



05 Outline Parameters



05. Outline Parameters

This application seeks approval for up to 69 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access).

- 5.1 This planning application seeks approval for use and means of access only. All other matters including layout, scale, appearance and landscape are reserved for subsequent approval.
- 5.2 This section of the DAS clarifies the key parameters of the proposal with regard to use, amount and means of access which are to be determined as part of this application.
- 5.3 These outline parameters are supplemented by section 6 of this DAS, which sets out a range of additional illustrative proposals including layout, character and appearance aimed at informing detailed design discussions as part of the later stages of the design process.

Use and amount

- 5.4 This planning application seeks outline approval for development of up to 69 new dwellings alongside the construction of new access junction off Blakesley Hill.
- 5.5 Of the 2.87 Ha total site area, approximately 2.10 Ha is envisaged as suitable for residential uses.
- 5.6 Whilst the mix, tenure and nature of proposed dwelling are not to be fixed as part of this outline planning application, this proposal will commit to at least 35 of the proposed dwellings being affordable in nature. This represents a provision of 51% affordable dwellings which exceeds local planning policy requirements.
- 5.7 The density of dwellings is likely to vary across the site to respond to the characteristic of the site and different character areas.
- 5.8 The remaining 0.77 Ha is envisaged for use as a public space, incorporating POS, landscape/ecological buffers, retention of selected trees and hedgerows, equipped areas of play and on-site sustainable drainage systems including attenuation basins and swales. The amount of POS proposed meets local policy standards.
- 5.9 The quantum of development proposed is a response to comprehensive site analysis and testing of capacity. It is considered a development of this scale is therefore acceptable on a site of this size and does not represent an over-intensive form of development.

-  Site Boundary
-  Proposed development envelope¹
-  Green development edge²
-  Residential amenity area³
-  Landscape buffer and public open space (POS)
-  Retained trees/hedges and associated root protection areas (RPA)
-  Sustainable drainage
-  Proposed vehicle and pedestrian access⁴

1: Proposed development envelope

All built development is to be located within this area according to the maximum development parameters of yield, area and density as stated.

2: Green development edge

Development in this area should be designed to mitigate impacts on surrounding landscape including:

- Limiting development to a maximum 2 storeys
- Locating bungalow provision in this area, and
- Increased use of detached properties

3: Residential amenity area

Development in this area should be designed to mitigate impacts on the amenity of existing residents including:

- Adoption of increased minimum back-to-back spacing standards, and
- Introduction of suitable boundary treatments and screening

4: Proposed vehicle and pedestrian access

Please refer to the plans overleaf and relevant access drawings contained within the submission pack associated with this application for further details.



Proposed Access
Please refer to detailed access plans
contained within Submission Drawing Pack

Benham Road

Blakesley Hill

Bury Hill

Fig. 13: Parameters plan

Means of access

Access

5.10 Vehicular access to the development site is proposed off Blakesley Hill, approximately 90m west of the junction with Benham Road. The proposed access takes the form of a priority T-junction and has been set out in line with Northamptonshire County Council's Design Guidance; it is similar in size and layout to that provided for the adjacent residential development off Benham Road.

5.11 Appropriate visibility splays can be provided at the access junction in line with MfS standards, with the existing 30mph speed limit relocated to the west of Bury Hill.

5.12 As part of the access strategy, improvements to the existing footway on Blakesley Hill is proposed, along with additional visual traffic-calming via road-markings and a new gateway entry feature for the village.

5.13 Access will be accommodated through the removal of a small section of hedgerow and a single tree along Blakesley Hill. Any features lost as part of this process however will be reprovided for within the wider proposal.

Local highway network capacity

5.14 The proposed residential development would have a low trip generation of less than one vehicle per minute during the peak periods, with junction analysis demonstrating that there is no highway mitigation required to accommodate the additional traffic movements.

5.15 Further afield, the impact across the wider highway network is expected to be minimal as traffic disperses.

Sustainable travel options

5.16 The proposed development site is close to a range of local services and facilities, which include a local primary school, medical centre and local post office/village store. A number of facilities are within the 800m 'walkable neighbourhoods' guidance from MfS, whilst all are within the 1.2km or 2km preferred maximum walking distance to local facilities and schools specified in IHT guidance.

5.17 Access to all of these facilities is available via the existing footway network in the vicinity of the site.

5.18 There are no dedicated national cycling network routes in the immediate vicinity of the site, however the local roads are considered safe and suitable for cycle trips to Towcester, with a signed cycle route then provided from the Abthorpe Roundabout into Towcester.

5.19 Existing bus stops are located on High Street, around a 550m walk from the centre of the site. Bus service serves these stops providing 3 services per day in each direction between the site, Northampton and Towcester.

