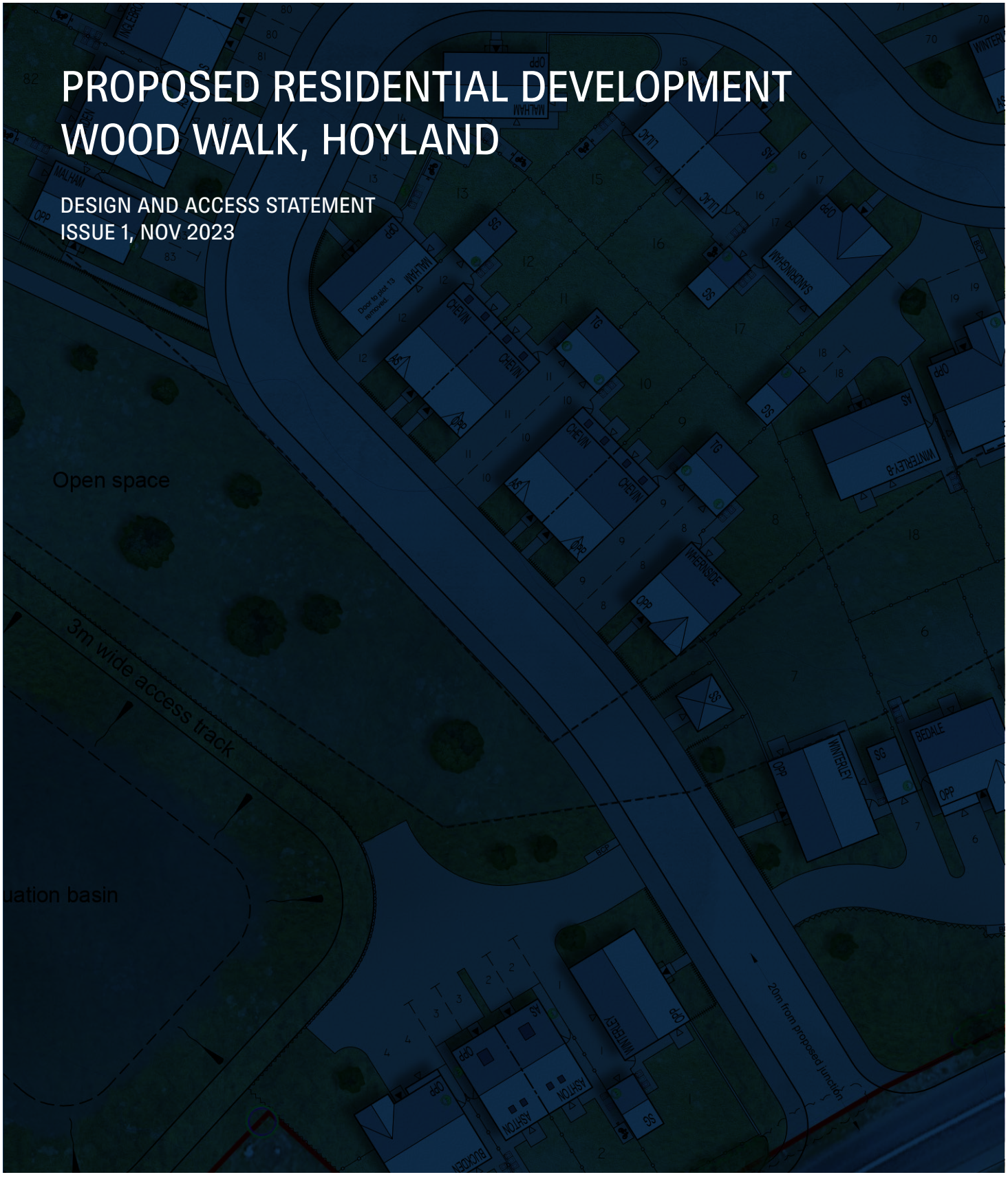
PROPOSED RESIDENTIAL DEVELOPMENT
WOOD WALK, HOYLAND

DESIGN AND ACCESS STATEMENT
ISSUE 1, NOV 2023



CAMSTEAD
HOMES

YELCON
CONSTRUCTION

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1	NOV 2023	FIRST ISSUE

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STEN Architecture has prepared this document on behalf of Camstead Homes and Yelcon Construction. It explains the design principles of a Full Planning Application for a proposed residential development at Wood Walk, Hoyland.

The development proposal comprises 83 dwellings, access, landscaping, and other related infrastructure. Site analysis, technical surveys, design guidance and planning policy inform the proposal.

The proposal shows the influence of existing site conditions by maximising opportunities and mitigating constraints.

Design principles are determined by this process. They show good practice and, adherence to National, Local, and Urban Design Guidance.

Camstead Homes and Yelcon Construction have collaborated with specialist consultants and the Local Authority to create a successful, sustainable, and accessible residential development.

The intentions of the proposal, as demonstrated in this document are to:

- Create a characterful development with a clear identity.
- Create a sustainable and legible living environment.
- Make proper use of land to deliver appropriate scale and density.
- Provide new homes that meet high architectural standards; and
- Recognise and enhance existing natural features and promote biodiversity.

The design team recognise the importance of a sustainable development that meets the needs of current and future generations. There is specific emphasis on delivering efficient homes, adaptable private spaces, high quality public space, and improved habitats. The proposal is a positive response to this context.

1. PLANNING CONTEXT

The accompanying Planning Statement is documentation and application of relevant planning policy and is a central reference point for this submission. This Design and Access Statement is an extension of that, focusing and expanding on design related policies and guidance and showing how these have informed the formation of the proposed development.

The National Planning Policy Framework (NPPF) aims to make the planning system less complex and more accessible whilst promoting sustainable growth and protecting the environment.

Paragraph 15 states:

"The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social, and environmental priorities; and a platform for local people to shape their surroundings."

Paragraph 131 states:

"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."

