



Keeres Green Lane
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Design & Access Statement

TEAM

Applicant
William Howlett

Architect
L Jones Architects

Agent
Real8

Transport
Ardent

Landscape
Guarda Landscape

Ecology
Hybrid Ecology Ltd

Tree Survey
Arborterra

Drainage & Flood Risk
Ardent

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1 INTRODUCTION

This Design & Access Statement has been prepared by L Jones Architects Ltd on behalf of Real8 Infrastructure Planning Ltd, in support of a full planning application for the residential development of a site adjacent to Keeres Green Lane.

The site is currently unoccupied and unused.

This Design & Access Statement describes the thorough analysis and design process which has been undertaken. The proposals have a clear design rationale and represent a suitable, sustainable and deliverable residential re-development of a sensitive site.

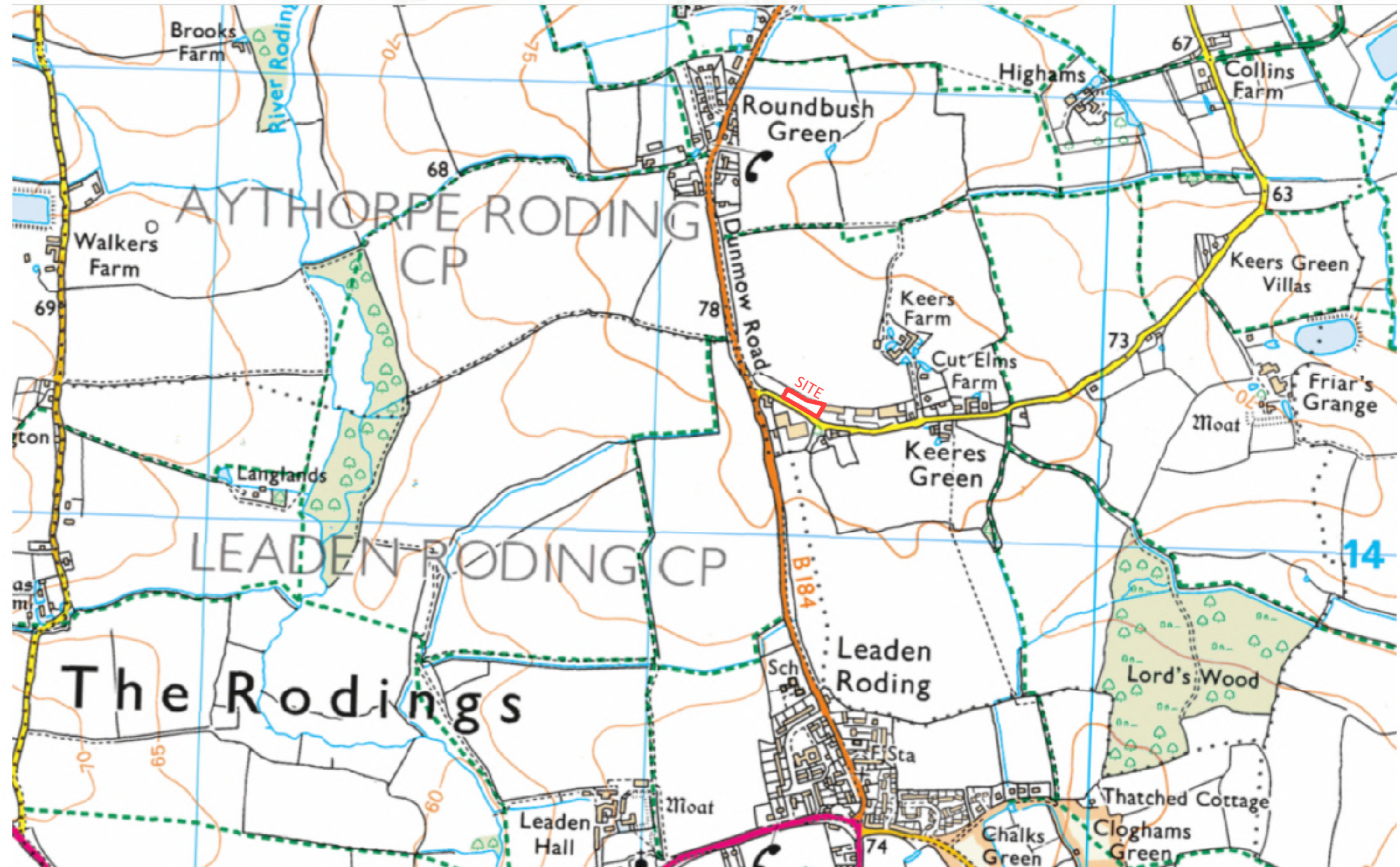


2 THE SITE : LOCAL CONTEXT

The site is located in the hamlet of Keeres Green, which is situated approximately 15km to the north west of Chelmsford and 10km south east of Stansted Airport. Keeres Green is associated with Aythorpe Roding to the north and forms part of the historically significant grouping of settlements known as The Rodings (named after the local River Roding). This area sits with a picturesque rural area, defined by a strong domestic rural and agriculture character.

