

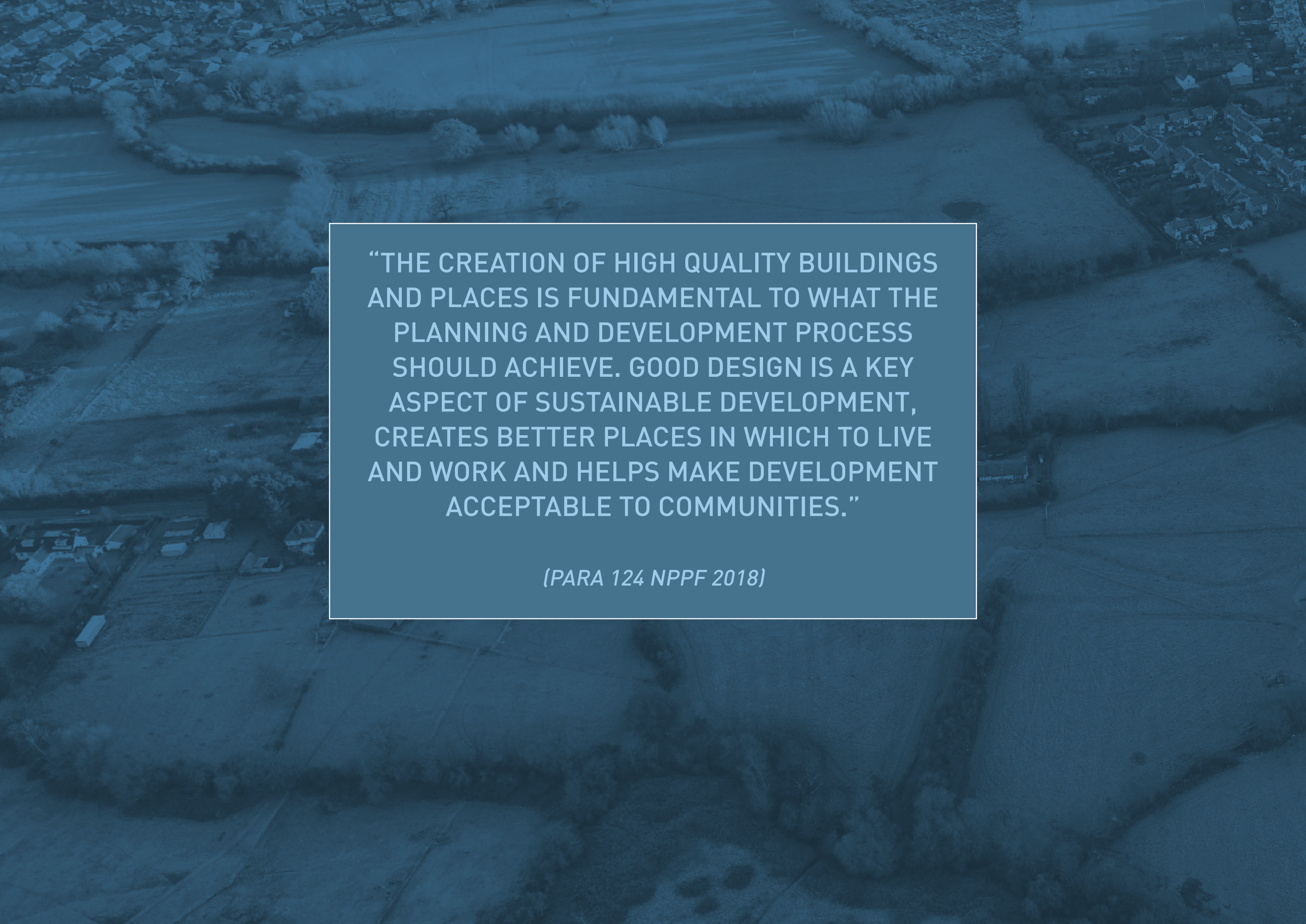


# KIDNAPPERS LANE **LECKHAMPTON**

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## DESIGN & ACCESS STATEMENT

PREPARED BY PEGASUS URBAN DESIGN ON  
BEHALF OF ROBERT HITCHINS LIMITED  
P18-2052\_04 | JANUARY 2019



“THE CREATION OF HIGH QUALITY BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS SHOULD ACHIEVE. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, CREATES BETTER PLACES IN WHICH TO LIVE AND WORK AND HELPS MAKE DEVELOPMENT ACCEPTABLE TO COMMUNITIES.”

*(PARA 124 NPPF 2018)*

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SUMMARY

NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED

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January 2019 Project code P18-2052  
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## PURPOSE OF THE STATEMENT

- 1.1 This Statement has been prepared by Pegasus Urban Design on behalf of Robert Hitchins Ltd and its successors in the title to the land, in support of its application for outline planning permission for a residential development on the Land off Kidnappers Lane, Leckhampton comprising:
- Up to 25 dwellings, with a total site area of approximately 1.3 hectares;
  - Associated infrastructure and landscaping;
  - Vehicular and pedestrian access from Kidnappers Lane to the south;
  - Demolition of existing buildings/structures on site.
- 1.2 All matters of detail are reserved for subsequent approval. This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a Design and Access Statement. The purpose of this statement is to explain:
- “...how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users” para. 34, Planning Practice Guidance ID 26-034-20140306, March 2014.***
- 1.3 This Design and Access Statement details how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users, providing an overview of the design process and decision making context including the National Planning Policy Framework (July 2018), the National Planning Practice Guidance, the adopted Gloucester, Cheltenham and Tewksbury Joint Core Strategy (December 2017) and the emerging Cheltenham Borough Local Plan.

# 01 INTRODUCTION

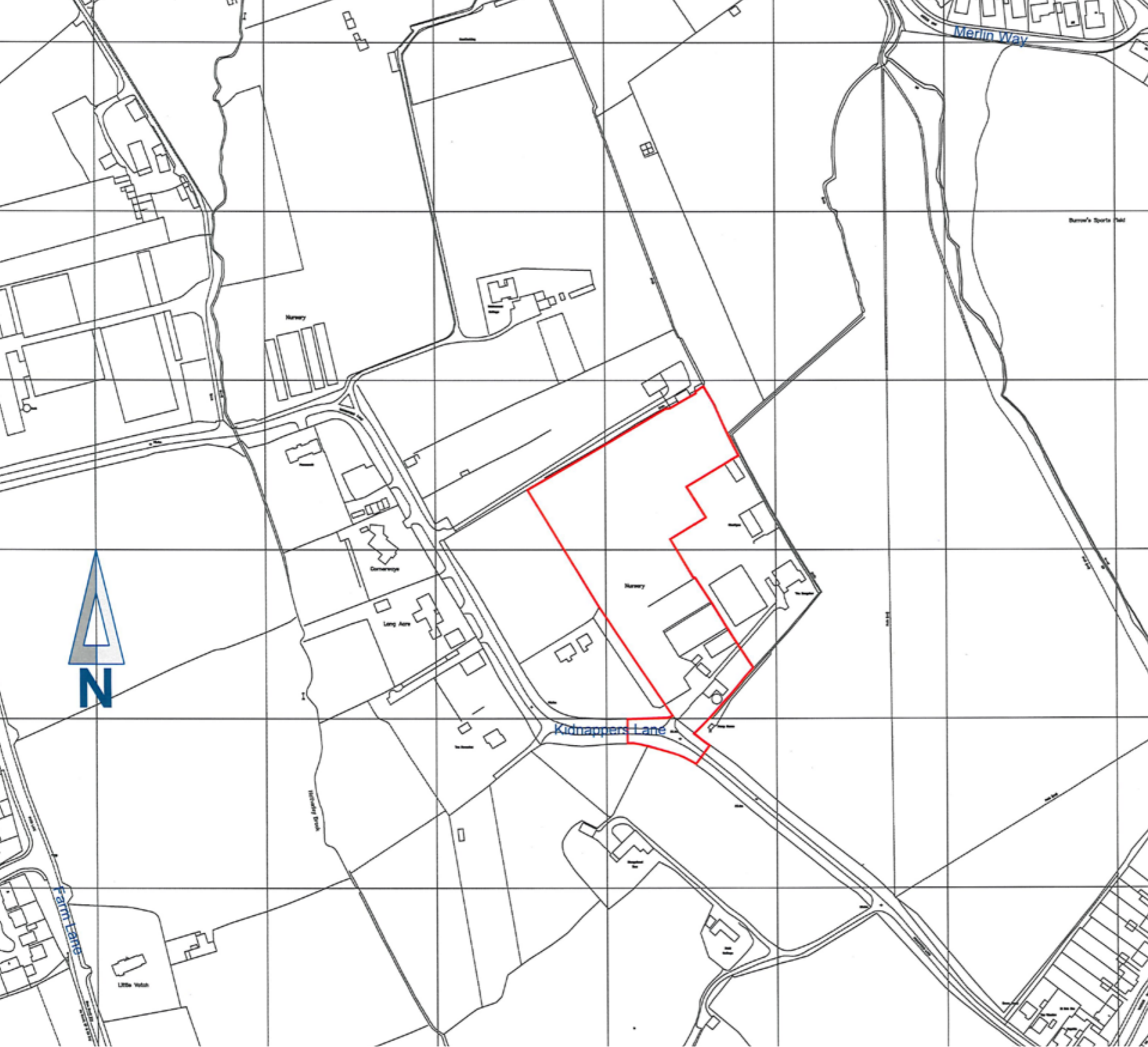
- 1.4 The Town and Country Planning (Development Management Procedure) (England) Order 2015, section 9 also states the following requirements:
- “(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about:**
- (a) the design principles and concepts that have been applied to the development; and**
- (b) how issues relating to access to the development have been dealt with.**
- (3) A design and access statement must:**
- (a) explain the design principles and concepts that have been applied to the development;**
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;**
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;**
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and**
- (e) explain how any specific issues which might affect access to the development have been addressed.”**
- 1.5 The Government white Paper ‘Fixing our Broken Housing Market’ (February 2017) also seeks to reinforce the importance of design stating:

**“(1.44) We want to ensure that communities can influence the design of what gets built in their area. Local people want new developments to reflect their views about how their communities should evolve, whether it is in keeping with the traditional character of their area or a beautiful contemporary design that adds to the existing built environment. Good design is also fundamental to creating healthy and attractive places where people genuinely want to live, and which can cater for all members of the community, young or old”.**

**“(1.45) 73 per cent of people say they would support the building of more homes if well designed and in keeping with their local area. (National Housing and Planning Advice Unit (2010) Public Attitudes to Housing)”.**

- 1.6 Reference has also been made to Government policy in the form of the National Planning Policy Framework and Planning Practice Guidance. This advises that a Design and Access Statement must:
- 1.7 (a) Explain the design principles and concepts that have been applied to the proposed development; and
- 1.8 (b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of that development takes that context into account.
- 1.9 Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. The applicant must also explain how any specific issues which might affect access to the proposed development have been addressed.

- 1.10 This document achieves this within the following sections:
- Section 1: Introduction** – Outlines the purpose of the document;
- Section 2: Assessment** – Considers the site and its surroundings in terms of the physical, social and planning context;
- Section 3: Involvement** – Outlines the stakeholder participation and consultation undertaken as well as its key findings as part of Article 9(3)(d) GDMPO 2015 requirements (as amended);
- Section 4: Evaluation and Design Principles** – Identification of the site constraints and opportunities in order to establish design principles, derived from a combination of Government Policy, site assessment, public consultation and design evolution.
- Section 5: Design Proposals** – Presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.
- Section 6: Summary**
- 1.11 This statement should be read in conjunction with the Outline Planning Application and its accompanying documents including the Planning Statement, Statement of Community Involvement, Waste Minimisation Statement, Transport Statement, Heritage Statement, Ecology Assessment, Landscape Assessment, Flood Risk Assessment and Drainage Strategy



SITE LOCATION PLAN

# 02 ASSESSMENT

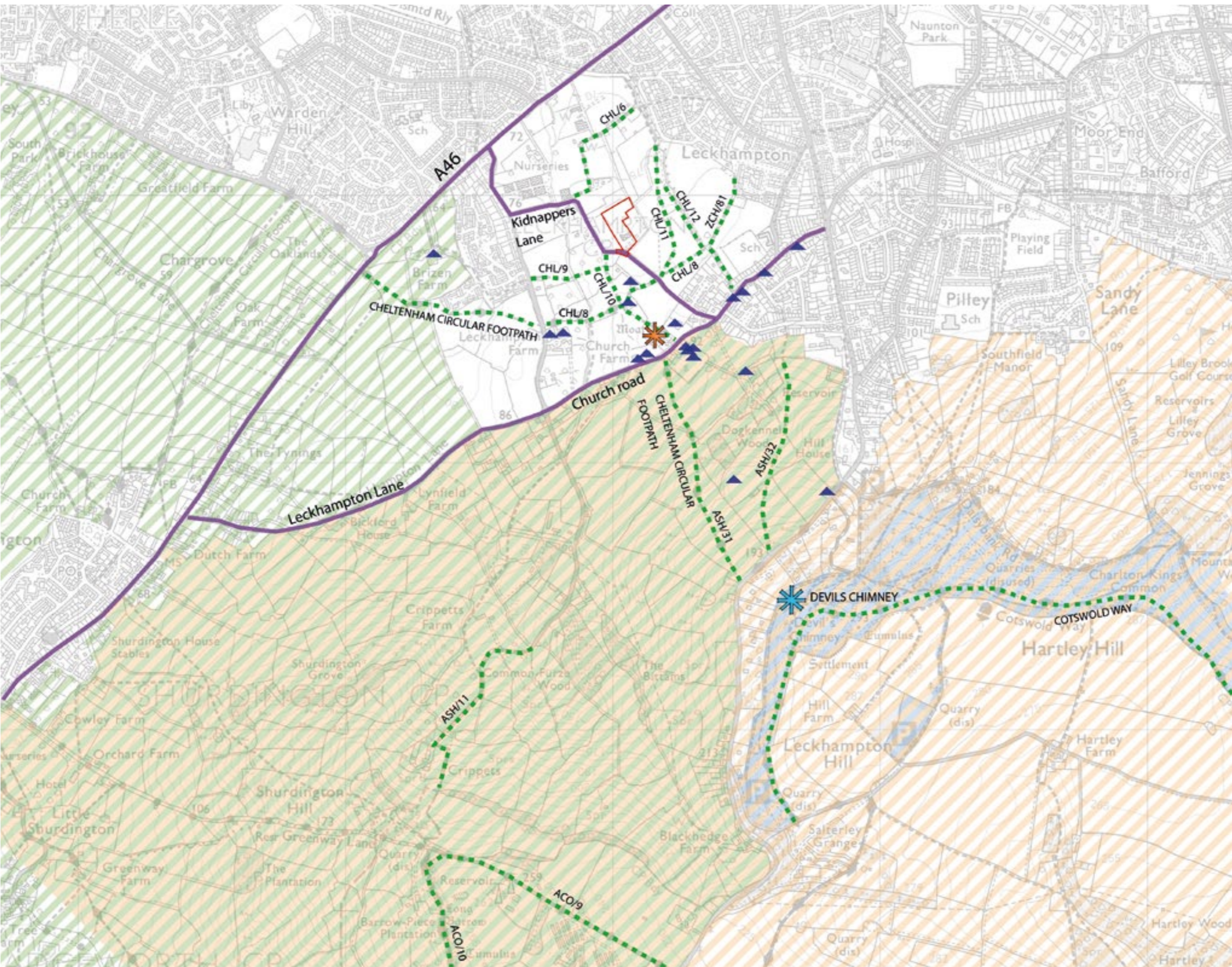
- 2.1 This section provides a summary of the assessment undertaken of the site and its surroundings.

## CONTEXT

- 2.2 The application site was the subject of an application for up to 45 dwellings (Ref 16/00202/OUT, dated 4 February 2016), this was refused and was the subject of an appeal (Appeal Ref: APP/B1605/W/17/3178952 at land off Kidnappers Lane, Cheltenham).
- 2.3 The appeal was dismissed on 4th April 2018.
- 2.4 Revised proposals are now put forward which seek to address the reasons why the appeal was dismissed. For example, the number of dwellings proposed has been reduced from 45 to 25 dwellings, the layout has been amended to reflect a less suburban form, and additional landscaping has been introduced to mitigate harm to the landscape character.

## SITE CONTEXT AND SURROUNDINGS

- 2.5 The proposed development site comprises 1.3 hectares of former market garden land to north of Kidnappers Lane, in the Leckhampton area of Cheltenham Borough, approximately 2 km to the south west of the Leckhampton Distric Centre with the commercial and retail centre of Cheltenham town a short distance further.
- 2.6 Although within the administrative area of Cheltenham Borough Council, the boundary of Tewkesbury Borough Council site lies within 400m of the western boundary of the site.
- 2.7 The application site is an irregular shaped area of flat land that was formerly a commercial plant nursery. It is bounded by established hedgerows on its western and southern boundaries with an open field boundary to the north abutting agricultural land beyond. To the eastern boundary is an adjacent plant nursery complex that contains a number of horticultural structures.



