

**LAND TO THE EAST OF
BLACKWELL CLOSE,
EARLS BARTON,
NN6 0ND**

**DESIGN AND ACCESS STATEMENT
PLANNING STATEMENT**

FOR A NEW RESIDENTIAL DEVELOPMENT

1365-PL-DAS V4

Rev: 26/03/2024



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I.1 INTRODUCTION

This design, access and planning statement has been prepared for the proposed residential development scheme at Land to the East of Blackwell Close making good use of this previously developed infill windfall site within Earls Barton.

I.2 THE PROPOSAL SUMMARY

Redevelopment of Land to the East of Blackwell Close to create 4 dwellings including the conversion of Stone Barn. Proposals include new and refurbished boundaries, refuse storage, bike storage, parking, and site access.

The scheme is a purposefully and sensitively designed development that considers the existing NDHA (Stone Barn) and other existing prominent features of the site as part of the proposed scheme, whilst observing privacy and amenity of the neighbouring surroundings.

I.3 NEIGHBOUR CONSULTATION

The applicant has discussed the scheme with the immediately adjoining owners who have offered general support for the application.

I.4 VILLAGE CONTEXT

Earls Barton is located between Northampton and Wellingborough, within the county of Northamptonshire and is part of 'The Rural Areas' categorisation. It is one of the four largest villages within North Northamptonshire.

The village is situated within close proximity to 'Growth Towns' which act as service towns to the local vicinity and surrounding villages.

The Parish extends to approximately 2,300 acres and the village of Earls Barton lies between the A4500 and A45 that provides good access to major national routes M1, A1 and A14.

The historic village core is formed around the intersection of primary roadways from other surrounding towns. The village expanded over time beyond the village core with Victorian terraces and 20th century infill development that were located along the key roadways. Further expansion of the village occurred in the 70's, 80's and 90's. The village has a population of approximately 6,069 based on the 2021 census.



Fig1. North Northamptonshire in context of the wider surroundings.



Fig2. Aerial Map of Earls Barton.



Fig3. Ordnance survey map with the key routes connecting through the village. Site location indicated by red dot.

2.0 CONTEXT & CHARACTER

2.1 AERIAL OVERVIEW OF THE SITE & SURROUNDINGS



KEY:

Application Area 

Listed Buildings 

Conservation Area 

Main Village Route 

Secondary Routes 

2.2 CHARACTER OF THE AREA

Context Analysis:

Location and Context:

The site is located in Earls Barton, a village in North Northamptonshire and is located off the B573 roadway.

The site itself is of a farmyard character and is bound by existing development on the north, east and southern boundaries of the site. The western edge flanks Blackwell Close which serves other residential dwellings.

There are existing buildings located on the site; the Stone Barn, associated covered shelter areas and stone walled outbuildings. Some of the buildings and shelters are in a state of disrepair or dilapidation.

Wellingborough and Northampton are the nearest service towns that are situated east & west of the village.

The proposal area sits to the south east of the village core and has an established entryway off Broad Street which leads to the site itself.

The setting around the site is predominantly residential in character with a mixture of the older housing stock located on the north / east and development from the 70's, 80's & 90's located to the south / west.

Movement Networks:

The site is considered to be in a sustainable location with local amenities and services accessible by foot and well served by public transport.

The formal access point to the site is via an inlet roadway off Broad Street. A portion of the inlet roadway is shared. On the western site boundary there is an informal access point signified by a gate set within the brickwork boundary wall off Blackwell Close.

The village is served by two local bus services, the X46/47 Stagecoach which runs at least half hourly in peak hours from Northampton to Raunds.

The X4 Stagecoach service runs from Northampton to Corby and is an hourly service.

The nearest train stations are at Wellingborough (Midland Main Line) which is 5 miles away and Northampton (West Coast Main Line) 10 miles away.

There are no dedicated cycle lanes near the proposal site, however it is assumed that the existing roadways are utilised.

Landscape Setting:

The land that forms the proposal area is former farmyard and maintains some farmyard character from the existing built form on the site.

The topography of the site has a gradual slope running east to west and north to south, with the lower point of the site situated in the west, where there is an approximate 2.8 metre fall from east to west, refer to the existing site sections.

Physical Character analysis.

- Wider surroundings include residential dwellings.
- The timeline of the village's progression indicates that there is a pattern of development where additional housing has been added to the village over time.
- The village has a simple network of primary roads and a more complex system of secondary roads that serve the surrounding residential areas
- Houses are generally two storeys with simple dual pitched roofs.
- Houses near the site tend to be offset from the roadways, with setbacks enabling green buffers or parking areas in the forecourt areas.
- The architectural quality and style of the residential buildings within the village varies, with differing building materials used across the various building ages.

2.0 CONTEXT & CHARACTER

2.2 Cont...

Experiential character:

The experiential character of the area is a low-density village with a retained historic core that is interspersed with later development. The site is situated behind adjacent residential development and is in close proximity to the Earls Barton Conversation Area that is north-west of the site.

Biodiversity

Refer to the Biodiversity Net Gain Assessment submitted with the application prepared by Aspect Ecology.

Visibility

The site does encompass some notable views of the historic village core which form part of the character of the area, resulting in a sense of connection to the village setting.

The Stone Barn is a prominent element on the site and glimpses of the Stone Barn can be seen from outside of the site.

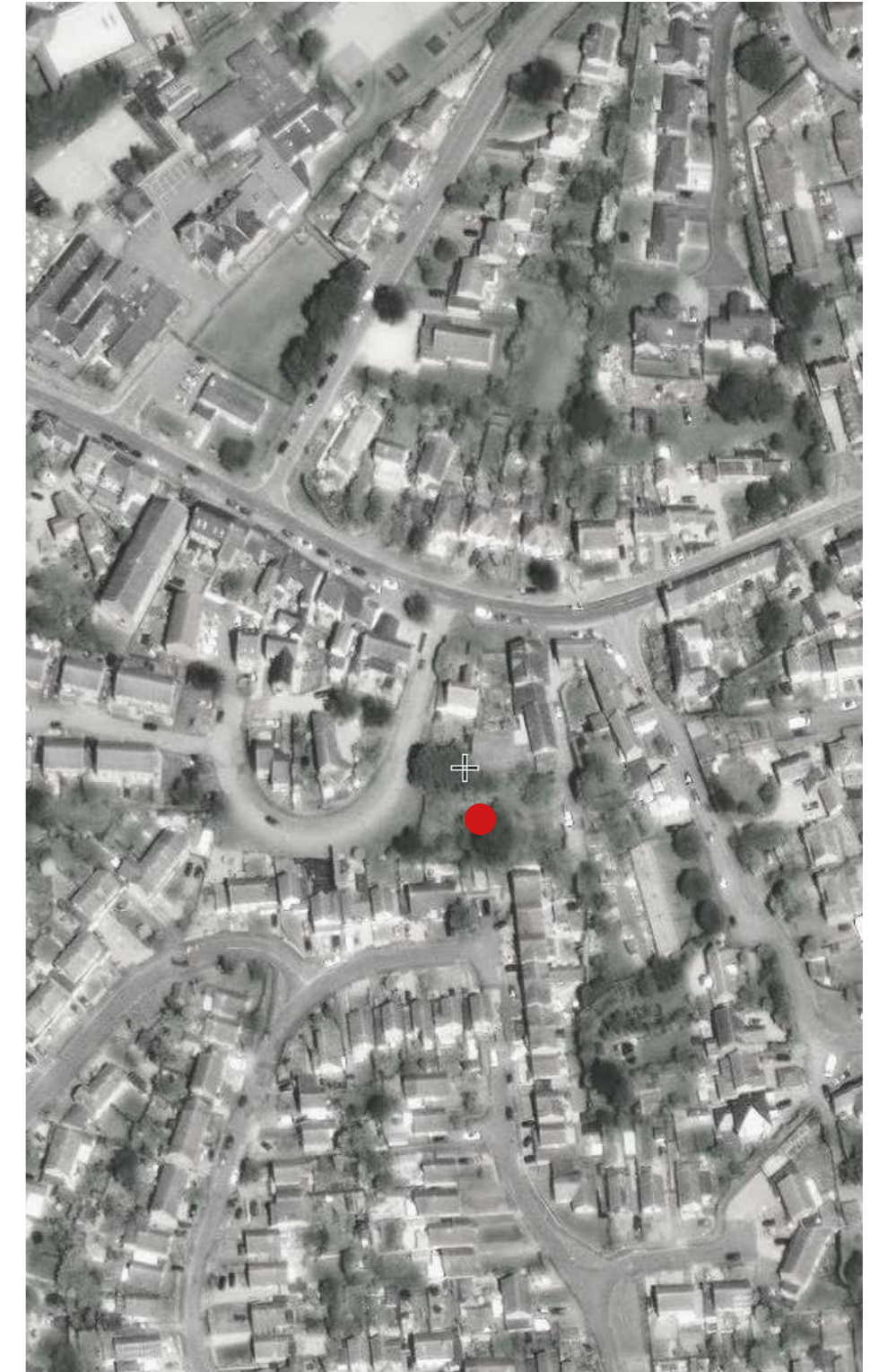
Contamination

Given the findings of the desk study, fieldwork and laboratory testing it is considered that no elevated risk to Human Health or Controlled Waters exists on this site.

Refer to the submitted Geo-environmental and Geotechnical Report prepared by Geo Integrity for the site.

Report by Geo Integrity.

Ref: 23-05-05 DRAFT Rev01 Ground Investigation Report small



Side by side plan view of the site.

LH = OS 1892-1914 RH = Aerial View Recent

2.0 CONTEXT & CHARACTER

26/03/2024

2.3 SURROUNDING CHARACTER & PRECEDENTS



All Saints Earls Barton - Founded during the Saxon era



View of The Square at the centre of the old town in Earls Barton



Historic building in The Square in Earls Barton

2.0 THE SITE - CONTEXT & CHARACTER

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2.3 SURROUNDING CHARACTER & PRECEDENTS



Stone houses in Sywell a nearby village.



Residential scheme on Aggate Way, Earls Barton.



Listed Building. The Cottage, 2 London End, Earls Barton.



Recent residential scheme at Hill Farm, Wilby Road, Mears Ashby

2.0 THE SITE - CONTEXT & CHARACTER

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2.3 SURROUNDING CHARACTER & PRECEDENTS



Houses along Barker Road, Earls Barton.



Houses along Blackwell Close, Earls Barton.

3.1 PLANNING HISTORY

- There aren't any relevant searchable historic planning applications for the site itself based on a review of the Wellingborough Area planning history search.
- Only a portion of the site (western half) formed part of the past applications for Land rear of 1 Dowthorpe End & 1-25 Blackwell Close Earls Barton. Ref: WP/2000/5038 & WP/2002/0498.

3.2 RELEVANT PLANNING POLICY

DEVELOPMENT PLAN

- North Northamptonshire Joint Core Strategy (JCS)
- Plan for the Borough of Wellingborough Local Plan (PBW)
- Earls Barton Neighbourhood Plan (EBNP)

RELEVANT LOCAL PLAN POLICIES

North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS) Policies:

- 1 (presumption in favour of sustainable development)
- 2 (historic environment)
- 3 (landscape character)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 8 (North Northamptonshire place shaping principles)
- 9 (sustainable buildings and allowable solutions)
- 10 (provision of infrastructure)
- 11 (network of urban and rural areas)
- 15 (well-connected towns, villages and neighbourhoods)
- 22 (delivering economic prosperity)
- 28 (housing requirements and strategic opportunities)
- 29 (distribution of new homes)
- 30 (housing mix and tenure)

Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW) Policy:

- SSI (villages)

RELEVANT NEIGHBOURHOOD PLAN POLICIES

Earls Barton Neighbourhood Plan

- EB.GD1 (residential infill sites)
- EB.D1 (design, layout, building techniques)

OTHER RELEVANT SUPPLEMENTARY PLANNING DOCUMENTS

- Sustainable Design
- Biodiversity
- Planning Out Crime in Northamptonshire
- Residential Extensions: a guide to good design
- Parking
- Air Quality

JCS POLICY 1 (presumption in favour of sustainable development)

- In accordance with the National Planning Policy Framework (NPPF)²⁴ Corby Borough, Kettering Borough, Borough of Wellingborough and East Northamptonshire Councils (the Local Planning authorities) will work proactively to ensure planning is not a barrier to new development.
- The NPPF provides a comprehensive definition for **'sustainable development'**, in the context of the planning system. In practice, this requires that planning applications which accord with the policies in the Local Plan (In North Northamptonshire, the Part 1 Local Plan in the form of the Joint Core Strategy and, where relevant, the Part 2 Local Plans and Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.
- Sustainable development will be delivered through a place shaping approach, which is directed by the needs of communities and by the distinct character and structure of settlements.

The themes associated with sustainable development:

- **Protecting environmental and social assets for the benefit of present and future generations;**
- **Designing sustainable places to ensure that new developments look good, work well and contribute to meeting the challenges of climate change;**
- **Securing infrastructure and services to support prosperous, more self-reliant communities.**

JCS POLICY 2 (historic environment)

- Elements of the historic environment that hold significance are termed 'heritage assets' and include any building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment and include designated heritage assets and non-designated assets.

- Whilst not having statutory status, non-designated heritage assets are identified as having a degree of interest that merits consideration in the determination of planning applications. Non-designated heritage assets are an important component of North Northamptonshire and are at risk from the impact of development, or the cumulative loss of structures. These locally identified heritage assets can include buildings of local architectural or historic interest, locally important archaeological sites, undeveloped areas of visual importance and parks and gardens of local interest. Industrial heritage, including that of the boot and shoe industry, modern built assets, including 21st century architecture, can also contribute towards a sense of place and identity.
- Heritage assets may be affected and harmed by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important in understanding the potential impact and acceptability of development proposals. The NPPF defines setting as the surroundings in which the heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.
- The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) **Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;**
- b) **Proposals should complement their surrounding historic environment through the form, scale, design and materials;**
- c) **Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;**

- d) **Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;**

JCS POLICY 3 (landscape character)

- Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect.

Development should:

- a) **Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design and management;**
- b) **Make provision for the retention and, where possible, enhancement of features of landscape importance;**
- c) **Safeguard and, where possible, enhance important views and vistas including sky lines within the development layout;**
- d) **Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence;**
- e) **Provide appropriate landscape mitigation and/or suitable off-site enhancements; and**
- f) **Preserve tranquillity within the King's Cliffe Hills and Valleys Landscape Character Area (as shown on the Policy Map) and other areas identified in Part 2 Local Plans by minimising light and noise pollution and minimising the visual and traffic impacts of development.**

JCS POLICY 4 (biodiversity and geodiversity)

- Biodiversity and geodiversity are crucial in supporting the full range of ecosystem services provided by the landscape and interaction of species and their habitats, with their non-living environments. Biodiversity in particular enhances environmental resilience to events like droughts and flooding. Protecting and enhancing biodiversity can play an important role in mitigating effects of climate change, for example through reducing flood risk and providing new habitats.
- Development should, where possible secure a net gain in biodiversity (a sustained increase in abundance, quality and extent of species and habitats of national, regional or local importance³⁶) through the maintenance, restoration and creation of priority habitats. Ecological networks will be strengthened by reversing habitat fragmentation and increasing habitat connectivity where possible by structuring and locating biodiversity gain in ways that enlarge and connect to existing biodiversity assets.
- Biodiversity gain should be appropriate to the scale, type and location of the development. Enhancements that add value to an existing habitat network and increase connectivity provide greater biodiversity benefits than those considered in isolation.

JCS POLICY 5 (water environment, resources and flood risk management)

- An important part of North Northamptonshire's resilience and self-reliance is ensuring that its water environment is protected, that there is sufficient water and waste water infrastructure and that the area is resilient to flood risk, particularly when the impact of future climate change is considered.
- Development should contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment.

JCS POLICY 6 (development on brownfield land and land affected by contamination)

- Where development is proposed on a site which is known or has the potential to be affected by contamination, a preliminary risk assessment should be undertaken by the developer and submitted to the local planning authority as the first stage in assessing the risk. Preliminary risk assessments and subsequent investigations should be carried out in accordance with the Environment Agency's Contaminated Land Report (CLR 11) 'Model Procedures for the Management of Land Contamination', or any subsequent replacements.

JCS POLICY 8 (North Northamptonshire place shaping principles)

- A key element of the Place Shaping agenda that underpins the Plan is the importance of good design, both at proposal and settlement level. Good design is critical in ensuring that proposals create sustainable, connected, characterful and healthy places, which people will enjoy for years to come. In order to create sustainable places, all development will be assessed against the North Northamptonshire Place Shaping Principles.
- Development should:
 - a) Create connected places.
 - b) Make safe and pleasant streets and spaces.
 - c) Ensure adaptable, diverse and flexible places.
 - d) Create a distinctive local character
 - e) Ensure quality of life and safer and healthier communities.