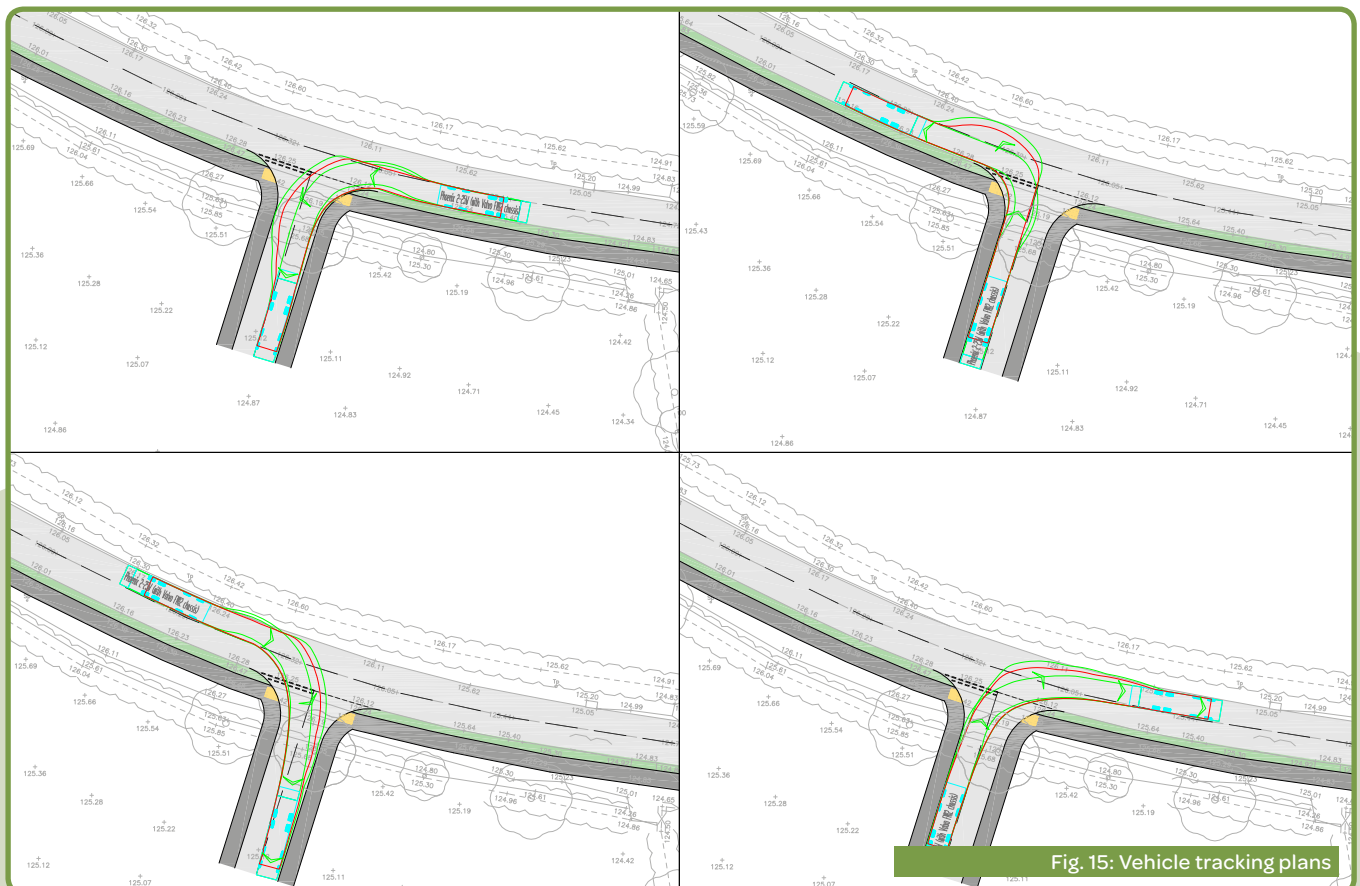
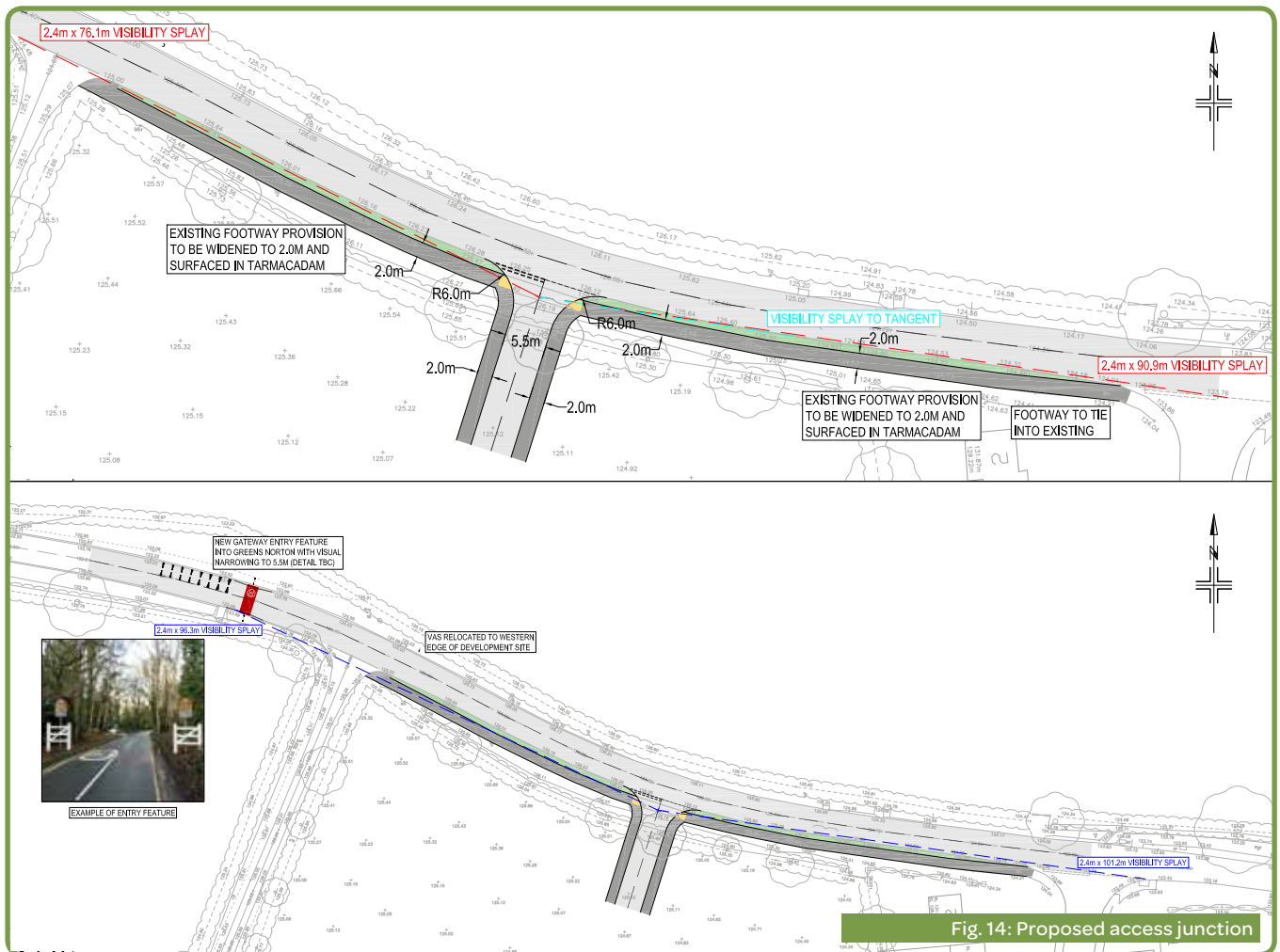
5.20 A Travel Plan supports the development site and seeks to promote sustainable travel from the development, including the provision of public transport tickets for residents.

