



THE LODGE SKETCHLEY

DESIGN COMPLIANCE STATEMENT

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For LAND OFF SKETCHLEY LANE, SKETCHLEY
RESERVED MATTERS PLANNING APPLICATION FOR 127 DWELLINGS
NOVEMBER 2023

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1. Introduction

1.1 Purpose

This Design Compliance Statement has been prepared by The Greenfield Design Partnership on behalf of Charles Church Developments in support of their Reserved Matters Planning Application for residential development at Land off Sketchley Lane, Sketchley, Burbage.

The development relates to the Outline Planning Application (Ref: 21/01131/OUT), which was refused on 16 June 2022 and subsequently allowed on Appeal (Ref: APP/K2420/W/22/3301735) with a decision date of 4th January 2023. The Design and Access Statement, prepared by The Environmental Dimension Partnership in August 2021, sets out the rules and requirements for the framework, streets, built form, public realm, and open space that have shaped the development of the site.

This compliance statement explains the development proposals in a concise and structured manner, outlining how the Reserved Matters proposals for 127 dwellings, associated highways, and landscape align with the parameters and design guidance established as part of the Outline Planning Permission.

1.2 The Proposal

This Reserved Matters submission presents a proposal for residential development that aims to address the aspirations and requirements outlined in the Design and Access Statement submitted during the outline planning stage. The goal is to create an attractive development of executive homes in addition to a biodiversity-rich park.

The proposed development comprises a variety of dwelling types and sizes, including 20% affordable homes.



2. Site Analysis

2.1 The Site

Below is a brief description of the site, which has been extensively covered in the original DAS.

The site spans approximately 12.74 hectares and is situated to the west of Burbage within the administrative boundary of Hinckley and Bosworth Borough Council. Hinckley town centre is located to the north, on the opposite side of the Birmingham-to-Peterborough Railway Line, which serves the town.

The site, currently in agricultural use, is divided into six fields of varying shape and size. It is defined by a variety of hedgerows, tree belts, and fences. The land slopes broadly from north-east to south-west, featuring a shallow valley profile in the southern part.

The site is bounded:

- To the north by Sketchley Lane, Sketchley Lodge, and the Sketchley Grange Hotel and Spa
- To the north-west: Sketchley Meadows Business Park
- To the south-west: the A5, Watling Street
- To the south-east: retained agricultural use, beyond which lies The Spinney development at Welbeck Avenue
- To the east: a public bridleway and the existing settlement around Three Pots Park.



2. Site Analysis

2.2 Historic context

Burbage, with roots tracing back to medieval times and documented in the Domesday Book of 1086, has its foundations deeply embedded in agriculture and trade. The village evolved as a rural settlement, sustained by the fertile fields and farmlands that characterise its early history.

The most significant influence on Burbage's development came during the Industrial Revolution. As nearby towns, including Hinckley, experienced industrial expansion, Burbage felt the impact, witnessing shifts in economic activities and societal changes. The advent of the Birmingham-to-Peterborough Railway Line further shaped the village, influencing both connectivity and the overall orientation of development.

In the present day, Burbage is a dynamic and thriving community that successfully blends its historical roots with modern necessities. The village has experienced urbanisation and development over the 20th century, adapting to accommodate a diverse range of residential, commercial, and recreational spaces. With careful planning, Burbage has evolved into a vibrant community that continues to balance its historical character with the contemporary needs of its residents.

2.2 Existing Character

The original Design and Access Statement (DAS) extensively covers the local character.

Illustrated opposite are some key architectural features we have taken design cues from.



Britannia Road, Burbage



Stocking Leys, Burbage



Grove Road, Burbage



Troon Way, Burbage



Detached Property, Coventry Road, Burbage



Lutterworth Road, Burbage



Windsor Road, Burbage



The Stables, Burbage



2. Site Analysis

2.1 Existing Connectivity

With a wooded public bridleway to the eastern boundary which links to the south providing connectivity to the green corridor between the Spinney and Herald way.

An existing PROW runs from The Spinney to the south up to the Sketchley Grange, this will be protected and enhanced connecting pedestrian/cycleways through the new development out to the wider community, with future access to the Wider wildlife corridor.

A further PROW provides a link from the A5 (Watling Street) at the south western edge of the site with connections to Sketchley Meadows Industrial Estate through to the wider wildlife corridor.

The development site is within easy walking distance Rugby Road to the east which provides easy access to the local facilities including schools, Library's (Hinckley and Burbage), shops, pubs and Doctor's surgeries to name a few.

The nearest bus stop can be found within 190m / approx. 3 minutes walking from the entrance to the development. Additionally both the northbound and southbound services can be accessed on Herald Way which is approximately 455m / approx. 7 minutes walk from the site.

