



## Design Statement

**Applicant:** Newland Homes

**Date:** June 2016

**Site:** Land North of Collin Lane, Willersey, Gloucestershire, WR12 7PE

**Proposal:** Reserved Matters Planning Application for 50 No. dwellings and associated works

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## 1.0 Introduction

- 1.1** The enclosed reserved matters planning application follows the approval of outline planning permission 14/05636/OUT which was permitted on 27.05.2016. The outline application has established the principle of accommodating 50 dwellings on this site with vehicular access via Collin Lane.
- 1.2** This application seeks approval of the outstanding reserved matters. This includes detail of the: layout, external appearance, scale and landscaping.
- 1.3** The detailed proposals have been informed by a full technical evidence base, and an area character assessment that has been undertaken by Newland Homes and supporting consultants.
- 1.4** The application submission comprises the following:
- Planning application fee: £19,250
  - Application Form: SF Planning
  - Design Statement: Newland Homes
  - Application Drawing Pack: Newland Homes comprising of: Site Layout, Associated Key Plans, Site Sections, House Designs (floor plans & elevations), Street Scenes, External Works, Detailed Engineering Layout and associated Details and Detailed Landscape Layout.

## 2.0 Site

- 2.1** The application site of 2.24ha is situated to the north west of the existing village of Willersey, immediately north of Collin Lane (B4632) on entering the village from the west. Willersey is approximately 2km from the village of Broadway and 9km from Evesham. The older village area is located south east of the modern housing which is adjacent to the site.
- 2.2** The application site is outside of the conservation area and is on the edge of the AONB.
- 2.3** The northern boundary partially adjoins a newly developed area of residential housing. The southern boundary of the site adjoins Collin Lane, to the north east of the site is an existing area of residential housing and the Willersey industrial estate. To the west of the site is an existing electricity substation.
- 2.4** The site is a former plant nursery with approximately one third of the site formerly occupied by glasshouses.
- 2.5** The site is currently divided into two fields set to pasture and additionally has two agricultural buildings, along with associated hard standing.
- 2.6** Access to the agricultural buildings is currently from Collin Lane via an access lane adjacent to Hopefield House. There is no public access to the site.
- 2.7** The southern boundary of the western field comprises a tall, approximately 2m high evergreen leylandii hedge. The boundary with Harvest Piece comprises of approximately 1.2m high post and rail fence. The northern boundary of the western field comprises of a substantial native hedgerow, approximately 4m high. The western field is bounded to the west and east by a maintained native hedge, approximately 1.6m high.
- 2.8** Two minor watercourses run along the western and eastern boundaries of the eastern field with the north, south and western boundaries to the field formed by native hedge, approximately 1.2m high, which is afflicted with numerous breaches throughout.

### 3.0 Planning History

3.1 The site, it's condition and context has not changed since supporting documents were submitted in association with the outline planning permission.

3.2 A summary of the extant outline planning permission is set out below:

Reference	Description	Date
14/05636/OUT	Outline planning application for residential development of up to 50 dwellings.	Permitted 27.05.2016.

3.3 The above planning permission is subject to a Section 106 securing 50% affordable housing and library contributions for Cotswold District Council and Gloucestershire District Council.

3.4 Additional, voluntary contributions from Newland Homes are also to be made towards Willersey Parish Councils educational facilities, recreational ground improvements and village hall improvements.

3.5 A number of supporting reports were approved as part of the outline planning application. These include surveys for transport, flood risk, ecology, arboriculture and landscape. As part of this application the ecological report has been updated in accordance with the latest layout, and a tree protection fencing plan has also been included.

