

PROPOSED RESIDENTIAL DEVELOPMENT REF: 1017 DAS01 DATE: MAY 2021

DESIGN & ACCESS STATEMENT

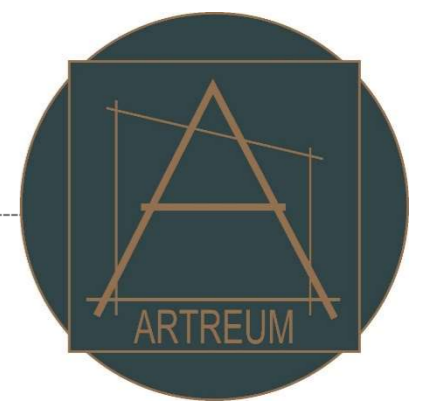
LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON



Artreum Ltd.
Pure Offices
4100 Park Approach
Thorpe Park
Leeds
LS15 8GB
T: 07950290925
E: info@artreum.co.uk

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LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON

INTRODUCTION

This Design and Access statement has been prepared on behalf of Ridley Homes to support the Reserved Matters Application for a development of 6No. of residential dwellings at land at Priory Farm, Retford Road, South Leverton.

The application site benefits from an outline permission reference no. 19/00429/OUT.

The area of the site is 0.35Ha.

The Design and Access statement aims to explain the design principles for the development, based upon an understanding of what is appropriate for the site, determined through an analysis of the surrounding context. It has been prepared in accordance with the CLG publication 'Guidance on Information Requirements and Validation' - Section 6 March 2010, and in accordance with the planning application validation requirements of Bassetlaw District Council.

This document should be read in conjunction with the planning drawings. The following documents have also been prepared to support this application:

1. Preliminary Ecological Appraisal: Ref 1551
2. Arboricultural Impact Assessment: Ref AWA 3731
3. Drainage Statement: Ref 1000-117-R001-V1
4. Heritage Statement & Assessment of Significance: Report No LPA-207

Any images are illustrative and the submitted planning drawings should take precedence.

The vision for land to the Retford Road, South Leverton:

These proposals will aim to deliver:

1. A well-designed place which will complement the existing character.
2. Best practice in architectural, landscape and ecological design in order to create a high-quality development which will successively compliment the surroundings and offer a good standard of amenity for all existing and future occupants.

The following narrative describes the site and its context, and the process that has led to the application proposal.

LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON SITE LOCATION

SITE LOCATION

South Leverton is a small village situated 4 miles of Retford close to the River Trent in the north-east part of Nottinghamshire. The development site lies to the north-west of the village centre on the north side of Retford Road.

The site is open along the road frontage and also to the north with views over open countryside. The west side is bounded by a hedge and fence, the eastern site boundary is fenced with dense trees and shrubbery screening the garden belonging to The Priory. Beyond high mature trees is The Priory, a Grade II Listed building used as a residential home. To the south east is Priory Farmhouse facing Retford Road with two outbuildings forming part of the development site boundary.

Dwellings on the south side of Retford Road extend west and east along the road, from the fringes of the settlement extending all the way to the junction with Church Street. Some are 19th century in date, interspersed with 20th century properties. The majority are detached; some are bungalows, others two-storeyed.

Figure 2 shows the application site in relation to the surrounding wider area of South Leverton.



Figure 1



Figure 2

Application Site South Leverton North Leverton

LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON SITES PHOTOS



Northern view of the site



Southern view of the site



Southern view of the site towards The Priory



Western Boundary view of the site



View along Retford Road towards the East



View along Retford Road towards the West

LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON PHOTO ANALYSIS

Residential development in the locality varies in style as the following images demonstrate.



LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON

PLANNING HISTORY & POLICIES

The planning history of the site is contained within the Bassetlaw District Council planning applications online system which indicates that there is currently an approved outline application on the site. (Application Reference: 19/00429/OUT).

Pre-application advice was sought on the design principles in February 2021 under application reference 21/00236/PREAPP. The pre-application response to the scheme were covered under the following sections:

- The Principle of development
- Highway Considerations
- Historic Environment
- Residential Amenity
- Ecology and Biodiversity
- CIL Requirements
- The Tilted Balance

Following the pre-application advice, the design has carefully considered the local planning authority comments addressing any concerns or providing supporting documents to assist the application.

