

Land off Backgate, Cowbit, Lincolnshire

Detailed planning application for the development of 37 new homes.
on behalf of Ashley King (Developments) Limited

Design & Access Statement

August 2014



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1. Introduction



1. Introduction

1.1 Purpose

- 1.1.1
- This Design & Access Statement (D&AS) has been prepared by Savills Urban Design on behalf of Ashley King Developments Limited, in accordance with Government Guidance contained within Circular 01/06 (DCLG) and the Commission for Architecture and the Built Environment (CABE) document ‘Design and Access Statements - How to write, read and use them’.
- 1.1.2
- This document has been prepared in support of Ashley King Developments Limited detailed planning application for residential development on land to the west of Backgate, Cowbit. The key elements of the development include:

- A mix of housing including affordable housing, providing 37 new homes
 - A new public footpaths connection through the site to the existing recreation and open space area.
- 1.1.3
- This statement explains the design rationale for the scheme and how the applicant has fully considered the proposals and understands what is appropriate and feasible within the context of the site and its surroundings.

1.2 Using this document

- 1.2.1
- This statement sets out how, through a combination of detailed assessment and consultation and engagement with the local authority and other key stakeholders, the design for the site has evolved.
- 1.2.2
- The structure of the document follows the best practice as set out in the CABE guidance and is divided into the following sections:

Section 1 Introduction: Outlines the purpose of the document.

Section 2 Assessment: Provides a detailed assessment, including the physical, social and economic characteristics of the site and surroundings. It explores the relationship between the site and the existing town and surrounding area. It also provides a brief summary of the relevant planning policy framework for the site.

Section 3 Involvement: Provides a summary of the approach to consultation undertaken and the comments received. A separate Statement of Community Involvement has been submitted as part of the planning application.

Section 4 Evaluation: Demonstrates how the site and proposal has been informed through the assessment and engagement process. Provides detail on the issues and opportunities the site offers and the overarching vision and key design objectives for creating a successful and distinctive place.

Section 5 Design: Presents the key principles for the design solution including use, amount, scale, access, layout and structure for the development, landscape and appearance. Each of these is demonstrated through a combination of drawings, illustrations and photographs.

Section 6 Summary: Provides a final summary and overview of the proposals.

1.3 The design team

- 1.3.1
- As a local house-builder Ashley King Developments Ltd understand and recognises its responsibility to delivering attractive, sustainable and environmentally aware places, which respond to and integrate with the existing setting and community.
- 1.3.2
- Ashley King Developments have put together a highly experienced and professional team of consultants to assist them in the preparation of the submission of this scheme.

- **Urban Design & Masterplanning** - Savills (UK) Ltd
 - **Transportation & Access** - WSP Group
 - **Planning** - Savills (UK) Ltd
 - **Drainage & Flood Risk** - Water Management Alliance
 - **Ecology** - URS Scott Wilson
 - **Archaeology** - Archaeological Project Services

2. Assessment



2. Assessment

2.1 Site location

- 2.1.1 The site is located on northern half of the village of Cowbit. The overall site area being proposed for development is approximately 1.54 hectares (3.82 acres). It is intended to bring the site forward for mainly residential development, but also being considered within the site is a new shop for the village.
- 2.1.2 The existing development sits to the north of the site, with existing public open space directly to the west and a agricultural field to the south.



Fig. 1: Site in context to Cowbit

2.2 Village context and character

- 2.2.1
- The village has remained relatively unchanged since 1888, with the original centre of the village being located at the junction of Barrier Bank and Stone Gate, around the church. Stone Gate and Backgate are the other main roads in the village and provide the village with its distinctive triangular shape.
- 2.2.2
- The growth which has resulted in the Cowbit we see today didn't begin until around the early 1990's. The build form and character of the village is dominated by two storey, low density residential properties, comprising a mix of bungalows, detached and semi detached family homes.
- 2.2.3
- The proposal offers both the opportunity to provide further family homes, as well as introducing smaller, terraced properties as part of the overall mix of offer within the village for younger single people or couples.



Fig. 2: Key plan - aerial view of Cowbit



This new residential development within the village, to the south of the proposed development site, is set around a large area of open space.



The old post office (closed)
Some examples of original properties in the village along A1073 Barrier Bank



Detached house



Examples of later properties off Stone Gate . Stone Gate is characterised by red and buff brick detached properties which are set-back from the road and have on-plot and garage parking.



More recent development in the village has continued to provide family homes as seen on Orchard Way and Vicarage Close to the north of the site.



A larger, more bespoke new home in the village.

2.3 Community facilities

2.3.1 Despite being a relatively small village, Cowbit is still able to provide a number of key community facilities in the village which are highlighted below.

