COLNE SPRING
ECO LIVING-COTTAGES

PART 5 of 5

COLNEY SPRING ECO-LIVING COTTAGES
Coursers Road
Colney Heath
AL4 0PD

January 2025

COUNTRYSIDE Coliving

CREATE
DESIGN + ARCHITECTURE

Contents

PART 5

CREATE DESIGN + ARCHITECTURE

08.01 Landscape Design

The landscape layout plan to the right illustrates the intention to diversify the habitat of the woodland edge site.

The Main Landscape considerations (as listed in the Executive Summary of the Landscape Design Strategy) include the following:

- Sympathetic design to the setting
- Enhancement of the woodland
- Achieve and increase the bio-diversity
- Supplement the woodland with additional tree planting and more diverse habitats
- Create space for people and nature to live in harmony
- Support the scheme low carbon and low impact objectives.

Please refer to the Landscape Design Strategy for further detail on this.

Landscape Layout Plan

09 SUSTAINABILITY

09.01 Considered Design

The considered design proposal addresses and pro-actively responds to local and national sustainability planning and policy requirements.

The proposed woodland edge development achieves an on site $C0_2$ reduction of 102% and will be a Net-Zero regulated carbon development.

Design elements of note include the follows:

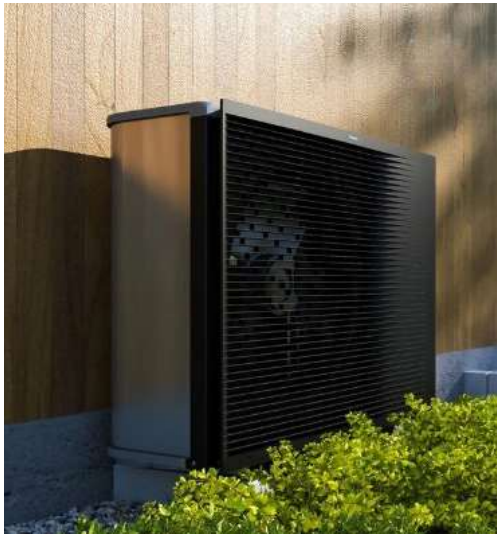
- Informed cottage footprint placement and orientation.
- Utilising sunlight to provide natural light and heat.
- High degree of building envelope insulation.
- Generous roof overhangs providing shading when required.
- Window placement enhancing natural cross ventilation.
- Harvesting timber (pine and larch) on site for the construction of the eco cottages.
- Rainwater harvesting tanks

Renewable Technologies to employ:

- Photovoltaic Panels
  156 PV Panels distributed as noted
  12 PV panels/dwelling, 48 PV panels/ Residential Hub
- Air Source Heat Pumps

Please refer to the Energy and Sustainability Statement for further detail and an in-depth description of the strategy.

PV Panels



ASHP's

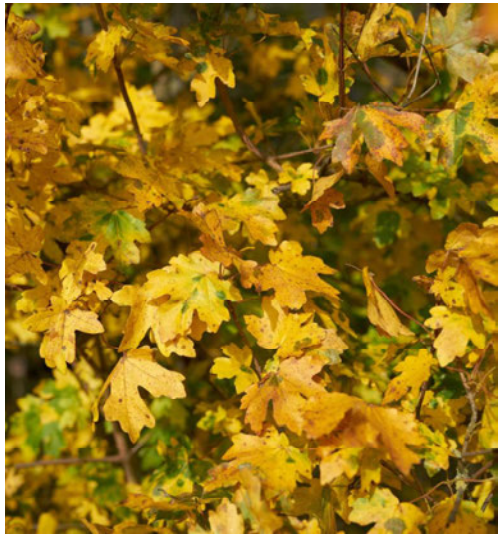
10 BIODIVERSITY

10.01 Summary

The proposed diversification of the habitat of the woodland edge site will result in a 13.97% area-based net gain and a 100% net gain for hedgerows (from a baseline of zero units).

The proposed development will surpass the minimum target of 10% biodiversity net gain.

Please refer to the Biodiversity Net Gain Assessment for a detailed assessment and analysis.



Field Maple Hedges

Dogwood Hedge

Silver Birch Trees

11 CONCLUSION

We believe the proposed exemplary and sustainable redevelopment of this woodland edge site should be encouraged and in principle be supported by the Local Planning Authority.

We seek the LPA's review of the proposal and any comments or recommendations in this regard.

The proposal will provide the following benefits:

- A bio-diverse woodland edge habitat which will enhance the quality of the site.
- A carbon neutral, sustainable development.
- 9 high quality new eco-living cottages.
- Biodiversity net gain exceeding 10%.
- Residential dwellings in symbiotic harmony with nature and it's woodland edge setting.
- Well designed, high quality architectural dwellings which will compliment the character of the woodland edge site.
- Bin storage in accordance with the local policy requirements.
- Cycle storage provision exceeding the local policy requirements.
- Adequate parking provision.
- Electric vehicle charging points provision.
- Sustainable electric transport shuttle service initiative.
- An accessible approach.

The benefits of this sensitive and considerate sustainable redevelopment of this PDL parcel will exceed the perceived impact on the Green Belt.

The Green Belt Analysis notes this site, a Previously Developed Land parcel, can be defined as a Grey Belt site.

The proposal will enhance the quality of the site and should in principle be supported.