

# Land at Gosmore Road, Clehonger



## Design Statement



# Introduction

This Design Statement has been prepared in support of a reserved matters application which seeks approval of the layout, scale, appearance and landscape detail of a residential development of 80 dwellings, comprising of 2, 3 and 4 bedroom dwellings on the land between Gosmore Road and The Seven Stars PH, Clehonger.

This Design Statement should be read in conjunction with the submission documents that accompany the application.

This statement has been prepared by Persimmon Homes to explain the design principles and concepts that have been applied to the proposed development.

This Design Statement has been produced with reference to the Council's website and to the 2006 Commission for Architecture and the Built Environment's (CABE) guide: "Design and Access Statements, How to write, read and use them". In addition the circular Guidance on changes to the development control system effective from 10th August 2006, sets out the formal requirements for design and access statements to accompany certain planning applications.

# Outline Application Overview

On 23rd March 2016 outline planning permission (reference number 142349) was granted for a residential development of up to 80 houses at land between Gosmore Road and The Seven Stars PH, Gosmore Road, Clehonger, Herefordshire.

The permission was granted subject to the following standard outline conditions:

- 1. Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.*
- 2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters to be approved, whichever is the later.*
- 3. Approval of the details of the layout, sale, appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.*

The application that this Design Statement accompanies seeks to discharge the requirements inter alia of the above conditions through the submission of details of the reserved matters. These details have been prepared having regard to the requirements of condition no. 5 of the outline planning permission which stipulates that:

- 5. The development shall include no more than 80 dwellings and no dwelling shall be more than two storeys high.*



The Design & Access statement that accompanied the outline planning application concerned itself only with the principle of development and the point of access. For completeness this Design Statement will endeavour to provide a comprehensive overview of the principles that inform the reserved matters submission, having specific regard to the layout, scale, appearance, and landscaping.



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## **Site & Contextual Analysis**

This section of the document sets out the analysis of the application site, character of the area, the availability of local facilities and its context in terms of physical, economic and social issues. These contextual matters have informed the Vision for the development



## **Site & Contextual Analysis**

Understanding the nature of the site and the opportunities and constraints that exist provides an important foundation upon which the proposed development has been established. This section of the document sets out the analysis of the application site, character of the area, the availability of local facilities and its context in terms of physical, economic and social issues. These contextual matters have informed the Vision for development and the final scheme .

## **The Application Site**

The site comprises of one field parcel which is located to the immediate north-eastern boundary of Clehonger. The land parcel which makes up the site is broadly rectangular in shape and extends to approximately 2.4 hectares.

## **Site Boundaries**

The site is located on the north-eastern periphery of the Clehonger settlement. The B4349 bounds the northern boundary of the site, with fields to the east, Gosmore Road to the south, and playing fields to the west. These boundaries are defined by hedgerows and trees.

## **Site Access**

The site access will be formed from the B4349 in accordance with the details approved as part of the outline planning permission, and any subsequent details required.





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## **Built Environment**

The immediate vicinity of the site is characterised by 2 storey post war housing dating from 1960 - 1980. The overriding material is red brick with concrete roof tiles, and white uPVC windows and doors.

## **Form and orientation**

Clelonger is defined by the simple geometric shapes of the semi-detached post war housing that lines its streets and cul-de-sacs. The orientation and form of these terraces create a sense of place and enclosure. On-stree parking provision is prevalent along these terraced streets.

## **Public Right of Way**

A public right of way extends from the north-east to the south-east corner, providing pedestrian access from the B4349 to Gosmore Road.





## **Natural Environment**

The application site comprises of one agricultural land parcel which is currently utilised for agricultural purposes and is not afforded any specific landscape designations.

