

LAND NORTH OF ELDRIDGE CLOSE, STICKLING GREEN, CLAVERING

Design & Access Statement

Outline planning application with all matters reserved except access for up to 28 dwellings (Class C3) including, public open space, sustainable drainage systems, landscaping and all associated infrastructure and development.

Ref: 18/17/25
Rev:
Date: September 2023



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1.0 INTRODUCTION

1.0 INTRODUCTION

This Design & Access Statement has been prepared to accompany an Outline Planning application by Richstone Procurement Ltd for an outline application for up to 28 dwellings (Class C3), public open space, sustainable drainage systems, landscaping and associated infrastructure and development on land to the north of Eldridge Close, Stickling Green, Clavering.

Consent is sought for details of Access at this stage, while final details of layout, scale, appearance and landscaping are reserved for approval at a later stage.

This Outline planning application follows on from the Appeal Decision (APP/C1570/W/21/3267624) relating to the refusal for 9 large residential dwellings (UTT/20/1628/OP), the subsequent Pre Application Advice from Uttlesford District Council's Planning department (UTT/21/3179/PA) for a scheme of up to 35 residential dwellings, and the most recent planning application for 32 dwellings (UTT/22/1578/OP).

The general thrust of the Planning officers report concluded with the Planning Inspectors previous conclusion that the principle of development of the site is deemed acceptable, but 9 units did not make efficient use of the land.

The application for 32 dwellings was met positively by the Local Planning Authority and received a recommendation for approval, however the planning Committee Members decided against the Planning Officers recommendation. The Planning Committee realise that titled balance weighs in favour of the principle of development, but despite having support from ECC Highways, Place Services and the Councils Urban Design Officer, they had reservations about access, tree protection and views into the site from the PRoW network.

This new application addresses the concerns and delivers a development proposal that makes efficient use of the land and creates a logical extension to the Eldridge Close development with a transitional design from urban to rural.

The purpose of this document is to set out the proactive design process and explain how the proposed development makes appropriate use of the opportunities presented whilst at the same time addressing the physical and policy constraints which apply.

Whilst the proposal is in outline only it is important stress that the illustrative layouts have been drawn up

to demonstrate key elements and to provide the necessary assurance that the design principles which are outlined here are incorporated in the final scheme.

ARCADY ARCHITECTS

- 18/17/20 Site Location Plan
- 18/17/21 Existing Site Plan
- 18/17/22 Proposed Site Plan
- 18/17/23 Illustrative Street Scene
- 18/17/24 Accommodation Schedule
- 18/17/25 Design & Access Statement

SPECIALIST CONSULTANTS

- Planning Statement, ref; AM-P 18034 by AM Planning
- Flood Risk Assessment, ref; 2005-452
- Transport Statement
- Environmental Noise Assessment, ref; 2019578
- Tree Survey Report, dated April 2020,
- Landscape & Visual Impact Assessment
- Preliminary Ecological Appraisal