3.6 The proposed residential (Class C3) use has been established by extant outline planning permission 14/05636/OUT.

## 4.0 Site Context

- 4.1** The reports undertaken at outline stage (refer to **3.5**) have identified a number of opportunities and constraints which have been taken into account in producing the detailed information which forms the reserved matters application.
- 4.2** A review of these reports and initial landscape evaluation led to the land off of Collin Lane being identified as the most appropriate site to pursue for development that would successfully respond to local context with a sensitive landscape, as the site is visually discreet and is unlikely to be seen as a significant increase in scale to the village.
- 4.3** The opportunities and constraints identified by the reports undertaken in summary are as follows and have been adhered to in order to best enhance the site and its immediate and wider local area.
- Proposed properties to face existing playing fields - providing natural surveillance.
  - Existing stream corridors and vegetation to be enhanced to provide additional opportunities for wildlife.
  - Provide links to existing public rights of way.
  - Approved access from Collin Lane.
  - SUDS features designed in accordance with Flood Risk Assessment, the large pond will have an area that will remain as a wet pond to enhance ecology features.
  - Retain existing ditches and add additional features.
  - Retain hedgerows and trees with enhancement planting.
- 4.4** The amount of development is 50 residential units, 25 of which are affordable homes. The illustrative layout included with the extant outline permission demonstrated that the site could accommodate this quantum of development, equating to a density of circa 22.5 dph. This relatively low density is broadly consistent with the wider area.
- 4.5** Newland Homes have designed 14 No. house types for this application. The mix has been informed by the surrounding context of existing and recently constructed homes, and by advice from local agents together with Newland Homes extensive experience of delivering new housing development in Gloucestershire.

## 5.0 Housing Tenure

5.1 The proposed open market mix comprises of:

### Open Market Housing

- 2 No. 3 bed/ 5 person, single storey, detached (house type BU3)
- 2 No. 3 bed/ 5 person, two storey, detached (house type HO3)
- 2 No. 3 bed/ 5 person, two storey, detached (house type LO3)
- 6 No. 4 bed/ 6 person, two storey, detached (house type HZ4)
- 6 No. 3 bed/ 7 person, two storey, detached (house type HL4)
- 3 No. 3 bed/ 7 person, two storey, detached (house type WG4)
- 1 No. 4 bed/ 7 person, two storey, detached (house type HO4)
- 3 No. 4 bed/ 7 person, two storey, detached (house type HT4)

5.2 Following detailed discussions with the planning department, housing officer and in compliance with the Section 106, the affordable housing mix comprises:

### Affordable Housing

- 2 No. 1 bed/ 2 person, single storey, terraced (house type 1AB)
- 4 No. 1 bed/ 2 person, apartment, terraced (house type 1BF)
- 9 No. 2 bed/ 4 person, two storey, semi-detached/ terraced (house type 2BH)
- 3 No. 2 bed/ 4 person, two storey, terraced (house type 2BS)
- 4 No. 3 bed/ 5 person, two storey, semi-detached (house type 3BH)
- 3 No. 2 bed/ 6 person, two storey, terraced (house type 3BS)

## 6.0 Design

- 6.1 Roads, footpaths and green spaces throughout the village are clearly defined by existing buildings generally arranged to address these spaces.
- 6.2 Main routes through the village retain a sense of openness with associated green frontage, off of which the roads and lanes lead with a less informal character with buildings positioned close to road edges to help define streets and spaces.
- 6.3 The recently built homes surrounding the site are largely 2 storey, with a small selection of 2.5 and 1 storey dwellings. In the wider area amongst the older properties the mix is predominantly 2 and 2.5 storey but also includes single storey and some taller 3 floor homes.
- 6.4 Typically detached houses tend to be wide fronted with centrally positioned entrances, cottages are formed in pairs or terraces to retain a sense of proportion against larger detached dwellings
- 6.5 Cotswold stone or rough cast render are commonly prevalent amongst traditional properties under pan tiled, stone or slate roofs with the occasional brick/painted brick dwelling present. Stone details and window surrounds are characteristic, as are dormers, chimneys, stone quoins can be found to building corners and door canopies are found in a variety of styles (lean-to, gable, hipped & flat). Roof styles are predominantly pitched with the occasional exposed gable end and parapet.

