



Design & Access Statement Outline Application for New Homes Willow Meadow Farm, Ashbourne



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LONE STAR LAND

malcolmpaynegroup
Architecture | Design | Conservation

AlliancePlanning 

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS



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Aerial View

Willow Meadow Farm, Ashbourne

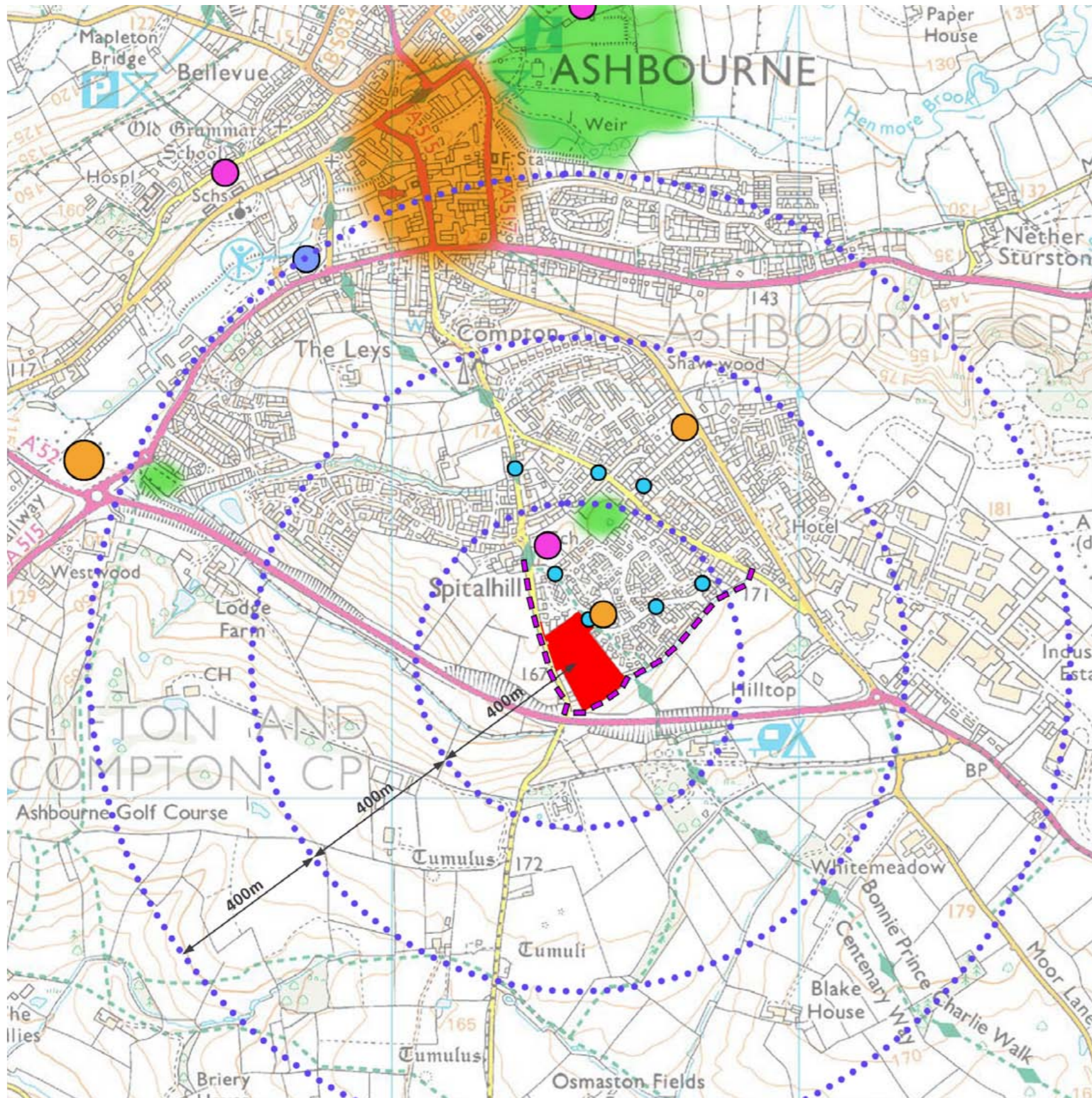
This document has been prepared by Malcolm Payne Group Ltd as a Design and Access Statement in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004.

The statement is submitted in support of an application by National Animal Welfare Trust & Lone Star Ashbourne Ltd, to Derbyshire Dales District Council for outline planning permission for residential development of up to 65 no. units on land at Willow Meadow Farm, Ashbourne, Derbyshire under the Town & Country Planning Act 1990.

The following pages set out the constraints of the site and outlines the principles of the design which have been informed by criteria contained within Government planning and design publications, including the National Planning Policy Framework. Statements on involvement, access and sustainability are included in the document.

