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Design & Access Statement

Outline Application for the erection of 46 Dwellings

CLIENT	Mr Whittingham
PROJECT TITLE:	Land Off School Lane
DOCUMENT REF:	GA3074-DAS

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1.0 Introduction

1.1 The proposal:

'Outline Planning Application for the erection of up to 46 dwellings, public open space, and associated infrastructure on Land Off School Lane, Forton, Preston, PR3 0ASZ. All matters reserved other than access'

1.2 This statement is intended to demonstrate that the design principles for the proposed development are in accordance with the National Planning Policy Framework (NPPF) such that planning permission should be granted. The statement follows the March 2010 DCLG Guidance on Information Requirements and Validation, and the NPPF, by setting out how the physical characteristics of the scheme have been informed by a rigorous process that has assessed and evaluated the various factors that influence the development of the site.

1.3 While it is recognised that the scheme is seeking outline planning approval only at this point it is still considered prudent to considered key design principles.

2.0 Design Guidance

2.1 The inclusion of section 7 'Requiring Good Design' within the NPPF confirms that the government attaches great importance to the design of the built environment. Specifically, NPPF Paragraph 58 confirms that *'planning policies and decisions should aim to ensure that developments:*

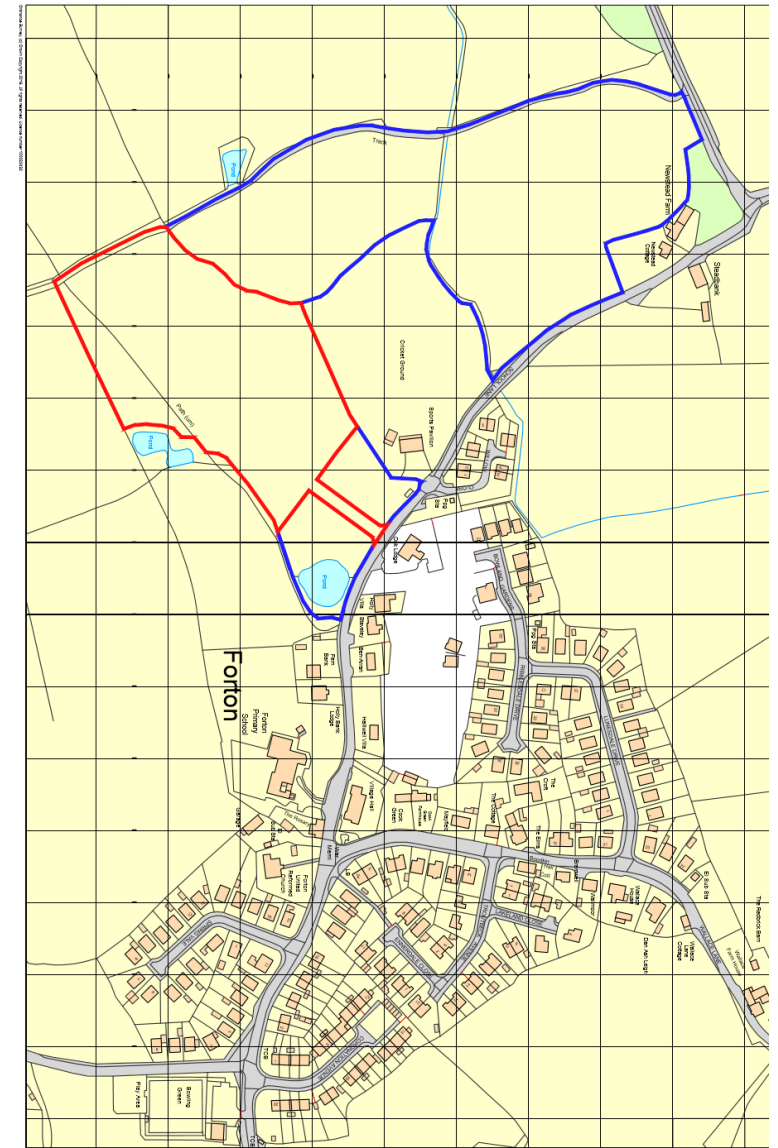
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*

- *are visually attractive as a result of good architecture and appropriate landscaping'.*

2.2 Alongside the guidance contained within the NPPF, GA Associates have also consulted 'Building For Life 12'. This document provides a checklist for the quality of placemaking, and when done well provides a clear indicator of a developments potential to grow into a popular address.

