



Land at Blainscough Hall, Coppull

Design and Access Statement

December 2020

Vision For Land at Blainscough Hall

The intention is to create a vibrant, sustainable and coherent development that is situated in an already well established residential area. The proposed masterplan aims to further demonstrate how the following will be achieved:

- A sustainable development that is integrated with the existing settlement of Coppull;
- A high quality design delivering a mix of housing, including affordable housing, open space and considerate wildlife enhancements;
- New footpath links and enhanced connections to the wider public footpath network to encourage pedestrian movements;
- Provision of areas which have a safe and attractive public open space which will contribute to recreation, ecology and connectivity;
- Best practice principles and contemporary design solutions based on local character and incorporating local materials and colour, block patterns, street trees, etc.

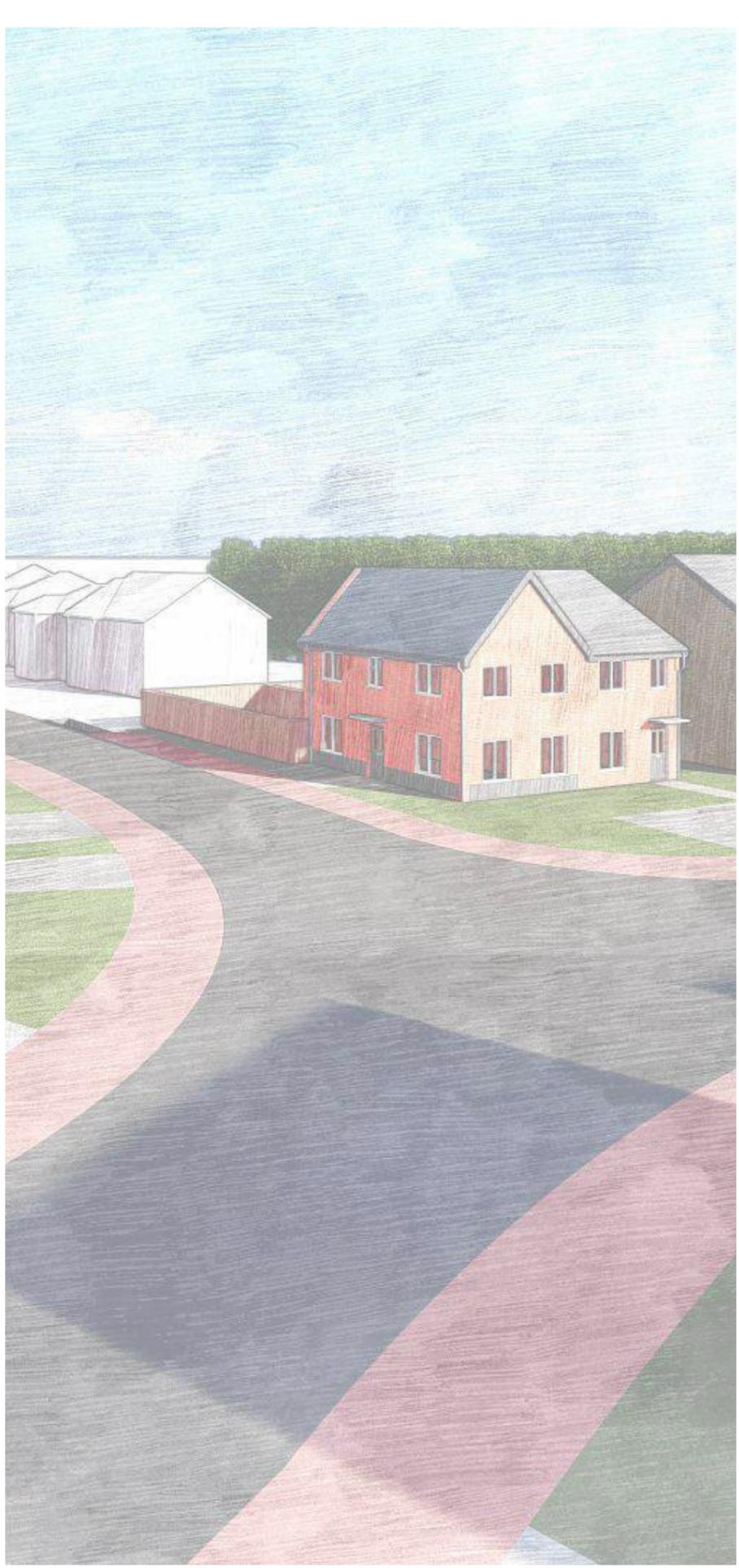
This Design and Access Statement explains how this vision will be met, and clearly explains and illustrates the projects urban design and access principles which have informed the development proposals.