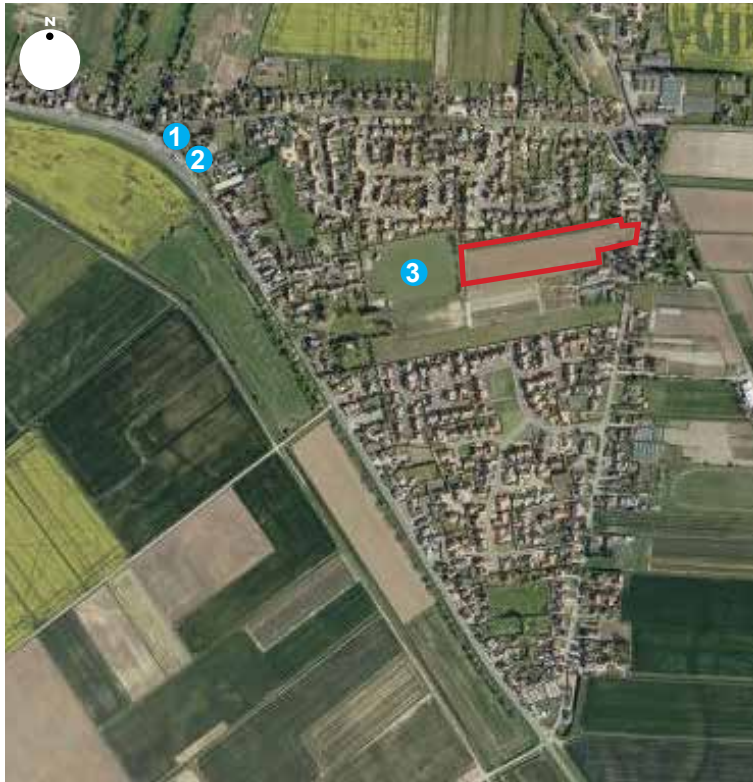


Fig. 3: Key plan - Cowbit village community facilities



1 The 15th century Church of St. Mary's



2 St. Mary's C of E Primary school and Pre school



3 Playing fields pavilion



3 Children's play area



3 Football pitch

2.4 Social context

- 2.4.1 The scheme provides the opportunity to provide much needed open market and affordable housing in the village. The scheme will provide a mix of tenure and type of dwelling which will offer benefit across a broad, cross section of social groups. The level of affordable housing will be in accordance with South Holland DC requirements for the site.
- 2.4.2 Located adjacent to the village sports ground , the scheme will be able to take advantage of this important community facility, encouraging a healthy, more active lifestyle to those living there.



2.5 Economic context

- 2.5.1 Housing development of the site will create the opportunity to support and contribute to the local economy. The physical development will also support local businesses and suppliers, therefore bringing benefit to the local economy.
- 2.5.2 The new households created by the development will also contribute to the local economy in the long term. The new households will support existing facilities and businesses in Cowbit and potentially provide opportunity for new ones to be created.



2.6 Planning policy context

2.6.1 The development plan for Cowbit includes the National Planning Policy Framework (NPPF) and the Adopted South Holland Local Plan (2006). South Holland District Council has also developed several Supplementary Planning Documents, which act as material considerations in the determination process. Relevant SPDs include the Open Space SPD, the Affordable Housing SPD and the Design and Access Guidance Notes. Planning policy is discussed within the Planning Statement. This section instead intends to focus on key design based aspects of the NPPF and 2006 Local Plan, as well as the draft South East Lincolnshire Local Plan.

The National Planning Policy Framework (2012)

2.6.2 The NPPF provides an established ‘presumption in favour of sustainable development’, which includes the need for local authorities to ‘positively seek opportunities to meet the development needs of their area’ and the importance of development plans being suitably flexible to adapt to rapidly changing needs without causing adverse consequences.

The NPPF also provides 12 core planning principles, the most relevant of which are identified below:

- ‘always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings’
- ‘take account of the different roles and character of different areas’
- ‘promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas’
- ‘conserve heritage assets in a manner appropriate to their significance’

South Holland Local Plan (2006)

2.6.3 The South Holland Local Plan sets out a range of policies applicable to the development proposals. Policy SG3 is of particular relevance. This policy identifies Cowbit as a ‘Group Centre’ and consequently acts as a local service centre and ‘a focus for local social and economic activity’. Whilst the site is not brownfield land as promoted under policy HS6, other considerations and benefits of the site are considered to outweigh this limitation and indicate the

suitability of the site for residential development. For instance, its position within the existing settlement boundary.

2.6.4 In terms of the retail element of the proposal, policy EC8 applies. This policy indicates that within defined settlement limits, ‘small scale retail developments will be permitted provided that they are of a scale to meet only the immediate needs of the local community’. This indicates a broad policy support for a proposal such as that provided within the present application, seeking to contribute to community facilities for those living within the settlement and proximate rural community.

2.6.5 A number of policies within the adopted Local Plan are more design focused and site specific. These include policies SG14 and SG17, which provide guidance on design and the need to protect residential amenity. The need for new development to make a positive contribution to its surroundings is acknowledged with specific criteria as to how this can be achieved. The need to avoid overlooking, an overbearing effect, potential noise nuisance or smells and emissions are also identified.

2.6.6 In terms of landscaping and open space, policies SG18 and HS11 are the most relevant. Policy expects landscaping to be incorporated into proposals and form an integral part of the design, whilst 14% of the site should be available as open space. However, exceptions are made such as ‘where the development is adjacent to or in close proximity to a sufficient sized area of existing open space’ and financial contributions may instead be made.

South East Lincolnshire Local Plan

2.6.7 South Holland District Council is working together with Boston Borough Council and Lincolnshire County Council to produce a new Local Plan. Initially it was intended to produce the South East Lincolnshire Local Plan in two parts – a Strategy and Policies document, followed by a Site Allocations document - however, in February 2014 the decision was to produce a single Local Plan. Prior to this work had commenced on the Strategy and Policies Document with consultation on the Preferred Options Document taking place in Summer 2013. Whilst this document will not be taken forward, it is assumed that in the context of the NPPF and the presumption of sustainable development the same principles towards housing growth and distribution will be applied.

The Preferred Options Document identified Cowbit as a ‘Service Village’ as a result of its range of local services and the role it plays in servicing the local community and surrounding settlements. Appropriate development in service villages is encouraged and it is considered that their role in providing new housing will only be further encouraged within the forthcoming Local Plan following the publication of the NPPF.