Site location Illustrating Existing PROW



Application Site



Existing PROW



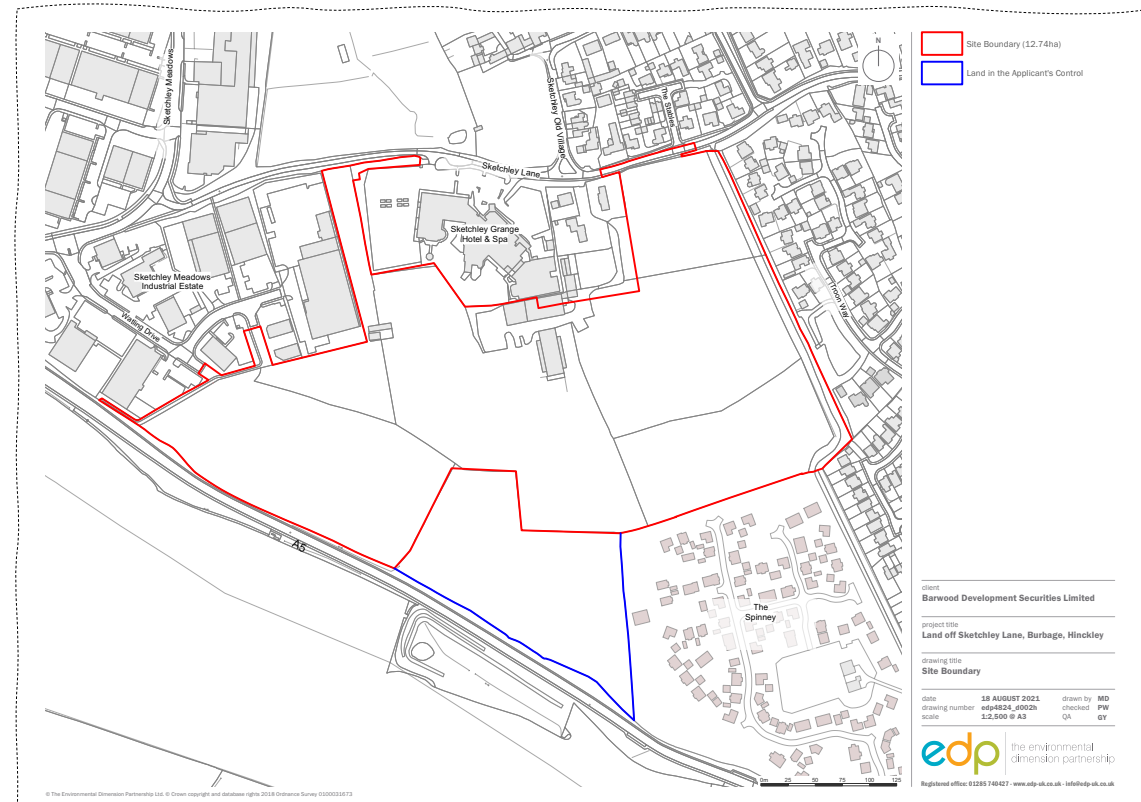
3. Compliance

3.1 Outline Planning

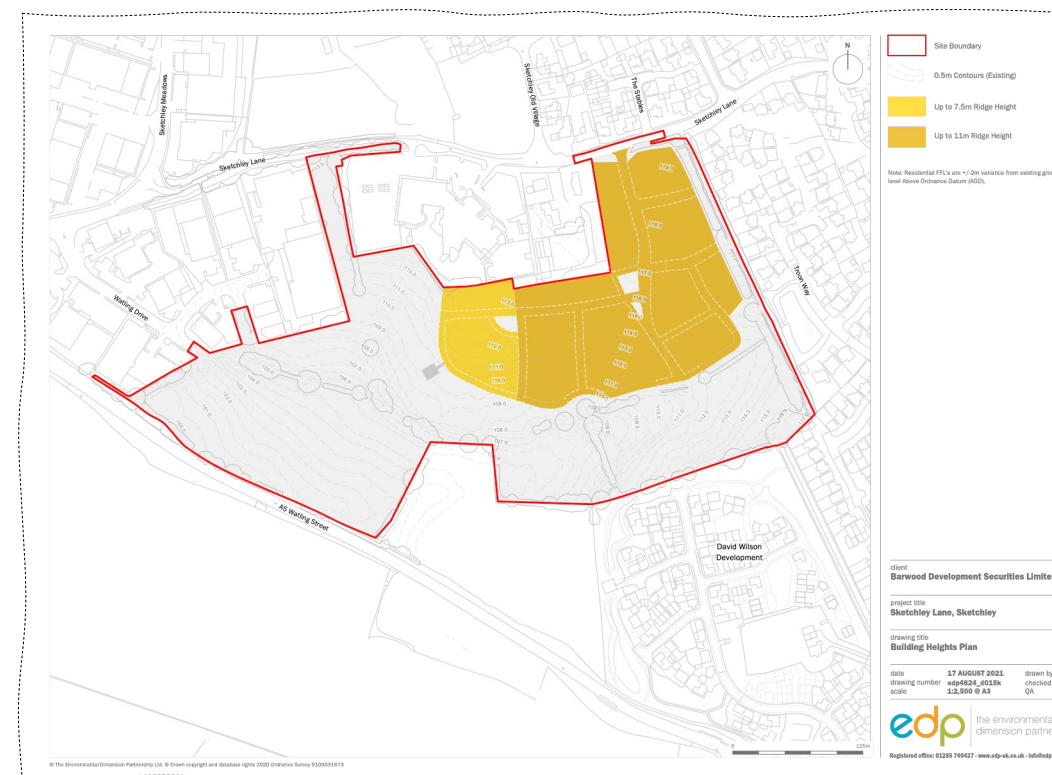
The outline planning approval (condition 4) stipulates: The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Boundary Drg No epd4824_d002h received 08/09/21
- Demolition Plan Drg No epd4824_d043c received 08/09/21
- Sketchley Lane Site Access Drg No 50711/5501/002 received 08/09/21
- Building Heights Drg No edp4824_d015k received 08/09/21
- Land Budget Drg No edp4824_d037n received 08/09/21.