This statement is to be read in conjunction with the following supporting documents which accompany the application:

- Planning Statement prepared by Alliance Planning;
- Tree Survey prepared by Ruskins Group Consultancy;
- Transport Assessment prepared by BWB Consulting;
- Draft Travel Plan prepared by BWB Consulting;
- Flood Risk Assessment prepared by BWB Consulting;
- Phase 1 Geo-Environmental Assessment prepared by BWB Consulting;
- Biodiversity Survey prepared by Ruskins Group Consultancy;
- Affordable Housing Statement prepared by Bridgehouse Property Consultants;
- Drainage Assessment prepared by BWB Consulting;
- Noise Survey prepared by Resound Acoustics.



Site Location Diagram

Site Location

The site is located at Willow Meadow Farm and lies adjacent to the defined Settlement Framework Boundary to the south of the Spitalhill district of Ashbourne, within the boundaries of Derbyshire Dales District Council.

The site is located around 1km to the south of Ashbourne Town Centre which provides a wide range of shops, schools, community and leisure facilities. Within the immediate vicinity of the site, serving the existing housing to the north-east, are a local convenience store, an infant and nursery school and an area of open recreation space.

The site is well served by buses providing connections between Ashbourne Town, Derby City, Wirksworth, Matlock and other local centres.

The site, because of its strong relationship to established residential development, is a logical extension to the existing settlement.

- Key:
- Development Site
 - Natural Extension of Settlement Boundary
 - Ashbourne Town Centre
 - Public Open Space
 - Retail/Convenience Stores
 - Schools
 - Leisure Centre
 - Bus Stops in the Vicinity of the Site



Site Constraints Diagram

Site Character

The land consists of two open parcels of land, totalling approximately 2.47 hectares in area, lying between Wyaston Road to the west and Willow Meadow Road to the east.

The site falls around 17 metres from north to south. Gradients are steeper to the southern parcel, adjacent to the boundary with Bank Cottages, as the land slopes towards the stream which runs along the southern boundary. The topographical survey drawing prepared by BWB Consulting shows the existing boundaries and levels.

The land is heavily screened with trees and shrub planting to the boundaries and some mature trees exist within the site. A full tree survey prepared by Ruskins Group Consultancy accompanies this application and identifies the condition of existing trees and, where necessary, recommends removal and remedial works.

Access to the site is gained via the existing field gate on Wyaston Road. The north-eastern corner of the site adjoins the Willow Meadow Road frontage where a bus stop is located for services into Ashbourne town centre. There is currently no access into the site at this point.

The size and configuration of the site make it suitable for development and significant trees are to be retained.

Key:			
	Site Boundary		Key to Photos
	Existing Roads		Overhead Cables
	Surrounding Dwellings		Water Course
	Existing Footpaths		Bus Stop
	Existing Trees/Hedges/Shrubbery		Land Falls
	Existing Site Access		Sewer & Basement
	Land Contours		BA Stand-Off from



① View to Site Entrance from Wyaston Road



③ View towards entrance to adjoining property at Bank House



② View north along Wyaston Road



④ View south along Wyaston Road towards A52 road bridge

Neighbouring Development

The site is surrounded by residential development to the north and east.

The northern and eastern boundaries adjoin the rear gardens of houses in Oak Crescent and Willow Meadow Road. The boundaries in the south western corner adjoin the gardens of Bank Cottages. The western site boundary is defined by trees along Wyaston Road and the southern boundary is delineated by a mature hedgerow with open countryside beyond.

Bank Cottages are contained in a two storey building with steeply pitched roofs and gables with garages cut into the slope of the site.



⑤ View to north along Wyaston Road towards adjoining dwellings



⑦ View towards Bank Cottages from Wyaston Road



⑥ View towards no. 11 Oak Crescent adjoining northern site boundary



⑧ View towards nos. 11-15 Oak Crescent from Wyaston Road

Context of Surrounding Area

Ashbourne is identified as one of Derbyshire Dales District Council's main growth areas as part of their growth agenda and delivery of new homes.

Ashbourne is a market town which is characterised by its historic buildings with the majority of the town falling within a conservation area. The town is also identified as a main employment and service centre for the southern part of the Derbyshire Dales and is one of the main retail centres within the Peak Sub Region, providing a range of services for the local and surrounding community. The centre is accessible by public transport modes providing access within Ashbourne and to surrounding settlements.



Local Character

The residential development in Willow Meadow Road and the minor roads that it serves (Oak Crescent, Pine Croft, Chestnut Drive etc.) is of recent date and consists of detached and semi-detached houses and short terraces, informally arranged around a curvilinear pattern of roads and cul-de-sacs.

The elevations have simple detail and the facing materials are predominantly red brick with roof tiles. Bank Cottages, adjoining the site to the south-west are traditional buildings constructed of brick with tiled roofs and gables.

Land to the south and west is open and laid to pasture with hedge and tree planted field boundaries. The triangular parcel of land to the south abuts the A52 road, which bridges over Wyaston Road further to the south.

The new housing to the north and east are neutral in terms of architectural style but provide a vocabulary of red brickwork, hanging tiles, render and pitched tiled roofs.



Ecology

A Biodiversity Survey prepared by Ruskins Group Consultancy accompanies the application and does not identify any significant ecological issues that would represent an overriding constraint to the residential development of this site.

