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DESIGN & ACCESS STATEMENT

OUTLINE RESIDENTIAL DEVELOPMENT

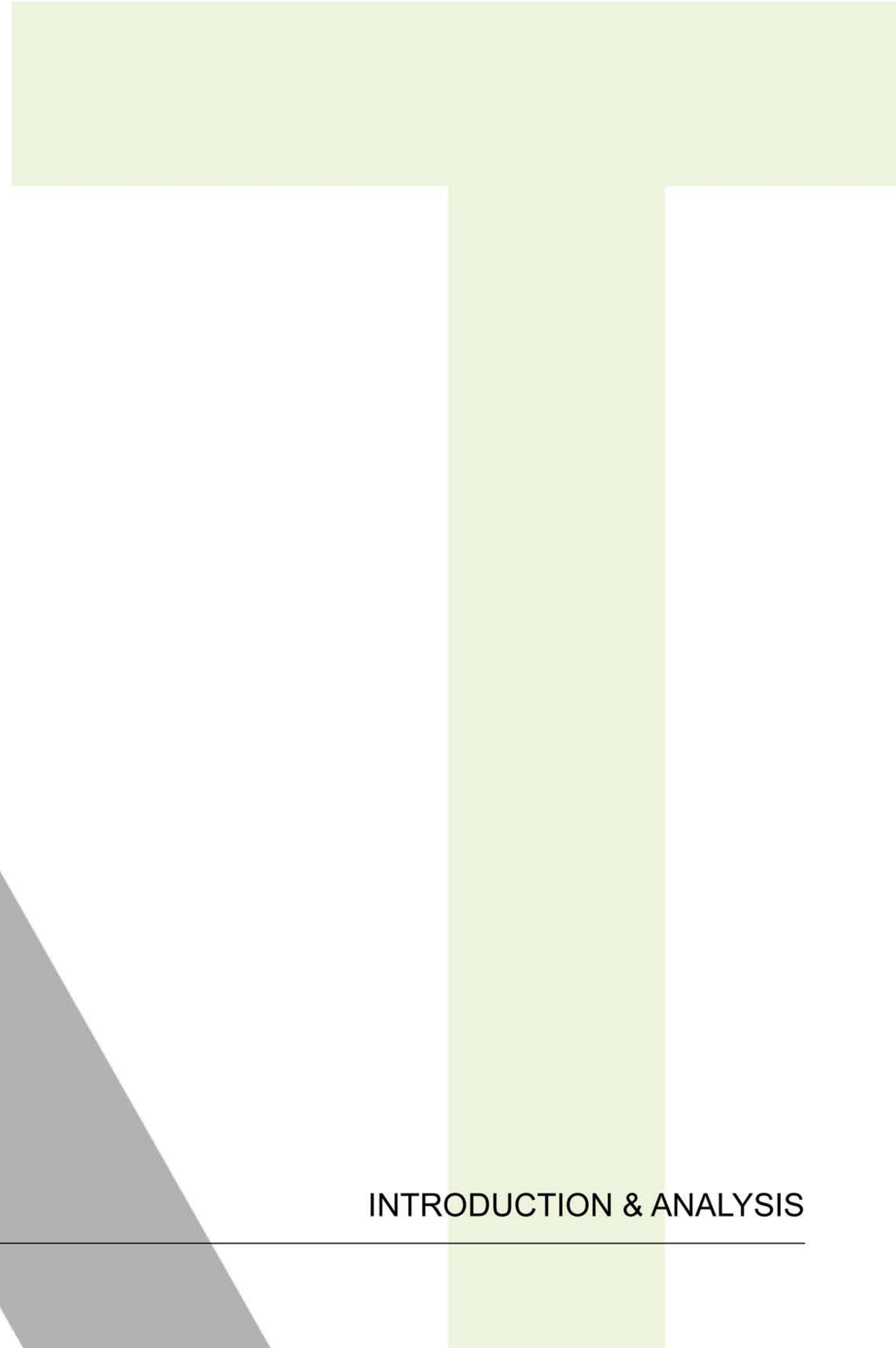
LAND SOUTH OF SUTTON ROAD, WITCHFORD

JUNE 2019

Prepared by AT Architecture Ltd on behalf of Manor Oak Homes www.atarchitectureltd.com

CONTENTS

● INTRODUCTION & ANALYSIS	02	● SCALE & FORM	28
Purpose of this Document	03	Tenure, Massing & Scale	29
Applicant	04	Residential Mix	30
Brief	05	Street Network	31
Design Guidance	06	Street Design	32
Context Analysis	07	● ACCESS & SECURED BY DESIGN	33
Wider Context & Planning Background	08	Parking	34
Built Environment Analysis	09	Access Statement	35
Local Vernacular & Frontages	10	Illustrative Masterplan	36
Heritage Context	11	Inclusivity	37
Photographic Analysis	12	Crime Prevention	38
Road Network Analysis	13	● CONCLUSION & SUMMARY	39
The Evolving Settlement Pattern	14	Conclusion	40
Flooding & Drainage	15		
Arboricultural Constraints	16		
● MASTERPLAN DESIGN & CONCEPT	17		
Initial Design Studies	18		
Working Site Concept	19		
Design Development: Boundaries	20		
Design Development	21		
Vistas, Principal Buildings & Key Spaces	22		
Public Exhibition	23		
Response to Exhibition	25		
Green Infrastructure	26		
Landscape Strategy: POS	27		



INTRODUCTION & ANALYSIS

INTRODUCTION

Purpose of this Document

This Design & Access Statement has been prepared by AT Architecture Ltd, on behalf of Manor Oak Homes to support an Outline Planning Application for up to 70 new homes, with all Matters Reserved apart from access, on land south of Sutton Road, Witchford.

Please also refer to the architectural planning drawings prepared by AT Architecture and all accompanying consultant information.

The purpose of this document is to demonstrate design evolution, establish key principles and illustrate that the proposed scheme is entirely appropriate for the site. The statement focuses on the relationship the proposals have with the local vernacular, density and site constraints and how the proposals consider local and national planning policies.

The site will contain a number of affordable homes, as well as a wide range of house types, which will provide a suitable mix based on Local Authority aspirations and local need.

This document will demonstrate how the design has responded to local and district wide Design Guides. The document will also explain how the scheme has evolved to cater for vehicle movement, pedestrian linkages and connectivity, open space and the prevention of crime through Secured by Design principles.

The requirement to provide a Design and Access Statement (DAS) and what it should contain, is set out in the Town and Country Planning (Development Management Procedure) (England) Order 2010. Article 8 of this summarises the content of a DAS as:

“the design principles and concepts that have been applied to the development, and how issues relating to access to the development have been dealt with.”

Consultation with both the Local Planning Authority and local residents has influenced the scheme.

Finally, regard has also been had to paragraph 122 of the Government's 2010 Guidance on Information Requirements and Validation:

“Whilst its length and complexity may vary, what is important is that the document is concise and takes a proportionate approach, while effectively covering all of the design and access issues for the proposed development.”

This document is to be read as a whole. The design process is organised chronologically, however, certain design strategies and resolutions are illustrated further into the document.



APPLICANT

Manor Oak Homes is an experienced land promoter with a multi-disciplined approach to suitable land offering residential opportunities. Manor Oak Homes works proactively with all parties and has been commended on numerous occasions by both local residents and local councils on their approach to development and the sensitivity of their design ethos.

Sustainability is very high on the agenda of Manor Oak Homes and has always been of key importance to the company when selecting sites and beginning work on their projects. Development will always have some sort of impact on the environment, but with a familiar team of dedicated consultants, the success of Manor Oak Homes lies in the thorough contextual and site analysis before pen hits paper. This ensures that great design is achieved and is sustainable in all forms.

The assessment, evaluation and outline illustrative design of the scheme has been informed by various technical assessments carried out by specialist consultants, which are submitted as part of this application. This document should, therefore, be read in conjunction with these reports. The project team consists of:

Planning Consultant: **Savills**

Architecture: **AT Architecture**

Highways and Drainage: **MAC Consulting**

Landscape, Ecology and Arboriculture: **Aspect**

Ground Investigation: **Geo-Environmental Services**

Noise Impact Assessment: **Professional Consult**



DESIGN GUIDANCE

East Cambridgeshire District Council published a Design Supplementary Planning Document, adopted in March 2012, that contains design criteria and guidance to help create high quality and sustainable new developments. The guide sets out important design principles based on recognised good practice.

This Design & Access Statement will demonstrate how the proposed masterplan has responded to various design principles contained within this guide, and how our masterplan has evolved to a design resolution through extensive research, analysis of constraints and opportunities and positive design development.

The Design Guide is divided into 9 Chapters covering everything from design considerations to Sustainability. As this is a district wide Design Guide, it is important to note that large elements of this document are not entirely relevant for this application, whilst other sections are very relevant.

This Design and Access Statement will refer to guidance where relevant, so that the Local Planning Authority can see how the guide has influenced and informed our scheme.



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL

Design Guide

Supplementary Planning Document



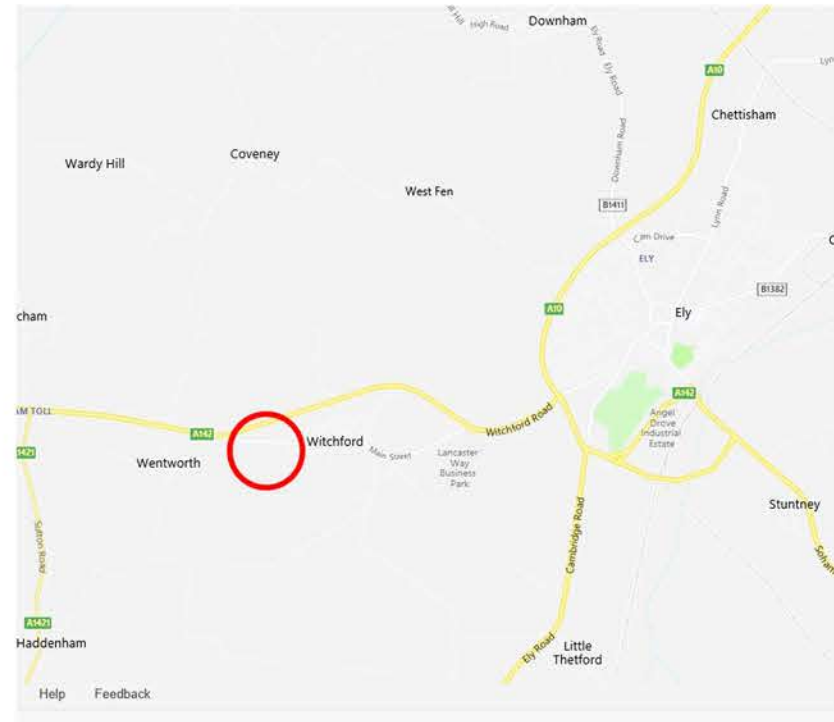
March 2012

CONTEXT ANALYSIS

The importance of analysing and understanding site context is the first step in the design process to ensure that the proposals reflect the area in which they reside.

Extensive research and analysis has been undertaken exploring the wider area, immediate area around the application site and the site itself.

