



October 2023

Design & Access Statement

Wilderness Park

Land north of Wilderness Lane, Great Barr,
Birmingham

Wain
ESTATES

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The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...

(National Planning Policy Framework, para 124)

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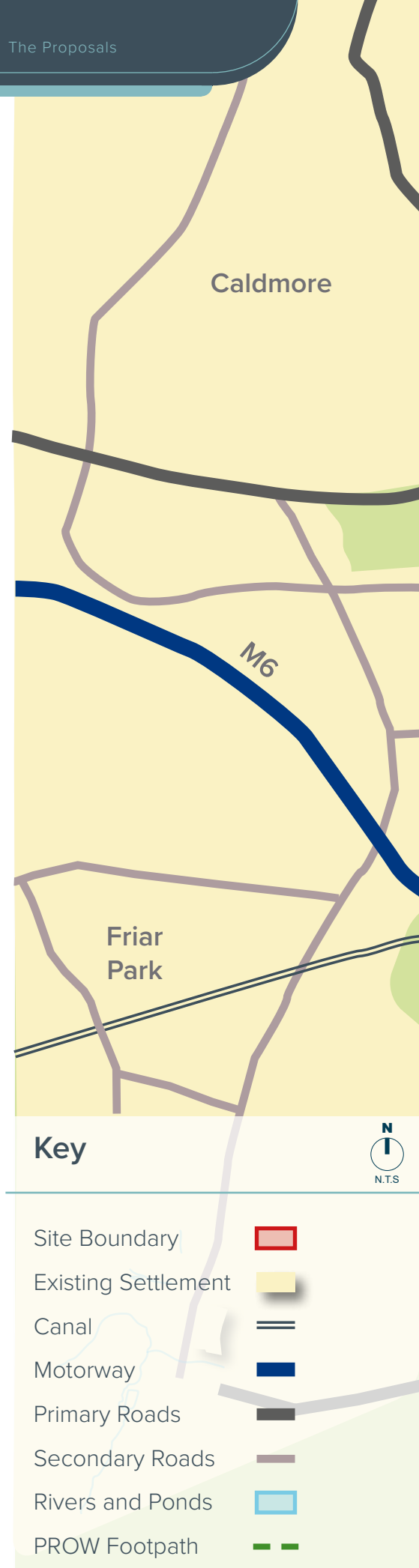


Introduction

Background

This Design & Access Statement (DAS) has been prepared as part of an Outline Planning Application made by Wain Estates for residential development of up to 150 new homes with an accessible countryside park on land north of Wilderness Lane, Great Barr.

The planning application is submitted in Outline (with the exception of access) As such, detailed design comprising the final layout of the site, the scale and appearance of the buildings, and surrounding landscaping, will be addressed at the reserved matters stage.







The Site

The site is located immediately to the north of Wilderness Lane on the North-western edge of Great Barr, Birmingham. To the south is the Q3 Academy Great Barr secondary school and to the north west and west are fields and sport grounds. North of the site is the A34 Birmingham Road, a main thoroughfare between Walsall and Birmingham city and to the east the site adjoins the rear gardens of properties along Peak House Road. The M6 lies approximately 400m to the south.

Beacon Way Long distance footpath runs to the immediate west of the site, with an additional footpath to the south of the site outside the southern boundary. There is currently no public access to the site itself.





Site Location Plan



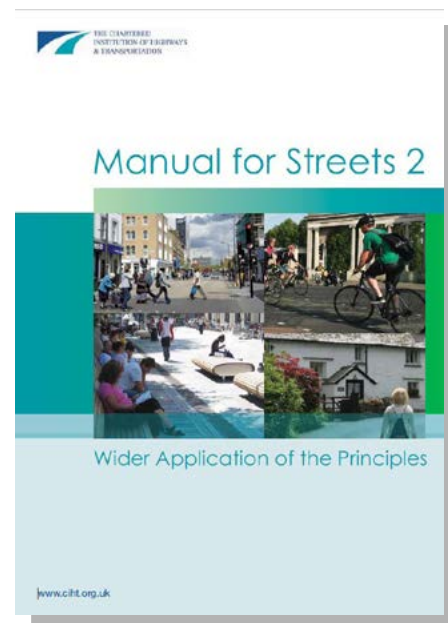
Purpose of the Design & Access Statement

The purpose of a Design & Access Statement is to explain the design process that has led to the application proposals. The Government's Planning Practice Guidance (2014) states that: "Design & Access Statements (DAS) set out the narrative for the design approach and design rationale for the scheme. They demonstrate how the local character of an area has been taken into account and how design principles will be applied to achieve high quality design. They set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information".

(Paragraph: 012 Reference ID: 26-012-20191001, Revision date: 01 10 2019)

The DAS follows best practice urban design principles that are aimed at delivering good design. The following are the principal documents that have been embraced:

- National Planning Policy Framework (NPPF), (Sep 2023), Ministry of Housing Communities and Local Government.
- Planning Practice Guidance (PPG), (2014), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Jan 2021), Ministry of Housing, Communities and Local Government, 2014.
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government
- Building for a Healthy Life, (BfHL) (2020).



Good and Well-Designed Places

The underlying purpose for design quality and the quality of new development is to create well-designed places that benefit people and communities. The National Planning Policy Framework (NPPF) states:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities" (para 124).

Building for a Healthy Life

The scheme will be developed to embrace the twelve 'Building for a Healthy Life' criteria, with the latest edition written in partnership with Homes England, NHS England and NHS Improvement. These criteria embody the vision of what new housing developments should be: attractive, functional and sustainable. The Building for a Healthy Life criteria is a useful tool to evaluate the quality of schemes against this vision. In particular it is applied at the detailed design stage. In this context, the application is made in outline with detailed matters of layout, scale and appearance reserved for future determination. This Design and Access Statement contains the information required for the evaluation.



National Planning Policy Framework

July 2018
Ministry of Housing, Communities and Local Government

National Design Guide

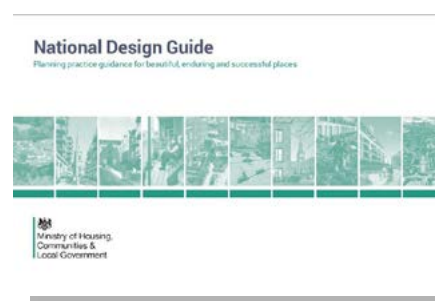
The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that:

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including”:

- The layout (or masterplan)
- The form and scale of buildings
- Their appearance
- Landscape
- Materials
- Detailing

Design Response

Design responses are provided throughout the DAS to address the characteristics of good design from the National Design Guide. The responses will set out the design rationale for the development and the design principles that are applied to achieve good design. This is delivered through words, photographs diagrams and illustrative plans.



