

HORSESHOE AUDMORE GNOSALL



DESIGN AND ACCESS STATEMENT
BUILDING FOR LIFE 12 ASSESSMENT

OCTOBER 2014



HORSESHOE, AUDMORE GNOSALL

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VISION

“GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING AND SHOULD CONTRIBUTE POSITIVELY TO MAKING BETTER PLACES FOR PEOPLE”

PARAGRAPH 56, NPPF 2012.

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This statement should be read in conjunction with supporting drawings and documents which accompany the outline application.

The background image shows a brick building with arched windows on the left, a large tree in the center, and a street with a lamp post on the right. A green semi-transparent box covers the lower half of the image, containing the title and description text.

INTRODUCTION

OUTLINES THE PURPOSE OF THE DOCUMENT
AND THE DESIGN VISION. PROVIDES
BACKGROUND INFORMATION ABOUT THE SITE
AND PLANNING POLICY CONTEXT.

1





HORSESHOE

SITE

GLEBE LANE

01 INTRODUCTION

PURPOSE OF STATEMENT

- 1.1 This statement has been prepared by Pegasus Urban Design (part of Pegasus Group) on behalf of Richborough Estates Ltd to accompany an outline planning application for residential development, public open space, green infrastructure and associated works at land at Horseshoe, Audmore, Gnosall. All matters are reserved, save for access to Horseshoe.
- 1.2 This statement should be read in conjunction with supporting drawings and documents which accompany the application.

- 1.3 In accordance with the Town and Country Planning (Development Management & Procedure and Section 62A Applications) (England) (Amendment No. 2) Order 2013, this document explains the proposed design principles and development concepts in respect of amount, layout, scale and access. It also seeks to
 - Provide an assessment of the site and wider context;
 - Identify the constraints and opportunities which have shaped the design proposal;
 - Summarise pre-application consultation sought with the Local Planning Authority, Gnosall Parish Council and the local community;
 - To explain the evolution of the design and access proposals setting out key issues which have influenced them; and
 - Define key development principles which set design standards and parameters for a future detailed or reserved matters application.
- 1.4 This document has been prepared in accordance with:
 - BFL12. Building for Life. The Design Council 2012.
 - Design and Access Statements and how to write, read and use them. Commission for Architecture and the Built Environment (CABE) 2006.

DESIGN VISION

- To produce a new living environment of the highest standard, with a clear and recognisable identity that reflects the local built form, landscape and contextual views;
- To provide a sustainable development comprising a range of family houses, public open spaces and areas for play;
- To create safe, attractive and secure neighbourhoods, streets and places which integrate and afford movement priority to pedestrians and public transport; and
- To create a development that will enhance the attraction of Gnosall as a place to live, incorporating valued aspects of local character, ecology, landscape, visual amenity and biodiversity.

SITE DESCRIPTION

- 1.5 The site is situated in Gnosall, a key service village, which is located in the western area of Staffordshire. The site falls within the jurisdiction of Stafford Borough Council and Staffordshire County Council.
- 1.6 Situated on the north eastern settlement edge of Gnosall, the application site is greenfield and 13.77 acres (5.57 hectares) in size. The site is centered upon National Grid reference SJ 834214.
- 1.7 The site is ovoid in plan and comprises two fields of improved pasture fields which are presently used for cattle grazing. The site is bounded by hedgerows with a number of broadleaved trees scattered around its edges.
- 1.8 Horseshoe is a narrow, circuitous single track carriageway and is accessed via Glebe Lane and Audmore Road. It borders the western and southern edges of the site and is flanked by hedgerows. A Public Right of Way crosses the site in a south west - north east direction and links to Horseshoe.

- 1.9 The site has a sloped topography which gently rises from east to west and south to north. The site experiences a level change of approximately 2.5 metres between its northern and southern boundaries and 8 metres across its full width. Some ground undulation occurs within the northern area of the site, alongside a central hedgerow.
- 1.10 Horseshoe comprises the settlement edge of Gnosall, along which a mix houses and bungalows (including some recent additions) are irregularly interspersed. The track also serves Audmore Farmhouse and Holly Farm. Glebe Lane and Audmore Road also comprise the settlement edge and are established, low density residential streets, principally of the 1970-1980's period. Residential dwellings are reflective of this era and comprise detached 2 storey properties.
- 1.11 Wider afield, open countryside and agricultural land extends beyond the northern, eastern and southern boundaries of the site.

DESCRIPTION OF DEVELOPMENT

- 1.12 This Design and Access Statement is submitted to accompany the following description of development:

‘Outline planning application for residential development (class C3), public open space, green infrastructure and associated works at land at Horseshoe, Audmore, Gnosall. All matters are reserved, save for access to Horseshoe’.

PLANNING BACKGROUND

1.13 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“Where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

THE PLAN FOR STAFFORD BOROUGH (2014)

- 1.14 In this instance, The Plan for Stafford Borough (June 2014) is applicable and guides development in the Borough through to 2031. The Plan will be accompanied by a Site Specific Allocations Development Plan Document in due course. A number of Parish Councils within the Borough are also progressing Neighbourhood Plans.
- 1.15 The Plan, through Spatial Principle 2 (Stafford Borough Housing and Employment Requirements) provides a policy framework to deliver growth in Stafford Borough to 2031, including the delivery of 500 homes and 8 hectares of employment land each year between 2011 and 2031. Through Spatial Principles 3 and 4, the Plan identifies Gnosall as a sustainable settlement and one that, along with other Key Service Villages, will share a requirement to deliver 1,200 dwellings between 2011 and 2031.
- 1.16 Gnosall is the largest of the Key Service Villages with a population of almost 3,800; 1,200 people more than the next largest, which is Eccleshall. Gnosall has good accessibility to Stafford and is well placed to access higher order services and facilities.
- 1.17 The Plan leaves the establishment of settlement boundaries for all settlements, including Gnosall, to the Site Specific Allocations document or to Neighbourhood Plans in the interim.

- 1.18 The Plan states at Paragraph 6.63 that ‘the location of settlement boundaries for each of the settlements listed in Spatial Principle 3 (SP3) will be established in the Site Allocations Development Plan Document. The settlement boundaries may be established through Neighbourhood Plans in the meantime, but will also be shown in the Site Allocations Development Plan Document. Prior to the actual definition being achieved through these processes, the criteria established in Spatial Principle 7 (SP7) will be used to judge the acceptability of individual development proposals’.
- 1.19 The Site Allocations DPD is not underway in any meaningful manner and no Neighbourhood Plan is in place. There is, therefore, no identified development boundary for Gnosall.
- 1.20 Spatial Principle 7 (Supporting the Location of New Development) sets out criteria to be used in assessing the acceptability of individual proposals at the Key Service Villages that will, in turn, inform the establishment of new settlement boundaries. The criteria are as follows:
- ‘is in, or adjacent to, an existing settlement;
 - is of an appropriate scale to the existing settlement;
 - is accessible and well related to existing facilities;
 - is accessible by public transport, or demonstrates that the provision of such services could be viably provided;

- is the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address development issues;
- will not impact adversely on the special character of the area, including not impacting on important open spaces and views, all designated heritage assets including, Listed Buildings, Conservation Areas and locally important buildings, especially those identified in Conservation Area Appraisals;
- will appropriately address the findings of the Landscape Character Assessment, and the conservation and enhancement actions of particular landscape policy zone / zones affected;
- will not lead to the loss, or adverse impact on, important nature conservation or biodiversity sites;
- will not lead to the loss of locally important open space or, in the case of housing and employment, other locally important community facilities (unless adequately replaced);
- will not be located in areas of flood risk or contribute to flood risk on neighbouring areas;
- will ensure adequate vehicular, pedestrian and cycle access as well as cycle and short stay parking facilities on the site; and
- will not adversely affect the residential amenity of the locality.

insufficient sites on previously developed land, in sustainable locations, are available to meet new development requirements should greenfield sites be released’.

- 1.21 It should be noted that the National Planning Policy Framework (NPPF), which is a material consideration, does not include a sequential test that requires brownfield sites to come forward before greenfield. Whilst the NPPF encourages the effective use of brownfield land, it does not prioritise it. Furthermore, it only encourages its use if it is not of high environmental value.
- 1.22 In developing the application proposals, particular attention has been paid to the criteria of Policy SP7 and further information can be found in sections 5 and 6 of this document.
- 1.23 In addition to the Spatial Principles, other relevant policies include:
- Policy C1 sets out that new housing developments should provide an appropriate mix of dwelling types, tenures and sizes, including a proportion of affordable housing;
 - Policy C2 sets out that there is an expectation for 40% of new homes on sites over 0.4 hectares or 12 or more dwellings to be provided as affordable housing in Key Service Villages;
 - Policy C7 sets out the requirements for open space provision within new developments;

- Policy N1 sets out the design principles that should be applied to new residential developments. Principles address use, form, space and movement, described as:

- ‘Use’ requires that major applications are masterplanned and developments are designed, sited and grouped to provide access for all. Developments of 10 dwellings and above must demonstrate compliance with the criteria of Building for Life 12;
- ‘Form’ requires the design and layout to take into account noise and light implications, together with the amenity of adjacent residential areas and activities. It also requires the incorporation and the retention of significant biodiversity and landscaping features and the inclusion of high design standards which make efficient use of land and take into account the local character, context, density, landscape and biodiversity of the area;
- ‘Space’ requires that development strengthen street frontages and clearly distinguish public and private space. It also requires that public open spaces be designed to be usable, easy to maintain and productive for the amenity of residents, by being overlooked to create a safe environment. New development should be designed to be safe, secure and crime resistant. Development should also be well laid out and well-connected to

Development proposals should maximise the use of brownfield redevelopment sites within the Borough’s towns and villages to reduce the need for greenfield sites. Only where

public transport and community facilities and services; and

- ‘Movement’ requires that places inter-connect using important routes and linkages including Rights of Way, allowing for ease of movement, legibility and permeability through a clearly defined and well structured public realm. It also requires new car parking to be well integrated and discretely located;
- Policy N2 sets out that all development must incorporate sustainable design features to facilitate recycling and waste minimalisation, a reduction in the consumption of natural resources, improve the environment quality and mitigate against the impact of climate change. The Policy also requires proposals to take into account the need to ensure protection from, and not worsen, the potential for flooding;
- Policy N4 states that the Borough’s natural environment will be protected, enhanced and improved by increasing the ability of landscapes and ecosystems to adapt to different weather patterns and climate change, ensuring that no new development takes place in areas where environment risks, particularly flooding, cannot be properly managed. Appropriate mitigations strategies must be put in place to mitigate or compensate for impacts; and
- Policy N8; states that development proposals must be sympathetic to, and informed by landscape character and quality, which should be demonstrated through local site specific assessments

in the context of the Staffordshire Landscape Character Assessment, Historic Landscape Characterisation Assessment and the Environment Character Assessment.

NEIGHBOURHOOD PLAN

- 1.24 Gnosall Parish Council is currently in the process of developing a Neighbourhood Plan to guide development in the Parish of Gnosall. The Parish Council has put in place a Neighbourhood Plan working group and, via a questionnaire, has carried out an initial consultation. This has identified a number of local concerns including employment opportunities, traffic and parking and open space and sports activities.
- 1.25 In July 2014 the Parish Council released a report documenting the findings of the questionnaire and is currently preparing for a formal call for development sites for potential new housing and business/ light industrial premises.

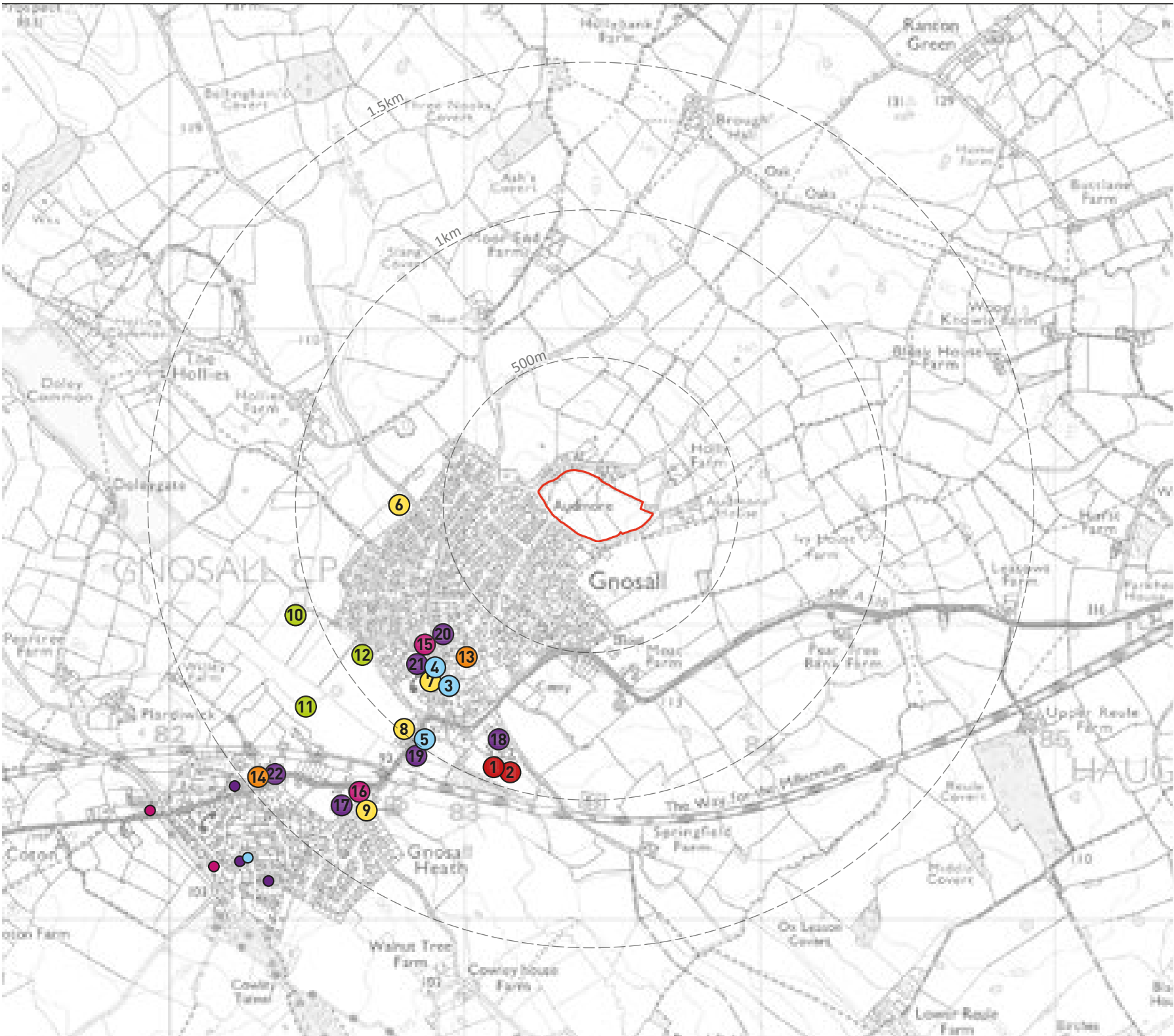
A photograph of a lush green hedge and a paved path. The hedge is dense and green, with some leaves showing signs of autumn. A paved path runs along the right side of the hedge, leading into the distance. The path is wet, suggesting it has recently rained. In the background, some trees and a building are visible under a bright sky.

ASSESSMENT




CONSIDERS THE SITE AND ITS SURROUNDINGS
IN TERMS OF PHYSICAL, SOCIAL AND
PLANNING CONTEXT AND IDENTIFIES SITE
CONSTRAINTS AND OPPORTUNITIES.

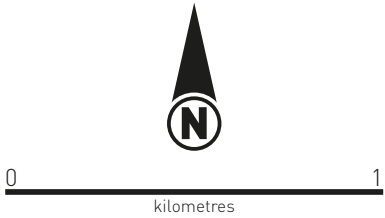
2





LEGEND

- | | |
|---|---|
|  Site boundary |  Leisure |
|  Education |  Place of worship |
|  Supermarket |  Public house |
|  Healthcare |  Other facilities and services |



02 ASSESSMENT

Educational Facilities

- 1 Gnosall St. Lawrence C of E Primary
- 2 Gnosall Library

Supermarkets/Convenience Stores

- 3 The Co-Operative Food
- 4 Old Stacey's Grocery Store
- 5 Mace Convenience Store

Healthcare

- 6 Gnosall Health Centre (and Pharmacy)
- 7 Gnosall Dental Practice
- 8 Mincher Lockett Opticians
- 9 Gingercroft Rest Home

Leisure and Recreation

- 10 Gnosall Sports & Social Club
- 11 Allotments at Station Road
- 12 Children's Play Area

Place of Worship

- 13 Gnosall St. Lawrence
- 14 Gnosall Methodist Church

Public Houses

- 15 The Horns Inn
- 16 The Royal Oak

Community Services

- 17 Gnosall Fire Station
- 18 Gnosall Memorial Village Hall
- 19 Texaco Petrol Station
- 20 Post Office
- 21 The Grosvenor Centre
- 22 Gnosall Methodist Church Hall

* Facilities listed are within a 1.5km radius of the application site

LOCAL AMENITIES AND SERVICES

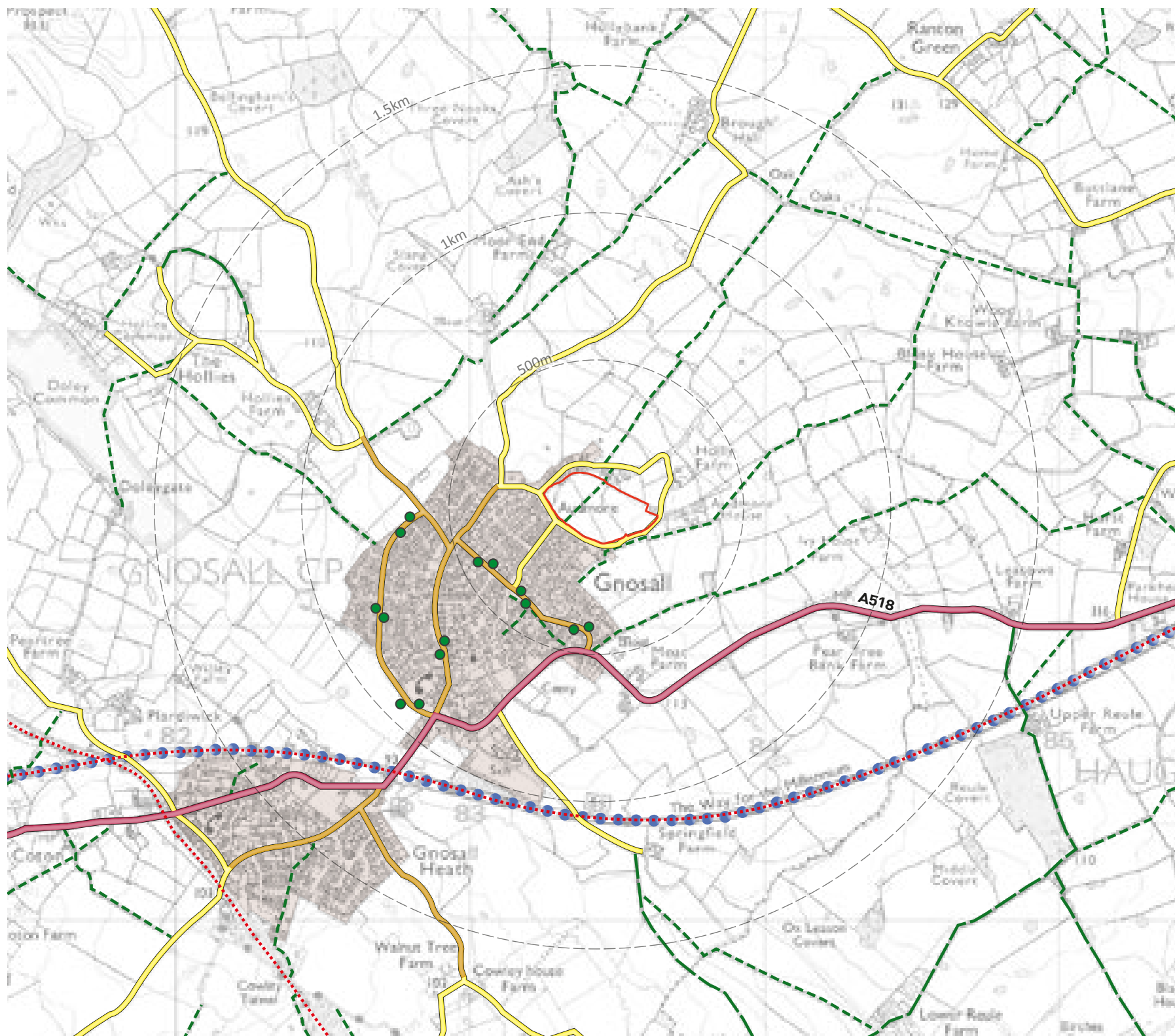
- 2.1 The site has a sustainable location being situated on the north eastern edge of Gnosall. It is located within walking distance of the village centre where local or 'day to day' facilities are present.
- 2.2 Gnosall is a medieval village with an estimated population of just over 3,783. It is a key service village and is located west of the Borough. Gnosall is recognised by Stafford Borough Council as a sustainable settlement with a range of services and facilities including a library, medical facilities, village halls, a post office, a range of non-food shops, convenience stores, a nursery, a primary school, churches and public houses. Higher end services are located within nearby Stafford.
- 2.3 A children's nursery is situated on High Street. Gnosall St Lawrence Primary School is located on Lowfield Lane. Both are located approximately 870 metres south of the site. The closest state funded secondary school to the site is Walton Hall School, which is situated approximately 7.5 kilometres from Gnosall. The Burton Borough School is located 8 kilometres from the site and King Edward VI High School, 8.5 kilometres.

