

Harworth

Pegasus
Group

OCCUPATION LANE WOODVILLE

DESIGN & ACCESS STATEMENT
PI8-0670-200B | AUGUST 2019

Prepared by Pegasus Group on behalf of Harworth Group



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

Contents

01

Introduction

PAGE 6

Outlines the purpose of the document.

02

Assessment

PAGE 12

Considers the site and its surroundings in terms of the physical, social and planning context.

Harworth



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August 2019 Project code **P18-0670**
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Involvement

PAGE 28

Outlines the stakeholder consultation undertaken, as well as its key findings and design evolution.



Design Principles & Sustainable Structuring

PAGE 32

Presentation of the design principles that have been derived from a combination of Government Policy and site assessment.



Design Proposals

PAGE 36

Presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.



Summary

PAGE 52

Summary of the application and Building for Life 12 assessment.





INTRODUCTION

- 1.1 Purpose of Statement**
- 1.2 Consultants**
- 1.3 Summary of Planning Application**
- 1.4 Proposed Development**



1.1 PURPOSE OF STATEMENT

This statement has been prepared by Pegasus Urban Design on behalf of Harworth Group PLC to accompany the outline planning application for mixed use commercial and residential development at Occupation Lane/ Moira Road, part of the land allocated in the South Derbyshire local plan pt1 policy E6: 'Woodville Regeneration Area'

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)."

The Town and Country Planning (Development Management Procedure) (England) Order 2015 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 specific issues which might affect access to the development have been addressed."

The more recently published 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)."

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 consultation undertaken, as well as its key findings and design evolution.

Section 4: Design Principles – presentation of the design principles that have been derived from a combination of Government Policy and site assessment.

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 – this statement should be read in conjunction with the outline planning application and its accompanying document.

1.2 CONSULTANTS

The document has been prepared by Pegasus Urban Design, masterplanners and urban designers, with contributions from the following consultants who have helped prepare the application and its accompanying documents:

FPCR

- Extended Phase 1 Ecological Survey;
- Tree Survey; and
- Arboricultural Assessment.

Pegasus Group

- Illustrative Masterplan;
- Planning Statement;
- Consultation Statement;
- Retail Impact Assessment;
- Landscape and Visual Appraisal;
- Economic Benefits Statement; and
- Archaeological Desk Based Assessment and Built Heritage Statement.

Curtins Engineering

- Flood Risk Assessment and Drainage Strategy (Coal Mining Risk Assessment);
- Phase 1 Ground Conditions;
- Transport Assessment; and
- Travel Plan.

WYG

- Air Quality Assessment;
- Odour Assessment; and
- Noise Assessment.

1.3 SUMMARY OF PLANNING APPLICATION

This outline planning application is for a comprehensive residential and commercial development including:

- Up to 300 new homes of a mix to be defined at detailed design stage, including affordable housing;
- A local centre comprising approximately 1.37ha;
- Approximately 4.61ha of employment land;
- Vehicular and pedestrian access from the Woodville Regeneration Route (to be delivered by others), as well as from Moira Road to the east; and
- New areas of public open space, children’s play and landscaping.

Consideration has been provided on the use and amount of development, access, layout, scale landscaping and appearance. The drawings contained within this DAS form a series of plans for each particular matter that is required at this stage of planning.

1.4 PROPOSED DEVELOPMENT

Site Area

21.49 hectares gross.

Current Land Use

Informal open space and agriculture.

Access

Vehicular access from the Woodville Regeneration Route (to be delivered by others), as well as from Moira Road to the east. Numerous pedestrian and cycle links are also proposed.

Proposed Uses (Net Areas)

Residential: 7.72ha*

Employment: 4.61ha*

Local Centre: 1.37ha*

* Net areas exclude constrained land and areas to be used for structural landscape.
Net area corresponds to the land that is available for development.

Proposed Number of Dwellings

Up to 300 dwellings including affordable homes.

(BELOW) IMAGES TAKEN ON THE SITE







ASSESSMENT

- 2.1 Design Relevant Planning Policy**
- 2.2 Connections & Public Transport**
- 2.3 Local Services & Facilities**
- 2.4 Built Form & Landscape Context**
- 2.5 The National Forest**
- 2.6 Local Character Analysis**
- 2.7 Constraints & Opportunities**



‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.’

Paragraph 130. NPPF 2019

2.1 DESIGN RELEVANT PLANNING POLICY

2.1.1 National Planning Policy Framework

The Ministry of Housing, Communities and Local Government (MHCG) published the revised National Planning Policy Framework (the Framework) on 24th July 2018. This is the first revision of the Framework since 2012. The Framework was subsequently updated in February 2019.

Paragraph 8 of the Framework outlines the three objectives of sustainable development; economic, social and environmental.

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

Social – 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; and

Environmental – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

Paragraph 10 sets out the presumption in favour of sustainable development.

Section 5 of the Framework deals with housing issues and sets out the key objective for local planning authorities to deliver a sufficient supply of housing. Paragraph 59 confirms that to support the Government’s objective of significantly boosting the supply of homes, a sufficient amount and variety of land can come forward where it is needed. Major residential development proposals should expect at least 10% of homes to be available for affordable home ownership.

Section 6 of the Framework deals with building a strong and competitive economy, with significant weight being placed on the need to support economic growth and productivity, taking account of local business needs and wider opportunities for development.

The Framework promotes healthy communities (Section 8), advising that planning decisions should aim to achieve places which promote:

- Opportunities for meetings between members of the community through mixed-use developments, strong neighbourhood centres and active street frontages; and
- Safe and accessible environments with clear and legible pedestrian routes and high-quality public spaces.