5.21 For further information please refer to the Transport Assessment and associated plans submitted as part of the planning application regarding all matters relating to access, highway capacity, highway safety and sustainable transport.



1. Example of highway gateway entry feature (Wisley Village)

2. Example of highway gateway entry feature (Longstandton)





06 Illustrative Proposals



06. Illustrative Proposals

This chapter discusses a range of additional illustrative proposals to supplement the parameters being set as part of the outline application.

6.1 An illustrative layout has been prepared to test principles and capacity, offering an interpretation of how the site could be taken forward for development in the future. The layout and supporting illustrative proposals presented here are indicative in nature. They demonstrate a possible solution showing how a development of up to 69 dwellings could be accommodated within the proposed parameters in a high quality and deliverable manner and in line with local policy and guidance including the South Northamptonshire Design Guide.

6.2 The illustrative layout, building forms / house types shown will not be fixed as part of this outline application and will be reserved for later approval.

6.3 These elements are purely indicative at this outline stage. They are aimed to enable future discussions with regard to detailed design matters at the later stages of the design process by offering early indications of how the detail of the proposal could evolve within the proposed parameters.

Illustrative layout

6.4 The illustrative layout has been designed to create a gentle transition from the existing robust urban edge to the east, to the open and more rural setting to the west and south. This is achieved by creating a lower density, less formal and outward looking development frontage to the west and south, creating a softer edge to this edge of the village. The northern and western parts of the site are designed to reflect the character and vernacular of Greens Norton with more dense forms of development broken up by formal planting within a central square and along streets.