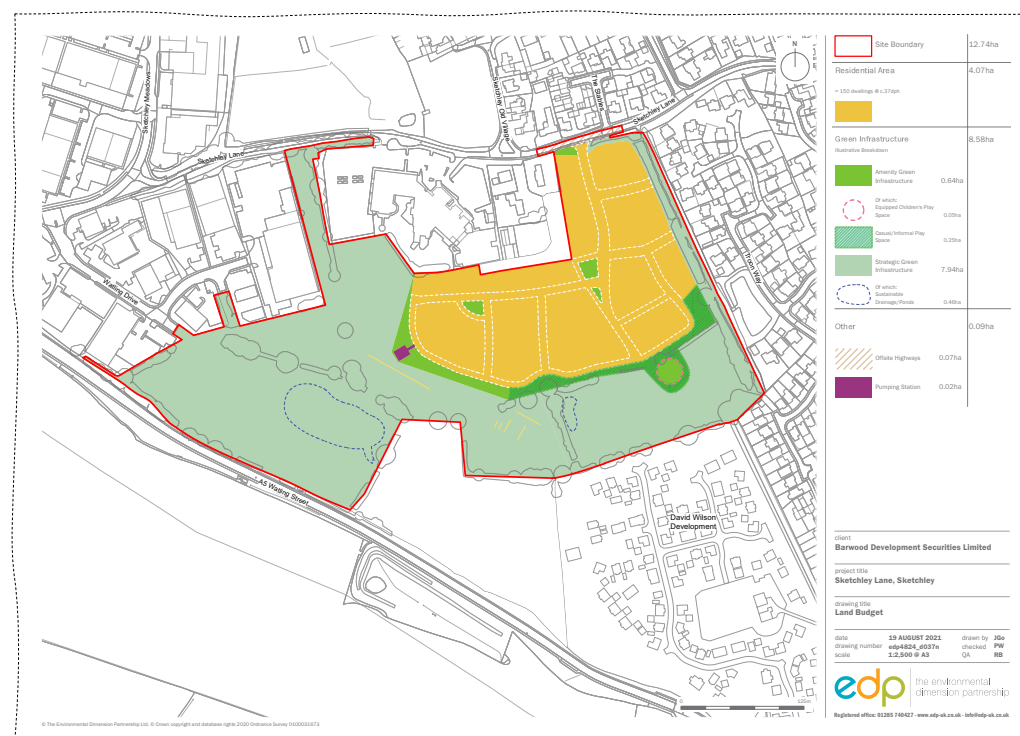
Supporting information has been diligently submitted with the application to showcase complete compliance with these outlined conditions.



Approved Site Boundary Plan



Approved Building Heights Drawing



Approved Land Budget Plan

Design Guides Informing the design



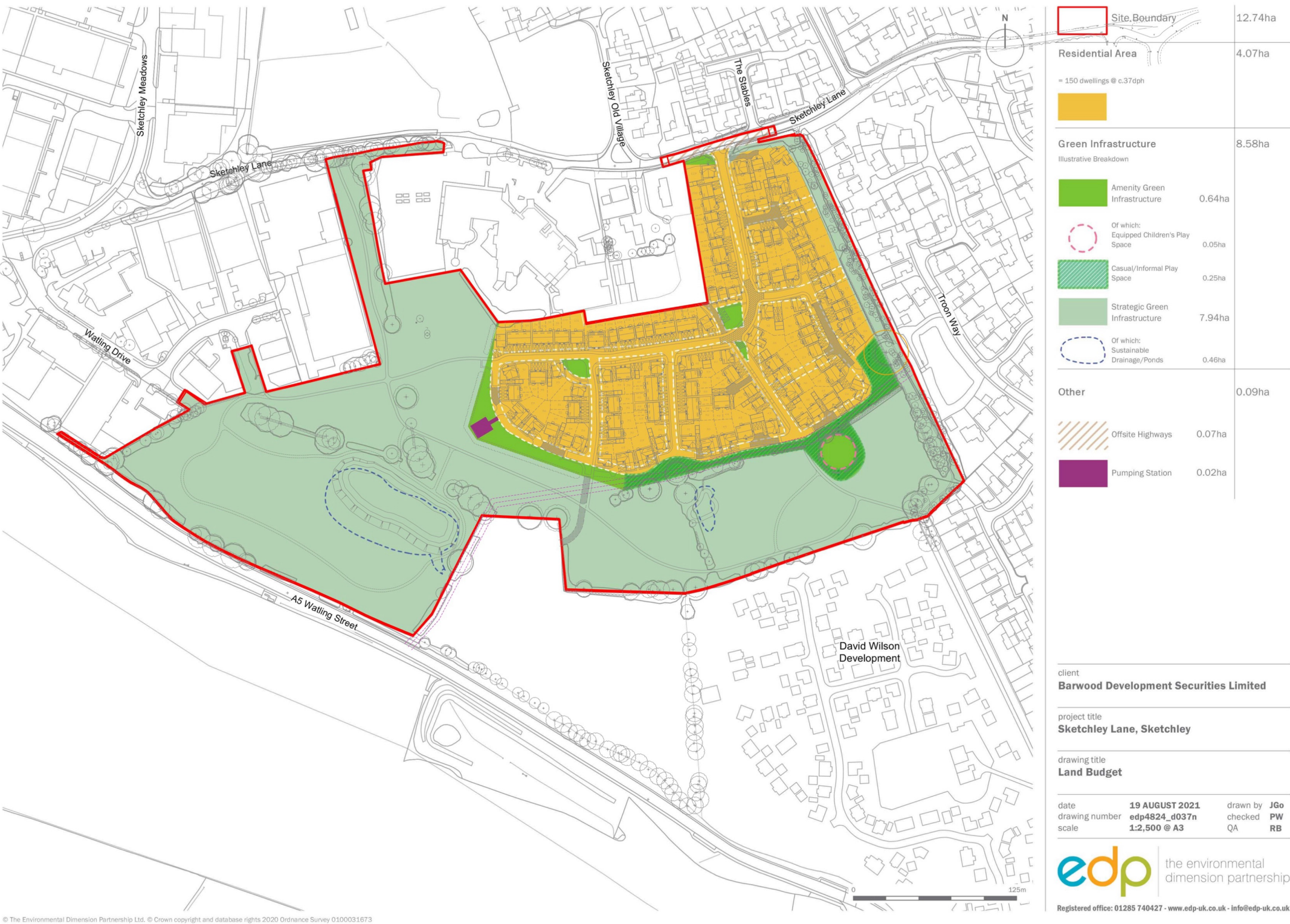


3. Compliance

3.2 Land Budget Plan

The plan opposite illustrates that the proposed development has been meticulously laid out in adherence to the approved land budget plan. All elements align seamlessly with the approved plan.

