



Nathaniel Lichfield
& Partners

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**Land South of New Smithy Avenue,
Thurlstone**

Proposed Residential Development

Design and Access Statement

Mr & Mrs Mullins

January 2017

50649/JG/LBu

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1.0 Introduction

- 1.1 This Design and Access Statement (DAS) has been prepared by Nathaniel Lichfield & Partners (NLP) on behalf Mr & Mrs Mullins, in support of an outline planning application for residential development and associated access on land south of New Smithy Avenue, Thurlstone.
- 1.2 This Statement sets out the design principles and concepts which could be applied to the development at a later detailed design stage to ensure the proposed development respects and contributes to the existing built environment of the Village.
- 1.3 In addition, this Statement also confirms how the proposal meets the Council's objectives in relation to residential design and identifies the measures which have been put in place to protect and enhance the amenity of the existing residents within the Village.
- 1.4 This DAS has been prepared in the context of the requirements of the Town and Country Planning (Development Management Procedure)(England) Order 2010 (As Amended 2015) which set out that the DAS should explain:
- 1 The design principles and concepts that have been applied to a proposed development; and
 - 2 How issues relating to access have been addressed.
- 1.5 This DAS should be read alongside the supporting documents of the planning submission.
- 1.6 The remainder of the Statement comprises the following sections:
- Section 2.0 – describes the site context;
 - Section 3.0 – reviews local and national planning policy;
 - Section 4.0 – provides analysis of the site's context and;
 - Section 5.0 – sets out design parameters in response to the identified opportunities and constraints; and
 - Section 6.0 – sets out details relating to the site's accessibility.

2.0

Site Context

Introduction

2.1

This section of the DAS provides an assessment of the proposed development's context, including the application site and the wider setting.

Application Site

2.2

The application site is located within Thurlstone village, 2.25km west of the Principal Town of Penistone and 12.8km west of Barnsley. The site lies to the immediate south of New Smithy Avenue and to the north of High Bank / Manchester Road.

Figure 2.1 Site Location



Source: (Google, 2017)

2.3

The site comprises 0.9 ha of undeveloped land. It has a gated access directly off the end of New Smithy Avenue and has a pedestrian gate located in the southeast corner which serves the adjoining White House Farm. A Public Right of Way (ProW) runs between High Bank and Westfield Avenue/ Westfield Lane to the west of the site.

2.4

A topographical survey has been undertaken as part this application. The levels across the application site range between approximately 236.50m Above Ordinance Datum (AOD) in the north-western corner of the site and approximately 224.50m AOD to the south-eastern corner. Mature hedgerows and trees bound the site's western boundary.

- 2.5 The site is not located within the Green Belt, nor does it have any ecological or landscape designations. A Preliminary Ecological Appraisal undertaken as part of the application did not identify any habitats considered to be of local, regional or national importance.
- 2.6 The site is located within Flood Zone 1 in its entirety and therefore, is at a low risk of flooding. The drainage strategy submitted with the application has confirmed that an appropriate surface water drainage system can be accommodated which will be the subject of detailed discussions with Yorkshire Water and the Council at a later date
- 2.7 There are no listed buildings located on or within close proximity of the site. However, the site is adjacent to a Conservation Area.

Surrounding Area

- 2.8 The application site is surrounded by the following:
- To the north of the site is New Smithy Drive which contains a number of residential properties situated within private gardens adjoining the site;
 - To the east of the site is Towngate with a number of residential properties backing onto the site;
 - To the south of the site is High Bank with existing residential properties backing onto the site;
 - To the west of the site is an existing Public Right of Way (PROW) which runs between High Bank and Westfield Avenue/ Westfield Lane (public footpath no.37) to the west and by open fields beyond.
- 2.9 Thurlstone contains a wide range of facilities and community services for day to day needs, which are all within comfortable walking distance of the site. Additional nearby facilities are also accessible by a variety of modes of transport.

3.0 **Planning Policy Context**

- 3.1 A brief summary is provided below of each of the policies and guides that have affected the indicative form and content of development on the site.