2.7 The site

- 2.7.1 The overall application area is 1.54 hectares (3.82 acres). The site is accessed from Backgate, a local access road running along the eastern edge of the village. The site is flat and is currently arable farm land.
- 2.7.2 Backgate provides the eastern boundary to the site, with existing residential development to the north, public open space and sports pitches to the west. The site provides the opportunity to create a new pedestrian link to this space. The southern boundary is formed by partly derelict nursery and agricultural buildings and an open field. Beyond the southern field is further residential development.
- 2.7.3 Running along the northern boundary of the site is an underground drainage pipe, with a 9 metre wide easement for access and maintenance purposes. There is also a 9m easment along the western boundary for access to the existing drainage ditch. Just beyond the north east corner of the site is a brick constructed former mill building which is Grade II listed.
- 2.7.4 There is a vehicular and pedestrian access to the existing playing fields from Parkin Road and a pedestrian/cycle only link from St. Marys Gardens. The proposed development will seek to provide a new pedestrian and cycle link to the open space from the west. This will not only be of benefit to the new proposal, but also to existing residents living on the eastern site of the village.
- 2.7.5 Existing ditches have the potential to be extended into the site providing the opportunity to create SUD's within the scheme.

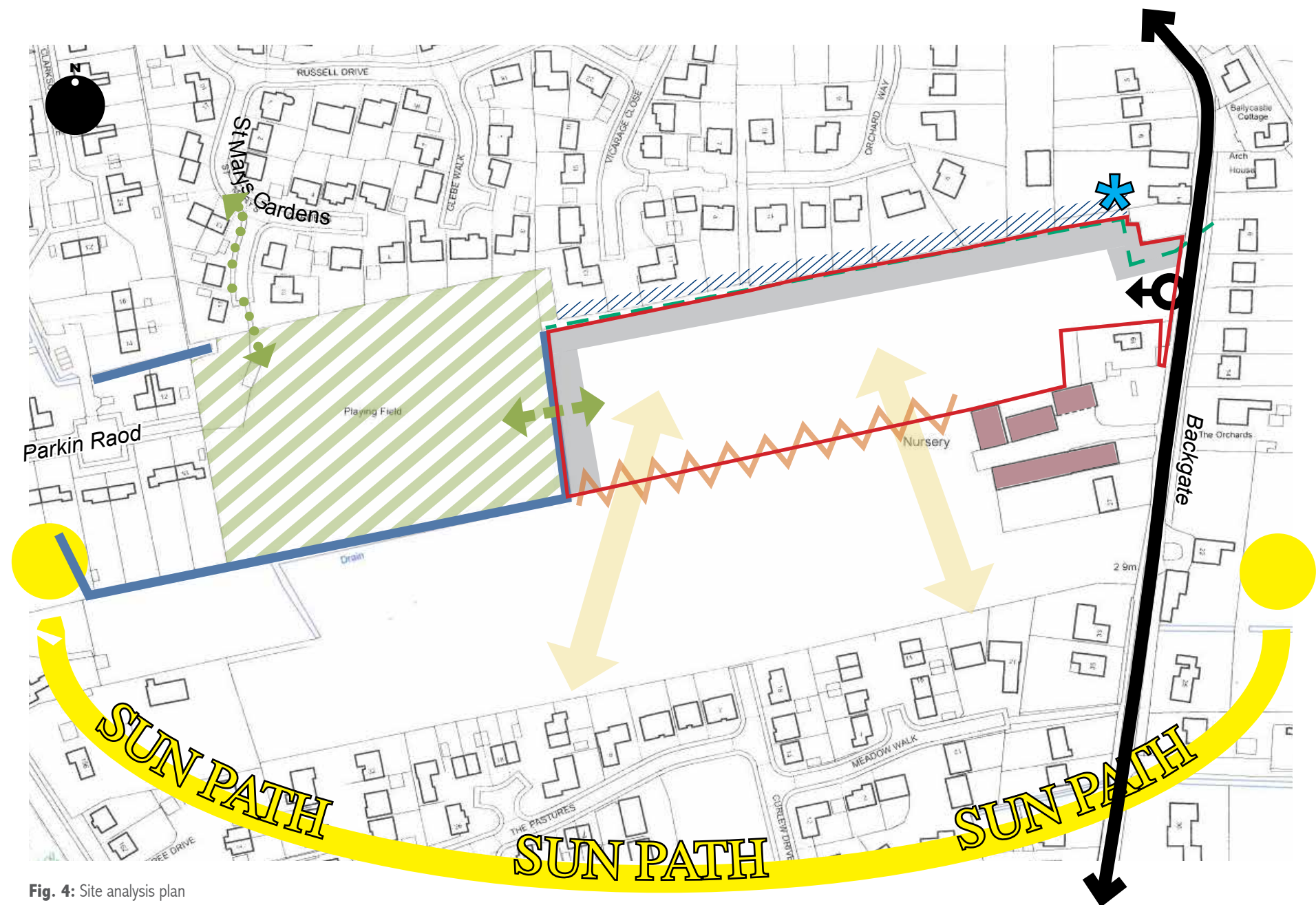
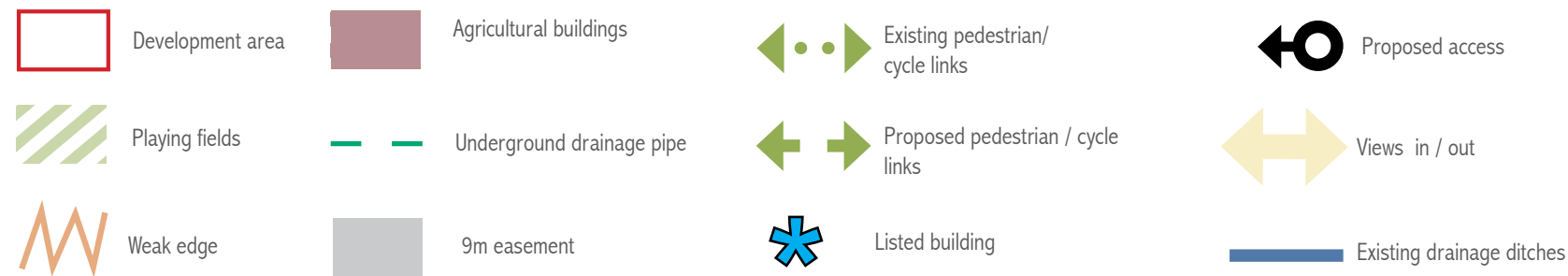


