

DESIGN & ACCESS STATEMENT

Redevelopment of the former Anzio site for residential dwellings, retail business, amenity space, internal roads, and associated hard/soft landscaping. Including the principal means of vehicular access from the A53 Buxton Road (all other matters reserved).

Former Anzio Camp, Buxton Road, Blackshaw Moor, Leek, Staffordshire ST13 8TN

July 2026

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1.0 EXECUTIVE SUMMARY

- 1.1 This Design and Access Statement has been prepared in support of the outline planning application for the redevelopment of the former Anzio Camp site, Blackshaw Moor, Leek, Staffordshire ST13 8TL. The purpose of this Statement is to explain the design rationale underpinning the proposed development and to establish a clear design framework capable of guiding future Reserved Matters submissions. The document has been prepared alongside a revised Parameters Plan which now forms the principal design-led framework for the site and supersedes the previous illustrative block plan.
- 1.2 The site presents a significant opportunity to regenerate previously developed land through the delivery of a high-quality residential neighbourhood supported by areas of public open space, green infrastructure, pedestrian and cycle connectivity, affordable housing provision and a local convenience retail facility. The development has evolved through a comprehensive assessment of the site's landscape setting, existing physical characteristics, accessibility, surrounding settlement pattern and relationship with the wider countryside.
- 1.3 A key objective of the proposal has been to establish a robust and defensible design framework at outline stage that provides certainty over the future form and character of development whilst maintaining appropriate flexibility for detailed consideration through Reserved Matters applications.

The submitted Parameters Plan identifies the key structural components of the development including:

- Development parcels and character areas;
- Principal vehicular routes;
- Pedestrian and cycle connections;
- Public open spaces;
- Green infrastructure corridors;
- Landscape buffers;
- Affordable housing areas;
- Community and retail provision;
- Areas of retained vegetation; and
- Strategic landscape enhancements.

Together, these elements establish a clear structure capable of guiding all subsequent stages of the design process.

- 1.4 The development has been informed by the principles of the National Planning Policy Framework, National Design Guide and Planning Practice Guidance, which place significant emphasis on the creation of beautiful, sustainable and well-connected places. The design approach seeks to create a landscape-led development that responds positively to the site's rural setting and reflects the special characteristics of Blackshaw Moor whilst creating a distinctive and attractive new residential environment.

- 1.5 Central to the proposal is the creation of a strong green infrastructure network that links public open spaces, retained landscape features and walking routes throughout the development. Existing landscape assets have informed the overall structure of the Parameters Plan, ensuring that the development integrates positively with its surroundings and creates a clear transition between built form and countryside.
- 1.6 The Parameters Plan establishes a hierarchy of streets, spaces and character areas across the site. Higher density development and activity are focused towards the western frontage adjoining the A53, creating a strong gateway and sense of arrival. Development progressively transitions eastwards towards a lower density landscape character that responds sensitively to the site's countryside edge and woodland setting. This graduated approach allows the development to respond appropriately to both its settlement context and wider landscape setting.
- 1.7 An extensive network of pedestrian and cycle routes is proposed to connect residential areas with open spaces, community facilities, woodland areas and existing movement corridors. The layout is designed to encourage active travel, improve accessibility and provide attractive opportunities for recreation and informal exercise. The proposal seeks to ensure that movement throughout the site is intuitive, safe and legible for all users.
- 1.8 The development will provide a mix of housing types, sizes and tenures, including affordable housing, in order to create a balanced and inclusive community. The Parameters Plan provides sufficient flexibility for this mix to evolve through Reserved Matters while ensuring that the overall objectives of housing diversity and high-quality placemaking are achieved.
- 1.9 Landscape integration has been a fundamental design principle from the outset. The proposal incorporates extensive tree planting, reinforcement of existing boundaries, retention of significant landscape features and the creation of new ecological corridors throughout the site. These measures are intended to enhance biodiversity, strengthen landscape character and contribute positively to the long-term environmental quality of the development.
- 1.10 This Design and Access Statement demonstrates that the site is capable of accommodating a high-quality residential development within a clearly defined design framework. The submitted Parameters Plan provides the certainty sought at outline stage and establishes a series of design principles that will ensure future Reserved Matters submissions deliver a coherent, attractive and sustainable place. The proposal represents a landscape-led and design-led approach to development which responds positively to its context and establishes an appropriate framework for the future evolution of the site.

2.0 PURPOSE OF THE DESIGN & ACCESS STATEMENT

2.1 Introduction

This Design and Access Statement has been prepared on behalf of the applicant in support of the outline planning application for the redevelopment of the former Anzio Camp site at Blackshaw Moor, Leek, Staffordshire.

The Statement accompanies the revised Parameters Plan and has been prepared to provide a comprehensive explanation of the design evolution, design principles and development framework which will guide future Reserved Matters submissions.

The document should be read alongside the submitted plans, supporting technical documents and application drawings.

2.2 Purpose of the Statement

The primary purpose of this Statement is to establish a robust design framework for the site and demonstrate how the proposed development responds positively to its context, landscape setting and surrounding environment.

The document has been prepared to:

- Explain the design evolution of the proposed development;
- Demonstrate how the Parameters Plan has been informed by site opportunities and constraints;
- Establish a clear vision for future development of the site;
- Define the key design principles that will guide Reserved Matters submissions;
- Explain the relationship between built form, landscape and movement;
- Identify the proposed character areas across the site;
- Demonstrate how green infrastructure informs the overall layout;
- Establish a clear hierarchy of streets and spaces;
- Promote sustainable movement and connectivity; and
- Provide certainty regarding the future quality of development.

2.3 Design-Led Approach

The design process has been guided by the principle that successful places are created through a thorough understanding of context and landscape character.

Rather than beginning with a fixed housing layout, the design process has focused on identifying the site's defining characteristics and allowing these features to shape the development structure. Existing landscape assets, movement opportunities, views, topography and surrounding settlement patterns have all informed the Parameters Plan.

The result is a development framework where landscape, movement and public realm form the primary structure of the site, with development parcels arranged around these elements.

2.4 **Role of the Parameters Plan**

The Parameters Plan forms the foundation of the design strategy for the site.

Its purpose is not to prescribe detailed architecture or house types but instead to establish the key spatial and design principles that will govern future development. The plan provides certainty regarding the overall structure of the proposed development whilst allowing sufficient flexibility for detailed design to be refined at Reserved Matters stage.

The Parameters Plan establishes:

- Areas of development;
- Character zones;
- Strategic landscape infrastructure;
- Open space hierarchy;
- Access arrangements;
- Movement corridors;
- Green corridors;
- Gateway locations;
- Woodland connections; and
- Landscape edge treatments.

Future Reserved Matters applications will be required to demonstrate compliance with this framework.

2.5 **National Design Objectives**

The design framework has been prepared in accordance with recognised principles of good placemaking and seeks to deliver a development that is:

- Contextually responsive;
- Landscape-led;
- Accessible and connected;
- Distinctive and attractive;
- Environmentally responsible;
- Safe and inclusive;
- Adaptable over time; and
- Capable of fostering a strong sense of place.

