7. Design Policy and Guidance

Policy	Policy Detail	Analysis
National Planning Policy Framework (2012)	Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 states that there is a need to deliver a wide choice of high quality homes in order to create sustainable, inclusive and mixed communities. Paragraph 56 requires developments to function well and add to the quality of an area, as well as optimising the potential of the site to accommodate development. Developments should also be visually attractive and create safe and accessible environments. Paragraph 96 states that new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.	The NPPF was brought into force on the 27th March 2012, and takes precedence over out-of-date or incomplete local development plans. In such cases planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The matters listed in the relevant paragraph extracts have been addressed in detail within this document, and the planning statement. The Design Team has sought to use a series of robust design principles to develop the basis for a well considered high quality designed scheme. This document sets out the design evolution process the design has been through to arrive at the current scheme proposals. The scheme embodies the principles of secure by design, meeting a number of criteria in terms of security and safety.
South Yorkshire Residential Design Guide (2011)	The Guide aims to reflect the approach to design as set out in Manual for Streets (2007) and Manual for Streets 2 (Sept 2010). These documents emphasise the overall importance given to placemaking and encourage the design of streets based on their function, rather than purely the level of traffic.	All designers of residential and mixed use schemes in South Yorkshire should refer to the South Yorkshire Residential Design Guide for advice on the general approach / ethos and details of layout, construction and highway adoption.
Manual For Streets (2007)	Manual for Streets (MfS) replaces Design Bulletin 32, first published in 1977, and its companion guide Places, Streets and Movement. It puts well-designed residential streets at the heart of sustainable communities.	We have used the document throughout the design process and adhered to the overarching principles where achievable. The design and layout of streets reflect the principles of Manual for Streets. The proposed development meets the standards for parking design set out in particular sections S2.5 On-street parking (p102) and B1.6 Off-street parking (p116-117).

8. Existing Land Uses



Existing residential areas

Commercial Areas

Proposed development

Community facilities
(Not all shown)

Figure 17: Existing Land use Plan

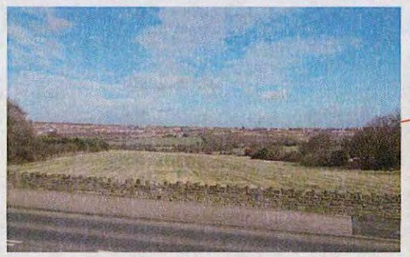
The land use plan above identifies existing residential areas, green space and local amenities. The proposed development site is shown red. From the plan it is evident that this area of Wilthorpe is mainly dominated by residential development alongside green space. The land use plan clearly identifies the proposed site as an extension to the residential areas of Wilthorpe as the site is surrounded by existing housing to the South, East and West. The green space will into existing open spaces visually.

9. Site & Surrounding Areas

Redbrook Business Park



Wilthorpe Road (site frontage)



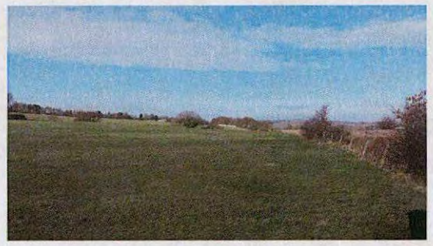
Wilthorpe Road (opposite site frontage)





Figures 18-24: Site and surrounding areas

Views from public footpath



Existing residential area (Wilthorpe Farm Road)



Existing Hedgerows



10. Opportunities and Constraints

10.1 Design Constraints - Detail

Following a review of the reports, Persimmon Homes identified a number of constraints to the development of the site. These were as follows:

Constraint	Detail
Ecology	An Ecological Survey & Assessment has been undertaken; all desk study and site survey results have been documented in brief within this statement. The site is not subject to any national or local nature conservation designations covering the site or the immediate surrounding areas, which could constrain its development. The Survey demonstrates that there are no ecological constraints that would prevent this site from being developed for residential use. Further information can be found in the Ecology Survey and Assessment which accompanies this planning application.
Highways	The A657 Wilthorpe Road is a single carriageway road with footways to both sides. The carriageway width along the site frontage is approximately 9.3m. The main access to the development will be by way of a new ghost island right turn lane onto Wilthorpe Road. As A657 Wilthorpe Road is subject to a 30mph speed limit. An emergency access point from Redbrook will also be provided at the south western corner of the site, this will only be used by emergency vehicles to access properties. . Further information can be found in the Transport Assessment, which accompanies this planning application.
Noise	The site is located in close proximity to the A657 and industrial buildings. A noise survey has been undertaken to monitor noise levels and investigate noise mitigation methods that potentially may have to be put into place. Further information can be found in the noise report.
Topography	The site falls down from south west to north east, additionally a steeper area is found in the central portion of the site. These changes must be taken into account in the design of the scheme and with regards to the engineering required on site.

10. Opportunities and Constraints

10.1 Design Constraints – Detail Continued

Constraint	Detail
Land Contamination	A preliminary Geo Environmental Report has been undertaken which presents observations and factual data obtained during the site investigation, and provides an assessment of geoenvironmental issues. The site is located within a Coal Mining Development Referral Area an area with specific mining legacy risks to the surface, including mine entries; shallow coal workings etc. Whilst the site is considered suitable for its current and planned use, the scheme will require further intrusive investigation as part of the remediation strategy.
Drainage	The site is located in Flood Zone 1 and is considered to be at a low risk of flooding. Housing development is therefore suitable for this location. Yorkshire Water confirmed that foul drainage for domestic waster from the development can discharge to the existing 300mm diameter public combined sewer crossing Wilthorpe Road at a point adjacent the south east of the site.