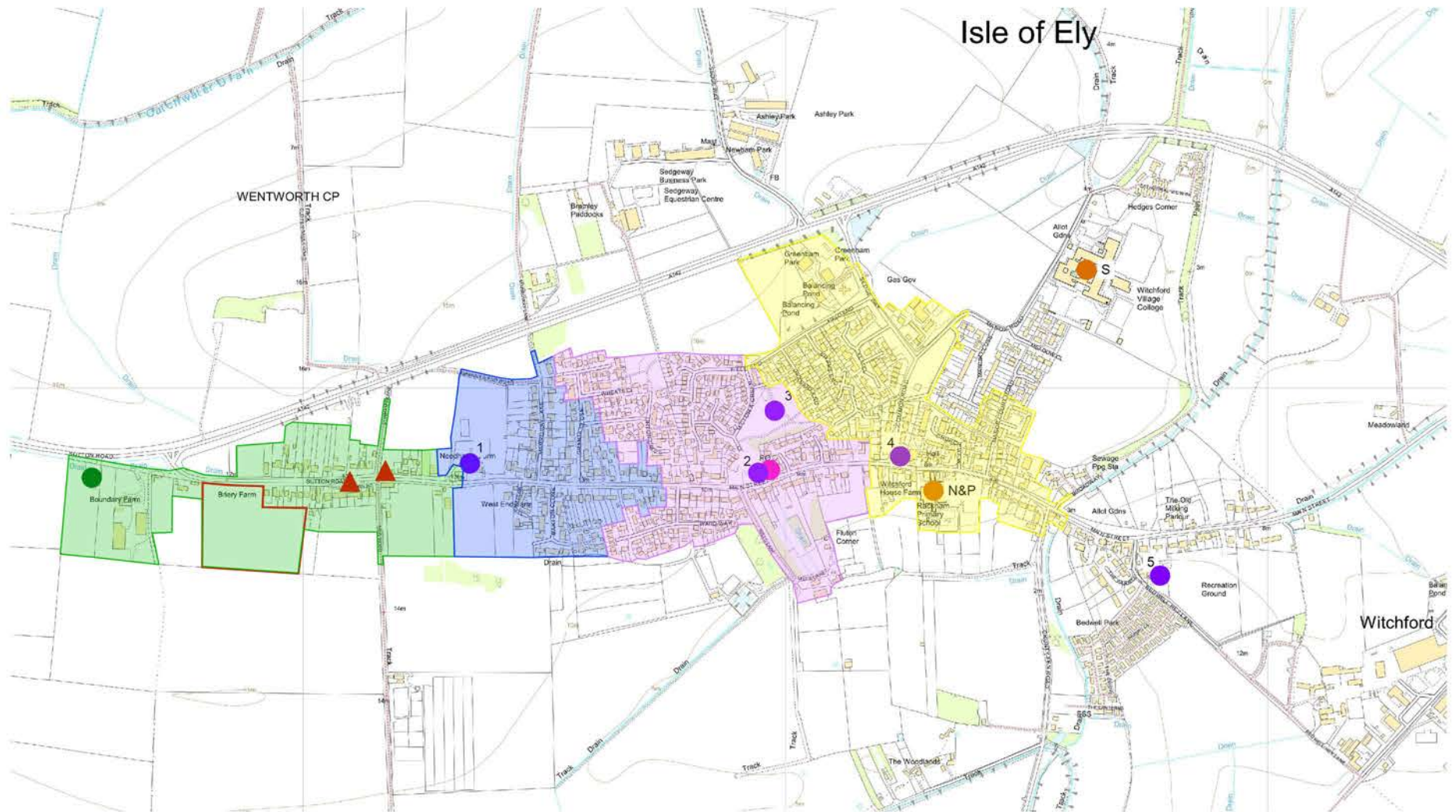
Witchford is considered to be a sustainable village which benefits from a range of existing services and facilities including: primary school, secondary school, post office, a farm shop, a few churches, vets, sports and recreation facilities, and employment opportunities, many of which are within walking distance from the site.



The nearest bus stops are located on Sutton Road some 180m (westbound) and 260m (eastbound) from the proposed development.

Ely provides the largest range of services and facilities including additional employment opportunities, food stores, GP surgeries and Ely Rail Station. The rail station is situated 6.3km from the site and provides links to Cambridge, King's Lynn, Peterborough and by connection to the rest of the country.

Facilities & Services Plan



Notes:

1. Walking distances based on a walking speed of 1.4 m/s from 'Providing For Journeys On Foot'.
2. Actual walking distances may vary from radial distances shown.
3. Nearest of each facility / service shown only.

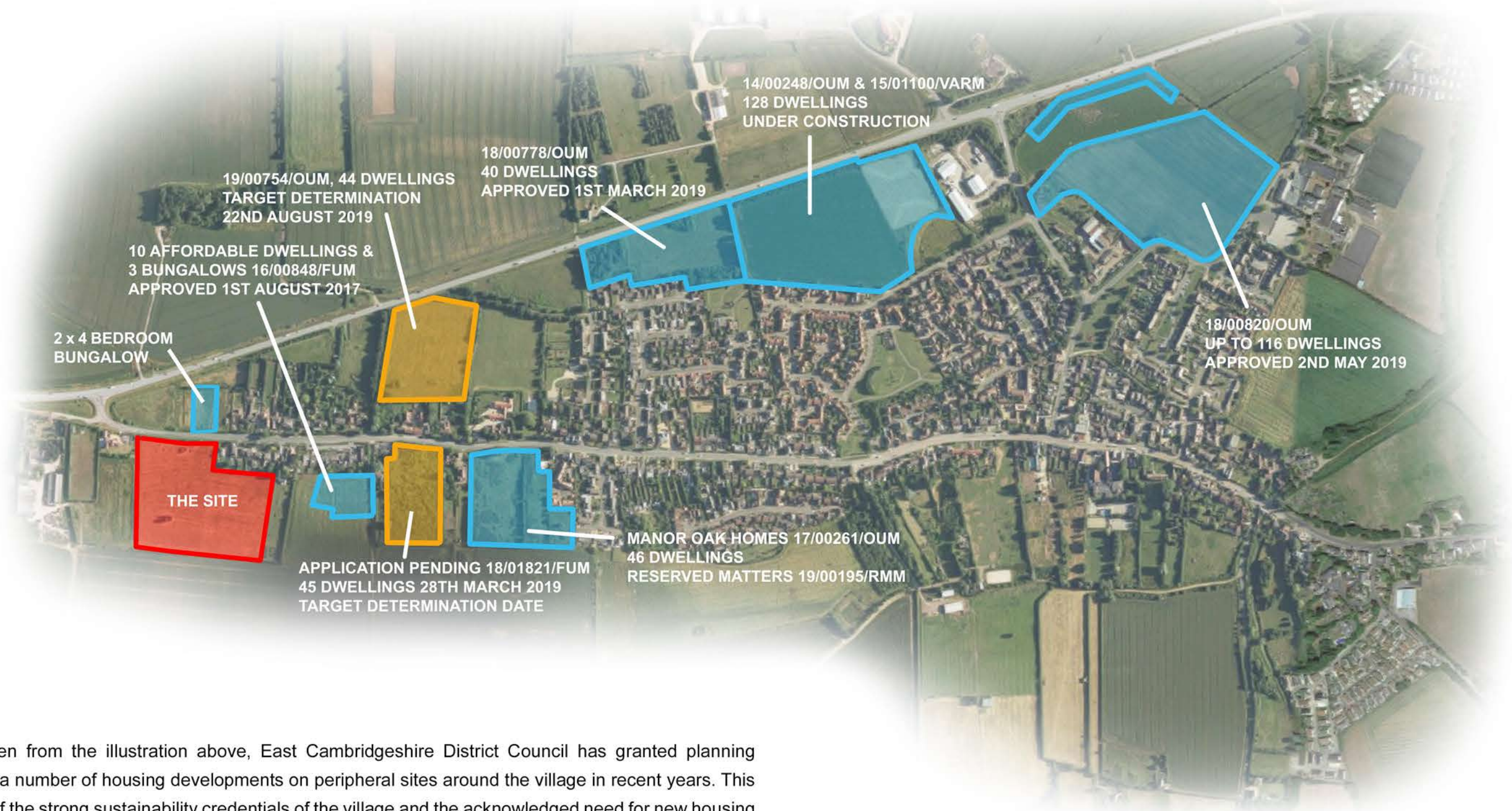
Walking Times

- 0-420m - 0 to 5 minutes walking time
- 420-840m - 5 to 10 minutes walking time
- 840-1260m - 10 to 15 minutes walking time
- 1260-1680m - 15 to 20 minutes walking time

Key

- Site Boundary
- Schools
Nursery (N) / Primary (P) / Secondary (S)
- Post Office / Convenience Store
- Shops - Scotts Farm Shop
- Leisure Facilities / local business - not all shown
 1. Vets
 2. Chinese takeaway
 3. Local park with play equipment
 4. Village Inn - public house
 5. Witchford Field Associate & Sports & Social Club
- Bus Stops

WIDER CONTEXT & PLANNING BACKGROUND



As can be seen from the illustration above, East Cambridgeshire District Council has granted planning permission for a number of housing developments on peripheral sites around the village in recent years. This is a reflection of the strong sustainability credentials of the village and the acknowledged need for new housing in the area. The Council is currently unable to evidence a five year supply of deliverable housing sites and this proposal seeks to make a further useful contribution to the delivery of new homes in the District.

BUILT ENVIRONMENT ANALYSIS:

The following images show the existing built context within the western part of the village near the site, which mainly consists of housing.

Development within the area mainly consists of single and 2 storey housing, which use various architectural styles and materials throughout the area.

The mixture of eaves and gable frontage details will be utilised within the illustrative layout; however the actual final detail of each plot and the fenestration will be reserved for a future detailed planning application. Bay window details are also present within the local area. The illustrative scheme refers to these local architectural styles within its design, allowing any future application to draw design cues from them.



1



Main Street

4



Barton Close

2



Main Street

5



Florence House, Main Street

3



West End Close

6



Orton Drive

LOCAL VERNACULAR & FRONTAGES



Properties to the south of Sutton Road, backing onto the Application Site



Properties to the south of Sutton Road, backing onto the Application Site



Properties to the north of Sutton Road, within 420 metres of the Application Site

These images illustrate the type of dwellings nearer to the application site. Understanding the type, scale, form and materiality of the immediate context is important to establish what design cues can be drawn in order to deliver a successful, high quality scheme.

The colour pallet is quite bland and there is an opportunity to introduce a more varied material pallet deeper within the application site (see page 9) but maintain the form and style of the immediate context and not conflict with it.

Many properties nearby have symmetry to the front elevation, which is traditional and should be reflected, especially to the new 'Gateway' plots that will define and improve the entrance into Witchford.

Page 35 of the design guide also sets out criteria about the built context, reference to CABE and guidance of how to deliver high quality design within areas of historic importance and sensitive locations. The site does not fall in or near a Conservation Area, nor a Listed Building, so there is no adverse effect to the historic environment.

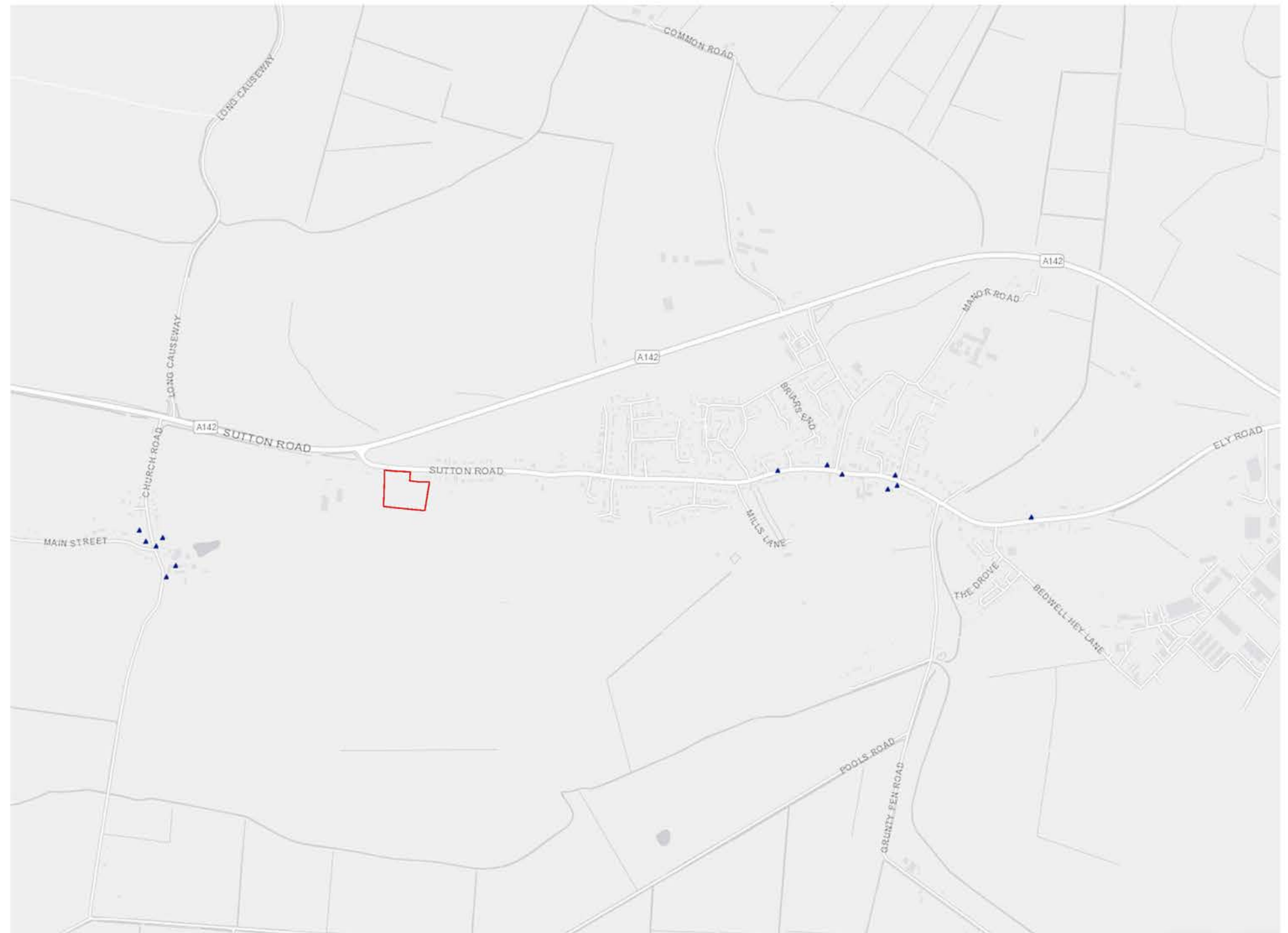
HERITAGE CONTEXT:

The Domesday Book refers to the two Hundreds of Ely which meet at Wiceford, and the name 'Witchford Hundred' is found from 1128. Witchford was not subject to much development until World War II. Royal Air Force Station Witchford is a former Royal Air Force station at the eastern end of the village. It originally housed the No. 115 Squadron from 26th November 1943. The airbase was dismantled and the site is now used as an industrial estate providing jobs for the local population of Witchford and Ely. A small number of Wartime buildings remain and a museum stands testament to the 99 bomber crew that lost their lives during WW2.