Additionally, our drainage design team has undertaken strategic measures to eliminate the need for a foul pumping station, deviating from the provision allowed on the approved plan. This modification represents an effort to optimise the drainage design while maintaining compliance with other aspects of the approved plan.





3. Compliance

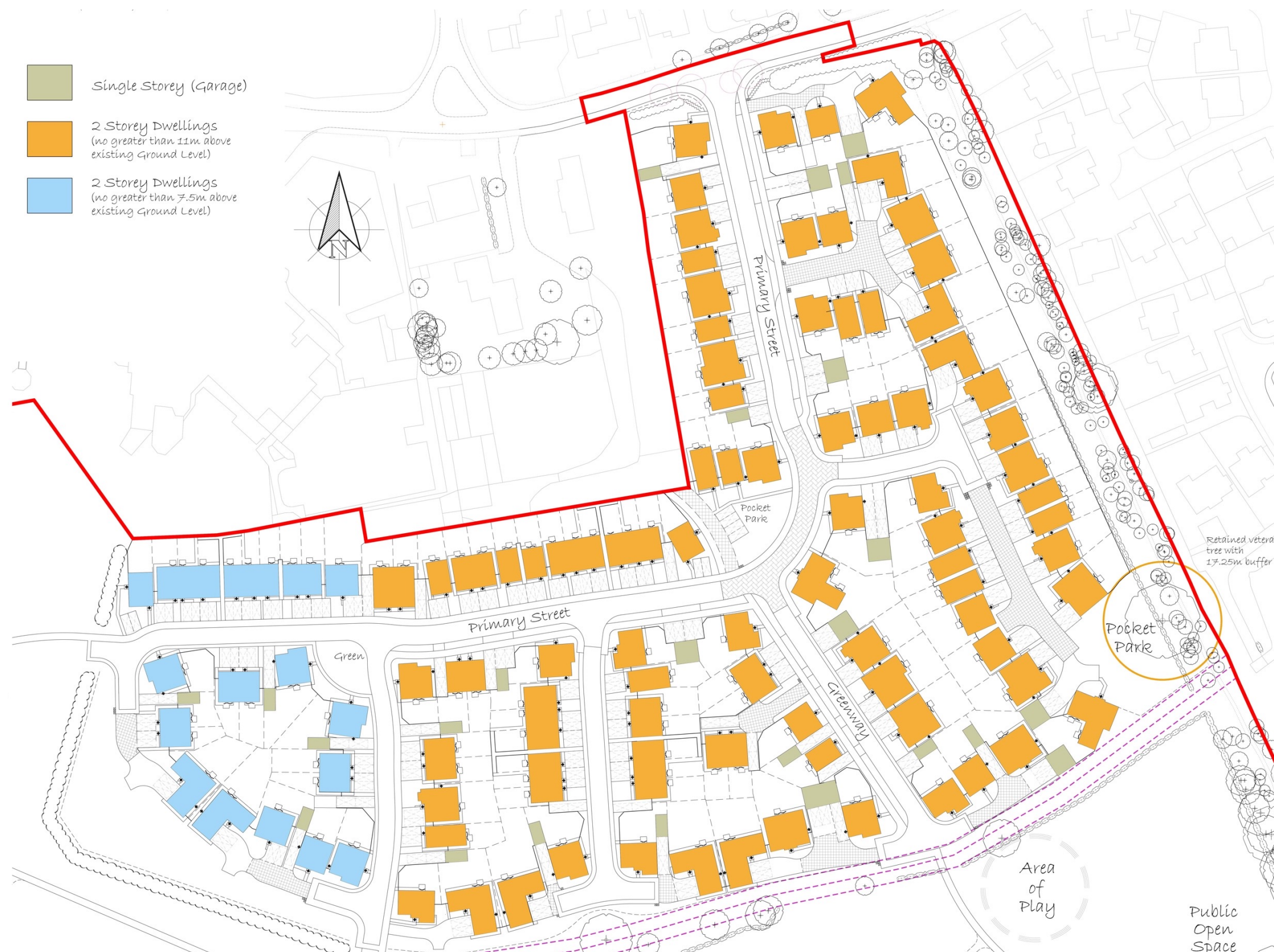
3.3 Scale

Through discussions with the Local Planning Authority, an agreement has been reached regarding a strategy to sensitively create a compliant scheme in harmony with the wider development. The plan opposite illustrates the development's storey heights, dwellings highlighted in orange have a ridge height not exceeding 11m from existing ground level and dwellings highlighted in blue have a ridge height not exceeding 7.5m from existing ground level.

Pegasus Group has been commissioned to produce a design justification statement to provide a more detailed demonstration.

3.4 Building for a Healthy Life

The design and development of the proposals have been developed with 'Building for a Healthy Life' in mind. Section 6 of this statement provides a full 'Building for a Healthy Life' assessment.







4. The Proposals

4.1 Use and Amount

The site has outline planning approval for up to 150 dwellings.

Through thorough market research of the local area Charles Church developments has opted to create a lower density development of executive homes, The scheme will provide 127 well needed homes ranging from 1 bedroom through to 5 bedroom homes.