Paragraph 96 of the Framework notes that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

The requirement to ensure good design in new development is set out in Section 12 of the Framework. Planning decisions should aim to ensure that developments (paragraph 127);

- Function well and add to the overall quality of the area;
- Are visually attractive, as a result of good architecture, layout and landscaping;
- Are sympathetic to local character and history;
- Establish a strong sense of place; and
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks.

2.1.2 National Planning Practice Guidance

National guidance in the form of Planning Practice Guidance (NPPG), published in March 2014 further reinforces the NPPF's commitment to requiring good design by stating:

"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, March 2014).

The NPPG emphasises the importance of good design, and states that good quality design is an integral part of sustainable development. The NPPG recognises that good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term. (ID 26-001020140306).

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, 2018); and
- Design & Access Statements – How to write, read and use them (CABE 2006).

2.1.3 Development Plan

The development plan for the areas comprises the South Derbyshire Local Plan Part 1 (adopted June 2016) and the Local Plan Part 2 (adopted November 2017), which together set out the Council's strategy for growth within the district up to 2028. The Part 1 Local Plan provides the strategic element of the Local Plan, and Part 2 provides the non-strategic housing allocations and detailed development management policies.

Local Plan Part 1:

Policy S1 sets out the housing requirement of at least 12,618 dwellings over the plan period (2011 – 2028). The Urban Areas – Swadlincote including Woodville, adjacent to Derby and adjacent to Burton upon Trent – are at the top of the settlement under Policy H1.

Policy S2 confirms the presumption in favour of sustainable development, and confirms that planning applications in accordance with policies in the Local Plan Part 1 and 2 will be dealt with positively and without delay, unless material considerations indicate otherwise.

Policy S3 states that the Council will support developers in bringing forward more sustainable homes and commercial properties, supporting the drive towards improved housing standards; access, space standards, security, water and external waste storage, where specific justification exists for seeking higher standards than Building Regulations.

Policy S5 confirms provision will be made for the development of a minimum of 53ha net additional land for industrial and business development.

Policy H21 requires up to 30% affordable housing, on sites over 15 dwellings, with consideration given to the local housing market, the viability of any proposed scheme, tenure and mix, and phasing.

Policy E1 allocates 12ha of the application site for B1/B2/B8 Uses under Policy E1C Woodville Regeneration Area and Policy E6 requires redevelopment of the site for 12ha of employment development and up to 150 new dwellings.

Policy BNE1 and the associated South Derbyshire Design Guide: Design Supplementary Planning Document (SDDC DG) November 2017 requires all new development to enhance people's quality of life and encourage healthy lifestyles whilst being well designed, embracing the principles of sustainable development. To achieve this the policy describes the design principles of community safety; street design, movement and legibility; diversity and community cohesion; ease of use; local character and pride; reflection of National Forest context; visual attractiveness; neighbouring uses and amenity; healthy lifestyles; and resource use.

Policy BNE4 sets out that development should protect and enhance the character, local distinctiveness and quality of the landscape and soilscape through careful design and sensitive implementation.

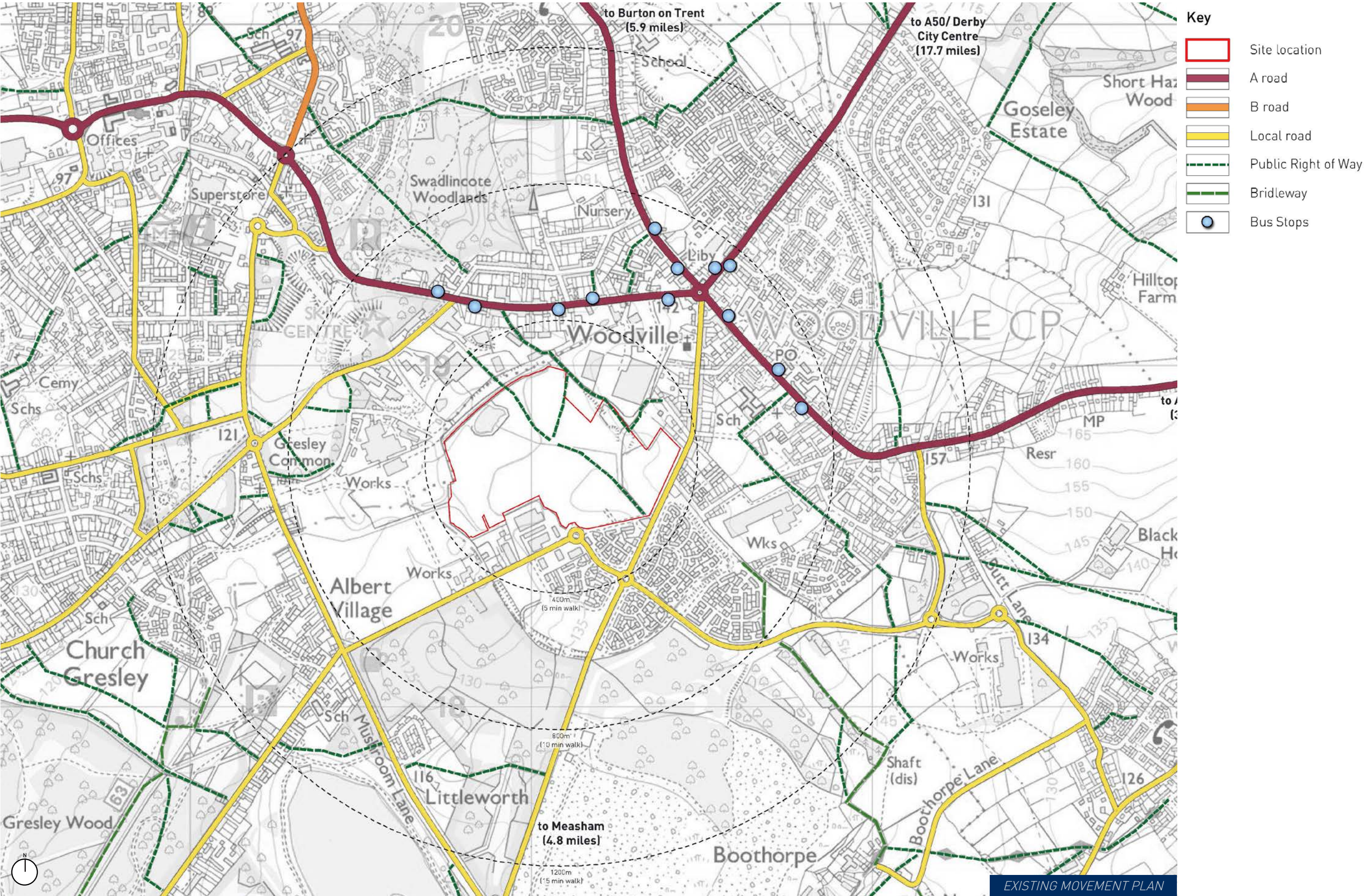
Policy INF8 requires all residential schemes over 0.5ha and industrial, commercial and leisure developments over 1ha, within the National Forest to incorporate tree planting and landscaping in accordance with National Forest Planting Guidelines.

