



Eakring Road, Bilsthorpe

Design and Access Statement

Full Planning Application

November 2019

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**Keepmoat
Homes**

Keepmoat Homes – Applicant



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Introduction

About Keepmoat Homes
Purpose of the Document
Background and Vision

About Keepmoat Homes

Keepmoat Homes is a top 10 UK homes builder. Often delivering homes in areas that benefit greatly from housing-led urban regeneration. Delivering homes of mixed tenure - for sale, affordable rent and Private Rented Sector (PRS).

Keepmoat's objective is to create places which they are proud to have developed; places that make a positive contribution to the environment. Keepmoat Homes are dedicated to building quality homes whilst transforming neighbourhoods and improving the lives of the local people.



Introduction

Purpose of this Document

This Design and Access Statement has been prepared on behalf of Keepmoat Homes. It supports a Full Planning Application, following an Outline Planning Application (Application Ref: 17_01139_OUTM) for the re-design on land at Eakring Road, Bilsthorpe. *(see adjacent plan for clarity on site location)*

The proposal will deliver 103 dwellings in total; of which (93 are private and 10 are affordable dwellings). Including associated access roads and footways, parking for occupants and visitors, private amenity spaces, public open spaces and landscaping.

Throughout this Design and Access Statement there will be thorough assessments of the site context, constraints and opportunities and an assessment of the surrounding area in terms of facilities and local vernacular. All of which will underline the design approach and concept of this proposal.

The document will establish key design principles such as Use, Amount, Access, Layout, Scale, Appearance and Landscaping. Through working with the Local Authority and making reference to Supplementary Design Guidance; the development will seek to provide a new bespoke housing estate that is complimentary to the local surrounding area.

The Site

The site is approximately 3.78 hectares and lies adjacent to the former Bilsthorpe Colliery which closed in 1997. An old railway line, which has been dismantled, lies to the north of the site which now is informally used as a footpath / track. Land to the south is currently in commercial use whilst land to the north and east is open in nature with woodland screening along the eastern boundary.

The purpose of this document is to :

- Provide an assessment of the proposed development site and its surrounding context.
- To identify the opportunities and constraints of the site leading to the evolution of the design proposal.
- To explain the design rationale, evolution of the scheme following negotiations with the Local Authority and consulting bodies to the submitted proposals.
- To distinguish the key elements of the design proposals – urban design, access, connectivity & juxtaposition of the built form with its surroundings.

Introduction



Image: Approved Outline Illustrative Masterplan

Background

The previous Outline Application was validated in June 2017 and approved in June 2018 for the residential development up to 85 dwellings (Class C3), up to 3,000 sqft. (280 sqm) retail development (Class A1), and associated access works including details of a new access junction into the site from Eakring Road.

Since this approval, Keepmoat Homes have been in discussion with Newark & Sherwood District Council and giving scope for an increase of units on the site.

Due to the increase of numbers this will not be accepted as a Reserved Matters Application and will be a Full Planning Application submission.

This application site is allocated in the Newark and Sherwood Allocations and Designations DPD (adopted July 2013) by Policy Bi/MU/1.

The proposed application going forwards excludes the provision for the Class A1 retail unit (up to 3,000 sqft / 280 sqm) as this will be taken on by another developer.

The image to the left indicates the approved illustrated master plan and the approved phasing plan to the right.



Image: Approved Outline Phasing Plan



Image: Mixed Use Allocated Land

The Vision

The Bilsthorpe proposal is to be a high quality residential development which is highly influenced by the landscaping and surrounding area while seeking to embrace sustainability, a strong movement framework and a varied character which responds to the local vernacular. Creating a space which is beneficial and freely accessible.



Planning Policy

Local Planning Policy
Additional Supplementary Documents

Planning Policy

The Development Plan – Newark and Sherwood Amended Core Strategy DPD (Adopted 2019)

Since the time of the Outline Permission being granted approval, Newark and Sherwood District Council have since adopted in March 2019 the new Core Strategy which now supersedes the previous Core Strategy adopted in 2011.

Key relevant policies within the Core Strategy include:

Spatial Policy 1 – Settlement Hierarchy defines the settlement hierarchy for the District with Bilsthorpe included as a Principal Village.

Spatial Policy 2 – Spatial Distribution of Growth confirms that Bilsthorpe is a Principal Village where 25% of the total housing growth for Principal Villages of 10% should be delivered; therefore 2.5% of the Districts housing growth is allocated to Bilsthorpe.

Spatial Policy 6 – Infrastructure for Growth confirmed the Councils intention to introduce a Community Infrastructure Levy (CIL) to deliver strategic infrastructure projects in the District.

Spatial Policy 7 – Sustainable Transport confirms that the Council will encourage and support development proposals which promote an improved and integrated transport network with an emphasis on sustainable modes of networking to access services and facilities.

Core Policy 1 – Affordable Housing Provision seeks to secure 30% of new housing as affordable housing.

Core Policy 3 – Housing Mix, Type and Density confirms the District Councils expectations for good quality housing design in line with the

provisions of Core Policy 9. Densities in housing developments should be no lower than an average 30 dwellings per hectare.

Core Policy 6 – Shaping our Employment Profile seeks to strengthen and broaden the range of employment opportunities.

