

**Land at Newark Road, Sutton-in-Ashfield.  
Design and Access Statement.**

On behalf of Hallam Land Management  
EMS.2254\_202 | August 2022

Design.





Prepared by Pegasus Group on behalf of **Hallam Land Management**  
Date: **August 2022** | Contact: **JF**  
Document reference: **EMS.2254\_202**



Pegasus Group  
4 The Courtyard  
Church Street  
Lockington  
Derbyshire  
DE74 2SL

[www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)  
01509 670806



Hallam Land Management  
Banner Cross Hall  
Ecclesall Road South  
Sheffield  
South Yorkshire  
S11 9PD

[www.hallamland.co.uk](http://www.hallamland.co.uk)  
01142 555444

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# 1 Introduction.

This Design and Access Statement (DAS) has been prepared on behalf of Hallam Land Management to accompany an outline planning application for residential development on land south of Newark Road, Sutton in Ashfield.

The application seeks outline permission with all matters reserved except for access for a residential development up to 300 dwellings, open space, drainage and green infrastructure.

This DAS has been produced following dialogue with consultees on a previous undetermined application for this residential scheme submitted in October 2017 (V/2017/O565).

This application is supported by the following reports:

- Design and Access Statement by Pegasus Group;
- Planning Statement by Pegasus Group;
- Consultation Statement by Pegasus Group;
- Landscape and Visual Impact Assessment by Pegasus Group;
- Transport Assessment by ADC Infrastructure;
- Travel Plan by ADC Infrastructure;
- Ecological Impact Appraisal by RammSanderson;
- Air Quality Assessment by Wardell Armstrong;
- Phase 1 Geo-environmental Desk Study by Rodgers Leask;
- Flood Risk Assessment and Outline Drainage Strategy by Rodgers Leask;
- Noise Assessment by Wardell Armstrong;
- Agricultural Land Quality Assessment by Land Research Associates;
- Preliminary Utilities Assessment by Rodgers Leask;
- Archaeological Desk Based Assessment by Pegasus Group;
- Geophysical Survey Report by WYAS Report;
- Arboricultural Assessment by Wardell Armstrong; and
- Lighting Assessment by DPA Lighting (Peer Reviewed).

The purpose of this Design and Access Statement is:

“...to explain how the proposed development is a suitable response to The Site and its setting, and demonstrate that it can be adequately accessed by prospective users.” (para. 029, PPG, Reference ID: 14-029-20140306)

This document achieves this within the following sections:

## 1. INTRODUCTION

Outlines the purpose of this document.

## 2. PLANNING POLICY

Presentation of the key Planning Policy requirements, derived from a combination of Local Authority and National Government Policy.

## 3. CONTEXT

Review of The Site and its context with consideration of the technical consultants reports to identify The Site's opportunities and influences.

## 4. DESIGN PROPOSALS

Presentation of the key design proposals including the Uses, Movement, Built Form, Homes & Buildings, Identity, Nature, Public Spaces, Resources, and Lifespan.

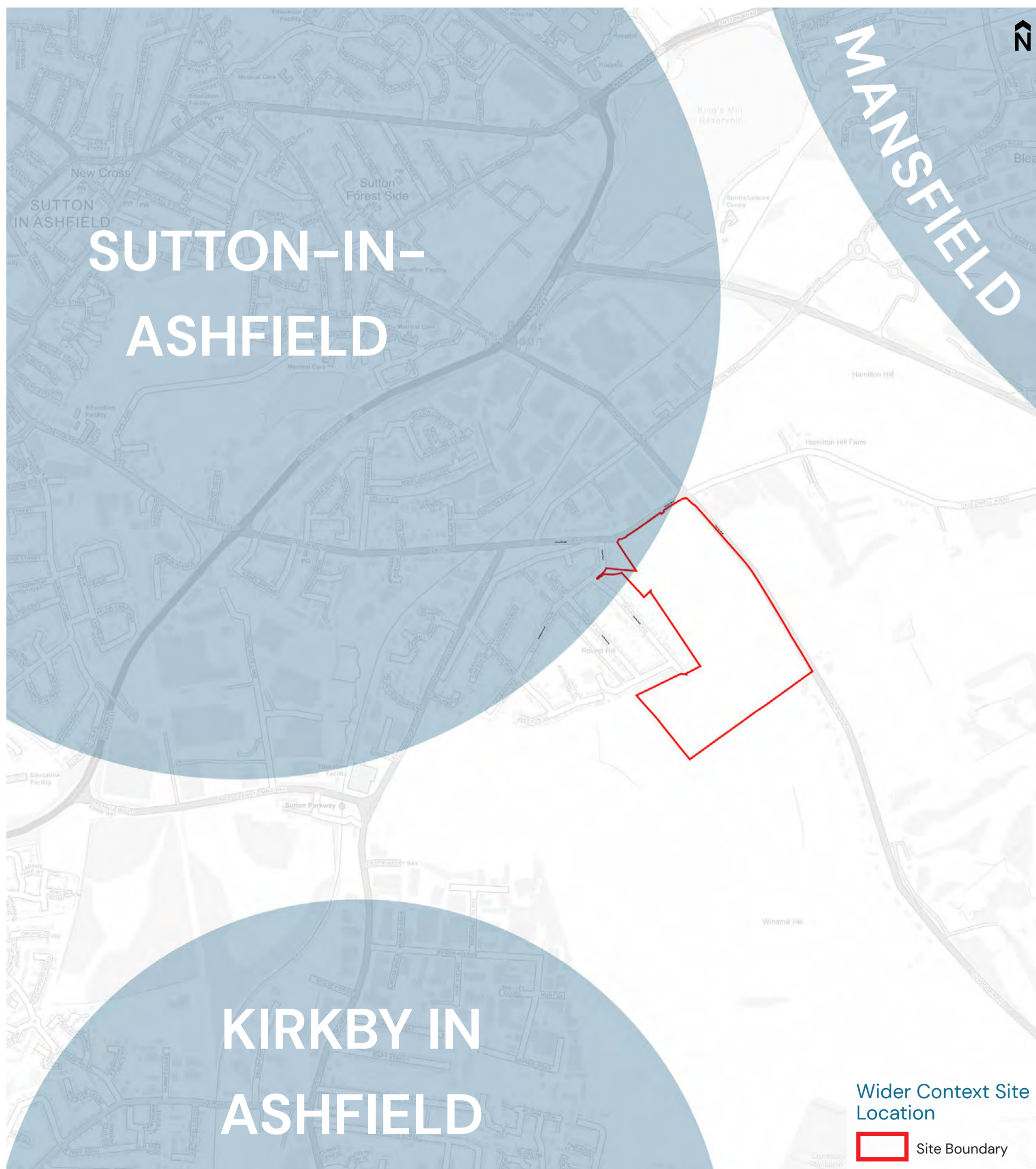
## 5. SUMMARY

Summary of the proposed design.

## 1.1 THE SITE.

The Site is located on the south eastern edge of the settlement of Sutton in Ashfield. The town is located approximately 6km west of Mansfield and 20km north of Nottingham.

The Site is bound on the northern edge by Newark Road (B6022) and on the eastern boundary by Coxmoor Road (B6139). To the west of The Site is an existing residential development served from Searby Road and to the south of The Site are agricultural fields.







View from Searby Road looking north-east



View from public footpath looking east

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# 2 Planning Policy.

- 2.1 NATIONAL PLANNING POLICY FRAMEWORK
- 2.2 PLANNING PRACTICE GUIDANCE
- 2.3 NATIONAL DESIGN GUIDE
- 2.4 LOCAL PLANNING & DESIGN GUIDANCE



The development proposals will be formulated with due regard to the policies that make up the statutory Local Development Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (July 2021), National Design Guide (published in 2019 and updated in January 2021) and the National Model Design Code (January 2021).