NATIONAL DESIGN GUIDE

The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics:

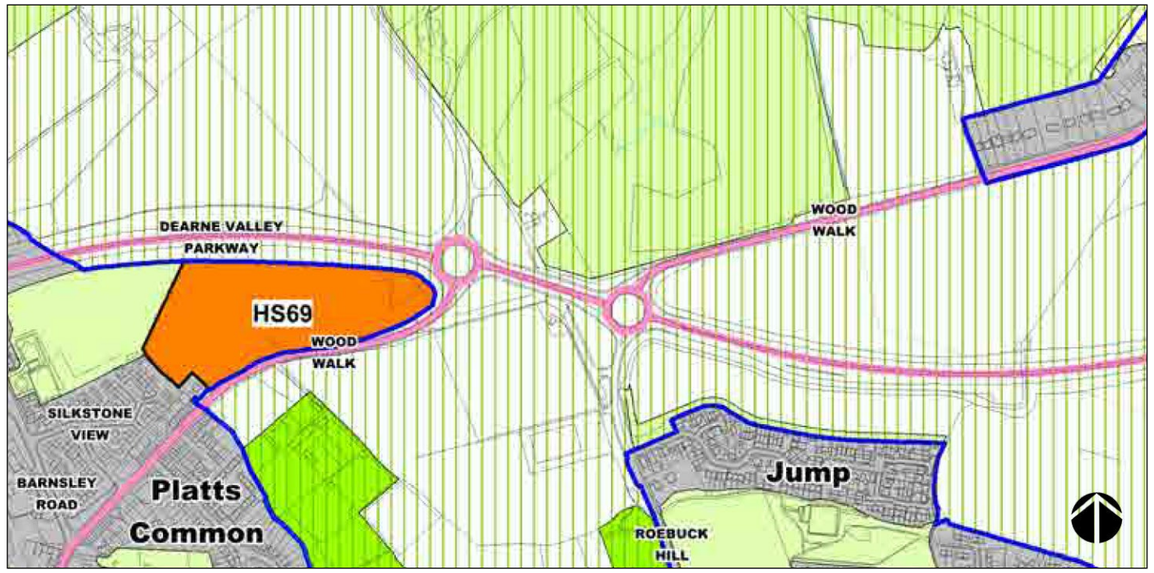
"Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework."

NDG, Ministry of Housing,
Communities and Local Government

"A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

The layout (or masterplan).
The form and scale of buildings.
Their appearance.
Landscape.
Materials; and
Their detailing."

NDG, Ministry of Housing,
Communities and Local Government



The Barnsley Local Plan and supporting Policies Map identifies the site as HS69. The Local Plan sets out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council's vision of what sort of place Barnsley wants to become. The above extract from the Barnsley Local Plan (Adopted January 2019) indicates the extent of site HS69, Land north of Wood Walk, Hoyland. The Local Plan includes the following Policy guidance:

Indicative number of dwellings 112. The development will be expected to:

- *Retain the broadleaf plantation in the east of the site and the strip of dense scrub with scattered trees towards the west of the site;*
- *Retain and maintain the large ash tree near the centre of the site; and*
- *Fully evaluate any hedgerows which are proposed for removal against all criteria of the Hedgerows Regulations 1997.*

Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation of necessary) that must include the following:

- *Information identifying the likely location and extent of the remains, and the nature of the remains;*
- *An assessment of the significance of the remains; and*
- *Consideration of how the remains would be affected by the proposed development.*

In addition to the Local Plan and Policies Map, the planning authority have also produced a series of Supplementary Planning Document. This includes "Design of Housing Development", adopted July 2023. This document states:

"2.2 This document primarily supplements Local Plan policy D1 High Quality Design and Place Making and sets out the principles that will apply to the consideration of planning applications for new housing development, including conversions, infill and backland development."

and

"2.4 Further detailed guidance on residential development is provided in the South Yorkshire Residential Design Guide, which is available on the Council's website. The guide includes information requirements, design guidelines and technical requirements. The guide looks at the design of residential development at three scales: the wider neighbourhood scale, the streets scale and the finer scale of plots, blocks and buildings."

EXISTING PERMISSION

The site has an existing approved planning permission for 83 new dwellings. The arrangement of homes and streets for this application is shown below.

- APPLICATION NO: 2021/1150
- DESCRIPTION: Residential development of 83 x dwellings and associated works
- LOCATION: Land North of Wood Walk, Platts Common, Barnsley
- DATED: 09/11/2022

The approval demonstrates the suitability of the site for residential development and includes the following features:

1. Site entrance from Wood Walk.
2. Footpath connection towards the North-Western corner.
3. Existing woodland is retained.
4. Existing trees and planting are retained.
5. Proposed underground storage tank.

The approved application suggests construction over a high-wall area. Construction in this area would require specialist foundations design and is therefore financially restrictive and is not commercially viable.

The approved application suggests an underground storage tank at the centre of the development. This is not a viable drainage solution due to the required depth at the highest part of the development. The design would involve breaking out a large amount of rock to construct this drainage solution.

A revised application could include a SUDs basin as an alternative option. The benefit would be a functional drainage solution that also provides for biodiversity and is a visually attractive natural feature.

Gross Site Area

Name	Area m²	Area ft²	Area Ac.	Area ha.	Percentage
Overall Site Plan	36057 m²	388116 ft²	8.9 acres	3.6 hectare	100%

Site Constraints/Considerations

Name	Area m²	Area ft²	Area Ac.	Area ha.	Percentage
High Wall	8245 m²	88743 ft²	2.0 acres	0.8 hectare	83%
Existing Woodland	1664 m²	17907 ft²	0.4 acres	0.2 hectare	17%
Grand total	9908 m²	106651 ft²	2.4 acres	1 hectare	100%

Developable/P.O.S Area

Name	Area m²	Area ft²	Area Ac.	Area ha.	Percentage
Public Open Space	4213 m²	45351 ft²	1.0 acres	0.4 hectare	16%
Developable Area	22487 m²	242053 ft²	5.6 acres	2.2 hectare	84%
Grand total	26701 m²	287404 ft²	6.6 acres	2.7 hectare	100%

Accommodation Schedule

House Type	Area m²	Area ft²
C_Laurel (With Garage)	351.5 m²	3783 ft²
Substation	11.7 m²	126 ft²
TypeA_Ingleborough_Stone	689.0 m²	7417 ft²
TypeB_Lilac	363.0 m²	3907 ft²
TypeC_Laurel	583.0 m²	6276 ft²
TypeD_Sandringham	752.4 m²	8099 ft²
TypeE_Harewood	371.1 m²	3994 ft²
TypeF_Winterley_Stone	393.3 m²	4234 ft²
TypeG_Whernside	656.9 m²	7071 ft²
TypeH (3Nr.)_TheBeamsley	850.4 m²	9154 ft²
TypeH (4Nr.)_TheBeamsley	284.5 m²	3062 ft²
TypeJ&K_Eastern_Kelham	1187.5 m²	12782 ft²
TypeL_Buckden	796.9 m²	8577 ft²
TypeL_Buckden_Stone	531.2 m²	5718 ft²
Grand total	7822.4 m²	84200 ft²

83 Plots



Proposed Site Plan
1 : 500

- Attenuation Area_ **1,424m²**
- Broadleaf Plantation Area_**1,277m²**
- Existing Hedgerow removed_ **0 linear m**
- Proposed Hedgerow added / relocated_ **36 linear m**