6.5 Primary streets and lanes will be characterised by stronger building lines which frame views through the development; informal lanes/shared driveways towards the edges of the site are characterised by lower density, informal building lines. The rural character of the southern edge of the site is further accentuated by a mix of detached single and two storey dwellings.

6.6 The layout of the scheme has been based around a perimeter block structure across the site. Residential blocks and frontages respond to enclosed street hierarchies to provide a permeable and legible form of development. All block dimensions have been designed to allow for flexibility with regard to housing types and parking arrangements whilst adhering to local spacing and amenity standards.

6.7 The privacy and aspect of existing dwellings have been respected, in particular the rear elevations of existing houses on Benham Road where interface distances between habitable elevations will be in accordance with local standards. Additional planting along this boundary will also increase privacy and security to existing dwellings.

6.8 Detached and linked gable fronted buildings are a feature of the village and design guide. Use of 'corner turner' and dual aspect buildings will maximise the natural surveillance of the development to proposed streets and spaces. These forms are reflected in the indicative layout to address street junctions and corner locations.

6.9 Forming the focal point of the development is a Central Square containing a Local Area of Play (LAP) and other formal POS. This is located centrally to maximise accessibility, improve legibility for future residents of the development and surrounding areas, and to help mitigate and break up the urban form of the development when viewed from surrounding areas.

6.10 Other areas of POS include a 'green buffer' along the western and southern boundaries. This will contain areas of natural play, attenuation and also allow for the creation of a planting buffer and screen. An attenuation basin will be located in the lower, south western corner of the site as part of the SUDs proposals. This along with the wider landscaping will be naturalised where possible to help support local habitats and improve the biodiversity of the site.

Response to the South Northamptonshire Design Guide

- The use of perimeter blocks to clearly define public and private space and to maximise opportunities regarding natural surveillance
- A mixture of densities and typologies to respond to local vernacular, suitable turn corners and improve legibility.

- Bury Hill

Fig. 16: Illustrative masterplan

Character areas

6.11 The illustrative masterplan demonstrates how a proposed development can operate, function and be delivered in a spatial form that is locally inspired, policy compliant and technically sound. However, when implementing our vision for the site as an enjoyable, safe and place unique to the sites attributes, it is key to explore character and appearance as well as function.

6.12 Defined by variations in design with regard to buildings, streets and spaces, the illustrative masterplan can be divided into 2 broad character areas as follows:

- Village streets
- Rural edge

6.13 Each character area responds to its unique physical setting, and reflects key attributes of the surrounding area, creating distinct and memorable places within the proposal. The adjacent plan shows the spatial distribution of the character areas across the site.

6.14 The proposed development can broadly be split into two core character types: development along the formal village streets and development along the informal rural edge.

6.15 Dwellings located along the village streets of the development, i.e. adjacent to or within the primary street or lanes, will be laid out in more formal arrangements. For example, they will generally be aligned with the street and feature only shallow setbacks and consistent building lines. Appearances will be more formal and structured.

6.16 Dwellings located on the western and southern peripheries of the site along the rural edge, will feature less formal characteristics, e.g. a looser relationship with the alignment of the street, deeper setbacks from the street and more irregular building lines. Appearances will be more organic to respond to the surrounding landscape.

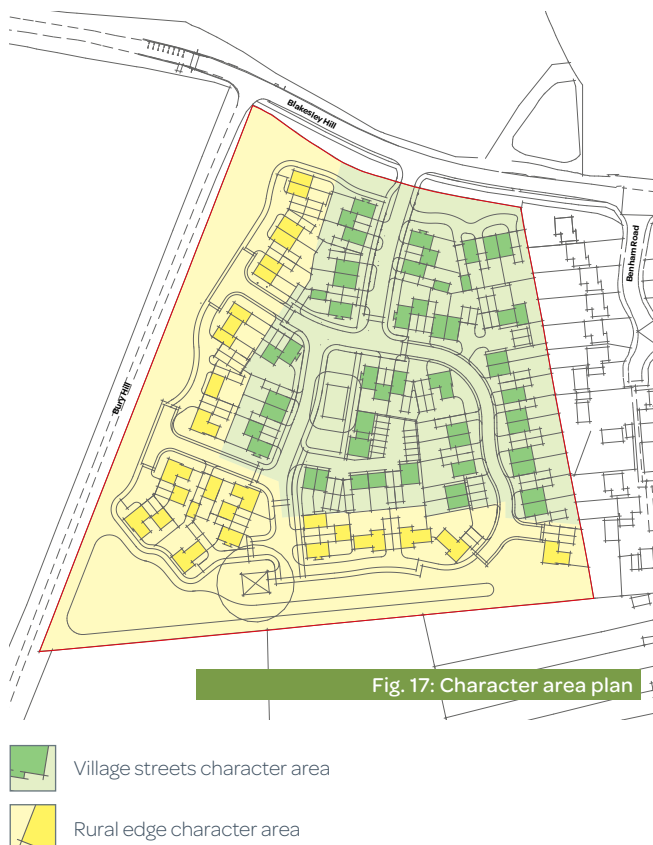


Fig. 17: Character area plan

Response to the South Northamptonshire Design Guide

- Ensures proposals respond and are specific to local character and vernacular.
- Sets a framework to ensure future development responds to design cues and materials from the local context and reinforce the local character.











