

RURAL EDGE CHARACTER AREA

- 6.108 Additional hedgerow planting is proposed around the development perimeter, which in combination with the existing boundary vegetation will filter and screen views into the development.
- 6.109 Densities within this character area to be low with Green Drives providing direct access to dwellings along the edges of the development. Properties here should have larger frontages, reflecting the character of the existing properties along Waste Lane/Old Waste Lane. These frontages should be enclosed by less formal hedging creating a soft edge to the development.
- 6.110 The protection and enhancement of existing mature hedgerows along Waste Lane and the eastern boundary will assist in screening views of the development and protect the character of the settlement approach.

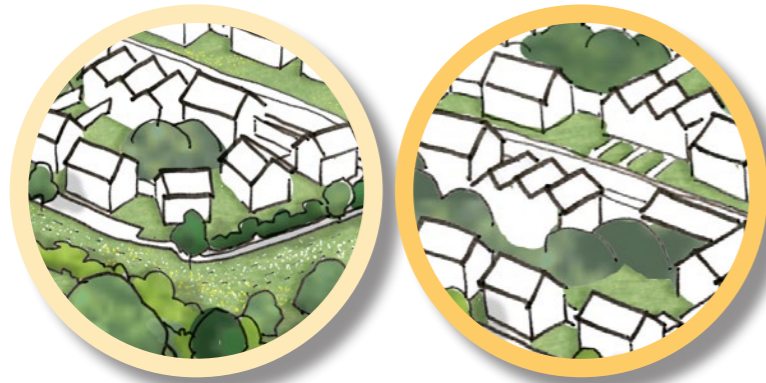


WINDMILL/HOB LANE FRONTAGE CHARACTER AREA

- 6.111 Densities within this character area are to be low with Green Drives providing direct access to dwellings along the edges of the development. Properties here should have larger frontages, reflecting the character of the existing properties along Waste Lane/Old Waste Lane. These frontages should be enclosed by less formal hedging creating a soft edge to the development.
- 6.112 Properties however, should be constructed from traditional materials which will reflect surrounding character generally of brick with some render, and timber detailing.
- 6.113 Planting is proposed around the development perimeter, which in combination with the existing boundary vegetation will filter and screen views into the development.
- 6.114 Proposed buffer planting between existing properties on Windmill Lane, and proposed dwellings, will protect existing amenity space of residents.

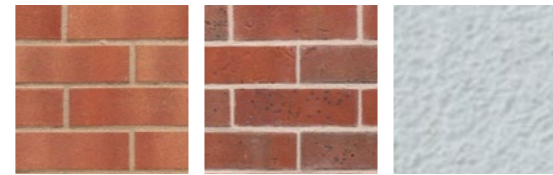
The images below are only intended to demonstrate the principles of any future development. Specific materials and detailing are to be agreed at the Reserved Matters Stage