Key
Vegetation - Existing
New Hedgerow
Vegetation - Removed
Public Open Space
Attenuation

Affordable houses (*)

Single Garage
Double Garage
Type A — The Ingleborough — 3Bed — 927ft² x 2 — Semi Detached — No Garage
Type B — The Lilac — 3Bed — 977ft² — Detached — Ext. Garage
Type C(g) — The Laurel — 4Bed — 1255ft² — Detached — Ext. Garage
Type C — The Laurel — 4Bed — 1255ft² — Detached — Ext. Garage
Type D — The Sandringham — 4Bed — 1350ft² — Detached — Ext. Garage
Type E — The Harewood — 4 Bed — 1331ft² — Detached — Ext. Garage
Type F — The Winterley — 4Bed — 1411ft² — Detached — Ext. Garage
Type G — The Whernside — 3Bed — 1010ft² — Detached — Ext. Garage
Type H (Typical) — The Beamsley — 2Bed — 763ft² x 3 — Terrace
Type J/K — The Easton/The Kelham — 2Bed — 685ft²/734ft² x 3 — Apartments
Type L — The Buckden — 4Bed — 1406ft² — Detached — Int. Garage (3m x 6m)

Bicycle Storage

Knee Rail

Perimeter and Separating wall with acoustic infill fence panel 1.8m

Perimeter and Separating Acoustic 1.8m fence
Perimeter and Separating Acoustic 2.5m fence
Perimeter Acoustic 3m barrier (1m bund & 2m fence)
Perimeter Acoustic 4m barrier (2m bund & 2m fence)

Notes:

Residents Parking Spaces

33 Single spaces
34 Single Bay spaces
53 Double stacked spaces
35 Single Garage spaces (inc. integral)
6 Double Garage spaces
159 Total

Visitor Parking Spaces

6 Visitor bay spaces
14 Visitor on-street spaces
20 Total

Grand Total = 179 Spaces

Rev.	Des.	By	Date	Ch.
P16	Substation position revised	MOC	31/07/2023	
P15	Plot 23 substituted with double garage	MOC	14/06/2023	WD
P14	Highwall position amended on plan following findings by Lithos	MOC	08/06/2023	WD
P13	Highwall retaining revised. Plot 26 garage relocated. Substation added. Plot 5/6 adjusted.	WD	24/05/2023	WD
P12	Plots 48, 49 & 50 garages made attached to house	MOC	17/05/2023	WD
P11	Visitor spaces relocated adjacent Plots 46 & 47; Bicycle storage key added	MOC	03/02/2023	WD
P10	Updated highways layout & visitor space location	CJ	24.03.2022	WD

Status: Planning

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Client: Yelcon Ltd
Job No.: 18033
Project: Wood Walk, Hoyland, Barnsley
Title: Proposed - Site Plan
Date: 05/07/21
Scale: As indicated@A1
Checked by: WD
Drawing No: 06-081
Drawn By: MH
Revision: P16

ENJOY DESIGN

2. SITE CONTEXT

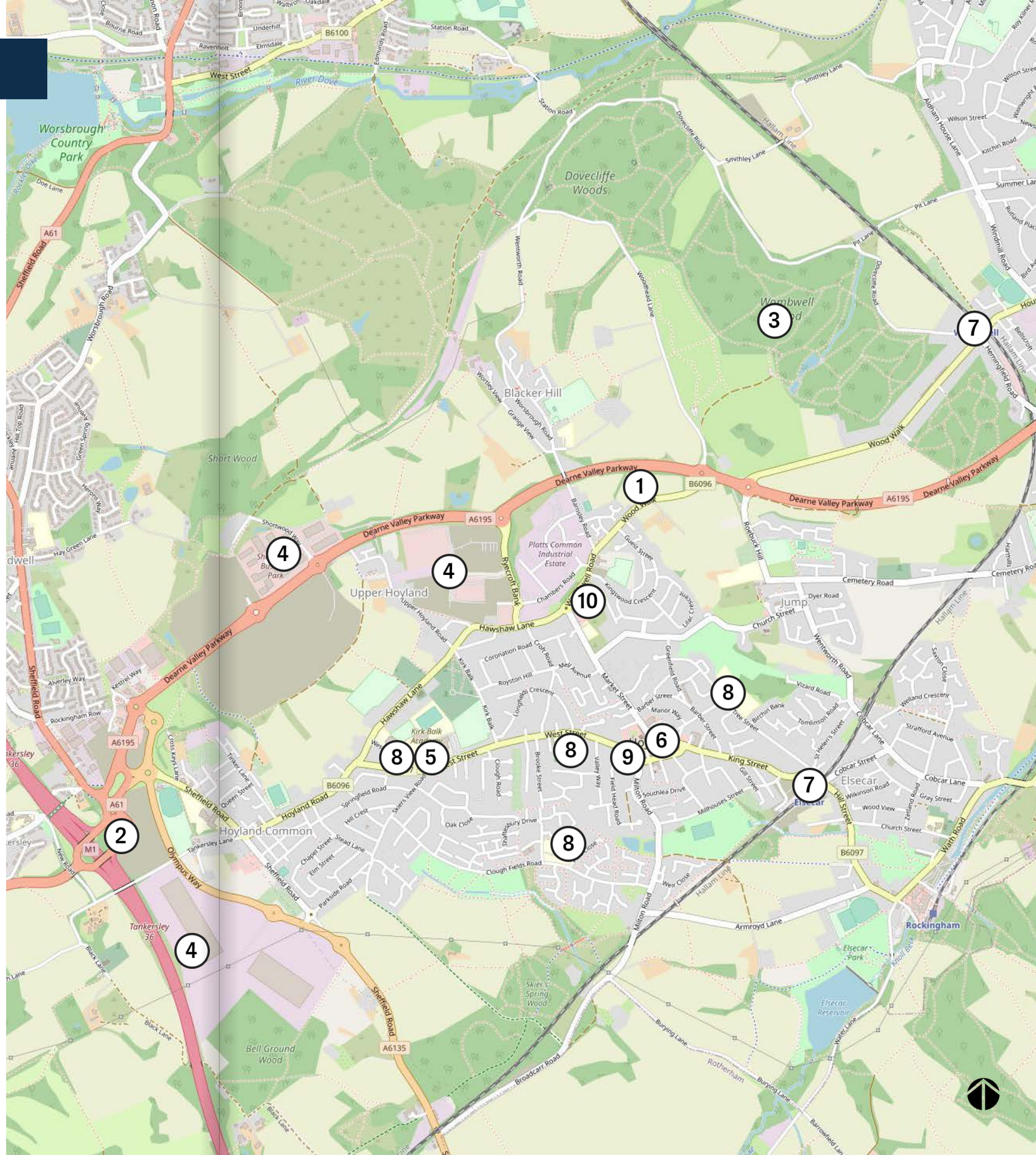
The site is located within the Hoyland area of Barnsley approximately 1.8 miles west of the M1 motorway and 3.5 miles south of Barnsley town centre. There are several facilities and services in the surrounding area that can be accessed by various forms of transport.

