

# DRAKELOW PARK



THE APPLICATION SITE

prepared by



on behalf of



September 2021

Document Title: DAS Compliance Statement

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Project Ref: 3665  
Status: PLANNING  
Revision: B  
Prepared by: AC



THE APPLICATION SITE

# 1

*This Design and Access (DAS) Compliance Statement has been prepared by BHB Architects on behalf of Countryside Properties. It forms part of a comprehensive pack of information submitted in support of a Reserved Matters (RM) application for 'Phase 2' on land at Drakelow Park, Walton Road, Drakelow, Burton-on-Trent.*

## INTRODUCTION

### 1.1 STRUCTURE AND PURPOSE OF THE STATEMENT

1.1.1 This DAS Compliance Statement has been prepared to demonstrate how the detailed proposals of the RM application relate to the principles and parameters established by the Section 73 outline consent and the supporting Design and Access Statement prepared by BHB Architects.

1.1.2 The Section 73 consent (Ref: DMPA/2020/1460) relates to planning approval (Ref. 9/2015/1030) for the variation of condition 47 of outline planning permission (Ref. 9/2009/0341);

*"A hybrid planning application with all matters reserved for up to 2,239 dwellings including a retirement village, an employment park, two local centres comprising retail services, leisure employment and community uses, public open spaces, a new primary school, associated landscape and infrastructure, including car parking, road and drainage measures, and the refurbishment of the listed stables and cottages on Land at Drakelow Park, Walton Road, Drakelow, Swadlincote."*

1.1.3 Condition 1 of outline approval ref: DMPA/2020/1460 states:

*"Application for approval of the reserved matters for all remaining phases, namely access, layout, scale, appearance and landscaping, shall be made to the Local Planning Authority on or before the 29 February 2032 and shall be begun before the expiration of 3 years from the date of the approval of the last reserved matters to be approved."*

1.1.4 Condition 3 states:

*"The reserved matters shall be broadly in accordance with the proposed masterplan ref. SKM147-S73-12E."*

1.1.5 Condition 6 states:

*"Each reserved matters submission shall be accompanied by a statement demonstrating how the phase relates to the Design & Access Statement (3665 Design and Access Statement Rev A 2021\_04\_27). Development of each phase shall be carried out in accordance with the approved plans and details."*

1.1.6 Phase 1 of the outline approved masterplan (Fig. 1.1) is currently under construction by David Wilson Homes and is nearing completion on site. This RM application relates to Phase 2 as indicated in Fig. 1.2 Phasing Plan.

1.1.7 This statement provides a succinct evaluation of the key considerations in the design process that have informed the proposed layout and detailed design for Phase 2 of the approved outline masterplan.