Planning Policy & Green Belt

National

National Planning Policy Framework (NPPF, September 2023)

The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.

Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Planning Practice Guidance (PPG)

The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

The Site Allocations and Delivery Development Plan Document, Sandwell Borough Council (December, 2012)

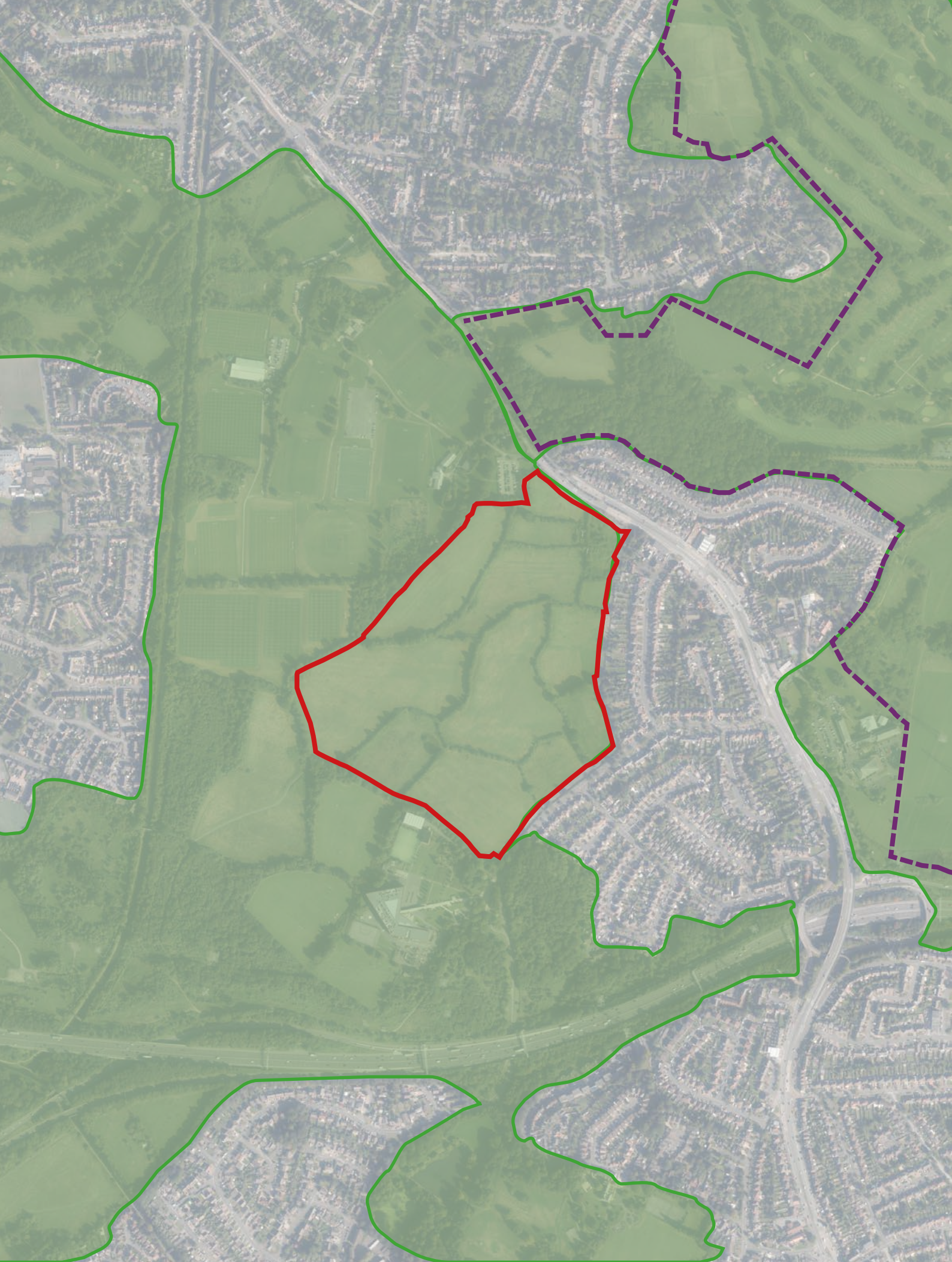
SAD EOS 2 - Green Belt

The site lies within Green Belt as shown on the adjacent figure. An assessment against the purposes of Green Belt is included in the LVA that accompanies the outline application. Great Barr Conservation Area lies to the north east of the site.

Key

- Site Boundary 
- Green Belt 
- Conservation Area 





Evaluation

Context

An understanding of the site's environmental context through baseline studies, helps to influence the location, siting and design of the proposed development, and to identify which areas are suitable for built development.

A series of technical and environmental studies have been completed and these accompany the planning application. These include ecology, arboriculture, traffic, drainage, and heritage. An analysis of this information helps to ensure that the development responds to features within the site, as well as its context.

The site extends to a total area of 27.00Ha and comprises fourteen field compartments separated by mature hedgerows and trees. These hedgerows will require appropriate offsets. The site is bounded to the east, south, north and west by a mixture of hedgerows and lines of trees. A veteran tree is located within the hedgerow to the south which will require a suitable offset.

Designations

The site currently lies within Green Belt and there is also a conservation area to the north east. An ecologically designated Site of Importance for Nature Conservation (SINC) is located within the site, and within the southern portion of the site adjacent to Wilderness Lane is an archaeological priority area.














Visual

The site slopes from a high point of 158.5m AOD in the north east to a low point of 129.5m in the south west which allows views out to the west and south from parts of the site. There are also views into the site as shown from Wilderness Lane.

Access

A potential vehicular access point is located on Wilderness Lane, with potential for a number of pedestrian accesses to the north south and west to tie into the existing footpath network.

Key

	Site Boundary	27.00Ha		Low Point
	Existing vegetation			Conservation Area
	Retained/ existing moat			Archaeological priority area
	Existing Public Right of Way / footpath			Green Belt
	Existing contours			Veteran Tree
	Views in the public realm			
	Potential vehicular access			
	Potential pedestrian access			