There are 8 listed structures of grade II or higher in the village. There are no listed buildings close to the site itself.

There are no Scheduled Monuments nearby and the listed buildings within 1km of the proposal site are not in a position to be affected by the proposed development.

The site is not subject to any Conservation Area designation.



▲ Listed Buildings

PHOTO ANALYSIS

A photographic study of the site, has been completed by the landscape consultants which has informed a full Landscape and Visual Assessment that should be read in conjunction with this Design & Access Statement. The application site comprises a pastoral field enclosed by established mixed native hedgerows and vegetation structure that contain the field.

The northern site boundary is defined by an established mixed native hedgerow with occasional mature hedgerow trees which lines Sutton Road. Seven properties overlook the site on the north eastern boundary. The western and southern site boundaries are made up of a mixture of overgrown native hedgerow with the eastern boundary being timber fencing which defines the back garden of an existing residential dwelling off Sutton Road.

The three trees within the site are the only components of note within the site and the more established vegetation structure and mature hedgerows along the site's boundaries provides a high degree of containment and visual separation from the adjoining fields to the south. Existing residential development to the north, east and west of the application site, alongside the immediate presence of Sutton Road to the north all form urbanising features within the immediate context of the landscape fabric.



View from South West corner looking at the existing trees



View from the Southern boundary looking North West



View along the established Southern boundary looking East

ROAD NETWORK ANALYSIS

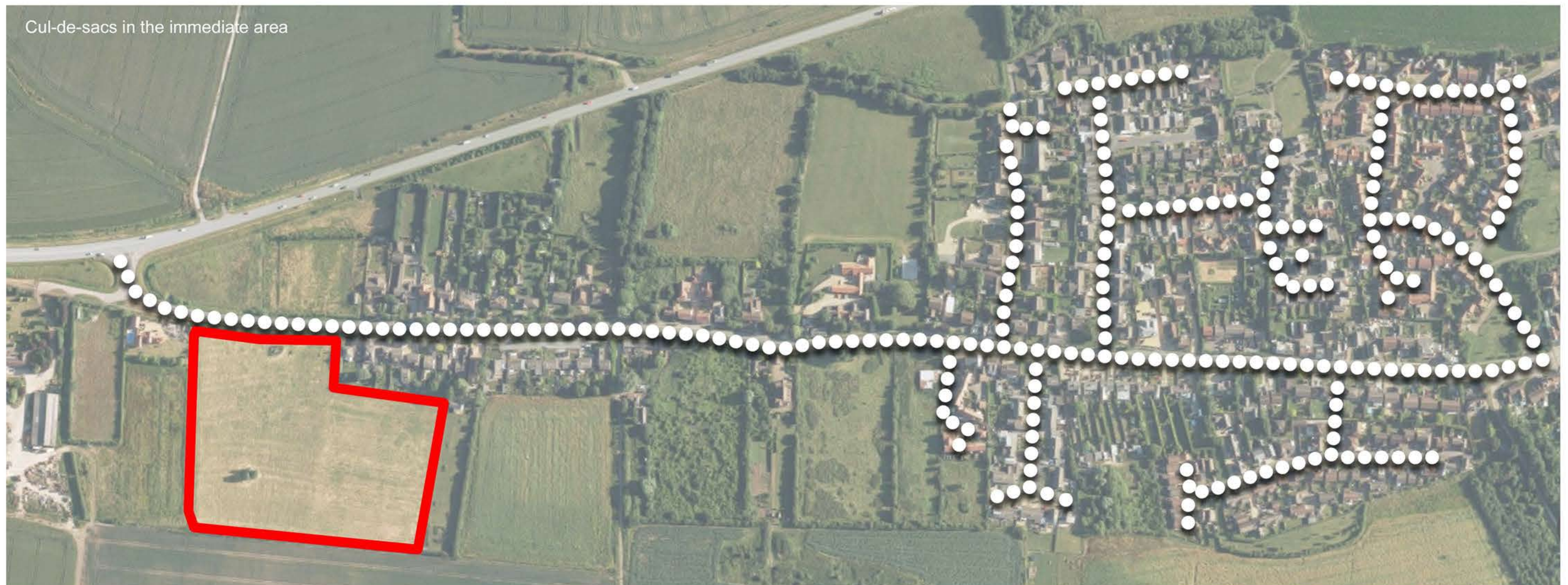
Page 70 of the Residential Design Guide states;

How does the proposal relate to its wider setting?

Are the street patterns and grain of the surroundings respected?

There are many aspects that effect the design of a residential street network, context (rural or urban), existing settlement pattern, types of dwellings, local and national criteria etc. As competent designers, time is invested to fully understand the context and evolution of the settlement pattern of the area and design to reflect this, whilst acknowledging the sites fundamental location within this context.

The proposed road network within the site draws upon design cues of a range of modest and medium sized cul-de-sacs that are common within the western side of Witchford. Furthermore, to reflect the application sites edge of settlement position, much of the site is outward facing to positively address the open countryside and new areas of Public Open Space.



THE EVOLVING SETTLEMENT PATTERN

Witchford shares characteristics of both a ribbon (linear) and nucleus type of settlement pattern. The western half of the settlement follows a ribbon form of settlement along Sutton Road leading to Main Street. Development along this spine road has been steady and balanced via various infill developments that have evolved to redefine this part of Witchford. The application site sits harmoniously within this part of the village that is characterised by the evolving development pattern and continuous frontages to both Sutton Road and Main Street, which are all positive additions.

The diagram below illustrates this evolving settlement pattern (including consented and pending sites) and how the application site for 70 units ties in with this evolving pattern very comfortably and would not be classed as incongruous or an anomaly to the historic growth of Witchford.



FLOODING & DRAINAGE

Flooding:

A Flood Risk Assessment has been prepared by MAC Consulting. This concludes that the proposed development will not increase the risk of flooding at or in vicinity of the application site. **The application site is located within Flood Zone 1 as defined by the Environment Agency.** Flood Zone 1 is defined as being a **low risk zone** with the likelihood of flooding being less than 1 in 1000 years or 0.1%.

Drainage:

Surface water discharge from the proposed development will outfall to the adjacent watercourse. The surface water discharge rate from the site will be restricted to greenfield equivalent runoff rates to ensure that the rate of surface water runoff from the site does not increase as a result of the proposed development.

The proposed drainage strategy will comprise a:

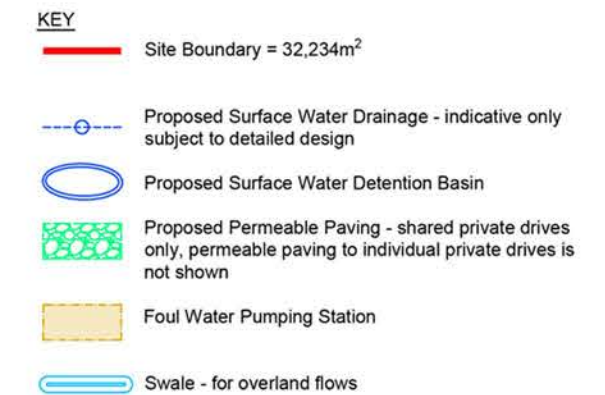
- A piped network;
- Hydrobrake flow control';
- Detention Basin – online; and
- Permeable paving to private drives – tanked.

Foul water will discharge to Anglian Water's MH 1802 located within Sutton Road. This will require a pumped outfall. A pumping station will be located in the north eastern corner of the site. Anglian Water has confirmed that they have capacity to accommodate foul water flows from this development.

EA Flood Map



On site SUDS Drainage Strategy



ARBORICULTURAL & LANDSCAPE CONSTRAINTS

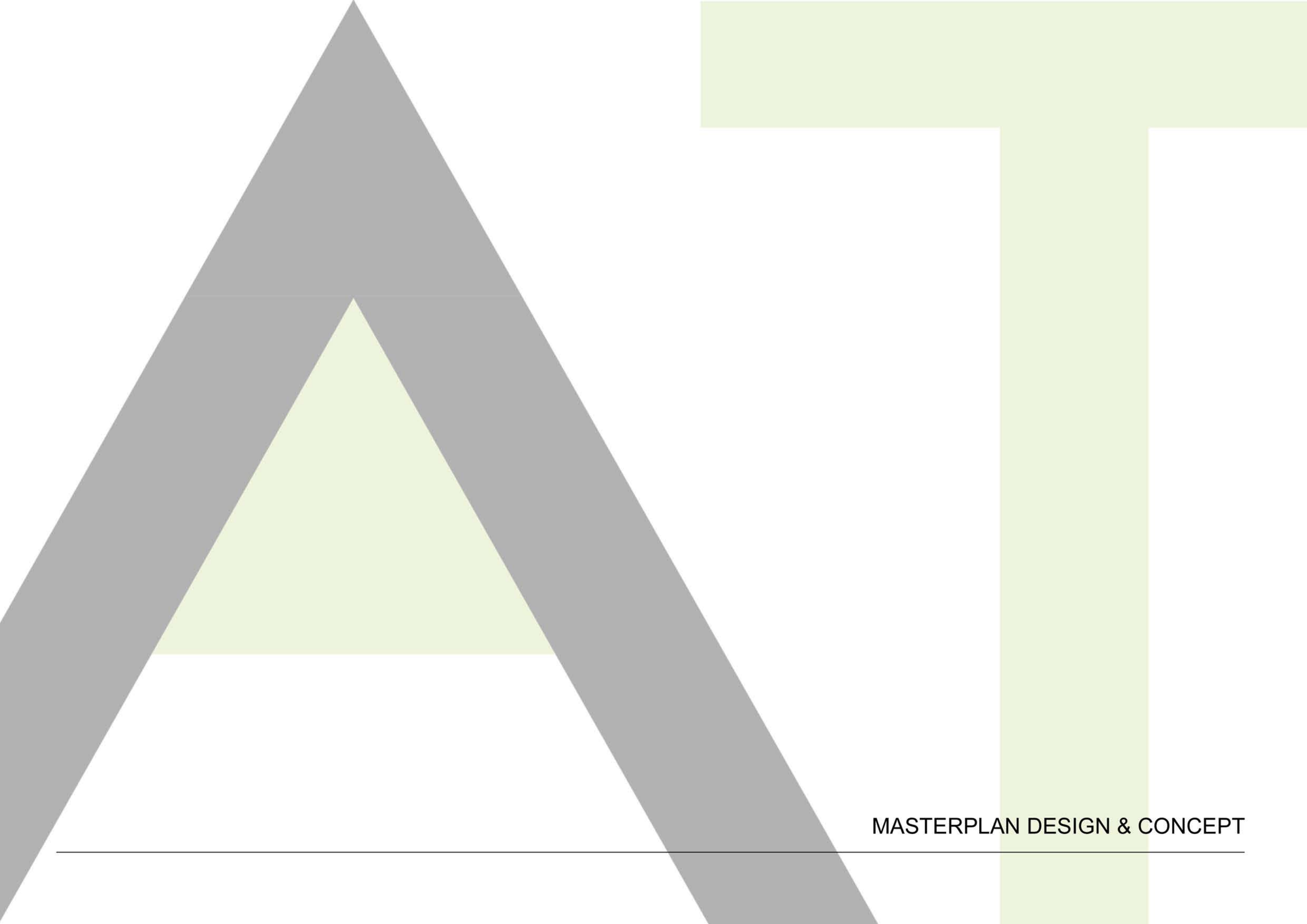


An arboricultural survey of the site has been undertaken by Aspect Arboriculture, drawing on the guidance provided by BS5837:2012.

The survey work identified three trees within the application area, alongside a number of typical native field boundary hedgerows, and three trees and a single group of trees adjacent to the site boundaries which are under third party control. Of the three trees within the application area, only a single Horse Chestnut is considered to hold any arboricultural value. The review subsequently focused on integrating the Horse Chestnut into an appropriate space within the proposed development, and on avoiding any impacts to trees under third party control.

An Arboricultural Impact Assessment (ref. 10214_AIA.001) has been produced which establishes and reports on the arboricultural impact of the proposed development, supplemented by a strategy for safeguarding retained trees and hedges during construction.