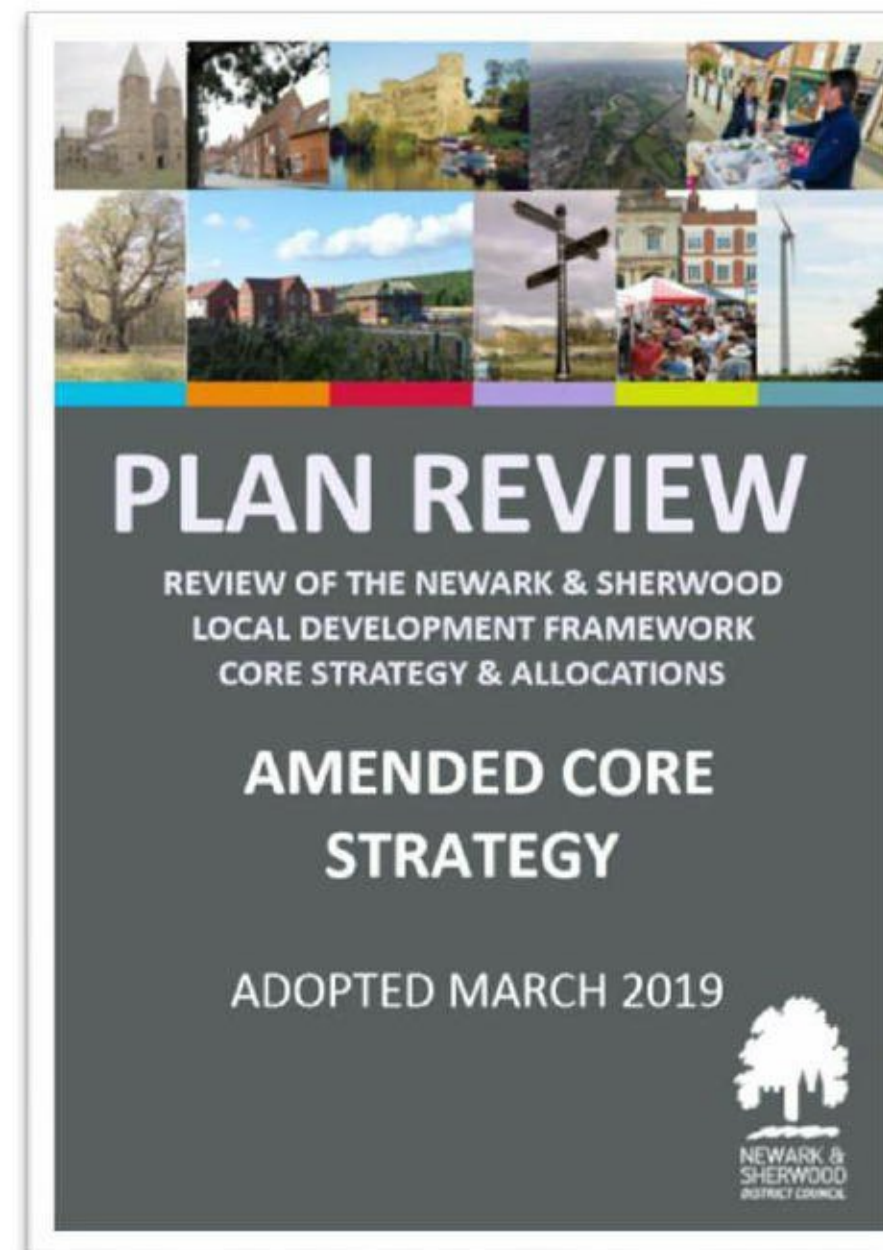
Core Policy 8 – Retail Hierarchy provides a retail hierarchy to be applied in the development of policies for retail and town centre uses.

Core Policy 9 – Sustainable Design confirms that the District Council expect new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District.

Core Policy 10 – Climate Change encourages the provision of renewable and low-carbon energy generation within new development, to be in accordance with Part L of the building regulations.

Core Policy 12 – Biodiversity and Green Infrastructure sets out that the District Council will seek to conserve and enhance the biodiversity and geological diversity of the District by working with partners to implement the aims and proposals of the Nottinghamshire Local Biodiversity Action Plan., the Green Infrastructure Strategy and the Nature Conservation Strategy.

Core Policy 13 – Landscape Character confirms the Councils intention to introduce a comprehensive landscape assessment of the District to identify the landscape character condition and sensitivity of each Landscape Policy Zone.



Planning Policy

The Core Strategy should be read in conjunction with **Allocations and Development Management Development Plan (July 2013)**

Policy Bi/MU/1 – Bilsthorpe – Mixed Use Site 1

Policy Bi/Ph/1 – Bilsthorpe – Phasing Policy

Policy DM1 – Development within Settlements Central to Delivering the Spatial Strategy

Policy DM2 – Development on Allocated Sites

Policy DM3 – Development Contributions and Planning Obligations 3

Policy DM5 – Design

Policy DM7 – Biodiversity and Green Infrastructure

Policy DM9 – Protecting and Enhancing the Historic Environment

Policy DM12 – Presumption in Favour of Sustainable Development

The following design related policies have been referred to wherever possible:

- National Planning Policy Framework
- Newark & Sherwood Local Development Framework
- NSDC Developer Contributions and Planning Obligations SPD Adopted Dec 2013
- Landscape Character Assessment SPD (December 2013)
- Affordable Housing SPD July 2013



Site & Contextual Assessment

The Site Context
Site Photos
Historical Context
Local Amenities / Facilities
Constraints and Opportunities

Site Location

Planning Application for the re-design of the land off Eakring Road, Bilsthorpe.

The site has residential development to the West of the site, with industrial units to the South and North East with a mixture of Copse and fields to the North and East.



