



viewhill balloch redevelopment for housing

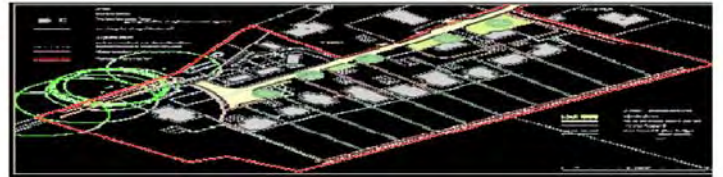
masterplan

inverness properties ltd

Design and Access Statement
Pre-Application Consultation Report
Sustainable Design Statement



G H Johnston Building Consultants Ltd *Architectural and Planning*



VIEWHILL BALLOCH REDEVELOPMENT MASTERPLAN

Design and Access Statement Pre-Application Consultation Report Sustainable Design Statement

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Purpose

This report combines a Design and Access Statement and a Pre-Application Consultation Report as required by the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 and the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 in respect of a planning application lodged with the Highland Council for a major development proposal. It seeks to articulate the design and access principles which underpin the masterplan and the extent to which its primary components - buildings-movement-greenspace as promoted in PAN 83: Masterplanning - are influenced by, and respond to, public engagement at three stages of the masterplan process. It sets the masterplan against the sustainable design checklist set out in the *Supplementary Planning Guidance : Sustainable Design Guide* and therefore also comprises a Sustainable Design Statement.

PROPOSED REDEVELOPMENT FOR 16 RESIDENTIAL PLOTS: SUMMARY

Development	16 houses
Location	Viewhill, Balloch
Site	2.3 ha.
Density	8 dwellings per ha.
	16 x detached private plots
	4 x affordable homes (courtyard plots)
Owner	Inverness Properties Ltd
Status	brownfield/redevelopment
Hierarchy	Major Application
Proposal	Masterplan (incl. Design Code)

colour code

development/buildings	Pre Application Consultation Report	
services/infrastructure	SUSTAINABLE DESIGN GUIDE	
open - greenspace	compliance	
management	required/achieved	✓
design brief	not required/not achieved	x
miscellaneous	subject to details	*

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1 Vision....Viewhill: 2021...

1.1 Where once stood the dilapidated and redundant farm sheds is now a prestigious residential development. Sixteen new houses, designed on sustainable principles offer a mix of traditional and modern architecture, family and affordable homes. What was a local eyecore demolished almost a decade ago, is transformed as a new dimension in urban-rural living.

1.2 This is a much sought-after location of detached properties that extended the "street" without exceeding the density, and reflecting the profile of the original buildings. Viewhill embraces sustainable lifestyle choices, home-working and home-produce; with ease of connection to local facilities and City attractions.

1.3 The main thoroughfare is greatly improved but retained its rural character. Despite taking more traffic than before, flows are light. This is a self-policed, calmed, shared surface and safer route. Local walkers now enjoy a new "greened" access out towards the Battlefield and through Culloeden Wood towards Westill.

1.4 New dwellers look out over the open setting of one of the areas most renowned historic landmarks. Viewhill House retains a local association with the past. It proved right to "down-size" more intensive redevelopment ideas and reduce the bulk of buildings. Local people helped shaped the masterplan and a design brief that has delivered their aspirations.

PROPOSAL

The planning application involves a proposal to demolish the existing redundant and dilapidated agricultural buildings and to redevelop 16 residential plots, upgrade and extend the U2633 road, provide all related communal open space (outwith defined residential plots), landscaping, internal access and infrastructure/utilities (including communal courtyard) in accordance with the submitted master plan

The proposal includes a Design Brief drawn from the "Design and Access Statement" components of the masterplan viz. buildings, movement and open-green-space and the following specification (see masterplan: fig. 1)



photo above: looking north-west: the existing bulk agricultural buildings 6.5m - 9.0 m high, open foreground and backdrop of tall trees



above: indicative redevelopment concept showing the relationship of proposed redevelopment to the shape and profile of existing buildings



left: existing sheds opposite Viewhill House

below left: redevelopment footprint looking south-west



below: indicative redevelopment concept showing the profile of redevelopment presented to the open foreground and against the substantial forest edge



