Uttoxeter Road, Upper Tean

Design and Access Statement

Introduction

This statement is produced in support of an application for Outline Planning Permission made by Belmont Investors for residential development on land to the east of Uttoxeter Road, Upper Tean, Staffordshire. The statement is laid out in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and with National Planning Policy Guidance.

Context of the Site

The application site forms 6.47 acres of land, lying on the edge of Upper Tean. The site is located to the east of Uttoxeter Road, with existing residential properties further to the east.

Amount

Although the application is only in outline form, an Indicative Planning Layout (ref. 17068 01) is submitted to support the application. A comfortable density of 8.5 per acre equates to a total of 55No. dwellings.

Layout

Details of layout are reserved to be determined at the reserved matters stage. Nevertheless, the Indicative Planning Layout shows a simple, clear progression through focal spaces and arrival points which define the layout. The layout of streets will provide a safe and well overlook network, designed to moderate vehicle speed and provide cyclists and pedestrians with a safe environment.

The natural topography defines changes in the grain of the development which have been utilised to create a sensitive well-designed scheme.

The properties are positioned to maintain a landscaped gap between the development and Uttoxeter Road.

Breaks in the built form are proposed along the eastern boundary to provide glimpsed views between the development and the existing residential estate. Combined with the road layout this will present a more open feel.

The development as proposed will provide a suitable link for the transition between built up settlement, to rural, to open countryside.

Access

Approval of the principle of access is sought as part of this application. A single point of access off Uttoxeter is proposed, the position being shown on the Indicative Planning Layout. It is envisaged that the access, along with all of the roads on the development, will be offered for adoption by the Local Highways Authority.

Scale

The scale of the development is informed by that of the original residential streets within the vicinity and will continue the relaxed, leafy and attractive character in a scheme of similar density and scale.

A mix of 2 and 2½ storey, detached or semi-detached properties is proposed.

The small number of 2½ dwellings are located in strategic positions, at an important vista stop and facing Uttoxeter Road.

The two storey dwellings are not expected to exceed 8.5 metres to ridge height and 2½ storeys will be limited to 9.5 metres.

Landscaping

The site benefits from an established green infrastructure. The proposal seeks to maintain this; the illustrative masterplan takes account of existing features and topography and is thoughtfully designed to dovetail with this, as well as blending with and enhancing Upper Tean.

An outline landscape strategy has been produced as part of the application submission package.

Appearance

The proposed houses should be in-keeping with the local vernacular, consisting of traditional facing materials. Details of architectural detailing and facing materials will be submitted as part of a subsequent Reserved Matters application.

Waste Management

An area of hardstanding for refuse and recycling bins will be provided in the private garden space of each dwelling and a paved route to the highway provided.

Sustainability and Energy

The site is in a sustainable location, well located to existing local facilities and bus stops. Further details of the site's sustainability with regard to proximity to services can be found in the accompanying Transport Statement.

In terms of energy efficiency, the dwellings will adhere to key principals of national and local policy and it will be compliant with Building Regulations and all statutory requirements.

The applicant's approach to sustainability has a number of key strands:

- Environmental – The development will seek to support environmental sustainability both in terms of the effect of the activities and residents' lifestyles on the environment and the quality of neighbourhood space and the enhancement of existing local amenity space by means of a financial contribution.
  The development will support initiatives to reduce waste through recycling.
  Every effort will be made to sustain, and if possible improve, the ecological value of the site by incorporating wildlife-friendly species in the landscaping scheme.
  Flood risk will be given due consideration as the design of the development progresses, with a sustainable urban drainage system being employed.
- Design – The build specification of the new dwellings will take a "fabric first" approach, providing high levels of insulation to create low energy homes.
  The applicant would consider the provision of electric vehicle charging points.
- Legacy – Planning for the long term success of a new development is vitally important. The applicant's goal is to leave a development and its community nestled into the locality; a development that continues to contribute to the local economy and built fabric of the area, in doing so enhancing the wellbeing of residents for years to come.