

3. Proposed Scheme

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Land Use Parameter Plan

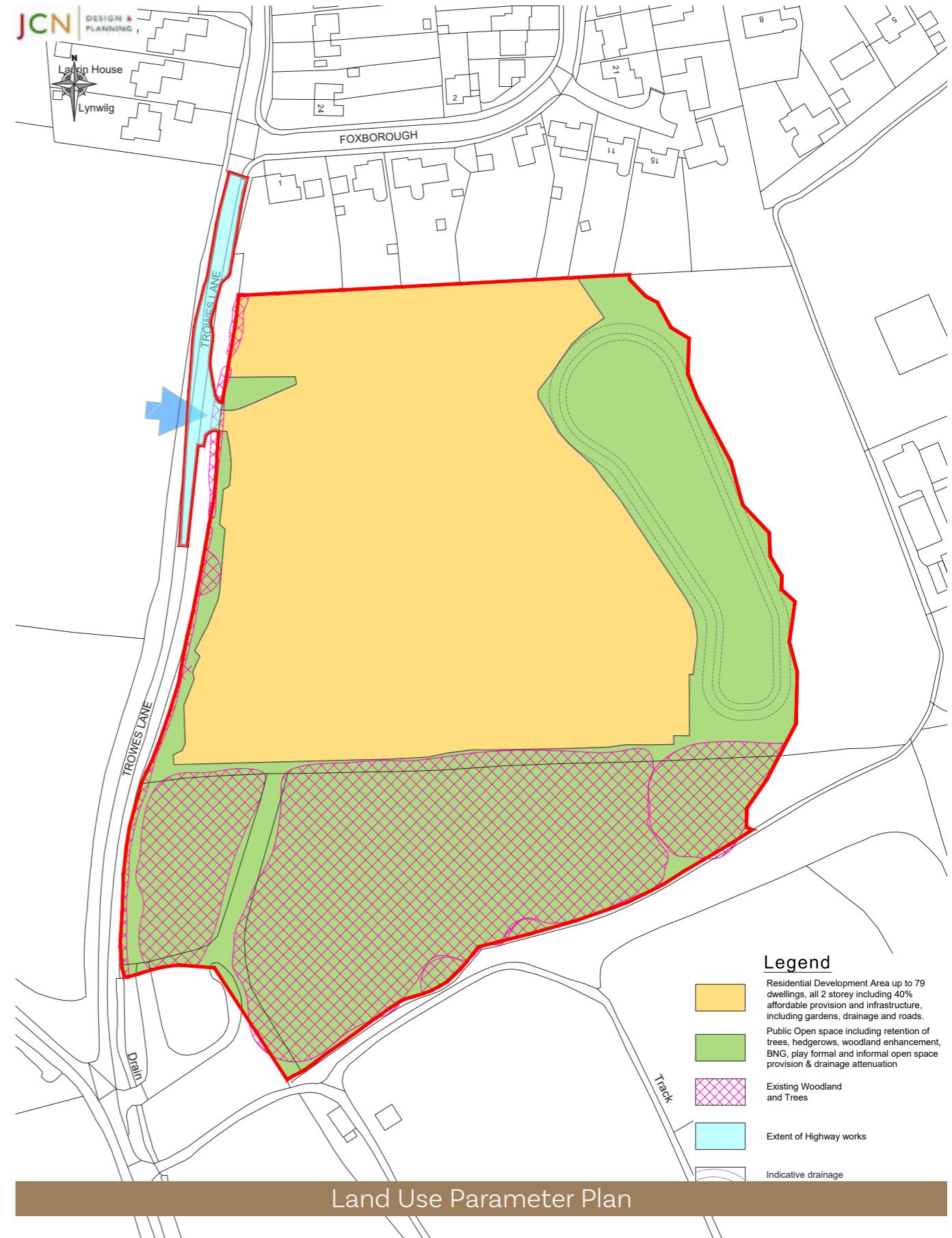
Two parameter plans have been produced, to set a design framework that is to be complied with in the detailed design of the development as part of a later application(s) submitted at a Reserved Matters stage).

The developable area is focused to the west and central areas of the site, within the existing hedgerows and woodlands on the east, west and southern edges. As set out in the Ecology section, the woodland to the south of the Site (which is currently in poor condition) will be retained and significantly enhanced to improve its overall recreational and ecological value.

Despite this being an outline application, as indicated by the Land Use Parameter Plan, there is an illustrative masterplan that has been developed. The overall design philosophy of the illustrative masterplan takes inspiration from the standards and design features of Swallowfield set out within the Swallowfield Village Design Guide.

As such, dwellings are anticipated to be randomly set in relation to roads without a rigid building line. There will be a variety of house types included on each street, avoiding repetition and reflecting how Swallowfield has evolved as a village, with individual properties being built and altered over the years. The variety and scale will also assist in continuing the established village atmosphere of Swallowfield.

All dwellings are proposed as two-storey, with a variety of terraced, semi-detached and detached, house types which is typical for this part of the country and the site has an overall density of 35dph.



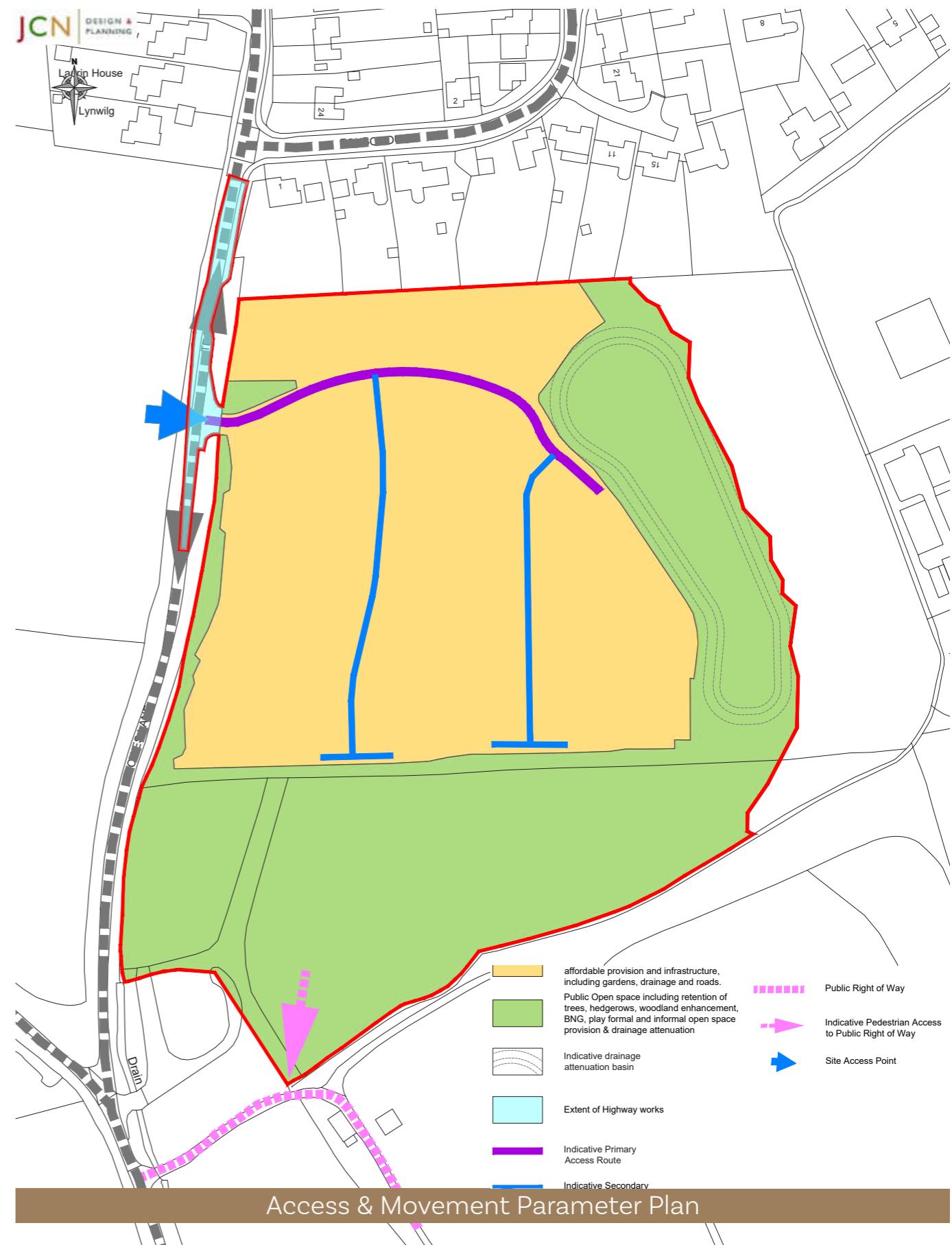
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Access and Movement Parameter Plan