GREEN SPACES AND PLAY AREAS











- 2.4 Gnosall benefits from a formal, equipped play area situated on Forresters Lane which includes a play area, basketball court and sports pitch. Informal open green space is also located there. Informal green spaces are also within areas of residential development within the village, however the majority of recreational space is situated on the southern and western edges of the village.

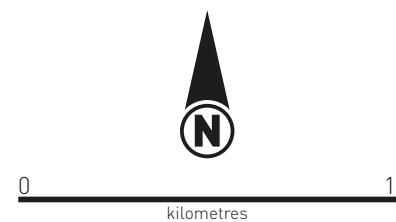
LEISURE AND SPORTS FACILITIES

- 2.5 Gnosall benefits from a number of local clubs including Gnosall sports and social club, also situated off Forresters Lane. Dolphins swimming club is also present (which uses the pool at St Lawrence Primary School) however it is understood that school redevelopment proposals will shortly involve closure of this facility.
- 2.6 Further information can be found in the Sustainability Assessment by Turley, which accompanies the application.



LEGEND

- | | | |
|---|--|--|
|  Site boundary |  A road |  Cycle routes |
|  Urban area |  B road |  Bus stop |
|  Public Right of Way |  Minor road | |
|  Bridleway |  National trail | |



ACCESS

- 2.7 The site is situated off Horseshoe, which is a circuitous single track carriageway serving a number of residential properties and farmland. No footways align the track. Access to the site can be gained via a gated track on the southern boundary, off Horseshoe.
- 2.8 Access to Horseshoe can be gained off Glebe Lane and Audmore Road. Glebe Lane is a typical residential access road, ranging between 5.1 and 5.75 metres in width with a 1.9 metre wide footway running down its eastern side. Audmore Road is narrower at 3.7, with no footway provision.
- 2.9 Glebe Lane meets with Horseshoe at its northern end and terminates in front of the western boundary of the site. Glebe Lane meets Manor Road at its southern end, at a priority junction, where local bus service connections are situated. Manor Road meets the A518 at a mini-roundabout to the east. The A518 is the main route between Gnosall and Stafford to the east and Newport to the west.

SUSTAINABLE TRAVEL

BUS

- 2.10 The site is provided with a good level of bus service mainly throughout the working week and less frequently at weekends. The main daytime and an evening bus service through Gnosall is service 481, which operates between Stafford, Newport and Telford. This service can be accessed from flag stops on Manor Road which, via Glebe Lane, is approximately a 5 minute walk from the south of the site.
- 2.11 Service 483, also known as the West Staffordshire link runs from Gnosall Heath to Doxey. This service is limited and operates less frequently.

RAIL

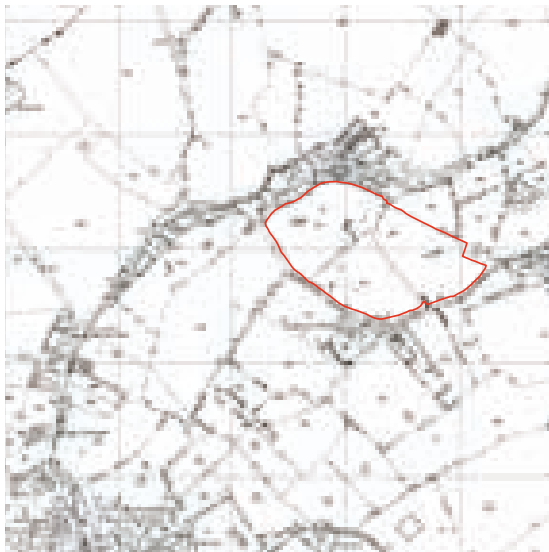
- 2.12 Rail services can be accessed from Stafford railway station which lies approximately 11 kilometres from Gnosall. Stafford railway station offers options to travel to local, regional and national destinations which, amongst others, include; Stoke-on-Trent, Crewe, Stafford, Birmingham, Wolverhampton, Oxford and Bristol. The station is fully accessible with a significant pay to park facility. Cycle parking facilities are also provided.
- 2.13 Stafford railway station is accessible by the 481 bus service. This mode of travel is a realistic option as part of a middle or long distance commuting trip. The cycle distance to Stafford railway station is approximately 11 kilometres and is unlikely to offer a realistic alternative for cycle/rail trips to local or longer distance employment destinations.

WALKING AND CYCLING

- 2.14 Gnosall lies on a traffic-free cycle route between Stafford and Newport (NCN Route 55) which can be accessed on Station Road. To the east of Newport, the route continues predominantly 'on-road' towards Telford where a wider network of traffic free routes can be accessed around the town and its environs.
- 2.15 Horseshoe currently has no footways, however the route is an extremely quiet lane in terms of vehicle movements (including some farm vehicles) and vehicle speeds are slow. Horseshoe is used mainly by those walking to a number of residences along the lane and also as a recreational walking route. The route effectively operates as a shared surface for vehicles and pedestrians.
- 2.16 A good quality footway is provided along the eastern side of Glebe Lane just to the south of the site. Further south on Glebe Lane (south of Deer Park) footways are provided on both sides of the carriageway.
- 2.17 A Public Right of Way (Gnosall 24) crosses the site centrally, in a south west - north east direction via Horseshoe. The route extends beyond the site into countryside.
- 2.18 A track aligns the eastern edge of an agricultural building within the curtilage of Audmore Farmhouse (see page 43). The track is indicated as a Public Right of Way, however its course differs to that of County Council records. For clarity, both routes are indicated on parameter plans in Section 5 of this document.

SETTLEMENT PATTERNS AND GROWTH

- 2.19 Early mapping dating back to 1817 distinctly shows the site, which is ovoid in plan. Its characteristic looping road, Horseshoe, is also clearly distinguishable. Roads to the north east peter out in the fields beyond, which suggests a pattern of green lanes, which provided access to the fields.
- 2.20 In 1839, the site fell into a small number of ownerships, but principally that of the Bishop of Lichfield as Lord of the Manor of Gnosall. Tithe Award mapping dating to this era shows a series of named plots and field names, four of which comprise the site. Within one of the plots, on the western edge of the site, a cottage and garden belonging to Benjamin Grosvenor once existed.
- 2.21 No more than four or five houses existed in Audmore in 1680, one of which included Audmore House, the home of the Hickman/Hickin family, who farmed part of the site.
- 2.22 High Street and Audmore Road are both linear routes which pass through the village of Gnosall. These routes have underpinned urban growth over past years. This is evident on 1880 OS mapping when the village envelope was centred around the Church of St Lawrence. The site was not connected to the village and had an open setting.
- 2.23 New development comprising the Greenfields residential area (approximately 85 dwellings) expanded the settlement edge in the vicinity of Audmore Road, in the mid 1960's era. Gnosall's most significant era of growth took place within the late 1970's, early 1980's, when large scale residential development formed the Ashmore Drive area to the north west (circa 100 dwellings) and the Deer Park area (encompassing Audmore Road, Glebe Lane -approximately 72 dwellings) to the north east. At this time, some contemporary editions replaced original buildings along the northern edge of the Horseshoe circuit. Collectively, development growth expanded the village envelope eastwards so that urban form adjoined and contained the north western boundary of the site.
- 2.24 The building line along Glebe Lane was mirrored in the mid 1980's period, when Sharman Way was also formed. Comprising approximately 70 dwellings, these urban areas further enclosed the south western edge of the site and amalgamated with older buildings such as Audmore Villa.



1881



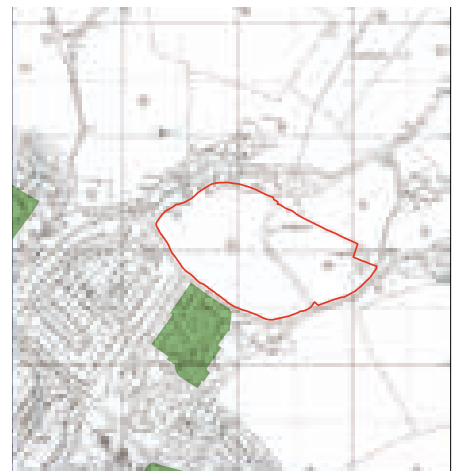
1963



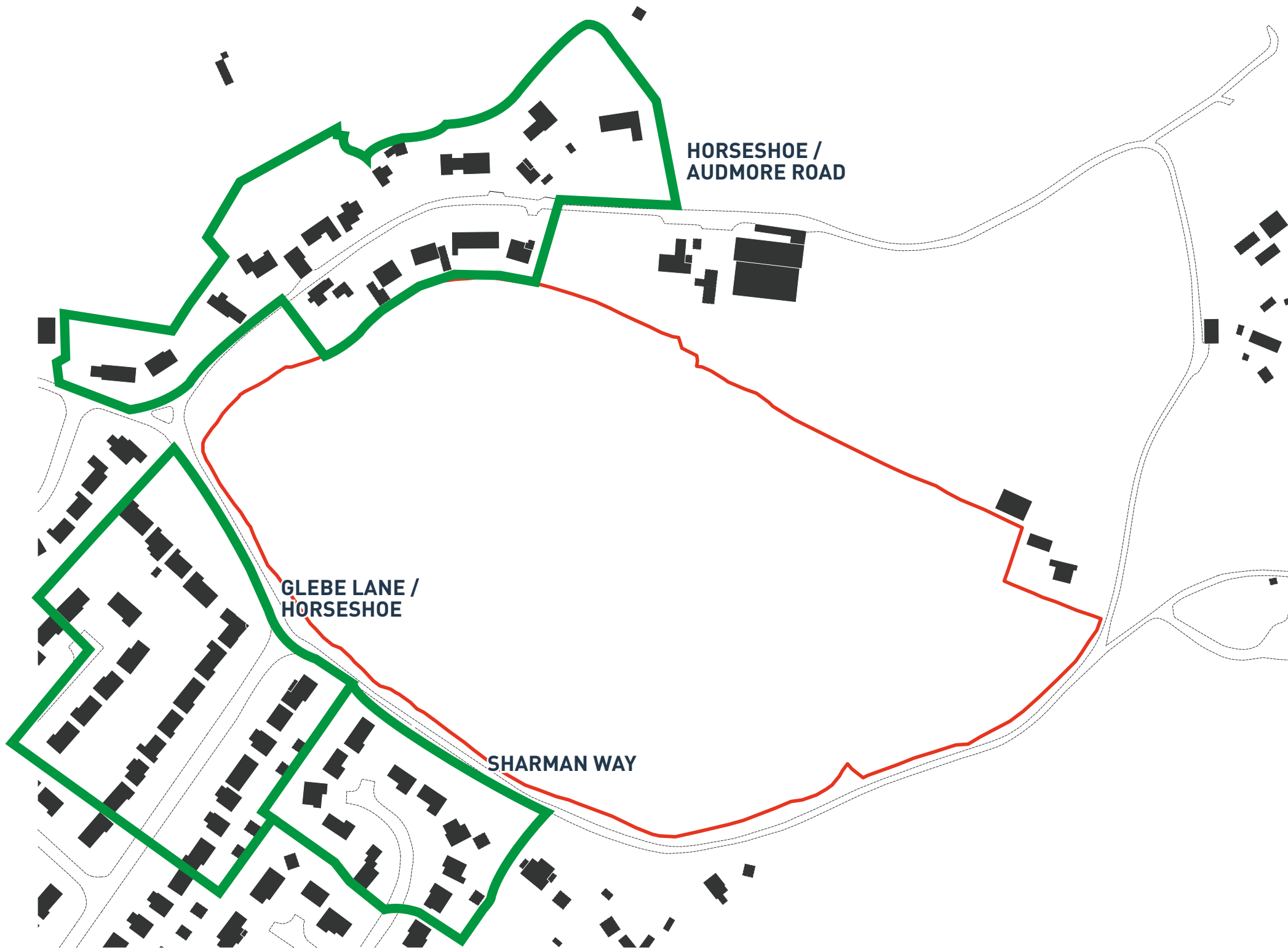
1977- 1985



1980- 1985



1985 - (LIMITED COVERAGE)



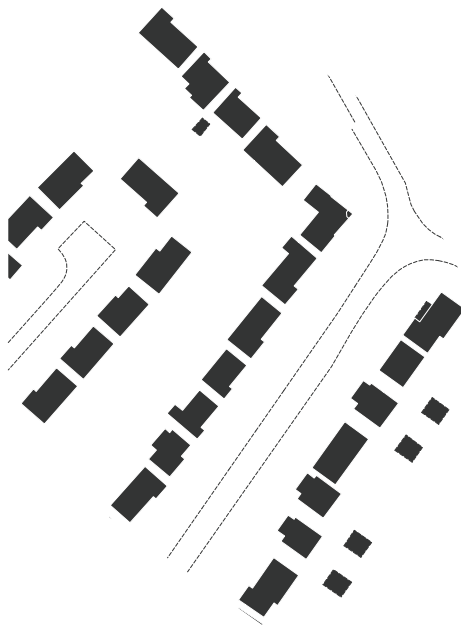
RESIDENTIAL CONTEXT

2.25 The following pages provide an assessment and visual analysis of the makeup of the built environment around the site;

GLEBE LANE/ HORSESHOE

Location: Adjacent (west) to the site.
Land uses: Residential
Era: Circa 1970 - 1985
Net density: Approximately 17 dwellings per hectare
Characteristics:

- Linear patterns of houses which align streets;
- Landscaped front garden spaces; landscaped obscures some building frontages;
- Frontages which face into the street; some dwellings 'side-on' to street corners;
- Wide frontages, with some horizontal proportions;
- Comprises detached properties, arranged in 'back to back patterns (housing blocks);
- 2 storeys;
- Gaps between dwellings;
- Some dwellings have views into the application site;
- Medium sized building footprints, little variation. Representative of a volume housebuilder;
- Minimal setbacks in building line;
- Minimal articulation in roofscape;
- Use of traditional materials such as brick (minimal use of render) and plain/ profiled roof tiles;
- On plot car parking (garages) set to the front and side of dwellings (including integral garages); and
- Views of the application site are a backdrop to end of street vistas in Glebe Lane.



SHARMAN WAY

Location: Adjacent (south west) to the site.

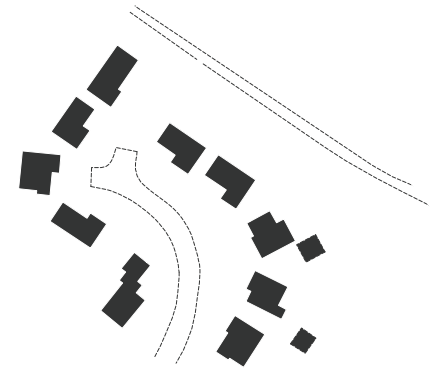
Land use: Residential

Era: Circa 1980-1985

Net density: Approximately 17 dwellings per hectare

Characteristics:

- Linear patterns of houses which align streets. Some fluidity in the building line;
- Houses align streets and enclose the streetscene with frontages;
- Some large plots;
- Landscaped front gardens;
- Frontages face into the street. Some dwellings 'side-on' to street corners, others back onto Horseshoe;
- Wide frontages, with some horizontal proportions;
- Comprises detached properties;
- 1.5 and 2 storeys;
- Larger gaps between dwellings;
- Some dwellings have views into the application site;
- Medium sized building footprints with little variation and representative of a volume housebuilder; and
- On plot car parking (garages) set to the side or front of dwellings (including integral garages).



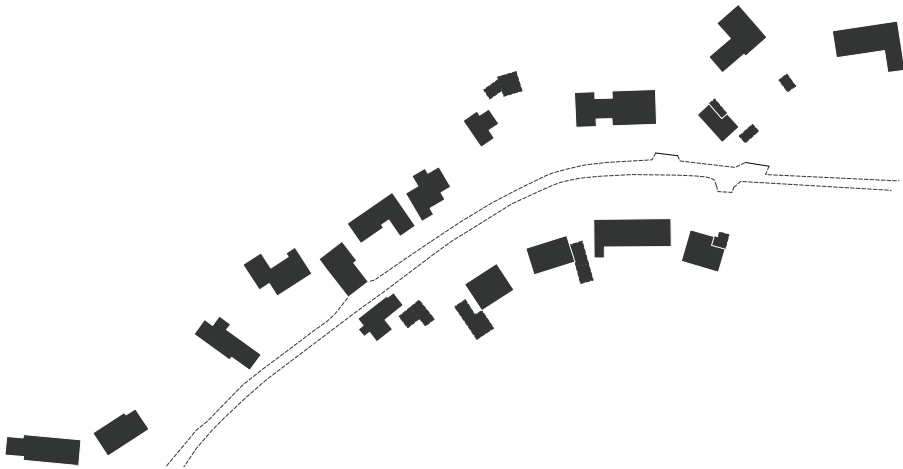
Images courtesy of Google

HORSESHOE/ AUDMORE ROAD

Location: Adjacent (north) to the site.
Land use: Residential
Era: Circa 1880- 2010
Net density: Approximately 11 dwellings per hectare

Characteristics:

- Dispersed housing patterns along narrow track;
- Most frontages face into lane; some dwellings are ‘side on’ to the track;
- Front garden spaces – some landscaped and enclosed, others are ‘open’;
- Range of dwelling sizes, types and ages. Some modern additions;
- Building footprints vary, as do plot sizes;
- Some condensed patterns across the streetscape;
- Comprises some large detached properties which overlook the south-western site boundary;
- Bungalows and 2 storeys;
- Large gaps between dwellings; some permeability in the streetscene;
- Houses and bungalows on the southern side of Horseshoe have views into the northern area of the site;
- On plot car parking (garages) set to the front, rear and/ or side of dwellings.