National Planning Policy Framework (NPPF)

- 3.2 The National Planning Policy Framework (NPPF) places significant emphasis on the importance of design in place making. It notes that design plays an essential role in creating built environments which are safe, sustainable and attractive.
- 3.3 More specifically, Paragraph 58 of the NPPF states that planning policies and decisions should aim to ensure that, inter alia, developments:
- Function well and contribute to the overall quality of an area;
 - Establish a strong sense of place;
 - Optimise the development potential of a site;
 - Respond to the character and history of the local area within which they sit;
 - Create safe and accessible environments; and
 - Are visually attractive.
- 3.4 Further to this, paragraph 60 notes that although high-quality architecture of individual dwellings is important in creating desirable and sustainable communities, design must go beyond purely aesthetic considerations to include connections between places and people.
- 3.5 With regard to transport, the NPPF states that new development should be designed to encourage the use of sustainable transport. It states that development should therefore be designed, where practical, to, inter alia, give priority to pedestrian and cycle movements and access to public transport facilities, and create safe and secure layouts which minimise conflicts between traffic, pedestrians and cyclists.
- 3.6 In line with these design objectives, the proposed development would incorporate a design which respects and contributes to the established vernacular design of Thurlstone; which responds to the site's setting immediately south of the existing built up area of Thurlstone; which is located in a sustainable location and is designed to reduce conflict between pedestrians, cyclists and vehicles.

Planning Practice Guidance (March 2014)

- 3.7 The Planning Practice Guidance (PPG), which accompanies the NPPF, was formally issued by the Secretary of State in March 2014.

- 3.8 The PPG states the good design should enhance the quality of buildings and spaces, by considering, inter alia, form and function, efficiency and effectiveness, and their impact upon wellbeing. It also sets out a number of issues which should be considered, including local character, safe, connected and efficient streets, crime prevention, access and inclusion and cohesive and vibrant neighbourhoods.
- 3.9 It notes that the scale of the building elements should be both attractive and functional, when viewed from and used from neighbouring streets, gardens and parks.
- 3.10 The PPG also notes that local building forms and details can be successfully interpreted in new development, without necessarily restricting the scope of the designer. The use of local materials, building methods and details can be an important factor in enhancing local distinctiveness when used in evolutionary local design and can also be used in more contemporary design.
- 3.11 It also states that designing out crime and designing in community safety should be central to the planning and delivery of new development, and that crime should not be seen as a stand-alone issue, separately from other design considerations.

Barnsley LDF Core Strategy (2011)

- 3.12 The Core Strategy was adopted in September 2011 and has replaced a number of policies from the Barnsley UDP.
- 3.13 The following Core Strategy policies are directly relevant to development and have influenced the evolution of its design:
- CSP 1 Climate Change;
 - CSP 2 Sustainable Construction;
 - CSP 3 Sustainable Drainage Systems;
 - CSP 4 Flood Risk;
 - CSP 5 Including Renewable Energy in Developments;
 - CSP 8 The Location of Growth;
 - CSP 9 The Number of New Homes to be Built;
 - CSP 14 Housing Mix and Efficient Use of Land;
 - CSP 15 Affordable Housing;
 - CSP 26 New Development and Highway Improvement;
 - CSP 29 Design;
 - CSP 30 Historic Environment;
 - CSP 33 Green Infrastructure;
 - CSP 35 Green Space;
 - CSP 36 Biodiversity & Geodiversity ;

- CSP 42 Infrastructure & Planning Obligations; and
- CSP 43 Education and Community Facilities.

3.14

In terms of general design principles, **Policy CSP 29** states that proposals will only be accepted where they are of a high-quality design that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- topography, Green Infrastructure assets, important habitats, woodlands and other natural features
- views and vistas to key buildings, landmarks, skylines and gateways
- heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:
 - Barnsley Town Centre
 - Penistone and the rural villages in the west of the borough
 - within and adjacent to Conservation Areas

In addition, development should:

- contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment;
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people;
- contribute towards creating attractive, sustainable and successful neighbourhoods; and
- achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings.

Barnsley UDP

3.15

The Barnsley UDP proposals map identifies the application site as Safeguarded Land. However, the plan is time-expired and BMDC is unable to demonstrate a deliverable five year housing land supply and therefore, some flexibility is required in order to meet identified housing needs in the area. This site is appropriate for residential development as it is a natural infill site, is separated from the Green Belt (by a separate area of safeguarded land), is sustainably located and there are no environmental or technical constraints which preclude residential development at the site.