Keeres Green is found on the eastern side of the B184, Dunmow Road, which links Dunmow with Chipping Ongar, and comprises of a group of houses aligned and facing along School Lane. Keeres Farmhouse and barns sit proud to the north of the hamlet and this site with the recent Crest Nicholson development of 11 properties defining the western edge of the hamlet

The site is part of a narrow strip of land at the western edge of the village.



Bing Map. Image courtesy of Ordnance Survey. Accessed 18/03/19

2 THE SITE : LOCAL CONTEXT

Existing Site Plan NTS

The application site is rectilinear and follows the curvature of Keeres Green Lane (which is the main road into and through Keeres Green). The development site is part of a narrow strip of land on the edge of the settlement and is bounded by the B184 to the west and Keeres Green Lane to the south. The south east half of the wider site is proposed for development.

The site currently has one track, gated access point, from School Lane; this is not substantial enough to be described as a usable vehicular access.

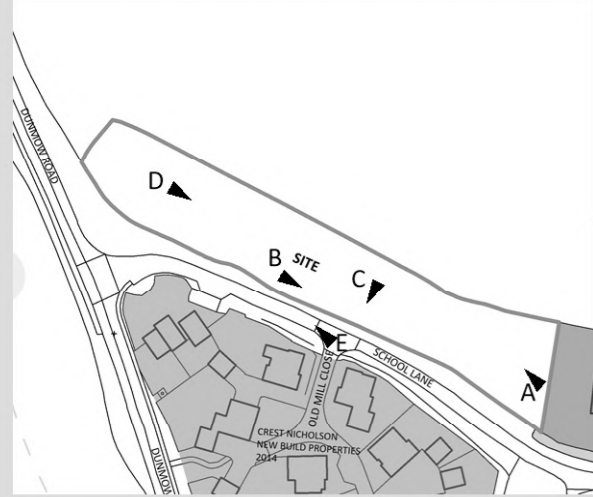
The site is currently unoccupied and generally unused.



NTS

2 THE SITE : SITE PHOTOS

The site is grassed throughout and has sporadic mature tree planting to the north, west and south boundaries (along with well established hedgerow). This planting helps to screen the application site from both highways (B184 & Keeres Green Lane).