TYPICAL DETAILING AND MATERIALS

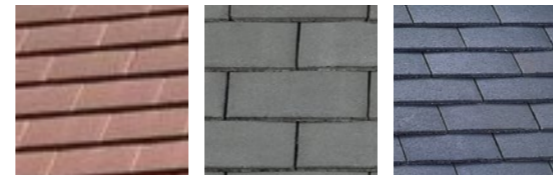


Village / Village Core

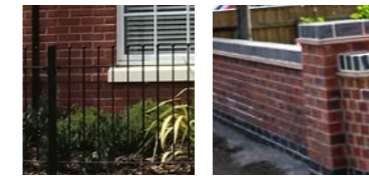
FACING MATERIALS



ROOFSCAPE



BOUNDARY TREATMENTS



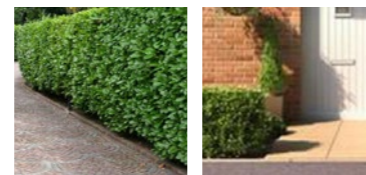
TYPICAL DETAILING



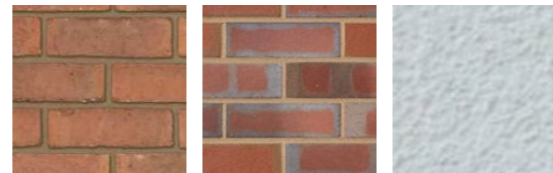
TYPICAL DETAILING



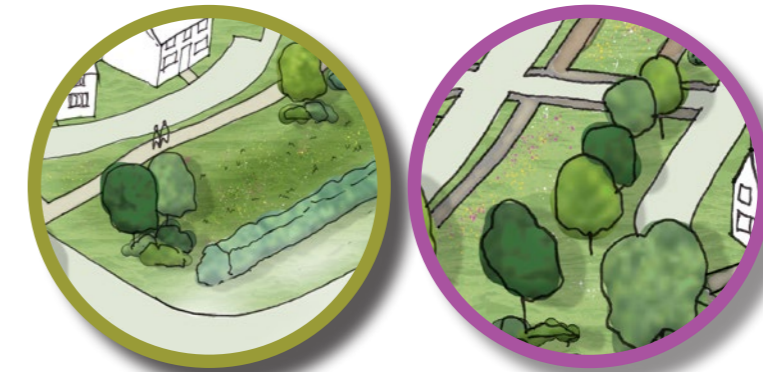
BOUNDARY TREATMENTS



FACING MATERIALS



ROOFSCAPE



WASTE LANE FRONTAGE / MILLENNIUM WAY

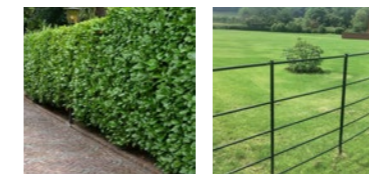
FACING MATERIALS



ROOFSCAPE



BOUNDARY TREATMENTS



TYPICAL DETAILING



RURAL EDGE / WINDMILL/HOB LANE FRONTAGE

These images are indicative Specific materials and detailing are to be agreed at a Reserved

RESOURCE AND LIFESPAN BUILDING FOR THE FUTURE



SUSTAINABILITY STRATEGY

6.115 This section of the DAS describes the measures that will be incorporated into the proposed development to ensure climate change mitigation through reducing CO2 emissions.

BUILDING FABRIC & ENERGY CONSERVATION

6.116 The scheme has been, and will continue through to the detailed design (reserved matters) stage, to be developed in accordance with the energy hierarchy - in order to manage and reduce energy use and associated CO2 emissions.

As part of this, a “fabric-first” approach will be taken to building design (enhancing the performance of components and materials that make up a building fabric itself, before considering the use of renewables and mechanical or electrical building services systems).

This is a matter for detailed design, at the reserved matters stage. However, the principles enshrined in the scheme proposals at this stage and which will be carried forward into the detailed design include the following:

- At the detailed design (reserved matters) stage, where feasible and appropriate taking into account all other considerations, the following principles will be applied:
- The layout and orientation of plots and buildings will seek to maximise opportunities for natural daylight and sunlight, and solar gains, whilst taking into account other factors such as privacy, amenity and attractiveness of the wide streetscape.
- Opportunities will be maximised for solar (PV) energy generation, including south-facing roofscapes.
- The design of buildings will reduce where possible the exposed surface area for heat loss and maximise the buildings’ energy efficiency, including through their orientation and massing and avoiding over-shadowing in winter.
- The use of construction methods and materials that will maximise air-tightness and insulation; optimise solar gain through the provision of openings and shading; and providing natural ventilation.
- Exploration of feasible and viable opportunities for the incorporation of renewable energy technologies will also be explored further at the reserved matters stage, which may potentially include solar PV and air source heat pumps.

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

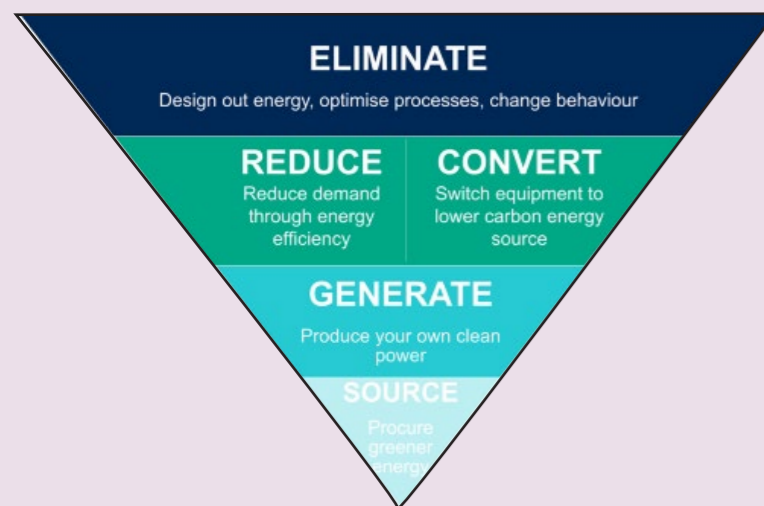
GREEN & BLUE INFRASTRUCTURE AND WATER CONSERVATION

6.117 It is widely understood that well designed green and blue spaces will assist in reducing local temperatures, providing natural shading, evaporative cooling at night and helping to reduce the heat island effect. The permeability of green spaces throughout the proposed development, as well as the selection of plot layout and building location, will help to facilitate air movement and enhance natural ventilation. The retention of existing vegetation and the design around will help provide shading and local cooling of both indoor and outdoor spaces.

6.118 The outline scheme and design principles proposed have been formulated with this objective in mind. In particular, the extensive (almost half of the site area) will comprise well-designed and multi-functional blue and green infrastructure. In addition to this, the proposed density is relatively low (at a net average of 37dph across the site and the dwellings themselves will also be interspersed with pockets of green open space / gardens.

‘Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.’
(National Design Guide)

‘...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’ (NPPF, ch. 130f)



Energy Hierarchy Diagram



'Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan.'
(National Design Guide)

'... to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.' (NPPF. ch. 8c)



6.119 A sustainable urban drainage system (SuDs) has been integrated into the proposed open space, which will further assist to keep the local temperature lower and aid in cooling. As a component of SuDS, attenuation within developments is a well-recognised technique to manage volumes and rates of surface water discharging from a site to mitigate flood risk as a result of increasing hard standing within a catchment.

