

LAND NORTH OF DRAYCOTT ROAD, BREASTON

DESIGN AND ACCESS STATEMENT

March 2026



Gregory Avenue

Draycott Road

1 INTRODUCTION

nineteen47 have been instructed by Peveril Homes to prepare this Design and Access Statement in support of an outline application for residential development of up to 100 dwellings and associated infrastructure with all matters reserved (except for access) at the former Western Mere School site, land north of Draycott Road, Breaston, Derbyshire.

This statement focuses on explaining the design process that has been followed during the formulation of these proposals for a place with a sense of identity and which brings wider benefits to the local area. This report summarises the key technical considerations and design parameters that have shaped the proposals, but for specific details please refer to the relevant technical reports.



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Understanding the Place

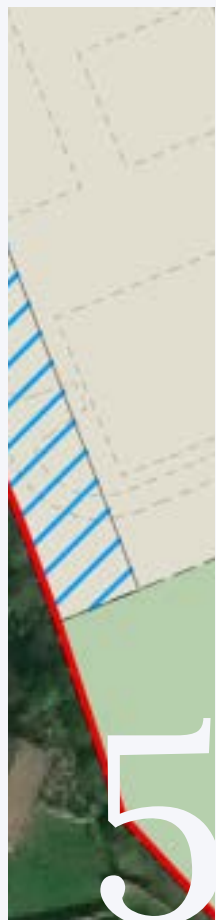
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PLANNING POLICY

2 PLANNING POLICY

Full consideration of the national planning policy context is set out in the submitted Planning Statement, but the below is a succinct summary focused specifically on design and access matters.

The National Planning Policy Framework 2024

The National Planning Policy Framework (NPPF) outlines the Government's planning policies for England. The 'presumption in favour of sustainable development' is at the heart of the document. The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

Section 12 of the NPPF specifically addresses the matter of well designed places. It corroborates the principle that good design and good planning are indivisible and, taken together, are a key component of achieving sustainable development.

Paragraph 124 of the Framework states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 129 with reference to density, states that Planning policies and decisions should support development that makes efficient use of land.

Paragraph 135 states that planning policies and decisions 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 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.

Paragraph 136 states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Planning Practice Guidance

Practice Guidance (PPG) was launched on the 6th March 2014 and provides guidance on Design and Access Statements; it states that they must:

- Explain the design principles and concepts that have been applied to the proposed development;
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The ten characteristics are: -

1. Context – enhances the surroundings.
2. Identity – attractive and distinctive.
3. Built form – a coherent pattern of development.
4. Movement – accessible and easy to move around.
5. Nature – enhanced and optimised.
6. Public spaces – safe, social, and inclusive.
7. Uses – mixed and integrated.
8. Homes and buildings – functional, healthy, and sustainable.
9. Resources – efficient and resilient.
10. Lifespan – made to last.

Building for a Healthy Life

Building for a Healthy Life is the latest edition of – and new name for – Building for Life 12. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback.



10 Design Characteristics

The Local Planning Policy and Guidance Context

As with the national picture, full consideration of the local planning policy context is set out in the submitted Planning Statement, but the below is a succinct summary focused specifically on design and access matters.

Erewash Core Strategy Adopted March 2014

Policy 10: Design an Enhancing Local Identity states:

1. All new development should be designed to:

- a) make a positive contribution to the public realm and sense of place;
- b) create an attractive, safe, inclusive and healthy environment;
- c) have regard to the local context and reinforce valued local characteristics; and
- d) reflect the need to reduce the dominance of motor vehicles.

2. Development will be assessed in terms of its treatment of the following elements:

- a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
- b) permeability and legibility to provide for clear and easy movement through and within new development areas;
- c) density and mix;
- d) massing, scale and proportion;
- e) materials;
- f) impact on the amenity of nearby residents or occupiers;
- g) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments;
- h) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views.

3. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Derbyshire Landscape Character Assessment.

Erewash Adopted Local Plan Saved Policies 2005 (Amended 2014)

Policy H12 – Quality and Design

In considering applications for housing development, the Borough Council will require that the proposals:

1. Are in scale and character with their surroundings;
2. Have regard to distinctive landscape features and provide supplementary landscaping where appropriate, particularly where the development is visually prominent or situated on the established urban fringe;
3. Provide adequate amenity space for each dwelling;
4. An acceptable standard of privacy within private garden areas is achieved by visually appropriate boundary treatment;
5. Are located so as to avoid being unduly affected by noise or smells from nearby uses that would be expected to generate such effects.



Erewash Core Strategy Adopted March 2014



Erewash Adopted Local Plan Saved Policies 2005 (Amended 2014)

Planning Position

Breaston is a sustainable location and is identified as a Key Settlement, where the local plan seek to direct some development and growth. This site is located immediately adjacent to the defined settlement framework boundary and has existing residential development immediately to the west and south, and also to the east beyond two small fields. The proposals do not extend any further north than that of the adjacent residential estate; and hence represents a logical extension to Breaston that will have minimal impact on the countryside.