-  Development entrance
-  Central focal space
-  Gateway building
-  Landmark building
-  Dual aspect corner turning building
-  Building frontages to be considered as a group
-  Outward facing street allowing views between surrounding landscape
-  Secure block structure integrating new and existing dwellings



Fig.18: Structure plan

Character components

6.17 The following table provides an overview of the different characters within the development and describes in more detail how the appearance of streetscape, green spaces, boundary treatments, building features and materials could help to shape the different characters described overleaf.

	Village Streets	Rural Edge
Streetscape	<ul style="list-style-type: none"> Formal tarmac carriageways with segregated footways, street trees, planted verges along primary streets. Shared surface lanes treated with paviers. Raised tables and changes in surface materials at key junctions and bounding Central Square. 	<ul style="list-style-type: none"> Shared surface lanes treated with paviers. Private driveways, mews and footways treated with resin bound gravel.
Public Realm	<ul style="list-style-type: none"> Formal Central Square to include formal low level planting, tree planting mown grass with formal play. Regular formal tree planting within verge along primary routes with more relaxed tree planting in front gardens along lanes Hard and soft landscaping incorporating timber street furniture and planted bays within mews areas 	<ul style="list-style-type: none"> Extensively managed grassland with informal shrub and tree planting and areas of meadows within southern and western extent. Wetland habitats to be created around areas of Sustainable drainage. Natural play elements included around periphery with Hoggin for pedestrian routes.
Boundary Treatments	<ul style="list-style-type: none"> Front gardens limited in size, primarily to smaller planted “privacy strips” along primary streets. Low level front boundary treatments such as shrub planting, hedges, railings and some walling. Screen brick walling to define curtilages which flank streets Timber closeboard fencing and gates 	<ul style="list-style-type: none"> Low level planting with some low brick walls Timber gates Predominantly low level planting and open boundaries overlooking open space
Building Features	<ul style="list-style-type: none"> Gabled roofs and use of dormer windows on 2.5 storey dwellings Eaves predominantly parallel to the street with some gabled end frontages in key locations Oversailing eaves and bargeboards Chimneys 	<ul style="list-style-type: none"> Articulated eaves line incorporating gables and gablets Varied fenestration design and articulated frontages Oversailing eaves and bargeboards Chimneys
Materiality	<ul style="list-style-type: none"> Walls: predominantly red or buff brick and white/off-white render Reconstituted stone potentially used in key strategic location Simple brick/ stone detailing on gable ends and eaves Roofs: Grey plain roof tiles 	<ul style="list-style-type: none"> Walls: predominantly red or yellow brick and white/off white render Some reconstituted stone Detailing in contrasting brick Roofs: Grey plain roof tiles

Public Realm



Boundary Treatments



Building Features



Materiality



Built scale

6.18 The proposed height of buildings will be predominantly 2 storeys, comprising mainly traditional (duo) pitched roof designs. These will be supplemented with single storey garage blocks which will help to break up and create a more varied roofline.

6.19 The height and massing of the development will vary according to the location and nature of the public realm and within each character area.

6.20 Some taller 2.5 storey dwellings and higher density forms of development are proposed within the village street character area to achieve increased enclosure within new streets and to define the central focal space. Building heights will not exceed 2.5 storeys.

6.21 Building groups within the rural edge character area will consist of buildings between 1-2 storeys and are more loosely arranged to achieve a softer character which relates edges of the development to the wider countryside. Essential components include sinuous building lines, articulated roofscapes and varied building heights (including bungalows).

Response to the South Northamptonshire Design Guide

- Ensures buildings should positively contribute to the public realm, suitably addressing corners, adding enclosure, surveillance and activity to the streetscene.
- Ensures development is contextually appropriate and responsive to their local environment.



-  2.5 storey
-  2 storey
-  1 storey
-  Dual aspect / corner turner

Fig. 19: Building scale plan

Streets and movement

6.22 A clear and structured street hierarchy will provide legibility within the development. Creating a permeable and legible development has been a primary driver behind the layout and form of the proposed development. Key to this is providing an efficient and legible hierarchy of routes allowing for freedom of movement within the development whilst prioritising pedestrians and cycles over the vehicle to create a safe movement environment.