JCS POLICY 9 (sustainable buildings and allowable solutions)

- Development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress.

JCS POLICY 10 (provision of infrastructure)

- Development must be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development and to support the development of North Northamptonshire.

JCS POLICY 11 (network of urban and rural areas)

- Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement.
- Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/ or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control.

JCS POLICY 15 (well-connected towns, villages and neighbourhoods)

- Good transport and communication connections underpin a strong network of settlements and are essential to the economic prosperity of North Northamptonshire, the quality of life of local people and enhancing the urban structure of settlements.

JCS POLICY 28 (housing requirements and strategic opportunities)

The NPPF emphasises that local planning authorities should plan to boost significantly the supply of housing.

JCS POLICY 29 (distribution of new homes)

- The distribution of housing between villages will respond to local circumstances and needs and ensure that housing is located where it will enhance the vitality of rural communities.
- New housing will be accommodated in line with the Spatial Strategy. Provision will be made for new housing as set out in Table 5.

TABLE 5: HOUSING DELIVERY IN NAMED SETTLEMENTS		
	SETTLEMENT	HOUSING REQUIREMENT (2011-31)
WELLINGBOROUGH TOTAL		7,000
Growth Town	Wellingborough	5,750
Villages	Earls Barton	250
	Finedon	150
	Irchester	150
	Wollaston	160
Rural housing (outside the four named Villages)		540

JCS POLICY 30 (housing mix and tenure)

- Housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities.
- The internal floor area of new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. In both affordable and market sectors, adaptable housing designs will be encouraged in order to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyles change.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

- New dwellings must meet Category 2 of the proposed National Accessibility Standards as a minimum and the local planning authority will negotiate for a proportion of Category 3 (wheel-chair accessible) housing based on evidence of local needs.

PWY POLICY SSI (villages)

The local settlement hierarchy, as outlined in table Table 4.1, states that development will be limited in the Villages and restricted in the Restraint Villages and Open Countryside. The limited development allowed in villages will be to meet local need through small scale infilling or rural exception sites.

Table 4.1 Rural Settlement Hierarchy

Tier	Definition	Settlement
Village	Village is able to accommodate some small scale infill development to meet its own need or a level of growth has been identified in the JCS or a Neighbourhood Plan	Wollaston, Earls Barton, Finedon, Irchester, Bozeat, Sywell, Great Doddington, Wilby, Isham, Ecton, Little Irchester, Grendon, Mears Ashby, Little Harrowden, Oringbury, Great Harrowden

EBNP POLICY EB.GDI (residential infill sites)

Any proposals for residential development on infill sites within the village boundary, including redevelopments, will be permitted provided that all the following criteria are met:

- it is of a scale, massing, density and design in keeping with the local character of neighbouring buildings and the village generally;
- it does not result in an unacceptable loss of amenity for neighbouring uses through loss of privacy, loss of daylight or visual intrusion;
- the traffic generation and parking impact created by the proposal does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety;
- where a Design and Access Statement is required in support of the application, it can be demonstrated that the proposal meets the criteria set out in **the North Northamptonshire Sustainable Design SPD checklist;**
- it provides a beneficial net contribution, through the provision of a mix of dwelling types and sizes, towards meeting both the market and affordable housing needs of current and future households in Earls Barton in accordance with an up-to-date demonstration of need;
- it provides an on-site proportion of affordable housing, or an off-site contribution, in line with other policies of the development plan where this is practical or financially viable;
- development that does not meet this criteria will not be supported.

EBNP POLICY EB. D1 (design, layout, building techniques)

Any development proposals should be of a high standard of design and layout in keeping with local character and should seek to utilise sustainable building techniques and materials wherever practical. New development proposals will be supported in the event that they achieve all of the following:

- protect, conserve and enhance the natural, built and historic environment, including key landscapes, natural resources, areas of natural habitat or nature conservation value and both designated and non-designated heritage assets.
- demonstrably protect, conserve and enhance the setting and views of All Saints Church and its Saxon tower as well as other designated and non-designated heritage assets;
- minimise the loss of trees and hedgerows;
- prior to Jan 1 2016 achieves Code for Sustainable Homes level 4 unless this, cumulatively along with other requirements, can be demonstrated as making the scheme unviable and thereafter achieves Code for Sustainable Homes level 4 as standard;
- provide for sustainable drainage solutions designed in accordance with the National Standards for Sustainable Drainage and deemed acceptable by the relevant SuDS Approval Body (SAB) before development commences and preferably, and where reasonable, before permission is granted;
- perform well against all relevant locally adopted design guidance, including all of the criteria of the North Northamptonshire Sustainable Design Supplementary Planning Document.

3.3 PLANNING SUMMARY

- The proposal site is within the village boundary of Earls Barton as defined by policy SSI of the PBW. Policy 11 (2) (b) of the JCS permits appropriate small-scale infill development on suitable sites within villages where this would not harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services.
- Policy EB.GDI of the Earls Barton Neighbourhood Plan permits residential development on infill sites within the village boundary, including redevelopments. The proposals meet the following criteria:
 - the scale, massing, density, and design is in keeping with the local character of neighbouring buildings and the village generally.
 - the proposal will not result in an unacceptable loss of amenity for neighbouring uses through loss of privacy, loss of daylight or visual intrusion.
 - the traffic generation and parking impact created by the proposal will not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety near the site.
 - the proposal meets the criteria set out in the North Northamptonshire Sustainable Design SPD checklist. See point 3.4 for details.
 - the proposal provides new housing in a sustainable location by re-using previously developed land.
- The site lies within the village boundary and the principle of residential development in this location is in accordance with Policy EB.GDI of the Earls Barton Neighbourhood Plan which permits residential development on infill sites within the village boundary.
- The proposals will be of a high standard of design, layout and is in keeping with local character, which accords with Policy EB.D1 of the Earls Barton Neighbourhood Plan.
- The proposals will make a positive contribution to an area's character and appearance following the removal of dilapidated buildings and re-purposing underutilised land.
- The proposal will result in a BNG net gain which is consistent with Policy 4 of the JCS.
- The new dwellings are in accordance with Policy 30 (b) of the JCS which requires new dwellings to meet the national space standards as prescribed in the 'Technical housing standards – nationally described space standard' (DCLG, March 2015).
- The new dwellings have been designed to align with the requirements of Policy 30 (c) seeks all new dwellings to be in accordance with the schedule of the Approved Document M of the Building Regulations (2015).
- The new dwellings will incorporate measures to limit water use in accordance with Policy 9 of the JCS.
- The new dwellings have been designed to incorporate provision for one electric vehicle charging point per unit.
- The site is not located in an area which is at a high risk of flooding from rivers or groundwater; therefore the risk of flooding is low.
- Given the findings of the desk study, fieldwork and laboratory testing it is considered that no elevated risk to Human Health or Controlled Waters exists on this site with regards to contamination. The site can therefore be safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters as required. This is consistent with the requirements of Policy 6 of the JCS.

3.4 SUSTAINABLE DESIGN SPD CHECKLIST.

The North Northamptonshire Sustainable Design SPD checklist.

1. Character

REF	SPD Question	Response	Reference	Internal Use Only
Q 1.1	Does the scheme feel like a place with a distinctive character? (BfL 8)	YES	See proposed drawings submitted & DAS pages 24-27. The scheme is a bespoke design specific to the site and which assimilates with the surroundings. The scheme includes a variety of dwellings, each unique whilst maintaining a coherence through materiality and form. Preservation of existing site features is included to add to the spatial quality of the development.	
Q 1.2	Do buildings exhibit architectural quality? (BfL 17)	YES		
Q 1.3	Does the scheme exploit existing buildings, landscape or topography? (BfL 7)	YES		
Q 1.4	Is the design specific to the scheme? (BfL 6)	YES		

2. Continuity and Enclosure

REF	SPD Question	Response	Reference	Internal Use Only
Q 2.1	Are streets defined by a coherent and well structured layout? (BfL 10)	YES	See proposed block and site plans. Layout is appropriate to the scale of development and enhanced with landscaping features, low walls to create an attractive approach into the site.	
Q 2.2	Are public spaces and pedestrian routes overlooked and do they feel safe? (BfL 15)	YES	See proposed site plan. Inner lane created enabling natural surveillance.	
Q 2.3	Are private space well designed with respect to their intended user?	YES	See proposed site plans, landscape plan and individual house type plans for configuration & layout.	

3. Ease of Movement

REF	SPD Question	Response	Reference	Internal Use Only
Q 3.1	Does the scheme integrate with existing roads, paths and surrounding development? (BfL 14)	YES	See proposed site plans. The site is situated within an existing defined road network. The new entry point integrates with the existing network.	
Q 3.2	Does the building layout take priority over the roads and car parking, so that highways do not dominate? (BfL 11)	YES	See proposed site plans. Bespoke scheme to suit the site with allowance for vehicular access/parking that is not overly dominant on the street scene.	
Q 3.3	Are the streets pedestrian, cycle and vehicle friendly? (BfL 13)	YES	See proposed site plan & DAS point 5.7 Access.	
Q 3.4	Does the development have easy access to public transport? (BfL 4)	YES	Refer to DAS page 5, under heading movement networks for surrounding public transport.	
Q 3.5	Are transportation routes resilient to changing environmental conditions?	YES	Permeable hard surfacing is proposed with a mix of soft landscaping areas. Refer to 1365-PL-104	

4. Legibility

REF	SPD Question	Response	Reference	Internal Use Only
Q 4.1	Do buildings and layout make it easy to find your way around? (BfL 9)	YES	Refer to 1365-PL-104. Landscaping features are incorporated into the scheme. The access lane is a simple 'T' shape off of which the houses are located.	

5. Adaptability, Resilience and Environmental Sustainability

Q 5.1 – Q5.10 are posed to assess the qualities of all schemes in terms of adaptability, resilience and environmental sustainability considerations. Answering these questions is required for the purposes of this SPD and the achievement of sustainable design in North Northamptonshire. However, for residential schemes, answering Q5.3 – Q5.10 below will assist schemes seeking a positive score the following BFL questions:

BfL 20 - Do buildings or spaces outperform statutory minima, such as Building Regulations?

In assessing schemes against the BfL criteria, CABE do not give accreditation for the above questions to schemes that provide a token gesture e.g. the provision of recycling facilities or a water butt. The achievement of a positive score for these questions is considered holistically and in the context of the overall sustainability credentials of particular schemes. As such, answering the following question for the purposes of this SPD will also help schemes make a robust case for the achievement of a positive score for **BfL question 20**.

REF	SPD Question	Response	Reference	Internal Use Only
Q 5.1	Do internal spaces and a layout allow for adaptation, conversion or extension? (BfL 18)	YES	See proposed site plan and individual house type plans. The houses have capability for adaptation in terms of layout & room function to suit the end user.	
Q5.2	Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness? (BfL 19)	YES	Fabric first approach to the thermal envelope with other enhancements to be considered. The scheme will look to specify recyclable materials and use recycled materials where viable.	
Q 5.3	Does the scheme incorporate energy efficient design?	YES	Fabric first approach to the thermal envelope to improve the efficiency of each dwelling.	
Q 5.4	Does the scheme have appropriate water conservation measures?	YES	Permeable paving is proposed to hard surfaced areas to manage surface water run-off on the site, this will be in conjunction to soft landscaped areas. Water usage within each dwelling will comply with Building Regulations requirements see DAS point 5.15.	
Q 5.5	Does the scheme have appropriate flood-risk management strategies?	YES	Permeable hard surfacing to be specified, together with areas of soft landscaping. Refer to I365-PL-104.	
Q 5.6	Does the scheme promote waste management and recycling?	YES	See I365- PL-101 & DAS page 26 point 5.9.	
Q 5.7	Does the scheme incorporate green infrastructure and ecological considerations?	YES	See I365- PL-104 & page 27 point 5.14 & 5.16. Green network is proposed via additional planting to enhance ecological factors on the site. Also refer to the reports by Aspect Ecology & Syntegra.	
Q 5.8	Does the scheme make use of recycled land and/or material?	YES	Change of use of previously developed land to C3 residential use. Re-use of some of the existing buildings on the site.	
Q 5.9	Are buildings orientated and designed to maximise levels of solar gain, daylight and natural ventilation?	YES	See I365- PL-101 proposed site plan for layout.	
Q 5.10	Does the development work with the natural features of the site?	YES	See I365- PL-101, 150 & 151. Topography, views.	

3.4 Cont...

6. Diversity

REF	SPD Question	Response	Reference	Internal Use Only
Q 6.1	Does the development contain an appropriate type and mix of uses for its location?	YES	Mix of dwelling types and sizes. Surroundings are mostly residential so in-keeping with context.	
Q 6.2	Does the development provide (or is it close to) community facilities, such as a school, park, play areas, shops, pubs or cafes? (BfL 1)	YES	Centrally located within the village with good access to local facilities. See DAS page 4 aerial view.	
Q 6.3	(In residential schemes) Is there a tenure mix that reflects the needs of the local community? (BfL 3)	YES	See DAS page 24 point 5.3 for dwelling sizes.	
Q 6.4	(In residential schemes) Is there a mix of accommodation that reflects the needs and aspirations of the local community? (BfL 2)	YES	See DAS page 24 point 5.3 for dwelling sizes.	
Q 6.5	Is the density of the built form appropriate for its locations?	YES	See DAS page 25 point 5.4 for Scale & Mass.	




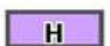













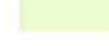

7. Quality of the Public Realm

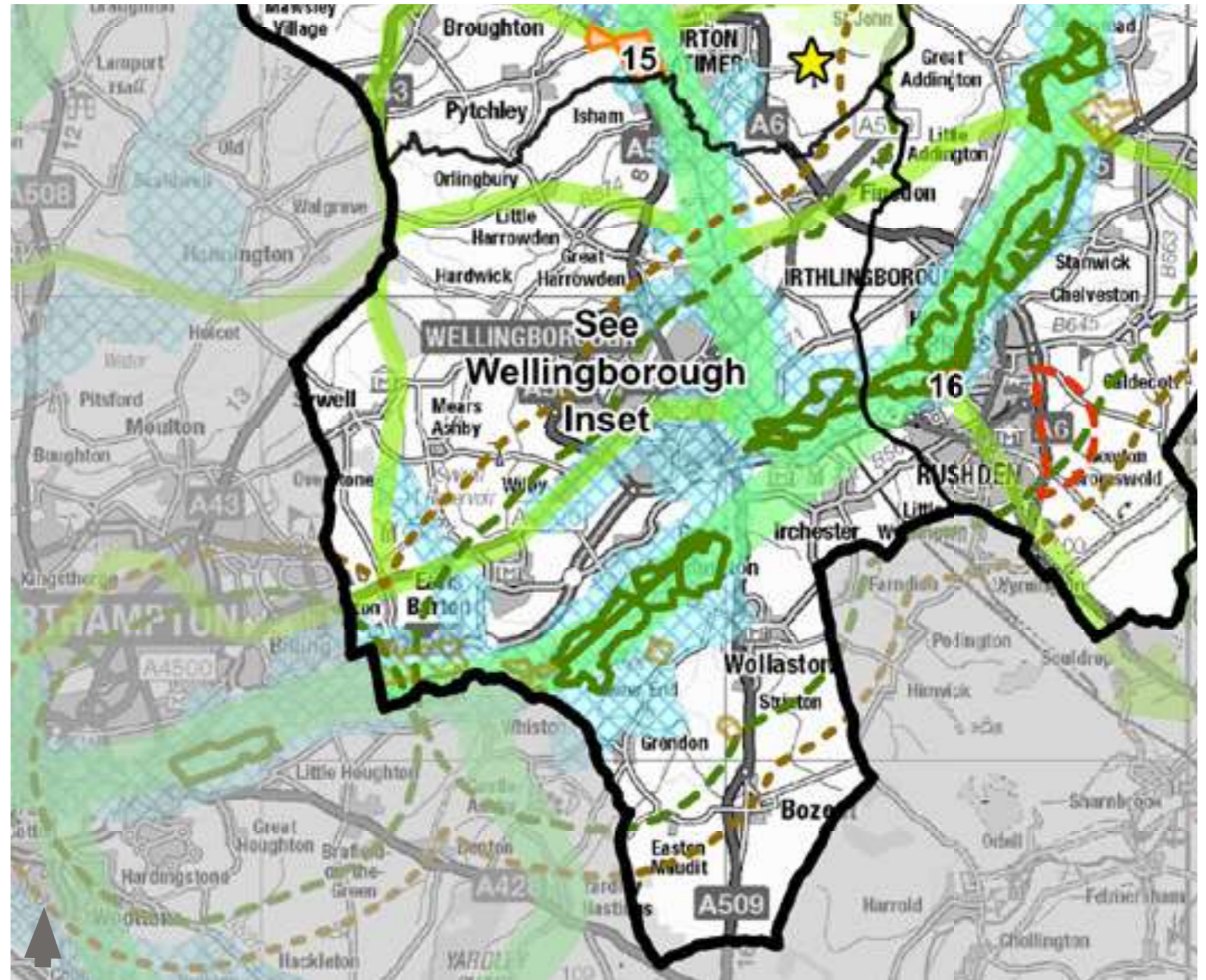
REF	SPD Question	Response	Reference	Internal Use Only
Q 7.1	Is car parking well integrated so it supports the street scene? (BfL 12)	YES	Garages or carports proposed for each dwelling with some parking on garage forecourts/driveways.	
Q 7.2	Is public space well designed and does it have suitable management arrangements in place? (BfL 16)	YES	The proposal occurs on private land. However, the private and semi-private areas within the site are clearly defined and designed to enable natural surveillance.	
Q 7.3	Does the public realm contribute to the environmental sustainability of the scheme?	YES	The scheme is an attractive small scale bespoke development that offers a safe environment, with enhancements to the surrounding biodiversity and with retention of important site features which add to the quality of the space.	