## **Topography**

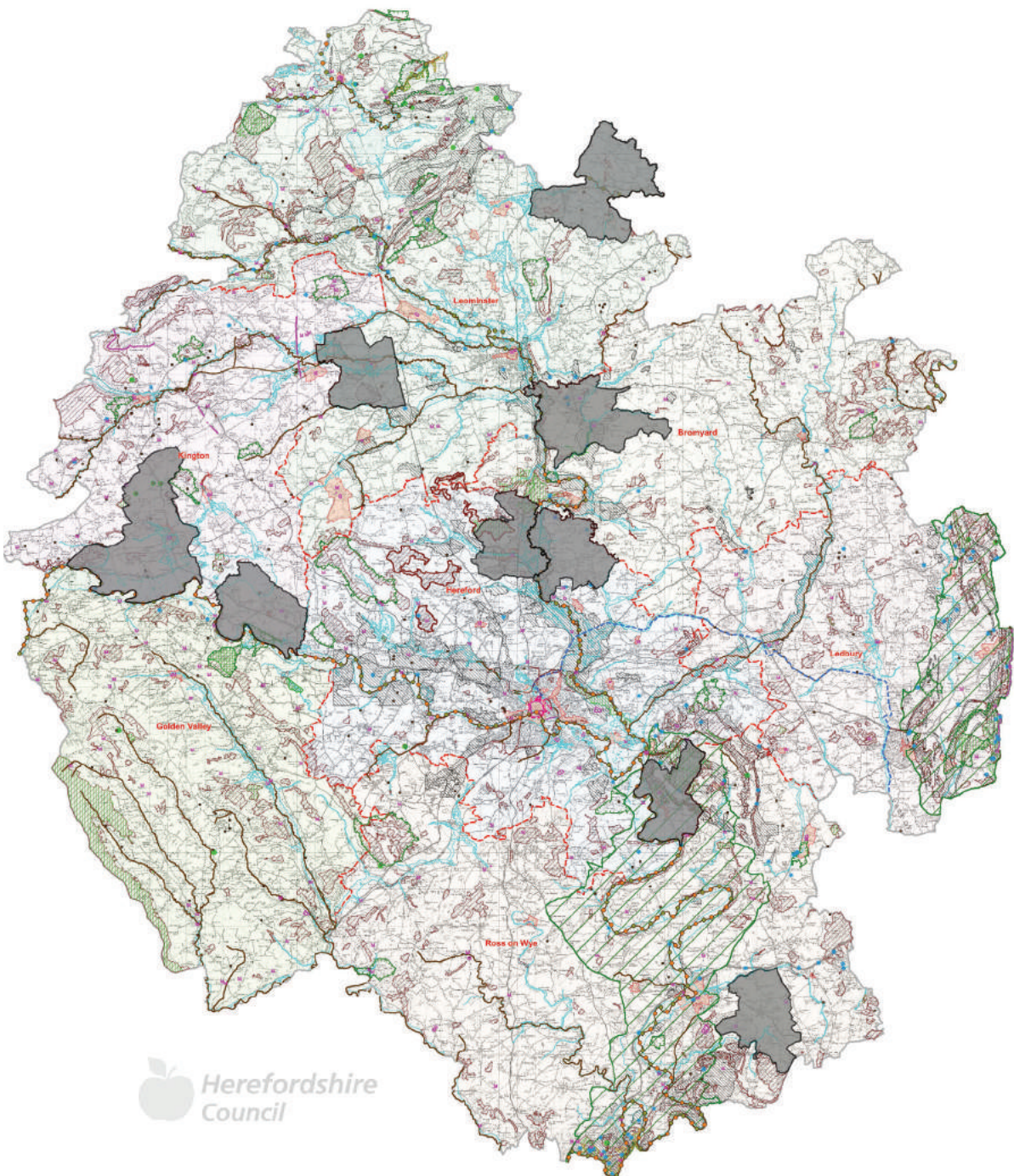
The site comprises gently sloping land from the western boundary towards the eastern boundary. The gradient of the slope remains constant from the western boundary to the eastern boundary.

## **Views**

The location and topography of the land affords commanding local, medium and long distance views into and out of the site. The sensitive development proposals for the site will ensure a pleasant outlook for future residents and existing residents within the surrounding vicinity which also providing a degree of enclosure that will protect the amenity of future residents.

## **Landscape**

The present site conditions results in no existing landscaping features which require retention. Appropriate landscaping features will be incorporated into the redevelopment proposals to ensure a pleasant environment for future residents and users of the site.



## **Planning Policy Context**

This section provides a brief summary of the design policies that are relevant to the site.

# Planning Policy Context

The proposal is informed by the relevant design policies contained within the adopted Local Plan, the National Planning Policy Framework, Supplementary Planning Documents, and government circulars. Those considered to be of particular pertinence are listed below.

## National Planning Policy Context

The National Planning Policy Framework (NPPF) was adopted on the 27 March 2012 and sets out the Government's national and overarching policy on planning matters.

Paragraph 50 of the NPPF requires local planning authorities to "deliver a wide choice of high quality homes, widen choice for home ownership and create sustainable, inclusive and mixed communities". This Design and Access Statement demonstrates that the proposal ensures that a range of high quality homes is delivered. Chapter 7 of the NPPF sets out the government's requirements to good design of the built environment. Paragraph 57 states it is "Important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes". Paragraph 58 of the NPPF states planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development,
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit,
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or
- discouraging appropriate innovation; and
- are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 60 places an importance on promoting local distinctiveness whilst Paragraph 63 states that great weight should be applied to outstanding or innovative designs. Paragraph 64 requires that permission be refused for developments that fail to take the opportunities for improving the character and quality of an area.

Other Government Guidance includes:

- Safer Places - The Planning System and Crime Prevention (ODPM 2004)
- Building for Life 12
- Design & Access Statements (CABE)

Local Policy Context

Policy SS2 - Delivering New Homes

Policy SS3 - Ensuring sufficient housing land delivery

Policy SS4 - Movement and transportation

Policy SS6 - Environmental quality and local distinctiveness

Policy SS7 - Addressing climate change

Policy RA1 - Rural housing distribution

- Policy RA2 - Housing in settlements outside Hereford and the market towns
- Policy H1 - Affordable housing - thresholds and targets
- Policy H3 - Ensuring an appropriate range and mix of housing
- Policy OS1 - Requirement for open space, sports and recreation facilities
- Policy OS2 - Meeting open space, sports and recreation needs
- Policy MT1 - Traffic management, highway safety and promoting active travel
- Policy LD1 - Landscape and townscape
- Policy LD2 - Biodiversity and geodiversity
- Policy LD3 - Green infrastructure
- Policy SD1 - Sustainable design and energy efficiency
- Policy SD3 - Sustainable water management and water resources
- Policy SD4 - Wastewater treatment and river water quality