Supplementary Planning Documents / Other Documents

Designing New Housing Developments (2012)

- 3.16 This Supplementary Planning Document (SPD) builds upon policy CSP 29 of the LDF Core Strategy and sets out the principles that apply to the consideration of planning applications for new housing development within Barnsley.
- 3.17 The SPD provides guidance on the relationship of new developments to existing dwellings with the aim of reducing overlooking and overshadowing. External spacing standards for new housing developments are also identified within this SPD, with the SPD requiring setbacks of a minimum of 21 metres between opposing habitable room windows.
- 3.18 The document provides guidance on how new residential development should respect local context and states that the design of new developments must be based on an appraisal of existing landscape and settlement character.

Parking

- 3.19 This SPD builds upon CSP 24 (New Development and Sustainable Travel) and sets out the car parking standards that the Council must apply to new development / applications for changes of use.
- 3.20 Under the requirements of this SPD, a maximum of 1 car parking space per 1 to 2 bedroom house and 2 car parking spaces per 2 to 3 bedroom house should be provided.

Open Space Provision on New Housing Development

- 3.21 Adopted by the Council in March 2012, this Supplementary Planning Document (SPD) builds upon policy CSP 35 of the LDF Core Strategy and sets out what will be expected in terms of open space provision on new residential developments.
- 3.22 Under the requirements of this SPD, a minimum of 15% of the gross site area of new housing development of 20 or more dwellings must be open space, of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

Barnsley SHELAA, 2016 and 2014

- 3.23 The 2016 update of the Barnsley Strategic Housing and Employment Land Availability Assessment (SHELAA) identified that the site would be potentially suitable for housing, with an indicative yield of 32 dwellings.
- 3.24 The 2014 SHLAA considered the application site (Site Ref 255) to be appropriate for new housing. The SHLAA notes that the site is suitable for 23

executive style houses. It identified the site as 'Category 2' (developable) site which would be expected to come forward within the five-year period.

Emerging Policy

Barnsley Local Plan, Publication Draft

- 3.25 BMDC is currently in the process of producing a new Local Plan. Once adopted, this document, together with the Joint Waste Plan adopted in March 2012, will form the statutory development plan for Barnsley and will guide development in the Borough until 2033. The Local Plan Publication Draft was consulted upon between June-August 2016.
- 3.26 As part of the Publication Draft, the application site is identified as Safeguarded Land.
- 3.27 Policy GB6 Safeguarded Land – sets out that *“safeguarded land can only be released in exceptional circumstances which may include a lack of five year land supply or a local need. Where there is a local need a safeguarded land site may be considered, for example, through a neighbourhood plan.”*
- 3.28 As previously discussed, BMDC is unable to demonstrate a deliverable five year housing land supply and therefore, some flexibility is required in order to meet identified housing needs in the area. This site would be suitable for residential development as it is a natural infill site within a sustainable location.
- 3.29 The emerging Local Plan has gone through several rounds of public consultation. However, it is subject to unresolved objections, including representations on behalf of the Applicant demonstrating the suitability of the application site for residential development in the short-term. The Publication Draft Local Plan can then only be afforded limited weight.
- 3.30 This was confirmed in the assessment of the planning application for 24 dwellings at Thurgoland (granted permission on 20 December 2016 ref: 2016/0340), where the Case Officer concluded that:
- “It should be noted however that the Local Plan is not adopted at the current time and that it is still the case that only limited weight can be afforded to it prior to examination by a Planning Inspector on behalf of the Secretary of State.”*

4.0

Understanding the Context

4.1

This section demonstrates the applicant's understanding of the physical characteristics of the site and its context. 'Context' relates to the physical, social and economic characteristics of the area, together with the planning policy context- the policies and guidance relevant to the development of the site.

Site Visit

4.2

A number of site visits have been undertaken to survey the area and review key landscape features and the existing urban form surrounding the site, to help inform the development proposals.