ARCHAEOLOGY

- 2.26 The site lies within the fields of the medieval village of Gnosall and the late dependent hamlet of Audmore. The hamlet has been served throughout by a circuitous, looping a single track or green lane into the fields known as 'The Horseshoe'. It appears to have origins in skirting an old boggy area that probably related to its distinctive superficial geology– the Audmore.
- 2.27 Historical mapping indicates that a cottage belonging to Benjamin Grosvenor (1839) once lay on the western edge of the site. The cottage no longer exists. Post-medieval documentation shows that by 1839, and probably earlier, the site was farmed by a variety of tenants and landowners; the early mapped field layout survives today and is demarked by tall hedgerows.
- 2.28 A Desk Based Archaeological Assessment has been undertaken by Iain Soden Heritage Services Ltd and accompanies the application. The assessment finds that there is no evidence that the site has ever contained any archaeological potential.

VISIBILITY

- 2.29 Overall, the visual envelope of the site is limited due to a combination of the rising land to the north, the existing built form of Gnosall itself to the south and west and the intervening vegetation along roads and field boundaries. Although there are some mid-distance views from the Public Right of Way that ascends the side of the valley to the north of the site as it approaches Gnosall, the localised ridgeline generally serves to limit views from both the Public Right of Way network and other settlement associated with a parallel valley to the north. There are also some mid-distance views from the Public Right of Way which pass through the landscape to the east.

- 2.30 A mature hedgerow defines the majority of the site boundary and in terms of short-distance views, both the existing boundary vegetation and on-site vegetation filter views into the site. Where the land rises at the junction of Glebe Lane and Horseshoe, there are more direct views into the site. There are also likely to be views from the rear of properties along the north-western part of Horseshoe. Other residential properties along Horseshoe are set back from the site boundary; their front gardens typically containing mature garden vegetation which serve to filter views towards the site. Within this overall visual envelope, there are variations in the degree of inter-visibility and in the nature and extent of views.
- 2.31 Further information regarding the visual relationship between the site and surrounding landscape can found in the Landscape Visual Impact Assessment, by Pegasus Landscape Design, which accompanies the application.



VIEWS

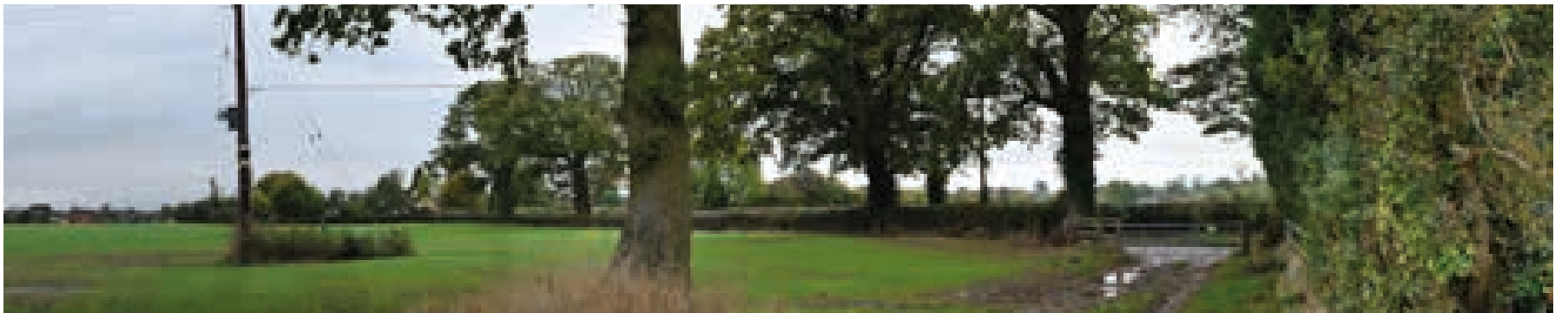
LONGER DISTANCE VIEWS INTO THE SITE



VIEWPOINT A



VIEWPOINT B



VIEWPOINT C



VIEWPOINT D

LEGEND

Site boundary

Viewpoint location



VIEWS



VIEWPOINT 1



VIEWPOINT 2



VIEWPOINT 3



VIEWPOINT 4



VIEWPOINT 5



VIEWPOINT 6



VIEWPOINT 7



VIEWPOINT 8



VIEWPOINT 9



VIEWPOINT 10



VIEWPOINT 11



VIEWPOINT 12



VIEWPOINT 13



VIEWPOINT 14



VIEWPOINT 15



VIEWPOINT 16



VIEWPOINT 17



VIEWPOINT 18



VIEWPOINT 19



VIEWPOINT 20



VIEWPOINT 21



VIEWPOINT 22



VIEWPOINT 23



VIEWPOINT 24



VIEWPOINT 25



VIEWPOINT 26



VIEWPOINT 27



VIEWPOINT 28



VIEWPOINT 29



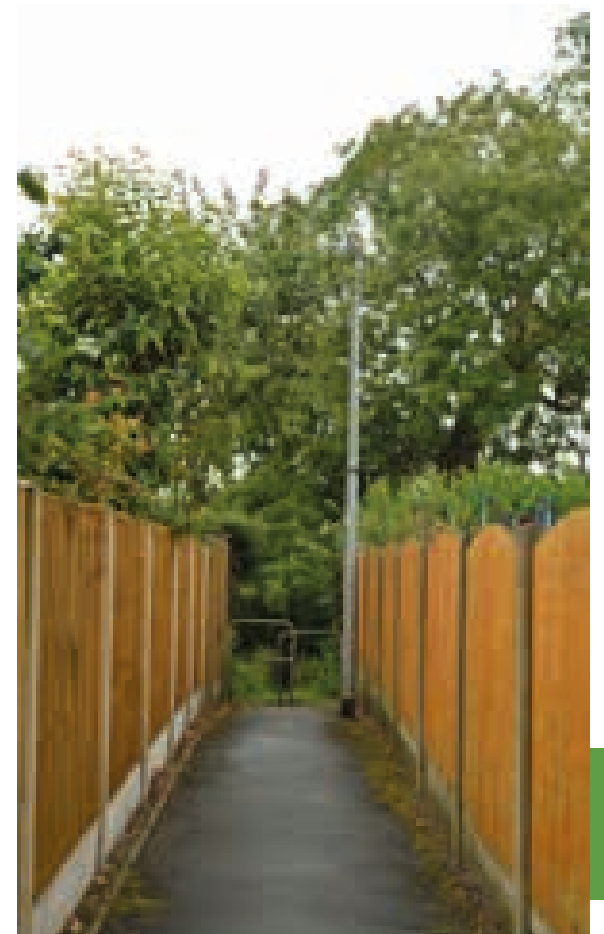
VIEWPOINT 30



VIEWPOINT 32



VIEWPOINT 33



VIEWPOINT 31

LANDSCAPE AND VISUAL

NATIONAL LANDSCAPE CHARACTER

- 2.32 On a national scale, the site is located within National Character Area 61: Shropshire, Cheshire and Staffordshire Plain. On a local scale, it is located within the Ancient Clay Farmlands Landscape Character Type (LCT), as defined by Staffordshire County Council's Planning for Landscape Change Supplementary Planning Guidance (SPG). In the context of the site and its surroundings, this LCT is characterised by an irregular pattern of hedged fields with ancient hedgerows and oaks; and by a dispersed settlement pattern with small rural towns and villages such as Gnosall and Gnosall Heath. Land use is predominantly dairy pasture, dictated by soils derived from boulder clay which covers Triassic mudstones, to create a rolling lowland plain. Some pockets of sandy soil have however supported arable production, such as that to the north of the site.
- 2.33 The SPG states that a significant part of this LCT has been identified as a landscape at risk of rapid loss of character and quality, and that this landscape character type is locally sensitive to the impacts of development and land use change. The site falls within the 'landscape maintenance' landscape policy zone.

- 2.34 The site is situated in an area of landscape which is characterised by the gently rolling valley side of Doley Brook and its associated agricultural field network. The landform surrounding the site and the wider settlement of Gnosall reflects the character of the wider area, which also displays a strong agricultural field network, interrupted by individual farm buildings and minor roads. Field ponds and ditches are scattered throughout the landscape; a reflection of the typical clay farmland of the Staffordshire plain in this location. Gnosall itself has a nucleated pattern and built form is generally of medium to low density.

VEGETATION PATTERNS

- 2.35 Vegetation on-site consists of grassland pasture and field boundary vegetation, including a central hedgerow that divides the site into western and eastern parcels. Hedgerow trees are present at intervals, including a mature oak on the north-eastern boundary and several large ash trees that are prominent above the hedgerow. Hedgerows vary in height, degree of management and age. The hedgerows on the south-western and north-western boundaries are heavily managed whilst the south-eastern boundary hedgerow is taller and less heavily managed. The northern boundary vegetation is fragmented in places, with fences filling in hedgerow gaps along several of the property boundaries on the north-western part of Horseshoe.
- 2.36 In the wider context, vegetation in the rural landscape to the immediate north and east reflects that on-site. The gardens of properties to the south and west typically contain mature vegetation, including both coniferous broadleaved trees. Vegetation in adjacent rear gardens along the northern curve of Horseshoe is more open in character.

TREES

2.37 A tree survey to BS5837:2012 has assessed the condition of the trees on site. A total of 7 individual trees, 5 groups and 7 hedgerows have been identified as follows:

- 1 tree and 3 hedgerows of high quality;
- 2 trees, 2 tree groups and 3 hedgerows of moderate quality; and
- 4 trees, 3 tree groups and 1 hedgerow of low quality.

2.38 Tree species noted include Sycamore, Penduculate oak, Hawthorn and Ash. No trees within the site are subject to a Tree Preservation Order however Tree T5, a veteran Ash, is located on the south-eastern boundary of the site.

2.39 As UK BAP and Staffordshire LBAP priority habitats, the hedgerows are the most ecologically important habitat on the site. A hedgerow survey and assessment produced by Just Ecology identifies all hedgerows on-site as 'important' according to the criteria set by the Hedgerows Regulations (1997). Five hedgerows within the site have historical significance however none appear to incorporate or are associated with an archaeological site.

Hedgerow heights range between 1.5 – 6 metres in height and 1 – 5 metres in width. Species include; Bullace, Gean, Hazel Damson, Hawthorn, Holly and Field maple.

ECOLOGY

HABITATS

2.40 A phase 1 ecological survey was undertaken on 10th September 2013 and a bat survey in August and September 2014 respectively. The following habitats and vegetation types were identified;

- Improved grassland;
- Tall ruderal vegetation
- Species rich hedgerow;
- Species poor hedgerow;
- Scattered broad-leaved trees; and
- Bare ground.

IMPROVED GRASSLAND

2.41 The site comprises two fields of improved grassland, dominated by perennial rye-grass. Other species include annual meadow grass, Yorkshire fog, creeping thistle, greater plantain, creeping buttercup, dandelion, clover sp., shepherd's purse, common chickweed, knot grass and pineapple weed. Other species such broadleaved dock, white dead-nettle, rose-bay willowherb, hogweed, meadow foxtail, cocksfoot and cleavers were also observed in the western field.

2.42 The improved grassland within the site is considered to be widespread within the local landscape and is not considered to be notable or rare.

TALL RUDERAL VEGETATION

2.43 Tall ruderal species are present within corners of the eastern field, comprising mainly of common nettle and rosebay willowherb.

SPECIES RICH HEDGEROW

2.44 The hedgerow which centrally bisects the site into two fields is intact and wide. It is species-rich and dominated by elder, hawthorn and blackthorn. Sycamore, damson, hazel, holly, rose, hedge bindweed, common hops, bittersweet and bramble are also present.

SPECIES POOR HEDGEROW

2.45 Hedgerows which bound the perimeter of the site are species-poor and are dominated by hawthorn, sycamore, blackthorn and holly. These hedgerows are intact with the exception of the northern hedgerow in the western field which has gaps where garden fences are located.

SCATTERED BROAD-LEAVED TREES

2.46 A number of scattered broadleaved trees are located on the site, mainly located within hedgerows of the eastern field. These include ash, oak, sycamore and a willow species. A semi-mature field maple and ash are located in the southern hedgerow of the western field. There are also scattered trees such as plum, apple and cherry within the gardens of houses bordering the northern boundary of the site.

BARE GROUND

2.47 An area of bare ground is present in the north-eastern corner of the western field where the ground has been poached by cattle. Some ground undulation is also present in this area.



SURROUNDING HABITATS

2.48 Horseshoe runs along the western and southern site boundaries with verges, a ditch and hedgerows situated on both sides. Beyond Horseshoe are arable corn fields and residential housing. Residential gardens are situated the northern boundary of the site, whilst pasture fields are located adjacent, to the east.

PROTECTED AND NOTABLE SPECIES BIRDS

- 2.49 SER (Society for Ecological Restoration) did not report any records of birds from within the site boundary. Records of bird species within 1 kilometre of the site can be found in the supporting Ecological Appraisal.
- 2.50 Improved grassland fields which comprise the site provide limited hunting opportunities for barn owl and other birds of prey whilst field margins of the eastern field offer greater potential. The hedgerows and scattered trees provide some potential nesting and foraging habitat for local bird populations, particularly the thick, species-rich central hedgerow.

BATS

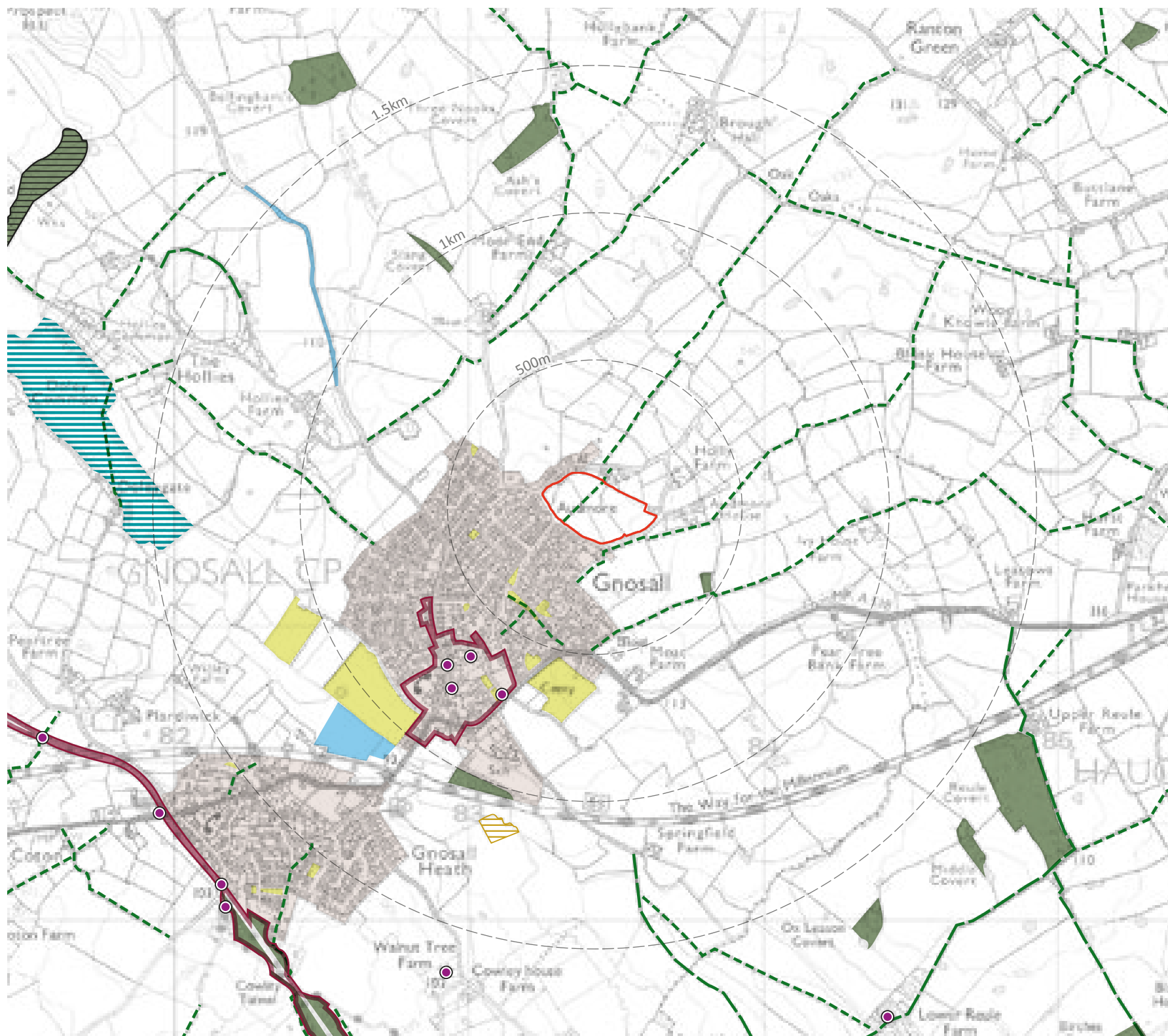
- 2.51 Whilst SER provided 20 records of bats within 1 kilometre of the site; none of the records were from within the site boundary. The records were of common pipistrelle and unidentified bat species. The most recent record is from 2007.
- 2.52 Common pipistrelles were recorded foraging by a dead oak tree situated in the centre of the site and faint noctule calls were recorded. No bats were recorded emerging from the tree. The tree has since been felled.
- 2.53 Hedgerows which bound the site offer potential for foraging and commuting bats, in particular the central hedgerow. The hedgerows provide connectivity to the wider landscape and other hedgerows to the north of the site.

BADGERS











- 2.54 No badger setts were recorded within the site although evidence of foraging by badger was recorded, particularly along the central hedgerow. The pasture fields and hedgerows within the site do however offer some potential foraging habitat for badgers and the central hedgerow offers some potential for sett building.

AMPHIBIANS AND REPTILES

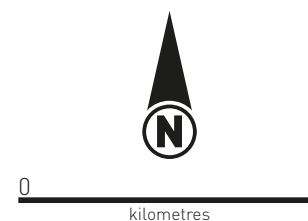
- 2.55 No records of amphibians were reported within 1 kilometre of the site by SER. One record of a slow worm was reported within 1 kilometre of the site boundary.
- 2.56 Hedgerows within the site provide a limited amount of habitat suitable for use by amphibians in the terrestrial phase of their life-cycle for transit, foraging and refuge (e.g. within rocks and tree root systems). The improved grassland provides low potential for reptiles and amphibians due to a lack of refugia and sward structure.
- 2.57 Eight ponds and a series of ditches have been observed from OS mapping and aerial photographs within 500 metres of the site. One pond falls within the site boundary however has been dry for some time. Details regarding other ponds and ditches can be found in the supporting Ecological Appraisal.
- 2.58 No water bodies suitable for great crested newts are located on site and the site has limited suitable terrestrial habitat for amphibians.
- 2.59 Any potential impact from the proposed development to both amphibians and reptiles is considered to be negligible, due to the habitats on site offering only limited potential for these species. Further surveys for amphibians and reptiles are therefore deemed unnecessary.



LEGEND

	Site boundary		Conservation area		Site of biological importance
	Urban area		Ancient woodland		Listed building
	Woodland		S.S.S.I		
	Public green space		Biodiversity alert site		

Information from The Plan for Stafford Borough Policies Map and www.magic.gov.uk
For details regarding Ridge and Furrow, please refer to the Archaeological Desk Based Assessment



NATIONAL AND LOCAL DESIGNATIONS

STATUTORY PLANNING DESIGNATIONS

2.60 A Public Right of Way (Gnosall 24) bisects the site centrally in a south west - north east direction.

NON-STATUTORY PLANNING DESIGNATIONS

2.61 The site itself is not covered by any specific landscape designation that would preclude its use for development.

STATUTORY AND NON-STATUTORY NATURE CONSERVATION DESIGNATIONS

- 2.62 Whilst no statutory designated sites exist within 1 kilometre of the site, two Biodiversity Alert Sites (BAS) are situated within 1 kilometre: Hollies Common is located approximately 800 metres to the north-west of the site and is designated for its species-rich neutral grassland roadside verge. Gnosall Heath is situated approximately 950 metres south-west of the site and is an area of rough grassland with small marshy areas. Doley Brook lies 1 kilometre to the south of the site and is a Site of Biological Importance (SBI). It comprises two ponds and associated habitats that include marshy grassland and marginal vegetation.
- 2.63 Due to their distance from the site, it is unlikely that these sites will be impacted by the development.
- 2.64 For details regarding internationally and nationally protected species or species of conservation, please refer to the Ecological Appraisal.