4.2 Affordable Housing

The scheme provides 20% affordable housing which will equate to 25 affordable homes, with a tenure split as follows:

- 75% Rent
- 25% Intermediate

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 (Rent)	585	4	2340
2 BED			
Haldon (INT)	792	3	2376
Wareham (Rent)	884	9	7956
3 BED			
Rendlesham (INT)	947	3	2841
Dallington (Rent)	1044	6	6264
TOTAL		25	21777

Charles Church

HOUSE TYPE	SQ.FT	NO	TOTAL SQ.FT
2 BED			
Tunstall	888	10	8880
3 BED			
Rhossilli S	947	6	5682
Rhossilli D	947	2	1894
Sandbanks S	1038	4	4152
Sandbanks D	1038	6	6228
Studland S	1164	2	2328
Studland D	1164	9	10476
4 BED			
Chopwell	1261	2	2522
Cullen	1344	6	8064
Hasting	1457	3	4371
Hollycombe	1631	8	13048
Bamburgh	1534	6	9204
Seacombe	1670	15	25050
5 BED			
Broadhaven	1930	4	7720
Oxwich	1968	9	17712
Walcott	1993	5	9965
Torrisdale	2140	2	4280
Yellowood	2518	3	7554
102			149130

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 Land Use Parameters Plan.

The proposed scheme will deliver a significant biodiversity net gain benefits on site, a minimum 50% habitat units and 10% linear units as as set out in the S106 Agreement. The site will deliver 8.58ha of public open space.

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.



4. The Proposals

4.5 Movement

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

The primary vehicular access, situated on Sketchley 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, an existing Public Right of Way (PROW) extending from The Spinney to the south, up to Sketchley Grange, will be preserved and enhanced. This PROW serves as a pivotal link, connecting pedestrian and cycleways throughout the new development, reaching out to the broader community. The scheme anticipates future connections to the wider wildlife corridor, further enhancing accessibility and contributing to the connectivity of the entire village.



Existing PROW



Proposed Primary Foot/Cycle Path



Proposed Secondary Footpath (informal)



Primary Street (inc. grass verge)



Secondary Street



Greenway (inc. grass verge)





4. The Proposals

4.6 Creating the journey through Green Spaces

Gateway Entrance

On arrival, you will be greeted by a landscaped gateway incorporating a retained existing hedgerow, with complimentary with newly planted hedgerow, featuring 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 providing links to the wider wildlife corridor incorporating primary and secondary connectivity



The Green

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



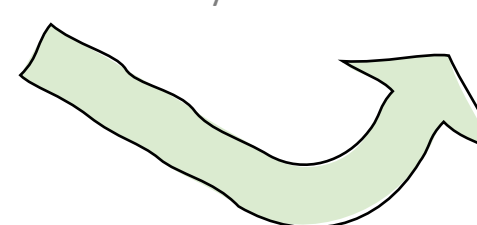
The Greenway

Tree lined streets with highway verge linking area of play with the wider country park.



Pocket Park

Tree lined streets guide the route with highway verge connect the various pocket parks and focal greens to provide a coherent pedestrian routes linking to the wider country park.





4. The Proposals

Site Frontage



Site Access

This landscaped gateway incorporating a sensitively retained existing hedgerow, complemented by a newly planted hedgerow featuring landmark dwellings, serving as an inviting and striking entry point that will set the tone of the character for the wider development.

- 1 Chimneys to prominent buildings only
- 2 Render elements on Key Building
- 3 Anthracite window finish for a striking appearance
- 4 Sprung Brick Heads above windows
- 5 Dental Brick Detailing





4. The Proposals

Park View



Park View

The theme around newly proposed country park consists of larger dwelling in a more informal format complementing the existing landscaping features accompanied by newly proposed landscaping features to enhance the wildlife corridor.

- ① Chimneys to prominent buildings only
- ② Render elements on Key Building
- ③ Anthracite window finish for a striking appearance
- ④ Sprung Brick Heads above windows
- ⑤ Dental Brick Detailing

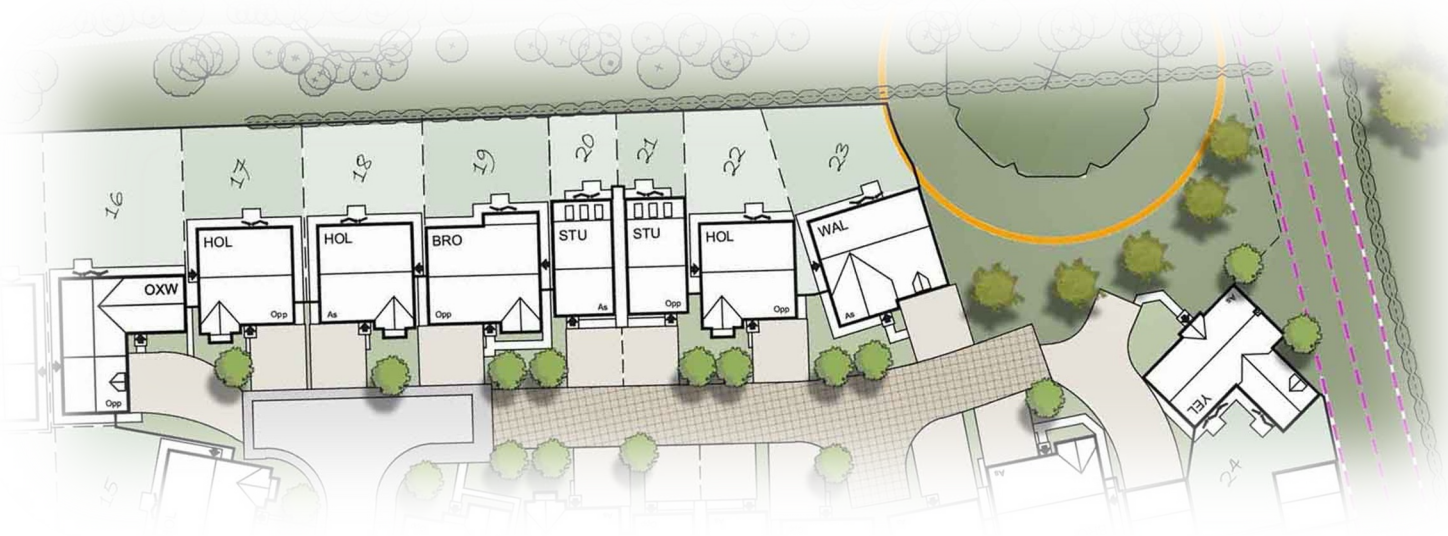


Park Way



4. The Proposals

Park Way



- 1 Feature dormer window
- 2 Stone cills to windows
- 3 Anthracite window finish for a striking appearance
- 4 Sprung Brick Heads above windows
- 5 Dental Brick Detailing





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; four 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, Terracotta and Brown. These will be varied throughout the scheme to create variety in roofscapes.

