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# Land West of Caverswall Lane, Stoke-on-Trent

Reserved Matters Application – Phase 1

Design & Access Statement

July 2019

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# 1 Background

## Introduction

This Design & Access Statement (DAS) accompanies a Reserved Matters application for the first phase of development of 169 units on Land West of Caverswall Lane, Stoke.

Previous Applications;

Outline

- 60696/OUT
- Up to 350 dwellings
- Approved 4th September 2018

The purpose of this document is to explain the design rationale behind the detailed proposals and how these accord with the considerations from the DAS submitted with the original outline application.

The statement will combine all of the technical, ecological and design information and demonstrate how these have been used to inform the detailed design for the scheme.

## Purpose

In accordance with national guidance, this DAS must;

- Explain the design principles and concepts that have been applied to the development
- Demonstrate how the development takes into account the local context
- Explain the relevant planning policies and how they impact on design
- State what, if any, consultation has been taken on any issues and how this has been addressed.

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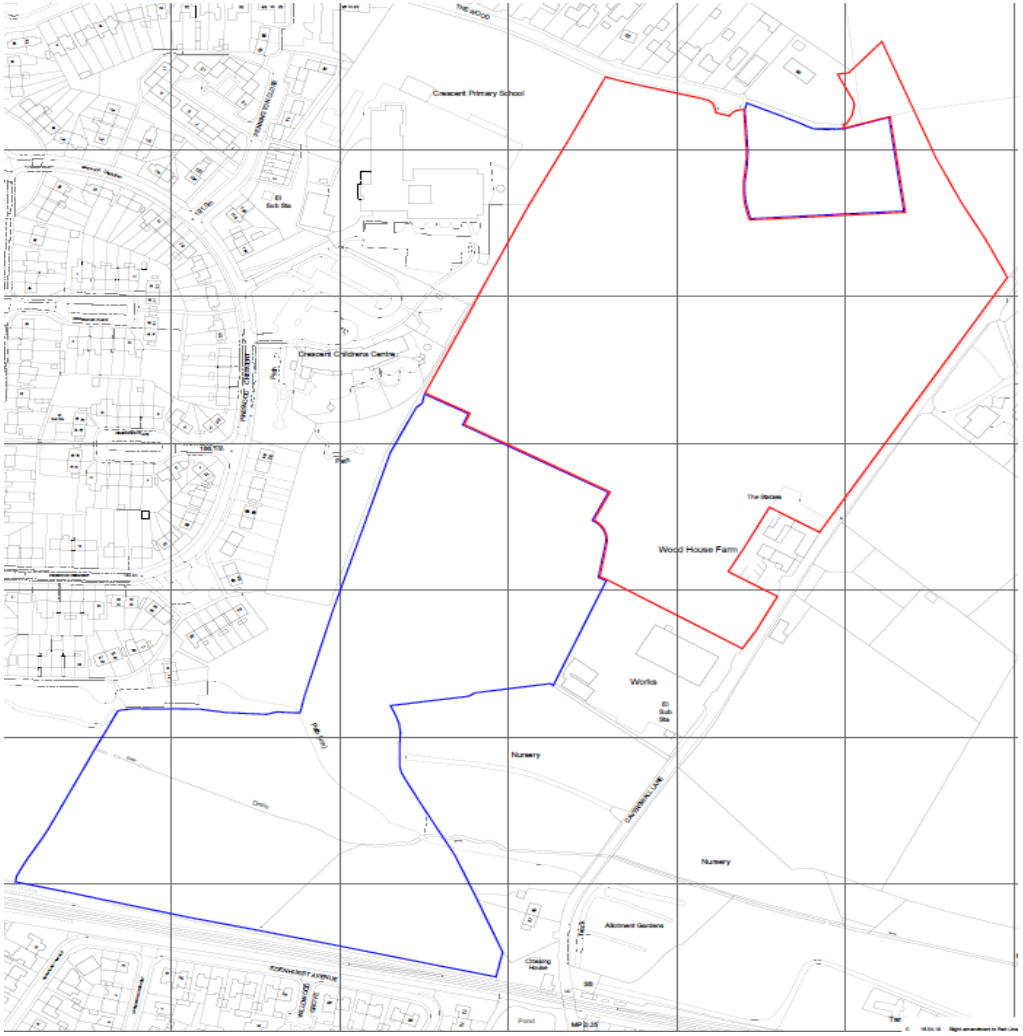
# Site Location