The town and the wider area is closely linked with mining activity in the area and many buildings reflect growth and activity during the Industrial Revolution.

Hoyland is largely residential and residents are supported by commercial areas, education facilities, and recreation spaces within easy reach. Hoyland is well served by strategic transport infrastructure including the M1 motorway, train services, and bus services.

Key locations, services, and features in the local area include:

1. Site Location
2. Junction 36, M1 Motorway
3. Wombwell Wood
4. Commercial and Business Parks
5. Hoyland Leisure Centre
6. Hoyland Town Centre including several retail and commercial services
7. Railway Stations
8. Education facilities and schools
9. Hoyland Medical Practice
10. Large Supermarket

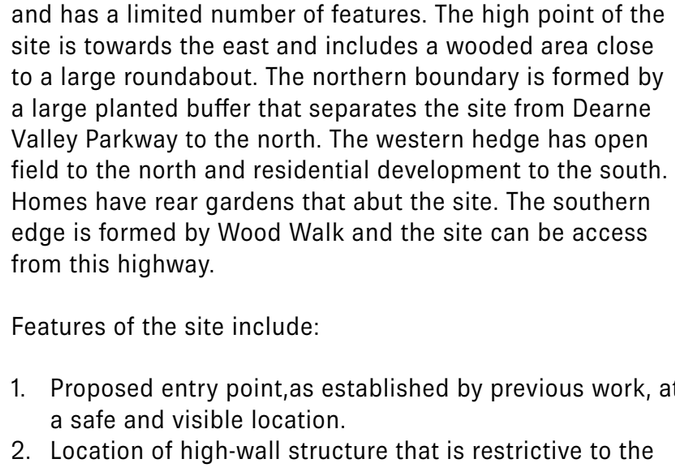


3. SITE ANALYSIS

The site was largely arable but now partially remediated and has a limited number of features. The high point of the site is towards the east and includes a wooded area close to a large roundabout. The northern boundary is formed by a large planted buffer that separates the site from Dearne Valley Parkway to the north. The western hedge has open field to the north and residential development to the south. Homes have rear gardens that abut the site. The southern edge is formed by Wood Walk and the site can be access from this highway.

Features of the site include:

1. Proposed entry point,as established by previous work, at a safe and visible location.
2. Location of high-wall structure that is restrictive to the viability of development.
3. Existing high quality tree and planting to be retained.
4. Rear boundaries of existing properties to the southwest.
5. Wooded area to the east at the high point of the site.
6. Low point of the site and a suitable location for drainage solutions.
7. Northern planted buffer.
8. Existing overhead cables.



View along Wood Walk from the Southwest.

Existing dwelling along Silkstone View to the west.



View from Wood Walk. A large tree can be seen at the centre of the site.

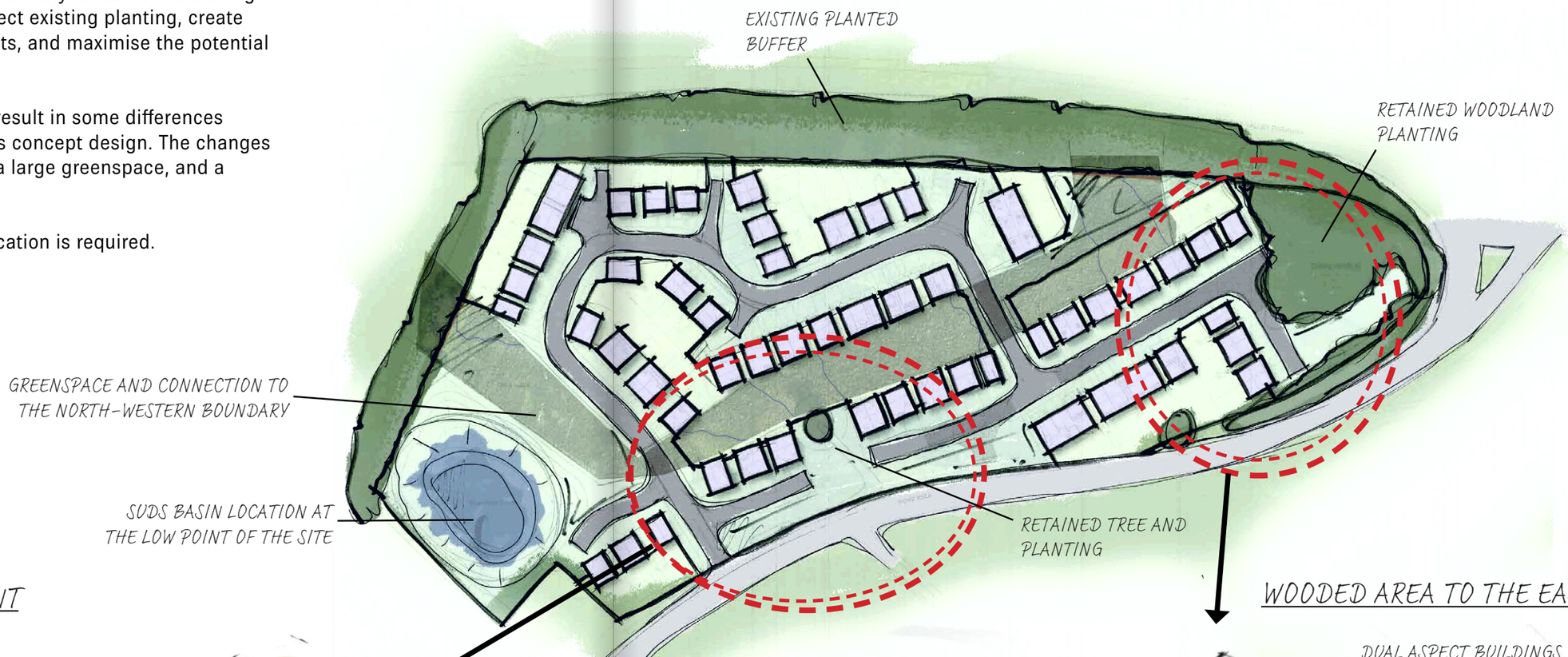
4. CONCEPT DEVELOPMENT

Images here show a selection of sketches and early ideas from the design team. The focus of these sketches is to protect existing planting, create attractive greenspaces, identify access points, and maximise the potential of developed areas.