The Extended Phase 1 Habitat Survey identifies the surveys necessary to fully assess the ecological value and presence / absence of protected species.

The hedges to the western and southern boundary are mature and whilst they are not considered to be 'Important' under the ecological criteria they are likely to offer nesting habitat for birds and foraging and dispersal opportunities for a range of other local wildlife species including bats. It is therefore recommended that the hedges and trees are retained alongside development and enhanced wherever possible.

Hedge planting to the western boundary and the stream and hedgerow to the southern boundary provide the highest ecological value.

The boundary corridors would be maintained and enhanced as part of the proposals and the area around the stream would be protected as a wildlife corridor.

Landscape

A survey of existing trees and planting has been undertaken by Ruskins Group Consultancy to evaluate and make recommendations for the management of existing landscaping.

The existing planting is seen as making a major contribution to the quality and appearance of the site and will be integrated into a comprehensive landscape scheme to enhance the built development and contribute to the landscape character of the area.

The site has been subject to a Tree Condition Survey as per BS5837 (2012) which informs the site layout design with mature trees being retained as key landscape features.

A mature Ash of 'Moderate Value' towards the centre of the site is recommended for retention along with a large Beech fronting Willow Meadow Road. The application layout would form areas of public open space around these specimens and along the stream and hedgerows to the southern boundary, contributing to shared amenity space and avoiding the potential fragmentation of landscape features through private ownership. To the rear of Bank Cottages, a mature Oak and Sycamore of 'Moderate Value' form a group with younger specimens fronting Wyaston Road. Whilst outside of the application boundary these trees contribute to the landscape setting of the site.

The proposals include the introduction of new planting of native species to reinforce the existing landscape corridors and boundaries, to define movement routes and to enhance the setting of new dwellings. This would provide ecological enhancements to improve the long-term value of the site and surrounding areas and a landscaped buffer between new dwellings and adjoining houses.



Flood Risk & Drainage

The site is located in Flood Zone 1 and is therefore at low risk of flooding and suitable for residential development.

There is a small watercourse along the southern boundary of the site that runs into a downstream culvert beneath the A52. A Flood Risk Assessment prepared by BWB Consulting accompanies this application and includes an assessment of the potential impact of localised flooding of the culvert to which the proposed layout of dwellings responds.

The application is accompanied by a Drainage Strategy prepared by BWB Consulting. Surface water drainage would be discharged into the existing watercourse and it is proposed that the development will incorporate Sustainable Urban Drainage (SuDS) features to attenuate water and to increase amenity value on site, enhancing water quality prior to discharge and encouraging biodiversity into the local area.

The drainage strategy proposes that foul drainage will connect to existing sewers along the eastern and western site boundaries.

The investigations carried out indicate that the site meets the statutory and other requirements to support the indicative layout of housing proposed.

Services & Utilities

Given the location of the site, restrictions in utility capacity are considered unlikely.

Nevertheless, the developer will fund suitable measures should upgrades or diversions be required to electricity, gas and water supplies details of which will be provided with a detailed application

Existing overhead cables crossing the application site from north to south would be re-routed underground to enable safe development of the central areas of the site and improve visual amenity.

There are no known restrictions on the provision of mains services and the indicative layout takes account of known drainage and service easements across the site.

Development Plan

The current Development Plan for the site is formed by the East Midlands Regional Plan and the Derbyshire Dales Local Plan (2005).

The East Midlands Regional Plan is proposed to be revoked under the Localism Act. The Strategic Environmental Assessment into its revocation was published in October 2012. At this moment in time however, the Regional Plan continues to form part of the Development Plan and is a material consideration in the determination of planning applications.

Derbyshire Dales Local Plan

The Derbyshire Dales Local Plan was formally adopted in 2005. The plan guides development throughout the District covering the issues of housing, employment, transport, conservation and the protection of the environment.

It is noted that the Local Plan is dated and is soon to be replaced by the emerging Core Strategy for Derbyshire (new Local Plan). Until such time however, the 'saved' policies of the Local Plan are a material consideration for the proposed development in as much as they are consistent with the policies of the NPPF.

National Planning Policy Framework

The NPPF establishes that the purpose of planning is to contribute to the achievement of sustainable development (para 6) and identifies three dimensions to sustainable development: economic, social and environmental.

These dimensions require the planning system to perform a number of roles:

- An economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure.
- A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being; and
- An environmental role - contributing to protecting and enhancing our natural, built and historic environment, and, as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

At the heart of the NPPF is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision making (para 14) with LPA's approving development proposals that accord with the development plan without delay. It establishes 12 core principles, which in summary, confirm that planning should:

- Be plan led
- Enhance and improve places
- Drive and support sustainable economic development
- Seek and secure high quality design
- Respect the character of areas and protect the green belt
- Support transition to a low carbon economy
- Conserve and enhance the natural environment
- Encourage the use of brownfield land
- Promote mixed use developments
- Conserve heritage assets
- Maximise use of sustainable transport opportunities
- Meet social and cultural community needs

Paragraph 17 of the NPPF confirms the government's commitment to promote sustainable economic growth in order to deliver new homes and thriving local communities that the country needs. The NPPF also encourages the effective use of land, provided it is not of high environmental value. The proposed development site is not considered to be of high environmental value and will see a natural extension of the settlement boundary in this location of Ashbourne for the delivery of new homes.