Figure 4.1 View of the Application Site



Figure 4.2 High Bank



Figure 4.3 Natural Stone Walling



Assessment of Local Context

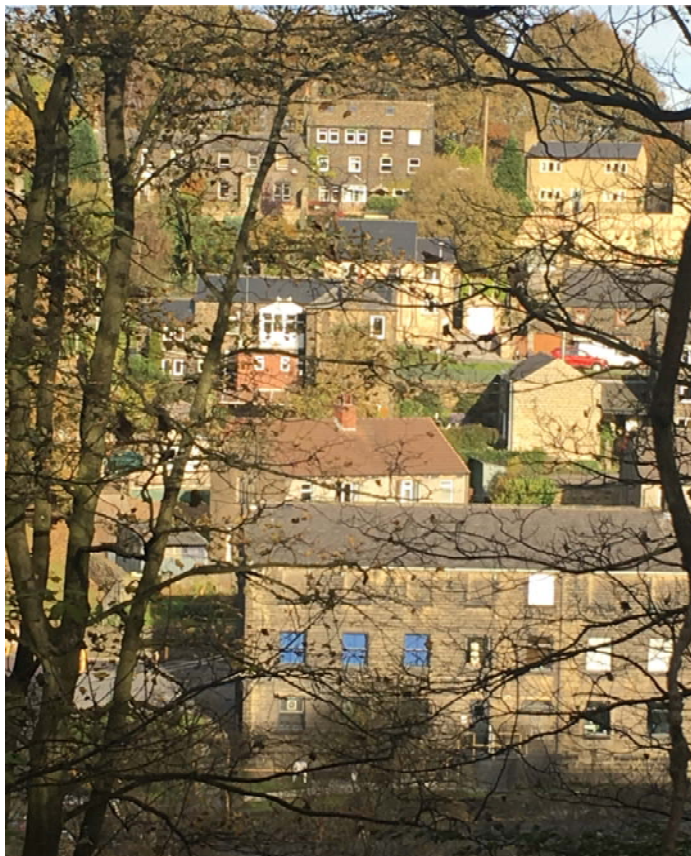
4.3 An assessment of the local context of the site was undertaken to highlight the key characteristics of the site and the surrounding area, ensuring that the final proposal both responded to, and contributed to the overall character of the area.

4.4 This assessment concluded that:

- Any layout and future design proposal should take account of:
 - the potential impact on the adjoining Conservation Area;
 - the amenity of existing residential dwellings;
 - the tiered built form of the area; and
 - the use of traditional building materials in existing dwellings, in particular the use of natural stone.

4.5 This understanding of the local context has informed the illustrative layout and the design proposals of this application.

Figure 4.4 Tiered Nature of the Built Form



5.0

Design

5.1

The planning application has been submitted in outline only and the detailed design of the proposed development, including the appearance, landscaping, layout and scale will be agreed as part of a separate, subsequent, reserved matters application(s). Notwithstanding this, the following overarching design principles have been established, based upon an analysis of the site and its surrounding context, and should be used in the formulation of any future detailed design scheme proposals for the site:

- The need for a high-quality design which is appropriate to the site's setting and surroundings, particularly the adjoining residential properties and Conservation Area;
- The opportunity to capitalise the site's existing accessibility, in particular its proximity to established road networks, bus routes, pedestrian and bicycle networks; and
- The shape and size of the site and the physical form of surrounding properties.

Use

5.2

This outline planning application seeks to develop the site for residential purposes.

Amount

5.3

The application site comprises 0.9 ha and the outline planning application is supported by an indicative masterplan showing how the site could accommodate 21 homes. This represents a density of 23.3 dwellings per hectare (gross) and takes in account opportunities for private driveways and generous private gardens. This reflects the low density setting of the surrounding area.

Layout

5.4

An indicative masterplan for the site has been produced showing how the site could be laid out to accommodate a high-quality residential development. It shows that:

- There will be a mixture of detached and semi-detached dwellings of a range of sizes laid out informally with all dwellings fronting onto a central access road;
- All dwellings have been positioned to achieve a minimum of 21m separation distances between opposing first floor habitable room windows to ensure the amenity of existing and future residents is protected;

Appearance

- 5.7 Whilst, the detailed design of the proposed development, including the appearance of individual buildings will be agreed as part of a separate reserved matters application(s), the applicants are fully committed to ensuring that the final design is one which reflects the local vernacular.
- 5.8 On this basis, the applicant is recommending that the proposed dwellings utilise high-quality materials and finishes, such as natural stone, ensuring that the final residential scheme complements the existing built form of the Village, in particular the adjoining Conservation Area.
- 5.9 Given the established built form of this area, it is also likely that any future residential scheme will include many other traditional materials such as natural slate roof tiles; natural stone head, cills and other detailing; and coursed natural stone walling.
- 5.10 The use of articulation would also reduce the impact of the dwellings when viewed from the adjoining conservation area, add interest to the streetscape and reflect the rudiments of the local vernacular.
- 5.11 The below streetscene demonstrates exactly what the streetscene could look like with such detailed design finishes.