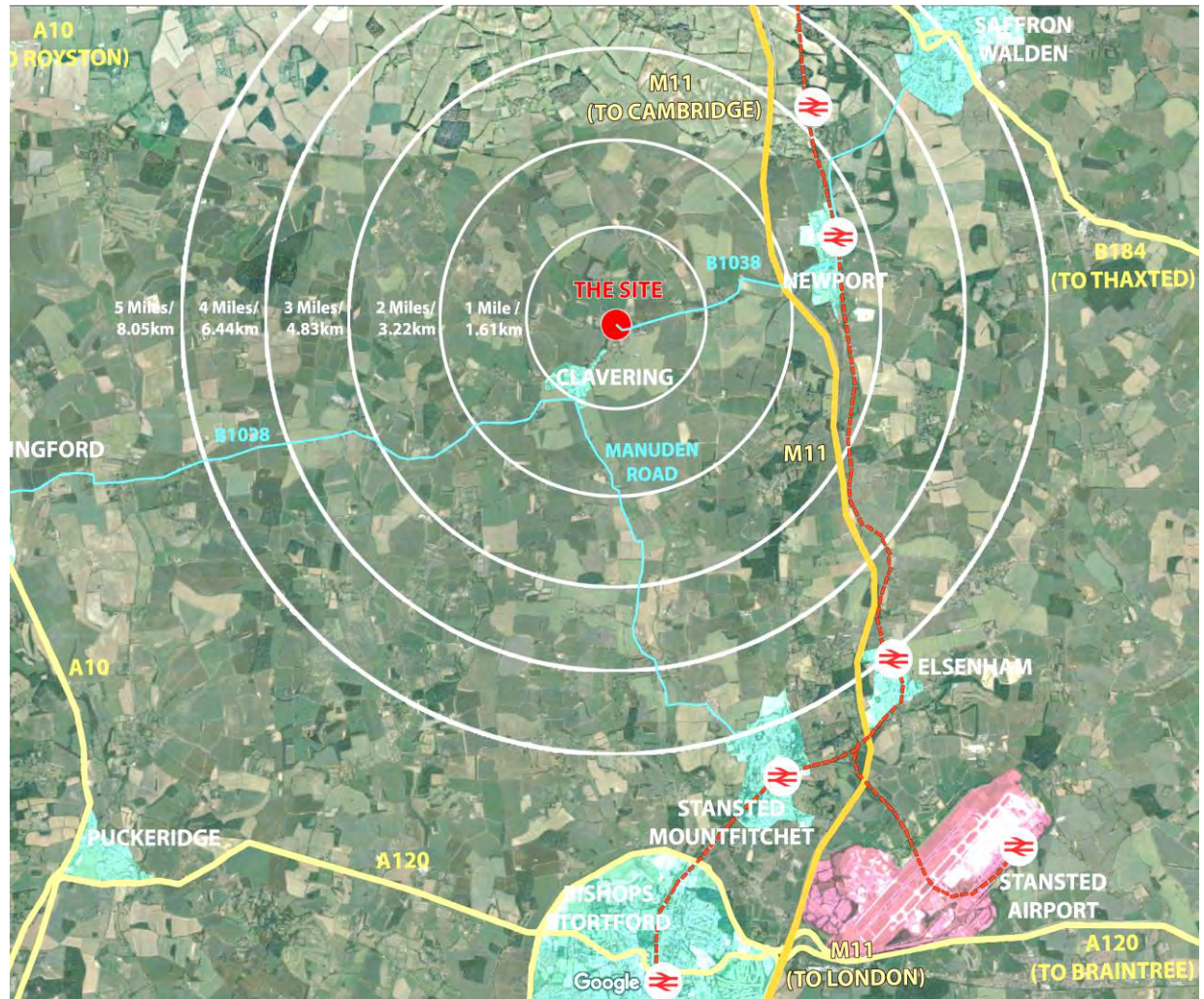
2.0 LOCATION & DESCRIPTION OF THE SITE

2.0 LOCATION & DESCRIPTION OF THE SITE

2.2 Connectivity

The closest railway station is located at Newport, 1.5m from the site with other stations further afield at Audley End, Elsenham and Stansted Mountfitchet. Clavering is located 5.5 miles from Stansted Airport.

The Highway infrastructure from the site gives easy access to the B1038, M11 and A10 which links the site so the surrounding towns and villages.



2.0 LOCATION & DESCRIPTION OF THE SITE

2.3 Description Of The Site

The site sits to the north of Eldridge Close and immediately to the north and west of the current defined village settlement boundary.

To the southeast of the site, the Britannica Works are in current occupation. The forecourt is unattractive with a variety of commercial vehicles and parking. The buildings are relatively modest in height at two storeys high.

To the north of the Britannica Works lie the houses at Timberscombe, Saffrons and other detached houses sitting in large plots. To the south of the site is the recently built Eldridge Close that provides vehicular access to the southern boundary of the application site. The dwellings lining Eldridge Close follow a linear pattern with a mix of 2 and 2.5 storey buildings.

Eldridge Close provides vehicular and pedestrian access into the site. The Highway has been built to Essex County Council Highways adoptable standards, measuring 5.5m across with a footpath to each side. The road is currently in the process of being adopted. Currently the application has full rights of way to gain access into the site from Stickling Green Road.