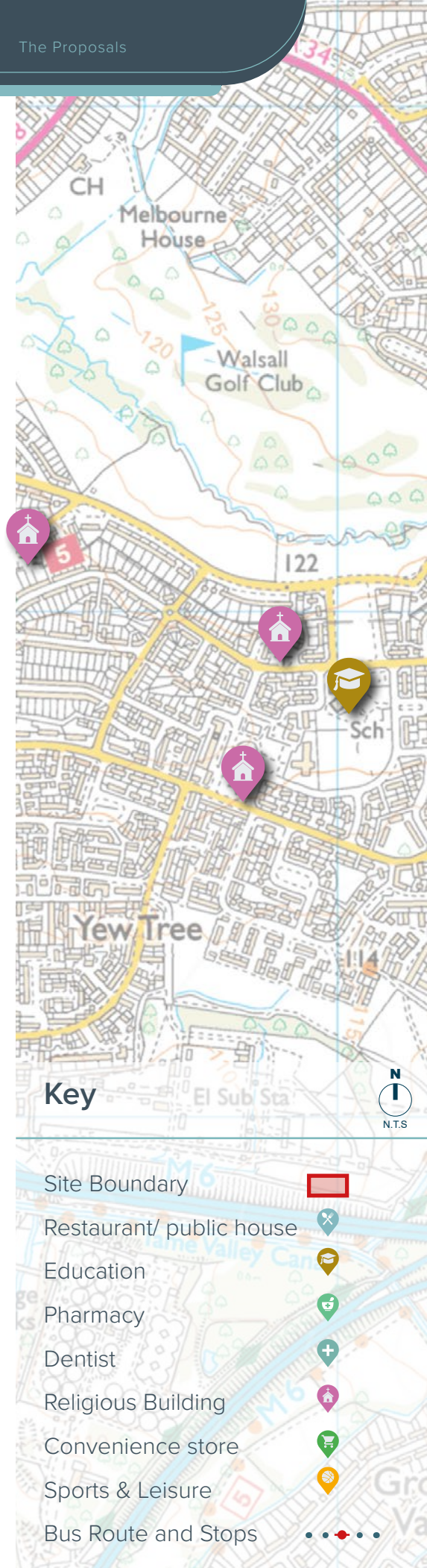


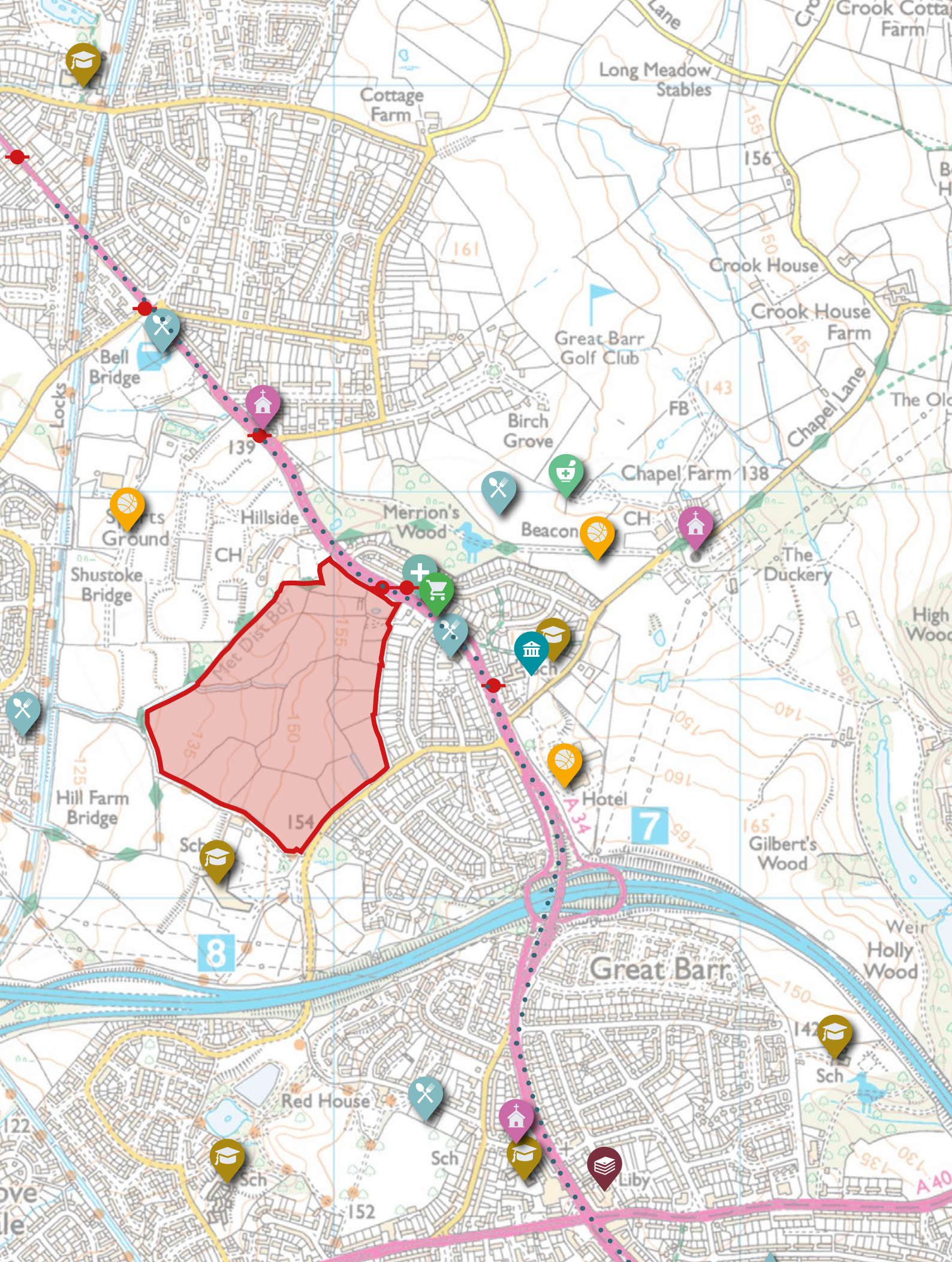
Local Facilities

The site is situated alongside the north-western settlement edge of Great Barr and is 7.4km from Walsall to the north west and approximately 7.4km from the centre of Birmingham to the south east.

Bus Routes X51 and 51 run along the A34 to the north of the site with a bus stop located immediately to the north providing regular services to Birmingham and Walsall. Public transport accessibility will be enhanced by the A34 SPRINT proposals.

The site is well served by a number of local facilities in the area including: a primary & secondary school, local shops, dentist, religious centres, pharmacy and leisure facilities.