Indicative 3D Visuals



Indicative 3D Visuals



1 Background

- 1.1 Introduction Page 5
- 1.2 Design & Access Statement Methodology Page 5

2 Development Context

- 2.1 The Site Page 7
- 2.2 Relevant Design Policies Page 8
- 2.3 Summary of Local Plan Policies Page 9

3 The Site and its Context Appraisal

- 3.1 Local Context Page 11
- 3.2 Public Rights of Way Page 11
- 3.3 Drainage and Flood Risk Page 11
- 3.4 Buildings and Structures Page 11
- 3.7 Arboriculture Page 14
- 3.6 Habitat Page 15
- 3.7 Highways Page 16
- 3.8 Summary Page 16

4 Design Development

- 4.1 Development Strategy Page 18
- 4.2 Mastersteps Plans Page 19
- 4.3 Design Principles Summary Page 21

5 Design: The Scheme

- 5.1 Use and Amount of Development Page 23
- 5.2 Layout and Structure Page 24
- 5.3 Scale Page 25
- 5.4 Movement and Connections Page 26
- 5.5 Layout Page 27
- 5.6 Green Infrastructure and Landscaping Page 31
- 5.7 Appearance of the Development Page 32

6 Conclusion

- 6.1 Conclusion Page 34

SECTION
01

BACKGROUND

1.1 Foreword

This Design and Access Statement (DAS) has been prepared by Baldwin Design Consultancy Limited on behalf of Lea Hough in support of their Outline Planning Application for residential development comprising of upto 123 dwellings at the site located on Land at Blainscough Hall in Coppull, southwest of Chorley.

This document should be read in conjunction with the Supporting Planning Statement, and supporting technical reports.

1.2 Design & Access Statement Methodology

The purpose of this report is to describe the site, its context, relevant design guidance and the design concepts and principles which will inform the final design.

The structure of this document and the detail within follows the guidance from CABI's 'Design and Access Statements: How to read and use them' (2006) and Part 2, Article 8 of the Town and Country Planning (Development Management Procedure)(England) Order 2010. This Statement is set out as follows:

- Section 2: Development Context - an assessment of the site's wider context in terms of town character, planning context and review of key planning policies which will inform the indicative layout.
- Section 3: Site Context - a more detailed focus of the site and immediate surroundings in terms of townscape and visual structure; movement and connections; environmental assets; and residential amenity, concluding with key constraints and opportunities for development of the site.

- Section 4: Design Development - key design principles explored through a series of mastersteps which will inform the indicative layout.
- Section 5: The Scheme - sets out detail on the illustrative layout and how the proposed site has been informed by site-specific parameters.
- Section 6: Summary and Conclusions



Aerial view of Land at Blainscough Hall with site edged in red

SECTION
THE SITE 02

2.1 The Site

The site is situated in Coppull, a village and civil parish in Lancashire that forms a part of the Borough of Chorley. It is approximately 4 miles (6.4 km) southeast of Chorley Town Centre, 6.7 miles (10.8 km) north of Wigan, 13.7 miles (22 km) west of Bolton and 21.6 miles (34.7 km) east of Southport.

There are three railway lines through the Borough with stations at Adlington, Chorley and Buckshaw Village on the Blackpool-Preston-Manchester line; Croston on the Preston-Ormskirk Liverpool line and Euxton Balshaw Lane on the West Coast Main Line. The nearest train station to the development site is Euxton Balshaw Lane, located 3.8 miles (6 km) to the north.