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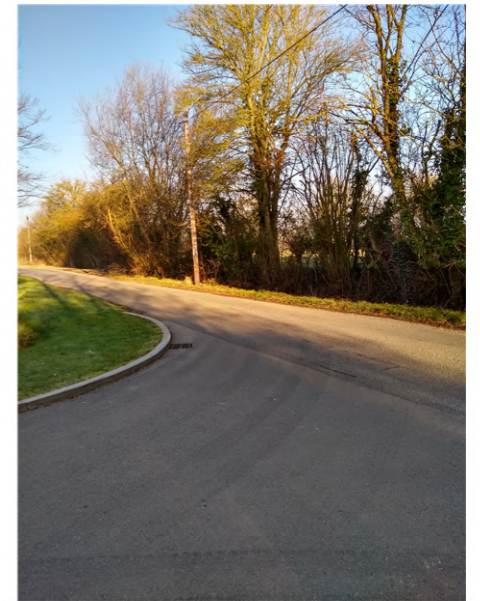
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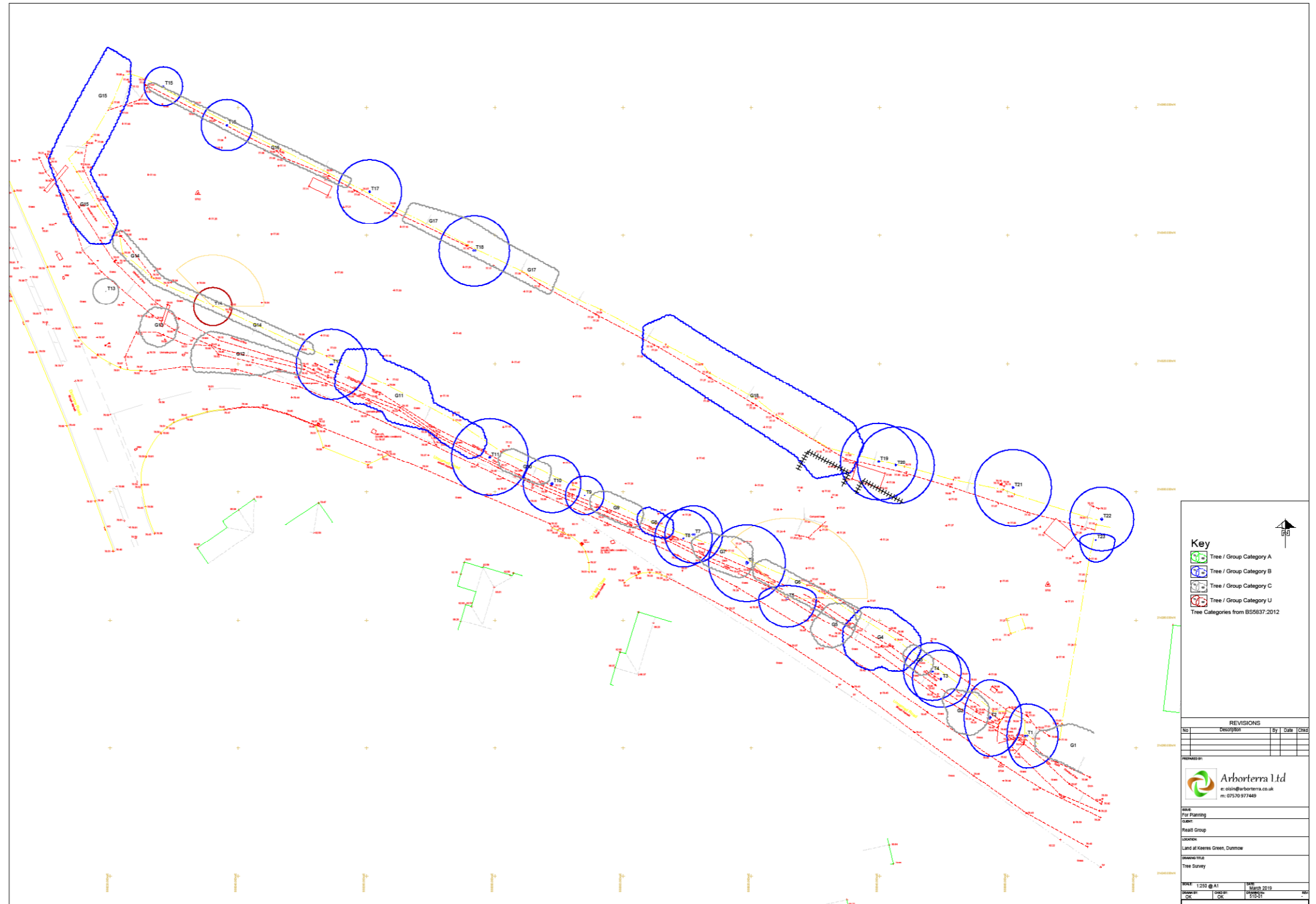
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2 THE SITE : TREE SURVEY

A full arboricultural survey, report and impact assessment has been prepared by Arboterra Ltd.

The site is predominantly open grass area with extensive tree planting and hedgerow to the southern, northern and western most boundaries.

The proposed access point will require the removal of 1 tree & some hedgerow (although it is the arboriculturalist's recommendation that a number of trees be felled due to their poor condition). The location of the proposed access point intentionally avoided mature trees as it is deemed of utmost importance to maintain as much of the existing landscape as possible.



2 THE SITE : ECOLOGY SURVEY

The site contains short-grazed grassland and outbuildings and is bordered by species-poor hedgerows. A wet ditch exists on northern, southern and western boundaries.

Grassland is closely grazed by rabbits throughout leaving a short sward and negligible structure/diversity/habitat features. Consequently, potential for great crested newt and reptiles is reduced. Further surveys are considered unnecessary for these species' groups.

All buildings on site have negligible bat roost potential and require no further survey.