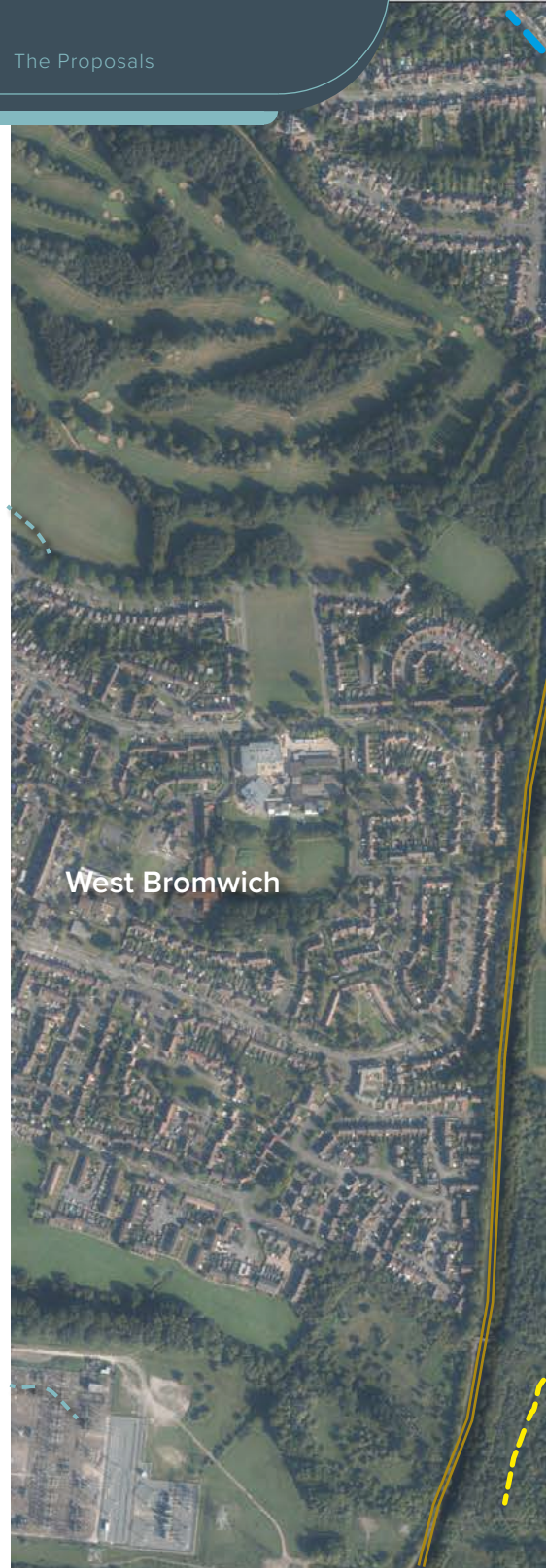


Access and Movement

Vehicular access to the site is proposed off Wilderness Lane to the south-east of the site. There is no current access to the site, although there is strong potential to link into the existing network of footpaths to the west and north of the site, creating better permeability in the area and providing links to the Bus stops which are located within easy walking distance of the site.

Design Response

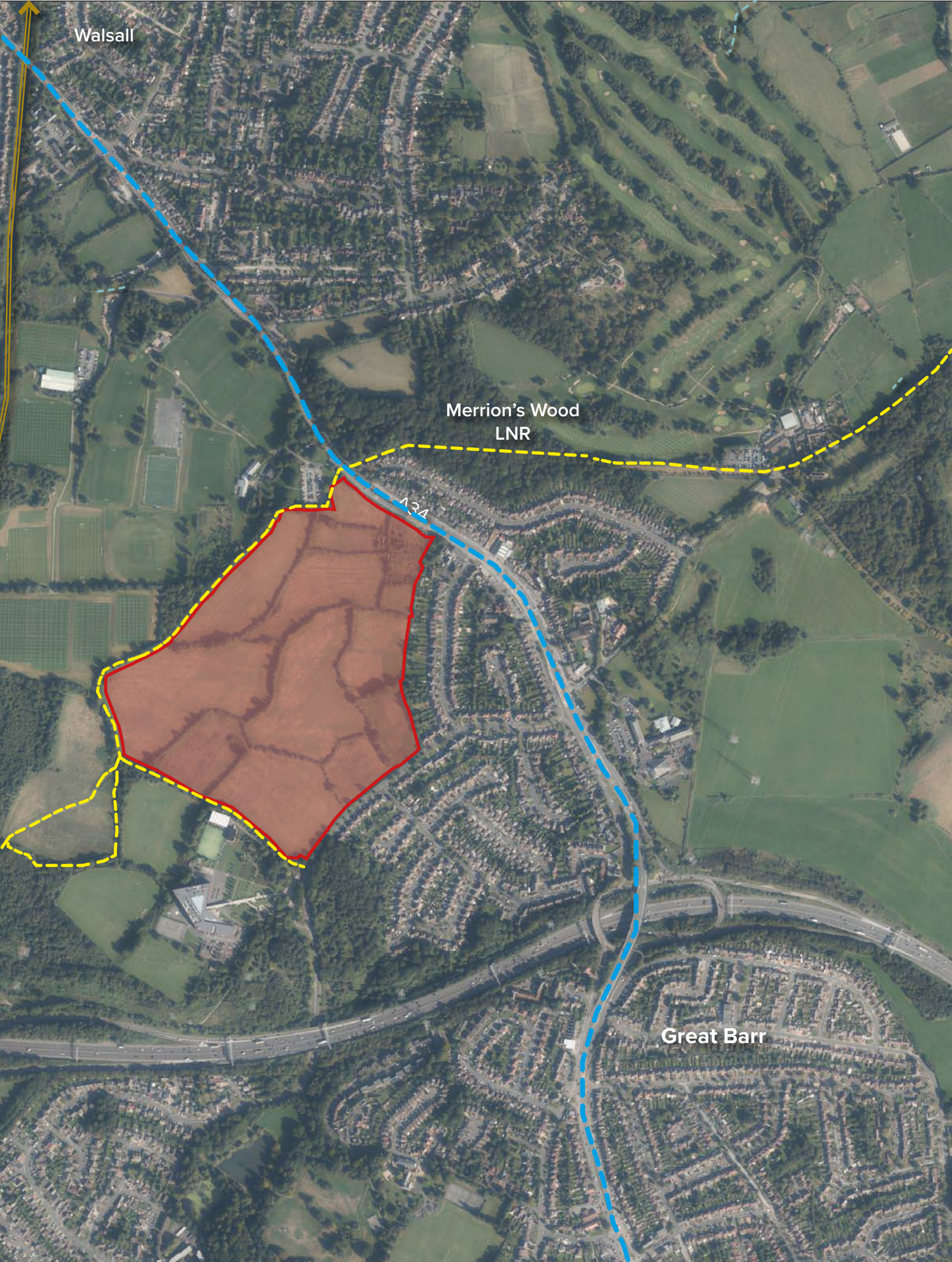
The overall strategy is intended to encourage the community to walk and cycle and will promote healthy active living for the new community. This will be achieved through a new pedestrian footpath / cycleway which will loop around the development and through additional connections into the existing Public Right of Way network.



Key



Site Boundary	
Beacon Way	
Canal	
Bus Routes	



Walsall

Merrion's Wood
LNR

134

Great Barr

Historic Development & Heritage

The adjacent historic map analysis illustrates the growth of Great Barr over the last 135 years with the site outlined in red.