Site Context

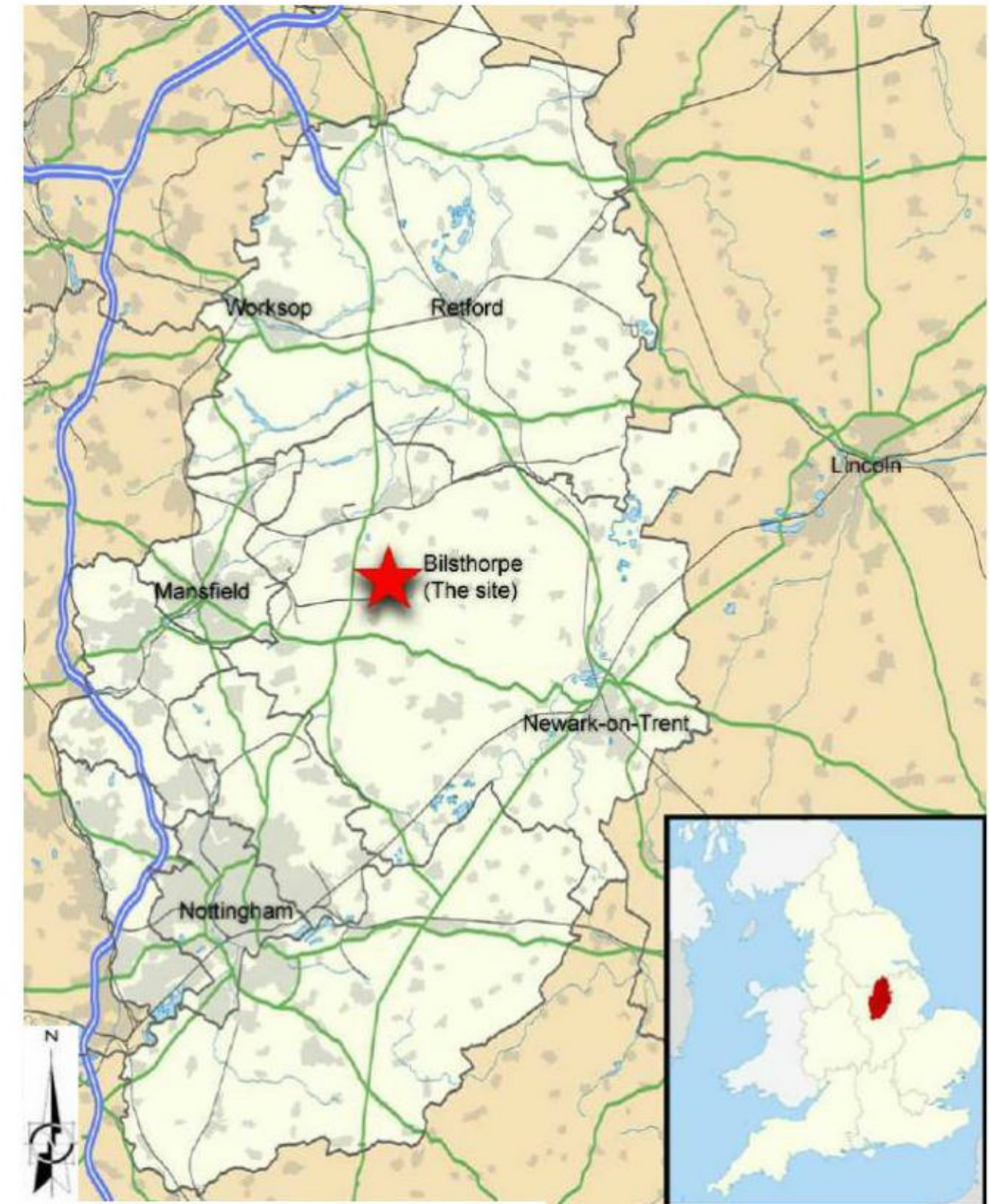
The site is within a village called Bilsthorpe. It lies within the Newark and Sherwood district of Nottinghamshire, located on Eakring Road. It is about five miles south of Ollerton, and near the junction of the A614 and A617

Worksop is situated approximately 14 miles to the North with Nottingham located approximately 15 miles to the South West and Mansfield located to the West approximately 9 miles away.

The application site covers an area of 9 acres / 3.65 hectares and is accessed by Eakring Road. South of the site there is the village of Bilsthorpe Moor

The site partially features within Green Belt land and is currently in use as agricultural land, with fields directly surrounding the site on the North and East boundary. North-west of the site is Sherwood Pines Forest Park offering cycle trails and kids' play areas. North of the site is Go Ape Sherwood. A phase 1 Ground Conditions assessment has found that the site has been used as a field as far as records go back.

The nearest railway station is located in Mansfield- 9 miles to the West of the site offering Western and Southern links connections to Nottingham and other areas within Mansfield. The Town Centre is situated 9.2 miles away; offering a variety of high street shops and restaurants.



Site Location Plan 2 ★ denotes site location



Location of Site Photos

The following diagram illustrates photographic viewpoints taken in the immediate site context.



Historical Context

Bilsthorpe is a village situated in the North of Nottinghamshire within the Dukeries.

In the early 1900s Bilsthorpe village's population was approximately 200 and slowly declining. The village was initially developed around agriculture. Then coal mining arrived in Bilsthorpe in the 1920s and considerably changed the landscape and social development of the village.

From when work started in 1925 to the pits closure in 1997, 77 people died at the pit.

When the mine closed in 1997 social changes had to be made due to unemployment and the loss of the common bond of the mine, which united them.

Bilsthorpe Heritage Society began after the mine closed and was formed by a handful of residents who had the foresight to collect artefacts and memorabilia from the local mine and surrounding area before it was lost in time. This was so the history of mining not just in Bilsthorpe but across the industry could be preserved for future generations.



Location of Local Amenities

The following diagram illustrates photographic viewpoints taken, to be read in conjunction with following analysis of the local amenities and facilities within the context of Eakring Road, Bilsthorpe.

Our development will be compliant with Newark and Sherwood Council and is consistent with the aims and objectives of current Government Planning Policy in providing homes in sustainable locations.

The development will be a positive regeneration of an area which is currently an unused field.

It will also bring needed housing, built from quality materials and to a high specification, of varying accommodation sizes to necessitate future occupants.