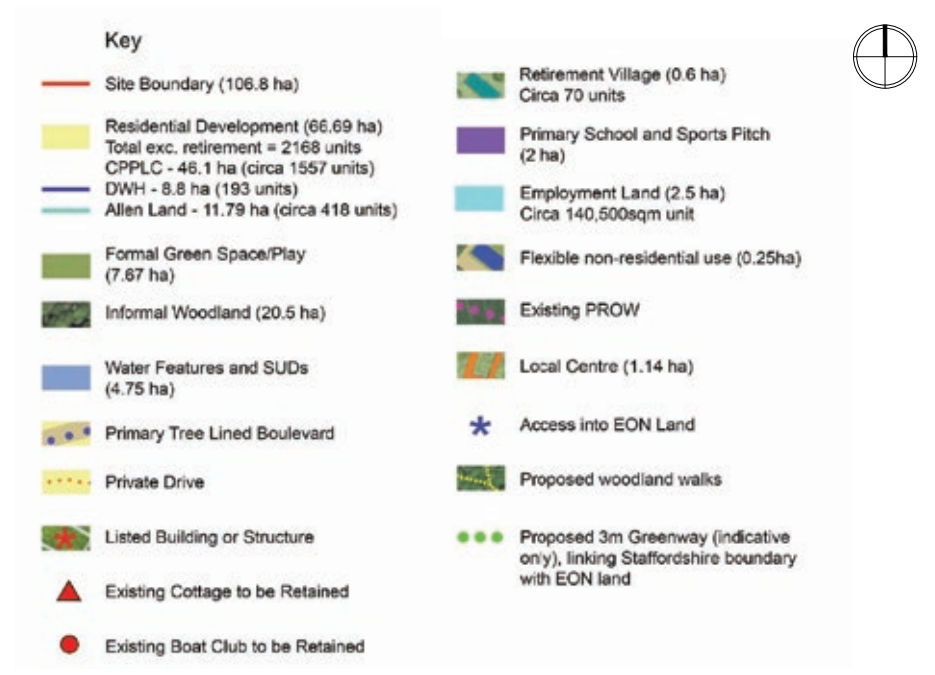


FIG. 1.1 OUTLINE APPROVED MASTERPLAN ref. SKM147-S73-12E  
Not to Scale

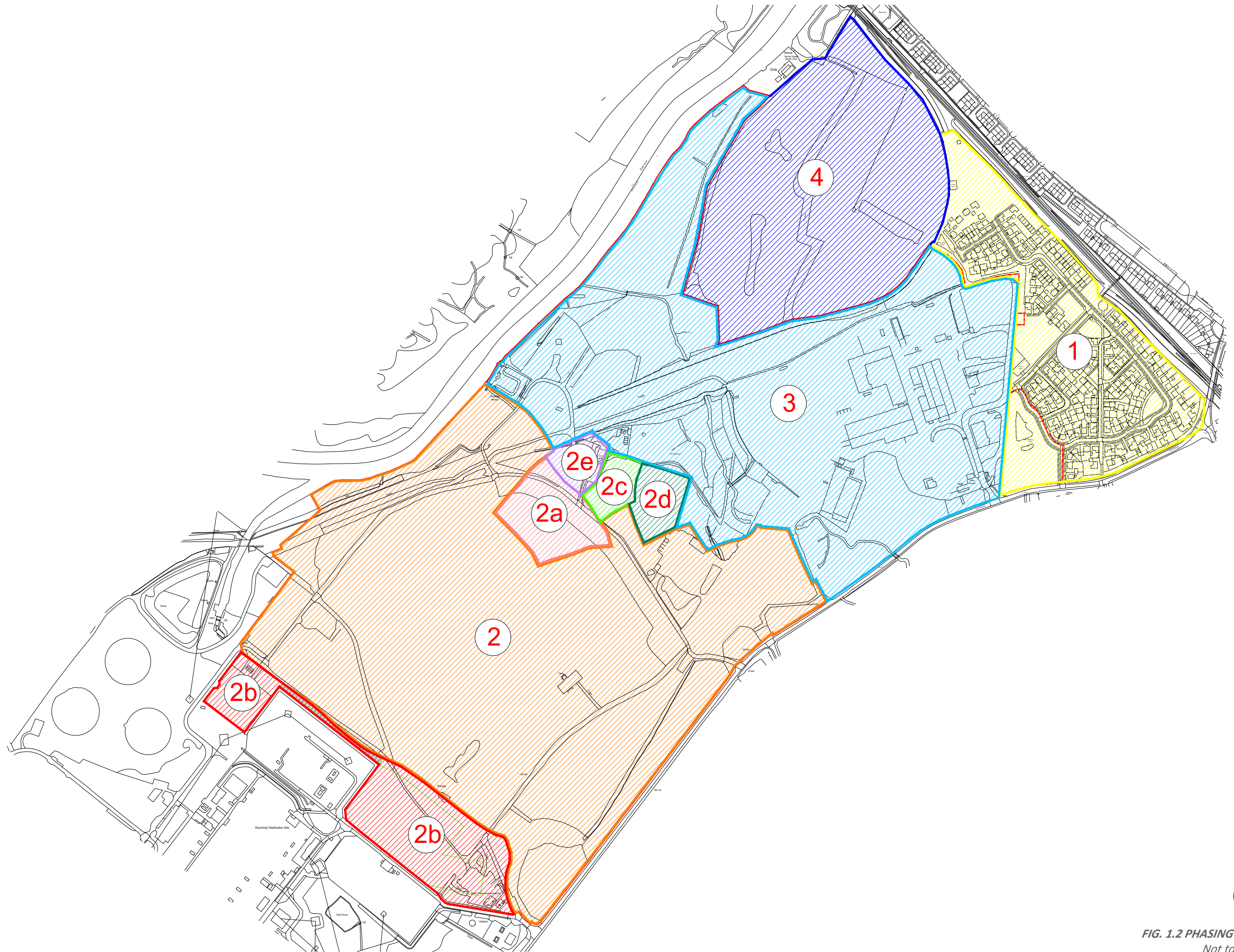


FIG. 1.2 PHASING PLAN  
Not to Scale



THE APPLICATION SITE

# 2

## CONTEXT

*This section provides a summary of the assessment and evaluation of the existing site context that informed the proposed scheme design.*

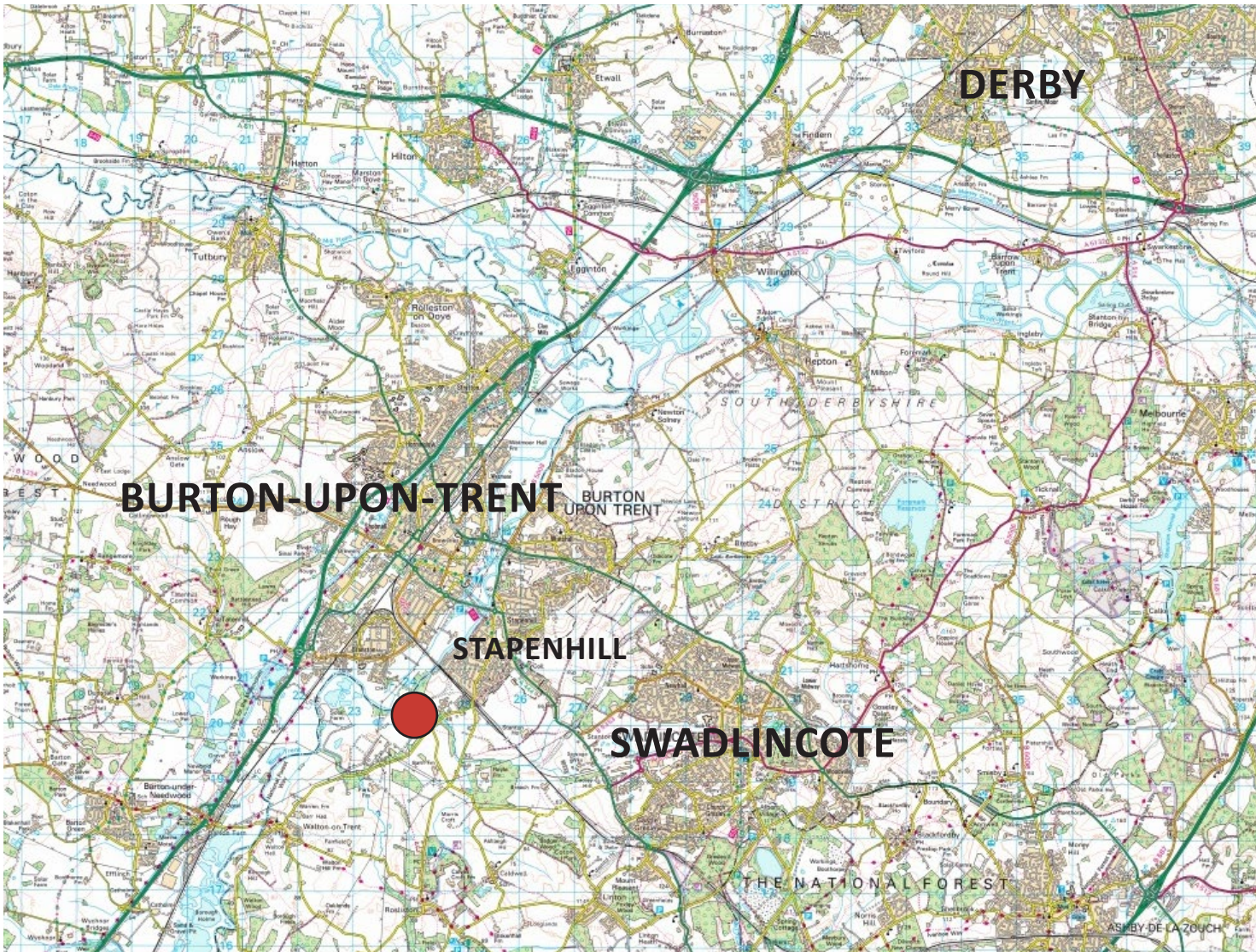
*This document does not attempt to replicate the detailed contextual analysis contained within the original Design and Access Statement but sets out an overview of its findings to provide context to the RM application proposals.*



SITE PHOTOS

## 2.1 SITE LOCATION

- 2.1.1 Drakelow Park, at the site of the former Drakelow Power Stations (A and B), is one of the largest brownfield site development opportunities in the East Midlands.
- 2.1.2 The application site is located immediately south west of Burton upon Trent, East Staffordshire. The site itself is situated in South Derbyshire.
- 2.1.3 The site is around 3km from Burton upon Trent town centre and approximately 5km from Swadlincote town centre.
- 2.1.4 The site is bounded by the River Trent to the north beyond which is Branston Golf and Country Club and Fairway residential estate.
- 2.1.5 To the south of the site is Walton Road, which is within the application boundary. Beyond that is open countryside used primarily for agricultural use.
- 2.1.6 The National Forest freight railway line (formerly the Ivanhoe Railway Line) adjoins the eastern edge of Drakelow Park. Beyond this is the residential area of Stapenhill within the urban area of Burton upon Trent.
- 2.1.7 To the west, the site adjoins a National Grid substation and further land owned by E.ON. On this land there is consent under Section 36 of the Electricity Act 1989 to redevelop part of the former power station complex for a 1,220 MW gas fired power station.



**SITE LOCATION**  
OS Map: Bing Maps



**SITE AERIAL VIEW**

Aerial View: Google Earth

## 2.2 SITE DESCRIPTION

2.2.1 The Drakelow Park site lies on land formerly occupied by former power stations (Drakelow A and B) together with an area of previously undeveloped agricultural land at the eastern edge.

2.2.2 The site comprises a mixture of uses including:

- derelict land formerly used for power generation;
- woodland;
- agricultural land;
- buildings and structures formerly associated with Drakelow Hall (all grade II listed); and
- 193 New Homes, the first phase of development, completed by David Wilson Homes.

2.2.3 The site has existing vehicular access off Walton Road. Walton Road forms part of an extensive network of rural roads linking the villages to the south and east of Burton upon Trent. In addition, there are two existing pedestrian routes linking the Drakelow Park site to Stapenhill, across the National Forest freight railway line: a footpath passing under a bridge next to the River Trent and a footbridge joining with Cumberland Road.

2.2.4 A watercourse known as Darklands Brook (also known as Stanton Brook off site) runs through the site from south to north. The Drakelow Park site is naturally well screened by large areas of woodland along Walton Road and is largely flat but slopes downwards to the south west from about 67m AOD to 52m AOD.

