

ROGER LEE PLANNING LTD

Chartered Town Planner – BA(Hons) MRTPI

Residential and Commercial Planning : Planning Applications, Appeals and Enforcement

DESIGN AND ACCESS STATEMENT

**PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT
TREGODDICK FARM, VINGOES LANE, MADRON**

APRIL 2021

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1. INTRODUCTION

- 1.1 This design and access statement is produced in support of an outline planning application for the residential development of land adjacent to Tregoddick Farm, Vingoies Lane, Madron.
- 1.2 The intention of the application is to seek to establish the principle of development with all matters of details reserved for future consideration.

2. AMOUNT

- 2.1 The overall site area amounts to 0.5 hectares.
- 2.2 The application is in outline with no specific numbers of units put forward for consideration at this stage. A maximum of 17 dwellings would be delivered on the site but this would be subject of a reserved matters application and taking into account the comments made by the local planning authority on the outline application.

3. LAYOUT

- 3.1 Although layout is a reserved matter the comments of the LPA and consultees have been noted.
- 3.2 Policy 12 of the Local Plan advises that the Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. The

- development and design process needs to consider the existing context, and how the development contributes to the social, economic and environmental elements of sustainability.
- 3.2 Indicative proposals are submitted showing a scheme of detached houses with a variety of house types and bed numbers.
 - 3.3 A number of concerns have been raised with regard to the layout as indicatively shown and these will be taken into consideration at reserved matter stage. A description of development of up to 17 dwellings allows significant flexibility in this regard.
 - 3.4 The site is adjacent to established housing to the west across Vingoe's Lane and new housing (24 units) to the north at Ensign Way and Victory Close, with more open land to the south and east.
 - 3.5 The detailed development will correspond to the established pattern of housing in the locality. The intention at this stage is to include an element of on-site open space as it is considered that this would be beneficial to the overall layout of the development and provides a break in built form to the benefit of the character of the area and the amenity of future residents. It is noted that there are concerns about the location as shown on the indicative layout – comments via the Public Space Officer and these comments will be taken into account at the reserved matters stage, including provision for better natural surveillance.
 - 3.6 Comments have also been made about the design and alignment of the internal access road currently shown circling around the perimeter of the site with the

units inside the service route. At the detailed stage the layout will be altered to produce a development that is in keeping with the prevailing local character which amongst other things will include:

- A more traditional and centrally positioned estate road layout;
- Private gardens backing towards site boundaries
- Potential for open space to be provide entirely via an off site contribution

4. SCALE

4.1 Scale is a reserved matter. In terms of detailed design the scale and massing will reflect the prevailing local character.

5. APPEARANCE

5.1 Appearance is a reserved matter.

5.2 However it is envisaged that there will be a traditional approach to the design of the development with materials which conform with the prevailing character of the surrounding local area.

6. LANDSCAPING

6.1 Hard landscaping is expected to be a mix of block paving and tarmac.

- 6.2 Landscaping is a reserved matter. It is envisaged that it will comprise a mix of grassed areas and low level shrubs and plants within a typical residential estate layout.

7. ACCESS

- 7.1 Access is a reserved matter but will be considered in the broadest sense to cover the needs of all building users and visitors who may have sensory, mobility and/or hidden impairments plus others including elders, children and parents with young children. The design of the scheme within its surroundings will therefore reflect the requirement of inclusiveness for all users.

8. OTHER ISSUES

- 8.1 The landscaping proposals and layout of the development will take into account the recommendations in the ecological surveys that have been produced. Enhancement of habitat for species of amphibians and reptiles will be considered as part of the detailed design proposal. This would include retaining open areas around the site boundaries.
- 8.2 In line with the recommendations in the tree survey, all trees recommended for retention around the boundaries of the site will be incorporated into the detailed design and protected during the construction period.
- 8.3 Two heritage assets have been recorded within the boundaries of the site as set out in the Historic Environmental Impact Assessment. The impact of the

development on the setting and significance of these assets will be considered further at the detailed design and layout stage.