10. Opportunities and Constraints

10.2 Design Opportunities – Detail

Opportunity	Detail
Design	Creating new traditional homes that respond to the local scale and massing of surrounding architecture. The proposed planning layout benefits the local area with an increased circulation and movement for pedestrians and vehicles. Focal points such as crescents and open green space will be created within the development, which will contribute to the local character within Wilthorpe.
Economic Investment	The application proposals will generate significant economic benefits and support sustainable economic growth by: • Creating new temporary and permanent jobs in the local area and beyond through construction activity; • Generating investment in the local economy of Wilthorpe; • Providing infrastructure improvements through S106 contributions (discussions on this point to be held with BMBC);
Landscaping	New planting opportunities within the site. New open space, for formal and informal recreational uses.
New Housing	Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 (NPPF) states that there is a need to deliver a wide choice of high quality homes in order to create sustainable, inclusive and mixed communities. Paragraph 56 (NPPF) requires developments to function well and add to the quality of an area, as well as optimising the potential of the site to accommodate development. Developments should also be visually attractive and create safe and accessible environments. Paragraph 96 (NPPF) states that new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

10. Opportunities and Constraints

10.3 Design Opportunities - Overview

•Views over open green space and the proposed tree lined central corridor providing natural surveillance.
•The existing trees on the site will define the development and establish the sites character from an early stage.
•Enhance local character and provide housing in a desirable location.
• Retention of open green space at the South East side of the site providing useable open space with great views over the valley.

10.4 Design Constraints - Overview

•Proposed plots need to back onto the existing properties therefore sufficient distances need to be provided.
•Access may be a constraint as Wilthorpe Road is a busy road.
•Site topography as the site has areas of steep slopes.



Figure 25: North eastern site boundary

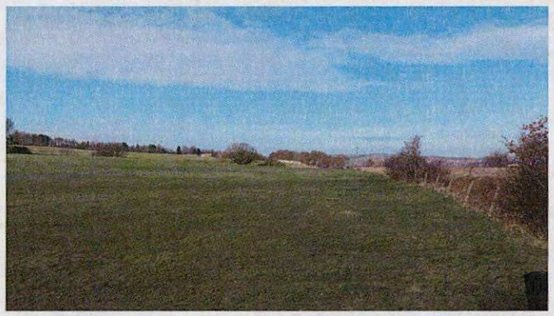


Figure 26: Northern point of the site, railway line to the right

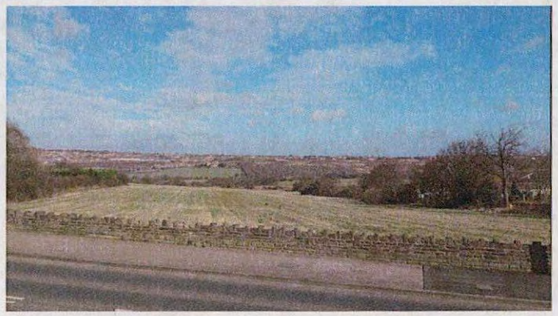


Figure 27 Site entrance and access point

11. Design Concept and Evolution

11.1 Design Principles

From the opportunities and constraints appraisal an initial masterplan was produced showing the general arrangement of the roads, dwellings and access points. The plan also shows the extent of the greener and open space to be retained on site.

The second stage of the design process was to sketch up a more detailed site plan indicating the different housetypes and the positioning of the roads throughout the development.



Figure 28: Initial master plan concept developed from the opportunities and constraints plan

11. Design Concept and Evolution

11.2 Design Principles (Continued)

- Active Frontages onto open space and main roads
- Housing to front the pedestrian footpath to provide natural surveillance.
- Smaller housing has been positioned more central to the site and towards the north-east with more premier plots around the existing residential boundaries of the site and along the southern boundary overlooking green field land.
- Provision of off street parking is provided to all dwellings.
- Road layout has been amended to include a more organic road format in order to slow down traffic entering the site.
- The main access road has also been designed with a large curve as it reaches the higher point in the site. This helps with the steep gradient and also allows a choice of two directions of travel from in the site.
- The road layout has also been designed to break up the street scene with some private drives and shared surfaces coming off long strips of main road.
- Retention of a number of existing trees.



Figure 29: Initial Sketch Plan

11. Design Concept and Evolution

11.3 3D Visuals



Figure 30: Site entrance – Proposed Plots



Figure 31: Central Junction - Proposed Plots

11. Design Concept and Evolution

11.4 Landscape Principles

The pre application landscape appraisal influenced the design of the development masterplan in several critical ways, by setting up key parameters for important features of the site.

These are as follows:

Field boundaries

Retain the more significant runs of hedges and incorporate into the development master plan as part of an emerging internal green space pattern.

Enclosure pattern

The master plan should attempt to work within the general enclosure pattern, particularly respecting the importance of views onto the POS.

Tree and hedge pattern

Retain the existing tree pattern of the site. The existing hedgerow pattern should be retained wherever possible and certainly for those areas that are well developed structurally, or have interesting and distinctive species or are highly visible.

Pattern and scale of landscape/townscape

Development within the site should not be an unbroken sweep of housing. Good urban and landscape design suggests that there should be a hierarchy of streets with useable areas of integrated public open space, with the retention of some of the landscape features referred to above. The retention of the core of the site's trees and hedgerows provides an excellent template for an integrated pattern of public open space. Incidental landscaping has been challenging for the design team due to the provision of POS to the north and east of the site.

Landscape value

The integration of existing public footpaths into the POS on site will bring a positive recreational amenity value for the site. The amenity value of that part of the site to be built upon may be reduced by the proximity of housing, but the creation of useable public open space to the northern portion of the development will ensure that the site can provide real amenity value to residents.