2 Place: Location

2.1 The site is located:

- at the eastern edge of Inverness, close to the urban district of Culloden and Balloch residential neighbourhood; within the altitude limits of the City and adjoining an established enclave of residential development
- within 1.5 km of community facilities including primary school, convenience store and hall and within 3.5 km of district services including secondary school, sports and leisure, public health, library and a wider range of shops
- close to local distributor routes - the B9006 and C1028 - and public transport services; and adjoining the mains water and foul drainage networks that extend to Viewhill
- on the edge of Viewhill Farm and at the interface with the major recreational forest (Culloden Wood); outwith Culloden Battlefield and its proposed Conservation Area, but within the Battlefield "inventory" site.



photos below: redevelopment footprint and profile looking northward

diags right: location: edge of City - edge of district - edge of neighbourhood (source: Inverness Local Plan/Google)



SUSTAINABLE DESIGN GUIDE	
20	COMMUNITY FACILITIES
distance to health (k.m)	3.5
distance to education	3.0
distance to shop/bank ATM	1.5
distance to leisure	3.0

3 Assessment: Site

3.1 Several factors determine the suitability of the site for redevelopment and influence the form and composition of the proposal. These include:

physical/terrain

land extending to 2.3 ha. of which some 0.75 ha. offers potential for housing. The site involves changes in level and a two-directional cross-fall - shallower east to west and steeper, north to south. It enjoys an open southerly aspect to full sun/day-lighting

settlement/services

a neighbouring housing development in a linear "street" form. The partially adopted U2633 road will require to be upgraded for access. Mains water and foul drainage is located to the north of existing development. A bus lay-by at the existing junction with the C1028 may be formalised in future

buildings/redevelopment

the original bulk agricultural buildings that define the redevelopment footprint extending to some 6,800 sq m and a building profile varying in height from approximately 6.5-9.0 m. The existing buildings are of functional design and character, are largely dilapidated or derelict and offer no potential for conversion. The site includes their redundant, unsightly operational curtilage

heritage/amenity

a mature forest edge as a strong backdrop together with a fine outlook to the south and west. A gently rolling foreground combines with a building line and subdued colours to absorb the existing farm buildings in the landscape. The treed margins of the B9006 offer robust screening to the south; and a stronger structure of field boundaries would filter middle-distance views from the C1028 approach. Archaeological interest may arise from proximity to the Battlefield and retaining Viewhill House would preserve a local "landmark".



photo left: redundant and dilapidated sheds and 'spoiled' curtilage

SUSTAINABLE DESIGN GUIDE	
9	FOUL-WASTE WATER TREATMENT
	public sewer connection
	✓

SUSTAINABLE DESIGN GUIDE	
7	ENERGY EFFICIENCY
	orientated for solar gain
	✓
	maximise thermal efficiency
	✓
	minimising energy demands
	✓

SUSTAINABLE DESIGN GUIDE	
8	RENEWABLE ENERGY
	low-zero carbon technology
	*
	renewable energy technologies
	*
	energy demand efficiently
	✓

SUSTAINABLE DESIGN GUIDE	
10	FLOODING
	free from risk
	✓
	requires flood prevention
	x
	affects flood plain
	x

4 Appraisal: Policy

Inverness Local Plan

4.1 The general policies seek "to develop the urban structure in accordance with design principles/standards". These refer to "average net residential density" under "City/District/Neighbourhood" as "high: 20/25-40 (units) per ha."; "medium: 10-20/25 per ha." and "low : up to 10 per ha."; and to "access capacity/no. of houses" under "City/District/Neighbourhood" to "50 houses: cul-de-sac/shared surface".

4.2 The Inverness Local Plan indicates that in the Balloch neighbourhood, the "housing mix" shows "imbalance in tenure/type and size"...and recognises "specialist housing" as a "deficiency". It refers to traffic management as an appropriate "environmental action". It promotes 25% affordable housing. The Plan indicates that "development land at Balloch is virtually exhausted..."; that "open space/community facilities convenient to housing areas...could be met south of Balloch..."; that "traffic calming and a bus terminus have been provided on Culloden Road"...; and that "established walks...could extend on the edge of neighbouring farmland".

