

1742 : **Harvest Lane, Charlton Horethorne**

Design and Access Statement

August 2023

Revision: -

Harvest Lane, Charlton Horethorne Design and Access Statement

Client: Hopkins Estates

Project Number: 1742

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1 - INTRODUCTION

1.1 - Introduction

The purpose of this Design and Access Statement is to support an application for full planning approval for the erection of 31 no. dwellings (Use Class C3) with associated access, parking, allotments and landscaping together with the erection of 2 no. commercial buildings (Use Class E).

This document should be read in conjunction with the following;

- Planning Statement – Grassroots Planning
- Flooding and Drainage Strategy - Vectos
- Landscape Visual Impact Assessment – Greenhalgh
- Landscape Strategy - Greenhalgh
- Transport Assessment & Travel Plan – Key Transport Consultants
- Arboricultural Impact Assessment and Tree Protection Plan – Bosky Trees
- Biodiversity Net Gain / Ecology Appraisal – Grassroots Ecology

2 - CONTEXT

2.1 - Regional & District Setting

The village of Charlton Horethorne is situated within Blackmoor Vale ward within the Charlton Horethorne parish boundary.

The B3145 is the main road through Charlton Horethorne travelling in north-east to south-west directions, with Sherborne circa 6.5km to the south and Wincanton circa 7km to the north-east. The A303 sits circa 3.5km to the north.



Fig 1: Aerial Photo (Source: Google Maps)

2 - CONTEXT

2.2 - Local Setting & Character - Amenities

Charlton Horethorne is branched along the main roads of B3145 and the North & South Roads that cross over in the centre of the village with subsequent developments expanding from the back roads.

The site is located to the north-west of Charlton Horethorne, approximately a five-minute walk from the village centre, providing access to local amenities. Charlton Horethorne Primary School is less than a ten-minute walk from the site, as are the pub, church and village hall.



- Village Hall
- Pub
- Church
- Shop
- School
- Millennium Green

Fig 2: Aerial Photo (Source: Google Maps)

2 - CONTEXT

2.3 - Local Setting & Character - Housing

The village is formed of a mixed typology of house types that vary in size, with the majority of older houses being small to medium detached, single or two storey dwellings, with some developments in the south offering more semi-detached and medium sized detached two storey dwellings, with neighbouring properties being close together. Associated on plot parking and garden space varies between plots.

Furthermore, there is a mix of materiality with local stone being used on older dwellings with new builds displaying more red brick, stone and rendered options, while roof finishes are predominately double clay roman, but there are some examples of natural slate and plain clay tiles.

It is this mixed typology of small, medium and large dwellings with the predominance of detached single and two storey dwellings with generous plot sizes that have informed the design and developed the proposals.



Fig 3: Examples of Housing within Charlton Horethorne (Source: Google Maps / Orme)

2 - CONTEXT

2.4 - Local Setting & Character – Street Formation

Since the late 1800's, the majority of development in Charlton Horethorne has been a densification of the existing development pattern which would have grown organically over time.

A large mid 20th century housing development to the south-west of the village, north of Cowpath Lane, is the most notable recent large-scale development (marked X on Fig 4). The proposed site would provide development opportunity without disrupting the balance of the overall setting of the village.

Analysis of the village identifies a key characteristic as the nodal points of intersecting roads as they branch out of the village, often forming a Y-shaped fork in the road which is a street pattern that could be replicated within the proposed development. Branched off roads feeding a focal point towards the main village will replicate the historic formation and better tie into the village.



Fig 4: Village Layout and Development Analysis (Source: More & Google Maps)

2 - CONTEXT

2.5 - Local Setting & Character – Housing Density

Charlton Horethorne has mixture of housing density with older houses built more sporadically over time, with some larger and smaller plots across the village. Greater uniformity of dwelling and plot size can be seen in the newer developments.

We have selected some areas of more recent developments as examples of the current housing density in Charlton Horethorne to inform a suitable housing scheme that relates to the village's newer density. As well as the density of some of the more spread-out developments. The below are estimated figures based on what can be determined to be separate dwellings.

- Area A – 15 dwellings per hectare.
- Area B – 38 dwellings per hectare.
- Area C – 23 dwellings per hectare.
- Area D – 18 dwellings per hectare.
- Area E – 16 dwellings per hectare.
- Area F – 10 dwellings per hectare.

