Design and Access Statement

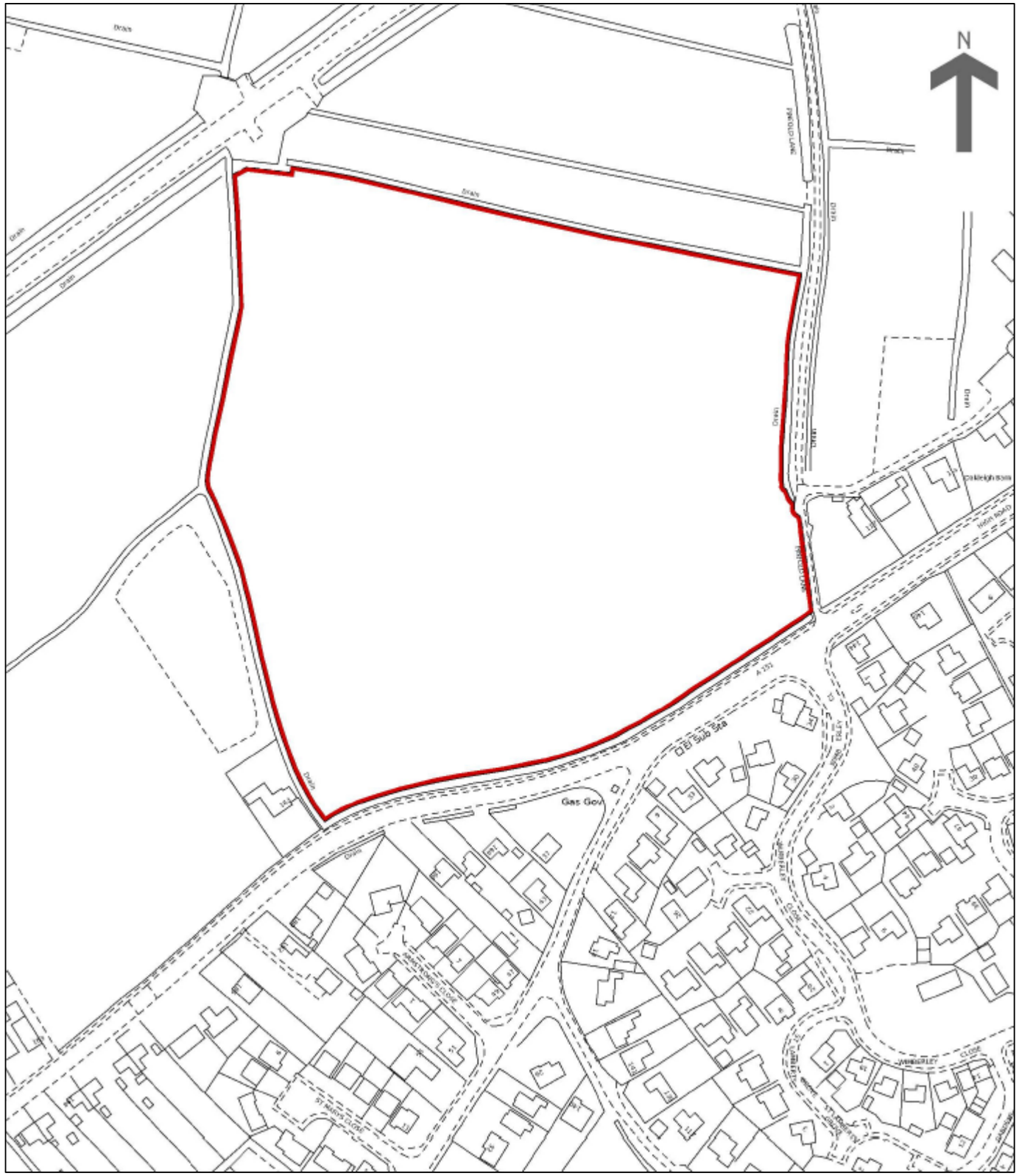


Land Northwest of High Road, Weston
December 2020

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KEY

Site Boundary



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Section 1: Introduction

The application is located within Weston, and is located within a primarily residential area with facilities and amenities located nearby. The development will reflect the local character and will sit within a strong green infrastructure. This will help to integrate development within the landscape and create a distinctive sense of place.

The range of housing to be provided including market and affordable units will meet the needs of the area, whilst respecting and enhancing the site's environmental assets. It will also benefit the wider community providing new pedestrian links, recreational spaces and creating job opportunities during construction.

1.1 Description of Development

This Design and Access Statement supports a full planning application for the erection of 150 dwellings with vehicular access off High Road, Weston.

1.2 Introduction and Purpose

The vision responds to current conditions and future needs with the overall aim of providing a distinctive and high quality environment. The Site known as Land Northwest of High Road and presents Weston with a tremendous opportunity to deliver a well considered sustainable residential development centrally within the village.

The proposed plans demonstrate the delivery of a range of benefits for the local community and will help to meet the housing requirement for South Holland. The development will provide 150 residential dwellings, along with high quality public open space.

From the outset, a "ground up" approach has been adopted. A comprehensive suite of environmental baseline surveys have been carried out identifying the positive opportunities presented by the site and its setting. The capacity of the development area has been naturally determined by the existing retained assets across the site.

Residences will be set within a strong green infrastructure which helps to integrate the development within the landscape and create an attractive place to live. An extension to the existing neighbourhood that respects the strong identity and character of the existing developments.

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Section 1: Introduction

The Planning Practice Guidance (PPG) launched in Mach 2014 (revised in October 2019) states the following:

"A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent.

They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

A Design and AccessStatement must:
(a)Explain the design principles and concepts that have been applied to the proposed development; and
(b)Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed."

This Design and Access Statement accompanies a Full Application made by Persimmon Homes, on land northwest of High Road, Weston. The application seeks full planning permission for residential development.

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Section 1: Introduction

The planning layout and overall design is based upon key design objectives which will ensure that the development is capable of providing:

• A sustainable residential development on a site which is allocated for residential development within the Adopted Local Plan.

• All of the proposed open space will be maintained to a high standard, with a clearly defined management agreement in place at the outset.

• There will be safe and convenient walking and cycling routes

• A Green Infrastructure Framework which retains and enhances existing landscape features of interest and significantly enhances overall biodiversity.

• A high quality residential environment, which embraces sustainable principles and provides an assortment of housing types.

• There will be a choice of interconnecting attractive streets and pedestrian routes providing excellent connectivity across and to the wider Weston community.

• A layout which maximises accessibility for all, by considering the needs and requirements of people both now and in the future.

• Properties designed with space for resident and visitor parking. Parking will be provided close to the properties. This reduces the need for undesirable rear courtyard parking or on-street parking.

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Section 2: Planning Policy

2.1 Planning Context

The following section refers to the planning context relating to the site. This is intended to provide a brief overview of the site's situation in terms of local and national policy, with a specific focus on the site's sustainability for development and how the design principles have been formed.

2.2 National Planning Context

The National Planning Policy Framework (NPPF) states the Government's intentions to increase the supply of housing and that local planning authorities should ensure that their Local Plans meet the required needs for housing. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 9-10 state:

'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.'

The three elements of delivering sustainable development are considered to be economic, social and environmental considerations. The environmental role should contribute to:

"*protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*".(para 8).

The NPPF sets a 'presumption in favour of sustainable development' and includes general policy guidance on green infrastructure, landscape character and good quality design.

NPPF policies under the following topics are relevant to the design and access components of new development:

- Achieving sustainable development and core planning principles;
- Promoting sustainable transport;
- Achieving well designed places;
- Promoting healthy and safe communities; and
- Conserving and enhancing the natural environment

The development reflects the Government's aim to promote more sustainable patterns of development by focusing growth adjacent to the developed area of Weston where there will be good access provided by public transport, walking and cycling. Recreational facilities are also incorporated, within the proposals.

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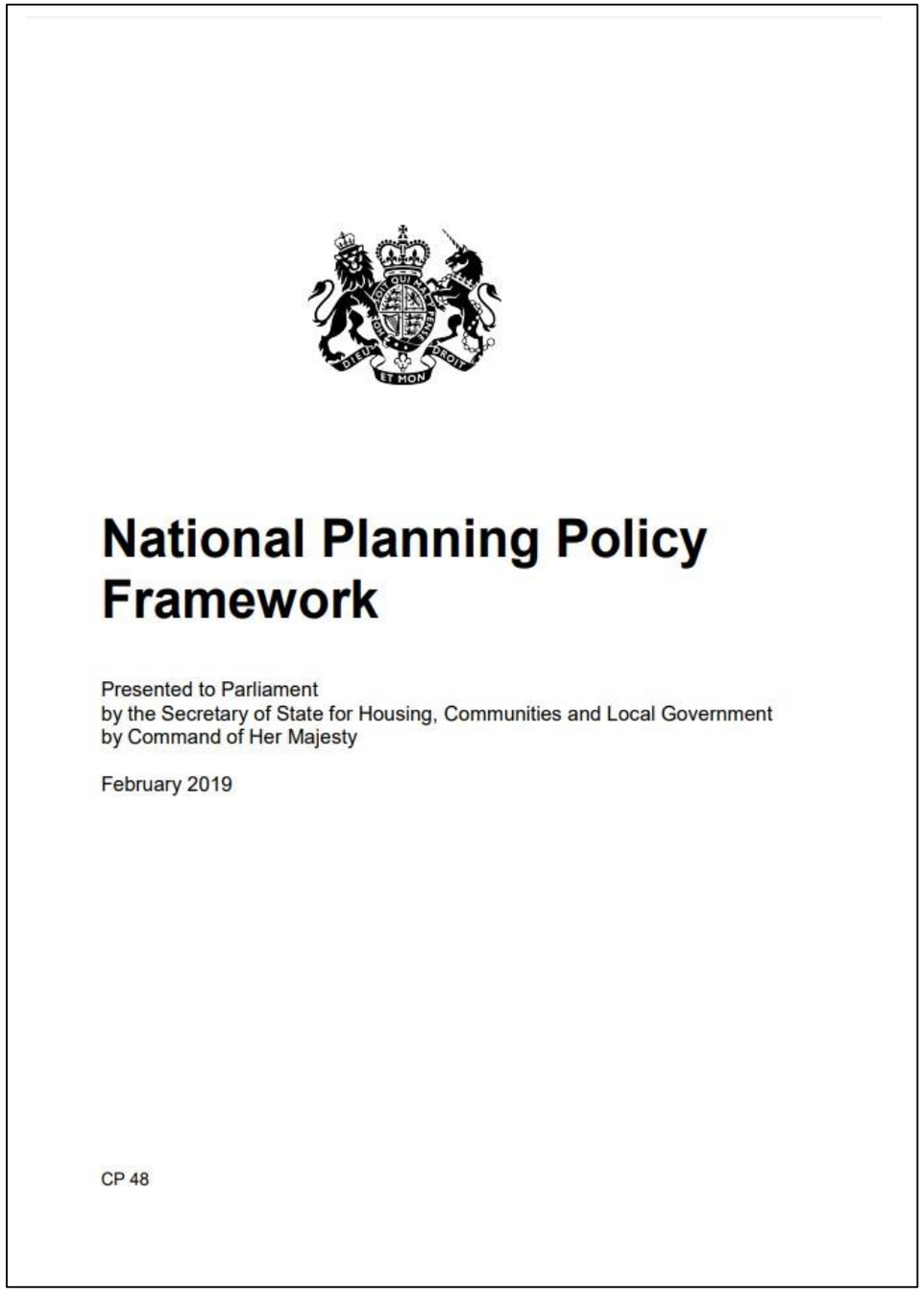
Section 2: Planning Policy

National Planning Context

Section 5 Delivering a sufficient supply of homes states:

'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'. (para. 59).

'Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:
a)off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
b) the agreed approach contributes to the objective of creating mixed and balanced communities'. (para. 62)



National Planning Policy Framework

Presented to Parliament
by the Secretary of State for Housing, Communities and Local Government
by Command of Her Majesty

February 2019

CP 48

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Section 2: Planning Policy

National Planning Context

Section 8 Promoting Healthy and SafeCommunities states:

The NPPF recognises the important role the planning system plays in the promotion of health communities. Paragraph 91 of the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Section 12 Achieving well-designed places states:

'Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.' (para. 128)

'...where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development'. (para. 130)

Section 14 Meeting the challenge of climate change, flooding and coastal change states:

Paragraph 149 deals with climate change and its impact, including flood risk stating that:-

'Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.'

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Section 2: Planning Policy

National Planning Context

Section 15 Conserving and enhancing the natural environment states:

In terms of the conservation and enhancement of the natural environment, paragraph 170 of the NPPF requires *'that Planning policies and decisions should contribute to and enhance the natural and local environment by'*:-

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

National Planning Policy Guidance

The National Planning Practice Guidance (NPPG) came into force on the 6th March 2014. This is part of the Government's reforms to make the planning system less complex and more accessible. It is an online planning resource which provides guidance on the NPPF and the Planning System. The NPPG and National Design Guide provide additional guidance on design, emphasising the part good design plays in sustainable development. The NPPF continues to be the primary document for decision making.

The 'Design' section of the NPPG states:

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

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

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

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Section 2: Planning Policy

2.3 Local Planning Context

The Planning & Compulsory Purchase Act 2004 is the piece of legislation, which identifies at Section 38(6) that regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, unless material considerations exist that demonstrate a departure from adopted policy.

The South East Lincolnshire Local Plan was adopted in March 2019. The current proposal will therefore be assessed in the context of the Adopted Local Plan.

The Adopted Local Plan: South East Lincolnshire Local Plan 2011-2036

Policy 1: Spatial Strategy states that within the settlement boundaries of the Minor Service Centres, Weston being considered a Minor Service Centre, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill.' The site is included as an allocation in the Adopted SELLP 2011-2036 (Wsn003) under Policy LP11 and developers are actively encouraged in the SELLP to produce appropriate design-led solutions, taking national and local policies into account in bringing such sites forward as development proposals at an appropriate total dwelling figure in the case of each site. In keeping with these ambitions the current proposal displays plans for a well-designed, sustainable development that accords with such aspirations of national and local policy.

Policy 2: Development Management states that Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. Size, scale, layout, density and impacts on amenity and the character of the area
2. Quality of Design and Orientation
3. Maximising the use of sustainable materials and resources;
4. Access and vehicle generation levels;
5. The capacity of existing community services and infrastructure;
6. Impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. Sustainable drainage and flood risk;
8. Impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. Impact on the potential loss of sand and gravel mineral resources.

This Design and Access Statement sets out how an overall sustainable design has been achieved within the current proposal and is consistent with the aims expressed within Policy 2.

Policy 3: Design of New Development requires all development to *"create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials"* consistent with the relevant criteria set out within Policy 3. This Design and Access Statement and supporting documentation demonstrate how the proposal accords with the applicable requirements set out within Policy 3, preserves the amenity of existing and future residents impacted by the development, is in keeping with the sense of place and character of the local area, is resilient to flood risk and includes landscaping sympathetic to ecology, biodiversity and infrastructure interests.

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Section 2: Planning Policy

Policy 4: Approach to Flood Risk states circumstances in which development proposed within an area at risk of flooding (Flood Zones 2 and 3) will be permitted. The development is within an allocated site, therefore no sequential test is required by Policy 4. The proposal includes a flood risk assessment which outlines mitigation measures with regard to flood risk consistent with point 3 of Policy 4. Point 3 outlines requirements for information to be covered within a flood risk assessment to ensure site specific flood risks are covered. Persimmon Homes fully supports the policy and the mitigation measures outlined within the flood risk assessment. Given the mitigation measures proposed, the sustainability benefits of the development outweigh the flood risk given the dwellings, contributions and infrastructure being provided as part of the proposal.

Policy 5 Meeting Physical Infrastructure and Service Needs states that planning permission will be granted for new development provided that developers can demonstrate that there is, or will be sufficient physical infrastructure and service needs capacity to support and meet the needs of the proposed development. The written pre-application response issued by the local planning authority states that education and NHS contributions will be sought as set out within the draft heads of terms within this planning statement. It is considered that the design and layout of the development combined with the position set out within the heads of terms within this submission in relation to these contributions would satisfy the local infrastructure requirements to accommodate the scheme. On this same matter and for the same reasons it is also considered that the proposal accords with the requirements of **Policy 6: Developer Contributions**.

Policy 10 Meeting Assessed Housing Requirements puts forward a requirement for 19,425 dwellings in South East Lincolnshire over the Plan period (2011-2036) including 11,681 (467 per annum) in across South Holland. The proposed development makes full use of the capacity of the site, consistent with the advice received at the pre-application stage, and thus provides a significant number of dwellings towards achieving the aspirations of Policy 10.

Policy 11 Distribution of New Housing sets out new housing site allocations across the plan area. 310 dwellings are allocated for Weston during the plan period. The current site is allocated for residential development for approximately 135 houses (Wsn003). Following discussions with the case officer for a pre-application enquiry, the local planning authority confirmed that an approximate 10% increase from the allocation of 135 dwellings to 150 dwellings would be acceptable in principle as a maximum. The proposal therefore accords with advice given by the Local Planning Authority and would provide a significant contribution towards achieving the number of new dwellings required by Policy 11 for Weston during the plan period.

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Section 2: Planning Policy

Policy 17: Providing a Mix of Housing requires new housing provision to seek to meet "*the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three bedrooms are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs*". **Policy 18: Affordable Housing** also requires that 25% of housing on development sites of 11 or more dwellings in South Holland be affordable.

In line with policy 18 of the Adopted Local Plan the scheme will provide for 25% affordable housing which on a scheme of 150 dwellings equates to 38 dwellings. Persimmon Homes propose the following mix of affordable houses:-

• 1 Bed (522 sq. foot)	8 units proposed
• 2 Bed (872 sq. foot)	16 units proposed
• 3 Bed (1015 sq. foot)	13 units proposed
• 4 Bed (1220 sq. foot)	1 unit proposed
	Total: 38 units proposed

With regard to Market Dwellings, Persimmon Homes propose the following mix:-

• 2 Bed	8 units proposed
• 3 Bed	55 units proposed
• 4 Bed	23 units proposed
• 5 Bed	26 units proposed
	Total: 112 units proposed

Persimmon Homes consider that this overall mix demonstrates an appropriate mix of dwellings which accords with the detail of Policy 17 which states that 2-3 bedroom dwellings are in the highest demand (61% of dwellings proposed are 2 or 3 bed).

Policy 28: The Natural Environment seeks the establishment of a high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace. The proposal will not impact upon any international, national or local designated protected sites and the proposals maximise opportunities for the incorporation of biodiversity and high quality soft landscaping, consistent with the requirements of Policy 28.

Policy 29: The Historic Environment requires development proposals to respect the historical legacy and character of South East Lincolnshire's historic environment. The proposed development is sufficiently separated from all nearby heritage assets that the proposals would not harm their significance or setting. Similar conclusions were reached in the case of a similar application for residential development at the same site, which application was approved (H22-0101-16).

Section 2: Planning Policy

Policy 32: Community, Health and Well-being states that *"Development shall contribute to: the creation of socially-cohesive and inclusive communities; reducing health inequalities; and improving the community's health and well-being"*. The design of the scheme demonstrates a permeable layout that relates well to the existing transport network, particularly in its proximity to nearby public transport. The pre-application response from the local planning authority outlines a common sense approach as follows – *"Based on the average household size, 0.25ha of amenity greenspace would be required but an overprovision would not be looked upon unfavourably provided it does not have an adverse impact on the wider layout in terms of creating a cramped form of development".* The development provides for the stated amount of amenity greenspace in an attractive, central location in keeping with the aspirations of Policy 32.

Policy 36: Vehicle and Cycle Parking states that all new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities contained in Appendix 6, and that a Transport Assessment should be submitted to demonstrate compliance with this policy. Consistent with this requirement Transport Assessment is duly submitted which demonstrates how the proposal accords with the requirements of local policy.

Policy Analysis Conclusion:

The discussion of the relevant local policies as outlined above, alongside the referenced statements and technical documents, demonstrates that the proposal accords with local planning policy and that the proposal constitutes sustainable development. Therefore the proposal should be approved without delay consistent with national and local policy, such to enable the delivery of housing that will meet an identified and demonstrable need.

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Section 3: Context and Evaluation

3.1 Site Location and Context

The site is a roughly trapezium shaped area of agricultural land. The site, located centrally within Weston, lies adjacent High Road which leads to commercial and industrial development to the west and connectivity to local amenities to the east.

The site can be entered from High Road from the south. There are existing residential developments adjacent to the south, east and west of the site which are also accessible from High Road.

The topography of the site is very flat with any level changes being minor. Drainage ditches border the site to the north, south, east and west. Land to the north of the site forms open countryside and the A151 runs to the northwest of the site.

Weston itself benefits from a close geographical and functional relationship with Spalding and is considered to be a 'Minor Service Centre' in the Adopted Local Plan. Weston benefits from a range of employment uses and other services commensurate with the size of the village, and is in an area suitable for commuting in relation to the wider area.

A clear understanding the site and its context is fundamental to the development of an appropriate layout and a successful development.

The character and appearance of nearby dwellings varies in terms of age, form and appearance, with most buildings ranging from vary modern development to 70s development (estimate). A mixed character of 1-2 storey dwellings are observed near to the site consisting largely of a mixture of detached and semi-detached properties.