Local Plan Part 2:

Policy SDT1 sets out that within settlement boundaries as defined on the policies map, development will be permitted where it accords with the development plan. The site lies within the Swadlincote/Woodville Settlement Boundary.

Policy RTL1 requires applications for all retail proposals over 1,000sqm gross will be required to submit a detailed retail impact assessment to measure the impact of the proposal on the vitality and viability of nearby centres, and committed and planned investment in those centres.





2.2 CONNECTIONS & PUBLIC TRANSPORT

2.2.1 Existing Access

There are currently vehicular routes or means of access to the application site; the roundabout at Occupation Lane / Hepworth Road has been constructed to accommodate an exit for the Woodville Regeneration Route to stem northwards from towards Swadlincote Road to enhance the connections with amenities and neighbourhoods in the wider area, in line with policy (BNE1:b) and the SDDC DG SPD.

2.2.2 Highway Network

The application lies to the south east of Woodville town centre.

The town sits between two major transport corridors, the A38 and the A42/M42. The A511 links these corridors to Woodville at Burton in the west and Ashby in the east.

2.2.3 Public Transport Infrastructure

There are bus stops on Swadlincote Road within easy walking distance of the application site. These bus stops are served by services 2, 8, 9 and 29, which run services locally and further afield to Ashby, Burton, Derby and Leicester.

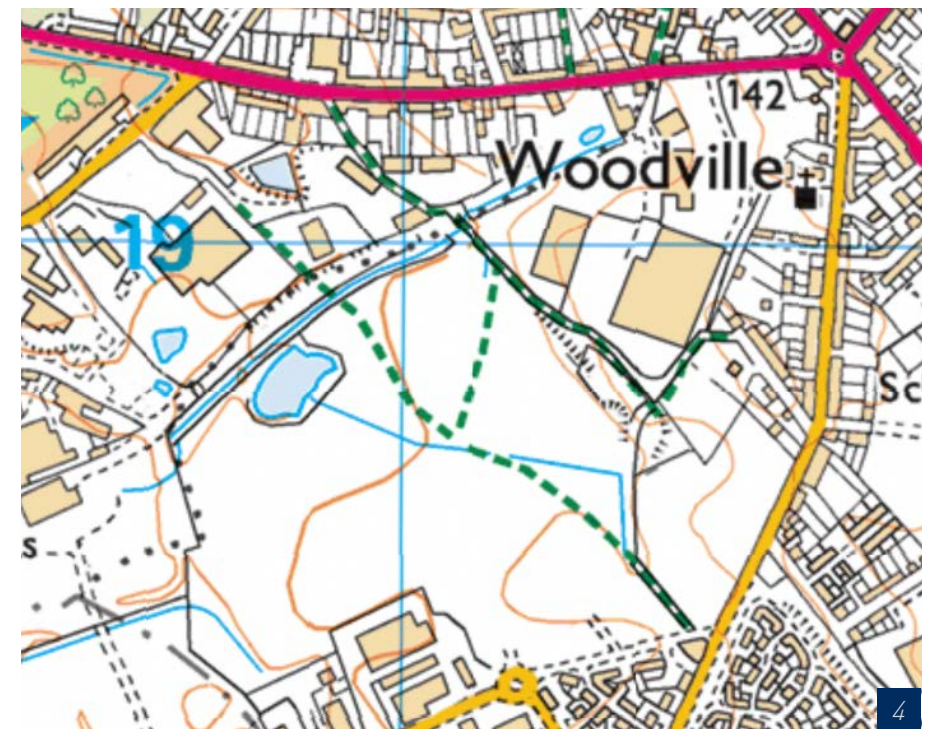
2.2.4 Pedestrians & Cyclists

A range of services and facilities are within walking distance of the site. To reach these locations, there is an existing network of pedestrian and cycle infrastructure to the south from Occupation Lane / Moira Road.