SUSTAINABLE DESIGN GUIDE		SUSTAINABLE DESIGN GUIDE		SUSTAINABLE DESIGN GUIDE		SUSTAINABLE DESIGN GUIDE	
11	SURFACE WATER RUN-OFF	12	WATER CONSERVATION	13	WASTE AND RECYCLING	17	EFFICIENT USE OF LAND/ BUILDINGS
	prevent run-off at source		efficient appliances		sorting and storing materials		minimise soil disturbance
	source control re-harvesting		rainwater collection		general waste storage		reuse demolition materials
	source control infiltration				composting space		restore redundant buildings
	*		*		✓		✓
	*		*		✓		✓
	*		*		✓		X

Planning Advice Note 73 Rural Diversification

4.3 PAN 73 Rural Diversification states "Development Plan policies should encourage rehabilitation of brownfield sites in rural areas and in appropriate locations allow for their redevelopment. Brownfield sites are broadly defined as sites that have previously been developed. In rural areas this usually means sites that are occupied by redundant or unused buildings or where land has been significantly degraded by a former activity".

Interim Supplementary Guidance: Housing in the Countryside

4.4 The Interim Supplementary Guidance: Housing in the Countryside refers to the "... redevelopment of buildings or land" and indicates "a presumption in favour of ... redevelopment" where former uses have ceased to be required for their original purpose, "the site is significantly degraded, and where development would bring about a net environmental benefit".

Assessment: Policy

The proposal:

- complies with PAN 73: it involves redevelopment of brownfield land and environmental enhancement
- complies with policy GP2 of the Inverness Local Plan: it presents an appropriate redevelopment and transition at the urban-rural edge; responds to a neighbourhood with exhausted land supply and deficient mix in housing; it is low density, provides affordable homes, open space, recreational access and supports local services and facilities
- responds to pre-application advice and statutory consultation: it is contained within the footprint of the original agricultural buildings, avoids encroachment into previously undeveloped fields, is of reduced capacity in respect of a notional proposal for 30+ houses; creates environmental benefit, integrates Viewhill House and presents a sensible, low-key approach to landscape and significant "betterment" in impact against the existing bulk agricultural sheds
- demonstrates a positive response to public engagement and takes account of all matters raised in three-stage consultation process and seeks to resolve matters raised in meetings with the Community Council
- complies with policy in relation to housing in the countryside: it does not impact on trees, conflict with adjoining land use, impact on setting (in that regard it is a significant improvement on the existing buildings), fits with the established access network and infrastructure, does not change existing service levels, causes no implications for flood risk, respects the settlement pattern and residential amenity. As brownfield land it does not require to comply with the provisions for "suitability for growth of housing groups", but in any event it also does "round-off" a group, reflect the character and cohesiveness, is not "ribbon" development and does not exceed the "100% rule".



photo below: redundant and dilapidated sheds set against Culloden Wood and "Viewhill" (source: Google)

5 Assessment: Environmental Impact

SUDS

5.1 The existing buildings and access contain some 5,900 sq m of roof-scape/surface as a principal receptor of surface water. Whilst there is no evidence of undue surface water retention on site, recent drainage maintenance has been undertaken in the margin of the U2633 on land in the same ownership.

5.2 It is estimated that the existing buildings will be replaced by development comprising some 2,500 sq m of roof-scape and potentially a further 1,100 sq m (net) of new adopted access surface. The proposal is therefore likely to create substantial betterment in relation to any surface water attenuation/disposal. It is therefore proposed to provide for surface water drainage and reuse within individual residential plots. Adjoining land offers potential for attenuation in relation to surface water on the public road.

Protected Species

5.3 The site contained some 6,800 sq m of original redundant and derelict agricultural buildings. These will require to be the subject of Protected Species Survey (Bat Survey) prior to any demolition. A Bat Survey is lodged.

SUSTAINABLE DESIGN GUIDE		SUSTAINABLE DESIGN GUIDE	
6	ENHANCING WILDLIFE	5	NATURAL HERITAGE
	no net loss of habitats/species		assessment of ecological value
	local species		
	habitat link-ages		
	increase sensitive (LBAP) habitats		

photo : disused buildings to the south-west

Landscape

5.4 The volume and massing of buildings will be diminished by demolition of the existing buildings and their replacement by some 2,500 sq m of residential property in the form of individual dwellings, built to respect the horizontal and vertical profile of existing development. The outcome will deliver a substantial scaling-down of development in the landscape and a significant enhancement.

