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# LAND NORTH OF PENKRIDGE

**DESIGN & ACCESS STATEMENT SUPPLEMENT:**

Bloor Homes Full Planning Application -  
Land East of the A449

SEPTEMBER 2023

# CONTEMPORARY STYMENTS



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# INTRODUCTION

Site Location



**LEGEND**

-  Application site boundary
-  Adjacent Bloor Homes application site
-  Adjacent St Philips application site

# 1. INTRODUCTION

## PURPOSE

This document forms a supplement to the Design & Access Statement (DAS) that has been prepared on behalf of Bloor Homes Ltd (BHL) and St Philips for the delivery of a strategic residential-led mixed use development at Land North of Penkridge. The Site forms the vast majority of the proposed strategic residential allocation that has been identified by South Staffordshire Council (SSC) in the emerging Local Plan (eLP).

The DAS document sets out the context in relation to the wider site and the design justification that underpins the Strategic Masterplan that has been prepared by the applicants. It also establishes detailed coding principles to ensure the delivery of a high-quality new neighbourhood.

This DAS Supplement has been prepared to support a full planning application (FPA) by BHL for the delivery of 'Land to the east of the A449, Land North of Penkridge' (referred to as "the application site"). This supplement sits within the framework that has been established by the DAS and presents the detailed proposals relating to the application site. It demonstrates, therefore, how the detailed scheme proposals align with the principles and parameters that are established in the DAS and how it will realise a high-quality residential development as the first phase of the new neighbourhood to the north of Penkridge.

## THE APPLICATION SITE

The application site is located at the northernmost point of the village of Penkridge, and relates to the south-eastern part of the wider allocation site.

The application site is bound by field boundaries to the north, south and west, and by the western bank of the River Penk to the east. It comprises two agricultural fields that fall down to the Penk floodplain. A short section of the A449 to the west is also included.

The two fields are separated by an access road that serves the existing foul pumping station. The access road and the pumping station are excluded from the application boundary, as they are under separate ownership.

## DEVELOPMENT PROPOSALS

The FPA for the development of the application site relates to the following:

*Full planning application for the delivery of 135 dwellings, associated access, drainage, green and blue infrastructure (including public open space, planting, landscaping, and part of a Riverside Community Park), ground remodelling and ancillary infrastructure."*

The FPA is supported by a suite of site assessments that relate both to the wider site and the application site as necessary. They demonstrate that the wider site is an appropriate location for strategic growth, and that the application site itself is not subject to any insurmountable constraints.

## SCOPE AND STRUCTURE

Therefore, this document is structured as follows:

- Section 1 – Introduction
- Section 2 – The Application Site and Context
- Section 3 – The Masterplan
- Section 4 – Detailed Scheme Proposals





