

Manor Oak Homes welcomes you to Ashwell Street, Ashwell

This is a **public consultation event** for the residential development of the parcel of land north of Ashwell Street. The proposals will be a **Detailed Application** for the creation of a residential development containing **24 dwellings** including affordable housing, access, car parking and associated works, open space and landscaping. These new homes will be designed and submitted as part of the application.



The total site area is **1.18 Hectares** (2.91 Acres)

24 proposed residential dwellings.

The residential mix as presented today may be subject to change following comments received and further advice from the Local Planning Authority.

33% of the proposed dwellings will be affordable housing.

The areas of proposed **Public Open Space** totals **0.35 Hectares** (30% of the total site area)

The site is within the Ashwell Conservation Area, therefore careful analysis of the setting has been considered and has influenced the design approach. This has been achieved by identifying the unique and distinct characteristics within Ashwell and the wider Ashwell Conservation Area.

The site is located within the Ashwell Settlement Boundary and is within a very sustainable location with an array of local amenities a few minutes' walk away. New pedestrian connections are proposed to enhance this.

Thank you for taking the time to attend this public consultation event. This consultation has been organised to inform the local community of the emerging proposals and **to give you the opportunity to ask questions and make comments.**

Comment forms are available near the entrance and we would be grateful if you would assist us by completing one. All comments will be logged and given due consideration.

The exhibition boards and comment forms will be available on our website:

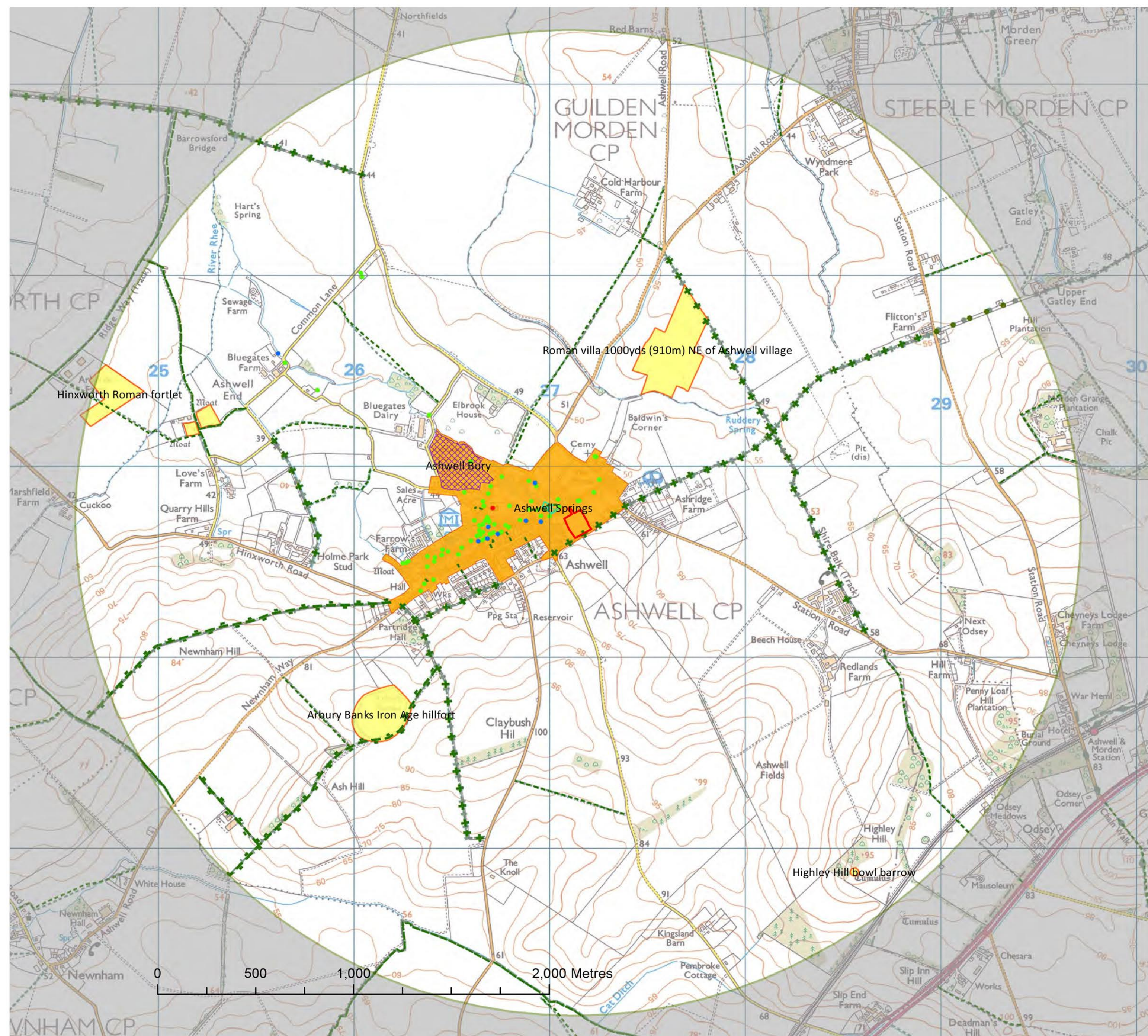
<http://www.manoroakhomes.co.uk/project/ash-047/>