Figure 1: Views across the site

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Section 3: Context and Evaluation

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Site Boundary



Figure 2: Site Location

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Section 3: Context and Evaluation



Figure 3: Photographs of the Site (picture locations displayed by colour)

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Section 3: Context and Evaluation

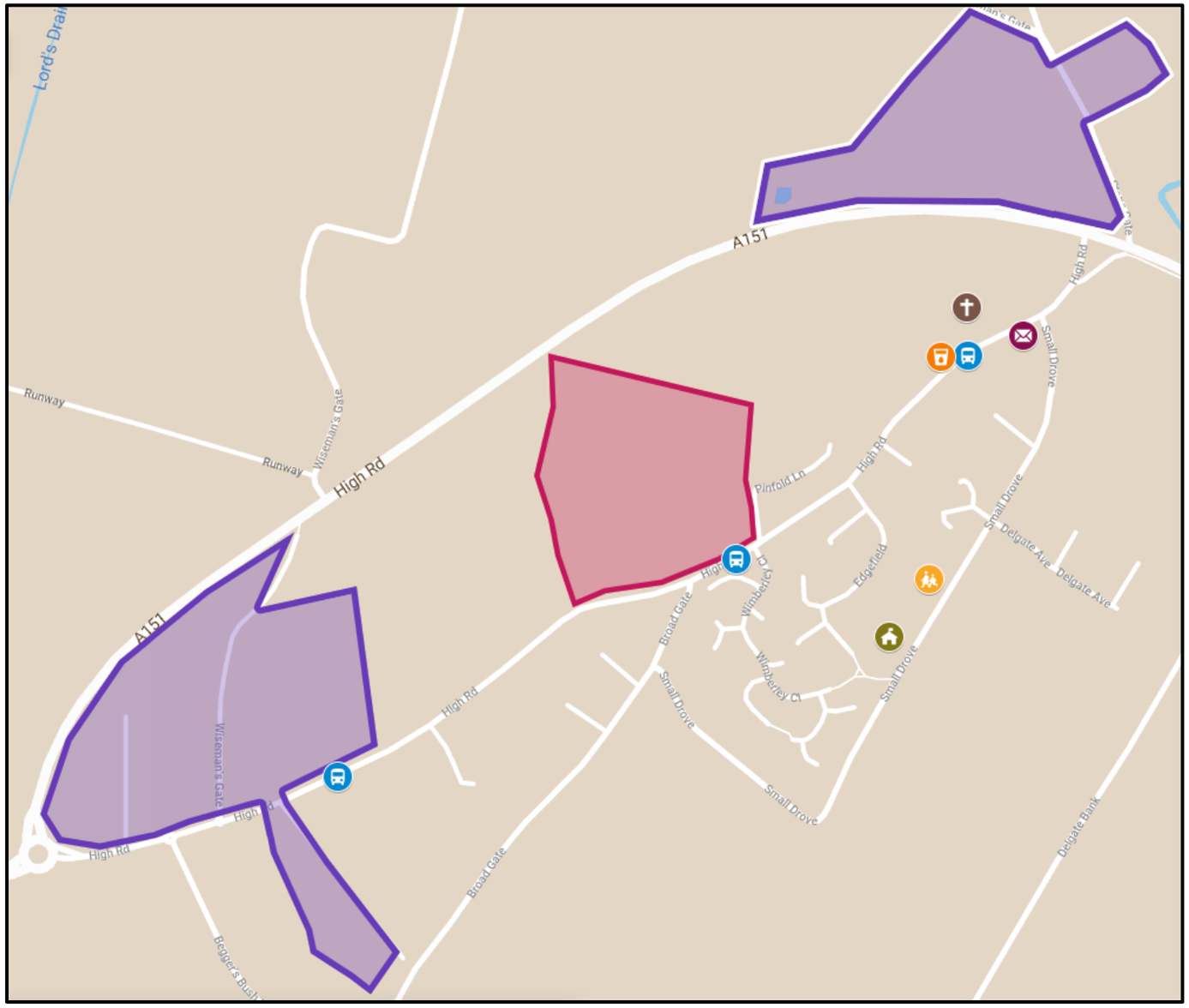
3.2 Site Surroundings

The proposed development will provide high quality new homes in a sustainable location. The development will connect to existing facilities providing excellent access to existing main roads, public transport, bus routes, and footpath and cycle networks.

The town is within walking distance of the site where existing bus services are available and where there is a range of local services provided, notably including the village hall, a local school, the post office, a local pub, and commercial and industrial businesses mainly relating to gardening and outdoor pursuits.

- School
- Church
- Post Office
- Pub
- Bus
- The Site
- Village Hall
- Commcercial/Industrial Area

Figure 4: Site Context Plan



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Section 3: Context and Evaluation

3.3 Landscape and ecology

The site provides an excellent basis to assimilate built development within an exemplary Green Infrastructure Framework.

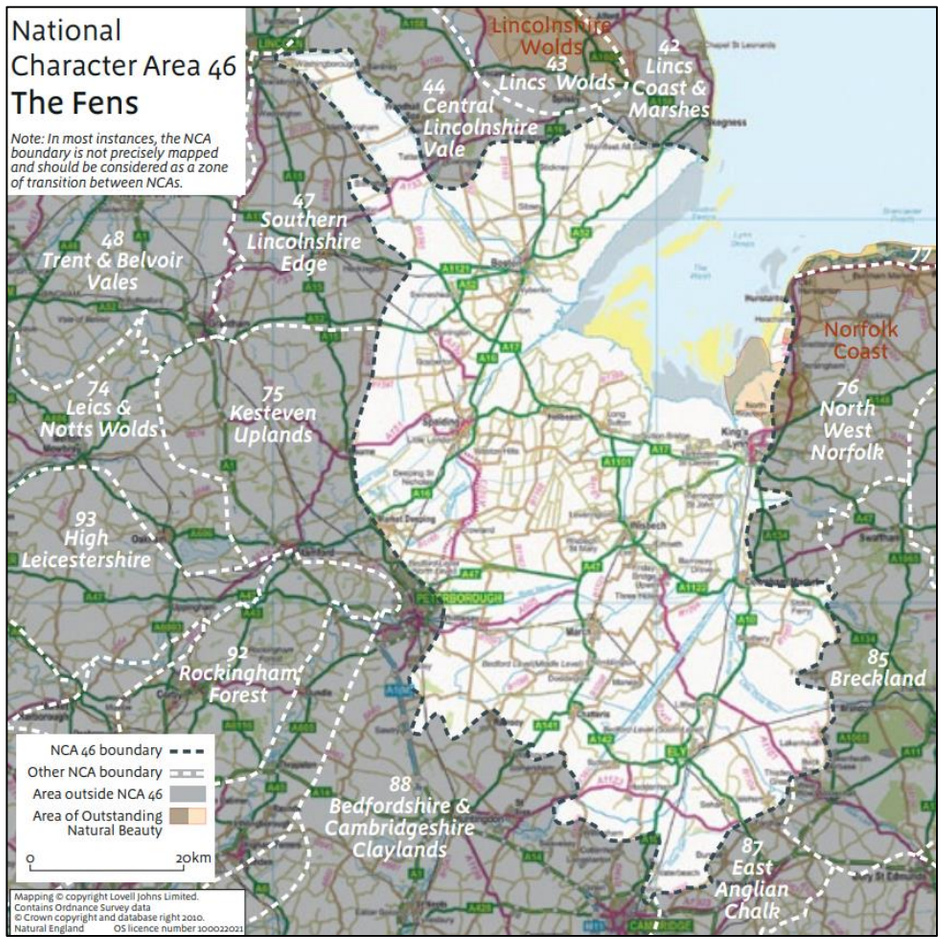
Landscape Character

- At a regional level, the site sits within Natural England's National Character Area (NCA) 46 "The Fens". Statements of Environmental Opportunity (SEOs) for the NCA include:

1. Manage the agricultural landscape and soils which allow the Fens to be a major provider of food and horticultural produce, while seeking to enhance opportunities for biodiversity.
2. Manage the core wetland complexes and increase their connectivity by enhancing the main rivers, waterways and their associated riparian habitats and improve recreational access opportunities to the Fens.
3. Plan for the creation of new coastal landscapes in the Wash area that are adapted and resilient to the impact of climate change, for the benefit of people and wildlife.
4. Conserve, manage and enhance the Fens landscape and increase educational opportunities to access its geodiversity, archaeology and cultural heritage to enhance enjoyment and understanding for those who live and work in and visit the Fens.

These focuses prescribed within the NCA help to ensure that new developments incorporate well-designed green infrastructure, and provide good connectivity and enjoyment of the local area for residents and visitors as well as health and economic benefits that access to good quality green space affords.

The NCA profile depicts an area abundant in agricultural uses and characterised by the connectivity of its wetland complexes and with a distinct cultural heritage which contributes to the sense of place of the area. Villages tend to be dispersed ribbon settlements characterised by a mixture of built. Housing development in the NCA alongside commercial, recreational and similar features represents an opportunity to reinforce the sense of place and character of the area.



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Section 3: Context and Evaluation

Landscape and Visual Effects

During the construction phase, the proposed development will have a temporary landscape and visual effect which will be visible primarily from High Road through Weston commensurate with those effects typically observed during the construction of such developments.

On completion, it is acknowledged that the nature and land use of the site will permanently change from an agricultural field to built development. The form of this change will however be in keeping with the local development aspirations for the area, constructed in a design in keeping with similar residences in Weston.

The areas to be landscaped proposed within the development, particularly along the southern boundary where the landscape and visual effects will be the most prominent, have been laid out sensitively so as to serve both practical and aesthetic purposes. Such open space and landscaped areas will not only serve a natural drainage function, but will also provide some screening to and from the built development contained therein as well as softening the overall development appearance, thus serving to help preserve and enhance the amenity afforded to users and residents of the village.

Consistent with the focuses identified within the NCA profile referenced within this report, access to such green spaces around the development, and particularly the focus on amenity space the incorporation of a central area of green space will bring, residents of the development and area will have the health and wellbeing benefits in their local area that such spaces bring.

Landscape Strategy

The following outcomes, have been incorporated or considered as part of the proposals:

- Integration of a central open space
- Incorporation of native tree planting
- Functional usage of existing drainage ditches surrounding the site
- Open space to be fronted by houses for natural surveillance and incorporation sustainable drainage, wildlife habitats and a play area with appropriate buffers to properties.
- Appropriate separation distances from existing dwellings to proposed dwellings
- Inclusion of a pedestrian and cycle linkages throughout the site and to adjoining made and unmade roads
- A maximum of two and a half storeys C3 residential buildings height
- Overall design in keeping with the sense of place and local identity of Weston
- Variation of roofscape, height and form
- Lighting to minimal requirements to avoid unnecessary light pollution

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Section 3: Context and Evaluation

3.3 Landscape and Ecology Continued

From an ecological perspective the proposed development will result in the replacement of arable land with detached and semi-detached residential housing with gardens, associated drainage features including a balancing pond and swales, and areas of public open space. Boundary drainage ditches will be retained and will remain unaffected by the development with the exception of a narrow section of the southern ditch (D1) to form the site access.

An Ecological Appraisal has been included within the current submission which draws the following observations and conclusions:

- The development area comprised arable land of low ecological value
- The boundaries of the site comprised a mixture of wet and dry drainage ditches of moderate local ecological value
- Site habitats within the development footprint were of negligible value to any notable or protected species
- Boundary ditches provide a foraging resource for some small passerine species but are considered to too limited in extent to support nesting by species commonly associated with reedbed habitats
- Bat and bird records were provided through consultation with LERC, however the site provides limited resources for these groups in the context of the wider landscape. Records of hedgehog and brown hare were also provided through the desk study and it is feasible that the site could be on occasion used by these species as part of a larger territory. Given the extent of suitable habitat for these species in the wider area and small area of the site, it is unlikely that the proposals would impact upon the success of these species.
- The boundary ditches provide suitable habitat to support water vole. The LERC hold records of this species within 1km of the site. However the A151 is considered to form substantial barrier between these records and the site and no evidence of water vole was recorded during the survey.



One the basis of these conclusions it is considered that the overall ecological value of the site is relatively low and the following enhancement measures are anticipated to be incorporated within the scheme to provide an increase in the overall ecological value of the site:

- *New planting should seek to incorporate native tree and shrub planting, including fruit and nut bearing species, within areas of public open space, street trees or perimeter vegetation.*
- *New planting should seek to incorporate native tree and shrub planting, including fruit and nut bearing species, within areas of public open space, street trees or perimeter vegetation.*
- *Newly created swales should be allowed to be colonised naturally from adjacent existing drainage ditches and managed for biodiversity.*
- *Any grassland areas should consider native seed mixes that maximise their benefit to biodiversity, for example, amenity areas could be seeded with a flowering lawn mix and managed appropriately achieving a tidy appearance whilst enhancing nectar sources for invertebrates. A species-rich native meadow mix should be considered for less formal areas and wet meadow mix for the balancing facility.*
- *Consideration of inclusion of ecological enhancement features integrated within the development such as bat and bird boxes and hedgehog pathways.*

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Section 3: Context and Evaluation

3.4 Water and Drainage

The southern part of the site is located in Flood Zone 1 and is defined as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%). As such, all land uses are appropriate in this zone. A large portion of the site and the proposed development is located within this zone.