5.5 As part of initial consultation, Historic Scotland indicates "it is unlikely that any new development on this site will have an adverse impact on the setting of the battlefield. The existing sheds on the site already represent a significant visual element on the northern edge of the proposed designation". The masterplan sets out a framework for the immediate setting as a basis for a landscape plan and species specification.

figs right: Interim Supplementary Planning Guidance: Green Networks : summary of compliance of the proposal with "Guidance for Developers" and "Green Network Priorities : A96 Green Network"

Contaminated Land

5.6 Demolition of the existing buildings will require a Building Warrant and Phase 1 Contamination Survey (as per PAN 33 Contaminated Land). Demolition will also be subject to any conditions of the Environmental Health Authority as regards the method for demolition and removal of materials from the site.

Archaeology

5.7 The site is located in part within the "Inventory" area of Culloden Battlefield as identified by Historic Scotland. Since development is not proposed outwith the footprint of the existing redundant buildings it is proposed that any Archaeological Survey or exploratory investigation and recording would take place concurrent with development.

Guidance for Developers	
developers should address the following:	the proposal
• does the proposed development help conserve and enhance the green network?	is contained within a "brownfield" site. It does not encroach on an adjoining countryside, but removes redundant and dilapidated buildings for major enhancement.
• what are the spatial priorities for development of the Green Network in this area and are they reflected through the development proposal?	sustains the spatial objectives that are to realise a Landward Trail and north-south connections to it. The proposal facilitates public access to recreational forest and Culloden Battlefield; and significant improvement of redundant and spoiled land.
• does the proposed development include new green-space of an appropriate, size type and quality? Does it include arrangements for the long term management and maintenance of the greenspace?	does not require any on-site provision in the context of the Supplementary Planning Guidance: Open Space. However, it does create 0.1 ha. of open space for use by existing and proposed residents. A maintenance arrangement will be expected as part of any planning permission; management of it should be for existing and future residents.
• is there a need to seek developer contributions to the creation or enhancement of off-site green-spaces?	does provide for open space and public access that exceeds the Supplementary Planning Guidance: Open Space. Given that it incorporates affordable housing, open space and recreational access and that it requires significant demolition and site clearance, infrastructure to bring environmental enhancement in addition to social benefits for the adjoining urban neighbourhood, there is no justification for further developer contributions for a proposal of modest scale.
• has satisfactory mitigation been included within proposals that affect the Green Network to ensure no fragmentation or loss of connectivity takes place?	presents no implications for fragmentation. It incorporates green space, substantial domestic garden/allotments and tree/hedge planting that creates connectivity within the setting, through and across the site; and it reserves linkages for public recreational access.
• is a green network deliverable?	proposed as part of the A96 Green Network initiative promoted by the Council.

A96 Green Network	
new development must reflect the following priorities wherever possible:	the proposal
realise the potential of the Inverness-Nairn Coastal Trail, as well as a Landward Trail, north-south connections between the trails and a tourist trail	facilitates north-south connections by reserving land for the Balloch-Culloden Battlefield (Brookfield) path. It also promotes east-west recreational links via Culloden Wood.
maintain and improve green network connections between habitats in areas for proposed development	maintains connections between recreational forest and farmland habitats; strengthening the existing structure of field boundaries and hedges. It does not promote development outwith a "brownfield" site nor outwith the footprint and general profile of existing buildings.
Identify positive land uses for important undeveloped wedges providing a setting and framework for settlements, and maintaining separation of existing settlements	secures redevelopment of redundant and derelict buildings, environmental enhancement and public access for recreation and enjoyment of the heritage; compliant with the A96 Green Network principles.
ensure a positive contribution to the further development of the green network and high quality local green-space	