STATUTORY HERITAGE DESIGNATIONS

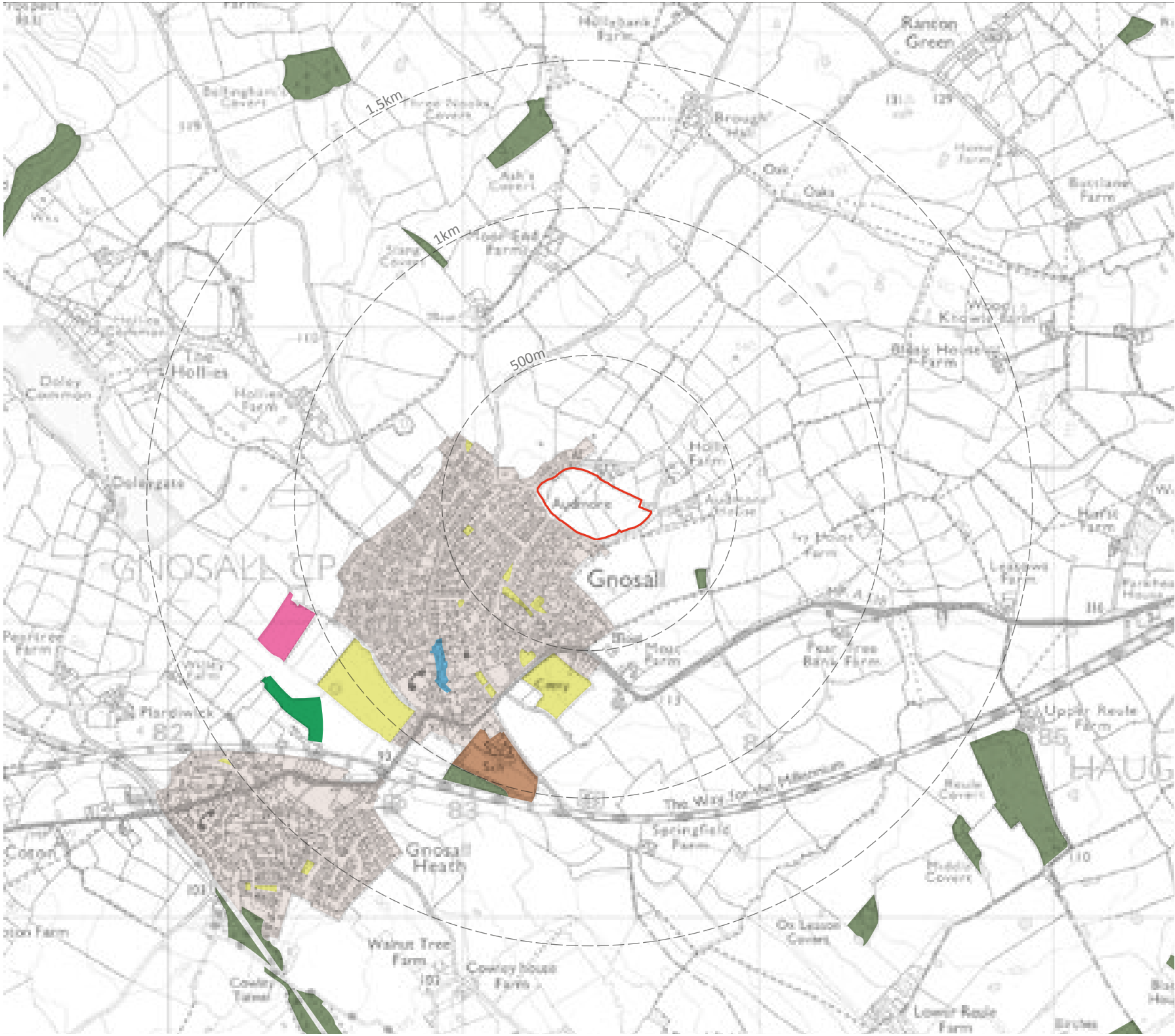
- 2.65 The Staffordshire County Council Historic Environment Record (HER) was consulted for the records it holds and a search was carried out on a radius of 1 kilometre from the site. Records show that there are no statutory designated historic sites, monuments, listed buildings or conservation areas which would be directly impacted by the proposed development, on the basis of proximity, all such occurrences being approximately half a kilometre away within the core of Gnosall itself.
- 2.66 It is considered that the proposed development would have no impact upon any statutorily-designated Heritage Assets.

NON-STATUTORY HERITAGE DESIGNATIONS









2.67 The HER shows five un-designated heritage assets are located barely within 200 metres of the edge of the site. None are visible from the site, due to multiple high, intervening hedges. Similarly, the site visible is not from them for the same reason. Assets are as follows:

HER:PRN Number	Summary description of asset
53674	Ridge and Furrow
53675	Ridge and Furrow
53676	Ridge and Furrow
53677	Ridge and Furrow
53260	Ridge and Furrow

2.68 Ridge and furrow comprise the vestigial earthworks of medieval or slightly later plough-cultivation. The site has been subject to extensive ploughing. No such earthworks are therefore apparent on the site.



LEGEND

- | | | | |
|---|--------------------|---|----------------------|
|  | Site boundary |  | Allotments |
|  | Urban area |  | Education |
|  | Woodland |  | Leisure & recreation |
|  | Public green space |  | Shopping |



0 1
kilometres

LAND USE

- 2.69 The site comprises two fields of improved pasture field. A central hedgerow defines the two fields and also the perimeter edges of the site.
- 2.70 Urban (residential) areas adjoin the western, northern and south western boundaries of the site. The existing urban edge is low density, principally 2 storeys in height and overlooks the site with frontages. The majority of urban form dates to the late 1970 to mid 1980 era.
- 2.71 Urban form to the south and north of the site is more historical; housing patterns are lower in density, less regimented and more irregular in plan form. Buildings are mostly 2 storeys, with some bungalows and the occasional 2.5 storey massing.
- 2.72 Audmore Farmhouse and Holly Farm are situated to the north and north east of the site respectively. Both farms utilise Horseshoe.
- 2.73 Wider landscape is situated to the east and south of the site and comprises arable and grazed pasture land.
- 2.74 A Public Right of Way (Gnosall 24) crosses the site in a south west- north east direction, via Horseshoe.

TOPOGRAPHY AND LANDFORM

- 2.75 Ground levels fall across the full length site in a north-south direction from a high of approximately 112.25 metres AOD (Above Ordnance Datum) on the northern boundary to 110 metres AOD along the southern site boundary. The site also falls approximately 8 metres in a west-east direction.
- 2.76 The site low point is situated in the north-western corner, in front of the junction of Audmore Road and Horseshoe. Some ground undulation is present within the northern area of the site, in the vicinity of the former pond, which is now dry. The southern and western edges of the site are elevated between 0.5 metres and 1 metre above the Horseshoe.

AGRICULTURAL LAND CLASSIFICATION AND GROUND CONDITIONS

2.77 An agricultural Land Classification survey was undertaken in July 2014 and accompanies the application. The survey confirms soils have a clay loam topsoil which overly clay loam and subsoil and form sub-grade 3a and sub-grade 3b land. A small area within the south of the site has sandy loam soils over loamy sand which forms grade 2 land. This is typical of other/nearby development sites in the village.

GEOLOGY

2.78 British Geological Survey mapping shows the site is underlain by Clifton Series and Arrow Series soils.

FLOOD RISK AND DRAINAGE

HYDROLOGY AND HYDROGEOLOGY

2.79 The nearest designated main river, Doley Brook, is located approximately 950 metres south west of the site. Doley Brook flows to the west of Gnosall in a south easterly direction towards Mitton. Hollies Brook, an ordinary watercourse, is located approximately 650 metres to the east of the site.

2.80 A number of drainage ditches are located adjacent to the southern boundary of the site. A further drainage ditch is present within the site, running alongside the hedgerow, between the two fields.

FLUVIAL SOURCES

2.81 The Environment Agency Flood Zone mapping shows the site to be located entirely within Flood Zone 1 (Low Probability). This Flood Zone is defined in the National Planning Policy Framework (NPPF) as land assessed as having a less than 1 in 1000-year annual probability of river/tidal flooding.

PLUVIAL FLOODING

2.82 Local topography dictates that any overland flow will be directed from east to west. Environment Agency mapping indicates an overland flow route across the site from the east. The site is therefore at risk of surface water flooding, with an annual probability of up to 1 in 30 in some areas.

SEWER SOURCES

2.83 Sewers are operated and maintained by Severn Trent Water. The Strategic Flood Risk Assessment (SFRA) indicates no occurrences of sewer flooding within the vicinity of the site. There are no public surface water sewers in the vicinity which pose flood risk of the site.

GROUND WATER SOURCES

2.84 Environment Agency groundwater maps show the bedrock deposits to be a secondary B aquifer, comprising lower permeability layers that are capable of storing limited amounts of groundwater. The superficial deposits are not a designated aquifer.

2.85 Groundwater Flood Susceptibility Mapping within the SFRA shows the site to be within an area with potential for groundwater flooding to occur at the surface. This information is based on rock type and estimated groundwater levels during periods of extended intense rainfall.

ARTIFICIAL WATER BODIES

2.86 No canals are located within the vicinity of the site. Environment Agency 'Risk of flooding from Reservoirs' mapping indicates that there are no reservoirs that would pose a flood risk to the proposed development.

2.87 Further details regarding potential flood mitigation measures can be found in the supporting Flood Risk Assessment by MEC, which accompanies the application.

NOISE

2.88 There are no known noise constraints that could preclude development on the site. Surrounding land uses comprise existing residential development to the north, south and west and open countryside and pastureland to the east. A residential development would be compatible with these adjoining land uses.



UTILITIES

2.89 Records of existing services were obtained from utility companies operating within the vicinity of the site.

ELECTRICITY

2.90 The apparatus plan supplied by Western Power Distribution indicates that an overhead LV cable runs along the south eastern boundary of the site. This cable is also located along the southern side of Horseshoe and connects with a HV 11kV cable.

GAS

2.91 National Grid apparatus plans indicate a Low Pressure gas main located in Horseshoe to the west of the site boundary.

FOUL WATER

2.92 Severn Trent Water (STW) sewer records show that there is an existing public foul sewer within Horseshoe to the north west of the site and also within Glebe Lane to the south.

CLEAN WATER

2.93 Water mains records show an existing water main is located within Horseshoe to the north of the site. A further water main is located within Horseshoe to the south and crosses a small section of the site along the southern boundary. A 5 metre easement exists for this main.

TELECOMMUNICATIONS

2.94 BT Openreach apparatus plans indicate the presence of overhead apparatus which runs along the southern boundary. All telegraph poles are located outside of the site boundary however a section of the cable crosses the site. Apparatus plans also indicate the presence of underground apparatus along the eastern boundary.

2.95 The site and its surroundings are well served by the main utility services. Further information regarding services and diversions can be found in the Services Report by MEC which accompanies the application.

PLANNING POLICY CONTEXT

2.96 The masterplan and design principles set out within this Design and Access Statement have been prepared within a comprehensive policy and guidance framework provided at National and Local Authority level. A review of the scheme against each of the relevant policy documents is included within the Planning Statement which accompanies this outline application.

2.97 At the time of writing, the following Policies of the Plan for Stafford Borough (2014) are particularly relevant to the proposals:

- Policy SP7: Supporting the location of new development;
- Policy C1: Dwelling types and sizes;
- Policy C2: Affordable housing;
- Policy C7: Open space, sport and recreation;

- Policy N1: Design;
- Policy N2: Climate change;
- Policy N4: The natural environment and green infrastructure; and
- Policy N8: Landscape character.

2.98 Parking standards within Appendix B of the Plan are also of relevance.

FURTHER GUIDANCE

2.99 In 1998 the Borough Council published Space about Dwellings Supplementary Planning Guidance (SPG) and in 2000 Staffordshire County Council published a Residential Design Guide, which is also described as SPG. Both are available on the respective Council's websites but their status, however, is unclear. The Space about Dwellings document clearly states on its front cover that it is an SPG to the 2001 Stafford Borough Local Plan but as the adoption notice for the Plan for Stafford Borough states, all the saved policies of the 2001 Plan have now been replaced. In respect of the County Council SPG, there is no reference to which plan or plans it supplements but at the time of its preparation the, 2001 Stafford Borough Local Plan and the 1991 Structure Plan were in place. Neither now exist. There is no indication therefore as to which documents/policies either of the SPGs relate to, hence their unclear status.

2.100 The proposal has consulted the following:

NATIONAL GUIDANCE:

- BFL12. Design Council/CABE. (2012);
- Manual for Streets (DoT/DCLG,2007);
- Manual for Streets 2. (DoT/DCLG,2010);
- Urban Design Compendium 1&2. (English Partnerships and the Housing Corporation, 2000); and
- New Homes 2014. ACPO Secured By Design. (2014)

LOCAL GUIDANCE:

- Staffordshire Residential Design Guide (SPG). Staffordshire County and District Councils 2000;
- Space about dwellings (SPG). Stafford Borough Council 2001; and
- Stafford Open Space, Sport and Recreation Assessment Update 2013.

SUMMARY OF ANALYSIS

- 2.101 The findings of the survey, appraisal and technical work completed to date have established that the site is a suitable location for a residential development which could be brought forward without giving rise to significant environmental effects. The site is sustainably located on the edge of Gnosall and sits adjacent to an established residential community. Local facilities and services within the village centre are within a short walk or cycle distance.
- 2.102 There are no significant ecological, historic, highways, landscape or environmental constraints which would otherwise preclude development

potential within the site. Visually the site is a well contained parcel of land due to the adjacent existing settlement edge to the south; the rising topography to the north; and mature vegetation associated with field boundaries and road corridors.

- 2.103 The distinctive ovoid plan of the site is likely to be of medieval origin and has been farmland ever since. Related heritage assets are very few, with no evidence of medieval or earlier archaeology, just the plan-form of the 17th/18th-20th-century landscape. Whilst there are skyline views towards St Lawrence Church, the site does not impact on the setting of any listed buildings are heritage assets within that area. No direct or indirect impacts are therefore considered to be likely as a result of their distance from the site.
- 2.104 In terms of its character, both the site and its context are generally consistent with both national and local landscape character studies. Both retain some locally distinctive, small scale elements of character which include a gently rolling landform and strong hedgerow patterns. A development proposal could deliver a modest and contained extension to the existing settlement and retain many of the sites elements and features, such as hedgerow boundaries and trees which are important to the landscape character of the local area.
- 2.105 Surveys indicate that the site is relatively unconstrained with regard to nature conservation and ecology. As UK BAP and Staffordshire LBAP (Local Biodiversity Action Plans) priority

habitats, the hedgerows are the most ecologically important habitat on the site. The remaining habitats on site do not currently qualify as UK BAP priority habitats and are not included within the Staffordshire LBAP. Such nature conservation and ecological value as there is will be protected if hedgerows and trees are retained. A proposed program of habitat enhancement and creation should result in a small positive impact for nature conservation and ecological value at the local level, when implemented through an appropriate management regime.

- 2.106 It is considered there are no significant constraints associated with providing access to the site by private vehicle and the site can be readily accessed from the local adopted highway network. Pedestrian footways on Glebe Lane and the Public Right of Way are routes which new pedestrian footways can link to. Provision of new links that strengthen existing routes to the village centre will assist integration, promote inclusiveness and encourage sustainable modes of travel.
- 2.107 The appraisal has identified a number of features and attributes of the site and the local environment, which a residential development proposal should address in order to minimise adverse impacts on the local environment. This section identifies as constraints (or considerations) and provides a summary of initial design opportunities.



Site boundary



Existing trees



Significant tree within site



Hedgerows



Ditches



Watercourse / Ponds



Surface Water Flood Zone
(from EA July 2014)



Public Right of Way



Views from neighbouring
properties



Key views into the site



View towards St Lawrence
Church



End of street vista



Single storey dwellings



Agricultural buildings



Secondary Road



0 100
metres

CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS/ CONSIDERATIONS

- Existing hedgerows and trees;
- Site low points and raised perimeter edges;
- Views into the northern area of the site from existing houses;
- Views into the site from Glebe Lane;
- South westerly view of St Lawrence Church from within the site;
- Rural character of Horseshoe;
- Existing residential densities; and
- Public Right of Way.

OPPORTUNITIES

- Provide a new community green which unites new and existing residential communities, safeguards openness and retains north easterly views towards the landscape ridge line;
- Retain and incorporate the existing Public Right of Way into new streetscapes and green spaces;
- Promote sustainable modes of travel through the provision of a new network of pedestrian footways and green links that connect with Horseshoe;
- Orientate new infrastructure so that outward views of St Lawrence Church are maintained;
- Extend the existing urban edge into the site, using similar building heights and low densities, whilst addressing the visual amenity of existing dwellings;
- Create a development which engenders balanced residential communities through the provision of a mix of new family housing types, sizes and tenures;
- Set back development from southern and western edges of the site to create a soft edge, respect the landscape character of Horseshoe and maintain existing landscape features;
- Retain existing hedgerows within the site within Public Open Spaces to safeguard retention and future upkeep;
- Provide a new, interlinked ecological corridor that promotes new and enhances existing wildlife habitats and support biodiversity;
- Provide soft landscaped edges along the eastern boundary to address the interface of landscape and urban settings meeting.
- Provide natural play areas which are commensurate with the site setting; and
- Use sustainable forms of drainage (SuDS) within both urban and green spaces, which also double as wildlife features.



INVOLVEMENT

OUTLINES KEY STAKEHOLDER PARTICIPATION
AND CONSULTATION UNDERTAKEN WITH A
SUMMARY OF KEY FINDINGS.

3





03 INVOLVEMENT

‘Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take into account of the views of the community. Proposals that can demonstrate this in developing the design of the new community should be looked on more favourably.’

Paragraph 66, NPPF 2012.

This section should be read in accordance with Section 4; Design principles and design development.

STAFFORD BOROUGH COUNCIL

3.1 A pre-application meeting was held with Planning Officer Matthew Ellis on Wednesday 3rd September 2014, at Stafford Borough Council offices. The purpose of the meeting was to discuss the principle of development, in the context of the planning policy framework and the council’s position with regards to their 5 year housing land supply of deliverable housing sites. Early site analysis, survey work and the stage 1 and 2 masterplans (see pages 56 and 58) were presented and details regarding a public consultation exhibition were discussed. Comments were as follows:

- The principle of new vehicular accesses into the site from Horseshoe was considered to be logical and further consultation with Staffordshire County Council should be sought;
- The principle of residential development, as an extension of the north eastern settlement edge of Gnosall was also seen to be logical;
- Whilst the provision of a large ‘village green’ could potentially restrict the development being read an extension of the settlement edge, the provision of a shared, multi functional, communal green to unite residents was regarded as a positive feature, as was the retention of openness, retaining longer distance views to the landscape ridgeline beyond;

- The provision of sustainable forms of drainage within spaces and new streetscapes was welcomed;
- The rationale and scale of the proposed built form should be considered in accordance with Spatial Policy SP7; and
- An assessment of local facilities within Gnosall should be provided, together with an agricultural land use classification and Landscape Visual Impact Assessment.

