**
-  Tree Category A - High Quality
 -  Tree Category B - Moderate Quality
 -  Tree Category C - Low Quality
 -  Tree Category U - Unsuitable for Retention
 -  Root Protection Area to BS:5837:2012



04 EVALUATION

CONSTRAINTS AND OPPORTUNITIES

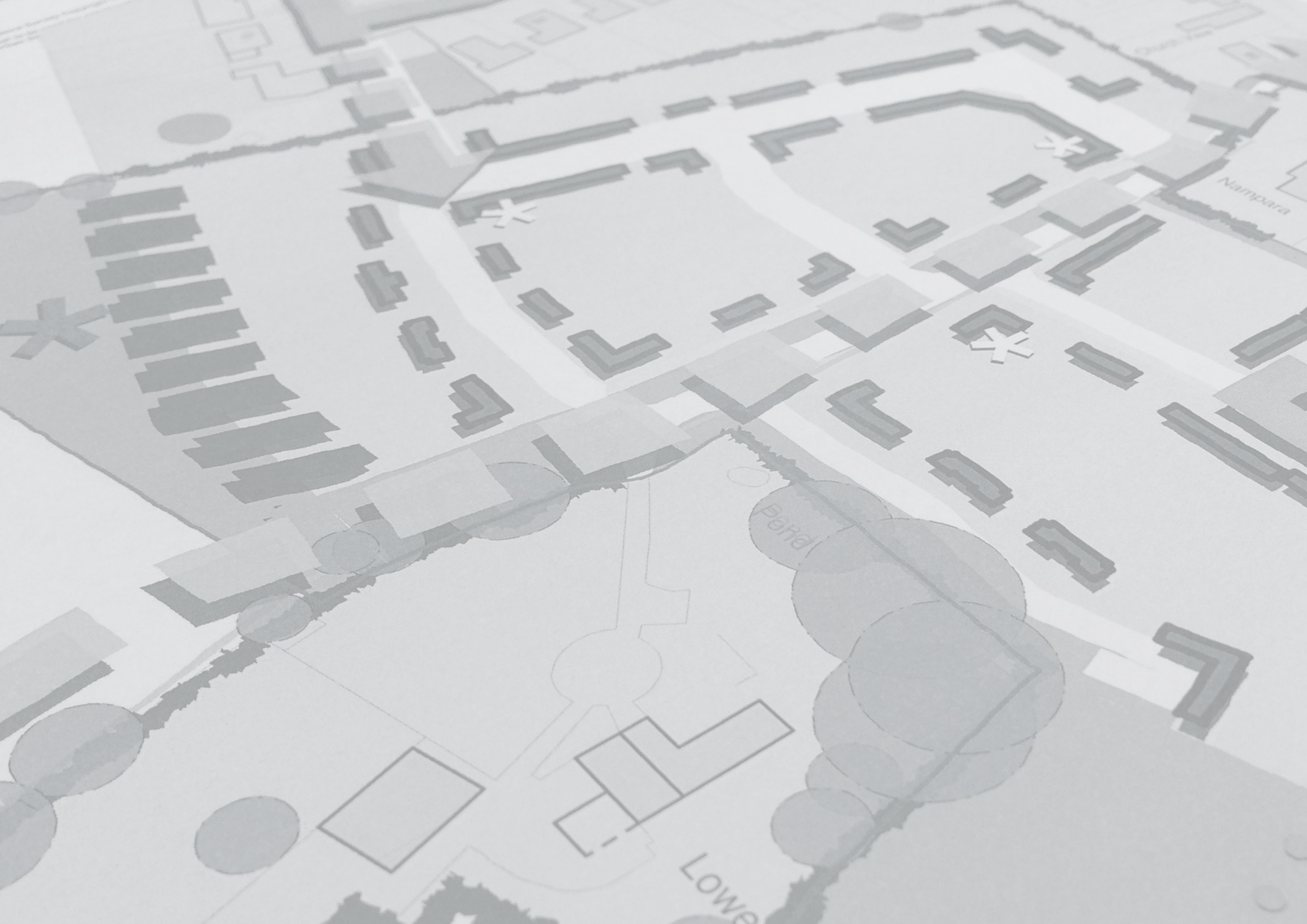
- 4.1 The constraints and opportunities arising from assessment of site and context utilised to inform and structure the development proposals. These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities plan shown opposite.

OPPORTUNITIES

- Opportunity to provide safe and secure highway access to the development from St Margaret's Drive across the western boundary of the site;
- Opportunity to provide new housing, thereby helping to meet housing need within the District in a location well-related to the existing settlement;
- Opportunity to provide new habitats for wildlife;
- Provision of affordable housing;
- The provision of new footpath links to the village centre
- The creation of a new development that reflects the character of Alderton in terms of its landscape, materials and architecture.

CONSTRAINTS

- Anecdotal evidence to suggest that the central portion of the site is prone to flooding;
- The presence of sensitive residential boundaries to the north and west of the site which will require consideration in terms of the position and orientation of new buildings;
- The presence of mature trees round the perimeter and within the central portion of the site;
- The presence a footpath crossing the site from Church Road in a south easterly direction;
- The need to retain access to Lower Farm;
- The present limitations in terms of vehicular access to the site.



A grayscale architectural site plan or floor plan is visible in the top-left corner of the page. It shows various building footprints, courtyards, and a road with a series of circular features, possibly a parking lot or a landscaped area.