To the north of the site is the large residential amenity space of Elearon. A Public Right of Way (PROW 10-19) runs through the site from the eastern boundary to the northwestern corner of the site.

Mature trees line the Eastern boundary and provide robust screening of the site. A group of trees close to the PROW have a Tree Preservation Order (TPO) and should be protected.

To the immediate west of the site are open fields outside the village settlement and to the north of the site are more fields.

The site itself extends to 1.347 hectares and is currently used for Grade 2 agricultural purpose. The field is rectangular in shape and has a cross fall from north to south where there is a ditch capturing any surface water.

Stickling Green is characterised by a traditional architecture typical of a Essex village. The grain of development follows a linear pattern either side of the main through road, Clattenbury Lane.

2.0 LOCATION & DESCRIPTION OF THE SITE

2.4 Site Photograph Key Plan



Diagram 3: Photograph Key Plan

2.0 LOCATION & DESCRIPTION OF THE SITE

2.5 Site & Context Photographs



P1: View east from the Eldridge Close site entrance



P2: View west from the Eldridge Close entrance



P3: View north into the Eldridge Close development



P4: Internal view of the Eldridge close built form that includes 2 storey dwelling houses and 2.5 storey flats



P5: View into the site from the existing site access



P6: View east from the access point showing the existing ditch

Site photographs – for location of shots please refer to Aerial Site Photograph section 2.4

2.0 LOCATION & DESCRIPTION OF THE SITE

2.5 Site & Context Photographs



P7: View west from the site access showing the existing ditch/watercourse within the site curtilage.



P8: View south from the PRoW of Clatterbury Lane



P9: View of the PRoW from Clatterbury Lane



P10: View of the site from the eastern boundary showing the PROW leading to the northern boundary



P11: View showing the mature tree screening along the entire western boundary. The built form of Eldridge Close can be seen in the distance.



P12: View aimed towards north showing the mature screening of both the northern and eastern boundaries

Site photographs – for location of shots please refer to Aerial Site Photograph section 2.4

3.0 PLANNING HISTORY & PRE APPLICATION ADVICE

3.0 PLANNING HISTORY & PRE APPLICATION ADVICE

3.1 Planning History

UTT/20/1628/OP - Outline planning application with all matters reserved except access for up to 9 dwellings (Class C3) including, public open space, sustainable drainage systems, landscaping and all associated infrastructure and development. at Land To The North Of Eldridge Close Clavering Essex – REFUSED

APP/C1570/W/21/3267624 – Appeal of the above application for 9 dwellings – APPEAL DISMISSED

Key Considerations of the Appeal Dismissal (APP/C1570/W/21/3267624)

The Planning Inspector's decision letter focuses upon the effect of the proposal on the character and appearance of the area, and whether the proposal would represent sustainable development.

The starting point and context for any future planning proposal and application is set by the conclusions of The Appeal Inspector that the submitted planning application, ref. UTT/20/1628/OP, did not represent sustainable development because it represented inefficient use of land. As such it would make the achievement of an appropriate supply of housing in the district much harder to achieve (para 21).

The Inspector found that *“the harm to the social objective of achieving a sufficient number and range of homes would be substantial as would harm to the environment objectives given the inefficient use of land which would result in greater harm to the countryside overall”*.

Thus the proposal did not achieve the social objective of the NPPF. The corollary of this finding is that a scheme which addresses this issue and can be judged to be at a sustainable density would, with all other matters being acceptable and achievable, meet the social objective. It is important to note that in para 19 the Inspector appears to accept that the proposal would however bring social and economic benefits commensurate with this small number of houses, but in para 9 he states that *“although being only for nine houses, these benefits would be limited”*.

With regard to the other two overarching objectives of the NPPF, i.e. environmental and economic, the Inspector makes little comment on the economic benefits other than in relation to the support for local shops and services and the investment to build the houses. With regard to the environmental objective, the Inspector examines in paras 10 & 11 travel-related

matters. He accepts that trips to access higher order settlements, jobs, transport links and a full range of services are likely to require significant journeys on country roads. However, he goes on to say that journeys to local facilities and services would be relatively short and that provision can be made to encourage the use of more sustainable vehicles, walking and cycling.