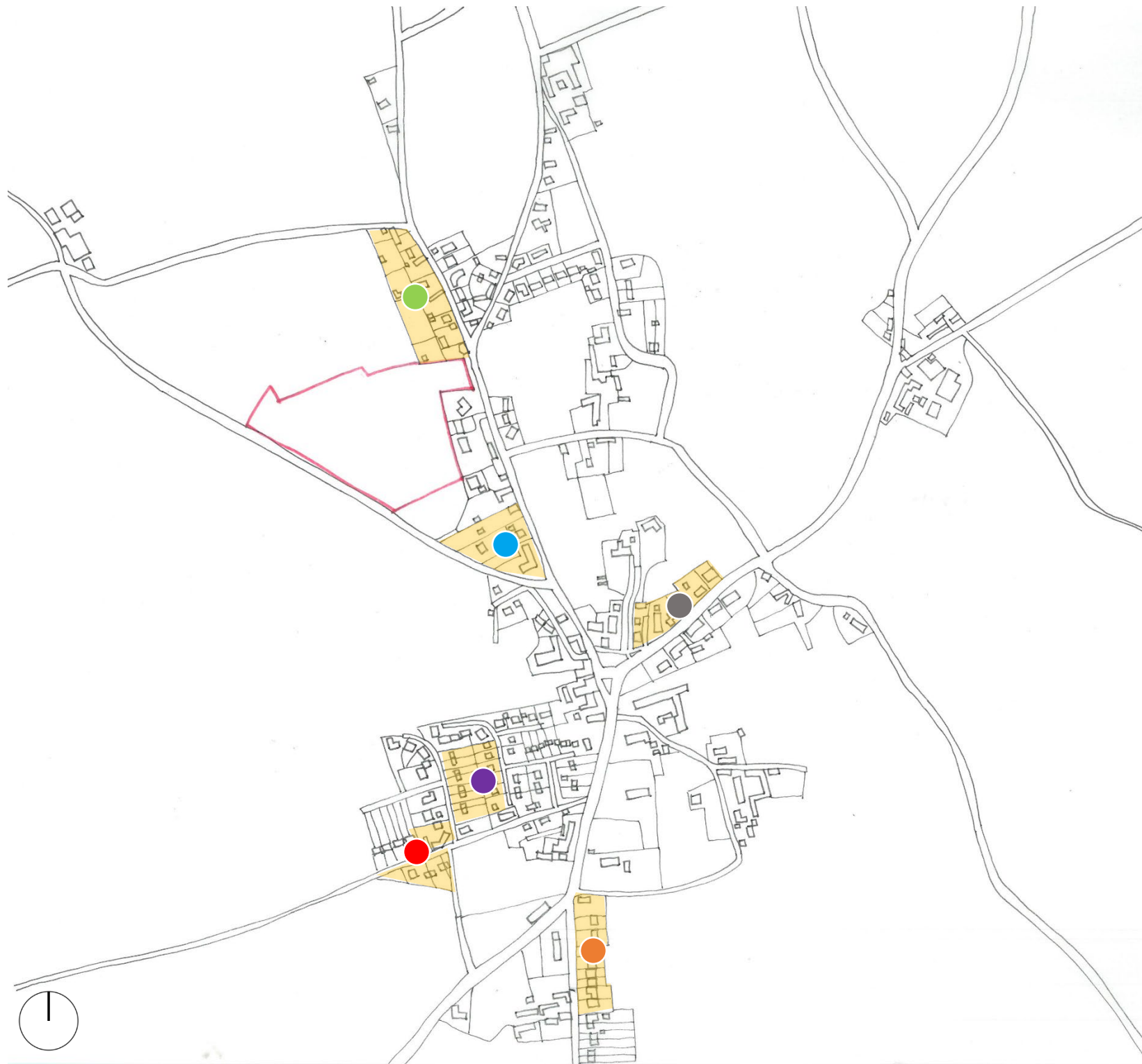


Fig 5: Nolliplan Analysis (Source: Orme)

3 - SITE ANALYSIS

3.1 - Site Appraisal

Current land use is agricultural grazing which is accessed via North Road. There is also a disused access gate directly from Harvest Lane towards the eastern end of the field.

A circa 10m fall across the site, falling towards the east can be seen. Directly to the east of the site are a handful of single storey dwellings closely situated to the boundary. Care will need to be taken when developing a proposal to provide suitable screening to mitigate overlooking, particularly considering the rise in topography. Consideration will also need to be taken as to how the development looks as a whole addition in the context of the village, from surrounding hills and vistas beyond. Further details can be found in the separate Landscape and Visual Impact Assessment (LVIA) which has been submitted with the application.



Fig 6: Aerial Photo (Source: Google Maps)

3 - SITE ANALYSIS

3.1 - Site Appraisal

The site is bisected (east-west) by hedgerow with established hedgerows along Harvest Lane. Established trees are in the north-west corner of the site. Further established hedgerows and trees are seen along the northern boundary of the adjacent field and dwellings.

There is a stone barn with corrugated metal roof towards the north-west corner of the site that runs along Harvest Lane. The barn is disused and overgrown with an adjacent small timber shelter which is fenced off from the main field.

Charlton Horethorne is situated in a valley, with neighbouring sloping hillsides providing backdrops in both easterly and westerly directions. The Cleeve, a valley from the west meets the village near the centre.



Fig 7: Existing Site Photos (Source: Orme)



3 - SITE ANALYSIS

3.2 - Constraints & Opportunities

- Opportunity for a carefully considered site layout that feels orientated and connected to the village.
- Stepped housing to sit with the sloped topography and settle within the landscape.
- Suitably placed planting and screening to minimise landscape visual impact as well as overlooking of adjacent properties.
- Primary views are towards the east with the hillside providing a distant background.
- Primary access from Harvest Lane to minimise traffic on North Road with opportunity to provide a pedestrian route through the site.
- Large established trees and hedgerow around much of the site are retained along with associated root protection zones.
- Orientate as many properties as possible to have a south facing façade and roof pitch so an allowance is made for efficiently placed photovoltaic renewables.
- Integrated landscaping strategy and public amenity spaces to allow for play and recreational use.
- Opportunity to provide commercial space as part of the development which can be accessed separately from the housing development.
- A mixture of dwelling types and sizes to offer affordable and market value dwellings.

Fig 8: Existing Site Photos (Source: Orme)

4 - DESIGN RESPONSE

4.1 - Overall Strategy

Provide 31 no. single and two-storey dwellings (Use Class C3) in a mixture of 1-4 bed dwellings types with affordable dwellings situated along Harvest Lane. Other house types are located throughout providing a mixture of housing across the site. A centralised green space allows the development to branch off outwards with an array of housing arcing around the focal green space which operates both as a drainage basin and swale system and public play area.

A footpath runs around the green and connects to North Road, along a planted green corridor, to an area of tree planting and allotment spaces in the north-east corner. A woodland corridor creates a buffer and screening along the eastern boundary between neighbouring properties and proposed single storey dwellings, positioned to reflect scale and characteristic of the neighbouring dwellings and not overlook.

The larger dwellings and plots are focused along the northern perimeter with a small number spread across the site creating an aesthetic mix of housing placement across the development. Three of the larger plots are being allocated as self-build. Two storey dwellings are provided with a detached double garage, single storey dwellings have an attached double carport. Affordable houses are allocated on plot car parking spaces..



Fig 9: Proposed Site Plan (Source: Orme)

4 - DESIGN RESPONSE

4.1 - Overall Strategy

Provide space for 2 no. commercial buildings (Use Class E) split between two-storey and single storey buildings with a dedicated access from Harvest Lane. Use Class E covers commercial, and business uses that are compatible with residential areas, do not generate noise and dust and are unlikely to require HGV access. This use class is situated within the north-west corner of the site and splits commercial from the proposed domestic use on the rest of the site.



- (A) Residential Site Area : 3 Hectare
 - (B) Commercial Site Area : 0.4 Hectare
- Total Site Area : 3.4 Hectare

The area developed for residential use would provide a housing density of 13 dwellings per hectare which is a relatively low density, reflective of surrounding housing.

This low density is enhanced by landscaping and public space. When also accounting for the commercial units across the site, it provides a combined plot density of commercial buildings and dwellings of 12 per hectare.

Fig 10: Residential & Commercial Site Plan (Source: Orme)

5 - PROPOSED SCHEME

5.1 – Use and Amount – Residential

The total number of proposed dwellings for the site is 31 (Use Class C3) and a mixture of housing sizes ranging from 1 to 4 bed are provided. 11 of the 31 dwellings are dedicated to affordable housing.

- 3 no. 1 Bed (all 3 to be affordable)
- 5 no. 2 Bed (all 5 to be affordable)
- 15 no. 3 Bed (3 to be affordable)
- 8 no. 4 Bed (3 to be self-build)

Each dwelling will have its own on plot parking spaces within its curtilage, with detached dwellings having a mix of driveway and garage/ carport parking. The car parking provision will be in accordance with optimum car parking standards set out in SCC's Parking Strategy (2013) for Zone B, within which the site is located. Bicycle parking provision is accommodated on plot at a ratio of one space per bedroom.