## 2.1 NATIONAL PLANNING POLICY FRAMEWORK

Government guidance in the form of the National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. The NPPF states at paragraph 8 that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development.

The three key objectives are:

- A social objective;
- An economic objective; and
- An environmental objective.

There is a presumption in favour of sustainable development, as set out at paragraph 11. Section 9: Promoting Sustainable Transport (para. 104) of the NPPF points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals, and the role that design can play to ensure that development maximizes opportunities for sustainable transport options.

**"...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places." (para. 104(e) NPPF 2021)**

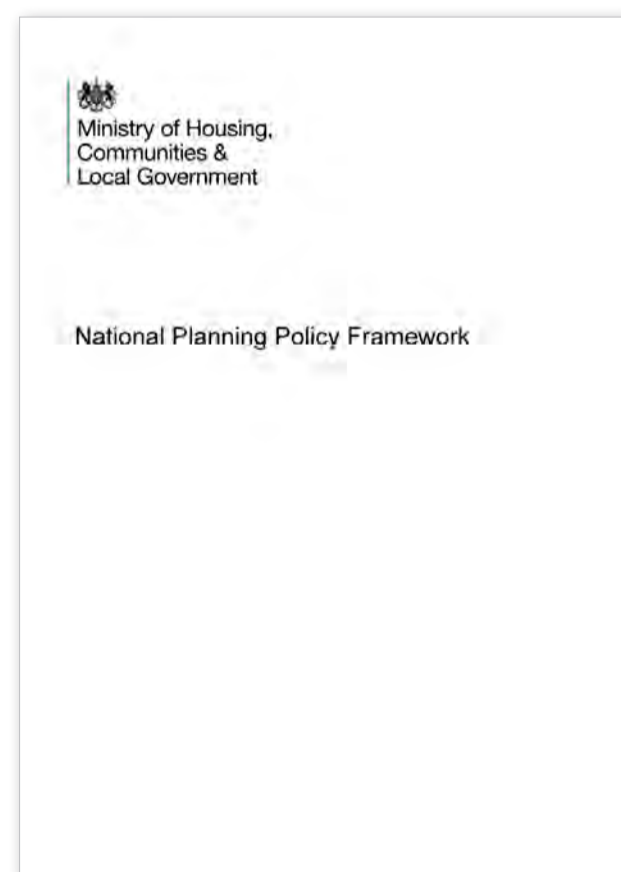
The Government also continues to place a high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, providing detailed advice at Section 12: Achieving Well-Designed Places. The contribution that good design makes to sustainable development is set out in paragraph 126, as follows:

**"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities..." (para. 126, NPPF 2021)**

Furthermore, a new test is being introduced in the latest edition of the NPPF, to ensure that developments are well-designed, placing an emphasis on fostering of "beautiful" places among the overarching objectives of the planning system. In paragraph 134, the NPPF states that:

**"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes". (para. 134, NPPF 2021)**

The NPPF is also clear at paragraphs 127 and 128 that Development Plans should set out a clear design vision to provide certainty to applicants, and that design policies should be prepared in conjunction with local communities to reflect local aspirations.



National Planning Policy Framework,  
July 2021

## 2.1 NATIONAL PLANNING POLICY FRAMEWORK (CTD)

Paragraph 130 of the NPPF states that with regard to design planning policy and decision making 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 the 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."

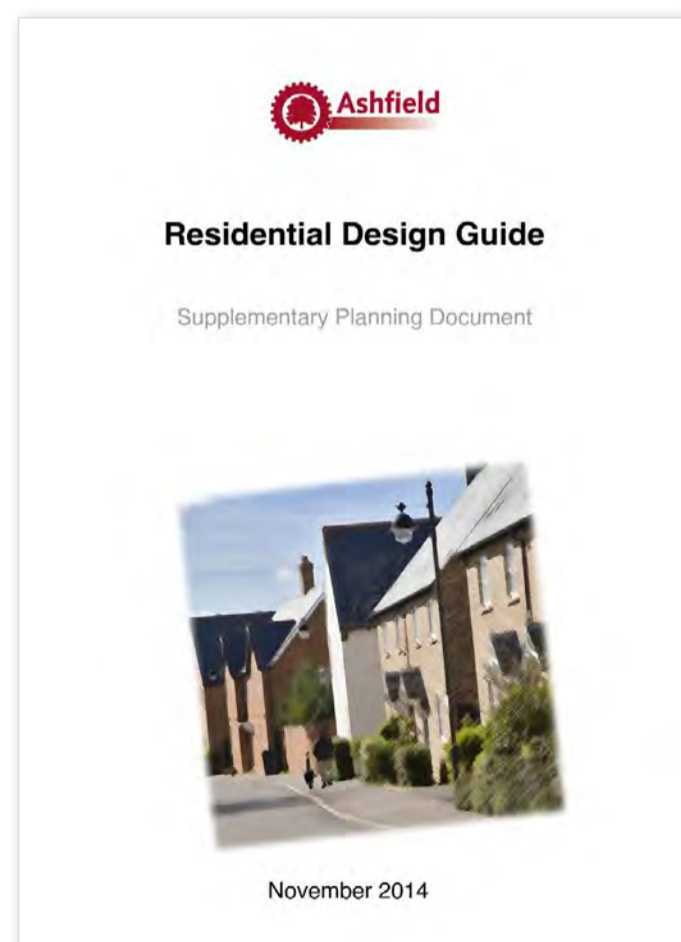
## 2.2 PLANNING PRACTICE GUIDANCE

The NPPF is accompanied by the online Government resource Planning Practice Guidance (PPG). The 'Design: Process and Tools' PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality; and
- Effective community engagement on design.

Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well-designed places and the role that early engagement can play in this.

**"Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage" (para. 001, PPG, ID: 26-001-20191001, October 2019)**



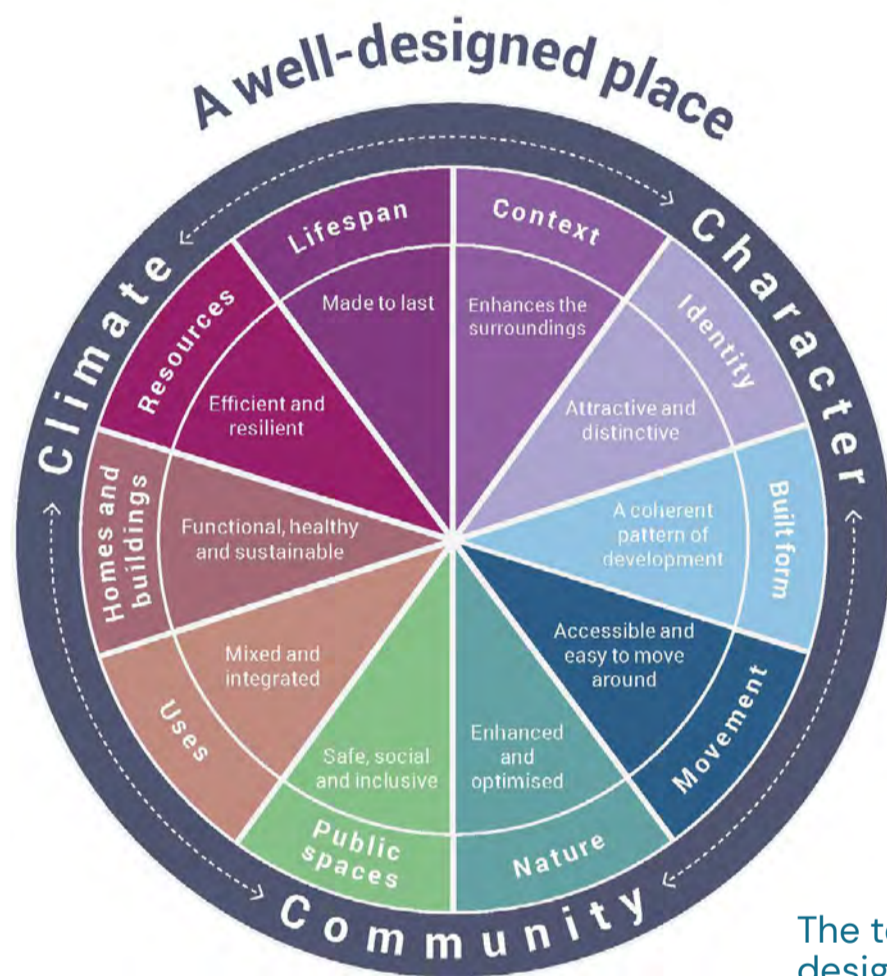
Ashfield Residential Design Guide,  
November 2014