3.5 POLICIES MAP

- North Northamptonshire JCS Policies Map

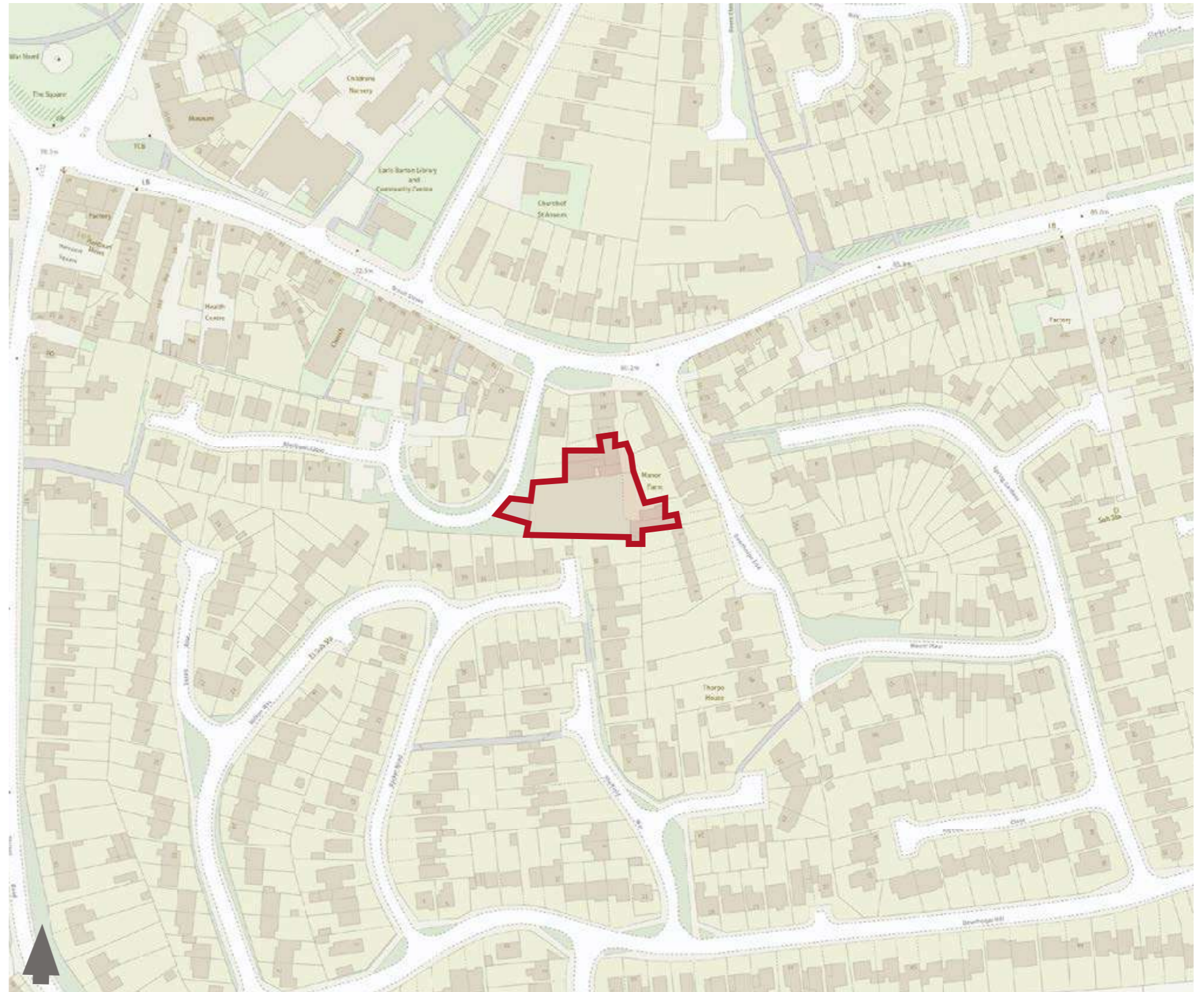
KEY

- | | | | |
|---|--|--|--|
|  | Area of Tranquility (Policy 3) |  | Rothwell North SUE (Policy 38) |
|  | Upper Nene Valley Gravel Pits Special Protection Area (Policy 4) |  | West Corby SUE (Policy 32) |
|  | Area within 3km of Special Protection Area (Para 3.41) |  | Broad location of Rushden East SUE (Policy 33) |
|  | Area within 4km of Special Protection Area (Para 3.41) |  | Land at Cockerell Road (Policy 34) |
|  | Nene Valley Nature Improvement Area (Policy 4) |  | Land at Kettering North (Policy 36) |
|  | Deenethorpe Airfield Area of Opportunity (Policy 14) |  | Land at Kettering South (Policy 37) |
|  | Sub Regional Green Infrastructure Corridors (Policy 19) |  | Land at Nene Valley Farm, Rushden (Policy 35) |
|  | Local Green Infrastructure Corridors (Policy 19) |  | Rockingham MRC Enterprise Area (Policy 27) |
|  | Rockingham Forest Area (Policy 21) | For details of Minerals Safeguarding Areas see Northamptonshire Minerals & Waste Local Plan (Adopted October 2014) | |
|  | Minerals Safeguarding Area | | |
|  | Kettering Energy Park (Policy 26) | | |



3.6 FLOOD MAP FOR PLANNING

The Environment Agency Flood Map indicates that the site is located in flood zone 1, an area with low probability of flooding.



KEY

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

Extract from the Environment Agency Flood Map.

4.0 PHOTOGRAPHS - SURROUNDING CONTEXT



Junction of Broad Street & Dowthorpe End - Existing Houses.



Broad Street - Existing Houses.



Corner of Broad Street & Blackwell Close - Existing Houses to the north of the site. Stone Barn visible in the gap.



Dowthorpe End - Existing Houses.



Barker Road - Existing Houses to the south of the site.



Blackwell Close - Rear elevations of the existing housing fronting Barker Road that face Blackwell Close.

4.0 SITE PHOTOGRAPHS - THE SITE

26/03/2024



PS-001 A
Existing site entrance from Broad Street with the Stone Barn in the distance.



PS-001 B
Existing alternative site entrance from Blackwell Close, via timber gates. The cypress hedge on the northern site boundary has since been removed by the owner of no.80 Broad Street.



PS-001 C
Blackwell Close site boundary with brickwork walls and timber gate. The cypress hedge on the northern site boundary has since been removed by the owner of no.80 Broad Street.



PS-001 D
Approach into the site from Broad Street with the Stone Barn centre.



PS-001 E
View back towards Broad Street with the Stone Barn with lean-to and neighbouring buildings in the distance.



PS-001 F
Gated site access point (right), looking north towards Broad Street.

4.0 SITE PHOTOGRAPHS - THE SITE

26/03/2024



PS-002 A
View from within the site looking east with the Stone Barn to the left.



PS-002 B
View from within the site looking east with the outbuildings surrounding the Smithy in the distance.



PS-002 C
View from within the site looking towards the boundary with the houses on Barker Road.



PS-002 D
View from within the site looking towards the western boundary that fronts Blackwell Close. A portion of the southern boundary is on the left with timber fencing.



PS-002 E
View from within the site looking in a north westerly direction. The cypress hedge on the northern site boundary has since been removed by the owner of no.80 Broad Street.



PS-002 F
Northerly view from within the site, looking towards the covered shelter area that is situated to the west of the Stone Barn.

4.0 SITE PHOTOGRAPHS - THE SITE



Northern gable



Link to covered area with feeding troughs (west)



Openings on the west facing elevation.



Openings on the west facing elevation.



Southern gable and upper deck level with steps.

PS-003 A, B, C, D, E

A series of views from within the Stone Barn.



PS-002 F, G

View from within the covered shelter area that is situated to the west of the Stone Barn, with the northerly brickwork boundary wall and the feeding trough feature that is situated in front of the boundary wall.



PS-002 H, I.

Views of some of the outbuildings surrounding the Smithy and the access towards the Smithy (right).

5.1 THE SITE

The proposal site is located within Earls Barton and is situated on land that is inset from Broad Street and Blackwell Close. There are existing Victorian era stonework farmyard style buildings on the site as well as later additions comprising covered enclosures formed in brickwork with corrugated metal sheet roofs/walls, lean-to structures and add on out-buildings that are attached to the older structures with asbestos roofs / cladding. The quality of the existing built structures is poor, and would benefit from upgrade and overhaul, together with demolition of the more recent structures.

The boundaries around the site vary, with older and new brick boundary walls, timber panel fencing, metal fencing and metal/timber gates. Some boundary walls (brick) are falling &/or have collapsed. Overgrown hedges occur partially on the southern and northern site boundaries comprising conifers. There is an existing Ash tree in poor condition on the southern boundary which encompasses a split trunk.

The topography of the site varies with a greater fall east to west with the highpoint in the east and a more gradual slope north to south across the site.

The immediate surroundings are residential in character with a variety of building forms, typically two storeys with the age of the buildings defining their materiality and style. The older buildings are predominantly stonework, whereas newer dwellings comprise of brickwork with tile hanging/weather boarding/ asbestos roofing/cladding or painted/rendered walls.

5.2 DESCRIPTION OF PROPOSAL

Redevelopment of Land to the East of Blackwell Close to create 4 dwellings including the conversion of Stone Barn. Proposals include new and refurbished boundaries, refuse storage, bike storage, parking, and site access.

THE SCHEME:

The scheme is a small-scale infill development on underutilised land and will create 4 high-quality dwellings that range from 3 to 4 bedrooms, with associated private amenity space, parking, bike storage, bins storage, and electric vehicle charging facilities.

A total of 4 dwellings are proposed on the site. The proposals will include refurbishment of the existing Smithy, new and refurbished retained boundaries, a new crossover from Blackwell Close to form the primary entrance into the site with associated gateway, shared access lane, garage / carport enclosures for parking, garden walls, refuse storage and bike storage.

PROPOSAL SUMMARY:

- Redevelopment of the site to residential use. C3 Dwelling Houses.
- Conversion, retention, and refurbishment of Stone Barn to create a new dwelling with associated extensions.
- Demolition of the existing more recent structures on the site that are formed around the modern farmyard buildings.
- Part retention and refurbishment of the existing Smithy structure.
- Retention and refurbishment of the existing boundary wall with feeding troughs on the northern boundary of the site.
- Adaptation of the site levels in some locations for the new access lane that will serve the new dwellings and for access to the proposed dwellings themselves.
- Formation of a new access onto the site from Blackwell Close, with new crossover, automated 5 bar gates and adapted existing brickwork wall with brickwork piers framing the entrance.

5.3 USES & AMOUNT

Use.

The proposed use will be C3 Residential. The development will provide a total of 4 high quality new dwellings that also encompass the re-purposing of the existing retained Victorian era farm buildings (Stone Barn & Smithy). Each dwelling is unique in layout and configuration which is consequential from the form of the site and the constraints.

Amount.

The proposed development is residential. Use class C3 Dwelling House.

- **Plot 1.** 4 bed / 7 person house.
Dwelling GIA 195.22m² (2101 sqft)
Carport GIA 43m² (462 sqft)
- **Plot 2.** 4 bed / 8 person house.
Dwelling GIA 220.9m² (2378 sqft).
Garage GIA 33m² (335 sqft).
Smithy GIA *16m² (172 sqft) Assumed only. TBC
- **Plot 3.** 3 bed / 5 person house.
Dwelling GIA 204.62m² (2202.5 sqft).
Carport GIA 30m² (322.92 sqft)
- **Plot 4. Stone Barn.** 4 bed / 7 person.
Dwelling GIA * 247.87m² (2668.05 sqft). Void over kitchen not included.
Garage GIA 33m² (335.2 sqft)

All areas noted above are approximate only.

Policy 30 (b) of the JCS requires new dwellings to meet the national space standards as prescribed in the 'Technical housing standards – nationally described space standard' (DCLG, March 2015). The proposed scheme satisfies the minimum space requirements.

Internal storage space allowance within each dwelling is annotated on the proposed house plans. Refer to the plans for the proposed capacity.

5.4 APPEARANCE & MATERIALS

The scheme has been designed using traditional forms and materials to retain a farmyard character that is within a village setting. The new houses are based on the local vernacular forms and materials to give a village feel to the development, which aligns with its context. The Stone Barn which is a NDHA has an influence on the materiality palette for the development.

There is a combination of materials with stonework and red/blue coloured brick, red roofing pantiles and grey natural slate. This pallet is appropriate for the site's village setting amongst older and newer development.

The new access lane will be enriched with a green structure of landscaping forming a softened buffer between the new access lane of the development and the front gardens and houses beyond.

The proposed boundary treatments are shown on the Landscape & Boundary Treatment Plan, and are also shown on the site sectional elevations. **Ref: I365-PL-104 Landscape & Boundary Treatment Plan and I365-PL-150 and 151 Proposed Site Sectional Elevations.**

Refer to **page 47** for the proposed materiality shown on elevation.

5.5 SCALE & MASS

The dwellings have been purposefully designed to be bespoke to the site, whilst considering the topography, surrounding context, site boundaries, amenity and neighbouring dwellings.

The houses are of a scale appropriate to their setting and affiliating with the scale of the existing houses on Dowthorpe End, Broad Street and Barker Road.

The mass of the proposed dwellings are in-keeping with the mass of the surrounding context.

Recommended floor to ceiling heights for residential dwellings of this nature assist in defining the overall scale of the proposed buildings, whilst considering their integration between the backdrop of other dwellings within the surroundings. Refer to the existing and proposed site elevations (**pages 31/32/33 & 38/39/40**) for an indication of how the proposed houses relate to the setting and with each other.

Plots 1, 2 & 4 comprise typical two storey dwellings, whilst plot 3 comprises one and a half storeys with the upper floor set into the roof form of the building resulting in attic style upper floor accommodation. This was designed to make this subservient to the NDHA and to minimise impact on no.80 Broad Street.

5.6 PLACE MAKING STRATEGY

The proposal:

- responds to the site's immediate and wider context and local character to create spaces and buildings which draw on the best of that local character.
- responds to the topography and the overall form, character and landscape setting of the site and the surrounding context.
- provides direct routes to local facilities outside the site to create more walk-able neighbourhoods.
- enables a means of access and provision for parking, servicing, and manoeuvring.
- designs out antisocial behaviour and crime and reduces the fear of crime through the creation of a safe environments that benefit from natural surveillance, defensible spaces and other security measures having regard to the principles of the 'Secured by Design'.

5.7 ACCESS

The access into and within the site will be via the shared surface access lane that is off Blackwell Close. The lane will serve all four dwellings for vehicular and pedestrian access. The access lane has been designed as a linear roadway with a hammerhead 'T' set into the site for vehicular access and turning.

Service access for refuse vehicles has been assessed by the highways consultant **Royal Haskoning DHV**. Refer to their vehicle tracking plan which has been submitted with the application.

We understand that the fire tender is smaller than the refuse vehicle therefore the larger vehicle (refuse) has been used to assess the tracking.

Vehicle Swept Path Analysis

Ref: PCXXX-RHD-ZZ-XX-DR-R-0055 - REFUSE VEHICLE

Each dwelling has been designed to have private entrances, typically accessed off the access lane via a pathway set between a low front boundary wall towards the front door of each house. Within each dwelling there is a stairwell core to enable access between the lower and upper floors.

The existing access point onto the site from Broad Street is not able to be used. A new fixed closed five bar timber gate with associated posts will form the boundary enclosure at this point which maintains the existing aesthetic by replacing the existing metal five bar gate that is currently set further into the access lane.

Part M4(2).

The proposed house layouts take into account the Part M4(2) requirements of the building regulations for accessible and adaptable dwellings.

Reasonable provision to be made for people to gain access and to use the dwelling and its facilities.