The development seeks to create a new neighbourhood that integrates successfully within its surroundings whilst establishing its own identity rooted in the character of Blackshaw Moor and the former Anzio Camp site.

2.6 **Reserved Matters Framework**

As all detailed design matters remain reserved, this Statement performs an important role in establishing the principles that will guide future applications.

The document therefore provides the strategic framework for:

- Layout;
- Scale;
- Character;
- Landscape;
- Movement;
- Public realm;
- Housing mix;
- Green infrastructure; and
- Design quality.

This approach ensures that future development can evolve in response to detailed site investigations and technical requirements without compromising the overall vision and objectives established at outline stage.

3.0 SITE DESCRIPTION AND SURROUNDING CONTEXT

3.1 Site Location

The application site comprises the former Anzio Camp located on the A53 at Blackshaw Moor, Leek, Staffordshire ST13 8TL.

The site occupies a prominent position on the northern side of the A53 and lies within a transitional landscape where settlement meets countryside. The location benefits from direct access onto the strategic highway network whilst maintaining close connections with the surrounding rural environment.

The site extends across previously developed land and contains areas of open land, remnants of former development and established vegetation. It occupies a visually prominent position within the local landscape and consequently requires a sensitive and carefully considered design response.

3.2 Historical Context

The site derives its identity from its former use as Anzio Camp, a military facility which formed part of the historic development of the area.

Whilst much of the original infrastructure has now been removed or altered, the site's historic role contributes to its unique sense of place and provides an opportunity to create a development that reflects local history whilst delivering a contemporary residential environment.

The site's previously developed nature also presents an opportunity to regenerate land that has already been subject to human intervention whilst reducing pressure on undeveloped greenfield locations.

3.3 Landscape Context

The landscape setting represents one of the most important influences on the design of the development.

The site sits within an open rural environment characterised by expansive views, strong landscape features, areas of woodland, agricultural land and boundary vegetation. The relationship between the site and the surrounding countryside has therefore informed every stage of the design process.

Particular importance has been given to creating a sensitive transition between built development and the wider landscape. The Parameters Plan establishes significant landscape buffers, green corridors and enhanced boundary planting to ensure that the development integrates positively within its setting.

Development density and character have also been arranged to respond to this landscape context, with more urban forms located closer to the A53 and lower density development positioned adjacent to the countryside edge.

3.4 Existing Landscape Features

The site contains a number of landscape features which contribute positively to local character and provide opportunities for integration within the proposed development.

These include:

- Existing trees and vegetation;
- Established boundary planting;
- Woodland areas to the north-east;
- Existing landscape corridors;
- Open views across the surrounding countryside; and
- Existing movement connections within and around the site.

The retention and enhancement of these features form a key component of the overall design strategy.

3.5 Connectivity and Accessibility

The site benefits from a strategic location adjacent to the A53, providing direct access to the surrounding road network and nearby settlements.

The location also offers opportunities to strengthen pedestrian and cycle connectivity through the creation of new movement corridors and improved access to existing routes. Particular emphasis has been placed on creating connections to the woodland area and integrating movement routes with areas of public open space.

The design approach promotes opportunities for active travel whilst ensuring that the site remains accessible to all users.

3.6 Development Opportunities

A detailed assessment of the site has identified a number of opportunities which have informed the design framework.

These include:

- Regeneration of a former developed site;
- Creation of a distinctive residential neighbourhood;
- Enhancement of biodiversity and landscape character;
- Delivery of affordable housing;
- Provision of new public open space;
- Strengthening pedestrian and cycle connectivity;
- Creation of a local retail and community focus;
- Protection and enhancement of existing landscape features; and
- Establishment of a clear gateway to the development.

The Parameters Plan responds directly to these opportunities and uses them to establish the overall structure of the proposed development.

4.0 SITE APPRAISAL

4.1 Introduction

A comprehensive assessment of the site and its surroundings has informed the evolution of the proposed development and the preparation of the Parameters Plan. The appraisal process has focused on understanding the physical, environmental and contextual characteristics of the site to ensure that future development responds positively to its setting whilst creating a high-quality and sustainable residential environment.

The former Anzio Camp site presents a rare opportunity to regenerate previously developed land within a rural setting. The design approach has therefore sought to balance development objectives with the sensitivities associated with the landscape context, ensuring that the site's natural assets become defining components of the overall development framework.

The resulting Parameters Plan has emerged directly from this appraisal process and reflects a landscape-led and design-led approach to placemaking.

4.2 Opportunities

Regeneration of Previously Developed Land

The site represents a significant opportunity to bring a former developed site back into beneficial use through the creation of a well-designed residential neighbourhood. Redevelopment presents an opportunity to positively transform an underutilised site whilst avoiding unnecessary pressure on undeveloped land elsewhere.

Landscape Enhancement

The existing landscape framework provides an opportunity to create a development that is strongly connected to its surroundings. Existing vegetation, woodland areas and boundary planting can be retained, enhanced and integrated into a comprehensive green infrastructure network.

The development presents an opportunity to strengthen biodiversity and ecological connectivity whilst reinforcing local landscape character.

Woodland Connectivity

The woodland located to the north-east of the site represents an important recreational and ecological asset. The development provides an opportunity to improve accessibility to this area through the creation of integrated pedestrian and cycle routes that encourage active travel and recreation.

The woodland is intended to become a key destination within the wider movement strategy, helping to establish a clear identity for the development.

Sense of Place

The site's unique history and landscape setting create an opportunity to establish a distinctive residential environment with a strong local identity.

Rather than replicating generic suburban development, the proposal seeks to create a place rooted in its location and responding directly to the physical and historical attributes of the site.

Housing Delivery

The site offers an opportunity to provide a range of housing types, sizes and tenures, including affordable housing, to support the creation of a balanced and sustainable community.

The Parameters Plan allows for a varied housing mix whilst ensuring that development character responds appropriately to different areas of the site.

Community Infrastructure

The inclusion of a local convenience retail unit creates an opportunity to establish a focus for community activity and provide day-to-day services for residents and visitors.

This feature is intended to contribute towards the creation of a sustainable neighbourhood whilst reinforcing the site's gateway location.

4.3 Constraints

Landscape Sensitivity

The site occupies a prominent position within the local landscape and is visible from surrounding areas. The design response therefore requires careful consideration of visual impact, landscape integration and edge treatment.

Development must ensure that built form sits comfortably within its wider setting and does not result in harsh or abrupt transitions between settlement and countryside.

Rural Edge Conditions

The eastern, northern and southern boundaries create important interfaces between development and open countryside.

The treatment of these edges is critical in determining how successfully the development integrates into the landscape and therefore forms a fundamental component of the Parameters Plan.

Existing Vegetation and Landscape Features

Whilst existing trees and vegetation provide valuable opportunities, they also require protection and integration.

The design framework has therefore been developed around these assets, ensuring that they become key structural elements within the overall layout.

Movement and Connectivity

The site must provide a clear and legible movement structure that accommodates vehicles, pedestrians and cyclists whilst avoiding unnecessary dominance by highway infrastructure.