Despite the fact that this is not a highly accessible location for new housing, given the range of services available locally and the benefits to these services that would accrue, the likelihood of a high reliance on private vehicles is not a matter that would weigh against the proposals in this case.

The Inspector also accepts in para 11 that the application is in outline and the houses could be designed to high environmental standards. The retention of the footpath through the field would offer benefits with regards to permeability and offer improved walking routes in accordance with paragraph 100 NPPF.

3.0 PLANNING HISTORY & PRE APPLICATION ADVICE

3.1 Planning History... Continued

The Inspector also accepts the environmental benefits of retaining the existing boundary trees and that there is clear potential for sustainable drainage provision and ecological enhancements: *“these matters gain support from the environmental objectives, particularly paragraph 174 (b&d) with regard to maintaining trees and woodland; and minimising impacts on and providing net gains from biodiversity. The houses could also offer high living standards for future residents”*. These matters gain support from the social and environmental objectives.

Consequently, any subsequent proposal needs to take on board and enhance the benefits identified by the Inspector, which in the appeal scheme were insufficient to outweigh the harm that would result from the low density. By increasing the density to an appropriate sustainable level should tip the overall balance in favour of development and against the loss of open countryside and harm to the character and appearance of the area (para 19).



3.0 PLANNING HISTORY & PRE APPLICATION ADVICE

3.1 Planning History... Continued

PRE APP ADVICE - UTT/21/3179/PA

Following the Appeal decision new sketch proposals for up to 35 residential dwellings were prepared. Pre-Application Advice was sought with a view of achieving a sensitive design solution that fits the context of the area and overcomes any issues raised from the previous application and appeal inspector.

The Pre-Application meeting focused upon the principle of development in relation to the Appeal Inspectors conclusion. In light of this the discussion also included areas of design such as layout access, typology and amenity.

The bullet points below summarise the feedback from the council:-

Planning Ref: UTT/21/3179/PA

- The planning department recognise the inspector conclusion that the previously proposed 9 units would not make efficient use of the site
- Overall, the development of this land would support the vitality of this and other settlements
- The scheme should protect or enhance the character of the countryside
- Housing Land Supply - The Council is currently unable to demonstrate a five-year housing land supply, as required by the NPPF. The development of this site would contribute to a moderate amount of economic benefit
- In terms of design the scale, form, layout and appearance should meet the criteria to adopted supplementary Design Guidance and supplementary Planning Documents
- Consider the use of green walls, green roofs and green infrastructure to enhance the landscape and biodiversity value of the development
- Be inspired by the 'Building for a Healthy Life' document
- The quantum of development should be explored. A balance between inefficient use of the land and harm to the setting should be justified
- The development should not encroach on the PRoW
- 40% of units should be provided as Affordable Housing
- Permeation between buildings should be provided
- The central green could be expanded to create a usable area
- The apartment block to the south reflects the existing block of flats along Eldridge Close. This area could take a 'farmstead' typology

In conclusion, given the council's need for housing the proposal is likely to outweigh the harm to the character of the countryside setting. Although the overall quantum needs to be reviewed as the design progresses. Detached units are key to providing permeation through the development.

An edge of settlement typology should be explored, and the use of traditional materials associated with a rural built form should be explored such as timber weatherboarding. However alternative design features such as green roofs or green walls should be incorporated. A modern take on traditional built form could be explored to successfully incorporate the latest design solutions into the scheme

The scheme now submitted has taken account of the pre-application advice and has evolved through further detailed considerations regarding existing trees, landscaping and visual impact.

3.0 PLANNING HISTORY & PRE APPLICATION ADVICE

3.1 Planning History... Continued

UTT/22/1578/OP - Outline planning application with all matters reserved except access for up to 32 dwellings (Class C3) including, public open space, sustainable drainage systems, landscaping and all associated infrastructure and development – PLANNING OFFICER SUPPORT, REFUSED AT PLANNING COMMITTEE

This proposed development had the support of the Local Planning Authority, ECC Highways and Place Services. However, while the Planning Committee broadly accepted that the development principle is suitable in line with the Planning Inspectors previous conclusion and despite ECC Highways supporting the scheme some committee members questioned if Eldridge Close is adopted by ECC Highways. The highway, which provides access to the site, currently awaits adoption having been applied for by the current landowner. Regardless of this, access can still be made into the application site as the applicant has full rights of way over the land to which a private road can be connected.