- 16 no. double garage
- 4 no. double carport

Plot	House Type	No. Beds	GIA (m ²)	Garage (m2)	Car Port (m2)	Total Car Parking Spaces	Comments
1	House Type A1-A	1	60			2	Affordable
2	House Type A1-A	1	60			2	Affordable
3	House Type A1-A	1	60			2	Affordable
4	House Type A1-B	2	74			2	Affordable
5	House Type A2	2	70			2	Affordable
6	House Type A2	2	70			2	Affordable
7	House Type A2	2	70			2	Affordable
8	House Type A2	2	70			2	Affordable
9	House Type A3	3	104			3	Affordable
10	House Type A3	3	104			3	Affordable
11	House Type A3	3	104			3	Affordable
12	House Type B1	3	150	36		4	
13	House Type D	4	216	36		4	Self Build
14	House Type D	4	216	36		4	Self Build
15	House Type B2	3	130	36		4	
16	House Type B2	3	130	36		4	
17	House Type B1	3	150	36		4	
18	House Type B1	3	150	36		4	
19	House Type C	4	216	36		4	
20	House Type D	4	216	36		4	Self Build
21	House Type C	4	216	36		4	
22	House Type B2	3	130	36		4	
23	House Type C	4	216	36		4	
24	House Type B1	3	150	36		4	
25	House Type B1	3	150	36		4	
26	House Type E	3	110		38	4	
27	House Type E	3	110		38	4	
28	House Type E	3	110		38	4	
29	House Type E	3	110		38	4	
30	House Type C	4	216	36		4	
31	House Type C	4	216	36		4	
A	Commerical Building A		385				
B	Commerical Building B		280				
						13	Commercial Parking
TOTAL		90	4819	576	152	118	

House Type	No. Beds	GIA (m ²) - above 1.8m head height	Parking Spaces	Total Units
House Type A1-A	1	60	1	3
House Type A1-B	2	74	2	1
House Type A2	2	70	2	4
House Type A3	3	104	3	3
House Type B1	3	150	4	5
House Type B2	3	130	4	3
House Type C	4	216	4	5
House Type D (self build)	4	216	4	3
House Type E	3	110	4	4
Garage (Included in HT)		36	2	16
Carport (Included in HT)		38	2	4

Fig 11: Accommodation Schedule (Source: Orme)

5 - PROPOSED SCHEME

5.2 – Use and Amount – Commercial

The commercial units are situated in the north-western corner of the proposed development with residential kept together, closest to the village centre. The proposal will have a separate access road for the commercial units from Harvest Lane. This will keep commercial and residential traffic separate.

The proposal is for two commercial buildings with a combined gross internal area (GIA) of 665sqm. Building A is a two-storey building with first floor views orientated to the west and north, away from the residential development. Building B would be a single storey L-shaped building forming a central courtyard space which houses parking. Both buildings offer themselves opportunities for subdivision and so can be adapted to larger or smaller units to suit market demand.

The commercial buildings have thirteen parking spaces where one will cater for disabled motorists, there is ample space to provide for sufficient bicycle and motorcycle storage.

Commercial space will provide employment opportunities for residents of Charlton Horethorne and the surrounding area with the incoming populace that the development will bring in. As most of Charlton Horethorne is within ten-minute walking distance the intention is that employed locals can walk or cycle.



Fig 12: Commercial Units Plan (Source: Orme)

5 - PROPOSED SCHEME

5.3 – Layout

The site is accessed via three points, vehicular access is from Harvest Lane (01, 02) and there is a pedestrian route through to North Road (3). At the centre of the development is a green space (04) providing a children's play area and seating while also connecting a network of drainage swales with a large drainage basin forming the surface water drainage strategy. A footpath with trim trail (05) leads through to North Road as well as allotments (06).

The houses fan out from the green, orientated along the branching roads with 4 no. single storey dwellings (07) aligning with the eastern boundary with woodland (08) planting creating separation and screening to existing dwellings to the east.

The self-build plots (09) are situated to the north-western corner of the residential zone with the commercial buildings (10) located behind.

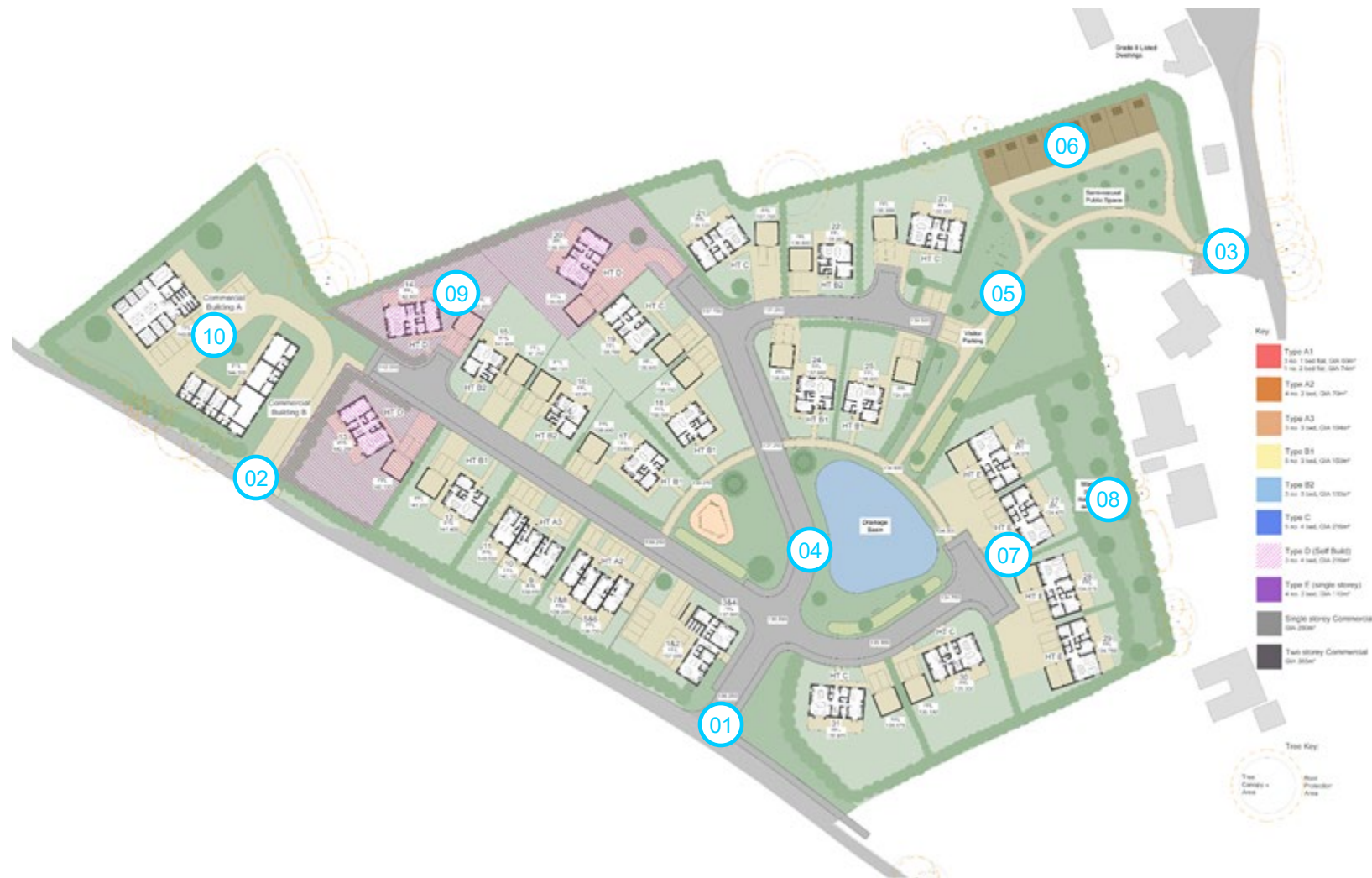


Fig 13: Site Layout (Source: Orme)

5 - PROPOSED SCHEME

5.4 – Scale – Residential

Example elevations of some proposed house types showing proportioned facades with the principle of reserved domestic opening sizes on the front façade with larger windows and bifold doors on rear facades.

