



# WITHAM ST HUGHS

## PARCEL 2A RE-PLAN, LINCOLNSHIRE

DESIGN COMPLIANCE STATEMENT

Prepared by Armstrong Burton Architects on behalf of Countryside Properties (UK) Ltd  
October 2022 | P22-2456\_P600.doc.V3



# CONTENTS

## Executive Summary

<b>1 Introduction</b>	<b>06</b>
<b>2 Design Vision &amp; Site Wide Principles</b>	<b>10</b>
<b>3 Design Response</b>	<b>12</b>
<b>4 Conclusion</b>	<b>21</b>



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## EXECUTIVE SUMMARY

This Design Compliance Statement has been prepared to accompany a Reserved Matters Application (RMA) for Parcel 2A by Countryside Properties (UK) Ltd to provide a residential development as part of the wider Masterplan.

The application site falls in phase 2A of the site that was previously approved by the Council under Outline Planning Application 15/1347/OUT. The application will increase the number of dwellings from the previous RMA approval (21/0276/RESM) from 181 to 192 across parcels 2A, 3A & 3B, an increase in the number of dwellings by 11.

This RMA focuses on 34 dwellings as part of the re-plan within the context of the wider development.

The new homes will comprise a mixture of 2, 3 and 4 bedroom dwellings which will appeal to a range of households and will take account of the surrounding context and neighbouring properties. There is a mix of detached, semi-detached and terrace units in order to create a strong street scene and mix of residents.

The rationale for the increase in dwellings derives from a recent and significant shift in demand for smaller homes as a result in part due to the current economic climate and shifting customer preferences.

As a result of the increase in the number of homes proposed, an additional 2 affordable homes are required by the Council to deliver the requisite 16.7% S106 requirement. This has been accommodated for within the replan layout.

A design-led approach has been adopted to the planning of the site, resulting in a high quality and distinctive development proposal that reflects local character but also incorporates contemporary influences.

The application is accompanied by a suite of plans and drawings and a detailed landscaping scheme prepared by Golby & Luck.





## ABG

Armstrong Burton Group (ABG) are a multi-disciplinary practice specialising in Housing and Care. We work with housing associations, charities, local authorities and private developers.

Our projects include residential, mixed use, retirement and care schemes across the country, delivering high quality development for both the public and private sectors. With our team of Architects, Designers, Engineers (structures and M&E) and consulting colleagues, we have built a reputation of excellence along with the necessary expertise for delivering high quality developments.

ABG Projects : A selection of residential schemes.





## COUNTRYSIDE PROPERTIES PLC

Countryside Properties are a National Housebuilder specialising in urban regeneration and are the UK's leading mixed-tenure developer.

Countryside Properties was first founded in 1958. The company has 60 years worth of housebuilding experience with a reputation for high quality design and build.

The focus and values of the company are to bring together modern and efficient delivery methods to create sustainable communities where people love to live.

Countryside's placemaking approach, not only builds high quality homes, but also thinks critically about the social and digital infrastructure, transport and green spaces needed to nurture a vibrant, connected and healthy community. Engaging with and listening to local communities and partners are key to this work.

Countryside's approach incorporates design for life principles, notably creating a place, which connects into the existing community. Our commitment to delivering sustainable communities, ensuring a better quality of life for everyone, now and for generations to come, is further supported by our social and economic programme of training, and local and wider employment opportunities.

Countryside has been awarded a winning developer for years including the HBF 5 star customer satisfaction, RIBA Stirling Prize for a development, Gold Award and the Outstanding Achievement Award from In-House and hold more House Design Award than any other housebuilder.

In 2016, Countryside was listed on the London Stock Exchange. Their robust balance sheet enables Countryside Properties to continue investing in their systems and people which supports their growth plans.



**Countryside Properties (UK) Ltd Projects** : A selection of residential schemes.











The ten characteristics of a well-designed place (National Design Guide)

## 1.1 PURPOSE OF DOCUMENT

This Design Compliance document has been prepared by Armstrong Burton Architects on behalf of Countryside Properties (UK) Ltd in support of a Reserved Matters Application submitted to North Kesteven District Council for the re-plan of a portion of the Parcel 2A as part of the wider illustrative Masterplan for Witham St Hughs, Lincolnshire. The proposal comprises 34 dwellings with associated access, parking and landscaping.