Fig. 4: Site analysis plan





1 Looking west across the site from the proposed access off Backgate.



2 Looking south along Backgate from the proposed point of access



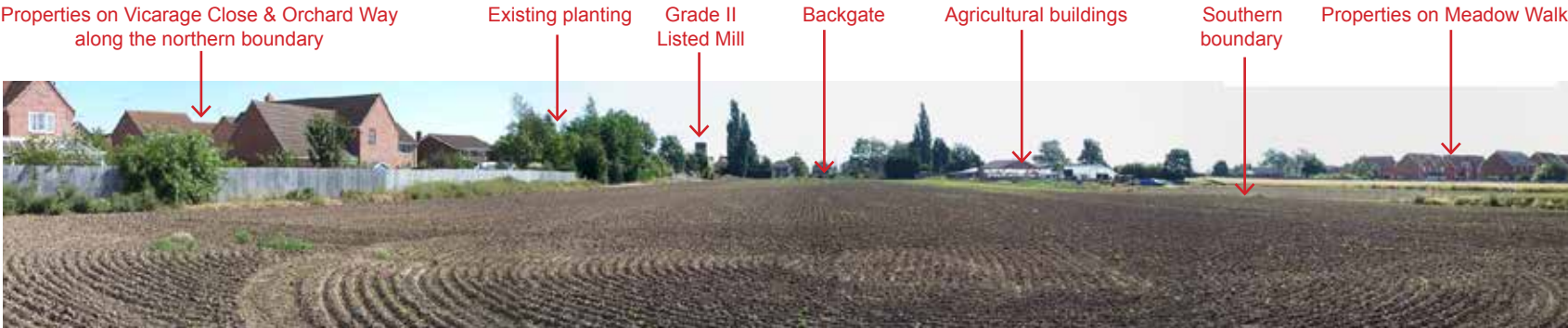
3 Looking north along Backgate from the proposed point of access



4 View looking southwest across the site. Existing properties to the south of the site can be seen. New planting along the southern boundary could provide a new landscaped edge



Key plan



5 Looking east from within the site boundary towards Backgate. An easement along the northern boundary will increase the separation from the existing properties on Vicarage Close and Orchard Way.

3. Involvement



3. Involvement

3.1 Our approach to consultation

- 3.1.1 Consultation and engagement is nothing new within the planning process, and the recent publication of the Government's new National Planning Policy Framework reaffirms the importance of undertaking front loaded, pre-application engagement. Ashley King Developments Ltd together with the project team have taken a pro-active approach and have completed a series of pre-application meetings, presentations and exhibitions prior to submission of the detailed planning application.
- 3.1.2 The aim of the consultation process has been to ensure that the project team has a good understanding of stakeholders' views and knowledge, and would be able to integrate them into the project decision-making process where appropriate.
- 3.1.3 In line with the Council's Statement of Community Involvement, a thorough programme of local community engagement was undertaken.
- 3.1.4 For stakeholders and the local community to be provided with every opportunity to contribute their views on the proposals, this consultation programme was devised on the basis of six principles for effective consultation:
 - **Notify** stakeholders that are to be consulted;
 - **Inform** those being consulted about the proposals;
 - **Engage** with the local community, stakeholders and Council to ascertain their views on our proposals;
 - **Measure** responses and analyse results of the consultation exercise;
 - **Respond** to the consultation by amending the proposal, where deemed appropriate;
 - **Publish** details of the final proposal. A full Statement of Community Involvement (SCI) has been prepared and submitted as part of the planning application submission.

3.2 Informing the public

- 3.2.1 Notifying the general public about the forthcoming exhibition was critical to ensure that genuine local feedback was achieved. As such, a great deal of effort was expended to ensure awareness was created and people were encouraged to visit the exhibition.
- 3.2.2 The process of notifying locals about the exhibition was a two stage process:

Media adverts

The exhibition was advertised on the Parish Council web site.

Posters

A week before the public exhibition, posters were put up in the village shop and village notice board.

3.3 Summary of events

- 3.3.1 A Statement of Community Involvement (SCI) forms part of the accompanying planning statement, which explains how pre-application engagement and community involvement has been approached in relation to the development proposals. Our approach to community involvement has involved the following;
 - Pre-application meetings with officers at South Holland District Council;
 - Presentation by Savills of preliminary proposals; to Cowbit Parish Council - summer 2012;
 - Presentation by Savills to Cowbit Parish Council of revised proposals - 2nd December 2013;
 - A public exhibition of and consultation upon draft development proposals on 24th January 2014.
- 3.3.2 These events helped inform the design of the development, and changes were made to the proposals which reflected this feedback

PUBLIC EXHIBITION

You are invited to a Public Exhibition of proposals by Ashley King Developments Limited for 35 new homes and a potential new village shop building on land west of Backgate, Cowbit.



The Exhibition will be held at
Cowbit Village Hall, Barrier Bank on
Friday 24th January 2014, between 4pm & 8pm.