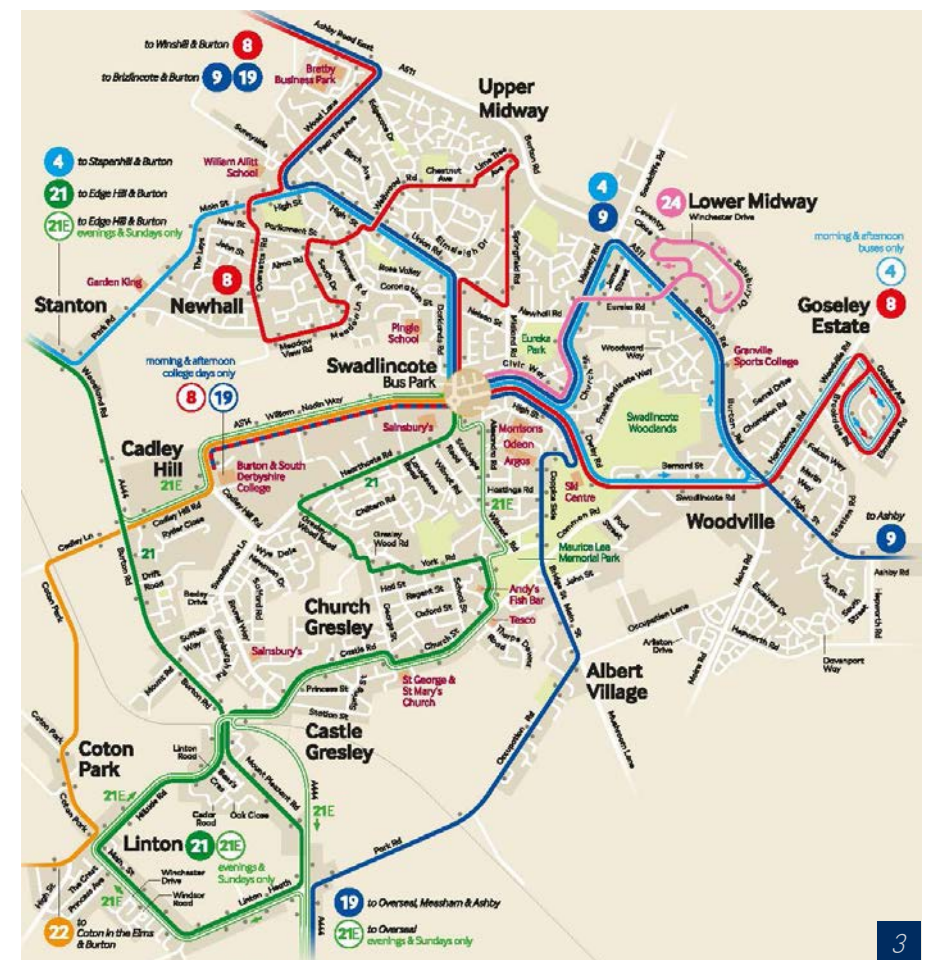
A segregated cycleway / footpath link exists at the point of Occupation Lane and Moira Road, where the junction was stopped up in 2010. This has closed the eastern end of Occupation Lane to through traffic, therefore creating a safer route for cyclists to access the development site and Woodville.