# THE APPLICATION SITE

# 2. THE APPLICATION SITE & CONTEXT

## SITE SYNTHESIS, OPPORTUNITIES AND CONSTRAINTS

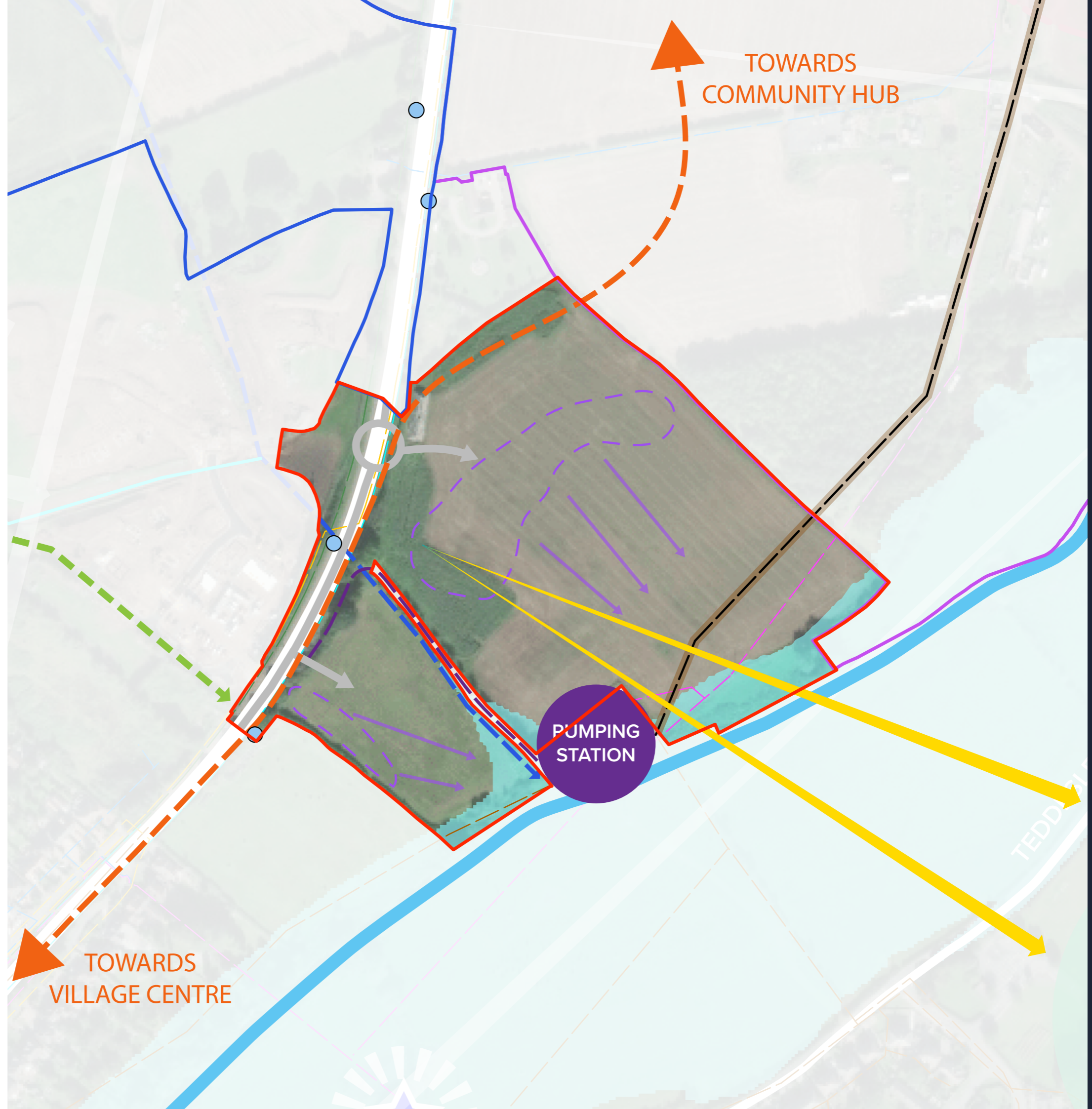
The DAS provides a summary of the technical and environmental site assessments that have been undertaken, and details how the findings have informed the Masterplan for the wider site. It demonstrates how the Masterplan responds to the site's context and seeks to ensure that any potential adverse impacts on the environment are minimised or, where possible, effectively mitigated.

The assessments of the application site itself have highlighted the following pertinent points that have in turn informed the detailed design:

