# Design & Access Statement

**Proposed residential development at land off Carrs Lane and Newland Avenue, Cudworth.**



BARRATT HOMES

Urban Design

Prepared and presented by Barratt Homes & David Wilson Homes Urban Design Department

BARRATT HOMES · DAVID WILSON HOMES · WARD HOMES · Wilson Bowden Developments · BARRATT LONDON


"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people"
(NPPF paragraph 56)



## Design & Access Statement \\ Part 1

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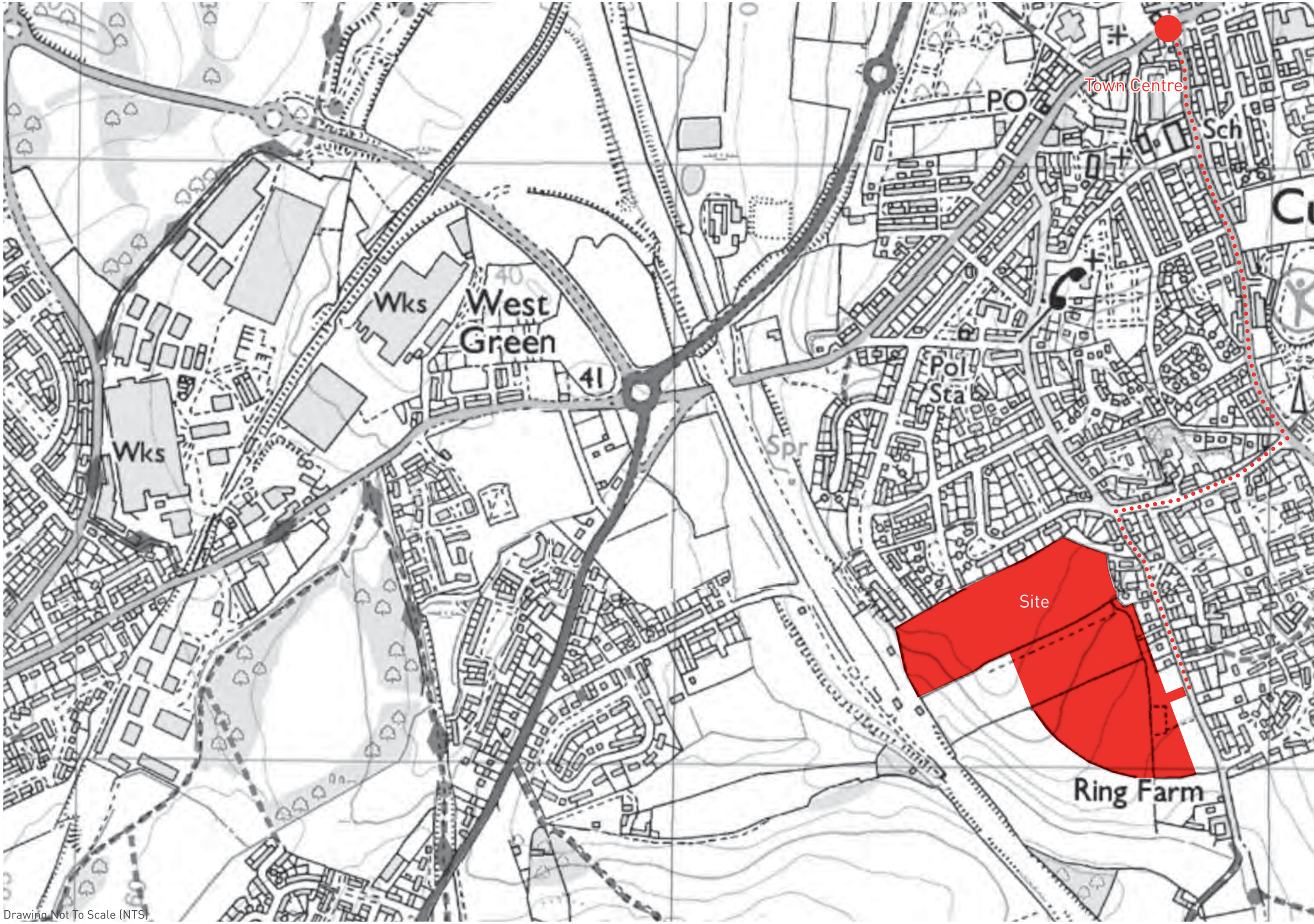
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Drawing Not To Scale (NTS)




# Design & Access Statement \\ Part 1

This document explains the evolution of the design, how it is intended to be accessed by all groups in the community, and how it responds to its local context, creating a new sustainable place.