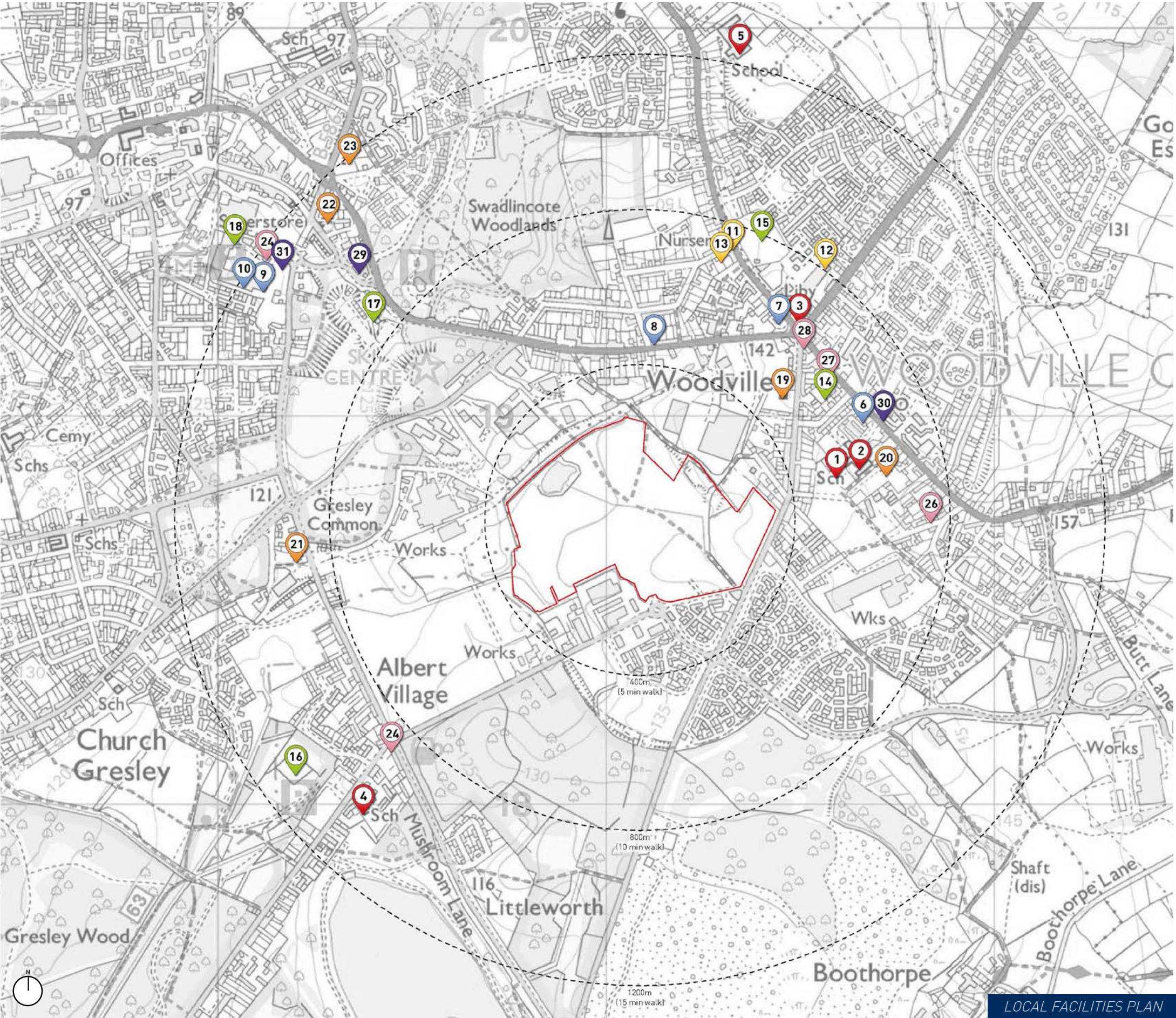
2.2.5 Public Rights of Way

There are a limited number of Public Rights of Way (PRoW) that pass through or close to the site. The PRoW to the northern boundary from Vicarage Road, and that which bisects the site, both lead to Swadlincote Road to the north of the site.



1. CYCLE LINK FROM MOIRA ROAD TO OCCUPATION LANE
2. MAJOR ROAD LINKS AT TOLLGATE ROUNDABOUT
3. MIDLAND CLASSIC BUS ROUTE MAP
4. PUBLIC RIGHTS OF WAY ACROSS THE SITE





Key

Education

- 1 Woodville Infant School
- 2 Woodville C of E Junior School
- 3 Woodville Library
- 4 Albert Village Community Primary School
- 5 Granville Academy

Shops

- 6 Tesco Express
- 7 Asda Petrol Station & Collection Point
- 8 Granville Stores
- 9 Aldi
- 10 Iceland

Health

- 11 Woodville Surgery & Pharmacy
- 12 Swadlincote Dental Practice
- 13 Dean & Smedley Pharmacy

Leisure

- 14 Woodville Snooker & Social Club
- 15 Woodville Cricket Ground
- 16 Allotment Gardens
- 17 Swadlincote Snowsports Centre
- 18 Odeon Cinema

Worship

- 19 The Parish Church of St Stephen the Martyr
- 20 Woodville Methodist Church
- 21 Kingdom Hall of Jehovah's Witnesses
- 22 Hill Street Baptist Church
- 23 Emmanuel Christian Church

Public Houses & Restaurants

- 24 Tall Chimney
- 25 The Mushroom Hall
- 26 Rising Sun
- 27 Nelson Inn
- 28 The New Inn

Other

- 29 Morrisons Petrol Station
- 30 Woodville Post Office
- 31 Swadlincote Veterinary Centre

2.3 LOCAL SERVICES & FACILITIES

2.3.1 Education

Woodville CofE Infants and Junior School is located immediately to the east of the site across Moira Road, easily accessible by foot for residents within the proposed residential areas. The Granville Academy lies approximately 1km to the north along Burton Road. Also within an approximate 1.5km radius of the site, the Albert Village Community Primary School is situated along Occupation Lane to the west.

2.3.2 Health & Community Facilities

Woodville Surgery is the nearest GP surgery to the site located on Burton Road. There are also several additional surgeries within close proximity to the site; Heartwood Medical Practice, Newhall Surgery and Swadlincote Health Centre.

2.3.3 Shopping

The nearest convenience stores to the site is Tesco Express superstore on High Street and the Asda petrol/ retail unit at the Tollgate roundabout.

Woodville and Swadlincote have a range of retail services, including a Morrisons supermarket and an Aldi supermarket at the Pipeworks Retail Park. This park includes a range of other leisure and retail facilities including an Odeon Cinema and Prezzo restaurant.

2.3.4 Sport & Recreation

Numerous indoor sports facilities lie within close proximity to the site including the Green Bank Leisure Centre and Swadlincote Ski and Snowboard Centre. In terms of outdoor recreation and children’s play there are several parks available nearby including; a Play Park at Arliston Drive, Newhall Park, Woodhouse Recreation Ground, Gresley and Tunnel Woods and the Conkers indoor and outdoor adventure playground.

2.3.5 Employment Opportunities

Employment opportunities in Woodville and Swadlincote are easily accessible from the site, including those proposed within this application. The largest employment site in the locale is Tetron Point, located at William Nadin Way, offers a range of office, distribution and industrial employment opportunities. Swadlincote town centre and the also provides extensive employment opportunities and is located within 1km of the site. There is also easy access to employment opportunities in Burton upon Trent, Derby and further afield towards Ashby and Coalville.