GNOSALL PARISH COUNCIL

- 3.2 Richborough Estates met with Gnosall Parish Council on the 15th July to discuss the principle of a new residential development on the site. A further meeting was held on the 3rd September when the stage 2 masterplan and key design principles were presented. Plans regarding the public consultation exhibition were also discussed.
- 3.3 A follow up meeting was held with the Parish Council on 21st October 2014 to update the Parish Council of the feedback from the public consultation and the various amendments that had been made to the masterplan (stage 3, page 60) in response to local residents comments.

PUBLIC CONSULTATION

- 3.4 Richborough Estates held a public exhibition on Thursday 11th September 2014 between the hours of 4pm and 8.30pm at the Grosvenor Centre, situated on High Street in the centre of Gnosall. The venue was within easy access of the site and located approximately a ten minute walk away. Parking and cycle facilities were available.
- 3.5 The purpose of the exhibition was to present and discuss the emerging proposals with the local community and obtain feedback on the proposed development. The venue was chosen as suitable venue to host the exhibition due its close proximity to the site (see page 16) and familiar location within Gnosall. The date and time chosen to host the exhibition ensured that residents could attend the either inside or outside of core working hours and avoided weekends and school holidays.
- 3.6 Visitors to the exhibition were met by a representative of the project team. Representatives of Richborough Estates and other members of the design team were also on hand to explain the proposals and answer any questions raised.
- 3.7 Approximately 1,000 leaflets publicising the event were distributed on 3rd September 2014 to residential and business properties within the locality of the site. As a number of complaints were received regarding the non delivery of leaflets a further 1000 leaflets were distributed on the 10th September 2014 as a precautionary measure.
- 3.8 Details of the event were also emailed to local councillors, elected representatives, local community, voluntary and third sector groups in the area. Posters were displayed on the community notice board and the Parish Council website whilst advertorials were placed in the Express & Star newspaper on Tuesday 2nd and 9th September 2014. A dedicated website providing details of the exhibition and the display went live week commencing 1st September 2014.
- 3.9 The exhibition comprised a series of exhibition stands which displayed the proposed masterplan (stage 2, page 58) and a summary of the proposals in respect of highways. General 'thoughts boards' were also provided to encourage visitors to communicate their comments or suggestions. A feedback form was provided for attendees to provide responses at the exhibition together with the leaflet which included a freepost response form and a website address enabling residents to provide their responses at a later date. A total of 195no. visitors attended the exhibition.
- 3.10 In total, 219 no. responses were received, of which 34no. were postal, 26no. were from the website and 159no. were from the exhibition. Whilst the consultation did not focus on the principle of development, and no questions were posed relating to this, a number of people chose to express their views on this matter. Key issues which arose were as follows;

- Concerns regarding the capacity of existing infrastructure and the impact associated with additional traffic generated by the proposal;
- Development of the site would result in existing streets such as Glebe Lane, The Flashes and Audmore Road being used as vehicular short cuts or 'rat runs';
- The current lack of footway provision – particularly along Glebe Lane and the rurality of Horseshoe as a lane used by walkers and dog walkers;
- The impact of new development on existing facilities such as local schools and doctors;
- The remoteness of the site to existing services and facilities in Gnosall;
- Concerns regarding the amount, scale and character of the development, particularly in the context of committed residential developments within Gnosall;
- Development of brownfield sites within Gnosall should be prioritised in lieu of greenfield sites;
- Concerns that key principles of the outline proposal would be lost at detailed design and development quantum would increase;

- The occurrence of flooding within Audmore Road to the north west of the site and concerns that new development would exacerbate this;
- Loss of views from existing neighbouring houses;
- Concerns regarding the management of new green spaces and how they are safeguarded in perpetuity;
- Concerns regarding loss of wildlife and open space;
- The layout of the development and public open spaces considered to be attractive, well balanced and planned and in keeping with the local area;
- The proposed access being independent from the loop of Horseshoe welcomed; and
- The need for new development to provide bungalows for disabled or elderly residents and smaller 'starter' homes.

3.11 Comments received from the exhibition were recorded and reviewed. The masterplan was updated as follows;

- Proposed development building line is receded from the southern edge of the site in the context of the wider landscape setting and character of Horseshoe;

- A strategy for Sustainable urban Drainage is refined following receipt of additional survey work;
- Additional natural play areas are proposed;
- Bungalows are proposed along the northern site boundary;
- In respect of the provision of affordable housing, a commitment to, subject to discussions with Stafford Borough Council, prioritise provision of a 'Local Connections' Policy. This will ensure a range of affordable housing types and sizes are offered on a first refusal basis for people with a local connection to the Gnosall Parish. For further details, please refer to page 82.
- A greater provision of smaller dwellings are proposed;
- New focal point trees are proposed to mitigate for the removal of the oak tree;
- Existing hedgerows within ecological corridors are proposed to be supplemented, and gardens fenced from the hedgerow to safeguard retention and maintenance.

3.12 Full details regarding feedback from the exhibition can be found in the Consultation Report by Pegasus Group, which accompanies the application.

DESIGN PRINCIPLES AND DEVELOPMENT



4

SETS OUT THE EVOLUTION OF DESIGN,
SCHEME PROGRESSION AND DESIGN
PRINCIPLES WHICH UNDERPIN THE PROPOSED
DEVELOPMENT MASTERPLAN.





-  Site boundary
-  Existing residential dwellings
-  Proposed Primary Route
-  Proposed Secondary Route
-  Key Pedestrian Route
(incorporating Public Right of Way)

-  Existing Public Right of Way
-  Proposed development zones
-  Proposed Public Open Space
-  Proposed swale



0 100
metres

04 DESIGN PRINCIPLES AND DEVELOPMENT

'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'

Paragraph 56, NPPF 2012.

DESIGN DEVELOPMENT

STAGE 1 ZONING MASTERPLAN AUGUST 2014.

4.1 A development zoning plan was prepared as an initial response to site and contextual observations and early site assessment. The proposed zoning plan comprises approximately 85no. dwellings and public open space and is founded upon the following principles:

- Proposed vehicular access into the development via a single point off Horseshoe, staggered from the junction of Glebe Lane;
- Provision of a new street network which retains outward westerly views towards St Lawrence Church and incorporates the existing Public Right of Way;
- Low density development zones which extend the existing urban edge southwards and eastwards into the site;
- Development zones offset from elevated edges of the site to create a soft development edge;
- Retention of all trees and the central and perimeter hedgerows;

- Development offset from the western boundary to retain views towards the landscape ridgeline situated beyond the site, to the east;
- New streets orientated so that views towards the existing urban and landscape contexts are achieved;
- Provision of a multi functional 'community green' or public open space to maintain openness and a landscape backdrop to end of street vistas on Glebe Lane and Audmore Road;
- Provision of sustainable urban drainage within green spaces and new streets, incorporating the site low point.

STAGE 2 MASTERPLAN. SEPTEMBER 2014.

4.2 The zoning plan is progressed into a development concept plan, which comprises approximately 76no. dwellings. This equates to a net residential density of 25 dwellings per hectare (dph). Key development principles are retained and refined as follows:

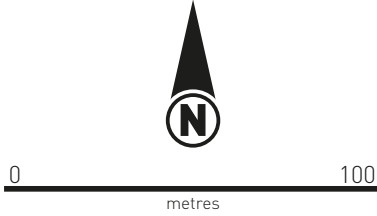
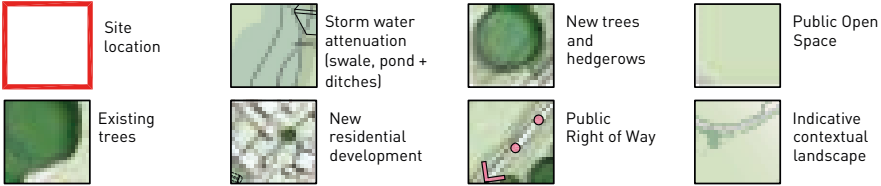
- Vehicular access into the development off Horseshoe in the form of a staggered priority junction, with some localised road widening between Glebe Lane and Horseshoe.
- Provision of a network of new footways which link new residential streets and public open spaces with Horseshoe and the existing Public Right of Way;
- Provision of a new primary street which retains skyline views of St Lawrence Church;

- Proposed building footprints indicated to demonstrate how the proposed development density translates in urban form. A range of housing patterns are proposed to engender distinctiveness and character and draw upon the characteristics of the existing urban fabric; including:

- Provision of building separation distances (and longer gardens) along the northern boundary which meet and surpass minimum space requirements;
- Provision of building lines which are offset from the perimeter of the site to create 'green edges' which address raised landform and the landscape character of Horseshoe;
- Provision of development offset from Oaklands, retaining an open aspect; and
- Provision of outward facing active frontages which overlook new streetscenes and public open spaces- in particular, a community green.

- Provision of a multi functional community green, incorporating Sustainable urban Drainage features within the site low point, and working as a green gateway into the development;
- Provision of a central 'green street' incorporating a landscaped swale as part of a strategy for Sustainable urban Drainage;
- Provision of ecological corridors, interlinked with green edges and public open spaces to enhance and promote new wildlife and biodiversity;
- Retention of existing hedgerows within public open spaces, retaining the appearance of the site as two interconnected halves;
- Provision of natural play areas which are overlooked by housing frontages; and
- Provision of a landscaped soft edge along the southern and western site boundaries as an interface between landscape and urban settings meeting.

4.3 The stage 2 masterplan was presented to Stafford Borough Council, Gnosall Parish Council and the local community at the public consultation event.



STAGE 3 MASTERPLAN. OCTOBER 2014.

4.4 Refinements to the masterplan were made as part of ongoing design work and to address feedback at the public consultation event as follows;

- The location of the Public Right of Way (PRoW) is revised following receipt of detailed information from Staffordshire County Council. The PRoW remains to be incorporated into new streetscapes and open spaces. No diversions are proposed.
- The location and size of the proposed storm water attenuation pond and swales are refined, with the addition of perimeter ditches to deal with overland flow routes (see page 95);
- Street patterns are rationalised to ensure outward views towards existing urban and landscape contexts are achieved;
- The southern development edge is receded to create a wider green edge;
- Provision of bungalows are incorporated into the masterplan, situated along the northern site boundary. Provision of lower storey massing further addresses the visual amenity of existing dwellings in Horseshoe and provides accommodation which may be suitable for the elderly community;

- Provision of additional 2 bedroom and 3 bedroom houses which in turn, increases the proposed development quantum to 90no. dwellings. As the proposed development envelope remains largely unchanged, the net development density increases to 30 dph; and
- Provision of additional natural play spaces to form a 'trail' within the ecological corridor.

4.5 The stage 3 masterplan is the development proposal to which the outline application relates.

DESIGN PRINCIPLES

- 4.6 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design. The application of urban design objectives will ensure a high quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.
- 4.7 The proposed masterplan is a response to site assessment, contextual observations and initial survey work, which are summarised in section 2. The masterplan has evolved taking into account feedback from the Local Planning Authority, Gnosall Parish Council and the local community.
- 4.8 This statement defines key design principles and objectives which, subject to planning consent, will be used to underpin a subsequent detailed design and reserved matters application.
- 4.9 The design principles of the masterplan have been developed to achieve the criteria set out within the NPPF, namely:

ACCESSIBILITY

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

Paragraph 58, point 3, NPPF 2012.

- A single point of vehicular access into the site via Horseshoe, in the form of a staggered priority junction;
- Provision of a 'green gateway' into the development in the form of a community green;
- A new network of pedestrian footways which provide links from existing residential streets to new public open spaces, natural play areas and the existing Public Right of Way;
- Creation of a clear, legible movement hierarchy of streets which provide easily recognisable, secure and attractive routes that balance the street as a space alongside its function as a movement corridor;
- Creation of a new, outward facing street network achieving visual connections with landscape and urban contexts;
- Provision of buildings, such as landmark buildings which assist in navigation through the development; and
- Creation of convenient, safe and direct routes for all residents to access surrounding local facilities and public transport connections.

FUNCTION AND QUALITY

“Developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”

Paragraph 58, point 1, NPPF 2012.

- 4.10 New development provides opportunities to:
- Create a development which, has its own character, whilst positively responding to and integrating with the existing urban and landscape fabric;
 - Engender distinctiveness and character through well-designed spaces and built form;
 - Provide easy access to new green infrastructure (the type of which is commensurate with the site location) including a multi functional community green, ecological corridor, greens and natural play areas;
 - Retain existing trees and hedgerows providing an attractive, mature setting for passive and active recreation;
 - Retain existing hedgerows and field patterns;
 - Provide a new ecological corridor within the centre of the site, retaining and supplementing existing hedgerows and trees to enhance existing and create new wildlife habitats and promote biodiversity; and
 - Provide attenuation ponds, swales and ditches with features suitable for as part of ecological and Sustainable urban Drainage strategies.

QUALITY OF PUBLIC REALM

“Developments will establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit”

Paragraph 58, point 2, NPPF 2012.

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users which consider the design of the space as well as its function as a movement corridor;
- Retention of existing trees and hedgerows within public open spaces;
- Use of housing ‘blocks’ with outward facing frontages which define public and private realm and continue building lines so that rear garden spaces are enclosed;
- Creation of a clearly defined public realm through the provision of strong building frontage lines and enclosure of private spaces;
- Provision of dual aspect buildings which achieve continuous building lines and overlook key routes;
- Provision of car free, dual aspect housing frontages which are suitably distanced, yet overlook children’s natural play areas; and
- Provision of a variety of accessible public open spaces to unite new and existing residential communities and encourage social activity.

RESPONSE TO CONTEXT

“Developments will respond to local character and history, and reflect the identity of local surrounding and materials, while not preventing or discouraging appropriate innovation”

Paragraph 58, point 4, NPPF 2012.

4.11 Integrate new development into the existing built form fabric through;

- The creation of a landscape led development which is of a size and scale that is in keeping with historical patterns of urban growth in Gnosall;
- The extension of the existing settlement edge into the site, respecting existing trees and field patterns;
- Provision of a large multi-functional area of public open space in the form of ‘Audmore community green’. Situated on the western site boundary, the green is positioned to retain an open aspect, a landscape backdrop to the end of street vista on Glebe Lane and views of the landscape ridgeline further beyond. The green is located adjacent to the development access and will also function as a ‘green gateway’ into the development. It will provide publicly accessible open space on the eastern edge of Gnosall and will help to unite residential communities;
- Mirror the Horseshoe building line along the south-western edge of the site; retaining a green edge to address the elevated landform of the site and create a soft development edge;

- Provision of lower density, fluid development patterns on site edges which envelope higher density housing pattern within the development ‘core’;
- Provision of meaningful green edges which act as a suitable transition between the meeting of urban (new residential fringe of Gnosall) and landscape contexts;
- Provision of lower storey massing and generous building separation distances to address inward views into the site from neighbouring dwellings;
- Provision of housing blocks with outward facing frontages that provide natural surveillance of new streets, the community green, natural play areas, and public open spaces; and
- Providing architecture which harmonises with, and reflects the local vernacular of Gnosall.

SAFE AND ACCESSIBLE ENVIRONMENTS

“Developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion”

Paragraph 58, point 5, NPPF 2012.

- Create clearly defined public realm through the provision of continuous building frontages and enclosure of private spaces; and
- Control of access to private areas, particularly rear gardens and parking areas.

A PLACE FOR EVERYONE

- Create a development which allows ease of movement for all types of users and provides equal employment, social, community and recreation activity opportunities for all;
- Create a sustainable development and promote balanced communities through the provision of a mix of housing types, sizes and tenures which offer flexibility and choice; and
- Create safe, well designed and inclusive green spaces which are easy to access, within easy walking distance from new and existing residential streets and cater for a range of different age groups.





DESIGN PROPOSALS







5

PRESENTATION OF THE DESIGN PROPOSALS,
INCLUDING USES AND AMOUNTS PROPOSED,
ACCESS ARRANGEMENTS, LAYOUT OF THE
DEVELOPMENT, SCALE OF BUILDINGS AND
LANDSCAPE TREATMENTS.





LEGEND

-  Site boundary
-  Public open space
-  Storm water attenuation
-  Residential development
-  Existing trees
-  New trees and hedgerows



0 100
metres

05 DESIGN PROPOSALS

‘It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.’

Paragraph 57, NPPF 2012.

- 5.1 This section of the Design and Access Statement provides a comprehensive description of the design concept and principles which underpin the proposed masterplan. The level of detail is appropriate to the issues relative to the context and scope of the application for outline planning permission.
- 5.2 The proposed indicative masterplan has been prepared to illustrate how a development could work and comprises 90no. dwellings. Key principles of the masterplan are summarised in the following parameter plans. This ensures that, subject to consent, key principles are taken through to detailed design and the delivery of quality within the built environment remains creative and responsive.

USE AND AMOUNT

RESIDENTIAL – UP TO 90NO. DWELLINGS (CLASS C3)

- 5.3 The development achieves an average net residential density of 30 dwellings per hectare (dph) and an average gross density of 16 dph. In accordance with Policy N1 (Design), the development allows for efficient use of land whilst promoting densities which are appropriate to the local area and will help assimilate the development into the wider urban and landscape contexts.
- 5.4 The proposed density has been guided by Policies C1 (Dwelling types and sizes) and N1 and is influenced by existing contextual residential patterns and densities observed in section 2. The density allows for a range of family houses across the site with varying sizes and tenures to accommodate a variety of household types. This will offer choice and promote a sustainable, balanced residential community. New households will help to sustain local shops, businesses and services.
- 5.5 It is envisaged that a range of dwelling types and sizes are provided in the form of 2- 5 bedroom family houses as terraced, semi-detached and detached dwellings. The masterplan proposes the following indicative market mix:

4% / 2no.	2 bedroom houses
31% / 17no.	3 bedroom houses
35% / 19no.	4 bedroom houses
30% / 16no.	5 bedroom houses
Total	54no. dwellings

AFFORDABLE HOUSING





- 5.6 In accordance with C2 (Affordable Housing) 40% of the development is proposed to be offered as affordable housing. This equates to 36no. dwellings, which are proposed to be disbursed across the development in a series of clusters, generally comprising 10-15no. dwellings within each street. Affordable housing is envisaged to comprise affordable rent and shared ownership tenures. The proposed indicative affordable housing mix and tenures are as follows:





75% Social rented dwellings (27no.)	
48%/ 13no.	2 bedroom /3 and 4 person houses and bungalows;
45%/ 12no.	3 bedroom /5 person houses; and
7%/ 2no.	4 bedroom /6 person houses.
25% Shared ownership dwellings (9no.)	
33%/ 3no.	2 bedroom /3 and 4 person houses and bungalows; and
67%/ 6no.	3 bedroom /5 person houses.
Total	36no. dwellings.


- 5.7 Subject to consent, exact housing mixes will be determined through a subsequent reserved matters application.



LEGEND

-  Site boundary
-  Audmore community green.
-  Ecological corridor retaining existing trees and hedgerows
-  Provision of lower storey massing and extended building separation distances as green buffer

-  End of street views towards St. Lawrence Church
-  Landscape ridgeline views
-  Outward views to existing urban and landscape contexts
-  Building set back

 Soft green edge

 SuDS



0 100
metres

PUBLIC OPEN SPACE AND GREEN INFRASTRUCTURE

5.8 In accordance with requirements of Policy C7 (Open space, sport and recreation), the masterplan proposes extensive green infrastructure, which surpass the Borough’s minimum open space requirements.