Comments should be sent by: **Email:** paul.sutton@struttandparker.com
Post: Strutt & Parker, 66-68 Hills Road, Cambridge, CB2 1LA

1. INTRODUCTION

ASHWELL STREET, ASHWELL - RESIDENTIAL DEVELOPMENT





- Legend:**
- Site Boundary
 - Study Area
 - Ancient Scheduled Monument
 - Conservation Area
 - Registered Park and Gardens
 - Site of Special Scientific Interest
 - Public Rights of Way
 - + + + Bridleway
 - + + + By Way Open to All Traffic
 - Footpath
 - ● ● Other Route with Public Access
 - + + + Restricted Byway
 - Listed Building:**
 - I
 - II
 - II*

About the Site:

The application site is located on the eastern side of the village of Ashwell, to the south of existing houses that front onto Lucas Lane and to the north of Ashwell Street, which runs south-westwards from Station Road and forms the southern boundary of the village for most of its length. The site comprises approximately 1.18 ha of land that is rectangular with a frontage onto Ashwell Street. The site is currently in use as pastoral land.

The southern boundary of the site is marked by a line of mature trees along the north side of Ashwell Street, which are to be retained and enhanced by new public open space. The remaining boundaries border existing residential development of varying scale. The strip of land to the north, which is approximately 10 metres in width, provides access into the site from Lucas Lane.

The site is well screened with some specific long distant views outwards towards St Mary's Church, which has been a fundamental design consideration from the start.

PLANNING POLICY CONTEXT:

The adopted development plan for the North Hertfordshire District comprises:

- **North Hertfordshire District Local Plan No. 2 with Alterations;**
- **North Hertfordshire Proposals Map; and**
- **Hertfordshire Minerals Plan.**

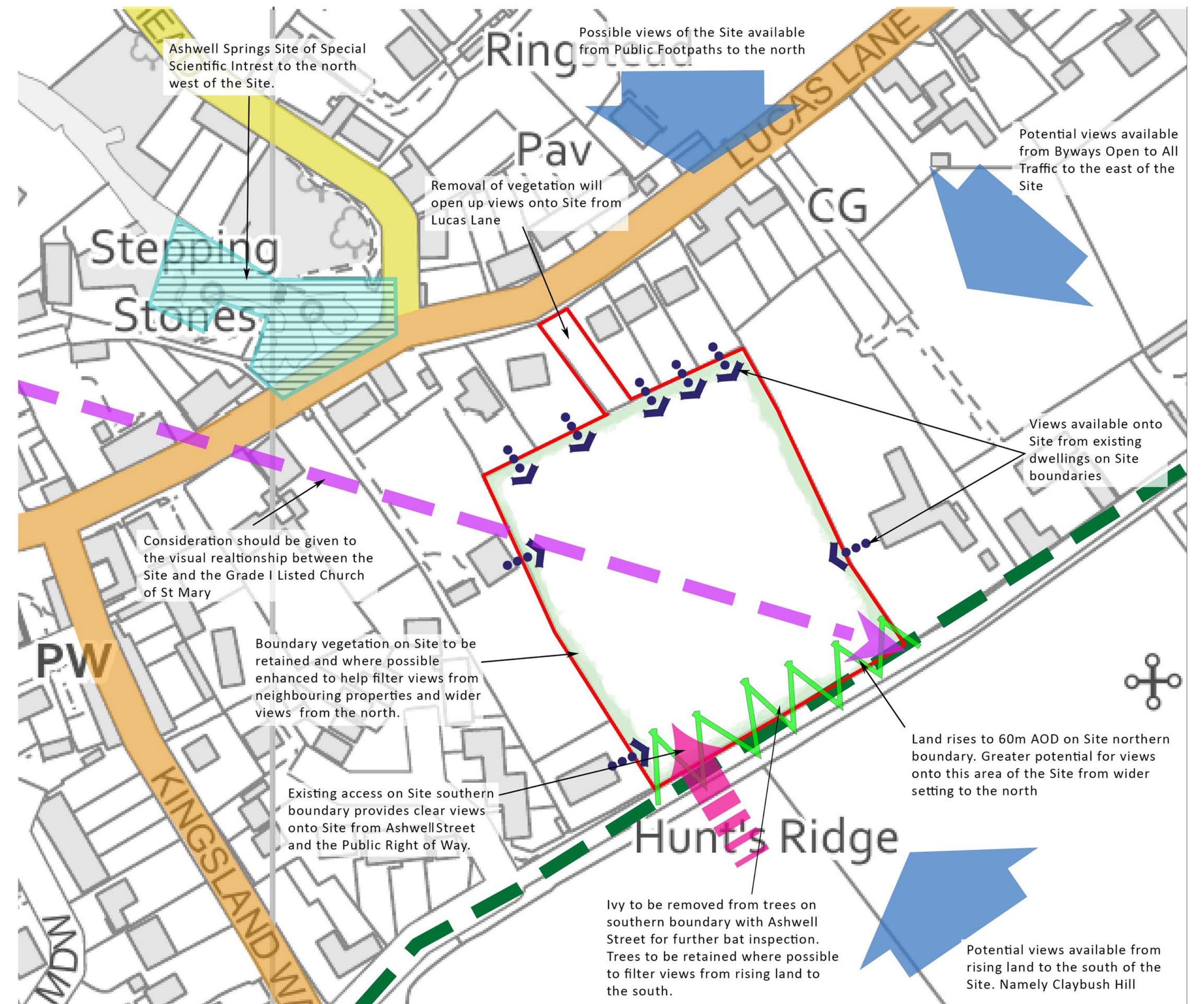
However, the North Hertfordshire Local Plan dates back to 1996 and, as a result, a number of policies in the Plan, in particular the housing policies, cannot be considered to be up to date. The District Council have been preparing a new Local Plan to cover the period 2011-2031 and the 'submission' version has been the subject of examination by an independent inspector during 2018 and 2019. The new Local Plan is now at an advanced stage and, although additional examination sessions have still to take place on the Proposed Modifications, it is expected that the Plan will be able to be adopted in 2020. The emerging Local Plan is therefore considered to be a strong material consideration in the determination of any planning application for the site.