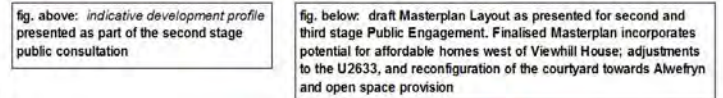
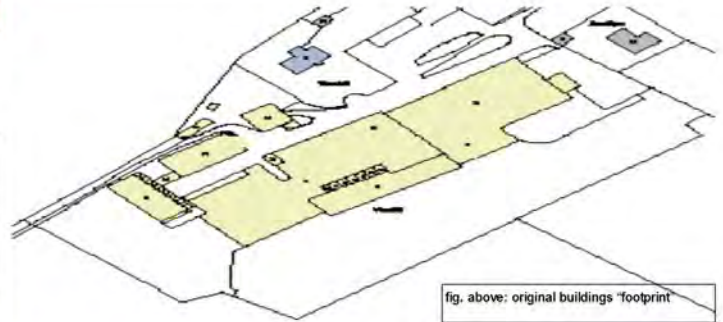
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Community Engagement: Local Views

Consultation Report

6.1 The following events were carried out during 2010-11. The outcomes from three stages of public consultation with implications for the masterplan are summarised overleaf.

October 2010	Town and Country Planning Development Management (Scotland) Regulations 2008 : Proposal of Application Notice: redevelopment of farm buildings and adjoining land at Viewhill for housing with views invited by 3 rd December 2010 including served on Balloch Community Council and Westhill Community Council
November 2010	Pre Application Consultation First Stage Public Engagement Public Exhibition held between 3.00pm-8.00pm on 11 th November 2010 at the Village Hall, Balloch attended by approximately 45
December 2010	Summary of Responses: 20 Questionnaires/responses returned. Main "themes and threads" recorded overleaf
December 2010	Presentation of a proposal (30+ houses) on 14 th December 2010 to the Highland Council and agency partners . The Highland Council "Advice" dated 26 th January 2011 (see A: Appendix)
April 2011	Town and Country Planning Environmental Impact Assessment (Scotland) Regulations 1999 "Screening Opinion" by the Highland Council indicates "the proposal is for a residential development involving an area of 2.135 ha. of land including existing farm buildings. The scale of development is not a proposal listed within Schedule 2 of the above Regulations. This Screening Opinion has been adopted by the Highland Council on 4 th April 2011 within the terms of Regulation 7"
October 2011	Town and Country Planning Development Management (Scotland) Regulations 2008 : Proposal of Application Notice: redevelopment of farm buildings and adjoining land at Viewhill for housing including served on Balloch Community Council and Westhill Community Council
October 2011	Pre Application Consultation Second Stage Public Engagement Public Exhibition held between 3.00pm-8.00pm on 25 th October 2011 at the Village Hall, Balloch attended by approximately 35. Views invited by 28 th October 2011. Proposed 16 houses
November 2011	Summary of Responses: 8 Questionnaires/responses returned. Main "themes and threads" recorded opposite
November 2011	Pre Application Consultation Third Stage Public Engagement Presentation of draft masterplan to Balloch Community Council (open public meeting) attended by 12 on 25 th November 2011 at Village Hall, Balloch Site Meeting with the Community Council on 26 th November 2011 at 1.00-2.30 pm . attended by 8



First Stage Consultation: **Outcomes**

Consultation Report

What form and scale of development would fit the surroundings? What best suits a location at the edge of the urban area?

form of development	detached, courtyards
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What mix of homes would contribute to a sustainable neighbourhood? Balloch might benefit from affordable homes, smaller households, home-working and other lifestyle opportunities?

mix of homes	family, home-working
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What building styles and materials would create an interesting and attractive place? These might be traditional or post-modern or a mix of different styles?

type of buildings	traditional, rural
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What should the main public areas look like? What formal open space might be needed? How should traffic be calmed?

public areas	informal/allotments
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What should the edge of the site look like? Would trees, hedges or walls be suitable or should the development sit in an open landscape?

edges	hedge/wall/fence
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What form of access would best suit vehicles and pedestrians? Should the existing road be upgraded or a new access built?

access	extend access
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extent of site	redevelopment of the farm buildings; no development of the fields
access options	no new access favoured, visibility at junction and safety through the bridge questioned; existing access with improvements; no pavement street lighting
access options	new access would minimise disruption, traffic calming and rural road character and access to each house
scale of development	avoid excessive scale and high density; low density preferred
composition of development	seek variety of houses types and mix, low carbon innovation/avoid variety of house types and mix; control on home-working deliveries
character of development	reflect rural character and existing houses/development pattern; and landscape fit
community services	sufficient spare capacity in the schools?; no community facilities