As per the recommendations within the approved Flood Risk Assessment and Drainage Strategy, the scheme incorporates SuDs, and drainage systems suited to the location, particularly with regard to the northern part of the site in flood zones 2 and 3.

The levels shown on the site survey included within the Flood Risk Assessment show that the high point of the site is to the southwest of the site and the low point of the site is located to the northern side within the areas of highest flood risk; hence it is considered that offsetting and drainage attenuation should be included within the scheme to the northern side of the site.

These features further enhance the appearance of the site, provide opportunities for landscape enhancement, informal open space as well as contributing to the sites rural appearance / location.

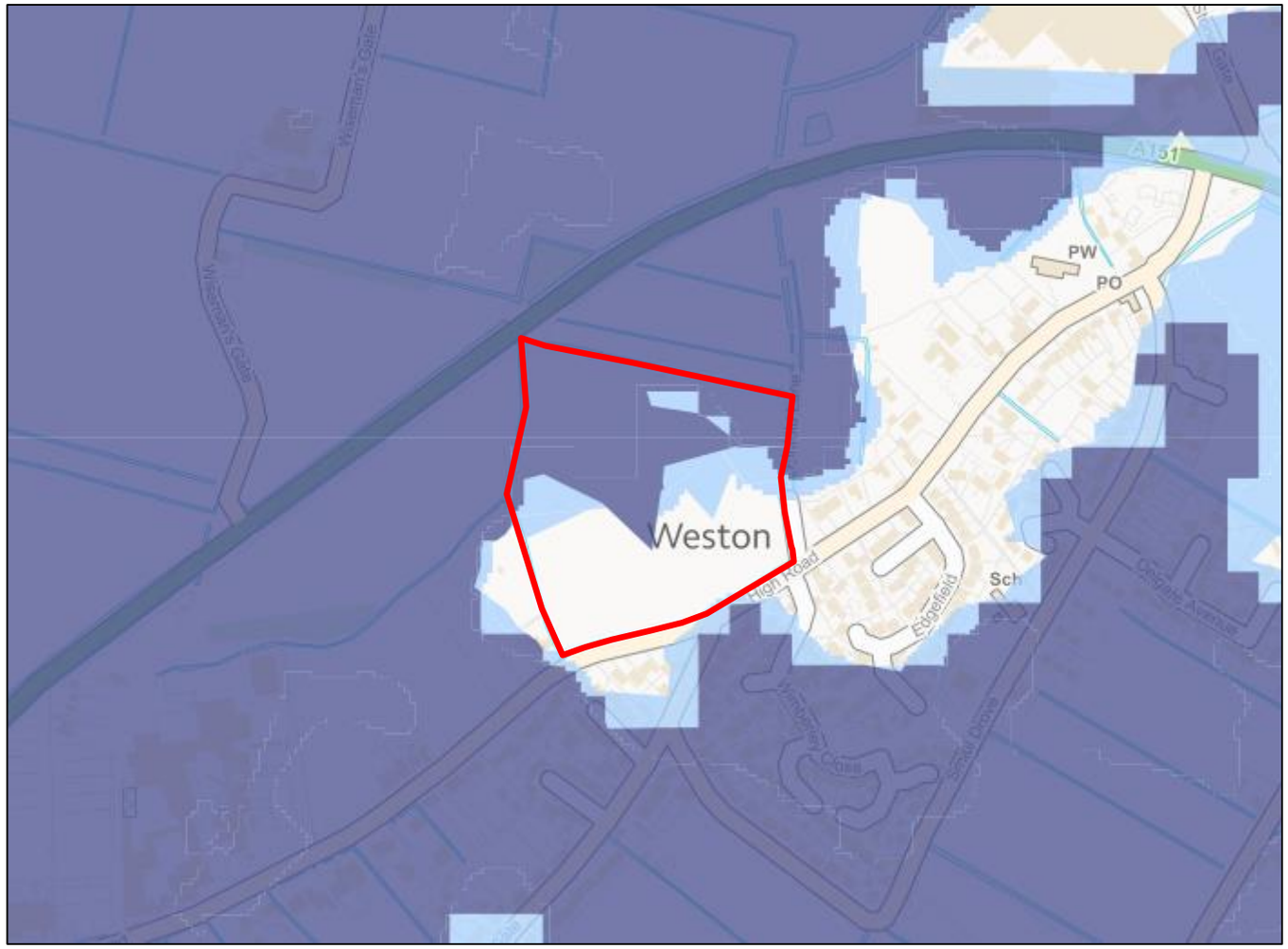


Figure 5: Flood Risk Map

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Section 3: Context and Evaluation

3.5 Accessibility, Movement and Connections

The site benefits from connectivity to existing networks of pedestrian paths and footways as well as the vehicular highway network. Vehicular access to the site is proposed from High Road to the south of the site.

The existing highway network caters well for pedestrians in Weston with footways connecting residential areas to the village centre and other amenities, thus providing a convenient location and development that has access to sustainable modes of travel. Dropped kerbs, tactile paving and pedestrian islands, where appropriate, are provided at the majority of crossing points that connect to the proposed site.

A Transport Assessment is submitted in support of the application. The study analysed existing traffic flows in and around Weston and the resulting impact development would have on future traffic within the town. The Transport Assessment concludes that the existing road infrastructure can accommodate the traffic generated by the scheme.

Furthermore, in ensuring safe access to the site, off site highway improvement works are proposed within the Transport Assessment to maximise highway safety inclusive of proposals to enhance access to the site. Visibility splays commensurate with approaching vehicle speeds are also achievable at both sides of the entry point to the site. Figure 7 displays the proposed site access layout as included within the Transport Assessment.



Figure 6: Map showing adjacent unmade road

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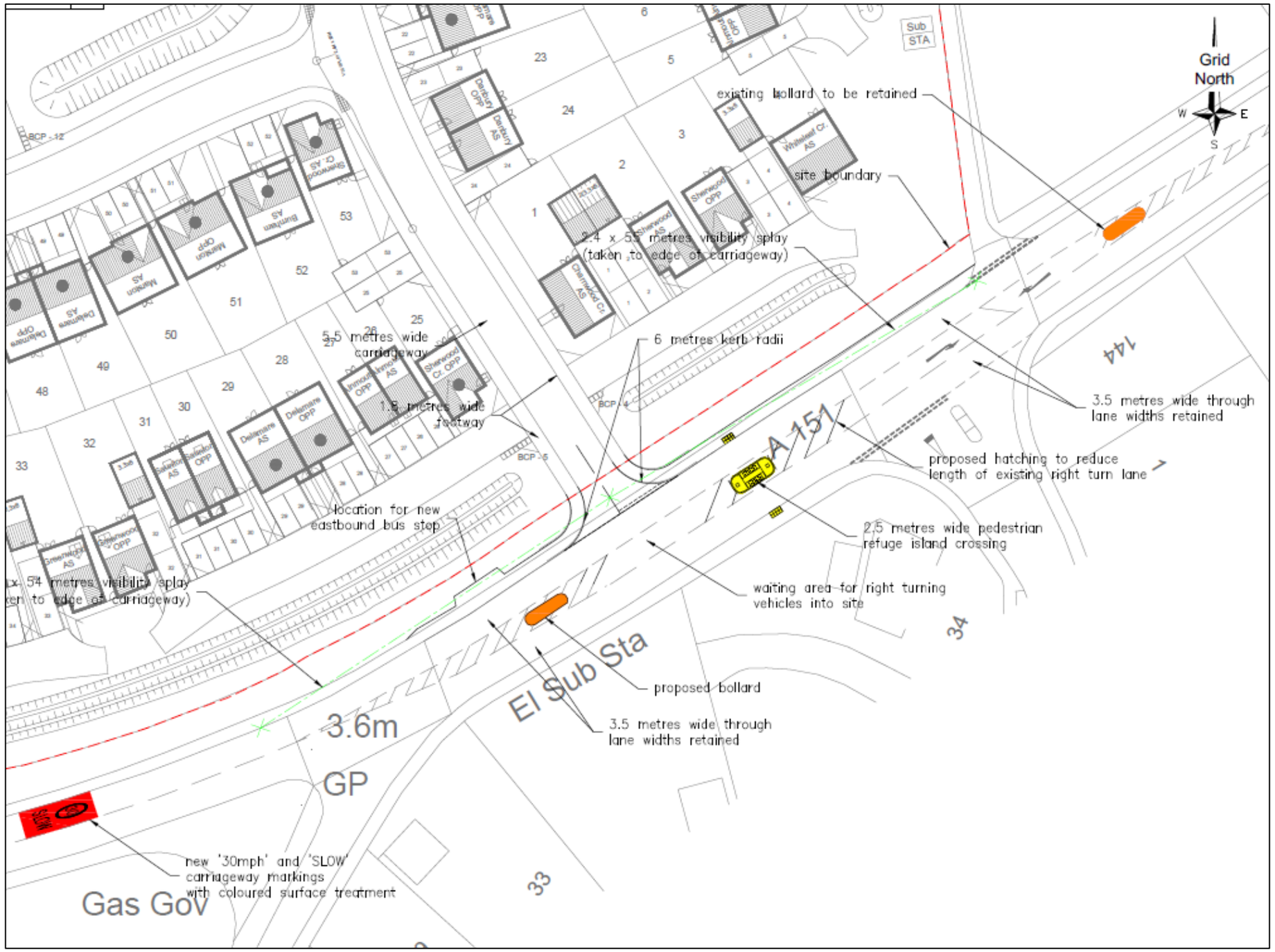


Figure 7: Proposed Site Access Layout

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Section 3: Context and Evaluation

3.6 Village Character

The historic core to the eastern side of the village is clustered around St Mary's Church (Grade 1 listed – dated back to the 14th century and restored in 1863 and 1886) and while the site is well connected to the core of Weston, it is distinctly separated from these main heritage assets by approximately 270m at its closest point and through natural and built screening. The wider settlement contains largely more modern development with the most modern developments observed within the residential estate to the south of High Road directly south of the application site. Older residential developments within the settlement are estimated to date back to approximately the 1960s – 1970s.

The main elements of the character of the local area include the following:

- Focal spaces and landmarks such as ecclesiastical buildings and 'The Chequers of Weston'
- Buildings heights generally of one, two or three storeys
- Buildings generally front directly onto the street
- The streetscape is dominated by hard landscaping
- Buildings predominantly brick throughout the settlement with some buildings rendered
- A mix of red clay tiles, grey slates and concrete roof tiles are observed



The Chequers of Weston



St Mary's Chruch

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Section 3: Context and Evaluation

3.7 Facilities

Weston provides key facilities that are within close proximity to the application site.Amenities include a post office, a pub, a village hall, a church, commercial and industrial developments (largely related to outdoor recreational and horticultural purposes), and public transport connections.