- KEY**
-  Study Site
  -  Public Rights of Way
  -  Cotswold AONB
  -  Green Belt
  -  SSSI
  -  Listed Building
  -  Scheduled Monument
  -  Point of Interest
  -  Key Route / Main road

**SITE CONTEXT PLAN**



## HISTORICAL AND PHYSICAL CONTEXT

- 2.8 The old village of Leckhampton was centred around the church of St Peters, it stands at the foot of Leckhampton Hill. Leckhampton Court and the church were built in the 14th Century by Sir John Giffard. In the 'newer' part of the village, the original school was built around 1840 and the Village Hall was opened in 1897. Leckhampton Village Hall, formerly the Parish Hall of St. Peter's Church, is a Grade II listed building, providing a base for community activities. The war memorial occupies the site of the old village well. During the 19th and 20th centuries there was residential development in the direction of Cheltenham.
- 2.9 A Heritage Assessment has been prepared by CgMs to accompany the application. The report assesses the archaeological potential of the land off Kidnappers Lane, Leckhampton and the potential for indirect effects on the settings of designated heritage assets in the surrounding area. This report forms the desk-based assessment required by paragraph 189 of the NPPF to identify the presence of heritage assets and where present to assess impact on their significance.
- 2.10 This desk-based assessment has established that the Application Site contains no designated heritage assets, and will have no direct impact on any designated heritage assets. While the Site lies within the settings of a number of designated heritage assets, it makes a limited contribution to these settings. In most cases, the settings make a limited contribution to the significance of the assets assessed, and so it is considered that the proposed development, even if making small changes to settings, would cause no appreciable harm to the significance of any of these assets.
- 2.11 This assessment has established that no non-designated heritage assets are recorded within the Site, although on the basis of archaeological evidence being recorded in the wider study area, a moderate potential for previously unrecorded remains dating to the Prehistoric and Roman periods may be identified. Based on comparison with evidence found in several archaeological interventions in the immediate area, any such remains which do survive are unlikely to be of more than local to regional significance. This significance is likely to have been further reduced by the impact of previous development, in the form of horticultural buildings, within the Site.
- 2.12 The level of potential impact identified by this assessment indicates that the level of harm to the historic environment would not be such as to preclude development. The moderate potential of the site, for the presence of evidence of Prehistoric and Roman agricultural activity, has been further reduced by the level of disturbance from previous development across the site.
- 2.13 No designated heritage assets are identified on the proposed site. Within a 1km radius, one Scheduled Monument, 44 listed buildings, and one Conservation Area have been identified. The Moated Site and Fishponds at Church Farm Scheduled Monument lies 330m south of the study site, and the scheduled hill fort on Leckhampton Hill is noted to lie c.1.6km to the south- south-east.
- 2.14 The majority of the listed buildings are in the Cheltenham Central Conservation Area, the boundary of which lies 500m north of the proposed site, or to the south and south-east in Leckhampton village. The nearest listed buildings to the proposed site are Olde England which lies 120m to the south, and Moat Cottage which is 200m south of the study site.
- 2.15 The site is located on the north western edge of Cheltenham with the town identified, along with the City of Gloucester, in the adopted Gloucester – Cheltenham-Tewkesbury Joint Core Strategy (JCS, 2017) as a Key Urban Area within the County.
- 2.16 Access to the site is gained directly from Kidnappers Lane to the south which in turn provides access to the principal county highway of the A46 Shurdington Road to the north and the associated services and facilities of the local areas of Up Hatherley and Warden Hill.
- 2.17 Cheltenham Spa Railway Station is 2.5 miles away from the proposed site and is situated 4 miles from the M5 motorway junction making the wider road network easily accessible.
- 2.18 As one of the highest order settlements in the County, Cheltenham possesses a vast array of services, facilities and employment opportunities which when combined with the existing access to public transport and links to surrounding settlements, including Gloucester and Stroud, has the ability to support sustainable patterns of living in Gloucestershire.
- 2.19 There are no statutory designations within the Application Site, with the site lying outside of both the Cotswold Area of Outstanding Natural Beauty and the Green Belt and wholly within Flood Zone 1, the lowest area of flood risk probability. In addition, the Application Site does not contain any heritage assets.
- 2.20 The gradients of the application site are generally level in nature, however a very gentle slope runs down to the northern corner of the site.
- 2.21 A Flood Risk Assessment (FRA) has been prepared by Phoenix Design Partnership and should be referred to for full details. The FRA demonstrates that the site is suitable for development without flood risk and without causing an increase in flood risk to others.



Open views from Public Right of Way

Requirement for a new boundary hedge along the south western boundary to safeguard views along Kidnappers Lane should existing conifer hedge be removed. The previous scheme relied on screening which was on land not within the control of site ownership.

Requirement for a new, robust boundary hedge of tree screen to reduce visual harm from views from footpath north west of site. The hedge with trees should have sufficient space that trees can be allowed to develop. It would be preferable for the boundary vegetation to fall outside of private ownership so that they can be formally managed by a future management company.

Central POS to maintain a rural character to development

Potential views into site from Kidnappers Lane if boundary conifers are removed

Preferable to strengthen vegetation on south eastern boundary with space for tree planting to reduce intervisibility with open space and existing residential areas to east. This can also be used to maintain a rural character to the site entrance.

Creating a distinctly rural, small scale entrance is a requirement at the site interface with Kidnappers Lane. Trees, hedges and limited views into site so that only a small area of new built form is experienced from Kidnappers Lane would be beneficial. Possible cobble paving and rural features incorporated into new built form adjoining entrance area such as timber panelling and natural stonework.

Views into site from Kidnappers Lane

Limited views over site from Public Open Space

- KEY
- Study Site
  - Public Rights of Way
  - Views towards site
  - Key Route / Main road
  - Distinctive small scale rural character

**LANDSCAPE AND VISUAL CONSTRAINTS AND OPPORTUNITIES**

## LANDSCAPE AND ECOLOGICAL CONTEXT

- 2.22 The study site is L-shaped, with its longest axis lying north-west to south-east, and 165m long. The south-west to north-east part of the site is 120m long. The site has a slight slope upwards from north-west to south-east, from 78m to 81m Above Ordnance Datum.
- 2.23 Drainage ditches run along the eastern boundary, and along part of the northwestern boundary. The nearest watercourse is the Hatherley Brook, which lies 190m to the west of the proposed site.

### Landscape

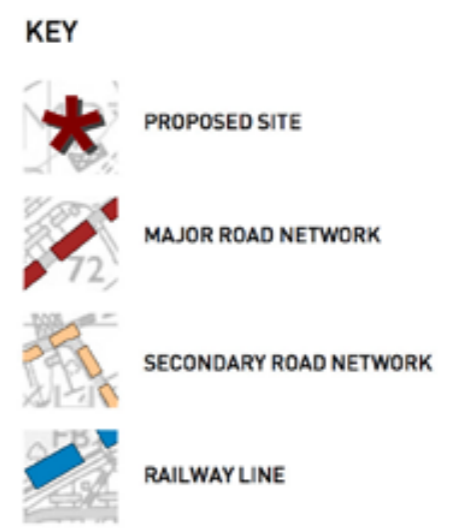
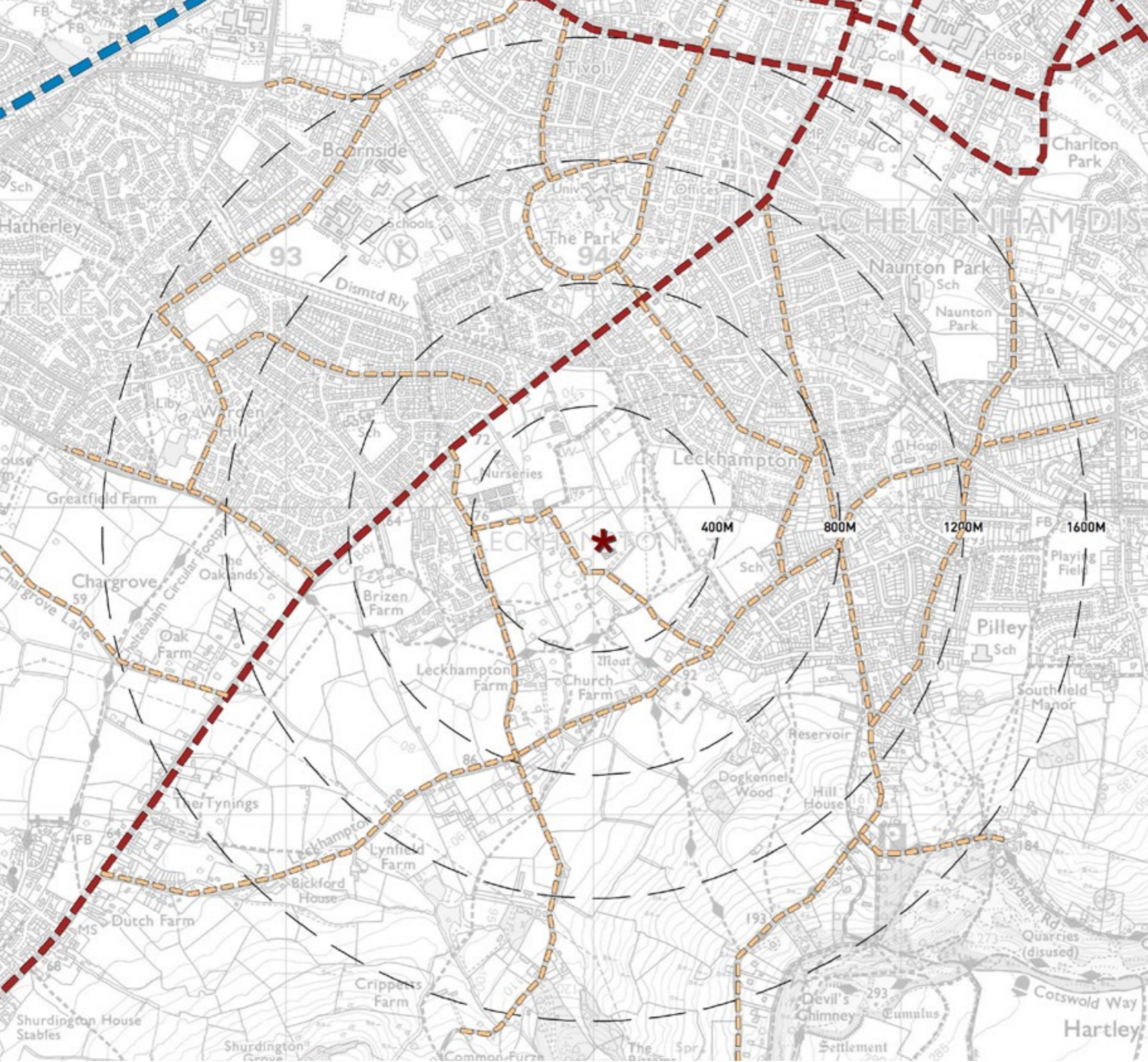
- 2.24 An LVIA has been prepared by MHP to be read in conjunction with this application. The document concludes that overall the landscape sensitivity is considered to be medium/low due to the valued nature of the contextual landscape. However, the study site is assessed to have a low susceptibility to change due to its limited contribution to local landscape character and to the condition of its elements.
- 2.25 Overall the sensitivity of visual receptors is considered to be medium which is due to its current openness rather than its contribution to local landscape character or its importance to facilitate local views. It is noted that the site falls within an area identified as high visual sensitivity however, in the context of the adjoining designated landscape of the AONB, the study site does not have the same visual sensitivity as the Cotswold escarpment and its foot slope landscape to the east of the site.