The site is a former secondary school site that officially closed in 1990, with the buildings and other structure having been demolished to slab level and the site left vacant since then. The proposals result in the redevelopment of previously development brownfield site, with the illustrative masterplan showing the developable area being contained to the northern half of the site where the former school buildings and hard surfaced areas were concentrated. The southern half, where the playing fields associated with the school were located, are proposed to form a large area of public open space, in the form of a 'Country Park' having recreational and ecological value.

The site is located within designated Green Belt and as such it does not fall into a form of appropriate development. However in accordance with the NPPF, a Grey Belt assessment has been undertaken, which has demonstrated that the proposed site is Grey Belt land and that the proposals meet the criteria as set out in Paragraph 155 of the NPPF, including the Golden Rules. Paragraph 158 advises that "A development which complies with the Golden Rules should be given significant weight in favour of the grant of permission." On this basis, the proposals therefore constitute an appropriate form of development in the Green Belt and therefore the principle of development is acceptable.

Whilst it is considered that the site is a 'Grey Belt' site and passes all the required criteria to make it an appropriate form of development, should the Local Planning Authority take a different view, it has also been demonstrated that 'Very Special Circumstances' exist that should result in the proposed development being supported.

The Core Strategy Review has now been withdrawn and any future Plan will need to deliver housing based on the latest NPPF housing need figure. The latest December 2024 NPPF figure of 523 dpa rather than the old assessment figure of 376 dpa, an additional 147 dpa. Over 20 years this equates to an additional 2,940

dwelling. At 25 dwellings per hectare that results in an additional 118 hectares of land being needed just for this increase. Further increases in annual housing need are expected once the 2025 NPPF figures are released. It has already been identified that the Borough Council is unable to find sites outside of the Green Belt to meet its need, which is why a number of Green Belt sites were proposed for allocation in the now withdrawn emerging plan to make up the old identified need shortfall. This will be the same position for the new local plan review, which is expected to commence shortly.

Whilst being in outline form, this application has demonstrated through specialist assessments and reports that the development is technically acceptable in all respects and the illustrative masterplan, landscape strategy and Design and Access Statement show how the site could be developed internally to positively address the site constraints and incorporate appropriate mitigation and enhancement.

Given the Borough Council has failed the 2023 Housing Delivery Test as they can only demonstrate 67% housing delivery over the last three years, the tilted balance of paragraph 11d) of the NPPF is engaged. Furthermore it has been demonstrated that the proposals would constitute a sustainable form of development and as such the application should be approved without delay. There are no adverse impacts relating to this development that would significantly and demonstrably outweigh the benefits. Indeed, if permission is forthcoming then there are significant benefits that will arise from the development as set out in the Planning Statement. Peveril Homes Limited is a locally based regional house builder with a proven track record of delivery of high quality developments and homes. They are committed to bring this site forward.



MANOR COURT



3

UNDERSTANDING
THE PLACE

3 UNDERSTANDING THE PLACE

Contextual Background

Located in Erewash District Council, Derbyshire, Breston sits to the west of the M1 motorway between Derby and Nottingham.

The site is located at the north-western edge of the village, on the northern side of Draycott Road which leads to the neighbouring village of Draycott.



Local Character

The historic centre of Breaston is focused around Draycott Road, Stevens Lane, Wards Lane and Risley Lane, is now defined as a Conservation Area. The Conservation Areas Appraisal identifies 5 "Character Zones" each with their own identities. The principle materials used with Breaston are identified as "red brick and plain tile".

Beyond the historic core, the village has largely expanded through successive phases of residential development. Buildings from various periods of the twentieth century can be identified across the settlement. The surrounding built form within Breaston is predominantly constructed from red and brown brick. Occasional use of render and simple brick detailing provides variation within the street scene, whilst window frames are generally finished in white uPVC or painted timber.



View from Risley Lane



View from Holmes Road



View from Wards Lane



View from Gregory Avenue



View from Manorleigh

Movement and Connectivity

Breaston is well connected, offering a range of transport options for residents.

Road Network

The site fronts onto A6005 Draycott Road, which forms the main route through Breaston and connects the village with surrounding settlements. The route provides access west towards Derby via Draycott and Borrowwash, where it connects with the A52, whilst also offering convenient links to the wider highway network including the M1 Motorway at Junction 25.