2.2.5 There is no statutory nature, nor archaeological, designations on the site or immediately joining the site. However Drakelow Wildfowl Reserve County Wildlife Site is located nearby beyond the proposed power station the west. There are two woodland areas subject to Tree Preservation Orders (TPOs).

2.2.6 Phase 1 of the outline approval is currently under construction by David Wilson homes and is nearing completion on site.

2.2.7 Phase 2 of the outline approval lies to the south of the Drakelow Park site and extends to around 41 hectares in area.

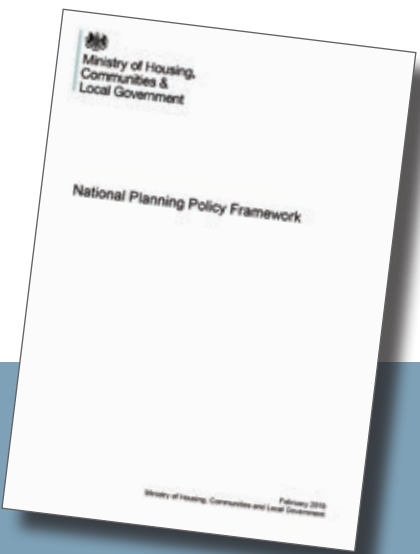


2.3 PLANNING POLICY CONTEXT

- 2.3.1 This application has been prepared within a comprehensive policy and guidance framework provided at both national and local authority level and is discussed in full within the Planning Statement submitted as part of this application.
- 2.3.2 This DAS Compliance Statement does not attempt to repeat the policy review contained within the Planning Statement but identifies those policies specifically relevant to design.

NATIONAL PLANNING CONTEXT

- 2.3.3 The National Planning Policy Framework 2019 is a significant material consideration in the determination of this application and the sections specifically relevant to design are set out below.



NATIONAL PLANNING POLICY FRAMEWORK 2019

Section 12: Achieving Well-Designed Places

Paragraph 127 states:



*Planning policies and decisions should ensure that developments:*

- a) 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;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) 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;*

*e) 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; and*

*f) 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.*

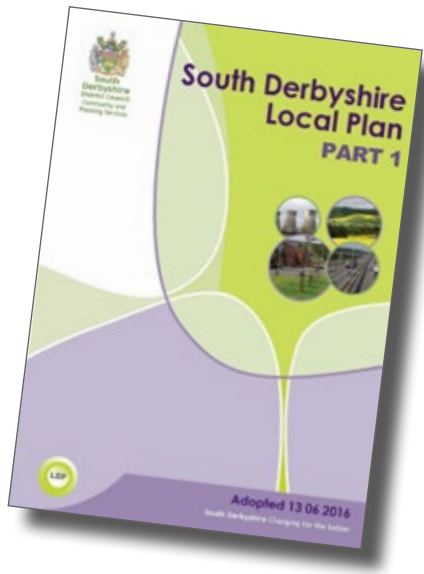


LOCAL PLANNING POLICY

2.3.4 The Local Plan for South Derbyshire has been prepared in two parts. Part 1 was adopted by Full Council on 13th June 2016. The Local Plan Part 2 was adopted by Full Council on 2nd November 2017.

The Adopted Local Plan Part 1 covers the period 2011 to 2028. It sets the long-term vision, objectives and strategy for the spatial development of South Derbyshire. The plan sets the amount of housing and employment development required within the District over the plan period, allocates strategic housing and employment sites and contains policies used in the determination of planning applications.

Drakelow Park, within which this Phase 2 RM application is located, is included as a housing allocation under policy H6 for a residential development.



POLICY BNE1 DESIGN EXCELLENCE

Policy BNE1 states:

*“ All new development will be expected to be well designed, embrace the principles of sustainable development, encourage healthy lifestyles and enhance people’s quality of life by adhering to the Design Principles below.*

i) Design Principles

a) Community safety:

*New developments should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas*

b) Street design, movement and legibility:

*Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport;*

c) Diversity and community cohesion:

*New development should be designed to be diverse, vibrant, possess a sense of place and encourage social interaction.*

d) Ease of use:

*New development should be accessible to all user groups, well managed and should be able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;*

e) Local character and pride:

*New development should create places with a locally inspired character that respond to their context and have regard to valued landscape, townscape and heritage characteristics;*

f) National Forest:

*Within The National Forest, new development should be encouraged to follow National Forest Design Charter1 and Guide for Developers & Planners 2 and fully reflect the forest context;*

g) Visual attractiveness:

*New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality;*

*”*



*h) Neighbouring uses and amenity:*

*New development should not have an undue adverse affect on the privacy and amenity of existing nearby occupiers. Similarly, the occupiers of new development should not be unduly affected by neighbouring land uses;*

*i) Cross boundary collaboration:*

*New areas of growth that span administrative, land ownership, developer parcel or phase boundaries should be considered and designed as a whole through a collaborative working approach;*

*j) Healthy Lifestyles:*

*New development should address social sustainability issues, by supporting healthy lifestyles, including through the promotion of active travel, the provision of public open space, sports and other leisure facilities.*

*k) Resource Use:*

*New development should be designed to facilitate the efficient use of resources and support the reuse and recycling of waste throughout the lifecycle of all developments from design, construction, use and after use. New development should provide adequate space for the storage of waste and where appropriate the treatment or collection of waste.*

*ii) All proposals for new development will be assessed against the Council's Design SPD;*

*iii) The council will decide which development proposals should be taken to a formal panel for design review.*

**POLICY H6 DRAKELOW PARK**

Policy H6 states:

*A Residential development on land at Drakelow Park, Drakelow for up to 2,239 dwellings.*

*B The Council will require the below listed site specifics and accordance with other Local Plan policies:*

*i) The provision of a 2 form entry primary school on site;*

*ii) In agreement with the Council, a restricted number of dwellings to be allowed prior to the opening of the Walton By-Pass;*

*iii) High quality pedestrian and cycle routes shall be provided both within the site and connecting to existing and proposed networks;*

*iv) The provision of one or two local retail centres commensurate with the size of the development to provide for the day to day needs of the wider neighbourhood. The local centres should be the focal points within the development as a whole;*

*v) The refurbishment of the listed buildings on the site and protection of their settings;*

*vi) Retain and enhance areas of existing woodland on site to help integrate development into the wider landscape.*

*vii) Developer Contributions to be made towards the provision of a new Household Waste Recycling Centre in the Swadlincote area.*



## 2.4 OUTLINE PLANNING PERMISSION

2.4.1 The site at Drakelow Park has outline planning permission for:

*"A hybrid planning application with all matters reserved for up to 2,239 dwellings including a retirement village, an employment park, two local centres comprising retail services, leisure employment and community uses, public open spaces, a new primary school, associated landscape and infrastructure, including car parking, road and drainage measures, and the refurbishment of the listed stables and cottages on Land at Drakelow Park, Walton Road, Drakelow, Swadlincote.*

2.4.2 A number of planning conditions are attached to this consent, some of which set out provisos for the detailed design of the subsequent reserved matters applications to be approved.

2.4.3 Condition 3 stipulates that the RM applications shall broadly accord with the approved masterplan.

2.4.4 Condition 6 stipulates that each phase of development shall be carried out in accordance with the approved details and plans, with a statement demonstrating out each phase relates to the Design and Access Statement (DAS).

2.4.5 The DAS sets out the design principles for the development of the site in terms of land use, access and movement, scale and density, appearance, materials and landscaping.