Map Analysis

The 1888 mapping shows some limited settlement including an Inn and a school along the A34 to the north east of the site. The Birmingham canal is visible to the west of the site, and the site is in agricultural use. Merrions Wood is visible to the north of the site. Between 1888 and 1900 the mapping shows minimal changes but by 1930 new development has been built to the north of site and the A34 has been widened. The map also shows partial housing immediately east of the site on Peak House Road. By 1970 significant further development is evident to the south along Wilderness Lane, to the west of the canal and adjacent to the new M6 motorway. It also shows Great Barr Secondary School now known as Q3 Academy Great Barr.

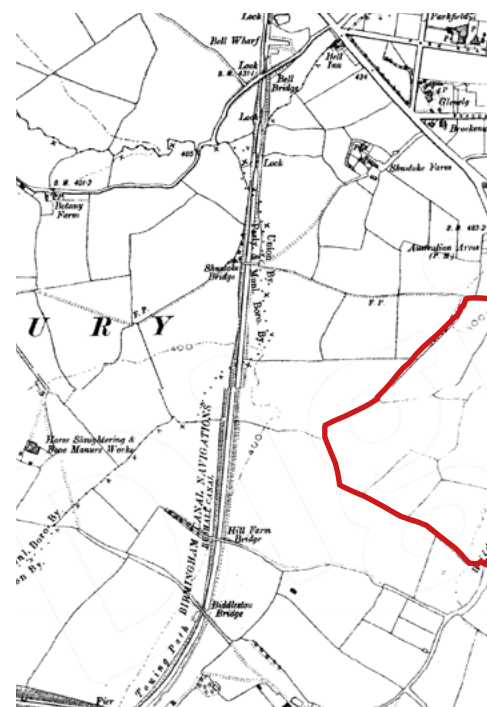
Heritage

The site comprises an area of 'irregularly' enclosed agricultural fields; defined and separated by a mixture of hedgerows, banks and ditches; which forms part of the more extensive, non-statutory designation, Area of High Historic Landscape Value (AHHLV) 25: Peak House Farm Field System. The proposals retain and maintain the existing hedgerows within the extents of the built development and provide for the retention, enhancement and better management of the field system to the west as publicly accessible open space that would be available to use for recreation by new and existing local residents alike.

The site also includes a second non-statutory archaeological designation identified by the Council, this being Archaeological Priority Area (APA) 24: Peak House Moated Site, which is believed to represent the buried and earthwork remains of a medieval moated enclosure and fishpond. The proposals retain these archaeological features within an expanse of open space to the west of the residential development so that not only are they physically preserved in situ, but also provide them with enhanced management and presentation for the local community and new residents alike (secured by condition), hence 'better revealing' their significance.

Desk and field-based investigation has shown the site to be of 'low' archaeological interest away from the possible moated enclosure and hence the development proposals would have a limited impact in that regard. Mitigation is proposed in the form of further investigation and recording prior to or during construction, to be secured by condition and completed in accordance with a scope of works agreed with the Local Authority's archaeological advisor. Taken as a whole, it is assessed that the proposed development would give rise to limited impacts on non-designated heritage assets of local interest.

1888



1930



1900

1970

Land north of Wilderness Lane, Great Barr 19



Visual Amenity

A separate LVA and Green Belt Assessment has been carried out alongside the application. The baseline LVA analysis results in a number of reasoned conclusions which are summarised below:

- The elevated nature of the fields in the east and north-east of the site allows for long views from these locations to settlement to the south-west as well as views back from these locations.
- Land in the south-west of the site is lower lying and generally well visually enclosed.
- Vegetation adjacent to the site's western and southern boundaries help to filter and screen views of the site with blocks of tree planting within the site's context to the south and west further restricting views.
- The site is visually enclosed to the east by the existing settlement edge.
- To the north the site's visual envelope is restricted by existing woodland including Merrion's Wood.

Design Response

The proposals will use the LVA to inform the developable areas of the site and will retain a significant proportion of the site as open space, with only the eastern and northern sections of the site proposed for development that will relate well to the existing settlement edge.





Photoviewpoint Location Plan



Site Viewpoint 1



Site Viewpoint 2



Site Viewpoint 3

Arboriculture

Of the surveyed trees six individual trees and one group were recorded as category A, of high arboricultural and landscape value. The individual trees were all mature specimens of English oak *Quercus robur* that were in a fair physical condition. G21 formed a large woodland belt on the northern boundary of the site. Multiple mature oaks were present within this group and it formed a high quality feature on the local landscape.

Twenty individual trees and eight groups were graded as category B, of moderate arboricultural and landscape value. The majority of these were further specimens of oak along with ash, copper beech, field maple, cherry and holly. T5 was the only tree on site considered as a category U specimen. This young oak tree had suffered vandalism with multiple wounds on its lower branches and stem. The remainder of trees, groups and hedgerows were considered to be of limited arboricultural merit due to their location, size and physical conditions. T6 was considered as a veteran tree.

Design Response

The proposals will retain trees wherever possible, and mitigation for any losses required for access/development will be provided as part of the countryside park, through the provision of new planting as part of the scheme. It is considered that new planting throughout the scheme will result in a net gain of trees and hedgerows on the site, in line with the intentions of the NPPF.



trees on site

Biodiversity & Ecology

The site comprised 14 field compartments of which predominantly comprised other neutral grassland and included abandoned pasture fields and fields that historically have been used to take an agricultural hay crop. The fields were bound by a network of mature native outgrown hedgerows and treelines with areas of dense bramble scrub and tall forbs within the north-eastern compartments and areas of mature mixed scrub around the two ponds.

The results of the detailed grassland survey have identified most the grassland across the site as comprised relatively species-poor other neutral grassland. Overall the swards were considered to be declining in species-richness with a reduced number and abundance of indicator species. In particular the fields within the north-east of the site have developed rank swards and are being encroached by dense bramble dominated scrub and tall herbs.

A network of 33 hedgerows and five tree lines border the field compartments. These were largely unmanaged at the time of the survey. All hedgerows except for H33 were considered to qualify as Habitats of Principal Importance under S41 of the NERC Act (2006) as they supported over 80% native species.

Design Response

The proposals will retain approximately 5 times as much of the site for a countryside park as is proposed for development. This will allow the retention and buffering of key ecological features such as hedgerows and trees, alongside the retention and enhancement of the fields within the western portion of the site. More detailed consideration is contained within the Ecological Appraisal that accompanies the planning application.



existing fields

Local Built Form

A character analysis of the local vernacular has been carried out for Great Barr to inform the development proposals.

The housing to the immediate east of the site off Peak House Road and Wilderness Lane is characterised by early twentieth century semi-detached properties set back behind wide front gardens. These streets include a mix of brick and white rendered double gabled properties.