Particular emphasis has been placed on ensuring that movement routes support placemaking rather than simply facilitating vehicle circulation.

Transition of Character

Given the size and location of the site, it is important that development does not present a uniform character across the entire scheme.

A key constraint has therefore been the need to establish varying densities and character responses that reflect changing conditions across the site.

4.4 Design Response to Opportunities and Constraints

The Parameters Plan has been prepared to maximise opportunities whilst responding positively to identified constraints.

The overall development structure has been informed by:

- Existing landscape assets and vegetation;
- The site's relationship with the A53;
- Connections to surrounding recreational assets;
- The need for a strong green infrastructure network;
- Creation of an identifiable gateway;
- Delivery of public open space;
- Establishment of varied character areas;
- Provision of sustainable movement corridors; and
- The creation of sensitive landscape edges.

As a result, the landscape framework, open space network and movement hierarchy form the primary organising principles of the proposed development.

5.0 DESIGN EVOLUTION

5.1 Introduction

The proposed development has evolved through an iterative design process informed by site analysis, consultation feedback, national design guidance and an understanding of the opportunities and constraints associated with the site.

Throughout the evolution of the scheme, particular emphasis has been placed upon ensuring that the development responds appropriately to its landscape setting whilst establishing a clear framework capable of guiding future Reserved Matters submissions. The design process has progressed from broad strategic principles to the preparation of a robust Parameters Plan that now establishes the primary framework for development.

5.2 Initial Design Development

The early stages of design focused on understanding the site's physical characteristics, surrounding context and development potential.

A detailed review was undertaken of:

- Landscape character;
- Existing vegetation;
- Access opportunities;
- Views and visual relationships;
- Topography;
- Settlement context;
- Housing requirements; and
- Opportunities for public open space and green infrastructure.

This work established the foundation for the emerging development strategy and confirmed that landscape considerations should become the primary driver of the design process.

5.3 Establishing a Landscape-Led Framework

As design development progressed, it became apparent that the most appropriate approach for the site was one that placed landscape infrastructure at the centre of the development framework. Rather than treating landscaping as a residual element located around development parcels, the design approach sought to utilise green infrastructure as the principal organising structure.

This approach informed:

- The location of public open spaces;
- The arrangement of development parcels;
- The positioning of movement routes;
- The creation of ecological corridors;
- The location of woodland links; and
- The treatment of site boundaries.

The resulting framework creates a development in which landscape and public realm are integral components of the placemaking strategy.

5.4 **Evolution Following Design Review**

The design evolution process included consideration of comments regarding the need for a stronger design framework capable of guiding future Reserved Matters submissions.

This resulted in a comprehensive reassessment of how the outline application could provide greater certainty regarding the future quality of development whilst maintaining necessary flexibility.

A number of key principles emerged from this review:

- The need for clearly defined design parameters;
- The importance of character differentiation across the site;
- The need for a stronger green infrastructure strategy;
- The requirement for a defined movement hierarchy;
- The importance of establishing clear landscape edges;
- The need for integrated public open space; and
- The requirement to demonstrate how future Reserved Matters applications will respond to the site.

These principles have directly informed the revised approach.

5.5 **Preparation of the Parameters Plan**

The Parameters Plan represents the culmination of the design evolution process.

It has been prepared to provide a robust framework capable of guiding the future development of the site whilst allowing detailed design matters to evolve through Reserved Matters applications.

The plan establishes:

- Development character;
- Land use distribution;
- Housing typologies;
- Green infrastructure corridors;
- Open space provision;
- Street hierarchy;
- Access points;
- Woodland connections;
- Landscape buffers; and
- Key movement routes.

This approach ensures that the fundamental structure of the development is secured at outline stage.

5.6 **Transition from Block Plan to Parameters Plan**

The original illustrative block plan has now been replaced by a formal Parameters Plan.

The Parameters Plan moves beyond a simple representation of development parcels and instead establishes a comprehensive framework for placemaking.

Importantly, the plan provides clarity regarding how the development will be structured, how landscape assets will be integrated and how future Reserved Matters applications will be expected to respond to the vision established for the site.

This approach provides certainty whilst maintaining appropriate flexibility for detailed design development.

5.7 **Design Outcome**

The design evolution process has resulted in a development framework that is:

- Landscape-led;
- Contextually responsive;
- Environmentally conscious;
- Connected and accessible;
- Capable of supporting housing delivery;
- Flexible at Reserved Matters stage; and
- Consistent with recognised principles of good placemaking.

The Parameters Plan now provides a clear and robust framework for the future development of the site.

6.0 VISION AND DESIGN OBJECTIVES

6.1 Vision Statement

The vision for the former Anzio Camp site is to create a distinctive and sustainable residential neighbourhood that respects its rural setting, celebrates its landscape context and establishes a strong sense of place through high-quality design.

The development will create a landscape-led community where homes, open spaces, movement routes and natural features are integrated into a cohesive and attractive environment.

The proposal seeks to deliver a place that is connected, inclusive, environmentally responsible and capable of evolving successfully through future Reserved Matters submissions.

6.2 Design Objective 1: Green Infrastructure First

The development will be structured around a comprehensive green infrastructure network which integrates existing and proposed landscape features throughout the site.

This network will:

- Retain important landscape assets;
- Enhance biodiversity;
- Create recreational opportunities;
- Improve visual quality;
- Support sustainable drainage principles; and
- Establish the primary framework for development.

Green infrastructure will be a defining characteristic of the site rather than an ancillary component.

6.3 Design Objective 2: Strong Landscape Edges

The development will provide carefully designed boundary treatments that create positive transitions between built form and countryside.

Landscape edges will:

- Reinforce local character;
- Strengthen biodiversity;
- Improve visual integration;
- Define settlement boundaries; and
- Provide long-term landscape resilience.

This approach ensures that the development sits comfortably within its wider rural setting.

6.4 **Design Objective 3: Distinct Character Areas**

The site will incorporate a series of distinct yet complementary character areas reflecting differing locations, densities and landscape conditions.

Variation in character will be achieved through:

- Development form;
- Plot arrangement;
- Density;
- Landscaping;
- Building typologies; and
- Public realm design.

This approach will create a richer and more legible environment whilst responding to the varying conditions present across the site.

6.5 **Design Objective 4: Connected Movement Network**

The development will deliver an integrated network of streets, pedestrian routes and cycle connections that promote accessibility and active travel.

Movement routes will:

- Connect key destinations;
- Support legibility;
- Encourage walking and cycling;
- Link public spaces;
- Improve access to woodland areas; and
- Create attractive routes through the development.

The movement network will form an integral component of the place-making strategy.

6.6 **Design Objective 5: Legible Street Hierarchy**

A clearly defined hierarchy of routes will be established to ensure that movement throughout the site is intuitive, safe and easy to understand.

The hierarchy will comprise:

- Primary streets;
- Secondary residential streets;
- Tertiary routes;
- Pedestrian connections; and
- Recreational routes.

This structure will help define character and improve the overall quality of the public realm.