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Section 3: Context and Evaluation

3.8 Opportunities and Constraints

The evaluation of the site and its context has identified key on-site and off-site features which have helped to inform the evolution of the development proposals. In summary the site has several physical constraints and opportunities. Those that do exert an influence are summarised below:

- The drainage ditches surrounding the site form an important drainage function which should be retained
- The A151 to the east of the site creates a noise impact to adjacent area of the site
- A single point of access off High Road to the South
- Residential development to the west, south and east
- An unmade road to the east of the site that provides access to nearby land and dwellings
- The existing landscape and site features will form the basis of an enhanced green infrastructure framework. Valuable areas of green space can provide new facilities such as children's play areas and informal open space, most notably in the central area of the site

The site provides an excellent opportunity for residential development which responds to the local context and character of Weston. The site has no overriding environmental or physical constraints and provides the opportunity to establish a sustainable development which is both physically and visually well related to its setting.

Figure 8: Photographs of the bridleway and from the A151





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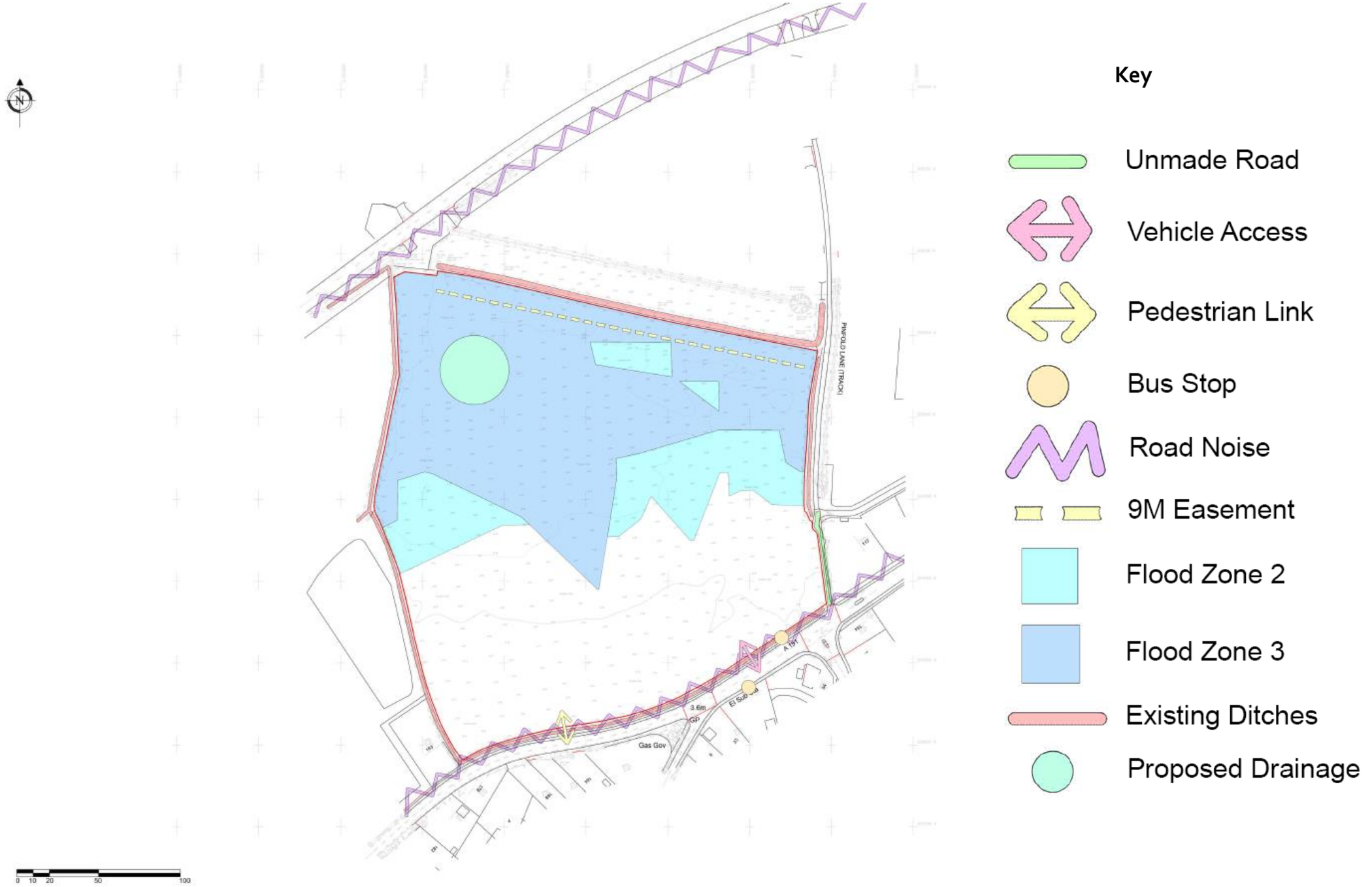


Figure 9: Opportunities and Constraints

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Section 3: Context and Evaluation

3.9 Evaluation

The site provides an excellent opportunity for a development which integrates well with the existing settlement area of Weston. The following objectives have been developed following the evaluation of baseline data of the site context, constraints and opportunities:

- Promote the high quality sustainable design, creating a 'place' which is both safe and attractive and enhances quality of life, health and social wellbeing, supporting 'Building for Life';
- Make the most effective and efficient use of land which is well related to Weston and its wider surroundings;
- Built development will respond to the morphology of the existing settlement of Weston.
- Provide a choice of housing size and tenure in order to help create a mixed community;
- Protect and extend the sites existing environmental assets and use them as a framework for the creation of the new robust Green Infrastructure , which retains, protects and enhances existing features of landscape and biodiversity value;
- Use local village characteristics of block form and street layout; plot arrangement and materials from Weston and assist in creating a development that will positively respond to its immediate context; and
- Create an enduring high quality built form, public realm and landscape that sensitively responds to its setting.

The design will seek to ensure open space interacts with the built form, developing a block layout with a locally interconnecting street pattern, using building mass to enclose spaces and streets, providing well proportioned buildings.



Figure 10: Indicative Visual of the Central Area of the development

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Section 4: Involvement

4.1 Pre- Application Discussions with South Holland District Council -July2019

Consultation and engagement is a key part of successful place making. Persimmon Homes have been in discussion with South Holland District Council on this site both through the Pre-Application enquiry process on multiple occasions. As part of these discussions, the 'Consultation Group', which includes local councillors, was also included.

We have listened to what both the Council and the Consultation Group and it is the outcome of these discussions/ consultation events that the scheme has developed into what is now proposed.



Figure 11: Draft Planning Layout Submitted for Pre-Application Advice (response received 31 July 2019)

Following a submission of a pre-application planning enquiry in July 2019, a detailed pre– application response was received on 31 July 2019 on the basis of the planning layout displayed in Figure 11. This response provided the following advice in respect of design and layout of the scheme:-

- A capacity of 150 dwellings would be acceptable in principle
- 0.25ha of amenity greenspace would be required but an overprovision would not be looked upon unfavourably provided it does not have an adverse impact of the wider layout in terms of creating a cramped form of development for example
- Open space should be centrally located – current position favourable
- Sensitive, balanced approach should be taken to quantity and design of private drives and waste collection points to minimise waste collection issues
- Persimmon should ensure that all parking spaces are within the curtilages of the dwellings they are intended to serve
- Design to the south part of the site should relate better to High Road – permeability and design for vehicular flow should be improved

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Section 4: Involvement

4.2 Layout Development December 2019

On the basis of the Pre-application comments from South Holland District Council, a revised layout was drawn up and submitted as part of further pre-applications discussions in December 2019 (see figure 12).

A pre-application meeting was held in December and the Local Planning Authority provided the following further main points of advice in respect of design and layout of the amended scheme:-

- Pedestrian access to High Road desired in south-western portion of the site
- Clear access running from west to east, including access to the unmade road to the east desired.
- Swales off private drives and permeable paving both seen as positive drainage options
- The highway authority confirmed that a second vehicular access was not required and that the location of private drives allows for natural surface water run off to open space without the need for a formal drainage system in many cases
- Positive layout observed in terms of the mix of dwellings of various proportions throughout the site. The density of dwellings should be suitable to the area and careful consideration should be given to balancing the density across the site as a whole



Figure 12: Revised Masterplan December 2019

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Section 4: Involvement

4.3 Revised scheme

Following the feedback previously received and further discussions with the Local Authority as well as the Weston Parish Council through 2020, the scheme has been revised into its current form as displayed within figure 13.This has been submitted as a separate document alongside this Design and Access Statement as part of a full planning application.

The following key design changes have taken place as a result of pre-application discussions and comments received:

- Inclusion of additional attenuation areas to ensure adequate surface water drainage
- Reduction in the quantity of private drives which have been replaced with primary roads with Bin Collection Points adjacent adoptable highways
- Additional footpath and cycle connections
- Reconfiguration of house layout and types across the site

It is considered that the pre-application consultation process has resulted in a development that is coherent and responsive to the built form and identify of Weston. A mixture of housing configurations and types are observed throughout in the context of safe, social and inclusive public spaces that further the enjoyment of Weston and provides additional homes for future residents of Weston to lead a healthy lifestyle.

The central area of open space provides a focal point to the development that is overlooked and provides an area of play that nearby residents and families can come to enjoy for recreational purposes. Space for landscaping is also included so as to help relate the development to the wider ecological network and enhance the natural environment.

The road layout and foot and cycle path connections provides for a permeable layout with looped roads.



Figure 13: Revised Masterplan September 2020

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Section 5: Design – The Scheme

5.1 Design Evolution

The design has evolved in response to the context of the development site, the site physical constraints and opportunities as well as feedback from the consultation process. The proposals have been refined to accommodate and mitigate for access and connectivity, noise and drainage, open space and landscaping.

The plan seeks to make best use of the site topography, open space, landscaping, including extensive landscape buffers. A mixture of detached and semi-detached dwellings are observed through each area of the site.

The Planning Layout shows how the detailed design will be realised. The vision and design principles that are contained within the Design and Access Statement have guided the design process for the Layout.

The Layout shows the arrangement of new buildings, the street pattern and arrangement of development blocks, alongside the layout of green infrastructure.

Having gained a good understanding of the existing site and place, through the various desk based and site survey studies, it is possible to formulate an appropriate framework response leading to the production of a Proposed Layout.

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Section 5: Design -The Scheme

Figure 14: Proposed Planning Layout



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Section 5: Design – The Scheme

5.2 Quantum of Development and Mix of uses

The full planning application covers a total area of 6.13 ha. In summary the scheme proposes the following mixes of land uses:

Developed area (excluding public open space): approximately 3.54 hectares (58% of the overall site area)

The development provides for a total of 3.54 net hectares for residential development providing 150 C3 dwellings. The development will provide for a broad mix of dwellings and house types, ranging from 1 – 4 bedroom units, offering a mix of market housing from first time homes to larger family homes. The mix and layout of dwellings and associated infrastructure have been designed such to take into account the advice received as part of the pre-application discussions and has received positive feedback from the local planning authority and the consultees involved in those discussions.

Open Space: approximately 2.59 hectares (42% of the overall site area)

The open space consists of a spread of green infrastructure throughout the site. This will include a play area and central area of recreational amenity space, swales, an attenuation pond, and other areas of open space across the site.

The proposed green infrastructure /open space will provide for recreational activity and quality amenity areas.



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Section 5: Design - The Scheme

5.3 Layout and Urban Form

The proposal seeks to respect the character of the surrounding area. The building materials include a mix of face and red brick and some rendered elevations. The roof tiles consist of dark red and grey shades. The houses are primarily 2 storey detached properties with small back gardens. There are also occasional bungalows found across nearby development.





Figure 15: Existing dwellings observed in Weston



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Section 5: Design - The Scheme

5.4 Access, Movement and Road Hierarchy

The first key element within the design evolution was to put in place the road infrastructure network for the development.