To the north of the site, Great Barr Conservation Area includes clusters of older brick properties that provide good examples of local character including white rendered gabled properties, and red brick properties with diaper work and brick detailing. Within the Conservation Area, Nether Hall Park, is relatively recent development (2010) which provides good examples of brick and rendered buildings in a traditional style set within a formal arrangement.





Character Photos



Proposed historic hedgerow route

Wilderness Park - The Vision

Following the analysis of constraints, benefits and opportunities of the site, the areas suitable for development have been identified, and those which should be retained for open space and bio-diversity net gain.

The scheme presents an opportunity to create a vibrant new community with high environmental quality. Through the Ministry of Housing, Communities & Local Government's National Design Guide (October 2019), a well-designed place is formed through the design of three overlapping themes; Climate, Community and Character.

Within this, the Guide sets out:

"Well designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy."

Existing Beacon Way footpath diverted through site

New footpath routes across the site



e-planting

Well designed housing - set adjacent to the current settlement edge

Retention of historic moat and provision of interpretation board

Drainage basins with landscaping to allow for SuDS and bio-diversity

creating permeability



The Vision

Illustrative Development Framework

The adjacent Development Framework Plan establishes the parameters of development. It identifies the amount of developable area which will include up to 150 dwellings, the existing landscape framework, the proposed Green and Blue Infrastructure strategy and where the play area will be located.

The Development Framework Plan demonstrates how proposed residential development will only be located on a small part of the site, to the east and north of the site, with the remainder set aside for a Countryside Park.

Key

	Site Boundary	27.00Ha
	Proposed Residential Development	3.91Ha
	Proposed Green Infrastructure (Includes indicative roads crossing green infrastructure)	23.09Ha
	Indicative main vehicular routes	
	Indicative relocated Beacon Way	
	Indicative segregated cycle link	
	Indicative LEAP Play Area with 20m offset	
	Proposed attenuation features	
	Proposed vehicular access	
	Indicative pedestrian / cycle access	
	Indicative emergency / cycle access	

	Existing vegetation
	Retained / existing moat
	Existing Public Right of Way / footpath
	Existing contours







The Vision

Climate

A

A ground-up approach that retains and protects the landscape framework of existing trees and hedgerows, and places them within public Green Infrastructure for their longevity.

B

The creation of complimentary new habitats will build upon the existing landscape framework and enhance site wide biodiversity. This will include new hedgerow planting on historic field boundaries and a matrix of meadows.

C

A SuDS network integrated into the landscape as part of the multifunctional Green Infrastructure.

D

The potential to introduce street trees will be introduced to the street layout for urban greening within the main street in dedicated verges wherever possible.

E

Space has been provided for introducing a legacy of large stature trees in key focal spaces that host greater biodiversity over time.

F

Promote a modal shift towards a walking / cycling neighbourhood with a network of accessible, direct and attractive routes along key desire lines to link community assets along the green corridors.







Community

A

A Countryside Park will be created on fields within the western portion of the site. This will be an informal Countryside Park for the use of local residents to enjoy access to the outdoor environment.

B

A Local Equipped Area of Play (LEAP) is located within the Countryside Park in the northern part of the site and set back 20m from dwellings, but importantly close enough to be overlooked by adjacent properties for natural surveillance.

C

Existing public footpaths are off-site. The site provides the opportunity to re-route the Beacon Way Long Distance footpath through the site to open up more views, and provide additional informal connections into it allowing greater permeability.

D

Informal grass footpaths will be provided around the site, to allow residents the flexibility to form running routes and walk their dog if desired whilst a more formal route will provide a north-south segregated cycle path, linking into the wider cycle network.

E

A mix of housing types will be proposed, including affordable housing.







Character

A

The retention of the existing landscape features of trees and hedgerows give an instant maturity to the scheme.

B

A legible street environment with feature squares will aid in movement through the site and beyond. Cycle and pedestrian routes will be given priority where possible, and vehicular carriageways downgraded where possible to reduce car dominance.

C

Development densities will vary across the site in response to the scale and typology of streets, resulting with lower densities along the green edges of the scheme.







The Proposals

Use & Affordable Housing

The final development will provide a range of different size homes to provide a mixed and balanced community. Any final scheme that will come forwards at Reserved Matters stage (in accordance with the principles of the Design & Access Statement) will be able to suitably contribute to this need. It is envisaged that a mix of 1, 2, 3 and 4 bed homes will be provided on in the development.

The applicant is committed to providing 40% of homes on the site as affordable dwellings. The full mix of these affordable homes and where they are located on the site will come forward as part of a detailed Reserved Matters layout, and this will be led by the need of the local area

A Permeable & Legible Layout

The development will include a hierarchy of 'street types' that will have different functions and design characteristics to support variations in character, placemaking and a distinctive built environment. This will include:

- A tree lined boulevard within the heart of the development;
- Side roads that spur off the boulevard and provide connections into the tertiary street network; and
- Green lanes / private drives that front directly onto the POS to provide natural surveillance.

The following pages set out the key characteristics of the street types.



Boulevard

The boulevard will function as the principal higher order street providing access into the development from Wilderness Lane. It should be based on the following key design principles:

- Verge to either side of road with trees
- Footpaths to either side of street set back behind trees.
- A range of dwelling types, including linked terrace dwellings and semi-detached properties;
- Car parking is expected to be either to the sides or in front of the houses.



Section AA



Secondary Streets

Side streets should be based on the following key design principles:

- Connect with the boulevard, providing legible access and circulation;
- Accommodate safe movement for all (cyclists, pedestrians and vehicles);
- Have narrower carriageway widths than the boulevard – although specific street width will vary and depend very much on context, density, the built form and landscape design;
- Have less formal landscaping than the boulevard, with the greater introduction of private front gardens;
- Incorporate private frontages that are deeper than those along the boulevard.



Green Lanes / Private Drives

The Green Lanes / Private Drives will be based on the following key principles:

- The most minor routes and streets within the development;
- Typically located next to the green corridors through the developed part of the site;
- Opportunity to use well designed 'shared surfaces' i.e. a combined carriageway-footway for all, with scope for changes in street and carriageway materials;
- Likely to converge into private driveways;
- Parking will be on private driveways and garages to the side or rear of dwelling;
- Houses and landscaping are less informal in character with deeper frontages and larger plots, where density allows.



Heights & Key Buildings

The development will provide interconnected streets that are direct and easy to move around.

The buildings will help provide a legible environment with landmark and gateway buildings at street intersects, along with key views, and arrival and focal spaces.

The creation of views within the layout can be introduced by arranging the building line so it channels and frames a view, and by using landmark or gateway buildings to terminate a street view. This will provide character and encourage a sense of identity for residents. The use of views and landmarks can help people to navigate around the place.