Provision made will be sufficient to -

- meet the needs of occupants with differing needs, including some older or disabled people; and
- to allow adaptation of the dwelling to meet the changing needs of occupants over time.
- Within the curtilage of the dwelling it is possible to approach and gain step-free access to the dwelling and to any associated parking spaces intended for the occupants to use.
- There is step free access to the WC and other accommodation within the entrance storey, and to any associated private outdoor spaces directly connected to the entrance storey.
- A wide range of people, including older and disabled people and some wheelchair users, are able to use the accommodation with its sanitaryware facilities.
- dwellings are designed to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- wall mounted switches, sockets outlets and other controls are to be reasonably accessible to people who have reduced reach.

5.8 PRIVACY & OVERLOOKING AMENITY

Careful consideration has been given to the position and location of windows and the rooms they serve as well as the internal configuration of the rooms within the new dwellings. Indication of obscured glazing and/or blank elevations (as defined on the proposed elevations) aim to minimise privacy impacts of the proposed dwellings on the surroundings of existing neighbouring dwelling and between the proposed dwellings.

5.9 ANCILLARY FACILITIES

Bins Stores

The bins and recycling storage provision for each dwelling include the following as North Northamptonshire refuse policies requirements.

Residual Domestic Waste: 1 x 180 litre bin.

Co-mingled Recycling: 1 x 240 litre bin.

*Garden Waste: 1 x 240 litre bin.

**(Optional, charged for service, however space allocation allowed for).*

Car & Bike Parking.

The parking design for each house aligns with the Northamptonshire Parking Standards in policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy. Each house will have a garage or carport for vehicle parking, whilst plots 2 & 4 include driveways for further parking. Parking spaces are indicated on the proposed drawings as 2.5m (W) x 5m (L).

The scheme allows for a total of **13 car parking spaces** within the site. On street parking is available on some of the roads that surround the site.

Each dwelling will have their own private bike lockers for the storage of bicycles. The bike lockers are typically situated behind garden walls within service courtyards.

Plot 1. 3 Parking spaces. 4 Bike spaces within secure locker.

Plot 2. 3 Parking spaces. 4 Bike spaces within secure locker.

Plot 3. 2 Parking spaces. 3 Bike spaces within secure locker.

Plot 4. Stone Barn. 3 Parking spaces. 4 Bike spaces within secure locker.

2no. Additional parking spaces are located on the garage forecourt of Plot 2 & 4.

Electric vehicle charging provision has been made for each dwelling with the points located within the garage or carport of each house.

5.10 TREES

The proposed ground floor site plan ref: **1365-PL-101 (page 35)** indicates the existing Ash tree which has been removed. Red dashed line near southern site boundary.

New native trees are proposed as part of the development. Refer to the proposed plans & the Landscape Plan for their location. Ref: **1365-PL-101 & 1365-PL-104 (pages 35 & 46)**.

For further details on the existing trees on the site refer to the arboriculture information and tree survey by **Aspect Arboriculture** that has been submitted with the application.

Tree Constraints Plan

Ref: **11892 TCP 01 RevA**

Tree Schedule

Ref: **11892 TS 01 RevA**

Given the location of the trees and the proposed development we don't believe further information on trees is required.

5.11 FLOODING

As identified on **page 19**, The Environment Agency Flood Map indicates that the site is in flood zone 1, an area with low probability of flooding.

The scheme will include permeable paving for new hard surfaced areas, with appropriate drainage design to deal with surface water drainage from the proposed development.

5.12 HERITAGE

Refer to the Heritage Impact Assessment prepared by the heritage consultant **Alex Stevenson Building Conservation & Design** which is included with the application.

Heritage Impact Assessment

Ref: **HIA E B Manor Farmyard 2**

The site is not within a Conservation Area but is in close proximity to the Earls Barton Conservation Area which is to the north-west of the site. The Stone Barn and the Smithy are farmyard buildings on the site that are from the Victorian era. The proposals will retain and refurbish these original buildings as they enhance the character of the area and the wider setting of the village.

Stone Barn.

The proposal will retain this building and reinstate its prominence on the site by removing the attached rear shelter and side lean-to which are not considered to be of any special interest or quality. They will be demolished to enable the conversion, refurbishment, and sympathetic extension of the Stone Barn into a single dwelling. The proposed site layout of new dwellings and extensions to the Stone Barn, together with the natural topography of the site will enable the Stone Barn to be understood as a dominant structure on the site and views towards the Stone Barn from outside the site will be preserved and enhanced due to the removal of the rear covered shelter that partially screens its presence.

A glazed link will form the connection between the Stone Barn and its associated extension, resulting in a sympathetic approach that maintains a breathing space between the existing and new development, whilst not dominating the barn. Materials used for the new extension, with exception of the glazed link will be in-keeping with the Stone Barn to maintain the vernacular and traditional character of the Stone Barn. The new element is subservient to the barn.

North Boundary Wall with feeding Troughs.

Parts of the northern boundary wall that forms the enclosure to the existing rear shelter adjacent to the Stone Barn with including integral feeding troughs are of historic and archaeological interest and will be retained as part of the proposed development. The wall and feeding troughs will become features within the walled gardens of plots 3 & 4.

5.13 CRIME PREVENTION STRATEGIES

Sense of Ownership

Creating a sense of ownership within the scheme by providing opportunities to clearly delineate between private and public space to give future occupiers the opportunity to personalise spaces that they control whilst projecting an image of a well-kept and loved development.

Areas to the front of properties have been designed to be semi-private by being visually and physically accessible to passers-by but still maintain a more private setting.

Boundary Treatments

The design of new boundary treatments has been carefully considered to assimilate with the surrounding context, whilst also conveying a delineation between public, semi-private and private spaces.

The design of the scheme includes areas of defensible space for each dwelling which is in-keeping with the character of the local area. The importance of natural surveillance allowing unobstructed views has also been considered, with timber gateways signifying entry points. The proposed front gardens encompass low brickwork or stonework walls which are appropriate to the human scale without being overly defensive.

- The proposal includes good quality, attractive boundary treatments, together with well-defined &/or gated entrances between public and private areas to provide a sense of a safer and more private situation, increasing the potential for criminals to feel more vulnerable.
- Negative security design measures for crime prevention are not included in the design, but rather subtle measures that enhance the sense of place within the development that do not compromise on privacy.
- Existing boundaries that are retained form a feature of the development and maintain the memory of the old Victorian era farmyard that once existed on the site. Many of the retained boundaries are on the periphery of the site and back onto existing development comprising neighbouring rear/side gardens as opposed to public open spaces with the exception of the site entrance that fronts Blackwell Close.
- The boundary treatment on Blackwell Close that will form the primary street scene of the development has been redesigned to eliminate the tall in-active blank brickwork wall that presently exists to create a more welcoming environment that aids natural surveillance of this common entry point onto the site.

The scheme will align with the recommendations and requirements of Secure By Design accredited by Northamptonshire Police. Secured By Design (SBD) recognises good surveillance as a key principle in mitigating crime, disorder, and fear of crime.

Housing design & relation to the street.

Main entrances have been designed to face onto the inner access lane where applicable and to enable entrances to be visually observed.

Each house has a living area that fronts the inner access lane, enabling natural surveillance and control of access onto each property. Safe routes for access into and out of the development are accounted for within the design development of the scheme.

Where appropriate the scheme includes active façades for each dwelling where these form part of the inner lane environment, thus maintaining the ability for natural surveillance whilst considering the amenity of the surrounding dwellings and other occupiers.

Note that the proposed boundary treatments are annotated on drawing **I365-PL-104 / page 46** of this document for clarity.

Landscape design.

Refer to point 5.16 for further details on the proposed landscaping.

Lighting design.

Carefully chosen lighting will be incorporated into the scheme to increase the sense of security within the development, assist with way-finding / access and to create an attractive environment which reduces fear of crime.

The proposed lighting will take into consideration the impact wider context and future occupiers to limit light pollution from the proposed development and will be subtle yet sufficient aligning with the human scale to ensure it is fit for purpose.

Parking design.

Each dwelling has been designed to include either a carport or garage that is part of the main dwelling. Some houses have provision for parking within the front driveways that are in the forecourt. The parking areas within the scheme are located to enable natural surveillance and views over the parking areas from within the development.

5.14 ECOLOGY & BNG

Refer to the reports prepared by **Aspect Ecology** dated March 2024 & **Syntegra** dated December 2023 that are submitted with the application.

The proposed scheme will deliver a 2.77% BNG net gain as outlined in the Aspect Ecology Biodiversity Net Gain Assessment.

Further bat emergence surveys are scheduled for early and mid May 2024, and the results of these surveys will be provided to the planning department for information prior to determination of the planning application.

Aspect Ecology Bat Survey and Assessment

Ref: 6782 BSA v/AC/BB/DS

Aspect Ecology Biodiversity Net Gain Assessment

Ref: 6782 BNGA dv/1 BB

Syntegra Preliminary Ecological Appraisal.

Ref: 23-11924.

5.15 WATER USAGE

The new dwellings will incorporate sustainable water usage measures to align with the requirements of policy 9 of the JCS new dwellings where limiting water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

5.16 LANDSCAPING

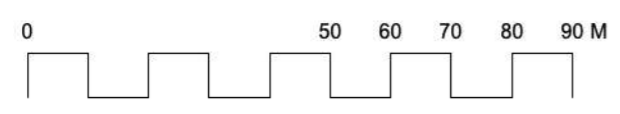
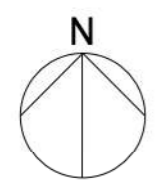
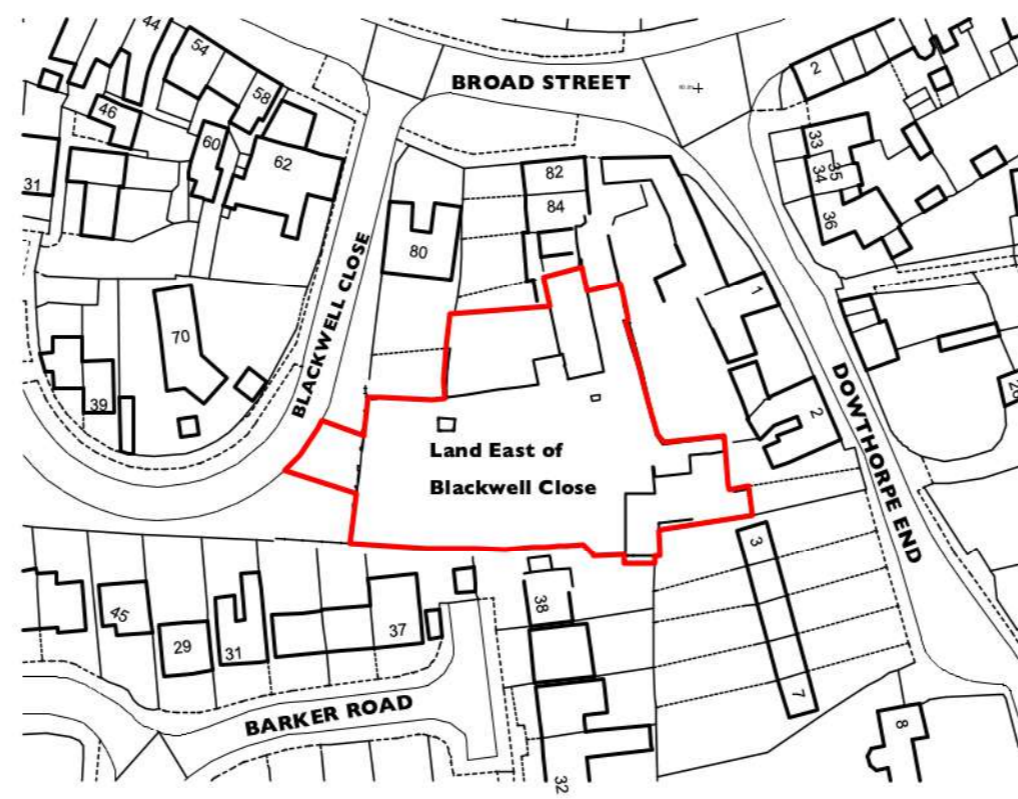
The scheme design includes areas for planting with low shrubbery and feature trees that enhance the sense of place and character of the development. Low level, low maintenance planting enables surveillance and eliminates hiding places within the development. Planting will include native trees, perennial hedges, shrubs, flowering plants and a wild flower mix grassland to areas of proposed modified grassland.

A maintenance regime for common shared areas will form part of the upkeep of the development to ensure a well maintained environment and to ensure that lighting, access-ways and views are not obstructed by overgrown planting.

Refer to the submitted landscape plan which defines the intentions for the hard and soft landscaping for the proposed scheme. **Ref: I365-PL-104 Landscape & Boundary Treatment Plan.**