Front doors and windows will be finished in anthracite.



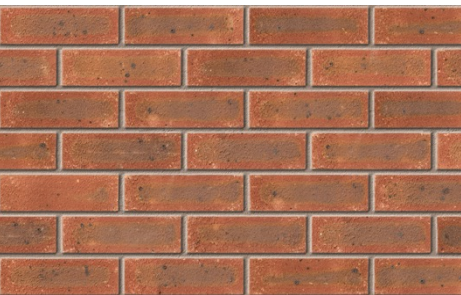
TLE Duo Anthracite



TLE Duo Terracotta



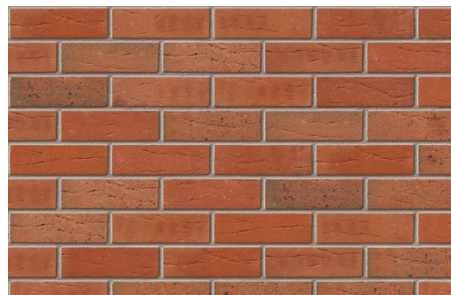
TLE Duo Brown



Ibstock Balmoral



Ibstock Welbeck Autumn Antique



Ibstock Brunswick Farmhouse



Ibstock Brunswick Antique Red

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.

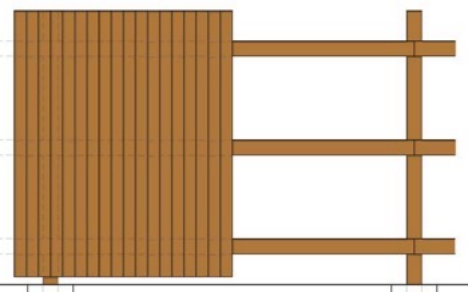
Rear gardens will be predominantly enclosed by 1.8m high fencing. Where exposed to the street frontage, brick walls will enclose rear gardens, to match the brick of the adjacent dwelling. The perimeter of the site will be defined by a mix of new and existing hedgerows, additional planting where appropriate.



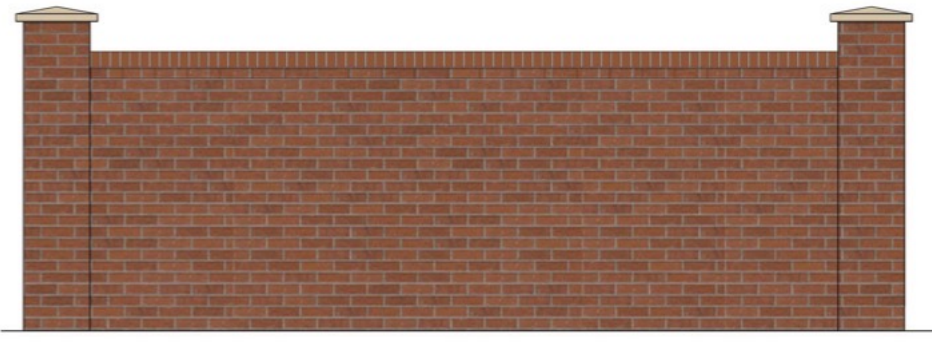
Estate Railing - (Hedge Behind)



Estate Railing



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 Sketchley Lane, Burbage, 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.





5. Conclusion

Park View:



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

BUILDING FOR A HEALTHY LIFE ASSESSMENT

LAND OFF SKETCHLEY LANE, SKETCHLEY, BURBAGE





6. Building For A Healthy Life

Introduction

The Greenfield Design Partnership, representing Charles Church Developments, has conducted a Building for a Healthy Life (BHL) assessment as part of the Reserved Matters Application for residential development on Land off Sketchley Lane, Burbage.

BHL is the updated version of and the successor to Building for Life 12 (BfL 12), preserving its original 12-point structure and underlying principles. Utilising a traffic light system, BHL assesses a scheme's compliance with the 12 considerations.

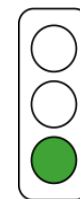
It's important to note that BHL assessments are not obligatory under local policy, and comprehensive formal assessments can only occur post-construction. The goal is to secure as many green lights as possible, aiming to minimise amber lights and avoid red lights, which indicate aspects needing reconsideration (Building For Healthy Life).



Red = Stop & rethink



Amber = Try and turn to green



Green = Go ahead

1. Natural Connections

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

The proposals include an attractive landscaped residential entrance with outward facing development.

The development sensitively integrates with its surroundings. With a wooded PRoW to the eastern boundary which links to the south providing connectivity to the green corridor between the Spinney and Herald way. The proposals also respect the sites wildlife corridor creating a country park with links to The A5 (Watling Street) to the west of the site, Watling Drive to the north west of the site and Sketchley Old Village to the North (off sketchley Lane). The scheme proposes lower density and generally larger dwellings to the green edges of the development.