6.7 **Design Objective 6: Community Focus and Gateway Identity**

The development will establish a strong gateway character along the A53 through the creation of an active frontage and community focus centred around the proposed convenience retail provision.

This area will function as a key point of arrival and provide a recognisable centre for the neighbourhood.

6.8 **Design Objective 7: Housing Diversity and Inclusion**

A mix of housing types and tenures will be delivered across the site, including affordable housing provision.

This objective seeks to:

- Support different household needs;
- Create a balanced community;
- Promote social inclusion;
- Encourage long-term sustainability; and
- Deliver a diverse residential environment.

Housing delivery will be supported by high-quality public spaces, green infrastructure and strong connections throughout the development.

6.9 **Achieving the Vision**

The submitted Parameters Plan translates these objectives into a physical framework which will guide the future development of the site.

Together, the vision and design objectives provide the foundation for future Reserved Matters submissions and ensure that the site can be developed as a coherent, attractive and sustainable place that responds positively to its landscape setting and local context.

7.0 PARAMETERS PLAN FRAMEWORK

7.1 Introduction

The submitted Parameters Plan now forms the principal design framework for the proposed development and represents the mechanism through which the site's future evolution will be managed.

Unlike the previously submitted illustrative block plan, the Parameters Plan establishes a clear and comprehensive structure for development, providing certainty regarding the disposition of built form, open spaces, green infrastructure, movement routes and character areas whilst retaining an appropriate degree of flexibility for future Reserved Matters submissions.

The Parameters Plan therefore responds directly to the requirement for a robust design framework capable of securing high quality design outcomes throughout the lifetime of the development.

The overarching design approach has been informed by a thorough understanding of the site's context, landscape setting and physical characteristics. Rather than focusing purely on the arrangement of housing parcels, the development framework has been shaped by the relationship between people, landscape, movement and public space.

As a result, the Parameters Plan establishes the fundamental structure of the development and provides a clear vision for how the site will function as a coherent and integrated place.

7.2 Development Structure

At the heart of the Parameters Plan is the creation of a legible and well-connected neighbourhood structured around a series of interconnected residential parcels, public open spaces and green infrastructure corridors.

Development is arranged to create a clear hierarchy of places and spaces, ensuring that homes, public realm and landscape work together to create a cohesive environment.

The arrangement of development reflects the varying conditions that exist across the site. Areas adjacent to the A53 are intended to accommodate a stronger and more formal built form, creating a defined frontage and a recognisable point of arrival.

Moving eastwards, development becomes progressively more influenced by the surrounding landscape, resulting in a softer and less formal character that responds sensitively to the rural edge of the site. This strategy creates a natural transition between settlement and countryside and helps embed the development within its wider landscape setting.

The Parameters Plan also establishes the location of community infrastructure, affordable housing, public open spaces and landscape enhancements, ensuring they are integrated within the overall development structure rather than treated as separate or isolated components.

This integrated approach contributes towards the creation of a balanced and sustainable community whilst reinforcing the placemaking objectives of the scheme.

7.3 Green Infrastructure as a Structuring Element

A fundamental principle underpinning the Parameters Plan is that landscape should shape development rather than simply surround it.

The green infrastructure network is therefore used as one of the primary organising elements within the masterplan. Existing landscape features, retained vegetation, woodland connections and enhanced planting corridors have all informed the arrangement of development parcels and movement routes.

This approach allows green infrastructure to perform multiple functions. In environmental terms, it supports biodiversity enhancement and ecological connectivity. In visual terms, it assists with landscape integration and softens the appearance of development.

In social terms, it creates attractive public spaces and recreational opportunities for residents. Collectively, these functions help establish a development that is both environmentally responsive and attractive to live within.

7.4 Public Realm and Community Focus

The Parameters Plan establishes a hierarchy of public spaces designed to support daily activity, recreation and community interaction. Open spaces are positioned strategically throughout the development to ensure they are easily accessible, highly visible and integrated within the wider movement network.

A key feature of the development framework is the inclusion of a community convenience retail facility positioned close to the principal gateway into the site.

This element is intended to provide day-to-day services for residents whilst creating a focal point that contributes towards place identity. The facility, together with the surrounding public realm, will help establish a recognisable centre for the new community and reinforce a strong sense of arrival from the A53.

7.5 Framework for Reserved Matters

The Parameters Plan provides a clear set of requirements against which future Reserved Matters applications will be assessed.

Future submissions will be expected to demonstrate compliance with the established character areas, landscape strategy, movement framework and open space hierarchy.

This approach provides confidence that the quality of development envisaged through the outline application will be carried forward into detailed design.

The Parameters Plan should therefore be viewed not simply as an indicative diagram but as the strategic framework through which the future development of the site will be guided and managed.

8.0 CHARACTER AREAS AND PLACE IDENTITY

8.1 Introduction

One of the principal objectives of the proposed development is the creation of a distinctive and memorable place that responds positively to its rural setting whilst avoiding the uniformity often associated with large-scale residential development.

The site occupies a varied landscape setting and consequently lends itself to a range of development characters rather than a single homogenous environment.

The Parameters Plan therefore establishes three broad character areas which reflect differing contextual conditions across the site. Together these areas provide variety, legibility and identity whilst maintaining a coherent overall vision.

The character areas also establish a framework through which future Reserved Matters submissions can develop detailed architectural and landscape responses whilst remaining consistent with the overall design objectives of the development.

8.2 Character Area A - A53 Gateway

The western edge of the site forms the principal point of arrival and provides the development's primary interface with the A53. As a result, this area is intended to establish a strong gateway character and create a positive first impression for residents and visitors.

Development within this location is expected to display a more formal and structured character than elsewhere across the site. Streets will be clearly defined, frontages will address key routes and public realm treatments will reinforce the area's role as the principal entrance into the development.

The convenience retail provision and associated community activity will also contribute towards creating a vibrant and active frontage capable of acting as a focal point for the wider neighbourhood.

The design objective is not to create a purely urban environment but rather a confident and attractive gateway that reflects its prominent position and establishes a strong sense of place from the outset.

8.3 Character Area B - Village Green

At the centre of the site lies the primary community character area, focused around the principal open spaces and recreational facilities. This area is intended to form the social heart of the development and provide the strongest concentration of community interaction.

The character of this area is defined by the relationship between housing, streets and public spaces. Residential development will front onto open spaces wherever possible, ensuring that these areas are overlooked and feel safe, attractive and well integrated into everyday life.

Buildings, landscape and movement routes will work together to create a strong sense of enclosure and community identity.

This area is expected to accommodate a broad range of family housing and establish an environment where open spaces become an integral part of the neighbourhood rather than residual land between development parcels. The resulting character will be welcoming, active and strongly focused on community life.

8.4 Character Area C - Woodland Edge

The eastern portion of the site occupies the most sensitive landscape location and shares a close relationship with the surrounding countryside and woodland environment. The design response within this area therefore differs significantly from the more structured character proposed along the A53 frontage.