## 7.0 Proposed Design

- 7.1 The design of this development has been a landscape-led approach following best practice to create a development that successfully responds to local context within a sensitive landscape whilst still delivering a legible spatial arrangement based on the following key principles:
- Maintain existing landscape/ ecological corridors that link to off-site footpaths and ecological features that visually link to open spaces.
  - Create a landscape corridor with active frontages along the eastern boundary of the site to ensure natural surveillance over the existing open space and filter views of the new development when seen from existing dwellings.
  - Create landscaped space along the north east corner of the site to protect the residential amenity of adjoining dwellings.
  - Retain views from the landscape space to the recreational space and village centre.
  - Provide ample off road parking, ensuring an uncluttered street scene designed to be in keeping with the character of the village.
- 7.2 New focal buildings have been positioned as a group upon entry to the development in order to create a sense of arrival. Proposals are designed with clearly defined routes through the site, houses are arranged to provide a frontage to roads and landscape corridors.
- 7.3 A variety of detached, semi-detached and terraced houses provide a sense of hierarchy amongst buildings.
- 7.4 Throughout the layout opportunities are taken to provide focal buildings at key vantage locations, this approach enables your eye to be drawn into the site without obscuring the openness or interrupting the built form that helps define the spaces.

***“Carefully positioned buildings can help to create a sense of enclosure and completeness in the street scene.”***

(The Cotswold Design Code, March 2000)

## 8.0 Appearance

- 8.1** Window and door colours are shades of 'Cotswold greens' and off-white/ light cream with a few properties in raw timber. Other noticeable characteristic detailing can be found in the roofs whereby no eaves fascias or barge boards are present and diminishing courses of stone tiles are present.
- 8.2** Boundary treatments consist of a variety of styles; dwarf walls with cock & hen, stone capping, mortar capping or sometimes without capping treatment. Screen walls, (in predominantly the same material as the main property), the occasional brick dwarf wall are present as are post + rail timber fences and picket fences to private properties, whilst estate railings often surround public open spaces are all present in the village.
- 8.3** More recently built properties in the village have sought to emulate local building styles and mix with the use of reconstructed Cotswold stone and plain brown roof tiles.



## 9.0 Proposed Appearance

- 9.1 Window and door colours replicate shades specified in 'The Cotswold Design Code, March 2000', such as Moorland, Hopsack and Willow to reflect the existing surrounding properties of Willersey.
- 9.2 'The Cotswold Design Code, March 2000' has been adhered to where relevant with stone window details, dormers, chimneys, and a small number door canopies in lean-to, gable & hipped styles. Roof styles are predominantly pitched with the occasional exposed gable end and parapet. Roofing details characteristic of the Cotswolds as outlined in the existing styles have been accommodated also such as the removal of all eaves fascias and barge boards and the use of diminishing courses of roofing tiles.

*"As a general principle, the design of new buildings should be simple, avoiding over-fussy detailing."*

(The Cotswold Design Code, March 2000)



## 9.0 Proposed Appearance *(continued)*

- 9.3 By comparison to the existing dwellings, this application offers a range of 2 storey properties, a small selection of single storey homes, together with single storey height garages. Roof styles vary between pitched and hipped. Narrow fronted units are formed as pairs or terraces to maintain balanced proportions.
- 9.4 Proposed building styles, details and materials take influence from Willersey village, buildings within the conservation area and surrounding rural character. Architectural detailing has been utilised to reflect the village and retain a strong sense of place which is characteristic of this location, this has been further emphasised by utilising materials that reflect those traditionally used in the immediate surroundings.
- 9.5 A small proportion of brick is proposed within the site, providing variation and interest amongst predominantly stone and render properties in a 'honey' colour palette. This proportion is reflective of the mix of materials throughout Willersey village.



## 10.0 Landscape & Ecology

**10.1** The existing network of hedgerows, vegetation and stream corridors form the basis of the green infrastructure network.

**10.2** The ecological appraisal identified the site as providing a low potential for habitat, no protected species are identified within the site.



## 11.0 Proposed Landscape

- 11.1** The proposed layout which forms the basis of the application has been informed and developed further in response to the existing features of the site, character of the surrounding landscape, and feedback from the local community and the desire to uphold the principles of sustainable design. 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.
- 11.2** The existing network of hedgerows, vegetation and stream corridors form the basis of the green infrastructure network. Landscape enhancements have been incorporated as part of the landscape strategy, restoring and enhancing field boundaries where necessary.
- 11.3** Along the eastern boundary the corridor of willow trees have been retained along the stream in order to maintain a soft transition between the recreational field and the built edge whilst preserving views and an active frontage that overlooks the open space.
- 11.4** Two green areas have been created to protect and enhance the local ecology. One upon arrival to form a distinctive approach, planted with local vegetation/specimens to encourage local wildlife and to help enhance the sense of arrival, whilst the second (north east) to protect the residential amenity of adjoining dwellings and add further ecological value to the site.
- 11.4** Rear boundaries consist of native tree and hedge planting, post and rail fence and close-board fence where privacy is paramount.