photo left: first stage consultation exhibition

fig. below: first stage public consultation: questionnaire



7 Masterplan: Indicative Layout : Site



8 Design and Access Statement Buildings

Design Brief

8.1 The masterplan is based upon:

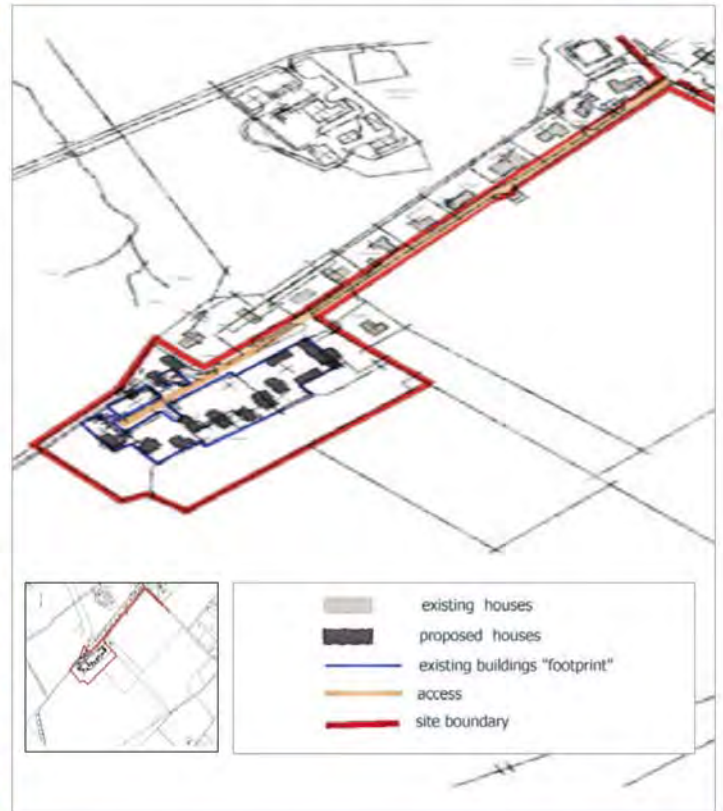
- a traditional rural framework of long rigs which reinforce the linear character in a compatible form and density of c. 8 dwellings per ha., reflecting the existing settlement pattern. A mix of *individual* detached houses including 25% affordable homes
- re-development within the *footprint* of the existing agricultural buildings with limited "displacement" only to retain important trees. Replacement of approximately 6,800 sq m of redundant and dilapidated buildings with some 2,500 sq m of residential floor-space, reducing-down the overall building volume by 60% and ensuring redevelopment reflects the *profile* of the existing structures
- emphasis on qualitative design and innovative architecture, sustainable construction and energy sources. Building height *generally* relating to ground levels with potential for 2-2.5 storeys in the lower "backland" areas, 1.5-2 storey buildings to the east frontage and 1.5 storeys to the west frontage
- a firm - though not regular - building line and subservient development (garages, home-working units, outbuildings etc) within enclosed rear curtilages.

SUSTAINABLE DESIGN GUIDE	
1	LAYOUT/SCALE etc
	local materials/colour ✓
	layout/style in character ✓
	roofs in local context ✓
	local detailing ✓
	potential to customise ✓
	contemporary/local vernacular ✓

SUSTAINABLE DESIGN GUIDE	
4	MATERIALS
	recycled sources ✓

SUSTAINABLE DESIGN GUIDE	
18	DESIGN FOR FLEXIBILITY
	home-working infrastructure ✓
	enable future extension ✓
	internal flexibility ✓

photo: Viewhill House



Developer Contribution: The approved Supplementary Guidance: Affordable Housing (August 2008) indicates a requirement for a 25% contribution i.e. 4 affordable homes. Further to public consultation - and in view of the nature of the proposed development and local preferences - it is recommended that any affordable homes should be owner-occupied