2.4.6 Section 3 of this statement will assess the Phase 2 RM application against the parameters set out in the DAS and the principles of good design. The statement and other supporting information submitted as part of the application provides details on the following matters in respect of Phase 2:

- Layout
- Scale
- Appearance
- Landscape
- Access

# 3

*This section sets out the design principles relating to issues including layout, scale, appearance and landscape strategy, evaluating the proposals against the parameters established by the outline approved scheme.*

## EVALUATION

### 3.1 PROPOSED DEVELOPMENT

3.1.1 Figure 3.1 illustrates the key considerations and proposed infrastructure of the Phase 2 masterplan.

3.1.2 The design methodology achieves the following key attributes:

- The creation of 1,042 high quality, well-designed new homes, in a sustainable location and arranged in a layout that maximises the opportunities of the application site;
- A mix of new homes which will contribute to local demand, of a size and scale that reflects local character and vernacular;
- Dedicated vehicular accesses off Walton Road;
- High-quality pedestrian links and close proximity to the new local centre, the new primary school and employment opportunities in the new commercial park;
- Significant new landscaping in and around the development, including the provision of attractive informal areas of green open space, creating an attractive setting for the development; and
- An ecological strategy which will deliver a suite of ecological enhancements across the site, along with increased biodiversity through the creation of a new drainage features, resulting in the creation of new habitats within the proposed layout.





### 3.2 LAYOUT

- 3.2.1 The outline approved masterplan provides a basis for the detailed planning of the site.
- 3.2.2 The Phase 2 scheme respects the proposed land use, road layout and block structure set out in the DAS and outline masterplan.
- 3.2.3 The main spine road, a tree lined boulevard through the Phase 2 site, provides connections and a direct route from Walton Road to the areas of residential development, the new primary school and the new local centre.
- 3.2.4 Aiding crime prevention within the proposed development has been a key factor of the scheme design and the proposals will follow Secured by Design principles. The layout is arranged so that access points are solely onto Walton Road. This ensures the site is not used as a through route and limiting traffic to that of residents and visitors.
- 3.2.5 The arrangement and orientation of dwellings around the site will aid natural surveillance in all directions, including the public realm where houses will front onto areas of public open space and access routes. Pedestrian footways will also benefit from natural surveillance from dwellings fronting these routes.
- 3.2.6 A range of housetypes have been incorporated into the layout to add interest to the streetscenes within identified character areas.



FIG 3.2 PHASE 2 CHARACTER AREAS PLAN  
not to scale

### CHARACTER AREAS

- 3.2.7 The RM application scheme identifies distinctive character areas within the proposed layout. These character areas respond to the site context and the proposed land use, and provide a framework to accord with the design principles set out in the Design and Access Statement.
- 3.2.8 The character areas identified within the Phase 2 site are:
- Main Street Character Area
  - Urban Village Character Area
  - Park Edge Character Area
- 3.2.9 These character areas help to focus and define the detailed design proposals in terms of scale, massing, appearance and materiality. The location and extent of these areas within the Phase 2 layout are identified in Fig.3.2.

#### 3.2.10 MAIN STREET CHARACTER AREA

Formal, structured landscaping with large trees set in a boulevard on either side of the main spine road.

Key feature corner plots to add visual diversity and natural surveillance to the layout.

A key vista viewpoint from the roundabout at the site entrance to the large area of public open space, creating an open and attractive site entrance.

#### 3.2.11 URBAN VILLAGE CHARACTER AREA

Formal landscaping to reflect the more traditional style form of development.

Feature corner plots at key locations to add visual diversity and natural surveillance to the area.

#### 3.2.12 PARK EDGE CHARACTER AREA

The entrance to the site consists of large detached properties set around a crescent shaped area of public open space, which reinforces the attractive setting of this part of the site.

Informal landscaping along private drives to reflect the lower density of this part of the site.

### 3.3 SCALE

- 3.3.1 As explained in the Design and Access Statement, the scale and density of the proposed built form is related to the layout of the scheme.
- 3.3.2 The outline DAS identified a strategy for density and building heights across the masterplan in response to site context, surroundings and the proposed land use.
- 3.3.3 Phase 2 is proposed for residential use. The site area of this phase is circa 41 hectares, providing a density of approximately 25 dwellings per hectare.
- 3.3.4 The Phase 2 scheme accords with the density principles of the outline DAS, whereby more spacious development will occur in the western areas and towards the fringes of the development as it adjoins open countryside. The more intense development around the local centres and the primary school will create an appropriate setting for a mix of uses including local retail and community space.
- 3.3.5 The arrangement and distribution of varying densities and heights is reflected in the distinct character areas across the layout.

#### 3.3.6 MAIN STREET CHARACTER AREA

The Main Street character area features medium density development and entirely all detached units, following the curve of the spine road.

The larger scale road allows for a bus route and gives greater scale to this area.

#### 3.3.7 URBAN VILLAGE CHARACTER AREA

The Urban Village character area features higher density development, which results in a higher proportion of semi-detached and terraced dwellings.

A looser arrangement of landscaping for plots fronting POS or ponds reflects the varied density in these areas.

#### 3.3.8 PARK EDGE CHARACTER AREA

The Park Edge is a lower density character area to respect the green edges of the scheme design.

This area includes a higher proportion of large detached units a provides a looser, informal character of development to respect the existing landscaping and trees where possible.



## 3.4 APPEARANCE AND MATERIALITY

3.4.1 The contextual analysis within the Design and Access Statement included a detailed evaluation of local character. This included an analysis of the local villages and evaluated their urban fabric, materiality and architectural details, built form and boundary treatments.

3.4.2 This analysis of local character culminated in a framework of principles which have formed the basis of the Phase 2 Reserved Matters' design ethos.