## 2.3 NATIONAL DESIGN GUIDE

The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in September 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places:

**“In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.” (para. 13, NDG 2021)**



The ten characteristics of a well-designed place (NDG, 2021)

The NDG outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character;
- To help to nurture and sustain a sense of community; and
- To positively address environmental issues affecting climate.

Whilst the NPPF, PPG and NDG are the primary points of reference, there are other well-regarded design guidance documents that are still relevant to creating good design including:

- Manual for Streets 1 & 2 (Department of Transport/ Department for Communities and Local Government, 2007/2010); and
- Building for a Healthy Life (Homes England, June 2020) is the latest edition, and new name for Building for Life 12 (BfL12) written in partnership with NHS England, NHS Improvement and MHCLG.

## 2.4 LOCAL PLANNING & DESIGN GUIDANCE

### 2.4.1 The Saved Policies of the Ashfield District Local Plan Review (2002)

Policy ST1 sets out that development will be permitted where it will not conflict with other Policies in the Local Plan, and it will not adversely affect the character, quality, amenity or safety of the environment.

Policy ST2 advises that development will be concentrated within the main urban areas of Hucknall, Kirkby-in-Ashfield and Sutton-in-Ashfield.

Policy HG3 sets out acceptable densities for new developments based on site location and distance from district centres, Robin Hood Line Stations or Nottingham Express Transit Rail stops with minimum density requirements of 40 dwellings per hectare within 400 metres, 34 dwellings per hectare within 1km and 30 dwellings per hectare elsewhere..

Policy HG4 sets out the Council's requirement for affordable housing. The target for the rest of the District (outside of Hucknall) is 6%.

Policy HG5 sets out that residential development will be permitted where schemes fulfil a number of design criteria. It specifies that for sites of 2 hectares and above, a minimum of 10% of the gross site area should be provided as open space.

Policy HG6 deals with the provision of public open space within new residential developments.

### 2.4.2 Ashfield Residential Design Supplementary Planning Document 2014

This Supplementary Planning Document (SPD) has been prepared by Ashfield District Council to help ensure high quality residential developments are achieved in the District. The SPD sets out how the Council expects the location, form and type of residential development in Ashfield will be considered through the design process.

# 3 Context.

- 3.1 SITE CONTEXT
- 3.2 LANDSCAPE CONTEXT
- 3.3 TRANSPORT
- 3.4 DRAINAGE
- 3.5 GROUND CONDITIONS
- 3.6 ECOLOGY
- 3.7 NOISE & AIR QUALITY
- 3.8 OPPORTUNITIES & INFLUENCES

## 3.1 CONTEXT













### 3.1.1 Land Use Context

Within 800m of The Site there is The Junction Pub and three units in a retail terrace currently occupied by a veterinary surgery, hairdressers and dog groomers. Directly to the north of The Site is a large industrial site with a variety of employment opportunities.

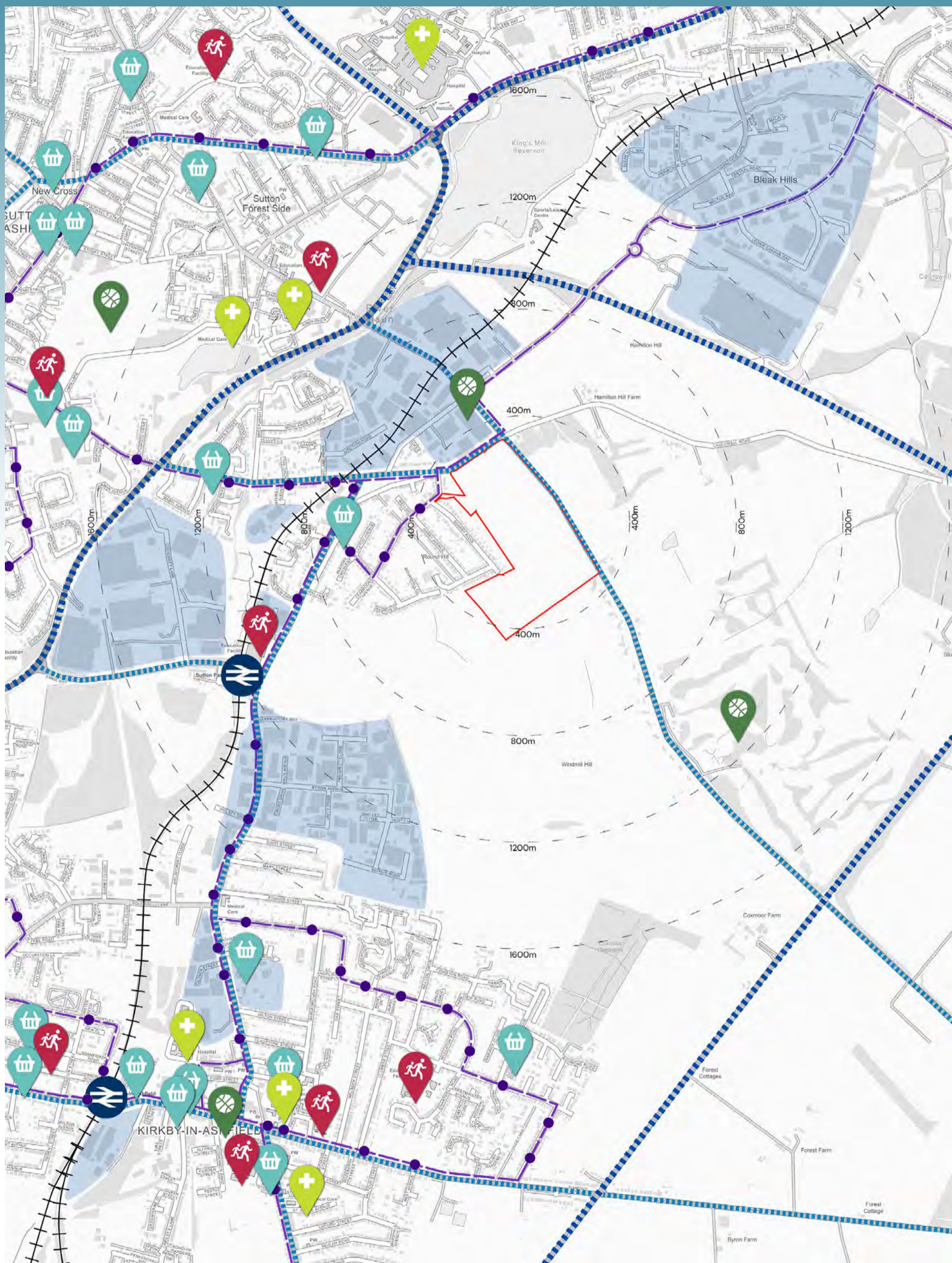
Primary Schools are located between 1 & 2 kilometres from The Site. Around 2km from The Site, the centre of Kirkby-in-Ashfield has a range of uses including medical (health centres), social (library, schools), sports (leisure centre and recreation grounds) and civic (shops and commercial uses)

Sutton-in-Ashfield is around 2.5km–3km from The Site and is a regional centre with a full range of local services and community facilities.