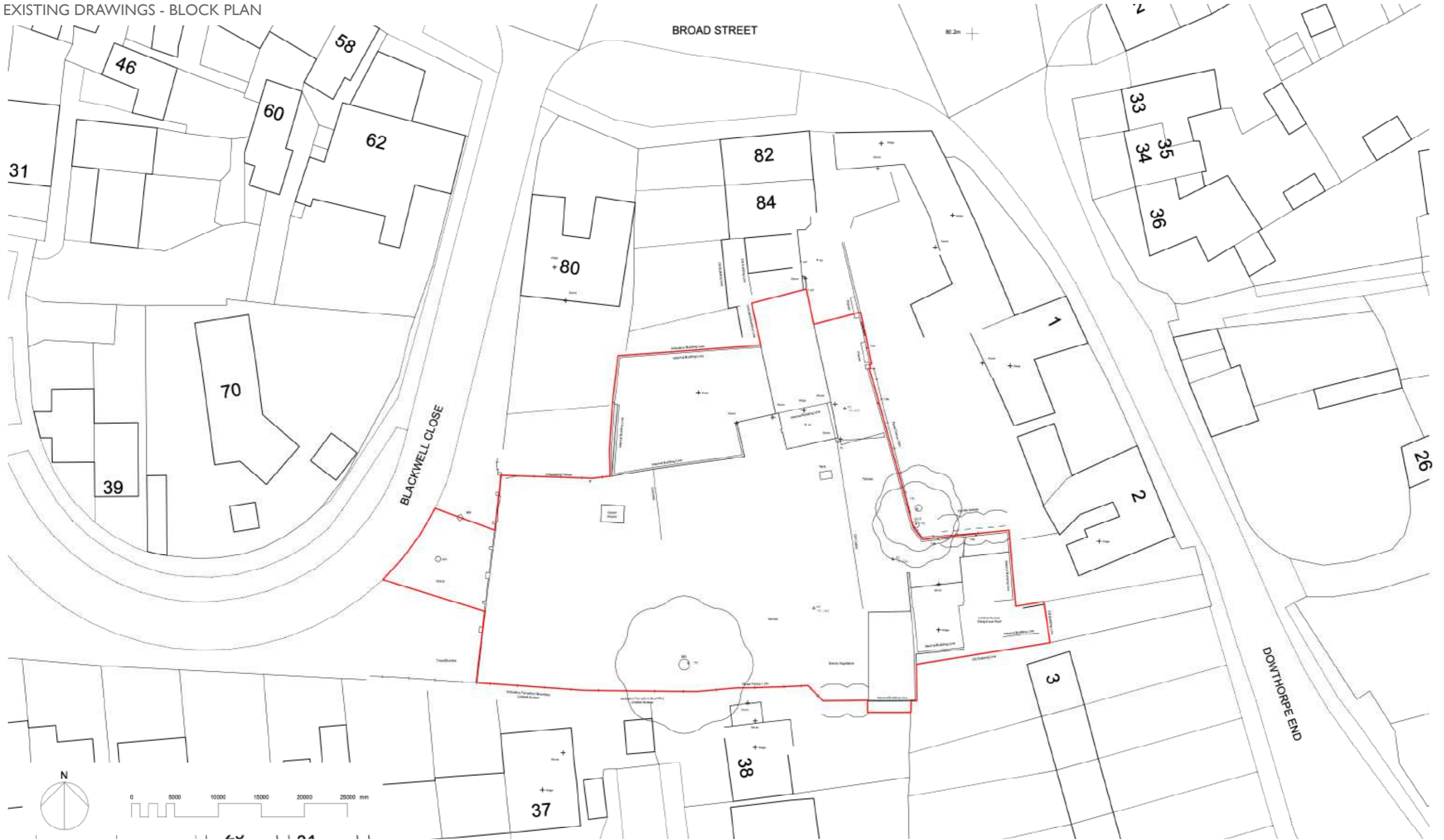
6.0 EXISTING DRAWINGS

EXISTING DRAWINGS - LOCATION PLAN



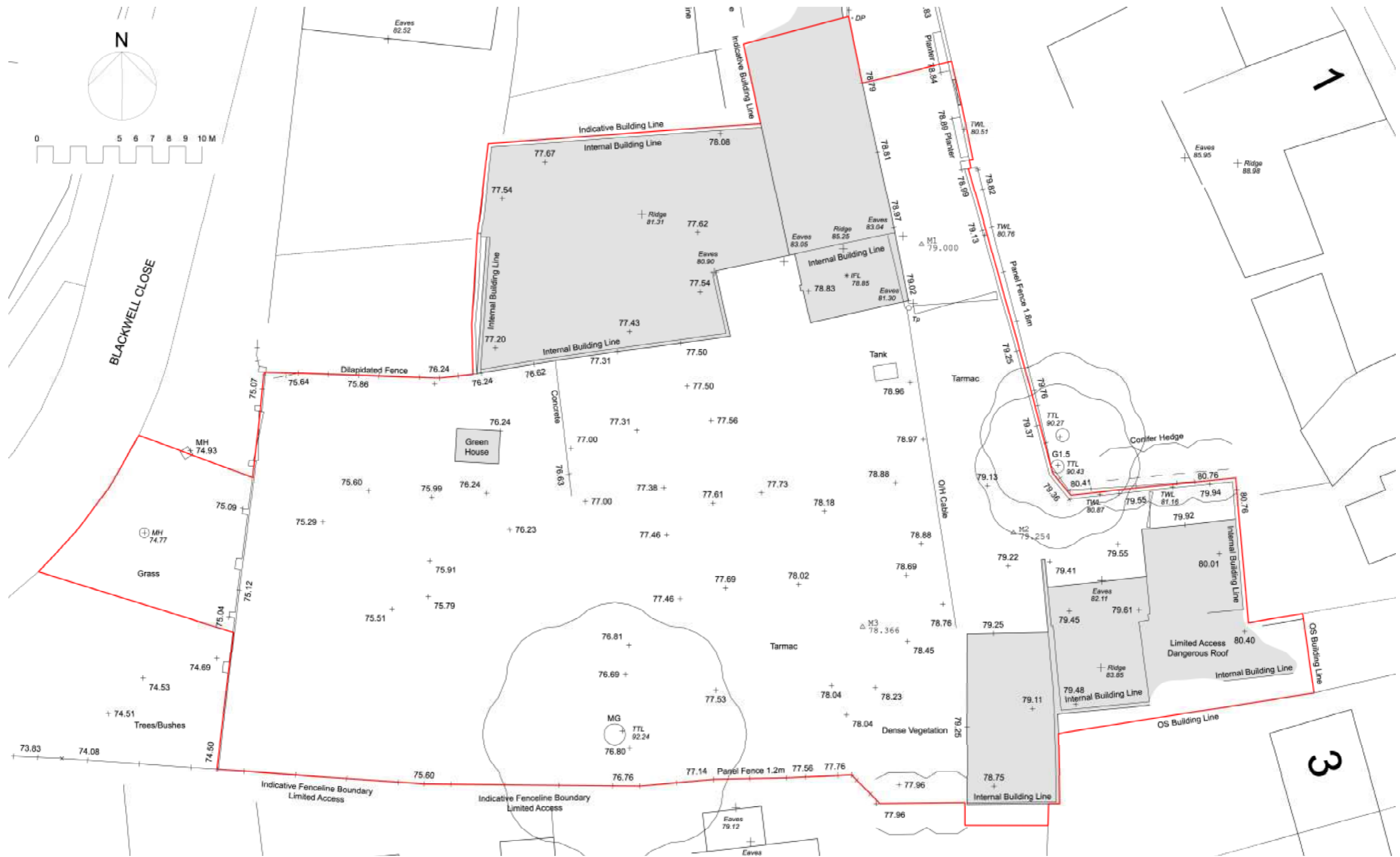
6.0 EXISTING DRAWINGS

EXISTING DRAWINGS - BLOCK PLAN



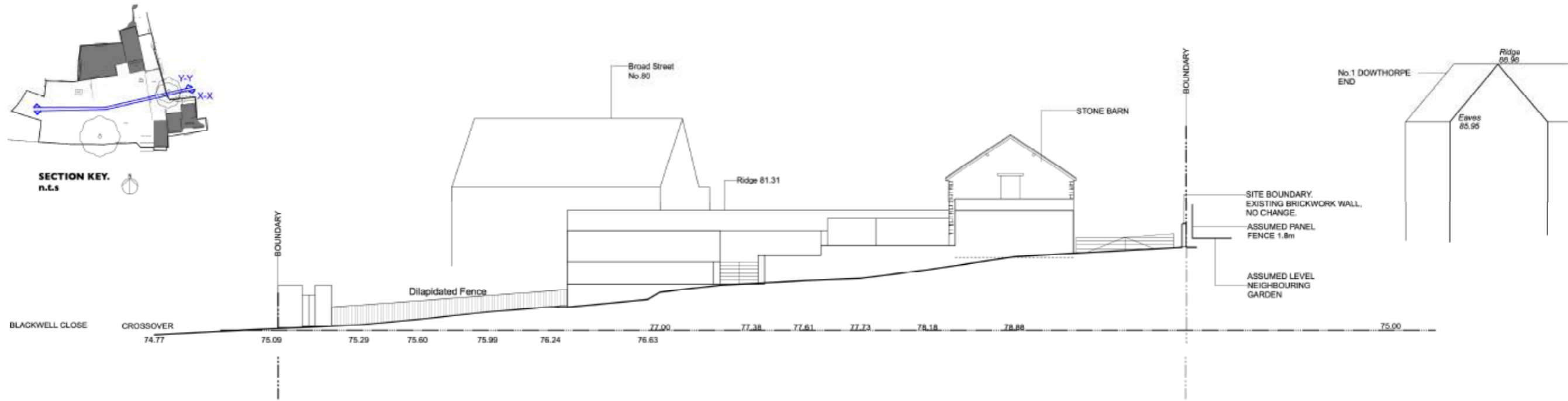
6.0 EXISTING DRAWINGS

EXISTING DRAWINGS - SITE PLAN

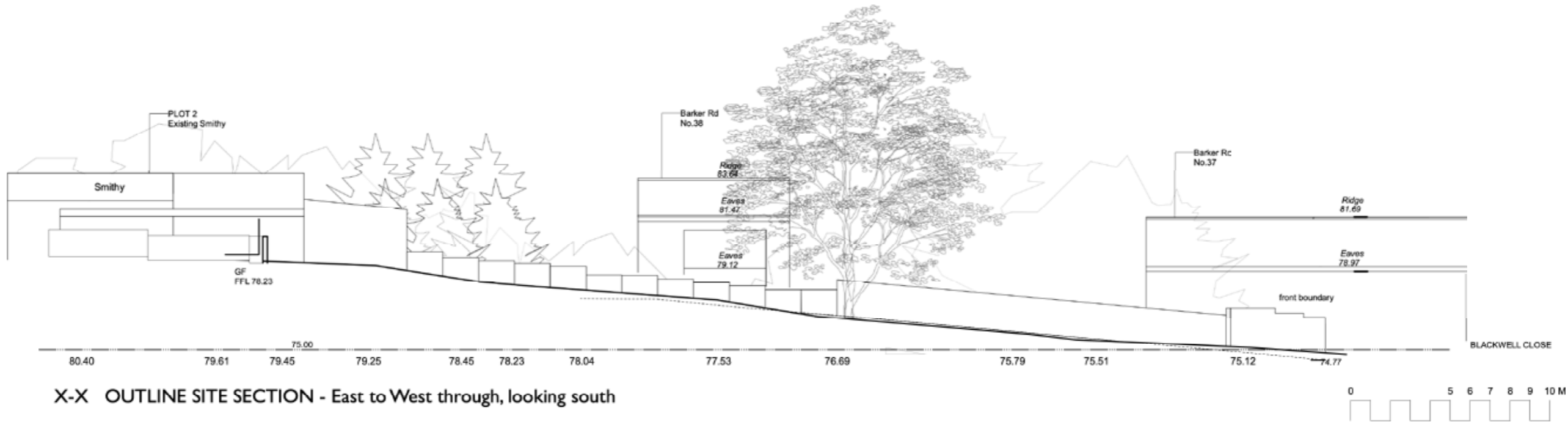


6.0 EXISTING DRAWINGS

EXISTING DRAWINGS - SITE SECTIONS



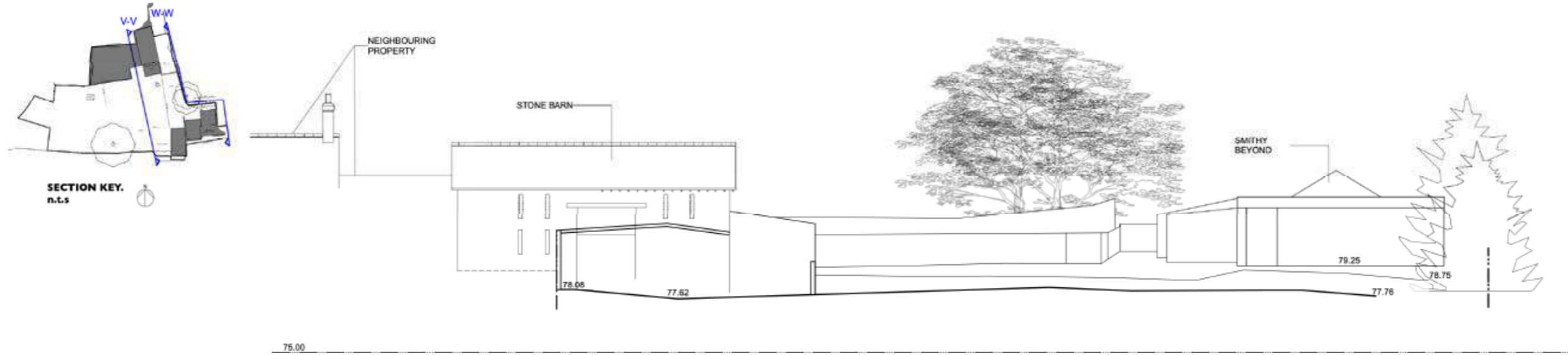
Y-Y OUTLINE SITE SECTION - East to West, looking north



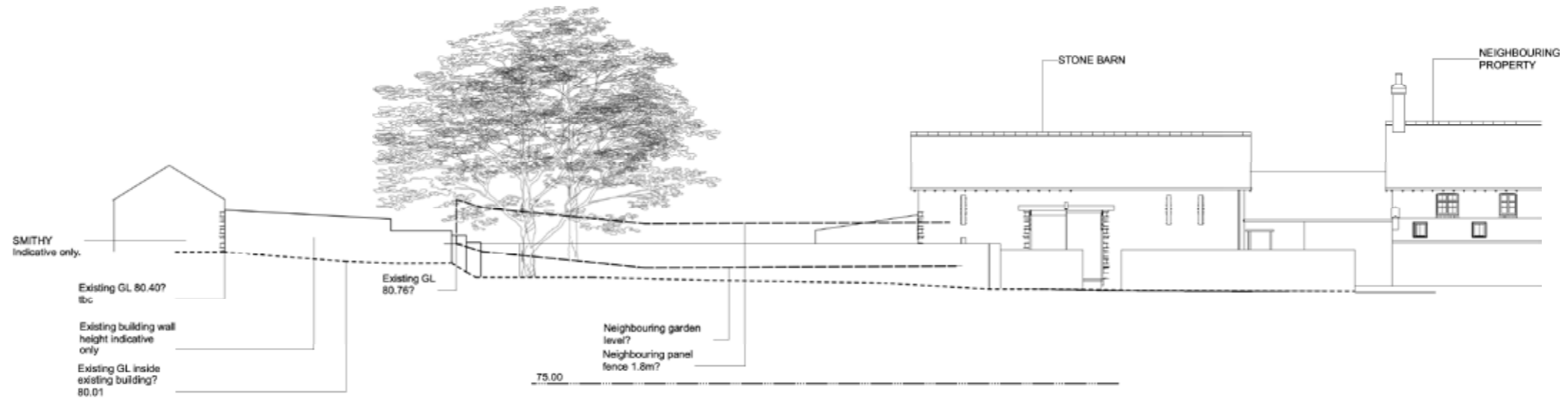
X-X OUTLINE SITE SECTION - East to West through, looking south

6.0 EXISTING DRAWINGS

EXISTING DRAWINGS - SITE SECTIONS



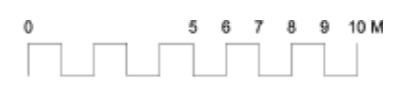
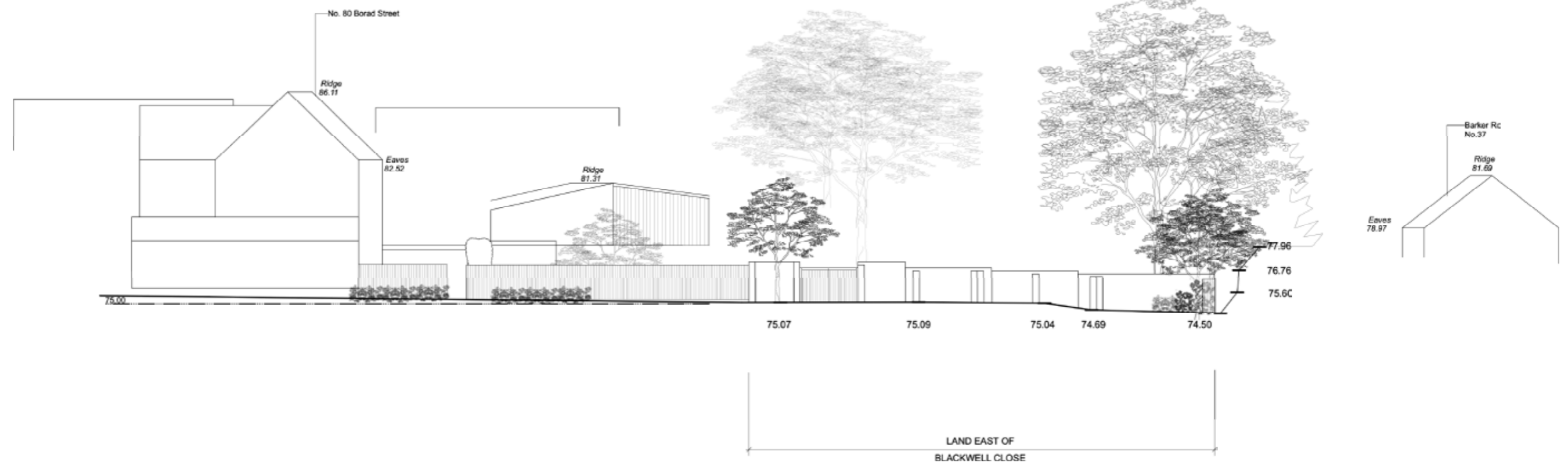
V-V OUTLINE SITE SECTION - North to South, looking East