According to the Policy ST2 (The Chorley Local Plan 2012-2026), there is land safeguarded for the construction of a railway station. The railway station is to be developed in Coppull on Station Road, located approximately 0.6 miles (1 km) east of the site. The new station in Coppull will provide a service into Wigan and Preston for both city centre visitors and for those travelling further afield by rail, both providing excellent and frequent public transport as an alternative to vehicular use.

The site also benefits from a nearby bus stop located to the west of the site directly on Preston Road, providing regular and frequent bus services to the surrounding area and a direct service to the Chorley and Wigan Town Centre.

KEY	
	Shopping Facilities (i.e. shops, convenience stores and other commercial facilities);
	Medical Facilities (i.e. doctors surgeries, pharmacies, dentists and hospitals);
	Education (i.e. pre-schools, primary schools, secondary schools, colleges and universities);
	Eateries (i.e. restaurants, pubs, cafes and diners);
	Post Offices (including those within convenience stores);
	Bus Stops
	On-road cycle route, not on the National Cycle Network (connects to National Cycle Route 55 and 562).
	Railway Track



Aerial view of Land at Blainscough Hall with site shown as red dot

2.2 Relevant Design Policies

The application site is located in Coppull within the administrative boundary of Chorley Council. The site is comprised of 5.51 hectares of land designated under Policy BNE3.6 of Chorley Local Plan as Safeguarded Land.

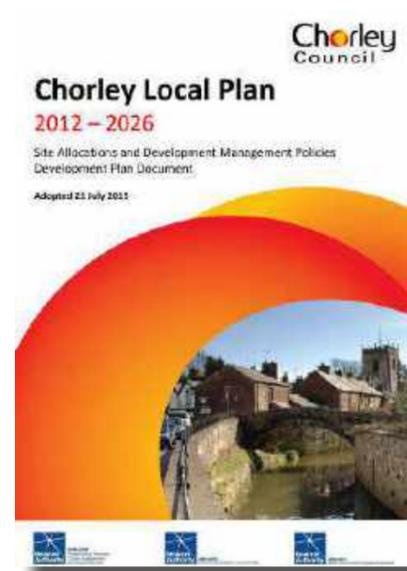
The site provides an opportunity to develop up to 123 dwellings in order to realise key benefits to the local area and borough as a whole through boosting housing delivery in Chorley and meeting affordable housing needs.

A summary of relevant planning policies is outlined below;

National Planning Policy Framework

The NPPF attaches great importance to the design of the built environment as well as recognises that good design is a key aspect of sustainable development. Paragraph 127 of the Framework requires developments to ensure that they:

- will function well and add to the overall quality of the area;
- are visually attractive;
- are sympathetic to local character and history;
- establish or maintain a strong sense of place;
- optimise the potential of the site;
- create places that are safe, inclusive and accessible.



Chorley Local Plan (2012 - 2026)

Policy V1 – Model Policy.

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy HS4A: Open Space Requirements in New Housing Developments.

All new housing developments will be required to make provision for open space and recreation facilities, where there are identified local deficiencies in the quantity, accessibility or quality and/or value of open space and recreation facilities. Where there is an identified local deficiency in quality and/or value of existing open spaces and recreation facilities, a financial contribution towards improving these sites will be required.

On-site provision and financial contributions for off-site provision or improvements will be calculated using the following standards:

Typology	Provision
Amenity Green Space	0.73ha per 1000 population
Provision for children/young people	10.08ha per 1000 population
Parks and Gardens	1.91ha per 1000 population
Natural and Semi Natural Greenspace	4.64ha per 1000 population
Allotments	0.07ha per 1000 population

Parking Standards

The parking standards have been drawn up co-operatively between the previous regional tier of government, Central Lancashire and Lancashire County Council. The levels set are expressed in maximum terms. A certain level of on-site parking and servicing may be necessary to alleviate congestion on the highway, to protect and improve the safety of pedestrians and to safeguard the amenity of residents of properties in the vicinity of new developments. Proposals for development will need to make parking provision in accordance with the standards set out in Appendix A of Chorley Local Plan Document.