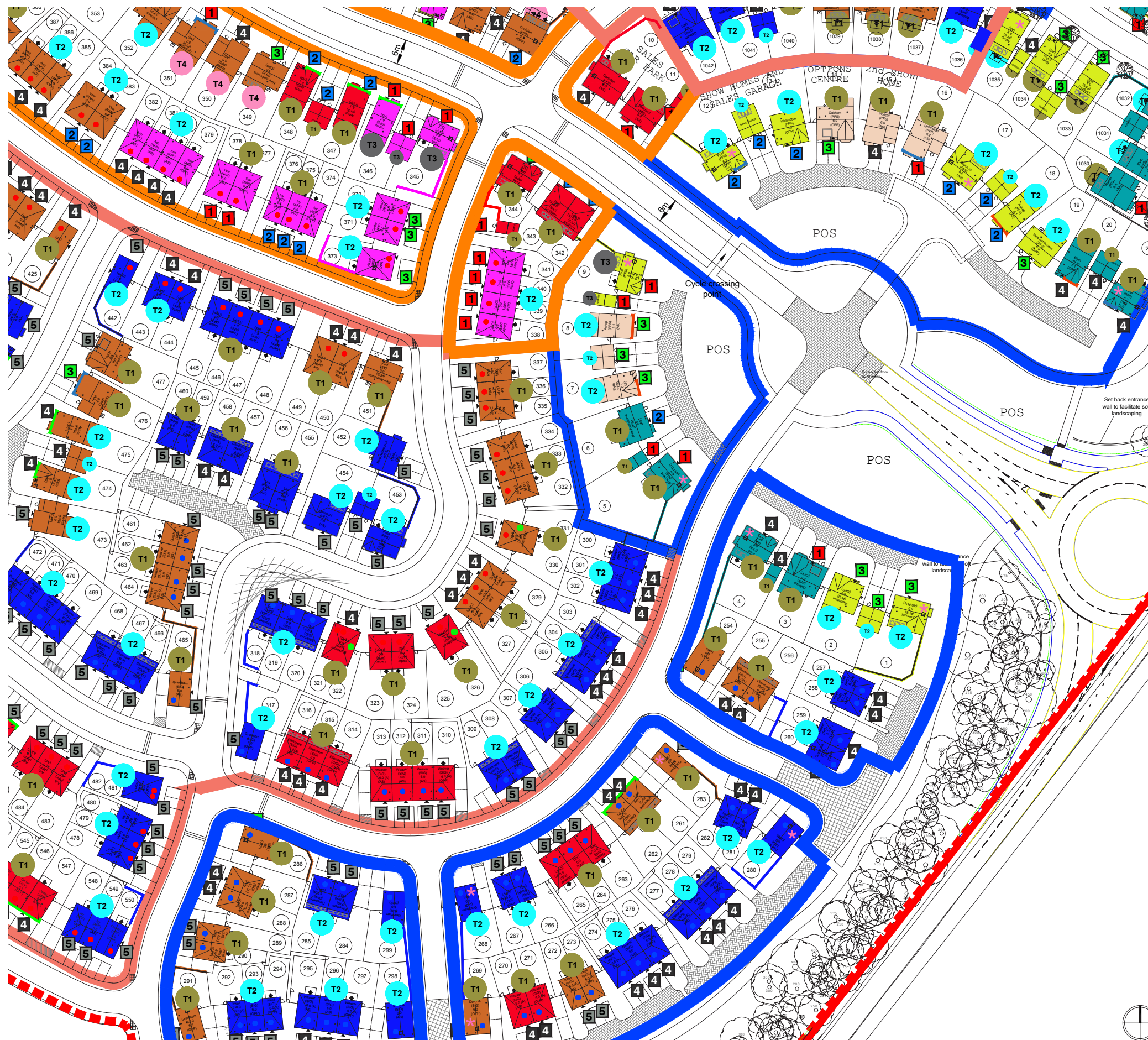
### 3.4.3 URBAN FABRIC

- Creation of a clear focal point at the heart of the development and within each of its character areas;
- Creation of a connected network of streets with a clear hierarchy and limited use of cul-de-sacs;
- Primary neighbourhood streets clearly defined by a relatively continuous building line and avenue street tree planting;
- Lanes and mews leading directly from primary neighbourhood streets; and
- A clear block pattern hierarchy with higher density development along primary neighbourhood streets and mews leading from them, medium density development along secondary residential streets and lower density in those parts of the site that adjoin open countryside.

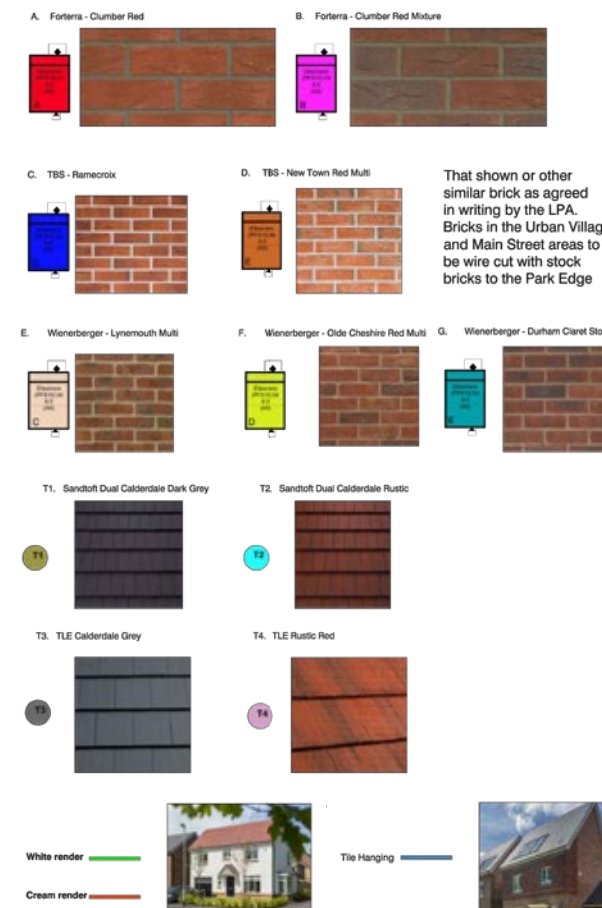
### 3.4.4 BUILDINGS & CHARACTER

- Focal buildings at key junctions and gateways;
- Buildings set back from the street with small front gardens or courtyards on some primary neighbourhood streets and all secondary residential streets;
- A combination of larger terraced houses and detached town houses on primary neighbourhood streets;
- Detached and semi-detached houses on the periphery of development adjoining parkland; and
- Varying building heights, chimney stacks and eave depths to add interest to the street scene and skyline.





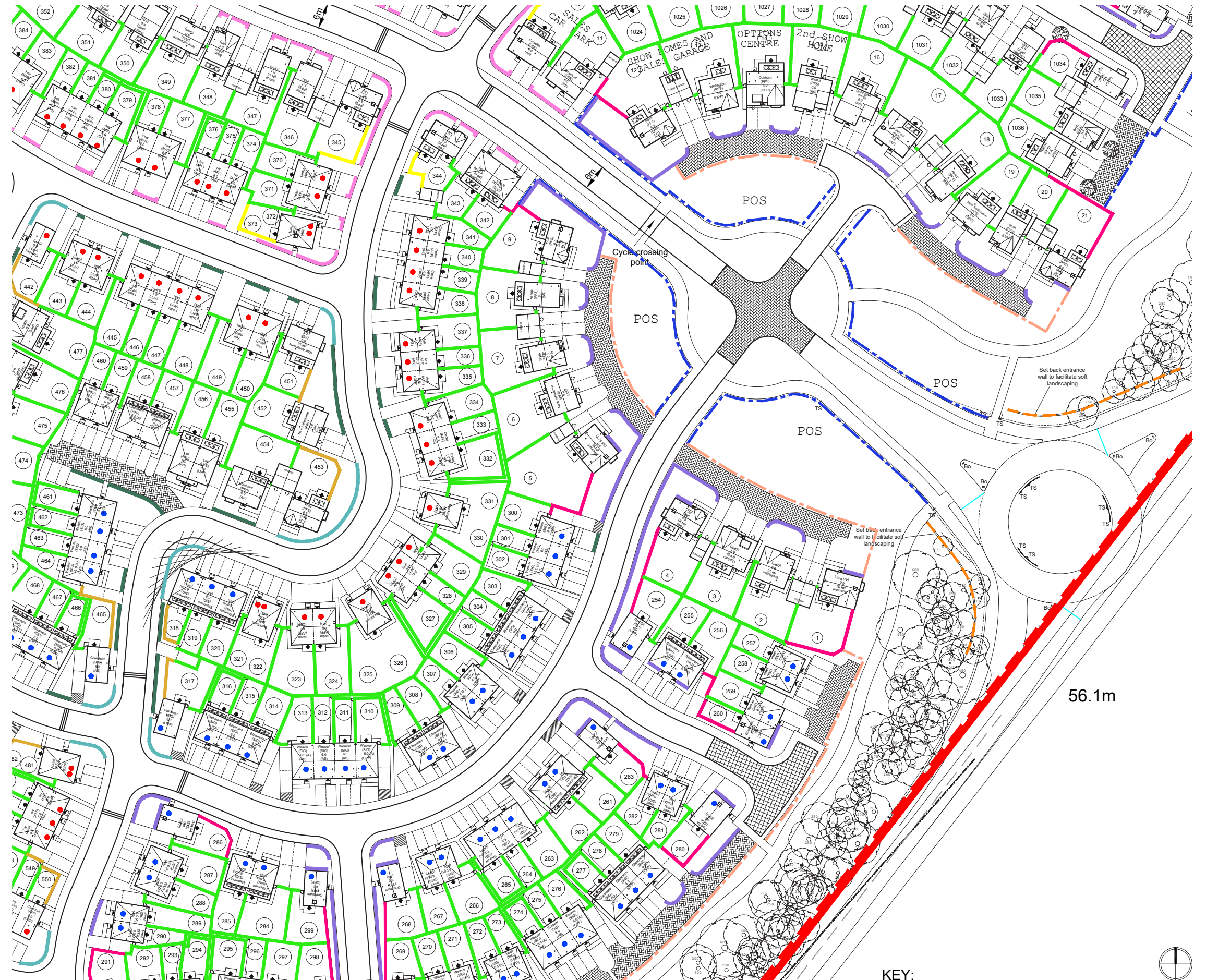
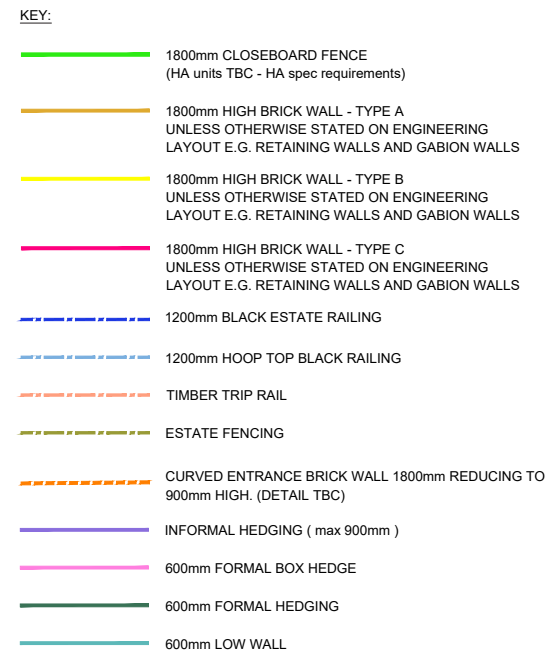
## Material Specification