The proposals have been designed in conjunction with arboricultural input from an early stage, subsequently the removals are limited to a c.11m section of boundary hedgerow only, to accommodate the development's proposed access. Elsewhere, all other trees can be retained and won't be affected by the proposed development, including those under third party control. In summary, the effect of the proposed development is considered acceptable in arboricultural terms, and is in accordance with East Cambridgeshire Council Policies ENV1 and ENV7 or NPPF paragraphs 170b and 175c.

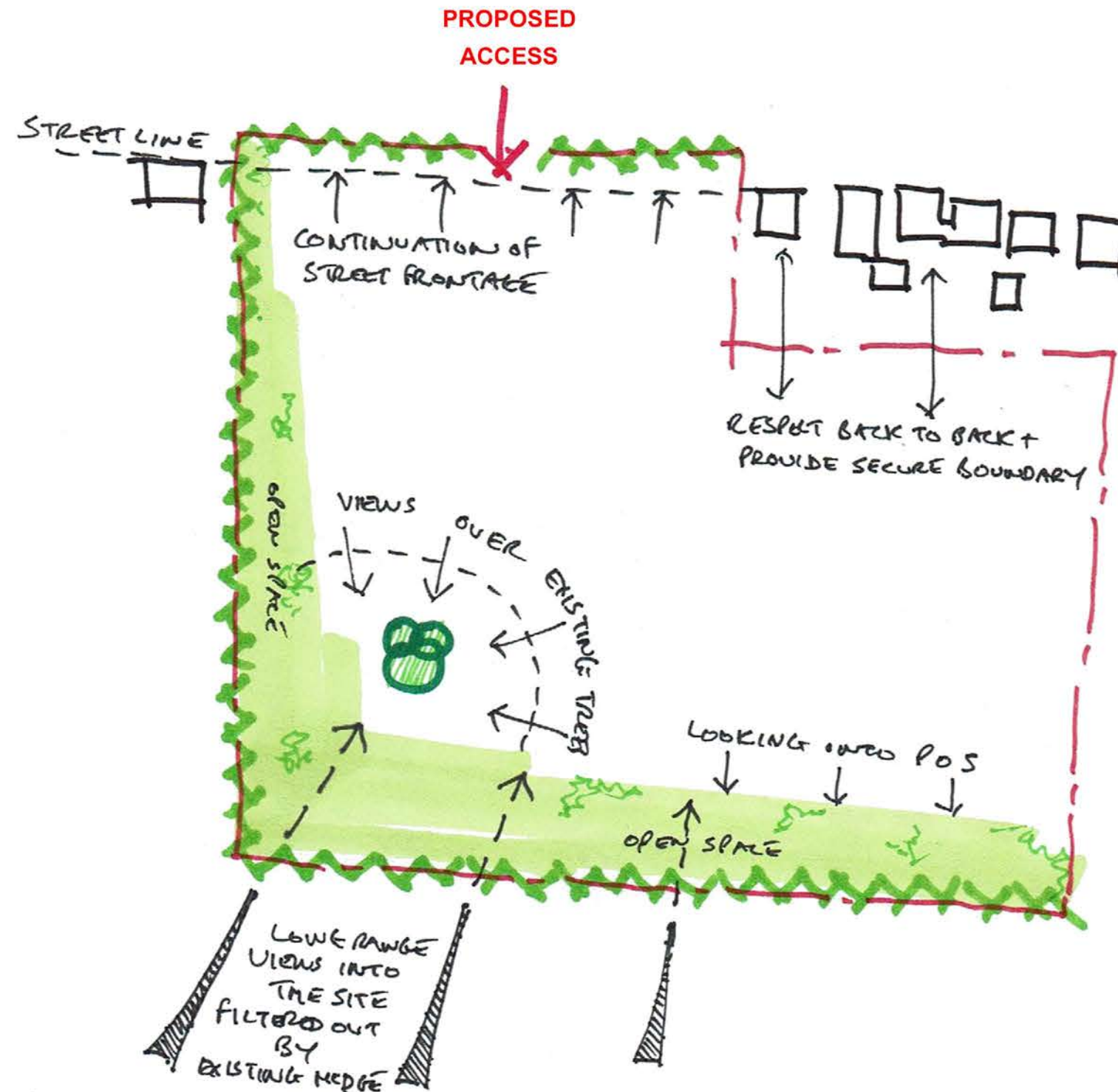


MASTERPLAN DESIGN & CONCEPT

INITIAL DESIGN STUDIES

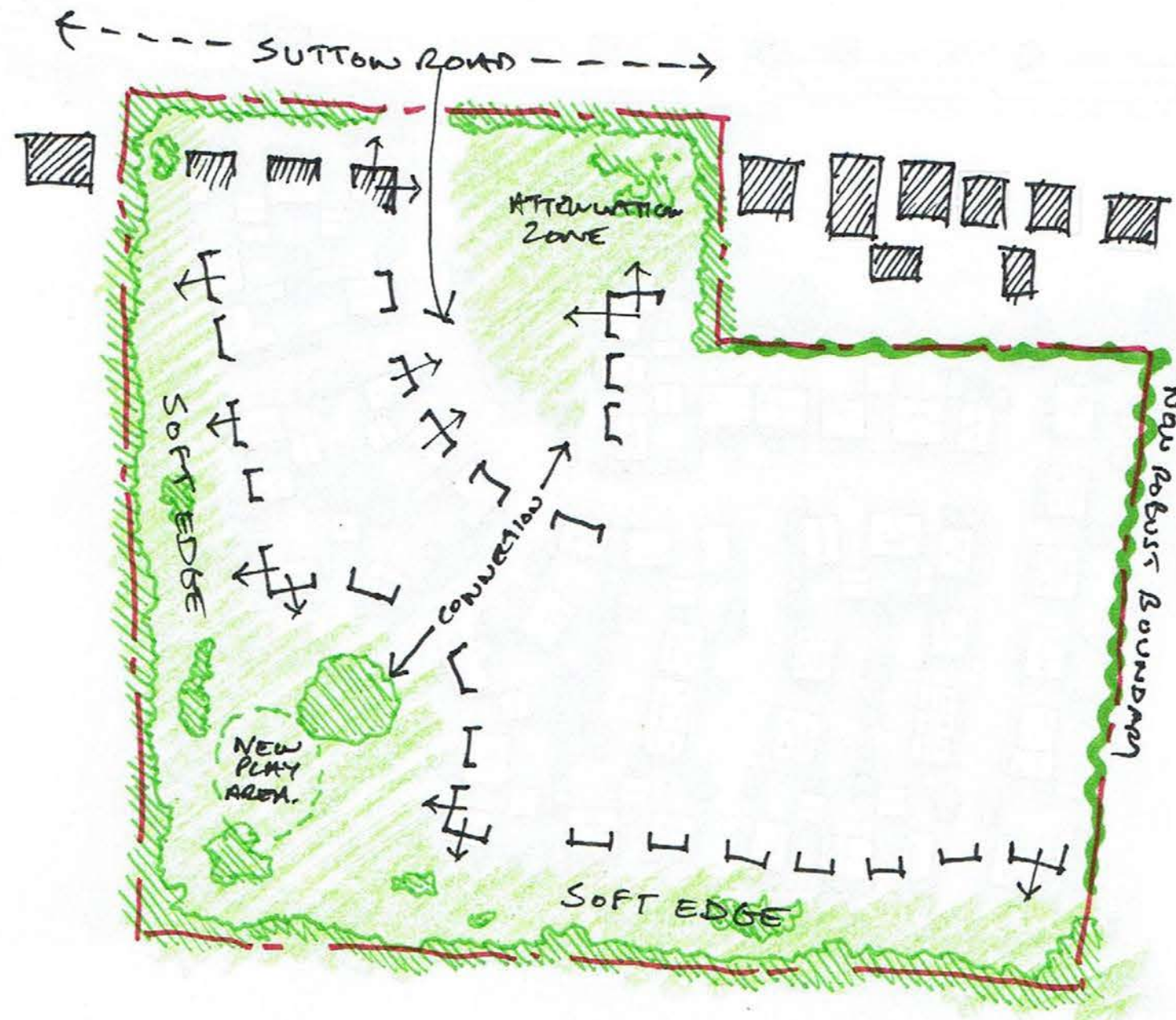
Having analysed and studied the constraints and context of the site carefully, the site offers many opportunities for residential development:

- Long distance views into the site are limited, however, some long-distance views across the site out towards south-west can be explored via carefully selected and located boundary planting.
- The built form will all be outward facing with a good level of passive surveillance over new footpaths and all open areas.
- The extensive boundary landscaping is a key site strength and will seek to be retained throughout where possible.
- Provide new, accessible green public open space retaining specific landscape features with improved site wide ecology.
- Create strong vistas and 'places' within the site, such as central and peripheral green areas via retention of key trees. These areas break up the scheme and are relevant for the sites semi-rural location.
- Improve boundary conditions, with additional planting and connections to the public network.
- Build and improve upon the existing built form to the north.



DESIGN DEVELOPMENT: WORKING SITE CONCEPT

Outward facing properties providing a strong yet sensitive new 'village edge'. Identify key street frontages over open areas to provide passive surveillance and an informal but robust edge to the new green spaces.



Through addressing site constraints, existing context and relevant planning policies an outline concept plan was created which formed the basis of the ongoing illustrative design and establish a proposed density and unit total.

Existing tree locations, view corridors and potential over shadowing have all been fully considered and has informed the location and amount of built form proposed.

The NPPF2 strengthens the importance and requirement of good design and a high standard of design and layout is proposed. Built form will face outwards addressing the pedestrian and road network and new open space. No proposed properties will back onto any open space and all will be designed in accordance with Secured by Design principles.

The pattern of development respects the context but steers away from long straight roads as this can effect a new developments sense of place and community and reflects the semi-rural nature of the site.

It is considered that this outline has provided us with a well designed, sympathetic development that provides a good balance of new public open space and built form.

DESIGN DEVELOPMENT: BOUNDARIES

The differing boundary conditions are illustrated right.

New properties will front out extensively along the southern boundary delivering a sensitive edge whilst providing strong natural surveillance towards this area.

It is also important to note that there will be at least a 30m back to back offset between all new built form and any existing property and at least a 20m back to side relationship, comfortably in excess of current policy.



- Adjacent agricultural land/paddock ●●●●
- Sutton Road Frontage ●●●●
- Open Countryside ●●●●
- Existing Residential Properties ●●●●

DESIGN DEVELOPMENT

Page 14 of the Design Guide details the 'Development Forms' with a variety of urban development forms and their characteristics listed. Of these forms, the application site would sit within the 'Village Green' and 'Village Street' categories, although given the sites edge of settlement location, design cues have been drawn directly from the context and draft Neighbourhood Plan to inform the scheme and create an appropriate development form.

There is an opportunity to create new pedestrian links within our site and connect around to the new Local Equipped Area of Play (LEAP). Footpaths within the site will generally follow the road network for shared surveillance and intuitive navigation.

The proposed landscape treatment will seek to strengthen existing boundary vegetation to filter views and soften the development from the open countryside. The scheme has evolved to encourage the neighbouring landscape to flow into the scheme and inform the street scene with tree planting and low level verge landscaping.

The flow of movement across the site is important when considering a residential design scheme. The design steers away from long straight roads and instead proposes a more informal, fluid road structure with varied street scenes. The proposed road network has been developed in such a way that it serves properties from the front. Many plots have on plot parking accessed from the front, in accordance with the parking arrangement guidance.

Total unit numbers should never be a predetermined figure or target for any new development. The ultimate total should reflect analysis of the context, the residential design guide, unique aspects of the site as well as the sites opportunities and constraints.