Policy ID1 - Infrastructure Delivery



- APPLICATION BOUNDARY
- PROPOSED HOUSING DEVELOPMENT
- PUBLIC OPEN SPACE AND LANDSCAPE STRUCTURE
- EXISTING HEDGEROW RETAINED
- HEDGEROW REMOVED 24 METRES APPROX.
- POTENTIAL VEHICLE ACCESS
- EXISTING FOOTPATH CH12
- PROPOSED FOOTPATH LINKS
- POTENTIAL PRIMARY ACCESS ROAD
- EXISTING TREES RETAINED AND PROTECTED DURING BUILD
- PROPOSED TREE PLANTING
- PROPOSED HEDGEROW PLANTING
- ATTENUATION POND

  
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DEVELOPMENT FRAMEWORK  
 GOSMORE RD. / B4349  
 CLEHONGER, HEREFORDSHIRE  
 SCALE 1:500 AT A1  
 DRAWG. SK 14.03.02

## **Design Concept**

This section provides a brief summary of the design evolution of the scheme and, in particular, how this Design Statement has been produced to demonstrate compliance of the associated reserved matters application with the agreed design criteria.

## Design Principles

Drawing from the earlier analysis of the site and its context, and the approved principles and guidelines contained within the outline permission and relevant policy documents, the following key principles have informed the design of the scheme:

1. Land use – Sensitive development to provide much needed housing that integrates into the fabric of the existing built form.
2. Access and movement – Create a legible, accessible form of development that strategically links with the wider area through permeable vehicle and pedestrian connectivity. Facilitate cycle and pedestrian movements, and promote access to public transport infrastructure.
3. Form and grain – Create a form of development that secures a defensible and discernable boundary between public and private spaces. Provide a range of properties which reflect the pattern and arrangement of street blocks.
4. Views – Dwellings will be located and orientated such that they are outward looking in order to capitalise on the long range views beyond the site.

5. Compatibility with neighbouring uses – Ensure compatibility with the neighbouring residential and leisure uses through appropriate orientation, massing and scale coupled with improved accessibility.
6. Community Safety – Contribute to community safety through natural surveillance of public areas; incorporation of secure by design principles; improved visibility and new footpaths.
7. Quality of public realm – The proposal will contain discernable character areas that will contribute to a sense of place and add interest to the street scene.
8. Sustainability – The site is located in close proximity of local facilities, a primary school, and a bus service provides access to the surrounding areas and Hereford.

Accordingly, the starting point in the design of the scheme has been set in consideration of the characteristics of the site and the local context, and as established in the outline planning permission and relevant policy documents.





## Scheme Description

The proposal seeks permission for a residential development totaling 80 units comprising of:

1. A range of 2, 3 and 4 bedroom homes;
2. A mix of detached, semi-detached, terraced properties at a scale that reflects the surrounding area;
3. Affordable housing at 40% of the total;
4. Significant green infrastructure in the form of public open space and landscape planting with existing hedgerows and trees retained where possible;.
5. Vehicular access achieved via a new access off the B4349 with pedestrian access achieved from the same; and
6. A new footway along the southern boundary of the site, providing improved east-west connectivity which connects with an existing Public Right of Way (PROW) that is to be retained.





# **Response to Objectives of Good Design**



# Introduction

The Planning Practice Guidance produced by the Department for Communities and Local Government reminds us that:

*“Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.*

*Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.*

*Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.”*

Under the headings that follow, this Design Statement will explore how the proposals contributes to the achievement of good design and accords with aims and objectives of the masterplan.



## **Amount & Scale**

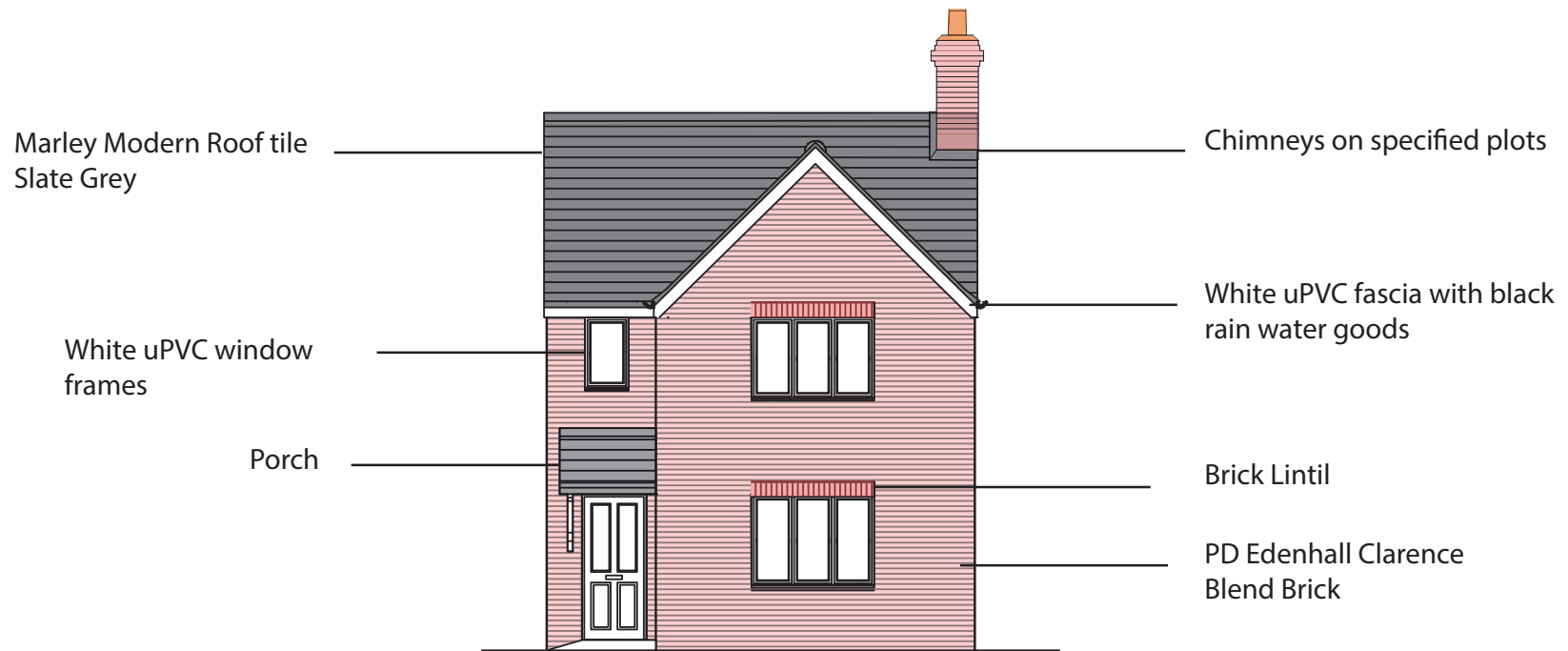
The amount of development has been arrived at having regard to the opportunities and constraints that exist, and the need to ensure compliance with the requirements of condition no. 5 of the outline planning permission which stipulates that the development shall include no more than 80 dwellings and not exceed two storeys in height. The proposal achieves a total quantum of 80 dwellings which applied across the site area delivers a density of 28 dwellings per hectare, which balances the need for an attractive form of development against the requirement for a sustainable form of development that represents an efficient use of land that is sympathetic to its surroundings.