Members of the project team will be in attendance.
For those unable to attend the exhibition, paper copies
of the exhibition boards will be available from
Monday 27th January 2014 by calling Savills on 01223 347259



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Shop is dropped from plans



SHOWING PLANS: James Barrow, of Savills, left, with exhibition visitors Steve Robinson and David Evans. 5/23/2014 14:16:09W

Plans for a shop in a new development at Cowbit have been dropped because residents say they don't want a second shop in the village.

Horsham-based Ashley King Developments wants to build an estate with 35 houses on a parcel of land off Backgate, but held a public exhibition with Savills to find out what residents thought before finalising a planning application.

Andrew Hodgson, of Savills Planning, said: "We were very pleased with the response to the public exhibition, which was very well attended by 50 Cowbit residents. The feedback we received on the proposals has given us a clear indication that most people do not have an issue with the new houses but do not want to see a second shop in the village.

"We have therefore decided to move forward with a residential only scheme and are currently amending the layout ahead of the submission of a planning application in the coming weeks."

Before the exhibition Ashley King said the public were being asked to comment because "it's crucial that we get it right".

3.4 Public exhibition

- 3.4.1 A public exhibition was held on the 24th January 2014 between 16:00 until 20:00 in Cowbit Village Hall. The event was organised to give the opportunity for community of Cowbit to view and comment on the design behind the detailed application. A total of approximately XX people attended the exhibition, where there was the opportunity to discuss the proposals with members of the applicant's project team, including the planning consultant and project urban designer, both from Savills.
- 3.4.2 At the public exhibition copies of comments forms were made available. These could either be completed and submitted at the exhibition or taken away and returned by post. A series of exhibition boards were presented, summarising the proposals and its evaluation to date. Opposite are copies of the exhibition display material used.
- 3.4.3 Further details regarding consultation and engagement are contained within the accompanying planning statement.



4. Evaluation



4. Evaluation

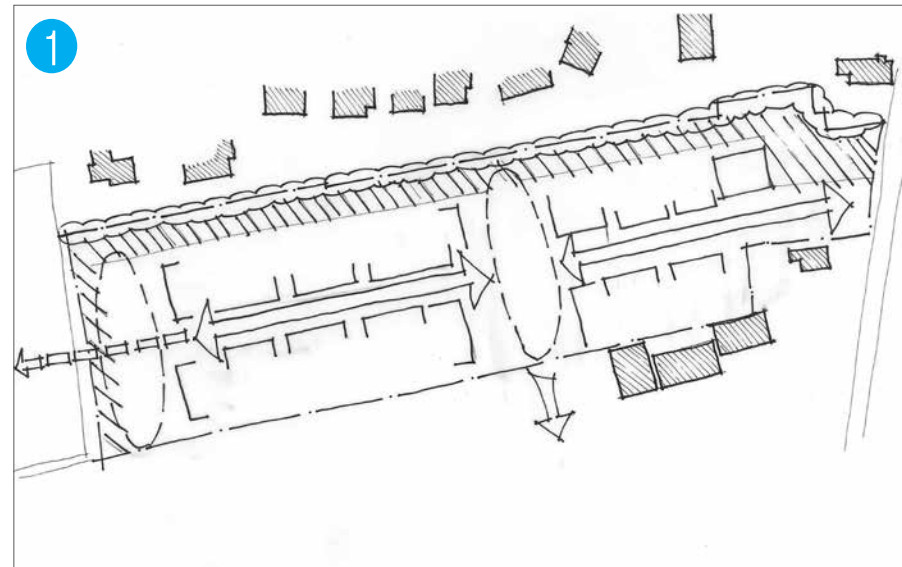
4.1 Design development

4.1.1 Some of the early series of drawings and sketches opposite begin to illustrate how the design process has evolved through to the final layout plan.

4.1.2 As a result of the public consultation event the provision of a village shop on the site was dropped as a new shop had just reopened in the village and had the support of the community. Following the public exhibition and prior to finalising the detailed design a further site meeting with the Drainage Board was arranged at which they requested that the easement be reincorporated into the design.

4.1.3 A further iteration of the final detailed design layout was completed to incorporate these changes.

4.1.4



Initial concept sketch for the site. Based on a central street running through the site with a pedestrian link and a central green space. A new village shop was proposed at the front of the site.



First feasibility layout based on the initial concept drawing.



This first sketch proposal was presented to Cowbit Parish Council. Feedback was positive and the proposal for a new village shop was welcomed. Due to the site adjoining the existing recreation ground and the proposed pedestrian link they felt that there was no need to provide a children's play space on the site. They also wanted to see the properties along the western boundary rotated 180 degrees so they overlooked the existing recreation ground.



Following the presentation to the Parish Council a revised scheme was prepared to take on board their comments. The 9m easement along the northern boundary was considered to be detrimental to the overall design of the scheme and it was decided to incur the cost of relaying a new drainage pipe under the new road within the scheme.



With the easement removed a revised layout was prepared. The shop building was relocated to create a frontage at the entrance of the site. The extra width allowed for larger gardens to the properties north of the new street and greater depth to front gardens. This layout was presented at the public exhibition event on the 24th January 2014.



With the easement reinstated a revised layout was prepared. The shop building was removed from the scheme and minor amendments were made to the plot layout.

5. Design



5. Design

5.1 Principle of the layout

- 5.1.1

At the heart of the proposal is the creation of a high quality residential scheme which will foster a real sense of community and integration with the existing character of the area.
- 5.1.2

Some of the key aims and objectives are:

 - Greater diversity of activity and use of the street by residents;
 - Reduce the dominance of the car and significantly reduce traffic speeds;
 - Increase opportunity for active and creative children's play;
 - Encourage people to walk and cycle to nearby destinations;
 - Increased use of informal surveillance;
 - Safe and secure environment;
 - Incorporating new landscape features such as a tree lined street - creating an attractive vista through the site.
- 5.1.3

Although a relatively small development, a place-making approach has been adopted to ensure that the development responds positively to the context and opportunities of the surrounding area and the site. Building on this, a strong vision has been developed which brings new site-specific ideas into play, as well as drawing on best practice. The layout is driven by the objective of creating a strong sense of place and fully integrated and linked into the existing community of Cowbit.