The 'Access and Movement' parameter plan, provides a illustrative approach to what the movement should achieve, the access has been tested with the consideration of the adjacent 'Croudace Homes' scheme being constructed, which has informed two options for access.

A main access route is proposed to be formed, which is connected to the site's access directly from Trowes Lane, and is organic in form. A focal point is proposed to be created from initial entry to the site, with the open space to the east of the site being immediately visible, connecting back to the rural nature of Swallowfield. The main access route then spurs off into smaller, and tighter streets that include terraces, reflecting the tighter grain, found within Trowes Lane.

Pedestrian routes take precedent, and is benefited by the existing dense woodland within the southern portion of the site, which is anticipated to be used for play, as well as exploring further afield from the site, with a proposed connection to the public right of way referred to as 'SWAL16' which is to the south of the sites boundary.



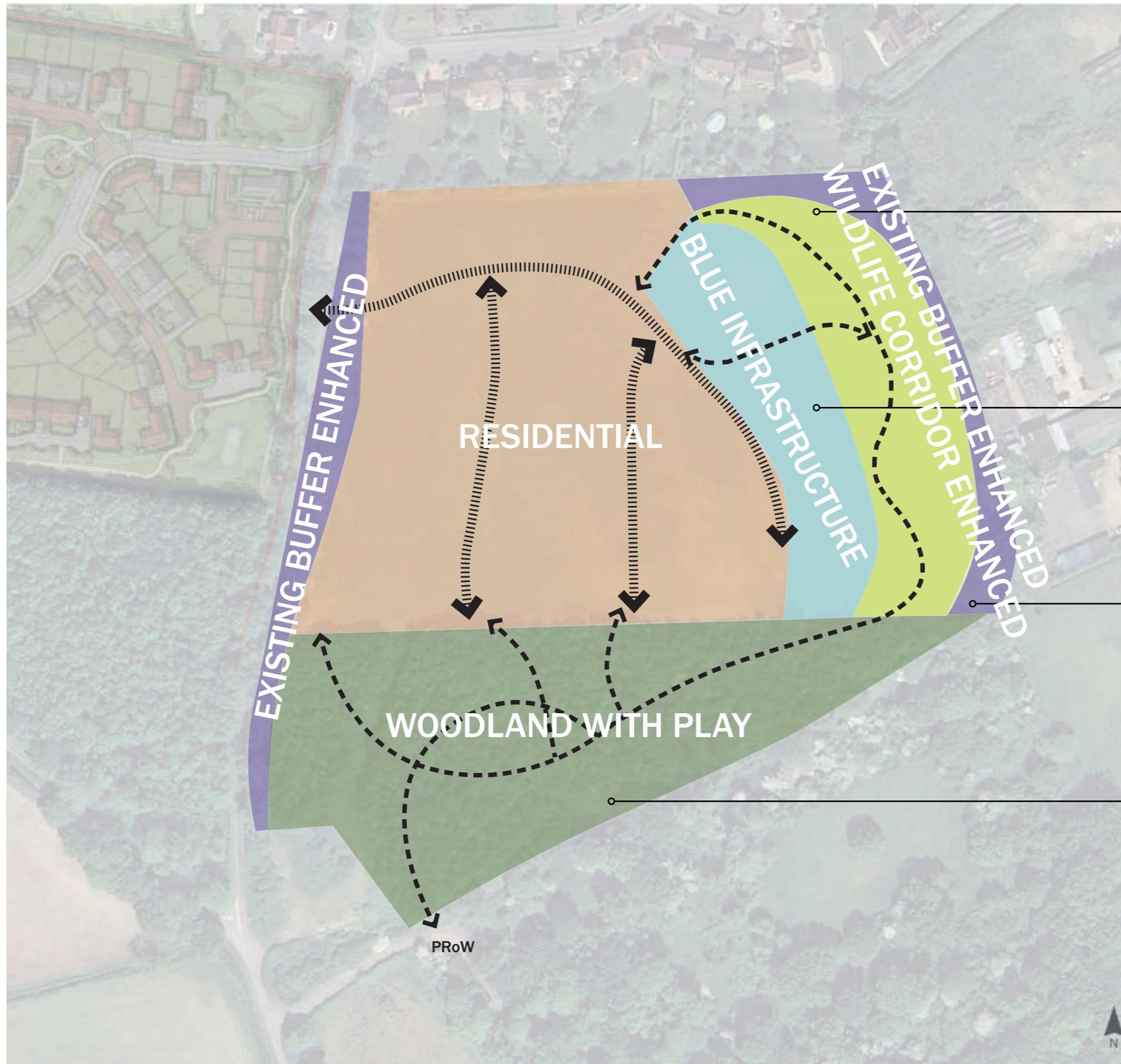
3. Proposed Scheme

Illustrative Masterplan



3. Proposed Scheme

Landscape Strategy



WILDLIFE CORRIDOR ENHANCED

Green Corridors are sensitively designed landscaped extensions of the detention basin providing a safe and inviting environment for informal footpaths and trim trail.



BLUE INFRASTRUCTURE

The proposed attenuation basin is to collect surface water during periods of rain fall and will also but otherwise provide an opportunity to create wildflower meadows and marshland habitats, which can be enjoyed from adjacent footpaths and nature trails.



EXISTING BUFFER ENHANCED

The landscape strategy aims to create a contextually appropriate design which responds and utilises the existing trees and vegetation to create species rich understory planting mix to immediate green setting to the site boundary and entrance.