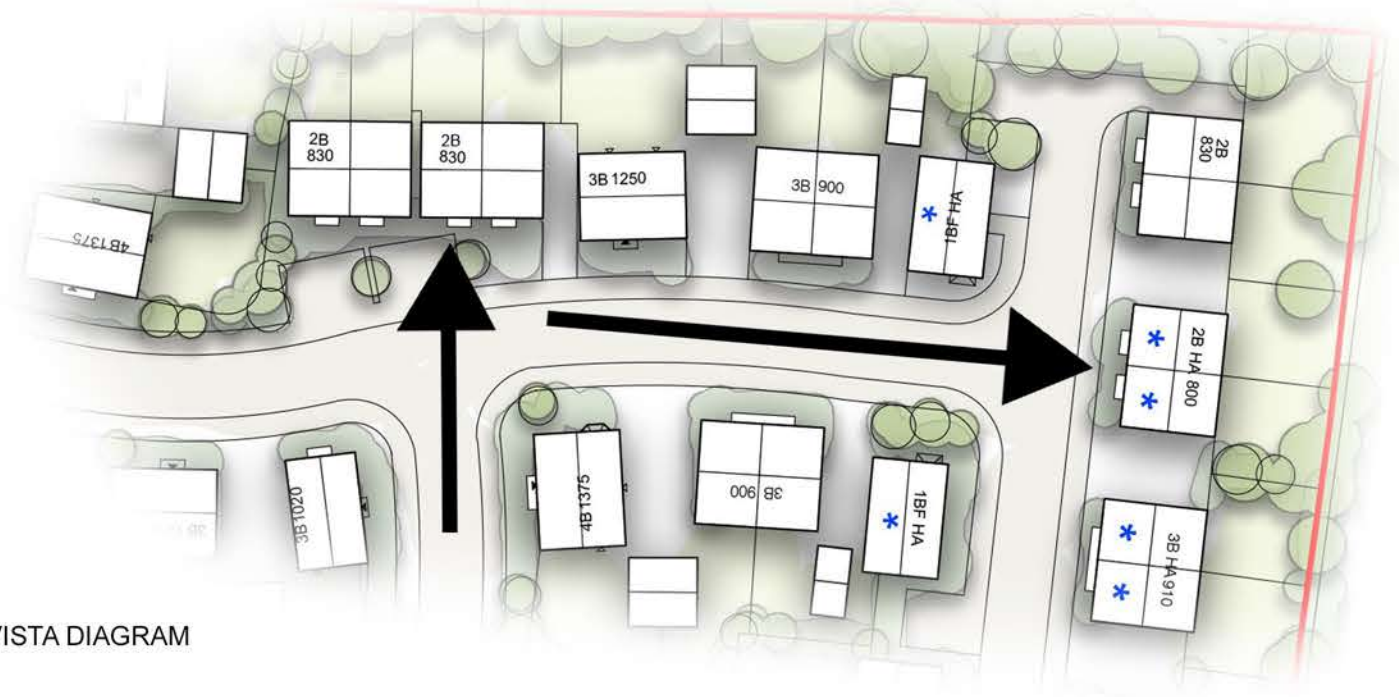


VISTAS, PRINCIPAL BUILDINGS & KEY SPACES

This is a relatively small residential scheme, therefore the key vistas and views that can be articulated will be where appropriate. This includes positive termination of views as one travels around site.

The use of principle buildings relates to the point above. Where a key view, or landmark building exists, the property may be designed to be distinct from the neighbouring plots. This is also relevant for plots to key corners where the plot will be dual aspect in terms of its frontage.

Given the size and density of the scheme, it would be inappropriate to provide too many key spaces. This is not an urban scheme and as such any key, distinctive space will be relevant to the site context. One example of a key space that has been naturally utilised is the setting created by the group of existing trees, which is seen as a design opportunity.



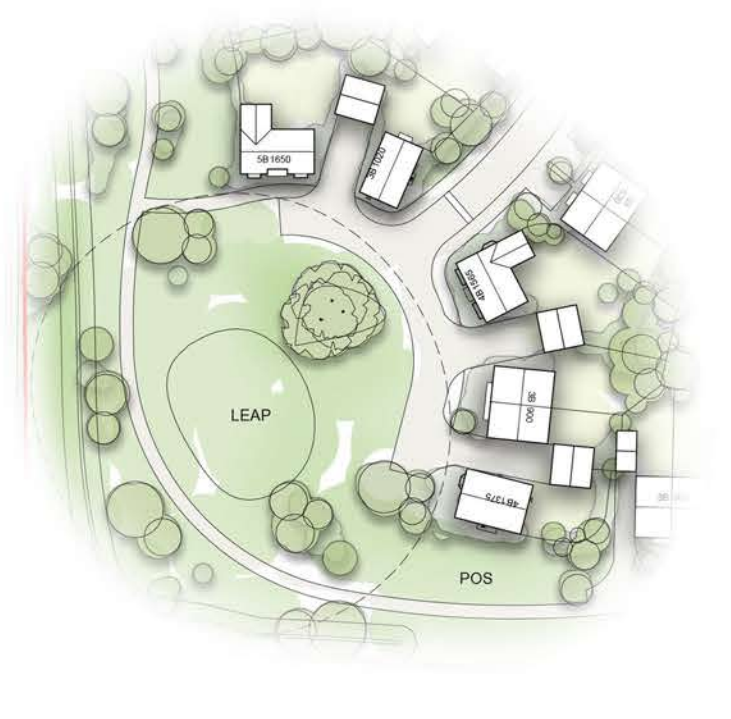
VISTA DIAGRAM



Example of a view terminating frontage



PRINCIPAL BUILDINGS



KEY SPACES

PUBLIC EXHIBITION

The public exhibition was held on Tuesday 14th May 2019 at Witchford Village College, Manor Road, CB6 2JA. The exhibition was open to the public from 4:30pm to 7:45pm.

It is estimated that approximately 30 people attended, where discussions were held with representatives of the applicant Manor Oak Homes, Savills as project planning consultants, Aspect as landscape architects, AT Architecture as Architects and MAC Consulting as transport and drainage consultants.

The exhibition boards explained:

- The purpose of the event, how to provide feedback, and information about how the feedback will be considered.
- The relevant planning policy context.
- The site location and its context.
- The concept layout and illustrative landscape proposals
- Information about highways, drainage, and flooding
- Details of the illustrative masterplan for the scheme and illustrative street scene.

The Public Exhibition and subsequent consultation is considered to have been a successful and positive exercise, providing the opportunity for the community to comment, benefiting the final proposals which have been submitted to the Council for determination.

Manor Oak Homes welcomes you to Sutton Road, Witchford

This is a **public consultation event** for a landscape-led residential development scheme for land south of Sutton Road, Witchford, comprising **71 residential dwellings**, including market and affordable homes plus new public open space.



About the Site:

The site is located to the south of Sutton Road and extends to around 3.22 hectares. It is located on the western edge of the Witchford between existing residential development.

The site is located neither in nor immediately adjacent to any conservation area, listed buildings or ecological designations. There are no protected trees on site (that are subject to Tree Preservation Orders). The site lies in Flood Zone 1 where there is a low risk of flooding.

The site will provide a generous amount of new Public Open Space with new public walking routes and a new LEAP (Local Equipped Area of Play).

For this scheme, we are proposing:

30% of the proposed dwellings will be affordable housing.

The areas of proposed Public Open Space totals over 6,700sqm.

Access to the site is from a new junction accessed off Sutton Road and has been designed in accordance with Highways Standards and safety. A new dedicated pedestrian access is located along the southern frontage to Sutton Road.

Traffic calming may be proposed within the site as part of the development via use of subtle changes of surface finish and texture

Land south of Sutton Road is a sustainable site suitable for residential housing and we are proposing to submit an **Outline Planning Application** within the coming months.

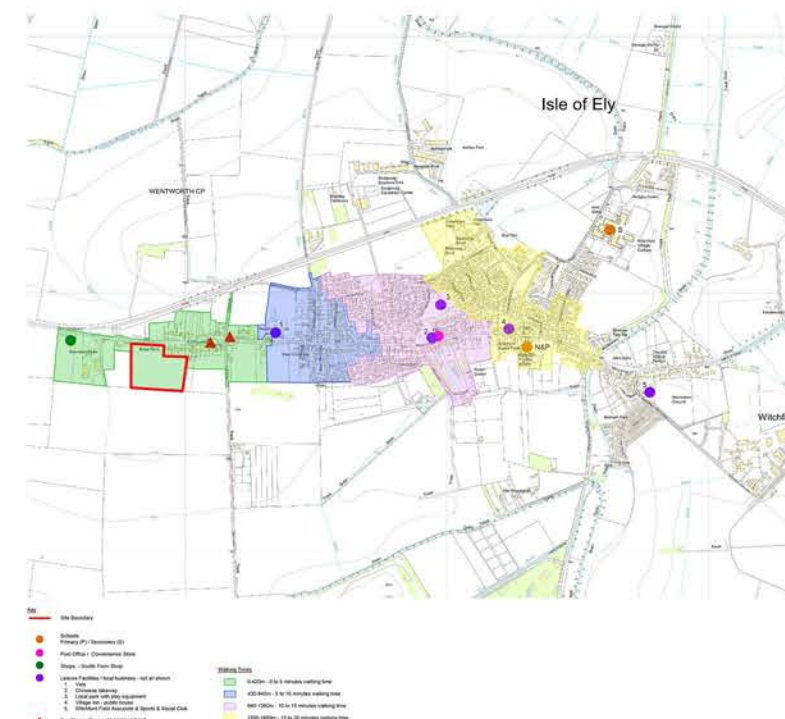
This consultation has been organised to inform the local community of the emerging proposals and to give you the opportunity to ask questions and make comments. At this point, the scheme is not fixed and could be amended following comments received during this consultation.

The exhibition boards will be available on our website:

www.manorokhomes.co.uk/project/wit-056/

1. INTRODUCTION

SUTTON ROAD, WITCHFORD - RESIDENTIAL DEVELOPMENT



Witchford is considered to be a sustainable village which benefits from a range of existing services and facilities including: primary school, secondary school, post office, a farm shop, a few churches, vets, sports and recreation facilities, and employment opportunities, many of which are within walking distance from the site.

The nearest bus stops are located on Sutton Road some 180m (westbound) and 260m (eastbound) from the proposed development.

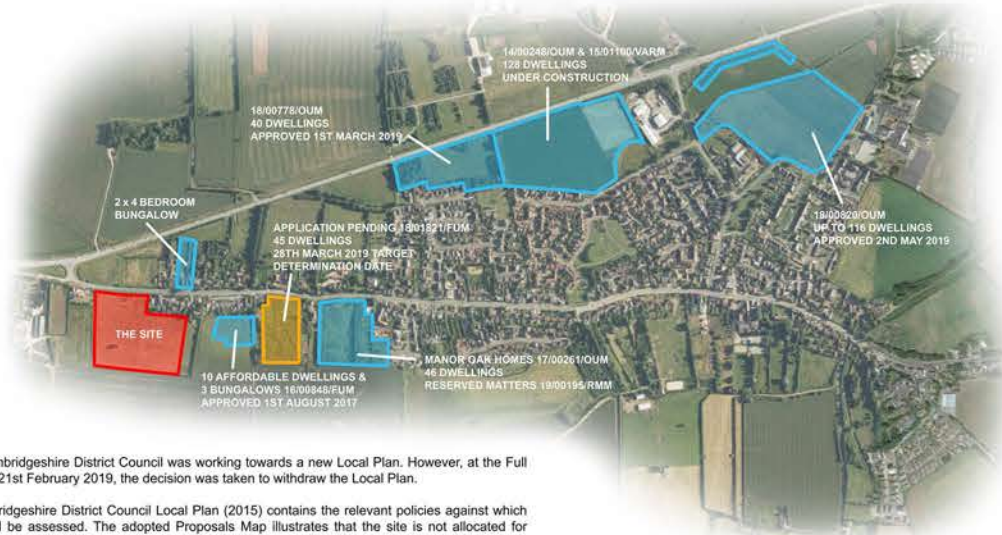
Ely provides the largest range of services and facilities including additional employment opportunities, food stores, GP surgeries and Ely Rail Station. The rail station is situated 6.3km from the site and provides links to Cambridge, King's Lynn, Peterborough and by connection to the rest of the country.



2. CONTEXT ANALYSIS

SUTTON ROAD, WITCHFORD - RESIDENTIAL DEVELOPMENT





In recent years East Cambridgeshire District Council was working towards a new Local Plan. However, at the Full Council meeting held on 21st February 2019, the decision was taken to withdraw the Local Plan.

The adopted East Cambridgeshire District Council Local Plan (2015) contains the relevant policies against which these new proposals will be assessed. The adopted Proposals Map illustrates that the site is not allocated for development and is located beyond the village boundary for Witchford.

National planning guidance for local planning authorities is contained within the National Planning Policy Framework (February 2019). This document states that local planning authorities should be able to demonstrate a five year supply of deliverable housing sites (para 73). At present East Cambridgeshire District Council acknowledges it can not demonstrate such a supply. In such circumstances the presumption in favour of sustainable development applies (para 11). This means that District Council's policies relating to the supply of housing are out-of-date and the Council will seek to approve applications for residential development in sustainable locations, such as Witchford.

It is noted that Witchford Parish Council is preparing a Neighbourhood Plan and consideration will be given to this plan as it progresses.

3. PLANNING BACKGROUND

SUTTON ROAD, WITCHFORD - RESIDENTIAL DEVELOPMENT



The planning application will seek outline planning permission for up to 71 dwellings with all matters reserved except for access. The details of the scheme will be prepared and submitted at a later stage via a reserved matters submission.

The outline planning application will be supported by an Illustrative Layout, which shows two storey built form with plots generally arranged in perimeter blocks providing natural surveillance and a strong, varied street scene and no rear alleyways.