DESIGN PRINCIPLES

CONCEPT & PRINCIPLES

5



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- KEY**
-  SITE BOUNDARY
 -  INDICATIVE BUILT FRONTAGES
 -  'CHURCH GREEN' GREEN SQUARE
 -  GREEN CORRIDOR CONTAINING SOFT LANDSCAPE AND ENHANCED WATERCOURSE
 -  MAIN VEHICULAR AND PEDESTRIAN ACCESS
 -  LOCATION FOR ATTENUATION BASIN
 -  KEY BUILDING TERMINATING VISTA
 -  RESIDENTIAL BLOCK
 -  LANDSCAPER BUFFER TO SCREEN VIEWS INTO SITE
 -  OPEN LAND RETAINED FOR ARCHAEOLOGICAL MITIGATION
 -  EXISTING FOOTPATH

05 DESIGN PRINCIPLES

DESIGN CONCEPT

- 5.1 The accompanying concept plan provides an illustration of the design principles behind the proposed layout.
- 5.2 It indicates that the site will comprise in essence two blocks of residential development bisected by a green corridor aligned along the course of the existing ditch which runs north to south across the site.
- 5.3 It is proposed to locate a green square at the point where Church Lane meets the northern boundary of the site since this is an accessible location for potential public open space for the benefit of the village and also provides the opportunity for parking associated with St. Margaret's Church.
- 5.4 A smaller area of open space is proposed at the point where the existing westernmost track which crosses the northern boundary of the site enters the site itself. This will provide a green gateway for those accessing the site on foot.
- 5.5 Vehicular access to go with pedestrian access is shown crossing the western boundary from St Margaret's Drive and this is likely to provide an improved access for Lower Farm in addition.
- 5.6 Variations in the past development is intended to provide more continuous frontages close to the existing built up area and more dispersed built frontages towards the southern boundary of the site where adjacent to open countryside. This will help to focus more dense development close to the centre of the village and soften the occurrence of the built development towards the southern edge of the site.
- 5.7 The existing footpath crossing the site from Church Lane southward forms a natural edge to the built development and will be retained.
- 5.8 The suggested locations are shown where key buildings may help with the legibility of the scheme expressed through great height or especial elevational treatment.
- 5.9 As well as influencing the plan above, design principles have been developed in order to steer the design of the new development which have been derived from the site assessment in conjunction with the criteria set out within the NPPF , namely:

FUNCTION AND QUALITY

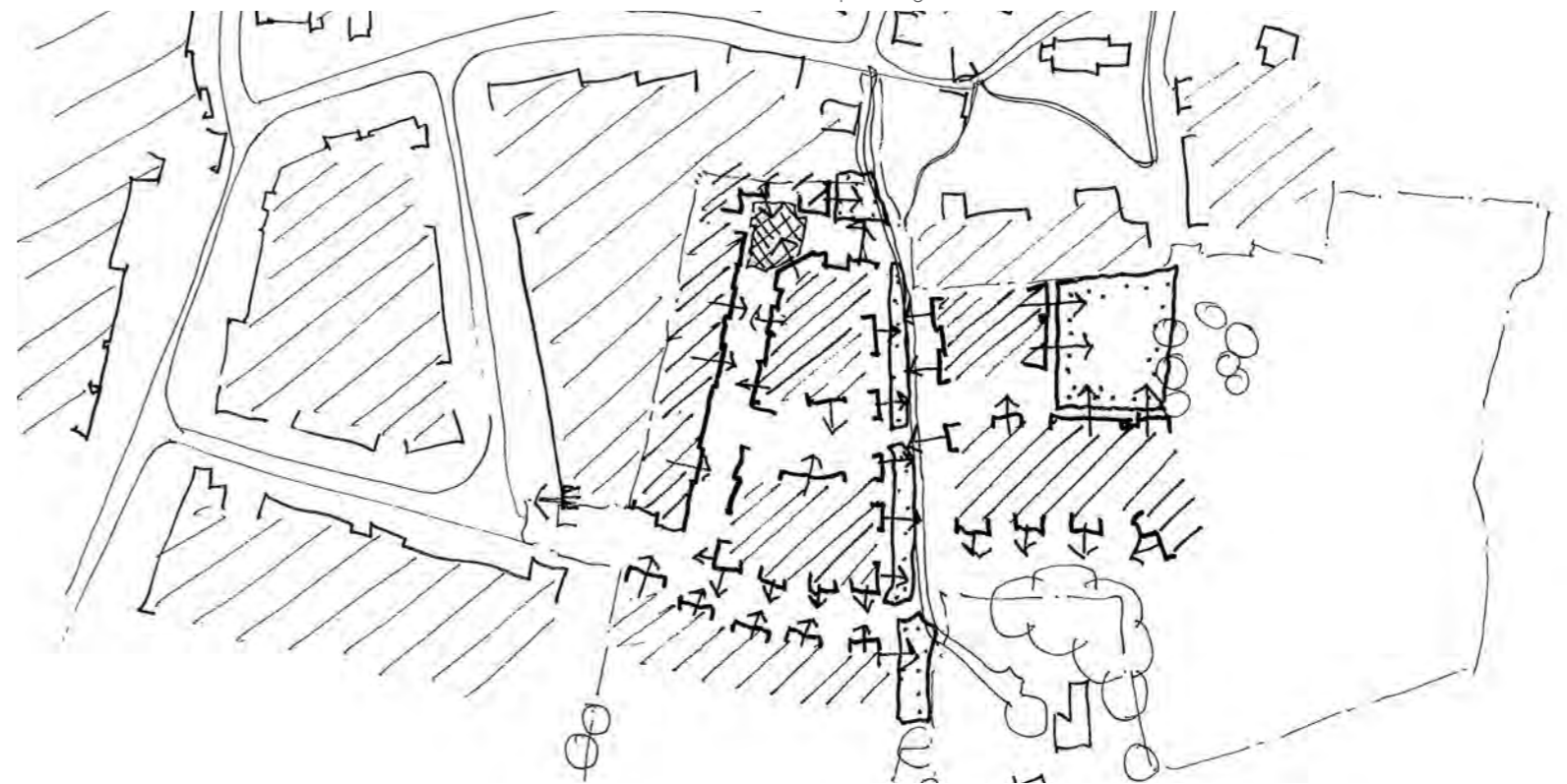
“Developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development” (paragraph 58, point 1, NPPF 2012.)

