



Design and Access Statement

Applicant: Newland Homes

Date: October 2017

Site: Moore Land, off Collin Lane, Willersey

Proposal: Outline Planning Application for up to 40 No. dwellings and associated access



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Introduction

This design and access statement has been produced to support our outline planning application for new residential development for up to 40 new homes at land off Collin Lane, Willersey, the site being directly north of an existing development site owned by Newland Homes.

The design approach has been landscape led to ensure the site relates well to its surroundings, using the character of Willersey and houses within the conservation area to influence these designs. The application site will gain access through the adjacent development site.

The detailed proposals have been informed by a character assessment of the local area that has been undertaken by Newland Homes and supporting consultants.



Site

The site is located to the north west of the village of Willersey, immediately north of Collin Lane (B4632) when accessing the village from the West. Access to the land is proposed via the existing development access for the land directly to the south of the site.

The site is roughly oblong in shape with an overall site area of approximately 4.5 acres/1.80 hectares. The land is relatively flat with a gentle gradient from west to east of approximately 2 metres across the site.

The field is separated from the approved site to the east by a field ditch and an existing hedge to the south. To the west of the site is open fields and a disused railway. The northern boundary is also bordered by the disused railway and The Quinary, which is a fairly recently constructed small residential housing scheme.

There are no public rights of way or public access to the site, although the site does benefit from a public right of way which is located to the north of the hedgerow on the north eastern boundary.

Access is currently from Collin Lane via a track adjacent to Hopefield House, a new access road and footway works for the approved development are due to start within the next few weeks.

Evaluation

The site is located to the north west of the village of Willersey, situated between an area of existing residential development to the south (Collin Close and Frampton Drive), and the approved site which sits directly adjacent to the south and east, The Quinary and disused railway are to the north. To the west is an electricity sub station and the disused railway.

Willersey is approximately 2km from the village of Broadway and approximately 9km from Evesham and is a Principal Settlement in the District.

A number of reports have been carried out and have identified a number of opportunities and constraints which have been considered when designing the scheme.

Highways

Our Highways Consultant has undertaken additional assessments for the access and has confirmed that the recently approved access on the site directly to the south of this site has capacity to accommodate the proposed development of up to 40 dwellings.

Flood risk and drainage strategy

A Flood Risk Assessment and Drainage Strategy have been undertaken. The proposals include enhancements to existing ditches/watercourses as well as proposals to manage existing and proposed surface water drainage. The site is shown in Flood Zone 1 and at low risk of river flooding. Further details can be found within the Flood Risk Assessment and Drainage Strategy submitted with this application.

Ecology

An Ecological appraisal has been carried out, the site is generally of low ecological value. The appraisal did not identify any protected species. Although the site is considered to be poor for bats the hedgerows and trees around the site, particularly along the eastern boundary, are likely to be used for foraging and commuting bats, additional surveys have been carried out to ascertain this. The boundary hedgerows qualify as NERC Priority Habitats, due to at least 80% cover of native species within it. Hedgerows will be retained, with the exception of the small section of hedge that needs to be removed to allow for the access road. The loss of this small section of hedge will be compensated for by enhancement to existing hedges and planting new hedges, along with open space areas within the boundary of the site.

Evaluation continued

Arboriculture

An arboricultural survey has been carried out, this survey has provided valuable information for the design of the illustrative masterplan to avoid any damage to the trees and hedgerows around the site. Some of the trees have been identified as needing work carrying out on them or need to be removed due to being imminently dangerous. The arboricultural survey report provides more detail relating to this.

Landscape

A Landscape and Visual appraisal has been undertaken and confirms that due to the existing development that already borders the site and the recent planning approval on the site to the south and separates it from the AONB, the proposed site is well positioned for residential development and outside of the Cotswolds Area of Outstanding Beauty. The well established hedgerow along the former railway provides a robust screen which will protect the existing rural character of the wider landscape. Views to the AONB and rising scarp of the Cotswolds can be gained from the public right of way along the north eastern boundary.

The design has been developed to incorporate the findings of the appraisal, providing positive landscape enhancements by retaining and enhancing the existing hedgerows and trees where possible, a landscape corridor adjacent to the stream which will link existing and new landscape features within the proposals.