5.2 Use

- 5.2.1

The proposal is to develop the site for residential and the potential to provide a new village shop. Residential use will provide the best integration with the existing residential character of the area. It will also assist with the requirement for affordable housing.
- 5.2.2

A mix of housing types and tenures will be accommodated on the site which will including a 33% provision for affordable housing. The proposals will also include a number of sustainable and low energy measures and include storage for recycling.



Fig. 5: Proposed detailed site layout plan

5.3 Amount

5.3.1 The amount of residential development being proposed within the application is for 37 homes of which 33% (12 units) will be affordable properties. The table below provides a breakdown of the accommodation being provided and the split between open market and

Accommodation	Plot number	Total
1 Bed unit	5,6	2
2 Bed FOG	26	1
2 Bed terrace	2,3,4,7,8,9,10,22,23,24	10
3 Bed end terrace	1,11,21,25	4
3 Bed semi-detached	12,13,14,15,16,17	6
3 Bed detached	19,27,28,30,31,32,33,34,35,36	10
4 Bed detached	18, 20, 29, 37	4

Open market housing

Affordable housing



Fig. 6: Housing mix

5.4 Movement and circulation

- 5.4.1 The layout of the streets and spaces has been designed to comply with the principles of the Concept Statement and provide a clear and logical pattern of movement, and one which allows for safe pedestrian and cycle movement as advocated in Manual for Streets.
- 5.4.2 The relationship between the buildings and main street will avoid on-street parking. The design creates an environment which reduces speeds and creates a safe environment for pedestrians and cyclists. A combination of deliberate turns, variations in the colour and texture of materials combined with landscape features will all contribute to speed reduction and a safe pedestrian environment.
- 5.4.3 A combination of dedicated footpaths and traffic calming will result in convenient, safe and secure pedestrian and cycle movement throughout the site and to the adjacent area of existing recreation and open space. The new pedestrian / cycle link will provide a convenient link to the recreation area for properties on the east of Backgate.

➡ Vehicular route ➡ Pedestrian / cycle route



Fig. 7: Movement diagram

5.5 Parking

- 5.5.1

The parking strategy has been informed by the underlying rationale and concept of the detailed layout, and current best practice including **Manual for Street and EP’s Car Parking, What Works Where Guidance**. Parking levels are a key consideration with any new proposal and need to have regard for the location of the site and the type and scale of development being proposed. The layout provides a total of 68 car parking spaces which equates to 1.8 spaces per unit, with open market properties all having 2 spaces per unit.
- 5.5.2

A mix of parking methods is proposed throughout the scheme which include, on-plot garage, driveway parking and off-plot courtyard and carport parking areas. Orientation of buildings to overlook the courtyard areas will provide high levels of security through informal surveillance.
- 5.5.3

On-street parking was assessed during the design process, but due to the narrow width of the site, it was concluded that on-street parking resulted in an over dominance of the car create a cluttered streetscene. Traditional garage and driveway parking is provided but this is limited and a more informal private parking strategy has been incorporated. Below is a breakdown of the parking provided;

Open market parking:

19 Garages

31 Parking spaces

Affordable housing parking:

4 Garages / Carports

14 Parking spaces
- 5.5.4

All of properties will be able to provide safe and secure cycle storage within their curtilages.



Fig. 8: Car parking

5.6 Frontages

5.6.1 When designing the layout it is important that it creates a sense of place and identity through careful attention to siting, vistas and building detail. The layout acknowledges this by providing active frontages and focal points through the site.

Frontages

5.6.2 The semi-continous, active frontage along the street provides good enclosure to the streets and informal surveillance to both public and private area, such as the parking areas and areas of open space.

Focal points

5.6.3 To compliment the active frontages, a series features within the design provide key focal points through the site. A green space ❶ will create a soft entrance to the site and along Backgate . Landscaping and street trees ❷ will help to soften and create interest to the street scene. A row of terrace properties ❸ have been orientate to create a visual end-stop and change in direction of the street. The properties along the western boundary ❹ will frame the existing area of open space.