The emerging Local Plan has defined a settlement boundary for Ashwell that includes the land north of Ashwell Street, and Policy SP2 defines Ashwell as a 'Category A' village where general development will be allowed within the defined settlement boundary.

The District Council also acknowledge that they are not able to demonstrate a 5 year housing land supply. Therefore, in accordance with paragraph 11 of the National Planning Policy Framework (2019), housing applications should be considered in conjunction with the presumption in favour of sustainable development.

2. PLANNING POLICY CONTEXT

ASHWELL STREET, ASHWELL - RESIDENTIAL DEVELOPMENT



Constraints and Opportunities Plan





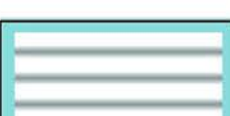
The site and its surroundings have been assessed to identify their key landscape characteristics and how they relate to the wider context, in particular nearby Listed Buildings and the setting of the Conservation Area. The general settlement pattern of Ashwell is fairly linear with roads perpendicular to each other. Properties within the Conservation Area vary in depth from the kerb edge.

There is an opportunity to create a new pedestrian link within our site, through to Lucas Lane. The proposed landscape treatment will seek to strengthen existing boundary vegetation and help frame existing views through the site to St Mary's Church. We aim to maintain the view corridor through areas of public realm to ensure this view is protected from any build form.

Dwellings have been positioned in accordance with their location on site to protect key views and vistas. Key features have been picked up from both the Village and associated Ashwell Village Design Statement, which has been heavily referenced during the design process. Examples from both High Street and Lucas Lane are illustrated above.



Key:

-  Site Boundary
-  PRoW Byway Open to all Traffic
-  Line of Sight from Grade I Listed Church of St Mary
-  Visual relationship with adjacent property
-  Site of Special Scientific Interest (SSSI)

3. SITE APPRAISAL

ASHWELL STREET, ASHWELL - RESIDENTIAL DEVELOPMENT

The planning application will seek detailed planning permission for 24 dwellings. The proposed site plan illustrates both single and two storey built form with plots generally arranged in perimeter blocks providing natural surveillance and a strong, varied street scene and no rear alleyways.

0.35 Hectares (30%) of the site would be provided as Public Open Space, retaining all significant trees and boundary landscaping.

The development will provide the following house types in accordance with current policy:

Market Dwellings: (67%)

2 Bedroom	2
3 Bedroom	9
4 Bedroom	5
Total:	16

Affordable Dwellings: (33%)

1 Bedroom	2
2 Bedroom	2
3 Bedroom	4
Total:	8

Other features of the scheme include:

Access via Ashwell Street to the south, which will also provide pedestrian access via a new footpath connection into and through the site to Lucas Lane to the north to enhance connectivity.

An appropriate density within the Conservation Area. The proposed gross density is **20 Dwellings Per Hectare (DPH)**.

Provision of car and cycle parking in line with the Council's adopted standards.

Retention and enhancement of existing boundary landscaping and planting, including trees.



4. PROPOSED SITE PLAN

ASHWELL STREET, ASHWELL - RESIDENTIAL DEVELOPMENT

Ashwell is a significant historic village with a long history dating back to Roman times. By the Domesday Survey of 1086 and throughout the medieval period, it was a thriving market town and during the 18th and 19th centuries it was a centre for brewing and farming. It is Ashwell's continued development, and its successive layers of history over the last millennium, that make the town such a special place today.

