



**Land at Bramshall Road, Uttoxeter**  
Design and Access Statement  
March 2017  
Prepared by rg+p Architects on behalf of Bellway Homes

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# CONTENTS

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## PREFACE

## INTRODUCTION

Purpose  
Format  
Background

## ASSESSMENT

Site  
Context  
Existing Site Photographs  
Site Analysis  
Aboriginiculture Report

## INVOLVEMENT

EVALUATION  
Concept and Precedents  
Character Analysis

## DESIGN

Use  
Layout  
Legibility  
Road Hierarchy and Scale  
Appearance  
Landscaping

## COMPLIANCE WITH OUTLINE PLANNING DESIGN ACCESS STATEMENT

## ACCESS

Inclusivity  
Servicing and Movement  
Emergency Access  
Parking

## CONCLUSION

PREFACE

CONDITION 10

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PREFACE

This Design and Access Statement is compliant with Condition 10 stated in the Document Schedule of Pre-Commencement condition on planning permission P/2013/00882 dated 13 August 2013.

# INTRODUCTION

## PURPOSE

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## BACKGROUND

An outline application (App No. P/2013/00882) has been previously approved to develop land to the west of Uttoreter to create up to 700 dwellings, a first school, mixed use local centre, associated public open space and 10 hectares of employment.

A detail planning application has been approved for 58 dwellings (App No. P/2014/00883) and 40 dwellings (App No. P/2016/00216). These dwellings are under construction and referred to in the document as St Modwen development. This Design and Access Statement relates to the land north of this development.

The overall vision for the site is to provide a distinctive and high quality place, which enhances the qualities and character of Uttoreter town.

This Design and Access Statement has been prepared by rg+p Ltd on behalf of Bellway Homes to support the reserved matters application for the development of land at Bramshall Lane, Uttoreter.

## PURPOSE

## FORMAT

The requirement to provide a Design and Access Statement (DAS) and what it should contain, is set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The DAS complies with the Order and has had due regard to National Planning Policy Guidance (NPPG), which elaborates as set out opposite, and pre-existing CABE guidance (see below).

The size of the DAS relates to the scale, nature, and complexity of the proposal, with plans, photographs, and illustrations used extensively.

All plans and drawings of the scheme used in this DAS are for illustrative purposes only and are not to scale unless stated otherwise (scale drawings form a separate part of the application).

Aerial view of site location



A legend located in the bottom right corner of the page. It features a north arrow pointing upwards. Below the arrow, there are two colored lines: a red line labeled 'Bellyway Homes Proposal' and a yellow line labeled 'St Modwen development'.

# ASSESSMENT

## SITE

The site lies on the lower slopes of a north facing ridge of land to the west of Uttoxeter. The site is higher than the A50 to the north (to the north of Bramshall road is 112m AOD compared with the A50 at 90m AOD). To the north, the hills of the Peak District are visible in the distance.

## SITE

The site is currently agricultural land. The site contains several attractive mature oak trees together with hedgerows running from the north to south and east to west.

The topography rises initially quite sharply from Bramshall Road within the St Modwen development before levelling off and falling away to the north of the site.

## CONTEXT

The proposed site adjoins the existing western edge of Uttoxeter, with Bramshall Road and the St Modwen development to the south.

Immediately to the west is the access track to Moss Beds farm. This track is a public right of way and continues to Bramshall road.

Further to the west the fields (Park Fields) become more open in character. A line of overhead power cables is particularly dominant to the west of the site and a detracting influence on local character. The topography slopes down providing attractive views from the west of the site over the countryside.

Moss Beds farm is located to the north of the site with further flatter land separating the site from the A50 beyond and the JCB World Parts Centre.



View from Byrds Lane



View from Oak Close



View from Milverton Drive



View from Bramshall Road



View from Tuncliffe Way



View from Lambert Road



# ASSESSMENT

## CONTEXT

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### CONTEXT

Housing within Uttoreter's western edge is varied in character and form. The majority of the housing is typified by post war traditional semi-detached dwellings.

To the east of the application site is an adjacent residential area which is mainly a traditional 70's-80's style, consisting of two storey & bungalow properties with modern window styles and a combination of brick and render. The properties have side and rear windows overlooking the site.

The material palette within the surrounding context of Uttoreter is mostly traditional red brick with grey tiles and with the use of render to highlight parts of the street frontage. Detailing such as stone cills and brick headers are also abundant within the area along with the use of traditional style gable porches.

