

4. The Proposals

4.1 Use and Amount

The site has outline planning approval for up to 239 dwellings.

Through thorough market research of the local area, Persimmon Homes North Midlands has selected a broad range of dwelling types, ranging from 1-bedroom to 5-bedroom homes.

The scheme will provide 239 well-needed homes for the local community.

4.2 Affordable Housing

The scheme provides 40% affordable housing which will equate to 96 affordable homes, with a tenure split as follows:

- 56.25% Rent
- 18.75% Shared Ownership
- 25% First Homes

The affordable housing is located in small clusters around the development and designed to be tenure-blind, ensuring their integration into the scheme.

Affordable			
HOUSE TYPE	SQ.FT	NO	TOTAL SQ.FT
1 BED			
T50 (G/F) (AR)	544	3	1632
T50 (F/F) (AR)	624	3	1872
2 BED			
Wareham (AR)	884	28	24752
Haldon (SO)	792	11	8712
Haldon (FH)	792	14	11088
3 BED			
Dallington (AR)	1044	20	20880
Dallington (SO)	1044	7	7308
Dallington (FH)	1044	10	10440
TOTAL		96	86684

Private			
HOUSE TYPE	SQ.FT	NO	TOTAL SQ.FT
2 BED			
Addlebrough	792	15	11880
Chiltern	889	8	7112
3 BED			
Galloway	948	14	13272
Barndale	1092	27	29484
Charndale	1091	0	0
4/5 BED			
Kennet	1244	11	13684
Chopwell	1261	3	3783
Cullen	1342	5	6710
Lambridge	1378	7	9646
Hasting	1457	2	2914
Bamburgh	1534	4	6136
Wychwood	1591	10	15910
Hollicombe	1631	10	16310
Seacombe	1670	10	16700
Kingsands	1788	7	12516
Barmouth	1903	2	3806
Broadhaven	1930	8	15440
		143	185303

4.3 Public Open Space & Green Infrastructure

The public open space strategy around the site seeks to retain the existing trees and hedgerows, where possible, using these existing features as the framework for the layout, and the future character of the development. The quantum of open space has been driven by the existing site constraints, and the Green Infrastructure is in compliance with the approved Parameters Plan.

5.The proposed scheme will deliver a significant biodiversity net gain benefits on site, The application will be accompanied by a detailed scheme based on the Biodiversity Net Gain (BNG) metric spreadsheet completed by Ramm Sanderson, dated 12/04/2022, and shall provide a net gain on the reported baseline habitat loss.

The existing retained features are integrated within a hierarchy of new public spaces, which will provide a variety of uses from natural pocket parks integrating leisure routes and ecological enhancements, to a formal play space within the provided country park.

4.4 Drainage & Infrastructure

Sustainable Urban Drainage (SUDs) features are integrated within the development to provide additional benefits such as visual amenity and enhanced biodiversity, whilst ensuring the surface water drainage is managed in a considered and sustainable manner. The surface water drainage strategy has been a fundamental part of the development of the overall site development strategy. These areas have been sensitively developed to ensure they appropriately respond to the topography of the site and retain existing trees and hedgerows in-situ as part of an holistic landscape strategy.



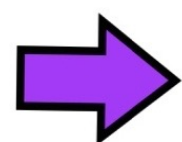
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4.5 Movement

The proposed scheme prioritises exceptional connectivity, catering to pedestrians, cyclists, and vehicles alike.

The primary vehicular access, situated on Brascote Lane, a meandering main avenue threads through the development, accompanied by various street typologies branching off from the primary route. This design ensures easy accessibility for drivers, pedestrians, and cyclists, facilitating efficient movement throughout the development.

Moreover, a network of foot/Cycle paths creates good connectivity throughout the development with additional secondary footpaths (grass mowed) creates a pleasant walking environment within the proposed country park.



Principle Access



Proposed Primary Foot/Cycle Path



Proposed Secondary Footpath (informal)



Primary Street (Tree Lined, 6.75m carriageway)



Estate Road (5.5m Carriageway)



Secondary Road



Shared Surface Road





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4.6 Creating the journey through Green Spaces

Gateway Entrance

On arrival, you will be greeted by a landscaped gateway featuring an existing hedgerow running the length of the Brascote Lane boundary which will be maintained and enhanced. The site frontage features landmark dwellings, serving as an inviting and striking entry point that will set the tone of the character for the wider development.

The Country Park

A biodiversity-rich park featuring ponds and a reinstated historic hedgerow (defining the historic field boundaries), providing primary and secondary connectivity.

Village Green

Focal point on main pedestrian route to the country park with links to the wider wildlife corridor



Primary Route

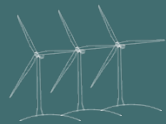
Tree lined streets with landscaped verge linking various parks and areas of play with the wider country park.