The total site area is 3.22 Hectares (7.95 Acres)

0.67 Hectares (20%) of the site would be provided as Public Open Space, including retaining the group of existing trees.

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

Market Dwellings: (70%)

2 Bedroom	12
3 Bedroom	25
4 Bedroom	11
5 Bedroom	2
Total:	50

Affordable Dwellings: (30%)

1 Bedroom	4
2 Bedroom	12
3 Bedroom	4
4 Bedroom	1
Total:	21

This is an illustrative mix and may be subject to change following further discussions. Other features of the scheme include:

Access via Sutton Road to the north, which will also provide pedestrian access via a new footpath connection within the north-east corner.

A new Local Equipped Area of Play (LEAP) is proposed within the Public Open Space.

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.



5. ILLUSTRATIVE MASTERPLAN

SUTTON ROAD, WITCHFORD - RESIDENTIAL DEVELOPMENT



Properties by Number of Bedrooms



Properties by Tenure



KEY

Four + Bedroom	14
Three Bedroom	29
Two Bedroom	24
One Bedroom	4

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.

This illustration is representative of the proposed street scene. It provides an idea of the overall form and scale of the development, but does not seek to provide a 'finished' look due to the outline nature of the planning application.



Illustrative Street Scene addressing the Southern boundary

House Types:

The housing mix has been designed to be in accordance with local need and information contained within the latest Strategic Housing Market Assessment and Local Policy.

Dwellings to the Northern, Western and Southern edges will front out, providing a strong and traditional development edge providing passive surveillance to the new public open space.

The affordable housing will be provided across the site.

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. We would be grateful for your comments on the feedback forms provided to help us to develop our proposal as we progress towards submission of a planning application. Feedback forms are available to fill in today or send back to us.

The completed forms can be left in the box provided or posted back to us by 28th May 2019 to the address below:

Ms. L Voyias
Savills (UK) Ltd
Unex House
132-134 Hills Road
Cambridge
CB2 8PA

Email: lvoyias@savills.com

Once we have received the responses from this consultation event they will be reviewed by the project team and consideration given to how they can influence and shape the development proposals. A summary of the responses we receive will be submitted to East Cambridgeshire District Council as part of our application.

Copies of the exhibition boards will be available online after this consultation event at:

www.manor oakhomes.co.uk/project/wit-056/

Thank you for attending.

4. SITE APPRAISAL & LANDSCAPE DESIGN

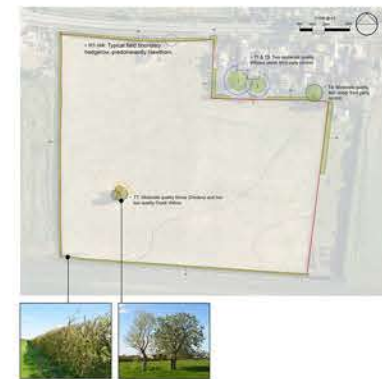
SUTTON ROAD, WITCHFORD - RESIDENTIAL DEVELOPMENT



The site and its surroundings have been assessed to identify their key landscape characteristics and how they relate to the wider context. This information has been used to inform the layout, associated Public Open Space and respect sensitive boundaries.

There are no ecological designations within or adjacent to the site, whilst the site is lacking in features or habitats of particular ecological value and unlikely to support any rare or notable species. The features offering the greatest wildlife value at the site are limited to the boundary hedgerows and a small group of trees, which are retained within the proposed development.

The proposals present the opportunity to include considerable new habitats and wildlife opportunities, including a continuous corridor around the south and east of the site as part of the open space, along with sensitive design of the new balancing pond and associated drainage provision.

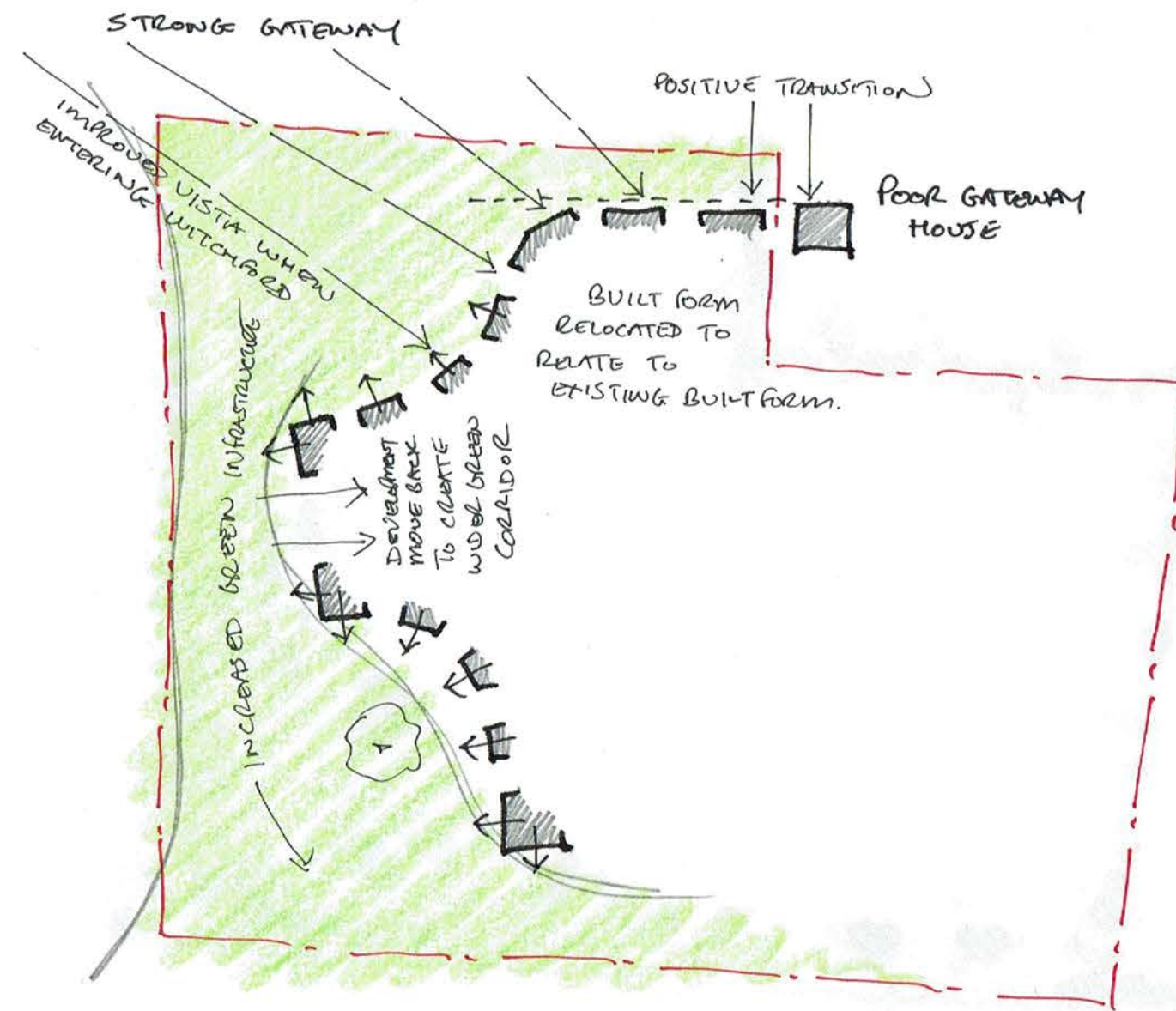
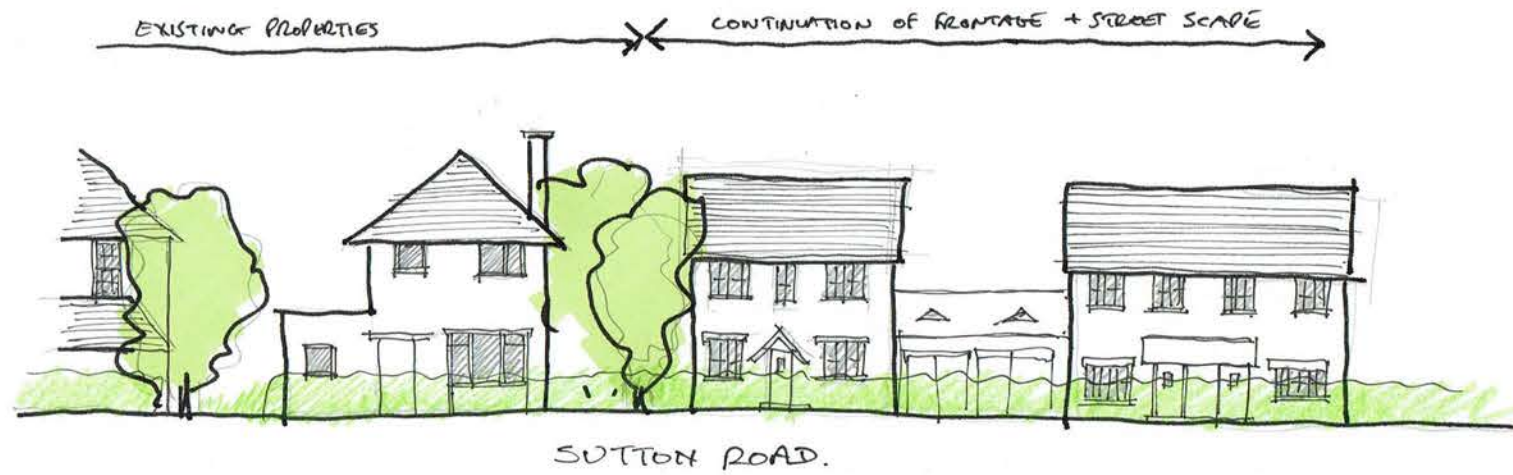


6. ILLUSTRATIVE HOUSING MIX & DESIGN

SUTTON ROAD, WITCHFORD - RESIDENTIAL DEVELOPMENT



RESPONSE TO THE PUBLIC ENGAGEMENT & PRE-APPLICATION ENQUIRY



Although the design work is purely illustrative at this stage, the design team want to ensure that the quantity of new homes can be accommodated within the site and that the design accords to council policy, the design guide and local aspirations.

A pre-application enquiry was submitted and following the public exhibition the design evolved to reflect the following:

A new positive gateway into Witchford that improves upon the current weak village entrance.

More open space with defined views into and through the site.