6.23 The proposed hierarchy of routes across this development consists primarily of three streets/routes of varying design and proportions. These are as follows:

- Primary street
- Lanes
- Shared surface driveways/mews.

6.24 The primary street within the route hierarchy forms the main route into the development from Blakesley Hill. This route is the widest and most formal within the development and will accommodate all traffic passing into/out of the site. This route is a wide formal street, running along an approximate north-south axis, with 2m pedestrian footways on both sides. The central part of this street, which serves the lanes, features a change in surface material and level and forms a shared surface area, encouraging traffic calming.

6.25 The next street typology within the route hierarchy are lanes. These branch off the primary street and provide access to development east and west of the primary street. Whilst acting as feeder routes, these streets are defined by reduced carriageway widths but still retain grass verges and footways either side of the carriageway. These are further defined by a change in surface materials and traffic calming measures. Parking along this street is provided through a mix of private driveways serving individual properties directly off the street.

6.26 Towards the periphery of the development, shared driveways will serve outward facing, lower density development. These lanes will be organic in layout, to further reduce vehicle speeds and, with planting, create a softer edge to the development.

6.27 Similar in scale to the lanes, these feature pedestrian footways on one side and are designed to be shared surface routes. They also include increased levels of planting and larger front gardens to create a more pleasant pedestrian environment. Parking is accommodated through private driveways located to the side of properties and directly accessed off the street. These streets have been designed to have the lowest visual impact on their surroundings, ensuring areas of hardstanding are reduced and levels of planting maximised.

6.28 All streets have been designed according to the South Northamptonshire Design Guide and to accommodate the needs of emergency and refuse vehicles.

Parking Provision

6.29 In line with the South Northamptonshire Parking: Standards and Design SPD, the following minimum parking provisions have been accommodated:

- **1 bedroom units:** 2x allocated parking spaces in shared parking court
- **2-3 bedroom units:** 2x allocated parking spaced located on in-curtilage driveways
- **4+ bedroom units:** 3x allocated parking spaced located on in-curtilage driveways or 2x allocated parking spaced located on in-curtilage driveways and additional double garage block.

6.30 All parking has been fully integrated into the proposals with parking located in-curtilage, behind building lines and broken up by landscaping to ensure parking does not have a detrimental impact on the character of the development.

Response to the South Northamptonshire Design Guide

- Provides a development that is legible, with a clear movement hierarchy and network of spaces.
- Ensuring parking is considered as an integral part of the design process to ensure that parked vehicles do not dominate the streetscene.






-  Primary street
-  Lane
-  Private driveways / mews
-  Footpath connections and circular walk
-  Corner turner



Fig. 20: Street hierarchy plan

Primary street

- **Carriageway width:** 5.5m vehicle carriageway
- **Pedestrian provision:** 2m wide dedicated pedestrian footway on either side
- **Parking provision:** In-curtilage parking located to the side of properties behind building lines or in parking courts
- **Boundary treatments:** Formal treatments defined by low brick walls or railings
- **Street planting:** Formal tree planting along carriageway. Additional planting and hedgerows provided within front gardens.
- **Servicing:** Refuse collections from in front of properties or within shared parking courts.



Lanes

- **Carriageway width:** 4.8m shared surface carriageway with additional 1.0m services strip eitherside
- **Pedestrian provision:** Pedestrian provision provided within shared surface carriageway
- **Parking provision:** A mixture of in-curtilage parking located either at the front of properties or located to the side of properties behind building lines.
- **Boundary treatments:** Formal treatments defined by low brick walls or railings
- **Street planting:** Tree planting and hedgerows provided within front gardens.
- **Servicing:** Refuse collections from in front of properties or within shared parking courts.



Shared surface driveways/mews

- **Carriageway width:** 4.1m shared surface carriageway.
- **Pedestrian provision:** 2m wide dedicated pedestrian footway on one side (to southern and western edges where path forms part of perimeter footpath link).
- **Parking provision:** In-curtilage parking located to the side of properties behind building lines.
- **Boundary treatments:** Informal planted boundaries
- **Street planting:** Tree planting and hedgerows provided within front gardens.
- **Servicing:** Refuse collections from in front of properties.





Landscape and open space

6.31 Landscape is a key component for creating successful developments. The proposals have been 'landscape-led' from the outset, allowing the green attributes of the site and its surrounding to form an integral part of the place and create a strong landscape structure across the proposal.

6.32 The approach aims to create a rural meadow setting that encourages healthy living for all residents, promotes wildlife and habitats, and that integrates the proposal into neighbouring areas of landscape such as open fields, woodlands and residential areas. This approach is fundamental in contributing to the creation of a sustainable neighbourhood.