No. Bedrooms	Required Provision
1 Bedroom	1 Space
2 to 3 Bedrooms	2 Spaces
4+ Bedrooms	3 Spaces

Central Lancashire Core Strategy (July 2012)

Central Lancashire Core Strategy Policy 17: Design of New Buildings requires the design of new buildings to minimise opportunity for crime, and maximise opportunities for natural surveillance. It also requires developments to take account of the character and appearance of the local area, including the following:

- siting, layout, massing, scale, etc.;
- being sympathetic to surrounding land uses
- ensuring the amenities of occupiers and neighbouring users;
- linking in with surrounding movement patterns
- providing landscaping as an integral part of the development;
- promoting designs that will be adaptable to climate change;
- ensuring that contaminated land is considered and, where necessary, addressed through appropriate remediation and mitigation measures.

Affordable Housing

Core Strategy Policy 7 sets a target of 30% affordable housing from market housing schemes in the urban parts of Preston, South Ribble and Chorley. The thrust of the Policy is to achieve on-site provision of affordable housing in the first instance. The Affordable Housing SPD provides advice on how the Council's affordable housing policy is to be implemented, stating that where an element of affordable housing is required, at least 70% of the units shall be social rented or affordable rented, unless the Council is satisfied that an alternative mix meets an independently assessed proven need and agrees to such an alternative provision.

2.3 Summary of Chorley Local Plan and Central Lancashire Core Strategy Policies

Policy V1 – Model Policy. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Policy ST1: New Provision or Improvement of Footpaths, Cycleways, Bridleways and their associated facilities in existing networks and new development. New development and highway and traffic management schemes will not be permitted unless they include appropriate facilities for pedestrians, cycle parking facilities, and/or cycle routes. Proposals should provide for:

- i) The retention or appropriate diversion of existing footpath and cycleway links;
- ii) Facilities for pedestrians and cyclists to facilitate access on foot and by bicycle to nearby residential, commercial, retail, educational and leisure areas, where appropriate;
- iii) Additional footpaths, bridleways and cycleway routes between the countryside and built up areas where appropriate.

Policy ST3: Road Schemes and Development Access. Permission will not be granted for any development on land which:

- 1) Is required to allow road access to a site considered suitable for development; or
- 2) will prejudice the construction of identified road schemes.

Policy BNE1: Design Criteria for New Development. Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development:

- a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
- b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;
- c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;
- d) The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction;
- e) The proposal would not adversely affect the character or setting of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas;
- f) The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site;
- g) The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;
- h) The proposal includes measures to help to prevent crime and promote community safety.

Policy BNE9: Biodiversity and Nature Conservation. In Chorley, Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced. Priority will be given to:

- i. Protecting and safeguarding all designated sites of international, national, regional, county and local level importance including all Ramsar sites, Special Protection Areas, Special Areas of Conservation, national nature reserves, sites of special scientific interest and biological heritage sites, geological heritage sites, local nature reserves and wildlife corridors together with any ecological network approved by the Council;
- ii. Protecting, safeguarding and enhancing habitats for European, nationally and locally important species;
- iii. The ecology of the site and the surrounding area (safeguarding existing habitats / features such as but not exclusive to trees, hedgerows, ponds and streams), unless justified otherwise;
- iv. When considering applications for planning permission, protecting, conserving, restoring and enhancing Chorley's ecological network and providing links to the network from and/or through the proposed development site.

Policy BNE10: Trees. Development proposals which would result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character and appearance of a Conservation Area will not be permitted. The removal of such trees will only be permitted in exceptional circumstances and where consent is granted, replacement trees will be required to be planted. Proposals that would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted. Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree planting will be required as part of new development proposals and an associated maintenance scheme. Tree Preservation Orders will be used to protect trees of landscape or townscape significance.