# ASSESSMENT

## EXISTING SITE PHOTOGRAPHS



1. Existing dwelling adjacent



3. View of Moss Beds Farm



5. View of the site surroundings



2. Existing dwelling on Tunnicliffe Way



4. View of site looking towards Milverton Dr.

# ASSESSMENT

## EXISTING SITE PHOTOGRAPHS SITE

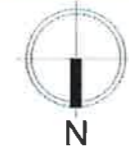
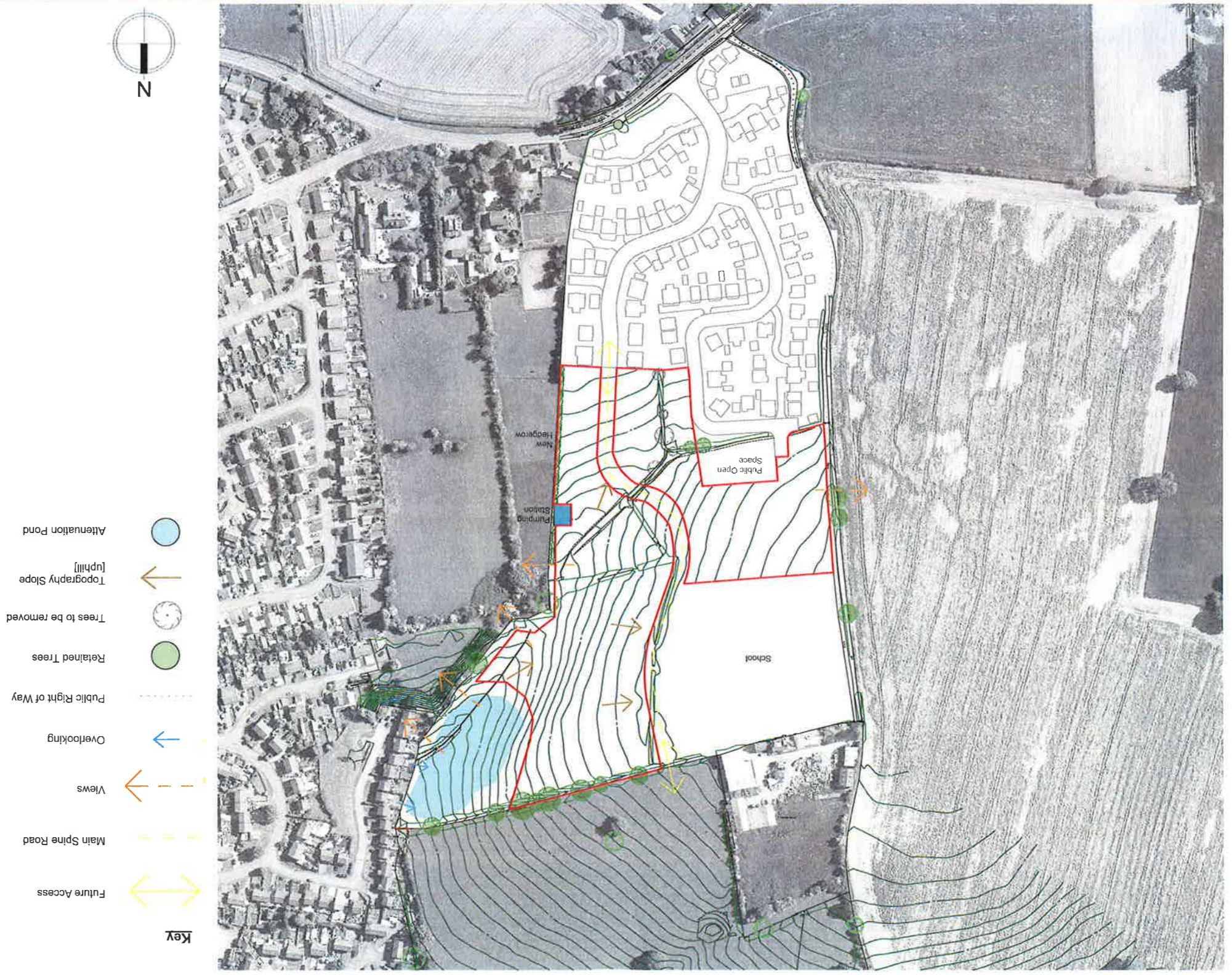


The opposite pages include photographs taken within and around the site during site visits. The photographs show the rural nature of the site and the new development currently under construction to the south of the site.

## EXISTING SITE PHOTOGRAPHS



# ASSESSMENT SITE ANALYSIS



# ASSESSMENT

## SITE ANALYSIS

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### SITE ANALYSIS

The adjacent site analysis diagram has been produced to explain the constraints and opportunities within the proposed site.

The site is currently agricultural land comprising of pastoral fields.

Access is provided off of Bramshall Road, through the St Modwen residential development which is currently under construction.

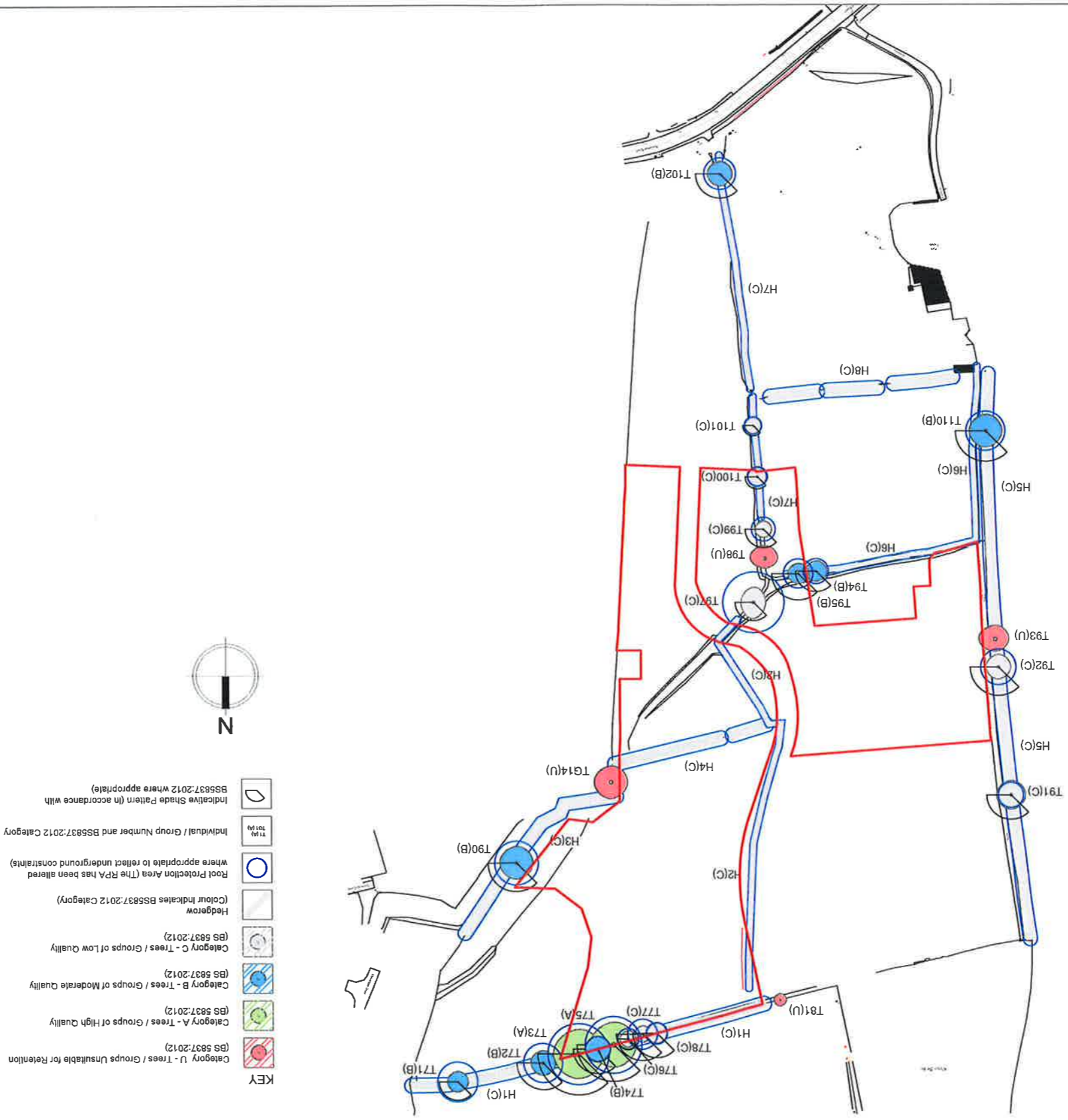
There are a number of existing hedgerows and trees around the extents of the site most of which will be retained. There are two trees within the site that are to be retained. Other trees and hedgerows within the site will be removed as part of the development.

