

# Design and Access Statement

Prepared on behalf of Mr & Mrs A.  
Newton

Proposed Residential Development for  
up to Seventeen Dwellings including  
means of access, Scale and Layout at  
Land at Mill Lane, Little Budworth.

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**Prepared by**

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## 1. INTRODUCTION

- 1.1. This Design and Access Statement has been prepared on behalf of Mr & Mrs A. Newton in support of an outline planning application, with all matters save access, scale and layout reserved, at land at Mill Lane, Little Budworth for:

*'Proposed Residential Development for up to Seventeen Dwellings including means of access, Scale and Layout'*



**Figure 1: Site and Surrounds**

- 1.2. This statement has been produced in accordance with the Department for Communities and Local Government Circular 01/2006. It sets out the background to the proposal to assist the local planning authority to understand the development of the design underpinning the scheme.
- 1.3. This statement also assesses the proposal in accordance with the National Planning Policy Framework (NPPF) and the saved policies of the Vale Royal Local Plan. .



**Figure 2: Adjacent Detached Residential Property**



**Figure 3: Adjacent semi-detached Property**

## **2. CONTEXT**

- 2.1. The scheme proposes a mixed residential area of up to seventeen dwellings on the northern boundary of Little Budworth. The scheme provides for a mix of semi detached and detached dwellings, in keeping with the character of Little Budworth. It is envisaged that the properties will be a mix of three and five bedroom dwellings and that 30% (or Five Dwellings) will be of an affordable nature.
- 2.2. Onsite public open space and play areas are also provided, which will be open to both new and existing residents to utilise.
- 2.3. A number of the proposed dwellings will be provided with single and double garages. Additional and visitor car parking can be accommodated on the driveway and/ or dedicated car parking associated with the new dwellings.
- 2.4. Access to the site (for both vehicles and pedestrians) will be provided via a new dedicated junction with Mill Lane.
- 2.5. Landscaping and appearance is not being applied for as part of this planning application, however indicative elevations have been provided to show how the scheme could look. It is anticipated that material and landscaping provided by the scheme will be similar to that to be provided as part of the recently consented residential scheme at Land adjacent the Egerton Arms, also within the village of Little Budworth and its associated Conservation Area.
- 2.6. The site is approximately 1.88 ha in size and is located to the east of Mill Lane at the northern edge of the village of Little Budworth. The site comprises unused fields.
- 2.7. The site is irregular in shape and is somewhat divided by the large slim rear garden of an adjacent property (Waters Reach).
- 2.8. The site is bound to the south by the rear boundaries and gardens of a number of large detached residential properties sitting in large garden plots.
- 2.9. To the north of the site is a further residential property (The Old Flour Mill) and open fields, with sporadic residential and agricultural development.
- 2.10. To the east of the site are further open fields.
- 2.11. To the west of the site, across Mill Lane, is Budworth Pool.



**Figure 4: Site Boundary**

### 3. IDENTIFICATION OF OPPORTUNITIES AND CONSTRAINTS

3.1. This section summarises the key opportunities and constraints associated with the site and surrounding area. These issues were considered and addressed during design and development and include:

Constraints:

- Requirement to ensure no adverse impact on adjacent residents;
- Requirement to ensure acceptable development within Conservation Area and maintain setting of Conservation Area;
- Building line should not intrude overly into adjacent fields to the north, but instead hug the line of the existing built development at the edge of Little Budworth;
- Maintenance of existing trees and hedge on site as much as practicable;
- Location of new access; and
- Requirement for development form and style to reflect surrounding mix of detached and semi-detached properties to provide a good mix of size and types of dwellings.

### Opportunities

- Creation of an appropriate extension to Little Budworth in one of the less sensitive areas of the Conservation Area;

- Development of the site for residential development to support existing and potentially new village services and facilities;
- The site is served by both a public bus with an established cycle route passing the site;
- A small range of local facilities lie within proximity of the site; and
- Site is of a suitable size to allow a self-contained development.

### Development

- 3.2. Little Budworth has developed over the years as, originally, a linear development along both Vicarage Lane and Mill Lane with a mix of residential styles and types, ranging from large and small detached dwellings, to semi-detached housing and terraced housing, all typical of a Cheshire village. In the mid to late 20<sup>th</sup> Century, the village expanded beyond its traditionally linear setting and now includes roads with dwellings parallel to Vicarage Lane, general purpose estate roads and cu-de-sacs.
- 3.3. In the late 20<sup>th</sup> and early 21<sup>st</sup> centuries have seen further modest development in the village, including a recent residential consent at the high sensitive (in conservation and listed building terms), land adjacent the Egerton Arms to the west of the village.
- 3.4. The surrounding area cannot be described as exclusively 'rural' in nature, but instead is a mix of residential and agricultural development.