A positive yet sensitive continuation of frontage along Sutton Road

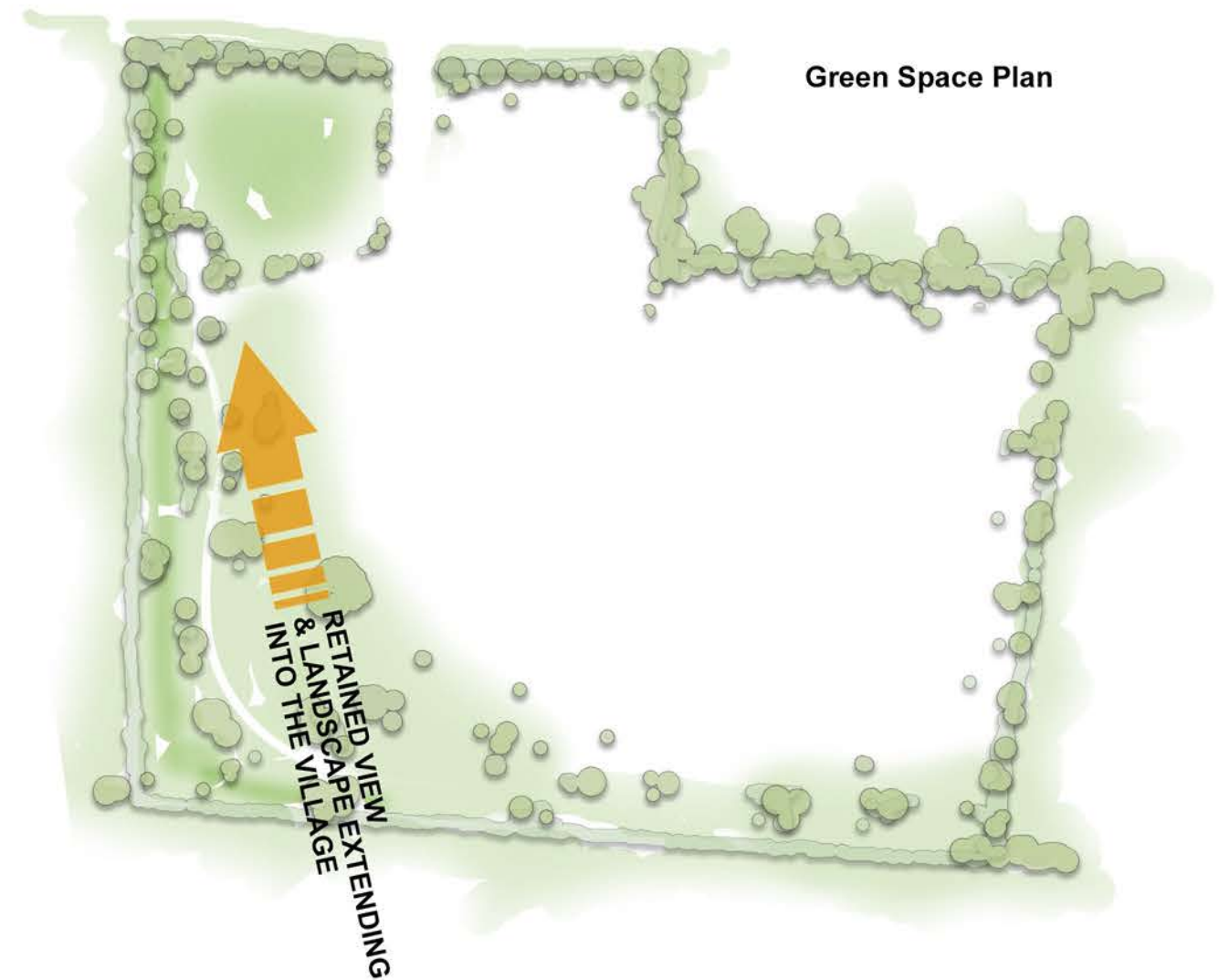
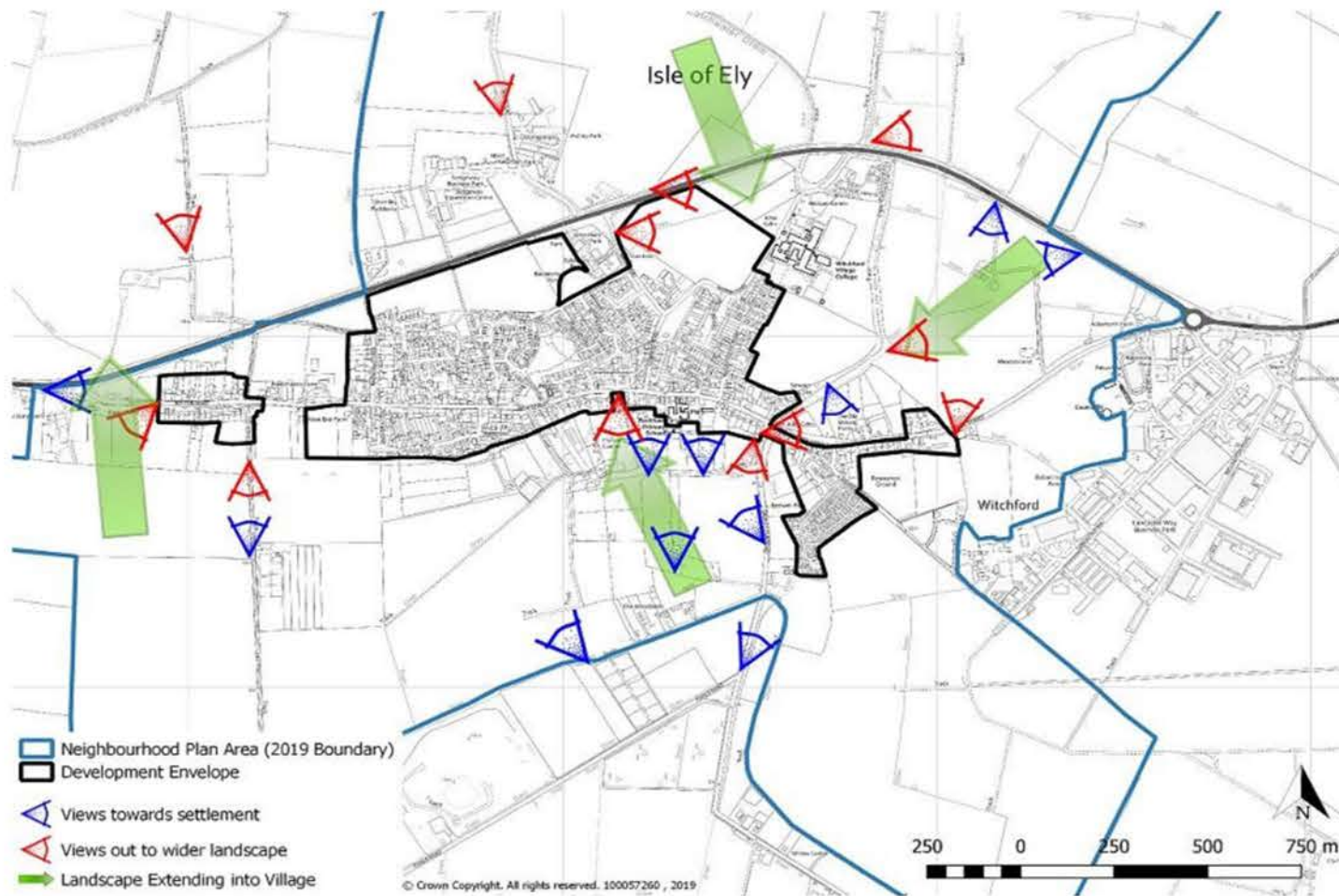
The design team feel that the dialogue with both the public and Local Planning Authority has positively contributed to the illustrative scheme and that the design has evolved to reflect any comments or concerns raised.

GREEN INFRASTRUCTURE

Within the Consultation Draft of the Witchford Neighbourhood Plan, a plan on page 29 identified four areas of landscape extending into the village. These are described as particularly valuable for helping reinforce the small scale, rural character and location of the village and its historic origins as an agricultural settlement.

As part of the design evolution and changes being made to the illustrative scheme design following the public exhibition and pre-application enquiry, the green infrastructure on site has been increased and this identified corridor of landscape has been maintained.

Policy Map 8: Views and Landscape extending into the village



LANDSCAPE STRATEGY: PUBLIC OPEN SPACE

Example Precedent Play Images



Example Precedent Landscape Images



Existing boundary vegetation structure retained as part of the proposals
 Proposed native tree and shrub structural planting reinforce existing vegetation structure creating a robust boundary and assisting in both integrating the proposals and filtering views from adjacent development on West End Close



Existing tree retained within the area of public open space as part of the proposals, ensuring space for future long term growth

- Key:
- Existing Tree and Vegetation to be Retained
 - Proposed Tree Planting
 - Proposed Shrub and Hedgerow Planting
 - Proposed Wildflower Areas
 - Proposed 20m LEAP offset
 - Proposed Open Space Footpath
 - Proposed SUDS Feature

The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset the proposals have sought to respond to, and where possible enhance, the existing vegetative features of value being the retention of existing field boundaries and key trees. When combined with the proposed tree planting it is considered that the site positively contributes to the green infrastructure of the localised setting.

The landscape proposals have been informed by the site constraints and opportunities, and local policy objectives to ensure that an appropriate and high quality landscaped setting is achieved. The key objectives are to:

- Retain key components of the existing vegetation and treescape associated with the site's boundaries and boundary vegetation to assist the integration of the proposals into the receiving environment.
- Where possible, reinforce the existing, retained planting with appropriate new planting to assist the integration of the proposals.
- Ensure opportunities for habitat creation and biodiversity enhancements are maximised.
- Ensure that areas of open space and green links are maintained to maximise the development's contribution to localised and wider green space provision.

Open space designed for informal recreation and communal amenity breaks up the development and assists in integrating the new built form. These areas comprise of informal recreation space, pedestrian linkages, informal seating areas and attenuation features which will be planted with a native wildflower meadow mixes to contribute positively to the biodiversity of the local area. Structural native planting and native trees will be included within these spaces.

The proposed streetscenes will be defined by soft landscaping which include appropriate feature tree planting, ornamental and flowering shrubs and formal hedges to assist in placemaking. Ornamental species will be incorporated to provide variety and colour and will be more appropriate to the residential context, while the use of native species where possible will assist in extending the biodiversity enhancements across the site.

The existing key trees and vegetation associated with the site's boundaries will be retained where possible to ensure that an established landscape context for the site is achieved from Day One.



SCALE & FORM

TENURE, MASSING & SCALE

Affordable Housing has been catered for on site in accordance with policy requirements. There will be a range of house sizes across the affordable clusters that reflects local need and planning policy. The mix plan diagram indicates the type and location of all affordable properties, ranging between, 1 bedroom and 3 bedroom units. 30% of the plot total has been allocated affordable, in accordance with current Council policy.

It is a specific design intent to not hide these units away, or differentiate them in any way. Each of the affordable plots will be integrated carefully into the streetscape.

All affordable units are tenure blind, which means they cannot be identified from the street when read alongside private sale units.

On street and forecourt parking will be clearly defined and demarked specifically to each affordable property. The surface treatment will also differ from the road. Forecourt parking has been kept to a minimum, many of the affordable plots have on plot parking alongside the property.

We have also ensured that no property exceeds 2-storey in height. This is an edge of settlement site and any over a traditional 2-storey height would be incongruous.

Storey Height Plan showing that all buildings will be 2-storey in height. All garages will be single storey. The actual constructed height of each plot will vary due to differing depth of plan and varying pitch, adding to the variety and rural feel to the scheme.

Tenure Plan indicating the location of the 21 affordable units.



KEY		
	Affordable Units	21 (30%)
	Private Units	49 (70%)

Storey Height Plan



KEY	
	2 - Storey

RESIDENTIAL MIX

We have included some larger detached units in key locations but have also provided semi-detached and smaller units for diversity and a mix in accordance with the Local Plan which encourages the creation of communities, not exclusive gated and fenced estates. The wide typology offered will allow for a varied composition of households creating a diverse and integrated community scheme.

Gateway buildings and dual aspect houses are very important, and were identified early on in the design process. These are defined by an asterisk on the plan to the right.



	Four + Bedroom	12
	Three Bedroom	30
	Two Bedroom	24
	One Bedroom	4

STREET NETWORK

The road network and hierarchy is essential in creating a successful scheme. We propose a mixture of adoptable roads and private driveways, with subtle changes in surface and texture to define these. Private driveways successfully terminate roads in an 'un-engineered' manner and provide an informal transition between green space and plot frontage.




The site does contain a number of new footpaths and pedestrian links, with the key pedestrian routes set away from the road edge to promote pedestrian safety.

The main site access into the development will be formed to meet highways standards. All access and service rights are reserved from the neighbouring site. As part of our site wide strategy and its evolution, the proposed roads will have a hierarchy. The primary roads will offer opportunities for low level planting in places.

Secondary roads will offer a highway/dwelling relationship closer than the above, but still provide an adoptable road for both pedestrians and vehicles. The dwellings will be used to create an interesting street scene with the use of varying ridge heights, different material types, architectural features and landscape treatment.

Private and shared driveways generally serve only the residents they serve. The number of dwellings served off a private driveway does not exceed 5 and are used across the development, particularly on key frontages, to create an informal appearance in keeping with the rural context. The landscape treatment of these areas will enhance the frontages further.

The changes of surface and level will promote natural road calming and create a safer environment for both pedestrians and cyclists in accordance with current guidance. Surface treatment will be chosen to suit the location on site and character of the area. This may include cobbled areas to aid road calming and stone paviors to define the tarmacadam adoptable roads.

-  Change of surface treatment
-  Private driveways
-  Adoptable Roads



STREET DESIGN

All proposed new roads within the development will be constructed to the County Council's adoptable standards, allowing emergency vehicles and refuse vehicles to access all dwellings, width being a fundamental part of this.

Roofs are traditional pitched with a number of dwellings having chimney stacks. We have investigated the general character of the area as we do not want our development to appear detached from the feel and impression of this. However, we do feel that our scheme is more informal in nature and offers an appropriate termination to development within this location against the open countryside.