W-W OUTLINE SITE SECTION - North to South, looking West

6.0 EXISTING DRAWINGS

EXISTING DRAWINGS - STREET SCENE BLACKWELL CLOSE

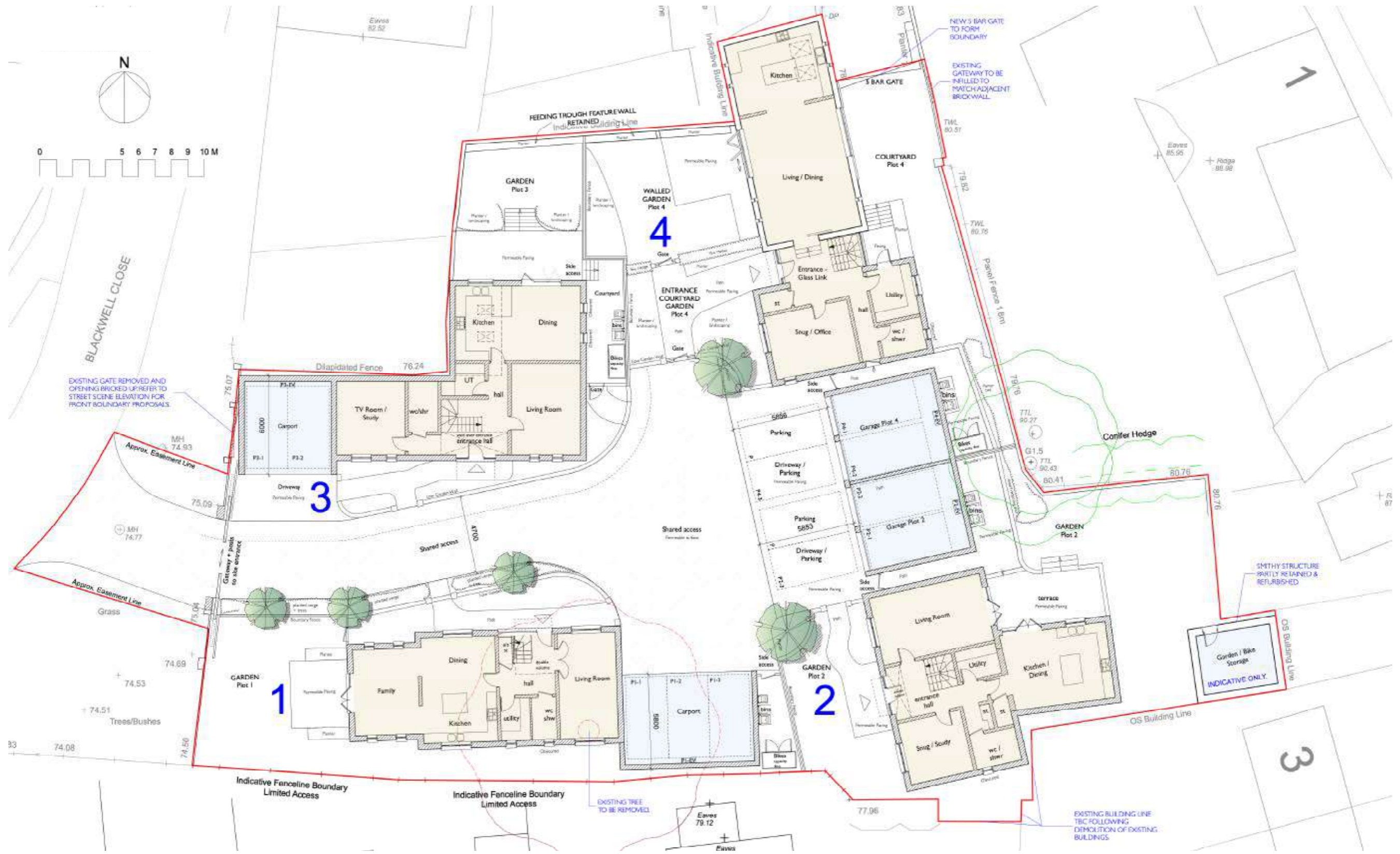


PROPOSED DRAWINGS - BLOCK PLAN



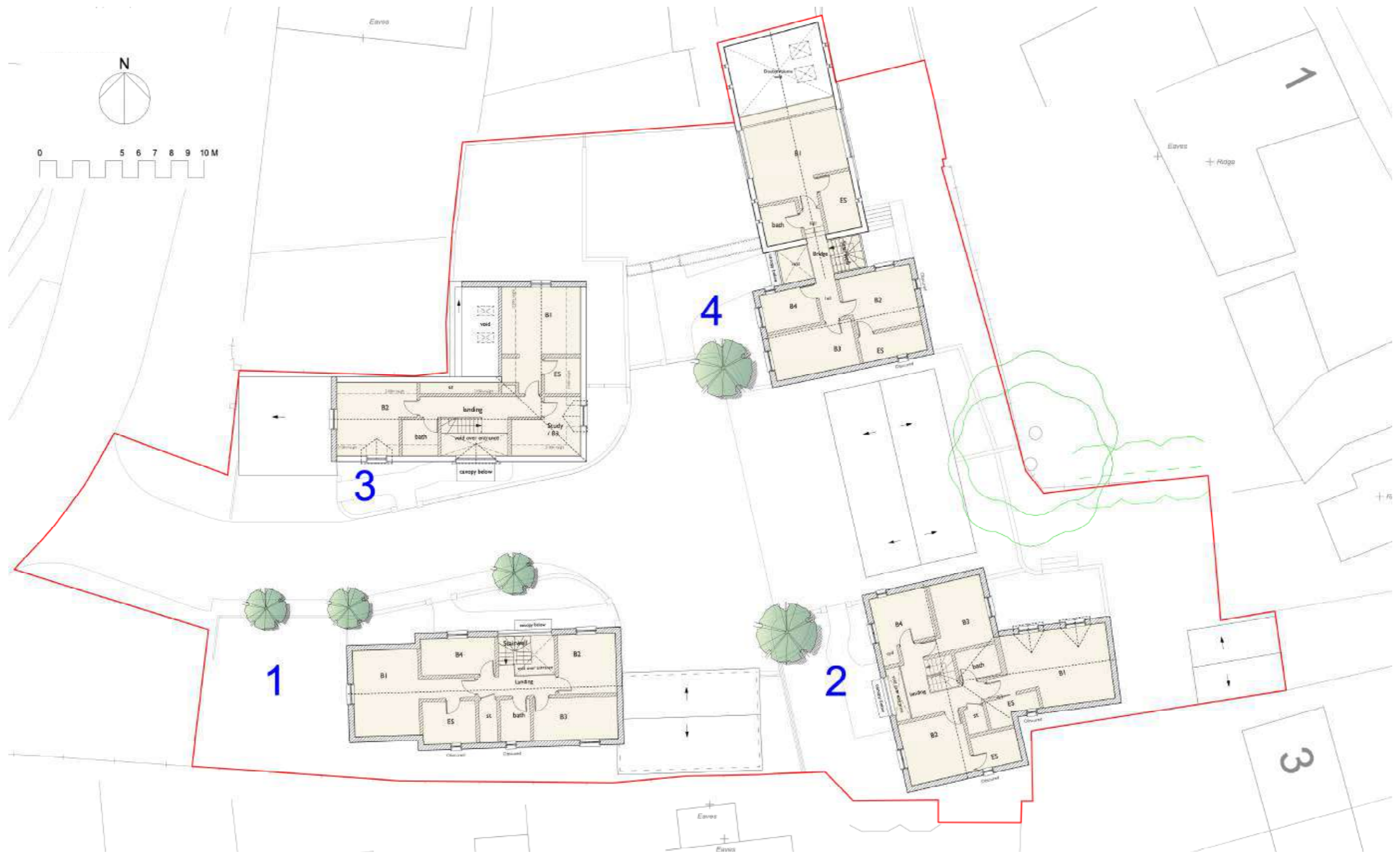
7.0 PROPOSAL DRAWINGS

PROPOSED DRAWINGS - SITE PLAN - GROUND FLOOR



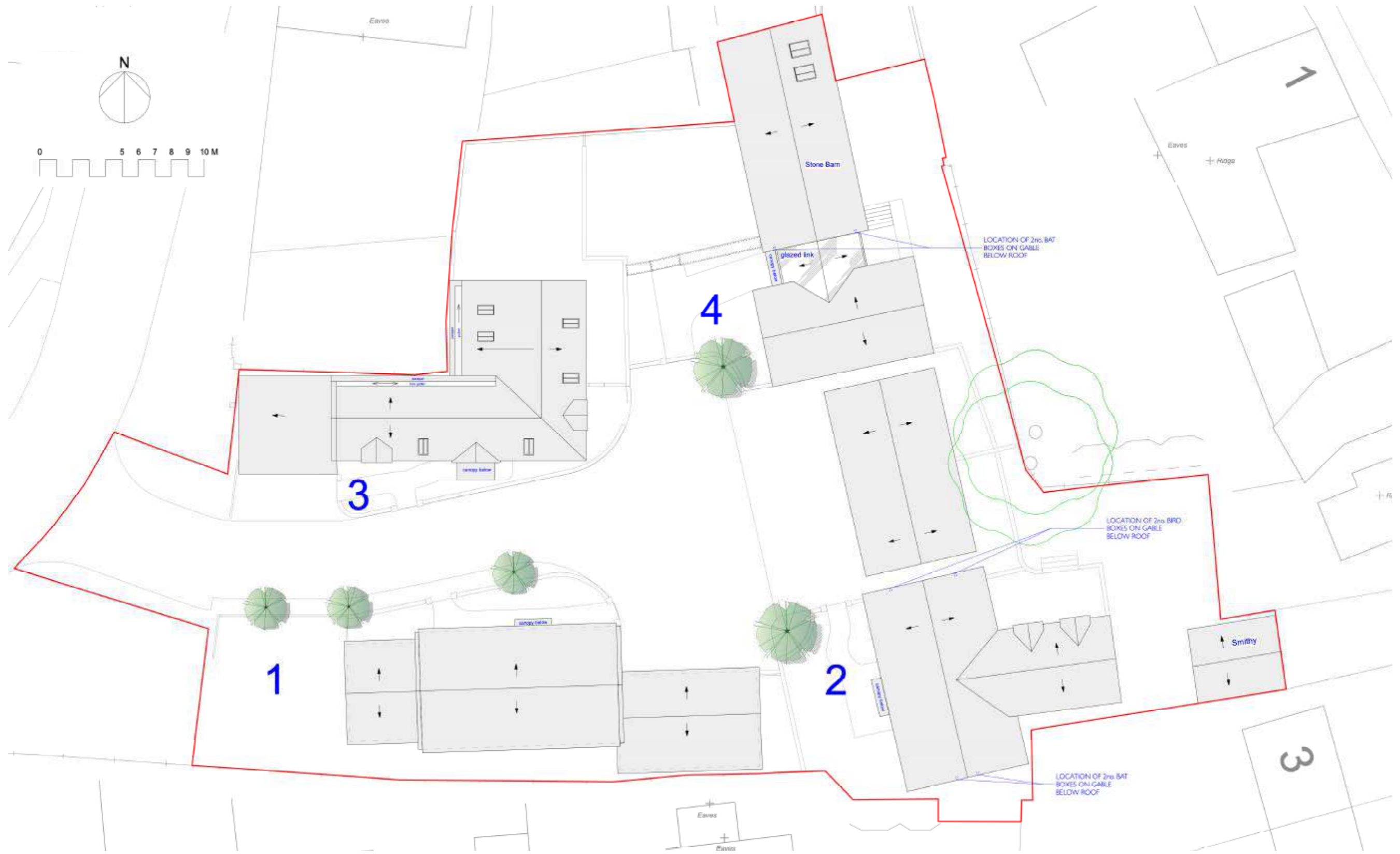
7.0 PROPOSAL DRAWINGS

PROPOSED DRAWINGS - SITE PLAN - FIRST FLOOR



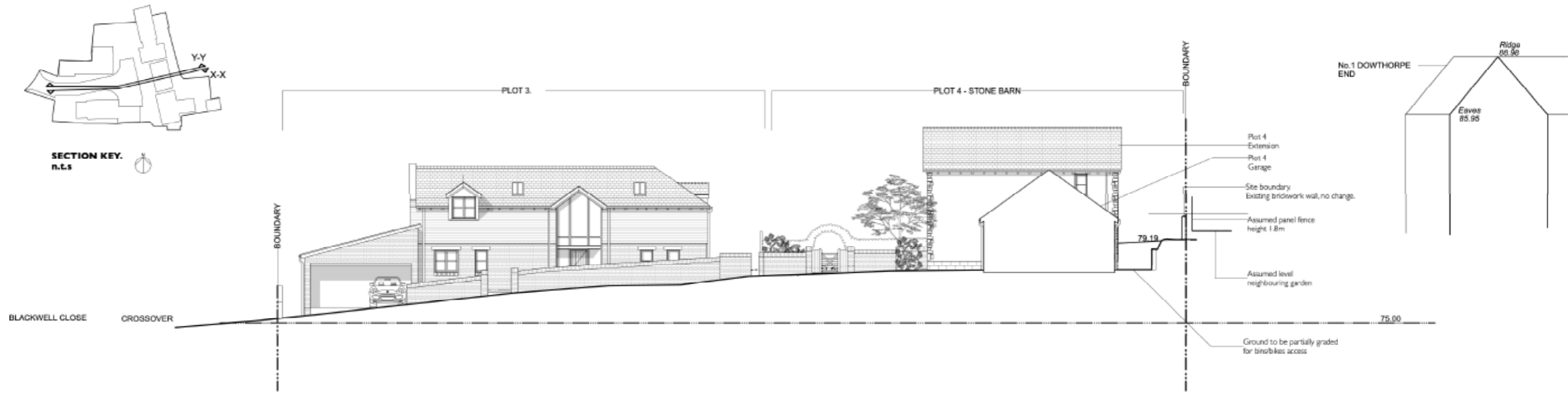
7.0 PROPOSAL DRAWINGS

PROPOSED DRAWINGS - SITE PLAN - ROOF

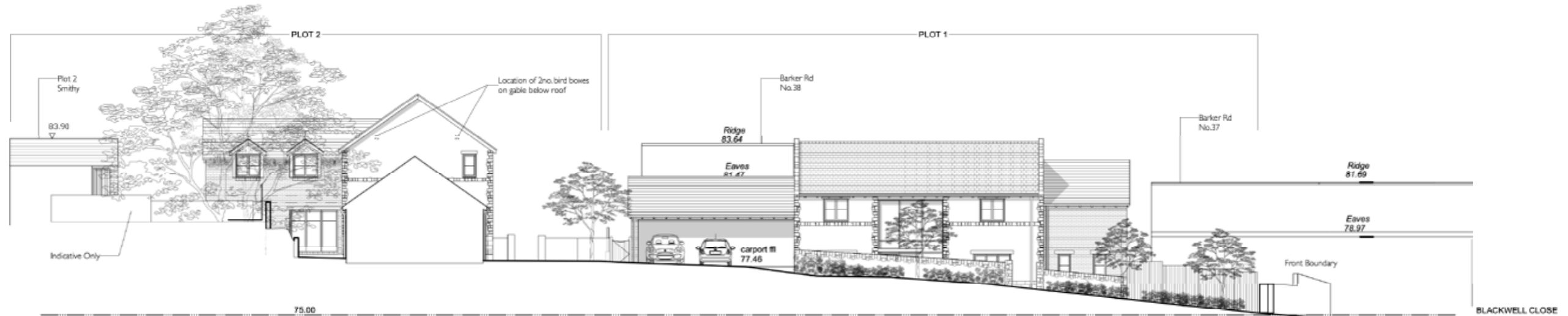


7.0 PROPOSAL DRAWINGS

PROPOSED DRAWINGS - SITE SECTIONS



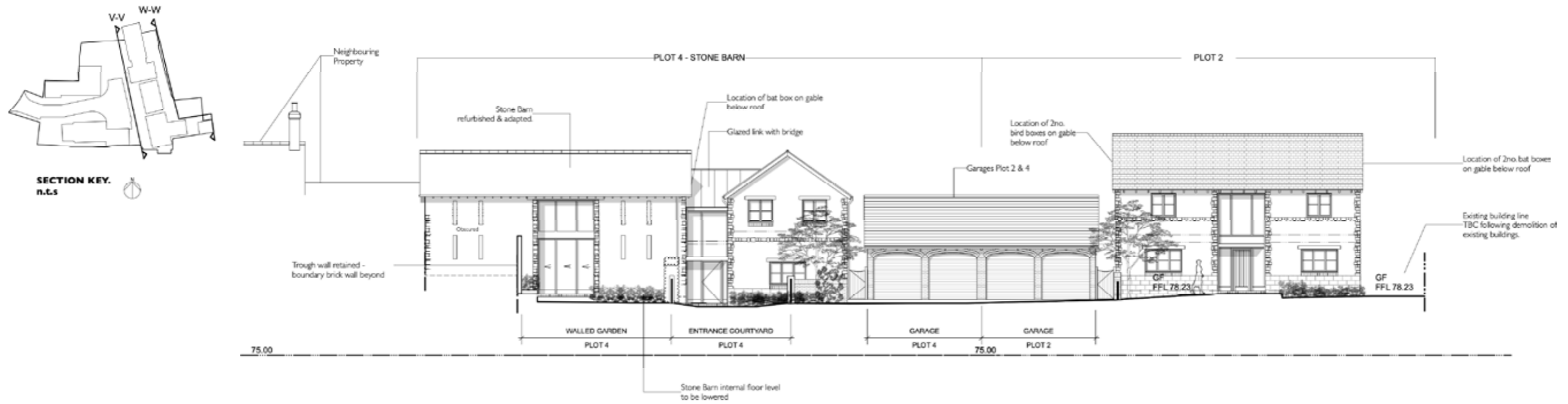
Y-Y OUTLINE SITE SECTION - East to West through shared surface road, looking north



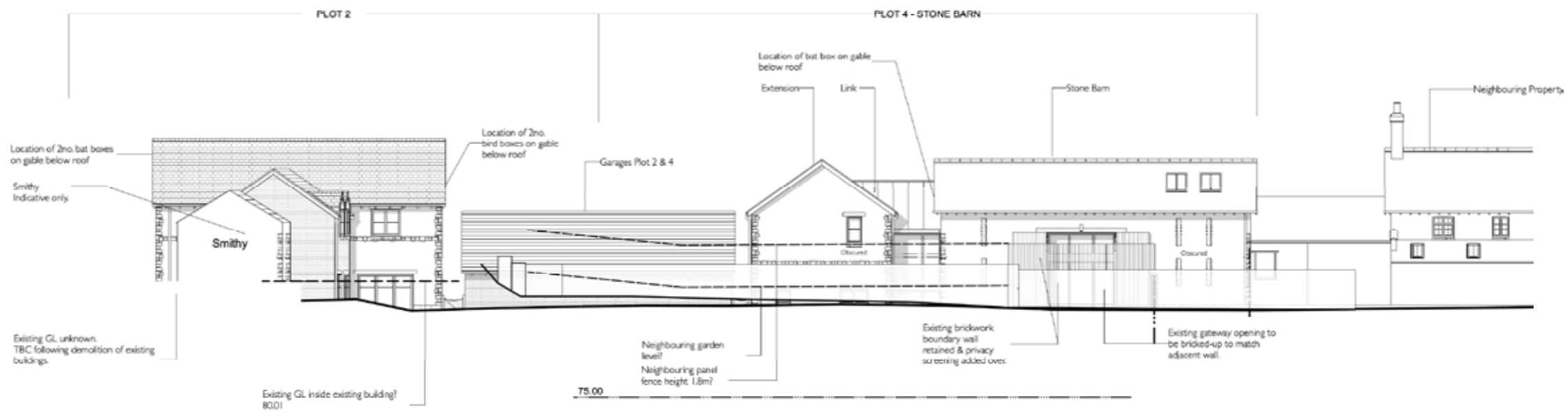
X-X OUTLINE SITE SECTION - East to West through shared surface road, looking south