Dwellings are two storey except for the four dwellings on the eastern boundary. The proportion is relative to neighbouring buildings with other house types being similar to existing dwellings found within Charlton Horethorne.



Fig 14: Relative scale of some of the house types (Source: Orme)

5 - PROPOSED SCHEME

5.5 – Scale – Commercial

Example elevations of the commercial buildings situated in the north-western corner of the site are shown with the single storey building closest to the dwellings with the two-storey building rising away from the residential.

While larger in terms of floor plate and internal areas, the height is relative to the residential dwellings as to still feel as one development.



Fig 15: Relative scale of the commercial buildings (Source: Orme)

5 - PROPOSED SCHEME

5.6 – Landscape Strategy

Refer to the landscape strategy drawings by Greenhalgh for full details of landscaping and boundary treatments for the development. The general principles are listed below.

Trees

- 01 Infrastructure trees around green and commercial area
- 02 Wetland tree species to SuDS
- 03 Woodland trees
- 04 Fruit trees

Play

- 05 Local play area
- 06 Informal trim trail

Boundaries

- Existing hedgerow around the perimeter, restocked as necessary
- Predominately hedgerow, mixed and in combination with estate railing and close board timber fencing used between dwellings
- Cotswold dry stone garden wall around the green for front gardens

Planting

- Native and wildflower planting around public areas
- On plot ornamental planting to front gardens
- Planting to swales and drainage basin



Fig 16: Landscaping Strategy (Source: Orme)

5 - PROPOSED SCHEME

5.7 Appearance – Residential

While there is a mix of house size and layout, general aesthetic principles have been designed to create a coherent design across the site. Local stone clads the principal façade of each dwelling with sides and rear elevations finished in render, except for single storey dwellings that mix waney edge timber cladding with stone to offer contrast.

Gable pitch roofs are used across all house types with a predominate use of clay tiles, with some house types swapping to slate for a mixed material palette. Chimneys top the roofs, either functional or as a tool to break the roof line of development. Photovoltaics are positioned on south facing roofs of dwellings and garages.

Smaller proportioned fenestrations and openings are formed on the front façade as a nod to local precedent with larger openings on the rear. Timber porches feature on the front of most dwellings and add to the traditional domestic vernacular.

Each dwelling will include on plot bin stores located for easy access and bin movability for collection.



Fig 17: Residential Materiality (Source: Orme & Others)

5 - PROPOSED SCHEME

5.7 Appearance – Residential

Visualisations of the proposed development with materiality and context can be viewed on the following pages.



Fig 18: Key of visuals positions (Source: Orme)



Fig 19: Visual 1: View looking west across the green from south-east corner (Source: Orme)



Fig 20: Visual 2: View looking north across the green from entrance road (Source: Orme)



Fig 21: Visual 3: View looking east across the green from affordable housing (Source: Orme)

5 - PROPOSED SCHEME

5.8 Appearance – Commercial

Building A is a two-storey building, agriculturally inspired by a Dutch barn with catslide. The sloping roof faces the courtyard forming for a small-scale entrance that responds to building B. This allows the orientation of the main roof to the south which could benefit from photovoltaics. The main commercial spaces on ground and first floor have views to the north and west thus not overlooking the residential development.

Clad in a dark metal finish it offers contrast to the residential area while drawing inspiration from agricultural barns. This building lends itself to either sole occupancy or a flexible workspace for smaller businesses that offer common/shared facilities to the businesses and local community.

Building B is a single storey L shape traditional stable barn style building with clay tile roof and local stone walls around the rear and sides, a more open glazed elevation is mixed with timber cladding around the courtyard space indicating the entrance and offering privacy from the outside. The materiality helps to connect to residential development while staying low in scale. The shape and form lends itself to subdivision into separate units used as small studio / commercial spaces.