1. HIGH STREET SHOPS
2. WOODVILLE POST OFFICE, HIGH STREET
3. WOODVILLE JUNIOR & INFANT SCHOOLS, HIGH STREET



1. HISTORIC CLAY KILNS AS VIEWED FROM JOHN STREET
2. TOLLGATE ROUNDABOUT AT CENTRE OF WOODVILLE
3. CLAY KILN BY TOLLGATE ROUNDABOUT, MOIRA ROAD

4. ST STEPHEN THE MARTYR CHURCH, MOIRA ROAD
5. INDUSTRIAL AREA TO SOUTH OF SITE
6. HISTORIC CLAY KILN TO WEST OF SITE



2.4 BUILT FORM & LANDSCAPE CONTEXT

2.4.1 Existing Land Uses

The application site is divided partially by a watercourse that defines the topography of the site. The site forms part of the Coalfield Village Farmland landscape character area and is segregated as such from public access currently. The most part of the site comprises a large meadow field with areas of surrounding established tree planting and overgrown fringes.

2.4.2 Former Land Uses

The site was in former use as a clay quarry to supply the nearby historic potteries in the town.

2.4.3 Surrounding Land Uses

Hepworth Road and Occupation Lane serve as the main access routes to an industrial estate to the west of the site.

Further industrial uses at John Street, Pool Street and those accessed from Swadlincote lie to the north of the site, there is some existing planting and further areas of disused land that screen these buildings and enclosures from the site.

To the south, recent residential development and associated open space are served from Hepworth Road and Moira Road.

2.4.4 Boundaries & Edges

The northern boundary of the application site is formed by a linear tree belt and beyond, storage for industrial businesses formed of land associated with the former Woodville branch railway line.

Along the eastern edge is an existing PRoW that links Vicarage Road to Swadlincote Road. This boundary is delineated vegetation that undulates from the boundary, including a copse of trees that extends south.

The application site is constrained on its southern edge by Occupation Lane, inclusive of an existing roundabout, that runs from east to west. The boundary here is defined by a hedgerow. The roundabout where Occupation Lane and Hepworth Road cross defines the connection point of the Woodville Regeneration Route, which will connect the application site to the wider road network.

The western boundary abuts numerous industrial business enclosures, which will be shielded by the proposed employment buildings (B1/B2/B8).

2.4.5 Utilities

An existing drainage basin and open culvert bisects the site.

2.4.6 Archaeology

An archaeological desk-based assessment has been undertaken and concludes that because large parts of the site were excavated during quarrying this is likely to have disturbed any earlier archaeological remains contained within the site. The potential for significant archaeological remains within the site is therefore low.

2.4.7 Heritage

There are no designated heritage assets within the site, although there are listed historic bottle kiln structures at the abandoned TG Green Cornish works to the north west of the site.

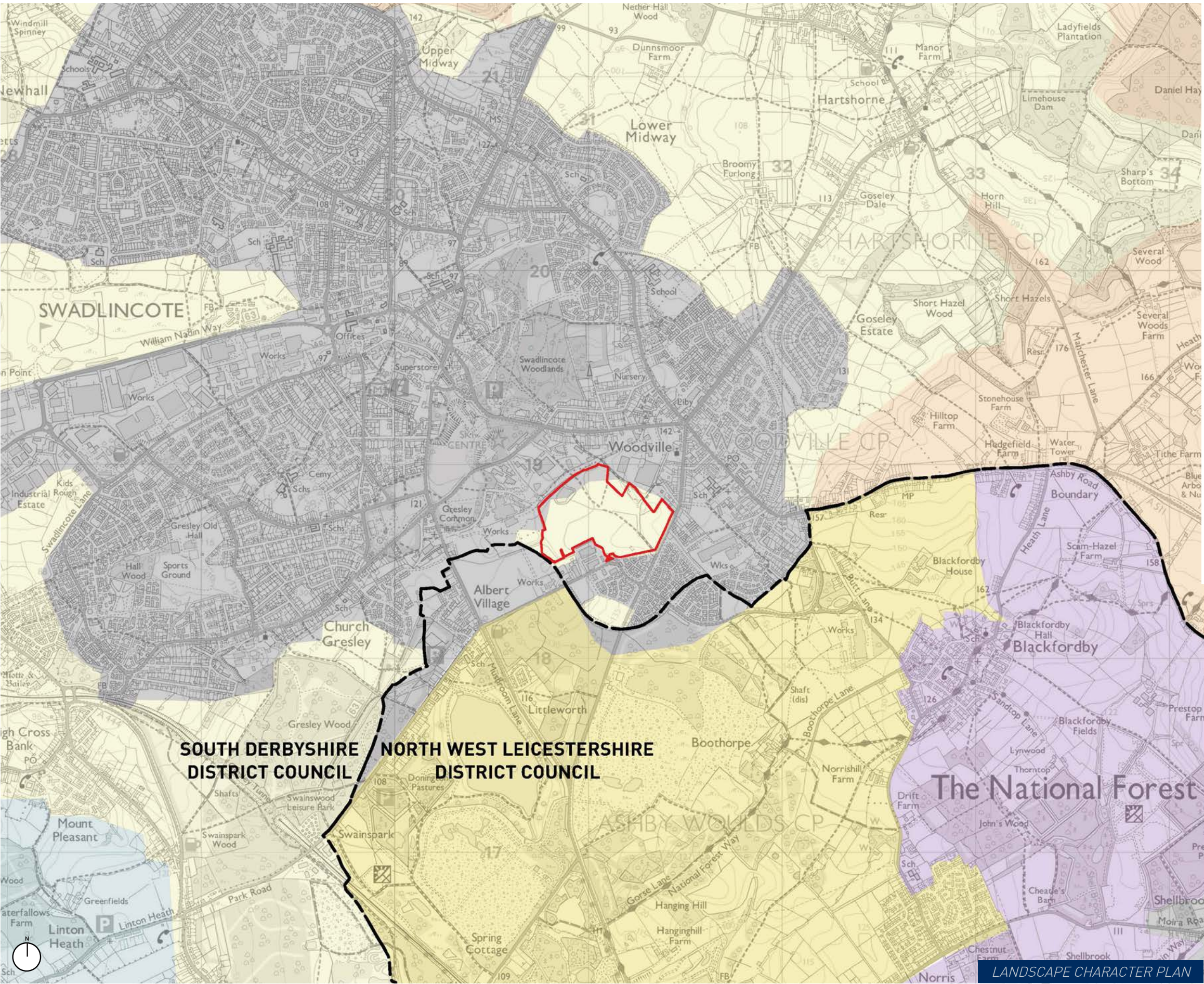
Although there is a historic link between the site, which was formerly a clay mine, and industrial heritage assets in the vicinity, this link is no longer appreciable due to reinstatement works within the site.