- The application site forms a logical extension to Penkrige. It is located adjacent to the Bloor Homes development that is currently being delivered to the west of the A449.
- The application site is in close proximity to the existing village centre and the services and facilities that are on offer therein. Active travel infrastructure should be enhanced to provide safe and convenient links between the site and that provision.
- The A449 runs to the west of the application site and connects it with Penkrige village centre. There is an opportunity to provide access to the northern parcel via an eastern arm to the existing roundabout that serves that development;
- The existing field access to the application site from the A449 is well-located to provide vehicular access to the southern parcel;
- Northbound and southbound bus stops are located between the existing field access and the roundabout that serves the Bloor Homes development to the west of the A449;
- A public footpath runs from the south-western corner of the application site, through the adjacent Bloor Homes development and over the West Coast Mainline, providing access to the wider countryside to the west. A safe pedestrian crossing is required to allow users to access the footpath;
- The low lying land at the east of the application site forms part of the functional floodplain to the River Penk and should remain free of built development;
- The SuDS provision should reflect the natural topography of the site, with basins provided on the lower lying land to the east;
- The application site is not of any particular landscape value and is visually well contained, albeit there are some local views from the higher ground to the east.
- Consideration should be given to how the scheme can sensitively respond to the two Grade II listed buildings that are located on Teddesley Road to the east of the application site;
- A foul pumping station is located adjacent to the site's boundary at its south-east. There is a requirement to continue to facilitate access to the pumping station. Associated utilities with easements cross the site.

LEGEND

- Application site boundary
- Adjacent Bloor Homes application site
- Adjacent St Philips application site
- A449 corridor
- Bus stop
- Connection between community hub and village centre
- Public Right of Way CP31
- Existing access to pumping station
- Foul water drainage (underground) with 3m easement
- Existing HV electricity apparatus
- Gas pipeline (medium pressure)
- River Penk
- Flood Zone
- Existing watercourse
- Topographical high point
- Falling levels
- Key view from site





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# THE MASTERPLAN

# 3. THE MASTERPLAN

A Masterplan has been prepared for the wider allocation site (see adjacent page), which has evolved on the basis of the detailed understanding of the site and its context as derived from extensive site assessments. It responds to the preparation of the emerging Local Plan and the overarching vision and key urban design principles as set out in the DAS.

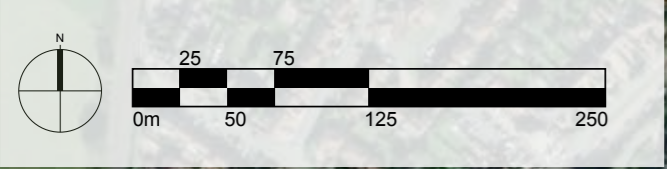
The aspiration for the development of the site is to deliver a high quality residential development that respects its relationship with the surrounding urban form and countryside, and optimises the capacity of the site.

The Masterplan for the application site reflects the vision for the allocation site in the DAS and is based on the key principles embedded within it. The site is located within the Drayton Chase character area (see adjacent figure), which will follow the precedents established by the adjacent housing development currently being constructed on the western side of the A449. Key features of this character area include:

- A semi-formal character with a variety of house types but with some use of symmetry and repeating elements.
- Reflects the character established in the adjacent development with some features echoing the local vernacular.
- An emphasis on green corridors and SuDS – based on existing field boundaries and drainage features.



DRAYTON CHASE CHARACTER AREA



**LEGEND**

	Red Line Area		Blue Infrastructure / Indicative Drainage
	Residential		Sports Pitches
	School + Nursery Site		Sports Pavilion/Car Park
	Community Hub		Multi Use Games Area
	Later Living		Riverside Community Park
	Primary Street		Allotments
	Secondary Street		Orchard
	Tertiary Street		Existing Vegetation
	Cycle Route		Indicative Proposed Vegetation
	Combined Cycle / Footpath Route		Wildlife / Ecology Buffer
	Leisure Route		Proposed Hedgerow (informed by alignment of historic field boundaries)
	Strategic Bridleway Route		Indicative Swale
	Public Footpath		Existing Pond/Ditch
	Re-aligned Severn Trent Water Access		Play Area
	Green Infrastructure / Public Open Space		Feature Nodal Space

# Application Site Masterplan

Implementation of the Masterplan for the application site will deliver 135 dwellings set within a cohesive and attractive landscaped setting.

The key design principles are set out below and referenced on the adjacent figure.