The committee had a reservation relating to the trees on the eastern and western boundary being protected

in the long term. It was agreed with the LPA that a suitably worded condition would be applied to ensure the onsite trees stay within the open realm to be maintained in perpetuity.

A final concern related to the views from the PRoW running through the site, specifically from the north when entering the site which with the previous site layout had a rear garden backing on to the countryside views. It was noted that the site plan was purely illustrative and would be subject to consultation at Reserved Matters Stage.

The concerns raised during the Committee have formed the starting point for this fresh application for 28 units. The overarching concept remains the same however reducing the proposed numbers from 32 to 28 allows a looser fit with additional spaces and permeation between the buildings. The space surrounding the PRoW has been expanded and a generous amount of soft landscaping has been included which was previously proposed as hardstanding.

4.0 SITE ANALYSIS

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4.1 Existing Site Plan

KEY

- Land Contour Lines
- Existing Cluster of Trees
- Root Protection Area



Diagram 5: Existing Site Plan (Ref: 18/17/05)

4.0 SITE ANALYSIS

4.2 Constraints & Opportunities

CONSTRAINTS

For the site, maintenance of existing boundary landscaping is a key constraint identified by the Landscape Visual Impact Assessment.

Within the site, the need to assess the physical screening of the site from the north, east and west imposed by existing trees is particularly important when demonstrating that the development does not harm the wider countryside. This exercise has been undertaken via an updated arboricultural assessment which has informed potential layout options from the outset.

The final scheme design must also acknowledge the Tree Preservation Order (TPO) which lies alongside the eastern boundary at the point where the PROW enters the site. As with all of the trees it is vital that the roots are protected to ensure the maturity of the landscape buffer and the ecological value of the site.

Adjoining private amenity space must be recognised and protected from views with the inclusion of new planting. 'Back to Boundary' and 'Back to Back'

residential distances as recommended in the Essex Design Guide 2018 should be adhered to.

The existing ditch along the entire southern boundary must be retained to ensure that any excess surface water can be dealt with on site without detrimental effect on the surrounding areas.

OPPORTUNITIES

The proposal affords the opportunity to realise the potential of the site that lies immediately adjacent the defined settlement boundary of Stickling Green.

To achieve this, it is necessary to provide a continuation of the existing built form along Eldridge Close with active street frontage facing west over new areas of Public Open Space (POS), this would allow for the retention of the mature landscaped boundaries. Ecological mitigation / biodiversity enhancement can be achieved within this area and there is an opportunity to create a new woodland area.

A simple but logical new road layout from south to north allows the opportunity to provide a small number of residential dwellings in a linear row to match the pattern of the surrounding built form.

Key to the success of the site is to link the new residents to the existing public footpath and the PROW network that gives access to the nearby public transport services.

Residential development of this site would provide much needed housing for Uttlesford District Council

The opportunity exists to create a bespoke development with a unique identity that harmonises with the built form of Eldridge Close and the countryside.

4.0 SITE ANALYSIS

4.3 Constraints Plan



Diagram 6: Constraints Plan

1. Public Footpath
2. Residential dwellings along Eldridge Close
3. Defined Settlement Boundary
4. Exposed private amenity that requires protection
5. Existing site entrance from Eldridge Close, a 5.5m wide carriageway with footpaths to each side
6. Surface water ditch
7. Views restricted by mature boundary screening
8. Public Right of Way (PROW)
9. Tree Preservation Order (TPO)
10. Bus Stops

5.0 DESIGN PRINCIPLES - HOUSING

5.0 DESIGN PRINCIPLES - HOUSING

5.1 Design Concept

The overarching principles for the masterplan design have evolved in response to the findings of the site and context analysis summarised in the previous sections. These centre upon:

- Providing a development of up to 28 residential units at a density that compliments the edge of settlement boundary whilst making efficient use of the site
- High quality distinctive development that is appropriate for the edge of settlement setting
- Provision of much needed residential dwelling houses to help meet Uttlesford District Council's 5-year housing supply
- Respond to the arboricultural and landscape constraints in terms of layout, form and height; retaining and enhancing planting to boundaries
- Provide appropriate ecological mitigation / enhancement where possible to include new areas of landscape open space
- Incorporate an attractive on-site sustainable drainage system integrated into the development
- Create pedestrian connections and links within the site and to the surrounding network beyond
- Adoption of a modern typology that is inspired by a traditional built form and materials pallet
- Respond to the appropriate design guides such as the 'Building for a Healthy Life' document

The concept has been developed through several sketch stages to refine the approach and to establish appropriate parameters for the development which can be carried though into plans for approval based on land use, building height and landscaping.

5.0 DESIGN PRINCIPLES - HOUSING

5.2 Land Use & Quantum

Planning permission for the site is sought for the Use Class C3 (Residential Dwellings).

The illustrative masterplan has evolved in response to the findings of the site and context analysis summarised in the previous sections.

Over the site area of 1.347 hectares a development of 28 units represents a density of 21 dwellings per hectare (DPH). Of the 28 units, 40% will be made available for affordable housing. Within the 40%, three units (25%) will be allocated as 'First Homes'.

The precise size and mix of the individual units can exhibit some flexibility but in terms of overall quantum this equates to some 2602sq.m of accommodation. An indicative schedule of accommodation (right) shows how this might be delivered.

The new dwellings are designed to support a family in the long term and as such each dwelling is adequacy sized to accordance with the Department for Communities and Local Governments 2015 document, Technical housing standards – nationally described space standard.

OPEN MARKET SCHEDULE

Type	Number of beds	Number of units
Bungalow	2	2
House	2	4
	3	4
	4	6
TOTAL		16

AFFORDABLE HOUSING

(Rent, Shared Ownership and First Homes)

Type	Number of beds	Number of units
Apartment	1	3
	2	2
House	2	3
	3	4
TOTAL		12

5.0 DESIGN PRINCIPLES - HOUSING

5.3 Layout & Scale

The Illustrative Site Layout (right) must have regard to the existing character of the site. It must also allow tree retention where possible and incorporate generous areas of open space. This provides amenity space and soft landscaped breaks within the street scene.

The principle adopted against this background is to follow a simple yet logical layout that responds to the pattern of development that characterises the village and provides a continuation of Eldridge Close.

Within this layout, units are located to provide active street frontages with the majority of units facing out to open space. Well-articulated vistas should be available from key positions throughout the development. Areas of native planting should be incorporated in between the areas of hard landscaping.

Development will ensure a minimum of 25m back to back distance between properties and 15m back to residential boundary distance, with the majority of dwellings substantially exceeding these requirements. Private amenity space will exceed the minimum requirements of the Essex Design Guide.



Diagram 8: Illustrative Site Plan 18/17/22

5.0 DESIGN PRINCIPLES - HOUSING

5.4 Layout – Community Space

- 0.22 Hectares of Areas of new public open space, or 16% over a developable site area of 1.347 Hectares
- Areas of wildflower
- Areas of biodiversity enhancement
- Suds features such as swales in the form of a grassed depression, a pond and a water garden
- Tree and hedge screening to site boundaries



Diagram 9: Communal Open Space Plan

5.0 DESIGN PRINCIPLES - HOUSING

5.5 Layout – Permeation

- The central corridor maintains a sense of openness throughout the development
- The layout provides permeable views between the buildings. This ensures tree lined site boundaries are always visible



Diagram 10: Permeation Plan

5.0 DESIGN PRINCIPLES - HOUSING

5.6 Layout – Rural Farmstead Setting

- Small clusters of buildings set in a farmstead formation
- A mixture of barn and stable style properties
- Yard areas to include casual parking spaces and pockets of soft landscaping



Diagram 11: Farmstead Plan

5.0 DESIGN PRINCIPLES - HOUSING

5.7 Illustrative Streetscape

In recognition of the previously described intent an Illustrative Streetscape has been drawn which is particular to the scheme. This demonstrates how an attractive typology can be achieved that collaborates a simple built form with a materials palette that is holistic to the edge of settlement character.