Variations in tenure and housetype will be reflected in the demographic make-up of the development, ensuring a sustainable socio-economic composition that promotes social integration.

## **Layout**

The layout has been designed accord with the masterplan, to ensure a legible form of development that sympathetically inhabits its surroundings. Drawing on the provisions of the masterplan, the layout endeavours to improve pedestrian connectivity through the provision of an east-west footway that communicates with the existing public right of way that extends from the north-east to the south-east corner of the site. The massing and orientation prescribed by the layout ensures that the proposal is outward facing. The development blocks have been set back to provide adequate overlooking and natural surveillance of both the east-west footway and the public right of way, and safeguard the setting and amenity of existing properties. Embedded within the layout is a clear street hierarchy which informs the massing, scale and character of the development, this hierarchy is discernable by variations in carriageway width, design and materials.





## Appearance




The appearance of the proposal has been inspired by the local vernacular. This is evident in the simple geometric shapes of the houstypes which are a testament to the same observed along the built form that surrounds the application site. The palette of materials draws heavily on the local vernacul and reflects the predominance of brick, roof tile, and white uPVC in the locality. The application of the materials palette is tempered by the use of chalk render, which punctuates the street scene and helps create a sense of place, improve legibility and create discernable areas of character within the development.

The proposed materials palette consists of the following:

- Chalk Render
- PD Edenhall Clarence Blend Red brick
- Marley Moden Slate Grey Roof tile

The distribution of materials is illustrated on the materials plan overleaf.






-  PD Edenhall Clarence Blend (Red Brick)
-  Natural White Render (front)
-  Natural White Render (whole)

## Character

The proposal will strengthen the character of its immediate context by securing a sympathetic and logical extension to the development envelope. The proposed house types have been selected to be sympathetic to the local vernacular i.e. simple form complimented by architectural features such as chimneys, and will add to the sense of a distinct character and reinforce the qualities of the local vernacular. Within the site a range of house types will provide variety and choice, which allied with improved pedestrian connectivity will ensure a successful relationship and interface between the site and its surroundings.

The design of the development is based on the principle of perimeter blocks that provide a strong frontage to the open space. This continuity assists in defining the open space, promotes an active street scene and helps to create a safe and attractive environment.



-  Vehicular Access
-  Proposed pedestrian route
-  Existing Public Right of Way

## **Access and Movement**

Access and movement is a key component of the masterplan. The proposed layout capitalises on the connectivity afforded by the retained Public Right of Way (PRoW) by incorporating it into a new footway which extends from the south-east corner to the south-west corner of the applicaiton site. The retention of the PRoW and its incorporation into a new footway help create a pedestrian friendly layout which stengthens the relationship between the application site and its surroundings.

Both vehicular and pedestrian access into the development will be achieved via a new access formed off the B4349, this access together with the improvements required by the conditions imposed on the outline planning permission will ensure safe and convenient access and egress from the site.





Primary Street

Secondary Street

Shared Driveway

## **Street Hierarchy**

The layout will be underpinned by a discernable street hierarchy which will inform the massing and orientation of dwellings within the proposal. The street hierarchy comprises of three components; the primary street; the secondary street and the shared driveway.

### **Primary Street**

Primary streets form the basis of the arterial routes into the development. They are accessed via the B4349 and have a wide street frontage incorporating a 5.5m wide carriageway with a 2m wide footpath either side. They will be constructed of tarmac. The full range of house types in terrace, semi-detached and detached configuration will front onto the Primary Street in order to enclose the space, and create a sense of place.

### **Secondary Street**

Secondary Streets provide circulation through the core of the proposal, connecting the higher order with the lower order streets. They are accessed via a table from the Primary Street and measure 7m in width. Properties will be positioned to maintain a sense of enclosure. Well defined boundary treatments denote the interface between the public and private realms.