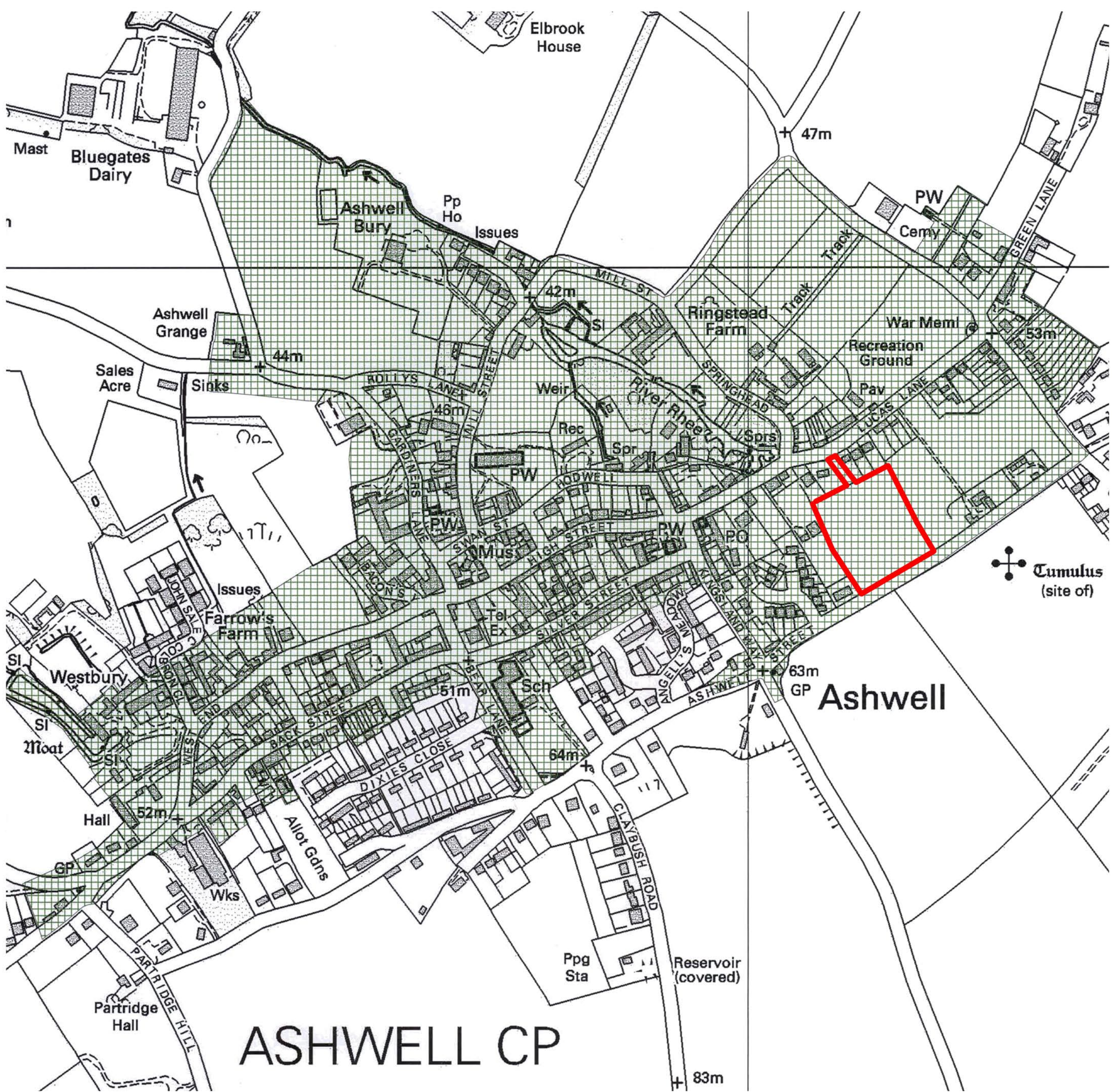
The proposed development aims to add a high quality 21st century contribution to the architecture and history of Ashwell. It will occupy an undeveloped site to the east of the village, located between Lucas Lane to the North and Ashwell Street to the South, reinforcing the East/West orientation which characterises the form and growth of the village.

The site falls within the Ashwell Conservation Area, with 20th century housing to its North, West and East boundaries. There are listed buildings nearby on Lucas Lane and significantly, St. Mary's Church tower is visible from within the site. Consequently, specialist consultants Asset Heritage Consulting have been retain to ensure that the development takes full account of Ashwell's important heritage.

The design, materials and layout of the proposed housing will be developed to take full account of the Ashwell Village Design Statement and the Ashwell Neighbourhood Plan. The intention is to create a special development that reinforces the village's unique and indigenous character and responds positively to its rich history and heritage.