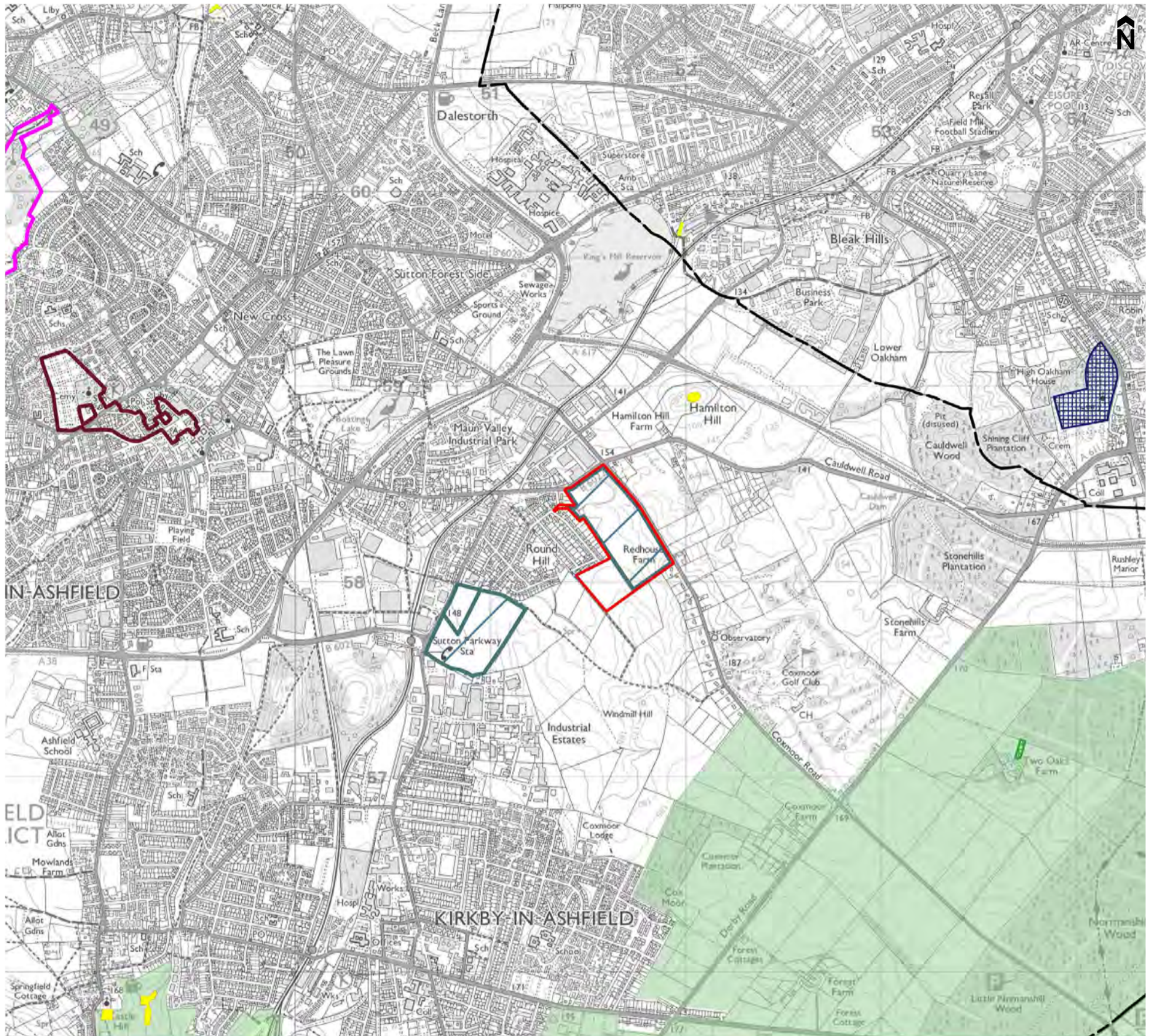
#### Local Facilities Plan

- |   |                 |   |                 |
|---|-----------------|---|-----------------|
|  | Site Boundary   |  | A Road          |
|  | Employment Area |  | B Road          |
|  | Education       |  | Bus Route       |
|  | Retail          |  | Bus Stop        |
|  | Healthcare      |  | Railway Station |
|  | Sports          |  | Railway Line    |










Site Location and Planning Designations

	Site boundary		Conservation Area boundary*		SHLAA sites*
	LPA boundary**		Country Park**	*Ashfield District Council Local Plan (November 2002)	
	Green Belt**		Historic Park and Garden**	**www.magic.gov.uk	
	Scheduled Monument**		Ancient Woodland**	13/06/2022	B Updated sheets to reflect new layout
				21/09/2017	A First issue
				DATE	NO REVISION NOTE

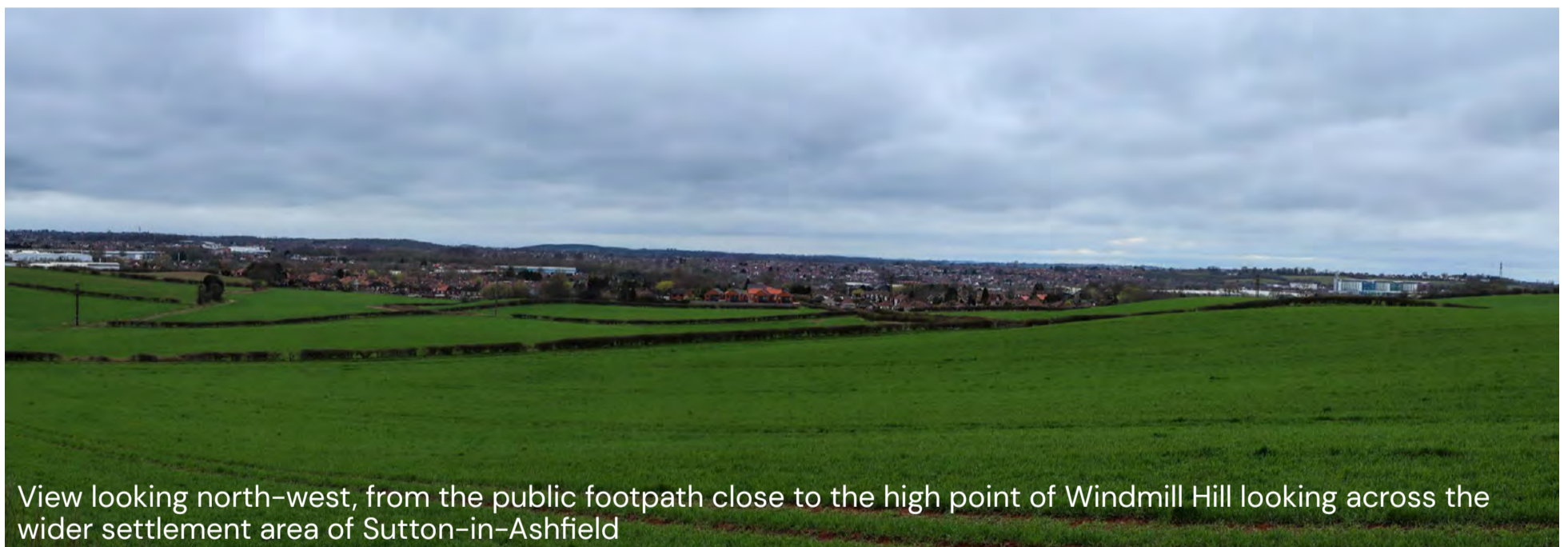


## 3.2 LANDSCAPE CONTEXT

The north-western part of The Site is a former quarry that has since been used for landfill and subsequently restored to agriculture. The current land use of the whole site is now arable.