- 1 Flying High Academy
- 2 Village hall and Mining museum
- 3 Local shops
- 4 Methodist Church
- 5 Bilsthorpe Library
- 6 Bilsthorpe Football Club



Locality Amenities



1. Flying High Academy



2. Village hall and Mining museum



3. Local shops



4. Methodist Church

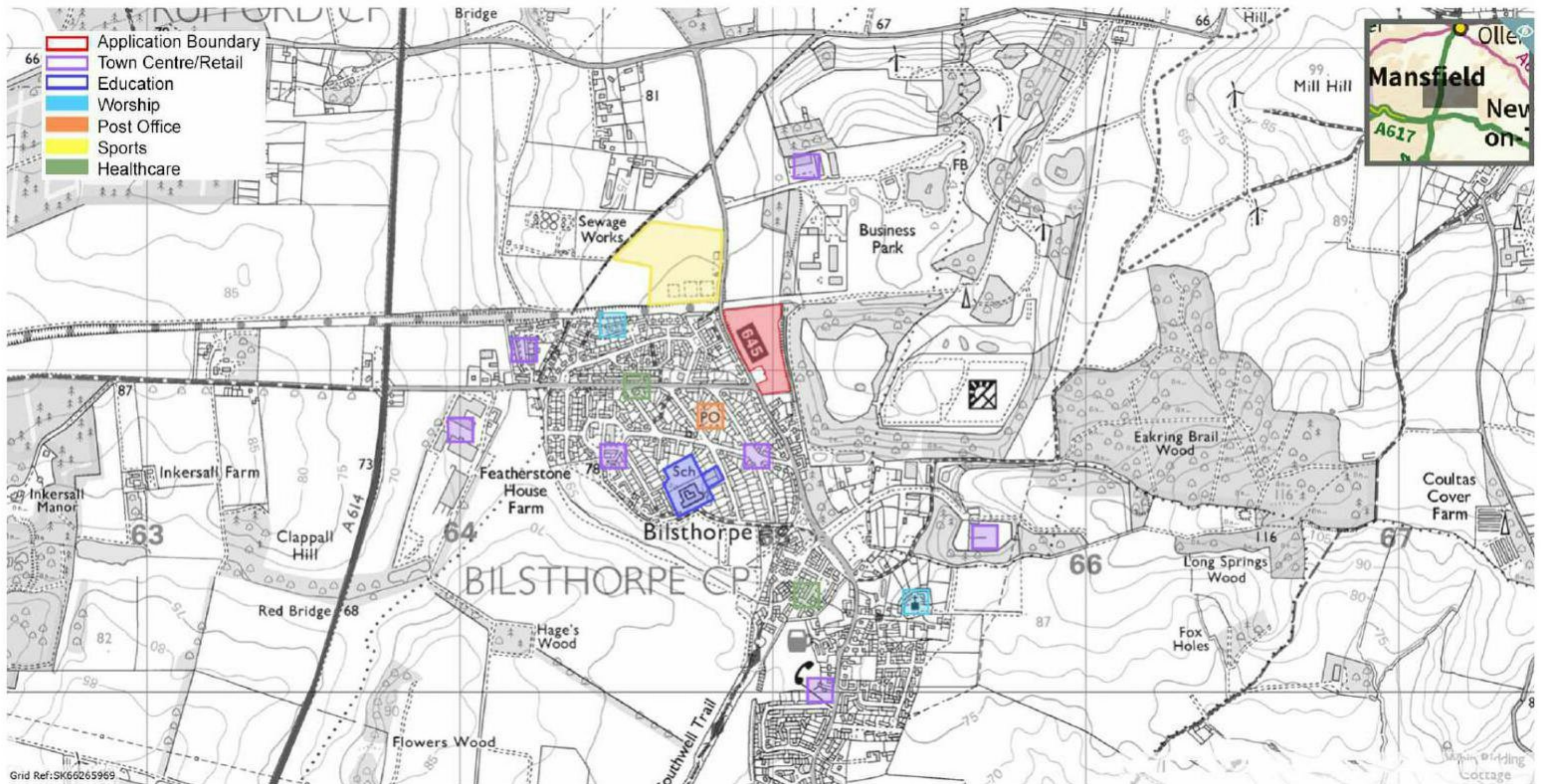


5. Bilsthorpe Library



6. Bilsthorpe Football Club

Locality Services and Facilities



Constraints Plan



Summary of Analysis

As shown in the site constraints diagram on the previous previously there are a few constraints that need to be carefully considered. The diagram shows the site within the red line boundary with contours that have high and low gradients.

The overall constraints of the site are listed below:

- The site lies within a low risk Flood Zone 1 and therefore the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast, however Flood Zone 1 is a very low
- An existing Public Right of Way is located far along the west of the site with no other pedestrian links to the site. This will need consideration when creating access to the site.
- The site is situated adjacent to a main road to the west of the site therefore a Noise Risk Assessments would need to be carried out to reveal the level of risk from noise from transportation sources. This should to be considered within the proposals going forwards.
- There is an incline in levels from the North of the site to the West.

The opportunities that the site offers are listed below:

- Ability to create a sustainable movement network with the existing connections; the Cycle Route 645 is located west of the site.
- Areas that are within a flood risk have very low extent of flooding.
- Existing trees to the south east of the site boundary provide security to the site and help in reducing noise pollution.