Key to this successful integration is the generous proportion of open space across the site, from smaller pocket parks to larger landscaped connections making the most of the sites natural and existing features. Also key to this are enhanced green buffers around the edges of the scheme. Across the site, much of the existing vegetation will be retained, providing a mature setting to the scheme along with ecological corridors for wildlife. These spaces will be protected through a maintenance regime that encourages natural growth and ecological balance of the space, which benefits habitats and simultaneously directs public access along a network of footpaths. People will be encouraged to move through the site without disturbing the natural environments and the scheme has been designed to ensure that the visual connections to these spaces will vary in terms of enclosure and intimacy.

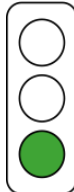
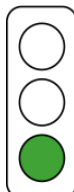
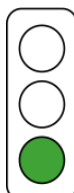
In terms of connectivity, the scheme provides excellent connections for pedestrians, cyclists and vehicles. The primary vehicular access to the site is from Sketchley Lane, existing footpaths/cycleway which are continued into the development to create a circular route.

The main avenue meanders through the development with other street typologies branching off from the primary route, providing easy access to the rest of the development for drivers, pedestrians and cyclists. An existing PROW runs from The Spinney to the south up to the Sketchley Grange, this will be protected and enhanced connecting pedestrian/cycleways through the new development out to the wider community, with future access to the Wider wildlife corridor.





6. Building For A Healthy Life

2. Walking, cycling and public transport Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.	Direct walking routes form a significant feature of the proposed layout and visually permeable streets and lanes with clear sight lines and way-finding nodal points provide safety to cyclists when joining the surrounding movement network. A network of footpaths is provided within the scheme. These paths link with the designated public open spaces. Paths will be surfaced with macadam and shared surfaces with block paving, allowing for differing characters dependent on their location. Cycling will be promoted through the delivery of quiet streets with low vehicular speeds (20mph). A network of Foot/cycle way's are proposed throughout the proposed country park to allow safe, attractive and sustainable access through the development and beyond. The proposed development will link with Rugby Road to the east which provides easy access to the local facilities including schools, Library's (Hinckley and Burbage), shops, pubs and Doctor's surgeries to name a few. As discussed in item 1, there are existing PROW's to which leads north to the Wildlife corridor, south to a green corridor and west to the A5. The nearest bus stop can be found within 190m / approx. 3 minutes walking from the entrance to the development. Additionally both the northbound and southbound services can be accessed on Herald Way which is approximately 455m / approx. 7 minutes walk from the site.	
3. Facilities and Services Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.	The site is in a well-located part of Burbage/Hinckley; There are a range of community facilities within walking or cycling distance, but also easily accessible via the bus transportation, Sketchley Hill Primary School to the east of the development is within 550m. There is a co-op food, pharmacy doctors surgery all in close proximity at Tilton road Burbage and approximately a 19 minute walk. The nearest supermarket is located Further facilities are located Burgage and Hinckley respectively and both approximately 30 minutes walk. The proposed layout addresses the newly created spaces and neighbouring areas to ensure that active frontages animate the street scenes and green spaces. This will encourage social interactions and benefit residents and visitors to the area. Privacy is also respected and the use of hedgerows in front gardens will ensure clear definition of public and private spaces especially where private gardens front public open space. Rest stops and places to absorb the surroundings will be provided along the green routes within the scheme which will assist visitors with mobility issues but also the encourage people to connect with nature through primary and secondary walking routes and enjoy the naturalistic setting.	
4. Homes for everyone A range of homes that meet local community needs.	The proposed development provides a mix of different sized properties to respond to local needs and requirements of families wishing to live in the area. Every new home within the scheme includes a private garden as well as access to the public open spaces and facilities associated within Burbage / Hinckley. The proposed development will offer 127 dwellings in a range of sizes, types and tenures, in order to accommodate a variety of household types. This will provide a hierarchy of dwellings from larger detached properties set within larger plots through to smaller terraces forms, allowing for variation in the proposed streetscape. The majority of housing is provided in the form of family housing i.e., terraced, semi-detached or detached dwellings with their own amenity space. The development delivers a proportion of affordable housing in line with the local authorities requirements. Affordable homes have been positioned to ensure tender blindness is achieved. In addition to this, the materials palette for the scheme is consistent between open market and affordable homes, including the landscape treatments to the front of these properties.	

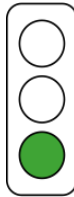
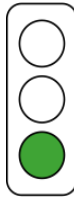
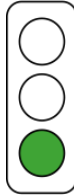


6. Building For A Healthy Life

5. Making the most of what's there Understand and respond.	The project team have undertaken a rigorous desk-based study in order to fully understand the site. This has ensured that the existing features, technical constraints, topography, existing blue & green infrastructure and surrounding context are all considered and utilised to deliver a scheme which provides opportunities in relation to every aspect of the design. The existing network of established hedgerows and trees that formed field and site boundaries and have been taken into consideration whilst developing the proposed layout. Consequently, a strong landscape framework based on the retention of existing tree and hedgerow planting and enhancement has informed the design of the proposed built form. The development proposals respect the amenity and privacy of the existing residents and provides a landscape buffer around the site boundary ensuring the development is sympathetic to its surrounding. The generous amount of public open space allows for the retention of key trees and hedgerows and maintains the integrity of this edge of town location. The existing landscape features, such as tree and hedgerows, help form a series of key landscape corridors across the site promoting pedestrian legibility and permeability.	
6. A memorable Place Create places that are memorable.	A detailed review was undertaken to analyse and understand the architectural and historical context of the surrounding area of Sketchley and Burbage within the administrative boundary of Hinckley and Bosworth Borough Council. The house types, material choices, boundaries and landscape treatments will combine to create a harmonious housing development which presents good design in an attractive setting, influenced greatly by the natural environments which run around the site. A significant number of properties will include direct views over newly formed country park, contributing to the well-being and enjoyment of living in this location. Likewise, visitors travelling through the site by car, bicycle or on foot will experience varying senses of openness and natural enclosure due to the separation distances between built forms and the abundance of trees, hedgerows and ornamental planting which will be delivered as part of this scheme. Within the proposed development, areas will be identifiable through a number of variables including the street typology, built form and appearance. Each element will help to create a series of streets and spaces with their own sense of identity. Building materials include a selection of different red stock and red multi bricks, with occasional render to dwellings in key locations. Roof materials include grey, brown and terracotta tiles. Windows are Anthracite with multiple panes echoing a traditional window design. Brick sprung headers and stone cills are the predominant window treatment, with dental brick detailing to main elevations. These combinations allow for a varied street scene and character that is in keeping with that of Burbage.	
7. Well defined streets and Spaces Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.	An overarching principle when developing the layout for the site was to ensure that active frontages overlook streets and open spaces throughout the scheme. The opportunity to overlook the numerous areas of open space will create a scheme which is closely connected to the local natural environment in which it is located. This approach has called for appropriate design responses at junctions, leading to the inclusion of dual aspect homes on corners. These are enhanced through different elevation styles to add additional interest to both the streetscape and immediate landscape settings. The site layout demonstrates how the streets and spaces will be well enclosed and will predominantly be fronted by built form. Frontage to the tree lined streets will create a more formal space with a strong sense of enclosure through a predominantly continuous frontage offering natural surveillance and raising the quality of the public realm. The existing landscape features have played a key role in shaping the layout, with the wildlife corridor being the prominent feature of the development.	