- 1 Vehicular access to be provided from a new arm off the existing roundabout on the A449.
- 2 Provide part of the strategic active travel route that will connect the community hub in the new neighbourhood and the village centre (including the services and facilities therein).
- 3 Access to the water treatment works reconfigured to share the proposed residential junction off the A449.
- 4 New tree and hedgerow planting along the edge of the A449 to replace existing vegetation lost as part of the proposed development.
- 5 Properties arranged to positively address the surrounding green spaces, particularly where there are views south over the River Penk.
- 6 Provision of the southernmost part of the Riverside Community Park, providing informal public recreation space and incorporating SuDS features designed to create new wildlife habitats.
- 7 An active travel route provides access to the wider Community Park and other facilities located within the wider site.
- 8 Children's play area located on the edge of the perimeter open space, overlooked by surrounding properties and within easy reach of the nearby housing and an active travel route.
- 9 Provide a planted buffer around the edge of the water treatment compound to soften its visual impact.
- 10 Existing underground utilities and associated easements will be accommodated within the perimeter open space.
- 11 Housing to be arranged in perimeter blocks with frontages overlooking the public streets. Open spaces and private gardens will be located within the interior of the block (to the rear).
- 12 Focal entrance space creates a distinctive arrival point into the development, accentuated by tree planting and formal building placements.
- 13 Provision of a verge, running alongside the north-south street, helps to link the entrance space with the perimeter open space.
- 14 Tertiary streets allow for frontage parking alongside parking to the side of properties.
- 15 Open space buffer and additional planting along the northern edge to soften the impact of development on the adjacent Old Drayton Farm complex.







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# DETAILED SCHEME PROPOSALS

# 4. DETAILED SCHEME PROPOSALS

*This part of the DAS Supplement demonstrates how a high quality development would be achieved in terms of use, amount, layout, scale, landscape, appearance, access to the site and the relationship with its surroundings.*

## USE & AMOUNT

Residential development is an appropriate use for the site; located to the north of an established residential area and with good access to local facilities and the existing road and footpath network. The site is a total of 7.36 hectares.

The scheme will deliver 135 residential units within a net developable area (NDA) of 3.75 hectares at a density of approximately 36 dwellings per hectare (dph).

In terms of the housing mix, the scheme will consist of 6no. 1 bedroom (4%), 57no. 2 bedroom (42%), 49no. 3 (36%) and 23no. 4 bedroom (17%) homes. The scheme will deliver 54 affordable dwellings (40%), of which 27 are social rented, 13 shared ownership and 14 first homes.

The site will also include around 1.44 hectares of public open space (excluding SuDS). The majority of this is located around the perimeter of the site and alongside the central works access that divides the

two fields. This will provide amenity space, SuDS and a landscape buffer between the development and the surrounding uses, and will accommodate any retained vegetation alongside sustainable drainage features, footpaths and cycleways, amenity open space, habitat creation and tree planting. There is also a small open space positioned close to the main vehicular access into the site, which will provide a focal point at the entrance into the development.

The southern edge of the site, which forms part of the setting to the River Penk, is particularly important. The proposed open space in this location will form the first phase of the Riverside Community Park that is planned for the new neighbourhood.

## SCALE OF DEVELOPMENT

Development will largely consist of 2 storey dwellings, consistent with the typical height of development seen in the surrounding residential area. While building heights will generally be quite uniform, there will be subtle variations across plots derived from the application of a variety of house-types – reflecting the character of the new development to the west of the A449.

There will also be some 1 storey dwellings located along the tertiary streets and on the eastern edge.

12 no. 2.5 storey buildings have been used along key frontages to create focal points and add variation to the roofscape, including a small grouping forming a backdrop to the focal open space at the main entrance. There is also a 3 storey block located on the southern edge, positioned to take advantage of views across the River Penk to the south but set back beyond a landscaped buffer and SuDS area.