The layout and appearance of the proposals have been informed by the parameters and design guidance of the outline planning permission (granted in September 2019), the key principles set out within the Design Code.

Condition 3 of the Outline Planning Permission requires a Design Compliance Statement to be submitted with this application:

*“Prior to the first submission of any reserved matters application, a detailed Masterplan for the site and design codes for each phase of the development, shall be submitted to and approved in writing by the District Planning Authority. These shall be informed by the design and layout, scale, density, access and movement, landscaping/ structural landscaping, ecological, recreational and drainage principles and parameters set out in the submitted Design and Access Statement dated May 2016, and by the indicative Masterplan referenced 5801-L-03 REV G. Thereafter, all subsequent reserved matters applications shall be submitted in accordance with the approved Masterplan and design code(s) for that associated phase(s), and shall incorporate a statement illustrating how the development of that phase(s) shall address those principles and parameters.*”

(condition 3 of the Decision Notice reference no : 15/1347/OUT, 18th September 2019).

## 1.2 DOCUMENT FORMAT

In response this statement sets out how the development vision has evolved, with reference to the considerations of landscape strategy, streets and character, layout and design principles and parking.

In order to meet the general requirements of this condition this statement is structured as follows:

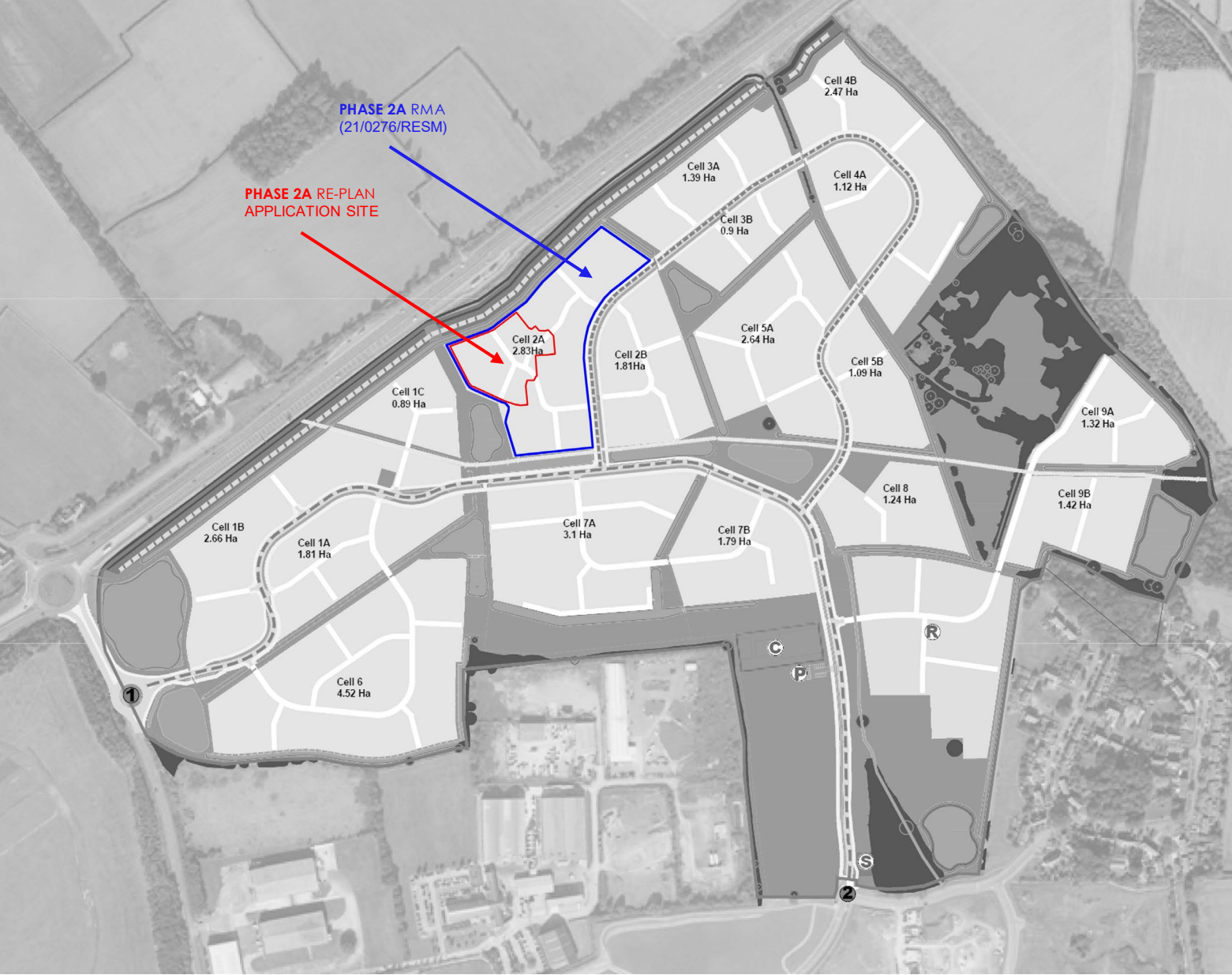
**Section 1: INTRODUCTION** - outlines the purpose of the document.