Phase 1 Site Boundary

Future Phase 2 Site Boundary

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# 2 Response to Context

## Site Location & Context

The proposal site is located West of Caverswall Lane to the South Eastern edge of Stoke-on-Trent, and is accessed via an existing residential estate in the suburb of Meir. It is situated wholly within the City of Stoke-on-Trent and the Eastern boundary is adjacent to the border with the Staffordshire Moorlands District.

The site is located immediately adjacent to the Urban area of Meir and is in a sustainable location for residential development, with easy access to shops, services and public transport. While the site is currently undeveloped, it has no constraints that cannot be incorporated into the new scheme or mitigated against elsewhere.

## The Existing Situation

Phase 1 of the development covers an area of approximately 7 hectares and comprises grass fields with a small number of trees and overhead utility cables.

Adjacent to the Western boundary is the Crescent Academy and an established residential development and is separated by fencing and hedgerows. The northern boundary is open to adjacent fields which contain a public right of way, and also the residential street of 'The Wood'. The Eastern Boundary comprises a vegetation barrier to Caverswall Lane and also the property Wood House Farm. The Southern Boundary of the proposal site leads to Phase 2 of the development.

# Planning Policy

- Stoke-On-Trent Core Spatial Strategy
  - Development plan (2009) is Joint with Newcastle-Under-Lyme Borough Council
  - A new Joint Core Strategy Review is currently underway and draft local plan is due for consultation at the end of 2019
  - Site is designated as 'white land' in 2009 document
  - Outline application approved in September 2018 following lack of evidence of a 5-year Housing Land Supply

- Green Belt
  - The proposal site is immediately adjacent to the Green Belt, but would not encroach onto it.

- Newcastle-Under-Lyme & Stoke-on-Trent Urban Design Guide
  - This guide was completed in 2010 and is used as an SPD to inform the design of new developments. The following key points have been identified and implemented;

    - Integrating new built form into the existing context
    - Managing Parking & Traffic
    - Creating a distinct sense of place
    - Variation of character in built form
    - Relationship between dwellings and open spaces
    - Design of the dwellings

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# Nature Conservation

## Ecology

Alongside the outline application, a preliminary ecological appraisal and Phase 2 surveys for Bats, Barn Owls and Great Crested Newts were completed by Wardell Armstrong.

An updated ecological appraisal has been submitted alongside this application showing that there will be no adverse ecological impact from this scheme pending the proposed mitigation.

## Arboriculture

A Tree Survey and Landscape & Visual Impact Assessment were prepared by TMP Landscape and submitted with the outline application.

An updated Tree Survey has been conducted and submitted with this application. The proposed layout incorporates the majority of the existing trees and several have been used as key features of the scheme.





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# 3 Evolution

## Design Evolution

The Design Parameters for the scheme were established at the outline stage and are highlighted in the adjacent illustrative masterplan for the scheme.

The first phase of the scheme has been designed around this masterplan, and barring some minor engineering adjustments is almost identical to the original design document.

Following consultation with several interested parties the final detailed design for this scheme has been carefully tailored to ensure the site is developed sensitively with the existing environment.