Future connections will be required towards the north and the A50, which have been allowed for in the proposal.

The site has good views over detention basin to the east of the site and views over the countryside to the west of the site.

There are some buildings overlooking the site including some houses on Milverton Drive at the northern most point of the site.

# ASSESSMENT SITE ANALYSIS



The Green Infrastructure network will incorporate native species grassland, a net gain in hedgerow habitat and tree coverage to create species-rich and structurally diverse habitat throughout the site.

The retention of key habitats and proposed new native tree and hedgerow planting, will provide an increase in the overall biodiversity value of the site in line with the National Planning Policy Framework 2012.

The survey carried out by FPCR Ltd. on 19th January 2016 found that the extent, diversity and condition of trees on site were not found to have altered in any way since the previous surveys. Likewise, the condition and extent of hedgerows was found to be largely in line with those recorded in previous surveys.

The survey assessed a total of twelve individual trees and one group of trees. In summary, two of the individual trees were regarded as category U for reasons connected to their physical structural condition and health. Of the remaining trees one of the individual trees was regarded as category A (high quality and value); four individual specimens as category B (moderate quality and value) and five individual specimens and one group as category C (low quality and value).

The site and its context supported well established native hedgerows that bounded the majority of the agricultural field compartments within which were positioned a large proportion of the trees present on site.

Within the proposal, the trees along the northern boundary of the site will be retained along with the category B tree situated on the boundary to the proposal and the St Modwen development site.

An ecological assessment of the Project area was completed in accordance with standard survey guidance as set out by Natural England and the CIEEM, comprising field surveys for habitats and notable fauna, desk-top survey and a review of relevant policy and legislation. Baseline survey data was used to inform appropriate mitigation where required.

The Project area was recorded in January 2016 as comprising several large improved grassland fields divided by a mixture of post and rail fences and mature hedgerows. The fields were largely under agricultural management and of low ecological value. Mature trees within the hedgerows were considered to have moderate ecological value. In addition, a seasonally waterlogged channel was noted running west to north east across the site.

Habitats currently provide limited suitable bat foraging and commuting habitat, notably field perimeters. Features within the site were of value to bats, wintering and breeding birds. The Proposed Development seeks to enhance local biodiversity through mitigation measures and the provision of substantial new habitat creation.

# INVOLVEMENT

## OUTLINE APPLICATION





## INVOLVEMENT

### OUTLINE APPLICATION

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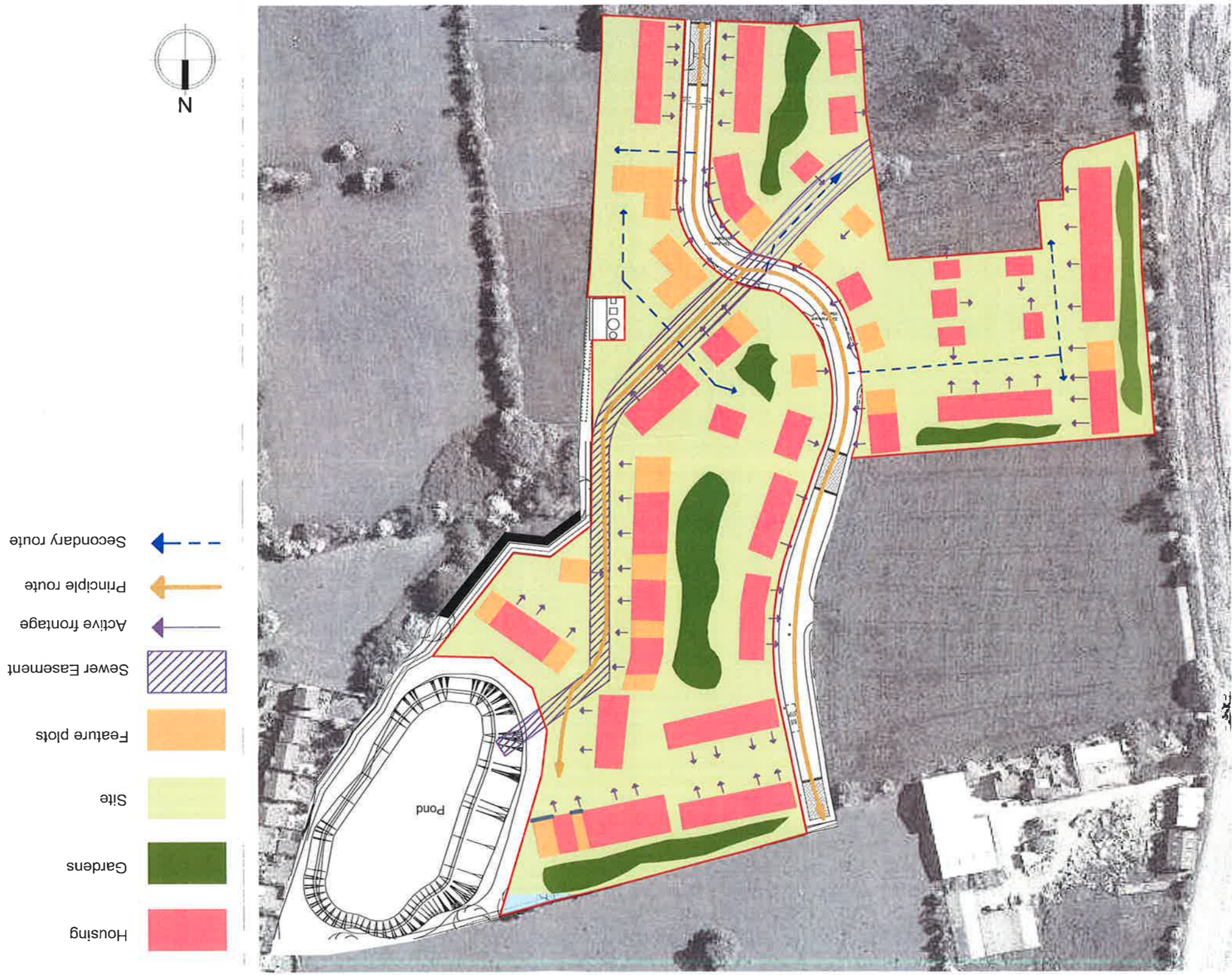
#### INVOLVEMENT