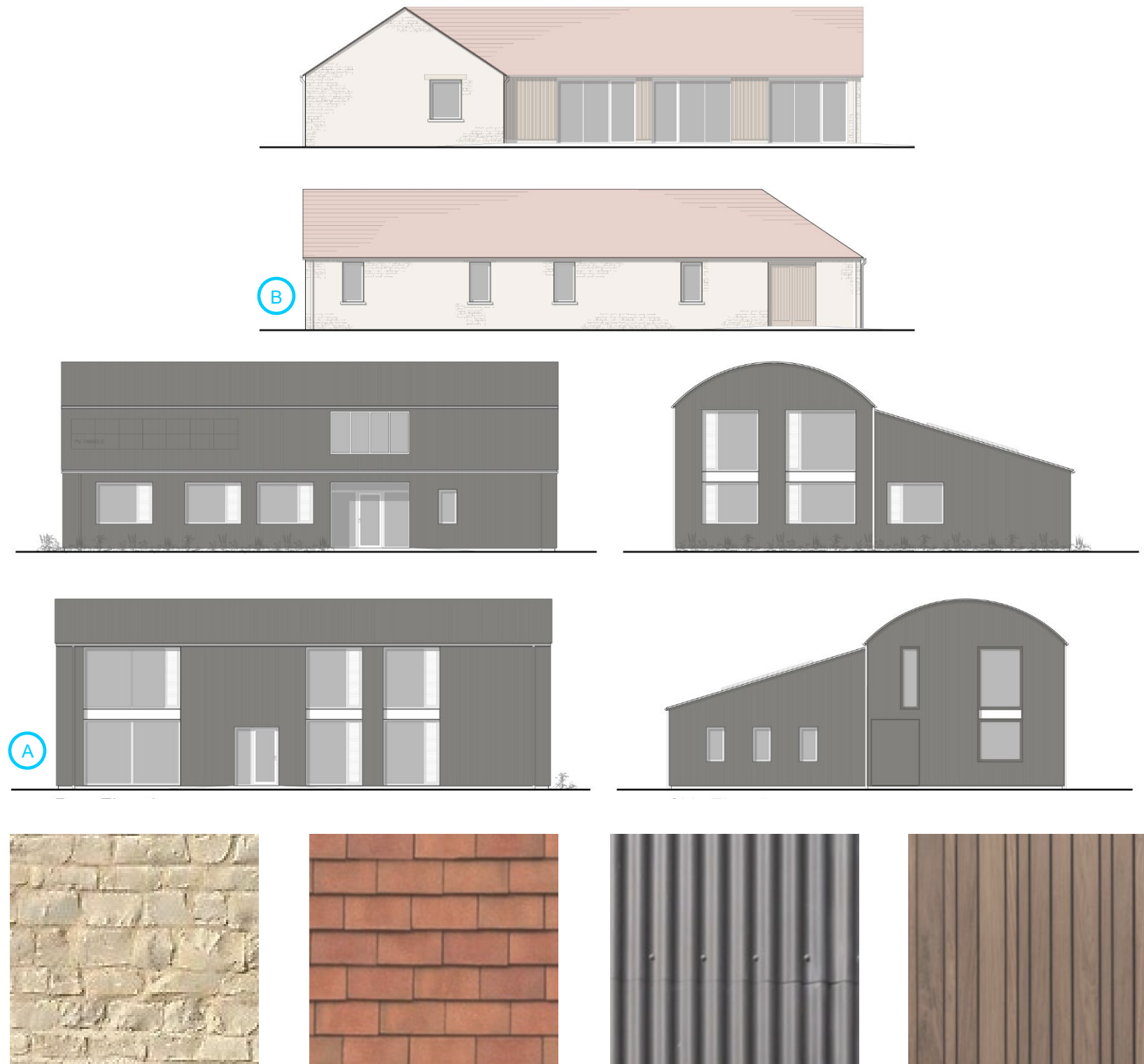


Fig 22: Commercial Materiality (Source: Orme & Others)

6 - SUSTAINABILITY

6.1 Energy Conscious Dwellings

Refer to the Energy and Sustainability Strategy Report, by Grassroots Planning which has been submitted as a part of this application, for full details.

The key principles and policies that have been addressed are;

- Policy EQ1 – Addressing Climate Change in South Somerset
- Policy EQ2 – general Development
- Policy EQ4 – Biodiversity
- Policy EQ5 – Green Infrastructure
- Policy TA1 – Low Carbon Travel

The development will look to provide thermally efficient buildings by using good and tested materials and construction methods that can provide healthy habitable conditions for the occupier. The use of renewable technologies on site to reduce energy requirements needed from the national grid. The proposal looks to include solar photovoltaics on south facing roofs, as well as providing an air source heat pump to each plot to provide low carbon heating and hot water. Other principles to help achieve a sustainable site are;

- Minimising materials
- Using materials with low embodied carbon content
- Utilising recycled products when possible
- Reducing energy and water during construction
- Reducing water and recycling
- Enabling low energy and heater demand once the building is in use

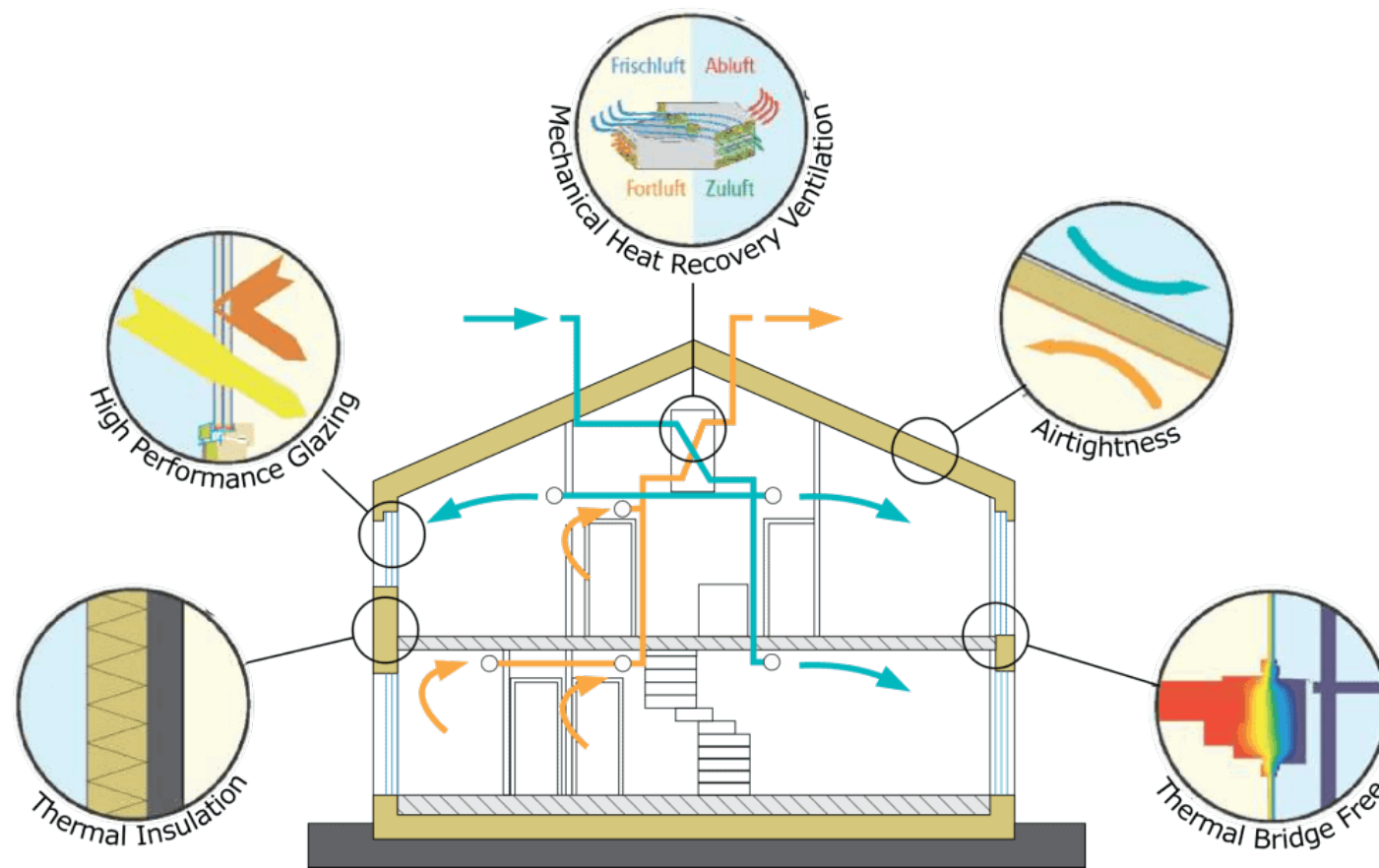


Fig 23: Diagram of thermal and build principles (Source: Others)

7 - HIGHWAYS

7.1 Site Access

Refer to the Transport Assessment and Travel Plan, by Key Transport Consultants which has been submitted as a part of this application, for full details.

A traffic survey was undertaken on Harvest Lane to record vehicle speeds and flows. The vehicle speeds were used to set out the visibility splays at the access. In addition, the road is proposed to be widened along the site frontage east of the access to allow two cars to pass.

A new pedestrian footway is included along the site frontage east of the access to provide an alternative route for pedestrians choosing to use Harvest Lane, instead of North Road. An additional passing place further north on Harvest lane would be provided on land controlled by Hopkins Estates.

Based on reliable national statistics for similar rural areas the proposals would generate 12 vehicle trips in the morning peak hour (8am-9am) and 13 in the evening (5pm-6pm) – this is an additional car movement every 5 minutes in these peak times, which is a very low change that the roads can safely accommodate.

All roads on the proposed development would be constructed to the requirement and approval of Somerset Highways to enable adoption. A turning head is provided where each of the new roads terminates.