### **Shared Driveway**

Shared Driveways contribute to the character of areas of public open spaces and the development edges. Their location will ensure natural surveillance of these spaces. Shared driveways will be accessed via secondary streets and will be discernible by their narrow carriageway width (3.5 - 5m) and will serve a relatively small number of properties, typically ranging from 5 - 6 dwellings.



## **Block Structure & Building Orientations**

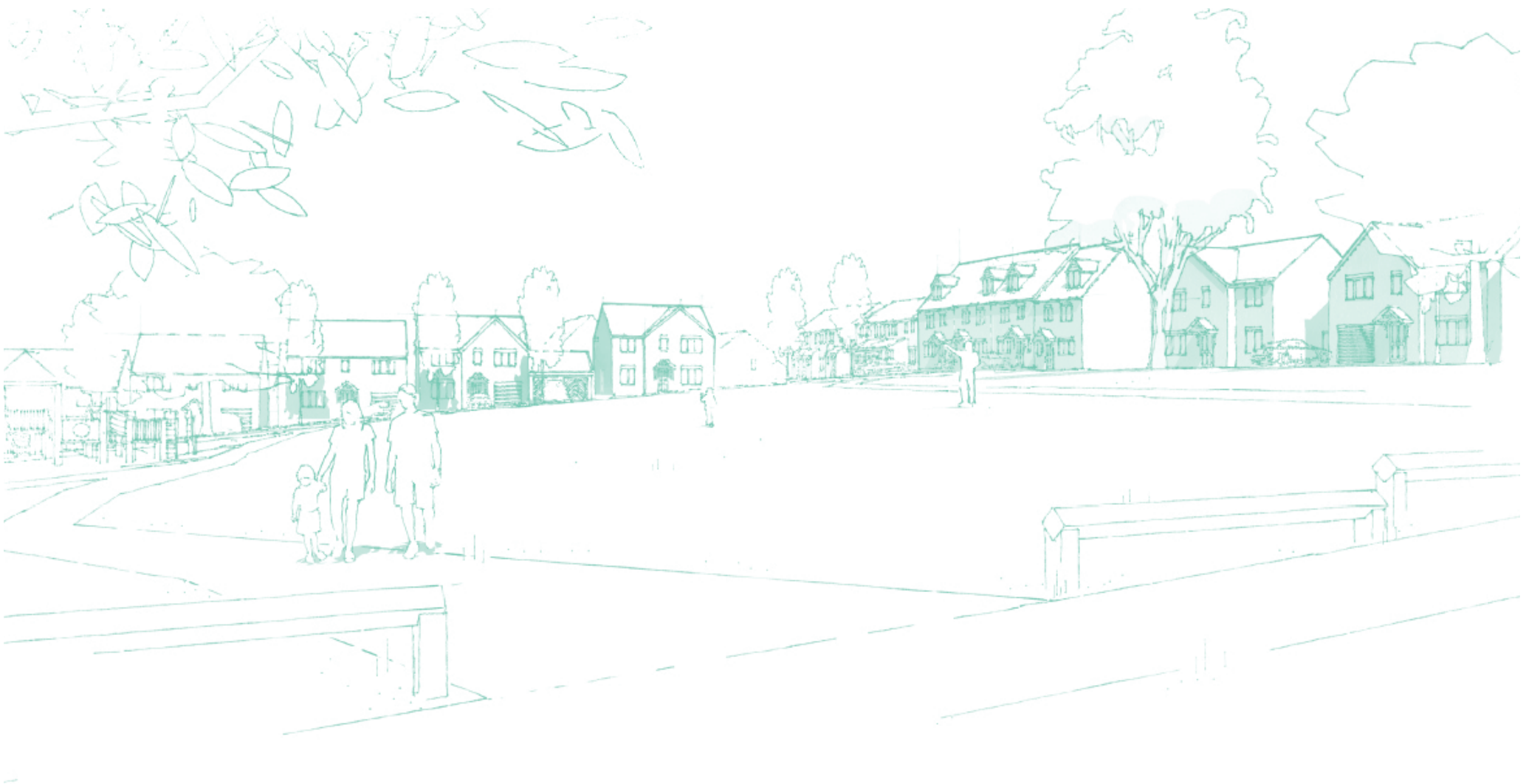
Buildings have been orientated south wherever possible to maximise solar gain where feasible and practical. The block structure has been derived from the structure of the street hierarchy.

The block structure and building orientation plan illustrates how the street hierarchy and built form has been designed to maximise the efficient use of land whilst respecting the surrounding land uses and site constraints. Buildings have been deliberately positioned to provide natural surveillance of areas of open space and pedestrian connectivity which will help reduce potential instances of anti-social behaviour and crime, thereby contributing to community safety.

Housetypes have been carefully selected to ensure an active frontage / dual frontage in prominent corner locations and adjacent to areas of public open space.

## **Landscaping**

The landscaping proposal will endeavour to retain a significant proportion of the existing hedgerows and trees, which will be complimented by on-street and plot shrub and tree planting to deliver a green space that softens the transition between the built form and the open countryside.