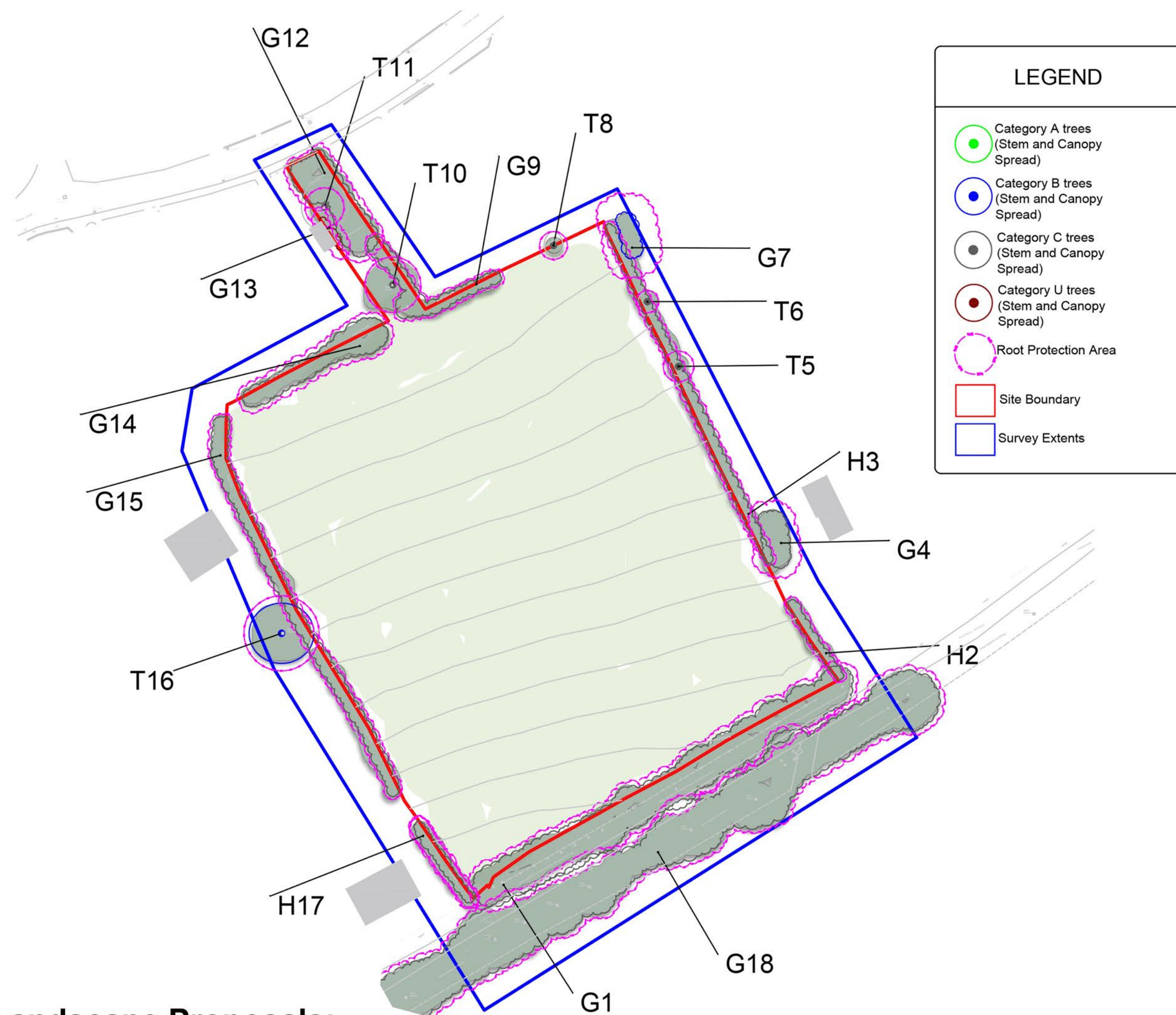
Archaeology

MOLA Northampton was commissioned by Manor Oak Homes to carry out archaeological trial trench evaluation on land north of Ashwell Street, Ashwell. The trenches were sited to target features of potential archaeological interest, as indicated by geophysical survey, and to determine the archaeological potential and character of the whole area.



The work is currently in progress and the artefacts are undergoing specialist analysis, however at present the remains on the site broadly match the geophysical survey results and indicate the presence of a series of ditches that form part of a late Iron Age and Roman field system.

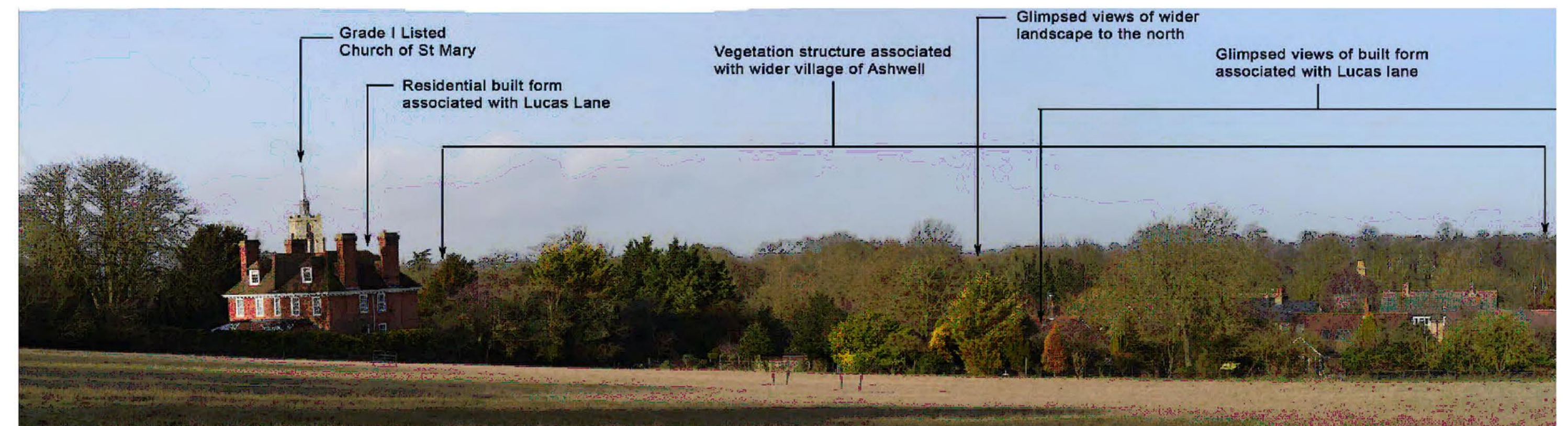
In our opinion, any future mitigation work will likely seek to confirm and clarify the date and character of the archaeological remains across a large part of the area, in order to understand how and if these remains relate to the known use of the landscape in the later prehistoric and Roman periods, as well the development and extent of the village throughout the Saxon period.