Therefore, development within the site would not result in any harm to the heritage significance of industrial heritage assets in the area through changes to setting.

2.4.8 Topography

The site slopes upwards from Occupation Lane in the south of the site before reaching plateaus above, and sloping back towards the drainage routes that strike east and south across the site.

The site slopes gently downwards towards Pool Street in the west from circa 130m AOD to circa 118m AOD over a distance of 500m.



KEY

-  Site boundary
-  Local planning authority boundary

National Character Area:
The whole study area is located within NCA 71: Leicestershire and South Derbyshire Coalfield

Derbyshire Landscape Character Assessment

-  Coalfield village farmlands
-  Village estate farmlands
-  Wooded estate farmlands

North West Leicestershire Landscape Character Assessment

-  Coalfield village farmlands
-  Enclosed farmlands

2.5 THE NATIONAL FOREST

2.5.1 Introduction

The National Forest website [\[www.nationalforest.org\]](http://www.nationalforest.org) gives the following introduction to the area:

“Over twenty years ago, visionary leaders made the decision to create a new, large, forested area in England, to show all the many benefits that come from woodland near where people live and work. The area in the Midlands which came to be known as The National Forest was chosen in part because the woodland cover was very low (about 6%).

There was also a great need for regeneration after the end of mining and, importantly, incredible public support for the idea. Since then, the 200 square miles of The National Forest have been transformed through the planting of millions of trees (8m by October 2012) and the creation of many other valuable habitats.”

2.5.2 Location

The website also provides the following description of the location of the National Forest;

“Embracing 200 square miles of the Midlands, The National Forest is taking root in the heart of England across parts of Derbyshire, Leicestershire and Staffordshire. It is transforming the landscape with the aim of linking the two ancient Forests of Charnwood on its Eastern fringe with Needwood Forest to its West. ...Forest towns and villages include Burton upon Trent, Coalville, Swadlincote and Ashby de la Zouch.”

2.5.3 Guide for Developers & Planners

The “National Forest Guide for Developers and Planners: Summary” states that:

“Since 1995, around 1,400 hectares of new green infrastructure have been secured through the planning system by way of on-site tree planting, mineral site restoration and derelict land reclamation schemes or through financial contributions.

The National Forest is well-established in planning policy, with the need to have regard to The National Forest specified in paragraph 33 of PPS7. Planning policies for The National Forest, including guidelines for creating attractive, wooded settings for new development, have been adopted into Structure Plans, Local Plans and Core Strategies.”

2.5.4 Planting Guidelines

The Guide for Developers and Planners promotes the following planting guidelines;

Development Type	Thresholds	Proportion of site to be Forest green infrastructure
Residential	between 0.5ha and 10ha	20%
Employment	between 1ha and 10ha	20%
All Development	over 10ha	30%

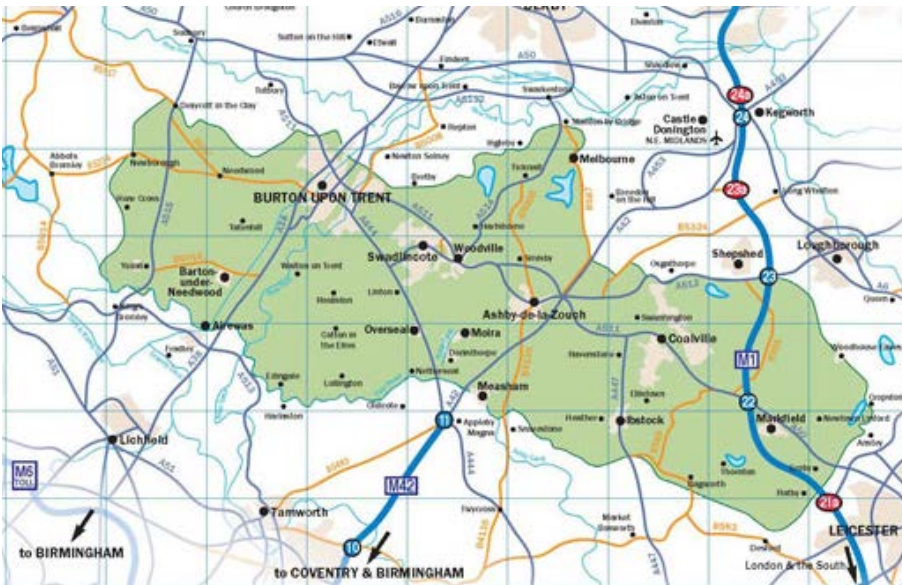
It goes on to state that;

“Developers are encouraged to create sustainable, design-led schemes that reflect local character and the site’s location within The National Forest...”

