



Mixed and Integrated

"Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use."

(Para. 109, NDG 2021)

6.3 The development proposals include the following:

Residential – up to 27 dwellings

6.4 Comprising a mix of 2, 3, and 4-bedroom homes designed to reflect the local character and meet a range of housing needs.

Public Open Space and Green Infrastructure

6.5 A network of green spaces, including informal recreation areas, landscaping, and sustainable drainage features, designed to support biodiversity, enhance visual amenity, and provide space for community use and wellbeing.

SCHEDULE OF ACCOMMODATION				
HOUSE NAME	CODE	QUANTITY	BEDS / PERSON	MIX PERCENTAGE
PRIVATE (80%)				
Danbury	DAN	3	2b3p	14%
Lynford	LYN	4	3b4p	52%
Morley	MOR	1	3b5p	
Oatley	OAT	1	3b5p	
Oxford	OXF	5	3b5p	34%
Eltham	ELT	3	4b7p	
Oakham	OAK	2	4b6p	
Northam	NRT	2	4b8p	
		21		



LAND USE | Not to scale 

LEGEND

- Site boundary
- Phase 1 site boundary

LAND USE

- Open Space (0.37 acres / 0.15 hectares)
- Potential for biodiversity improvements (0.66 acres / 0.26 hectares)
- Residential (1.79 acres / 0.72 hectares)



MOVEMENT



Accessible and easy to move around

"Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function."

Para. 75, NDG 2021)

6.6 The proposed layout illustrates the distribution of land uses and the overall structure for movement within the development. A well-connected network is proposed that will be accessible to all users, ensuring that all parts of the development are easy to navigate, safe, inclusive, and secure.

6.7 The access and movement strategy focuses on the delivery of the following elements, aligned with the objectives of both national and local planning policy:

- Defined vehicular access points;
- An integrated pedestrian and cycle movement network;
- A clear street hierarchy;
- A variety of street typologies; and
- A coordinated parking strategy.

6.8 The proposed access strategies set out here clearly define the main routes and help to achieve a permeable layout.

PEDESTRIAN AND CYCLE ACCESS STRATEGY

6.9 A well-connected pedestrian and cycle network is a key part of the development's movement strategy. Connections will be provided between the new development and adjacent residential areas, including existing and proposed links from Phase 1 and Public Rights of Way in the area.

6.10 Cycling is encouraged through the use of a permeable street layout and low vehicle speeds throughout the site. With key services and village amenities within walking and cycling distance, the layout supports sustainable travel choices.

PROPOSED VEHICULAR ACCESS

6.11 Vehicular access to the site will be provided via the internal road network connecting with the adjacent Phase 1 development and, where necessary, directly from the surrounding highway network. The detailed access strategy will ensure safe and appropriate connectivity for vehicles, while also accommodating safe crossing points and pedestrian links.

PARKING

6.12 A successful development relies on building layout and landscaping being the most prominent visual features, rather than car parking. Poorly planned parking can result in inappropriate behaviours such as kerb mounting or visually intrusive car-dominated frontages.

6.13 To address this, the parking strategy (subject to refinement at reserved matters stage) will include:

- An average of 2 off-street parking spaces per dwelling, in accordance with local standards;
- Provision for electric vehicle charging points for each dwelling; and
- Secure cycle storage, located within garages or sheds.

Car Parking

6.14 Parking will be provided in a variety of formats, including to the side of dwellings, in front of homes, or within rear courtyard arrangements. Frontage parking will be limited along primary streets to avoid dominance of cars within the streetscene.

6.15 The influence of parking design on character areas is discussed further in the 'Identity' section of this document. Final parking provision and layout will be confirmed at reserved matters stage, in accordance with the standards in force at that time.

Cycle Parking

6.16 In the absence of specific local guidance for cycle parking, provision will align with best practice and standards derived from comparable guidance such as the Coventry Local Plan (2011–2031). Adequate storage for bicycles will be accommodated within individual plot curtilages.

Electric Vehicle Charging Points

6.17 All dwellings will be equipped with electric vehicle charging points, supporting the transition to low-emission transport in accordance with national sustainability objectives.