3.0 Site context

- 3.1 The figure opposite, illustrates the strategic location of the development site. The site is located on the western edge of the settlement of Forton, strategically placed in-between the villages existing services. The site fronts a previously approved residential scheme (Ref: APP/U2370/A/14/2228110) that adjoins School Lane to the north, Forton Primary School is located to the east, the cricket club to the west, and agricultural land is located to the south.
- 3.2 The site lies approximately 4 miles from Garstang, 7 miles from Lancaster, and 15 miles from Preston. The town of Garstang hosts a range of shops and services including retail, leisure, education and financial services. Lancaster train station is approximately 7.2 miles from the site providing a direct connection to the national rail service and a host of destinations including Manchester International Airport. The site is in close proximity to the A6 and M6 providing excellent connections to the existing road network.
- 3.3 Two bus stops lie to the east of the site approximately 0.6 miles away (6 minute walk). These bus stops are served by the 40, 40A, 41, 42, and 529 routes providing connections to a host of service centres including Garstang, Preston, Lancaster, Morecambe and Blackpool.



4.0 Site and Surroundings

4.1 The roughly rectangular shaped site comprises an area of 2.3 hectares of Agricultural Land. The ground topography is relatively flat with some gradient changes. The site has a number of natural features that have been incorporated into the design process, aided by a detailed Arboricultural Assessment. Following completion of the survey works it has been established that no trees surveyed can be considered to be Category A, however, a number of category B Trees were identified including species covering Oak, Sycamore and Ash.

4.2 To the immediate north of the site is School Lane, and a number of residential properties including those associated with Willow Close. The site lies adjacent to the built-up settlement boundary of Forton, and forms a natural extension to the settlement infilling land that sits between the settlements main services.



5.0 Local Character

- 5.1 Forton is a traditional village with an expanding population. The market demand for housing in this area is evident focusing on the affordable units that are being constructed fronting school lane and the new units that have been constructed adjacent to this site.
- 5.2 As per section 4 above, to the north east of the site lies Forton's main residential conglomeration. Housing in Forton is typified by a mixture of rendered 2 story homes and bungalows towards the A6, and then as you travel west along School Lane the materials change to more modern red brick and stone units. This provides a glimpse into the historical fabric of Forton, that rapidly expanded between 1960- 1970.
- 5.3 It is considered that it would be most appropriate for the units to reflect a similar style to those located adjacent to the site, off School Lane. Specifically, these units are 2 story stone/ red brick, with powder coated aluminium windows complete under a tiled roof.

Example Property Styles



6.0 Local Policy

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the duties decision makers in the determination of planning applications and states:

'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

6.2 The statutory development plan comprises saved policies contained within the Wyre Borough Local Plan, adopted and became operative on 5th July 1999. Emerging policies contained within the Council's Preferred Options Document have also been considered. However, it should be recognised that this application has been submitted with a Planning Statement that provides a more in-depth analysis of specific local plan policies. This Design & Access Statement focuses explicitly of the policies considered most relevant to design and scheme configuration. These policies included:

- Saved Policy SP14 – Standards of design and amenity
- Saved Policy H13- Open Space in Housing Developments

- Saved Policy TREC 12 – Public Right of Way
- Emerging Policy CS14- Quality of Design
- Emerging Policy CS20- House Mix
- Emerging Policy CS21 – Affordable housing

8.0 Concept Evolution

8.1 Taking into consideration the opportunities and constraints identified on page 8, an initial sketch layout was produced that formed the basis of pre-application discussions with WBC (please see image opposite). Please note that the constraints plan shown on the previous page has been updated in line with the latest proposal.

Pre- Application Advice

8.2 GA Associates have incorporated a number of design features into the scheme, including the large open space area to the south of the cricket ground which allows for the retention a number of valued trees. The original proposal also sought to make the cricket club a focal point of the scheme through the creation of a village green with the built form bleeding out towards the centre. The proposal also provided land for cricket nets, an attenuation pond, village shop, and a bespoke dog walking trail.

8.3 The plan shown opposite formed the basis of an initial pre-app that was received on the 15/02/2017. Following receipt of the Pre-application report sheet, GA Associates have considerably reduced the scale of the scheme in order to mitigate some of the Council's concerns.



9.0 Master Plan



10.0 Scheme Configuration

10.1 This section will discuss the detailed design of the scheme. It will identify where the proposals comply with policy and how it has exploit/mitigated the site opportunities and constraints. Furthermore, it reflects where comments raised from preapplication discussions have been taken into consideration.

Layout

10.2 The proposed development seeks to ensure that rural urban fringe nature of this site is protected. Specifically, this has been achieved through the provision of substantial open space, and generous garden allocations. The illustrative layout plan demonstrates how the site could deliver approximately 50% more public open space than is obligated by Saved Policy H13 (40m² per dwelling). The illustrative site plan also clearly demonstrates that the proposal would not affect the setting or function of the adjacent cricket ground.

Mix of Development

10.3 Specific issues regarding housing mix would need to be considered at the reserved matters stage when the layout is fixed. However, reflecting the fact that council are currently only able to provide a 3.8-year housing supply, GA Associates consider that the principle demand for housing is evident.