 Primary / active frontage



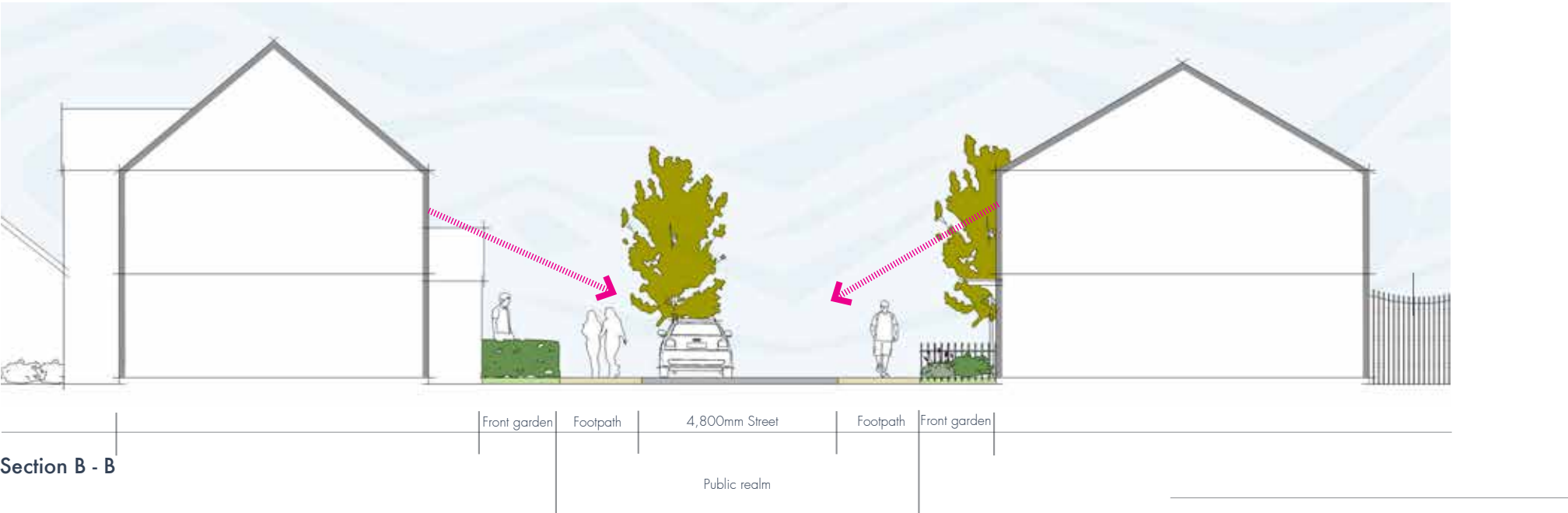
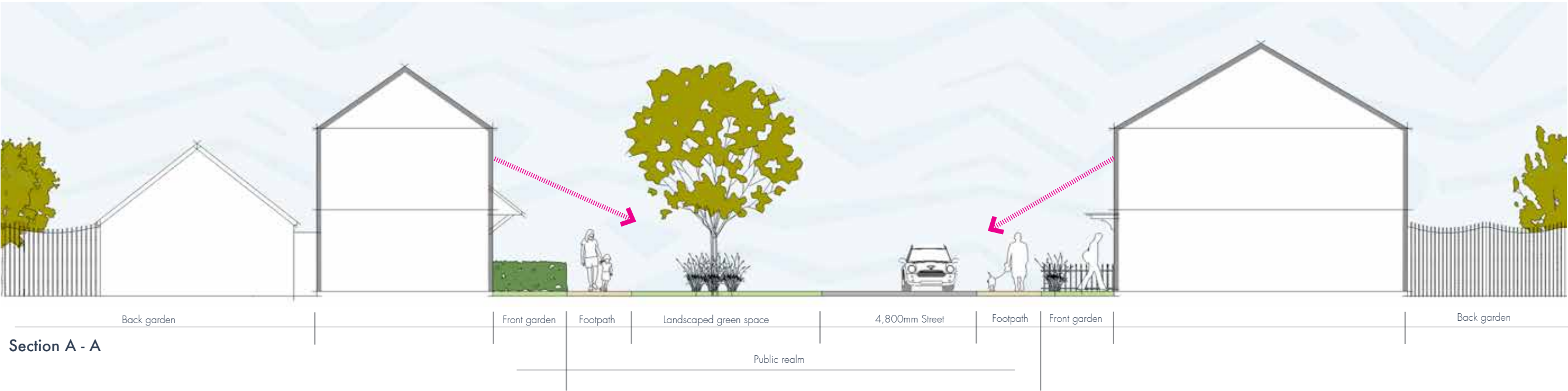
Fig. 9: Frontages

5.7 Scale & massing

- 5.7.1 The existing dwellings and character of the area have defined the building heights being proposed. The development is to be predominately 2 storey construction. Garages and carports provide a single storey element to the overall scheme.
- 5.7.2 Improved boundary treatment, screening and sufficient back to back distances from existing dwellings means these heights are judged appropriate and acceptable for the site.
- 5.7.3 The overall density for the scheme is 24.03 dwelling per hectare which is appropriate having regard to the existing build form and character of the village.
- 5.7.4 The sections opposite further illustrate how the 2 storey properties create the appropriate scale to the street, with active frontages both framing the street scene and providing informal surveillance to the public realm through the site.



Fig. 10: Proposed building storey heights



5.9 Access

- 5.9.1 The site will be accessed from Backgate with a continuation of the public highway into the site.
- 5.9.2 The layout has allowed for the access and movement of emergency and refuge vehicles. This is illustrated on the tracking drawing opposite - prepared by WSP Group. A full copy of the drawing has been submitted as part of the Transport Assessment.
- 5.9.3 Changes in texture and colour will assist with defining different uses between surfaces. Gentle raising approaches, providing level access to doorways would also be a requirement under current Building Regulations. Well located parking areas and pathways will assist with the ease of movement between vehicle and house.
- 5.9.4 The holistic approach to movement and access to and through the development will create a fully accessible place which is safe and convenient for people with reduced mobility, and site.