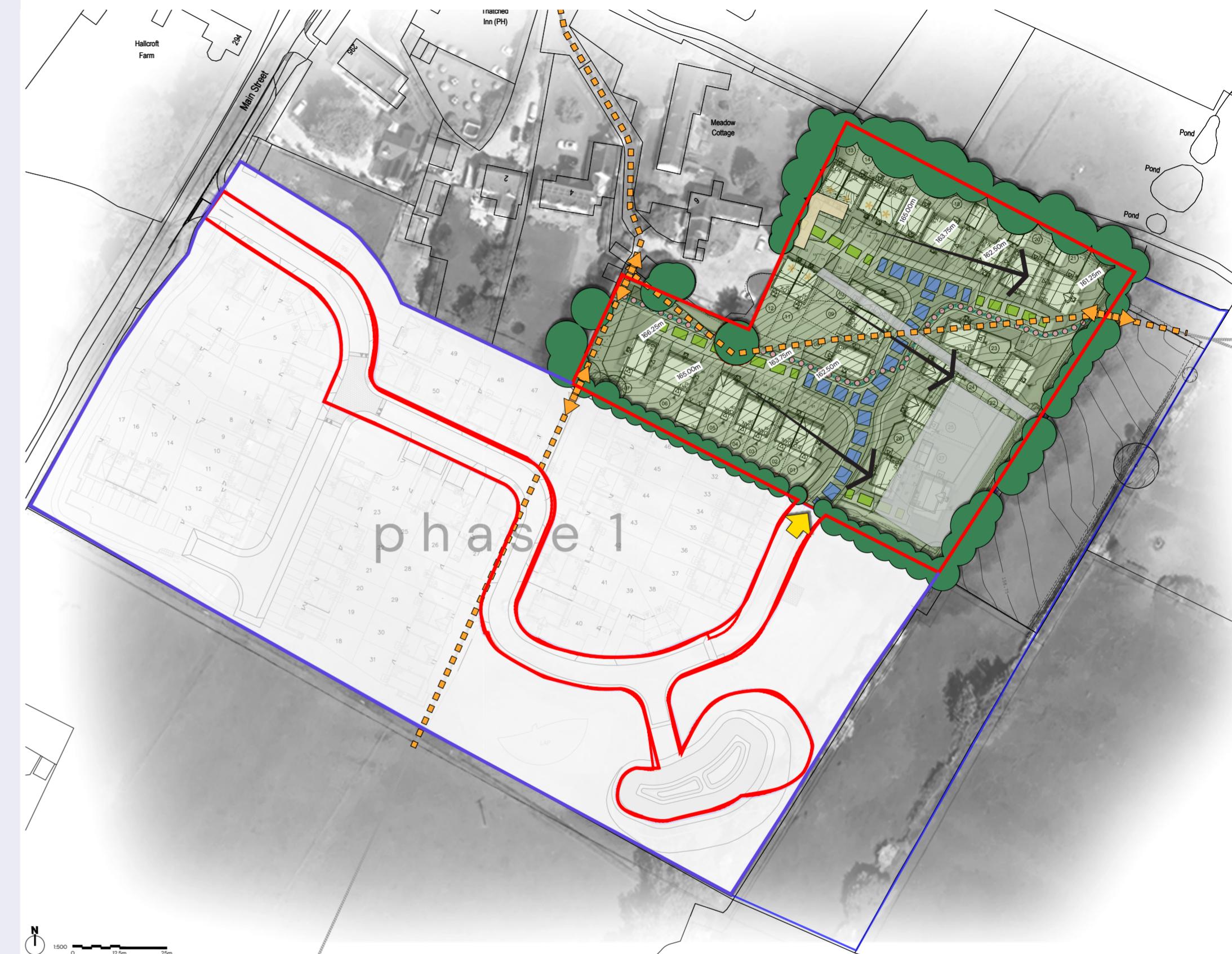
REFUSE AND EMERGENCY ACCESS

6.18 Refuse storage will be designed for convenience and efficiency, with direct access to rear gardens where applicable, and suitable internal storage areas provided.

6.19 The development layout allows for good emergency service access, meeting the requirements of Part B of the Building Regulations. Buildings will be designed to ensure safe access and egress in the event of an emergency.

STREET HIERARCHY

6.20 A clear street hierarchy is proposed to create a legible and integrated movement network. Variation in street types will support the creation of a distinctive and well-connected layout, with public spaces designed to promote walking and cycling, and deliver essential vehicular connections. The design of the street network will reflect the level of movement and activity expected along each route, contributing to a safe and attractive public realm.