In terms of housing the NPPF seeks to boost the delivery of new homes within England with a presumption in favour of sustainable development (para 14 et al). Housing applications should be considered in the context of the presumption in favour of sustainable development. Local policies will be considered out of date if there is not a five-year supply of deliverable sites (para 49).

To deliver a wide choice of high quality homes, local planning authorities should plan for a mix of housing, identifying the size, type, tenure and range of housing that is required in a particular location, reflecting local demand (para 50).

The site is located within close proximity to existing public transport links which provide direct access to Ashbourne and the surrounding settlements.

The development of the site will seek to deliver a range of dwelling types in accordance with para 50 of the NPPF.

LPA's are also encouraged to plan for high quality homes, which widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

In terms of deciding planning applications, para 32 confirms LPA's should take account of whether the proposals had regard to the opportunities for the use of sustainable transport and provide suitable access for all people.

Biodiversity of site's should also be conserved or enhanced in accordance with the principles set out in para 118.

In assessing the development site against the requirements of the NPPF it is therefore considered that development of the site for residential use is wholly consistent with the policies contained within the NPPF.



In developing the proposals at the site, regard has been made to the relevant saved policies of the Local Plan in relation to design, layout, landscaping, and accessibility and adopted Supplementary Planning Guidance. This includes:

Development Plan

Reference has been made to the requirements of Policy 2 which seeks to promote better design. The scheme responds to the site's local landscape setting through the retention of existing landscape features and introduction of new areas of public open space and tree/shrub planting which would assist with the integration of the development proposals with its surroundings.

The scheme would deliver a range of new high quality homes varying in character and appearance. The positioning of properties reflects the need to ensure that the development provides natural surveillance across the site to ensure that areas of open space, footpaths and children's play facilities are overlooked.

New pedestrian and cycle routes would be provided throughout the site connecting with the existing public footpaths along Wyaston Road and Willow Meadow Road. These would in turn enhance the site's accessibility to the adjacent residential areas, access to public transport as well as new and existing areas of public open space.

Derbyshire Dales Local Plan

- Policy H9 – Design and appearance of new housing
- Policy SF8 – Catering for the needs of people with disabilities in development and redevelopment.
- Policy NBE8 – Landscape character
- Policy NBE26 – Landscape design in association with new development
- Policy NBE27 – Crime prevention
- Policy L6 - Outdoor playing and play space in new housing developments
- Policy TR1 – Access requirements and the impact of new development
- Policy TR8 – Parking requirements for new development

All new residential proposals should meet the design requirements of Policy H9 where the scheme will be of an appropriate scale, height and massing to its local setting. The development proposes a mix of 2 storey dwellings varying in style and appearance.

The design and layout of development ensures that the scheme would cater for people with disabilities in line with Policy SF8 through the provision of level surfaces and drop kerbs. Further consideration will also be given to this matter as part of the detailed design stage.

Existing tree/ hedgerow landscape features would be retained and enhanced at the site in accordance with Policies NBE8 and NBE26 assisting with the scheme's integration with its surroundings and protect existing wildlife habitats.

The scheme would be well related to surrounding properties where regard has been made to their positioning and layout in order to ensure the amenity of existing and future residents is protected. In order to reduce opportunities for crime areas of public open space, footpaths and children's play facilities would be overlooked in accordance with Policy NBE27.

The scheme would deliver new areas of outdoor play and open space for the enjoyment of future residents in accordance with Policy L6.

The development would be accessed in a safe and convenient manner by a range of modes of transport in line with Policy TR1 maximising the opportunities for the use of sustainable modes of transport through improved connections to footpaths, cycle links and public transport. Sufficient parking for each property would be provided in line with Policy TR8.

National Planning Policy Framework

The National Planning Policy Framework was published in March 2012 and establishes that the purpose of planning is to contribute to the achievement of sustainable development (para 6). One of the 12 core planning principles (para 17) of the Framework is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The Framework recognises that good design is a key aspect of sustainable development and should contribute positively to making places better for people (para 56). The Framework acknowledges the importance of positive planning in the achievement of high quality and inclusive design for all development.

Overall, para 58 of the Framework confirms that 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;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

There is recognition within the Framework that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond the aesthetic considerations (para 61). Proposals should also not be refused by LPA's which promote high levels of sustainability because of concerns about incompatibility with the existing landscape, if those concerns have been mitigated by good design (para 65).

Emerging Core Strategy

The Council is currently in the process of preparing a Revised Local Plan for Derbyshire Dales following a decision earlier this year to no longer proceed with the preparation of a Joint Core Strategy with the High Peak Authority. It is expected that the Revised Local Plan will be formally adopted in February 2014.

The Revised Local Plan will set out the Council's vision of the District for the period up to 2028 and will address issues relating to the level and distribution of housing within the Derbyshire Dales and be informed by the Housing Options consultation undertaken by the Council.