## 3.4.5 MATERIALS & DETAILS

The local character analysis contained within the Design and Access Statement revealed that a range of architectural details and materials are common to the local villages. The following key elements have been incorporated within the design of the proposed development:

- Predominant building materials are red/brown brick in combination with some render and tile hanging;
- Roofs are pitched and of plain clay or slate effect tiles;
- Doors, porches and fanlights reflect local traditions but these are to be interpreted in a suitable contemporary fashion to avoid historical pastiche; and
- Windows that reflect the design of locally traditional timber framed sash and casement windows are used but these may be interpreted in a suitable contemporary fashion to avoid historical pastiche. Slim glazing bars, to the Park Edge, and appropriate window to wall proportions that reflect local patterns are employed. Within the Urban Village character area, grey windows, with traditional proportions, add a contemporary quality and help define the change in character.



### 3.4.6 BOUNDARY TREATMENTS

Strong and attractive boundary treatments add interest to the street scene and clearly define public and private space.

A variety of front curtilage treatments can be seen in the local area and these provide references for the design of boundary treatments within the proposed development:

- 1.2m high estate railings serve to define areas of public open space, enhanced by informal hedge planting where appropriate;
- A mixture of formal hedging and 600mm high walls will help clearly demarcate frontages and define the streetscape; and
- 1.8m high red/brown brick walls to define back gardens and courtyards where these adjoin both primary and secondary residential streets.

FIG 3.3 EXTRACT FROM PHASE 2 BOUNDARY TREATMENTS PLAN ref. SKM147-BTP-01  
Not to Scale

## 3.5 LANDSCAPE

- 3.5.1 A detailed landscaping strategy has been prepared by RPS Group in support of this Phase 2 Reserved Matters application.
- 3.5.2 RPS have adopted a holistic approach to landscape design throughout the development, creating a strong sense of place and a coherent and well-connected landscape character.

### EXISTING LANDSCAPE

- 3.5.2 Following a pack of technical studies including arboriculture and ecology, existing landscape assets have been retained where practicable but notably to the north western boundary adjacent to the River Trent and to the southern boundary adjacent to Walton Road.
- 3.5.3 Care has been taken to ensure that the existing landscape and hedgerows along the site boundaries has been successfully incorporated within the overall scheme proposals.

### TREE PLANTING

- 3.5.4 A significant amount of native tree planting is proposed throughout the development, offering a significant contribution to the local Green Infrastructure whilst offering shade, enhancing biodiversity and providing structure within the development.
- 3.5.5 Feature trees will be positioned to terminate key vistas and create legible connections when travelling through the development, whilst specimens with varying canopy habits will be selected to reflect the informal / formal character of each character area.

### STREET HIERARCHY / CHARACTER AREAS

- 3.5.6 The style and species of planting reinforces the identified character areas and street types throughout the residential development. These street types are defined as Principal street, Secondary street, Tertiary street and Park edge.

#### 3.5.7 Principal street

The Principal street (spine road) leads off the main entrance into the site through a formal public open space. The Principal street will have a formal character with a restrained species palette to provide a comprehensive aesthetic. Specimen trees selected for their consistent compact canopy shape are proposed in staggered avenues or pairs of trees.

Formal box hedging is proposed to define plot boundaries with feature corners / street entrances / nodes defined with specimen ornamental hedge planting.

#### 3.5.8 Secondary street

Secondary streets are connecting streets leading off the Principal street/spine road and are semi-formal in appearance.

Evergreen shrub hedging offers green foliage along the boundaries of residential plots, with low level brick walls defining frontages elsewhere. Shrub species are low maintenance and offer a variety of foliage colours. Specimen trees create a unifying element within the property curtilages and provide a connection with the Principal street character area. Road verge and plots are planted with a mix of specimen trees, offering a variety of seasonal interest.

#### 3.5.9 Tertiary street

Tertiary streets within the development will have a more informal appearance. Informal hedging will be used to mark points of arrival or provide screening where required, with a variety of informal shrubs and grasses elsewhere.

#### 3.5.10 Park edge

The landscape edge adjoins the public open space and has an informal character. The informal hedges aligning the plot boundaries are a mix of native species providing colour and wildlife benefits.

Throughout the areas of open space, shrub planting is used to screen bin collection points and substations, whilst timber benches are located along footpaths.



FIG 3.4 NORTHERN BOUNDARY LANDSCAPE AREA  
Not to Scale

## PUBLIC OPEN SPACE

3.5.11 There are several public open spaces within the site, which have a variety of functions and characteristics.

### 3.5.12 Northern boundary

The northern boundary of the site incorporates several landscape assets; woodland and mature trees adjacent to the River Trent; a large public open space adjacent to a retained heritage asset at the site of the former Drakelow Hall; two large attenuation basins with associated wetland planting; and a footpath connection called the Greenway which links the Staffordshire Boundary with the E.ON land.

The northern boundary is characterised by a diverse range of habitat types:

- 3 No. attenuation basins offer an attractive feature, with a variety of wetland planting and flood and water meadows.
- Woodland edge planting with native specimen trees will enhance biodiversity and offer structure within the large open space.
- Alongside the boundary with the housing development, wildflower meadows, with footpaths, and mown amenity lawns will create a defined edge treatment.

### 3.5.13 Southern boundary and principal site entrance

The southern boundary incorporates retained trees and woodland adjacent to Walton Road with proposed connecting footpath routes.

There is a large area of public open space at the site entrance leading into the principal spine road. The public open space is principally a formal amenity space with proposed specimen trees and amenity lawns creating an attractive sense of arrival at the development.