Policy BNE11: Species Protection. Planning permission will not be granted for development which would have an adverse effect on a priority species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a priority species planning conditions or agreements will be used to:

- a) Facilitate the survival of the individual species affected;
- b) Reduce the disturbance to a minimum; and
- c) Provide adequate alternative habitats to sustain the viability of the local population of that species.

Policy HW1: New Open Space, Sport and Recreational Facilities. Proposals for the provision of new open space, sport and recreational facilities or extensions to existing facilities will be permitted if all of the following criteria are met:

- a) The development will not have an adverse impact on the local environment or visual character of the landscape;
- b) The development will not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3);
- c) The development will not cause harm to a site of nature conservation value;
- d) The development will not harm the amenities of local residents;
- e) The site is accessible by a choice of means of transport other than the private car and the traffic generated would not have a severe impact on the highway network.

SECTION
03

SITE CONTEXT

3.1 Local Context

The site covers an area of approximately 5.51 hectares and is bordered predominantly by residential development to the north west. Blainscough Lane abuts the site to the south west beyond which lie Blainscough Hall and a number of industrial units. The eastern and south-eastern boundaries are defined by the heavily wooded brook corridor and a Local Nature Reserve. The blocks of woodland and open land immediately east of the site is listed as a Local Nature Reserve and features a number of informal footpaths.

The proposed site lies to the north east of Blainscough Lane and directly west of Preston Road. An existing residential development abuts the site to the north, with Blainscough Lane and a brook defining the southern boundary, beyond which lie Blainscough Hall and a number of industrial units. The existing buildings within Coppull and the surrounding area are varied in styles, age and materials. The dominant building material is brick with elements of render. The existing and the new housing estate directly to the north of the site that has expanded the residential area in recent years, have been predominantly built with red, brown and buff brick and render, with a varied mixture of built forms. The surrounding housing stock is generally 2 storey detached and semi-detached dwellings with pitched roofs.

Typically, in the area local to the development site as indicated on the context images reasonably sized front gardens provide adequate space for off road car parking. Smaller front yards are prevalent along terraced properties with on-street parking.

3.2 Public Rights of Way

The site features two internal field boundaries; a central hedgerow runs north-south and features a Public Right of Way (PROW) along its course, traversing from existing settlement to the north, to Blainscough Lane in the south. The boundary features a number of trees and another public footpath leading from the local nature reserve to Blainscough Lane.

3.3 Drainage and Flood Risk

The site is located within Flood Zone 1 and therefore considered to be at little or no risk of fluvial or costal / tidal flooding. An appropriate site layout can be achieved which makes use of the site topography that falls to the east with opportunities for sustainable drainage and out falling into Tanyard Brook.



View 2 - Looking Towards PROW, East of the Site



View 3 - Semi-detached properties on Meadow Way



View 4 - Semi-detached Properties on Splendor Lane



View 5 - Looking Towards Blainscough Lane



Aerial Image site edged in red. Numbers correspond to the images



View 6 - Mews properties on Preston Road



View 7 - Looking North towards the Site



View 1 - Coppull Mill and Coppull Lodge



Contextual Analysis Plan

KEY

- Shopping Facilities (i.e. shops, convenience stores and other commercial facilities);
- Medical Facilities (i.e. doctors surgeries, pharmacies, dentists and hospitals);
- Education (i.e. pre-schools, primary schools, secondary schools, colleges and universities);
- Eateries (i.e. restaurants, pubs, cafes and diners);
- Post Offices (including those within convenience stores);
- Bus Stops
- On-road cycle route, not on the National Cycle Network (connects to National Cycle Route 55 and 562).
- - - Railway Track

Contextual Analysis

The contextual analysis plan to the left shows the distribution of local amenities and services within reasonable walking distance of the development site. Being located to the southwest of Chorley, the site is well located for access to a wide range of local services and amenities.

The NPPF document highlights the importance of pursuing sustainable development, and the need for the planning system to support economic growth.