The defining characteristic of this area is the integration of built form with landscape. Development is expected to be lower in density, with greater separation between buildings, enhanced planting and stronger visual connections to surrounding green infrastructure. Streets and spaces will have a softer and more informal character, reflecting the site's transition into the wider landscape.

This area plays a critical role in ensuring that the development sits comfortably within its setting and creates an appropriate interface between urban form and countryside. Future Reserved Matters submissions will be expected to demonstrate how detailed design reinforces this landscape-led character and strengthens the relationship with the woodland area.

8.5 Creating a Cohesive Identity

Whilst each character area possesses its own distinct qualities, all areas will share a common set of design principles that ensure the development functions as a unified neighbourhood. Consistency in design quality, landscape treatment and public realm standards will help create a coherent identity across the site whilst still allowing sufficient variation to avoid monotony.

The character area approach therefore provides a robust framework for achieving both local distinctiveness and overall coherence, ensuring that the development responds appropriately to its context whilst creating a place with a recognisable and enduring identity.

9.0 GREEN INFRASTRUCTURE AND LANDSCAPE STRATEGY

9.1 Introduction

The landscape setting of the former Anzio Camp site is one of its most significant characteristics and has therefore been placed at the centre of the design process. The proposed development adopts a landscape-led approach in which green infrastructure informs the overall structure of the scheme rather than simply providing visual mitigation around its edges.

The objective is to create a neighbourhood where landscape and development are fully integrated, allowing the natural qualities of the site to influence the arrangement of buildings, routes and public spaces. This approach recognises the importance of the site's countryside setting and seeks to ensure that future development enhances rather than diminishes local landscape character.

9.2 Landscape as the Primary Design Driver

From the outset, the design process has been guided by an understanding of the site's existing environmental assets and landscape relationships. Existing vegetation, woodland areas, boundary treatments and views have all influenced the creation of the Parameters Plan and informed the location of development parcels, movement routes and public open spaces.

Rather than concentrating planting within isolated areas, green infrastructure is distributed throughout the development and woven into its overall structure. As a result, residents will experience landscape as an integral component of daily life, with opportunities for recreation, biodiversity and visual amenity embedded throughout the site.

9.3 Existing Landscape Assets

The site benefits from a range of landscape features which contribute positively to local character and provide a strong foundation for future enhancement. Existing trees, vegetation and boundary planting create an established landscape framework that helps define the site's identity and relationship with the surrounding countryside.

Wherever possible, these features will be retained and incorporated into the development framework. Retention of existing landscape assets helps reinforce local character, supports ecological value and contributes towards the creation of an environment that feels rooted in its setting rather than imposed upon it.

9.4 Strengthening the Site Boundaries

Particular attention has been given to the treatment of the site's outer edges. Owing to its rural location, the interface between development and surrounding countryside is a critical component of the overall design strategy.

Enhanced planting, ecological corridors and reinforced landscape buffers are proposed to create a gradual and positive transition between built form and open landscape. These measures will help soften the visual impact of development, strengthen ecological connectivity and ensure that the settlement edge appears natural and well integrated within its surroundings.

9.5 **Biodiversity and Ecological Enhancement**

The development provides an opportunity to secure significant ecological improvements through the creation of new habitats and the enhancement of existing landscape features. Biodiversity considerations have informed the Parameters Plan from an early stage and are intended to influence future Reserved Matters submissions.

The green infrastructure network will provide opportunities for habitat creation, species movement and ecological connectivity across the site.

This framework supports wider biodiversity objectives whilst simultaneously contributing towards the visual quality and environmental resilience of the development.

9.6 **Woodland Integration**

The woodland area located to the north-east of the site is one of the most distinctive features within the surrounding landscape and represents a considerable recreational and ecological resource.

The Parameters Plan seeks to integrate this woodland more effectively into everyday life within the development through the creation of dedicated pedestrian and cycle connections and a clear sequence of green spaces leading towards the woodland edge.

This approach allows the woodland to become an important destination within the development whilst maintaining and enhancing its environmental value.

9.7 **Long-Term Landscape Character**

The landscape strategy has been designed not only for the initial phases of development but also for its long-term evolution. As planting matures and ecological habitats become established, the relationship between development and landscape will strengthen, helping the site become increasingly integrated within its surroundings over time.

The result will be a development that sits comfortably within the landscape and whose character becomes progressively defined by its green infrastructure network.

10.0 MOVEMENT AND CONNECTIVITY FRAMEWORK

10.1 Introduction

The movement strategy has been developed to ensure that the site is accessible, legible and easy to navigate whilst promoting sustainable patterns of travel. The framework recognises that successful places are not defined solely by buildings but also by how people move through them and interact with their surroundings.

The proposed development therefore adopts a balanced approach in which vehicles, pedestrians and cyclists are accommodated within a coordinated movement hierarchy that supports placemaking objectives as well as functional access requirements.

10.2 Creating a Clear Movement Hierarchy

A key objective of the movement strategy has been the creation of a clearly defined hierarchy of routes. This hierarchy provides structure and legibility throughout the development and ensures that different streets perform different functions according to their role within the wider network.

The principal access route will provide the primary movement corridor through the development and establish the main organising spine around which residential areas, open spaces and community facilities are arranged. Secondary streets will connect neighbourhood areas to this spine and provide local access to residential development. Smaller tertiary routes and shared spaces will create lower-speed environments focused on residential amenity and placemaking.

This layered approach improves wayfinding, enhances character and ensures that streets become attractive places in their own right rather than simply routes for vehicular movement.

10.3 Prioritising Walking and Cycling

The movement framework places a strong emphasis on active travel and seeks to encourage walking and cycling for both everyday journeys and recreational activities.

A network of pedestrian and cycle routes is integrated throughout the development, connecting homes with open spaces, community facilities and landscape features. These routes are intended to be safe, direct and attractive, encouraging residents to move around the site without reliance on private vehicles.

The integration of active travel routes also contributes towards broader sustainability objectives by reducing car dependency and encouraging healthier lifestyles.

10.4 **Woodland Connections**

One of the most important components of the movement strategy is the creation of clear and attractive connections to the woodland area located to the north-east of the site. Previous opportunities to establish stronger recreational links have not been fully realised, and the Parameters Plan seeks to address this by ensuring the woodland forms an integral component of the overall movement network.

Routes leading to the woodland will be visible, accessible and integrated within the wider green infrastructure framework. The intention is that residents are naturally drawn through the site towards this landscape asset, reinforcing its role as a key destination and helping establish a stronger relationship between development and nature.

10.5 **Public Transport and Wider Connectivity**

The site's location adjacent to the A53 provides opportunities for connections with the wider transport network and existing public transport services. The movement strategy therefore seeks to ensure that residents can access bus services and surrounding destinations conveniently and safely.

Pedestrian routes will be designed to connect effectively with external movement networks, helping integrate the development into the wider area and promoting sustainable travel choices.

10.6 **Legibility, Safety and Natural Surveillance**

The movement framework has been developed alongside the wider layout strategy to ensure that routes, spaces and destinations are easily identifiable and feel safe to use. Streets, public spaces and walking routes will generally be overlooked by active residential frontages, ensuring good levels of natural surveillance and promoting a strong sense of security.