- 2.26 The site provides internal space for hedge and tree planting along the southern and western site boundaries. In addition, a central belt of open space allows trees planting to divide the site into two parts so reducing the visual mass of the development. With the mitigation in place this assessment has identified that the development would result in only slight adverse effects to site, local and district landscape character through the loss of the openness, replaced with new green infrastructure that protects the semi-rural character of the area.

### Ecology

- 2.27 An Ecology Report was prepared by Ecology Solutions to accompany this application. The majority of the site is considered to be of low ecological value, mainly comprising cleared ground and an improved grassland within the north of the site. The boundary of the improved grassland comprises mainly scrub species and a small species poor hedgerow along the eastern boundary.
- 2.28 In general the site comprises only common and widespread plant species and the features of relatively higher ecological value within the context of the site are the hedgerows.
- 2.29 There is limited suitable habitat within the site for foraging and navigating bats. As such it is considered unnecessary for bat activity surveys to be undertaken provided hedgerows remain buffered/set back from built form. It may wish to be noted that to enhance opportunities for bats within the site post-development, bat boxes could also be incorporated within the proposals, erected on new buildings (usually less preferable) or suitable retained trees, and the incorporation of new tree / shrub planting and possibly inclusion of wildflower grasslands within the site.

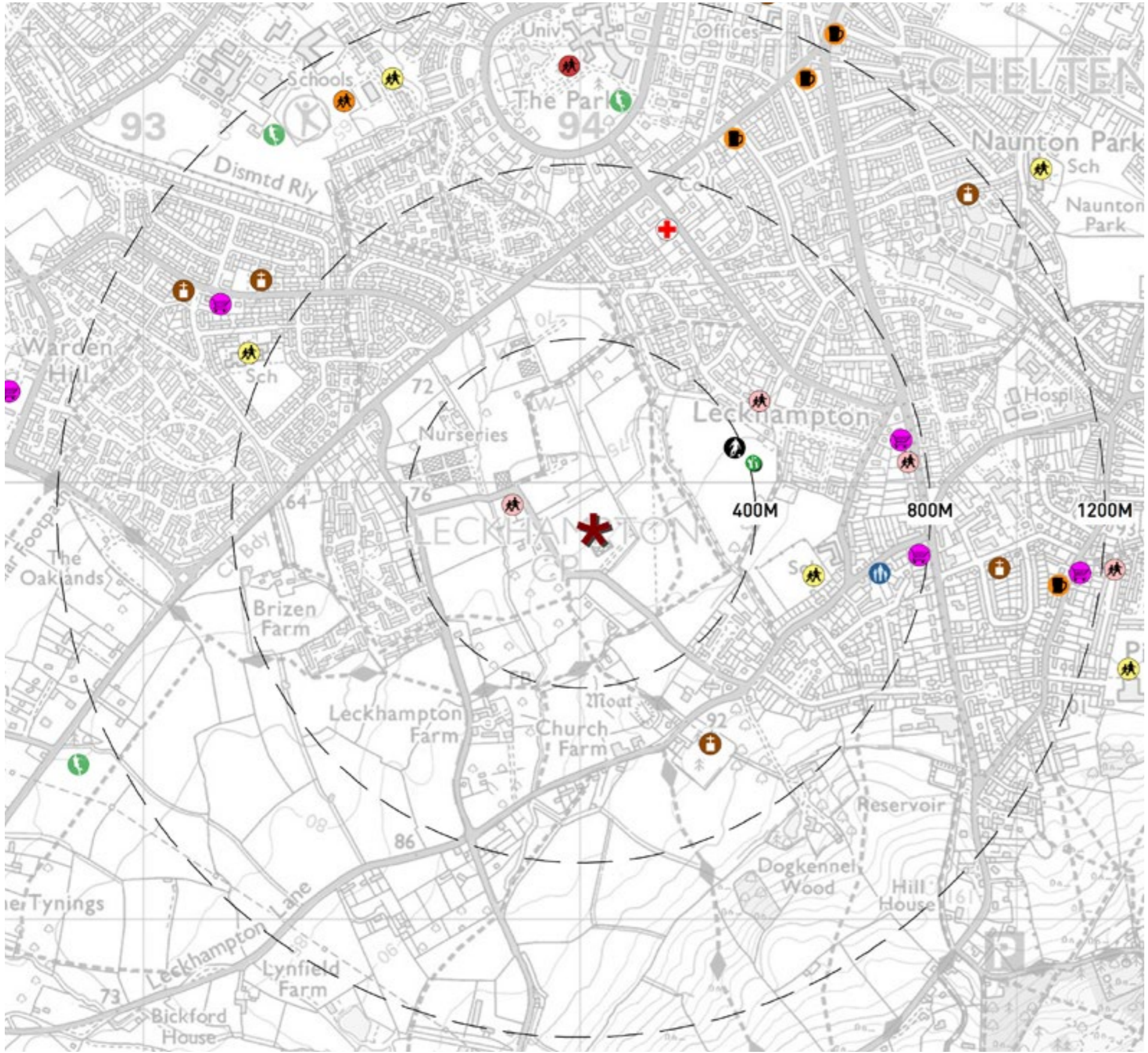
- 2.30 No notable / protected birds were recorded within the site during the survey.
- 2.31 There are no ponds within 250m of the site and as such it is considered there will be no constraint from Great Crested Newts.
- 2.32 No evidence of Badgers were recorded within the site during our survey. Although some mammal paths were recorded, however these cannot be fully attributed to Badgers and could be from Deer, which were noted just offsite during the survey.
- 2.33 The habitat is not suitable for reptiles and therefore it is not considered that surveys for this species should be necessary.
- 2.34 The surveys conclude that overall, the application site is of low ecological value and that the proposals provide the opportunity to enhance the ecological interest of the application site through the provision of new tree planting, the creation of new attenuation ponds and the reinforcement of the western and northern boundaries of the application site.
- 2.35 The Assessment conclude that following mitigation and enhancement measures overall impacts are considered to be positive at the local level and will ensure no net loss in biodiversity terms.



**CONTEXT SITE ACCESS PLAN**

## **CONNECTIONS AND PUBLIC TRANSPORT**

- 2.36 A Transport Statement prepared by PFA Consulting forms part of the application submission and demonstrates that the Application will not give rise to a significant increase in vehicular movements which cannot be safely accommodated on the existing highway network.
- 2.37 Vehicular and pedestrian access will be provided from Kidnappers Lane, at the location of the existing access to the former plant nursery. While the detail of the access is a reserved matter, it would likely take the form of a simple priority junction, having consideration for traffic flows along Kidnappers Lane and associated with the proposed development.
- 2.38 Existing public transport services operating in the vicinity of the application site have been identified with reference to current timetable and routeing information.
- 2.39 The nearest bus stops to the application site are the 'Kidnappers Lane' and 'Farmfield Road' bus stops located on the A46 Shurdington Road. They are approximately 880m (a 10minute walk) and 1.1km (a 13 minute walk) from the centre of the application site respectively. These include bus service 10, operating on a 10 minute frequency to Cheltenham and Gloucester, and bus service 61/61A, operating on an hourly frequency to Cheltenham and Stroud.
- 2.40 The nearest railway station to the proposed development is Cheltenham Spa, situated approximately 2.4km to the north of the proposed development. It is managed by First Great Western and is situated on the Bristol-Birmingham railway line.