**Section 2: DESIGN VISION AND SITE WIDE PRINCIPLES** – sets out a series of key design principles that will shape the form of development.

**Section 3: DESIGN RESPONSE** - sets out the uses and amount of development proposed, access arrangements, layout of development, scale of buildings, the landscape strategy and the appearance and character of houses.

**Section 4: SUMMARY AND CONCLUSIONS** - provides a summary of this statement.





INDICATIVE MASTERPLAN

### 1.3 THE SITE

The overall site under Strawson's Ownership covers approximately 68.45 hectares and adjoins the northern edge of the settlement of Witham St Hughs. Parcel 2A is located to the north of the Strawson's land ownership and forms approximately 2.83 hectares of arable land.

The site is bound to the west by Camp Road north and to the north by the A46 Fosse Way which provides main access routes to Lincoln. The eastern boundary is defined by a belt of semi mature trees with arable land beyond. To the south, the site adjoins a developing residential area that is located on the northern edge of Witham St Hughs and there are small pockets of woodland in the area.

The site is in close proximity to transport links, including the A46, which provides access into the surrounding settlements of Newark and Lincoln. The nearest bus stop to the site is Meadowsweet Lane in Witham St Hughs which also provides routes to Newark and Lincoln (500m). The closest train station to the site is Swinderby which provides a local line service to Nottingham and Lincoln (3 miles).

The site benefits from an existing Reserved Matters Approval, that was granted permission on the 22<sup>nd</sup> July 2022, for a total of 181 homes (21/0276/RESM) which incorporates parcels 2A, 3A & 3B.

The application site (Re-plan) forms part of the previously approved Parcel 2A under the existing Reserved Matters Application.



PLANNING LAYOUT



APPLICATION SITE

## 1.4 USE AND AMOUNT

### Class C3: Residential Use

The proposed development is a residential scheme that will provide 32 private dwellings and 2 affordable dwellings. 6 of the dwellings will be compliant with M4(2) standard to meet the Council's Design Code requirements. The proposed development results in an additional 11 homes in quantitative terms.

The revised mix of smaller housetypes derives from current market conditions and economic conditions with an increased preference for smaller homes. This replan of part of Parcel 2A provides for a greater range of house types and sizes reflecting those changing market and economic conditions.

## 1.5 HOUSING MIX

The scheme is for 34 residential dwellings which includes a mix of two, three and four bedroomed dwellings.

The predominant mix is semi-detached dwellings within the replan area, with one detached dwelling. This follows the design of the existing reserved matters application for Parcel 2A, 3A and 3B. The dwellings will provide a strong street scene through the use of different materials, such as brick colour and roof colours, render and chimneys.