Timber trio rails and informal hedging is proposed to define the transition between public and private space with the trees and hedges comprising the same or similar species to those proposed within the principal street to ensure a smooth transition between the areas.

### 3.5.14 Pocket Parks and play areas

There are several smaller open spaces within the housing development which are principally pocket parks offering both visual amenity and recreational activities.

Two of the parks contain LEAP play areas which are areas with playground equipment following the Fields In Trust national guidelines.

Surrounding these play areas and in the other parks there will be amenity grassed areas and trees to highlight key nodes in the footpath and cycle network.

Avenues of trees will define the boundaries of the public open space and, where appropriate, hedges will be proposed to define the transition between public and private spaces.



FIG 3.5 SOUTHERN BOUNDARY LANDSCAPE AREA AND PRINCIPLE SITE ENTRANCE  
Not to Scale

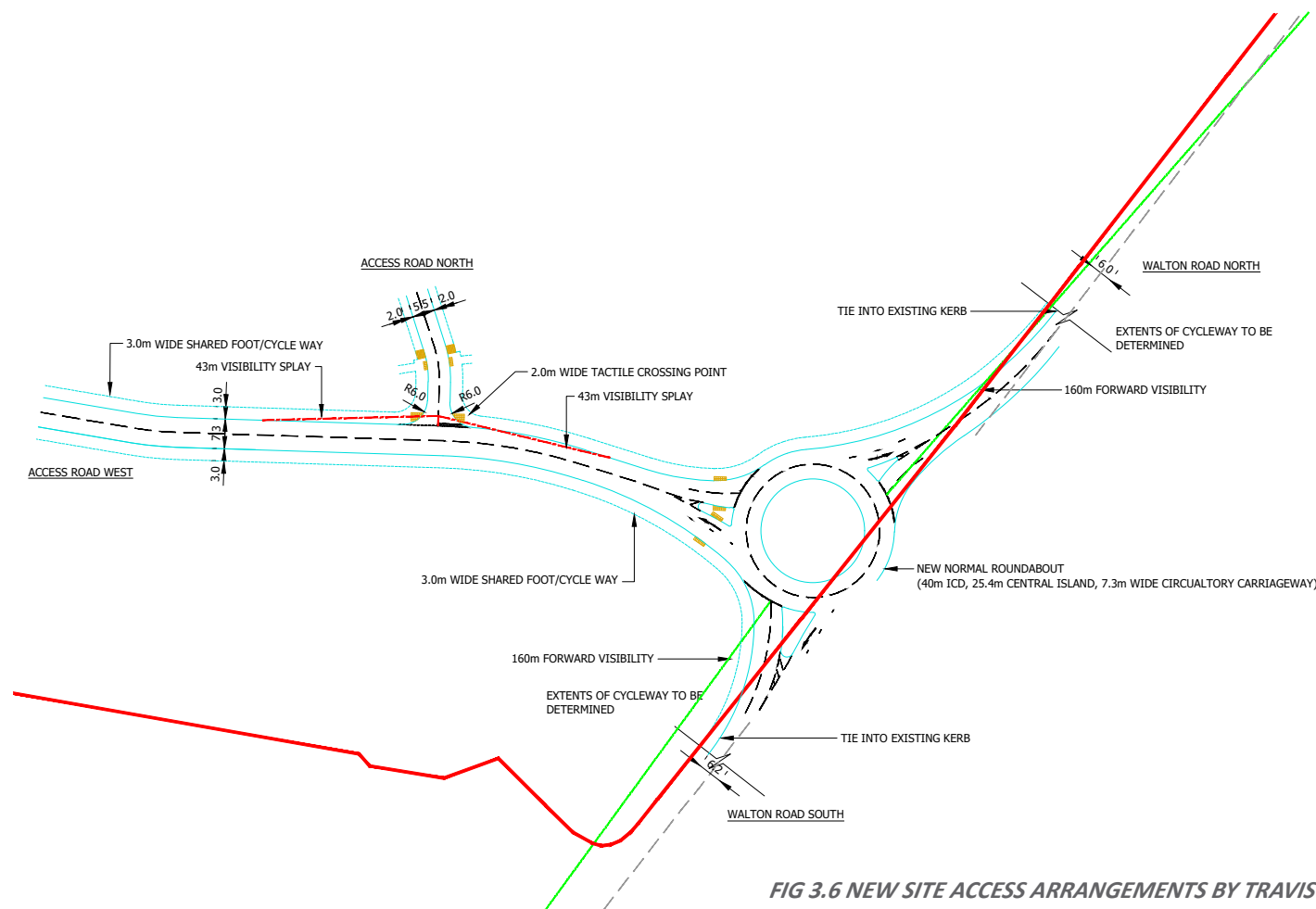
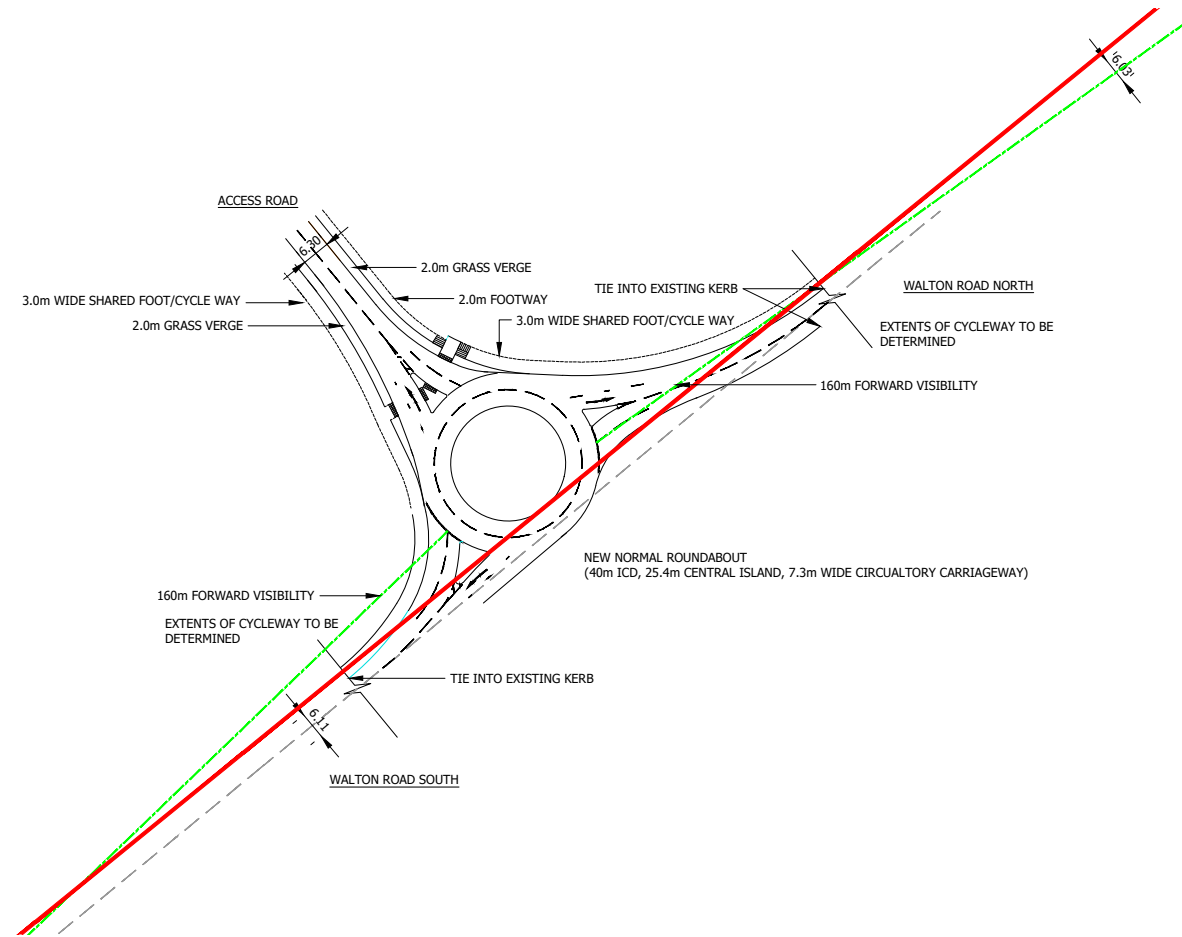