WOODLAND WITH PLAY

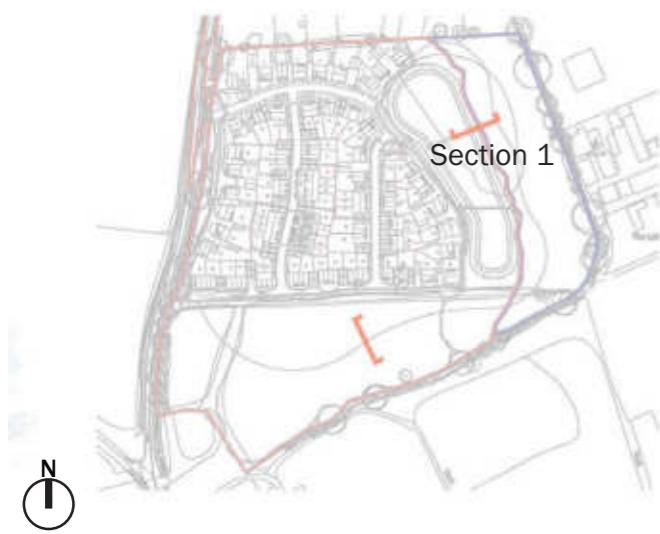
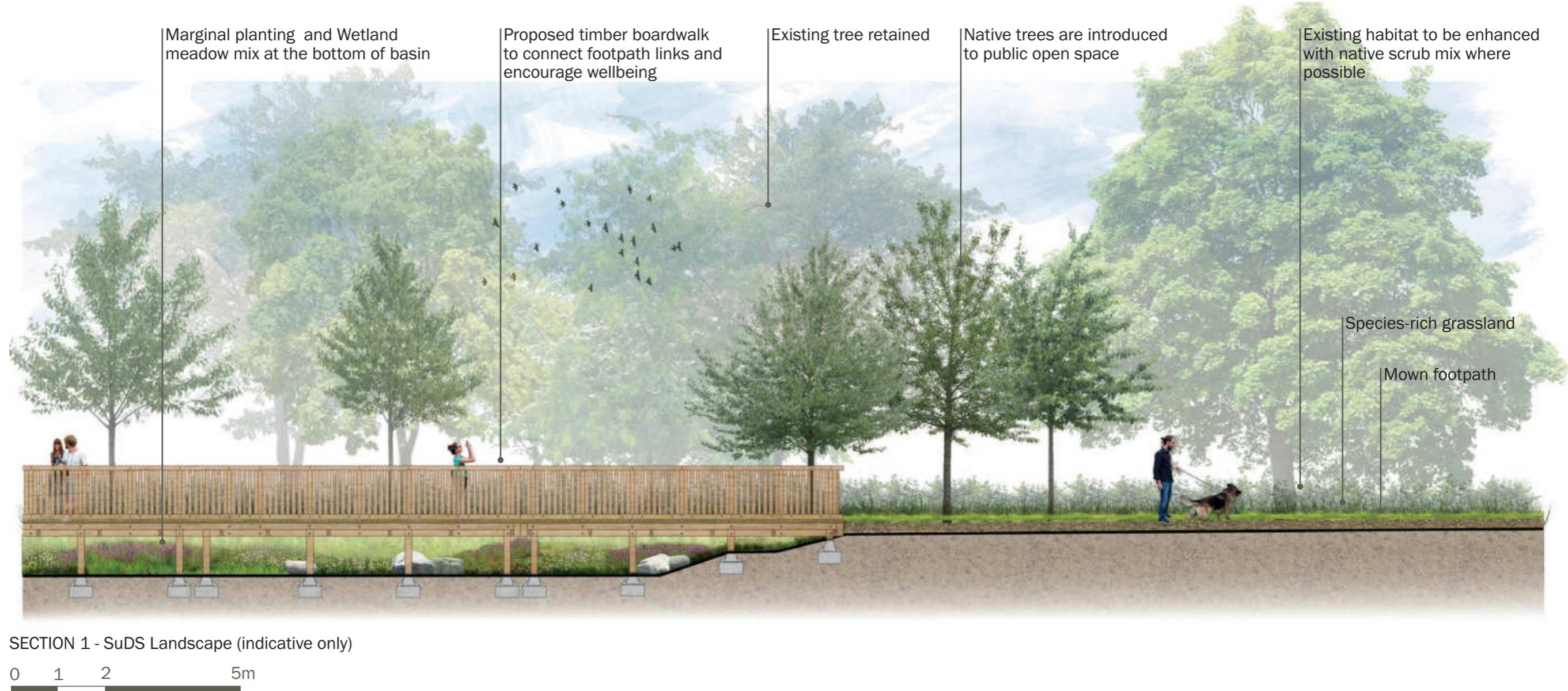
The southern existing woodland is generally to remain undisturbed to allow indigenous species and existing colonies to flourish. Woodland glades are to be introduced with sensitively designed natural play areas, encouraging children to engage with nature through play while fostering an appreciation of the site's ecological value.



Species rich understory planting will be introduced to further enhance this objective.

3. Proposed Scheme

Ecological Enhancements



Attenuation Basin and Habitat Integration

The attenuation basin will be designed as a multifunctional space combining sustainable drainage with ecological and amenity benefits. Located next to the identified flood zone, the basin will play an important role in mitigating surface water runoff and managing flood risk, whilst also enhancing the quality of the public realm.

Marginal planting and a wetland meadow mix are proposed at the basin floor to support biodiversity, provide seasonal interest, and strengthen ecological resilience. A timber boardwalk will connect existing footpath links, encouraging accessibility and promoting health and wellbeing by allowing people to engage with the landscape. The wider public open space will be enriched with native tree planting, while native scrub mixes will be introduced along the boundaries to integrate the scheme seamlessly with the surrounding habitats and existing tree cover.

3. Proposed Scheme

Woodland Play



Location Plan - NTS

Integrated Play in the Woodland Setting

The proposed landscape strategy for the woodland play area is fundamentally guided by a principle of 'light-touch' ecology and immersive, nature-led play. Our approach is to sensitively enhance the existing woodland, celebrating its inherent qualities rather than imposing upon them. We will retain the established woodland in its entirety, ensuring the protection of the root systems and the complex, nutrient-rich soil layer that sustains the ecosystem.

To integrate play, we are proposing the careful creation of small, dappled glades, which will serve as clearings for natural play equipment and 'tree trunk play'—using fallen or sustainably sourced logs for balancing, climbing, and imaginative engagement. These interventions will be nestled within the glades to appear as organic extensions of the woodland floor. Complementing this is an informal, no-dig trim trail, designed to have a minimal footprint by avoiding ground excavation or soil compaction, thus preserving the vital woodland eco-cycle. The selective opening of views and pathways through gentle thinning will improve accessibility and sightlines, inviting exploration without compromising the ecological function, biodiversity, or the enchanting, wild character of the woodland.

3. Proposed Scheme

Biodiversity Enhancement

A comprehensive nature conservation framework

The scheme aims to integrate a biodiversity enhancement strategy that conserves existing ecological features where feasible and delivers biodiversity net gains in line with NPPF and BNG requirements.