Landscaping

- 5.12 Whilst, the detailed landscaping scheme will be the subject of a subsequent reserved matters application. It is proposed to retain the existing landscaping, particularly the mature trees and hedgerows along the western boundary, as shown on the illustrative layout. This provides a natural buffer between the development and the fields beyond.
- 5.13 Additional landscaping can also be introduced across the remainder of the site in the form of rear and front garden landscaping. Each property would benefit from a grassed lawn and new trees/ shrub planting within both its front and rear garden as shown on the indicative site plan.
- 5.14 Such features not only add character and interest to the development site, but also make a positive contribution to the attractiveness of the area as a whole.

Accessibility

6.0

6.1

Vehicular access is to be provided via a continuation of the existing New Smithy Avenue (to the north). New Smithy Avenue provides a suitable connection to the wider road network, with suitable visibility splays provided at its junction with Towngate, and at the Towngate/ A628 Manchester Road junction, with 2.4m x 43m visibility splays provided on both sides.

6.2

A further pedestrian access will be created at the western boundary of the site, linking through to the existing public footpath and children's play space to the north and also south to High Bank, and to local services such as the bus stops located on the Manchester Road, beyond.

6.3

This is shown on the following plan:

Figure 6.1 Illustrative Layout



6.4

The application site benefits from good public transport links. The nearest bus stops are located approximately 305m south of the site. These bus stops are served by buses which provide hourly services between Penistone & Millhouse Green and Crow Edge & Barnsley and 2 hourly services between Crow Edge & Barnsley and Holmfirth & Penistone. Thurlstone is also served by the 'Dial a Ride' service which provides community transport and a pre-bookable door-to-door bus service to anywhere within the Barnsley District.

6.5

The application site is also within cycling distance of Penistone railway station which provides hourly services (Monday to Friday) to Sheffield, Barnsley and Huddersfield.

7.0

Summary/Conclusions

7.1

This DAS has identified the key characteristics of the surrounding area and confirmed that an appropriately designed residential scheme would not only directly respond to the character of the area, but would significantly contribute towards it by adding an interesting and attractive residential streetscape and complementary natural landscaping scheme.

7.2

In summary, this Statement has confirmed that:

- The application site can support 21 dwellings in a low-density configuration, complementary of the character of the adjoining residential area, in particular that of the adjoining conservation area;
- The proposal can support appropriate separation distances between opposing first floor windows, ensuring that the residential amenity of existing residents on adjoining sites, is maintained;
- The site can be accessed via a continuation of New Smithy Avenue to the north. It can also readily connect with existing pedestrian and bicycle networks within the adjoining area;
- The site is located within a sustainable location, being within walking distances of a number of local services and amenities;
- Where possible, any future Reserved Matters application should carry forward the rudiments of the local vernacular, including natural stone, slate roof tiles; natural stone heads, cills; and coursed natural stone walling; and
- This site is of low ecological or landscape value. An appropriately designed landscape scheme could therefore add significantly to the character of this area.

Appendix 1 Illustrative Layout



NOTES:

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LEGEND:

EXISTING CONTOURS
at 0.5m intervals

EXISTING TREES/VEGETATION
TO BE RETAINED

INDICATIVE TREE AND
HEDGE PLANTING



0m 10m 20m 30m
1:500 on A2

Client

Mr and Mrs P Mullins

Job

proposed residential development of land south of
New Smyth Avenue, THURLSTONE

Title

Illustrative Layout Plan

Scale 1:500

Dwg No

17/227-02

Date Jan 2017

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Appendix 2 Building for Life 12

- 7.3 Building for Life 12 was first published in 2012 by the Building for Life Partnership (Cabe at Design Council, Design for Homes and Home Builders Federation) and updated in January 2015. Its primary objective is to ensure that new housing is of the highest standard of design; create places which create character; create safe and useable public spaces; and promote sustainable travel patterns. It does this by assessing new schemes against twelve design questions, within the following three categories: 'integrating into the community'; 'creating a place'; and 'street and home'.
- 7.4 Each of these questions are discussed in detail below:
- 1 *Connections – Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?*
- 7.5 Yes. The proposal strengthens the site's existing connection with New Smithy Avenue through the introduction of a formal vehicular access point. The addition of a new turning circle will also allow longer vehicles using New Smithy Avenue to manoeuvre in a more safe and efficient manner. The orientation of the proposed dwellings towards the new access road ensures that an active frontage is achieved.
- 7.6 This scheme will also introduce a new pedestrian link to the existing Public Right of Way which runs between High Bank and Westfield Avenue/ Westfield Lane (public footpath no.37) to the west and by open fields beyond. This improvement will not only benefit the future residents of the scheme but also existing residents of the village as a whole.
- 7.7 Appropriate spacing between the site's boundaries and adjoining dwellings as well as the use of complementary landscaping would also ensure the ongoing protection of existing (and future) residential amenity. The choice of materials (natural stone) would reflect the vernacular design and the use of articulation in the dwellings would reduce the impact of mass whilst creating a visually interesting streetscape.
- 2 *Facilities and services – Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?*
- 7.8 Yes. The application site is within walking distance of a range of community facilities including a Park and Children's Playground, a Bakery/Village Shop and Coffee Shop, a Fast Food Outlet, a Hair Dressers, two Public Houses, a Leisure Centre, Football Club, Running Club, Cricket club and Local Churches.
- 3 *Public transport – Does the scheme have good access to public transport to help reduce car dependency?*
- 7.9 Yes. The application site benefits from good public transport links. The nearest bus stops are located approximately 305m south of the site. These bus stops