It is commonly accepted that walking has the greatest potential to replace short car journeys, particularly those under two kilometres. The plan opposite shows the 400m and 800m catchment ranges for the site. Walking represents an alternative to the car for short range educational 'school run' and 'top up' shopping trips as well as some local employment and leisure journeys to the nearby town centre.

The site is located in a sustainable location with excellent access to the rest of the Coppull and Chorley area. Within 300m of the site lies the local St. Oswald Catholic Primary School and a post office within 800m. Due to the site's close proximity to services and public transport reliance on the private car will be reduced which can only have a positive impact on the environment.

The site is also located close to the on-road cycle route that connects to the National Cycle Route 55 and 562 which provides a sustainable connection to the wider local area. This encourages people to use push bikes and walk to various amenities and workplaces as an alternative to private car use.

Existing Site Conditions

The existing site comprises of three distinct field parcels abutting the existing settlement edge of Coppull. The topography of the site exhibits landform associated with that of a shallow valley, falling from west to east towards the brook on the sites eastern and south eastern boundary.

The blocks of woodland and open land immediately east of the site is listed as a Local Nature Reserve and features a number of informal footpaths. Small localised ridges are found where hedgerow vegetation and trees are located.

The sites southern boundary is heavily screened by existing mature trees.



Images Locator Plan

02



01



03



05



04



3.5 Arboriculture

The survey of the existing trees and existing landscape features on Land off Blainscough Hall site has been carried out in accordance with British Standard 5837 2012: Trees in Relation to Design, Demolition and Construction recommendations.

The survey provides an analysis of the impact of any proposed development on trees, groups and hedges and local amenity value they provide. The development site currently comprises of improved grass land used for the grazing of livestock which comprises of two field areas with central dividing belt of hedgerow and tree planting.

The eastern and southern site boundary incorporates areas of mature woodland groups, with mature tree planting located within the red line boundary of the site and the curtilage of the current Blainscough Hall.

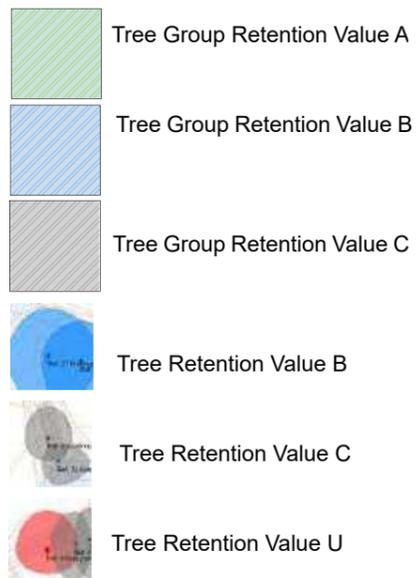
Tree Constraints Plan

All trees recorded on site have been categorised as retention value “B” and “C”, with one tree categorised as retention value “U” due to its limited arboricultural merit or poor overall condition.

Removal of hedges along the northern boundary will be necessary in order to facilitate site access and the housing layout. Partial removal and reduction pruning of the existing tree groups will be minimised where possible through minor amendments to the final layout. Adequate buffer will be provided as a stand-off from tree groups G1-G5.

Overall, the indicative development proposals have been considerate towards the existing landscape features of the site in order to allow for the retention of the highest category trees and groups on site.

(Please refer to the Christians Environmental’s “Preliminary Arboriculture Impact Statement” document for further details and drawings.)



3.6 Habitat

A desk study was undertaken to establish the presence of protected species and notable habitats. The site was visited on the 21st July 2020 where a survey of the site was conducted.

It has been established that there was no evidence of badgers, otters and water voles (although some parts of the stream were inaccessible). It was established that although there is also no evidence of bats in or around site, there is suitable foraging habitat on site for commuting and foraging bats. Birds are likely to utilise scrub on site for nesting between March 1st to August 31st. Any vegetation clearance should therefore be undertaken outside of this period.