5.9 The amount of open space provided has been designed to cater for the recreational needs of new residents ensuring such space is meaningful and accessible to existing residents of Gnosall. The amount and type of public open space to be provided is commensurate with the site’s location and landscape features and has been discussed at pre-application stage. Green infrastructure within the red line boundary of the masterplan comprises:










- A community green, situated adjacent to the development entrance, providing a new, accessible, multi-functional area of public open space on the eastern side of the village;

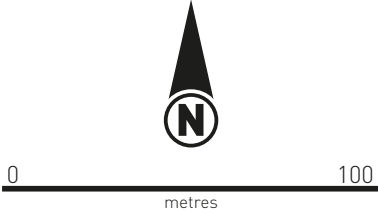
- Soft green edges of public open space along the southern site boundary retaining localised changes in level, hedgerows and a landscape feel along Horseshoe;
 - A soft green edge along the eastern boundary, offering a suitable transition from open countryside to the new residential eastern fringe of Gnosall;
 - A central ecological corridor retaining the existing tall hedgerow and trees, supplemented with new vegetation;
 - A trail of natural play areas within the ecological corridor;
 - A series of small greens and footpath linkages with new trees as focal point features;
 - Private garden spaces and new landscape;
 - New tree and hedgerow planting; and
 - Storm water attenuation features such as ponds, swales and ditches.
- 5.10 The total amount of public open space provided within the red line boundary is 4.77 acres/ 1.93 hectares*. This equates to 35% of the site area.

* excluding storm water attenuation features.



LEGEND

-  Site boundary
-  Primary street and access
-  Secondary street
-  Tertiary street
-  Key space
-  Development gateway (key space)
-  Key pedestrian link / green route
-  Public Right of Way (FP Gnosall 24)
-  Existing track



LAYOUT AND ACCESS

PROPOSED MOVEMENT AND ACCESS

- 5.11 The Indicative masterplan shows the disposition of land uses and the proposed structure for movement within the development. A well connected movement network, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure.
- 5.12 The movement hierarchy clearly defines main routes and help achieve a permeable layout through the development. The hierarchy comprises a series of interconnected primary, secondary and tertiary routes in recognition of the need to combine the function of the street as a movement corridor alongside its place function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy. Streets are therefore defined by the building layout, so that buildings rather than roads or cars dominate.
- 5.13 The masterplan proposes a single point of vehicular access into the development in the form of a new staggered priority junction off Horseshoe, situated to the east of Glebe Lane. New 1.8 metre wide footways will adjoin the radii (6 metres) of the junction and continue for a short section onto Horseshoe. Localised road widening is proposed along the southern side of Horseshoe, between the proposed access and Glebe Lane to allow for ease of access.

- 5.14 A new 5 metre wide primary street will lead into the site from the access extend into the site in a north easterly direction. For its most part, the route will be linear, running alongside the Public Right of Way, and will incorporate changes in surface to demark entry into the development and promote slower vehicle speeds in the vicinity the community green. The linearity and orientation of the route will safeguard westerly views of St Lawrence Church, when exiting the development.
- 5.15 The width of the primary street will be wider than other streets to reinforce its principality and underpin a street hierarchy comprising secondary and tertiary routes which disburse traffic around the development. This approach ensures that vehicular movements are drawn into the centre of the site, away from Horseshoe, and the sensitive green edges of the site. It also ensures that a range of streetscapes are created which complement development character areas.
- 5.16 1.8 metre wide footways will align both sides of the primary street, and incorporate a minimum 3 metre wide landscape swale. The primary street extends eastwards into the centre of the development, from which secondary shared surfaces will branch. These streets will be narrower in width, with footways incorporated into the streetscape. A court environment will be engendered in conjunction with some tighter housing patterns and grouped frontage car parking. The narrower street cross section and use of contrasting surface materials will promote lower

vehicle speeds, enabling children to 'play in the street'. Tertiary lanes or drives will lead from secondary streets, providing more informal approaches to lane- like development edges.

- 5.17 Changes in surfaces, varying road widths and limited forward visibilities will help constrain average vehicle target speeds through the development to 20 mph or lower. This provides a safe environment for pedestrians and downplays the prominence of cars, particularly close to public open spaces.

BUILDING FOR LIFE 12:

1A Where should vehicles come in and out of the development?

1C. Where should new streets be placed and could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood?

1D. How should the new development relate to existing development? What should happen at the edges of the new development site?

SERVICING

5.18 In accordance with Policy N2, rear garden spaces are designed to be of sufficient size to accommodate refuse wheelie bins, water butts and composters. Each dwelling will have access for wheelie bins to be collected from driveways via the adopted road. In courts and along shared surfaces, private drives or lanes, dedicated wheelie bin collection points are proposed to be sympathetically built into the streetscape, located within 30 metres from dwellings. Collection points will be located so that they are within 25 metres of the waste collection vehicle, in accordance with 6.8.9 of Manual for Streets and H6 of the Approved Building Regulations. Collection points will be defined through use of contrasting surfaces and provision of timber bollards to prevent vehicle parking or obstruction.

5.19 In accordance with Section B5, 16.2b of The Approved Building Regulations, new roads and lanes within the development will safeguard vehicle access for an emergency pump appliance to dwellings within 45 metres and with a top storey of up to 11metres above ground level. In accordance with 11.5, fire and rescue services should not have to reverse more than 20 metres from the end of an access road. Where lanes exceed this, the requirement will be met through the provision of 16 metre turning spaces, recessed driveways and/ or de-mountable bollards along private drives.

BUILDING FOR LIFE 12:

12A. Is there enough storage space for bins and recycling, as well as vehicles and cycles?

	PRIMARY STREET	SECONDARY STREET	TERTIARY STREET
TYPE	Residential street	Residential street (access road) and shared surface.	Lane or court.
WIDTH	5 metres wide	4.8 metres wide	Max width 4.8m. Min 3.7m.
FOOTWAYS	1.8m	1.8 metres, where not in shared surface.	N/A – shared surface.
SERVICE ZONE	Within footway.	Where applicable, 1.8 metres.	N/A
FORMAT	<ul style="list-style-type: none">• Cul-de-sac, connects with Horseshoe via a new junction. Curvature built into the streetscape achieving a maximum centre line radius of 30 metres.• Slower vehicle speeds achieved through limitation of forward visibility, changes in materials and vertical alignment;• Wider building separation distances across the streetscape to reinforce principality of route and underpin hierarchy of new streets;• Some changes in materials/ surfaces at key junctions/ focal points; and• Turning heads in accordance with County requirements.	<ul style="list-style-type: none">• Linear streets; mostly as shared surfaces;• Changes in materials and surfaces;• Some vertical alignment;• Reduced building separation distances across the streetscape to provide enclosure and demonstrate lower street category;• Turning heads in accordance with County requirements; and• Refuse collection points integrated into streetscapes to assist servicing.	<ul style="list-style-type: none">• Low key lanes leading to dwellings generally as private drives;• Serve up to 6no. dwellings;• Courts serving up to 5 no. dwellings with grouped patterns of car parking; not to be located on southern or eastern site edges;• Grouped car parking located close to the houses they serve- preference for parking to be located in between dwellings;• More frequent use of pavioured/ contrasting materials and changes in surfaces;• Refuse collection integrated into lanes to assist servicing;• Dedicated visitor parking built into the street; and• Turning areas integrated into streetscape to facilitate refuse/ emergency vehicles turning.

FOOTPATH AND GREEN LINKS

5.20 The proximity of the site to the existing residential context, local facilities in the village centre and local public transport connections are positive, sustainable characteristics on which the masterplan is hinged. Provision of a pedestrian network within the site is seen as an integral part of the transport infrastructure for the development, allowing users of all ages and abilities to move safely and conveniently between areas of the development and surrounding facilities. Accessibility by foot is proposed as follows;

- Provision of a pedestrian footway off Horseshoe;
- Retention of the existing Public Right of Way, incorporated into the primary street network and new public open space (no diversions are proposed);
- Provision of new footways which align primary and secondary streets within the development;
- Direct, purposeful and inclusive routes which lead to new green spaces and residential streets;
- Provision of green links which connect a trail of natural play and public open space to the existing Public Right of Way and Horseshoe;

- Careful orientation of new streets towards the existing built form context so that new streets read as a continuation of the existing residential area;
- Provision of focal points and landmark buildings to assist way finding through the development;
- Footways which are overlooked by housing frontages, promote safe walking, achieve a high degree of permeability through the site and limit potential for anti-social behaviour; and
- Appropriate signage and crossing points of roads through the development, to include dropped kerbs, tactile paving and guardrails as appropriate.

BUILDING FOR LIFE 12:

1B.Should there be pedestrian and cycle only routes into and out of the development? If so, where should they go?

3A. What can the development the development do to encourage more people (both existing and new residents) to use public transport more often.

3B. Where should new public transport stops be located?

8A. Will the development be easy to find your way around? If not, what can be done to make it easier to find?

PARKING

5.21 The principle for parking is that it should be designed in line with the guidance contained within Manual for Streets (MfS) and Manual for Streets 2 (MfS2). Adequate on-street parking should be ‘designed into’ to the scheme, located close to dwellings and distributed efficiently over the site to cater for visitors. On-street parking will contribute to traffic calming through the development.

5.22 The masterplan proposes a number of parking typologies, commensurate with the street hierarchy they associated with and the development character area they are located within. The majority of the new dwellings will be served with on-plot parking, generally set to the side of the dwelling so that streetscenes have uncluttered, landscaped themes and are not dominated or obscured by parked cars. Parking spaces and garages will be sited so that there is sufficient room for users to enter and exit the vehicle and adequate length to ensure parked cars do not protrude in front of the building line. This parking typology is characteristic of the primary street and lower key tertiary routes.

5.23 On-plot parking, located to the front of plots will be generally limited to shared surface and courtyard environments and always be placed to avoid prominent corner or end of street/ backdrop locations.

NAME	TYPE	ALLOCATED	DESCRIPTION	COMMENTS	CHARACTER AREA
Parking court	Off plot	Yes	Groups of parking bays located off the public highway providing convenient access to dwellings. Located close to the dwellings in which they serve.	<ul style="list-style-type: none">Convenient access to parking both off the street and from the dwelling;0.9 metre wide access zone incorporated to 10% of grouped spaces to safeguard disabled access in accordance with Lifetime Homes.Good surveillance from neighbouring properties;Interspersed by planting bays and tree planting; andUse of high quality, contrasting surface materials and street furniture.	Audmore Green; and Development core.
Hard standing	On plot	Yes	Parking bays located to the side or front of the dwelling	<ul style="list-style-type: none">Located off highway and generally located to the side (some in front) of dwellings, within the curtilage of the plot;Use of link structures between buildings double as ‘car ports’;0.9metre wide access zone incorporated to safeguard disabled access in accordance with Lifetime Homes;Can be adjoined to neighbouring parking bay; andParked cars should not protrude beyond the building line.	All character areas.
Attached / Integral garage	On plot	Yes	Private garage adjoining the dwelling.	<ul style="list-style-type: none">Can provide access into dwelling.Minimum driveway length to be 6.1 metres in front of ‘up and over’ garage doors;Parked cars should not protrude beyond the building line.	All character areas (not encouraged along central primary street).
Detached garage	On plot	Yes	Private garage adjoining the dwelling.	<ul style="list-style-type: none">Set back from highway to create additional parking spaces;Minimum driveway length to be 6.1 metres in front of ‘up and over’ garage doors;Parked cars should not protrude beyond the building line.	All zones. Essential to Green edge.

5.24 Grouped parking within courts will be limited to secondary routes and will serve up to 5no. dwellings. Such spaces will include high quality hard and soft landscaping to create an attractive, well-defined area with good surveillance from dwellings, giving the court its own sense of place. Parking spaces will be always be overlooked by the properties they serve and grouped in bays, typically no greater than 6 spaces. Parking will be integrated into the streetscene and placed to avoid prominent corners or end of street/ backdrop locations. Adequate provision will also be made for visitors.

5.25 In accordance with parking standards in Appendix B of the emerging Plan for Stafford Borough, the masterplan proposes the following car parking provision;

Semi detached and detached dwellings:

- 2 bedrooms: 2 spaces per dwelling.
- 3 bedrooms: minimum of 2 spaces per dwelling.
- 4 bedrooms: minimum of 3 spaces per dwelling.
- 5 bedrooms: minimum of 4 spaces per dwelling.

5.26 All parking spaces will be designed to meet minimum dimensions of 2.4 x 4.8 metres, incorporating a 0.9 metre wide access zone where required, in accordance with Lifetime Homes.

BUILDING FOR LIFE 12:

10A. Is there enough parking for residents and visitors?








10B. Is parking positioned close to people's Homes?

10C. Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?

10D. Are garages well positioned so that they do not dominate the streetscene?



LEGEND

- | | |
|---|---|
|  Site boundary |  Landscape ridgeline views |
|  Existing urban edge / building line |  Street positioned to achieve outward visual connections with urban and landscape contexts |
|  Housing blocks to enclose rear garden spaces and overlook frontages |  Key frontage to provide enclosure of community green |
|  End of street vista to St. Lawrence Church | |



0 100
metres

CONTINUITY AND ENCLOSURE

5.27 The masterplan comprises a series of 'housing blocks' which draw upon site characteristics, features and contextual residential patterns in Glebe Lane, Audmore Road and Horseshoe. Use of housing blocks ensures strong frontages define the public realm whilst protecting the amenity of existing residents. This approach achieves continuity, promotes an active street scene and helps to create a safe and attractive environment.

5.28 The masterplan proposes that new development be a continuation of the existing urban edge of Gnosall. It responds to urban and landscape settings as follows;

- Provision of housing 'blocks' hinged upon a central primary street, retaining existing hedgerows and maintaining outward views of the surrounding urban and landscape contexts. Housing blocks comprise 'back to back' housing patterns, typically comprising 5-15no. dwellings;
- Provision of new housing patterns which align with or mirror existing patterns and continue building lines to form new housing blocks;

- Provision of housing blocks which are distanced from the western edge of the site to maintain an open setting, a landscaped backdrop to Glebe Lane and longer distance views to the landscape ridge line beyond the site;
- Provision of housing blocks which mirror the Horseshoe frontage so that the community green is enclosed by housing frontages and is a safe, well surveilled and integrated area of communal space;
- Disposition of housing blocks that safeguard and focus end of street vistas towards St Lawrence church;
- Use of dual aspect house designs which turn corners and continue building lines;
- Mirror the Horseshoe building line, whilst retaining a soft green edge;
- Provision of garden distances and building separation distances which meet, if not, surpass minimum required distances;
- Variation in building separation distances within each housing block to define character areas and street hierarchies; and
- Use of some condensed building patterns, shared surfaces and courts in the core of the development to engender distinctiveness, provide enclosure and add definition to streets.

5.29 Key frontages, such as those which align the primary road and the community green, and those which form the soft development edge facing the Horseshoe will be critical to the appearance of the development in the context of its landscape and urban surroundings. Particular attention will be paid to the landscape design, massing and architectural style of buildings within this area; framing key open spaces and streets and ensuring frontages contribute positively to the streetscene and character of the new development.

5.30 Landmark buildings, focal points and a clear hierarchy of routes and intersections are considered to increase the legibility of development. Building and layout design, planting and views will be utilised to form visual focal points and create identity and legible routes.

BUILDING FOR LIFE 12:

6A. Are there any views into or from the site that need to be carefully considered?





7A. Good streets and spaces are created by enclosing them with buildings and a strong landscaping theme. Are buildings used to create enclosed streets and spaces?

7B. Good buildings 'turn corners'. Do buildings turn corners well?

Do all fronts of buildings, including front doors, face the street?



LEGEND

-  Site boundary
-  1 Storey (bungalows)
-  Up to 2 Storey
-  Opportunity for landmark building



0 100
metres

DENSITY

- 5.31 In accordance with Policy N1, the masterplan seeks to make efficient use of land, retain important site features such as trees, hedgerows and field patterns, whilst positively responding to the existing residential and landscape context.
- 5.32 The masterplan proposes an average net residential density of 30 dwellings per hectare (dph)* and an average gross density of 16dph. The proposed density has been influenced by the following;
- The density of and housing patterns in existing streets such as Horseshoe, Sharman Way, Audmore Road and Glebe Lane;
 - Internal hedgerows, trees and associated root protection areas.
 - Views into the site from existing dwellings and views the landscape ridgeline;
 - The landscape character of Horseshoe; and
 - The aspiration for new development to provide a mix of varying house types; including a large proportion of smaller dwellings, which informs density.

*Net calculations exclude public open space, Sustainable urban Drainage features (such as ponds, swales and ditches) and tree root protection areas.

BUILDING HEIGHTS AND MASSING

- 5.33 In accordance with contextual observations identified in the assessment section of this document, the height and massing of the development is proposed to be predominantly 2 storeys. Provision of bungalows is also proposed to create a soft development edge and address the visual amenity of existing dwellings, whilst logically continuing the urban grain and forming housing blocks.
- 5.34 Use of landmark buildings is proposed at the corners of new streets, and to address vistas within the development. Landmark buildings and focal points are considered to increase the legibility of developments and can be designed to be distinctive from the adjacent built form. They can be designed to utilise variations in materials, colour, frontage treatment and architectural styles and do not always dictate the need for increased height.
- 5.35 Variety in the height and massing of residential buildings will be achieved through the provision of a range of house types and sizes ranging from smaller 2 bedroom semi detached dwellings to larger 5 bedroom houses. The range in house types and variations in housing footprint sizes will inform massing and create articulation and variation in eaves, ridge heights and roofscapes.

- 5.36 Frontages are important to the appearance of the development. Particular attention will be paid to the massing and architectural style of the buildings framing key open spaces and streets and ensuring these buildings have frontages which contribute positively to the streetscene. Subject to consent, these frontages should be designed as a composition to provide a cohesive element to the open space and consider the surrounding built form.
- 5.37 In accordance with Supplementary Planning Guidance 'Space about Dwellings', new dwellings will seek to achieve, if not, surpass minimum building separation distances as follows:
- Minimum 21 metres between facing principal windows;
 - Minimum distance of 14 metres from a principal window when it faces the wall of another dwelling with no principal window; and
 - Minimum distance of 10.5 metres from a principle window, when the facing wall forms part of a single storey structure;
- 5.38 Within the development core, separation distances between building frontages and sides are proposed to be reduced in some areas to reinforce development character areas and form focal point features.

BUILDING FOR LIFE 12:

6C. Should the development keep any existing building(s) on site? If so, how could they be used?

AFFORDABLE HOUSING

5.39 In accordance with Policy C2 (Affordable Housing) 40% of the total dwellings provided will be offered as affordable housing. This equates to a total of 36no. dwellings.

5.40 Subject to consent, it is envisaged that Richborough Estates will prioritise the provision of a 'local connection' policy with Stafford Borough Council. This will ensure that a range of affordable housing types and sizes are proposed within the development is offered on a first refusal basis for people with local connection to the Parish of Gnosall. A 'Local Connection' is defined as:

- Persons whose primary place of residence is and has been so for not less than three out of the past five years in the parish of Gnosall;
- Persons whose parents have their primary place of residence in Gnosall and have done so for not less than three out of the past five years;
- Persons whose siblings or grand-parents or adult children have had their primary place of residence in the parish of Gnosall for not less than three out of the last five years; and
- Persons whose primary place of employment is in the parish of Gnosall and has been so for not less than three out of the last five years.

5.41 In accordance with policy requirements, affordable housing is proposed to be distributed within the development, benefitting from new linkages to the wider context, local schools and public transport connections. The proposed tenure mix is comprises 75% social rent and 25% shared ownership housing as mix of different property types and sizes.

5.42 Affordable housing is proposed to be located in manageable groups of generally not more than 15 dwellings within each street; comprising a mix of house types and tenures. They will be tenure blind, avoid concentration in one area and the creation of unbalanced communities. Affordable dwellings are designed to meet the appropriate standards of Design and Quality Standards such as Lifetime Homes, Secured by Design and the Code for Sustainable Homes to ensure that living environments are easily adaptable to the changing needs of a lifetime and provision is made for the elderly community.

5.43 In accordance with Policy N1, a Building for Life 12 (BFL12) Assessment accompanies the application and can be found in section 6. Subject to consent, details dealing with the final mix, appearance and siting will be submitted as part of a reserved matters or detailed application through further consultation with the Local Planning Authority and local community.

BUILDING FOR LIFE 12:





4A. What types of homes, tenure and price range are needed in the area (for example starter homes, family homes or homes for those downsizing)?