9 Design and Access Statement Movement

Design Brief

9.1 The masterplan is based upon:

- a main thoroughfare 5.5m wide throttling down to 3.5m through the redevelopment footprint upgraded to adoptive standards allowing for servicing, a turning-head and shared surface for vehicle/pedestrian use, avoiding street-lighting and a formal pavement
- reservation for formalising the bus-lay-by/stop at the junction of the C1028/U2633 (Cullochen Road - Viewhill) routes. Set back of any planting to retain visibility consistent with any arrangements the Roads Authority may wish to pursue in relation to traffic management on the C1028
- an internal footpath at the outer (southern) edge of the site giving (private) access for occupiers to public open space; and a public connection to that amenity space from the main thoroughfare from the east
- reservation for extending the structural/core path network involving routes north-south ("Brookfield"-Battlefield) requiring a 4.0m margin adjacent to the C1028 ; and east-west with potential (ultimately) to link through Cullochen Wood towards Westhill.

photo below: main access thoroughfare looking towards the proposed turning head



SUSTAINABLE DESIGN GUIDE		
15	TRANSPORT	
	reducing car dependency	✓
	promoting sustainable transport	✓
	contribution to core paths/safe routes	✓
	reducing travel needs	✓

SUSTAINABLE DESIGN GUIDE	
16	PEDESTRIANS AND CYCLISTS
	distance to public transport network
photo right: main access thoroughfare looking east	



Developer Obligation: The scope for alternative access for construction purposes involving neighbouring land will be investigated. Arrangements for upgrading the U2633 - including matters relating to the accommodation of access to existing properties - will be discussed with the owners

10 Design and Access Statement: Open-Greenspace Design Brief

10.1 The masterplan is based upon:

- open private frontage garden/allotments enclosed by a *common* "green" boundary (possibly beech hedging) to the frontage; and individually enclosed curtilages (including by hedging or occasional *common* walling) behind the building line to the rear
- approximately 0.10 ha. of public open space (play) forming part of the open frontage with convenient access from existing and proposed development; and a "green" margin adjacent to the main thoroughfare with well-spaced "spot" planting of small trees to create an "avenue" and maintain outlook for existing occupiers
- enhancement of the landscape setting notably by strengthening neighbouring field boundaries (in the same ownership) with hedging and occasional planting of larger trees to absorb development in middle-distance views
- surface water to be attenuated and disposed by individual soak-away arrangement within plots



SUSTAINABLE DESIGN GUIDE	
2	LANDSCAPING
integrates setting	✓
public open space	✓
suitable public/private boundaries	✓
conserve landscape and ecology	✓

SUSTAINABLE DESIGN GUIDE	
19	PRIVATE AMENITY SPACE
sitting outside	✓
disabled access	✓
garden-allotment	✓
composting waste	✓
drying washing	✓

photo above: potential future path network

photo left: scope to strengthen field boundaries

SUSTAINABLE DESIGN GUIDE	
3	CULTURAL HERITAGE
features identified and protected	✓



hedging		play area	
medium scale trees		garden / allotments	
small scale trees		tree safeguard	



Developer Contribution: The approved *Supplementary Planning Guidance: Open Space in New/Residential Developments* calculates no requirement for on-site provision. The above open space provisions arise in part in response to public consultation. Management of the open space and related facilities/activities should be subject to discussion by existing and future proprietors

11 Design Brief: Specification

Design Brief



figs: containment of the proposed redevelopment within the footprint and profile of the existing buildings with long garden-allotments to the frontage



below looking north: indicative development concept with the redevelopment relating well to the profile of the existing buildings



Phasing and Implementation	
It is proposed that development will be undertaken in the following sequence:	
1	demolition of existing agricultural building and site clearance
2	provision of infrastructure/utilities
3	provision of communal open space and landscaping
4	development of residential plots (subject to further detailed planning permission)
5	off-site landscaping as required

Design Brief	
The proposal includes a Design Brief which comprises the "Design and Access Statement" components of the masterplan viz. (8) buildings, (9) movement and (10) open-greenspace and the following specification (see also masterplan: fig. 1 below)	
front building line	not to exceed the outline of the original agricultural buildings (south edge)
front curtilage	retain as open without buildings
rear curtilage	any subservient buildings as garages, sheds, home-working (except plot 12)
building height	in accordance with fig. 1
individual enclosures	behind the front building line/ to the rear to common walling specification or mixed species hedging
home-working	Use Classes 2 and 4 only (unless specified/granted planning permission)
parking and turning	at the ratio of 2 spaces per dwelling with provision for turning within each individual plot and courtyard (as fig. 1)



fig. 1 above: proposed building height, parking and servicing



12 Masterplan: Site Layout and Access: Planning Application