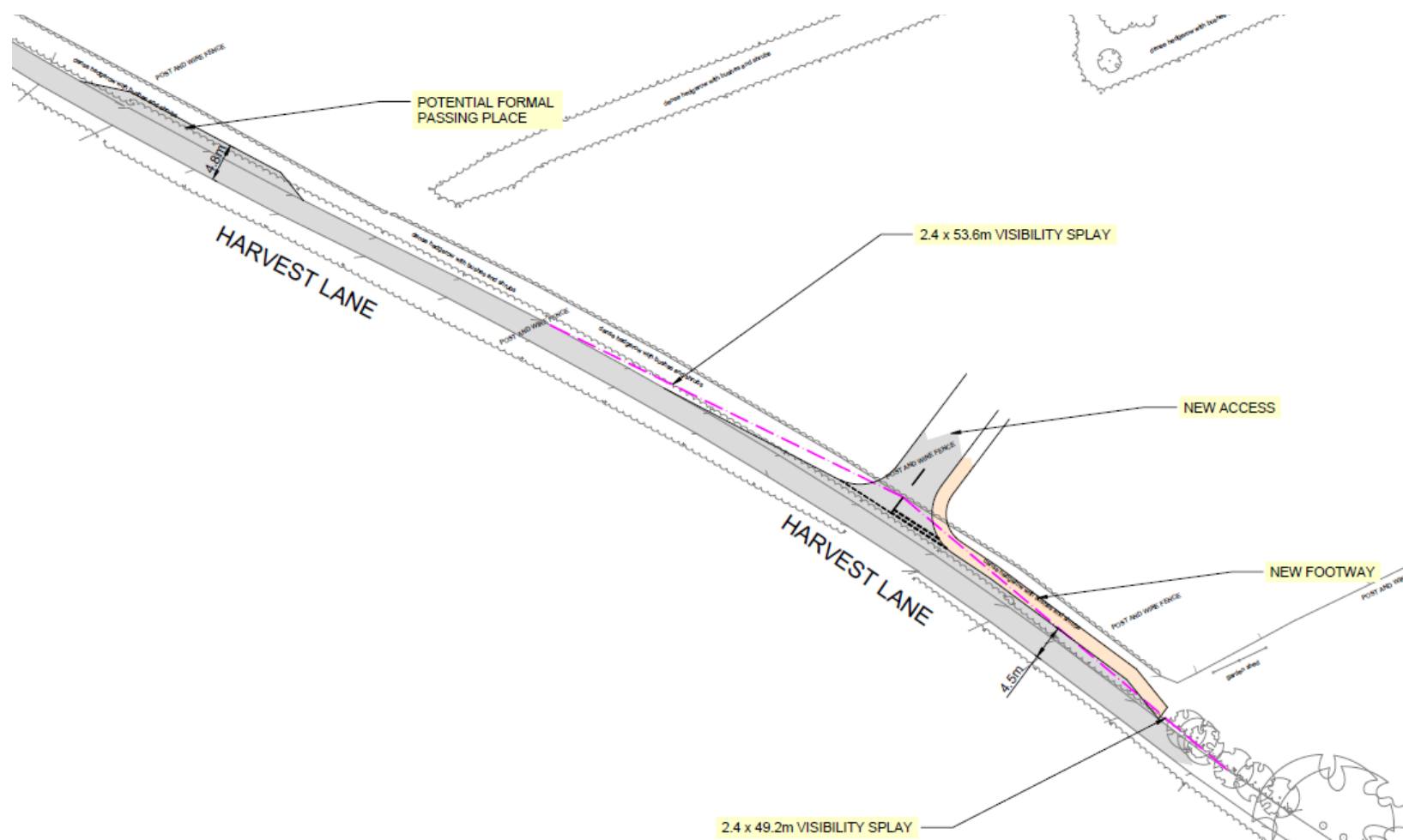


Fig 24: Site access drawing (Source: Key Transport Consultants)

8 - DRAINAGE

8.1 Drainage

Refer to the Flooding and Drainage Strategy, by Vectos which has been submitted as a part of this application, for full details.

A sustainable drainage system has been designed to work with the proposed development and topography which will help with surface water drainage. Each building will have their own soakaway. Most of the central green will act as a large drainage basin (01) which will be fed by swales (02) by the road, helping to remove surface water. The surface water will then drain through another swale (03) downhill towards a large soakaway (04).

All buildings will be connected via new foul sewer drainage to the existing foul sewer network that runs along North Road (05)