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# 1.00 \\ Introduction

### 1.01 \\ Overview

This Design and Access Statement has been prepared to support the planning application by Barratt Homes (Yorkshire West) for residential development on land at Carrs Lane, Cudworth. The proposals incorporate a broad mix of housing designed with an emphasis on creating a strong sense of place and includes areas of open space for public recreation, amenity, landscaping, and for drainage purposes.

### 1.02 \\ Vision

Our vision is to create a distinct, high quality residential place which will make a positive contribution to Cudworth. The scheme provides for the continuation of the boulevard from Newland Avenue to make the connection to Carrs Lane.

The architectural style will be modern, with a controlled palette of materials forming a series of character areas within the design.

The scheme is designed to encourage walking and cycling with a view to reducing the need for car journeys.

### 1.03 \\ Site Location

The site lies on the South Western edge of Cudworth bounded by existing residential development to the North East and open countryside to the South West.

As the site is on the edge of Cudworth and all of the existing amenities, it is in a sustainable location. Development of the site offers a genuine opportunity to create a sustainable living environment where the wider objectives of reducing car bourn journeys can be met.

### 1.04 \\ Suite of the documents

This Design and Access Statement is part of a suite of documents which make up the planning application, and it should be read in conjunction with those documents. Where appropriate the various elements of the application have been cross referenced within this document.

### 1.05 \\ Structure of the document

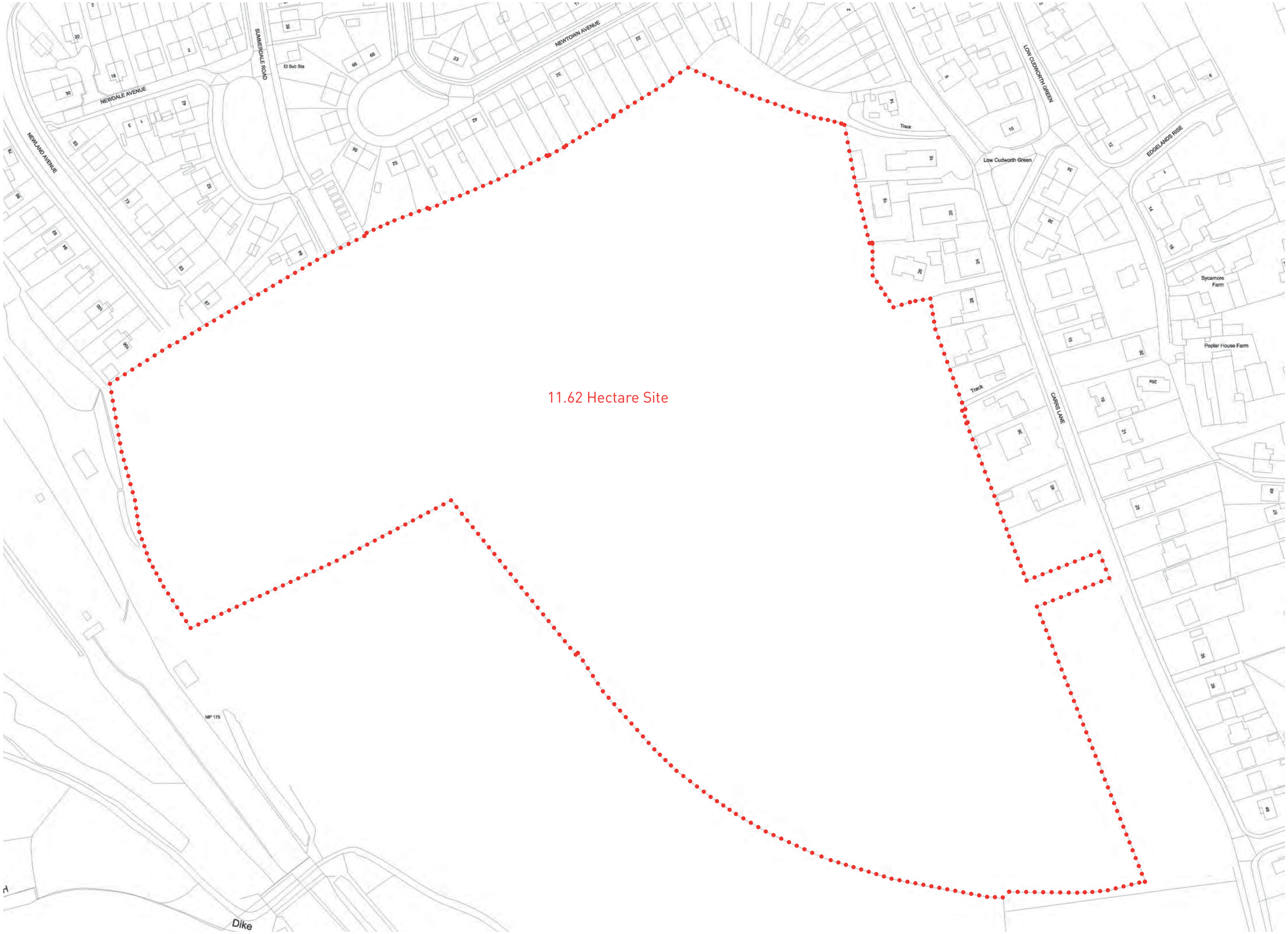
The format follows the national planning guidance for Design and Access Statements and is structured based on the advice given in 'Design and Access Statements, The Town and Country Planning ( Development Management Procedure) ( England ) (Amendment ) Order 2013.