Landscape Proposals:

The Landscape Proposals will ensure that the scheme can be successfully integrated into the site context and that an appropriate and high quality landscaped setting is achieved. A detailed landscape strategy will be submitted as part of the planning application with the following principles outlined below ensuring that the proposals relate positively to the character of the site and its setting, and do not appear incongruous when viewed from the wider village setting and the wider landscape context:

- Areas of Public Open Space proposed to the north west and southern boundary, to limit the degree of change within views from neighbouring properties and wider landscape to the north;
- Proposed placement and design of residential dwellings to preserve, where possible, the existing line of sight that runs north-west to south-east across from the Grade I Listed Church of St Mary;
- Retention and enhancement of all existing boundary vegetation, particularly along the Site's northern and western boundary where vegetation cover is weakest, to preserve the degree of visual containment afforded to the Site.
- Promote the use of locally native plant species, where appropriate, to ensure that the proposals are in keeping with the character of the Site, its setting and the wider landscape context, and existing mature vegetation within the village of Ashwell.



Arboriculture:

- A tree survey was undertaken at the site in accordance with the guidelines provided in BS5837 (2012) Trees in relation to design, demolition and construction (illustrated left).
- The majority of the trees are located to the boundary of the site and of moderate or low arboricultural quality.
- The trees will largely be unaffected though some trees may require removal to provide appropriate visibility for the proposed new access road.
- Proposed mitigation planting for any removals will provide a net gain in canopy cover, biodiversity benefit and visual amenity.
- An Arboricultural Impact Assessment of the proposal will be completed and submitted as part of the planning application submission.