FIG 3.6 NEW SITE ACCESS ARRANGEMENTS BY TRAVIS BAKER  
Not to Scale

## 3.6 ACCESS AND MOVEMENT

- 3.6.1 The Design and Access Statement established the key principles of access and movement through the masterplan. The RM application for Phase 2 adopts these principles
- 3.6.2 Access to the site is proposed directly off Walton Road, with new access arrangements designed by Travis Baker, and a tree-lined boulevard providing primary access to the different areas of the proposed development.
- 3.6.3 Traffic management will be integral to the urban form and will be achieved through a variety of means.
- 3.6.4 The integration of public transport into the built environment and the lifestyles of those living and working in the site will encourage a cleaner and safer environment. A bus route has been incorporated to connect the Phase 2 area with the rest of the Drakelow Park site and Burton town centre.
- 3.6.5 Car parking has been provided in accordance with the Local Authority's standards. The majority of allocated parking is provided on-plot to the front or side of the relevant property.
- 3.6.6 The proposed layout also allows for waste and recycling vehicles to safely manoeuvre around the site and provides bin storage and collection points as necessary.
- 3.6.7 A comprehensive network of footpaths, cycleways and woodland walks around the site will connect new and existing routes that link the site to wider strategic networks, encouraging walking and cycling instead of reliance on private cars.

# 4

*This section provides a summary of the factors that have helped inform the scheme design and the key benefits of the proposals.*

## SUMMARY AND CONCLUSIONS

- 4.1.1 This DAS Compliance Statement is submitted in support of a Reserved Matters application for Phase 2 of the outline approved masterplan (outline permission ref: DMPA/2020/1460) on land at Drakelow Park, Walton Road, Drakelow, Burton-on-Trent.
- 4.1.2 The proposed scheme will deliver the second residential phase of an attractive new development, which will help to meet the housing needs of the local area.
- 4.1.3 The scheme aims to create an inclusive development with a range of housing, designed to meet the needs of the present and future generations. The proposals include a mix of housetypes and sizes designed to meet local housing needs.
- 4.1.4 The layout has been informed by the existing site context, the parameters of the outline consent and best practice in urban design. The proposals accord with the relevant factors and parameters set out in the Design and Access Statement.
- 4.1.5 The proposed development of the site has been designed to accord with National and Local Planning Policies as fully addressed in the Planning Statement submitted in support of this application.
- 4.1.6 The proposals will create a scheme which provides high quality new homes, attractive and flexible business space and appropriate local amenity for residents, which exists in harmony with the natural and historical assets and is respectful of local distinctiveness and character.



FIG 4.1 PHASE 2 PLANNING LAYOUT  
not to scale

# APPENDIX

## BUILDING FOR A HEALTHY LIFE ASSESSMENT

Building for a Healthy Life (BHL) - the latest edition of, and new name for, Building for Life 12 - updates England’s most widely used design tool for creating places that are better for people and nature.

BHL is a design code which sets out how people can improve the design of new and growing neighbourhoods. This is organised into 12 considerations across three headings; Integrated Neighbourhoods, Distinctive Places and Streets for All. The 12 considerations are set out in Table A1 below.

This appendix assesses the design proposals of this Phase 2 residential development against the considerations of the BHL guidance.



|                              |                                     |                       |                                 |                    |                                 |
|------------------------------|-------------------------------------|-----------------------|---------------------------------|--------------------|---------------------------------|
| INTEGRATED<br>NEIGHBOURHOODS | Natural connections                 | DISTINCTIVE<br>PLACES | Making the most of what's there | STREETS<br>FOR ALL | Healthy streets                 |
|                              | Walking, cycling & public transport |                       | A memorable character           |                    | Cycle & car parking             |
|                              | Facilities & services               |                       | Well-defined streets & places   |                    | Green & blue infrastructure     |
|                              | Homes for everyone                  |                       | Easy to find your way around    |                    | Back of pavement, front of home |

TABLE A1: 12 CONSIDERATIONS OF 'BUILDING FOR A HEALTHY LIFE'

## INTEGRATED NEIGHBOURHOODS

### NATURAL CONNECTIONS

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

The proposed Phase 2 layout includes a tree-lined boulevard, providing connections and a direct route from Walton Road to the areas of residential development, the new primary school and the new local centre.

### WALKING, CYCLING & PUBLIC TRANSPORT

*“Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.”*

A comprehensive network of footpaths, cycleways and woodland walks around the site will connect new and existing routes that link the site to wider strategic networks, encouraging walking and cycling instead of reliance on private cars.

### FACILITIES & SERVICES

*“Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.”*

The layout features high-quality areas of public open space, including equipped areas of play, woodland walks and pocket parks. The overall masterplan for the site includes a new local centre, a new primary school and employment opportunities within walking distance of the residential development.

### HOMES FOR EVERYONE

*“A range of homes that meet local community needs.”*

The proposals include a mix of housetypes and sizes designed to meet local housing needs.

## DISTINCTIVE PLACES

### MAKING THE MOST OF WHAT’S THERE

*“Understand and respond.”*

The proposed landscaping strategy proposes landscaped areas and open space around the development that will provide multi-functional green spaces that respect the existing areas of woodland and create an attractive setting to the development.

### A MEMORABLE CHARACTER

*“Create places that are memorable”*

Built form and materiality will be reflective of the local character and include natural materials such as red brick and tile, with some render and timber cladding to emphasise focal point buildings.

Distinctive character areas have been identified and defined by their differing use of built form, scale, building types and materiality.

### WELL-DEFINED STREETS & PLACES

*“Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces”*

The layout is based on a masterplan of well-connected streets and spaces, providing suitable and convenient routes to key areas around the development.

### EASY TO FIND YOUR WAY AROUND

*“Use legible features to help people find their way around a place”*

Well-defined character areas, focal points and key vistas throughout the site combine to make the public realm a safe and easy place to navigate by car or by foot.

## STREETS FOR ALL

### HEALTHY STREETS

*“Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm”*

The layout includes a well-designed movement network which is accessible by all and ensures that all areas of the development are safe, secure and easy to navigate.

### CYCLE & CAR PARKING

*“Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking. ”*

Car parking has been provided in accordance with the Local Authority’s standards. The majority of allocated parking is provided on-plot to the front or side of the relevant property.

### GREEN & BLUE INFRASTRUCTURE

*“Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of well-being and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.”*

Considered areas of green space accommodate suitable SuDS features to the north of the site, providing ecological enhancements and views towards the River Trent.

### BACK OF PAVEMENT, FRONT OF HOME

*“The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.”*

Appropriate boundary treatments are proposed to ensure all residential properties are enclosed with boundaries. Red brick will be used for boundary walls to match those used for the corresponding house.

Alongside the boundaries between open space and housing development, unmown wildflower meadows and mown amenity lawns will create a defined edge treatment.



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