Buildings around the edges of the site will include feature gables and hipped roofs to add variation in roof profile and massing, mainly using detached housing and garages. This will be more formal, with repeating and symmetrical elements along the northern edge close to the A449 corridor and strategic active travel route. Less formal housing, with greater variety in house-types, will be located along the southern edge, fronting on to the River Penk corridor.



PROPOSED STREETSCENE (PLOTS 10 - 18)



PROPOSED STREETSCENE (PLOTS 97 - 106)



PROPOSED STREETSCENE (PLOTS 30 - 38)



PROPOSED STREETSCENE (PLOTS 77 - 80)



ILLUSTRATIVE 3D VISUALISATION

## LAYOUT

The detailed layout is set out in drawing M1156-PD-002C and includes the following design principles:

### 1 Create an attractive entrance space into the site off the A449 roundabout

- A paired building arrangement, with repeating building typologies flanking the main access off the roundabout, will provide a gateway feature at the main entrance – with landmarking enhanced through the use of half height render.
- An attractive green space will be provided on arrival into the development. As well as forming a key nodal point within the scheme, it will be a focal point for the surrounding community. Built frontage has been positioned to enclose and positively address the space.

### 2 Provide a clearly defined and legible road hierarchy

- The primary vehicular access to the site will be provided via a new arm off the existing A449 roundabout.
- On entering the site a looped road arrangement will distribute traffic around the development, with the focal green space providing key landmarking at the main entrance.
- A number of smaller cul-de-sacs will branch off the main loop and provide access to private driveways around the perimeter.
- The southern parcel will have a separate access off the A449 and will form a discrete cul-de-sac arrangement with private driveways and parking courtyards providing access to frontages. It will also incorporate the reconfigured pumping station access.

### 3 Positively respond to the adjacent buildings at Old Drayton Farm

- Development has been set back from the northern boundary, beyond a green corridor that will accommodate an active travel route and provide space for additional landscape buffer planting.
- Houses will be arranged to front on to the adjacent green corridor, with 2.5 storey units bookending a formal placement of detached housing.

### 4 Provide a sympathetic built edge alongside the River Penk corridor

- Positive connections will be provided between the existing housing area and the surrounding perimeter open spaces (and the River Penk corridor beyond) with publicly accessible footpaths, open grassland and tree planting.
- Less formal arrangements of buildings, softened by tree planting (where underground utility constraints allow) to create a sympathetic housing edge overlooking the adjacent countryside.
- Frontages around the edge will be served by low key private driveways and lanes, marked with boundary hedge planting.

### 5 Respond to constraints imposed by the adjacent pumping station

- The building frontage will be set back from the edge of the pumping station compound beyond an enhanced landscape buffer.
- The central access road lies outside of the red line and will be maintained in situ except for a reconfigured access off the A449. This will include the retention of mature tree planting and a watercourse along its boundary.
- Easements relating to underground utilities will be incorporated within the perimeter green spaces, although placing restrictions on the location of SuDS features, tree planting and the play area.

### 6 Arrange development within a series of perimeter blocks

- Residential development will be set out within a series of perimeter blocks, with building frontages arranged to face out onto the public realm and private gardens protected within the blocks' interior. Frontages will be served by roads or private driveways.

### 7 Provide well-integrated, attractive affordable housing

- Affordable housing, which comprises a mixture of First Homes, shared ownership and social rent, is seamlessly integrated into the layout.



**LEGEND**

- Site boundary
- Social Rent unit
- Shared Ownership unit
- First Homes unit

## LANDSCAPE

The landscape scheme will deliver a green and blue infrastructure network throughout the site, which will structure the built form and provide a green setting for the development as well as providing a wider community resource. It will also provide the first phase of the Riverside Community Park and, in due course, facilitate access to the wider park.