The proposal seeks to retain and protect existing habitats wherever possible. New habitats to be incorporated in-line with the overarching green infrastructure network include features such as species rich grassland, native trees and vegetation, hedging, ornamental plot planting, and SuDS. Development should include wildlife-friendly measures such as bird and bat boxes, hedgehog highways, and planting that supports pollinators.

The biodiversity enhancement measures must be planned to enhance habitat connectivity within the site and to the wider landscape.



Street and POS tree planting to provide shade and enhance habitats



Plant introduces pollinators at plot frontages



Hedgehog highways to fence boundary



SuDS wetland meadow mix and planting



Established native hedging mix



Bird and bat boxes



Species-rich grassland



Native planting mix



Bug hotel

3. Proposed Scheme

Arboriculture Post-Development

Five trees and a section of hedge are proposed for removal, as detailed in the Arboriculture Impact Assessment.

In addition, the woodland to the south of the site is proposed to be thinned, with wood-chip from the thinning used to create paths through the woodland and small clearings for naturalistic play features. All trees to be removed will be paint marked and can be inspected by the Tree Officer before felling begins.'

Root Protection Areas are shown for all trees in the tree schedule also included in the Arboriculture Impact Assessment (Appendix B). They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

For tree number T24, where the road within the Root Protection Area will have inhibited root growth to the west, the Root Protection Area has been offset by 20% away from the road to more closely reflect the likely actual root spread. The impact on this root protection is proposed to be minimised through the proposed highway works as shown on the following page (37) and detailed in the accompanying Transport Assessment.



3. Proposed Scheme

Highways

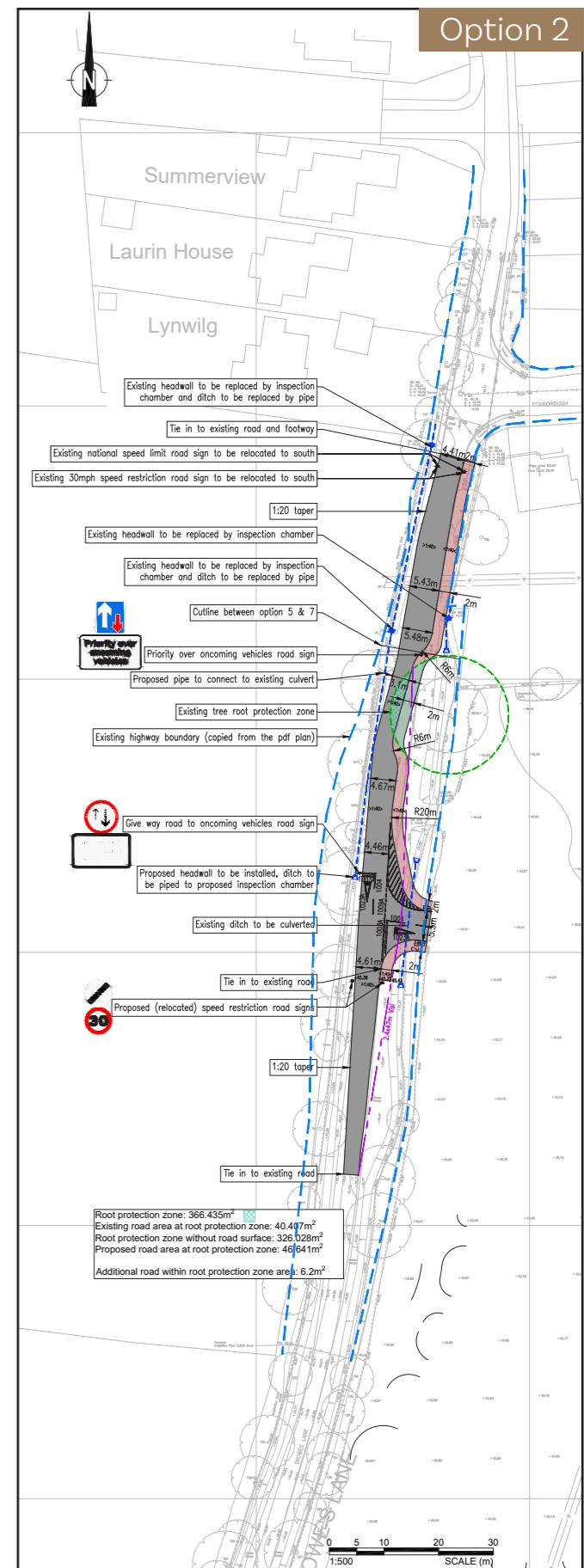
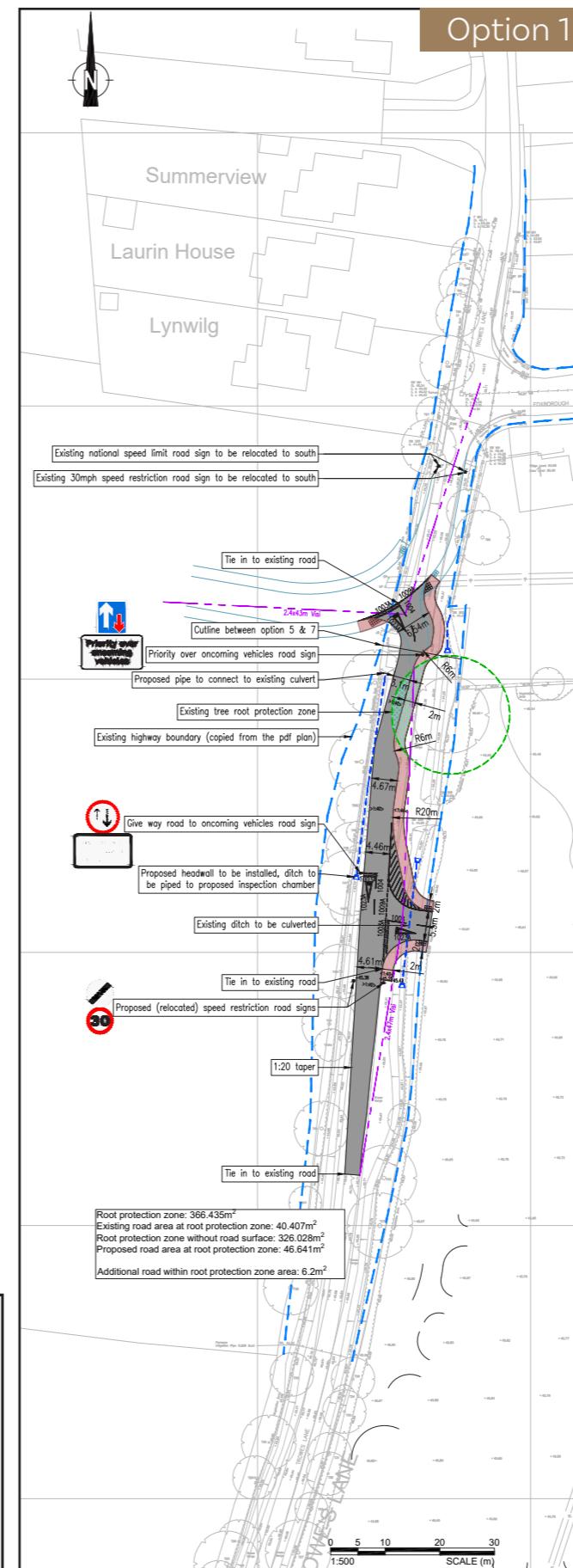
Within the Transport Assessment and Road Safety Audit Brief (produced by SLR Consulting Limited), a Stage 1 Road Safety Audit Brief was produced to independently assess the safety of Trowes Lane before the detailed access proposals were produced.