Below are the summary of the Target Notes taken from the "Preliminary Ecological Appraisal" Document:

1. A species-poor defunct hedge with trees is present along the southern boundary of the western field unit and alongside the farm track. The points are also illustrated on the adjacent plan.
2. The site is dominated by improved pasture which shortly prior to the survey had been cut for silage. Three separate pastures are present, including a large triangular field unit in the west and two smaller field units to the east. The fields are dominated by perennial rye-grass and have a relatively uniform species composition, reflecting significant levels of agricultural improvement.
3. In the eastern half of the site a mature tree line is present alongside a public footpath, the majority of the trees are pedunculate oak and sycamore. Other species include, hawthorn and grey willow at the northern end. A bank is present along the tree line and reflects similar species as the adjacent pasture. In addition localised stands of common nettle, rosebay willow herb and Indian balsam are also present.
4. A pedunculate oak associated with the tree line (Target Note 3) has bat roost potential. This is discussed further in the following section.
5. Along part of the southern boundary and along the eastern boundary a wooded stream corridor is present associated with Tanyard Brook. Habitats present include mature broadleaved woodland, dense scrub, stands of tall ruderal herb and areas of reed canarygrass dominated swamp in the north east corner alongside the brook.
6. A pond is present within dense grey willow scrub alongside a public footpath on the sites eastern survey boundary. Very little vegetation is present but includes a stand of floating sweet-grass and marsh marigold.
7. A pond is present approximately 12m east of the stream on the sites eastern boundary. The pond is dominated by water soldier which has more than likely been introduced.

(Please refer to the Pennine Ecological's "Preliminary Ecological Appraisal" document for further details and drawings.)



Overlaid Extended Phase 1 Habitat Survey Map by "Pennine Ecological".



3.7 Highways

There are existing vehicle access points located off Grange Drive to the north of the site which are to be retained, creating a loop within the proposed development. Vehicular access onto the site will be achieved through the existing access points along Grange Drive. Noting the public rights of way which dissect through the site, therefore opportunities for development to secure enhanced pedestrian connectivity.

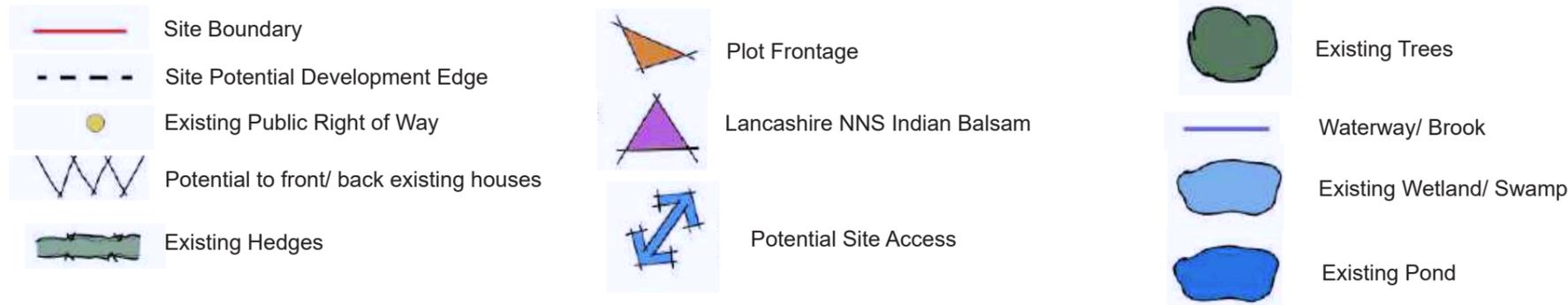
Users of Manor Way and Grange Drive, from which access is proposed, would experience some effects as a result of a new access being constructed however additional development would not be out of character or introduce elements that are not already present within the context of the roads and footways.

3.8 Summary

The existing features, both within and around the site, present a number of opportunities to create a unique scheme that is responsive to the site, preserves and enhances the best of what is there wherever possible and knits it into the adjacent areas of open space and urban form, providing a strong sense of place and local character.