## 11.0 Proposed Landscape *(continued)*



11.5 A variety of local planting is incorporated in front gardens, boundary treatments, and open spaces. Street planting and front gardens feature where appropriate to help define and enhance public and private space. Boundary treatments typical of Willersey conservation area are also featured, such as low Cotswold stone walls and estate railings.

***“Traditional Cotswold boundaries include stone walls, railings, and beech or other traditional species hedges, either alone or in combination.”***

(The Cotswold Design Code, March 2000)



## 12.0 Proposed Ecology



**12.1** 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.

**12.2** The enhancement for bird species to habitat as part of the overall scheme would be achieved via the suitable location and erection of bird boxes for small birds on mature trees and affixed to new residential properties at aspects as advised in **All Ecology** 'Ecological Appraisal, November 2015'.

**12.3** The encouragement for bat species to habitat as part of the overall scheme would be achieved via the suitable location of bat tubes/ boxes to new residential



# 13.0 Outline Application Layout



# 14.0 Proposed Layout



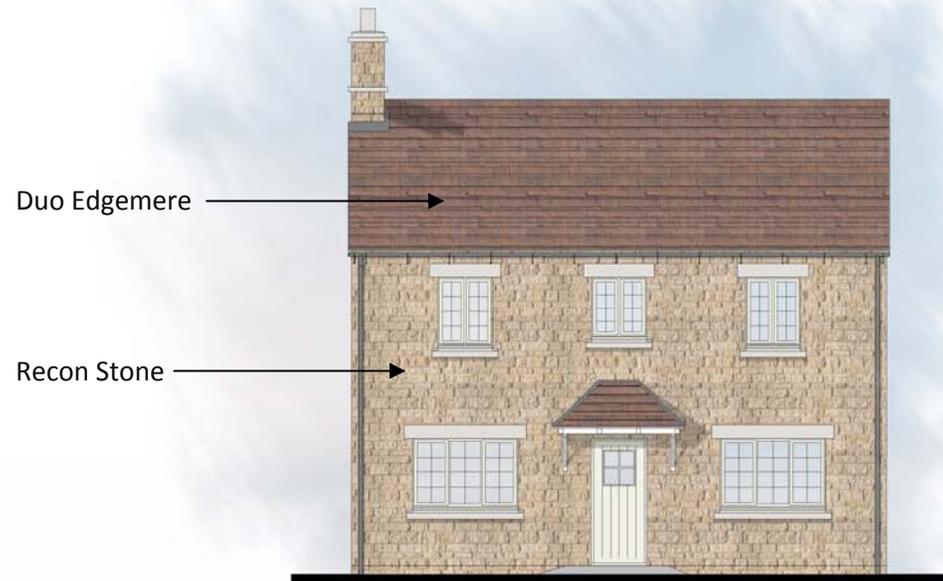
## 14.0 Proposed Layout *(continued)*

- 14.1** The design of this development has been a landscape-led approach following best practice to create a development that successfully responds to local context within a sensitive landscape whilst still delivering a legible spatial arrangement based on the following key principles:
- Maintain existing landscape/ ecological corridors that link to off-site footpaths and ecological features that visually link to open spaces.
  - Create a landscape corridor with active frontages along the eastern boundary of the site to ensure natural surveillance over the existing open space and filter views of the new development when seen from existing dwellings.
  - Create landscaped space along the north east corner of the site to protect the residential amenity of adjoining dwellings.
  - Retain views from the landscape space to the recreational space and village centre.
  - Provide ample off road parking, ensuring an uncluttered street scene designed to be in keeping with the character of the village.
- 14.2** New focal buildings have been positioned as a group upon entry to the development in order to create a sense of arrival. A design with clearly defined routes through the site. Houses are arranged to provide a frontage to roads and landscape corridors
- 14.3** A variety of detached, semi-detached and terraced houses provide a sense of hierarchy amongst buildings.
- 14.4** Throughout the layout opportunities are taken to provide focal buildings at key vantage locations, this approach enables your eye to be drawn into the site without obscuring the openness or interrupting the built form that helps define the spaces.