The new access proposed provides two options, so that it can be delivered with, or without the access proposed for the adjacent Croudace development, previously explored within this design and access statement. This strategy provides confidence that access can be delivered for the site, regardless of which site is delivered first.

Overall, the site is envisioned to connect directly onto Trowes Lane via a simple priority-controlled T-junction. Visibility splays have been provided in line with recorded speeds (31mph northbound and 32mph south bound).

A 2-metre-wide footpath is proposed, and could connect the site with the existing provision on Trowes Lane north of the site.

As part of the access strategy, the transport assessment has considered the context of Trowes Lane, which functions as a quiet lane. The strategy is to widen Trowes Lane (northbound from the proposed access) to 5.5m as well as the introduction of a 2-metre footpath. However, a priority narrowing arrangement is also proposed, to be provided north of the access, to act as a speed calming measure and gateway feature to the built-up area. Which will in turn, help maintain low speeds along Trowes Lane, but also allow access for all vehicles. An example of this strategy can be found within the Foxborough development immediately north of the site.

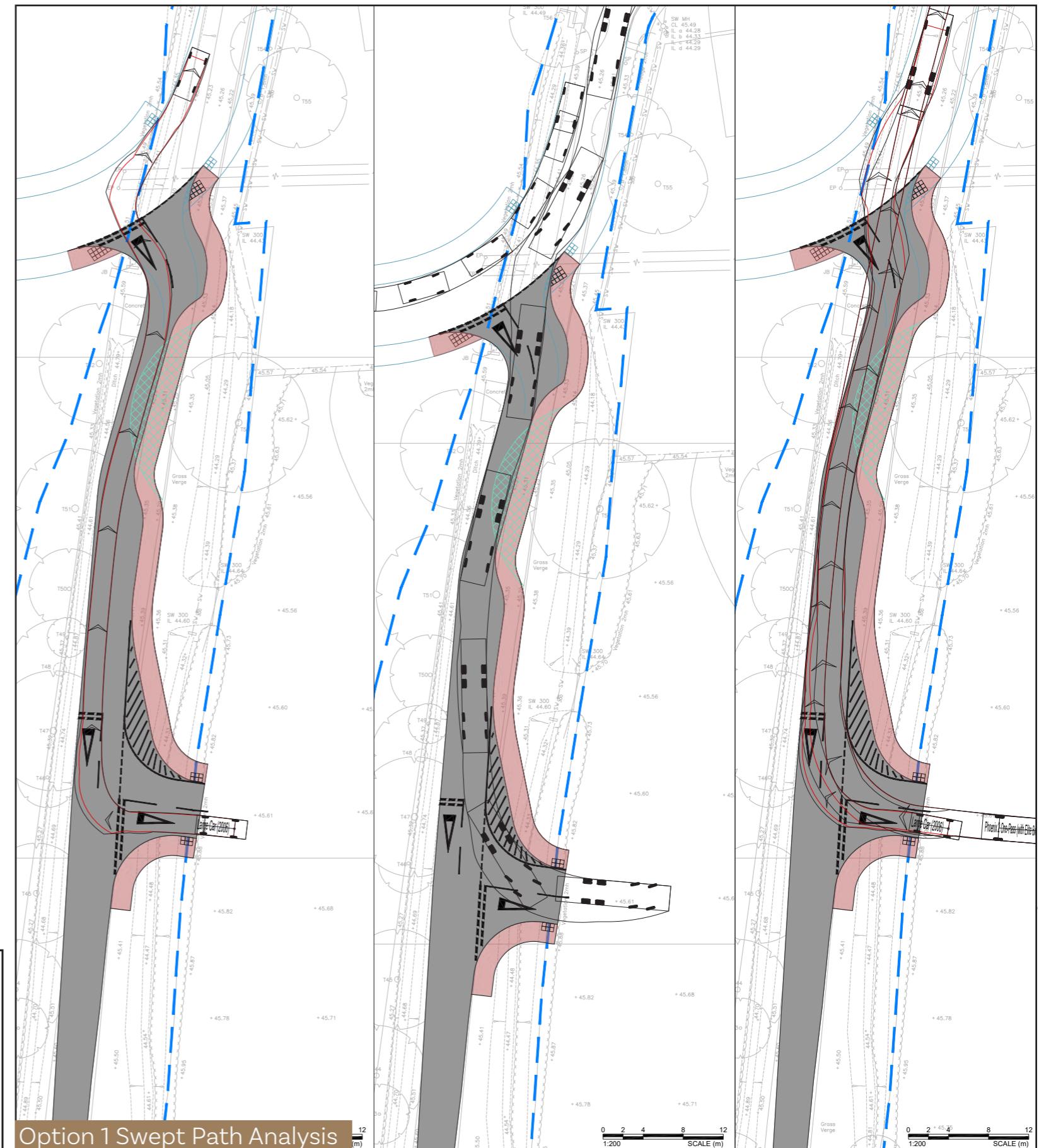
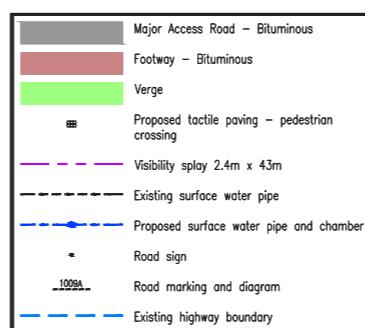


3. Proposed Scheme

Highways - Option 1 Access

Extracted from the Transport Assessment, Travel Plan and Road Safety Audit report produced by SLR Consulting a swept path analysis has been carried out for both site access options using a large refuse vehicle (11.347m in length and 2.5m in width) which demonstrates that the proposed site access and the priority junction with the consented Croudace Homes site access road can accommodate this type of vehicle.

Option 1 is based on the scenario that the Croudace development is implemented.