The breakdown of the proposed housing mix is as follows:

### Affordable homes:

- 2no. x 2 beds

### Private ownership homes:

- 12no. x 2 beds
- 19no. x 3 beds
- 1no. x 4 bed



## 2 DESIGN VISION AND SITE WIDE PRINCIPLES

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## 2.1 THE DESIGN VISION

Page 12 of the Design Code states:

*The overall vision for the site is to provide a distinctive and high-quality place, which relates positively to its setting, reflecting local distinctiveness and building upon the success of first phases of development.*

(Design Code, Chapter 2.0 Background, Page 12)

Discharge of Planning Condition 3

## DESIGN CODE

Witham St Hughs, Lincolnshire  
June 2020



Design Code

## 2.2 SIDE WIDE MASTER PLAN

Key design principles were outlined within the Design Code, submitted as part of the outline application. Good design principles are key to the delivery of the vision for Witham St. Hughs and help provide a framework for the detailed stages of the planning and design process.

- **Landscape Strategy;**
- **Streets & Character;**
- **Layout & Design Principles; and**
- **Parking.**

For the purposes of this Design Compliance Statement, only the principles and codes that apply to Parcels 2A and the Re-Plan area will be set out and justified against the design of the proposed development. For example, much of Landscape Strategy (Design Code 1-9) apply more widely to the areas outside of the development parcel. Therefore, this statement will focus more on the internal layout and appearance of the proposal in respect points 2-4 of the key principles.

## 2.3 APPLICABLE DESIGN CODE

### Streets & Character

- Design Code 10: Indicative Street Pattern;
- Design Code 15: Side Street;
- Design Code 16: Side Street Form & Streetscape;
- Design Code 17: Side Street Detailing & Materials;
- Design Code 19: Green Lanes;
- Design Code 20: Green Lanes Form & Streetscape; and
- Design Code 21: Green Lanes Detailing & Materials.

### Layout & Design Principles

- Design Code 23: Key Note Buildings;
- Design Code 24: Feature Squares;
- Design Code 25: Plot Arrangement;
- Design Code 26: Corner Plots;
- Design Code 27: Cycling and Pedestrians;
- Design Code 28: Sustainable Principles;
- Design Code 29: Design and Materials – Built Form;
- Design Code 30: Design and Materials – Landscape; and
- Design Code 31: Secure By Design.

### Parking

- Design Code 32: On-Plot Parking.



ILLUSTRATIVE MASTERPLAN





## LEGEND

	SIDE ROAD
	GREEN LANE
	LANDSCAPE CORRIDOR FOOTWAY
	2M FOOTPATH



STREET HIERARCHY PLAN

 APPLICATION SITE

## 3.1 POLICY COMPLIANCE

Condition 3 of the outline planning permission requires an application for approval of reserved matters to be accompanied by a statement providing an explanation as to how the design development has had regard to key principles of the Design Code submitted with the outline application.

## 3.2 STREETS AND CHARACTER

### Design Code 10: INDICATIVE STREET PATTERN

The hierarchy of streets with the Witham St Hugh's development comprises of the main spine road that runs from north to south-east and connects all of the parcels. The Primary Street Loop Road runs between parcel 2A, 2B, 3A and 3B whereby side streets lead to the residential areas. These side streets are located to the southern and eastern area of the replan. Green lanes are provided with the replan where a shared surface will be incorporated. These green lanes, located to the north and southwestern area, front onto strategic landscaping and recreational routes.

### Design Code 15: SIDE STREET

Roads designated as Side Streets are identified on the Planning Layout plan WHS-981-001. All parcels are accessed via the Primary Street Loop Road which is also designated as a Side Street.

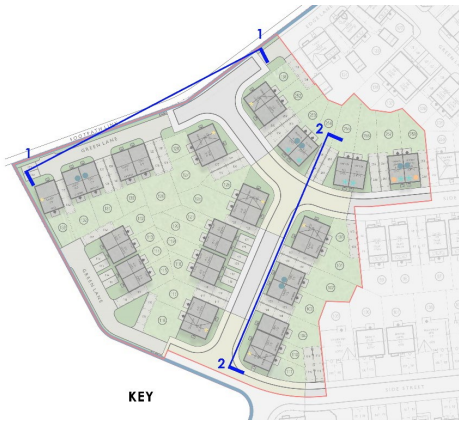
### Design Code 16: SIDE STREET FORM AND STREETScape

The Side Streets have a high percentage of semi-detached homes with on plot parking on driveways. They comprise of a mix of house typologies and ridge heights to provide articulation to the streetscape with narrow plot frontages, predominantly 2m in depth.