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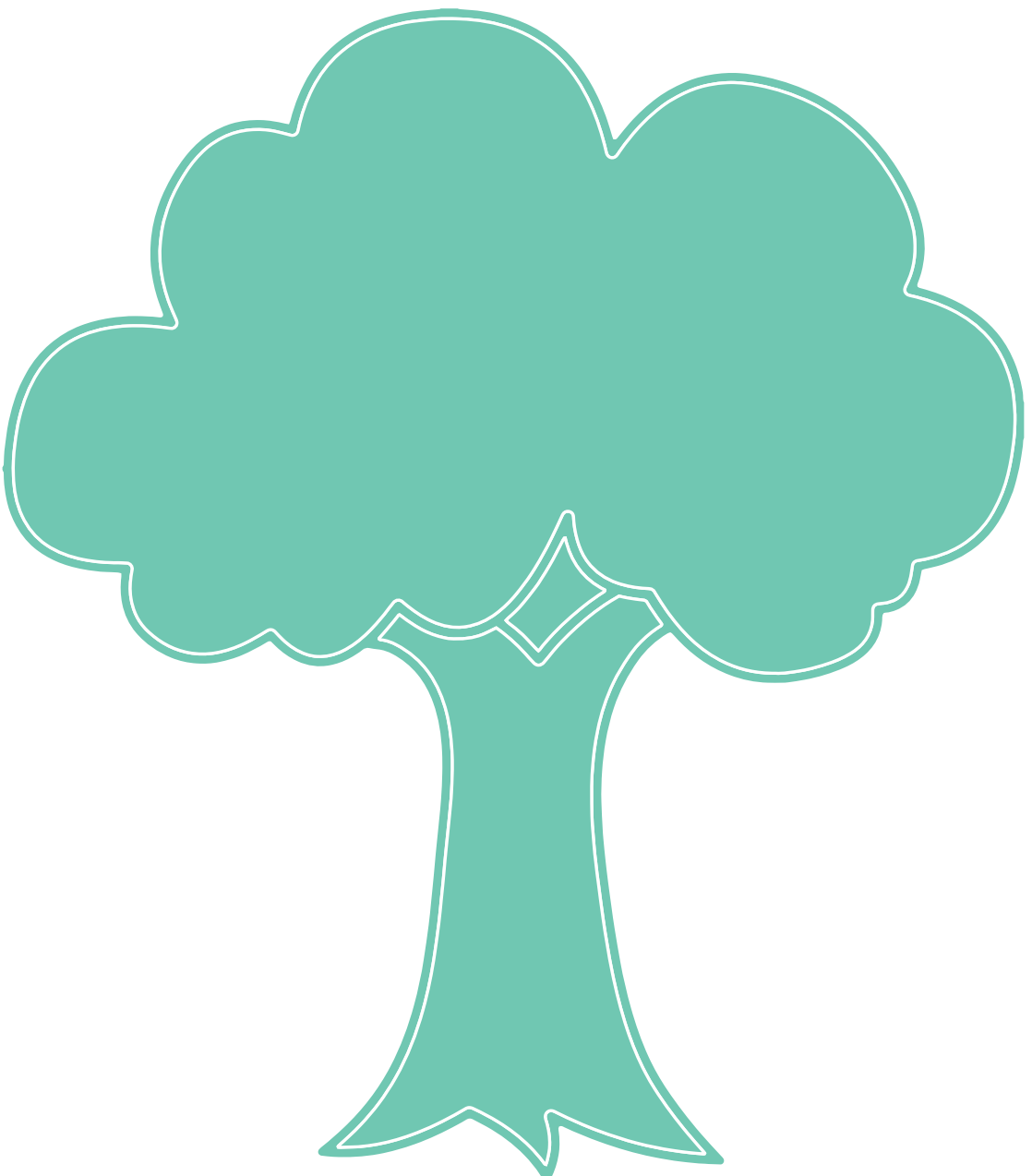
## Community Safety

The design of the development has ensured that the scheme and the proposed open space, which is:

- Secure and private
- Clearly defined
- Well designed
- Of sufficient size to be usable and inviting
- Accessible to all occupants
- Integral to the character of the development

An important objective for the proposed development is to achieve a high quality residential environment with a high level of community safety. The design of the scheme uses the principles set out by the 'Secured by Design' guide to ensure improved community safety in the site area environment.





# Environmental Sustainability

## Environmental Sustainability

The proposed development seeks to:

- Promote the efficient use of resources
- Minimise the use of non-renewable resources
- Maximise energy efficiency
- Reduce greenhouse gas emissions
- Minimise the generation of waste and pollution

It is recognised that the built environment is responsible for a substantial proportion of the UK's greenhouse gas emissions with a consequent impact on climate change. With this in mind, the scheme is set to attain Code level 3 and achieve at least 1 credit under issue Ene 1.

## Energy

The architect and building services engineer will design the dwellings with efficient U values, heating and lighting systems. This will reflect in the SAP calculations which will seek to demonstrate a minimum overall 8% reduction in CO2 emissions for each dwelling when compared with current (2010) Building Regulation standards.

All internal lighting will be provided from dedicated low energy fittings. All external space and security lighting will be provided from dedicated low energy fittings and be controlled by movement detectors and daylight cut-off sensors.

## **Water**

All water fittings within the new houses will be specified low water use to minimise potable water use during operation. Predicted average household water consumption is calculated not to exceed 105lt/per person/day.

Site water usage will be monitored throughout the construction process via a designated site operative and targets will be set via DTI's KPI targets to reduce water use where possible. Site procedures will be in place to ensure that water pollution is minimised during the construction of the project.

Through good design and the use of permeable surfaces and soakaways the peak rate of surface water run-off into watercourses will not exceed that for the pre-developed site.