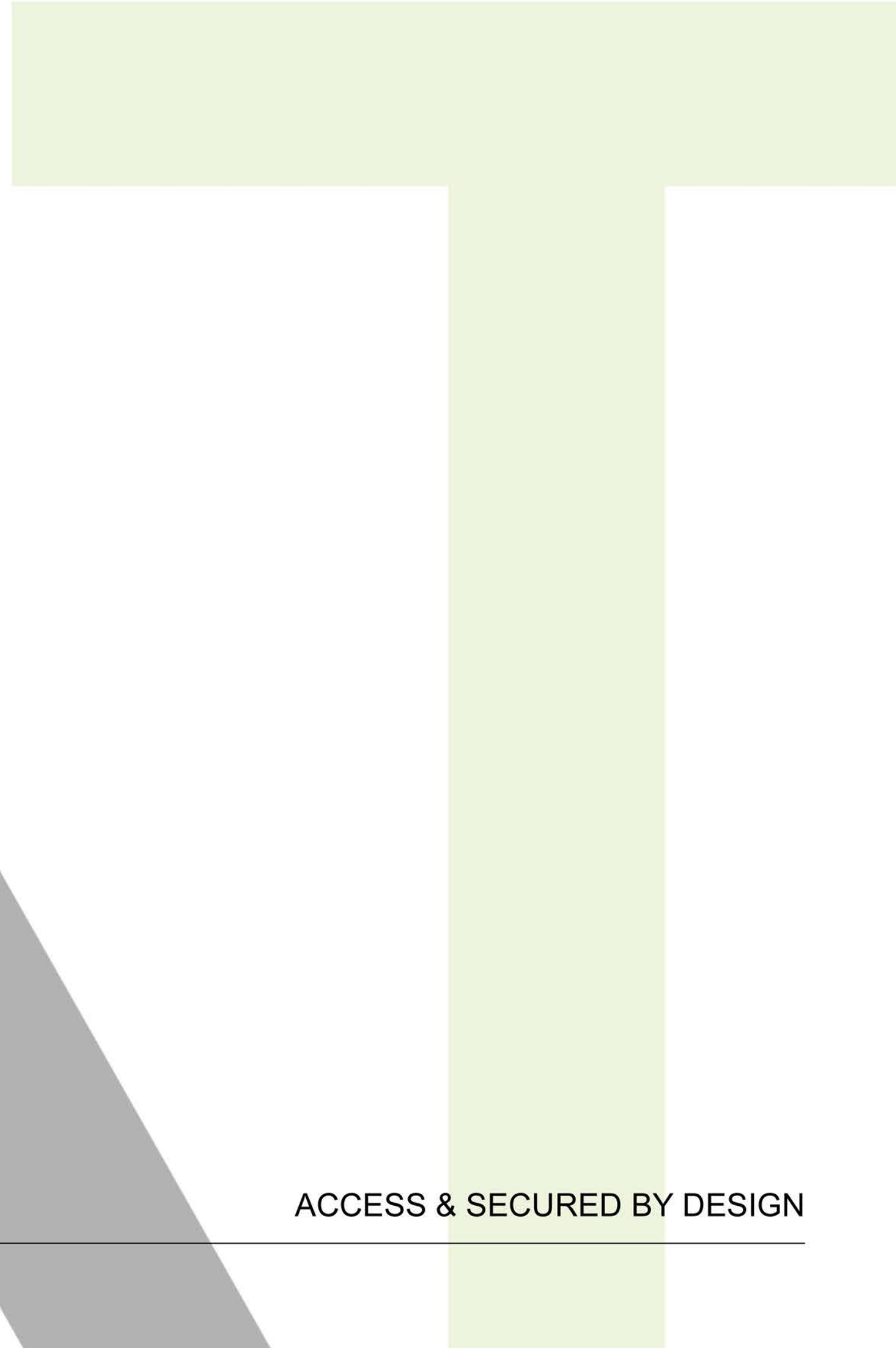
One of the defining elements of the scheme was to create a varied and interesting place, with varied frontage depths to each plot. Further to this the site accommodates a hierarchy of street – with private driveways to the site edges.



Principle and 'vista' plots have been designed to be landmarks within the scheme. They will be fenestrated to be subtly distinct from the surrounding plots and/or use a differing material pallet. The plot above illustrates how the principle plot could look. A traditional Farmhouse style building viewed within the context of the open countryside.



Illustrative Street Scene addressing the Southern boundary



ACCESS & SECURED BY DESIGN

PARKING

The scheme provides parking in accordance with current standards (see table below). Many of the properties have private garages along with space in front to park. Whilst this application is outline, it is important to prove that parking can be adequately catered for on site. Best practice principles recognises that the location of parking is fundamental to good design, whilst balancing practicality and avoiding casual parking along the street. Every plot has allocated parking, 1 space for every 1 bedroom unit and at least 2 spaces for every other unit. Larger dwellings have up to 4 parking spaces, therefore the scheme exceeds the required average of 2 spaces per dwelling. Garages provide an additional parking space to each private dwelling and covered bicycle storage. Plots without garages will have secured covered bicycle storage within the garden.

There is a hierarchy of parking in place, dependent primarily on the size of the dwelling. Most vehicular parking is located on plot alongside the dwelling it serves. In a few occurrences, on plot parking located at the front is utilised for smaller dwellings. All parking is well surveyed and does not dominate the street scene or setting. This is fundamental to achieving an exceptional design standard across the scheme in accordance with aspirations derived from general guidance principles.

The yellow hatched areas represent forecourt parking, where allocated parking spaces are located directly in front of the property or very close to the front door. The red hatched areas represent private driveways alongside the property, which reflect the vast majority of plots on site.



Table 4.1: East Cambridgeshire Parking Standards

Use	Residents	Visitors	Cycle Standards
Dwellings	2 car spaces per dwelling (average per development)	Up to 1 car space per 4 units	1 cycle space per dwelling

ILLUSTRATIVE MASTERPLAN



The development of the preceding concept and framework plans conclude with the detailed masterplan of the site. This illustrates mix, parking provision, vehicular and pedestrian networks, open space and amenity space. The masterplan provides well designed streets and public space and respects the site constraints and utilise the sites opportunities, all of which will contribute significantly to the success of the scheme.

The scheme is relatively low density to reflect its rural location. Verges are varied and generous in places, relating to traditional style houses that front outwards in a village manner, purposefully avoiding long straight incongruous runs of houses and areas of unsurveyed space.

Street surface treatment will be varied and encourage reduced vehicular speeds. It is not our intent to incorporate speed bumps into the road network, as we feel a combination of shared and varied surface conditions, and a varied street pattern will prompt low vehicle speeds. Private driveways will be defined via a different surface material to adoptable roads.

Each area has been specially considered to avoid any residual and unused spaces that may become neglected and encourage anti-social activity. The design of the scheme follows the contextual research carried out as part of our analysis. Key vistas have been recognised with positive termination of views providing interest and variation around the scheme, this includes the use of dual aspect 'corner-turning' plots.

INCLUSIVITY

Fully inclusive access to all areas will be available to everyone, regardless of ability. All dwellings will have level thresholds and comply with the necessary Building Regulations requirements for access. Dwellings will be designed, where possible, to building regulations M4(2) 'Accessible and Adaptable Dwellings'.

A lot of the properties have been designed to allow easy conversion to meet Lifetime Homes standards.

The proposed scheme includes a mixture of new public accessible open areas for the enjoyment of residents and visitors. These areas of fully accessible and connected via hard standing footpaths.

The proposed development is located in a sustainable location, which is within an acceptable walking and cycling distance of an array of local facilities and amenities.

30% of the properties will be allocated 'affordable' to allow a diverse spread of new residents.

Any proposed new roads within the development will be constructed to the local council's adoptable standards, allowing emergency vehicles and refuse vehicles access to all dwellings.



Secured by Design



Official Police Security Initiative

Established in 1989, Secured by Design (SBD) is owned by the Association of Chief Police Officers (ACPO) and is the corporate title for a group of national police projects focusing on the design and security for new & refurbished homes, commercial premises and car parks as well as the acknowledgement of quality security products and crime prevention projects.

The proposal has been designed to accord with 'Secured By Design' principles. This is demonstrated by the following SBD titles:

Access & Movement – Gardens to houses are generally arranged to abut each other, providing continuity of landscape and habitat. Front doors are generally overlooked via a number of different means to ensure all connections are adequately surveyed.

Parking is provided close to the dwellings that it serves within the curtilage of the properties. Highways and pedestrian routes are integrated to provide ease and safety of movement whilst maintaining legibility through the site.

All routes and passageways are naturally surveyed. There are no dead ends or dark corners that may encourage anti-social activity.

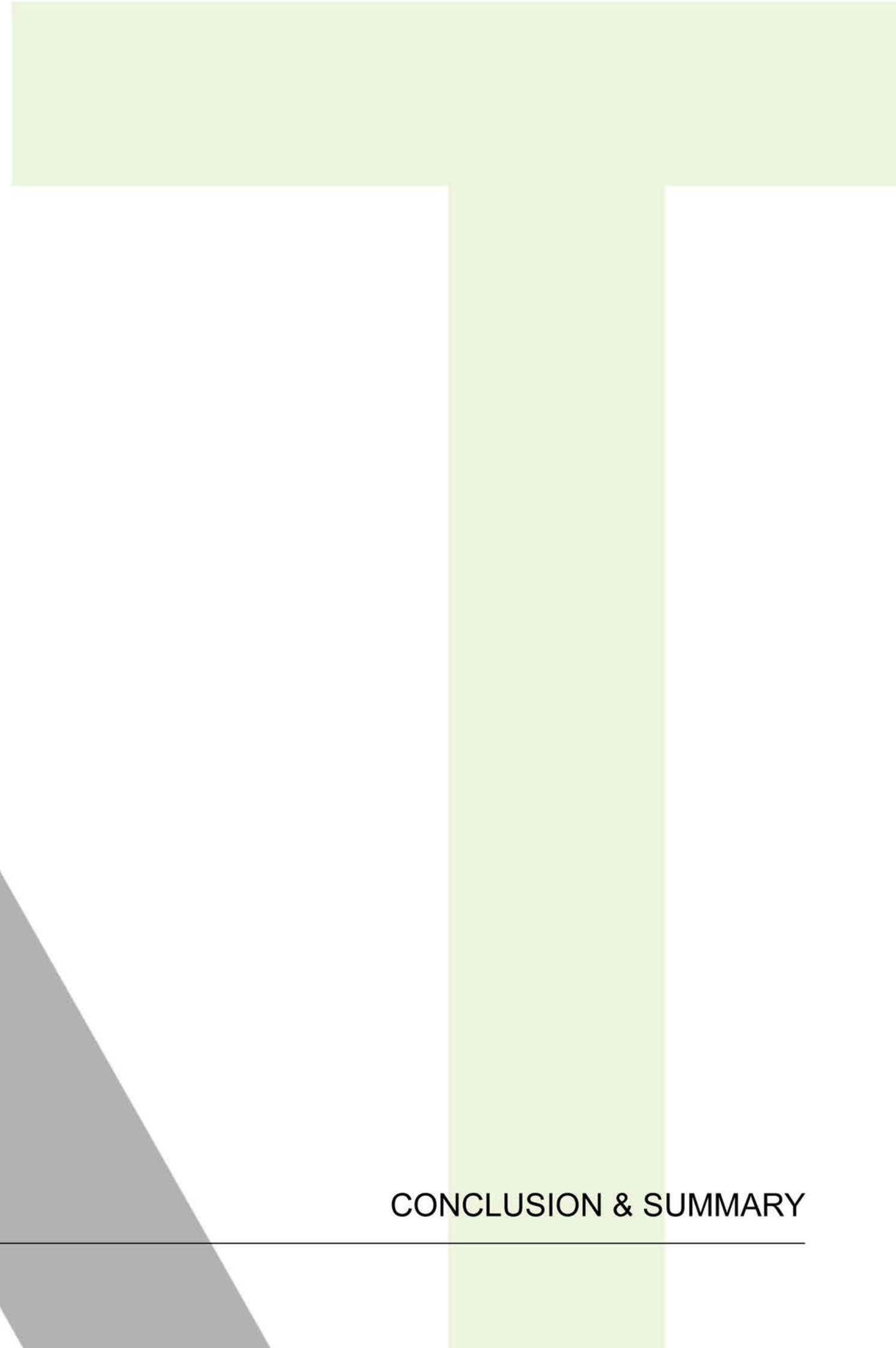
Surveillance – Dwellings are orientated to overlook highways and footpaths so that all round surveillance is provided. Green spaces are over-looked by several properties and are designed in a way not to create secluded areas created by excessive or over planting.

Structure – Houses are spaced to ensure privacy and amenity is respected. Green spaces are of useful size and layout to be used for play and recreation. They are clearly defined by footpaths and roads and are heavily surveyed. Property frontages are landscaped in a way that the threshold from public to private is obvious, whilst maintaining an uncluttered street scene.

Activity – The proposal is for a residential development with no conflicting uses, appropriate to this area of the Witchford. Pedestrian routes are provided and enhanced across the site that provide links into existing residential areas and the new areas of Public Open Space which are all well surveyed.

Ownership – Affordable houses are distributed within a policy compliant cluster which will be tenure blind in appearance. As mentioned previously, boundaries to properties are clearly defined using specific low level landscape features to ensure a sense of ownership and security, without blocking views or providing secluded frontages.

The green spaces have been designed of low maintenance landscaping, including grass and native trees. If the public greens spaces are well maintained, there is less likelihood of vandalism or anti-social behaviour taking place.



CONCLUSION & SUMMARY



CONCLUSION

This Statement demonstrates that this scheme has been designed with clear acknowledgment of the requirements and guidance contained within the Residential Design Guide and advice received during the pre-application process with the Local Planning Authority. Further to this, architectural styling, parking standards, amenity space and vehicular impact have been fundamentally considered during the design process.

The development will bring forward much needed affordable family housing and starter homes to the area supporting social and economic aspiration for the area. The site also delivers ecological enhancements and open community areas, a new play area and new walking routes for the enjoyment of new and existing residents. Witchford enjoys good transport links and has outstanding local amenities within a short distance of the site.

The scheme reflects the local character, is low in density compared to general new residential developments and meets all relevant policy requirements. The scheme, as designed, will provide a new enhanced gateway to Witchford.





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