The Site is generally enclosed by vegetation along its boundaries. The north-eastern and south-eastern boundaries are defined by mature hedgerow vegetation of varying quality; to the north a more substantial hedgerow and tree belt runs along Coxmoor Road which coincides with the localised ridgeline and further promotes containment of the landscape to the south of this road; to the south the hedgerow is a well-managed, native field boundary hedgerow. The northern extent of the western boundary is defined by the vegetation and mixed fence lines of properties on Searby Road. A native hedgerow divides the larger, eastern parcel from the western field, which itself is bound to the west by a further well-managed, native field boundary hedgerow.

The Site is not subject to specific statutory or non-statutory landscape related planning designations. The Site is covered by the Countryside designation within the adopted local plan. No other landscape related designations apply.



View looking north-west, from the public footpath close to the high point of Windmill Hill looking across the wider settlement area of Sutton-in-Ashfield



View looking north-west, from the public footpath back toward the settlement of Sutton-in-Ashfield

### 3.3 TRANSPORT

The Site is well-located for access to the local highway network in and around Sutton in Ashfield and Kirkby in Ashfield, and the wider highway network via the A38, A611, A617 and A60.

The nearest bus stops to The Site are on Sotheby Avenue and Kirkby Folly Road. These provide access to Trent Barton Service 3C, which runs between Nottingham and Mansfield every 30 minutes.

Bus service 3C also stops on Searby Road, at the Newark Road end and at the Railway Station which is within walking and cycling distance of the proposed site. The station provides regular services to Mansfield, Kirkby in Ashfield and Nottingham.

There is a network of good quality local footways including PROW FP82 connecting The Site to the key facilities within the pedestrian catchment area. There are no cycle routes in the vicinity of The Site, but there are various on-road and off-road cycle routes nearby.



Consolidated Transport Assessment – ADC Infrastructure (July 2022)

### 3.4 DRAINAGE

The application is accompanied by a Flood Risk Assessment and Outline Drainage Strategy by Rodgers Leask. The Flood Risk Assessment has reviewed all sources of flood risk to both the proposed development and the existing adjacent properties.

The proposed development lies within Flood Zone 1 and is at low risk of flooding. It is concluded that The Site and surrounding land would be at a low flood risk following redevelopment, mitigation measures are shown in the Design Proposals section.

### 3.5 GROUND CONDITIONS

A Ground Conditions Phase 1 Desk Study has been submitted in support of the application, which assesses potential environmental and ground related issues that may have implications for the proposed development.

Some 80% of The Site is undisturbed agricultural land. Within the north-east part of The Site is an area of landfill recorded as an Environment Agency historic landfill site. Two on-site intrusive investigations have been carried out, one by Scott Wilson in 1998 and a recent one by Rodgers Leask on behalf of Hallam Land Management in 2017. Both investigations have confirmed the waste materials are consistent with that expected of 'inert' construction wastes. Gas monitoring has been undertaken and all results suggest low concentrations and flows of ground gas consistent with that expected of inert waste, the risk from which could be mitigated by the adoption of simple gas protection measures into the design of new dwellings.



### 3.6 ECOLOGY

A Preliminary Ecological Appraisal was undertaken along with a data search with the local records centre. A Great Crested Newt Survey has also been undertaken.

Whilst The Site supports a variety of habitats, the majority is comprised of arable land with species-poor hedgerows. Small areas of scattered and dense scrub, coniferous plantation woodland, tall herb and fern and marshy grassland are also found within The Site, as well as ephemeral pools of water associated with one drainage ditch and the marshy grassland.

The habitats of higher ecological value include individual trees, hedgerows, areas of scrub, and the area of marshy grassland. Wherever possible, these habitats have been retained within the design proposals. No great crested newts were recorded over the course of the survey visits.

A wet ditch located on the north-western edge of The Site offers a potential newt habitat.



Ecological Impact Appraisal – RammSanderson (July 2022)



Phase 1 Habitat Plan  
[RSE\_6136\_F03 – Ecological Impact Assessment – RammSanderson]

**Key**

- Site Boundary
- A2.1 - Scrub - dense/continuous
- B5 - Marsh/marshy grassland
- B6 - Poor semi-improved grassland
- C1.1 - Bracken - continuous
- C3.1 - Other tall herb and fern - ruderal
- J1.1 - Cultivated/disturbed land - arable
- A3.3 - Mixed Parkland/scattered trees
- J2.1.2 - Intact hedge - species-poor
- J2.2.2 - Defunct hedge - species-poor
- Deciduous Tree with Bat Potential
- G2.1 - Running water
- Target Note
  - TN1 - Japanese knotweed
  - TN2 - Mammal hole
  - TN3 - Area of open bare ground potentially was sett here previous but nothing now

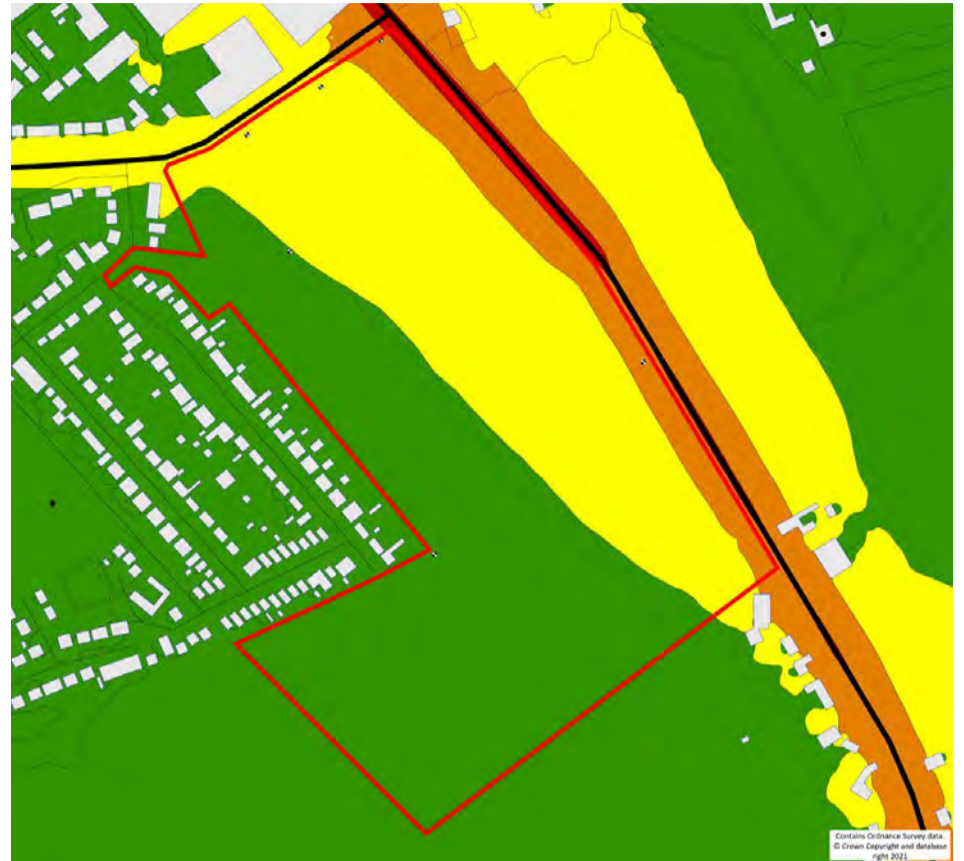


### 3.7 NOISE & AIR QUALITY

Noise and air quality assessments have been undertaken by Wardell Armstrong.