### Design Team Information

The design team for this projects includes:

| | |
|---|---|
| Planning Consultant | P B Planning |
| Residential Design | BDW Group Urban Design |
| Transport Planning | SCP Transport |
| Landscape Design | FDA Landscape |
| Arbiculture | JCA Consultants |
| Ecology | SLR Consulting Ltd |
| Ground investigation | Sirius Geotechnical & Environment Ltd. |


11.62 Hectare Site
NEWDALE AVENUE
NEWLAND AVENUE
SUMMERDALE ROAD
NEWTOWN AVENUE
El Sub Sta
Track
LOW CUDWORTH GREEN
Low Cudworth Green
EDGELANDS RISE
Sycamore Farm
Poplar House Farm
Track
CARRS LANE
MP 175
Dike

# 2.00 \\ Policy Background

**2.01 \\ Introduction**

This document is primarily a design statement, explaining the design response to the opportunities afforded by the site. However, as with all developments, the design ethos is shaped by both the national and the local socio-political context. Some of these issues are as crucial to the development process as any of the design specific matters, particularly the planning justification.

**2.02 \\ National Planning Policy Framework (NPPF)**

The NPPF was published and came into effect on 27 March 2012. It replaces all existing planning policy statements. The cornerstone of the Framework is the 'presumption in favour of sustainable development' which is confirmed as a 'golden thread' running through decision-taking. This means:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

    - o 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; or

    - o Specific policies in the Framework indicate development should be restricted.

The Framework identifies that there are three dimensions to sustainable economic development; economic, social and environmental. It states that these dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role, contributing to a strong, responsive, competitive economy;

- A social role, supporting vibrant and healthy communities; and

- An environmental role, protecting and enhancing our natural, built and historic environment.