Proposed point of access off Backgate

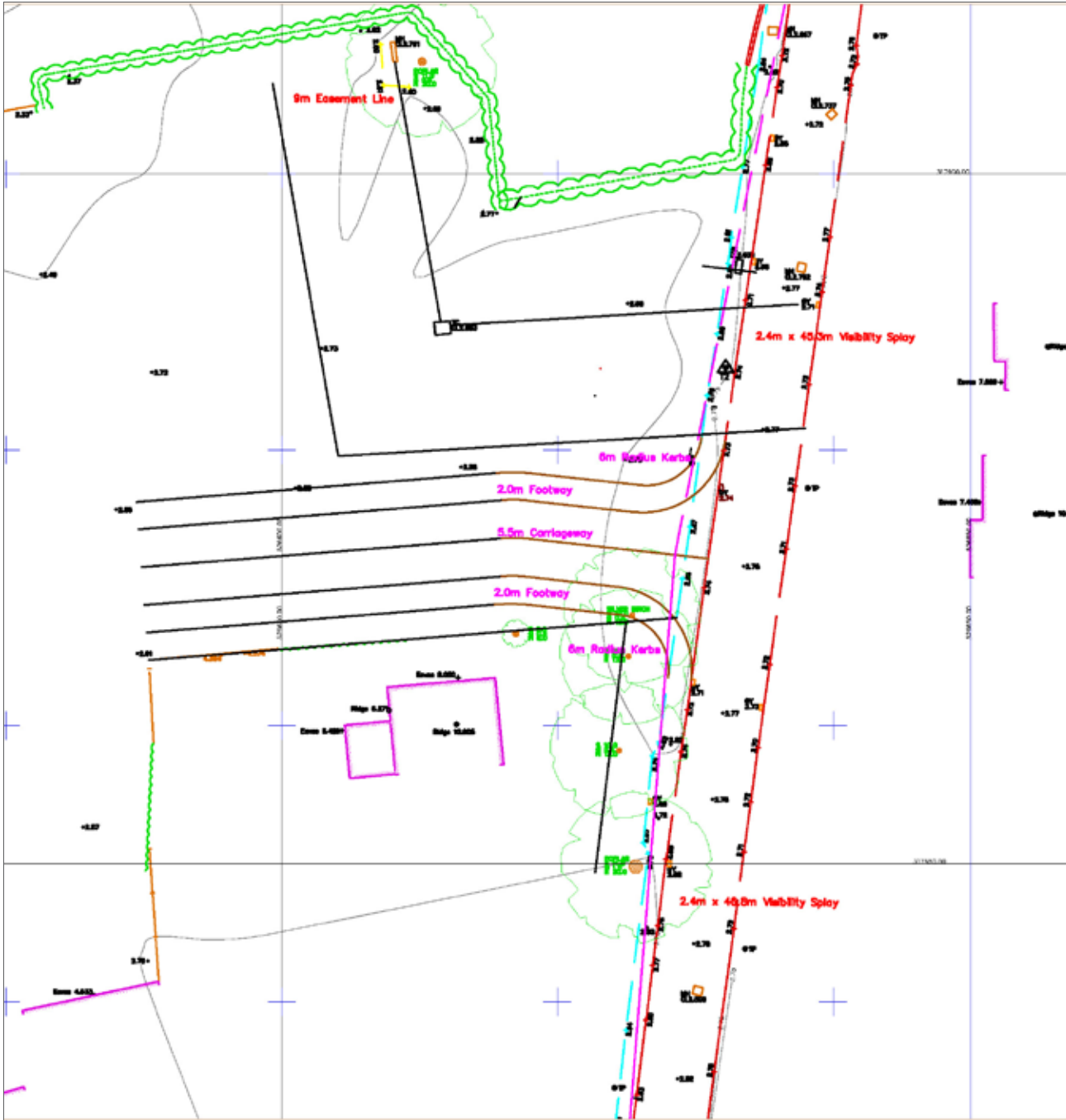


Fig. 11: Proposed access arrangement

5.10 Tracking

5.10.1 The tracking diagram opposite demonstrates that the layout can accommodate the movement of a refuse vehicle through the site.



Fig. 12: Tracking diagram for refuse vehicle

5.11 Energy efficiency & waste management

- 5.11.1 The homes and overall development will be environmentally assessed in accordance with the requirements of the appropriate legislation at the time of the development commencing e.g. currently The Code for Sustainable Homes. In addition to this, each home will be sold with an Energy Performance Certificate (EPC) to demonstrate their effectiveness in this regard. The built forms of the homes meet and exceed current standards of insulation and incorporate measures to minimise energy use. Both the design of the homes and the development layout together with the selection of materials is of key importance to the energy efficiency of the new properties.
- 5.11.2 Ashley King Developments will aim to incorporate a number of environmental considerations and objectives to ensure that the development will incorporate a variety of environmental and sustainable measures to ensure that the proposal not only has due regard to the impact on the environment, and also delivers a sustainable development for Cowbit.

- 5.11.3 As part of the assessment consideration will be given to the following:ollowing:
- Limiting carbon dioxide emissions from the operation of a dwelling and its services and to improving the energy efficiency of dwellings by limiting heat losses from the building envelope
 - Provision of energy efficient whites goods or provision of a leaflet describing the EU Energy Efficiency Labelling Scheme to encourage the provision of energy efficient white goods
 - Provision of secure cycle storage facilities to encourage use of bicycles as transport thus reducing the need for short car journeys
 - Provision of water reduction equipment and appliances and recycling equipment to reduce the consumption of potable water in the home and for external uses
 - Management of surface water run-off from the development to either avoid, reduce and delay the discharge of rainfall to public sewers and watercourses and hence protect watercourse and reduce the risk of localised flooding, pollution and other environmental damage
 - Provision of adequate areas for the storage of non-recyclable waste and recyclable household waste
 - Assessment of the design and layout of the dwellings in consideration to improving the quality of life in homes through good day lighting and to reduce the need for energy to light the home
 - Assessment of the layout design to seek to improve the occupiers quality of life by providing an outdoor space for their use
 - Provision of an adequate drying space to reduce energy
 - To seek to provide enhancement of the ecological value of the development and to protect any existing ecological features



6. Conclusion

6.1 Conclusion

- 6.1.1 The proposal makes provision for a residential development which will provide additional housing both affordable and market for the District. The proposed development will be a high quality residential scheme where people will want to live and create a positive addition to Cowbit.
- 6.1.2 This statement explains how the proposal has been formulated through rigorous examination of the site, its surroundings, the key issues and opportunities, public consultation and best practice to create a new additional residential area.



Fig. 13: Proposed site layout plan