Diagram 12: Illustrative street scape

5.0 DESIGN PROGRESSION

5.8 Architectural Mood Board

The intention is to create a development scheme of its time with its own sense of place and identity. The base design builds upon the guidance from the 'Building for a Healthy Life' document and the vision of Uttlesford District Councils draft, 'District Wide Design Code'.

To achieve this a contemporary scheme has been proposed that transitions from the traditional design style of Eldridge Close to a modern take on a rural characteristic. The examples shown on this page reflect a modern vernacular on simple yet elegant traditional forms.

Key to this fresh design approach is to have a simple yet balanced façade utilising a traditional design palette that is symbolic of the sites surrounding countryside. In this instance the use of high-quality bricks and weather boarding.



Various images taken from Google search (Google.com)

5.0 DESIGN PRINCIPLES - HOUSING

5.9 Access & Parking

Access into the site is taken directly from Eldridge Close utilising the existing road that currently abuts the southern site boundary. The continuation of the road will provide access to the new residential development.

Eldridge Close is a 5.5m wide road with footpaths either side and is constructed to ECC Highways standards. The proposed new road will also be built to the correct standards and will logically connect onto the Eldridge Close highway.

Pedestrian access will be provided through the development with a new footpath that links the residents to the existing Eldridge Close public footpath to the south and to the PRoW to the north of the site. Connectivity within the scheme will allow residents to connect to the nearby facilities, services and employment opportunity.

Within the scheme the proposed access to properties will be from shared surface streets which promote low vehicular speeds in accordance with Essex County Council Highways Technical Manual.

Each unit will provide at least the minimum requirements of the ECC Highways, Parking Standards: Design and Good Practice (2009) such that the street scene will be kept largely clear of vehicles.

Garage dimensions will be sufficient to allow generous space for a vehicle, workspace and cycle storage. Where garages are not available separate covered external storage for bicycles will be provided.



5.0 DESIGN PRINCIPLES - HOUSING

5.10 Sustainability

Clavering is a Class A village. Amenities within the village include local shops, Clavering Primary School, The Cricketers and The Fox & Hounds public houses / inn / restaurants, employment opportunities such as the Britannica Works, a village hall, sports / recreation facilities and St Mary & St Clement Church.

Clavering also benefits from the resources and amenities of the large town of Saffron Walden. Such facilities include shopping, recreation, public transport, entertainment and job opportunities.

The nearest bus stops are located adjacent to the Britannica Works with the 446 bus offering links from Manuden to Saffron Walden and the 306 bus route from Wicken Bonhunt to Bishops Stortford.



5.0 DESIGN PRINCIPLES - HOUSING

5.11 Energy Efficiency In Design

To create an environmentally conscious scheme the proposal will incorporate energy efficient design features to sustain an attractive healthy living arrangement. This scheme will incorporate the forthcoming changes to the building regulations and as such will focus upon ground or air source heat pumps and where possible discrete solar panels within the roof tiles.

Electric charging points will be made available for each plot. Cycle accessibility will be located favourably near front doors to encourage residents to travel by bike rather than a car.