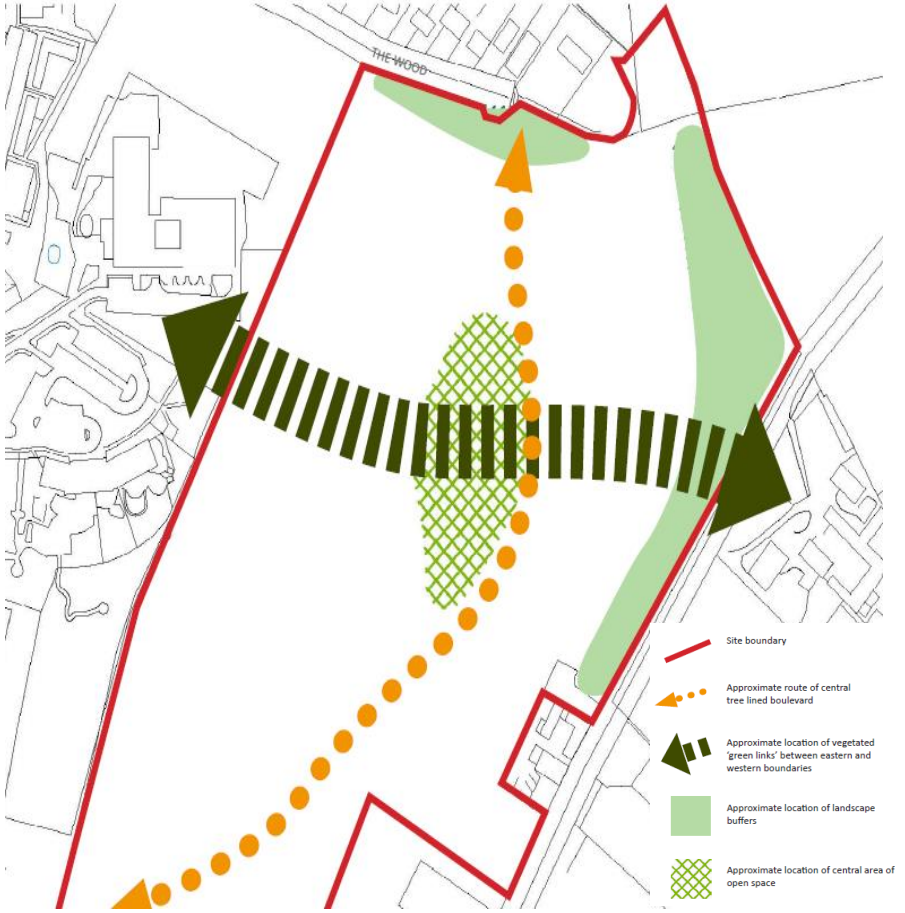





# Design Parameters

The parameters established within the outline have been incorporated into this Reserved Matters Application.

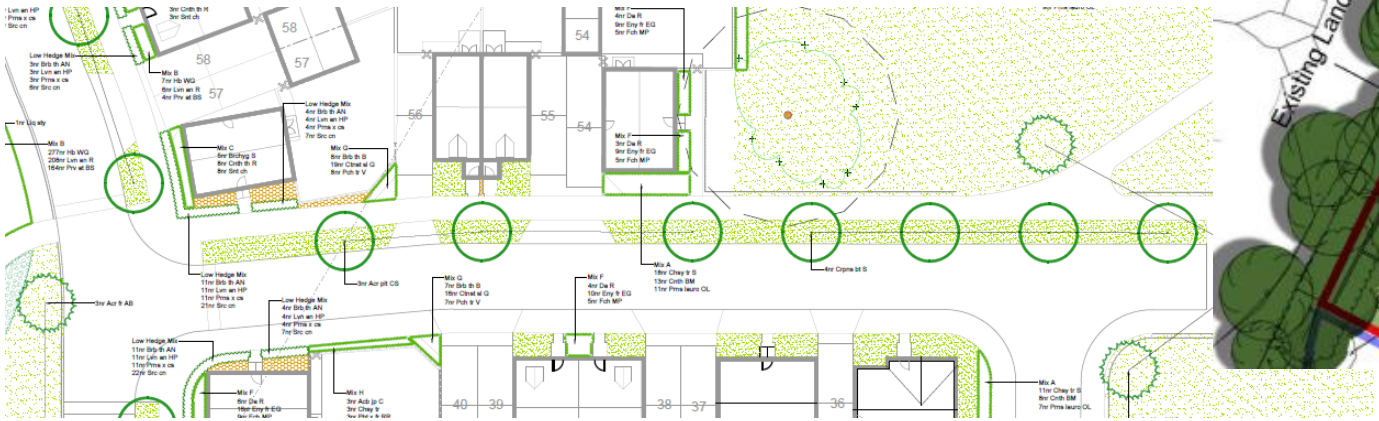
- The Location of the tree-lined boulevard through the site has been retained
- The 'green link' across the site has been shifted down slightly to accommodate a new access to the Crescent Academy and an existing land drain on the site.
- The landscape buffers fronting The Wood and Caverswall Lane have been included and enhanced in both key locations
- The Central Area of Open Space has been incorporated, and includes several retained trees, a play area and also a Sustainable Urban Drainage System