## **Materials**

The main contractor will operate responsible sourcing policies in respect of materials used for construction and temporary works. All materials will be specified to be responsibly sourced from legal and sustainable sources.

The use of suppliers that operate environmental management systems and ISO14001 certification will be encouraged and this will form part of the contractor's commitment to this project, in addition, all timber used will be legally and responsibly sourced from FSC (Forest Stewardship Council) or similar certified sources. It is understood that resources for any construction project are only

as sustainable as the location they are provided from and so all materials will be locally resourced where possible to minimise the environmental impact with regard to transport related CO2 emissions.

It is anticipated that the construction systems will score an average rating of A on the Green Guide ratings systems for sustainability. In addition the architect will ensure that all insulation specified will have low GWP (Global Warming Potential) and zero ODP (Ozone Depletion Potential). Where possible, masonry demolition material from the existing site will be crushed on site for re-use below roads and other suitable hard landscape areas.

## Waste

The main contractor operates an environmental management policy and will also, as a mandatory requirement, provide a SWMP (Site Waste Management Plan) detailing the strategy for minimising or avoiding the use of landfill and maximising opportunities for recycling by sorting waste streams. The main contractor's SWMP procedures have been successful in diverting up to 85% of site waste away from landfill sites. It is intended that a detailed SWMP will be secured by a pre-commencement planning condition.

## Health & Wellbeing

The proposed development will endeavour to achieve a minimum Daylight Factor of 2% in the kitchen areas and 1.5% in lounge and dining areas of the dwellings. In addition to reducing the need for artificial lighting and in some cases contributing to winter heating requirements, research has shown that good day lighting design has a beneficial impact on people. Adequate access to daylight will therefore contribute to the health and wellbeing of the occupants by providing them with a pleasant living environment.

## Management

The main contractor will be required to meet the Considerate Constructors Scheme minimum best practice levels and achieve a minimum of 3 points in each assessed category. This will help ensure that the site is managed in an environmentally, socially considerate and accountable manner.

## Low Carbon Design

The design will implement an energy hierarchy to promote a basis of good fabric design, complemented by energy efficiency measures and an appropriate use of renewable technologies, if required.

Reduction in energy demand is recognised as being the first measure to reduce CO<sub>2</sub> emissions under the Energy Hierarchy. Methods adopted in the dwellings proposed for this scheme include:

1. Highly insulated building fabric elements and high performance glazing, providing the following U-values:
  - External Wall =  $0.22 \text{ Wm}^{-2}\text{K}$
  - Ground Floor =  $0.17 \text{ Wm}^{-2}\text{K}$
  - Roof =  $0.11 \text{ Wm}^{-2}\text{K}$
  - Solid Doors =  $1.10 \text{ Wm}^{-2}\text{K}$
  - Glazing =  $1.30 \text{ Wm}^{-2}\text{K}$

These values are significantly better than current limits stipulated under the Building Regulations, and will help to reduce the initial heating demands of the dwellings.

2. Reduction of heat loss via non-repeating thermal bridging elements such as lintels, door jambs, junctions, etc., by the incorporation of Accredited Construction Details for Thermal Bridging & Air Tightness into the design and construction of each dwelling type.
3. Low levels of infiltration (uncontrolled ventilation), achieving a measured air permeability of less than 5m<sup>3</sup>hrm<sup>2</sup> at 50Pa.

The use of SEDBUK Band A gas fired condensing combi-boilers coupled with flue gas heat recovery units will provide energy efficient space heating to each dwelling. Central heating programmers, room thermostats and thermostatic radiator valves will be the minimum controls provision, with enhanced time and temperature zone heating controls employed where additional energy efficiency measures are required.

The high standard of fabric thermal performance, coupled with energy efficient gas boilers, enhanced space heating and hot water controls, low energy fans and 100% low energy lighting avoids the need for any renewable energy source to reach the required energy efficiency standard.

A SAP TER/DER CO<sup>2</sup> analysis has been undertaken on each of the house types proposed. The dwellings have been modelled using the design parameters detailed in the preceding sections of this statement using BRE Approved SAP 2009 software. The overall improvement in the DER/TER CO<sub>2</sub> emissions for each dwelling type is at least 8%, which meets the mandatory 8% improvement required under the MIPPS (01/09) document.