- New development provides the opportunity to reflect the distinctive identity of Alderton, whilst integrating with the existing houses and landscape context;
- Retention of the existing landscape features on the site wherever possible;
- Establish a distinctive identity through well-designed spaces and built form; and
- Minimise the impact of the development on the existing houses to the north and west.

QUALITY OF PUBLIC REALM

“Developments will establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit” paragraph 58, point 2, NPPF 2012.

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features in order to add character and sense of place to the scheme;
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces;
- Control of access to private areas, particularly rear gardens and parking courts.



ACCESSIBILITY

“Developments optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks” paragraph 58, point 3, NPPF 2012.

- Integration of the St Margaret’s Drive site into the existing movement network including new pedestrian friendly environments and vehicular routes;
- Convenient, safe and direct access for new residents to the existing local services and facilities within the village;
- Provision of multiple pedestrian access points into the development;
- Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel.

RESPONSE TO CONTEXT

“Developments will respond to local character and history, and reflect the identity of local surrounding and materials, while not preventing or discouraging appropriate innovation” paragraph 58, point 4, NPPF 2012.

- Integration of the St Margaret’s Drive site into the proposed built form;
- Respond to the existing views in and out of the site;
- Retention of the existing landscape features and habitats on the site; and
- Protection of proposed residential amenity through the use of frontage development thereby enclosing rear gardens and establishing a reasonable separation distance from existing properties.

SAFE AND ACCESSIBLE ENVIRONMENTS

“Developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion” paragraph 58, point 5, NPPF 2012.