The Revised Local Plan is yet to be published therefore at the present moment in time there are no site specific design policies relevant to the proposals.

Landscape and Character Design SPD

The SPD has been prepared to complement policies NBE8 and NBE26 of the Derbyshire Dales Local Plan and aims to provide detailed guidance on how new development can meet the aims and objectives of policies.

The SPD seeks to raise awareness of the design issues related to landscape character and is an important reference point for developers on design standards ensuring that future development protects or enhances the character and local distinctiveness of the Derbyshire Dales landscape.

In line with the requirements of this SPD the indicative layout seeks to retain and enhance the setting of existing trees and hedgerow in order to conserve the landscape character of the site. This would be enhanced further by the provision of additional landscaping throughout the development and along the site's boundaries. Native plant species would be used to reinforce existing planting in the surrounding area.

The retention and enhancement of existing landscape features at the site would assist with the integration of the development proposals in this location without having any material adverse impact upon the character and setting of Ashbourne and the open countryside beyond.

Full details are shown on the supporting planning application drawings.

Social, Environmental & Economic Sustainability

The site is situated towards the south of Ashbourne and is ideally placed to take advantage of the quality of the natural environment and can contribute positively and sensitively to meeting the future residential needs of Ashbourne.

The site represents a logical infill to the settlement boundary and the proposal would provide housing needed in the area, whilst preserving the natural assets and landscaping on the edge of Ashbourne. The development would provide the following benefits:

- providing additional housing in an established residential area by developing a small parcel of land that was left over from the larger adjacent development and has now become available;
- providing housing appropriate to local needs identified by the Council's Housing Department that can be delivered at an early date;
- providing a mix of house types and tenures that increase the range of dwellings available in the locality;
- locating housing adjacent to an existing network of residential streets with good connections to public transport routes and the wider highway network;
- reinforcing the residential amenities of the area including a local shop close to the site;
- providing well designed, high quality housing in an attractive environment with established landscaping within and around the site;
- proposing housing that is designed, subject to detail to be determined at reserved matters application stage, to take advantage of technologies to reduce energy and water consumption and to reduce the generation of waste;
- proposing an indicative layout that would protect mature trees and enhance biodiversity through the enhancement of the boundary watercourse and planting;
- providing a residential layout with good surveillance of roads, parking and public areas;
- linking new and existing development into the existing footpath system and providing a footway along Wyaston Road that would benefit both new and existing residents.

BWB Consulting have provided a Traffic Assessment and a Travel Plan which indicates that:

- The development would provide a network of safe and direct pedestrian routes throughout the development, which would connect to the existing infrastructure surrounding the site providing permeability in key directions and catering for likely pedestrian desire lines to the town centre and bus stops;
- The cyclist movements associated with the development could be satisfactorily accommodated within the existing cycle and highway infrastructure;
- Sufficient bus services are available to provide residents at the development with the option to travel by public transport between the site and the surrounding areas.

The proposed development is seen as the completion of an existing area of modern family housing that can be well integrated into the local community in terms of proximity and accessibility.

Pre-Application Advice

The applicant and their advisors have held preliminary meetings, prior to design, with the Council's planning officers to consider the residential potential of the site, followed by pre-application consultations with officers on the appropriateness of the site for development and the design parameters that should apply.

A meeting in June 2012 considered a proposal set out in the initial delivery brochure outlining the opportunities for providing high quality housing on the site, together with a preliminary assessment of site conditions and local context.



Initial delivery brochure as presented at June pre-application meeting

The Applicant has also presented their initial proposals to members of Ashbourne Town Council at a meeting held on 24th July 2012.

The District Council have consulted the public on the development proposals through their wider consideration of the Derbyshire Dales Housing Options where the site is one of four development sites put forward for Ashbourne. The outcome of that process is ongoing.

A meeting in November 2012 updated the information presented in June and considered a draft indicative layout which was accepted in principle by officers as a valid approach to the topography and setting of the site.



Indicative layout as presented at November pre-application meeting

The officers had some comments on the detail of the layout which have informed the revised indicative layout that accompanies the outline planning application as follows:

- Development adjoining the southern boundary has been set further back from the brook and hedgerow, and the houses have been turned to face the boundary, thus increasing the landscape buffer, providing additional amenity within the site, and taking account of distant views into the site;
- Development adjoining the northern boundary has been realigned to provide a more varied building line. The option of providing courtyard housing in the northeast corner of the site (to which officers had no objection) has been rejected in favour of continuing the informal grain of housing that is evident in existing adjoining development;
- The retention of hedgerows and details of visibility splays on the frontage to Wyaston Road are included in the layout, as requested;
- A noise report accompanies the application;
- Development along the eastern boundary, adjacent to houses in Willow Meadow Road, has been realigned to provide greater distance between new and existing development.

The general principle of following a pattern of modern housing using an architectural style and materials which harmonise with the existing development to the east was agreed with the officers as the best way of providing continuity in the urban pattern.

Location

The site's location lends itself to extending the existing settlement boundary of Ashbourne in a natural and sympathetic way, providing an opportunity to integrate new residential development with the adjacent modern housing around Willow Meadow Road.

