

Illustrative Landscape Masterplan

Provided by Tyler Grange
Not to Scale



-  Site Boundary
-  Existing Vegetation
-  Proposed Open Space Tree Planting
-  Proposed Street Tree Planting
-  Proposed Native Hedgerow Planting
-  Proposed Native Shrub Planting
-  Proposed Shrub Understorey
-  Proposed Bio Swales / Rain Gardens
-  Proposed Wet Tolerant Grass Attenuation Basin
-  Proposed Grassland Attenuation Basin
-  Proposed Reeds
-  Proposed LEAP
-  Proposed LAP
-  Proposed Mown Grass Area
-  Existing Easement
-  Existing Watercourse

1. Proposed development to be 2 storeys in height, in keeping with existing adjacent residences of Arnold's Crescent, and outward facing to provide natural surveillance over adjacent POS and a softer settlement edge than currently present.
2. Eastern POS to comprise modified grassland allowed to grow to form a meadow with rationally mown areas for informal recreation. Scattered native trees across the open POS give a parkland character.
3. Hedgerow alongside S26 to be retained and enhanced through gapping up where required.
4. New footpath connections between proposals and PRoW S26 also provide pedestrian links to Alan's Way playing fields.
5. Native tree planting with under-storey shrub running along the eastern edge of proposed development to soften views of new settlement edge from PRoW S26 and provide a new green corridor between vegetation of 'The Pastures' and boundary hedgerow.
6. Flood attenuation basin to be seeded with wet tolerant grassland.
7. New native hedgerow upon embankments on southern edge of attenuation basins replace habit loss incurred through access.
8. Mosaic of grassland and reed planting within attenuation basins provides mixed habitat within features.
9. Native low scrub/shrub planting to re-inforce street and tree belt edge.
10. Tree planting to be incorporated into street-scenes where space allows to provide tree-lined streets required by NPPF.
11. Bio swales/rain gardens to be included alongside road routes to provide drainage, habitat and aesthetic value.
12. Wet woodland to be retained and enhanced through management.
13. Retained oaks form mature main landscape features within pocket POS alongside the western site access.



5.7 Sustainability

The NPPF requires that all development is sustainable:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent...:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

NPPF para.8 (2023)

A development which appropriately responds to its setting, and the aspirations of the Local Planning Authority (LPA) should help to achieve the NPPF's sustainable objective.

Proposed development should seek to incorporate a number of sustainable design principles shown as follows.

Sustainable Building Techniques

The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled;
- An element of construction waste reduction or recycling;
- Electric vehicle charging points

Building Regulations

The proposed development should accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements. Detailed information regarding the proposed construction methods proposed to achieve buildings regulation compliance will be submitted at the detailed design stage.

Materials and Waste Recycling

Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.





Siting and Building Orientation

Dwellings should be carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible.

Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings.

Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period.

The final location and numbers of dwellings benefiting from solar gain will be set out at the detailed design stage.

Sustainable Drainage

Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems on-site, to ensure that the development does not impact on the surrounding area.

Adoption Areas

When completed, responsibility for long term management and maintenance will typically be separated into areas including:

- Highway adoption areas;
- Public open space areas (put forward for local authority or management company maintenance, subject to relevant S106 agreement);
- Private property ownership; and
- Shared maintenance areas such as shared private drives

Sustainable Communities

The development proposals comprise of residential dwellings which provides a good basis for the creation of a sustainable community.

Areas of green space have been incorporated into the proposals with substantial areas of publicly accessible open space. A mix of house types, tenures and sizes are proposed, limiting social exclusion and ensuring the creation of a truly varied and mixed community.

A Sense of Ownership

The proposals create areas that are attractive and with clearly defined public and private areas that relate well with one another to help promote a sense of community identity. The development should enable residents to take pride in their surroundings, which in turn will help create a sense of shared ownership and social responsibility.

Adapting to Changing Circumstances

The development can potentially accommodate a range of changing needs of the users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live.

Enhancing Phase One

Proposals provide improved pedestrian and cycle connections to Newbold Verdon and existing PROW routes via the Site. They also continue a high standard of street and urban design.



06 Summary

This Design and Access Statement has outlined the strategy for 'Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon'. It details how a viable, context-driven development can be delivered.

The Vision is to provide a new development of up to 135 new homes which will positively integrate into the local setting and neighbourhood in Newbold Verdon. Including new public open space, new sustainable connections and tie into the approved Phase One development to the South.

A development which caters to the needs of the local community and provides a diverse range of housing options, and access to different housing types within a sustainable and attractive environment.

up to 135 high quality new homes

A new community within Newbold Verdon

New public open space

Public open space and green/blue infrastructure for the benefit and enjoyment of new and existing residents

Sustainable and connected

Providing new direct active travel connections and clear access opportunities for pedestrians, cycles and vehicles

Integrated with Brascote Lane Development

Designed to integrate with and complement the development proposals of Phase One 'Brascote Lane'

A Development Framework to deliver high quality, landscape-led design

 Richborough

 Marrons