Changes in landscape treatment, street character and development form will assist users in understanding where they are within the site and help establish a clear hierarchy of spaces. This approach strengthens legibility, supports community safety and contributes positively to the overall quality of the development.

By integrating movement, landscape and development within a single framework, the proposal creates a connected and cohesive neighbourhood capable of supporting sustainable travel, healthy lifestyles and long-term community wellbeing.

11.0 PUBLIC REALM AND OPEN SPACE STRATEGY

11.1 Introduction

The provision of high-quality public realm and accessible open space forms a central component of the development strategy. The Parameters Plan has been designed to ensure that green spaces are fully integrated into the overall structure of the development and perform a clear and identifiable function within the emerging neighbourhood.

A key objective of the design process has been to move away from a traditional approach whereby open spaces are left as residual areas around development parcels. Instead, public spaces have been positioned deliberately to contribute towards placemaking, movement, recreation, biodiversity and community interaction. The open space network is therefore considered a fundamental element of the development rather than a secondary design consideration.

The proposed hierarchy of spaces responds directly to the need for a clear framework capable of guiding future Reserved Matters submissions and ensuring that open spaces remain integral to the overall identity of the site.

11.2 Hierarchy of Public Spaces

The Parameters Plan establishes a hierarchy of interconnected open spaces which collectively serve different functions whilst contributing towards a coherent and legible landscape framework.

The largest spaces are intended to provide opportunities for formal recreation, outdoor activity and community use. These are supported by smaller areas of public realm, landscaped greens and informal recreational spaces that create a network of accessible environments throughout the development.

This hierarchy ensures that residents have access to a varied range of recreational opportunities whilst strengthening relationships between residential areas, landscape features and movement routes.

The distribution of open spaces throughout the development also helps break down the scale of development and creates a more balanced pattern of built form and landscape.

11.3 The Central Open Space Network

The principal areas of public open space occupy central and visually prominent locations within the development. Their positioning has been influenced by the objective of creating spaces that are accessible, well-connected and capable of becoming focal points for community life.

These spaces will form important landmarks within the development and assist with wayfinding and orientation. Their central location ensures that they are easily accessible from all parts of the site and encourages regular use by residents of all ages.

The integration of residential development around these spaces will help create active and attractive environments whilst ensuring that open spaces remain well overlooked and naturally integrated into the daily life of the neighbourhood.

11.4 Natural Surveillance and Safety

An important objective of the public realm strategy is the creation of safe and welcoming spaces that encourage activity throughout the day.

The layout framework has therefore been developed to ensure that principal public spaces, pedestrian routes and recreational areas are generally overlooked by active residential frontages. This approach creates opportunities for natural surveillance and contributes towards a greater sense of security for residents and visitors.

Public spaces that are clearly visible, connected to surrounding routes and integrated within the wider development framework are significantly more likely to be used and valued by the community. The design strategy therefore seeks to avoid isolated or hidden spaces and instead promotes locations that are accessible, legible and capable of supporting a wide range of activities.

11.5 Play and Recreation

The open space framework has been designed to accommodate a variety of recreational opportunities for future residents. Formal and informal areas of recreation will be integrated within the wider landscape structure, ensuring that all residents have convenient access to outdoor space.

Play opportunities will be positioned within visible and accessible locations and integrated with other elements of the public realm wherever possible. This approach encourages activity, supports healthy lifestyles and helps create spaces that appeal to a broad range of age groups.

The objective is to create spaces that serve a genuine purpose within the development and contribute positively towards everyday life rather than simply meeting policy requirements.

11.6 Connecting Spaces Through Landscape

The various public spaces across the site are linked through a wider network of green infrastructure and movement routes. This relationship ensures that the open space strategy functions as a connected system rather than a collection of isolated locations.

Landscape corridors, pedestrian routes and woodland links connect individual spaces and create opportunities for residents to move comfortably between different parts of the site. This integrated approach strengthens the relationship between development and landscape and reinforces the overall vision for a connected and walkable community.

11.7 Long-Term Community Value

The public realm strategy has been developed with the long-term success of the development in mind. The objective is to create spaces that remain attractive, functional and valued by residents over time.

By establishing a clear hierarchy of spaces, integrating landscape throughout the development and ensuring strong relationships between homes and public areas, the framework provides a robust basis for the future evolution of the site through Reserved Matters applications.

12.0 HOUSING FRAMEWORK AND COMMUNITY DEVELOPMENT

12.1 Introduction

The proposed development seeks to create a balanced and sustainable residential community through the delivery of a range of housing types, sizes and tenures. The Parameters Plan establishes a framework capable of accommodating a diverse housing offer whilst ensuring that development responds appropriately to local context, landscape character and placemaking objectives.

The intention is not simply to deliver housing numbers but to create a neighbourhood that supports a wide range of households and contributes positively to the long-term sustainability of the local community.

12.2 Housing Diversity

The site is capable of accommodating a variety of dwelling types including detached, semi-detached and terraced properties. This diversity helps create visual variety across the development whilst ensuring that different housing needs can be accommodated.

A mix of housing forms also contributes to the creation of distinct character areas and supports the objective of establishing a varied and attractive residential environment. Different housing typologies will respond to their surroundings and play an important role in defining the identity of individual neighbourhood areas.

Future Reserved Matters applications will refine the detailed mix of housing; however, the Parameters Plan establishes the principle that diversity and choice will form a key component of the development strategy.

12.3 Affordable Housing

Affordable housing forms an important part of the proposed development and contributes towards the creation of a balanced and inclusive community. The design approach seeks to ensure that affordable homes are integrated throughout the development rather than concentrated within isolated areas. This reflects contemporary placemaking principles and supports the creation of mixed and sustainable neighbourhoods.

Affordable housing will be delivered to the same standards of design quality and environmental performance as market housing, ensuring a consistent and cohesive approach across the site.

12.4 Family Housing

The development has been designed with a strong emphasis on family housing and the creation of a neighbourhood capable of supporting long-term residential occupation.

The relationship between housing, public open space and recreational facilities creates an attractive environment for families whilst encouraging interaction between residents and supporting community cohesion. The extensive network of open spaces, walking routes and landscape features further enhances the attractiveness of the development as a place for long-term occupation.

12.5 **Housing and Character Areas**

The housing framework responds directly to the character area strategy established by the Parameters Plan.

Higher density forms of development are anticipated within the A53 Gateway Character Area where a stronger built frontage and more active public realm are appropriate. Medium density family housing forms the predominant character within the central neighbourhood area, whilst lower density development is proposed adjacent to the woodland edge where development must respond sensitively to the surrounding landscape.

This graduated approach enables housing provision to reflect changing contextual conditions across the site whilst reinforcing the distinct identity of each character area.

12.6 **Creating a Sustainable Community**

The housing strategy contributes towards wider objectives relating to social sustainability, community cohesion and placemaking.

The integration of housing with green infrastructure, public spaces, community facilities and sustainable movement routes ensures that residents have access to a high-quality living environment capable of adapting to changing needs over time.