Development of the site would utilise the existing landscape features to integrate the proposals with the built environment without having any adverse impact upon the historic character and setting of Ashbourne and the open countryside.

Development of the site is considered to be consistent with the Council's emerging planning policy framework whereby it is acknowledged that development on sites outside of the defined settlement boundaries is required in order to accommodate the District's growth. Willow Meadow Farm forms a small part of the wider ASH2 designation in the Council's Housing Allocations paper; delivery of the site would neither prejudice nor predetermine decisions about ASH2 generally.

Residential Use

The allocation of the site within the Council's housing paper follows on from the site's promotion as part of the SHLAA (site SS107).

Within this paper it is acknowledged that the site is not materially constrained in any way which would have an impact upon the delivery of residential development in this location of Ashbourne. The proposed release of the site for residential development is consistent with the Council's emerging policy framework and would deliver an immediate supply of housing at a site that is sustainably located and available for early implementation.

The site is considered suitable for residential development in the Council's Housing Options paper and was subject to a period of public consultation which ran from the 14th June to the 30th August 2012. This included the wider site allocation 'ASH2' which lies to the south of the site and extends to the east towards Derby Road.

Affordable Housing

The proposed development would seek to deliver 45% of dwellings as affordable homes in line with local policy, providing the opportunity for a mixture of tenures and dwelling sizes to meet local housing needs.

The mix of affordable homes proposed has been developed in consultation with the Council's Housing Officer to ensure an appropriate variety of dwelling types and sizes in response to local needs.

Design Potential

The two parcels of land offer the opportunity to develop groups of dwellings within an attractive rural environment, enhanced by the existing mature planting and screened by surrounding trees and hedgerows.

The screen planting within and around the site will contribute to the privacy of new and existing adjoining residents, and will minimise the impact of development in views from the main highway to the south and across open fields.

The indicative scheme has been prepared to realise the opportunities offered by the site whilst protecting the important topographical and ecological features that have been identified.



Design Principles Diagram

Design Principles

In response to the site's location, social and economic context, pre-application advice, and in line with local and national policy, the application scheme establishes the following key design principles:

- provide logical extension to the settlement boundary integrating new residential development with adjoining modern housing;
- provide high quality, sustainable housing as part of an inclusive and mixed community in the vicinity of Ashbourne town centre;
- make efficient use of available land with a scale and density of residential development commensurate with adjoining housing;
- provide a range of dwelling types, sizes and tenures to ensure that everyone has the opportunity of decent and affordable housing without having to move out of the area;
- provide links with existing footways and convenient access to local amenities and public transport services;
- protect and enhance biodiversity and existing landscape features;
- provide a mixture of private amenity and public open space;
- provide a sustainable drainage strategy reducing demand on infrastructure and mitigating future flooding;
- provide energy efficient dwellings that incorporate renewable and low consumption technologies.

Use & Amount

The application scheme would provide a development of 65 dwellings providing a residential density of approximately 26 dwellings per hectare commensurate with the density of adjoining residential development around Willow Meadow Road and Oak Crescent.

The indicative layout proposes a mixture of houses and apartments to create a balanced community and provide a variety of dwelling types and sizes comprising:

4 no. one-bed apartments (A);

18 no. two-bed houses (B);

28 no. three-bed houses (C);

13 no. four-bed houses (D & E);

2 no. five-bedroom houses (F);

A total of 29 no. dwellings (45%) would be designated for affordable to provide a wide range of dwelling types and sizes comprising:

4 no. one-bed apartments;

18 no. two-bed houses;

6 no. three-bed houses;

1 no. four-bed house.

The mix of affordable dwellings has been developed in consultation with the Council's Housing Officer in response to local housing needs. The proposed development would provide an important addition to the available dwellings in the area.



Indicative Proposed Site Plan

Layout

The indicative layout would provide three groups of houses, one to the north towards existing dwellings along Oak Crescent, one to the centre of the site designed around retained groups of trees and new areas of public open space, and one to the south with views over adjoining open land.