4B. Is there a need for different types of home ownership (such as part buy and part rent) or rented properties to help people on lower incomes?





LEGEND

-  Site boundary
-  Audmore Green
-  Development Core
-  Green Edge



0 100
metres

APPEARANCE AND CHARACTER

5.44 The structure of the masterplan has a functional rationale, which has been informed by contextual observations and site constraints identified in the assessment section of this statement. Each character area will contain its own individual design elements, which aid in making it distinct from other areas. It will include built form principles, changes in height, setbacks, landscape treatments, architectural detailing, colour and use of materials. The boundaries between character areas are not prescriptive and will naturally evolve as the detailed design progresses. The masterplan comprises the following character areas:

AUDMORE GREEN

- 5.45 This character area provides the principal frontage to the development and aligns the primary streetscape. It is situated in the west of the site and comprises linear patterns of housing which overlook a new community green.
- 5.46 Buildings within this character area will generally comprise smaller semi detached dwellings and terraced houses with some detached houses. Housing patterns will be structured with minimal set-backs to achieve continuity in the building line, enclosure around the green and definition of public and private realm. Use of symmetry within the streetscape and provision of dual aspect dwellings on street corners will be key to create an appropriate architectural backdrop to the green gateway into the development. Use of block structure principles will ensure that all dwellings are outward facing. All entrances will face into the road and be canopied and use of blank gables on corner locations will be avoided.
- 5.47 Buildings will be predominantly 2 storey with some change in the use of materials to demark key buildings and corners. Gaps between dwellings will be reduced to reinforce enclosure, and where parking is set to the side of dwellings, use of bridge or link structures will ensure the linear building line remains continuous and is not disjointed.

- 5.48 The street cross section will be single sided and have an open aspect. Building footprints will vary little so that roofscapes are unarticulated and continuous, reinforcing the linear building line. Buildings will mostly be set closer towards the back of pavement with small front gardens. Low level landscaping and the occasional use of railings will demark public and private realm.
- 5.49 Car parking will be generally set to the side of dwellings to promote uncluttered frontages, downplay the prominence of vehicles adjacent to adjacent public open space, and maintain a green, landscaped approach into the development. Driveways will be of sufficient length for cars to park clear of the building line.

BUILDING FOR LIFE 12:

5A. How can the development be designed to have a local or distinctive identity?

DEVELOPMENT CORE

- 5.50 This area, located in the centre of the development, is proposed to be enveloped by lower density housing patterns. It comprises structured housing patterns which align primary and secondary streets.
- 5.51 Buildings will enclose both sides of the central primary street, and across the streetscape, be spaced slightly further apart to reinforce the principality of the route. Dwellings will be outward facing to ensure active frontages are provided on both sides of the streetscape. Provision of some dwellings which 'side on' to the southern side of the primary street will be permitted in order to minimise the number of driveways which bridge across a landscaped swale, however blank gables should be avoided.
- 5.52 Buildings will be no taller than 2 storeys with some changes in the use of materials to demark key buildings, corners or define outward vistas. Alike the Audmore Green character area, use of link structures between buildings will ensure the building line remains continuous for the length of the street. Eaves and ridge lines will be less articulated to engender cottage style houses which have traditional pitched roofs and unarticulated eaves and ridge lines. Use of hipped roof designs and gablets will therefore be discouraged, whilst use of chimneys will help to demark key focal point buildings or landmarks at ends of streets.

5.53 A number of shared surface streets branch off the primary street within the development core. Building patterns are proposed to be condensed to engender smaller scale courtyard environments. Street widths and building separation distances across the streetscape will be reduced so that transition from the primary street to the shared surface is visually distinctive and recognisable. Street definition and use of continuous building lines ensures that vistas towards Horseshoe and the wider urban context are framed.

5.54 Building massing within courts is proposed to be limited to 2 storeys. Provision of a range of window, door and canopy styles will add diversity and character to the streetscene, in the context of a common development theme.

5.55 Some grouped frontage car parking is proposed within the development core, adding diversity to the streetscene and reinforcing the smaller scale, courtyard feel. Car parking will be positively incorporated into the streetscene and make provision for visitors. Rear car parking courts will be discouraged. Use of high quality hard and soft landscaping materials and street furniture will be essential. Lower vehicle speeds will be promoted.

5.56 Frontages along both primary and secondary streets will be set closer towards the back of pavement with small front gardens. Low level (defensible space) landscaping and the occasional use of railings will demark public and private realm.

5.57 The development core includes a number of houses which front onto small greens of public open space and the ecological corridor. These frontages are designed to be car free in proximity to the ecological corridor and dual aspect to ensure natural surveillance is achieved.

BUILDING FOR LIFE 12:

9B. Are streets designed in a way that they can be used as social spaces, such as places for children to play safely?

GREEN EDGE

- 5.58 This character area forms the lower density, soft development edge adjacent to the wider landscape context and Horseshoe. It encompasses land to the north, east and south of the site and sits adjacent to public open spaces and perimeter green edges.
- 5.59 Dwellings will be accessed via low key, narrow lanes or private drives which integrate space within the streetscene for larger vehicle manoeuvres, avoiding the need for formal turning heads. Car parking for each dwelling will generally be recessed from the building line, so that frontages have a landscape theme and avoid being cluttered or dominated by cars.
- 5.60 Buildings will be detached and up to 2 storeys in height. Housing patterns will have a linear format, however with some fluidity in the building line. Frontages will always be outward facing to overlook public open space and green edges they are sited adjacent to.
- 5.61 Use of dual aspect dwellings will be paramount to ensure building lines are continuous along lanes, green edges and in front of public open spaces. Use of blank gables will therefore, not be permitted. Front garden spaces will have a landscape theme and use high quality boundary treatments. Rear garden spaces situated adjacent to the northern boundary will meet and generally surpass minimum garden lengths (10.5 metres).

- 5.62 Each building will be individual through subtle variations in architectural detailing. Some changes in the use of materials are proposed to demark key buildings, corners or define outward vistas. New eaves and ridge lines will be articulated and varied, using some hipped designs. Use of chimneys will be important and will regularly punctuate the roofscape.
- 5.63 A number of new focal point trees are proposed within green edges of public open space, which new housing patterns envelop. Please refer to page 88 for further details.
- 5.64 New dwellings throughout the development will use a palette of materials which are prevalent to the village vernacular including;
- Orange blended brickwork;
 - Blue brickwork;
 - Terracotta;
 - Reconstituted stone;
 - Brown and grey plain roof tiles; and
 - Limited use of render (to assist assimilation into landscape context).

5.65 Architectural detailing will include:

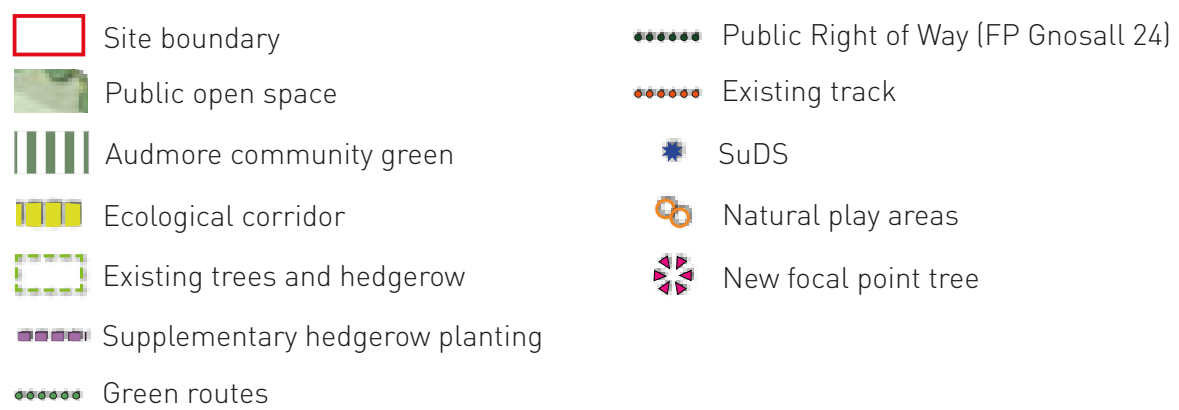
- Brick plinths;
- A range of door styles;
- Flat and pitched roof canopies;
- A range of casement and sash window styles, all with vertical proportions;
- Double and single height bay windows;
- Brick dentil coursing and arches;
- Tile creasing and contrasting coloured brick coursing;
- Chamfered reconstituted stone cills and heads (larger properties)
- Exposed rafter feet; and
- Chimneys.

BUILDING FOR LIFE 12:

5B. Are there any distinctive characteristics within the area, such as building shapes, styles, colours, and materials or the character of streets and spaces that the development should draw inspiration from?

9A. Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?

LEGEND



NOTES:

- A** Audmore Community Green. A tree lined area of public open space, creating green development gateway
- B** Soft green edges. New building lines set back from Horseshoe alike existing dwellings. Retains existing hedgerows and trees
- C** Soft landscaped edge as interface to the meeting of urban and landscape contexts. Retains PRow and hedgerows
- D** 'Green primary street' incorporating swale
- E** Ecological corridor with new natural play, trees and landscape. Existing hedgerow and trees retained

GREEN INFRASTRUCTURE

- 5.66 Landscape design is an essential component for creating a successful development at land at Horseshoe, Audmore, Gnosall. Green infrastructure is an integral part of the place, creating a strong landscape structure across the site and preserving historical field patterns. The provision of new green infrastructure and its interface with wider landscape surroundings has been a driving factor in the creation of new routes and spaces within the masterplan. Landscape helps to define public and private spaces whilst adding colour, water and seasonal interest to the residential environment.
- 5.67 Successful green spaces help create more attractive places and provide safer routes. From an ecological perspective they can also increase flood protection and sustainable drainage as well as providing better microclimates and enhancing biodiversity. Design Council CABE outlines the following 8 qualities of successful open spaces:
- Sustainability;
 - Character and distinctiveness;
 - Definition and enclosure;
 - Connectivity and accessibility;
 - Legibility;
 - Adaptability and robustness;
 - Inclusiveness and
 - Biodiversity
- 5.68 The masterplan considers the wider landscape and views across the site. The design process has drawn upon baseline information, surveys and identified

constraints and opportunities in order to ensure that the location, scale and character of the proposed development and green spaces are acceptable in landscape and visual terms. The landscape and visual strategy for the site is founded on the following principles and objectives;

- To conserve and enhance the surrounding landscape character;
- Retain and make best use of existing landscape elements and features on the site;
- Enhance existing public access through the creation of a fully accessible and secure network of green infrastructure, incorporating public open space and play; and
- Implement additional vegetation infrastructure on site which is consistent with and complementary to the existing local landscape character in terms of scale, disposition and species mix.

- 5.69 The masterplan proposes new development and open space which retains landscape features that demark the two fields that comprise the site. This approach ensures existing hedgerows and trees are retained as inclusive, integrated elements of the development and positively contribute to development character areas and public open spaces. The interlinked arrangement of green spaces through the development ensures that public open spaces are accessible from many locations and are easy to access and are meaningful.

5.70 In accordance with Policies C7 and N4, green infrastructure takes form as;

AUDMORE COMMUNITY GREEN

5.71 An open, tree lined and rectilinear area of multi functional green space located at the very meeting point of new and existing residential communities. The green provides a meaningful area of recreation space on the eastern side of the village, which can be used for a range of uses, retaining longer distance views towards the landscape ridgeline beyond. It also maintains a landscape backdrop to end of street vistas on Glebe Lane and creates a green gateway into the development.

ECOLOGICAL CORRIDOR AND NATURAL PLAY

5.72 The ecological corridor is a linear, meandering area of public open space, which bisects the development and retains existing trees and tall hedgerows that presently divide the site into two fields. The corridor will contain children's natural play and a green link which connects with the Public Right of Way. It will be overlooked by car free, housing frontages.

5.73 Retention of existing landscape features within new public open spaces will safeguard retention and assist long term maintenance. It also ensures that historical features of the site are safeguarded and are well integrated elements of the development.

5.74 Housing blocks are proposed to abut the central hedgerow, which provides enclosure to the development zone and

building line. The height of the hedgerow will ensure that new rear garden spaces are not associated with the public open space which they adjoin and are visually detached from the public realm. This approach contributes to block structure principles. Proposed rear gardens will be independent from the existing hedgerow (which is proposed to be supplemented by additional hedgerow planting).

SMALLER GREENS AND BREAK OUT SPACES

5.75 The masterplan proposes a number of smaller 'break-out' areas of public open space, which are enclosed by housing frontages. These spaces are interlinked to larger areas of open spaces and underpin a series of development character areas.

5.76 A number of new focal point trees are proposed within these spaces which complement housing patterns, create recognisable, distinctive spaces and engender characterful spaces within the development.

GREEN EDGES

5.77 A substantial soft edge of public open space is located on the eastern site boundary, working as a suitable transition from open countryside to the new residential fringe of Gnosall. This space includes the existing mature tree. Soft edges are also located on the southern perimeter of the site, ensuring existing trees and hedges are retained and development is set back from the Horseshoe, alike the existing urban edge.

5.78 New development situated on site edges is proposed to be served by low key lanes or private drives so that vehicular movements are reduced and downplayed adjacent to green spaces. Car parking will be subservient to new streets and green spaces, and therefore set mostly to the side of dwellings.

SUSTAINABLE URBAN DRAINAGE

5.79 A series of swales and ditches are proposed to channel surface water runoff from the development into a new storm water attenuation pond, situated in the western corner (low point) of the site. These features will be incorporated into both urban streets and public open green spaces and will incorporate features that are suitable for wildlife.

- 5.80 The disposition of green infrastructure ensures:
- New streets have high quality hard and soft landscaping themes;
 - All existing trees are retained and associated root protection areas are respected;
 - Retention of hedgerows wherever possible;
 - The provision of public open space and new garden spaces facilitates new tree and hedgerow planting to soften views of new building mass in time;
 - The provision of longer rear garden spaces along the northern boundary doubles as a green buffer (whilst logically extending the urban grain) to address the visual amenity of existing houses and bungalows in Horseshoe; and
 - The landscape character of Horseshoe is retained.

5.81 The amount of open space provided has been designed to cater for the recreational needs of new residents ensuring such space is accessible to existing residents of Gnosall. The amount and type of public open space to be provided has been discussed at pre-application stage and presented to Gnosall Parish Council and the local community. It is commensurate with the location of the site and its landscape features.

POLICY REQUIREMENT

5.82 At the time of writing, the emerging Open Space, Sport and Recreation SPD associated with Policy C7 was not available. The requirements for the provision of public open space has therefore calculated in accordance with Policy C7; (using the requirement of 34 square metres of public outdoor space per person) as follows;

$$\begin{aligned}
 &2.33 \text{ no. persons}^* \times 90 \text{ no. dwellings} \\
 &= 210 \text{ no. persons} \\
 &34 \text{ square metres} \times 210 \text{ no. persons} \\
 &= \mathbf{0.71 \text{ hectares requirement}}
 \end{aligned}$$

PROPOSAL

5.83 The masterplan proposes 1.93 hectares of public open space **. This equates to 35% of the site **and is an overprovision of 1.22 hectares.**

*Source: 2011 Census, Stafford Open Space, Sport and Recreation Assessment Update 2013

** Excludes storm attenuation features.

BUILDING FOR LIFE 12:

- 11A. What types of open space should be provided within this development?
- 11B. Is there a need for play facilities for children and teenagers? If so, if this the right place or should the developer contribute towards an existing facility in the area that could be made better?



ECOLOGY

5.84 As UK BAP and Staffordshire LBAP (Local Biodiversity Action Plans) priority habitats, the hedgerows are the most ecologically important habitat on the site. The remaining habitats on site do not currently qualify as UK BAP priority habitats and are not included within the Staffordshire LBAP.

5.85 The central diving hedgerow is species-rich, whilst other boundary hedgerows are species-poor. The masterplan proposes the majority of existing hedgerows be retained within public open spaces to safeguard retention and upkeep. Whilst some removal of hedgerow is required (approximately 35 linear metres) to facilitate new development infrastructure and access between the two fields, loss will be mitigated as follows:

- Provision of supplementary hedgerow planting along the eastern edge of the central hedgerow as a buffer to new rear garden spaces (which will be fenced and separated from the hedgerow);
- New hedgerow planting to infill gaps along the northern site boundary; and
- Provision of new hedgerow planting within garden spaces and to define public and private realm.

5.86 New planting will comprise species such hawthorn, field maple, blackthorn, guilder rose, hazel, spindle rose and hop to achieve species rich hedgerows.

5.87 The proposed ecology strategy is as follows:

BIRDS

- Retention of the central hedgerow and associated field margin;
- Provision of attenuation ponds as potential food sources and nesting opportunities; and
- Provision of new native trees and shrub species to provide foraging and nesting habitat.

BADGERS

- Retention of the central hedgerow and associated field margin within the ecological corridor;
- Retention of grassland to protect potential foraging habitats; and
- Provision of a mix of trees, shrubs and ground flora which provide good cover and food sources for badgers and other wildlife.

BATS

- Retention of existing hedgerows and mature trees;
- Offset development from existing hedgerows;
- Avoidance of bright illumination close to existing trees and hedgerows; and
- Provision of supplementary hedgerow planting to increase width and infill gaps.

AMPHIBIAN AND REPTILES

5.88 Any potential impact from the proposed development to both amphibians and reptiles is considered to be negligible, due to the habitats on site offering only limited potential for these species. Further surveys for amphibians and reptiles are deemed unnecessary.

BUILDING FOR LIFE 12:

6B. Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?

ADAPTABILITY

5.89 The development should be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking. The development should therefore be flexible in order to accommodate future changes of use and circumstances through evolving social, technological and economic conditions. In accordance with Policy N2, the development proposes:

- Some larger plot sizes and longer garden lengths providing homeowners the opportunity to extend their dwellings whilst maintaining usable rear garden space;
- Roof pitches that facilitate future loft conversions;
- Improved energy efficiency through building design, insulation levels, siting, design and orientation, including varied roofscapes that enable the installation of roof mounted energy panels; and
- Percentage provision of development dwellings (and car parking spaces) designed to Lifetime Homes and Code for Sustainable Homes, being capable of adaptation to meet the needs of people with a disability or mobility problems.

SUSTAINABILITY

5.90 In accordance with Policy N2, sustainable building construction techniques will be used in line with current Building Regulations. The development will seek to:

- Encourage sustainable modes of travel and reduce walking distances via a network of pedestrian footways which connect to the wider residential context, local facilities and services in Gnosall village centre and the existing bus stops in Manor Road;
- Promote habitat enhancement and creation through the retention of existing trees and hedgerows and the provision of a new ecological corridor, storm water attenuation features and new landscaping;
- Improve energy efficiency through siting, design and orientation of dwellings and provide dual aspect dwellings which achieve good levels of natural daylight;
- Provide a percentage of dwellings that have space to be used as an office and facilitate working from home (Code for Sustainable Homes);
- Use water conservation measures such as low flush w.c's, water saving taps and water butts; and
- Use simple traditional construction detailing and materials to achieve fabric efficiency, a robust and high quality build and where possible, use local building materials which are capable of being recycled.

DRAINAGE

- 5.91 The surface water strategy proposes that run off arising from the developed site will be managed in a sustainable manner to mimic surface water flows from the undeveloped site, draining to the drainage system to the south west.
- 5.92 A piped surface water system will collect run off generated by impermeable areas within the development and convey flows, using the natural topography of the site, to a detention basin located within the new community green. The basin will be sized to provide attenuation to restrict run-off to pre-development rates for storms up to the 1 in 100 year (+30% allowance for climate change) period event It will use hydrobrake features or similar flow control measures to gradually release water and prevent both downstream and upstream flooding and will incorporate features which are suitable for wildlife.
- 5.93 The proposed development will include a positive surface water drainage system as part of a strategy for flood risk management, which will intercept the majority of run-off generated within the site itself. This will minimise the risk to the new buildings and reduce the incidence of overland flows causing flooding in adjacent land.