Scale and Massing

10.4 It is proposed that development on site should comprises predominantly 2-storey dwellings, which would best reflect the character of Forton.

Density

10.5 The gross density of the site equates to around 20 dwellings per hectare.

Car Parking

10.6 The illustrative layout plan clearly demonstrates how the site has more than enough land available to accommodate appropriate parking facilities for the individual properties shown.

Affordable Housing

10.7 The development will provide 30% affordable provision in accordance with local policy requirements. During the Pre-application discussions, the Council's Affordable Housing Officer has advised that he would like to see a greater proportion of affordable rented units. Nevertheless, the detailed discussions regarding the tenure split can be confirmed at the reserved matters stage.

11.0 Access

11.1 Considering the nature of this application GA Associates commissions cTc to provide a detailed Transport Assessment.

Assessment Summary:

- *the proposed residential development is sustainably located within walking and cycling distance of the centre of the village and local bus stops.*
- *The site is well provided for by convenient and accessible public transport provision.*
- *A review of the historic accident record shows that there are no existing highway safety concerns resulting from highway design or traffic flow, neither are there likely to be in the future.*
- *In light of extant permission on this site the level of net trip generation associated with the proposed development is low, the impact on the available spare capacity of School Lane is insignificant.*
- *A review of local and national policy has confirmed that the proposals are compliant with the aims and requirements of both.*

- *A residential Green Travel Plan is applicable to these proposals, along with a Travel Pack to be provided for residents. These should be based on survey data collected from residents of the competed development and therefore reflect actual trip generation.*

Conclusion:

'The proposals are appropriate, sustainable and as such the presumption in favour of sustainable development in NPPF applies to the proposed development at School Lane, Forton. There are no defensible reasons for objection on transportation or traffic grounds and planning permission should be granted for these proposals'.

12.0 Sustainability

12.1 The importance of sustainability is highlighted as the key issue driving planning, with paragraph 14 of the NPPF recognises that at the heart of the Framework is a presumption in favour of sustainable development. The following section outlines how this development is in line with national planning policy in relation to sustainability.

12.2 This document has detailed all matters vital to the connectivity, operation and integration of those that choose to live here. The following elements are considered important in ensuring that the development will be as sustainable as possible:

- The site will contribute towards the housing need of the district and result in an improvement of the urban form of the area;
- The development has implemented design principles that seek to maximise pedestrian activity and movement for new residents of the proposed scheme.
- Public transport will be accessible due to the proximity of bus stops. This will help to increase levels of sustainable transportation and decrease car dependency;
- The development will provide a range of dwellings, which will integrate with the surrounding landforms and also meets the demands of the wider property market; and
- The buildings will be constructed to Building Regulations requirements;

- The initial design concept provided has considered the surrounding landscapes in order to ensure that the scheme will not bring a negative impact on the surrounding natural environment.

13.0 Conclusion

13.1 Using the “BUILDING FOR LIFE” 12 key questions as a template this document has demonstrated the following:

Connections: The illustrative Site Layout Plan (Ref:GA3020-PSP-01) shows how this development integrates with its surroundings through existing connections.

Facilities and Services: The site is sandwiched between Forton’s existing service offer and residents can sustainably access a number of large service centres using public transport options.

Public Transport: Public transport will be highly accessible and within walking distances for residents with nearby bus stops and train station. This will boost levels of activity and also decrease reliance on cars.

Meeting Local Housing Requirements: The tenure and housing provided on site can be tailored to suit the local area. The provision of a wide mix of house types and sizes would respond to market demands and will provide dwellings to a wide mix of people, helping to create a sustainable community.

Character: It has been confirmed above that the detailed housing scheme that is proposed for this site should reflect the character of the local area.

Working with the Site and its Context: The illustrative site layout has been informed by the context of the surrounding area. The

orientation maximises the natural light available. The layout of dwellings also maximises the opportunity for positively fronting street scenes and creates strong building lines.

Well Defined Streets and Spaces: The master plan shows a clearly legible design to the streets, development blocks and that appropriate landscaping has been included in line with NPPF principles.

Clear Street Legibility: Through a combination of well-designed street tiers the scheme could be easily navigated.

Streets for all: The street pattern has been designed to favour pedestrian use and reduce vehicle speeds as much as possible for example; through using a hierarchy of streets. This allows certain areas to function as social spaces.

Car Parking: Car parking has been well integrated within the development and has been provided in accordance with Highway Standards.

Public and Private Spaces: Through a variety of boundary treatments and landscaping there will be a clear delineation of the public and private realm. Natural surveillance has been incorporated through an outward facing block structure which will lead to a safe and secure development.

Storage and Amenity Space: Within the development there is an adequate provision for household and recyclable waste facilities and appropriate amenity space. All dwellings are served by a front and rear garden.