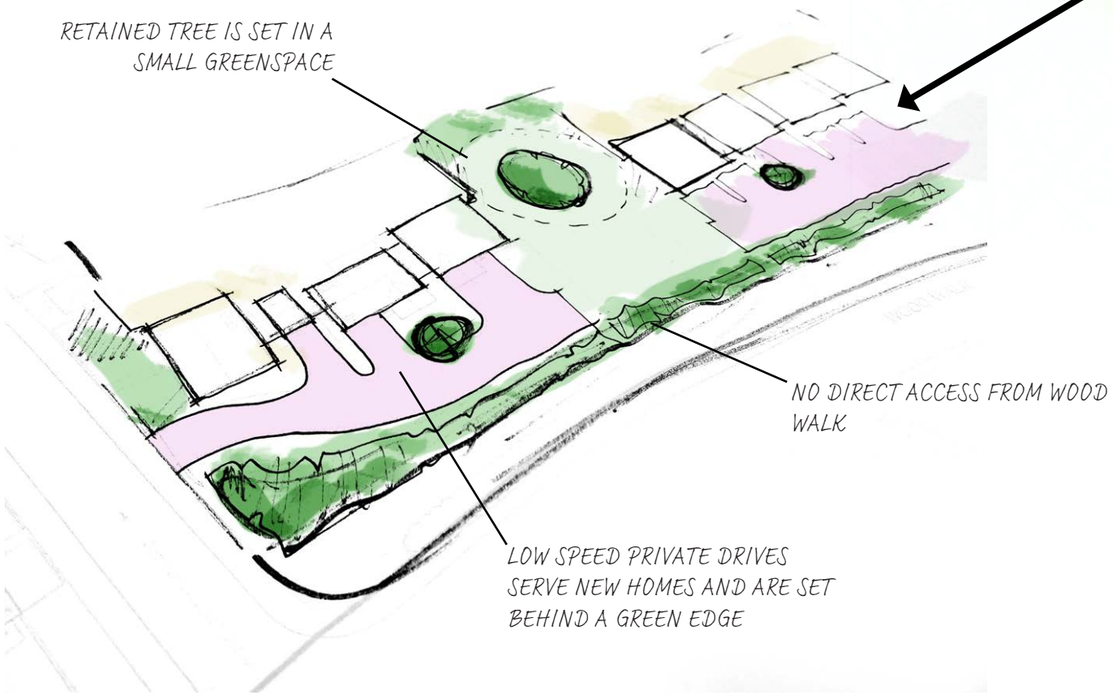
New technical work and recommendations result in some differences between the approved development and this concept design. The changes include the provision of a new SUDs basin, a large greenspace, and a rearrangement of buildings.

The changes are such that a new, Full Application is required.

CONCEPT MASTERPLAN



ENTRANCE TO THE DEVELOPMENT



WOODED AREA TO THE EAST



5. DESIGN SOLUTION

The proposed development of 83 new homes includes:

- 14 x 2 bedroom homes.
- 50 x 3 bedroom homes;and
- 19 x 4 bedroom homes.

8 x affordable homes are included in this mix. The gross site area of 3.61ha contains 0.53ha of usable open space, and 0.25ha of woodland, This equates to nett developable area of circa 2.29ha with a density of circa 36 units per ha.

The following chapter expands on the details of the proposal and there are four key factors that define the design:

A) LAYOUT - The arrangement of homes and streets deliver an efficient and effective layout. Development blocks group together to ensure positive streetscenes whilst reducing the amount of hard surfacing required to access homes.

B) SCALE - Built form is varied with intimate clusters of buildings alongside areas of looser grain and larger gaps between buildings. Heights vary to create active streetscenes with identifiable buildings.

C) APPEARANCE - The proposal is characterised by the interaction between built form and open spaces. Selected materials make effective use of modern technology and construction methods whilst complimenting existing housing stock; and

D) LANDSCAPING - Key to the success of the landscaping scheme is retention of existing planting, the provision of open space, tree lined streets and an attractive green and blue infrastructure.

Important features of the proposal include:

1. Site entrance from Wood Walk.
2. Large SUDs basin.
3. Large area of open space.
4. Retained trees and wooded area.
5. Retained tree and associated planting.
6. Pedestrian connection to the Northwest.



5.1. DESIGN SOLUTION

The proposal overcomes site constraints, maximises opportunities and is sensitive to the context. A number of principles are used to create a high quality and legible proposal.

A clear methodology is followed that ensures a well defined public and private realm. Using available survey data, the interface between surrounding spaces and new development has been carefully considered. Throughout the design, spaces between dwellings, interfaces between rear and side elevations, and front to front distances are well considered to ensure residents have access to suitable private amenity space.

Important principles of the design solution include:



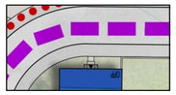
Dual aspect dwellings at corners ensure continuity of activity and natural surveillance



Larger storey homes at various locations add interest and variety to streetscenes



Active frontage onto open space



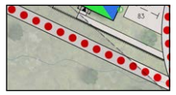
Primary vehicle movement is clear and direct