6.120 Pockets of landscape planting (trees and hedges), as well as street-scene tree planting will also provide naturally shaded areas and corridors connecting different land parcels.

6.121 There may also be opportunities for on-plot water conservation measures to be included, such as rain-water harvesting and permeable paving, which will be explored at the reserved matters stage.

WASTE MANAGEMENT

6.122 A Site Waste Management Plan will be submitted with any RM planning application, outlining the full details of waste management. The following is a summary of the key principles.

6.121 During construction the following waste management principles will be employed:

- Reduction – The reduction of waste through the management of supplies and careful procurement
- Re-use – Source segregating of waste on site with re-use implemented wherever possible.
- Recycling – Those materials that are not reused on site will be sorted on site for onward recycling or returned to manufacturers via takeback schemes.

SUSTAINABLE TRAVEL AND ACCESSIBILITY

6.122 It is widely accepted that private car use is one of the main contributors to CO2 emissions and climate change. As set out in section 6.46, real opportunities to the private car will be provided and residents will be actively encouraged to choose alternatives to the private car – i.e. to walk, cycle and use public transport wherever possible – are embedded within the scheme proposals, both on and off site. The internal layout and ensuring a high quality, safe and attractive network of streets within the site to encourage people to walk and cycle.

6.123 In addition, a combination of physical infrastructure improvements and travel plan measures are proposed, which will provide and encourage the use of direct,

convenient and safe walking and cycle connections to local services and facilities, as well as to public transport services (bus and rail). The travel plan may also include vouchers that could be redeemed against public transport or equipment such as cycles, including electric bikes.

6.124 For those journeys that are made by car, measures will seek to encourage more sustainable options. This includes electric cars, through the provision of infrastructure and connections that will enable electric car charging facilities to be provided.

7. CONCLUSION

CONCLUSION

7.1 This Design and Access Statement has set out a clear explanation of the design process, community engagement and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the site and its immediate context that has informed the development of a clear set of principles to guide the design of the site.

7.2 The illustrative masterplan, supportive plans and design strategy contained within this document demonstrate how the vision for the site can be delivered, in accordance with the policy requirements specifically those set out in Policy BC4 as follows:

- Protecting the setting of Berkswell Windmill;
- Safeguarding the rural character of Hob Lane, Windmill Land and Waste Lane;
- The provision of above ground SuDs;
- The provision of a significant area of public open space, forming a buffer to Waste Lane;
- Facilitating easy and improved access by walking and cycling; and
- 5% of the proposed open market dwellings, subject to actual demand, to be provided in the form of self/custom build.

The illustrative masterplan demonstrates how development proposals on the application site may come forward, in a manner that facilitates and interconnects with the independent proposals on the balance of the draft housing allocation. The result, a comprehensive approach to the whole allocation.

7.3 Although the layout is a reserved matter, the Illustrative Masterplan is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area.

SUMMARY OF BENEFITS

7.4 The development of the site, as set out, brings forward the following benefits:

- The delivery of up to 250 new homes with associated landscaping, open space, parking and access. These will be in a range of dwelling types, sizes and tenures, catering for a range of occupiers and lifestyles;
- Homes which will be sustainable and energy efficient, constructed to the latest standards;
- Up to 40% of proposed units will be provided as affordable units, helping to address local demand;
- 5% of the proposed open market dwellings, subject to demand, to be provided in the form of self/custom build;
- Provides an effective landscape buffer/informal open space around the site, safeguarding and enhancing existing landscape and ecological features and offer a biodiversity net gain;
- Creates a strong new green infrastructure, which provides opportunities for new open spaces which will benefit both new and existing residents in the area;
- As part of the new green infrastructure the proposals will create a new, strong and clearly defined boundary for the Green Belt to the east of the site;

- Provides extensive opportunities for play and recreation across various areas of public open space;
- Provides on-site water attenuation that will improve the current drainage situation;
- Provides community green spaces including an orchard, community growing space or similar;
- Creates a development that is integrated, legible, and easily navigated.
- Creates a development that encourages non-vehicular modes of transport, through the creation of enhanced walking and cycling connections as well as enhancements to the existing footpath network - in particular ones linking to the existing facilities in Balsall Common;
- Provides enhancements to the existing Millennium Way to promote and support its wider usage.

Balsall Common is a highly sustainable location and a desirable place to live. The proposals will transform a site on the Councils current Brownfield Register and create a high-quality development with a strong identity and distinct sense of place. A development which respects and complements the identified local character, provides extensive and diverse areas of public open space and will deliver housing to meet local needs.



'TO TRANSFORM A SITE ON THE COUNCIL'S BROWNFIELD REGISTER, CREATING A SUSTAINABLE HIGH QUALITY DEVELOPMENT WHICH WILL POSITIVELY INTEGRATE WITH ITS SURROUNDINGS, SEAMLESSLY FORMING PART OF THE LOCAL COMMUNITY'



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