The key design principles are as follows:

- 1 Existing trees and hedgerows will be retained where possible. This will mainly be around the perimeter along the site's boundaries.
- 2 There will be some localised tree and hedge removal along the A449 frontage to enable some ground remodelling and the necessary highways work. These boundaries will be redefined by new tree and hedge planting to re-establish a vegetated edge along the road corridor.
- 3 An east-west open space corridor will cross the northern edge of the site, providing a landscape buffer to the adjacent existing properties at Old Drayton Farm and accommodating a strategic active travel route (separate cycleway and footpath) that will ultimately form a key link between the proposed community hub in the new neighbourhood and the village centre.
- 4 The parkland along the southern edge of the site will provide a buffer around the adjacent pumping station, provide amenity open space within close proximity of the proposed housing and accommodate SuDS features, habitat enhancements and new tree and shrub planting. This area will also form part of the setting to the adjacent River Penk corridor and will help to provide a transition between the built up settlement edge and the surrounding landscape.
- 5 A formal open space will be located at a key movement node within the development, close to the main access off the A449. It will be attractively landscaped with grass and trees, and will be an important focal point for the new community.
- 6 Houses will front on to the surrounding open space and use hedge and tree planting to help soften the appearance of the settlement edge, especially when viewed from the River Penk corridor to the south and from key footpath routes within the site.
- 7 Informal opportunities to meet, relax and play, aiding the health and well-being of residents and the wider community, will be provided throughout the site.
- 8 A play space will be located adjacent to the eastern boundary, served by the leisure route that runs to the south of the site, and on to the wider Riverside Community Park to the north.

The detailed landscape design is set out within the following drawings submitted within the application.







## APPEARANCE

The proposed appearance of the development has been informed by the principles enshrined within the accompanying DAS and the coding principles contained within it; particularly those relating to the Drayton Chase character area – in which the site is located.

This takes many of its cues from the adjacent housing scheme on the western side of the A449, which is currently under construction. A key feature of this development is the network of linear green corridors and drainage features, based on the underlying topography and the existing landscape structure and drainage patterns. Although the existing structure is less pronounced within the application site, with trees and hedgerows mostly located around the perimeter and the sole drainage route running alongside the western edge of the pumping station access road, a strong landscape setting will be established within the green corridors running around the edges of the site.

Building typologies and architectural detailing within the proposed development will be similar to those within the existing scheme, providing a cohesive identity to the built form on both sides of the A449 on the approach into the settlement.

Housing will mainly be red brick, with three different types providing a sense of uniformity while adding variety and texture. Roofs will be clad in either slate grey or brown tiles. The submitted Materials Plan (Ref. MI156-SL-002) provides further detail in that regard.

Other general features across the site will include:

- flat porches;
- balanced elevational arrangements with well-proportioned windows and doors;
- simple window sills and lintels;
- Flat roofed dormer windows on 2.5 storey units;
- projecting gables (some featuring black tudor boarding with chalk render – reflecting the exposed timber beams seen on some traditional properties within the village);
- all fascias, soffits, canopies, front doors and garage doors to be black to add a unifying element across the variety of house types, and also provide distinction between the application proposals and the existing Bloor Homes scheme to the west; and
- contrasting brick or banding to emphasise the building plinth.

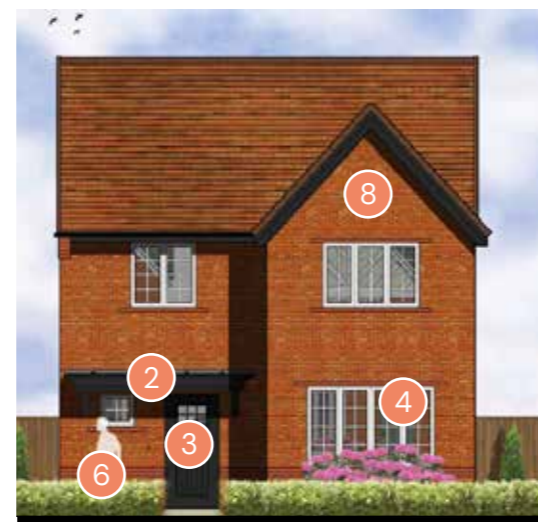
In key focal or landmark locations elevated features will include:

- arched floating porches;
- casement windows;
- the use of half height rough cast render to the upper storey; and
- bay windows on some corner locations.