NATIONAL PLANNING POLICY FRAMEWORK

National Planning Policy Framework (NPPF) was issued in March 2012, revised in July 2018 and updated in February 2019. The NPPF places the promotion of sustainable development at the heart of decision making. The NPPF is a material consideration in planning decisions.

Supporting economic growth is a fundamental aim of the NPPF. As Part 80 notes:

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”.

Furthermore, the NPPF seeks to support a plan-led system as stated in Part 15:

“The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings”.

And in Part 11:

‘for decision-taking this means’:

“Approving development proposals that accord with the development plan without delay”.

Part 11 has further relevance if the development plan is absent, silent or out of date whereby permission should be granted unless:

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as whole”.

With regards to the issue of noise, Part 80 (A) states that the planning decision should aim to:

“mitigate and reduce to a minimum adverse impact resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life”.

The proposal has been assessed against the guidance provided by the NPPF and fully accords with its aims and objectives. Therefore, the reasonable conclusion is that the proposal is a sustainable development for which presumption in favour of approval is appropriate. As Part 38 notes:

“Local planning authorities should approach decision on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.

BASSETLAW CORE STRATEGY

The Core Strategy, with its Development Control policies and Proposals Map, was adopted by Bassetlaw District Council on 22 December 2011.

The Core Strategy states that

Bassetlaw has a distinctive historic environment and a wealth of heritage assets that should be protected or enhanced. Planning plays a crucial role in conserving the historic environment through the application of legislation, policy and guidance.

Policy CS1 sets out a hierarchy to control the distribution of new development in Bassetlaw. South Leverton falls within the category of ‘*all other settlements*’ classified as rural settlements that have limited or no services and facilities or access to public transport and which are unsuitable for growth (Policy CS9).

Proposals for the development of housing within these settlements, other than for conversions or replacement dwellings in line with policies DM2 and DM3, will not be supported.

However despite this policy significant development has taken place in such villages over the years due to Bassetlaw's insufficient housing land allocation with the proposed site obtaining an outline approval for residential development in 2019.

Policy DM4 requires that development should respect its wider surroundings in relation to historic development patterns and landscape character.

Policy DM8 seeks to ensure that proposals preserve or enhance the setting of heritage assets.

BASSETLAW LOCAL DEVELOPMENT POLICIES DOCUMENT

In respect of the emerging local plan this went out for consultation purposes in 2020 and therefore at the present time it policies are given limited weight.

South Leverton has designated its local plan area, however no consultation has taken place so accordingly this is given no weight.

Whilst Bassetlaw can no longer demonstrate a 5 year supply of housing, case law has determined that strategic policies such as that contained in the councils core strategies that have not been reviewed with 5 years of their adoption are now out of date, so therefore the weight to be apportioned to the Core Strategy policies is limited in decision making.

As the core strategy is deemed to be out of date, Paragraph 11 of the NPPF makes it clear that the scheme should be considered under the tilted balance test where planning permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as whole*”.

Therefore in line with the requirements of paragraph 11d, the benefits of the development would include the provision of market houses that would contribute towards to the rural economy.

BASSETLAW ‘SUCCESSFUL PLACES’

The Bassetlaw ‘Successful Places’ Guide was designed to provide developers with guidance on sustainable housing layouts and was adopted by Bassetlaw District Council on 3rd December 2013 as a supplementary planning document.

The proposed development has considered this supplementary Planning Document which aims to enhance quality and value through positive placemaking processes. The guidance will be used by Bassetlaw District Council to assist developers with delivering high quality, sustainable places to live.

LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON

PLANNING HISTORY & POLICIES

SECURE BY DESIGN

Secured by Design is a police initiative, which encourages the construction industry to adopt minimum standards in designing safe and secure developments. This gives equal weight to the importance of environmental design and physical security.

“The environmental benefits of Secured by Design are supported by independent research proving that Secure by Design housing developments suffers up to 75% less burglary, 25% less vehicle crime and 25% less criminal damage”.

In achieving Secured by Design, the following principles should be considered and addressed:

Environmental quality and sense of ownership: Provision of high-quality landscape settings for new development to help create a sense of place and strengthen community identity.

These spaces tend to be well used and offer fewer opportunities for crime.

Natural surveillance: Public and semi-private areas should be visible from nearby buildings or from well-used rights of way. Natural surveillance is to be strongly encouraged, but care is needed particularly in residential development to ensure that privacy is not infringed.

Access and footpaths: Secluded access points and routes should be avoided; roads to groups of buildings should promote a sense of identity and ownership; location of planting should avoid the creation of hiding places; good visibility should be maintained along footpaths and routes.

LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON

DESIGN PROPOSALS

LAYOUT

The development proposes to erect 6no. dwellings. The arrangement and orientation of the proposed dwellings have been thoughtfully considered with regards to existing features, topography and relationships with surrounding properties. Figure 5 identifies the proposed site layout which forms part of this application.

ACCESS

The proposals consider access and use of the dwellings by residents and visitors. There will be one point of access to the development site from Retford Road.

REFUSE

The scheme makes provision for 2No. bins as per Bassetlaw Council requirements. A bin collection point for plots 2-6 is proposed within 25m from the drive end for the refuse vehicle.

USE, SCALE AND AMOUNT

It is important that the development proposals are proactive in addressing the mix and demand for housing in South Leverton. Core Strategy Policy DM5 establishes the requirement for the provision of a mix of housing contributing to mix and balance communities providing a mix of dwelling types, size and affordability. The provision of family housing alongside larger detached units will help to satisfy demand in the area.

CAR PARKING

In compliance with Bassetlaw Council the development provides a minimum of 2No. car parking spaces for 4+bedroom dwellings.

GARDEN SIZES

In compliance with Bassetlaw's 'Successful Places' dwellings with 4+ bedrooms must provide a minimum of 90Sq.M of amenity spaces. Garden sizes for the development vary from 150Sq.M – 210Sq.M.

NATIONAL DESCRIBED SPACE STANDARDS

In compliance with the Department for Communities and Local Government Technical housing standards – nationally described space standard the development meets the required minimum gross internal floor areas.

LANDSCAPING

The accompanying Arboricultural Impact Assessment demonstrates that the new development proposal will require no trees to be removed to facilitate the development.

The Tree Protection Plan indicates that no development is within the tree Root Protection Area.

New landscape planting will seek to provide aesthetic value to individual dwellings, the street, and the development as a whole and is proposed to be dealt fully by condition upon approval.

FENCING

Boundary treatments throughout the residential development should ensure the visibility, security, and privacy of residents.

Frontages will be open to view and will be defined by a physical boundary treatment kept to a low height. Treatments in this instance could include hedges, low walls with railings.

Rear or side boundaries that face onto the public realm will be of robust construction creating a secure and private space for residents. Treatments in this instance include 1.8m high fences.

Rear boundaries between plots will create an appropriate division to ensure a private space for residents. Appropriate treatments are 1.8m timber fences.

For further information refer to the proposed boundary layout drawing 1017-001-02-01.

MATERIALS

The design strategy is to create a cohesive sense of place that compliments the adjacent residential properties.

The appearance of the dwellings will adapt a new vernacular and palette of materials to that of the surrounding area to different provide subtle contrasts and visual interests.

Refer to the materials layout 1017-001-02-02 for further information.

SUSTAINABILITY

Environmental Standards Statement

The following statement will outline how the proposed development aims to achieve environmental standards.

Environmental Design

This development will be designed to meet the requirements of the current Building Regulations, specifically the requirements for Approved Document Part L – Conservation of Fuel and Power and Part F – Ventilation, ensuring good levels of heat retention and ventilation are achieved.

Energy Efficiency

The dwellings will be designed to have high standards of energy efficiency by limiting the heat loss across the dwelling envelope, in order to minimise the overall energy demand in line with the requirements of the Building Regulations Approved Document Part L.

Water Management and Weather Resilience

The site is situated in an area of low probability of annual flooding as detailed on the Environment Agency Flood Map. The site drainage design will avoid, reduce, and delay the discharge of rainfall to public sewers. This will protect and reduce the risk of local flooding, pollution, and other environmental damage.

Waste Management

The development will make adequate provision for the internal and external storage of non-recyclable and recyclable household waste.

Conclusion

The development will be designed to meet the current Building Regulation requirements and will therefore achieve national standards of energy efficiency and ventilation.

AFFORDABLE HOUSING

Given the scale of the development there is no requirement for affordable housing.



Figure 4: Proposed materials palette.