6.33 A series of overarching landscape objectives and design principles have been proposed, to help reduce the impact of the proposed development on the local landscape character and visual amenity and create a high quality landscape framework for the site. They reflect guidance set out in relevant planning policy and landscape character assessments.

Integration with surrounding landscape and habitats

6.34 Development setbacks are to be included along the southern, western and northern boundaries of the site. The southern and western boundaries have been identified as the most prominent and consequently most prone to potential visual impact on the surrounding countryside. Development along these boundaries will therefore need to be carefully considered.

6.35 The opportunity presented along these boundaries is the potential to provide a positive and organic interface between the development and surrounding countryside. Established trees and hedgerows along these boundaries should therefore be retained and enhanced with the planting of native planting species. This will help provide a level of visual screening between the proposals and surrounding countryside but also provide a defensible edge to the village.

6.36 Open space within the site along these boundaries should be utilised for the purpose of naturalised planting and habitat creation. Attenuation measures in these areas should be naturalised wherever possible to allow for the creation of wetland habits. Meadow and grassland planting of native species should also be encouraged.

Creating a safe and active environment

6.37 The proposed development has been designed to create a safe and active environment for future and surrounding residents and include a number of features which help to promote such principles.

6.38 The heart of the proposed development is defined by a Central Square, a formal area of Public Open Space for the use and recreation of residents. This will include a 100 sqm Local Area of Play (LAP) for use by parents and young children as well as managed grassed areas for the recreation of other residents. This area will be defined by formal tree and boundary planting to help to create a sheltered and pleasant environment. Streets immediately adjacent to the Central Square should include traffic calming measures including shared surfaces to help reduce traffic speeds and create a more pleasant pedestrian environment. The naturalised areas around the edge of the site will also be accessible to residents for more casual and relaxed recreational uses.

6.39 Whilst a relatively small development, opportunities have been taken to accommodate a 500m circular walking, jogging and dog-walking route for residents. Located primarily along the periphery of the site on either dedicated footways or shared surface streets, the route is largely free from traffic crossing to provide a safe, overlooked and car free route with an aim of encouraging outdoor exercise to all residents, regardless of age or mobility.

Response to the South Northamptonshire Design Guide

- Provides a development that is walkable and ensuring future residence are within easy reach of existing facilities and new plays areas and amenity spaces.
- Ensures proposals are contextually appropriate and responsive to their local environment including suitable landscape mitigation measures.





-  Existing retained tree/hedgerow
-  Street tree planting
-  Managed grass/meadow planting
-  Wetland habitat creation and sustainable drainage
-  Formal Public Open Space
-  Formal play opportunity
-  Natural play opportunity
-  Circular pedestrian route
-  Formal landscape frontage
-  Natural landscape frontage



Fig. 21: Illustrative landscape strategy

South Northamptonshire Design Guide Summary

7.1 The following table sets out the Ten Fundamental Design Principles as identified in the South Northamptonshire Design Guide. It identifies how this application, including the Parameter Plan and associated Illustrative Masterplan has been drafted in accordance with the design guide and supports the principles of the design guide moving forward through the later detailed design stages.

Design Consideration	Development Response	
1. At the outset, an analysis of the vernacular and character of the local area should be undertaken.	A detailed assessment of the site and surroundings was undertaken to inform the development principles and parameters, as set out in chapter 3 of this DAS. Please refer to Chapter 3 of this DAS	 Addressed Addressed as part of this application.
2. The proposal should be in compliance with local planning policy.	The outline proposals accord with both national and local planning and design policy. The key policies relating to design from the West Northamptonshire Joint Core Strategy Local Plan and the South Northamptonshire Local Plan are set out in chapter 2 of this DAS and have guided the design process behind the proposals. An assessment of how planning policy has been addressed is set out in the accompanying planning statement.	 Addressed Addressed as part of this application.
3. Proposed architectural detailing should draw upon design cues from the local context and reinforce the local character.	A detailed assessment of local character is set out in chapter 3 of this DAS. Although this is an outline application, chapter 6 sets out a range of supplementary illustrative proposals which supplement the parameters to be approved as part of this application. They demonstrate how development can respond to local character and architecture within the proposed parameters. Detailed issues with regard to architectural styles will be dealt with through the later detailed planning stages through engagements with the local authority.	 Acknowledged To be addressed at detailed design stages.
4. Where possible, all development should be as energy efficient as possible and utilise renewable energy generation.	This application promotes sustainable design principles and encourages sustainable travel habits. Detailed issues with regard to energy efficiency and renewable energy will be dealt with through the later detailed planning stages through engagements with the local authority.	 Acknowledged To be addressed at detailed design stages.
5. Buildings should positively contribute to the public realm, adding enclosure, surveillance and activity to the streetscene.	The development principles set out in chapter 4 and illustrative layout set out in chapter 6 promote the use of perimeter blocks to create active frontages, promote natural surveillance and provide enclosure to all streets and publicly accessible spaces. Chapter 6 of this DAS also includes a number of principles and commitments in the form of character area, built form and street hierarchy plans to help inform and endorse such principles through the later detailed planning stages.	 Addressed Addressed as part of this application.