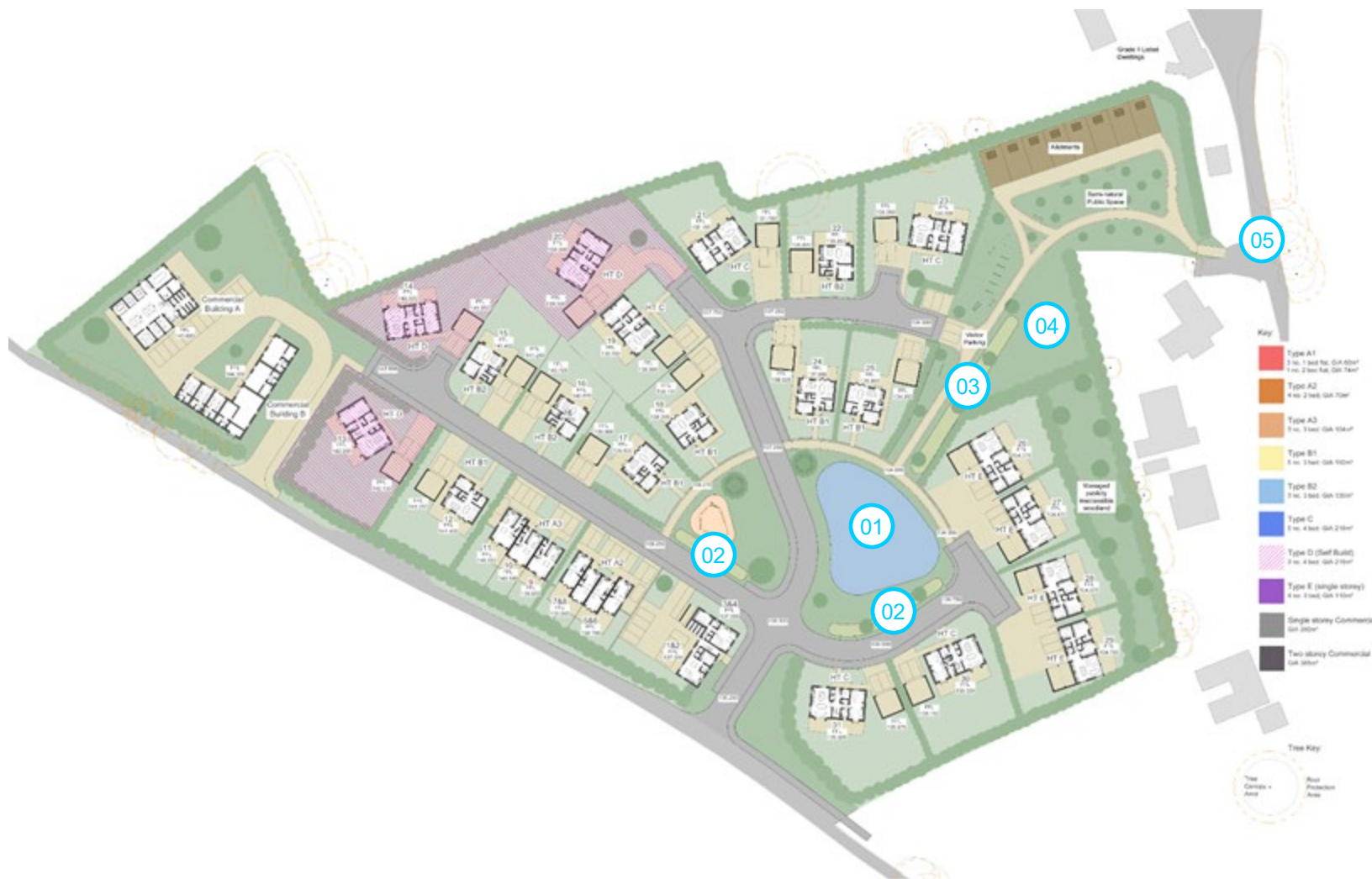


Fig 25: Drainage principles (Source: Orme)

9 - ARBORICULTURAL

9.1 Arboricultural

Refer to the Arboricultural Impact Assessment and Tree Protection Plan, by Bosky Tress Arboricultural Consultancy which has been submitted as a part of this application, for full details.

Survey of the existing trees and hedgerow was undertaken recording the current condition and recommended management if any. The recommendation was for some hedgerow and minor tree removal either as they provided little aesthetical benefit or was in aid of creating the new required access and visibility splays. Most trees required no action at present to keep the trees and much of the existing hedgerow in its current condition. To aid in protecting the trees during the construction phase a tree protection fencing schedule has been proposed.

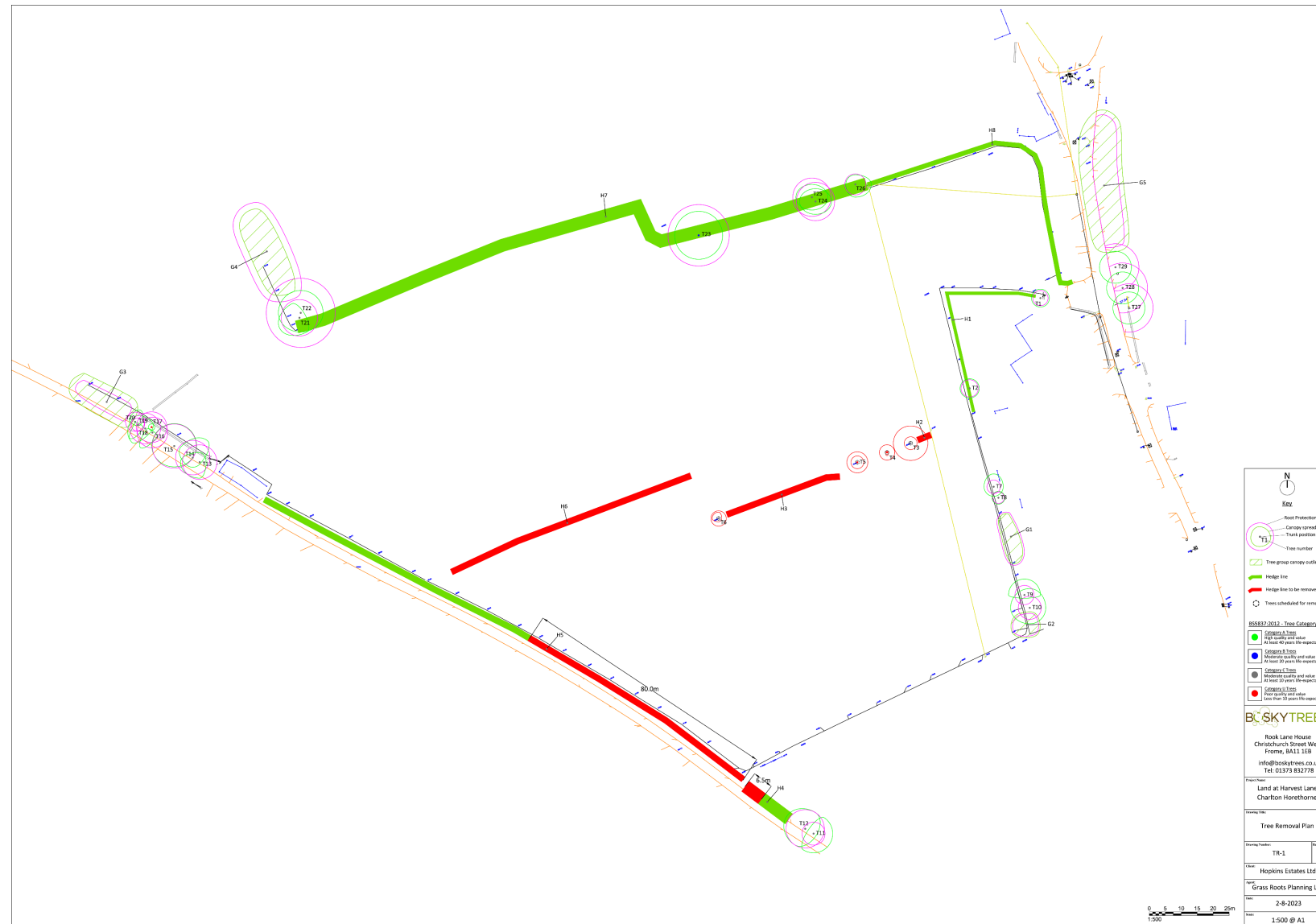


Fig 26: Tree and hedgerow retention and removal drawing (Source: Bosky Trees)