The layout of the site has been driven by a number of existing factors:

- The provision of an access point off High Road;
- Creating and maintaining an effective green infrastructure for the site;
- Working with the existing topography;
- Providing connectivity through the site;
- The need for a looped road layout;
- The need for a balancing pond in the northwest corner of the site; and
- The request from the planning authority a central area of open space

A simple primary street network will permeate through the centre of the scheme. Along its route lie a number of junctions leading to streets and residential lanes.

The development's green infrastructure will deliver green routes for walking and cycling movement. This strategy will establish a choice of walking and cycling routes. Walking and cycling routes will be safe, overlooked and well maintained, attractive routes.

Shared pedestrian and cycle routes will be clearly demarcated, taking the needs of the vulnerable pedestrian into account. Provision of good junctions for cyclists will be provided throughout the development. This movement network will encourage sustainable modes of transport as well as healthy living, recreation and exercise within Weston.

The hierarchy of streets have been designed to meet the following criteria:

- Reflect local development forms within the building layout and establish a legible circulation pattern by the use of higher order streets such as the primary streets and lower order street such as the private drives;
- Encourage the control of vehicle speeds and movement by restricting forward visibility, creating narrow street widths, frequent connections to other roads, and changes in direction and tight junction radii;
- Careful detailed design including the use of overrun areas to successfully accommodate large refuse vehicles, emergency and service vehicles;
- Allow connections to pathways within the green infrastructure; and
- Follow a progression of street and carriageway widths, plot size and building types and form of relationship to the street

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Section 5: Design - The Scheme

5.5 Access and Permeability

The layout of the site has been driven by a number of existing factors:

- The topography and drainage arrangements required
- The desire for a central area of green space
- Open space requirements
- Surveillance and security considerations
- Surrounding development built and anticipated development
- The desire for a looped road layout
- Mitigation of noise impacts from surrounding development
- Considerations for the most suitable and safe location for an access point
- Considerations for the most desirable mix of dwelling sizes and types

A simple primary street network will permeate through and around the centre of the scheme. Along its route lie a number of junctions leading to streets and residential lanes. The road structure follows the local landscape character and the current compartmentalised nature of the land.

This strategy will establish a choice of walking routes around the layout as well as a number of connections into the urban area. Walking routes will be safe, overlooked and well maintained, attractive routes.

Provision of good junctions for cyclists will be provided as part of the development with links to the wider network to the south of the site. This movement network will encourage sustainable modes of transport as well as healthy living, recreation and exercise within Weston.

5.6 Street Layout

The hierarchy of streets have been designed to meet the following criteria:

- Reflect local development forms within the building layout and establish a legible circulation pattern by the use of higher order streets such as the primary streets and lower order street such as the private drives;
- Encourage the control of vehicle speeds and movement by restricting forward visibility, creating narrow street widths, frequent connections to other roads, and changes in direction and tight junction radii;
- Allow connections to pathways within the green infrastructure; and
- Following a progression of street and carriageway widths, plot size and building types and relationship to the street;

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Section 5: Design - The scheme

5.7 Parking

Policy 36 (Vehicle and Cycle Parking) of the Adopted South East Lincolnshire Local Plan (2011-36) sets out the Councils adopted policy in respect of Vehicle and Cycle parking. Policy 36 requires that spaces are fit for their intended use in terms of size and design.

Appendix 6 (Parking Standards) sets out minimum standards that should be used in accordance with Policy 36. These standards require 2 spaces for dwelling siwth up to 3 bedrooms and 3 spaces for dwellings with 4 or more bedrooms, and sets out minimum dimensions for garage sizes.

The Local Planning Authority also advised within pre-application advice that it should be ensured that all parking is within the curtilage of the dwelling it relates to.

On the basis of the above outlined requirements and the housing mix put forward, the total parking space requirements across the development are calculated at a total of 326 vehicular parking spaces and 150 cycle parking spaces.

The total number of vehicular parking spaces across the development is 335 spaces thus providing a number of parking space that slightly exceeds the minimum standards laid out within Appendix 6 of the Adopted Local Plan. All of the these spaces are within the curtilage of the dwelling that they are intended for, and are located in safe, appropriate and overlooked locations. A mix of parking solutions are also included across the scheme:

- Garages to the side/rear;
- Integral garages;
- Drive ways to the side;
- Car parking and garaging to the rear; and
- Frontage parking

In terms of cycle parking, all C3 dwellings would have access to a private and secure area for the storage of cycles in line with local standards.

Figure 19: Rear parking

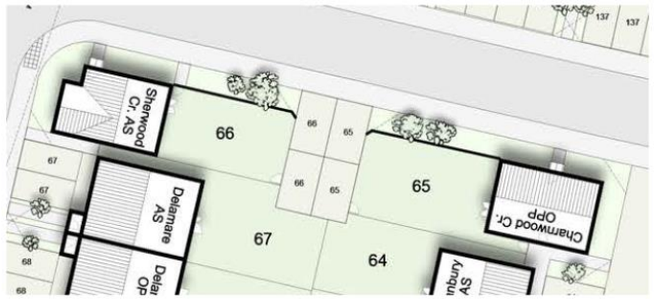


Figure 20: Parking spaces to side of dwellings



Figure 21: Garage Parking

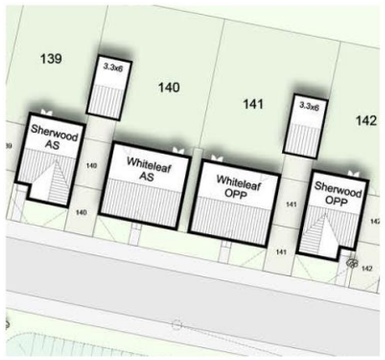
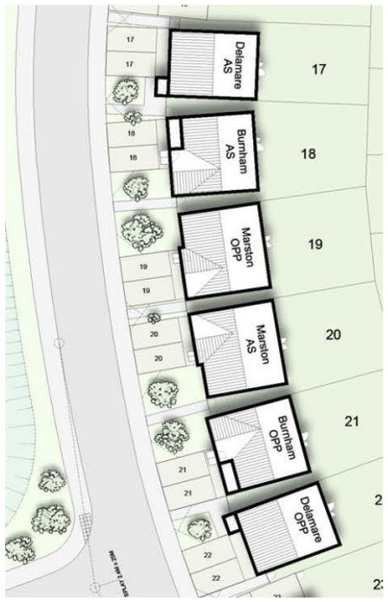


Figure 22: Frontage Parking



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5.8 Primary Street

The Primary street forms the spine route running through the centre of the development as well as providing a link to the vehicular access point with High Road. The primary street will have a wide street frontage incorporating a 5.5m wide carriageway along with a 2m wide footpath either side.

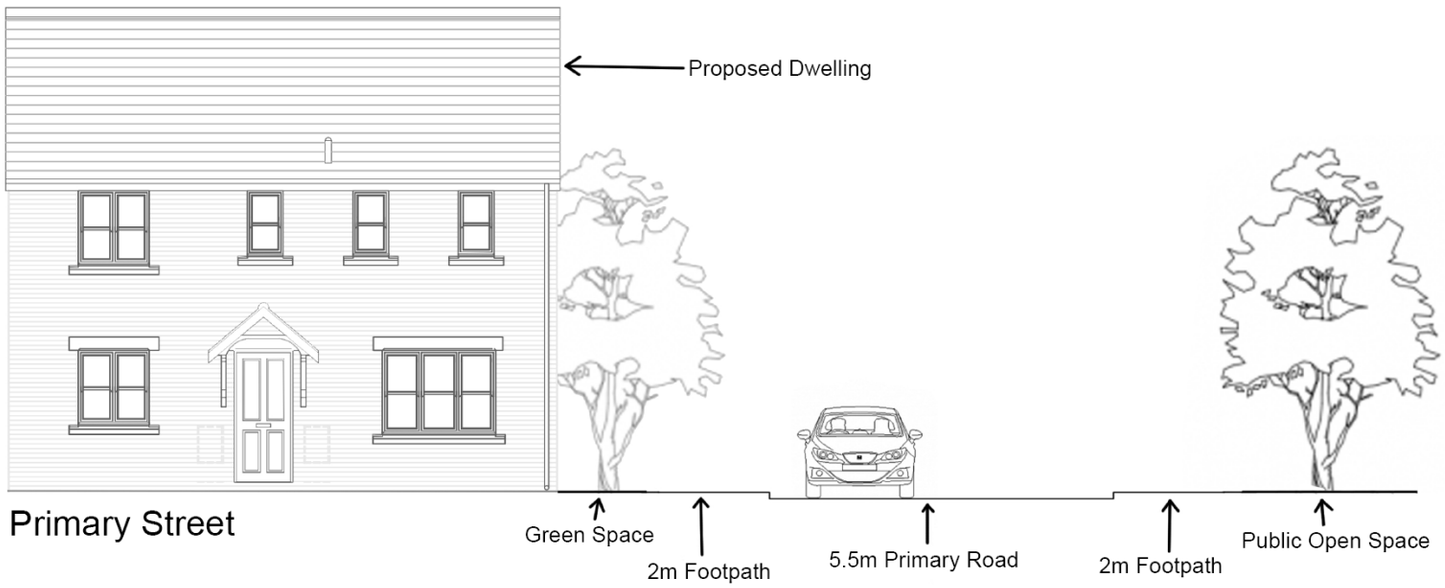
Secondary access roads will be provided off this primary spine road. The secondary streets will be of the same specification to the primary streets and will provide access to the shared surfaces and private drives.

There are various crossing points for the network of footpath/ cycleway through the development. These key locations will be flanked by feature and key note buildings.

The housing would typically have a somewhat low density with a full mix of detached, semi detached and terraced forms.

Properties will front onto the primary street. Parking will consist of garages and driveways to the sides of dwellings alongside frontage parking, softened with tree planting within front gardens to ensure a car dominated street scene does not occur.

Figure 16: Primary Street Cross Section



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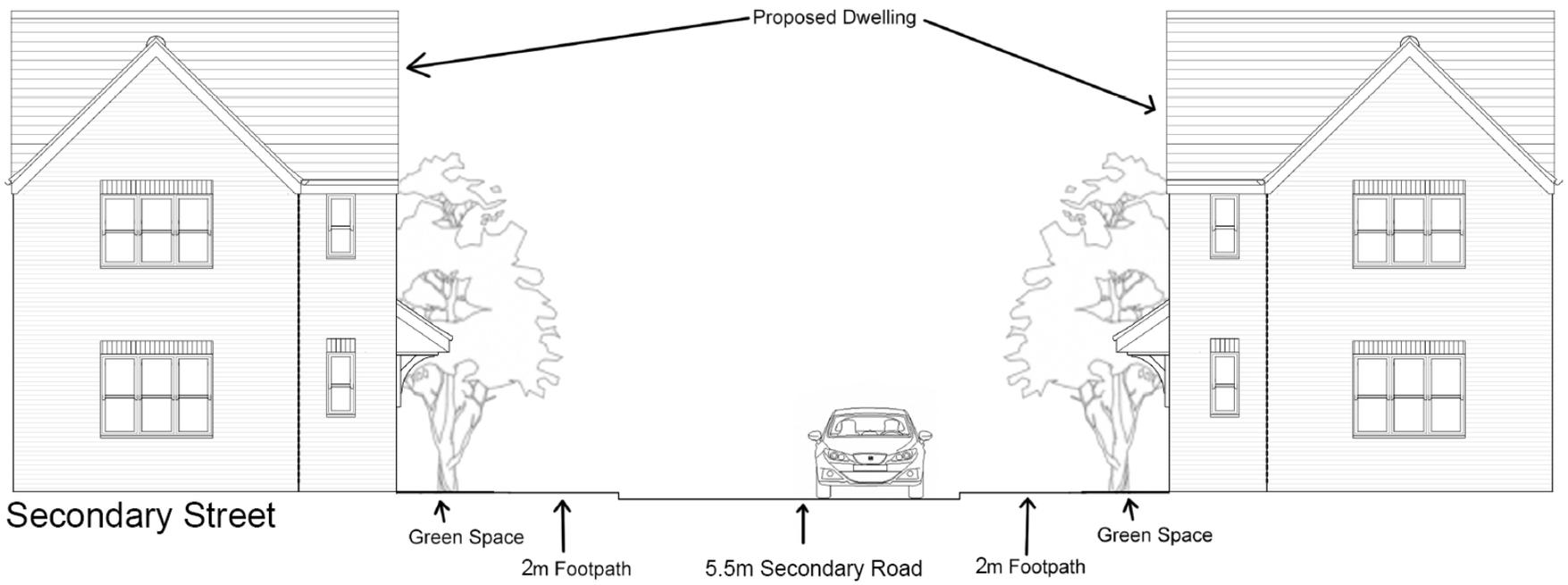
5.9 Secondary Roads

Secondary Surfaces will provide circulation through the core of the layout and the housing blocks connecting from the higher order streets of the primary street to the lower order streets of the lanes towards the edges of the built environment. The secondary surface road width is 5.5 metres. These roads have a 2 metre wide service margin as well as additional greenspace either side.