are served by buses which provide hourly services between Penistone & Millhouse Green and Crow Edge & Barnsley and 2 hourly services between Crow Edge & Barnsley and Holmfirth & Penistone. Thurlstone is also served by the 'Dial a Ride' service which provides community transport and a pre-bookable door-to-door bus service to anywhere within the Barnsley District.

- 7.10 The application site is also within cycling distance of Penistone railway station which provides hourly services (Monday to Friday) to Sheffield, Barnsley and Huddersfield.

4 Meeting local housing requirements – Does the development have a mix of housing types and tenures that suit local requirements?

- 7.11 Yes. The illustrative layout proposes a mix of detached and semi-detached properties ranging between 2 and 5 bedrooms. Six of the dwellings (three pairs of semi-detached houses) will be set aside for affordable housing purposes. These will be a combination of 2 and 3 beds to meet local need.

5 Character – Does the scheme create a place with a locally inspired or otherwise distinctive character?

- 7.12 Yes. The architectural styles that have been applied to the illustrative layout plan and are discussed in more detail in this report have been influenced by those already in place in the surrounding area. This design response ensures that any development would sit comfortably within the existing built landscape and would continue to protect the existing character of Thurlstone.

6 Working with the site and its context – Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

- 7.13 Yes. The context of this particular area is one of a tiered built form (with the adjoining High Bank elevated above the Manchester Road and the site elevated above High Bank). The natural ground levels of the application site and the proposed design mean that the dwellings will sit comfortably within this tiered environment.

- 7.14 Where possible, the proposal will also retain existing landscaping, particularly the mature trees and hedgerows along the western boundary, and introduce new complementary landscaping to ensure that the proposal is sympathetic to the adjoining dwellings and nearby Green Belt whilst protecting key views from the surrounding area.

7 Creating well defined streets and spaces – Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

- 7.15 Yes. The scheme will create a well-defined street and internal spaces.

- 7.16 The dwellings have been laid out in an informal configuration around a central access road. The use of appropriate surfacing materials will ensure that this space is well defined and readily recognisable from private driveways.

- 7.17 Each property on the illustrative layout has been designed to turn corners and to ensure that the scheme is active and attractive throughout.
- 8 Easy to find your way around – is the scheme designed to make it easy to find your way around?*
- 7.18 Yes. The scheme will be easy to navigate, with visitors and residents required to follow a single centrally located internal access road with private driveways feeding off this road.
- 9 Streets for all – Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?*
- 7.19 Yes. The internal access road has been designed as a shared surface area which will allow the streetscene to be visually appealing. In addition, the alignment of the road will act as a natural traffic calming measure, encouraging vehicles to reduce their speed and to be conscious of non-motorist users.
- 10 Car parking – Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?*
- 7.20 Yes. Parking provision is provided for each dwelling in line with the Council's requirements.
- 11 Public and private spaces – Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?*
- 7.21 Yes. The main carriageway and private driveways will be dressed to ensure that they are clearly distinguishable.
- 7.22 The illustrative layout includes additional landscaping across the remainder of the site in the form of rear and front garden landscaping. Here, each property benefits from a grassed lawn and new trees/ shrub planting within both its front and rear garden.
- 7.23 Such features add character and interest into the development site and make a positive contribution to the attractiveness of the development overall.
- 12 External storage and amenity space – Is there adequate external storage space for bins and recycling as well as vehicles and cycles?*
- 7.24 Yes. The illustrative layout plan has been designed with the intention that each dwelling has appropriate storage, private amenity space and waste facilities.



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