10 – ECOLOGY & BNG

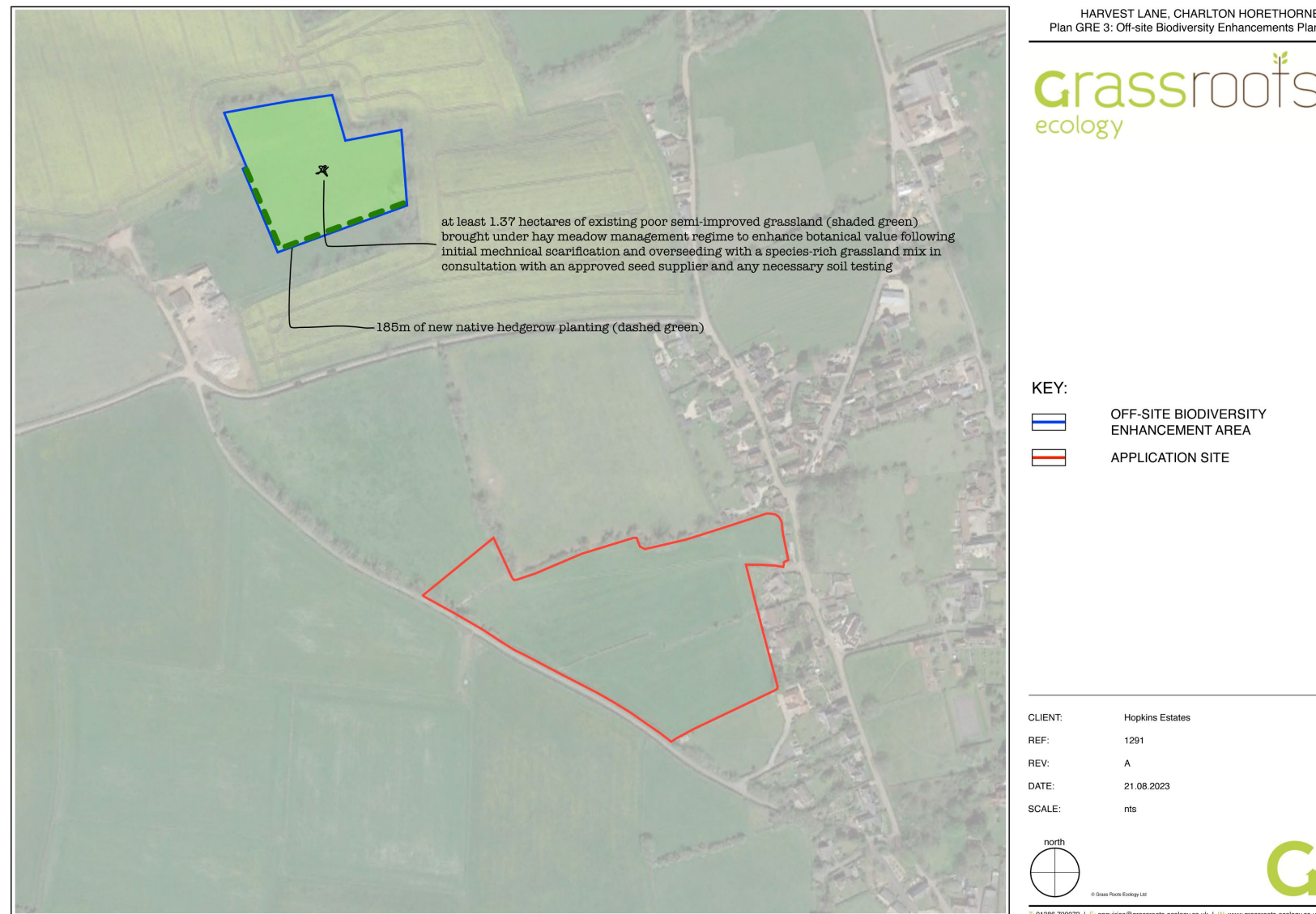
10.1 Ecology & Biodiversity Net Gain

Refer to the Ecological Impact Assessment and Off-Site Biodiversity Enhancements Plan, by Grassroots Ecology which has been submitted as a part of this application, for full details.

An extended habitat survey have been conducted on the site to help identify any habitat areas of greater potential and further species-specific survey work that may be required to inform the proposal, to ensure all ecological constraints and impacts could be fully understood. In particular for protected species of bats, badgers, reptiles, dormice, birds and Great Crested Newts. Much of the site and the off-site biodiversity enhancement area were surveyed to offer low value habitats.

An off-site biodiversity enhancement area of at least 1.37ha of poor semi-improved grassland, approximately 350m northwest of the development, brought under hay meadow management regime to enhance botanical value, following scarification and overseeding with a species rich grassland mix. Along with 185m new native hedgerow planting. This will help achieve an overall 10% net gain in line with forthcoming governmental targets and would be secured through implementation of a Landscape Ecological Management Plan (LEMP).

There are also considerations for the potential impacts on the nearby located The Cleeve Local Wildlife Site and how these can be mitigated during the construction phase and post site development to ensure the site is not harmed by the development.



10 - NATIONAL DESIGN GUIDE COMPLIANCE

10.1 NDG Compliance Statement

The National Design Guide sets out a blueprint for how local authorities can achieve quality and great design – below is a description of how the proposals respond to the ten design characteristics in the guide.

Context

The proposals are highly integrated within the immediate and local context – local stone will be used for the majority of the dwellings – the type of local stone that was quarried nearby and will therefore match a large number of local buildings. The building forms are traditional and varied in size and layout, thereby avoiding a mono-cultural development.

Identity

The proposed dwellings and the landscape they inhabit will have a strong character, rooted in local context and how we live today and in the future. The material palette of both the dwellings and commercial spaces, together with the low density of development will ensure proposal is visually attractive.

Built Form

The proposal will have good pedestrian and cycle links with the wider village, good access to local public transport, services and amenities, creating easily navigable areas with memorable features creating a sense of place.

Movement

Pedestrian & bicycle links from Harvest Lane through to North Road. Vehicle parking has been carefully considered to avoid the blight of on-street parking clogging developments.

Nature

Landscape proposals have been carefully considered to allow biodiversity with wildflower planting to flourish and enhance quality of place and life. Green open spaces and foot-ways are provided to ensure existing hedgerows are maintained and connected to the local ecological network.

Public Spaces

The public footpath link is the main feature that connects the development with village amenities and the wider network of footpaths. New public amenity spaces have been key to the development with green spaces and play areas created.

Uses

The proposed dwellings and wider village facilities will ensure people have space to live, work and play. Local services and facilities will support daily life, and the mix of housing tenures and types will suit people at all stages of life. The commercial space offers employment opportunities.

Homes and Buildings

The proposals are functional, accessible and sustainable. They provide good quality internal and external environments, promoting health and well-being, and relate well to the external spaces around them.

Resources

Local materials will be used wherever possible to minimise the impact on the environment, including local quarried stone. Houses will be built to high energy efficiency levels to reduce energy wastage. Renewable technologies are proposed for the site to further reduce incoming energy demand.

Lifespan

Proposals for the housing will be able to adapt to changing needs and evolving technologies, able to be well-managed and maintained by their users. The commercial space can provide multiple business/commercial opportunities for the village and local populace, for now and in future.

12 - Conclusion

12.1 Conclusion

The form, scale and materiality of the proposals are appropriate for the local context and provides much-needed housing, affordable housing, as well as commercial space opportunities for Charlton Horethorne, all within walking distance of the village's amenities. Further benefits include the open space, play space and provision of allotments.

The established hedgerows and trees around the perimeter of the site will be maintained and restocked as necessary, only removed to create the new access points into the development, with many more hedgerows and wildflowers planted on the site than are currently provided.

The sustainable approach to surface water management will ensure a light touch on the land, creating an exemplary scheme, whilst not increasing the risk of flooding in the area.

The proposed houses will be designed with sustainability in mind taking a fabric first approach to minimise the impact of the development on the environment and keep running costs low.

The treatment of the layout ensure that the buildings pose low visual impact on the surrounding areas with suitable screening opportunities and low density of dwellings, corresponding with the existing village. We believe the proposals align with planning policy and should therefore be approved.