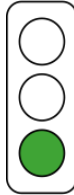
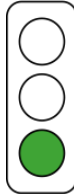


6. Building For A Healthy Life

8. Easy to find your way around Use legible features to help people find their way around a place.	The openness of the designed layout will aid and encourage movement through the site. The proposed site benefits from mature landscape features and a number of features are included within the scheme to enhance its legibility. Changes in surface materials demonstrate different pedestrian and vehicular priorities, for instance between the primary and secondary routes and shared surfaces, whilst the extensive country park leading to the SUDs feature in the west and further to the Wider Wildlife corridor, help provide focal points for the new community. The proposed built form and landscape character areas will also help to aid movement, by providing contrasting characters across the site. Landmark and key building and focal spaces will be utilised to aid legibility, playing a vital role in making the proposals easy to navigate. Pedestrian routes are navigated through tree lined streets linking pocket parks and greens on to the wider open space. Street types and landscape treatments will combine to define public and private spaces as well as informing people as to where they can go.	
9. Healthy Streets Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.	A strong design concept is to ensure people living within the proposed development feel connected to the natural environment in which the houses will be placed. The generous amounts of open space, enhanced planting strategy and mature setting of existing vegetation will help achieve a successful public realm. By providing a highly attractive scheme with a green, leafy character. Many of the new homes will have a direct visual relationship with the enhanced landscape spaces. For those houses that are inwardly fronting onto roads, an active frontage is created along the streets. Here, street trees and amenity planting help to create a visual green link from the harder landscape towards the natural aspects of the green corridors. This combination of seeing green spaces whilst being close to home will enable them to feel safe, connected and grounded both to the development and the surrounding area. The proposals include varied parking scenarios so that parking is not dominant on the street. This provides landscaped routes throughout the development. The avoidance of an engineered approach to the highway design, achieved through the curving nature of the routes and use of shared surfaces, means that standard highway design does not dominate the new development. The enclosure of the streets and proposed building fronting areas of the public realm will assist in creating an intimate feel and street hierarchy across the scheme, rather than the building layout being dictated by the highway. Whilst informal private drives vary in width and layout, they provide a place where motorists, pedestrian and cyclists share the same space. Residents are encouraged to use active modes of transport over the car. This has been delivered through a clear hierarchy of streets where pedestrian and cycle movements are prioritised over the car. Along part of the spine road, the cycleway is segregated from the road by a verge which will allow space for large street trees.	
10. Cycle and car parking Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion, and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.	A variety of parking options are found throughout the layout to provide diversity in the street scene whilst maintaining efficiency of space and ensuring that residents can move between their homes and vehicles with ease. The parking strategy for the scheme is designed to be functional without causing frustration. This is particularly important when thinking about the ways the families move between their homes and vehicles, and the challenges faced by prams, pushchairs and transporting shopping bags. All allocated parking will be provided on-plot with a mix of frontage parking and side parking detached garages are set just back from the building line to allow ease of access to dwellings. The proposals comply with local parking standards and have sought to vary parking scenarios across the site to ensure that parking provision isn't dominant and provides greener front gardens. EV charging points will be provided for each plot in the development. Cycle routes are proposed through the development which connects to Sketchley Lane, existing PROW and trails. Cycle storage will be provided for each plot through provision of either a garage or secure lockable shed. The proposals have a balanced approach between integral garages and parking to the side of dwellings.	



6. Building For A Healthy Life

11. Green and Blue Infrastructure Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.	The proposed development provides ample benefits in terms of the blue and green infrastructure features of the site. The Policy 9 Wildlife corridor wrapping around east and west of the housing element together with on-site vegetation already provide an excellent starting point for local wildlife. The enhancement of these spaces through additional planting, and proposed sustainable urban drainage will combine to manage water and habitats in a sustainable way which will benefit residents and visitors and the wider community.	
12. Back of pavement, front of home Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.	The use of strong building lines and front garden landscaping treatments will contribute towards clearly defining public and private space. Proposed boundary treatments include; metal estate railings with planting, hedgerows, brick masonry walls, close boarded fencing, timber panel fencing, timber garden gates, brick walls and acoustic fences. Variation in the use of surface materials will also help to define public and private areas, and buildings are designed and orientated so that residents will be able to see these streets and spaces from within their homes. Dwellings will benefit from private amenity space and will also provide opportunities for residents to store bins and recycling boxes away from the street.	

CHARLES CHURCH DEVELOPMENTS