An outline application (App No. P/2013/00882) has been previously approved to develop land to the west of Uttoreter to create up to 700 dwellings, mixed use local centre with associated public open space and 10 hectare of employment as per Fig 2.4 Illustrative Masterplan produced by FPCR Ltd. dated July 2013.

St Modwen had engaged in a process of community engagement in advance of submitting the application for 58 dwellings (Application No. P/2014/00883) including a leaflet drop and public exhibition. The public consultation event was held on 25th April 2013.

As part of the planning application for this site, a meeting was held with the Planning Authority for a Pre-application discussion on the 19th December 2016. The scheme was well received from both the Planning Authority and Highways.

Concept Diagram



OBJECTIVES

- To create an enduring high quality built form, public realm and landscape that sensitively responds to its setting by using best practice design that is rooted in local traditional character.

The site provides an excellent opportunity for an exciting new extension to Uttoxeter. The site has opportunity to establish a sustainable development which is both physically and visually well contained.

The following objectives were listed within the outline application:

- To promote the highest quality sustainable design, creating a 'place' which is both safe and attractive and which enhances quality of life, health and social well-being.
- To make the most effective and efficient use of land which is well related to Uttoxeter and its wider surroundings.

To provide a choice of housing size and tenure in order to help create a mixed community, including provision of affordable housing. Appropriately positioned is to be grouped and positioned throughout the development and positioned in close proximity to local facilities.

To protect and extend the site's existing environmental assets and use them as a framework for the creation of new Green Infrastructure, which respects the landscape and promotes bio-diversity. The site's landscape and ecological assets, and the conservation of natural resources are important both in terms of minimising the impact of development within the site but also in setting the development within its wider context.

CONSTRAINTS AND OPPORTUNITIES

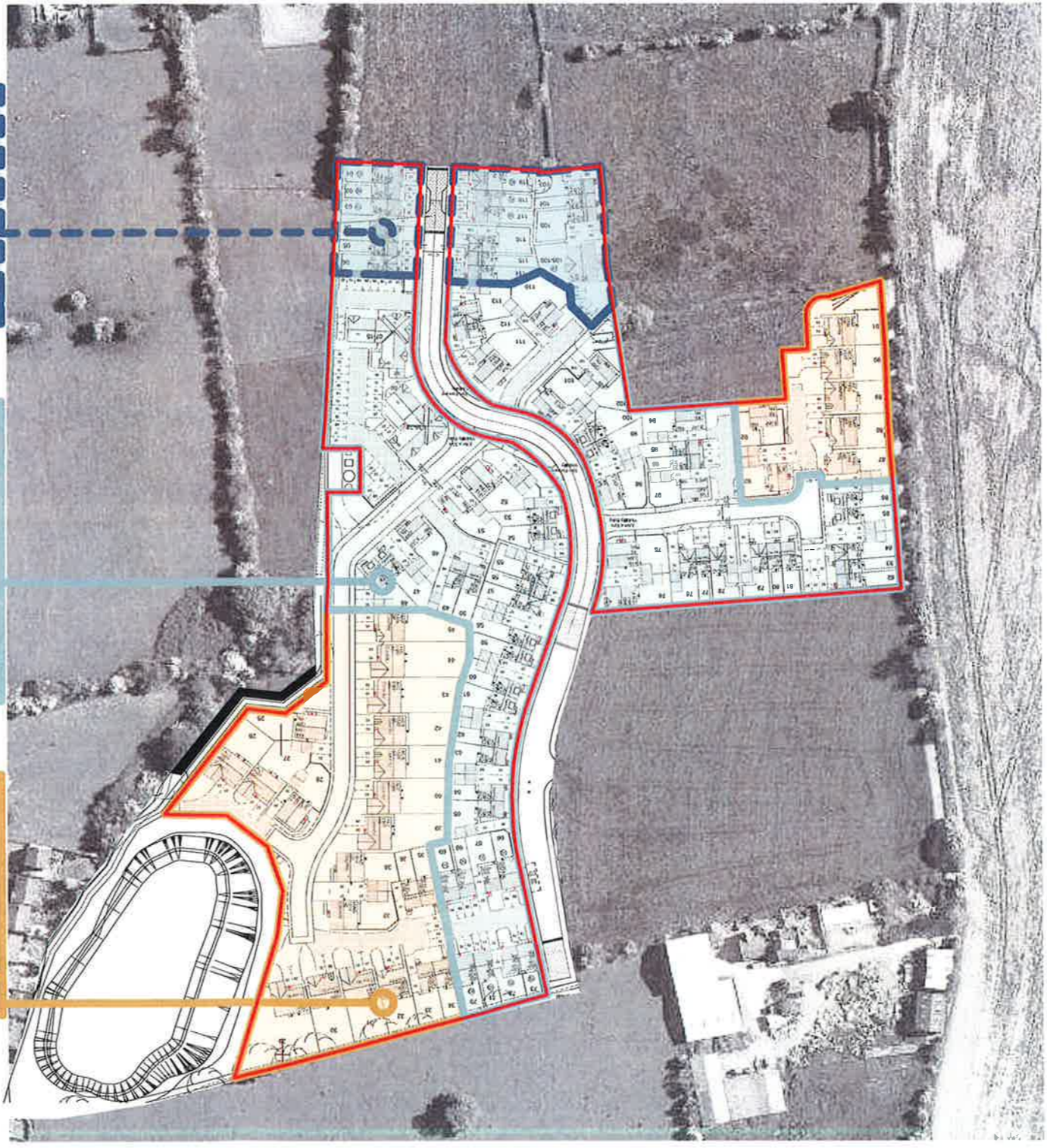
The evaluation of the site and its context has identified key on-site and off-site features which have helped to inform the decision making process and the continuing evolution of the development proposals.