There are no noise sources within the vicinity of The Site that affect the noise environment with the exception of traffic noise. Some mitigation for traffic noise may be required for dwellings within the north eastern part of The Site (closest to Newark Road and Coxmoor Road), which will ensure the recommended daytime noise levels is achieved within gardens for these properties. The Ardagh Group Premises, a metal and plastic packaging production site is located 400m north of The Site boundary. The noise impact on The Site is low, so no mitigation is required.








The Site is not located within an air quality management area. The development has been assessed in relation to its effect upon local air quality and the effects are considered to be negligible and show that local air quality will be relatively unaffected and remain will within national standards.



Top: Night time maximum noise contours across the undeveloped site [Fig. 4 - Noise Assessment Report - Wardell Armstrong]

Bottom: Night time noise contours across the proposed site [Fig. 3 - Noise Assessment Report - Wardell Armstrong]



Key		Night time $L_{max}$ dB	
	Site Boundary		≤ 60.0
	Existing Buildings		60.0 - 70.0
	Road		70.0 - 80.0
			> 80.0

### 3.8 OPPORTUNITIES & INFLUENCES

The Masterplan has been prepared to respond positively to the The Site, its context and the identified opportunities and influences.














This includes the need to consider the influence of the sloping topography, access from Newark Road, adjoining residential properties, local concerns over surface water runoff and the former landfill area on part of The Site.

Consideration has also been given to delivery of high quality housing including affordable housing, create surface water attenuation features designed to alleviate current flooding problems and provide new areas of informal recreation and children’s play areas.





### Opportunities & Influences

 Site Boundary	 Potential Drainage Basins	 Potential Vehicular Access	 Views into The Site
 Existing Contours 1m increments	 Sensitive Boundary	 Potential Pedestrian Links	 Overhead Electrical Lines
 Direction of Landfall	 Public Right of Way	 Potential Play Space	 Existing Water Pipe including 6m offset
 Existing Vegetation & Trees			



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# 4 Design Proposals.

- 4.1 USES
- 4.2 MOVEMENT
- 4.3 BUILT FORM
- 4.4 HOMES & BUILDINGS
- 4.5 IDENTITY
- 4.6 PUBLIC SPACES
- 4.7 NATURE
- 4.8 RESOURCES
- 4.9 LIFESPAN



This chapter explains the principles that have been applied to aspects of the design. This includes:



USES



MOVEMENT



BUILT FORM



HOMES & BUILDINGS



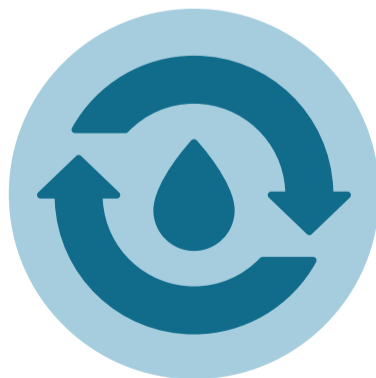
IDENTITY



PUBLIC SPACES



NATURE



RESOURCES



LIFESPAN





Superseded Illustrative Masterplan, ref: EMS.2544\_100B, submitted in October 2017


















- |   |   |                      |                                       |
|---|---|----------------------|---------------------------------------|
| Indicative Residential Area & Dwellings | Existing Vegetation & Root Protection Areas | Potential Play Space | Proposed Pedestrian Links             |
| Site Access                             | Proposed Vegetation                         | Public Rights of Way | Approximate Extent of Former Tip Site |
| Roads                                   | Surface Water Attenuation                   |                      |                                       |





Following consultation, the public open space has been consolidated in the centre of the development as advised. A Bus loop has been created and the Primary Street realigned to work with the contours creating development parcels that assist with future detailed application(s). A 10m landscape buffer is created adjacent to the public right of way, and a 20m landscape buffer created along the southern boundary.

### Revised Illustrative Masterplan

 Public Open Space Existing contours, 1m increments	 Shared Private Drives Illustrative location	 Drainage Areas	 Pedestrian Links
 Development Area 10.62Ha - Up to 300 dwellings	 Feature Road Infrastructure Potential road narrowing, etc	 Swales	 Public Right of Way
 Primary Street Illustrative location	 Existing Trees & Vegetation	 LEAP Play Space with 20m buffer	
 Secondary Street Illustrative location	 Proposed Buffer Planting	 Pedestrian Connectivity	
 Streets & Lanes Illustrative location	 Proposed Street Trees	 Potential Wildlife Pond	







## 4.1 USES

### 4.1.1 On-Site Uses

The proposed changes to the Illustrative Masterplan have resulted in amendments to the land uses across The Site. These changes are reflected on the adjacent plan.

The table below shows how The Site is being utilised for residential development, new public open spaces and associated infrastructure. The distribution of spaces is inclusive, with public open spaces in the centre of The Site and linked with pedestrian routes and green corridors. Creating pedestrian connections into the existing urban area creates pedestrian routes to local facilities, shops and public open spaces.

Future detailed application(s) are expected to demonstrate how they align with the National Design Guide advice. The three over-arching topics of the Uses section are;

U1) A mix of uses

- a mix of uses including local services and facilities to support daily life.

U2) A mix of home tenures, types and sizes

- an integrated mix of housing tenures and types to suit people at all stages of life.

U3) Socially inclusive

- well-integrated housing and other facilities that are designed to be tenure neutral and socially inclusive.

		AREA (HECTARES ROUNDED)	PERCENTAGE OF OVERALL
SITE BOUNDARY		21.46	
OPEN SPACE		10.18	47.5%
INCLUDES:	DRAINAGE	1.89	
	RETAINED TREES & HEDGEROWS	0.90	
	EQUIPPED PLAY	0.04	
ROAD INFRASTRUCTURE		0.64	3.0%
RESIDENTIAL		10.63	49.6%
<b>TOTAL</b>		<b>21.46</b>	<b>100%</b>

Based on EMS2254\_102F - Illustrative Masterplan (numbers rounded up to 2 decimal places)

### Land Use Plan









## 4.2 MOVEMENT

The adjacent plan shows a connected network of streets through the development including vehicular loops to reduce cul-de-sac development. Opportunities for feature areas along the route of the Primary Street are suggested on the illustrative plan with potential road narrowing, raised tables or surface material changes shown where there are key junctions or where streets cross public open space. The primary route is envisaged to be a tree-lined route, to create a legible hierarchy of streets, with a looped road providing the opportunity for bus penetration into The Site.











Pedestrian routes are shown around the edges of development parcels to create recreational walks for the new community as well as extended walks for residents in the existing urban area. Pedestrian routes also connect to the Central Green and Play Area in the centre of the development and create several connections on to the Public Right of Way on the south-western boundary. This connection creates a direct route to the existing John Whetton Park. Pedestrian connections are retained from The Site on to Searby Road in two locations ensuring pedestrian permeability between the existing development and the proposed scheme in the north-west and southern sections of The Site.