**FACILITIES AND SERVICES**







- 2.41 Cheltenham town centre is located approximately two miles from the application site provides a wide range of services and facilities.
- 2.42 The following services and facilities can be found within Leckhampton within 800M of the site.
- Leckhampton has the following facilities within an 800m walk of the site:
  - Leckhampton C of E Primary School;
  - Nursery Rhymes Day Nursery;
  - Broadlands Pre-School Centre;
  - Vets On The Park;
  - Leckhampton Surgery;
  - Leckhampton Village Hall;
  - Cherringtons Florists & Farm Shop;
  - St Peter's Church;
  - Allotments;
  - Burrows Sports Fields and Play Area;
  - Convenience Store



**LOCAL FACILITIES PLAN**

## UTILITIES

2.43 There are a number of existing underground and overhead services close to and crossing the site that may have an impact on the built form. Medium pressure gas mains and low voltage cables run underground along Kidnappers Lane. Underground BT cables cross the site.

- KEY:**
-  Indicative Site Area
  -  WWU - Medium Pressure Gas Main
  -  WPD - LV Overhead
  -  WPD - LV Underground
  -  BT - Overhead
  -  BT - Underground

Please note that the site is likely to contain private services that are not shown on services records. Please refer to statutory undertakers records before any intrusive works are carried out and utilise hand digging for any excavations







## SURROUNDING CHARACTER ANALYSIS

2.44 The immediate built form context to the proposed site is predominantly residential, where a range of architectural styles, detailing and materials create interesting character and street scenes across Leckhampton, as demonstrated across the following pages.



## DESIGN RELEVANT PLANNING POLICY

### National Planning Policy Framework

- 2.45 Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development (Paragraph 10) and sets out an over-arching social objective in support of this which involves:
- “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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being” (para 8(b), NPPF 2018)***
- 2.46 The Government continues to place a high emphasis on design with the revised NPPF (2018) providing detailed advice at Section 12: Achieving well-designed places.
- 2.47 The contribution that good design makes to sustainable development is set out in paragraph 124, as follows:
- “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.” (para. 124, NPPF 2018)***
- 2.48 The NPPF is also clear at paragraphs 125 and 126 that Development Plans should set out a clear design vision to provide certainty to applicants, and that design policies should be prepared in conjunction with local communities to reflect local aspirations.
- 2.49 Paragraph 127 of the NPPF states that with regard to design planning policy and decision making should ensure that developments;
- “a) Function well and add to the quality of their area over the lifetime of the development”***
- “b) Are visually attractive with good architecture, layout and attractive landscaping”***
- “c) Are sympathetic to the history and character of their locality but don’t discourage innovation or change eg: increased density”***
- “d) Establish and maintain a strong sense of place to create distinctive places to live work and visit”***
- “e) Optimise site potential to achieve an appropriate mix of development (including open space) and support local facilities and transport networks”***
- “f) Create places that are safe, inclusive and accessible, which promote health and well-being with a high standard of amenity, while minimizing the fear of crime.”***
- 2.50 Section 9 of the NPPF (2018) “Promoting Sustainable Transport” (para. 102), points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals and the role that design can play to ensure that development maximizes opportunities for sustainable transport options.
- 2.51 National guidance in the form of Planning Practice Guidance, published in March 2014 further reinforces the NPPF’s commitment to requiring good design by stating:
- “...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.” (para. 102 sub-section e) NPPF 2018)***
- “Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place” (para 001, Planning Practice Guidance, ID 26-001-20140306, March 2014).***
- 2.52 Whilst the National Planning Policy Framework (NPPF) and the prior publication of Planning Practice Guidance (March 2014) has replaced the Planning Policy Statements the following design guidance documents are still relevant to creating good design:
- Manual for Streets 1 & 2 (DOT/DCLG 2007/2010);
  - Building for Life 12 (Cabe at the Design Council, Design for Homes and the Home Builders Federation, 2012) and
  - Design at Access Statements – How to write, read and use them (CABE 2006).

### Local Planning Policy and Design Guidance

- 2.53 The proposed development is consistent with the NPPF in contributing to sustainable development and increases the supply of housing at Cheltenham Borough Council in accordance to the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (adopted December 2017) and the emerging Cheltenham Borough Plan (pre-submission February 2018).
- 2.54 The supporting Planning Statement sets out the emerging policy context for the development.
- 2.55 The relevant policies from the adopted Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (December 2017) include:
- Policy SP1: The Need for New Development
  - Policy SP2: Distribution of New Development
  - Policy SD3: Sustainable Design and Construction
  - Policy SD4: Design Requirements
  - Policy SD6: Landscape
  - Policy SD8: Historic Environment Policy SD9: Biodiversity and Geodiversity
  - Policy SD10: Residential Development
  - Policy SD11: Housing Mix and Standards
  - Policy SD12: Affordable Housing
  - Policy SD14: Health and Environmental Quality
  - Policy INF1: Transport Network
  - Policy INF2: Flood Risk Management
  - Policy INF3: Green Infrastructure
  - Policy INF6: Infrastructure Delivery
  - Policy INF7: Developer Contributions

- 2.56 Relevant policies from the emerging Cheltenham Borough Plan Pre-Submission (February 2018) include the following:
- Policy D1: Design
  - Policy L1: Landscape and Setting
  - Policy SL1: Safe and Sustainable Living
  - Policy CI1: Securing Community Infrastructure Benefits
  - Policy CI2: Sports and Open Space Provision in new residential development
  - Policy CI2: Sports and Open Space Provision in new residential development.



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### SUPPORTING DOCUMENTS

The application will be accompanied by a number of technical documents looking at matters including: transport, drainage, flood risk, landscape, heritage and ecology.

Before the application is submitted to Cheltenham Borough Council we are seeking the views of the local community on the draft proposals.

### WHAT HAPPENS NEXT?

Your views are important to us and we would appreciate if you could take the time to send us your comments using the freepost tear off section of this leaflet or if you wish to comment via our website page at:

[kidnapperslanepegasusgroup.co.uk](http://kidnapperslanepegasusgroup.co.uk)

Please send any comments by Friday 19th October 2018. Alternatively, you can email:

[kidnapperslane@pegasusgroup.co.uk](mailto:kidnapperslane@pegasusgroup.co.uk)

All comments received will be carefully reviewed and considered by the development team in the process of finalizing the design for the proposed development.

Once finalized a planning application will then be submitted to Cheltenham Borough Council. As a part of the application package we will be preparing a statement summarising the feedback received, together with the response to any issues raised.

## LAND OFF KIDNAPPERS LANE LECKHAMPTON, CHELTENHAM PUBLIC CONSULTATION



KEY	
	Housing
	Garages
	Existing Trees Retained
	Existing Hedgerow Retained
	Proposed Tree Planting
	Proposed Hedgerow
	Open Space with LAP
	SuD's Pond and Pump Station
	Primary Road
	Secondary Road

### THE PROPOSAL

Revised proposals are now put forward for consultation which seek to address the reasons why the appeal was dismissed. For example, the number of dwellings proposed has been reduced from 45, the layout amended to reflect a less suburban form, and additional landscaping has been introduced to mitigate harm to landscape character.

### PROPOSED SITE

The site is an irregular shaped area of flat land that was formerly a commercial plant nursery. It is bounded by established hedgerows on its western and southern boundaries with an open field boundary to the north abutting agricultural land beyond. To the eastern boundary is an adjacent plant nursery complex that contains a number of horticultural structures.

Access to the site will be directly from Kidnappers Lane and the indicative Masterplan shows how the development could be laid out to accommodate residential development, sustainable urban drainage (SuDs), and landscaping.

## LAND OFF KIDNAPPERS LANE, LECKHAMPTON, CHELTENHAM

Your comments are important to us and form part of the public consultation process for the proposals.

### Comments

Handwritten area for providing comments, consisting of several horizontal lines.

Comments should be received by  
Friday 19th October 2018.

# 03 INVOLVEMENT









## STAKEHOLDER PARTICIPATION: THE CONSULTATION PROCESS

- 3.1 A Statement of Community Engagement (SCE) has been prepared by Pegasus Group to accompany this application.
- 3.2 A consultation leaflet was distributed on 5th October 2018 with approximately 3,500 leaflets delivered to households in close proximity to the site. The flyers provided local residents with information about the proposals including the planning policy background and a tear off section was provided to enable residents to express their comments and subsequently post them to the Pegasus Group office. In addition, a dedicated webpage was set up to provide an opportunity to obtain further information on the proposal as well as submit comments online.
- 3.3 Direct emails were sent to local Councillors and Ward members on Thursday 4th October 2018, with electronic copies of the consultation leaflet.
- 3.4 The Public Consultation exercise has allowed local residents and stakeholders to comment on the potential new development proposals in their area, to raise any concerns that might otherwise have been missed and to make any further suggestions to improve the layout.