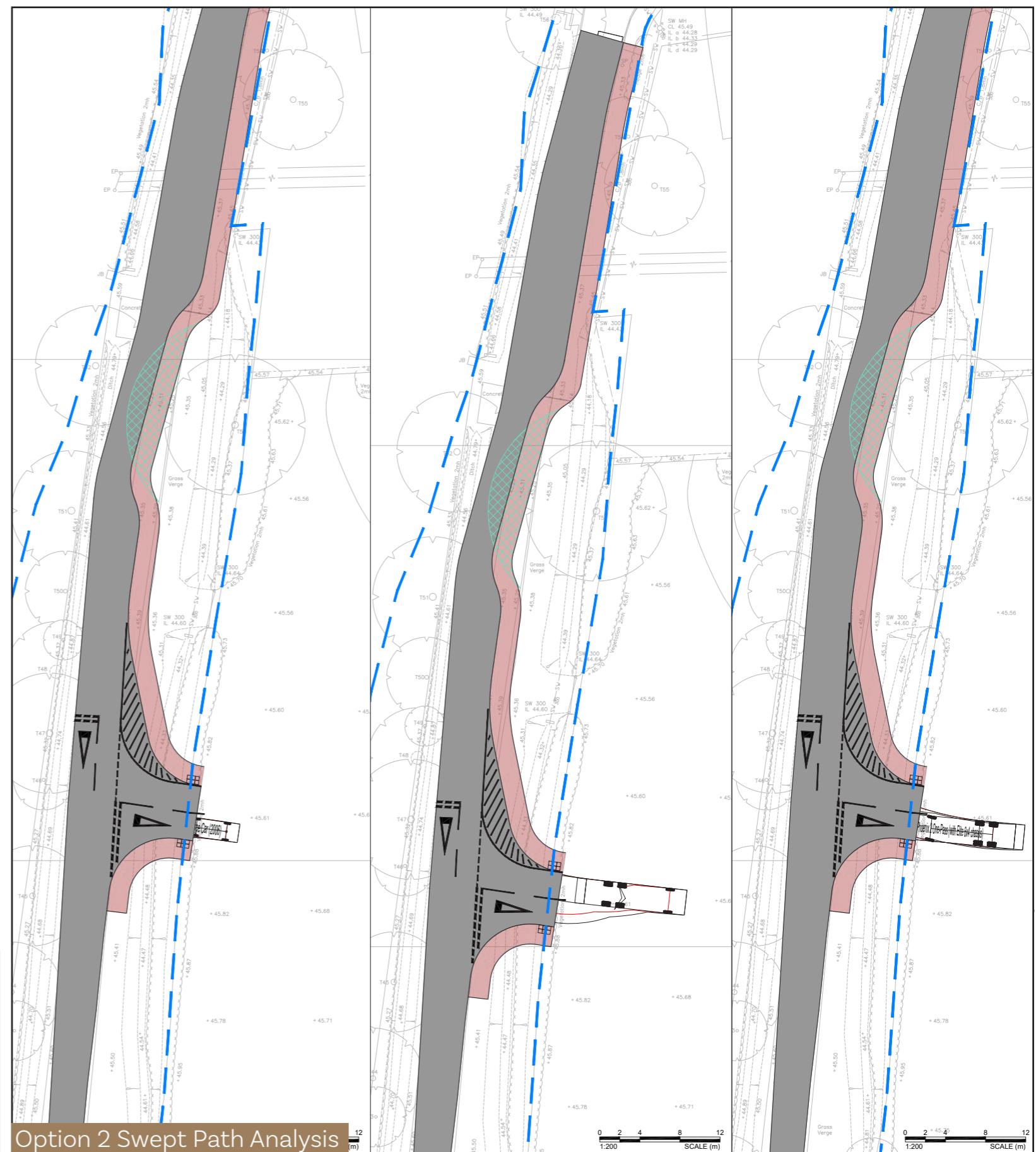
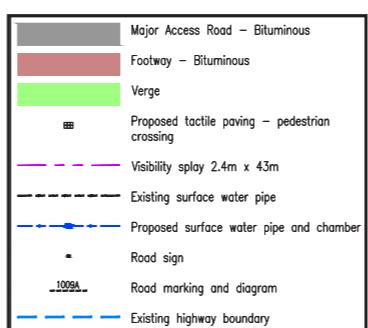


3. Proposed Scheme

Highways - Option 2 Access

Option 2 is based on a scenario where the permitted access for the Croudace development is not developed.

As set out in the accompanying AIA, the proposed access arrangements would have limited adverse impacts on the existing hedgerow along Trowes Lane. The specific location of the access has indeed been configured to limit the removal of existing trees and arboricultural impacts. Appropriate landscaping will be provided to soften the appearance of this new infrastructure, whilst maintaining required visibility splays for highways safety reasons. The hedgerow required to be removed is proposed to be replaced and forms part of the significant biodiversity net gain offered by the proposals.



3. Proposed Scheme

Drainage Strategy

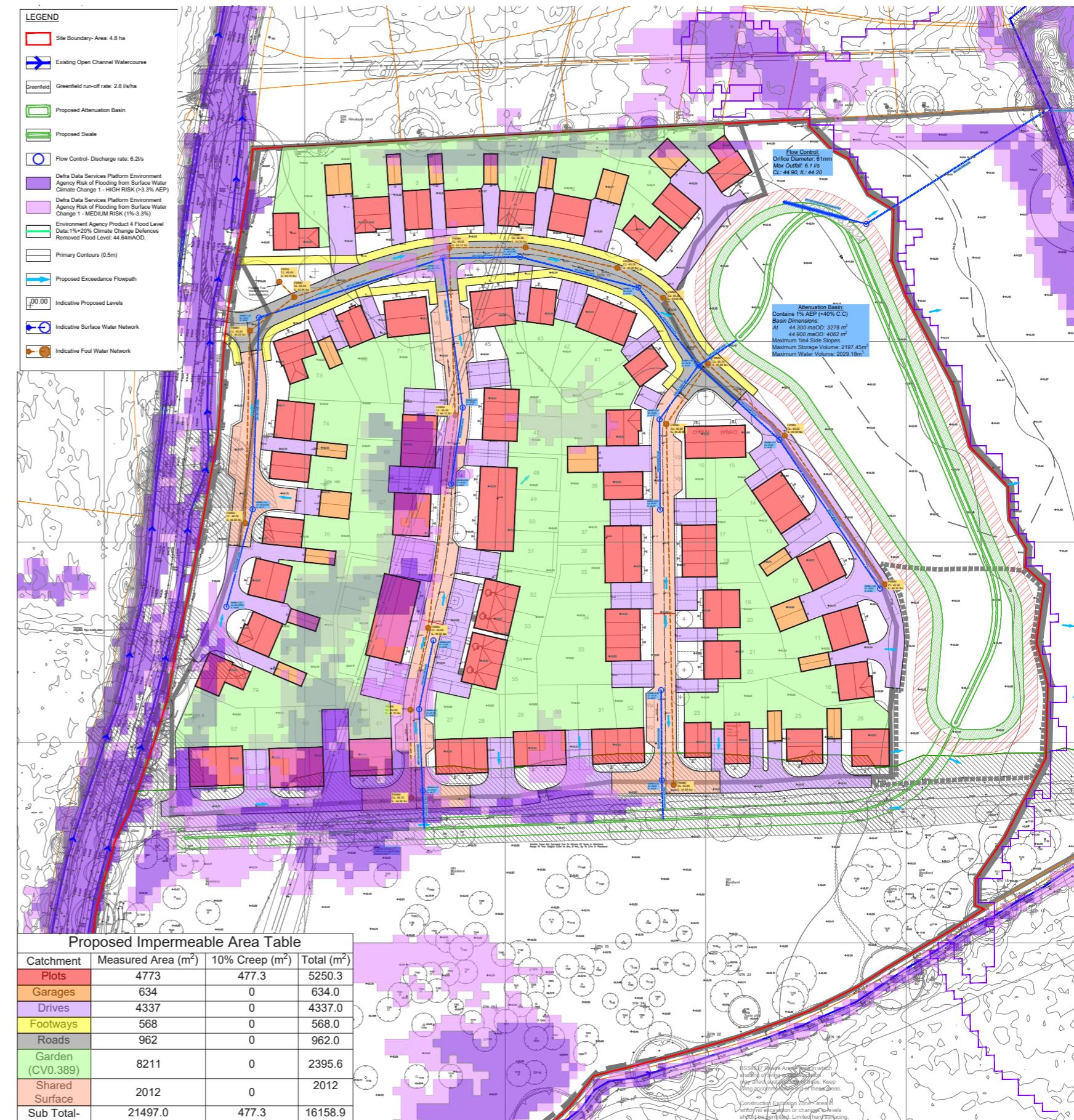
The site is an open arable field with boundary hedging, with open watercourses along three sides. The western watercourse flows north towards the village and the southern and eastern watercourses flow to the river Blackwater to the east. The ground is relatively flat with a slight fall to the northeast corner. The surface water run-off from the site drains to the watercourses.