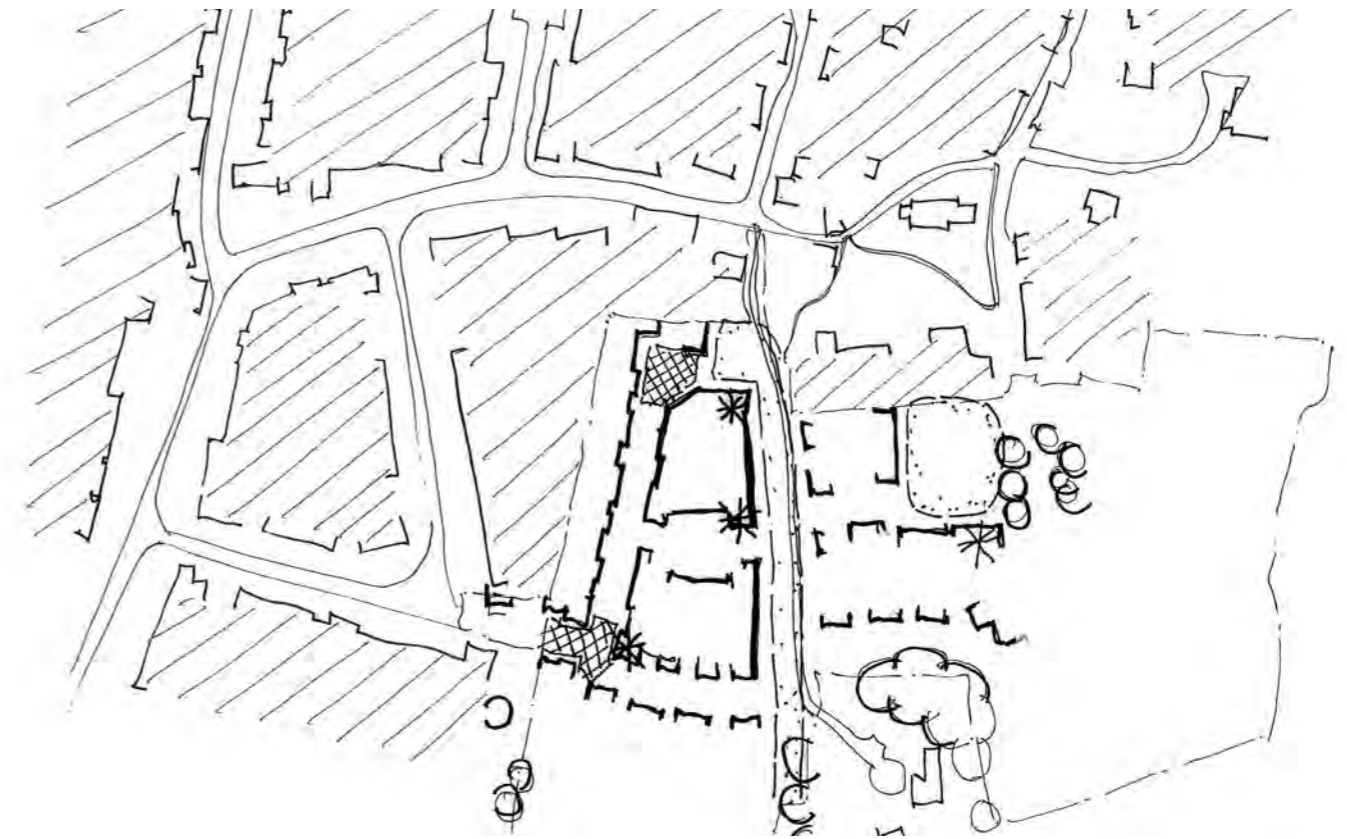
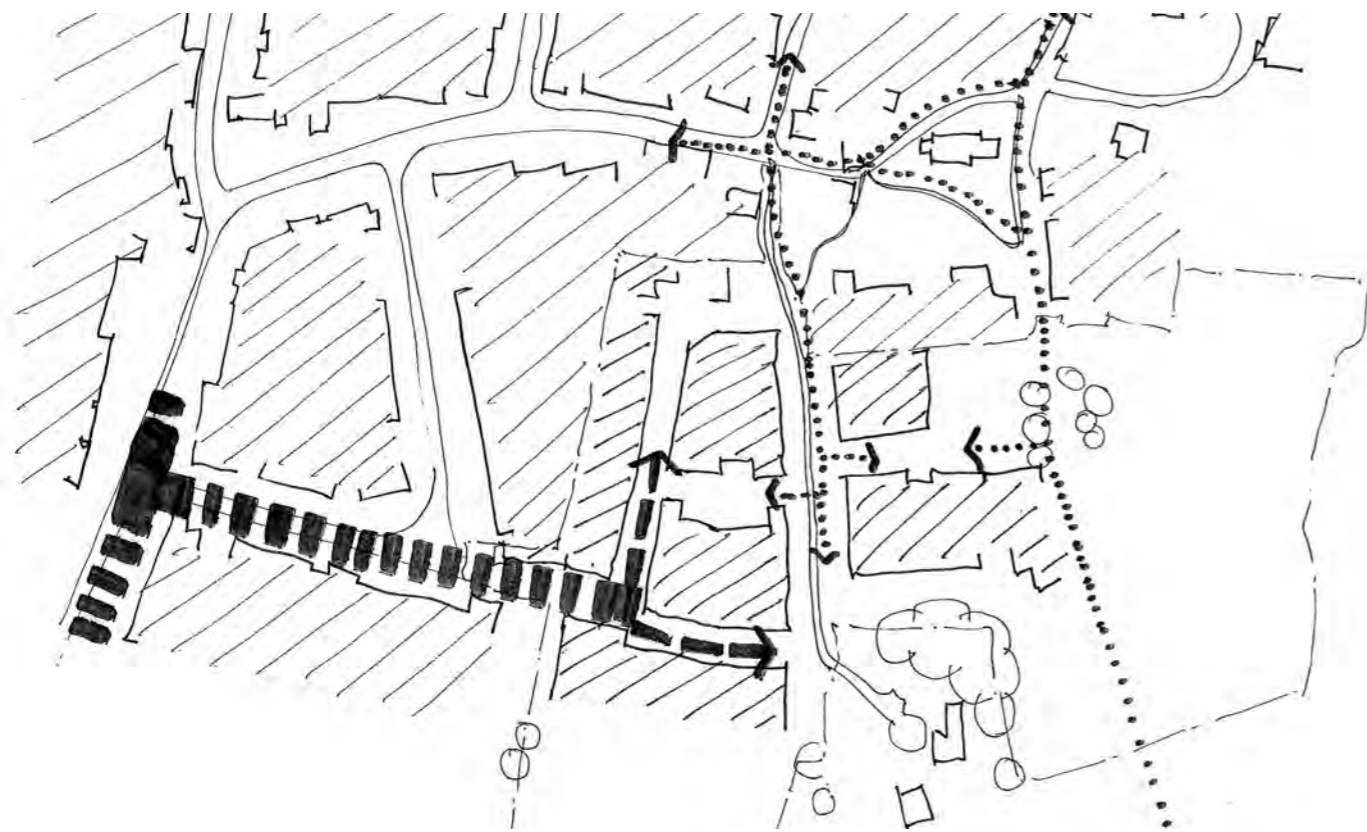
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces; and
- Control of access to private areas, particularly rear gardens.