Assessment

The findings of the reports that have been carried out relating to highways, drainage, ecology, arboriculture and landscape have all been used to inform the design and layout of the proposed scheme. A summary of the opportunities are shown below:

- Low density arrangement of dwellings, responding to the sites context/surroundings.
- Provide a large proportion of bungalows to suit the elderly or less able.
- Enhancements to ecology and landscape with ditch/watercourse corridors, bat foraging corridors and wild flower planting.
- Provide high quality architecture and landscaping which relates to Willersey.
- Incorporate positive drainage methods within landscaped areas, providing ecology enhancements.
- Opportunity to maintain and enhance existing hedgerows.
- Incorporate high quality architecture and landscaping that is influenced by the character of Willersey.
- Opportunity to preserve and enhance the setting of existing off-site footpaths.
- Propose development on a site that will not impact on the AONB.



Design

Layout

The master plan of this development has followed a landscape led approach to create a development that successfully responds to the local area. Our specialist consultants have provided guidance to enable a design to be created that reflects the local character and responds well to its surroundings.

The creation of landscape/ecological corridors and open space areas has created the opportunity to provide new footpaths links to the existing public right of way and footpaths.

A public open space area has been created in the north eastern corner of the site, this will provide protection for the amenity space of the houses adjacent to the site. The open space area has been designed to be overlooked by dwellings to provide natural surveillance.

Visual links across the site towards the AONB and rising scarp of the Cotswolds have been maintained by the creation of an opening between the houses.

Off road parking has been an integral part of the scheme to help avoid cars parking on the road, making the street appear cluttered.

Although a Reserved Matter our study of the site and location suggest that homes be designed using the character of the houses within the village and conservation area as their main influence and will be high quality desirable homes. A large proportion of the site will be bungalows.

Access

A Transport Statement was previously prepared for the approved scheme, this site is to be accessed via the approved site access. Our highways consultant has prepared an update note linked to the original report which confirms that the approved access and Collin Lane improvement works can accommodate an additional 40 houses.

Design continued

Use and amount

This proposal is for up to 40 dwellings with a percentage of these being affordable, this is to be agreed with the local council.

Scale

The scheme incorporates a high proportion of single storey dwellings equating to 40% of the total number of dwellings, these will be a mixture of private and affordable housing. The remainder of the houses will be 2 storey houses which reflect the local character of the village.

Appearance

The houses will be carefully designed to emulate the traditional architectural features that can be found in the village. The architectural style of Willersey will be incorporated in the materials that are specified for the houses as well as boundary treatments and surfacing for public and private areas.

The Cotswold Design Guide will also provide important details that will inform the designs.

Landscape

The proposed illustrative layout that forms the basis of this application has been informed and developed with high regard to the existing features of the site, and the surrounding landscape features. Through both detailed ecological study and landscape appraisal, the visual character and ecological qualities of the site and its surrounding landscape have been identified and assessed.

Landscape enhancements have been incorporated as part of the landscape strategy, restoring and enhancing areas around the site. Boundaries where necessary have also been improved to further soften the proposed development.

The introduction of a greater quantity and quality of plant specimens throughout the site protect and enhance the local ecology. Planted with local vegetation/ specimens to encourage local wildlife and add further ecological value to the site. The provision of ecological enhancement through the use of bird and bat boxes and the introduction of habitat rich planting and fauna would significantly improve the opportunity for wildlife within the site.

A variety of local planting is incorporated in front gardens, boundary treatments, and green spaces. Street planting and front gardens feature where appropriate to help define and enhance public and private space.



Proposed Illustrative Layout



Proposed Storey Heights



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We envisage contributions towards Open Space, Education, Libraries and other community facilities as required.

The level of contributions will be agreed with planning officers and consultees as the application progresses.

Statement of Community Involvement

We have contacted the Parish Council on a number of occasions over the last few months to attend their monthly meeting but on each occasion this has been declined.

The neighbours and public are aware of the site as it has been identified at the Local Plan Examination Hearings that have been held recently.

Our intention is to carry out further consultation during the application process.

Conclusion

This site provides an opportunity to deliver a landscape and design led residential development in Willersey.

The use of existing newly constructed infrastructure and access will ensure minimal disruption and impact on existing infrastructure.

Proposals will ensure the delivery of a mix of single storey homes, amongst traditional family homes both open market and affordable.

Development can be delivered immediately as a second phase to existing development to the south.

New homes proposed on the site will ensure that there is no or little impact on the AONB and surrounding landscape.