The site is within flood zone 1 and has surface water flooding on site to a maximum depth of 0.12m. The surface water flooding is due to the rain falling on the site and filling the localised surface depressions.

The proposed drainage strategy will use SuDS in the form of swales and basin. The surface water run-off from the roof, driveways, access roads and gardens will drain to a swale and then to a basin, where the outfall will be restricted to the greenfield rate before discharging to the watercourse along the eastern boundary. The proposed drainage scheme encompasses the predicted surface water flooding within the proposed scheme to place the flood water within the basin.

The wastewater from the site will be pumped to the nearest public sewer located in Trowe's Lane.

The provision of the attenuation basin creates opportunities for landscape and biodiversity enhancements, and this drainage feature is designed to contribute to the broader green infrastructure strategy for the site. The basin has been designed to appear naturalistic, rather than engineered or structural.



3. Proposed Scheme

Sustainability

Due to the nature of the application being submitted in Outline, detailed design of the construction strategy and performance are not yet available but will be provided at a point of reserved matters.

The Outline Energy Statement has highlighted that the scheme is outlining to utilise a fabric first approach towards the thermal envelope to minimise heat loss, as well as efficient heating via ASHPs (air source heat pumps) lighting systems and solar PV (photovoltaics), which will drive energy efficiency in the buildings. This is in-line with the required policy objectives of sustainable design and reducing energy use.

Initial details of the proposal's sustainable construction methods, including that of circular economy and embodied carbon have been outlined, with full assessments being completed to verify performance at a reserved matters submission. Efforts to reduce waste and promote efficiency has been dicussed. This will be achieved through an effective procurement strategy and implementation of measureable on-site practices, underpinning the stated performance of the site in relation to its energy efficiency and carbon emission savings.

The suggested design and services strategy are the anticipated solution at the time of the production of the Outline Energy Statement, reflecting the level of development at Outline application. The strategy and required performances stated may be subject to change as design develops and through the reserved matters application. It will be ensured that where any changes are made, the policy requirements listed in the Outline Energy Statement will be maintained.



Illustration of an ASHP, anticipated to be included within later detailed proposals.

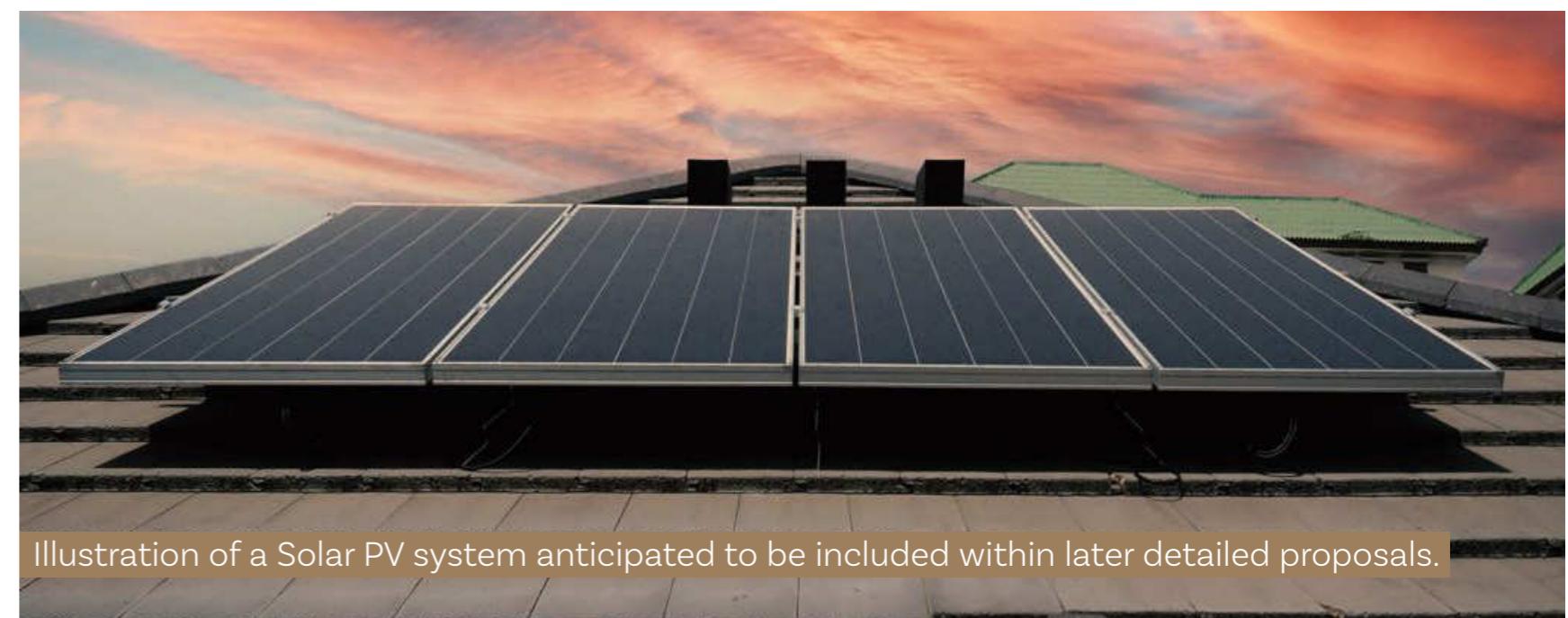


Illustration of a Solar PV system anticipated to be included within later detailed proposals.



4. Appearance

4. Appearance

Illustrative Street Scenes

Appearance is a reserved matter and will be addressed in the stage following the grant of outline planning permission. However, the assessment of the village earlier in this statement and the Swallowfield Village Design Statement (August 2009) have been combined with the Illustrative Layout to create a set of street scenes and artist's impressions to show how the detailed design could be implemented.

Street Elevation A - Primary Street



4. Appearance

Illustrative Street Scenes

The village has a distinct historic core, reflected in the designation of a conservation area, which is separated from the application site by streets of post-war suburban development. It is anticipated that the appearance of the scheme at the reserved matters stage will steer away from the latter and select details from the former so that important elements of the character of Swallowfield are included and a “sense of place” is delivered.