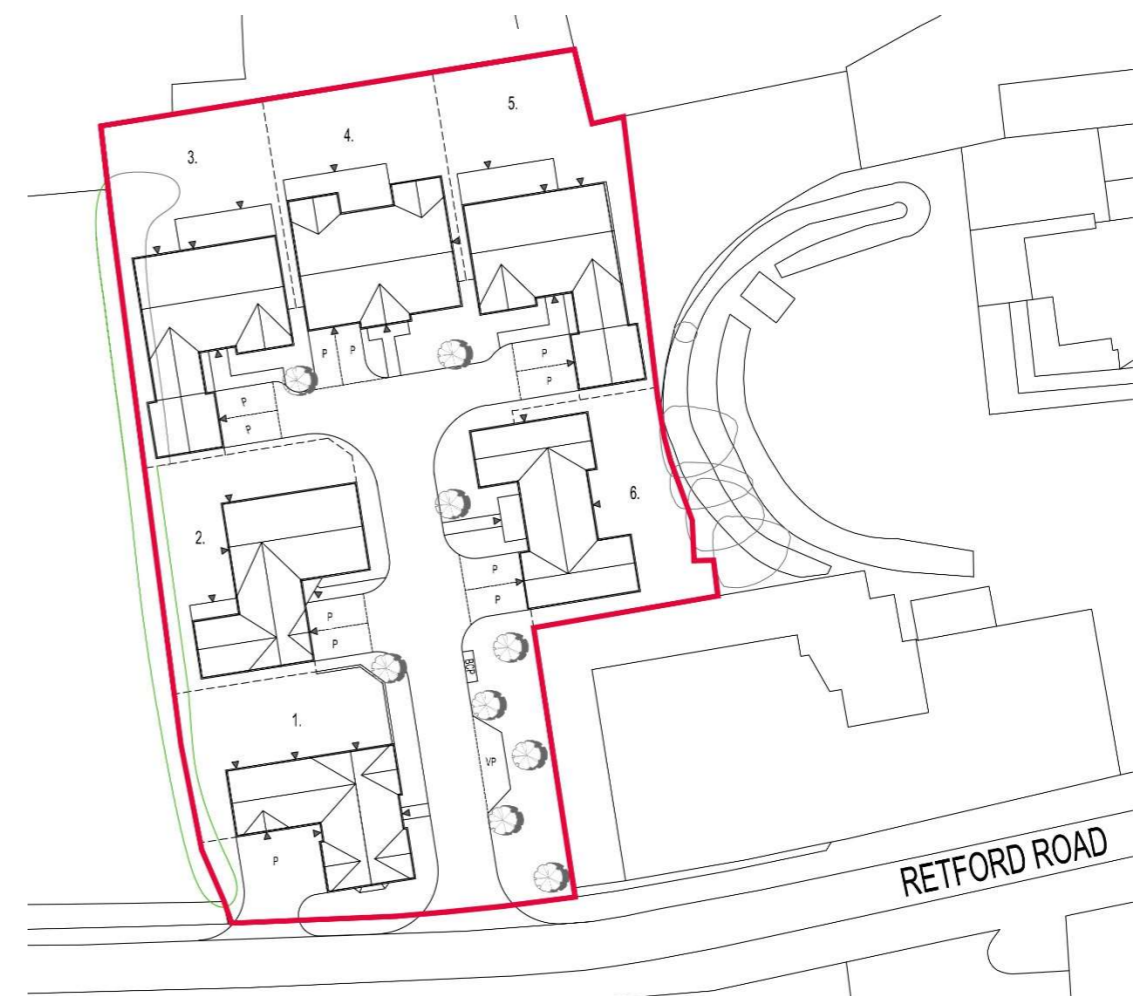


Figure 5: Indicative site plan.

LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON STREETSCENES

Consideration has been given to the surrounding architecture and form in South Leverton when proposing this development.

The area does not have a specific character dwelling and varies in architecture styles as demonstrated on our existing photo analysis. The proposed development aims to create a positive contribution to local character and distinctiveness.

Each plot responds to its position on site, its immediate surroundings, and the topography. This has been achieved by a thoughtful approach to visual and physical capability between each new and existing property.



Figure 6: Indicative streetscenes

LAND AT PRIORY FARM, RETFORD ROAD, SOUTH LEVERTON

CONCLUSION

This Design and Access statement has been prepared on behalf of Ridley Homes to support a Reserved Matters Application for a development of 6No. of residential dwellings at land at Priory Farm, Retford Road, South Leverton.

The vision for the proposed development is to create a range of high-quality family homes and whilst considering the contextual analysis of the site and its surrounding area aims to create a desirable place to live.

Development Summary

Number of dwellings: 6

Bedroom Range: 4-5

Storey Heights: 2

Property Types: Detached