## STAKEHOLDER PARTICIPATION: CONSULTATION RESPONSES

- 3.5 From the responses received it is apparent that there are mixed views regarding the proposals. The main concerns relate to highway matters and the principle of the development. Residents raised specific concerns over the anticipated impact of the proposed development upon the potential increase of vehicular movements along Kidnappers Lane and on neighbouring streets. Numerous comments indicated concerns around the principle of the development, stating that there is "enough development" in the area, that the proposal will affect the character of the place and add further pressures on the existing infrastructure. Further to that, some comments pointed out loss of biodiversity and wildlife as the site is home to numerous wildlife species. Overall, the main issues were:
  - Principle of development;
  - Traffic, highways and access;
  - Biodiversity and the Environment.
- 3.6 The concerns raised above have been noted and considered and where appropriate addressed through the application and supporting documentation. Some of the comments have related to off-site matters and as such it has not been necessary to make any direct changes to the proposals as a result of the consultation.



-  **SITE ACCESS**
-  **EXISTING TREES RETAINED**  
[SUBJECT TO LANDSCAPE DESIGN]
-  **EXISTING HEDGES RETAINED**  
[SUBJECT TO LANDSCAPE DESIGN]
-  **SITE BOUNDED BY EXISTING NURSERY**
-  **COUNTRYSIDE EDGE**  
[LAND NORTH OF 'COUNTRYSIDE EDGE' IS PART OF THE BOVIS/MILLER APPLICATION WHICH IS CURRENTLY WAITING FOR A SECRETARY OF STATE DECISION]
-  **POTENTIAL PLAY AREA**
-  **INDICATIVE SuDS POND**  
[SUBJECT TO DETAILED DESIGN]
-  **EXISTING CONTOURS**  
[ AT 0.5M INTERVALS]

**CONSTRAINTS & OPPORTUNITIES PLAN**

# 04 EVALUATION AND DESIGN PRINCIPLES

## CONSTRAINTS AND OPPORTUNITIES

- 4.1 The constraints and opportunities presented by the site are utilised to inform and structure the development proposals. These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities plan shown opposite.

### CONSTRAINTS:

- THE EXISTING/ADJACENT TREES AND ANY OTHER LANDSCAPE FEATURES PARTICULARLY THOSE OF ECOLOGICAL INTEREST;
- THE EXISTING SERVICES INCLUDING AN UNDERGROUND BT CABLE RUNNING THROUGH THE SITE;
- THE NEED TO RETAIN VEHICULAR ACCESS TO THE TWO PROPERTIES ADJACENT TO THE SITE;
- THE NEED TO CONSIDER PROXIMITY OF THE EXISTING BUILDINGS ADJACENT TO THE SITE;

### OPPORTUNITIES:

- PROVISION OF A SUSTAINABLE DEVELOPMENT, WHICH CAN ACCOMMODATE UP TO APPROXIMATELY 25 DWELLINGS. INCLUDING AFFORDABLE HOUSING, PUBLIC OPEN SPACE AND NEW INFRASTRUCTURE;
- TO PROTECT AND INTEGRATE THE SURROUNDING BUILT FORM CHARACTER WITHIN THE DESIGN PROPOSALS;
- RETAIN AND ENHANCE EXISTING VEGETATION IN ORDER TO ENHANCE THE SETTING OF THE DEVELOPMENT AND ASSIST IN CREATING A 'SENSE OF PLACE'.
- TO CREATE A VARIED AND INTERESTING STREET SCENE THROUGH THE DEVELOPMENT PROPOSALS THAT TAKES DESIGN CUES AND INSPIRATION FROM LOCALLY DESIRABLE DETAILS;
- PROVISION OF A SUSTAINABLE DRAINAGE STRATEGY TO ENSURE THE PROPOSED DEVELOPMENT DOES NOT INCREASE THE RISK OF FLOODING WITHIN THE LOCAL AREA;
- MAKING EFFICIENT USE OF LAND THROUGH THE APPLICATION OF APPROPRIATE DENSITY ASSUMPTIONS; AND
- PROVISION OF PUBLIC OPEN SPACE FOR THE NEW COMMUNITY AND EXISTING RESIDENTS LIVING WITHIN THE VICINITY OF THE SITE.



-  SITE ACCESS
-  PRIMARY ACCESS
-  SECONDARY ACCESS / SHARED SURFACE
-  LANES/PRIVATE DRIVES
-  KEY NODE (PLACE MAKING & TRAFFIC CALMING DEVICE)
-  RESIDENTIAL
-  PUBLIC OPEN SPACE
-  INDICATIVE KEY FRONTAGE
-  INDICATIVE LANDMARK BUILDING LOCATIONS

### DESIGN CONCEPT PLAN

- 4.2 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. The application of urban design objectives will ensure a high quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape.
- 4.3 The masterplan has evolved through the different application of the development principles and through consultation with the project team. The plan opposite shows the design principles.

### DESIGN PRINCIPLES

- 4.4 The principles which have been developed in order to steer the design of the site have been derived from the site assessment in conjunction with the delivery of a high quality development which achieves the criteria set out within the NPPF, namely:

### FUNCTION AND QUALITY

*“...will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development” (para. 127 subsection a), NPPF 2018.*

- New development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context;
- Retention of the existing landscape features on the site;
- Establish a distinctive identity through well-designed spaces and built form;
- Minimise the impact of the development on the surrounding context; and
- Ensure that the development does not increase the risk of flooding in the area.



## RESPONSE TO CONTEXT

*“...sympathetic to local character and history, including the surrounding built form environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)” (para. 127 subsection c), NPPF 2018.*

- Integration of the development into the existing built form and landscape character of Kidnappers Lane;
- Respond to the existing site topography including the consideration of views in and out of the site;
- Retention of the existing landscape features and habitats on the site; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.

## QUALITY OF PUBLIC REALM

*“...establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit” (para. 127 subsection d), NPPF 2018.*

- Provision of a clear hierarchy of connected spaces and places, including access routes which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features in order to soften the built form, particularly towards the countryside edge of the development and the proposed access;
- Creation of a clearly defined public realm and variations in enclosure of private spaces; and
- Control of private areas, particularly rear gardens and parking courts.

## ACCESSIBILITY

*“...optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks” (para. 127 subsection e), NPPF 2018.*

- Integration of the development into the existing movement network;
- Provision of an access point (vehicular and pedestrian) into the development; and
- Creation of a clear movement hierarchy providing easily recognisable routes.

## SAFE AND ACCESSIBLE ENVIRONMENTS

*“...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 disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.” (para. 127 subsection f), NPPF 2018.*

- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces; and
- Control of access to private areas, particularly rear gardens and parking courts.

## A PLACE FOR EVERYONE

- Creation of a development which allows ease of movement for all types of users and provides equal employment, social, community, leisure and retail activity opportunities for all; and
- Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities.

## SUSTAINABILITY

- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- Provision of Sustainable Urban Drainage Systems as part of the flood mitigation proposals;
- In-built ‘robustness’ – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time; and
- Make efficient use of land through proposing a development with an appropriate density





- KEY**
- INDICATIVE BUILT FORM (UP TO 25 UNITS)
  - PROPOSED TREE PLANTING
  - EXISTING TREES TO BE RETAINED
  - PROPOSED HEDGE PLANTING
  - EXISTING HEDGES TO BE RETAINED
  - PROPOSED SUDS POND & PUBLIC OPEN SPACE
  - PUBLIC OPEN SPACE
  - FOUL WATER PUMP STATION
  - EXISTING TRACK RETAINED
  - ROAD

**ILLUSTRATIVE MASTERPLAN**

# 05 DESIGN PROPOSALS

5.1 This section details how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

## USE & AMOUNT OF DEVELOPMENT

5.2 [The Town and Country Planning (Development Management Procedure) (England) Order 2015 states that "amount" means (a) the number of proposed units for residential use].

## Residential - up to approximately 25 dwellings (Class C3)

5.3 The development provides up to 25 dwellings with a proposed net density - using the planning definition - of around 25 dwellings per hectare (dph). This represents an efficient and appropriate density in accordance with the NPPF.

## Affordable Housing

5.4 An element of affordable housing will be provided within the development. Details of which will be subject of negotiation.