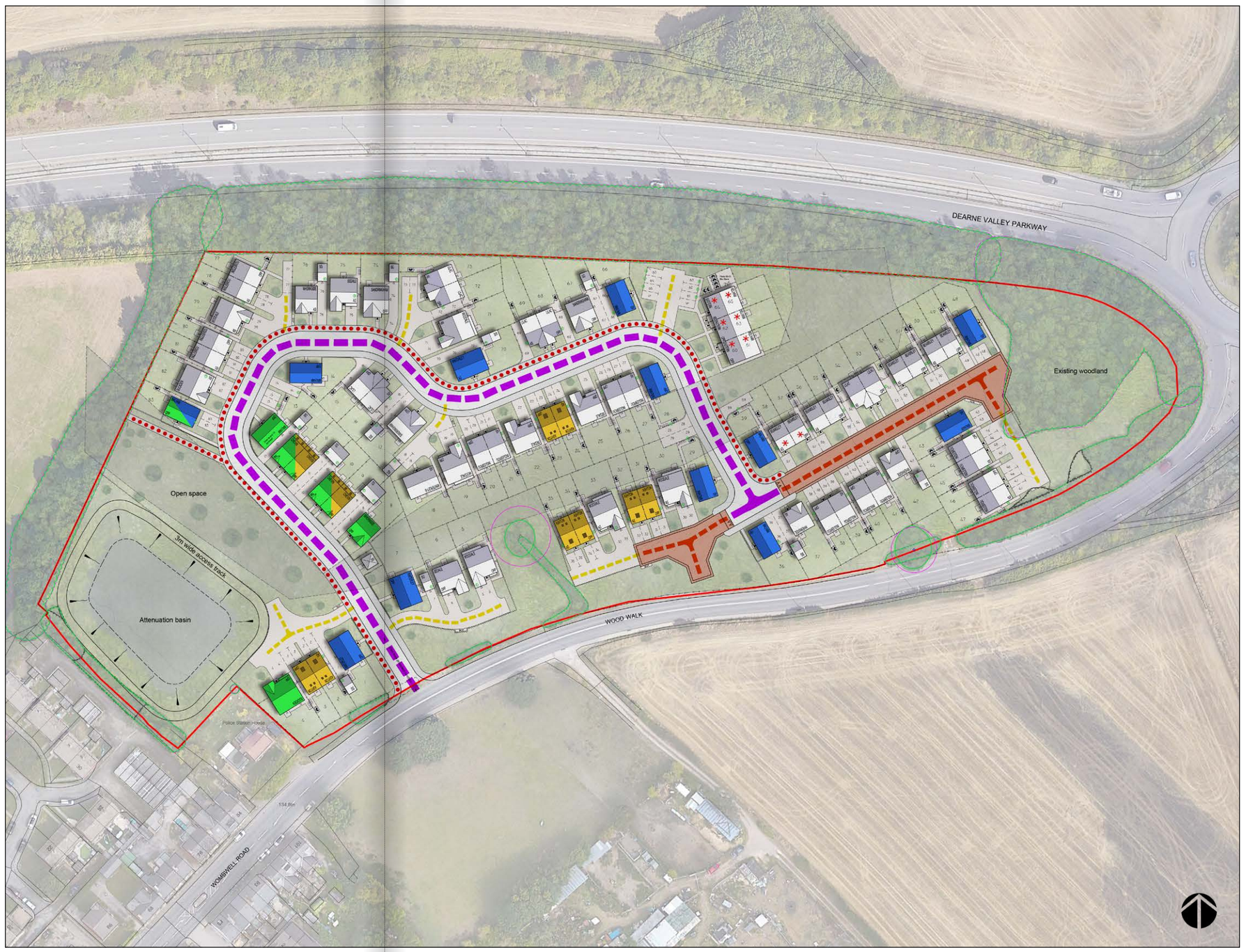
Secondary routes are accessible and ensure efficient servicing and refuse collection



Low speed private drives have an informal character and serve a small number of dwellings



Pedestrian routes are logical and safe, all areas of the development are accessible on foot



5.2. DESIGN SOLUTION

The eastern edge of the development is arranged to face onto a wooded area and create a positive rounding-off to the built form.

Home are set away from existing trees and are forward facing. This creates pleasant views from nearby homes whilst allowing the wooded area to be maintained and protected.

Streets and public spaces in the area are designed to be pedestrian priority and limit the speed and volume of traffic.

Notes:

1. A low speed private drive serves a small number of homes and has an intimate character.

2. A turning movement accommodates the requirements of service, emergency, and delivery vehicles. Vehicles can manoeuvre safely and efficiently.

3. Dual aspect ensure activity throughout the space.

4. Wooded areas and existing planted are retained and respected in accordance with arboricultural recommendations. Natural features can be easily appropriately accessed, managed, and maintained.

5. Private gardens and amenity space are protected by appropriate boundary treatments.



5.3. DESIGN SOLUTION - SECURED BY DESIGN

The scale of the development is in keeping with Local Policy and promotes a strong sense of enclosure with no ambiguity in uses. The proposal includes open space and well proportioned rear amenity space. Dwellings are primarily two storey houses with a small amount of larger 2.5 and 3 storey homes at limited locations. There is a combination of detached, semi-detached and terraced homes.

A balance is struck between the natural surveillance needed to keep public paths and spaces feeling safely overlooked and the privacy needed to prevent visual intrusion from public spaces into private areas. The proposal is composed of a series of outward facing parcels that create this balance.

There is clear definition between the public and private domain with all properties having defensible spaces to their frontages, and sides on a corner position, with a variety of hard and soft treatments to the street. All properties will have individual footpath accesses to their rear gardens giving direct control over the private domain. This aids security and, with easy access, also enables waste and recycling provisions to be located at the rear of the properties, out of sight from the street.

DWELLINGS FRONT BOUNDARIES - Front boundaries are defined by landscaping and changes in materials. Unwanted desire lines have been removed by the provision of low level fencing at the ends of roads and private drives that lie next to areas of open space

ACCESS GATES TO REAR GARDENS - Robust 1.8m high walls and fences with lockable gates are provided against public spaces and highways. Where possible the dwelling's private amenity spaces back onto other gardens or are screened from public areas by walls and fences. In accordance with Secured By Design guidance, where boundaries abut the public realm there are opportunities to include thorny shrubs or similar planting to increase the robustness of these edges.

SECURITY OF INDIVIDUAL DWELLINGS - All homes comply with security standards and building regulations in respect of secure, physical security measures.



5.4. DESIGN SOLUTION

The proposal includes a pleasant area of open space and a positive interaction between built form and natural space.

Open space is located to the west of the site and there is a direct physical and visual connection through open space and between the application boundaries.

Homes are arranged to ensure natural surveillance over the space and dual aspect homes are located at prominent corners.

Notes:

1. A new footpath connection is included through open space and connects to the north-western boundary.

2. Open space is meaningful and accessible. It includes new tree and shrub planting to create a visibly attractive space that is accessible to all.

3. Dual aspect buildings turn the corners of the built areas and ensure activity throughout.

4. Visible rear and side boundaries are robust and defensible.

5. Variations in parking solutions create spaces for landscaped front gardens and opportunities to include new trees and shrubs.



5.5. DESIGN SOLUTION

The Landscape Strategy has been prepared to successfully integrate the site within the local landscape setting and enhance biodiversity. The landscape proposals create a cohesive, integrated development, creating a contemporary and visually interesting setting to the new buildings.

The use of native trees and shrubs (where space permits) within the POS and boundaries encourage wildlife such as butterflies and birds, enhancing the habitat value of the site. A hierarchy of streets and spaces provides a strong structure to the landscape. Open spaces and play areas form the heart of the residential development and provide communal facilities which are open and welcoming to all residents and visitors.

The proposal includes a new SUDs basin, at the low point of the site, towards the south-west edge. This is a significant improvement to the approved development in that it creates a new habitat with the potential to include diverse and native planting. The feature has a defined function in mitigating the impact of surface water whilst being an attractive space for the benefit of biodiversity.

The scheme responds positively to its surrounding character and environment. By sensitively integrating the scheme using plants of local origin and where possible retaining and enhancing important views both from, within and surrounding the site.