Attractive views can be generated through the variety of the streets and the built form. Variations in building designs and materials, and the use of street trees, for example, can create visual interest within the layout.



Key Focal Building



3 Storey



2 1/2 Storey



2 Storey



Not to Scale



Cycle / Car Parking & Bin Storage

The final layout of car and cycle parking is a matter reserved for later approval. As far as possible, measures should be incorporated into a detailed Reserved Matters layout so that vehicles are well integrated into the street scene, whilst ensuring that residents still have convenient access.

A range of best practice design solutions should be used to include on-plot parking either at the side or rear of the plot, along with garages and/or undercroft arrangements. Frontage parking can also work through careful detailing of the building line, plot design and through well-sited street trees.

The amount of parking spaces per house type will be determined at the Reserved Matters stage and be based on current Local Authority standards. This can include visitor parking as appropriate. Street design will also need to take account of access and manoeuvrability for cars and as well as for larger service vehicles, for refuse collection, deliveries and removals.

Space requirements for bin stores, cycle storage and electric charging points will be addressed at Reserved Matters stage, including how to lessen their visual impact and to avoid street clutter.





Green & Blue Infrastructure

The proposals for the Site are landscape led and an extensive proportion of the Site will be dedicated to a new, accessible Countryside Park. The proposed green and blue infrastructure for the scheme places emphasis on maximising biodiversity and community benefits whilst respecting the local landscape character. The majority of existing vegetation within the Site is to be retained and complemented with enhanced habitats, through sensitive management and some limited habitat creation. Features such as attenuation basins and the play area will be designed to be as naturalistic as possible. The introduction of features which would conflict with the existing character of the Site such as woodland planting are to be avoided.

Wilderness Countryside Park















Proposed residential development is limited to the north eastern portion of the Site with the remainder of the Site forming the new Countryside Park. The park will provide an extensive area of accessible, managed space in close proximity to the local community and a range of habitats for local wildlife. The Countryside Park has been designed to reflect local landscape character and will include meadows, footpath routes, a play area, sustainable drainage features and seating. In addition to this the retention of the existing heritage features such as the medieval moat.

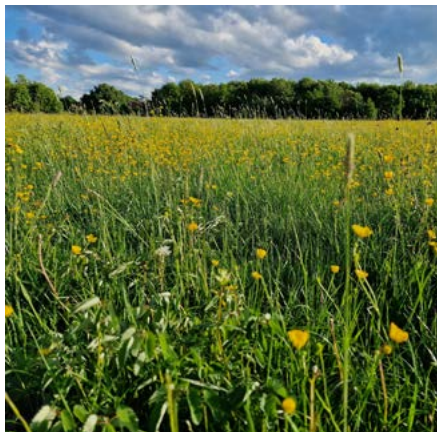


Illustrative Landscape
Masterplan

Not to Scale



	Site Boundary		Potential Mown Grass Footpath Route		Proposed LEAP Play Area with Natural Play Features
	Proposed Vehicular Access		Existing Trees and Hedgerows		Potential Location for Interpretation Board
	Indicative Pedestrian / Cycle Access		Proposed Hedgerows (including Historic Hedgerow Replanting)		Potential Location for Bench / Resting Area
	Existing Public Right of Way / Footpath		Retained/ existing moat		Potential Location for Pumping Station
	Indicative Informal Footpath Route		Proposed SUDs		



Meadows

The Countryside Park will include extensive meadows set within a framework of hedgerow lined fields. The meadows will be established by managing the existing grassland sensitively to increase the habitat value. The meadows will provide habitat for local fauna.

Footpath Connections

A series of mown grass pathways will enable access around the Countryside Park and will provide biodiversity benefits through sward diversity and by encouraging visitors to follow prescribed routes. The proposals provide the opportunity to re-locate the Beacon Way LDP which currently runs to the north of the Site along a narrow, unappealing route. The new path will run through the proposed Countryside Park providing a more appealing and usable route. Benches / resting points will be provided at intervals along the main footpath routes.



Natural Play

A LEAP play area is proposed in the north east of the Site adjacent to the proposed residential area. The LEAP will be designed as a naturalistic play feature with timber play equipment to maintain the natural character proposed within the Countryside Park.



Sustainable Drainage

A SUDs scheme has been designed for the Site to sustainably manage drainage. This will include new swales/ basins as part of the Countryside Park as well as utilising the existing network of ditches creating a controlled flow of clean water. The basins will be sown with a wetland grass seed mix and there are opportunities to plant marginal species to increase their biodiversity benefits and create attractive amenity features. The basins will be designed to appear as naturalistic as possible, respecting local landscape character.

Celebrating Natural Heritage

The Countryside Park will celebrate the natural heritage of the Site. The framework of existing hedgerows will be retained as far as possible and locations have been identified for re-planting of historic hedgerows which have disappeared. A series of interpretation boards will inform visitors of the history of the Site.



Locations for historic hedgerow re-planting

Building with Nature

The Green Infrastructure at Wilderness Park is a key aspect in achieving the sustainable aspirations for the Site. The Green Infrastructure proposals seek to follow the principles set out in Building with Nature to provide a multifunctional response allowing residents easy access to connect with nature whilst also enhancing biodiversity value within the Site, integrating water management, and maximising its value for conservation. The section below considers the scheme responds to the Principles, set out in the Building With Nature Standards Framework (2.0).

CORE STANDARDS

Standard 1: Optimises Multifunctionality and Connectivity

The Green Infrastructure within the built part of the site and within the Countryside Park provides a multifunctional approach with a range of formal and informal uses including space for informal recreation and exercise, wildlife and sustainable water management. These include play with a nature based equipped play area close to the housing. There are mown footpaths through the meadow areas of the Countryside Park which lead around the site providing options to walk around the Site or connect to the wider area via connections to the north and south. The existing habitats within the Site are retained and enhanced through appropriate management.

Local residents have the opportunity to connect with nature via a range of routes and spaces giving options for sustainable travel and a variety of areas to use.

Standard 2: Positively Responds to the Climate Emergency

Climate change has been carefully considered and the location for the housing provides excellent opportunities for sustainable travel and living. Climate change also forms an important part of the water management proposals. The proposals incorporate a sustainable system to manage drainage. Pedestrian routes and links are integrated into the Site's layout to encourage sustainable transport allowing easy and quick access around the Site and offering further connections through and around the wider area.



Standard 3: Maximises Environmental Net Gains

The scheme has been designed with input from a multidisciplinary team of professionals including ecologists, and the scheme will lead to an increase in Biodiversity Net Gain, above current requirements. The existing meadows and hedgerows in the Countryside Park will be managed to increase their wildlife value. The range of habitat available, offers quieter areas for nature away from the built up area. A variety of stopping spaces with different characters allows opportunity to pause and engage with nature.