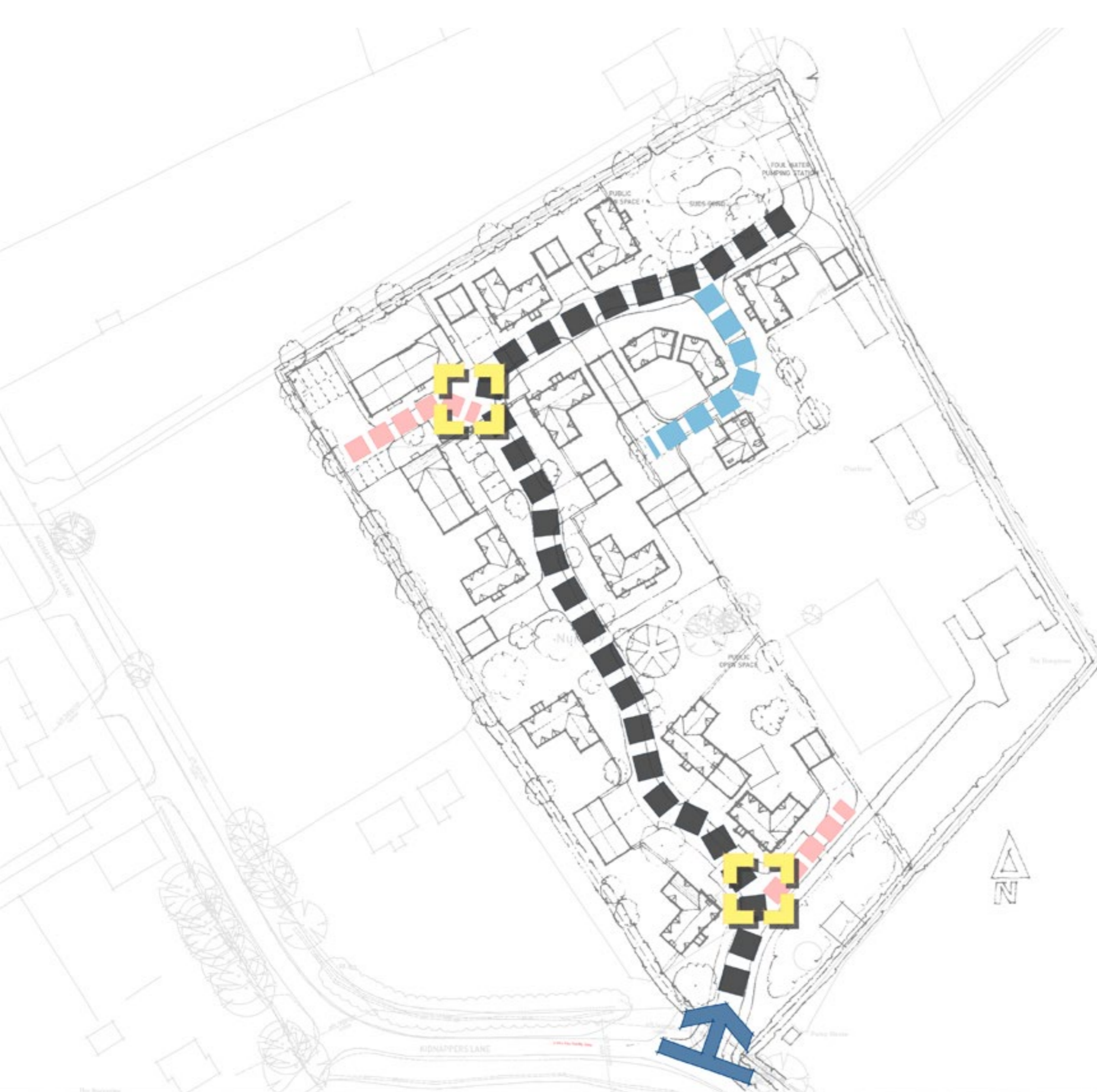
## Public Open Space and Green Infrastructure

5.5 The amount of open space provided has been designed in order to cater for the recreational needs of the existing and new community at Kidnappers Lane and to meet the requirements of Policy RC 102, Cheltenham Borough Local Plan Second Review. It is intended that there will be a LAP on site.

5.6 Fields in Trust sets minimum standards for the provision of play space. These standards have been adapted by Cheltenham Borough Council, based on an assessment of playing pitch provision and demand within Cheltenham.



ILLUSTRATIVE SITE ENTRANCE



-  SITE ACCESS
-  PRIMARY ACCESS
-  SECONDARY ACCESS / SHARED SURFACE
-  LANES/PRIVATE DRIVES
-  KEY NODE (PLACE MAKING & TRAFFIC CALMING DEVICE)

**MOVEMENT HIERARCHY PLAN**




## LAYOUT & ACCESS

- 5.7 The Illustrative Masterplan at page 26 shows the disposition of land uses and the proposed structure for movement within the development. A well connected movement network, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure.
- 5.8 The development proposals have been influenced by "Manual for Streets 1 & 2" which encourages designers to move away from standardized prescriptive measures and adopt a more innovative approach in order to create high quality places for all users, ages and abilities.
- 5.9 To provide vehicular access from Kidnappers Lane, the proposal is to enhance the existing site entrance. Once within the site the main primary route meanders through the development in order to reduce vehicular speeds that will in turn allow safe pedestrian use of the route. No highway link exists through the entire site.

## FOOTPATHS AND CYCLEWAYS

- 5.10 The location of the site close to the established community, with good access to major routes into Cheltenham and Gloucester, and close to public transport services are positive characteristics which have been maximized through the provision of safe, direct and convenient pedestrian routes.
- 5.11 The development of a pedestrian network within the site is seen as an integral part of the transport infrastructure for the site. Pedestrian access will be also provided from Kidnappers Lane with new 2m wide footways on both sides of the proposed new site access road, cyclists would use the carriageway.
- 5.12 Overall, it is considered that safe and suitable access can be achieved in accordance with the NPPF and local planning policy.
- 5.13 The following measures to provide accessibility by foot are proposed:
- Provision of pedestrian links through the site;
  - Internal road layout design to ensure low traffic speeds. The design will promote safe walking and high permeability through the site, and limit potential for anti-social behaviour; and
  - Particular attention to be paid to surface quality, and sufficient 'overlook' to provide a sense of safety and security for all users.



-  PRINCIPAL FRONTAGE
-  SECONDARY FRONTAGE
-  GREEN EDGE FRONTAGE

**KEY FRONTAGES PLAN**

## PARKING

- 5.14 Parking should be designed in line with the guidance contained within Manual for Streets. An assessment of the car parking ownership of the area should be made and used to identify the split between unallocated and allocated parking and a balanced approach adopted, this will ensure that adequate parking is designed into the scheme from an early stage, is conveniently located and distributed efficiently.
- 5.15 The applicant recognises the importance of providing appropriate parking provision within the proposed development. Car, motorcycle and cycle parking would be provided in accordance with the adopted standards at the time of the reserved matters applications.
- 5.16 Parking will be designed in line with the guidance contained within "Manual for Streets" and "Manual for Gloucestershire Streets (4th edition)".
- 5.17 There are currently no local parking standards for Gloucestershire. However, the "Manual for Streets" and "Manual for Gloucestershire Streets" recommends that parking demands should be calculated on a site by site basis using 2011 Census data and the methodology set out in the NPPF. The final car parking figures will then be established at the reserved matters stage.
- 5.18 Buildings are designed to front the street defined with landscaped frontages to enhance and create key spaces. This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment.
- 5.19 Buildings are designed to turn corners to avoid blank walls and create natural surveillance.
- 5.20 The new development will provide frontage over the proposed areas of public open space and also provide surveillance over the new recreation area.
- 5.21 The design solution for the site reflects the variety in townscape form that can be seen in the area. However as this is an edge of the town location some streets, could incorporate a more open aspect with elevations set back behind more traditional front gardens. In locations where gable ends of houses adjoin the street, additional windows may be incorporated on these elevations to reinforce the level of surveillance of public areas.
- 5.22 Development plots will be defined by a range of boundary treatments including walls, bollards, railings and hedging, depending upon their location, in order to clearly define public and private spaces.
- 5.23 Key frontages such as those following the main route through the development will be particularly prominent and critical to the appearance of the development. Particular attention will be paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development. These frontages should be designed as a composition in order to provide a cohesive element to these prominent positions.



**SUSTAINABLE DRAINAGE**

5.24 The layout proposed has responded to the need to accommodate sustainable urban drainage.

**SCALE AND DENSITY**

5.25 As previously stated, the development proposals achieve an average density of approximately 25dph which accords with Government guidance on ensuring the efficient use of land, yet is reflective of the scale of the local area.

5.26 A variety of house types, tenures and sizes are provided which will assist in creating a balanced community as a variety of households can be accommodated thereby minimising the potential of social exclusion.

5.27 The height of the proposed development is predominantly 2 storey.

**BUILDING ACCESSIBILITY**

5.28 Reserved matters application will ensure that the design and layout of new dwellings will be compliant with the Building Regulations with regard to accessibility standards.



1.5 - 2.5 STOREY



INDICATIVE LANDMARK BUILDING LOCATIONS

**BUILDING HEIGHTS PLAN**



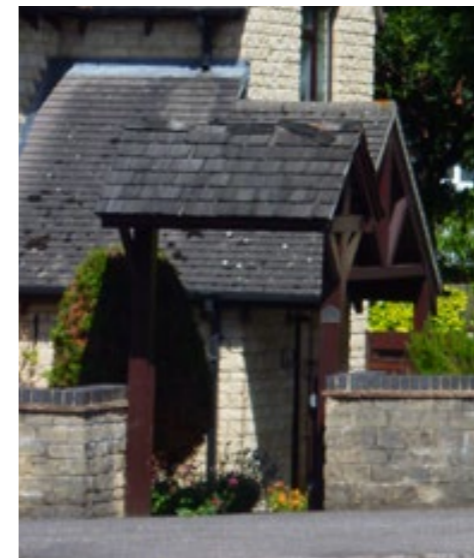
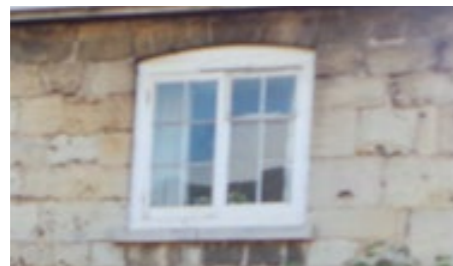
## APPEARANCE AND CHARACTER

5.29 Following a detailed assessment of the site and its environs, street typologies, distinctive spaces, materials and details have been identified that exhibit distinctive local design and these can be further incorporated into the detailed design of the new development. This will ensure the architectural response of the proposal reflects traditional local character.