The NPPF sets out 12 core planning principles which "should underpin both plan-making and decision-taking." These include, inter alia, that planning should:

- Be led by local plans which set out a vision for the future of the area and provide a practical framework within which decisions on planning applications can be made efficiently;

- Emphasise enhancing and improving the places in which people live their lives, not be about scrutiny alone;

- Drive sustainable development to deliver homes, business and industrial units, infrastructure and support local vitality, objectively identifying local need and setting out a clear strategy for allocating land;

- Seek to secure a high-quality of design and a good standard of amenity for occupants;

- Support the transition to a low-carbon future, take account of flood risk and coastal change and encourage the reuse of existing and renewable resources;

- Help conserve and enhance the natural environment and reduce pollution, allocating land of "lesser environmental value";

- Conserve heritage assets "in a manner appropriate to their significance";

- Manage development to make full use of public transport, walking and cycling.

Delivering Sustainable Development

Within the context of the Core Principles, the policy direction within the NPPF follows a number of broad themes. Whilst the NPPF is applicable as a whole when considering sustainable development, key extracts are as follows;

Requiring good design

The government's objective for the planning system is to promote good design that ensures attractive useable and durable places. The NPPF states that 'Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people' (NPPF, para.56)

In determining applications, great weight should be given to truly outstanding or innovative designs which help raise the standard of design more generally in the area. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of incompatibility with existing townscape, if those concerns have been mitigated by good design. Policies should not impose particular styles or tastes but the NPPF encourages authorities to promote or reinforce local distinctiveness.

Developers will be expected to work closely with those directly affected by the proposals to evolve design proposals that take account of the views of the community. The NPPF states that when appropriate, LPA's should refer major projects to national design review (NPPF, para.62).

Promoting Sustainable Transport

The NPPF confirms that decisions should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;

- Safe and suitable access to the site can be achieved for all people; and

- Improvements can be undertaken within the transport network that costs effectively limit the significant impacts of development.

It also states that developments should be located and designed where practical to give priority to pe-destrian and cycle movements, and have access to high quality public transport facilities. Safe and se-cure layouts which minimise conflicts between traffic and cyclists or pedestrians should be created.

The NPPF is clear in its direction towards traffic impact stating that "development should only be pre-vented or refused on transport grounds where the residual cumulative impacts of development are severe." Meeting the challenge of climate change, flooding and coastal change.

Planning is identified as playing a key role in the delivery of renewable and low carbon energy and as-sociated infrastructure. The NPPF states that this is central to the economic, social and environmental dimensions of sustainable development.

The Framework states that in determining planning applications, local planning authorities should ex-pect new development to:

- Comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development in-volved and its design, that this not feasible or viable; and

- Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. The NPPF states that development should be directed away from areas at highest risk of flooding and when determining planning applications, local planning authori-ties should ensure flood risk is not increased elsewhere. Conserving and enhancing the natural environment The NPPF identifies that the planning system should contribute to and enhance the natural and local environment by:

- minimising impacts on biodiversity and providing net gains in biodiversity where possible, con-tributing the Government's commitment to halt the overall decline in biodiversity;

- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and

- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The NPPF states that local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. It states that distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.

**2.03 \\ A Design Wayfinder (Design Council - CABE, 2012)**

In response to the NPPF, The Design Wayfinder has been published by the Design Council and CABE. The document provides a summary of the main sources of guidance and best practice on good design, robust local plan policies on design and the type of analysis required to decide whether proposed development is acceptable. Some of the key guidance documents which set out principles of good design are detailed as follows.

**2.04 \\ By Design (DETR/CABE, 2000)**

This provides Government guidance on the fundamental principles that are common to good design and how they could be applied.

'By Design' highlights the fact that good design is important everywhere and the creation of successful places depends on the skills of designers and commitment from those who employ them, as well as input from the planning system. The key aspect it focuses upon includes the design of buildings and spaces, landscapes, roads and movement systems. It seeks to enhance the quality of urban development through a move from reliance on prescriptive development standards towards a more design led approach with a positive emphasis on place making.

'By Design' states that successful streets, spaces, villages, towns and cities tend to have characteristics in common. Key objectives of good urban design are as follows:

- Character – a place with its own identity

- Continuity and enclosure – a place where public and private spaces are clearly distinguished

- Quality of the public realm – a place with attractive and successful outdoor areas

- Ease of movement – a place that is easy to get to and move through

- Legibility – a place that has a clear image and is easy to understand

- Adaptability – a place that can change easily

- Diversity – a place with variety and choice.