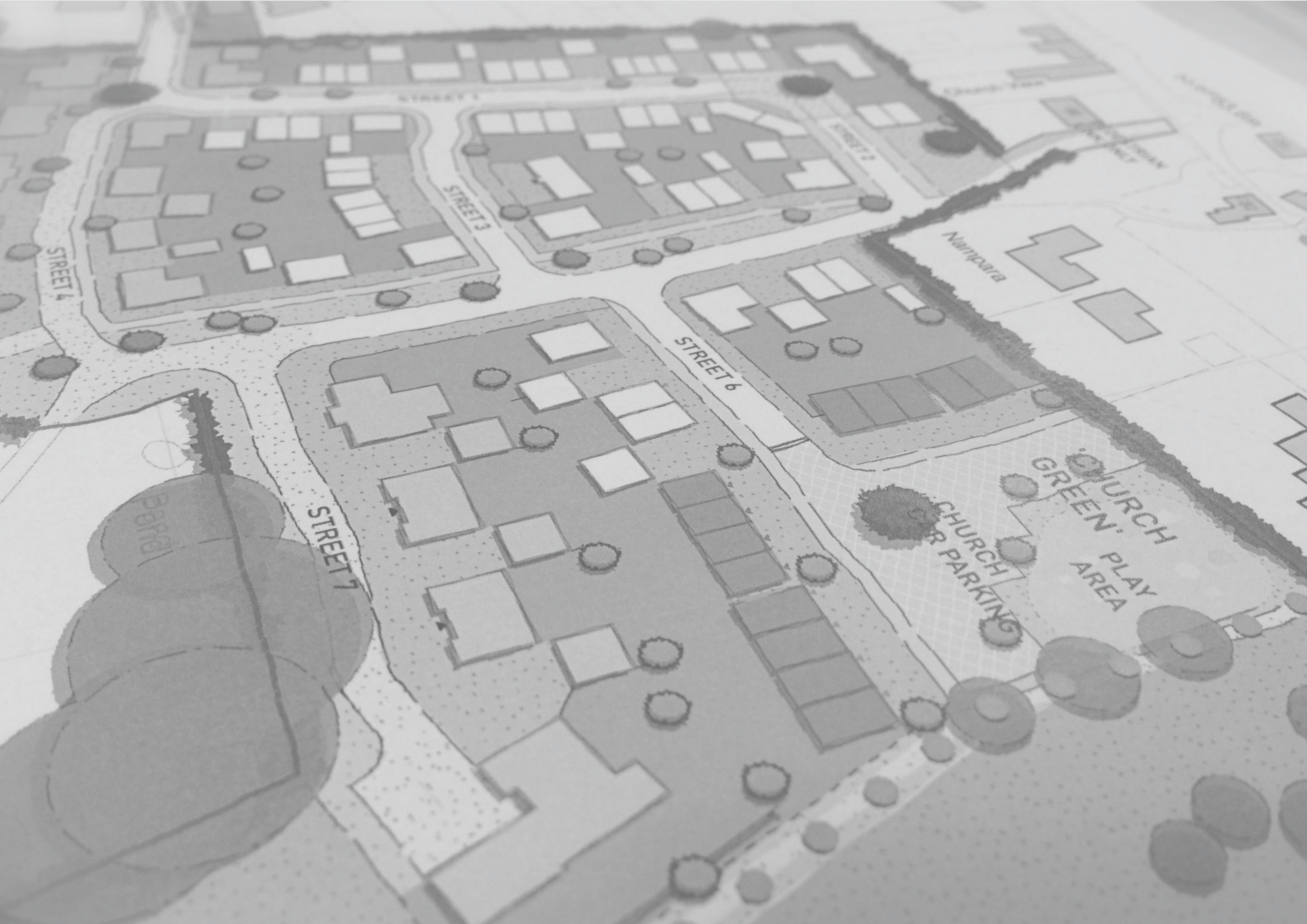
A PLACE FOR EVERYONE

- Creation of a development which allows ease of movement for all types of users; and
- Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities.

SUSTAINABILITY

- Provision of an accommodation mix which caters for the everyday needs of the new residents, regardless of means;
- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- Provision of Sustainable Urban Drainage Systems as part of the flood mitigation proposals; and
- Make efficient use of land through proposing a development with an appropriate density taking into account existing location and context.





STREET 4

STREET 1

STREET 3

STREET 2

STREET 6

STREET 7

BARRI

Nampara

CHURCH
PARKING

CHURCH
GREEN
PLAY
AREA

DESIGN PROPOSALS

USE & AMOUNT OF DEVELOPMENT

6

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- KEY**
-  SITE BOUNDARY
 -  CAR PARKING
 -  SPECIAL HARD LANDSCAPE TREATMENT
 -  EXISTING BOUNDARY VEGETATION
 -  INDICATIVE PROPOSED TREE PLANTING
 -  INDICATIVE BUILT FORM ('VILLAGE CENTRE' CHARACTER)
 -  INDICATIVE BUILT FORM ('CHURCH GREEN' CHARACTER)
 -  INDICATIVE BUILT FORM ('ST MARGARETS DRIVE' CHARACTER)
 -  PROPOSED BUFFER SCREEN PLANTING
 -  EXISTING FOOTPATHS (INDICATIVE ALIGNMENT)
 -  GREEN CORRIDOR OPEN SPACE
 -  FRONT GARDENS
 -  REAR GARDENS
 -  EXISTING DITCH & WATERCOURSE



PROPOSED INDICATIVE LAYOUT

06 DESIGN PROPOSALS

USE & AMOUNT OF DEVELOPMENT

- 6.1 The proposal has the potential to provide up to 70 dwellings (including 15 no. dwellings for the over 55s) with an affordable housing component of 35%. This component is in excess of local standards.
- 6.2 The residential component will comprise a range of house sizes including family housing.
- 6.3 70 dwellings on the area proposed for residential development would equate to a density of approximately 35 dwellings per hectare which is considered an appropriate balance between location and efficiency in housing delivery. Also within the scheme we propose two areas of public open space which could accommodate play equipment should that be sought by the LPA.

- 6.4 In addition to this a green corridor is proposed to provide an attractive link between the village and the open countryside to the south and south east. This green corridor encloses the existing ditch bisecting the site from north to south.
- 6.5 The eastern portion of the site is effectively set aside as land which can mitigate against the findings of the ongoing archaeological work. Should this land not be needed for housing it is likely to continue in agricultural use.
- 6.6 Lastly an area towards the south western corner of the site is set aside for sustainable urban drainage infrastructure and as a landscape buffer to screen views into the site from the south west.