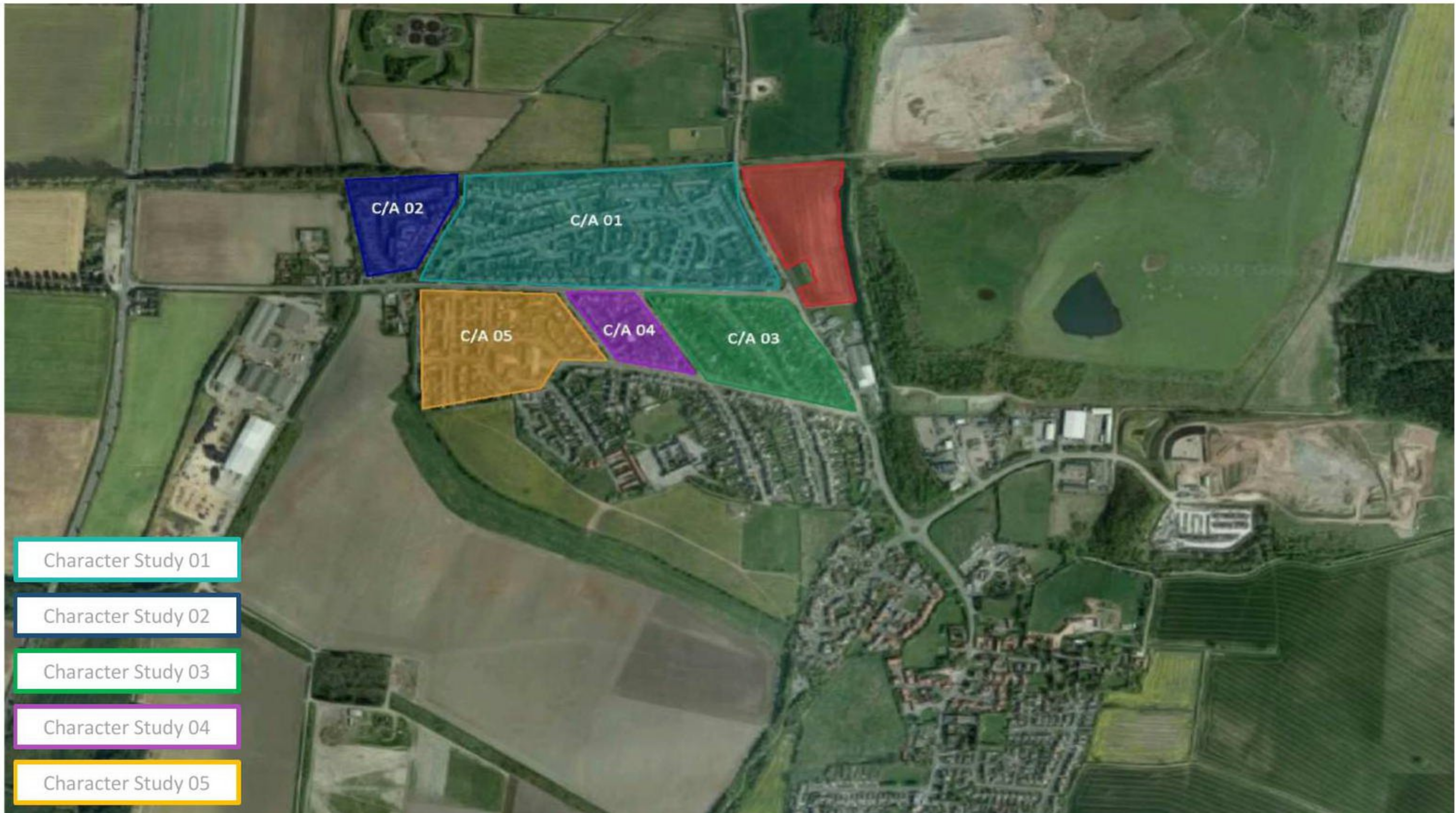
Noise Risk Assessment

An assessment has been carried out by the company Noise in October 2019 that looks at the potential noise risk of the proposed development. This site has been classed as a Medium risk site, refer to Noise Report 20482 for mitigation requirements.



Character Evaluation

This section provides a visual summary of the residential areas in close proximity to the site. The aim is to demonstrate how growth over time has led to an eclectic mix of properties. As shown below, four character studies have been identified.



Defining Characteristics:

- Predominantly semi-detached properties
- Hipped and Gable ended roof styles
- Boxed eaves and fascia in white
- Dwellings are set back for a frontal landscaped garden
- On plot parking, side parking, off plot parking
- Occasional use of side single garages positioned at the rear of the plot

Material Palette:

- Varied brick colours of brown multi, orange multi and occasional buff brick
- Predominantly brown roof tiles with occasional red roof tiles
- Render detailing on brick plots/ full render plots sporadically spread
- Variety of window styles in white UPVC
- Variety of door colours and styles; predominantly white UPVC

Boundary Treatments:

- Frontal gardens with grass and planting
- Low hedgerows
- Low dwarf brick walls
- Occasional timber railings and picket fences



Defining Characteristics:

- Predominantly detached housing
- Parking to the front of plots with some houses having integral garages.
- Increased use of chimneys on the earlier dated house styles.
- A mixture of gable fronted and gable ended

Material Palette:

- Varied brick colours of brown multi, buff and red multi brick
- Variety in door styles; predominantly white UPVC. With some plots having side access principle entry.
- Variety in window styles; predominantly white UPVC but some brown UPVC.
- Brown/Grey roof tiles

Boundary Treatments:

- Hedgerows
- Close boarding fences
- Picket fences
- Large shrub planting



Character Evaluation 03

Character Study 03

Defining Characteristics:

- Buildings set back away from the highway for grass frontages
- Predominantly semi-detached and terraced dwellings.
- Frontal parking in highway or designated parking areas with occasional on plot parking
- Dwellings in this area feature Flemish Stretcher bonds
- Use of chimneys
- Exterior stone slips to give a stone effect, paired with render on some dwellings.