Feature Node

Tree lined streets guide the route on entry with a landscaped feature node showcasing 2.5 storey landmark dwellings, a landscaped verge connecting the various pocket parks and focal greens to provide a coherent pedestrian routes linking to the wider country park.





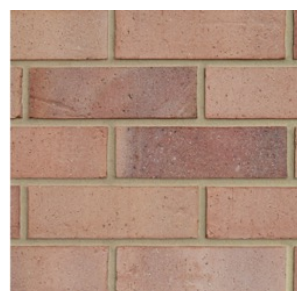
3.7 Materials

The proposed materials have been chosen to enhance the character of the development and a materials plan has been submitted with the application. In general, the primary elevation material will be a mix of red brick; five different brick types will be used throughout the scheme to create variety in the streetscenes. These are all a mix of lighter and darker red bricks with some having more variety in tone and texture.

To break up the predominant use of red brick render will be prominently used throughout the development, including partially rendered elevations. Render has been used in key locations throughout the development to accentuate key plots such as those turning corners, or framing gateways into the development and have been used to bring variety.

A mix of roof tiles colours are proposed, TLE (duo tile) colours: Grey, and Brown. These will be varied throughout the scheme to create variety in roofscapes.

Front doors will be finished in black and windows will be white.



Forterra
Cheshire Red Multi



Forterra
Village Sunglow



Forterra
Kimbolton Red



Brickworks
Hovingham Rivan



Brickworks
Sherbourne Riven



Roughcast Silver Pearl
Render



TLE Duo Anthracite



TLE Duo Brown

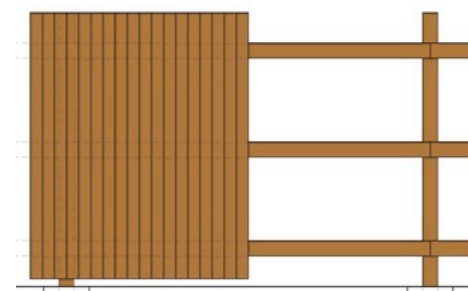
3.8 Boundary Treatments

Development plots will be defined by a range of boundary treatments such as fences, walls and hedgerows to create the distinction between public and private spaces. The boundary treatments plan submitted with this application demonstrates the proposed types of boundary treatment proposed for the development.

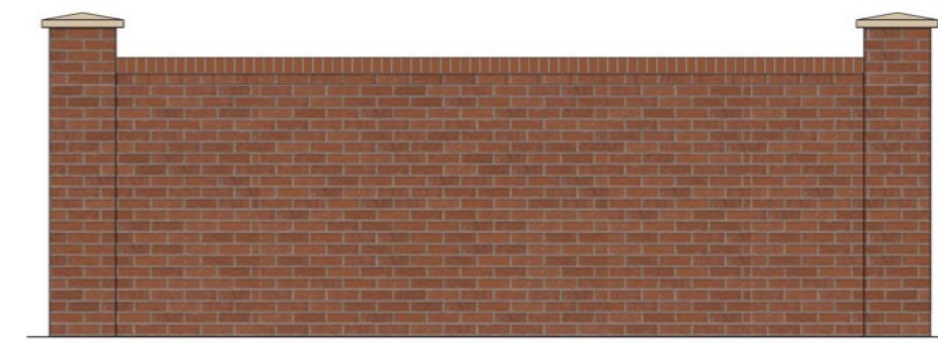
Rear gardens will be predominantly enclosed by 1.8m high fencing. Where exposed to the street frontage, brick walls will enclose rear gardens, to match the brick of the adjacent dwelling. The perimeter of the site will be defined by a mix of new and existing hedgerows, additional planting where appropriate.



Newly Planted Hedgerows (to define public / private spaces)



1.8m Garden Timber Fence



1.8m Garden Wall



5. Conclusion

Conclusion:

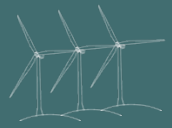
The proposed development draws inspiration from a positive historical context and vernacular placemaking, skilfully using architectural details, form, and scale to foster a sense of familiarity and seamlessly integrate in a complementary manner.

Positioned as a thoughtful addition to Brascote Lane, Newbold Verdon, the proposals are designed to enhance and harmonise with the existing environment.

While rooted in tradition, the architectural approach embraces modern construction techniques. Elements like pitched roofs, coloured windows, and entrance door canopies evoke the traditional local vernacular. The intention is not to replicate but to reinterpret the local traditional vernacular in a contemporary fashion.

This Design Compliance Statement illustrates how local history and detailing have influenced the proposed scheme, resulting in a harmonious blend with the surroundings and the introduction of a unique character. The development aims for seamless integration, contributing to the distinct atmosphere of the area.





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Park View:



Illustrates a view of the development from the country part to the South Eastern Part of the development.

PERSIMMON HOMES (NORTH MIDLANDS)