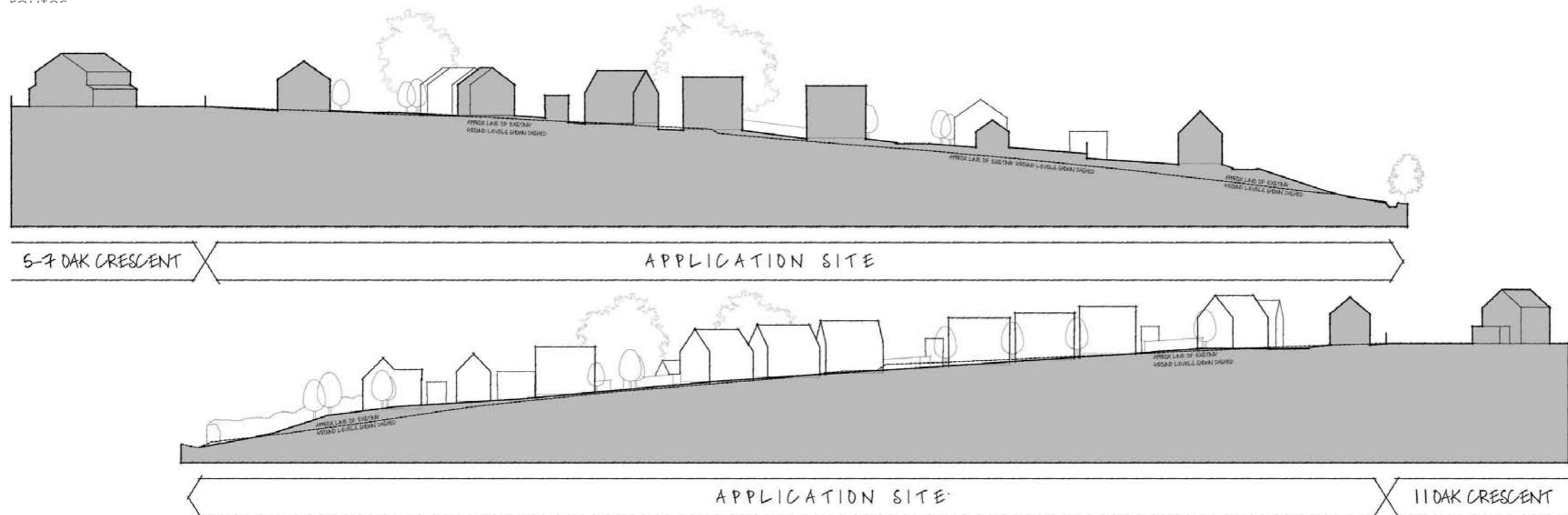
The main access to the site would be via Wysaton Road along the western site boundary in the vicinity of the existing field gate entrance. A second pedestrian access would connect the site to the Willow Meadow Road frontage immediately adjacent to the existing bus stop. Three houses would front onto Willow Meadow Road connecting new development with adjoining housing and providing natural surveillance over pedestrian routes.

The remaining perimeter of the site would be laid out with the private rear gardens of dwellings providing separation from adjoining houses, enabling enhancement of boundary planting along the eastern and southern boundaries and increasing security by orientating houses towards internal circulation routes.

Internally the main access road would transverse the site, meandering between areas of public open space, to mitigate falling site levels whilst enabling an efficient layout of new dwellings. Dwellings towards the centre of the site would be orientated with views over public open space and retained tree planting or overlooking access routes with the topography of the site enabling elevated views of open land to the south.

Properties would be arranged in a mixture of detached, semi-detached, or short terraces of dwellings. Semi-detached and terraced properties would generally be located towards the northern and eastern boundaries following the grain of neighbouring housing. The looser grain of detached units would generally be focussed around shared amenity space and retained landscape features to the centre of the site and towards the southern fringe providing a more 'rural' layout set around an informal pattern of drives.

The indicative layout has been designed to respond to the topography of the site and to follow the grain of the existing development around Willow Meadow Road.



Indicative Site Sections

Scale & Appearance

The appearance of the dwellings would be traditional in style and detail to harmonise with the surrounding landscape.

The scale of development would generally be two-stories in height but might include houses with attic storeys with dormer windows to add interest to the roof-scape.

The indicative layout proposes a mixture of dwelling types and sizes including terraced, semi-detached and detached units. The range of individual dwelling heights, widths and depths (including individual dwellings that form part of a terrace and excluding garages) are as follows:

- Height (finished floor level to top of ridge): 6.0 - 11.5m
- Width (across front & rear elevations): 4.5 - 11.0m
- Depth (from front to rear facade): 5.5 - 11.0m

The application scheme is accompanied by a series of indicative streetscenes which establish the general appearance of dwellings. Houses would have pitched roofs, gables, dormers and porches, with a range of facing materials and roof tiles that are characteristic of the area. Dwellings marking road junctions and closing vistas within the site would be articulated through their elevational treatment to form focal points in key views and aid legibility of the layout.

The indicative layout and streetscenes are intended to set out an approach that would harmonise with existing development and to integrate with the surrounding landscape.

Parking

The outline scheme proposes a mixture of garages and open parking spaces to provide an overall parking provision of 135 no. designated spaces.

In accordance with saved Policy TR8/Appendix 4 of the 2005 Local Plan the layout would accommodate the following parking provision:

- One-bed apartments: 1.5 spaces per dwelling;
- Two-bed houses: 1.5 spaces per dwelling;
- Three-bed houses: 2 spaces per dwelling;
- Four-bed houses: 3 spaces per dwelling;
- Five-bed houses: 3 spaces per dwelling.

The indicative layout follows the Council's standards to provide a level of parking appropriate to the size and mix of dwellings types proposed.



Indicative Streetscenes

Noise

A Noise Assessment prepared by Resound Acoustics accompanies the application and includes a Noise Survey undertaken in line with current guidelines.

The survey found that the noise climate is considered appropriate for residential development during the daytime and across the majority of the site at night. A small part of the site, within which the indicative layout proposes 1 no. dwelling, is subject to nighttime noise levels above the recommended maximum and therefore mitigation would be provided in the form of enhanced glazing.