Features of the landscape scheme include:

1. Attractive planting and new trees to streets throughout the development.
2. Large SUDs basin has a functional benefit whilst creating space for biodiversity.
3. Accessible and meaningful greenspace includes new planting and trees.
4. Wooded areas to the east is retained and respected.
5. The Wood Walk frontage is landscape led and incorporates existing and new planting along its length.



5.6. DESIGN SOLUTION



STREET SCENE A-A

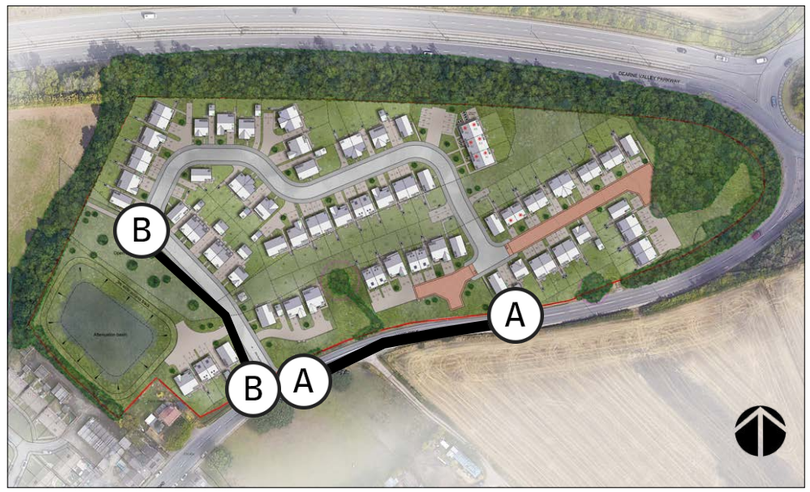


STREET SCENE B-B

The vernacular guides the appearance of the new homes. The buildings include consistent eaves, varied ridge lines, and a well-proportioned built form with larger buildings adding variety to the street scene. Materials complement and reflect those found in more established areas of the settlement. Buildings are either red brick or stone.

Finishes reflect the characteristics and features of modern technologies and construction methods alongside the established housing stock in the area. Individual house types have conventional features with a semi-rural and traditional slant to deliver recognisable and desirable buildings.

They point to traditional homes that meet the needs of new residents and reflect current styles.



6. NATIONAL DESIGN GUIDE ASSESSMENT

The National Design Guide describes 10 characteristics which contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework. The following explains how the design solution addresses each characteristic.

CONTEXT

Planning Policy establishes the context of the application and is guided by a need for new homes in the area. The proposed development is in a suitable, sustainable, and deliverable location, as demonstrated by studies of the surrounding area.

Much of the surrounding areas are suburban and residential with a variety of services in the town. The site is located within a short distance of Barnsley and within commutable distances of Sheffield, Doncaster, and Leeds.

The surrounding areas demonstrate design principles that influence the new development. Design Principles include density, form, appearance, movement, scale, and landscaping. The proposal draws on this influence to deliver an integrated and responsive addition to Hoyland.

The proposal informs the historical and architectural narrative of the area, the growth of the built areas and the changing context of the application site. The application is respectful of local heritage whilst creating a new neighbourhood that uses contemporary construction methods and technologies.

IDENTITY

The combination of streets, buildings, and spaces define the site's identity. The variety of spaces informs the character of the proposal. Open space is located at accessible locations, cells of development are coherent, and the private realm is well defined.

These spaces are connected by connected by a vibrant and interesting public realm. The intention is to create a positive identity that new residents take pride in and contributes to a healthy lifestyle.

The choice of materials and variety of detailing strengthens the identity. Carefully chosen materials highlight Vistas, corners, and junctions. In street boundary treatments and landscaping add an additional layer of detail to streetscenes, creating spaces that are visually attractive and memorable.

The proposal is identifiable as a new neighbourhood whilst being a congruous addition to the existing settlement.

BUILT FORM

The shape of the site, topography, natural features, and existing adjacent development influence the built form.

The built form consists of a series of outward facing development parcels. These parcels are characterised by outward facing homes and consistent build lines. The approach reveals a compact form of development that makes efficient use of land whilst ensuring an appropriate amount of private amenity space.

The arrangement of built form delivers recognisable buildings, framed gateways, and vistas. These combine to create a series of spaces that are walkable, well connected and enable access to local transport, services, and facilities.

New dwellings frame identifiable spaces to create safe and accessible amenity areas that promote interaction with neighbours and the community in general.

The orientation of development cells and individual buildings ensure continuity of activity, visual interaction, and natural surveillance. Buildings overlook attractive areas of open space offering pleasant outlooks for new residents. This also makes streets and spaces easy to move along and through.

MOVEMENT

Residents and visitors can move through the proposal along safe and vibrant routes. A clear pattern of streets and paths make up the movement framework. It is safe and accessible for all.

New development facilitates safe and convenient movement by pedestrians including people with limited mobility, elderly people, and people with young children. The proposal provides and for safe and convenient walking routes including connections to nearby retail, transport, schools, and other public buildings.

The movement framework prioritises non-vehicle movement and simple vehicle routes inform safe walking routes. The proposal delivers a permeable movement network that ensures all areas of the site are accessible on foot. Access points to the wider settlement are emphasised and well connected. The proposal limits car use by taking account of existing non-vehicle routes and reinforcing connections to established services and development beyond the site boundary.

Green infrastructure reduces the impact of car parking. It promotes biodiversity and contributes to efforts to improve air quality. The movement network is efficient, functions correctly and takes account of the diverse needs of all users.

Inclusive access ensures ease of movement by all social groupings and meets the standards for disabled access (for such items as steps, ramps, and door widths). The approach to a dwelling, and the area of land within the curtilage of the property, has accessible paths and drives. The use of various surface materials dropped kerbs, tactile paving, parking and drop off points facilitates ease of movement by all.

NATURE

The final proposal reflects that the retention and enhancement of existing trees, planting and natural features has been a consideration throughout the design process.

The site has little distinctive natural features although existing boundary hedgerows and tree planting are important considerations. The proposal prioritises the retention and strengthening of these features and boundaries.

Equally open spaces are attractive and accessible. Vibrant and active public spaces incorporate trees, hedges, and natural features. Planning Policy and technical advice from consultants guide this principle. There is clear opportunity to create habitats and ecologically important spaces for the benefit of flora and fauna whilst promoting activity and social interaction, and interaction with the outdoor environment. All new planting and open spaces will include diverse native planting. This will ensure biodiversity and opportunities for flora and fauna to flourish. Human interaction does not negatively impact on the natural growth and development of important natural resources.