ACCESS AND MOVEMENT | Not to scale

LEGEND

- Site boundary
- Phase 1 site boundary

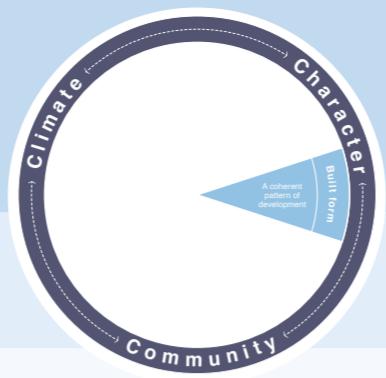
ACCESS AND MOVEMENT

- Access into site from Phase 1
- Adopted Road
- Shared Surface / Private Drives
- Existing Public Right of Way (to be retained)
- Existing Public Right of Way (to be diverted)
- Line of diverted Public Right of Way
- Pedestrian connections to / from existing PRoW



BUILT FORM

A coherent pattern of development



"Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place."

(Para. 61, NDG 2021)

6.21 The proposed layout has been designed around the constraints and opportunities of the site as well as the relevant planning policies and standards, as identified in the previous sections and summarised in the following paragraphs.

PLACEMAKING

- The development has been designed with placemaking at its core, creating a well-structured and legible neighbourhood that responds to its edge-of-village context. Streets and spaces have been arranged to reinforce character, encourage active frontages, and support a strong sense of community. A clear movement hierarchy, combined with green corridors and landscaped spaces, ensures that the development is walkable, accessible, and welcoming. The layout includes key focal points and carefully positioned homes to define vistas, junctions, and green spaces, enhancing wayfinding and identity. Materials, boundary treatments, and planting have all been selected to reflect the local vernacular and promote continuity with the established village character.

BUILDING HEIGHTS (SCALE)

6.22 The proposed development comprises primarily 2-storey dwellings, consistent with the surrounding residential character of Stanton under Bardon and Phase 1 of the development. This scale ensures the scheme remains in keeping with the local context, avoids visual dominance, and sits comfortably within the gently sloping landscape. Variation in rooflines, house types, and positioning provides architectural interest and avoids uniformity, while also responding to site topography and key edge conditions. Building heights are used strategically to reinforce the street hierarchy and frame public spaces, ensuring a varied and human-scale environment throughout the development.



LAYOUT AND SCALE | Not to scale

LEGEND

- Site boundary
- Phase 1 site boundary

PLACEMAKING

- Perimeter Development Parcel
- Dual aspect / corner-turning building (addressing corners and junctures between street types)
- Potential landmark building (to terminate key views)
- Key visual corridor
- Focal space
- Existing trees and hedgerow retained



HOMES AND BUILDINGS

Functional, healthy and sustainable



"Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them."

(Para. 120, NDG 2021)

HOUSING STANDARDS

6.23 All dwellings have been designed to meet the Nationally Described Space Standards (NDSS), ensuring high-quality, functional living environments for future residents. The internal layout of homes supports modern living needs with well-proportioned rooms, adequate storage, and strong connections to private outdoor space. Where feasible, homes will also meet the requirements of Part M4(2) of the Building Regulations to provide accessible and adaptable accommodation. Each property will include electric vehicle charging infrastructure and secure cycle storage, supporting a sustainable and future-proofed development. Affordable homes will be delivered using a tenure-blind approach, ensuring no visual distinction from open-market dwellings and maintaining a cohesive community character.

DENSITY

6.24 The proposed development achieves an average net residential density of approximately 38 dwellings per hectare (dph). This reflects an efficient use of land appropriate to the site's edge-of-village location, providing a balanced mix of housing types while allowing for generous green space and landscape buffers. Density is varied across the site to respond to context—higher density areas are concentrated near internal access routes to create active frontages, while lower density housing is positioned along the rural eastern edges to ensure a soft and appropriate transition to the countryside. This approach supports both housing delivery and sensitive placemaking.

SECURE BY DESIGN

As stated in the National Model Design Code:

"The layout of dwellings should ensure that homes and places are easy to move around and safe and secure as set out in Secured by Design guidance. Layouts need to ensure natural surveillance from buildings to public spaces, encourage community interaction, engagement and participation and environmental control."

"Housing plots need to include fences to the rear and defensible space/front gardens at the front with a boundary treatment or planting to keep people away from windows."

Creating a Safe Place to Live

One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:

"...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and fear of crime, do not undermine the quality of life or community cohesion and resilience"

(Para. 130 (f), NPPF 2023)

The design proposals are based on an understanding of best practice guidance and reference has been made to the relevant documents including "Safer Places: The Planning System" and "Manual for Streets" as well as ACPO "New Homes" guidance.