The Noise Assessment concludes that:

- the noise climate at the site would achieve the policy aims of the National Planning Policy Framework and is considered suitable for residential development;
- noise levels within the proposed residential properties should meet the guidelines in British Standard 8233, using standard thermal double glazing units.

The proposed mitigation measures would be included in the building specification.

Landscaping

The application scheme would retain existing landscape features and introduce new native species of planting to reinforce the existing landscape corridors, define movement routes and enhance the setting of new dwellings.

The mature Ash towards the centre of the site and the Beech to the Willow Meadow Road frontage both of 'Moderate Value', would be retained along with existing trees to the southern boundary. New areas of soft-landscaped public open space would be formed around these specimens, enhancing shared amenity space and avoiding the potential fragmentation of landscape features through private ownership.

Existing boundary planting would be retained and reinforced contributing to the privacy of new and existing adjoining residents, and minimising the impact of development in views from the main highway to the south and across open fields.

The enclosing boundary planting would contribute to the creation of a secluded residential enclave, designed to be in harmony with neighbouring development whilst providing ecological enhancements to improve the long-term value of the site and surrounding areas.

Sustainable Construction

Sustainability will be a key factor in the design, construction and operation of the application scheme.

In addition to sustainable drainage, transport measures and waste management, energy efficiency would be encouraged in all aspects of the development including:

- High levels of air tightness and insulation to avoid heat loss;
- Heating systems designed with variable output to meet only the required loads;
- Low consumption water appliances to minimise water use;
- Low energy appliances and lighting systems

Management techniques would be employed to comply with the Considerate Constructors Scheme's Code of Practice. A safe, clean, considerate and environmentally conscious site would be operated where noise, vibration and air quality are actively controlled. The Waste Hierarchy of reducing, reusing and then recycling waste would ensure that minimum volumes of materials are used.

The construction of new dwellings would meet the statutory requirements and the management of the construction process would follow best practice guidance.

Vehicular & Transport Links

It is proposed to access the development via a priority controlled simple T-junction onto Wyaston Road in the vicinity of the existing site access and the principle of such an arrangement is supported by the local highway authority, Derbyshire County Council.

Whilst the road is subject to the national speed limit, surveys have demonstrated that prevailing vehicle speeds are significantly lower than this and actually accord with those expected in a 30mph urban speed limit.

Derbyshire County Council wish the developer to fund the removal of existing vegetation to enable suitable visibility splays to be achieved in both directions, as well as providing a 2 metre wide footway to connect the site with the wider footway network.

Pedestrian facilities will be provided throughout the development and will link onto Wyaston Road and Willow Meadow Road to provide continuous routes to local shops and facilities, including the town centre approximately 1 kilometre north of the site. Wyaston Road also forms part of National Cycle Route 68, known as the Pennine Cycleway and provides a continuous route between the site and the centre of Ashbourne.

Bus stops for Swift Service WS1 can be found on Willow Meadow Road including a stop immediately adjacent to the proposed pedestrian link. These are within 400 metres of the majority of the site and provide buses between Derby, Ashbourne and Uttoxeter at an hourly frequency during weekdays, with a reduced service operating during evenings and weekends.

Offsite transport improvements may be necessary to both mitigate any significant highway impact resulting from the proposals and to encourage sustainable travel. If this is the case, the developer will provide an appropriate scale of improvements in consultation with Derbyshire County Council.

A hierarchy of roads, lanes and courtyards will provide an intimate environment, in which traffic will be subservient to pedestrians and cyclists.

Inclusive Access

The proposed development would provide level access from parking areas to each of the entrances to dwellings and WCs would be provided to the ground floor of houses to comply with current regulations.

The outline scheme has been carefully considered to enable inclusive access and the detailed design would be in accordance with Building Regulations Part M to address the following issues;

- drop kerbs;
- level approach;
- level thresholds;
- access into and within the buildings;
- door width at entrance and within buildings;
- contrasting handles and door frames;
- heights of switches and sockets.



Willow Meadow Farm, Ashbourne

Conclusion

This outline application is submitted to Derbyshire Dales District Council for consideration on the basis that it would provide an immediately deliverable contribution to the Council's aspirations for growth where there is an identified need to deliver 400 new dwellings on sites outside of the settlement boundary at Ashbourne. The outline application scheme would:

- Follow the principles established in response to the sites context, constraints and through consultation with the local planning authority;
- Provide a logical extension to the settlement boundary in a location with access to the existing highway network and sustainable modes of transport, enhancing the viability of Ashbourne town centre;
- Make efficient use of available land with a mix of dwelling types, sizes and tenures in response to local housing needs.
- Protect and reinforce existing landscape features and enhance biodiversity without negative impact to the wider landscape character;
- Meet the overall objectives of creating inclusive and sustainable development by providing high quality housing appropriate to its location.

The indicative layout sets out parameters for development that would provide a firm basis for detailed consideration at Reserved Matters application stage and the outline application is considered to accord with the principles set out in national and local planning policies and requirements.