The resulting neighbourhood is intended to support a broad range of residents whilst fostering a strong sense of identity and belonging.

13.0 BUILT FORM, SCALE AND DEVELOPMENT CAPACITY

13.1 Introduction

The Parameters Plan establishes a clear framework for the distribution of built form across the site and demonstrates how development can be accommodated whilst responding positively to both local character and landscape setting.

The approach adopted is based upon the principle that density, scale and development form should vary across the site in response to context rather than being applied uniformly. This ensures that development is capable of respecting landscape sensitivities whilst creating a coherent and attractive residential environment.

13.2 Responding to Context

The site occupies a transitional location between the A53 corridor and the surrounding countryside. As a result, development must respond to a variety of different contextual conditions.

The proposed framework therefore recognises that areas adjacent to the main road corridor can accommodate a stronger and more formal built form, whilst development located closer to sensitive landscape edges should adopt a more restrained and landscape-led character.

This approach reflects the site's unique setting and ensures that development responds appropriately to its surroundings.

13.3 Density Transition Across the Site

One of the defining principles of the Parameters Plan is the graduated transition in density from west to east.

The western portion of the site is intended to accommodate a more urban form of development with stronger enclosure, greater activity and a more formal relationship with the highway corridor. This is considered appropriate given its role as the principal gateway into the development.

Moving towards the centre of the site, development adopts a more balanced suburban character focused around open space and community facilities. Towards the eastern edge, density is reduced in response to the adjacent countryside and woodland setting.

This gradual transition assists in reducing visual impacts, improving landscape integration and creating a more varied and legible environment.

13.4 Relationship Between Buildings and Open Space

A key objective of the development framework is to ensure that buildings and public spaces work together to create attractive and functional places.

Residential frontage is encouraged around principal streets, open spaces and movement routes in order to create active frontages and reinforce natural surveillance. This relationship assists in defining public spaces, creating attractive streetscenes and supporting community safety.

Future Reserved Matters applications will be expected to demonstrate how building layouts reinforce the open space framework established by the Parameters Plan.

13.5 Scale and Massing

At this outline stage, detailed architectural design remains reserved. However, the Parameters Plan establishes a broad framework within which future development will be delivered.

Scale and massing will respond to the character area strategy, with more formal and robust built form anticipated within gateway locations and softer, more landscape-responsive development expected along the countryside edge.

This approach ensures that the visual impact of development is carefully managed whilst supporting the creation of a varied and distinctive environment.

13.6 Capacity and Design Quality

The design framework demonstrates that the site can accommodate development without compromising design quality, landscape integration or placemaking objectives.

By establishing clear parameters relating to character, movement, open space and green infrastructure, the development framework provides confidence that future Reserved Matters applications can evolve within a coherent structure capable of delivering a high-quality residential environment.

14.0 SUSTAINABILITY, CLIMATE RESILIENCE AND ENVIRONMENTAL QUALITY

14.1 Introduction

Sustainability has informed the development framework from the outset and is reflected throughout the Parameters Plan. The proposed development seeks to balance social, environmental and economic objectives whilst creating a place capable of responding to future challenges relating to climate change, environmental quality and long-term resilience.

The overall approach aligns with the principles of sustainable development by promoting efficient use of previously developed land, enhancing environmental assets and encouraging sustainable patterns of movement.

14.2 Sustainable Location

The redevelopment of the former Anzio Camp site provides an opportunity to bring previously developed land back into productive use whilst reducing pressure on undeveloped countryside.

The site's location and proposed mix of land uses support a sustainable pattern of development that integrates housing, community facilities and open space within a single coherent framework.

This approach contributes towards wider sustainability objectives and supports the long-term viability of the development.

14.3 Sustainable Travel

The movement framework promotes walking, cycling and access to public transport through the creation of interconnected routes linking different parts of the site and connecting residents with surrounding destinations.

By prioritising active travel and reducing reliance on private vehicles where possible, the development supports healthier lifestyles whilst contributing towards broader environmental objectives.

The relationship between movement, landscape and public realm is particularly important in encouraging sustainable travel behaviour and creating an attractive and walkable neighbourhood.

14.4 Biodiversity and Environmental Enhancement

Environmental enhancement forms a significant component of the development strategy.

The Parameters Plan has been prepared to ensure that biodiversity considerations are integrated within the overall site framework through landscape enhancements, habitat creation and ecological connectivity.

The proposed green infrastructure network provides opportunities to strengthen local biodiversity whilst improving visual quality and supporting wider ecological objectives.

14.5 **Climate Resilience**

The development framework has been designed to support long-term resilience through the integration of landscape, green infrastructure and sustainable drainage principles.

Tree planting, habitat creation and green corridors will contribute to improved environmental performance whilst enhancing the quality of the public realm. These measures help create a more resilient environment capable of adapting to changing climatic conditions over time.

14.6 **Health and Wellbeing**

The extensive network of green spaces, recreational routes and woodland connections will provide significant benefits for health and wellbeing.

Access to nature, opportunities for recreation and attractive pedestrian environments all contribute towards the creation of a place that supports both physical and mental wellbeing.

The integration of these features throughout the development is intended to encourage active lifestyles and strengthen community interaction.

14.7 **Long-Term Sustainability**

The Parameters Plan has been designed not only to facilitate development in the short term but also to establish a framework capable of adapting successfully over time.

By placing landscape, connectivity and environmental quality at the centre of the design process, the development creates a strong foundation for future growth and long-term community success. The result is a development framework that is sustainable, resilient and capable of delivering lasting benefits for both residents and the wider area.

15.0 RESERVED MATTERS DESIGN FRAMEWORK

15.1 Introduction

The purpose of this Design and Access Statement is not to fix all aspects of the development in detail, but to establish a robust framework within which future Reserved Matters applications will be prepared and assessed.

The Parameters Plan provides the strategic structure for the site and establishes the key principles relating to land use, movement, character, landscape, open space and development form. This approach ensures that appropriate flexibility can be retained for detailed design whilst providing certainty regarding the quality and direction of future development.

The framework responds directly to the requirement for a clear design-led approach at outline stage and demonstrates how future phases of the development will be controlled through an established set of design principles.

15.2 Reserved Matters Requirements

Future Reserved Matters applications will be expected to demonstrate how proposals respond positively to the design framework established by the Parameters Plan and this Design and Access Statement.

Particular regard will be given to:

- Compliance with the approved character area framework.
- Delivery of the green infrastructure strategy.
- Protection and enhancement of landscape assets.
- Implementation of the movement hierarchy.
- Integration of public open spaces.
- Creation of active frontages and natural surveillance.
- Delivery of high-quality public realm.
- Appropriate responses to landscape edges.
- Provision of housing diversity and tenure integration.
- Enhancement of biodiversity and environmental quality.

This framework ensures that future proposals evolve from the principles established through the outline application rather than being considered in isolation.

15.3 Character and Identity

Reserved Matters submissions will be required to demonstrate how development contributes to the overall identity of the site whilst responding appropriately to the relevant character area.

Different architectural approaches may be appropriate across the site, however all proposals should contribute towards the creation of a cohesive neighbourhood with a recognisable sense of place.