Shared surfaces will provide access to a range of dwellings ranging from larger detached dwellings to semi-detached and terraced properties with shared surfaces and incorporating front gardens and parking areas.

Some large landscape areas at key spaces and junctions will include new trees, ornamental shrub planting and paving.

Figure 17 : Secondary Surfaces



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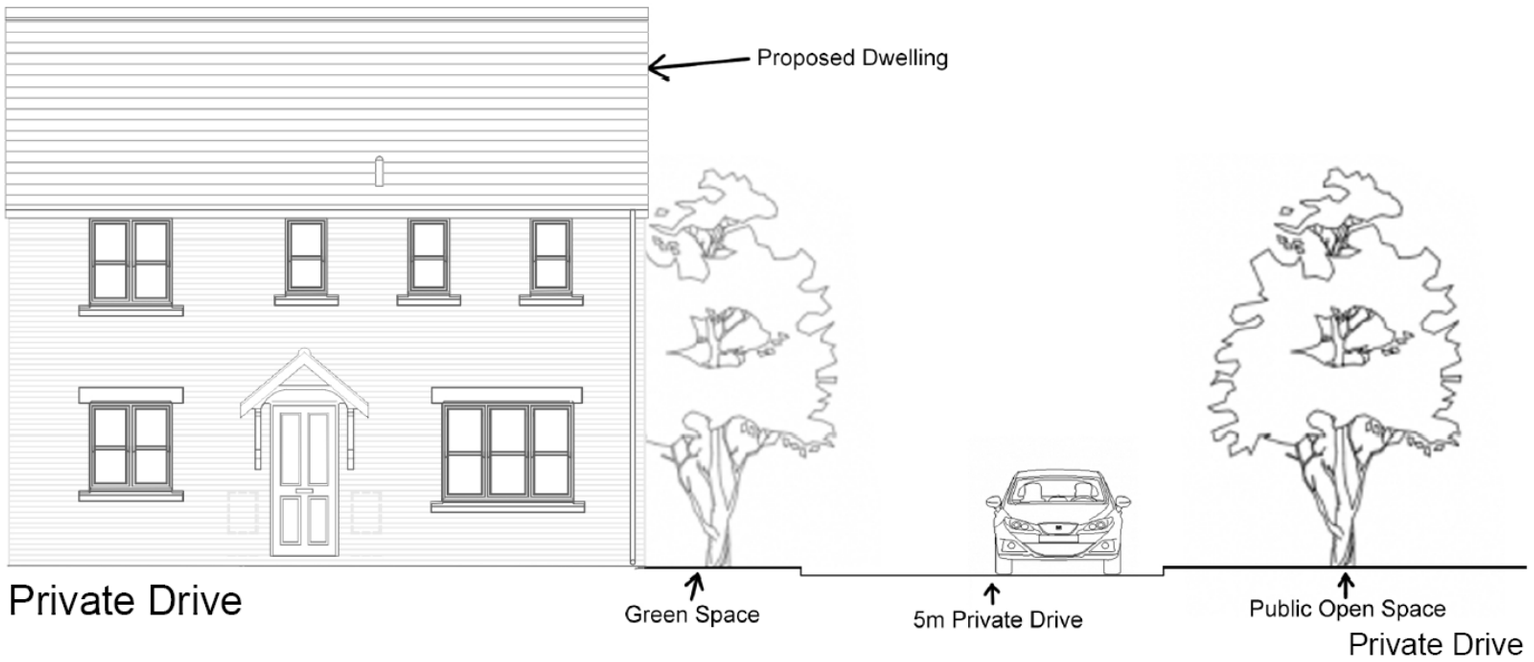
Section 5: Design - The Scheme

5.10 Private Driveways

Private driveways (Tertiary and Edge Roads) provide a distinct character of the development edges. They will be positioned overlooking public open space to the north and west. The layout will include measures to ensure that parked vehicles are sensitively integrated within the design to create an attractive street scene and garden edge. This will ensure that a car dominated street scene does not occur. The private drives will have a narrower carriageway of 5m width.

They will serve a relatively smaller number of properties, up to 8 dwellings. The private drives will be designed as a shared surface street which will accommodate vehicles and pedestrians. The private drives will have changes in street materials to denote the extent of the private drive/ shared surface.

Figure 18: Private Driveways Cross Section



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Figure 23: Road Hierarchy Plan

- Access
- Spine Road
- Secondary Roads
- Tertiary Roads
- Edge Roads
- Footpaths

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Section 5: Design - The scheme

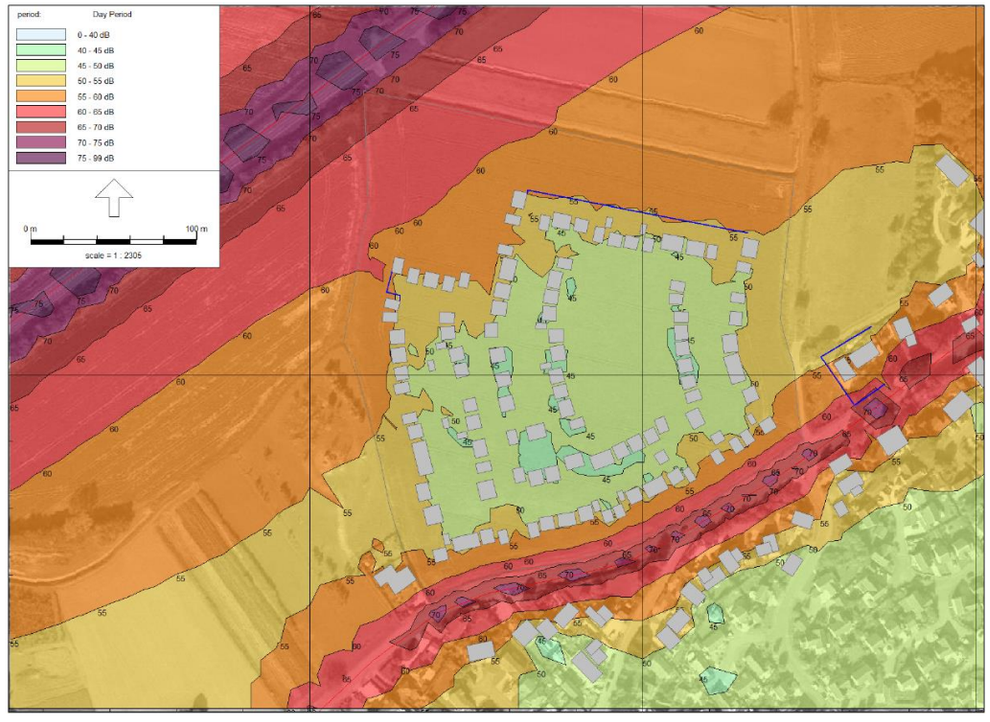
5.8 Noise

Traffic noise from the A151 to the northwest of the site and High Road to the south of the site represent the dominant source of noise at the site.

Persimmon Homes commissioned Spectrum Acoustic Consultants to complete a noise impact assessment. The assessment (included as a supporting document within the current planning application) demonstrates that it will be possible for internal ambient noise levels to meet the guideline levels in BS8233 and WHO Guidelines for Community Noise through a series of noise mitigation measures in the form of glazing systems and passive trickle vents. Some noise barriers are also proposed within the Noise Assessment to reduce noise levels in external amenity areas.

The proposed planning layout further takes noise into consideration through the location of dwellings and the majority of amenity areas away from the northwest part of the site where there are the highest levels of noise observed.

Therefore it is demonstrated and considered that there is unlikely to be an unacceptable level of noise impact upon the proposed development through the incorporation of the noise mitigation measures laid out within the assessment.



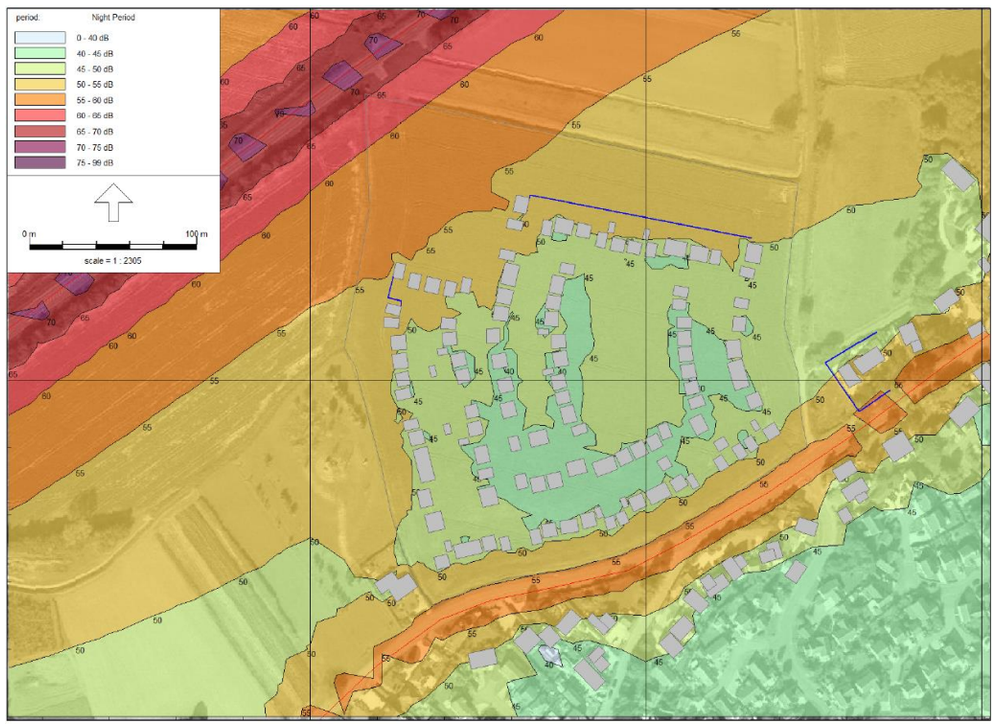


Figure 24: Day and Night Noise Contours extracted from Noise Assessment

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Section 5: Design - The Scheme

5.9 Mix of Dwellings

This application proposes 150 dwellings.