Design Consideration	Development Response	
6. Neighbourhoods should be walkable, ensuring services and facilities, including schools, bus stops and play areas are within walking distance of homes.	The site lies within a 5-10 minute walking distance of local shops and community facilities. A primary school is within a 5 minute walk from the site. The nearest bus stop is just over a 5 minute walk from the site. The proposed development includes a children's play area in the centre of the site, alongside generous areas of POS along the southern and western boundaries of the site, accessible via a perimeter footpath.	 Addressed Addressed as part of this application.
7. Developments should be legible, with a clear movement hierarchy and network of spaces.	A clear and structured street hierarchy is proposed as set out in chapter 6 of the DAS. Creating a permeable and legible development has been a primary driver behind the layout and form of the proposed development, whilst prioritising pedestrians and cycles over the vehicle. A hierarchy of primary street, lanes and shared surface driveways/mews is proposed in line with the hierarchy advocated within the design guide. Views through the development are maximised, particularly to the Central Square and POS along the site edges. Corner turner buildings are used to enhance legibility. The development is primarily 2 storeys, with some 2.5 buildings used to define key nodes towards the centre of the site to further enhance the legibility of the site.	 Addressed Addressed as part of this application.
8. Parking should be considered as an integral part of the design process to ensure that parked vehicles do not dominate the streetscene.	Parking within the development is generally located in-curtilage and to the side of dwellings to ensure cars are located out of the streetscape. Proposals have also been drafted in full accordance with South Northamptonshire Parking: Standards and Design SPD to ensure suitable parking provision is provided according to the proposed housing mix.	 Addressed Addressed as part of this application.
9. The materials used should be locally sourced and reflective of the historical building materials in the locality.	The development principles set out in chapter 6 of this DAS promote the use of materials which are sympathetic to the local character and vernacular. Detailed issues with regard to architectural styles will be dealt with through the later detailed planning stages through engagements with the local authority.	 Acknowledged To be addressed at detailed design stages
10. All development proposals should be contextually appropriate and responsive to their local environment.	A detailed assessment of the site and its technical constraints, alongside the local context, has been prepared as part of this application (chapter 3). A clear description of how this has informed the design proposals and the evolution of the scheme to form a locally responsive development is set out in chapter 4.	 Addressed Addressed as part of this application.



07 Summary and Conclusion



07. Summary and Conclusion

This Design and Access Statement is written in support an outline application for up to 69 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access) on land at Blakesley Hill, Greens Norton.

7.1 The structure of this document has been developed to provide a simple sequential understanding of the design evolution process which has resulted in the proposed access and development parameters as well as other illustrative information being submitted as part of this application.

7.2 Through the course of the document, the following has been demonstrated:

- That a thorough understanding of national and local planning policy and guidance has been taking into consideration during the development of the proposed development.
- A full contextual appraisal of the site has been undertaken in order to ensure development is unique and specific to the character and vernacular of Greens Norton.
- The proposed development is grounded on a robust set of design principles which have been informed by the sites constraints and that the views of local residents have been taken into consideration to inform the final proposals.

7.3 The proposed development will deliver a number of benefits to both new residents and existing residents of Greens Norton as set out below:

- Provision of up to 69 new dwellings, including a range of house types, sizes and tenures as well as at least 50% affordable housing.
- Retention, management and enhancement of the majority of existing hedgerows and trees to encourage biodiversity, minimise the visual impact of development and retain the landscape character of the site.
- Provision of attractive, well-surveilled public open spaces, including an equipped children's play area at the heart of the proposed development.
- Integration of Sustainable Drainage Systems (SuDS), including landscaped attenuation basins and swales, which function as water storage, wetland habitat creation as well as areas for informal recreation with amenity value .
- Creating a village edge onto Blakesley Hill, which will act as a positive and legible entrance into the village of Greens Norton
- A new community which reflects the local vernacular in terms of building layout, form and use of materials to ensure that the proposed development respects and reinforces the local built character.

7.4 It has been demonstrated that the proposed development is locally responsive, suits the site's unique attributes with a vision to create a sustainable, high quality development which is specific to Greens Norton. The proposal represents a sustainable residential development which will deliver much need family housing and an attractive landscape setting.

7.5 It is concluded that within the context of policy compliance and design quality, the proposed development warrants the support of South Northamptonshire Council and outline planning consent should be granted.





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