Constraints and Opportunities Plan

Key opportunities and constraints for the development of the site have been identified following a detailed appraisal of the site and its context. The points are summarised on the adjacent plan.



DESIGN DEVELOPMENT

SECTION
04

4.1 The Development Strategy - Vision

The underlying vision for the site is to establish a new residential neighbourhood which will become a positive asset to Coppull and the wider borough of Chorley in terms of providing much needed housing, good design, and opportunities for open space. This will create an open and inclusive neighbourhood that maximises interactions with the natural environment by retaining a strong framework of green infrastructure for existing and future residents to enjoy. The design development is informed by a set of design principles with the accompanying Illustrative Masterplan providing an illustration as to how the scheme could secure the following:

- Up to 123 new dwellings
- Central linear public open space and informal recreational areas throughout the site;
- Proposed new footpath links including one from Grange Drive to Tanyard Brook;
- Proposed housing mix to include high quality homes for affordable rent and shared ownership, providing essential contribution to the affordable housing stock in the Coppull area;
- Wildlife and ecological enhancements/protection including the retention of woodland;

The design principles for the layout and built form will be to adopt best practice and contemporary design solutions. These solutions will, however be based on local character. The approach will adopt, for example, the commonality of local materials and colour, block patterns, street trees, and narrow and wide plan building forms. The emphasis for the design approach is simplicity and legibility, with well proportioned buildings and spaces which deliver attractive high quality designs.

Additional design principles include;

- To deliver a high quality "place" which is sustainable, safe and attractive;
- Deliver a mix of housing, offering 3-5 bedroom properties, comprising a range of house types, including detached, semi-detached and some terrace/linked mews cottages;
- Provide a high quality built and landscape design that incorporates Best Practice principles. Using as reference the core design texts of "Manual for Streets", "Safer Places", and "By Design"
- Establish a legible environment with a choice of interconnecting attractive streets and pedestrian routes which provide excellent connectivity across the site and into the existing context;
- Adopt inclusive design by making the place accessible for all;
- Promote sustainability and reduce energy consumption;
- Establish a landscape and public open space (Green Infrastructure) resource with the development, which provides amenity, recreational, biodiversity and sustainability benefits.



Indicative 3D Visuals

4.2 Mastersteps Plans

The following pages show the steps taken during the design process. These steps demonstrate how the site constraints and its existing surroundings have informed the Masterplan. The key elements such as the existing field pattern formed by tree lines and hedges have been important drivers behind the design. The indicative Masterplan also sensitively relates to neighbouring properties, and especially the adjacent Local Nature Reserve on the eastern and south-eastern boundary and it has been sympathetically designed to respect amenity and proximity.



Mastersteps plan- The Site

- The site boundary defines the outer limit of the application site, edged in red.
- Vehicle access points are identified and are to be taken via existing road Grange Drive.
- Adjacent assets are identified and interfaces are established.



Mastersteps plan- Existing Landscaping

- Existing trees and hedgerows are identified and are to be retained where possible and embellished within site curtilage. The existing field pattern is defined by well established hedgerow lines and mature tree planting.
- Existing copse of trees on south western boundary are identified and are incorporated into the development as a means of a visual screening from the adjacent industrial estate.
- Existing public right of way is identified (dashed in blue).



Mastersteps Plans- Development Parcel Orientation & Amenity Open Space

- Indicative development parcels considered in line with desire to front existing landscape features and Public Right of Way. Frontages are indicated by orange arrow.
- Amenity open space identified, highlighted in green. Adequate buffer proposed between the existing area of ecological importance and the proposed development.
- Vehicular loop is established.



Masterstep Plans - Vehicular / Pedestrian Routes

- Spine road route is identified based on the orientation of development parcels. Road structure and hierarchy established and is set to minimise impact upon ecology.
- Focal points and vistas are identified, circled in blue.
- Pedestrian links are promoted, connecting Grange Drive with Blainscough Lane and offering further connections to Blainscough Hall. Existing Public Right of Way is retained and incorporated into the site in order to enhance connectivity to the east. Key pedestrian routes are dotted in yellow.