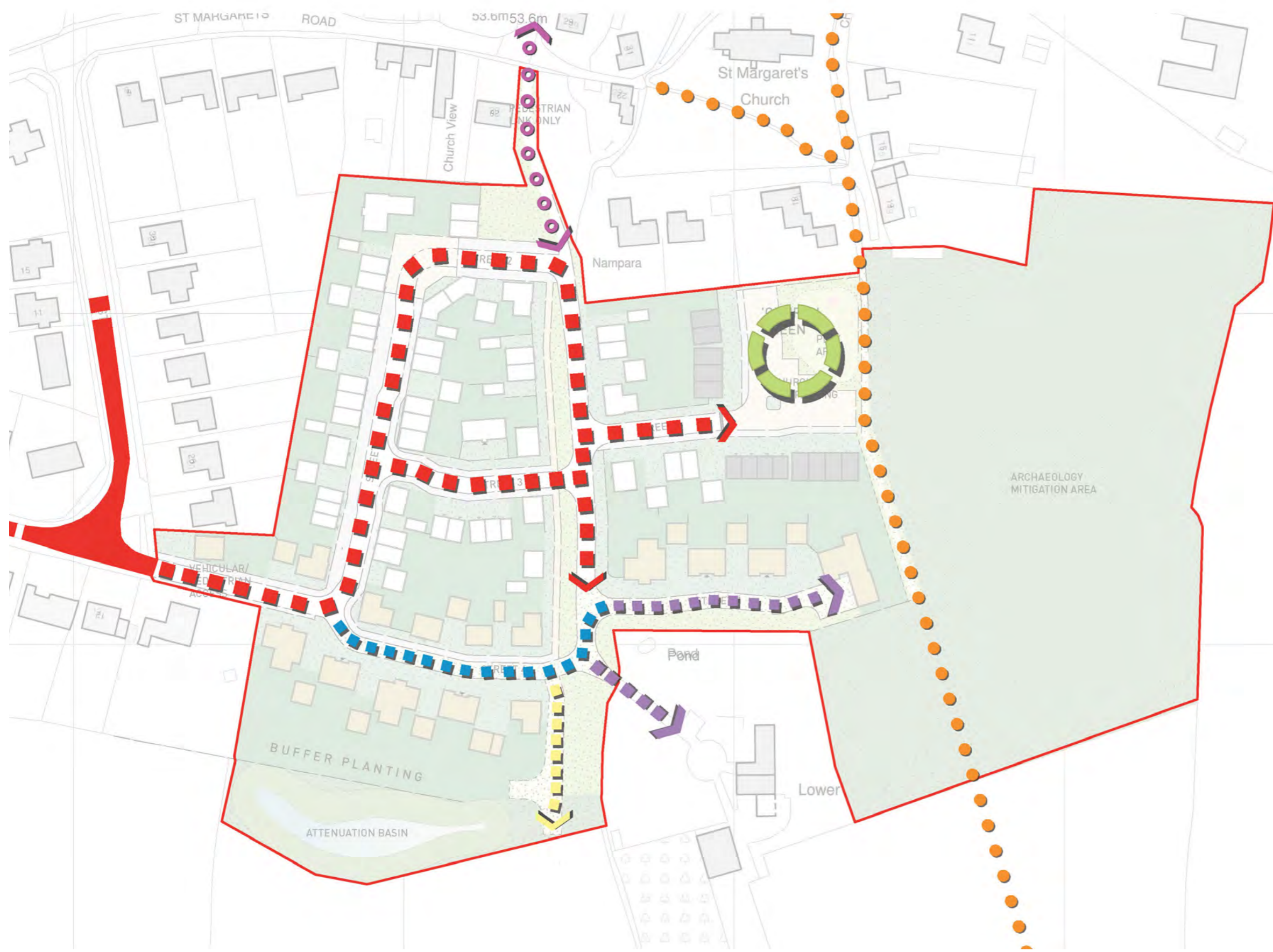
LAYOUT & ACCESS

LAYOUT

- 6.7 As can be seen from the accompanying layout plan, this builds upon the principles established within the concept of the principle section above.
- 6.8 The site will comprise two areas of residential development bisected by a green corridor which encloses the existing ditch.
- 6.9 Access will be from St Margaret's Drive and two pedestrian access points will cross the northern boundary from St Margaret's Road and Church Lane.
- 6.10 A small area of open space will be provided at the point where each pedestrian link crosses the northern boundary. The larger of these is an area capable of featuring a play area and we have suggested it should be called 'Church Green'.
- 6.11 Church Green is also capable of featuring additional parking for St Margaret's Church should that be seen as necessary.
- 6.12 We have sought to increase density towards the north western corner of the site where it is closest to the existing village; and lower density along the southern edge of the site. Around Church Green we have proposed continuous frontages which will help to enclose the space.
- 6.13 The accompanying Figure Ground Plan shows how the pattern of proposed building narrows across the site.



PROPOSED FIGURE GROUND



- KEY**
-  SITE BOUNDARY
 -  EXISTING HIGHWAY
 -  PROPOSED PRIMARY STREET
 -  PROPOSED SECONDARY STREET WITH INFORMAL HIGHWAY DESIGN
 -  PRIVATE DRIVE
 -  MAINTENANCE ACCESS
 -  'CHURCH GREEN' WITH POTENTIAL PARKING FOR CHURCH
 -  EXISTING PUBLIC FOOTPATHS
 -  NEW FOOTPATH LINK TO VILLAGE CENTRE

MOVEMENT STRATEGY

ACCESS

- 6.14 Vehicular access to the site is taken from St Margaret's Close to the west of the site which will require the demolition of 22 St Margaret's Drive.
- 6.15 From the accompanying plan it can be seen that different categories of streets are proposed which will vary according to the number of dwellings they serve. The majority of the site will be served by what we have termed 'primary streets'.
- 6.16 Close to the southern boundary of the site and where streets are serving less than 5 dwellings we propose a lower order category of street which will have more informal highway design and maybe surfaced in an alternative to tarmac cladding.
- 6.17 In addition, an access spur will be needed for maintenance of the attenuation basin at the southern boundary of the site.
- 6.18 Parking will be in accordance with local standards to be determined at detailed design stage.
- 6.19 The proposal also contains parking for use by the public attending special services at St Margaret's Church. This will be located adjacent to 'Church Green'. This is the most accessible location for this parking and is connected to St Margaret's Church by an existing right of way.