# Consultation

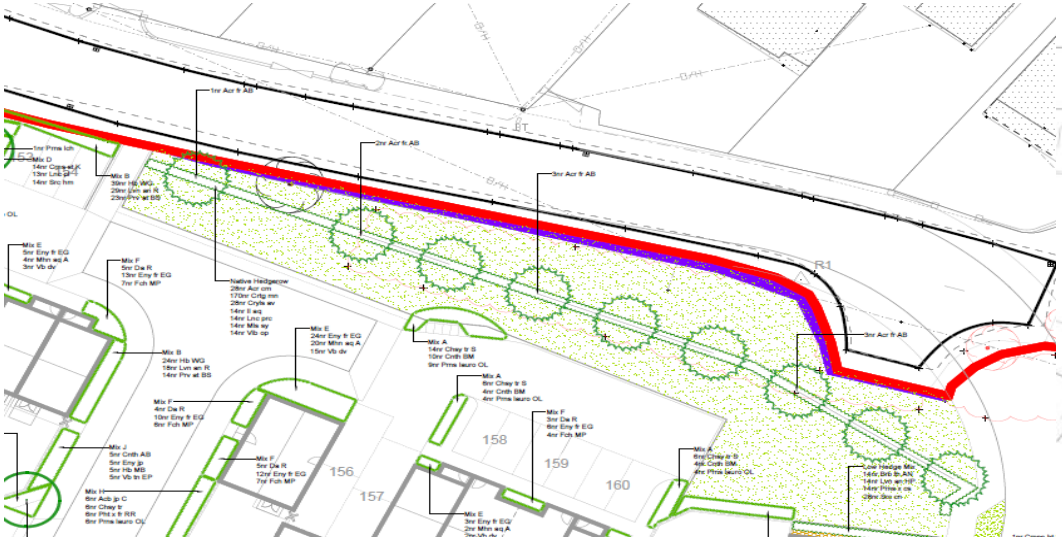
- Pre-App; Stoke-on-Trent City Council
  - Highway verges with trees between the road and footpaths
  - Maintenance strip to be retained on Western Boundary to allow access to existing greenery to be retained
  - Ensure the green pathways on site are retained



# Consultation

- Ward Councillor & Local Residents
  - Improve the natural screen to 'The Wood'
  - Try to avoid construction traffic using 'The Wood'
- The Crescent Academy
  - Transfer land adjacent to school to enhance wildlife area





# Contributions

- £1.548 million Affordable Housing Contribution
- £625,000 Education Contribution
- £100,000 towards a new Multi-Utility Game Area in Meir
- £5,000 Contribution towards parking control in the vicinity of the Crescent Academy
- Gifting land to The Crescent Academy to enhance their 'wildlife area'
- Completing off-site highways works to ease congestion in Meir

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# 04 Design Principles




## Layout

The residential development will provide 169 units with a broad mix of house types.

The layout also provides significant open space throughout the development with pedestrian connectivity linking the site and the existing area

The streets will be designed to meet the following standards as outlined by Best Practice;

- Maximise connectivity to the existing settlement and the wider area of Meir
- Design a street pattern which reflects local character and provides a safe and overlooked network of public space
- Promote ready accessibility for the whole community throughout
- Encourage the control of vehicle speeds and movement to ensure pedestrian & cycle safety

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# Housing Mix

To ensure a high quality living environment for residents, the development will comprise a mix of dwelling types, from 2 and 3 bedroom mews and semi-detached plots, to 3, 4 & 5 bedroom detached properties. The main objective in this is to offer a range of accommodation and attract a wide demographic to this new community.