Well-designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.

Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.

In forming the design proposals, the following key attributes have been included:

- All routes are necessary and serve a specific function or destination;
- The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
- Natural surveillance is promoted wherever possible; and
- Architectural details which promote natural surveillance and the active overlooking of spaces are to be included in the future detailed design of dwellings, not only through window positioning, but also through the use of bay windows in key locations, offering further angles of natural surveillance.





IDENTITY & CHARACTER



Contextual character summary

"The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses."

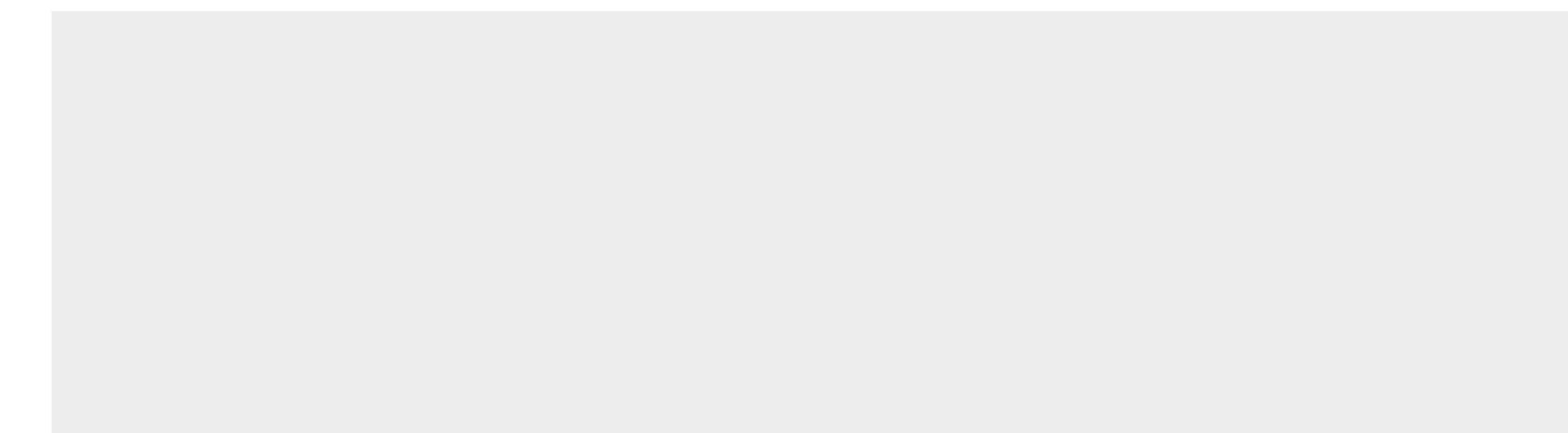
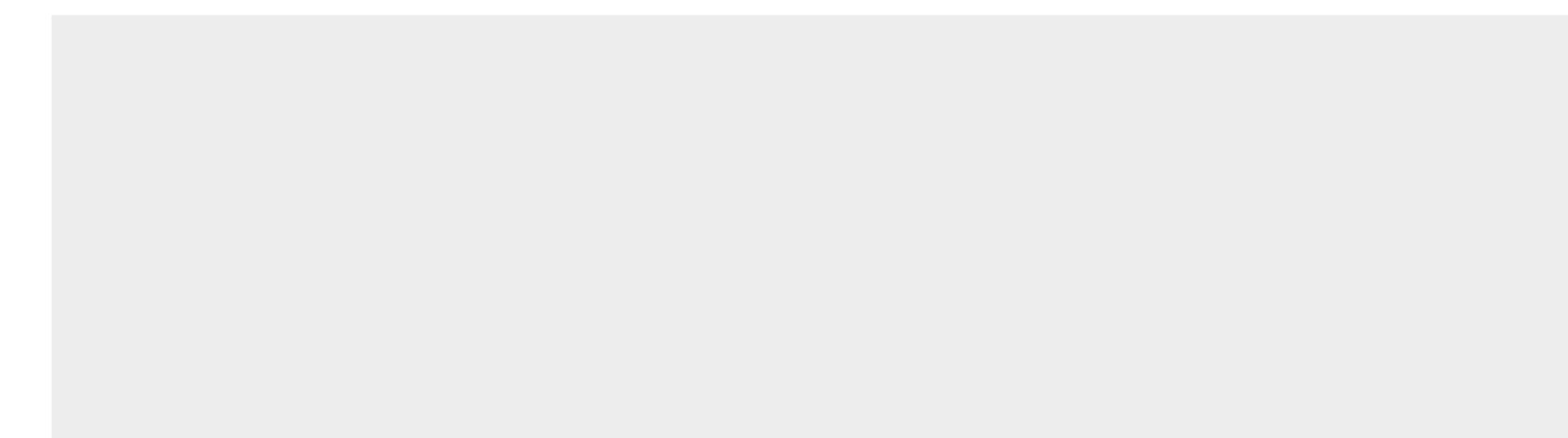
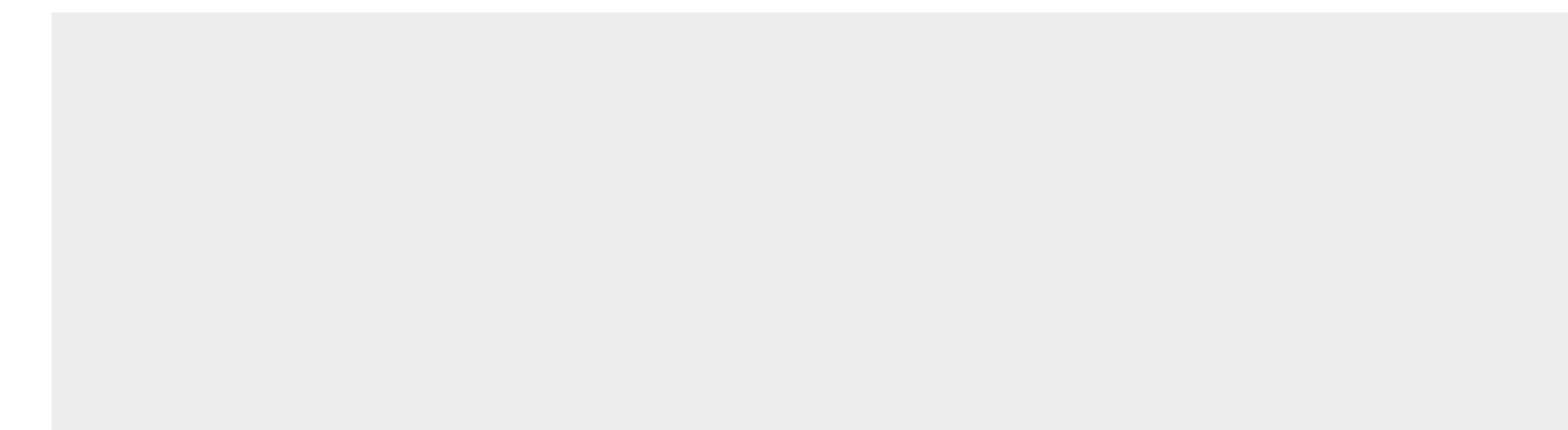
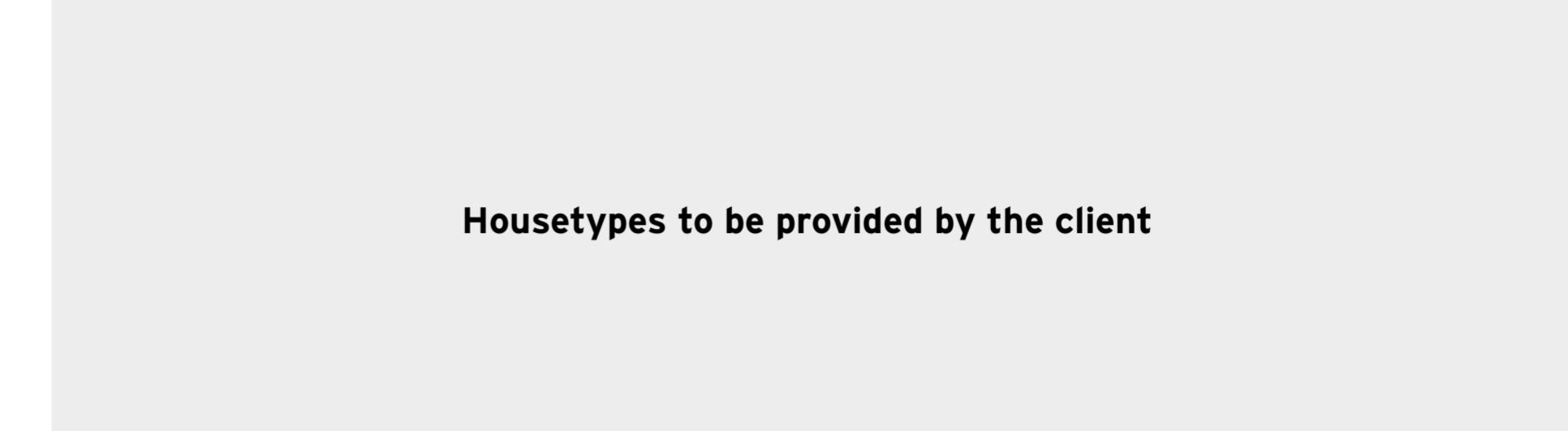
(Para. 50, NDG 2021)