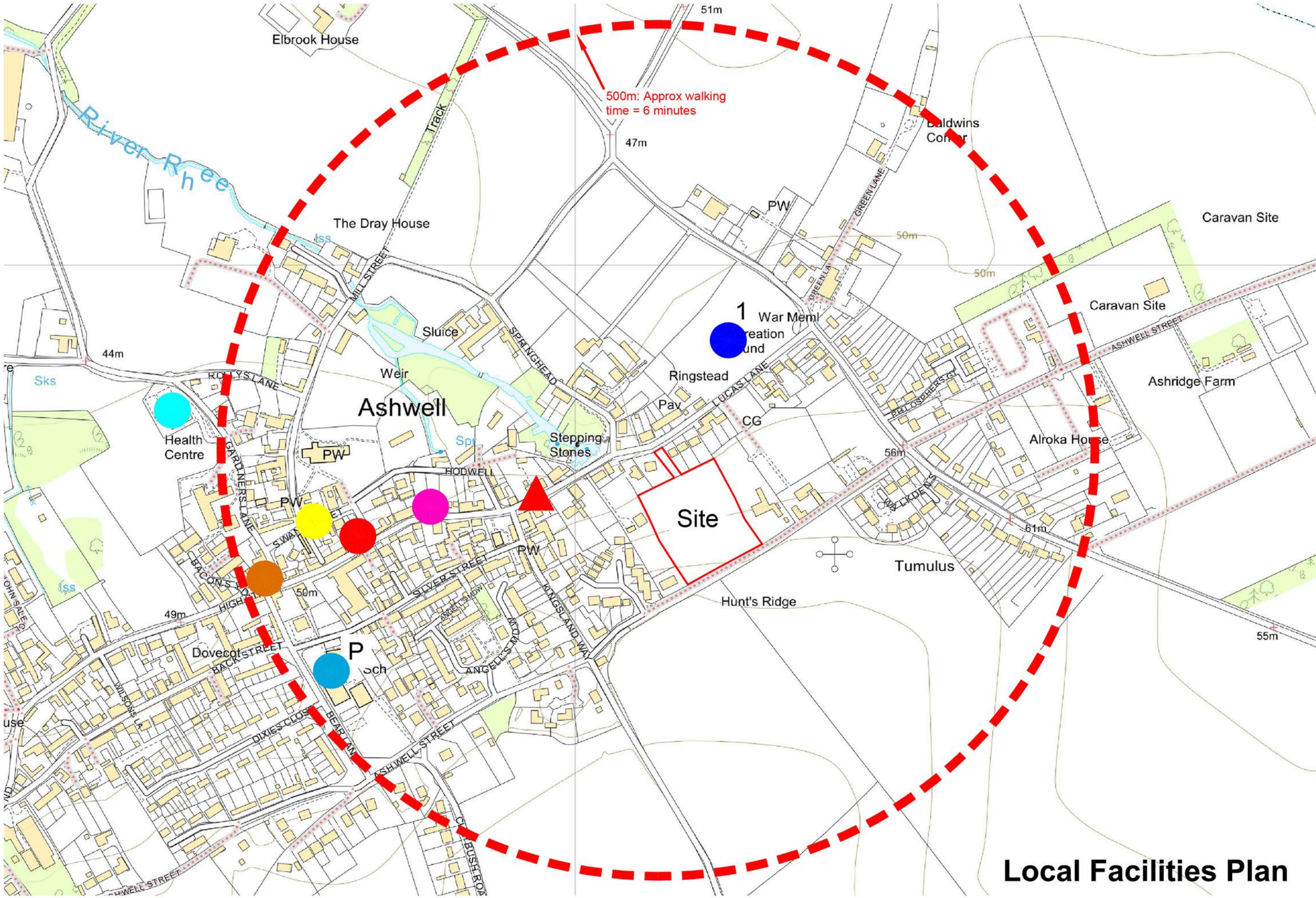
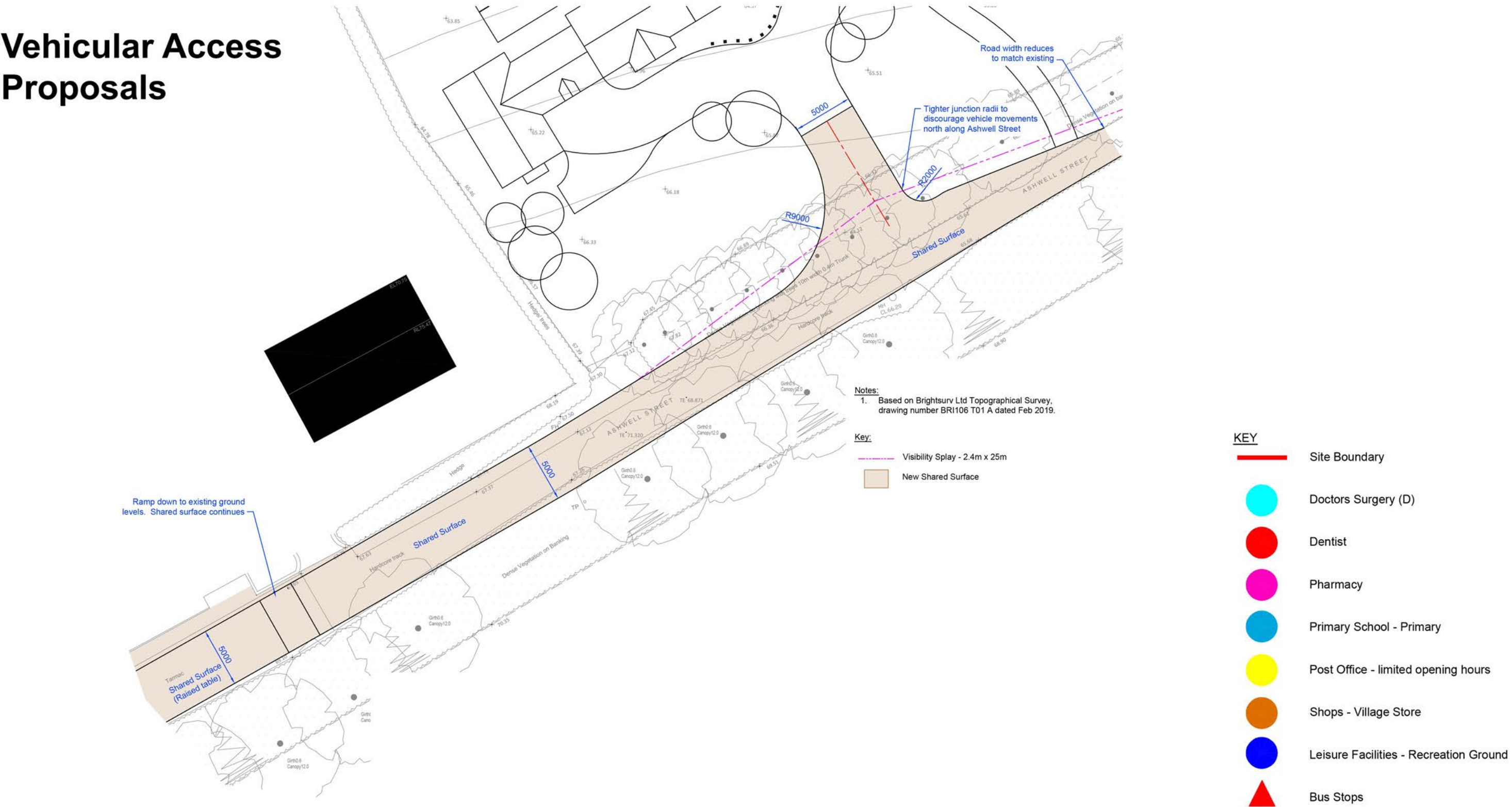
Ecology:

The site offers some low-medium potential habitats for amphibians, reptiles, bats and breeding birds. Prior to commencement of development, any recommended further surveys and mitigation strategies will be implemented. If in the unlikely event any protected species (e.g. amphibians, badgers, bats, reptiles, or nesting birds) are encountered as part of the development works, then all works would stop, with advice sought immediately from a suitably qualified ecologist.