**PRIVATE HOUSING**

| Ref. | House Type | Description | Storey | No. |
|---|---|---|---|---|
| Co | Corfe | 5 Bed Detached | 2 | 5 |
| Ch | Chedworth | 4 Bed Detached | 2 | 7 |
| Lu | Lumley | 4 Bed Detached | 2.5 | 12 |
| Le | Leicester | 4 Bed Detached | 2.5 | 8 |
| Ke | Kendal | 4 Bed Detached | 2 | 4 |
| Ro | Roseberry | 4 Bed Detached | 2 | 5 |
| Cl | Clayton | 3 Bed Detached | 2 | 15 |
| Ht | Hatfield | 3 Bed Detached | 2 | 12 |
| Su | Sutton | 3 Bed Terrace | 2.5 | 2 |
| So | Souter | 3 Bed Semi / Terrace | 2.5 | 16 |
| Ru | Rufford semi | 3 Bed Detached | 2 | 10 |
| Ru | Rufford | 3 Bed Detached | 2 | 8 |
| Ha | Hanbury | 2 Bed Semi / Terrace | 2 | 30 |
| Al | Alnwick | 2 Bed Semi / Terrace | 2 | 35 |
| | | | **Total No.** | **169** |

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# Development Character

Phase 1 is located in the North of the development site, and forms a natural extension of the settlement, allowing connections to existing dwellings and facilities.

The following features all contribute to the character of the development;

- A clear street hierarchy with a wide landscaped main street leading to smaller lanes and private drives
- Green buffers are provided between the development site and all of the site boundaries to protect the amenity of both current and future residents
- Housing density varies across the site, but is at it's lowest along the main street and fronting the public open spaces
- Inter-locking roof tiles and a small range of brick types will be used across site which reflect the local area, with selected feature properties rendered in ivory.
- The materials used will reflect the street hierarchy and provide clear routes through the development.
- Soft landscaping will be used throughout to define the public and private realm and provide attractive frontages
- Landscaping will be further used to define the street hierarchy.

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# Public Realm & Green Infrastructure

To define the boundaries between private and public space, all dwellings will have some private frontage containing soft landscaping.

These will generally be small to ensure that the buildings still relate to the public realm, with larger front gardens used to define corners and vistas.

Throughout the development Secure by Design principles have been used to cut out crime and promote privacy and security.

Safety and security are fundamental to a desirable place to live. This is achieved by actively facing the buildings towards the public areas to promote 24 hour surveillance and encourage safer places.

All of the public open spaces will be similarly designed to ensure they are safe, easily accessible and attractive to use.

The existing landscape features of merit within the site, including mature trees, have been retained and enhanced throughout where possible. In addition, the following key landscape features are proposed;

- Green buffers between the properties and the adjacent roads to provide attractive frontages
- Tree planting on the street scene where space permits. Selective species have been used to ensure a healthy and attractive public realm.
- The sustainable urban drainage systems have been incorporated within the green infrastructure
- Enhancement of the green buffer between the site and the existing residents to form an amenity screen

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# Roads & Parking

The main street on the site continues on from 'The Wood' and this application will see it built up to the boundary of the proposed phase 2.

There are several secondary streets which allow access to the POS and SUDs features, and several private drives which front onto the green infrastructure, providing natural surveillance

All streets have been successfully tracked to ensure they can safely be manoeuvred by large vehicles, and several bends have been opened to allow for a sufficient visibility splay across the site.

Parking will be provided close to the properties which will;

- Avoid parked vehicles dominating the street scene
- Maximise highways safety within the residential area
- Improve natural surveillance and security

The aim has been to minimise the impact of parking by using a variety of solutions. Garages and parking have been set back where appropriate to reduce the view of cars along the streets.

Trees will also be planted between grouped spaces to break up the street scene with green infrastructure. Parking courtyards will be shared surfaces and are overlooked by dwellings for security.

# Conclusions

- This application seeks planning permission for the first phase of 169 dwellings, with associated infrastructure and public open space.
- The proposals create a logical extension to the existing settlement boundaries with good road and pedestrian links to the existing community and Stoke-on-Trent as a whole.
- The detailed layout has been designed based on the approved parameters established with the outline application and creates housing choice and new amenity spaces for the existing and new community.
- Persimmon Homes have worked closely with the Council and Neighbours to ensure that the development seamlessly integrates into the local community.
- Once permission is granted, we would look to start on site early 2020 with the first customers moving in at the end of the same year