6.25 x



Proposed housetypes

Housetypes to be provided by the client





Enhanced and optimised



"The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art."

(Para. 99, NDG 2021)

LANDSCAPE STRATEGY

6.26 The landscape strategy for the development promotes a green and well-integrated environment, enhancing the site's existing rural character and reinforcing its transition from village to countryside. The layout retains and strengthens boundary hedgerows, integrates new native tree planting, and incorporates a strong green corridor through the site, supporting biodiversity and visual amenity. Key open spaces are designed to be multifunctional—providing habitat value, visual relief, and opportunities for informal play and recreation.

6.27 The strategy also integrates SuDS features, including swales and an attenuation basin, within landscaped areas to manage surface water while enhancing ecological value. Planting palettes have been chosen to reflect local character and support pollinators, while green buffers and street trees contribute to the overall quality of the public realm. The approach ensures that green infrastructure is accessible, interconnected, and central to the identity of the development.

CREATING A SAFE PLACE TO LIVE

6.28 One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:

"... places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and fear of crime, do not undermine the quality of life or community cohesion and resilience"

(Para. 130 (f), NPPF 2023)

"Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water."

(Para 90, NDG 2021)

6.29 The proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.

RETENTION AND MANAGEMENT OF EXISTING VEGETATION

6.30 Existing vegetation forms an important part of the site's structure and the proposed development's character. As with any proposed development, the retention and enhancement of existing vegetation should be a priority. The scheme has minimised the impact and loss of existing vegetation, limiting removal to where it is necessary to facilitate new infrastructure.

6.31 Copses and hedgerows will be retained.

Biodiversity Net Gain

6.32 The development is designed to deliver a measurable Biodiversity Net Gain (BNG) in line with the Environment Act 2021 and local planning policy. Where possible, existing ecological features, including mature hedgerows and areas of grassland, have been retained and enhanced through a coordinated strategy of native tree planting, species-rich wildflower seeding, and the creation of new habitats throughout the site.

6.33 The proposed green infrastructure network includes biodiversity-led design interventions such as swales, attenuation basins, and structural planting, which collectively enhance habitat value and support ecological connectivity. These elements are strategically located to create linked habitats both within the site and to the wider landscape.

6.34 A BNG assessment using the DEFRA Biodiversity Metric will accompany the application, demonstrating a minimum 10% net gain. Where on-site delivery is not feasible, this may be supported by appropriate off-site enhancements. Long-term protection and management of biodiversity assets will be secured through a Landscape and Ecological Management Plan (LEMP), ensuring that ecological benefits are maintained well beyond the construction phase.





"Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050."

(Para. 135 NDG, 2021)

6.35 The NPPF states at para. 8 that the planning system has three interdependent and overarching objectives:

- An **economic** objective – to build a strong, responsive and competitive economy;
- A **social** objective – to support strong, vibrant and healthy communities; and
- An **environmental** objective – protecting and enhancing the natural, built and historic environment

6.36 To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.

6.37 At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in Para. 11 of the NPPF, and within the masterplan development principles.

SUSTAINABLE BUILDING TECHNIQUES

6.38 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; and
- An element of construction waste reduction or recycling.

Building Regulations

6.39 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

6.40 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

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

6.42 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.

Landscape Design and Microclimate

6.43 Strategic tree planting has been incorporated into the layout to provide shelter and reduce the impact of prevailing cold northerly and north-westerly winds. The arrangement of planting, particularly along the north-western boundary, helps to create a more self-sheltering development, reducing wind exposure and minimising heat loss from dwellings. This approach not only improves thermal comfort and energy efficiency but also enhances the microclimate within public open spaces and gardens.