Material Palette:

- Varied brick colours of multi red brick and brown multi brick
- Use of Render in white, cream and grey.
- Vertical hanging tiles
- Exterior stone slips
- Predominantly brown roof tiles
- Predominantly white UPVC standard windows
- Variety in door styles; predominantly white UPVC

Boundary Treatments:

- Hedgerows
- Picket fences
- Brick walls
- Close boarding fences
- Low dwarf brick walls



Defining Characteristics:

- A mixture of brick, Render and Half render elevations
- Variety of building set back with front gardens, on plot parking and side parking and private garages
- Use of boxed eaves
- Use of chimneys

Material Palette:

- Brick colour is majority red multi brick with some brown multi brick
- Mixture of white and black guttering and RWP
- Majority White UPVC doors

Boundary Treatments:

- Hedgerows
- Frontal grass areas with planting
- Paved drives
- Picket fences
- Close boarding fences
- Brick walls



Defining Characteristics:

- Predominantly semi-detached dwellings with a mix of detached and terrace. On plot and side parking, occasional side garages
- Use of dormer windows
- Occasional chimneys
- Majority mansard roof style
- Variety in roof pitches and occasional gable build outs

Material Palette:

- Variety in brick colours, brown multi, orange multi, red multi and buff brick
- Variety of door styles with a variety of door colours
- Variety of window styles in white/brown UPVC

Boundary Treatments:

- Hedgerows
- Brick walls
- Low planting and shrubs
- Wooden picket fencing
- Front gardens grassed/slabbed



Character Summary

It can be seen from previous pages of analysis that the local vernacular / character of Bilsthorpe has a wide array of architectural styles (dependent on the era of build), leading to an eclectic mix of property developed over time.

The choice of house types have been carefully considered to deliver a mix that will meet local housing needs. A range of units including semi-detached and detached houses will collate to form a built form suitable and appropriate for the area. A complimentary material palette has been chosen for the scheme, as detailed in the Design element of this report, sympathetic and complimentary to the area of Bilsthorpe.

Design Proposals

Pre-Application
Annotated Detailed Layout

Pre-Application

Pre-application advice was sought for this application in June 2019 for the residential development for up to 97 units of various house types ranging from 2 to 4 bed units along with public open space and attenuation pond. *(image to the right indicates the proposed scheme)*

The feedback from the council are listed below;

- The increase of units in comparison to the approved Outline scheme (increase of 12 units, from 85 to 97 units) is not considered fatal in principal if this has evidence of the intended contributions.
- The previous approval already increased the quantum of development from that envisaged at allocation stage, of 75 dwellings but the increase is not considered fatal to the impacts of the scheme being acceptable.
- Concern with the current proposal of the omission of the retail element of the scheme and the exclusion of this area from the site and red line site location plan.
- The scheme should follow such principles as the approved Outline phasing plan and ensure that the retail element comes forward in the middle of the residential delivery.
- Following Core Strategy Core Policy 3 indicates housing developments should be no lower than an average 30 dwellings per hectare, making the proposed scheme a greater amount than the minimum set out in standards.
- Proposals follow principles of the Outline permission
- The previous permission was subject to Section 106 agreement which secured a number of contributions. It is noted that the affordable housing contribution agreed was for 10% which is carried to the submission. If the number of units were increased, overall viability of the scheme may be subsequently increased and potentially capable of delivering a greater percentage of affordable housing.



Detailed Layout

1. **New site entrance** and junction to Eakring Road provides site access from the western side of the site. Access road is to be 5.5 metres wide with adjacent footways.
2. **Private drives** are to adoptable standards and constructed to 12.5 tonne load bearing capacity which allow turning for fire attenuation.
3. **A pump station** is located to the south of the site and is accessed from the main access road which is 5.5 metres wide.
4. **Dual aspect house types** utilised on key corners providing natural surveillance over all walkable routes, promoting the use of vistas with active fenestration to exposed sides as apposed to blank gables.
5. **Housing fronting Public Open Space** promotes positive urban design and providing natural surveillance whilst creating a feature within the development.
6. **Attenuation basin** is located to the south of the site, providing additional drainage.
7. **Entrance to retail unit** located just off the main entrance to the site.
8. **New homes** to the area of Bilsthorpe, providing a variety of sizes and number of bedrooms to cater for a range of people, along with meeting the tenure blind standards and amount.



Development Form

Scale
Occupancy
Tenure
Enclosures
External Finishes
Material Palette
Appearance and Materials
Street Scenes
Sustainability
Community Safety

Scale

This plan indicates the massing of the proposed development.

As can be seen the scheme will be predominantly 2 storey in height, with occasional 2.5 storey units at focal areas and vistas of the site promoting legibility.

Dual aspect dwellings will be designed on prominent corners as nodal buildings.

The arrangement and orientation of dwellings has been carefully considered, this will limit the impact upon existing surrounding structures. Thus avoiding any undue effects of overlooking and loss of privacy of adjacent properties.

Massing Plan Legend



Single storey (Garages only)



2 Storey dwellings



2 1/2 Storey dwellings



Occupancy

The following occupancy plan shows the envisaged mix of dwellings spread across the site.

As can be seen the scheme will provide a mixture of 2, 3 and 4 bed houses. The houses will be an array of semi-detached and detached dwellings with car parking and with front and rear gardens.

Occupancy Plan Legend	
	Denotes 2 Bedroom dwellings - 10 no.
	Denotes 3 Bedroom dwellings - 58 no.
	Denotes 4 Bedroom dwellings - 35 no.



Tenure

This plan indicates how affordable and private dwellings are dispersed across the site; tenure blind in appearance and not concentrated in any set area.

As can be seen in the scheme there will be 93 private and 10 affordable units on this submission.