The hedgerows, small areas of scrub and brush piles are likely to attract nesting birds between March and August inclusive. Any work that could affect an active nest will be undertaken outside this window where possible. If this is not possible, an ecologist can carry out a nest check and either a) agree work can proceed or b) advise on safeguarding steps until the young have fledged.

Hedgerows along the southern and western boundaries qualify as Priority Habitat. Under the Natural Environment and Rural Communities Act (2006), Local Planning Authorities have a duty to conserve and enhance such habitat. Two accesses will be created in the southern boundary hedgerow. As a compensatory measure, the northern boundary hedgerow will be infill planted to create a continuous feature.

There are several opportunities for ecological enhancement on site. It is recommended boundary hedgerows are managed to conserve their biodiversity value. Bat and bird boxes will be installed on external boundary walls of new properties. Where possible, property fences will be made penetrable to nocturnal mammals, particularly hedgehog. Ecological enhancements would contribute to Government aims under paragraph 170(d) of the National Planning Policy Framework (NPPF); which requires all development to contribute to biodiversity enhancement where possible.

This survey has identified all ecological constraints to development and considers there is no overriding reason to refuse a planning application on biodiversity grounds.

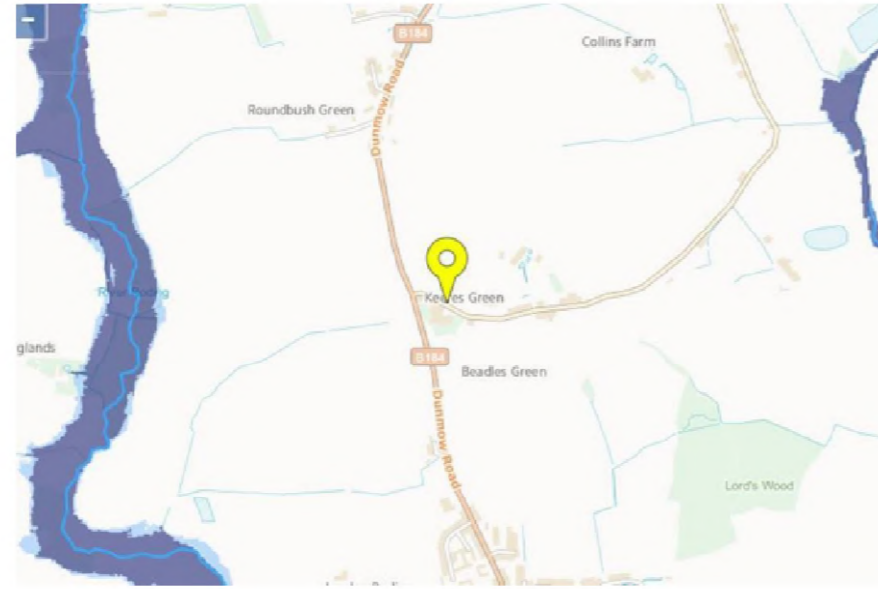


2 THE SITE : FLOOD RISK & SURFACE WATER

According to the Environment Agency's indicative floodplain mapping for the local area, the development site is not deemed to be situated within the indicative undefended floodplain of any nearby designated main river/watercourse and/or tidal estuary, as illustrated here

The site is therefore deemed to be situated within a Flood Zone 1 area, at a low-probability of tidal/fluvial flooding. According to the NPPF, a residential scheme within a Flood Zone 1 area, is deemed to be appropriate:

The site is not considered to be at risk of pluvial/surface water flooding either for the 1:100-year scenario, with only localised flooding shown to be in localised areas around the site's perimeter:



Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

Key:

✓ Development is appropriate

x Development should not be permitted.



Floor & Surface Water Development Considerations:

The development's associated surface water drainage system will be designed in accordance with the criteria outlined within the NPPF to ensure the network can withstand the impact of a 1:100-year rainfall event, including an additional 40% as an allowance for climate change impact. The system will also be designed to ensure the risk of flooding is not increased elsewhere as a result of the development's implementation.

The use of sustainable drainage techniques has also been considered and the scheme has been hydraulically modelled to withstand the impact of a 1:100-year (plus climate change) rainfall event. The outflow will be controlled to a commensurate greenfield run-off rate and permeable paving will be provided to attenuate the resultant volume to ensure the risk of flooding is not increased elsewhere.

An allowance for urban creep will also be included within the supporting hydraulic modelling to provide a factor of safety within the drainage network to provide an element of future proofing.

Water quality treatment will also be considered to ensure the requirements outlined within CIRIA's SuDS Manual is satisfied.