The proposal includes a new SUDs basin, at the low point of the site, towards the south-west edge. This is a significant improvement to the approved development in that it creates a new habitat with the potential to include diverse and native planting. The feature has a defined function in mitigating the impact of surface water whilst being an attractive space for the benefit of biodiversity.

PUBLIC SPACES

The gaps and spaces between areas of private ownership facilitate a variety of recreational activities, social interaction, and civic inclusion. From intimate urban spaces to large natural areas, the public realm has a clear hierarchy.

Public spaces are landscape led having trees, planting, structures, and boundaries that complement the built form. The public realm is a safe, secure, and attractive environment that encourages physical activity and promotes social interaction. Public spaces are safe, attractive, and make use of trees, shrubs, and other planting to provide shade, improve air quality and contribute to climate change mitigation.

USES

The application is for a landscape-led residential development with associated access and highways. However, in the context of nearby development, it offers connections to local services and facilities that support daily life. The site is not currently publicly accessible and therefore new open space provides fresh opportunities for all users.

The proposal includes a mix of housing tenures and homes to provide accommodation to a mix of people at all stages of life. All homes are well-integrated and designed to be tenure neutral and socially inclusive. Defensible boundaries define grouped rear amenity spaces. There is an emphasis on delivering green boundaries to the edges of the site.

HOMES AND BUILDINGS

Each home provides a high-quality internal environment for new residents. All homes meet NDSS standards and several homes are M4(2) compliant. All homes comply with security standards and building regulations having appropriate storage space and the potential to be adapted as life circumstances change. The design team recognise the value of space in the home and the benefits for health and wellbeing.

Most dwellings have access to private amenity space, however where not provided proximity to public open space and will ensure opportunity for interaction with outdoor space. All buildings make a positive contribution to the proposal and relate well to public spaces. In this respect they contribute to social interaction and community inclusion.

Rear access, bin storage and refuse collection points provide the means for efficient servicing. Refuse collection points are at various locations. These will ensure appropriate, safe, and convenient collection of refuse as confirmed by vehicle tracking analysis and in compliance with local policy.

Appropriate acoustic measures will be in place for the development in line with the accompanying report by specialist consultants.

All homes have designated cycle storage either in a cycle store or within garages.

RESOURCES

This application comprises a residential development with associated landscaping and highways. The application makes efficient use of land to deliver residential development that will help support a variety of services.

Considered orientation of homes means the layout is efficient and effective. Development blocks group together to ensure positive streetscenes whilst reducing the amount of hard surfacing required to access homes is minimised. Parking solutions vary and the potential to provide pleasant areas of landscaping is clear. Rear amenity space is defensible, defined by boundaries, and protected. Grouping of rear gardens creates a robust and private environment for new residents.

Energy use and efficiency are maximised through a ‘fabric first’ approach to design and construction and a well-researched selection of materials. The intention is to minimise carbon emissions over the extent of the building’s life. New homes comply with security standards and building regulations. Residents are safe, secure and at ease in their homes. Dwellings enable long-term living and provide both storage space and amenity space. Robust boundaries and landscaping define private amenity spaces and add value to each home. Residents have space for bin and cycle storage and can access streets from rear gardens.

Every home has access to electric car charging points. Each home will also be fitted with PV Panels. The intention to promote the use of sustainable a and clean energy, and reduce carbon emissions, is clear.

The Home Builders Federation report “Watt A Save”, July 2023 found that the home building industry reduced carbon emissions by 500,000 tonnes last year saving buyers more then £400 million in energy costs.

The findings illustrate the benefits of modern building practices, technology and products, and industry’s commitment to greener, environmentally conscious construction. The report also looks ahead to examine the performance of new property built to increasingly rigorous building standards, including Part L requirements introduced last year and the Future Homes Standard set to come into effect in 2025. It estimates new homes constructed to 2022’s Part L criteria will emit 71% less carbon than the average older property.

LIFESPAN

The development of this residential scheme will contribute towards an increase in the number of people living in this area. The proposals support new residents and visitors. The variety of uses in the vicinity and access to the local facilities combine to confirm its long-term viability.

The movement network, the mix of uses and tenures, the amount and position of open space and, local building materials and styles reinforce the quality of the new neighbourhood. The cohesion of these element positively influences the health, wellbeing, and quality of life of those who will be using the area. The vitality of the neighbourhood caters for a range of demographic groups. An increase in activity in the area will also promote a safe, crime-free environment.

Alongside the developed areas, and in the context of the wider area, a well-considered drainage strategy and landscaping scheme ensures protection of natural and green elements. New and existing natural features combine to create environments that suit a range of plants, insects, and animals.

7. COMPARISON

A comparison of the proposed development (above) and the proposed development (below) reveals the following differences.

ACCOMODATION	PROPOSED	APPROVED
2 Bed	14 (17%)	34 (41%)
3 bed	50 (60%)	19 (23%)
4 bed	19 (23%)	30 (36%)
Total:	**83**	**83**
AREA CALCULATIONS		
Woodland	0.25 ha	0.2 ha
Open Space	0.53 ha	0.4 ha
SUDs Basin	0.29 ha	n/a
Total:	**1.07 ha**	**0.6 ha**

NB:- area calculations are based on submitted information and the method of measurement varies between differing applicants and design teams. Figures have a degree of tolerance based on provided survey information, changing site conditions, and interpretation of data.

The key difference between the arrangement of the two design solutions is the drainage strategy. The approved development uses an underground storage tank at the centre of the development. The proposed development uses a large SUDs basin to mitigate the impact of surface water.

The drainage solution results in a different nett developable area and therefore the alignment, distribution, and arrangement of streets, buildings, and spaces are also different.





8. SUMMARY

The proposal demonstrates a high quality and sustainable residential development. The proposal is well considered and includes attractive features, retained trees and planting. It is designed to strengthen the character of development in the area and create a discernible transition between opposite boundaries.

The proposal is an integrated development that supports local services, contributes to local character and provides new natural space and habitats. It is a cohesive addition to recent development in the area and is in keeping with Local Authority Allocation and Guidance.

The proposed development of 83 new homes includes:

- 14 x 2 bedroom homes;
- 50 x 3 bedroom homes;and
- 19 x 4 bedroom homes.

8 x affordable homes are included in this mix.

The proposal includes new open spaces, a large SUDs basin, and numerous retained trees. New homes are set in the spaces between these features and in keeping with nearby development.

Private amenity of both new and existing residents is recognised with buildings and streets that respond to nearby cues to ensure a cohesive and integrated design solution.

In summary, the proposal is a sustainable and well designed residential development.



CAMSTEAD HOMES

YELCON CONSTRUCTION