### Design Code 17: SIDE STREET DETAILING AND MATERIALS

- Carriageway width of 5.5m with 2m footpath;
- Semi-continuous build line;
- Front boundary design consists of a mix of planted areas paved area to certain corner plots, and estate railings;
- Parking is also provided on-plot within private driveways;
- Dwellings are a mixture of detached, semi-detached or terrace and narrow in plan with a mixture of building heights. This achieved by way of varying the roof pitch (30-50 degrees);
- Windows are distributed evenly with a good sense of proportion and rhythm.
- Dwellings utilise 2 types of red brick (Re-Plan) within the Side Street. No more than 3 continuous detached buildings in a row are of the same brick other than plots 118-121 to provide for a continuity to the street scene.;
- The occasional use of render is provided to the ground floor only, as per the Design Code. This is provided on corner plots to help emphasise these as key note buildings and provide for some greater variety than the consent scheme.;





**LEGEND**

2 STOREY



**Design Code 19: GREEN LANES**

Roads designated as Green Lanes are identified on the planning layout.

**Design Code 20: GREEN LANES FORM AND STREETScape**

These provide no through routes to the development and provide access to a limited number of homes only and as such are shared surfaces around the periphery of the parcels with soft clipped hedges and estate railings forming the boundary to the public realm. Plot frontages tend to be increased in depth and parking in the form of private driveways.

The form of development here is predominantly semi-detached.

**Design Code 21: GREEN LANES DETAILING AND MATERIALS**

A typical street scene of the Green Lane is shown on the Street Scene drawing WSH-981-011. This illustrates the use of simple brick cills and headers with elevations that have a balanced fenestration. The main characteristics of the Green Lanes are:

- The use of simple traditional porches and half rendered elevations creates a soft rural edge to the development;
- Front boundary design consists of a mix of planted areas and grass lawn;
- Parking is provided by private driveways;
- Dwellings are generally semi-detached and 2.0 storey;
- The occasional use of chimneys and render add variety along the streetscene and help to create well-defined corner at locations redolent of the consented scheme.



STREET SCENE 2



STREET SCENE 1

**LEGEND**

-  SITE BOUNDARY
-  1800mm HIGH DECORATIVE FENCE (SEE SD20)
-  1800mm HIGH CLOSE BOARD FENCE (SEE RSD 9102 TYPE A)
-  1100mm HIGH ESTATE RAILING (SEE RSD 9203)
-  450mm HIGH TIMBER KNEE RAIL (SEE RSD 9105)
-  1800mm HIGH TIMBER GATE



**Design Code 21: GREEN LANES DETAILING AND MATERIALS**

- Windows are distributed evenly with a good sense of proportion and rhythm;
- Dwellings utilise a 2 types of red brick within the Green Lanes.
- No more than 3 continuous detached buildings in row are of the same brick with the exception of plots 112-115 to provide for continuity of street scene.;
- The occasional use of chimneys and render is provided to the ground floor only. This is provided on corner plots to help emphasise these as key note buildings;
- Dark grey slate 'type' roof tile make up of 40% of the overall development, whilst Red Plain Profile roof tiles make up 60% (Phase 2A,3A & 3B) ;
- Where dwellings are of the same scale, variation in height is achieved by the angle of the roof pitch (30-50 degrees).

BOUNDARY TREATMENT PLAN

-  APPLICATION SITE



### 3.3 LAYOUT AND DESIGN PRINCIPLES

#### Design Code 23: KEY NOTE BUILDINGS

The use of dual aspect plots, large windows, ground floor render and articulation of the roofscape with the occasional use of chimneys have been used to create key note buildings within the parcel. These plots act as way finders throughout the development and help frame vistas and key junctures.

#### Design Code 24: FEATURE SQUARES

Although the scheme does not provide a formal feature square, the proposal does incorporate junctures and are as approved under the extant consent, which act as focal points whilst moving through the development. The Key Note buildings help to define these key junctures through their use of contrasting materials and details. The addition of hard landscaping and metal railings to the corner plots located off the junctures provided a unique feature in the replan that breaks up the street scene. This feature was approved under the existing RMA.