Future applications should explain how building design, materials, landscaping and public realm contribute towards local distinctiveness and reinforce the vision established within this Statement.

15.4 Movement and Connectivity

Future submissions must demonstrate how development integrates with the approved movement framework and contributes towards a connected and legible neighbourhood.

Layouts should reinforce the established hierarchy of streets and spaces while ensuring that pedestrian and cycle connectivity remains a fundamental component of the design process.

Particular attention should be given to connections between residential areas, public open spaces, community facilities and woodland routes.

15.5 Landscape and Public Realm

The landscape strategy established through the Parameters Plan will continue to act as the primary organising framework for future design work.

Reserved Matters proposals should demonstrate how buildings, streets and public spaces relate positively to landscape features and contribute to the wider green infrastructure network.

The quality of landscaping and public realm will be a significant consideration in ensuring that the vision for a landscape-led development is successfully delivered.

15.6 Design Quality

Future development should seek to achieve high standards of design quality and placemaking.

Reserved Matters applications should demonstrate a clear understanding of the site's context and provide a positive contribution to landscape character, environmental quality and community wellbeing.

The focus should remain on creating attractive, safe, inclusive and sustainable places that support long-term residential occupation and community cohesion.

16.0 RESPONSE TO DESIGN OFFICER COMMENTS

16.1 Introduction

This revised Design and Access Statement and accompanying Parameters Plan have been prepared specifically to respond to the matters raised within the Design Officer consultation response.

The original concerns largely related to the absence of a robust design framework at outline stage and the lack of information necessary to demonstrate how future Reserved Matters applications would achieve a high-quality design response.

The Parameters Plan and revised Design and Access Statement address these concerns by establishing a comprehensive framework for the future development of the site.

Summary Response Table

Design Officer Concern	Response within Revised Submission
Lack of design parameters	A formal Parameters Plan has replaced the illustrative block plan and establishes the development framework.
Design and Access Statement did not provide sufficient design justification	A fully revised Design and Access Statement has been prepared setting out the design evolution, vision, framework and design rationale.
No green infrastructure strategy	A comprehensive Green Infrastructure and Landscape Strategy has been incorporated within the Parameters Plan and Sections 7 and 9 of this Statement.
No route hierarchy	A clear movement hierarchy is established through Section 10 and the Parameters Plan.
Lack of character areas	Three distinct character areas have been identified and explained within Section 8.
Concerns regarding relationship with landscape setting	The development adopts a landscape-led approach with enhanced boundary treatments, woodland integration and a graduated density strategy.
Lack of public open space hierarchy	Section 11 establishes a hierarchy of public spaces and explains their function within the development.

Poor integration of woodland walk	Woodland access and connectivity now form a core component of the movement and landscape framework.
Lack of housing mix information	Section 12 establishes the housing framework and confirms delivery of a range of housing types and tenures.
Concerns regarding density and capacity	Section 13 explains the density transition strategy and demonstrates how development responds to different site conditions.
Lack of certainty regarding future Reserved Matters submissions	Section 15 establishes a comprehensive Reserved Matters design framework.
Lack of evidence that development can respond positively to context	Sections 3, 4, 5 and 6 explain the site context, opportunities, constraints, design evolution and design objectives.

16.2 Overall Response

The revised submission demonstrates that the site can accommodate development within a robust design framework that has been specifically informed by landscape character, movement, placemaking objectives and good design principles.

The Parameters Plan provides certainty regarding the key elements of the development whilst retaining flexibility for detailed design at Reserved Matters stage. When considered collectively, the revised documentation addresses the principal matters identified within the Design Officer response and establishes a clear framework for the creation of a high-quality development.

17.0 CONCLUSION

- 17.1 This Design and Access Statement has been prepared to support the outline planning application for the redevelopment of the former Anzio Camp site at Blackshaw Moor, Leek.

The document explains the design evolution of the proposal and establishes a comprehensive framework for the future development of the site through the accompanying Parameters Plan.

- 17.2 The design process has been informed by a detailed understanding of the site's context, landscape setting, environmental characteristics and opportunities for placemaking.

A landscape-led approach has shaped the development framework and ensured that green infrastructure, public open space and movement networks form the primary structure of the proposed neighbourhood.

- 17.3 The Parameters Plan establishes a clear development framework which includes:

- Distinctive character areas.
- A hierarchy of streets and spaces.
- Strategic green infrastructure.
- Public open spaces.
- Woodland connections.
- Community facilities.
- Housing diversity.
- Enhanced landscape boundaries.

Together these elements provide a robust basis for future Reserved Matters applications.

- 17.4 The development seeks to create a sustainable and attractive residential environment that responds positively to its surroundings whilst providing a strong sense of identity and place.

The proposed framework ensures that development will integrate successfully with the surrounding landscape, support biodiversity enhancement, encourage active travel and provide a high-quality environment for future residents.

- 17.5 The revised Design and Access Statement and Parameters Plan directly address the matters raised during consultation and provide the certainty required to demonstrate how a high-quality development can be delivered on the site.

The proposal establishes a clear vision, design framework and placemaking strategy which accords with the principles of the National Planning Policy Framework, the National Design Guide and planning practice guidance relating to outline applications and Reserved Matters submissions.

Accordingly, it is considered that the proposed development provides a robust and appropriate framework for the future redevelopment of the site and demonstrates how a well-designed and sustainable neighbourhood can be successfully delivered at Former Anzio Camp, Blackshaw Moor, Leek.

SCHEDULE OF DESIGN OFFICER CONCERNS AND WHERE ADDRESSED IN THE DAS

This should be included as an appendix after the conclusion.

Design Officer Requirement	DAS Section
Updated Design and Access Statement	Entire document
Design evolution of proposal	Section 5
Clear design framework	Sections 2, 7 and 15
Parameters Plan justification	Sections 5 and 7
Green Infrastructure Strategy	Section 9
Retention of landscape features	Sections 3.4 and 9
Landscape edge treatment	Sections 6.3 and 9.4
Biodiversity enhancement	Sections 9.5 and 14.4
Hierarchy of routes	Section 10
Pedestrian and cycle strategy	Section 10
Woodland walk integration	Sections 9.6 and 10.4
Character assessment	Sections 3.3, 3.4 and 8
Character Areas Plan	Section 8
Local identity and sense of place	Sections 6 and 8
Transition of density west to east	Sections 8.5 and 13.3
Built form framework	Section 13
Public space hierarchy	Section 11
Passive surveillance	Sections 11.4 and 13.4
Housing mix information	Section 12
Affordable housing integration	Section 12.3
Community focus and retail hub	Sections 7.4 and 6.7

Strong frontage to A53	Sections 8.2 and 13
Relationship with landscape setting	Sections 3, 6, 9 and 13
Sustainable movement	Sections 10 and 14
Climate resilience	Section 14
Reserved Matters framework	Section 15
Certainty over future development quality	Sections 7, 15 and 16
Compliance with National Design Guide principles	Sections 6 through 15
Response to consultation comments	Section 16