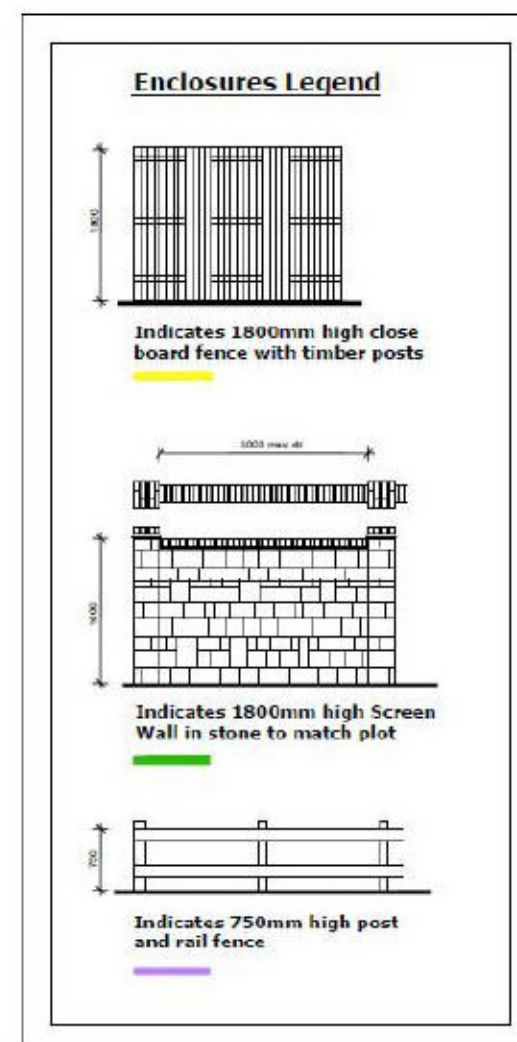
Tenure Plan Legend	
	Private for sale dwellings (93)
	Affordable dwellings (10)



Enclosures

The following Enclosures Plan shows the proposed boundary treatments.







As illustrated rear gardens are to be separated by 1.8m high close board fencing with timber posts, exposed boundaries are to be 1.8m high screen wall and a 750mm high post and rail fence will surround the attenuation pond.



External Finishes

The plan located to the right highlights the number of external finishes used throughout the scheme; offering a wide choice of materials that reflect the traditional character of Bilsthorpe.

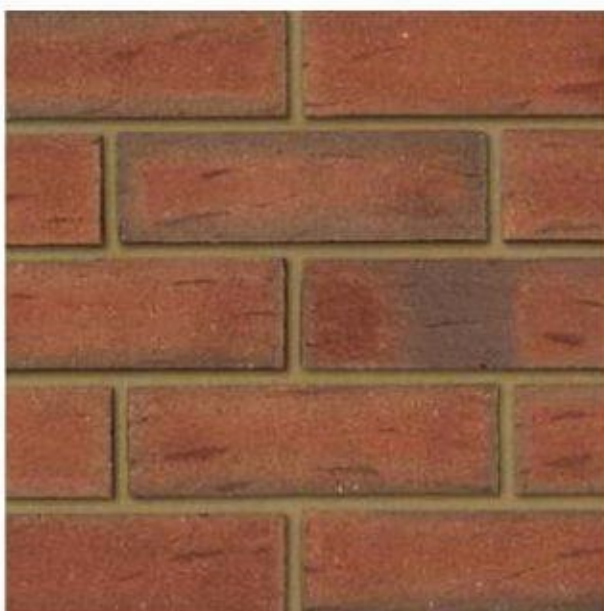
For the hard surfaces there is Black Tarmacadam on roads and private drives with paving slabs to front and rear entrances. Where required, a private driveway constructed to 12.5 tonne load bearing capacity.

Hard Surface Materials:	
	Black Tarmacadam to roads, footpaths and parking areas.
	All parking spaces to have additional block paved demarcation
	Paving slabs to front and rear entrances
	Private driveway constructed to 12.5 tonne load bearing capacity allow turning for fire attenuation
	Charcoal block paving to pedestrian crossing points
	For details of public / private amenity refer to landscapers details



Material Palette

Careful consideration has been given to the application of materials in order to reflect the traditional character of Bilsthorpe. As shown below a traditional mix of brickwork, render, stone, grey pantiles collate to form the material palette.



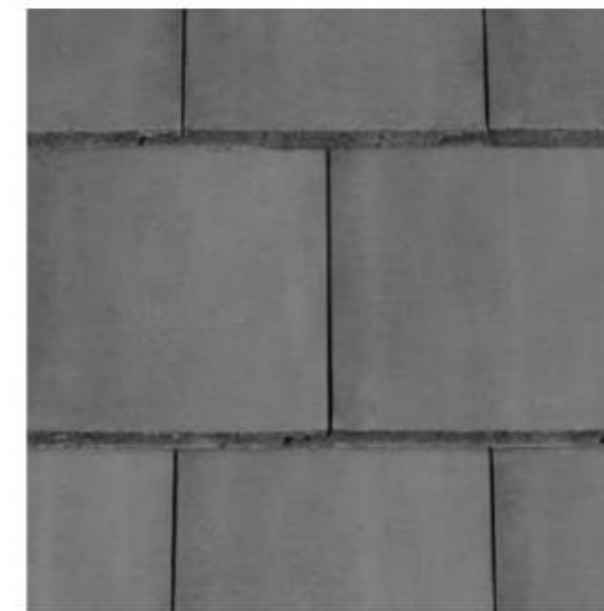
Red mixture



Monochrome
render



Edenhall Natural
Stone



Redland
Mini Stone Wald

Material Palette

The plan located to the right highlights the number of materials used throughout the scheme; offering a wide choice of materials that reflect the traditional character of Bilsthorpe.

MATERIALS PLAN

This drawing is to be read in conjunction with materials schedule

BRICKS -



RED MIXTURE



EDENHALL
NATURAL STONE

ROOF TILES



Redland: Mini Stone-wald

FASCIAS

WHITE UPVC

WINDOWS

WHITE UPVC

RAINWATER GOODS

BLACK UPVC

FRONT DOORS

ALL FRONT DOORS TO BE BLACK
(TRADITIONAL DOOR STYLE)

SHARED PRIVATE DRIVES

TARMACADAM

DRIVEWAY

TARMACADAM WITH PCC EDGING

PRIVATE GARDENS

FRONT GARDENS - TURFED AND LANDSCAPED
IN ACCORDANCE WITH LANDSCAPING LAYOUTS.