A consolidated Transport Assessment has been prepared by ADC Infrastructure, providing a detailed explanation of the additional information provided to the Highway Authority following the original undetermined planning application. The application is also supported by a up to date assessment and travel plan. The development would be accessed via a new traffic signal controlled T-junction on Newark Road. The Site is accessible by all modes of travel and is therefore well located for residential development. As part of the proposed development, and to encourage pedestrian travel, three pedestrian connections would be provided from The Site. These include a connection to the footways on Searby Road; a connection to the footway on Sotheby Avenue; and a new footway/cycleway on the southern side of Newark Road. A new traffic signal controlled pedestrian crossing would also be provided on Newark Road. This would benefit both existing and future residents.

Future detailed application(s) are expected to demonstrate how they align with the National Design Guide advice. The three over-arching topics of the Movement section are;

- M1) A connected network of routes for all modes of transport
- M2) Active travel
- M2) Well-considered parking, services and utility infrastructure for all users
  - is safe and accessible for all.
  - functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes.
  - limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality.
  - promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion.
  - incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity

### Movement Plan

 Improvements to Existing Road Infrastructure	 Shared Private Drives
 Traffic Calming/ Varied Road Treatment	 Pedestrian Routes
 Access Street	 Public Right of Way
 Primary Street	 Existing Bus Stops
 Streets & Lanes	 Pedestrian Connectivity









## 4.3 BUILT FORM

The Masterplan has been designed to assist with future detailed applications by creating a considered block structure for residential development. The street alignments and block structure are illustrative and may be amended at detailed design stage when detailed engineering work is undertaken.

The Masterplan works with The Site contours and aims to reduce the need for retaining structures that can create overly-engineered environments. The linear block structure creates medium range views of public open spaces ensuring that natural spaces are visible from all areas of the development.

The residential density is at an average of 30dph across the development. This density provides opportunities for a range of house types to be used to create a mixed community.

The average density is a reflection of the levels across The Site, ensuring that the lower density creates space for site levels to be mitigated. This may be done through stepped, longer rear gardens or accessible slopes between development areas and public open spaces. It is important that retaining structures do not dominate the public realm and that connectivity is not hampered by steep levels and this is reflected by the density of the development.

Future detailed application(s) are expected to demonstrate how they align with the National Design Guide advice. The three over-arching topics of the Built Form section are;

### B1) Compact form of development

- compact forms of development that are walkable, contributing positively to well-being and placemaking.
- accessible local public transport, services and facilities, to ensure sustainable development.







### B2) Appropriate building types and forms

- recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility.

### B3) Destinations

- memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.

### Built Form Plan

-  Key Frontage
-  Enclosed Rear Gardens
-  Block Structure  
c.30dph
-  Lower Density  
Development Edges
-  Views to Wider Landscape
-  Central Green









## 4.4 HOMES & BUILDINGS

There are opportunities for a range of dwellings heights across the development with the predominant building height being 2 storeys. The adjacent plan highlights where key buildings are located on the illustrative plan, these are often at the end of vistas, on key corners or adjacent to public open spaces.







Development corners should utilise corner turning dwelling typologies that have active frontages on to both the adjacent streets. These elements help buildings to activate public spaces preventing blank elevations or parking spaces being used on exposed edges.

The distribution of public open spaces and pedestrian connectivity means that public amenity spaces are close to individual dwellings and well connected to them.

Future detailed application(s) are expected to justify the use of specific house types on this site, ensuring that they are in-line with the National Design Guide advice. The three over-arching topics of the Homes and Buildings section are;

- H1) Healthy, comfortable and safe internal and external environment
  - provide good quality internal and external environments for their users, promoting health and well-being.
- H2) Well-related to external amenity and public spaces
  - relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion.
- H3) Attention to detail: storage, waste, servicing and utilities
  - resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

### Key Buildings & Frontages Plan

-  Built Form
-  Secure Rear Gardens
-  Dwelling Frontage
-  Corner Turning Dwellings
-  Dwellings Terminating Vistas
-  Internal Vistas









## 4.5 IDENTITY

The surrounding built form is made up of repetitive housing typologies along streets, a common occurrence in post-war developments. Adjacent to The Site this takes the form of semi-detached and detached dwellings with hipped roofs. These dwellings are all red brick which is the predominant brick colour in the local area. Buildings have accents of detail such as:

- bay windows
- tile hanging
- chimneys
- brick boundary treatments
- front gablettes
- hipped roofs

The revised Masterplan provides opportunities to create character through the way that buildings, streets and spaces, landscape and infrastructure combine together. Straight streets create opportunities for medium range vistas regularly connecting the built development with the surrounding public open spaces.








A hierarchy of streets as shown in the Movement section creates a variety of spaces, ranging from a wider, tree-lined Primary Street to shared private drives. This hierarchy could be enhanced by the use of materials with tarmacadam on heavily trafficked routes giving way to block paving on tertiary streets or shared private drives as used in contemporary developments close to The Site.

The Masterplan creates opportunities for character and identity to be created through the composition of street scenes and individual buildings. For example, either side of the Central Green, the use of repetitive house types in a symmetrical, consistent arrangement could create a more formal character, contrasted against larger dwellings on landscape edges to the southwest of the development. The character areas shown on the adjacent plan should translate into dwellings with similar design principles, ranging from but not limited to; consistency of housing typologies in the area, roofscape, scale and proportion, contemporary or traditional details, materials, hard and soft landscape choices and boundary treatments.

Future detailed application(s) are expected to demonstrate how identity is being created on this site, ensuring that it is in-line with the National Design Guide advice. The three over-arching topics of the Identity section are;

- 11) Respond to existing local character and identity
  - have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion.
- 12) Well-designed, high quality and attractive places and buildings
  - have a character that suits the context, its history, how we live today and how we are likely to live in the future.
- 13) Create character and identity
  - resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

### Character Areas Plan

-  Formal Landscape Edge
-  Informal Landscape Edge
-  Dwellings Overlooking Public Open Space
-  Site Frontage
-  Frontage onto Side Streets & Lanes
-  Central Green Frontage
-  Primary Street Frontage









## 4.6 PUBLIC SPACES

The revised Masterplan creates a series of public spaces for different users that are interconnected, serve different recreational functions for the new community, and have opportunities for a range of landscape treatments. Following consultation responses the public open space has been moved from The Site frontage and consolidated in the middle of the development area.

The public spaces are soft landscape areas such as the Central Green and the public open space adjacent to Coxmoor Road. These spaces are designed to play contrasting roles in community cohesion, with the Central Green having a play space whereas the other public open spaces are designed as recreational routes for walking, jogging, walking the dog, etc. As part of this strategy it is encouraged that benches and tables are inserted into these spaces to allow residents to dwell, providing surveillance as well as facilitating discussion between neighbours.

The Illustrative Masterplan ensures that active frontages engage with the public open spaces with natural surveillance being achieved with doors, windows, balconies and front gardens.





Surface water is proposed to be discharged via on-site storage and management, at a restricted discharge rate, which has been agreed with the Lead Local Flood Authority. The proposals for surface water attenuation will also address concerns raised by local residents about run-off from The Site affecting properties along Searby Road.

A robust drainage strategy has been proposed to deal with both foul and surface water which would be generated by the redeveloped site, with no surface water flooding occurring for storms up to and including the 1 in 100 year plus climate change storm event, as agreed with the County Council.