In summary the site has very few physical constraints for the development of the type proposed. Those that do exert an influence are as follows:

- Access Constraints:
- The spine road running south to north of the site has been separately agreed and is needed as part of the wider masterplan to access future phases of the development. The vehicular access will be through the St Modwen development to the south.
  - The site has an undulating land form. To the west, the contours rise more significantly towards a localised ridge.
  - There are a number of existing mature trees on the northern boundary of the site.
  - It is important that the new development responds to the existing built context of Uttoxeter and surrounding villages using a traditional architectural style.

- Views into the site from existing residential properties should be mitigated by the sensitive design and siting of buildings, open space and structural planting.

In addition to the constraints identified above, the fixed attenuation pond and the school are also constraints to the proposal.



Character Diagram

**Rural Character**

Design Characteristics:

- Traditional architectural form and style
- Greater spacing between plots
- Create varied front garden depth
- Mostly detached properties

**Suburban Character**

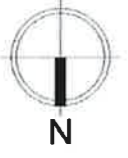
Design Characteristics:

- Traditional architectural form and style
- Rhythm to streets
- Mostly continuous street frontage
- Roof height varied
- Mostly semi-detached and terraced properties

**Suburban Street**

Design Characteristics:

- Traditional architectural form and style
- Rhythm to streets
- Continuous street frontage
- Use of terracing



CHARACTER AREAS

Within the proposal there are three distinct character areas; Landscape

- Rural Character
- Suburban Character
- Suburban Street

All of the character areas are based on traditional architectural styles using traditional materials that respond to the style and materials used in Uttoxeter.

The rural character area uses greater spacing between detached plots and makes use of varied front garden depth in order to create a sense of rurality. This character area is used predominately to the north east of the site by the detention basin and to the west of the site.

The suburban character area brings rhythm to the street with the plots creating a continuous street frontage. Roof heights are varied along with a variety of semi detached and terraced plots to create a sense of suburban living. The suburban character area covers most of the site, particularly along the main access road and secondary roads.

A suburban street character area has been adopted to the southern most part of the site to continue the character of the St Modwen development and uses terraced properties to create a continuous street frontage and rhythm.

The site lies within Natural England's NCA profile area 68, Needwood & South Derbyshire Claylands published in January 2013. Planning for Landscape Change published by Staffordshire County Council (2000) more precisely defines the boundaries of the National Character Areas which were broadly delineated on the Character of England map and the descriptions of landscape character have been taken to a finer grain, with the mapping and description of 22 landscape character types (LCTs).

The site lies within the Settled plateau farmland slopes which is extensive landscape type covering land to the west and south of Uttoxeter

The landscape context of the site is urban fringe in character and is much influenced by the existing settlement edge of Uttoxeter and also the A50 road which abuts the northern boundary of the site.

Although much of the local context around the site has been developed during the latter half of the twentieth century, the historic core of the town is distinctive. The growth of the historic core, like many other settlements, is quite varied in terms of its form and building style but there are some traditional design clues in terms of plan form and materials.



USE

The proposed use is residential which corresponds with the outline planning application for the site.

AMOUNT

The proposal consists of approximately 42 dwellings per hectare (dph) with a total number of 119 dwellings. The development will provide for a range of housing by type, size and design, offering a mix of market housing from first time homes to larger family homes.

Density across the development will vary according to the concept, transitioning from the more compact layout along the main spine road to a more dispersed, rural condition on secondary streets.

The housing will be characterised by predominantly semi-detached and detached properties that address the open countryside.

LAYOUT

Development will be set within a robust green infrastructure, which will include existing mature trees and hedgerows. This will help to integrate the development within the landscape and create a distinctive sense of place. Rather than attempt to imitate existing built developments, the design is informed and inspired by the character and detail found within the surrounding landscape.

The layout incorporates a spine road, running from the south, which will link with the A50 in the future situated to the north of the site. This road has been designed to the Highways Authorities requirements.

LEGIBILITY

Due to the setting of the site the layout is a rural layout with an organic street network where roads and lanes curve through the topography. There is a mix of private drives and wider roads within the site, these help to further define the character areas described in the previous section.

The proposal is based around an irregular layout and generally comprises of a variety of block sizes, being more organic in character and responding to the surrounding building forms.

The layout also responds to the St Modwen developments through applying similar principles to plotting and street network.

The landmarks, open space and key groups envisaged by the layout act as points of reference. The site layout has been made legible using the following means:

- Emphasis of key focal buildings
- Varying articulation of frontages
- Distinctive details along key frontages
- Street hierarchy
- Definition of public spaces
- Varying boundary treatments





## ROAD HIERARCHY

The hierarchy of roads within the development is as follows:

Residential Spine Road > Minor Residential Access Road > Private Drives.