#### Design Code 25: PLOT ARRANGEMENTS

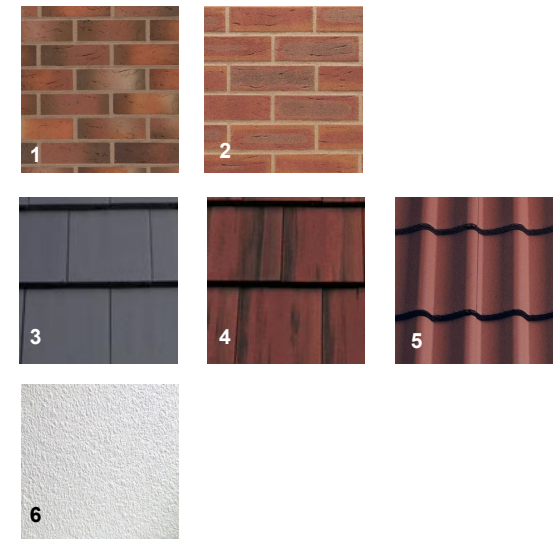
Homes are plotted mainly in a semi-detached configuration with occasional runs of 3 terraced homes to provide variety in street scene. Plots depths and widths vary and the careful positioning of different house types allows for articulation in the roof scape to add variety and interest. Plot frontages are clearly defined and rear gardens are enclosed with a decorative fence to the public realm to provide good design, security and privacy.



The Grantham Corner Turner



Dwellings with no more than 3 buildings having the same brick



- 1 Wienerberger New Red Multi
- 2 Wienerberger Ashington Red Multi
- 3 Wienerberger Dark Grey Sandtoft TLE
- 4 Wienerberger Rustic Sandstone
- 5 Wienerberger Double Pantile Terracotta Red
- 6 Through Colour Render White

## LEGEND

- Facing Brick \ Wienerberger - Windmill Orange
- Facing Brick \ Wienerberger - Clumber Red Multi
- Roof Tile \ Wienerberger - Dark Grey Sandloft TLE
- Roof Tile \ Wienerberger - Rustic Sandstone
- Roof Tile \ Wienerberger - Double Pantile Terracotta Red
- Render



### Design Code 26: CORNER PLOTS

Prominent corner plots at key locations have been articulated to provide large windows and dual aspect frontages. These plots help to create an easily navigated development, frame key junctures and provide natural surveillance of interconnecting streets.

### Design Code 27: CYCLING & PEDESTRIANS

Recreational routes for pedestrians and cyclists are incorporated throughout the masterplan and are well integrated into the proposals. All homes will have secure and lockable sheds for cycle storage which will also provide for the storage of other domestic paraphernalia. An appropriately worded condition to secure such provision could be imposed on any approval.

### Design Code 28: SUSTAINABLE PRINCIPLES

All homes will be built to current Building Regulation requirements using Modern Methods of Construction (MMC) using Countryside's timber framed construction process. In accordance with the requirements of Condition 5 30% of homes within the Phase 2A, 3A & 3B will be constructed to M4(2) (higher access standard). 6 of the M4(2) dwellings are included with the replan comprising a mixture of private and affordable dwellings.

### Design Code 29: DESIGN & MATERIALS – BUILT FORM

- Homes have a variation in roof pitch between 30 and 50 degrees to add articulation and variety to the roof scape and street scene;
- Chimneys, render and large windows are added to key note buildings and corner plots;
- A simple palette of external materials is proposed with a choice of 2 bricks and 3 roof tiles allied with the selective use of render as shown on submitted materials plan;
- Details will not distinguish between private and affordable housing.

MATERIALS PLAN

APPLICATION SITE





### Design Code 30: DESIGN & MATERIALS – LANDSCAPE

Countryside prides itself on the quality of its new home developments where landscape design is an integral component. A common palette of soft landscaping is proposed. Parcel frontages are defined by a combination of estate railings and clipped hedges. The application is accompanied by a detailed landscaping plan.

### PARKING

### Design Code 32: ON PLOT PARKING

All dwellings are provided with on plot parking in the form of private driveways. All parking is provided to the side, rear or front of dwellings and are sufficiently spaced to allow for landscaping between drives and to the front of dwellings.