**Figure 5 – Overview of Little Budworth with Egerton Arms Indicated**

- 3.5. The proposed layout seeks to reflect this existing built form through provision of a modest extension to Little Budworth will fit in well with the existing village layout and building styles. The development cannot be described as 'urban' in nature as it clearly reflects the existing surrounding building styles and layout with detached and semi-detached dwelling (see figure 6).



**Figure 6 –Layout reflecting surrounding built form.**

#### 4. CONSERVATION AREA

- 4.1. The western portion of the site falls within the Little Budworth Conservation Area. The eastern portion of the site sits outside of the Little Budworth Conservation Area, however it has been assessed as potentially adding to its setting. The development site is split approximately 50/50 inside of and outside of the Little Budworth Conservation Area.
- 4.2. NPPF States that In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 4.3. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 4.4. The Council have produced a Conservation Area appraisal which act as a useful tool when assessing the impact of development on the conservation area. The Conservation Area Appraisal was adopted in March 2007. Government guidance states that Council's should undertake regular reviews of Conservation area appraisals and appraisals should be no more than 5-years old. The most recent appraisal is now over 7-years old and is somewhat out of date.



Figure 7 – Conservation Area Boundaries



- 4.5. The scheme has been laid out in such a way as to blend into the edge of the existing built development of Little Budworth.
- 4.6. It successfully avoids impacting upon all important views into and out of the Conservation Area, does not impact on any important open spaces within the Conservation Area and is well removed from the main concentrations of listed buildings within the centre and west of the village.
- 4.7. The scheme does not harm any features of historic value. Any minimal harm that the scheme may present, is far outweighed by the delivery of market and affordable housing to the village and Cheshire West and the subsequent increase in population which may assist in the maintenance of existing services and encourage new services to locate to the Village.
- 4.8. An analysis of the salient features of the Conservation area is provided in the Planning Statement.

## 5. DESIGN ANALYSIS

### Description of Proposed Development

- 5.1. *'Residential development for up to seventeen dwellings including means of access, scale and layout'*
- 5.2. The key parameters of any residential scheme on site are outlined in the following sections.

### Use

- 5.3. The site is a sustainable location, served by public transport routes and close to a broad range of local facilities including schools, village hall, public house, shops healthcare facilities and public transport. It is located within an established residential area of varying architectural style and the development of this site will not adversely impact upon the quality and character of the area or adjacent residential amenity. The scheme will also help to deliver the council's requirement for well designed residential developments, with an emphasis on the provision of high quality family housing.
- 5.4. A Planning Inspector has also given his tact approval to further residential development in Little Budworth as means to support existing local facilities and promote new one to move to the village.
- 5.5. The use of the site for residential development is in accordance with the overarching policy contained within NPPF and relevant policies of the Local Plan.

### Amount

- 5.6. The indicative layout which accompanies the planning application proposes a total of 17 dwellings consisting of the following:
  - Type A - 2 storey 2 bedroom mews house - 6no.
  - Type B - 2 storey 5 bedroom detached house - 3no.
  - Type C - 2 storey 5 bedroom detached house - 3no.
  - Type D - 2 storey 5 bedroom detached house - 5no.
- 5.7. The indicative layout shows how a scheme of 17 dwellings, with associated access providing a density of approximately 9 dwellings per hectare. The layout shows that the development of the site, at the

density proposed, would not lead to over-development on the site or give rise to any amenity issues, such as overlooking.

- 5.8. The layout provides for car and cycle parking as well as extensive areas of private amenity space .
- 5.9. The amount of development proposed on the site is appropriate and in accordance with the Local Plan.

### **Layout**

- 5.10. In designing the indicative scheme, careful consideration has been given to the size, scale and characteristics of the surrounding residential properties of Little Budworth. The proposed design incorporates a variety of different sized properties, providing small and medium sized family housing which is affordable to local people. The houses are spaced out and have a good sized private garden to the rear, providing a secure space for children to play.
- 5.11. Parking is provided within curtilage and the front gardens throughout soften the building frontages whilst providing private defensible space to each dwelling.
- 5.12. The dwellings front onto the large area of open space in the centre of the site and orientated to take advantage of the great views from the site. The development compliments the pattern of building within the locality. The indicative scheme provides a density of 9 dwellings per hectare, characteristic of the surrounding village. There are a number of different amenity areas within a short walk of the development.
- 5.13. The proposed layout promotes strong building lines along its road frontages and the character respects existing properties within the area. A number of properties benefit from an integral or detached garage. Generous separation distances are provided, in line with local planning guidance.
- 5.14. Development has been focused to the front of the site and on the existing site outbuildings and garden. The linear development proposed reflects well on the existing built form of the surrounding area. The rear area of the site has attempted to maintain the majority of built development along the existing building line of Little Budworth.