Streets are designed as 'places', not just roads - intertwining with landscaping to break up the hard surfaces of roads and parking.

The layout prioritises pedestrians over cars - avoiding the rigid geometry of road layouts, as these can result in bland, uniform developments.

## RESIDENTIAL SPINE ROAD

This road is designed in accordance with the Highways Authorities guidance and to link with the A50 in conjunction with the Outline Application.

## MINOR RESIDENTIAL ACCESS ROAD

These streets generally lead off the main link road and provide primary access to the residential area.

Building lines and landscaping act as natural traffic calming measures.

## LANES AND PRIVATE DRIVES

Third tier of access. 'Lanes' can be more informal with less linear edges and further landscaping such as removal of footpaths and replacing them with greener and softer verges to aid traffic calming and reduce the visual impact of vehicles.

Private drives are dedicated to residents, giving access to parking adjacent to dwellings.

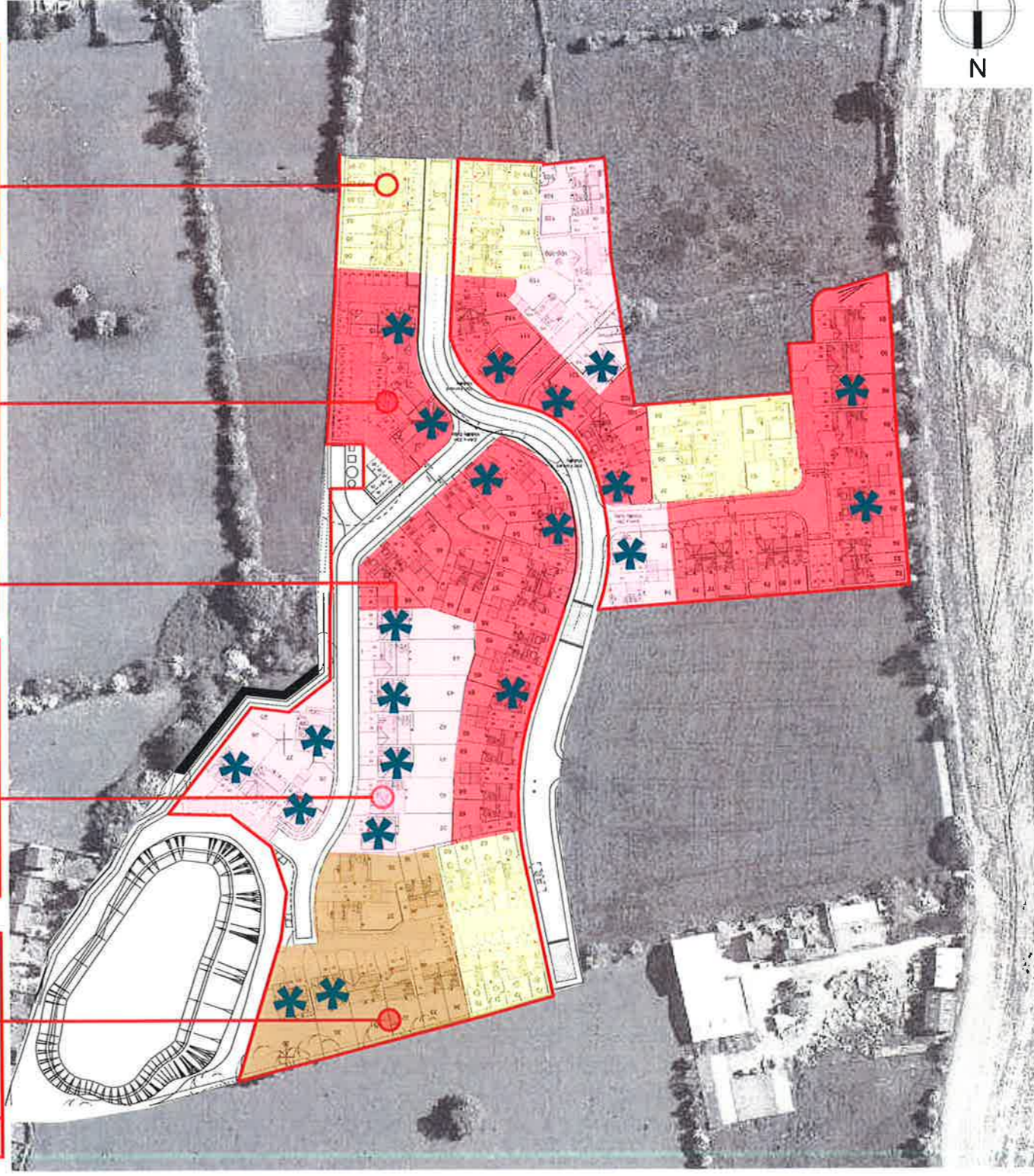
They may be delineated by a change in surface, clearly distinguishing them from roads and enhancing traffic calming further still.

## SCALE

Within Uttoxeter, the vast majority of dwellings comprise of 2-2.5 storeys and as such the development will seek to broadly reflect this range. Prominent 2.5 and 3 storey buildings have been spaced carefully within the site, helping to define and create significant corners and increase legibility of the street scape.

The proposed buildings have been designed to a local vernacular, in-keeping with the surrounding area.