REAR GARDENS - TO BE ROTIVATED ONLY

PAVING

PATIO AREA - 600 x 600mm
WITH SHINGLE STRIP TO HOUSE SIDE
FRONT PATHS - 800mm WIDE



Access and Parking

The adjacent parking strategy plan promotes 211 spaces.

Parking within the site will all be on-plot, either to the front of the property or to the side.

Proposals meet standards outlined in the Vehicle Parking Standards 2006 where requirements are 1 space per 1 bed dwelling, 2 spaces per 2 and 3 bed dwelling and 3 spaces per 4 or more bed dwellings.

Parking Plan Legend	
	Private allocated parking - 211 spaces
	Detached Garages - 16 spaces
	Integ Garage - 8 spaces



Street Scenes

The following street scenes show the mix of proposed dwellings, with varying built form, roof configurations and elevation treatments creating a varied streetscape with interest and character.

Street Scene A - A



Street Scene B - B



Street Scene C - C



Street Scene D - D



Sustainability

Delivering the requirements of Core Policy 9; Sustainable Design, Core Policy 10; Climate Change, Core Policy 12; Biodiversity and Green Infrastructure, Policy DM7; Biodiversity and Green Infrastructure, Policy DM12; Presumption in Favour of Sustainable Development.

Accommodating Sustainable Design:

The development will achieve sustainable construction measures in line with current Building Regulations as a fabric first approach.

The development will also seek to:

- Enhance the existing habitats and create new biodiversity opportunities through the retention of and enhancement of existing trees and hedgerows and the provision of new native planting throughout
- Improve natural construction detailing and materials to achieve a robust and high quality build, meeting the current U Values and Air tests.
- Use of building materials where possible capable of being recycled.
- An element of construction waste reduction and recycling during the construction phases.



Community Safety

Government policy makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. This policy is set out in the document 'Safer Places: The Planning System and Crime Prevention' (February 2004, ODPM and the Home Office) and Manual for Streets.

The guidance is based on seven attributes of sustainable communities particularly relevant to crime prevention. These attributes have emerged from in-depth research into crime prevention and urban design practice and theory. The seven attributes of sustainable communities relevant to crime prevention are:

1. Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security;
2. Structure: places that are structured so that different uses do not cause conflict;
3. Surveillance: places where all publicly accessible spaces are overlooked;
4. Ownership: places that promote a sense of ownership, respect, territorial responsibility and community;
5. Physical protection: places that include necessary, well-designed security features;
6. Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
7. Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

A key aspect of creating a safe and secure development will be to look at detailed areas with the Local Authority's Crime Prevention Design Adviser as the development is progressed through the application. At this stage the specific ways in which the proposals accord with six attributes relevant to crime prevention are as follows:

Access and Movement

All routes are designed to be well defined and overlooked by new development and active frontages. All routes are proposed to be direct and necessary allowing access to properties, public open spaces and leading to facilities and residential areas in the wider context.

Structure

The development will sit adjacent to the existing properties. Our proposal promotes social interaction with this scheme via utilization of an access road off this site, together with pedestrian connection. The built form and material palette will be similar to maintain the distinct character.

Surveillance

The movement network (vehicular, pedestrian and cycle routes) and all public spaces will be well defined and overlooked by surrounding development. Parking areas for private houses will be located predominantly to the front and side or rear of dwellings. No rear parking courts are proposed. Parking spaces will be visible from the dwellings that they belong to or overlooked by others, increasing opportunities for passive surveillance.

Ownership

The distinction between public and private space will be clearly defined by physical means such as boundary walls, fences, railings, hedges/ low level planting and surface treatments. Properties will face into streets allowing residents to get to know their neighbours and recognise their cars etc. – engendering a sense of personalization and community spirit. Locating parking within the curtilage of the plot helps private parking to be defined. Where groups of on-street parking spaces are proposed, private and visitor car parking will be more clearly defined. Areas where parking is not permitted will be protected by physical means such as level changes, grassed or landscaped verges, changes in hard surfaces, timber bollards or knee rails.

Physical Protection

All buildings will be secured to the relevant standards as set out in Building Regulations or by the LPA. The option to exceed these standards will remain open to the applicants.

Management and Maintenance

A good quality public realm will be provided, stimulating human activity and influencing the behaviour of users. Dwellings within the site that are privately owned will be maintained by the individuals who own or occupy them. Affordable dwellings will be managed by public or private companies. Roads and footways will be designed to adoptable standards (based on Manual for Streets and Borough Guidance).

Conclusion

Summary and Conclusion

Summary and Conclusion

This document demonstrates that proposed development on this site can address the site constraints and be sustainable. It can successfully integrate with the existing urban area and local community in a positive way.

Character

The development will create its own identity within the area, respecting the character of its surroundings.

Continuity and enclosure

Public and private realm will be clearly defined with the use of landscaping and external materials. The development will connect to the existing movement network, improve connectivity and provide new linkages to promote sustainable modes of transport.

Ease of movement

The development will have a clear and simple road hierarchy which will give ease of movement.

Legibility

The development will have its own sense of place defined by the architectural detailing and visual form.

Focal point features will address key locations, create identity and assist people to navigate through the development.

Diversity

The development will have variety and choice of style and type of dwellings with a common unifying theme.

This Design and Access Statement supports a Full Planning Application for the re-design of the land at Eakring Road, Bilsthorpe.

The proposal will deliver 103 dwellings in total; of which (93 are private and 10 are affordable dwellings). Including associated access roads and footways, parking for occupants, private amenity spaces, public open spaces and landscaping.



Keepmoat Homes— Applicant



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