Front boundaries along the internal streets will mainly be defined by estate railings and low hedging, except along side streets or where there is frontage parking. A low timber knee rail and/or low hedging will define the edges of the private driveways and help to soften the impact of frontage parking. The Boundary Details Plan (Ref. MI156-PD-020) provides further detail in that regard.



Examples of traditional vernacular within Penkridge village centre, and modern development within the adjacent development to the west of the A449



Selection of proposed house types highlighting some of the key features



Illustrative 3D Visualisation

- 1 Arched Porch
- 2 Flat Porch
- 3 Black Front Door
- 4 Casement Window
- 5 Half Height Render
- 6 Contrasting Brick Banding
- 7 Dormer Windows
- 8 Projecting Gable
- 9 Tudor Boarding and Render

## ACCESS AND MOVEMENT

The proposed scheme has carefully considered the hierarchy of movement routes through the development as set out below. The submitted Layout Plan (Ref. MI156-SL-001) provides further detail in that regard.

### Pedestrians

The scheme has been designed to prioritise access for pedestrians and cyclists by ensuring that direct, attractive and safe connections are made along key desire lines that connect the development to the existing village and wider new neighbourhood.

It will provide the first part of the proposed strategic active travel link that will link the village centre to the Community Hub in the new neighbourhood. Designed to LTN/120 standard, it will provide a 3m wide 2-way cycle path and a 2m wide pedestrian path. The route will extend from the site's northern boundary running south through a green corridor to the site vehicular access from the A449. A priority crossing will be provided over the access road and from there it will run along the eastern side of the A449 itself towards the village centre.

A signalised crossing will also be provided over the A449 to connect to the public right of way that runs through the on-going development to the west of the A449, over the railway line, and into the countryside.

A further key active travel route will also be provided. It will run south from the Strategic Active travel route on the A449, between the two development parcels and into the parkland that is proposed in the southern part of the site. In due course, it will then connect to the wider Riverside Community Park. This will be a 3m wide path shared by pedestrians and cyclists.

Other localised links will be provided to ensure that a connected network is provided.

### Public Transport

There are a number of local bus services with stops on the A449 within a short walking distance of the development. A Travel Plan will be implemented to encourage the use of both public transport and active travel modes as an alternative to the car.

### Vehicular Access

The vehicular access into the larger northern parcel of the site will be provided via the addition of a fourth arm to the roundabout on the A449 that also provides access to the ongoing residential development to the west. The smaller parcel of the site will be accessed via a simple priority junction in the position of the current field access. This will also provide for the reconfigured access to the pumping station located between the two parcels.

Within the development areas, a permeable network will serve the perimeter blocks of housing in accordance with the hierarchy set out in the DAS. It will principally comprise of tertiary streets (5.5m wide with 1.8m wide footpaths to each side) and private drives. The permeable road network is designed to minimise traffic speeds but still allow easy access for service and emergency vehicles.