### **Scale**

- 5.15. The proposed indicative scheme incorporates two storey mews and detached dwellings. The proposal has been designed in response to the surrounding physical context in terms of scale, mass, building height and topography. The majority of the residential buildings in the area are two storey and the scale of the new houses would reflect the variety of scale and height found locally.
- 5.16. It is anticipated that the scale will be of appropriately low rise domestic buildings, generally between 5100mm and 5500mm to eaves.

### **Landscaping**

- 5.17. The landscaping of the scheme is also reserved for further approval. All the indicative properties have a useable private rear garden, which is an attractive feature of any family home. The proposed planting is primarily along street frontages to create visual interest and enhance privacy and screening. The landscaping is designed to distinguish between public and private spaces. Natural surveillance is encouraged and screening along pedestrian routes will be visually permeable. Standard height trees are proposed in prominent locations. The parking areas and driveways will be interspersed with a

native mix of shrubs and trees. It is proposed that each home-owner will be responsible for the long term maintenance of their landscaping.

- 5.18. The intention is to provide a landscape setting which will give the look and feel of a mature Cheshire village, by utilising elements of the traditional rural landscape, including Cheshire railings and indigenous hedge, shrub and tree planting. Low walls hedges or railings will form the front boundary to the properties.

### **Appearance**

- 5.19. The appearance of the scheme is also reserved for further approval. The proposed indicative development complements the appearance and built form of the existing residential building within the vicinity and the wider Cheshire area. It is anticipated that the dwellings will be designed so that they are simple and traditional in architectural terms.
- 5.20. Whilst as yet to be fully resolved, it is anticipated that the proposed houses will be designed specifically for the site in a local Cheshire vernacular style to fit timelessly into the local built environment, utilising brick walls under 35 & 45 degree pitched roofs.

## **6. ACCESS**

- 6.1. This is an outline planning application seeking permission for means of access.
- 6.2. The site is located near to a bus route and is within walking and cycling distance of a range of local amenities including schools, shops and green spaces. Parking is provided adjacent each of the dwellings, where possible, and therefore close to the front door of each house. The amount of parking provided also allows for visitor parking to be available within the development. It is proposed that different surface treatments and dropped crossings can be used to aid people with visual impairments, those with wheelchairs or those with pushchairs to move around the development easily.
- 6.3. All units will be designed and constructed to Part M of the Building Regulations (Access to and use of Buildings). The site will be well lit to help make the development safe at night.
- 6.4. Vehicular access to the site is gained from Mill Lane. Visibility splays of the proposed junction are acceptable in highways terms. A pedestrian pavement runs along the boundary of the proposed access road, connecting into the existing pedestrian network.
- 6.5. The accessibility of the site and the junction designed is acceptable and in accordance with local plan policies.

## **7. CONCLUSION**

- 7.1. This statement considers the proposal for an outline application including means of access, with all other matters reserved, for *'Residential development for up to 17 dwellings including means of access, scale and layout'* It has set out the processes underpinning its design, and assesses the scheme against the relevant national Government planning policy and the Vale Royal Local Plan.

- 7.2. The use of the site for the proposed residential development will provide a mix of 3 and 5 bedroom homes and will not harm the character of the surrounding landscape.
- 7.3. In this design and access statement it has been demonstrated that the use and amount of development is appropriate in design terms in the context of the surrounding area in accordance with the Local Plan and the Conservation Area Appraisal.
- 7.4. The sites layout and the appearance of the dwellings has been carefully considered and designed to integrate with the surrounding area and therefore respect the sites and their surroundings while contributing to the local character and distinctiveness of the area in terms of design, scale, massing, appearance and layout.
- 7.5. The residential amenity of nearby properties is not adversely affected and the proposal has been amended throughout the design process to take on board Local Authority concerns with the previous application.
- 7.6. It has been demonstrated that the sites are accessible by a range of transport modes which include pedestrians, cyclists and private vehicle users.
- 7.7. The modified scheme, the subject of this planning application, has taken account of the previous refusal and consultation responses received previously.
- 7.8. In these terms the above analysis/commentary demonstrates that the proposal does not offend the terms of the Development Plan, but rather conforms to its provisions and the provisions of NPPF. Therefore it must be acknowledged that the proposal is acceptable and supportable in design terms.
- 7.9. The application before you accords with the 'saved' policies of the Development Plan and in no way do the proposals have adverse impacts that would significantly or demonstrably outweigh the benefits of the proposal to Little Budworth and the District as a whole.
- 7.10. Accordingly, my client's planning application at Land at Little Budworth should be approved without delay, in accordance with this Presumption in Favour of Sustainable Development.