In terms of the mix of affordable dwellings, Persimmon Homes East Midlands (PHEM) have given consideration to the advice provided by the Council's Housing Development Officer.

Overall, the reserved matters layout provides for the following mix of dwellings:

1 bed dwellings: 8
2 bed dwellings: 34
3 bed dwellings: 82
4 bed dwellings: 26

The dwellings will range in size between 522 and 1415 square feet. The adjacent plan illustrates the proposed mix of dwellings sizes which offer a good choice for residents and will provide for an equal social mix.



1 Bed
2 Bed
3 Bed
4 Bed
Detached Garage

Figure 25: House Type Mix

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Section 5: Design - The Scheme

5.10 Affordable Housing

The size and mix of affordable homes proposed has been agreed with SHDC's Housing Development Officer. The following affordable housing provision is proposed:-

1 bed	8
2 bed	16
3 bed	13
4 bed	1

The affordable dwellings will range in size between 522 and 1057 square feet.



Figure 26: Affordable Housing

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Section 5: Design - The Scheme

5.11 External Appearance

The following general principles have been established which guides the design of the new dwellings:

- Simple Built Form: Buildings will be designed with a simple form in a manner that compliments the local vernacular.
- Details: Heads and cill detail will be simple with the use of stone.
- Key Focal Buildings: Key buildings using special detail, raised building heights and changes in materials will be set in key locations.
- Turner Corner Units: The use of corner turning units on prominent corner locations which provide for a dual frontage.
- Building Groups: Groups of buildings will be the principle visual elements that characterise the development. A regular pattern of doors and windows will be an important aspect of terraced dwellings.

The proposed dwellings utilise a combination of materials in order to introduce variety to the streetscape and create an attractive settlement. These measures therefore reinforce the character of the locality and turn a developable site into an area that is suitable for future occupiers from a variety of economic and social backgrounds to reside together in that it is both attractive in the appearance of the dwellings, as well as the dwellings benefitting from high quality private and public amenity area.

5.12 Materials

Weston is characterised by a varied mix of external facing materials with a predominantly red brick appearance in terms of nearby modern residential development. In keeping with the built form of Weston, the proposed dwelling would be built with a red brick appearance with finals of materials to be considered through the planning process. It is considered that this approach will create a neat, and attractive overall design.

Figure 27: A street scene in Weston



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Section 5: Design - The Scheme

5.12 Use and Amount

This mix of dwellings the proposed layout allows for offers a wide range of properties whilst still providing a healthy mix of mid-market, starter and affordable homes. Furthermore, differing styles of houses allow for the creation of well designed street scenes that are attractive, distinctive, and provide future property purchasers with a good choice of design.

The master layout demonstrates that this level of development can be accommodated on the site whilst also respecting the rural character of the area and the amenity of nearby residents.

Figure 28: Example of Building Forms



5.13 Scale

The majority of houses will be 2 storeys with some at 2.5 storey.

The scale of the properties proposed also reflects the scale of other dwellings observed on nearby roads and comprises a mixture of types of properties that reflects the character and proportions of properties observed nearby.

Buildings will be designed to have a variation in their ground to eaves and ridge heights to create a carried roofline across the site and adding to the visual interest of the development. Block form will adopt strong public frontages with secure, private rear gardens. Blocks will be arranged throughout the site providing opportunities for variation in appearance and new dwellings will be designed to overlook the different areas of public open space as much as possible.

The streets will be arranged to develop a varied sequence of connecting views which lead the eye from one feature to another. Buildings with particularly strong architectural details and form will be carefully positioned throughout the development to help frame views along a street or to create a point of focus, which will allow users to orientate themselves within the development.

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Section 5: Design - The Scheme

Figure 27:
2.5 Storey
Dwellings



2.5 Storey dwellings

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5.14 Landscape Strategy

A quality landscape is essential to provide structure and detail to the character of the development. The green infrastructure includes opportunities for a robust framework of boundary planting around the site's boundaries, the provision of accessible public open space and green corridors, and incidental spaces and streets.

Key Outcomes

- Green infrastructure will enhance the existing framework of trees and hedgerows;
- Provide a multi-functional and well connected network of green corridors and spaces, which are readily accessible and maximise opportunities for recreation, habitat creation and landscape enhancement;
- Green Infrastructure framework of connected spaces punctuated and linked by key public spaces and landscape areas;
- Structural planting and woodland belts will assist in assimilating the built development within the local landscape;
- New attenuation features to be designed and managed to contribute positively to the character and appearance of the development, and enhance biodiversity;
- The provision of play spaces; and
- Additional native planting will be introduced within the site to reinforce the existing green infrastructure.



Figure 29: Indicative street scene

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Section 5: Design – The scheme

5.15 Heritage Statement

Introduction

The Site is located approximately 300m southwest of St Mary's Church (Grid Reference TF292251) which is within the historical centre of Weston.

Archaeological Background

Previous evaluation of the site revealed a series of ditches and pits towards the frontage of the site producing evidence of high status domestic activity in the vicinity dating from the eleventh to early thirteenth century. Finds included ceramics, animal bone and marine shell. One environmental sample was analysed, demonstrating that the fills of features are relatively rich particularly in marine mollusc and fish remains with the potential to inform the character of Weston's palaeoenvironment and food economy during the early medieval period. A Written Scheme of Investigation (WSI) is included with the current application outlining the measures to be taken in addressing the archaeological potential of the site.

Designated Heritage Assets: Identification and Impact Analysis

- A cross (ref 4/125), a tomb chest (ref 4/126) and a row of grave stones (ref 4/127) (all grade II listed) are located within the churchyard of St Mary's Church and are well contained within its setting and are not visible from the Site. Thus there will be no visual or setting impacts upon these assets.
- The tower of St Mary's Church (ref 4/128) (Grade I listed) is visible from the northern aspects of the site, however there is substantial tree screening between the Site and the church, separating the significance of the heritage asset and its immediate surroundings from the Site.
- In a similar manner, both Oakleigh House (ref 8/146) and the nearby barn (ref 8/129) (both grade II listed) are largely screened from the Site by intervening landscaping and buildings. Thus there will be no visual or setting impacts upon these assets.
- The Grade II listed milestone to the southwest of the Site (ref 8/130) while likely to be impacted by the development in terms of its setting is partially buried and has already lost much of its setting due to development elsewhere and it is considered that proposed would not worsen its existing setting. Thus the impact to this asset is considered to be less than harmful.

Conclusion

There are no heritage assets located within the Site and those nearest by, as identified within this assessment, are largely screening by intervening buildings, planting and landscaping. Therefore it is concluded that it is unlikely that the proposed development would have an adverse impact on the visual integrity or setting of these heritage assets.

The WSI included also outlines an archaeological programme of work to ensure that any buried heritage assets discovered at the Site are recorded and preserved.

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Section 5: Design - The scheme

5.16 Principles of safer places

Access and Movement

The proposed layout allows for a safe and well connected route around the development that benefits from natural surveillance from surrounding properties and areas of public open space.

The development's green infrastructure will deliver green routes for walking and cycling movement. This strategy will establish a choice of walking and cycling routes. All walking and cycling routes will be safe, overlooked and well maintained, attractive routes.

Structure

The layout of the development put forward ensures that amenity and sufficient privacy is afforded to residents while also putting forward an appropriate mix of dwellings throughout the development that both reflects the wider character of Weston, but also gives opportunity for a community of mixed backgrounds of need to be established given the mixture of property types and sizes.

Surveillance

The orientation and layout of properties will afford natural surveillance and opportunities for lighting to public and private areas with active frontages also observed throughout what is a highly permeable development layout.

Ownership

There is a clear delineation to public and private spaces observed in the proposed layout with natural surveillance to both public and private spaces throughout the development.

Physical Protection

Fences will be erected around private garden areas to ensure safety and security to properties, with opportunities for security lighting to public and private areas also explored.

Activity

Through having a layout and overall proposal which naturally appeals to a mixed community it is considered that there will be activity throughout the site at various times of the day, thus generating natural opportunities for community surveillance.

Management and Maintenance

For similar reasons as already referred to, the layout of the development will naturally generate long term self management and maintenance.



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Section 6: Sustainability

Sustainability is the cornerstone of the NPPF and as such all planning policy. The conformity of this development with the NPPF is explored in the submitted Planning Statement.

This document has detailed all matters vital to the connectivity, operation and integration of those that choose to live here. The following elements are considered important in ensuring that the development will be as sustainable as possible:

-The site will contribute towards the housing need of the district and result in an improvement of the urban form of the area;

-The development has implemented design principles that seek to maximize pedestrian activity and movement for new residents of the proposed scheme;

-Public transport will be accessible due to the proximity of bus stops. This will help to increase levels of sustainable transportation and decrease car dependency;

-The range and type of housing offers a mix of design and size, which will integrate with the surrounding landforms and also meets the demands of the wider property market;

- The buildings will be constructed to Building Regulations requirements; and

-The design of the development has considered the surrounding landscapes in order to ensure that the scheme will respect the surrounding natural environment.



Section 7: Building for Life Assessment

Each of the Building for Life criteria are set out below, following by a statement explaining how this has been achieved in the proposed masterplan. This is intended to be a summary assessment, with all the relevant detail provided in the previous chapters of this document.

Connections – footpath links to external routes are provided through the development, whilst neighbouring land uses are respected through the position, scale and massing of proposed development.

Facilities and Services – local services and facilities are both nearby and accessible. The scheme provides for new public open space, including areas of play.

PublicTransport – the site has direct connections to public transport infrastructure.

Meeting Local Housing Requirement – a wide range of housing is being provided to meet the need of the District.

Character – The layout and green infrastructure for the scheme responds to its context and provides distinctive character within the site. At a detailed level , features would be included in the design, to develop local distinctiveness. This could include selected use of traditional materials in key locations.

Working with the site and its context – the development takes full advantage of its surroundings particularly the retention of existing landscape features.

Creating well defined streets and spaces – there is a clear street hierarchy which is supplemented by corner turning units;

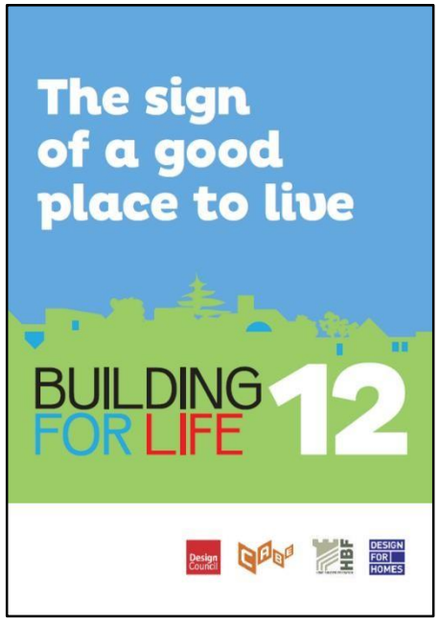
Easy to find your way round – the layout is logical and legible with good connections to established pedestrian routes;

Streets for all – a defined street hierarchy provides a safe environment for all;

Car parking – sufficient parking is provided through a number of means. Parking is provided to the frontage of dwellings, side parking, detached garages and garage courts.

Public and private spaces – subtle landscaping and boundary treatment principles ensure clear demarcation of space;

External storage and amenity space – large plot sizes ensure residents have adequate external storage and garden space.



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