Future detailed application(s) are expected to demonstrate how public spaces are created on this site, ensuring that it is in-line with the National Design Guide advice. The three over-arching topics of the Public Spaces section are;

- P1) Create well-located, high quality and attractive public spaces
  - include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion.
- P2) Provide well-designed spaces that are safe
  - have a hierarchy of spaces that range from large and strategic to small and local spaces, including parks, squares, greens and pocket parks.
- P3) Make sure public spaces support social interaction
  - have public spaces that feel safe, secure and attractive for all to use.
  - have trees and other planting within public spaces for people to enjoy, whilst also providing shading, and air quality and climate change mitigation.

### Character Areas Plan

-  Drainage Corridor
-  Woodland Corridor
-  Key Landscape Spaces
-  Central Green









## 4.7 NATURE

The adjacent landscape plan how The Site provides a range of public open spaces and required infrastructure for the new community and the residential development.

This shows the development’s balanced approach to maximising development alongside a commitment to enhance natural elements. Existing trees and hedgerows are retained where possible, with the only removals required due to highways infrastructure.

It is envisaged that at a detailed design stage an expressive planting structure can be created that enhances the character and identity of the place and features such as coloured tree species and edible landscapes should be considered.

The Masterplan provides the opportunity for a potential wildlife pond should surveys identify the need for mitigation measures.

The design of the proposed development has been developed using an iterative approach, referencing the findings and inputs of the detailed landscape and visual impact assessment (LVIA). This process includes an analysis of The Site and its context, and identification of constraints and opportunities related to landscape and visual matters and, consequently, informs how the constraints and opportunities might serve to influence the development potential of The Site in respect of a Masterplan for the proposed development. In turn this has informed a strategy for landscape mitigation.

The overall strategy is to provide a strongly landscaped development edge along the Coxmoor Road with a structural corridor of green space extending from Coxmoor Road towards Searby Road. An area of children’s play space was originally proposed on the northern part of The Site in an area accessible to both existing residents on Sotheby Avenue and future residents. Following the response from the Council’s Landscape Officer and an on-site meeting, the Illustrative Masterplan has been amended to relocate the open space to the centre of The Site and provide some additional planting on The Site’s south-western boundary.



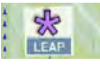





The provision of areas for storm water balancing along The Sites south-western boundary will ensure that the residential amenities of existing residents along Searby Road will be adequately safeguarded.

A Biodiversity Net Gain Assessment is also being prepared and will be submitted separately. Given the extent of open space and landscaping on The Site we are confident that a biodiversity net gain can be achieved.

Future detailed application(s) are expected to demonstrate how nature is respected and enhanced on this site, ensuring that it is in-line with the National Design Guide advice. The three over-arching topics of the Nature section are;

- N1) Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play
  - provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.
- N2) Improve and enhance water management
  - prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity.
- N3) Support rich and varied biodiversity
  - integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience.

### Open Space Typologies Plan

-  Attenuation Ponds & Swales
-  Existing Trees & Vegetation
-  Central Play Space
-  Wildflower & Species-Rich Grassland
-  Proposed Buffer Planting
-  Proposed Street Trees
-  Recreational Routes
-  Potential Wildlife Pond



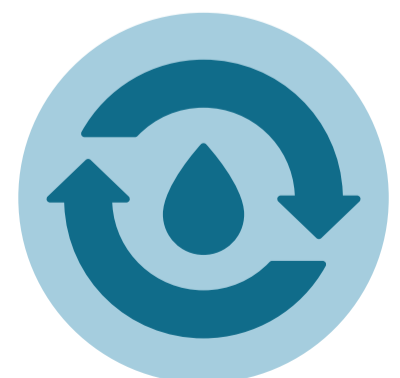


## 4.8 RESOURCES

The Illustrative Masterplan locates key infrastructure assets in the most efficient locations to ensure that the layout maximises the use of the land. This allows drainage areas to be located on The Site low points, minimising the required area. The block structure allows for the creation of private gardens and public open spaces, seeking to maximise the permeable surfaces across the development.

Future detailed application(s) are expected to demonstrate how resources are managed on this site, ensuring that it is in-line with the National Design Guide advice. The three over-arching topics of the Resources section are;

- R1) Follow the energy hierarchy
  - have a layout, form and mix of uses that reduces their resource requirement, including for land, energy and water.
- R2) Careful selection of materials and construction techniques
  - use materials and adopt technologies to minimise their environmental impact.
- R3) Maximise resilience
  - are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste.





## 4.9 LIFESPAN

The Illustrative Masterplan seeks to create an environment that promotes the long term stewardship of spaces in both formal and informal arrangements. It is expected that a management company will take on an upkeep role of public spaces, however this is supplemented by the new community. The outward facing development parcels encourage residents to look over and therefore look after adjacent spaces.

A tree-lined avenue, planted in a consistent, formal arrangement links neighbours and streets, as each tree is visually connected to the next. This ensures they are protected from removal, helping to create an identity for the development.

Future detailed application(s) are expected to demonstrate how the Lifespan of the development is maximised, ensuring that it is in-line with the National Design Guide advice. The three over-arching topics of the Lifespan section are;

- L1) Well-managed and maintained
  - designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages.
- L2) Adaptable to changing needs and evolving technologies
  - robust, easy to use and look after, and enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully.
- L3) A sense of ownership
  - well-managed and maintained by their users, owners, landlords and public agencies.





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# 5 Summary.

This Design and Access Statement is submitted in support of an outline planning application for residential development on land at Newark Road, Sutton in Ashfield.

The proposed development includes the creation of a new residential development up to 300 dwellings, open space, drainage and green infrastructure.

In arriving at a design solution for The Site, we have shown how the physical, social and economic context has influenced the design in conceptual terms and informed the illustrative layout of The Site.

The Illustrative Masterplan also takes account of feedback on the original undetermined application with:

- a reduction in the scale of The Site access, providing an improved and greener gateway to The Site;
- relocation of open space to one location in the central part of The Site; and
- provision of additional landscaping on the southern site boundary.

The Design and Access Statement confirms the applicant's commitment to the delivery of a high quality development that is sensitive to the local context with references to the National Design Guide ten characteristics.

The proposals aim to make the most efficient use of land that is appropriate to the nature and setting of The Site.

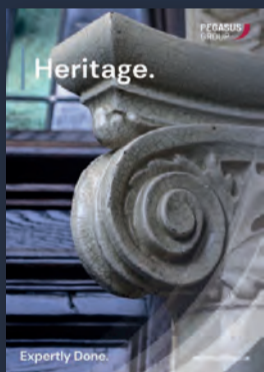
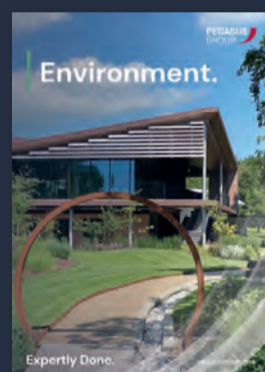
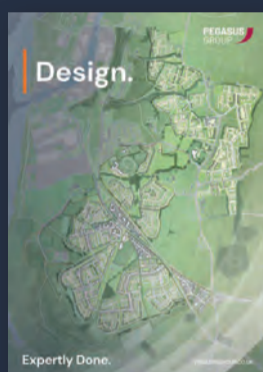
The layout and design of the scheme will be such that it supports crime prevention and community safety, with development clearly overlooking public spaces and streets.







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**Office Location**  
4 The Courtyard  
Church Street  
Lockington  
Derbyshire  
DE74 2SL  
T 01509 412652  
E [eastmidlands@pegasusgroup.co.uk](mailto:eastmidlands@pegasusgroup.co.uk)

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