PROPOSED DRAWINGS - SITE SECTIONS



V-V OUTLINE SITE SECTION - North to South, looking East

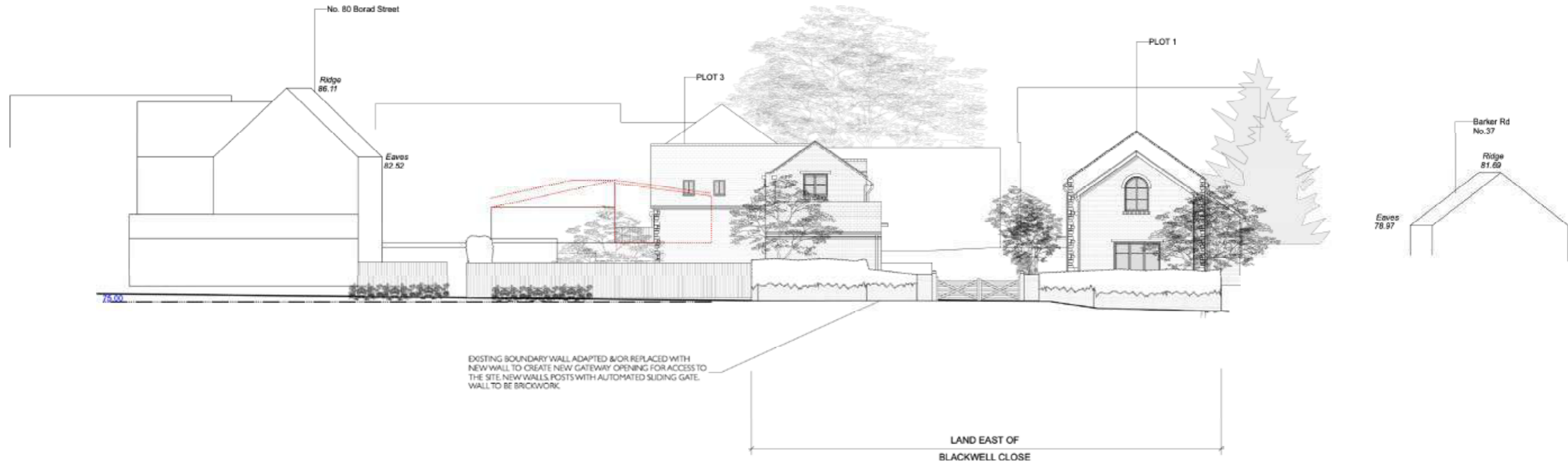


W-W OUTLINE SITE SECTION - North to South, looking West



7.0 PROPOSAL DRAWINGS

PROPOSED DRAWINGS - STREET SCENE BLACKWELL CLOSE



7.0 PROPOSAL DRAWINGS

PROPOSED DRAWINGS - PLOT I - PLANS, ELEVATIONS & TYPICAL SECTIONS

GIA House = 195.22m² (2101sqft)
 4 Bed / 7 Person
 Carport GIA = 43m² (462sqft)

All areas are approximate only.



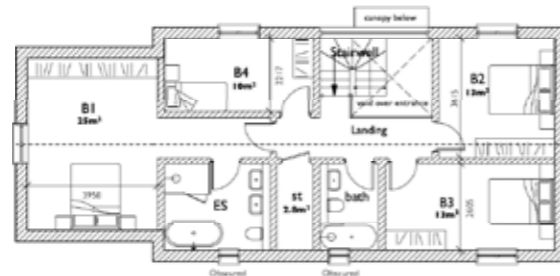
ROOF PLAN



NORTH FACING ELEVATION



WEST FACING ELEVATION



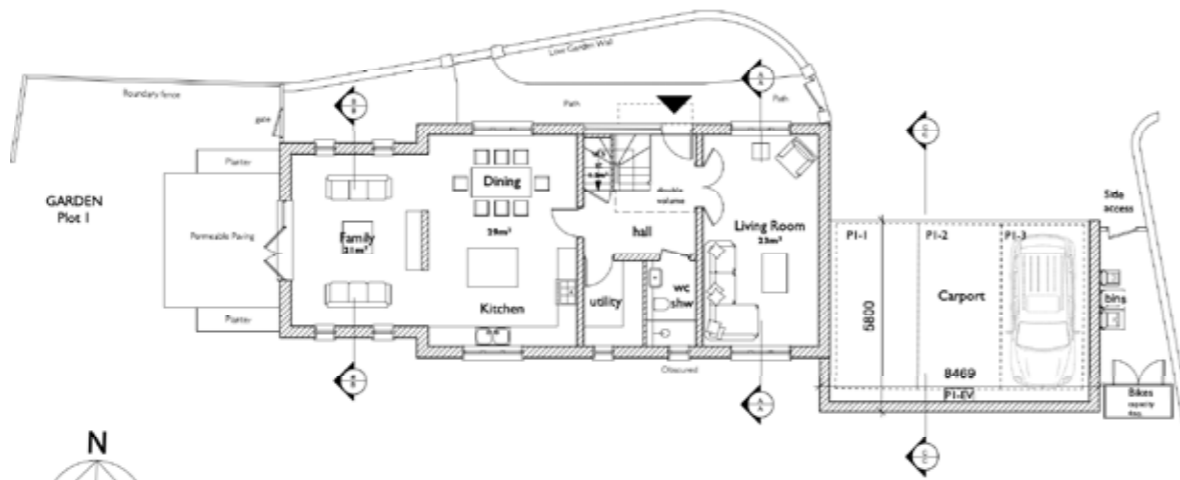
FIRST FLOOR PLAN



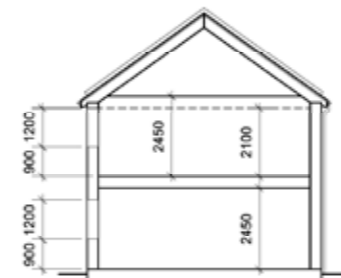
SOUTH FACING ELEVATION



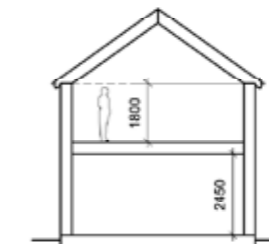
EAST FACING ELEVATION



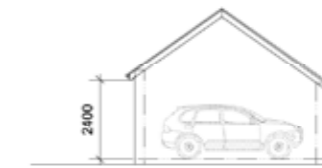
GROUND FLOOR PLAN



TYPICAL SECTION A-A



TYPICAL SECTION B-B



TYPICAL SECTION C-C
carport



7.0 PROPOSAL DRAWINGS

PROPOSED DRAWINGS - PLOT 2 - PLANS, ELEVATIONS & TYPICAL SECTIONS

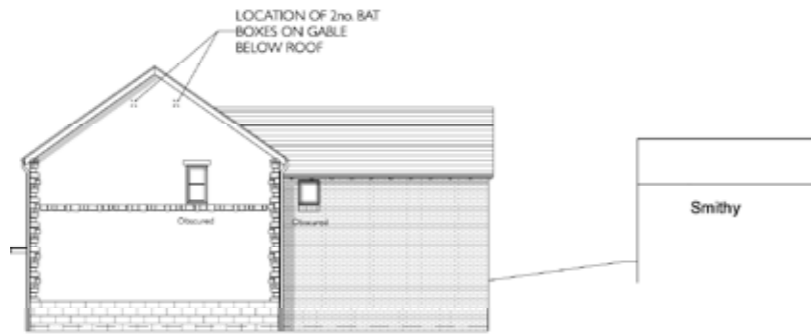
GIA House = 220.9m² (2378sqft)
 4 Bed / 8 Person
 Garage GIA = 33m² (355sqft)
 Smithy GIA = *16m² (172sqft) *Assumed Only.TBC
 All areas are approximate only.



NORTH FACING ELEVATION



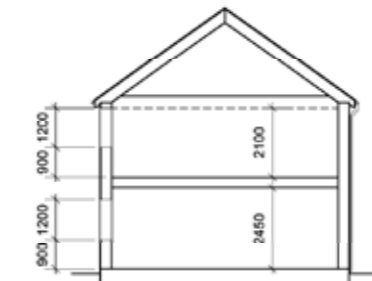
WEST FACING ELEVATION



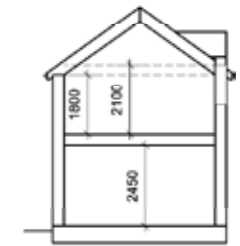
SOUTH FACING ELEVATION



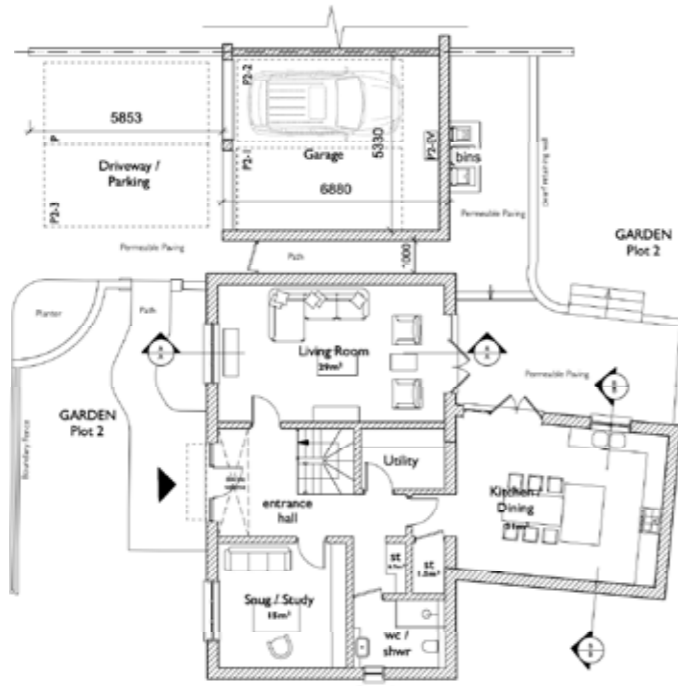
EAST FACING ELEVATION



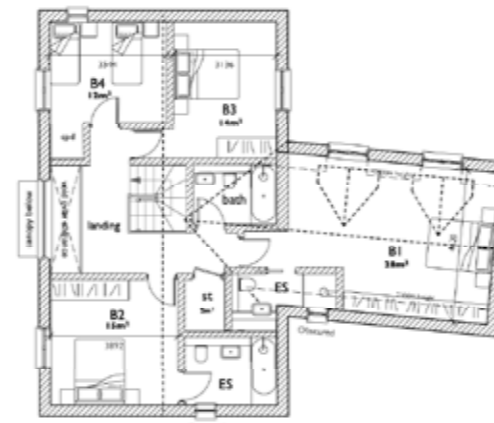
TYPICAL SECTION A-A



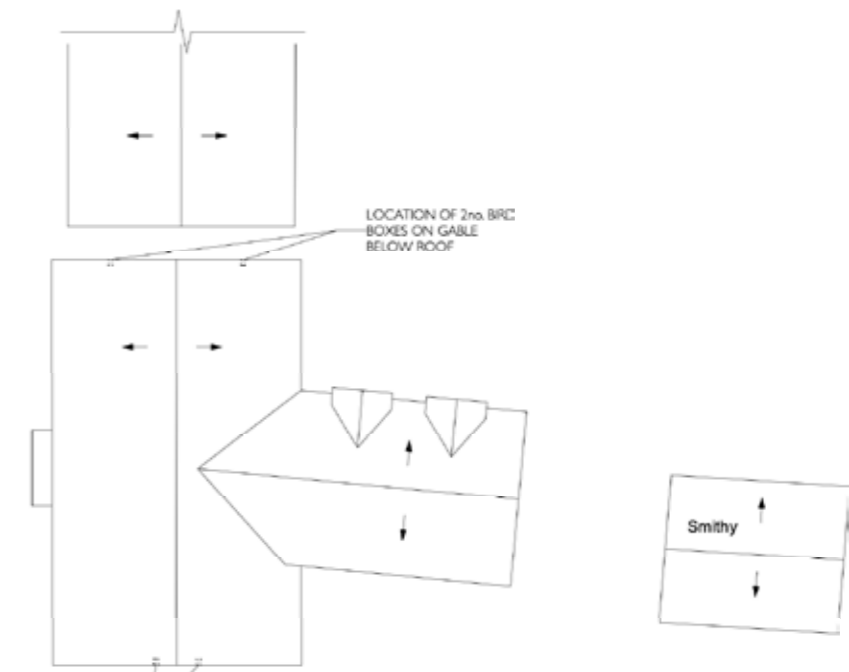
TYPICAL SECTION B-B



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



7.0 PROPOSAL DRAWINGS

PROPOSED DRAWINGS - PLOT 3 - PLANS, ELEVATIONS & TYPICAL SECTIONS

GIA House = 204.62m² (2202.5sqft)
 3 Bed / 5 Person
 Carport GIA = 30m² (322.92sqft)

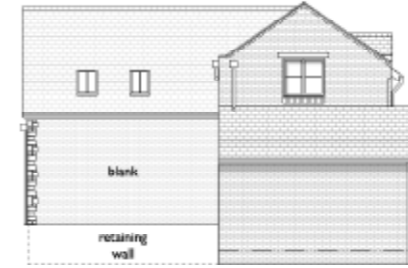
All areas are approximate only.
 Void over kitchen not included in GIA.