Material Palettes



**Material Palette 4**

- Buff Brick
- Brown Tile

Material Palette:

**Material Palette 3**

- Red Brick
- Grey Tile
- Few feature plots in render
- Render feature panels

Material Palette:

\* Rendered Feature properties

**Material Palette 2**

- Red Brick
- Grey Tile
- Selected feature plots in Render
- Render feature panels
- More use of render

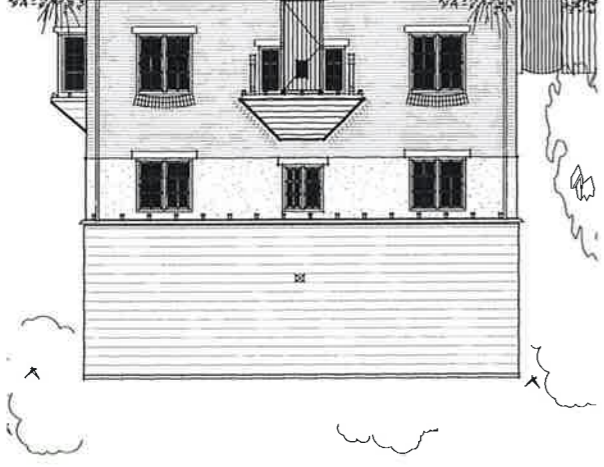
Material Palette:

**Material Palette 1**

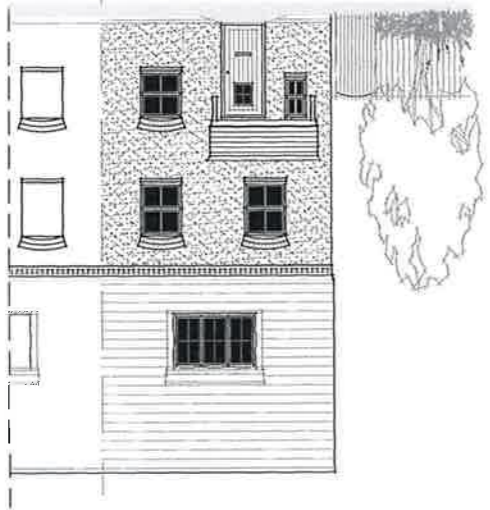
- Red Brick
- Brown Tile
- Selected feature plot in Render
- Render feature panels

Material Palette:

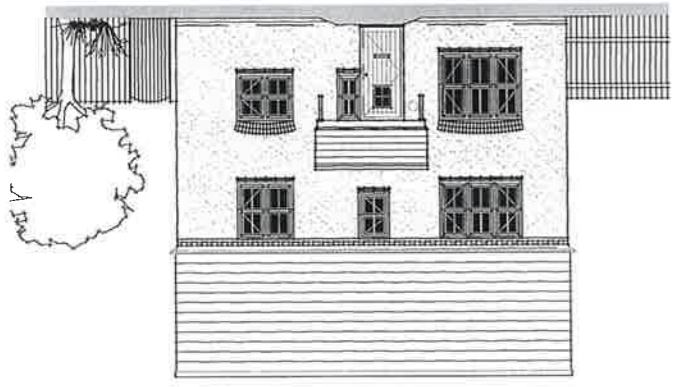
Detached HouseType



Semi detached HouseType



Detached HouseType



Proposed houses have been designed to respond and reflect the surrounding countryside. Their character reflects this pastoral and traditional condition.

The farmhouses in the area provide inspiration for the style and material palette of the dwellings, with a mixture of red brick and render being prominent.

The properties vary in terms of size and footprint which avoids repetition along each street. They are typically 2 storeys in height, reflecting the smaller scale of rural dwellings in the surrounding area.

## OVERALL LAYOUT

This layout allows for parking at the side of properties which breaks up the street scene allowing the development to feel more rural. All properties have a minimum of two parking spaces.

The dwellings types have been designed not only to vary depending on road type but also exhibit variety between each plot. Variance has been achieved by different house types being placed along a street scene, differences in elevational treatments such as the addition of render and differing roof heights. Corner houses also have dual frontages.

The dwellings are orientated to provide natural surveillance over the adopted highway and open spaces. There are no blank gable elevations overlooking public areas, instead side facing windows. This will also increase the security over the site entrance as well as parking.

The material palette lends itself to a traditional style of dwelling. There are four distinct material palettes used across the proposal. Material palette 1 uses a traditional red brick with a brown roof tile and a small number of properties with render feature panels.

Material palette 2 adopts a traditional red brick and grey roof tile combination and highlights feature plots in full render. Other less prominent plots make use of render panels which have taken inspiration from the surrounding area.

Material palette 3 is used widely across the proposal and uses a traditional red brick with a mixture of grey and brown roof tiles in order to create variance within the street scene. Again, feature plots are highlighted in render although less in number than material palette 1 and render feature panels are used to vary the mostly continuous street frontage.

Material palette 4 is used in small pockets of the proposal and uses a peach/ bronze coloured brick and brown roof tile. This change in palette creates a varied street scene and adds to the suburban character areas.

### OPEN SPACE STRATEGY

The Open Space Strategy will incorporate information about the Public Open Spaces; short and long term maintenance and management plans, materials used in hard landscaping; and the fencing and walking materials.

### PUBLIC OPEN SPACE

Public Open Space (POS) is to be provided in later phases and there are allocations from the St Modwen development for a POS area to the south of the proposed layout.

The POS will include the attenuation basin; the development's drainage strategy and the main access road.

The POS to the north will be sown with species rich amenity grass in the basin area and native species of tree will be planted to provide increased biodiversity as well as be aesthetically pleasing.

### EXISTING PUBLIC RIGHT OF WAY

Public Right of Way PROW UT52 runs along the site's western boundary in a north-south direction. The PROW constitutes a 3 metre wide concrete and tarmac track that also provides access to Moss Beds farm.

### LANDSCAPING

As previously discussed, the landscape design will be such that it reflects the character of the surrounding area. This can be done by using the appropriate specimens for landscaping.

The Secondary streets will also be lined with hedgerows for boundary definition but the species chosen will vary in colour and texture to that of the Main Street. Tree planting will be located along plot frontages to line the edge of the road but the species set out for these streets will have alternative characteristics to the Main Street, to maintain clear definition.

Throughout the development, there will be a varied palette of tree and shrub species used. This will provide year round interest with colour, flowers, texture, form and scent. At key focal points or junctures, there will be enhanced planting. This will enrich and promote the landmark buildings or corner plots around the site. Trees will also provide additional form, height and seasonal interest within the development and will be used to soften the built form and further promote character areas.

COMPLIANCE WITH THE OUTLINE  
PLANNING PERMISSION

- Parking will generally be provided to the side or rear of housing plots, with some parking to the front of dwellings;
- Traffic calming measures used on the main street with build-outs and changes in surface treatments.
- Higher density housing to the main street and formal landscaping.