## ARCHITECTURAL DETAILS

5.30 Architectural details which feature in the local vernacular that should be included within detailed design are as follows:

- Timber cladding.
- Chimneys.
- Gable frontages with end rafters.
- Stone cills.
- Bay windows at ground and first floor level.
- Enclosed front porch.
- Casement windows.
- Apex roof dormers.
- Low level stone walls and timber fence to front gardens.



## MATERIALS PALETTE

5.31 Materials recommended for use within the development should consist of:

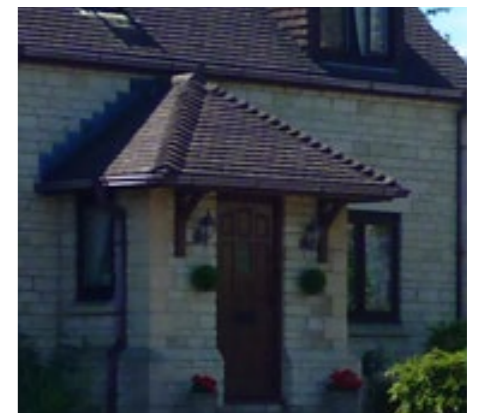
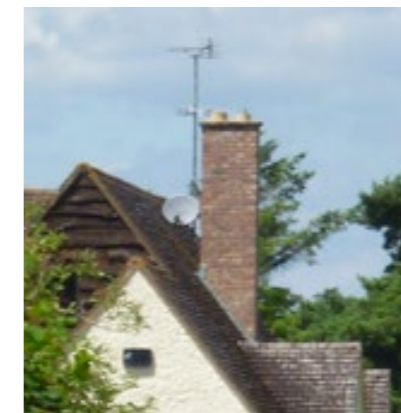
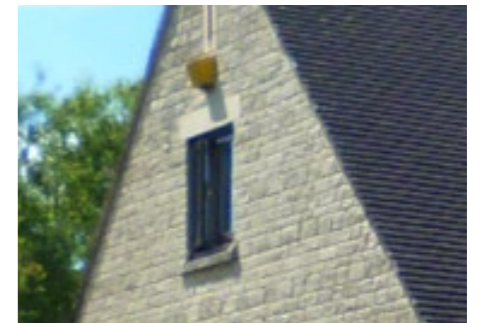
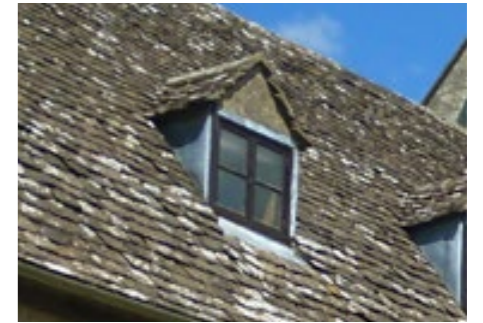
- Red/brown brick, natural stone, natural coloured render and painted white timber details.
- Brown or slate grey roof tiles.

5.32 Boundary treatments should consist of:

- Low level planting/walls/railings to the front
- Timber fencing or walling to rear

## SURFACE MATERIALS

5.33 Surface materials that are firm, durable and slip-resistance in all weathers are to be utilized within the development, particularly on footways and parking areas. The range of surface materials should be coordinated throughout the development to provide a consistent appearance.





**LANDSCAPE STRATEGY PLAN**

## LANDSCAPE STRATEGY

- 5.34 Landscape design is a key component for creating a successful development at Kidnappers Lane.
- 5.35 The green spaces are an integral part of the place and create a strong landscape structure across the site. Successful green spaces help create more attractive places and provide safer routes. From an ecological perspective they can also increase flood protection and sustainable drainage as well as providing better microclimates and enhancing biodiversity.
- 5.36 The proposed green infrastructure has been a driving factor in the creation of new routes and spaces within the masterplan and the landscape helps to further define the public and private space whilst adding colour, water and seasonal interest to the residential environment.
- 5.37 Design Council CABE outline the following 8 qualities of successful open spaces:
- Sustainability;
  - Character and distinctiveness;
  - Definition and enclosure;
  - Connectivity and accessibility;
  - Legibility;
  - Adaptability and robustness;
  - Inclusiveness; and
  - Biodiversity
- 5.38 The development has also been assessed against Design for Play: a guide to creating successful play spaces by Play England which provides ideas and practical resources for building new play spaces in a fresh and inspiring manner. The guide advocates a fresh design-led approach to commissioning, based on 10 principles and encapsulated in one golden rule: a successful play space is a place in its own right, specially designed for its location, in such a way as to provide as much play value as possible. The play and green spaces at Kidnappers Lane are conceived to achieve the following objectives:
- Designed to enhance its setting;
  - Located in the best possible place;
  - Close to nature;
  - Designed so that children can play in different ways;
  - Geared towards encouraging disabled and able-bodied children to play together;
  - Loved by the community;
  - Where children of all ages play together;
  - Designed to enable children to stretch and challenge themselves in every way;
  - Maintained for play value and environmental sustainability;
  - Flexible and able to evolve as the children grow.



## SUSTAINABLE DESIGN

- 5.39 The presumption in favour of sustainable development is at the heart of the planning system as set out in the National Planning Policy Framework (NPPF) and Local Plans.
- 5.40 Resolution 42/187 of the United Nations General Assembly defines sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (WCED Report “ Our Common Future” (1987)) and is captured in paragraph 7 of the NPPF at section 2: Achieving Sustainable Development.
- 5.41 To achieve sustainable development paragraph 8 of the NPPF states that the planning system has three overarching objectives:
- An economic objective – to build a strong, responsive and competitive economy.
  - A social objective – to support strong, vibrant and healthy communities.
  - An environmental objective – protecting and enhancing the natural, built and historic environment.
- 5.42 The presumption in favour of sustainable development is described in greater detail at paragraph 11 of the NPPF (2018)

## ADAPTABILITY

- 5.43 The development should be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility in the use of property, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking. The development should therefore be flexible in order to accommodate future changes of use and circumstances through evolving social, technological and economic conditions.

## SUSTAINABLE BUILDING TECHNIQUES

- 5.44 Where appropriate, sustainable building construction techniques will be used in line with current building regulations. Sustainable construction measures typically comprise a combination of the following:
- Improved energy efficiency through siting, design and orientation;
  - Water conservation measures and Sustainable Urban 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.

## CRIME PREVENTION

- 5.45 One of the design objectives National Planning Policy Framework (NPPF) states that developments should:
- “...create places that are safe, inclusive and accessible and which promote health and wellbeing, 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. 127 subsection f) NPPF 2018).***
- 5.46 The design proposals for the Kidnappers Lane development 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.
- 5.47 When designing new developments, these should create areas that are attractive and contain clearly defined public and private areas that relate well with one another and create no ambiguity. In addition, the development should enable residents to take pride in their surroundings without the fear of crime, which in turn will create a sense of shared ownership and responsibility.
- 5.48 Landscape design is essential in achieving an environment that creates a sense of place and community safety. In this context, landscape design encompasses the planning, design and management of external, public spaces. Well-designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.
- 5.49 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.
- 5.50 In forming the design proposals the following key attributes have been included:
- Buildings are generally orientated back to back to ensure rear gardens are not exposed;
  - Public open spaces are well overlooked by the surrounding built form;
  - All routes are necessary and serve a specific function or destination, where the use of parking courts or private drives have been utilised, these areas serve only a few dwellings and are well overlooked by the surrounding built form;
  - The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management.



# 06 SUMMARY

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- 6.1 The proposed development will create housing choice and new amenity spaces for the existing and new community.
- 6.2 The masterplan is founded on the best practice in urban design, community integration and sustainable development, with strong links to the wider area. It aims to create a development for the 21st Century, whilst reflecting the desirable elements of the local vernacular.
- 6.3 Development will accord with the principles of high quality design and best practice to create a well designed attractive and healthy place that is sympathetic to its environment.
- 6.4 The development proposals will be achieved in the following way:
- The creation of an integrated residential community with a sensitive relationship to the existing settlement;
  - The creation of pedestrian routes through the development;
  - Providing a development that is well connected to the existing services and facilities;
  - The creation of a strong landscape structure that responds to the local area and retains and enhances the immediate locality;
  - Providing a range of dwelling sizes, types and tenures that offers an accessible and acceptable choice of lifestyles; and
  - Promoting the objectives of sustainable development through layout and design.

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