6. LANDSCAPE, ARBORICULTURE & ECOLOGY

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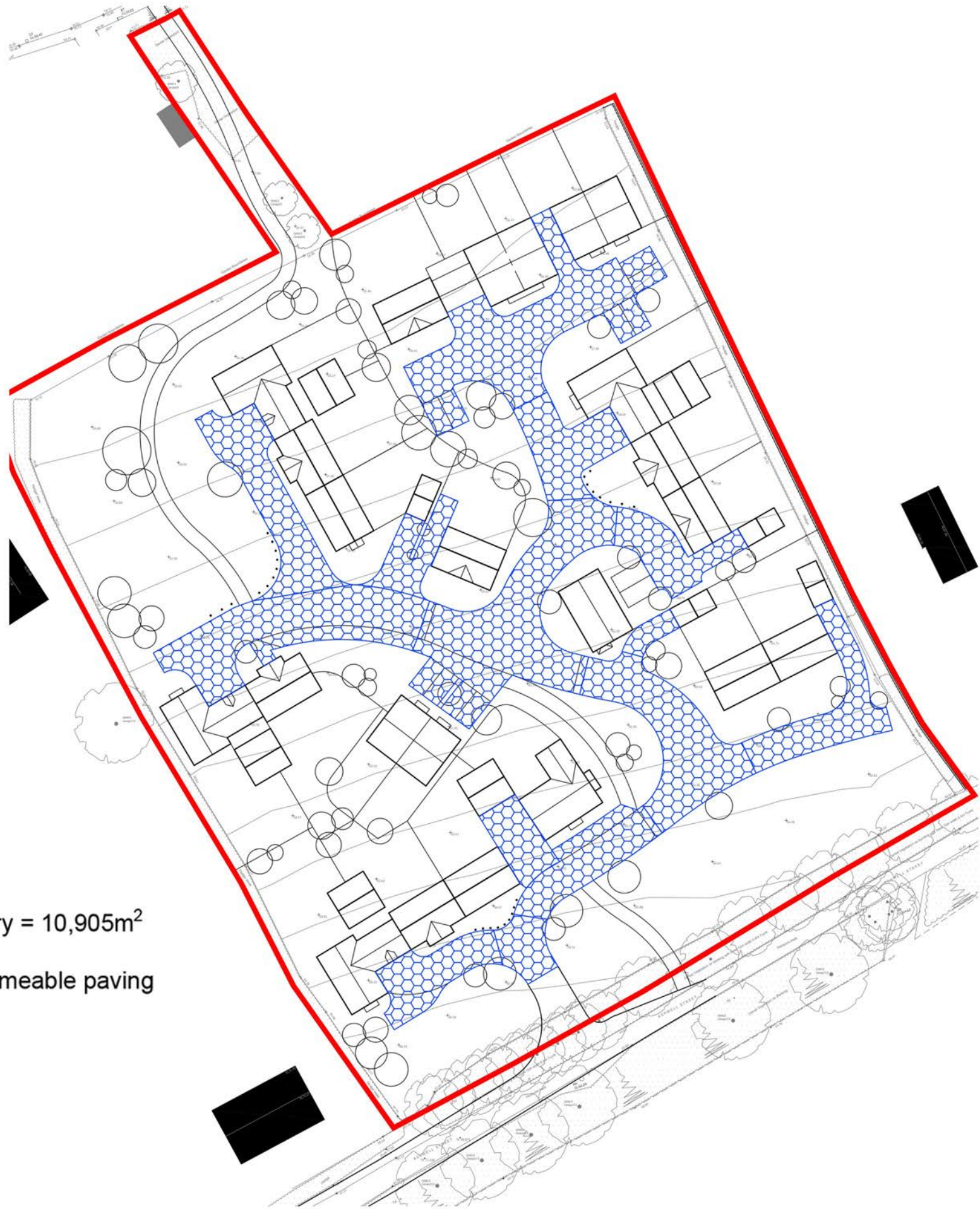
Vehicular Access Proposals



The principle pedestrian and cycle access is located off Lucas Lane providing good connectivity with the facilities located within the centre of Ashwell.

The vehicular access with pedestrian and cyclist facilities will be provided off Ashwell Street to the south. To the east of the Ashwell Street / Woodforde Close junction, Ashwell Street will be upgraded to a shared surface. A raised table will provide the transition from traditional carriageway to a shared surface with a minimum width of 5m.

The proposed development will not have a significant adverse impact on the highway network.



Drainage Strategy

The site is at a low risk of flooding from all sources.

A geotechnical investigation of the site found that the site is underlain by Zig Zag chalk formation. The chalk has good permeability with infiltration rates in the order of 6.2x10⁻⁶ m/s to 4.7x10⁻⁴m/s. As the geology of the site allows for the use of infiltration techniques, plot soakaways and permeable paving will be used to dispose of surface water. Therefore, no surface water will discharge off site.

Anglian Water has confirmed that their sewer has adequate capacity to accommodate foul water flows from the development.



View A: Looking north-west

House types will reflect local style and detailing. Corner units could be dual aspect with two active frontages to provide a more active and well surveyed street scene.

These illustrations are representative of the proposed street scene. Full details of each house type will be included as part of the detailed planning application.

View B:



View C: Semi-detached house style

Design Cues are taken from both the Local Context and Conservation Area and guidance contained within the Ashwell Village Design Statement, including window types and street furniture.



KEY

	Four + Bedroom	5		Two Bedroom	4
	Three Bedroom	13		One Bedroom	2

Manor Oak Homes thanks you for your attendance.

Engagement with the local community is an important part of the planning process and your views are important to us.

Comment forms are available near the entrance and we would be grateful if you would assist us by completing one. All comments will be logged and given due consideration.

Comment forms should be left at the exhibition or sent to us at the following address:

Email: paul.sutton@struttandparker.com

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Thank you for attending.

8. ARTISTS IMPRESSIONS

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