Street Elevation A - Primary Street



4. Appearance

Illustrative Street Scenes

The comprehensive use of red brick is immediately noticeable: very little render, boarding or tile hanging can be found in the older part of the village therefore it has not been included in the proposals for appearance. A varied roofscape is shown, with steep gables contrasting with ridges running parallel to the street and the occasional use of a very slack hipped roof design, plus false chimneys on selected plots to add highlights of verticality.

Grey or red roof tiles are shown, with the materials to be defined either within the submission of the reserved matters or pursuant to a condition attached to the outline planning permission. Illustrative landscaping is also shown, emphasising the creation of tree-lined streets to link into the woodland and wildlife corridor on the east side of the site.

Street Elevation A - Primary Street



4. Appearance

Illustrative CGIs



View from the entrance on Trowes Lane, looking east.

The transition from Trowes Lane, which will retain its character as a rural lane enclosed by trees and hedges, into the built development of the proposed scheme is created by a small area of landscaping that projects into the site, north of the primary street. Larger, detached houses make clear that the entrance marks the point where residents and visitors move from the countryside and into the village, while the tapering public realm draws views along the curving main street and only permits a glimpse of the blue infrastructure and wildlife corridor on the eastern edge of the site.

4. Appearance

Illustrative CGIs

View from the south eastern corner of the site, looking to the north west across the blue infrastructure.

The relatively low density of the outer edge of the scheme delivers a second transition, returning from the built-up area of the village to the countryside on the east side of the scheme. The blue infrastructure provides a substantial buffer to the landscaped edge of the site and delivers a scale sufficient to allow limited use of the attic space in the roof of the larger properties so that a 2 storey form can be used. A more consistent roofscape reflects that the houses can be viewed at a distance and will be the backdrop to the open land, although detailed elements such as chimneys and a hipped roof are included to provide interest.



Illustrative viewpoint.

4. Appearance

Illustrative CGIs



Illustrative viewpoint.

North side of the curving primary access street, looking east at the junction with the central secondary street.

The primary street does not have the same status as the main roads within the village therefore it is important that the houses are not set back from the street and the edge of the public realm is not defined by walls (The Street) or hedges (Trowes Lane) - in the context of the village, this is a relatively minor street and must be expressed as a cul-de-sac and not as a through route. Nevertheless, a strong edge is created and a consistent building line is shown, with tree planting on the south side to mark the junction and introduce soft landscaping to what would otherwise be a hard landscaped space, ensuring that the streets can be understood as part of a village and not as part of a more urban location.

4. Appearance

Illustrative CGIs

View looking north on the central secondary street.

The greater density of development in the centre of the site reflects the character of the less important roads away from The Street, with smaller houses in semi-detached pairs or short terraces placed close to the edge of the street. A mixture of roof designs avoids too much enclosure and a form that would more urban than rural, with the narrowing of the street providing an opportunity for tree planting that softens the public realm.



4. Appearance

Indicative Materials

An indicative palette of materials has been selected to show an expectation of the colours, textures and quality that will be proposed at the reserved matters stage. It is a limited palette, restricted to two red bricks, two red tiles and a slate for the buildings and a mixture of grey tones for the hard landscaping, ensuring that it is in keeping with the character of Swallowfield.

Bricks

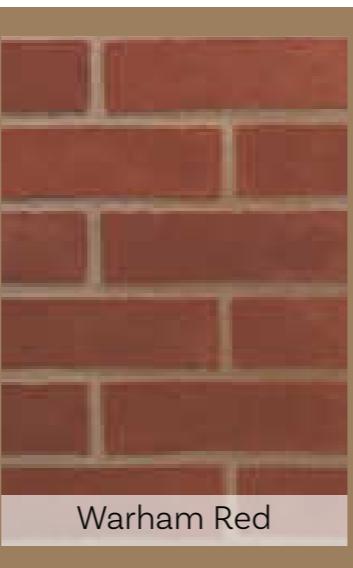


Main Brick 1:
Warnham Red



Main Brick 2:
Warnham Terracotta

Feature Brick



Warham Red

Paving Materials



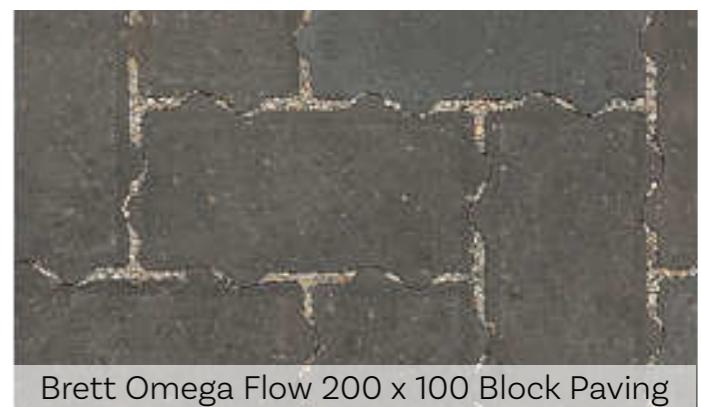
Brett Omega Classic 200 x 100 Block Paving



Brett Alpha Block Paving Mixed Sizes



Brett Alpha Block Paving Mixed Sizes



Brett Omega Flow 200 x 100 Block Paving

Roof Tiles



Old Vintage Pan Tile



Burgandy Sandfaced



Cedral Rivendale



Brett Melton Kerb Black Fleck

4. Appearance

Illustrative Photomontages

Extracts from the photomontages in the Landscape and Visual Impact Assessment show that the existing trees and hedges that surround the site provide very effective screening, meaning that the new homes cannot be seen from a distance and the appearance becomes a matter to be considered at close quarters only. The proposed scheme has been modelled in black and white to make it more conspicuous in the images and it is still hard to see, even with the position of the houses annotated on the images, therefore the scheme at the reserved matters stage will need to focus on enhancing the existing landscaping and creating an attractive roofscape that delivers a village character in the few areas where the new homes can be seen.

The below images have been extracted from Appendix 5 Illustrative Photomontages, as part of the LVIA.



5. Conclusion

5. Conclusion

The application seeks outline planning permission for the construction of up to 79 new homes together with access, landscaping and associated infrastructure with all matters reserved apart from the detailed design for access to the site. Two parameter plans have been produced as part of this application that set a design framework that is to be complied with in the detailed design of the development as part of a later application(s) submitted at a Reserved Matters Stage. This statement reviews the analysis of the site undertaken by the reports and assessments prepared in support of the application for outline planning permission, considering elements such as flood risk and drainage, arboriculture, visual impact and ecology, linking them to the context of the site, including an overview of the Village Design Statement, an understanding of the historic core of the village and a visual assessment of the main streets.

Layout, scale, appearance and landscaping are reserved matters and the submitted parameter plans indicate where the existing trees and woodland are proposed to be retained, where publicly-accessible open spaces will be placed and, as a result, show the extent of built development that is proposed to be no more than two storeys tall. An Access & Movement Plan overlays the principles with an indicative road layout which reflects the illustrative layout, showing the access point, curving main street, secondary streets to the south and an extra pedestrian access to the existing public footpath that abuts the southern boundary. Street scenes, a palette of materials and sketch views of the public realm are also included to show that the application for outline planning permission proposes the creation of a high quality, beautiful and sustainable place.



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