***“Carefully positioned buildings can help to create a sense of enclosure and completeness in the street scene.”***

(The Cotswold Design Code, March 2000)

### 15.0 Proposed House Type Selection



# 16.0 Proposed Street Scene



Plot 46   Plots 44/45   Plot 43   Plot 42   Plot 41   Plot 40   Plot 39   Plot 38   Plot 37   Plot 36   Plot 30   Plot 31   Plot 32  
 Street Scene A-A / East side of development to front POS



Plot 50   Plot 2   Plot 3   Plot 4   Plot 5   Plot 6   Plot 7  
 Street Scene B-B / Road behind Harvest Piece, looking South



Plot 12a   Plots 14/15   Plot 23   Plot 24   Plot 25   Plot 26   Plot 28  
 Street Scene C-C / Road behind Harvest Piece, looking North

## 17.0 Proposed Highways

- 17.1** Vehicular access from Collin Lane was approved under the extant outline application permission 14/05636/OUT. The reserved matters application is fully compliant with the details approved at outline stage and incorporates fully adoptable turning heads to provide sufficient space for refuse vehicle turning.
- 17.2** Overall, the proposed housing meets the 'Residential Car Parking Research' figures published by the Department for Communities and Local Government: May 2007, with any immediate plot specific shortfall being accounted for within the additional unallocated parking provided. All information can be found on '209-106 Parking Provision'.

## 18.0 Proposed Engineering

- 18.1** BWB Flood Risk Statement, ref: BMW/2315/FRA, Rev E shows the site is in 'flood zone risk 1' and demonstrates the site is not at risk from surface water flooding, provided attenuation measures and interception swales are installed and existing flood corridors remain free. All of which have been provided/ adhered to. Information for which can be located within the detailed Engineering drawings of this submission.
- 18.2** The Surface water drainage system has been designed in accordance with BWB's Flood Risk Statement Ref: BMW/2315/FRA Rev E. As such surface water discharges directly into a traditional drainage system before being attenuated in one of two attenuation basins before discharging into the existing stream system. Discharge rates to the stream are restricted to the green field runoff rates of 5 l/s and 7 l/s as described. The basins have been sized to attenuate the 100 year storms with an allowance for climate change. The western basin has been designed as a pond to provide additional ecological benefits.
- 18.3** Foul drainage discharges into a new pumping station located on site, which lifts the drainage into the existing drainage system off of Collin Lane.

## 19.0 Conclusion

- 19.1** The principles established at outline stage have been followed in order to develop the design proposal seen within this reserved matters application. This proposal seeks to provide 50 new homes on the outer perimeters of Willersey. The application site represents a logical location based upon the historic settlement patterns of Willersey, as demonstrated in the outline application 14/05636/OUT 'Design and Access Statement'.
- 19.2** Although visually discreet in its location, the sites detailed proposal will deliver an enhanced landscape and to the immediate boundaries of the site. Where necessary, improved hedgerow screening/ buffering will be provided, along with ecological environment opportunities to help encourage local wildlife.
- 19.3** A landscape-led design approach for a village scale development that interacts with, and relates sensitively to the character of Willersey. The design takes its inspiration from houses within the Conversation Area and rural landscape, creating a high quality development that reflects the diverse and changing needs of the local community.
- 19.4** This application provides a high quality design led approach which responds to the sites context and local character. The mix of homes proposed provides a variety in size, scale and appearance; creating an interesting and varied design.

***“Previous generations of architects and developers were able to produce buildings which have blended well into their surroundings without relying on imitation. It is the use of common materials, care in ensuring the new buildings are harmonious with the older buildings and the street scene, and a high standard of workmanship that has achieved this. Development should be complimentary, rather than identical to, surrounding buildings.”***

(The Cotswold Design Code, March 2000)