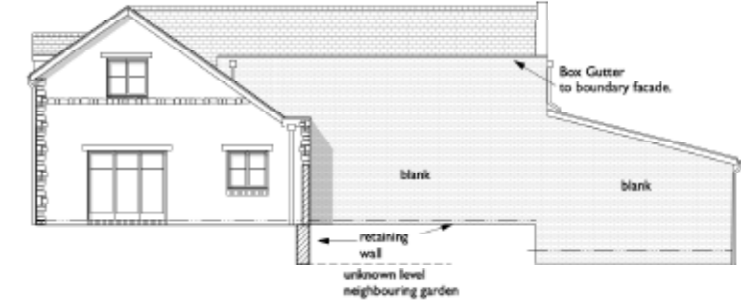
SOUTH FACING ELEVATION



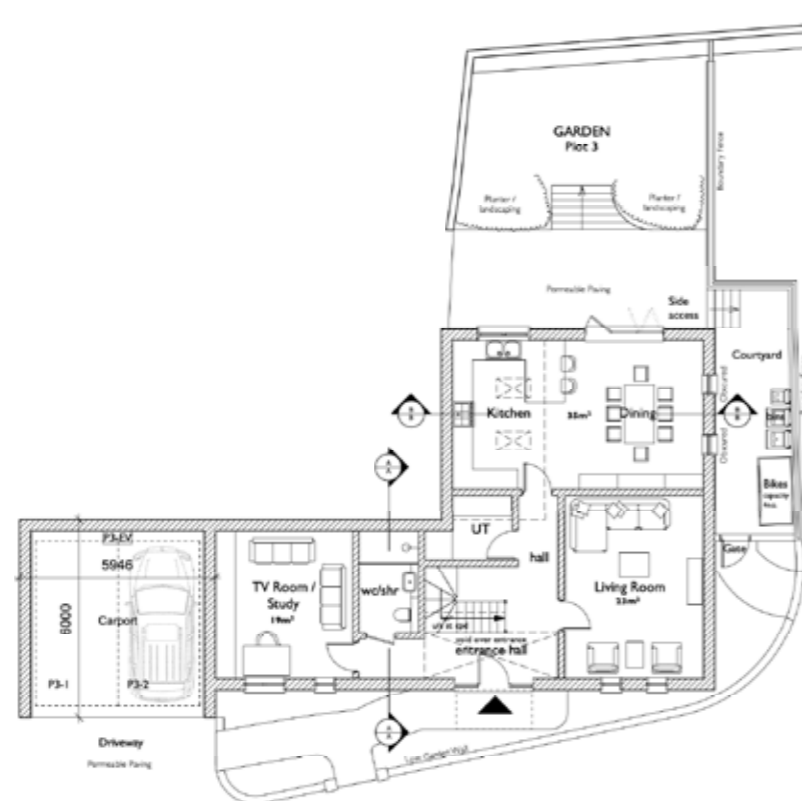
EAST FACING ELEVATION



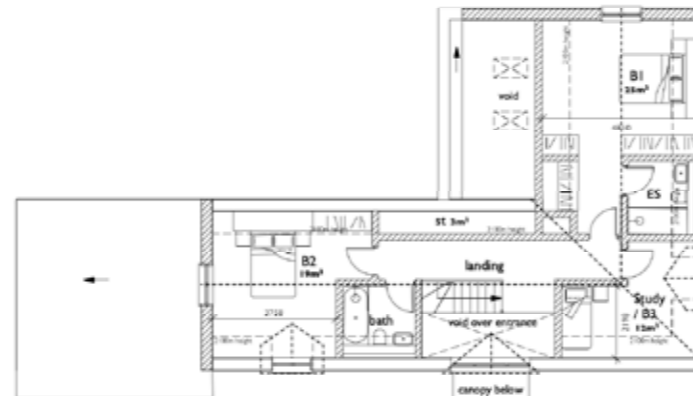
WEST FACING ELEVATION



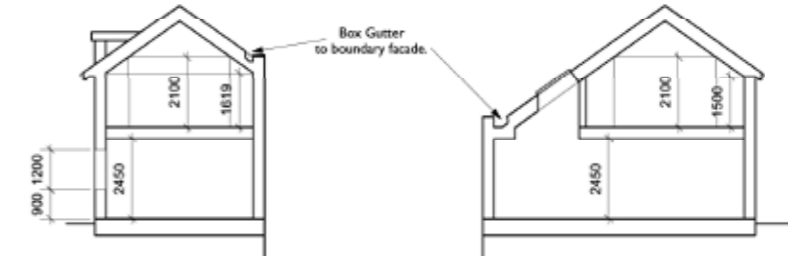
NORTH FACING ELEVATION



GROUND FLOOR PLAN

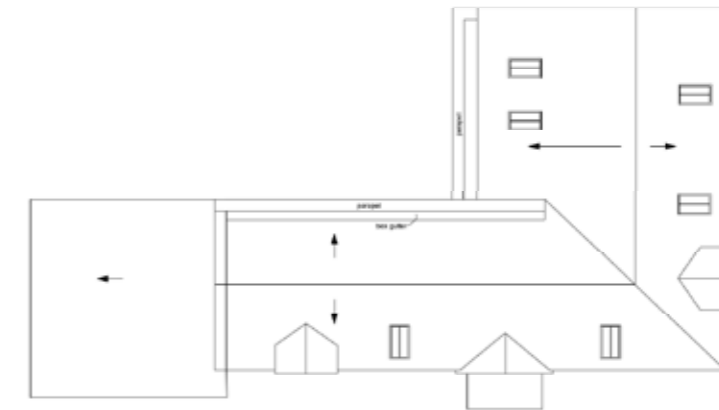


FIRST FLOOR PLAN

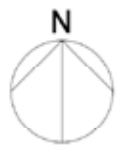


TYPICAL SECTION A-A

TYPICAL SECTION B-B



ROOF PLAN



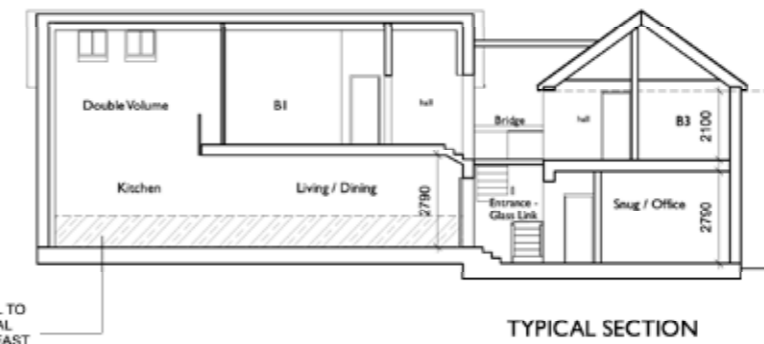
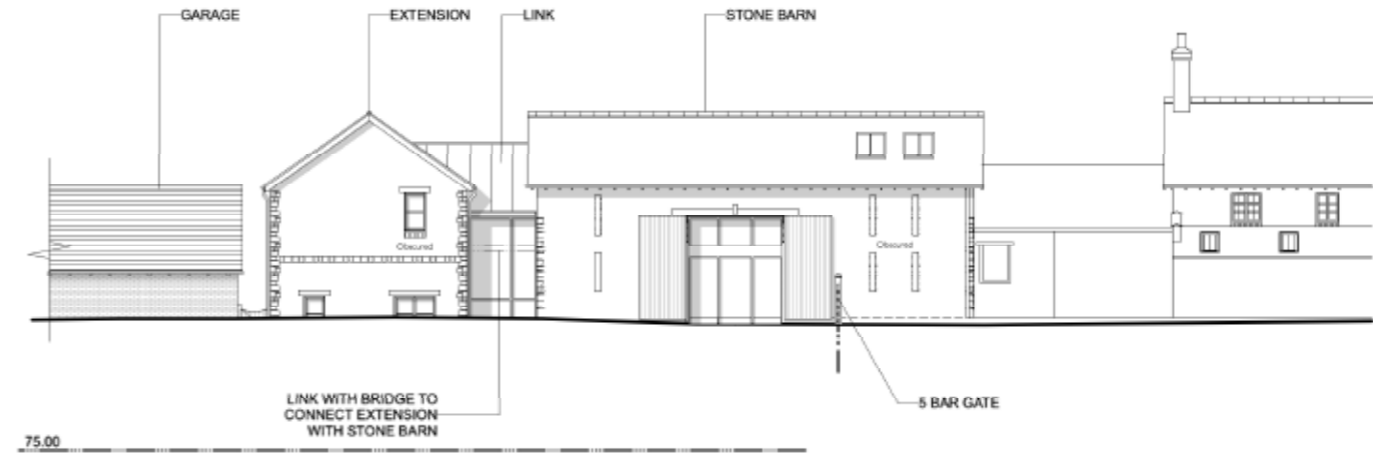
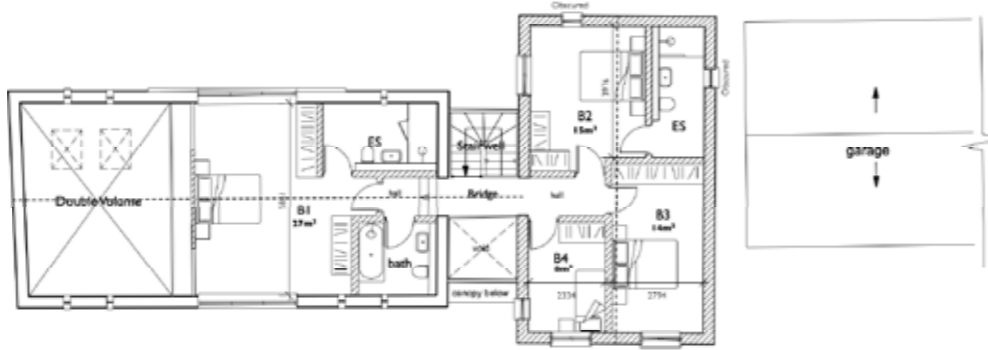
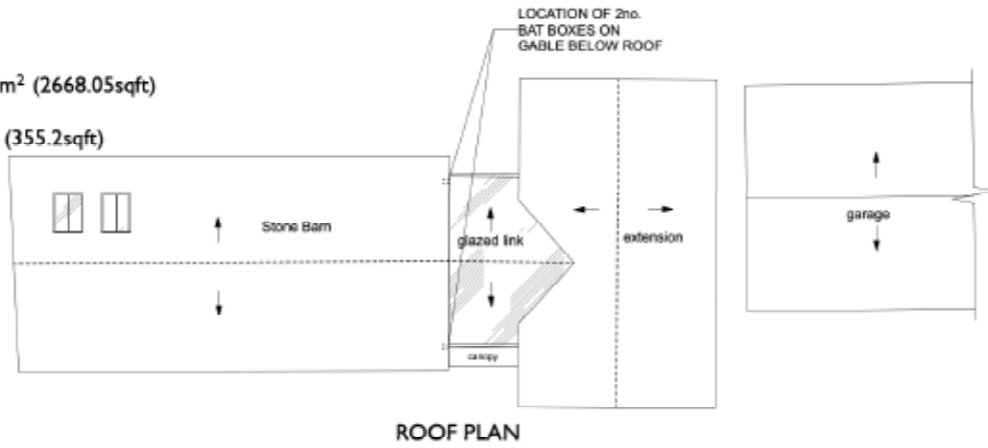
7.0 PROPOSAL DRAWINGS

PROPOSED DRAWINGS - PLOT 4 - PLANS, ELEVATIONS & TYPICAL SECTIONS

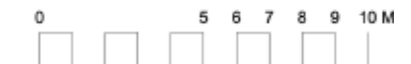
GIA House = *247.87m² (2668.05sqft)
 4 Bed / 7 Person
 Garage GIA = 33m² (355.2sqft)

*Note that double volume void at first floor within the stone barn is not included in the floor area above.

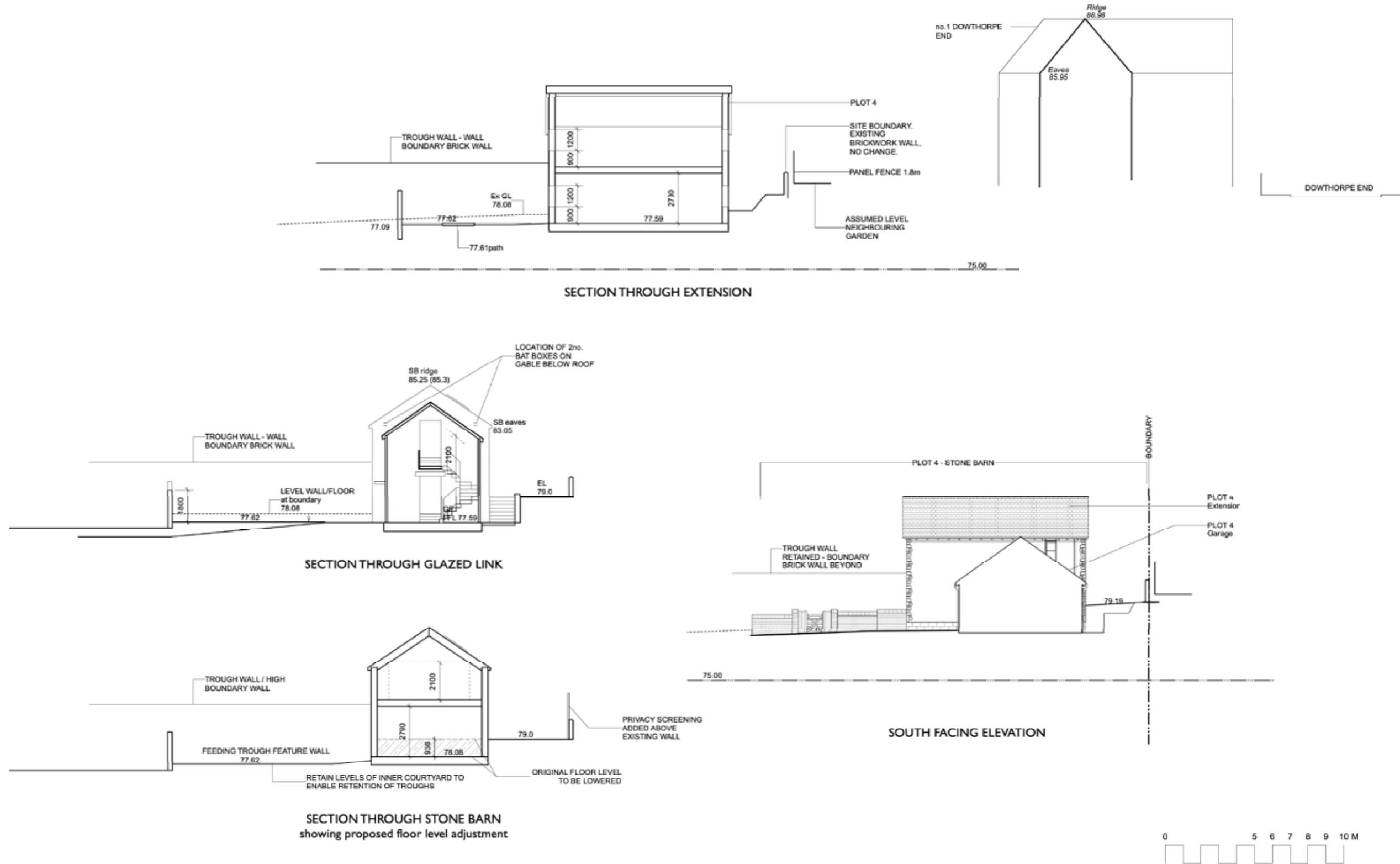
All areas are approximate only.



ORIGINAL FLOOR LEVEL TO BE LOWERED. EXTERNAL APPEARANCE ON THE EAST TO REMAIN THE SAME



PROPOSED DRAWINGS - PLOT 4 - PLANS, ELEVATIONS & TYPICAL SECTIONS



PROPOSED DRAWINGS - TYPICAL MATERIALITY



WEST FACING ELEVATION
with Plot 4 (left) & Plot 2 (right)



Pantile Roof Tiles.



Natural Slate Roof Tiles.



Stone Barn Walls



Stonework Walls



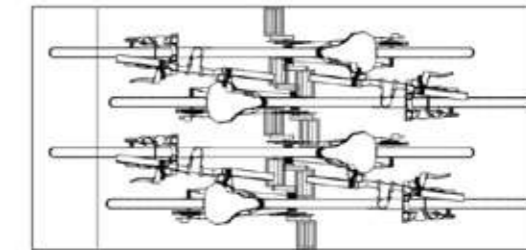
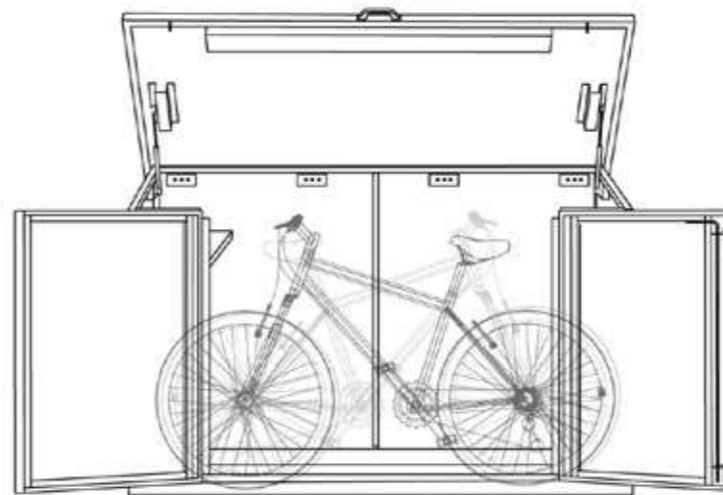
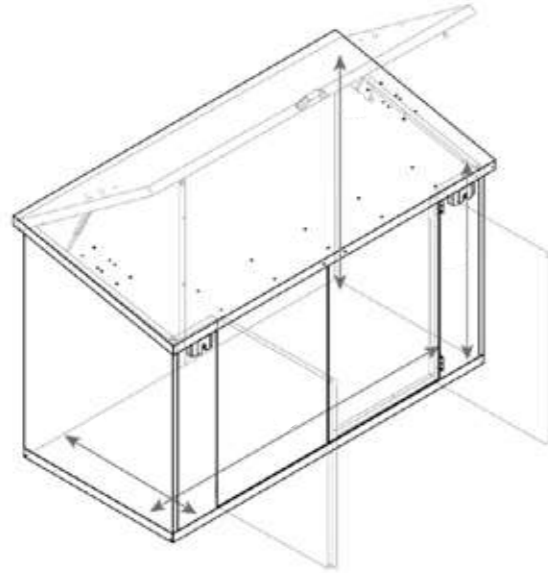
Red Brick Walls



Blue Brick - Feature Arches

PROPOSED BIKE STORAGE SYSTEM

OFF THE SHELF - BIKE SHED SYSTEM or similar
with capacity for 4no. Bikes



BIKE SHED PLAN

8.0 CONCLUSION

26/03/2024

The scheme provides a well-designed residential environment that makes efficient use of this sustainably located previously developed site in the village that is within walking and cycling distance from local services and facilities.

The development of this low-density high quality residential scheme has been designed to respect the character of the area, whilst maintaining existing site features worthy of retention within the scheme. The new buildings are based on the local vernacular and provide for a mix of house types to meet the need for housing in a sustainable location.



Sketch view from Blackwell Close



Sketch view looking towards Stone Barn