- 6.20 In terms of parking, this will be a combination of garage, on plot, some on street with the possibly in addition of courtyard parking and undercroft parking within coach houses.
- 6.21 For pedestrians, the proposal will be accessed via an existing footpath from Church Road and in addition by a new footpath connection from St Margaret's Road connecting the main body of the site with the centre of the village. At present this land is in the control of the applicant but there is no formal right of way.
- 6.22 It is a modest proposal in a rural area and no special measures are proposed to allow for cycle usage aside from the capability to have secure storage within proposed residential properties. It is envisaged that design of the proposed streets will incorporate traffic calming measures to enhance the experience of cycling within the scheme.

SCALE AND MASSING

- 6.23 In the main it is envisaged that the height of the buildings proposed will reach 2 storeys. Occasionally in prominent locations, and where the intention is to enhance legibility through the establishment of key buildings then these may rise to a height of 2.5 storeys.
- 6.24 Those dwellings towards the southern boundary of the site are likely to be larger in scale and extent, although they will still remain 2 storeys in height.
- 6.25 The accompanying building heights plan suggests an approach as to how this might vary across the site.





CHURCH GREEN CHARACTER AREA



ST MARGARET'S DRIVE CHARACTER AREA

CHARACTER AND APPEARANCE

- 6.26 The accompanying images are an impression of the character sought for each of the character areas as set out on the indicative layout included above.

CHURCH GREEN CHARACTER AREA

- 6.27 This area comprises the dwellings enclosing Church Green at the north eastern corner of the site. A strong influence on the character of this area will be Church Green itself with its potential for a play area, areas of grass and substantial tree planting.
- 6.28 Enclosing this space it is envisaged that there will be a continuous frontage of modestly proportioned terraced houses such as those found within the historic core of Alderton. They will be no more than 2 storeys in height and will have an intimate arrangement with the street and little in the way of architectural ornamentation.

ST MARGARET'S DRIVE CHARACTER AREA

- 6.29 This area will take its cue from St Margaret's Drive itself and will feature primarily detached dwellings of greater extent than those in the remainder of the scheme. They will be set within larger plots which allow the growth of plentiful trees and shrubs and the overall impression that we are seeking to give will be that of a 'parkland' character area.

VILLAGE CENTRE CHARACTER AREA

- 6.30 This character area makes the transition from the existing built up area of Alderton to the St Margaret's Drive Character area and accordingly comprises small groups of continuous frontage terraced housing together with larger detached houses enclosing the green corridor.
- 6.31 The impression it seeks to give will be that a mixture of different housing types as found within the existing village and its architecture will be strongly influenced by that found within the village that typical of smaller cottages close to back edge of pavements with the occasional Victorian villa standing out within the street scene.



VILLAGE CENTRE CHARACTER AREA



- KEY**
- SITE BOUNDARY
 - SPECIAL HARD LANDSCAPE TREATMENT
 - EXISTING BOUNDARY VEGETATION
 - INDICATIVE PROPOSED TREE PLANTING
 - PROPOSED BUFFER SCREEN PLANTING
 - EXISTING FOOTPATHS (INDICATIVE ALIGNMENT)
 - GREEN CORRIDOR OPEN SPACE
 - EXISTING DITCH & WATERCOURSE

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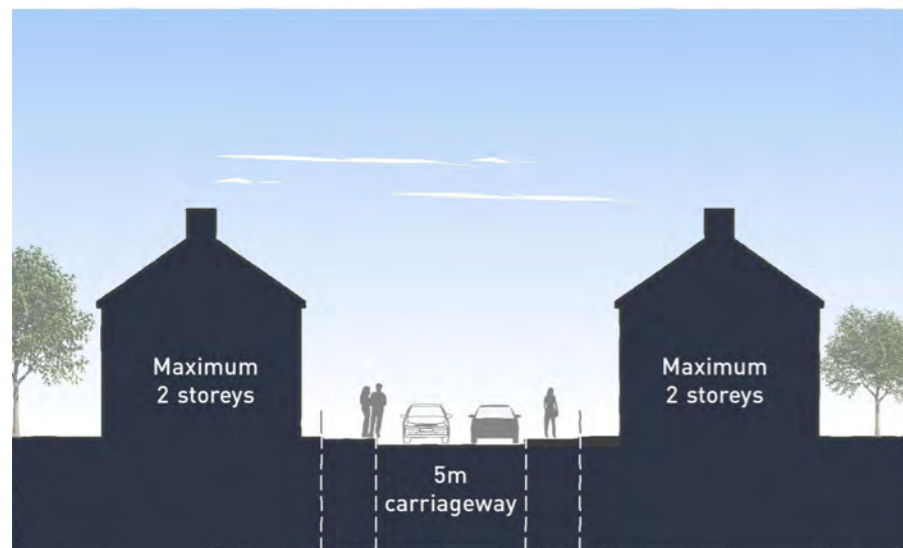
INDICATIVE LANDSCAPE PROPOSALS

LANDSCAPE

- 6.32 An indication of the landscape proposals are included on the accompanying landscape plan. The boundary of vegetation enclosing the western, northern and eastern boundaries of the site will be left intact aside from that section necessary to allow access from St Margaret's Drive.
- 6.33 The existing trees around the perimeter of the site and within the central portion adjacent to Lower Farm; as well as that small copse found close to Church Road will be left undisturbed unless of course these are considered a problem from a health and safety point of view.