Standard 4: Champions a Context Driven Approach

The design approach retains existing vegetation as far as possible and complements this with new planting and habitats connecting existing habitat within the Countryside Park. The Site is located in a sustainable position with facilities available in the local vicinity. The existing character of the site would be preserved and managed for future generations, providing an attractive context for the surrounding area. The Countryside Park will become accessible for people and the spaces will be managed to make spaces that feel safe for all members of society.



Standard 5: Creates Distinctive Places

The existing site is a pocket of largely unmanaged farmland within the urban area, with a distinctive pattern of hedgerows and trees. The site is currently inaccessible and has limited value to the people who live around it. Providing access to the site provides the opportunity to make a distinctive place that many people can enjoy. The proposals for the Countryside Park provide a framework of existing and new features that would have a naturalistic character. The limited area of new housing would fit within the framework of hedges, on the edge of the existing settlement.



Standard 6: Secures Effective Place-keeping

A Landscape and Ecology Management Plan will be implemented to ensure the successful management of the site's Green Infrastructure. This will secure the sustainable long-term future of the Countryside Park, ensuring ongoing ecological benefits and balance of use by the local population. The LEMP would provide periodic reviews of the management prescriptions, to adapt to changing future needs.

WELLBEING STANDARDS

Standard 7: Brings Nature Closer to People

The purpose of this Standard is to ensure green infrastructure features are available and accessible to all. The guidance states how this is particularly important in urban areas. At present whilst the site has some ecological interest, it is not accessible to people. The scheme will allow the conservation value of the site to be enhanced, and importantly will allow local people access to nature within the Countryside Park, throughout the year.

Standard 8: Supports Equitable and Inclusive Places

This standard is designed to encourage and enable everyone, including those from vulnerable or excluded groups, to use and enjoy Green Infrastructure, to help reduce health inequalities and to build a shared sense of community and belonging. The scheme and the Countryside Park is within the existing urban area, providing close range access to the green space to a diverse population. Providing an alternative route for the Beacon Way long distance footpath through the site, would make the route more attractive and feel safer than the current unattractive and intimidating route to the north. This should encourage use by a wider range of the population.



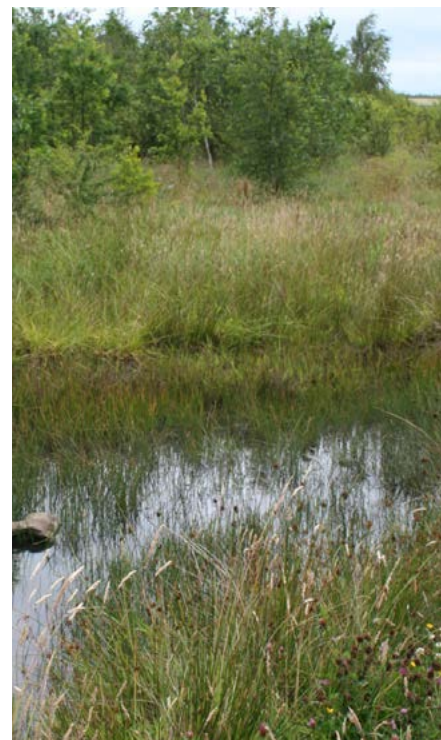
WATER STANDARDS

Standard 9: Delivers Climate Resilient Water Management

The majority of the site will remain in green uses, as the Countryside Park. This enables space to be used for a sustainable nature-based solution approach to water management. The scheme will include new swales/ basins as part of the park but will also utilise the existing network of ditches to creating a controlled flow of clean water.

Standard 10: Brings Water Closer to People

The purpose of this Standard is to ensure that water management provides opportunities to enhance the development to create and sustain better places and benefits for people and nature. It should use above ground water management to benefit biodiversity and distinctiveness. The scheme provides this. The scheme uses the natural topography to manage the flow of water across the site and the drainage features will benefit biodiversity and provide attractive new features.



WILDLIFE STANDARDS

Standard 11: Delivers Wildlife Enhancement

The enhancement of wildlife value is at the heart of the vision for the site. Wildlife and habitat is integral to the overall design, with the majority of the site protected and enhanced as a Countryside Park. The land will be brought into a positive management regime, which currently does not apply to the site. Overall, a Biodiversity Net Gain will be achieved, above current guidance.

Standard 12: Underpins Nature's Recovery

This standard aims to improve the connectivity of existing and planned for habitats, including beyond the site. Within the site historic hedge lines will be restored, improving connectivity of habitat and existing links beyond the site will be retained.

Sustainability

Whilst sustainable construction methods and energy efficiency will be adopted at the detailed design stage, sustainability is a key consideration at outline stage. The site is located in a sustainable location with good access to facilities and bus routes, and pedestrian and cycle routes are prioritised, reducing the need for car travel.

At the reserved matters stage, best practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques, and buildings that are resource and energy efficient.

Changes to Part L (Conservation of fuel and power) of Building Regulations came into force on 15 June 2022. There are higher performance targets – CO2 emissions are reduced by 31% for dwellings and a new emphasis on low carbon heating systems. These are an interim step towards the Future Homes Standard that will arrive in 2025. The Future Homes Standard will ensure that all new homes built from 2025 will produce at least 75% less carbon emissions than homes delivered prior to 2022. The development proposals will follow these changes in Building Standards in order to provide a high quality, sustainable environment.



It is expected that the design will explore the following in order to promote reduction in carbon emissions and keep to building regulations at both the Interim and Future Homes Standard stage.

- Flexible building and house design, allowing for the expansion of living areas and storage needs.
- More thermally efficient walls and floors through enhanced building fabric and insulation.
- Ensuring that buildings can be easily adapted to suit different occupiers needs.
- The use of locally sourced or recycled construction, building materials and aggregates;
- The preference for using environmentally friendly and more sustainable materials and products, such as recycled timber;
- The use of porous/concrete block permeable paving and surfaces for some streets, driveways and spaces;
- Low flow showers, smaller baths and dual low flush toilets as part of controlled water demand and use;
- Low carbon lighting, energy controls and management;
- Double or triple glazing;
- Wherever possible using an optimum plot orientation for solar gain with south facing windows; and potential Solar PVs.
- Potential for Air Source Heat Pumps or energy efficient boilers at interim stage.
- Electric Vehicle Charging
- Conservation of the natural resource such as the site's hedgerows and trees;
- Ground level 'urban greening' with the use of street trees, parks, linear parkland, open space, private spaces and gardens; and
- The planting and setting out of grassland, native trees, shrub and hedgerow species that will encourage wildlife, and sustainable drainage;
- Plots to provide suitable facilities and storage for recycling and waste.



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