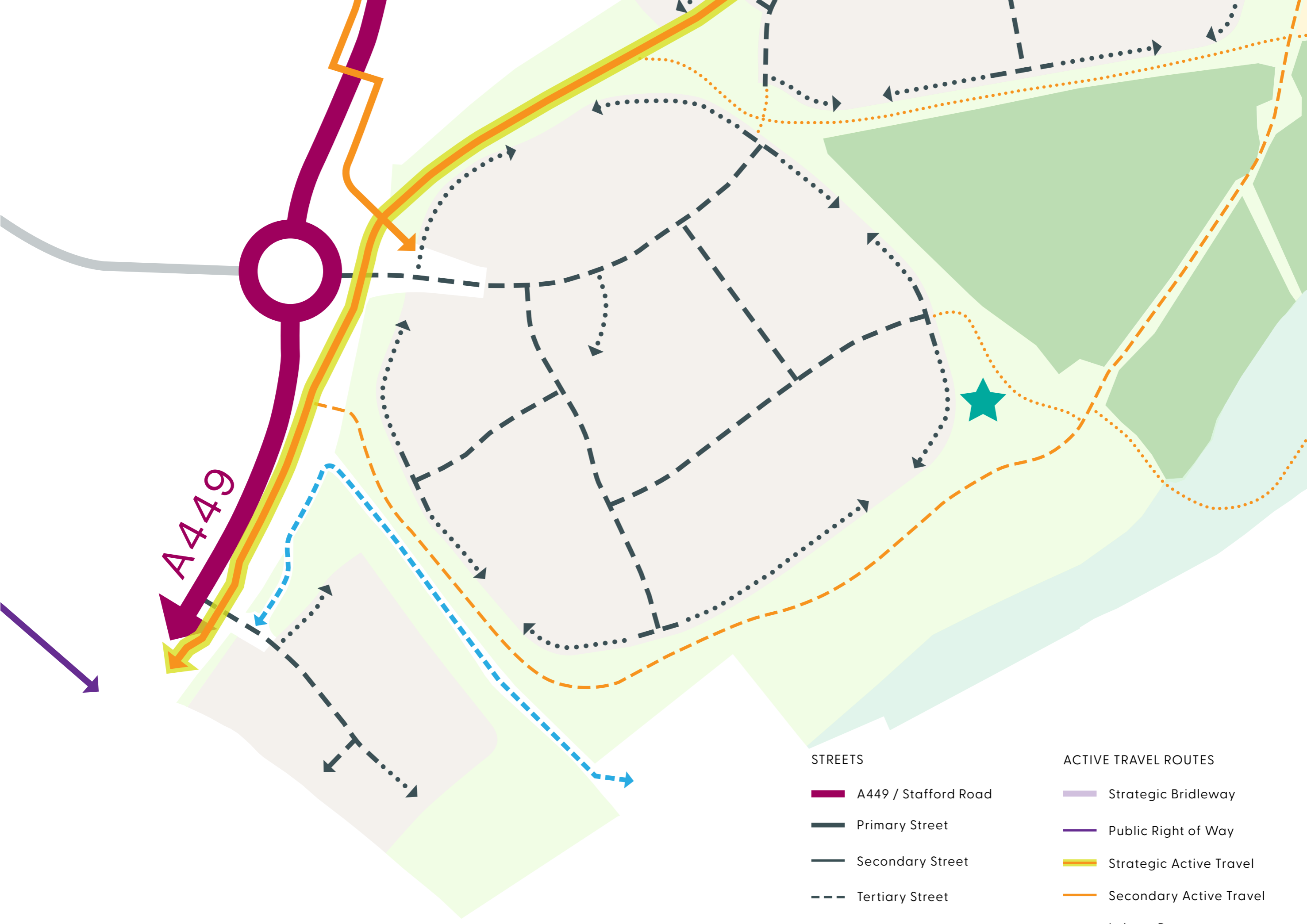
### Car Parking

Car parking provision will reflect established car parking standards and will predominately be on plot in accordance with the strategy outlined in the DAS.

It will be provided to the side of the dwellings at the entrance to the larger development parcel and along the two streets that head south ad east to the edges of the development. The dwellings served by the private drive on the more sensitive northern and southern edges of the development will also have their parking recessed to the side of the properties. Elsewhere it will be provided to both the side and front of the dwellings as appropriate.



Illustrative 3D Visualisation



A449

- | STREETS              | ACTIVE TRAVEL ROUTES    |
|----------------------|-------------------------|
| A449 / Stafford Road | Strategic Bridleway     |
| Primary Street       | Public Right of Way     |
| Secondary Street     | Strategic Active Travel |
| Tertiary Street      | Secondary Active Travel |
| Private Drive        | Leisure Route           |
|                      | Footpath                |

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