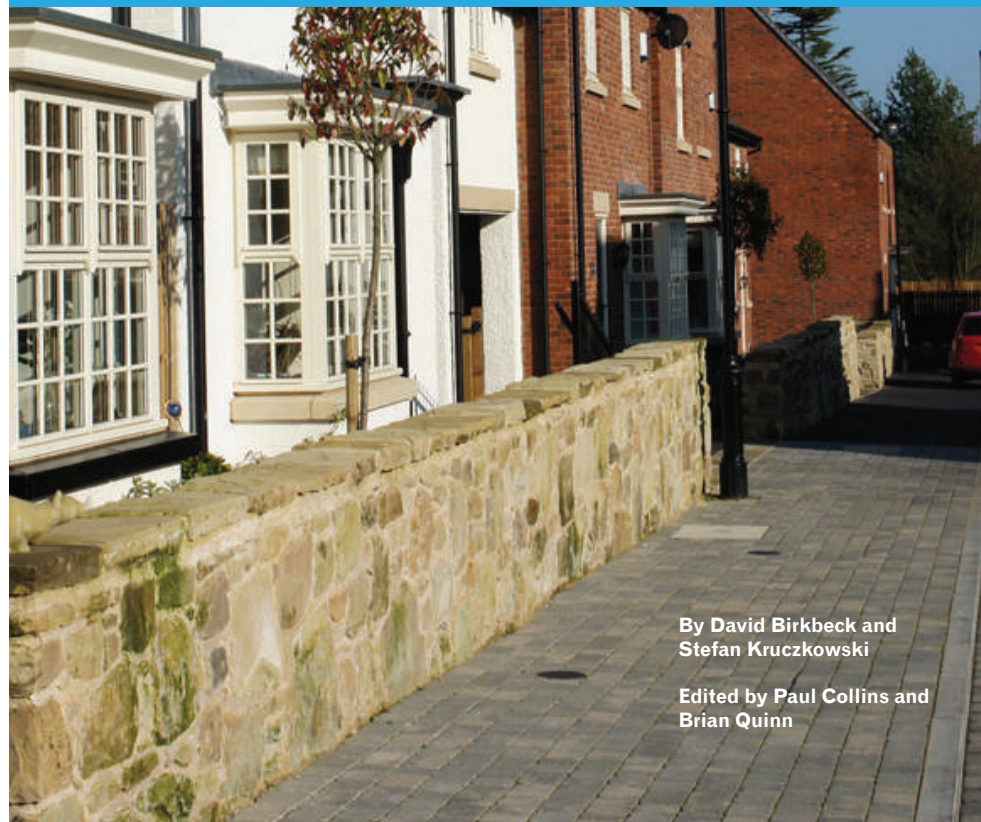


# BUILDING FOR LIFE 12



**The sign of a good  
place to live**

[www.builtforlifelifehomes.org](http://www.builtforlifelifehomes.org)



By David Birkbeck and  
Stefan Kruczkowski

Edited by Paul Collins and  
Brian Quinn

# Buildings for Life Assessment

Building for Life 12 is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live.



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## Buildings for Life Assessment

Building for Life 12 is a government-endorsed industry standard for well-designed homes and neighbourhoods which local communities, local authorities and developers are encouraged to use to guide discussions on the creation of good places to live. Building for Life 12 identifies the 12 questions that housebuilders should ask when designing new development.

These questions are grouped under three broad categories; Integrating into the Neighbourhood; Creating a Place; and Street and Home. These categories are listed below together with a brief assessment of how these questions have been addressed in the masterplan.

### Integrating into the Neighbourhood

1. Connections - Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?
  - **The proposal retains the public right of way that crosses the site to ensure a form of development that is both permeable and accessible on foot and cycle. These connections are reinforced through the provision of a network of footpaths within the site which improve connectivity within the development and help link the development with the surrounding built form and open countryside.**
2. Facilities and Services - Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
  - **The development is located within walking / cycling distance (less than ¼ mile) of local amenities and conveniences such as places of worship, schools, a post office and recreation grounds.**
3. Public Transport - Does the scheme have good access to public transport to help reduce car dependency?
  - **The scheme is well placed to promote sustainable modes of transport and thereby reduce dependency on the car owing to the close proximity (less than ¼ mile) of three bus stops.**



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4. Meeting local housing requirements - Does the development have a mix of housing types and tenures that suit local requirements?
  - **The scheme will deliver a range of 2, 3 and 4 bedroom homes at attainable prices. The provision of housing at this location will help address the housing land supply and contribute to the need for affordable housing.**

### **Creating a place**

1. Character - Does the scheme create a place with a locally inspired or otherwise distinctive character?
  - **The scheme draws on the analysis of the local vernacular to create a form of development that is sympathetic to its surroundings and represents an attractive, pleasant environment for future residents.**
2. Working with the site and its context - Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
  - **The scheme incorporates a significant element of green infrastructure in the form of trees and hedgerows. The retention of this green infrastructure together with the retention of a public right of way will ensure a sympathetic form of development informed by its context.**
3. Creating well defined streets and spaces - Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?
  - **Housetypes have been positioned to ensure active frontage and natural surveillance along prominent locations and adjacent to areas of open space, with dual frontage housetypes located at key interchanges. Landscape planting will be used throughout the site in tandem with boundary treatments to help define the public and private realms and soften the built form.**





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4. Easy to find your way around - Is the scheme designed to make it easy to find your way around?

- **The layout of the proposal is based on a structured street hierarchy complimented by a central spine of open space. The street hierarchy together with distinct character areas create a sense of place within the development which aids legibility enabling residents and visitors to navigate the site.**

## **Street & home**

1. Streets for all - Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

- **The structure of the street hierarchy and the layout of the development is conducive to low vehicle speeds whilst secondary and tertiary streets provide pedestrian friendly spaces.**

2. Car parking - Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

- **Parking provision has been provided in accordance with the requirements of the adopted supplementary planning guidance. Where possible reductions have been sought in order to promote sustainable alternatives to the car and reduce the impact of the car on the street scene.**

3. Public and private spaces - Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

- **An appropriate landscaping strategy together with a series of boundary treatments will help define the street hierarchy and denote the transition from public to private realm.**

4. External storage and amenity space - Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

- **The structure of the layout allows for adequate plot size for amenity and storage purposes.**

The site is capable of delivering a **sympathetic** development in a **sustainable** location which will contribute to the economic **prosperity** of the county as a whole.

The site will deliver 80 high-**quality** homes which will provide affordable housing for the local community and contribute to the housing land supply.