- 6.34 New tree planting will occur, especially in modal spaces such as the two areas of open space close to the northern boundary of the site and along the length of the green corridor which bisects the two housing areas.
- 6.35 A belt of new tree planting will be necessary to enclose the built form close to the south western edge of the site to restrict views in to the development from that direction.
- 6.36 It would also be desirable to provide some element of planting around the proposed attenuation basin to help soften its appearance.

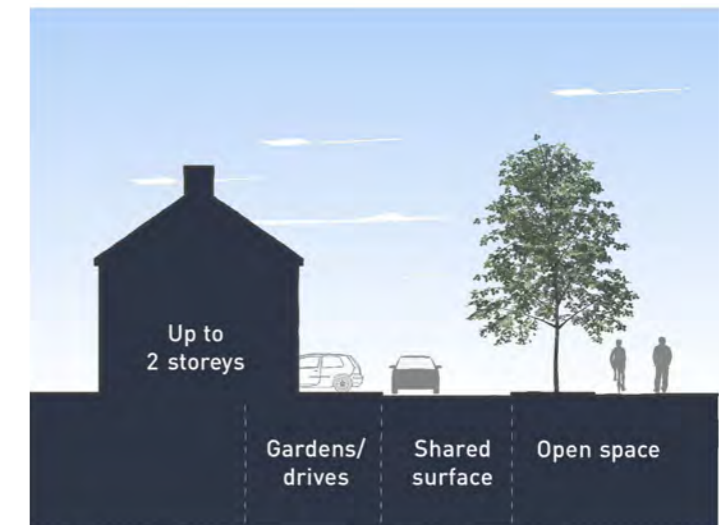
- 6.37 In terms of hard landscape treatment, a special hard surface treatment is intended for that part of the site enclosing Church Green and for the secondary streets and private drives. In addition, a special hard landscape treatment will be laid out at the north western corner of the site to help create the feel of a small square.
- 6.38 The full details of the landscaping scheme will obviously be addressed at the time that a reserved matters application is submitted for the site.



STREET SECTION 1



STREET SECTION 2



STREET SECTION 3



RESOURCE EFFICIENCY

ADAPTABILITY

- 6.39 The development should be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking.

SUSTAINABLE BUILDING TECHNIQUES

- 6.40 Where appropriate, sustainable building construction techniques will be used in line with current building regulations. Sustainable construction measures typically comprise a combination of the following:
- Improved energy efficiency through siting, design and orientation;
 - Water conservation measures;
 - Considering fabric efficiency in the design of buildings;
 - Use of building materials capable of being recycled; and
 - An element of construction waste reduction or recycling.

CODE FOR SUSTAINABLE HOMES

- 6.41 The Code for Sustainable Homes (2006) assesses the ability of a development to achieve sustainability through a package of measures. These measures relate to the whole house and have been strongly informed by the Building Research Establishment's Environmental Assessment Method (BREEAM) EcoHomes standard.
- 6.42 The Code covers the following elements;
- Energy efficiency and carbon emissions;
 - Water consumption;
 - Use and resourcing of materials;
 - Surface water run off and flood risk;
 - Waste management and recycling;
 - Minimising/reducing pollution;
 - Health and well being;
 - Management, including security and construction; and
 - Ecological protection and enhancement.
- 6.43 The open market dwellings will meet Building Regulations standards in terms of sustainable construction, as has been agreed with the LPA. The affordable dwellings will meet Code Level 3.

CRIME PREVENTION

- 6.44 One of the design objectives within item 58 of the National Planning Policy Framework (NPPF) states that developments should:
- “create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;” (point 5, item 58, NPPF 2012)**
- 6.45 The design proposals for the St Margaret's Drive site are based on an understanding of best practice guidance and reference has been made to the relevant documents including “Safer Places: the Planning System” and “Manual for Streets as well as ACPO “New Homes” guidance.
- 6.46 When designing new developments, these should create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.
- 6.47 Landscape design is essential in achieving an environment that creates a sense of place and community safety. In this context, landscape design encompasses the planning, design and management of external public spaces. Well-designed public lighting increases the opportunity for surveillance at night and will be integrated into future Reserved Matters applications.
- 6.48 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.
- 6.49 In forming the design proposals the following key attributes have been included:

- Buildings are orientated back to back where possible to ensure rear gardens are not exposed;
- Public open spaces are well overlooked by the surrounding built form;
- All routes are necessary and serve a specific function or destination;
- Lower category roads serve smaller groups of dwellings but with a clearly different street character to signal a semi-private environment.
- The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
- Natural surveillance is promoted wherever possible; and
- Architectural details which promote natural surveillance are to be designed into dwellings, not only through window positioning, but also through the use of bay windows in key locations to give a further angle of natural surveillance.



SUMMARY

7



07 SUMMARY

- 7.1 This Design and Access Statement began by analysing the site in its context. From this initial study it was possible to derive a set of constraints and opportunities that then went on to influence the design of the scheme.
- 7.2 A concept plan has been prepared which sets out the underlying theory behind the Masterplan; and a set of design principles have been produced that is based on national planning policy.
- 7.3 Finally, the proposal was set out covering all matters needed for determination of a planning application, including how local character has influenced the scheme at this detailed design stage.
- 7.4 The proposal is for a scheme with a clear vision that has the potential to be of the highest quality. It has been sensitively designed so as to integrate successfully with the site's existing attractive landscape, achieved through consideration of scale, built form and landscape treatment.
- 7.5 It has furthermore been designed specifically to meet established local housing need and will provide family accommodation in a location that has convenient access to essential shops and facilities.
- 7.6 Permission for the scheme will allow an appropriate quantity of housing in a sustainable location for the benefit of local people.