2.5.5 Planning Policies

Planning policies for The National Forest, including guidelines for creating attractive, wooded settings for new development, have been adopted into Structure Plans and Local Plans and are now being incorporated into Core Strategies.

The National Planning Policy Framework (NPPF) reaffirms the need to consider Green Infrastructure (GI) in development proposals and seeks to secure a greater coherence of strategic GI networks by planning positively for their creation, protection, enhancement and management.



2.5.6 Design Principles

The “National Forest Design Charter: Design Principles for The National Forest” gives a summary of the design approach that is encouraged;

General Design Principles

- *Distinctive character: development should help to create a new identity and ‘sense of place’, that reflects The National Forest as a changing place;*
- *Sustainable: materials and design should last well with least cost to the planet and promote sustainable communities;*
- *Inspiring places: urban design should uplift the spirits, provide imagination and a variety of experiences – to create truly memorable places;*
- *Integrated design: built design and green infrastructure must function together – reinforcing one another to create quality of place;*
- *People focused: urban and green spaces should be designed to look good, work well, feel safe and be welcoming;*
- *Legibility and connectivity: new developments should be easy to navigate and find your way around – connecting homes and workplaces to green space ‘from your doorstep’; and*
- *The Design Charter provides further guidance under the specific headings of “Built Design Principles” and “Green Infrastructure Principles”.*

SDDC DG BNE 1: f) The National Forest chapter reflects the specifications and developer guidance given by the The National Forest Charter, reinforcing the local authority’s commitment to delivering developments that are appropriate to the setting of The National Forest.



2.6 LOCAL CHARACTER ANALYSIS

2.6.1 Housing Served from Occupation Lane

The site's surroundings are primarily characterised by residential development that was built from circa 2003 to 2015 linked by the Hepworth Road spine route that links to Blackfordby and the A511.

These developments by Bryant and Taylor Wimpey are generally laid out to a well defined street hierarchy, with principal routes addressed by buildings and landscaped areas wherever possible.

Whilst much of this new housing is detached or semi-detached, relatively high densities have been achieved with the inclusion of apartment buildings to key locations, such as at the roundabout of Hepworth Road and Occupation Lane.

Car parking is predominantly provided on-plot, with spaces set to the side of houses and behind the building line. Higher densities have been achieved with the usage of car parking courts to the rear of some properties.

Landscape and planting in line with The National Forest Design Charter has now matured, given that housing has existing here for some 10-15 years. This provides attractive, established hedging and street trees along primary access routes to the development areas.

- 4. APARTMENT BLOCK TO SOUTH OF SITE, OCCUPATION LANE
- 5. EXISTING BUNGALOW TO EAST OF SITE, MOIRA ROAD
- 6. EXISTING HOUSING TO EAST OF SITE, MOIRA ROAD



2.6.2 Moira Road

Development to the north of Moira Road towards the Tollgate roundabout is typified by early 20th century terraced housing set close to the back of the footpath.

This housing typology is prevalent throughout the area with number of bungalows punctuating the rows of terracing.

Constructed around the period of the first world war, this housing will have been occupied by workers for the nearby potteries, ceramics and pipeworks.



2.6.3 The Wider Housing Stock

To the east and north of Moira Road, more recent, mid 20th century housing punctuates areas of terracing with infill areas of development.





Key



Localised Site Low Points



Localised Site High Points



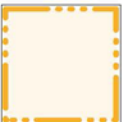
Existing Employment Uses



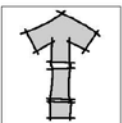
Existing Ponds & Drains



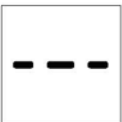
Shared Boundaries with Adjacent
Employment & Residential Uses



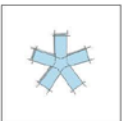
Woodville High Street
Local shops including doctors & chain supermarkets



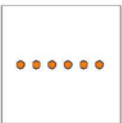
Potential Site Access Location



Potential Link Road Alignment
Delivered by others



Potential Drainage Area Location
Retained on existing alignment



Public Rights of Way



Site Contours

2.7 CONSTRAINTS & OPPORTUNITIES

2.7.1 Introduction

The assessment of the site and its surroundings has identified a number of constraints and opportunities which will be used to inform the outline and detailed development proposals.

This assessment has been conducted holistically for the residential, local centre and employment areas proposed on site, such that contextual constraints and opportunities are also identified and considered alongside local authority guidance in the form of the SDDC DG.

2.7.2 Constraints

- Noise and odour of industrial buildings to the north and west;
- Former industrial usage;
- Legacy of clay extraction and quarrying;
- Public rights of way;
- Mature trees and hedges; and
- Undulating topography of the site.

2.7.3 Opportunities

- Opportunities to link and enhance the existing residential development to the south with further high quality homes;
- Improved pedestrian and cycle connections to Woodville town centre and surrounding area utilising, strengthening and linking to existing footpath and cycleway networks;
- Logical extension of Woodville to infill an area of current negative use with positive regenerative development;
- Provision of new informal/formal public open space linking to similar areas in the locale;
- Opportunity to improve the local retail offering with the establishing of a new local centre; and
- Creating employment land, offering jobs to local people and invigorating the local economy.

TATION

OCCUP

LANE, WOOD

TECHNICAL S

Transport

The primary access to the
Regeneration Route (to the
Occupation Lane/House
points into the site from
the south and the
areas in the

public consultation event today
the Harworth Group's proposals
development on land to the north of
proposals will include a local centre,
in space and landscaping. The site
and with the former Dean road and clay
with the local community and are
ments you may have



INVOLVEMENT

3.1 Public Consultation