#### KEY

Application boundary

Root barriers  
Reefroot 600 root barrier to be installed as per the manufacturers specification as shown or directed by the project engineer. As supplied by Greenblue Urban Ltd (www.greenblue.com) or similar approved.

#### PLANT SCHEDULE

Trees		Supply	Size	Girth	Number
ACICAMA	Acer campestre 'Sibir'	Extra Heavy Standard 88	450-625cm	16-18cm	1
BETFO	Betula pendula 'Obelisk'	Extra Heavy Standard 88	450-625cm	16-18cm	6
BETUT	Betula utilis	Extra Heavy Standard 88	450-625cm	16-18cm	1
CARFONA	Corpus betulus 'Fons Fontaine'	Extra Heavy Standard 88	450-625cm	16-18cm	2
					Total: 10

Specimen Shrubs		Pot Size	Height	Hubb	Number
PHOJE	Prunella 'Jester'	25L	100-125cm	Triple Crown	2
					Total: 2

Single Species Hedgerows		Pot Size	Height	Hubb	Density	Number
PRULU	Prunus laurocerasus	10L	80-100cm	Bushy	0.4C#	168
					Total: 168	

Shrubs		Pot Size	Height	Hubb	Density	Number
AUCIACR	Aucuba japonica 'Crotanifolia'	10L	60-80cm	Bushy	0.8C#	11
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7C#	4
CEATHIR	Ceanothus 'Royaltoniensis repens'	10L	40-60cm	Bushy	0.7C#	27
CHOAP	Choisya 'Aztec Pearl'	10L	40-60cm	Bushy	0.7C#	10
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7C#	45
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Bushy	0.8C#	3
ELAFUMA	Eleagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.8C#	13
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.7C#	19
EUOFOENG	Euonymus fortunei 'Emerald 'N' Gink'	10L	30-40cm	Bushy	0.7C#	15
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7C#	27
HEBAW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7C#	30
HEBPS	Hebe pinguifolia 'Sutherland'	10L	30-40cm	Bushy	0.7C#	4
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7C#	7
LONNIBG	Lonicera nitida 'Baggesen's Gold'	10L	40-60cm	Bushy	0.7C#	10
PRIFRER	Prunella s 'Fraser's Red Robin'	10L	80-100cm	Bushy	0.8C#	13
ROSCOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7C#	3
SKIJARU	Schinus japonica 'Rubella'	10L	40-60cm	Bushy	0.7C#	27
					Total: 266	

Turf Areas		Seed Mx Name	Seed Mx Supplier
	Medicallion turf		Rowdon Ltd

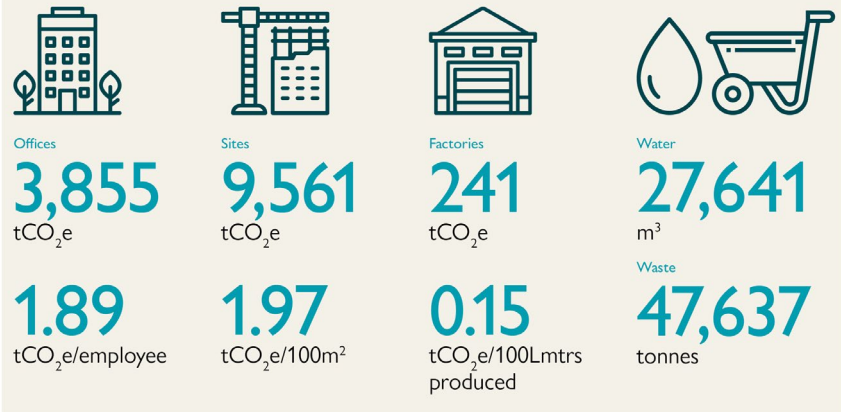
LANDSCAPE PLAN

APPLICATION SITE



Modern Methods of Construction (MMC)

Our footprint in 2021



## SUSTAINABILITY

### Modern Methods of Construction (MMC)

All homes will be constructed using timber frame construction, a Modern Method of Construction (MMC) which will add to the legacy of innovation and pioneering methods of construction in Witham.