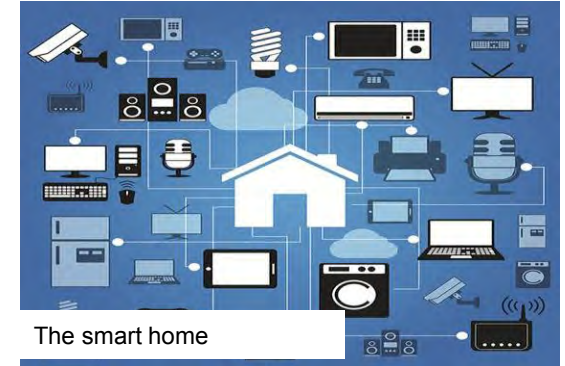
Electric charging points



Increased insulation



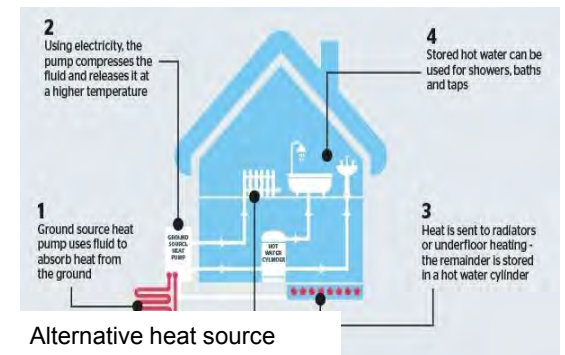
Solar technology



The smart home



Prioritise cycle accessibility



Alternative heat source

Various images taken from Google search (Google.com)

6.0 DESIGN PRINCIPLES - LANDSCAPE

6.0 DESIGN PRINCIPLES - LANDSCAPE

6.1 Landscape

The overall landscape concept for the scheme is fundamental to the proposal and is key to the success of the scheme. Accordingly, it warrants consideration in its own right.

In this context the existing character of the site is an important baseline. Significant tree screening to the boundaries form a firm characteristic of the site that has been retained and enhanced with new native planting in place of trees of poor quality. This gives the flexibility to create an attractive development without visual harm to the surrounding area.

A Landscape and Visual Impact Assessment was undertaken at an early stage in the design process to inform the scheme and will help formulate the Landscape Strategy within a future detailed planning application. The design principles will include;

- Tree loss should be minimised where possible, with the approach informed by an updated Arboricultural Survey;
- Hedge and tree lines to all boundaries to be maintained and thickened as appropriate, maintaining existing residential amenity space and filtering inward views;

- The maximum height of the proposed development to be in line with the Eldridge Close development;
- The maximum height of the proposed dwellings to be lower than the majority of existing trees to maximise the screening effect;
- Street and property lighting to be minimised.

With these principles in mind a decision was taken at an early stage of the design process maintain a sense of openness to the western side of the site in the form of public open space.

This area offers the opportunity to incorporate SUDs swales as part of the landscape and to retain the important tree belt along the boundary. As such it will be valuable from both an amenity and biodiversity standpoint.

A mood board has been presented (page 36) to illustrate the intended design proposal.

6.0 DESIGN PRINCIPLES - LANDSCAPE

6.2 Wider Landscape Setting

The success of this scheme is to integrate the new built form into the edge of settlement setting. To this extent the view of the development from the countryside should be considered. The existing mature trees along the western boundary are an

integral part of this development and will be retained and enhanced appropriately. The indicative 'before and after' images below show how the trees can screen the built form helps to mitigate harm to the wider setting



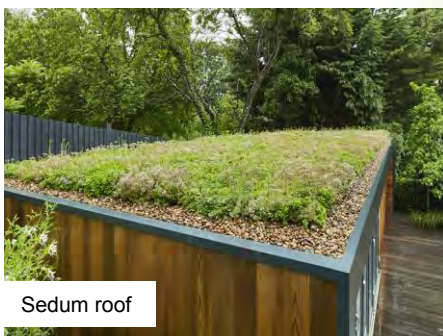
Diagram 11: Current view of the site from the western field



Diagram 12: Indicative view of the site from the western field

6.0 DESIGN PRINCIPLES - LANDSCAPE

6.3 Landscape Mood board



7.0 CONCLUSION

7.0 CONCLUSION

This statement has been prepared to explain and illustrate the design approach which underpins the submission of an outline planning application for the residential development on land to the north of Eldridge Close.

The analysis shows how the design process has evolved to ensure the delivery of proposals which relate directly to the site's physical, social and environmental context.

This has led to the preparation of a site masterplan that demonstrates a logical site layout, scale and a quantum of development set within a soft landscaped setting.

New hedgerow and tree planting along the boundaries are a key feature of the site to soften and screen the development from the countryside.

In conclusion it is considered that the proposals constitute a sustainable and responsive design which warrant support through the planning process.