Secondary Streets:

- Built form of lower density and typically detached and semi-detached dwellings.
- Greater front to front distances, allowing for landscaped frontages and parking areas, along with garages and more landscaping to frontages.

SCALE OF DEVELOPMENT

A majority of the dwellings within Uttoxeter are 2-2.5 storey and this phase will not exceed 3 storey. As anticipated in the original DAS, the majority of the proposed dwellings are of two storey construction, however in this phase there are 2 blocks of 3 storey construction having a maximum height of some 12 metres (serving 18 plots).

The dwellings have been located on the site to give a varied ground to eaves and ridge height and the arrangement ensures subtle changes in height.

The house-types will range from 1 - 5 bed dwellings that are within the floor plan size established as 6-15m in width and 5-12m front to back. As noted for best practice that a mix of both wide and narrow forms have been used which creates a varied street scene.

COMPLIANCE WITH THE OUTLINE  
PLANNING PERMISSION

This section will detail how the design principles of the Outline Planning permission (P/2013/00882) have been adopted into the development.

The Outline Planning permission adopted the principles of the inherent and underlying site characteristics to inform the overall structure of the development, which we have adopted within this phase of the development.

HOUSING PLOT ARRANGEMENT

Broadly speaking the masterplan is based on an irregular pattern of block along with a 'distorted grid' for interconnecting access routes, allowing for an organic character to the development.

Within the outline application the design and access statement states that corner plot arrangements are a key feature in terms of place making and defining space.

The use of landmarks such as a building projecting onto the street, or a gable end facing onto the street in an otherwise straight line of buildings will provide identity within the layout. Other distinctions will be achieved by the careful use of building height and mass. A taller 2.5 storey building, if well located, can add prominence within a street of 2 storey buildings. The subtle use of materials and colour will also achieve this affect. These will be formed by the distorted grid and the intersection of blocks, as well as building groups.

ACCESS & LAYOUT / STREET HIERARCHY

The design of the layout retains the original desired vistas and views that were stated in the outline application and has allowed for an organic housing layout to form around it.

The block and street layout has been arranged to provide attractive views and vistas. The layout retains the layout of the main access road through the site as per the outline planning permission and therefore retains the views/vistas along with the focal point dwellings strategically placed.

VISTAS AND VIEWS

The layout complies with this by having corner turner plots and enhancing this with the use of architectural features such as stone sills and brick detailing , material combinations and dwelling heights. This has been illustrated in the street scenes on page 22.

- Focal dwellings to punctuate junctions and visual progression through the site;

The Main Street through the development will provide the following characteristics and features:

suburban in character and landscape features.

THE BOUNDARY OF THE ORIGINAL OUTLINE PLANNING APPLICATION



COMPLIANCE WITH THE OUTLINE  
PLANNING PERMISSION

DESIGN

COMPLIANCE WITH THE OUTLINE  
PLANNING PERMISSION DAS

STREET FRONTAGE & CREATING SAFER PLACES

Street frontage has been provided to define the boundaries between private and public space. These are smaller in higher density areas and larger frontages are provided in lower density areas. All frontages will have landscape boundary treatments to frontages, which then complies with the outline planning application.

As noted in the outline application, the design of the layout complies with natural surveillance via plots facing the main roads and side windows onto blank gable walls and onto parking areas, where applicable.

APPEARANCE OF DEVELOPMENT

Analysis of the street character, built form and materials in the outline application design and access statement showed it is important that the development has a strong connection with the local character and place making. In order to comply with this the dwellings are traditional in design and use materials with a local theme depending on the specific character location within the site. These have tended to be red brick, timber and render, which is commonly found around the area.

The outline application illustrated the type of material treatments that are anticipated and the general appearance of the built form. The selected materials comply with this and maintain traditional materials used within the area.

GREEN INFRASTRUCTURE

The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice design guidance.

The following key landscape features comply with the requirements stated in the outline application design and access statement;

- A strong green frontage has been created, with new urban tree planting in curtilage areas and native species in the public open spaces to mitigate for any lost within the development.

- Seeding of species rich grassland is proposed for all public open spaces. Amenity turf is proposed for curtilage areas along with amenity shrub and herbaceous planting.

- A green edge of mixed native hedgerow to the eastern boundary of the site will screen views from the wider countryside.

TREES

Tree planting will be located along the main street within curtilages. The choice of species of trees will be adopted as a key design principle in establishing distinct character areas within the development site. Tree planting

within the public open spaces will be of larger growing tree species and incorporating a greater proportion of native species.

Trees will be located to enhance visual interest and to provide identity as well as being used as landmark features. Trees will help to soften the built form, provide shade and create ecological habitats, increasing biodiversity of the development site.

## ACCESS

### MOVEMENT & PARKING

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#### INCLUSIVITY

Although the site does have sloping topography, the development has been designed to have fully inclusive access to all areas which will be available to everyone regardless of disability. All dwellings will have level thresholds and comply with Building Regulations requirements for access.

#### SERVICING AND MOVEMENT

The site is fully accessible to all areas for emergency vehicles to reach in accordance with the Building Regulations requirements.

#### PARKING

The proposal includes garages for the majority of plots and car parking numbers per dwelling comply with the Highways Authorities requirements for a rural site.

The car parking is mainly located adjacent to dwellings and therefore does not dominate the frontages of the properties.

#### CYCLE STORAGE

Provision has been made for cycles to be stored in every dwelling either in the form of dedicated cycle stores, within private garaging or in secured sheds in rear gardens.



# CONCLUSION

## EVALUATION

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### CONCLUSION

This phase of development has been carefully considered so that it responds positively and not only enhances the overall development but also the surroundings and the wider town. The site has already been determined as ideally suited for housing and as is easily accessible for transport and services.

The appearance of the development reflects the local character and has been designed to include traditional architectural detailing and also retain the natural feel of the site by utilising the existing landscape features and enhancing them.

The scheme meets all relevant policy requirements and we trust the Authority will support this application