Countryside Properties (UK) Ltd has 3 operating timber-frame factories. Our modular timber approach, alongside increased use of off-site manufacturing enables us to significantly accelerate the rate of new home completions, in an environmentally sustainable and renewable way. Through our timber frame production, we have zero waste to landfill with 100% of our factory's timber, plasterboard and plastic waste all recycled. We source the majority of our timber from a supplier with exceptional green credentials, which plants three new trees for every tree that is felled. The result is a durable and premium finish with high quality home that is built to last for generations.

The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

### Building Regulations

The proposed development should accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements.

### Materials and Waste Recycling

Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

### Sustainable Drainage

Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems (SuDs) on-site, to ensure that the development does not impact on the surrounding area.

### Green Reasons to Buy a Countryside Home

At Countryside, we are taking steps to ensure our customers can live more efficiently in a home that benefits the environment as well as their pocket.

We want our homes to become part of the solution to climate change, rather than a problem, so we not only work to make our homes as efficient to run as possible, but we also think about construction process and materials used to create our communities. This means our customers can rest assured they've chosen a home which is built to last.

- Energy Savings
- Renewable Technology
- Green Travel Options
- Water Savings
- Spaces to Support Wellbeing
- Green Sourcing
- Healthy Air
- Thermal Comfort
- Timber Frame Investment



# Secured by Design



## Official Police Security Initiative

### 3.5 SAFETY STATEMENT

#### Design Code 31: SECURE BY DESIGN

The evolution of the layout plan has considered the principles of Manual for Streets and Secure by Design. In summary the layout plan has sought to provide a safe development and reduce the fear of crime through the use of the following design features:

- The arrangement of buildings, public and private spaces has been designed to maximise opportunities for natural surveillance.
- Dwelling frontages face the street to maximise natural surveillance.
- All entrances to homes are highly visible from the street.
- Vehicular and pedestrian routes have been designed to ensure that they are visually open, direct, well used, and do not undermine the defensible space.
- Proposed footpaths are overlooked by dwellings and are not enclosed in narrow corridors.
- Promoting wayfinding and enhance passive surveillance of the streets by residents within their homes and high levels of street activity to deter criminal behaviour.
- Ensuring footpaths are a focus of the development and as straight as possible, wide, well lit, overlooked by surrounding buildings and activities, and well maintained.
- The proposed routes do not compromise development security by excessive permeability. Footpaths will all be lit.
- All properties to be fitted with high standard locks and fitted with double glazed windows at all levels.
- Boundaries will include secure walls and/or boundary fencing with gated access to secure rear gardens.
- Landscaping has been carefully planned to avoid creating climbing aids or reduced natural surveillance.





## 4.1 OVERALL APPROACH

The site benefits from an existing Reserved Matters Approval for a total of 181 homes (21/0276/RESM)

The proposed development is designed to suit current and future market conditions and consumer preferences.

The masterplan is founded on the best practice in urban design, community integration and sustainable development, with strong links to the wider area. It aims to create a development for the 21st Century, whilst reflecting the desirable elements of the local vernacular.

In this context, the development will respect the local character but also move the community towards a more sustainable future, through a significant increase in housing choice. Development will accord with the principles of high-quality design and best practice to create a townscape that is varied and sympathetic to its environment. The aim must be to achieve a development with a strong identity and distinct sense of place whilst at the same time integrating with the existing community.

The development proposals will be achieved in the following way:

- The creation of a high-quality development of new homes, including private and affordable, in Witham St. Hughs that integrate within the existing settlement;
- Providing a development that is well connected, readily understood and easily navigated;
- The creation of a landscape strategy that responds to the local area, provides a visual enhancement and encourages biodiversity;
- Provide dwellings with an architectural style that is distinctive, simply detailed, and sympathetic to the local vernacular;
- Promoting the objectives of sustainable development through layout and design. The use of MMC on the development will create a sustainable legacy for the residents

## 4.2 CONCLUSION

The Reserved Matters submission provides a sensitively designed development which complies with the requirements of the Witham St Hughs Design Code approved pursuant to the Outline Planning Application.

**This Design Compliance Statement provides the details of the proposed Re-Plan forming part of approved Phase 2A for Witham St Hughs and demonstrates how it will bring forward a residential scheme that will assimilate itself well within Witham St Hughs.**



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