- 5.94 Environment Agency 'Risk of Flooding from Surface Water' mapping has indicated a potential overland flow route which crosses the site from higher ground to the east, towards the low area to the north west corner. Whilst there is a dip in the site topography across the fields following this route, there is no formal ditch course. In order to mitigate the flood risk on the development from the potential overland flow route, a new overland flow route is proposed within the southern and eastern edges of the site, which follows the natural topography. Finished development levels would be designed to direct potential overland flows towards the detention basin within the community green. The overland flow route would also collect any out of bank flood flows from the existing ditch adjacent to the Horseshoe and mitigate the risk to the development. It is envisaged that managing potential overland flows and existing land drainage across the site in this manner will mitigate the pluvial flood risks to the site and downstream.

FOUL WATER

- 5.95 A foul water system is proposed to collect discharges generated by the development, and convey flows to the existing foul water sewer located at the junction of Horseshoe and Audmore Road to the north west of the site.
- 5.96 Further information can be obtained in the Flood Risk Assessment report by MEC which accompanies the application.

CRIME PREVENTION

5.97 One of the design objectives within item 58 of the National Planning Policy Framework (NPPF) states that developments should:

“Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;”

Point 5, Paragraph 58, NPPF 2012

5.98 The design proposals are based on an understanding of best practice and reference has been made to relevant documents including “Manual for Streets” and ACPO Secure by Design ‘New Homes 2014’. The development is designed to create an environment that is well designed, attractive, clearly defined and well maintained. People should be able to take pride in their surroundings and feel comfortable and safe and have a sense of shared ownership and responsibility. The development is clearly defined with no ambiguity as to which areas are private, which are public, and how the two relate to one another. The masterplan is hinged upon the following principles:

- Use of housing blocks. Comprising outward facing frontages, this format ensures rear garden spaces are enclosed, secure and overlooked;
- Natural surveillance. New residential streets and public open spaces are proposed to be overlooked by housing frontages, engendering natural surveillance. Dual aspect dwellings are proposed at ends of streets to turn corner and continue building lines and will always avoid blank gables;
- Well defined routes which are overlooked by new development and active frontages. All routes are proposed to be direct and necessary providing access to dwellings, public open spaces and linking to existing streets and amenities within the wider context;
- No conflicting uses are proposed;
- To provide optimum surveillance, a majority of car parking within curtilage is proposed. Parking areas will be located predominantly to the side of dwellings. In instances where courtyard or grouped car parking is proposed, spaces will be visible from the dwellings that they belong to;
- Use of high quality boundary treatments. A range of (screen) walls, fences, railings, hedges/ low level planting and surface treatments are proposed to enhance each character area, demark ownerships and define public and private realm. Properties will face into streets allowing residents to get to know their neighbours and recognise their cars.
- Security. All buildings will be secured to the relevant standards as set out in Building Regulations or by the Local Planning Authority. Subject to consent, the option to exceed these standards will remain open to the applicant as part of a subsequent reserved matter or detailed planning application;
- Lighting. All new public open spaces and areas of natural play are proposed to be appropriately lit (whilst addressing sensitive hedgerows or the ecological corridor) and be overlooked by new housing frontages that promote natural surveillance and discourage anti-social behaviour. Frontages will be active, having canopied entrances, external illumination and a mix of habitable and non-habitable room windows at both ground and first floor level;
- Ownership. Dwellings of private ownership will be maintained by the individuals who own or occupy them. Affordable dwellings will be grouped in clusters of approximately 10-15no. dwellings facilitating ease of management by public or private companies; and
- Maintenance. The majority of roads and footways will be designed to adoptable standards (based on Manual for Streets and County Guidance) however some lanes will fall within private ownership. Public Open Spaces are proposed to be either adopted or maintained by an appointed management company. Storm water attenuation features will also be offered for adoption.





A photograph of a residential street. In the foreground, a road sign on a grassy verge reads "GLEBE LANE". Behind the sign is a large, dense green hedge. In the background, there are several houses, including a prominent red brick house with a gabled roof. Bare trees are visible, suggesting a winter or early spring setting. The sky is overcast.


















6

SUMMARY

A SUMMARY OF THE DESIGN PROPOSALS AND
KEY DEVELOPMENT PRINCIPLES.



LEGEND

- | | | |
|---|---|--|
|  Site boundary |  Ecological corridor |  Natural play areas |
|  Primary street and access |  Green route |  New focal point tree |
|  Soft landscape edge |  Retention of Public Right of Way |  Provision of soft green edge |
|  Audmore community green / green gateway |  Existing track |  SuDS |
|  Lower storey massing, extended garden lengths and building separation distances |  Views towards St. Lawrence Church | |
|  Retention of landscape features |  Landscape ridgeline views | |
| |  Housing set back | |



0 100
metres

06 SUMMARY

- 6.1 The proposed indicative masterplan has been prepared to illustrate how a development could work and comprises 90no. dwellings.
- 6.2 This Design and Access Statement details the underlying development principles to ensure a high quality scheme can be delivered. Key principles of the masterplan have been summarised in a series of parameter plans, which will ensure that, subject to consent, key principles are taken through to detailed design. The delivery of quality within the built environment will therefore remain creative and responsive.
- 6.3 Richborough Estates and the design team have undertaken a consultation process with Stafford Borough Council, Gnosall Parish Council and the local community. The pre-application process has been positive, inclusive, meaningful and beneficial to the development of the proposals, which have evolved in a comprehensive and progressive manner.

SUMMARY

- 6.4 The site is a logical site to extend the village envelope of Gnosall and create a new, high quality and landscape led residential development. It is a sustainable location being situated adjacent to residential communities and is within walking distance of the village centre, where local facilities and public transport connections are located.
- 6.5 The development can positively address site constraints and will successfully integrate with the urban and landscape surroundings. It will create housing choice and new amenity spaces for both existing and new communities whilst retaining public access across the site.
- 6.6 Analysis of historical mapping reveals that the development is of a size and scale which is in keeping with historical patterns of growth in Gnosall. Landscape features within the site are indications of the site's farming background and are proposed to be integrated into the development within new publicly accessible spaces. This approach safeguards retention and upkeep for time to come.
- 6.7 The proposals can be delivered without having an adverse effect on the existing highway network and can successfully deliver new pedestrian footways which link to new residential streets, public open spaces and areas of play.
- 6.8 There are no significant ecological, historic, highways, landscape or environmental constraints which would otherwise preclude development potential within the site. Visually the site

is a well contained parcel of land due to the adjacent existing settlement edge to the south; the rising topography to the north; and mature vegetation associated with field boundaries and road corridors.

- 6.9 In terms of its character, both the site and its context are generally consistent with both national and local landscape character studies. Both retain some locally distinctive, small scale elements of character which include a gently rolling landform and strong hedgerow patterns. A development proposal could deliver a modest and contained extension to the existing settlement and retain many of the sites elements and features, such as hedgerow boundaries and trees which are important to the landscape character of the local area.
- 6.10 The masterplan is founded on the very best practice in urban design, community integration and sustainable development. It proposes links to the wider area, which respond to contemporary design requirements, whilst reflecting the local vernacular. In this context, the development will respect the local character of Gnosall but also move the area towards a more sustainable future, through a significant increase in housing choice that prioritises families with local connections in the Parish.
- 6.11 The development will accord with the principles of high quality design and best practice to create a townscape that is rich, varied and sympathetic to its environment. The aim is to achieve a high quality development with a strong identity, activity and a 'sense of place'.

6.12 The development proposals will include:

- The creation of a development that responds positively to the low density character of the adjoining residential areas, through the application of low residential densities and use of similar housing patterns;
- The creation of an integrated residential community which considers existing views, residential amenity and contextual urban spaces;
- Provision of a range of housing types and sizes, which make provision for the elderly community and the changing needs of a lifetime;
- The creation of a development which will be a place with distinctiveness, having its own identity, theme and a vernacular which will assimilate into the built form and landscape of Gnosall;
- Provision of a series of responsive development character areas which engender characterful, residential streetscapes;
- The creation of a development which integrates and safeguards views of St Lawrence Church;
- Provision of Audmore community green, which provides meaningful recreation space on the eastern side of the village and unites residential communities;
- Provision of a strong, inter-connected landscape and open space structure comprising useable, meaningful spaces such as Audmore community green, an ecological corridor, smaller

greens and natural play areas which collectively, greatly surpass Stafford Borough Council's open space requirements, contribute to the health and well being of communities and maintain openness;

- The provision of lower density housing and soft landscaped edges to address the character of Horseshoe and the interface of urban and landscape settings meeting;
- Provision of an ecological corridor and the retention of existing trees and hedgerows which preserve and promote new ecological habitats;
- The provision of new native landscaping in conjunction with a mitigation strategy for hedgerow loss;
- The provision of swales and attenuation ponds as part of ecology and Sustainable urban Drainage strategies.
- Provision for parking which surpasses local parking standard requirements; and
- The creation of a development that is well connected, readily understood and easily navigated, promoting a layout which reduces dependence on the car, and strengthens local walking linkages to village facilities and public transport networks.

BUILDING FOR LIFE

6.13 A Building for Life 12 (BFL12)

Assessment has been undertaken for the outline layout to understand the overall design quality of the proposals. BfL12 comprises of 12 questions, with four questions in each chapter:

- Integrating into the neighbourhood;
- Creating a place; and
- Street and home.

6.14 Based on a simple 'traffic light' system (red, amber and green) new developments should aim to:

- Secure as many 'greens' as possible,
- Minimise the number of 'ambers' and;
- Avoid 'reds'.

6.15 This Design and Access Statement details the proposed masterplan in the context of each of the BFL12 questions in Section 5. A summary of the key design principles is provided in the table opposite. The proposal secures 11 out of the possible 12 'greens'.

INTEGRATING INTO THE NEIGHBOURHOOD

		SCORE
01 CONNECTIONS	<p>The masterplan proposes:</p> <ul style="list-style-type: none">• A single point of vehicular access into the development via Horseshoe. A new street will lead into the site to read as an extension of the existing streetscape.• A network of new pedestrian footpaths along primary and some secondary routes, integrating the Public Right of Way;• Direct, purposeful and inclusive routes to new green spaces and residential streets;• Green links and a natural play trail between the central primary street and the Public Right of Way;• Use of linear building lines and orientation of new streets towards the existing built form context so that new streets read as a continuation of and channel views towards the existing urban fabric;• Provision of urban features, landmark buildings and/ or focal points which create recognisable places and assist legibility in moving from one place to another;• Footways which are overlooked by housing frontages to promote safe walking and high permeability through the site, and limit potential for anti-social behaviour; and• Appropriate signage and crossing points of roads through the development, to include dropped kerbs, tactile paving and guardrails as appropriate.	
02 FACILITIES AND SERVICES	<p>The site is located within a short walking distance of Gnosall village centre, where a range of local shops, facilities and services are located. Gnosall St Lawrence Church of England Primary School is situated to the south west on Lowfield Lane and is just under 1 kilometre from the site.</p> <p>The masterplan proposes new footways which lead onto Glebe Lane, via Horseshoe. Glebe Lane provides links to the village centre. The development will have easy access to existing facilities and local services.</p> <p>The type of Public Open Space to be provided has been discussed with Stafford Borough Council. The new Audmore community green is designed to be a multi functional area of public open space and will provide new recreational space; an amenity which is presently not available on the eastern side of the village.</p>	

INTEGRATING INTO THE NEIGHBOURHOOD

		SCORE
03 PUBLIC TRANSPORT	<p>The site is provided with a good level of bus service mainly throughout the working week and less frequently at weekends. A bus service operates along Manor Road, which is approximately a 5 minute walk south of the site, where bus stops are situated.</p> <p>The masterplan proposes footways align new streets and retain the existing Public Right of Way, thereby improving the permeability of the site. Connections onto Manor Road, via Glebe Lane will therefore be strengthened. The provision of additional bus stops is not considered necessary.</p>	
04 MEETING LOCAL HOUSING REQUIREMENTS	<p>The masterplan proposes a range of family housing types (2- 5 bedroom), sizes and tenures that will offer choice and help to create a sustainable and balanced residential community. A number of bungalows are proposed to be included within the affordable housing mix, which addresses comments received from the local community.</p> <p>The masterplan proposes 40% provision of affordable housing in line with Policy requirements. Subject to consent, it is envisaged that Richborough Estates will implement a 'local connections' affordable housing policy. This will ensure that a range of affordable housing types and sizes within the development is offered on a first refusal basis for people with local connection to Gnosall Parish. Further discussion with Stafford Borough Council will be undertaken.</p>	

CREATING A PLACE

05 CHARACTER	<p>The development is proposed to be loosely subdivided into zones or areas which comprise variations in density, housing patterns, building mass, use of materials, elevational design and architectural detailing and landscape design. This approach ensures that the development has identity and distinctiveness which engenders a development character that can positively contribute to the townscape of Gnosall.</p> <p>New development zones consider:</p> <ul style="list-style-type: none">Existing (residential) urban form and densities;Inward views into the site from neighbouring dwellings;Land topography;Landscape character (including Horseshoe); andExisting trees, field patterns and hedgerows. <p>The masterplan proposes each character area be complemented by a structured street hierarchy, which also complements green spaces. Subject to consent, further details will be provided as part of a reserved matter application.</p>	
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CREATING A PLACE

	SCORE
06 WORKING WITH THE SITE AND ITS CONTEXT	<div><p>The outline masterplan proposes:</p><ul style="list-style-type: none">• Provision of bungalows (lower storey massing) to address the visual amenity of existing houses in Horseshoe, adjacent the northern boundary of the site;• To address the visual amenity of existing dwellings, provision of longer rear garden spaces and greater building separation distances whilst allowing the development to logically expand the urban fabric;• New residential patterns which mirror existing urban patterns and form new or complete existing housing blocks;• Use of low density housing patterns and provision of generally 2 storey buildings, which are prevalent to the area;• To provide a range of smaller dwellings, envelop higher density areas of the development (development core) with lower density, soft development edges;• Provision of defined, linear housing frontages which mirror existing frontages, provide good enclosure and achieve natural surveillance of the new community green;• Provision of soft development edges to respect the character of Horseshoe and address the interface of countryside and urban settings meeting;• Provision of a large community green, which ensures buildings are offset from the western site edge to maintain openness, views towards St Lawrence church and the landscape ridgeline beyond;• Integration of the existing Public Right of Way into the new primary streetscape and public open space;• Creation of a development which is landscape led and works within the confines of the two fields;• Retention of existing hedgerows and trees within public open space, safeguarding retention and future upkeep;• Creation of an ecological corridor and natural play areas, which overlooked by car free housing frontages; and• Retention of landscape features that engender softness and character to development character areas;</div>
07 CREATING WELL DEFINED STREETS AND SPACES	<div><p>The masterplan comprises a series of housing blocks, the disposition of which extend the existing urban fabric southwards and eastwards into the site, continuing the urban grain. This will assimilate the development into existing streetscapes.</p><p>Use of housing blocks ensures strong frontages define the public realm whilst protecting the amenity of existing residents. This approach achieves continuity, promotes an active streetscene and helps to create a safe and attractive environment;</p><p>Housing blocks ensure frontages are outward facing and rear garden spaces are enclosed. Frontages are proposed to be continuous through the use of dual aspect dwellings, which turn corners. Buildings which 'side on' to streets with blank gables will be avoided where possible. Entrances will face into streets.</p><p>Housing blocks align all streets and provide varying degrees of enclosure. Housing blocks will be more widely spaced apart across primary routes to reinforce principality of routes, whilst blocks around lower category routes (such as the development core) will be placed closer together.</p></div>
08 EASY TO FIND YOUR WAY AROUND	<div><p>The masterplan proposes a central primary street, from which a series of secondary streets will branch westwards. The primary street underpins a street hierarchy, which complements a number of development character areas. The masterplan proposes the following features to engender distinctiveness and assist legibility;</p><ul style="list-style-type: none">• Varying street cross sections which complement development character areas and underpin a street hierarchy. Street cross sections across primary roads are generally wider to reinforce the principality of the route (generally 15-18 metres between building frontages) whereas cross sections across secondary streets are narrower (generally 12- 15 metres). Lanes which serve perimeter areas of the development will have an open feel being adjacent to public open spaces;• A large, tree lined community green enclosed by housing frontages. This space also functions as a green gateway into the development;• Some tighter building patterns and use of dual aspect dwellings to address street junctures, create housing blocks and continue building lines;• Focal point or landmark buildings (either through massing or use of materials) to address key vistas, street junctures and gateways; and• Streets orientated so that outward views with the existing landscape and urban fabric are retained.</div>

STREETS AND HOME

		SCORE
09 STREETS FOR ALL	<p>The masterplan proposes a movement network which is hinged upon a hierarchy of streets that connect to existing routes and streetscapes incorporating:</p> <ul style="list-style-type: none">Streets designed promote lower speed limits through the curvature of new roads (limiting forward visibility), varying road widths and changes in surfaces;Use of some vertical alignment at the development entrance and at street junctures, especially in instances where housing patterns tighten. These locations provide opportunities for changes in surfaces to be provided;Use of some narrower roads and shared surfaces that are overlooked by housing frontages; children will be able to play safely within the street (although the interlinked arrangement of green infrastructure will ensure that public open spaces are easily accessible from streets);Provision of car free frontages which achieve natural surveillance of the ecological corridor and green edges;Streets which incorporate landscape features (such as the swale) which identify them.	
10 CAR PARKING	<p>The masterplan proposes a variety of car parking types and avoids a single typology. Car parking types will complement development character areas and the street hierarchy they will be accessed from.</p> <p>The primary car parking typology will be predominantly on-plot, with parking set to the side. Driveways will be of sufficient length so that parked cars do not obscure the building line. This will be key for frontages along the primary street, so that frontages have a landscape theme, the building line is continuous and legible and the streetscene is uncluttered.</p> <p>Courtyard spaces and shared surface environments are proposed within the core of the development, serving approximately 5no dwellings. Car parking spaces within courts will be overlooked by, and close to the houses they serve. The masterplan proposes 10% car parking spaces within courts safeguard future conversion into disabled parking spaces in accordance with Lifetime Homes.</p> <p>In lower density edges of the development garaging will always be set to the side or rear of the dwelling, with driveways of sufficient length to avoid car parking cluttering the landscaped streetscene. Dwellings with integral garaging will be avoided for similar reasons.</p> <p>The masterplan proposes dedicated visitor parking spaces be integrated into new streetscapes and in courtyard/ grouped areas of car parking.</p>	
11 PUBLIC AND PRIVATE SPACES	<p>The masterplan proposes;</p> <ul style="list-style-type: none">Provision of a range of high quality boundary treatments which are sympathetic to character areas and clearly demark private and public realm;Creation of streets which look into the streetscape with frontages;Dwellings with entrances on frontages;Dwellings which have private garden spaces in accordance with 'Space about dwellings' standards;Use of dual aspect dwellings which turn corner, enclose streets and continue buildings lines;Arrangement of new streets which achieve visual connections with existing landscape and urban contexts (creating a sense of place);Housing patterns which follow and enclose primary and secondary streets;Housing patterns which achieve views into the street from dwellings and provide surveillance of public open spaces and natural play spaces;Retention of landscape features within the development; andProvision of a range of public open space types.	
12 EXTERNAL STORAGE AND AMENITY SPACE	<p>Rear garden spaces will be of sufficient size to provide space to store refuse and recycling bins. Houses arranged in courts and terraces will private rear alleyways for wheelie bins to be brought to the front of plots for collection.</p> <p>Along narrow lanes, wheelie bins collection points will be subtly built into the streetscape to assist servicing on collection days.</p>	

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