Public Transport

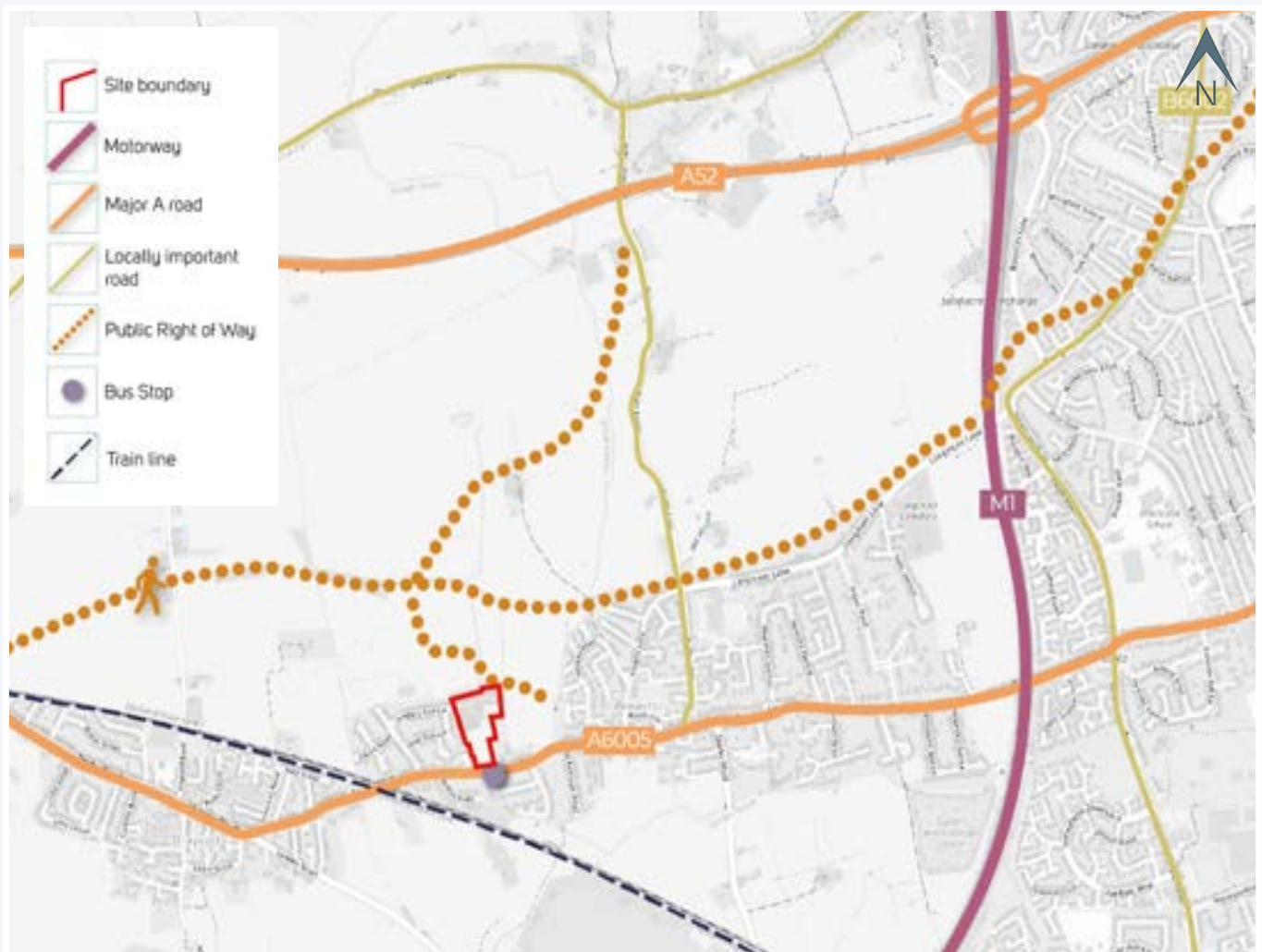
Bus stops are located along A6005 Draycott Road along the site frontage, within approximately 400 m of all parts of the site. These stops are served by the Trent Barton Indigo, which provides frequent services between Derby and Nottingham. The Central Connect 9C also provides additional connections between Derby and Long Eaton.

Rail services are available from Long Eaton railway station, located approximately 4 km from the site. The station provides regular services to destinations including Nottingham, Derby, Sheffield, and London, supporting wider regional and national connectivity.

Pedestrian and Cycle Movement

Pedestrian routes are provided along Draycott Road to the south of the site, offering safe and convenient access to local facilities. To the north of the site, Public Right of Way Breaston FP18 provides additional walking routes connecting into Breaston and the surrounding area.

In addition, National Cycle Network Route 6 runs to the north of the site and connects through Breaston via Longmoor Lane and Poplar Road. The route continues east along a segregated cycle track on the A6005, providing connections towards Long Eaton and linking into the wider regional cycling network.



Wider Movement Plan



Services and Facilities Plan

Services and Facilities

The site benefits from access to a range of local services and facilities within Breaston and the nearby settlement of Draycott, both of which provide day-to-day amenities for residents. Some of these include:

Healthcare

- Evans Pharmacy
- Wilsons Pharmacy
- Overdale Medical practise

Convenience

- Breaston Co-Op
- Breaston Post Office
- One Stop Draycott

Education

- Breaston Pre-School
- Firfield Primary School
- Draycott Community Primary School

Leisure

A number of recreational opportunities are available within Breaston and Draycott, including Breaston Park and Draycott Millenium Green. The surrounding area also includes local sports clubs and community facilities.

The Site

The planning application is supported by a suite of detailed technical assessments covering topics such as Landscape and Visual Impact, Heritage, Ecology, Drainage, Transport, Flood Risk and Arboriculture. The outcomes and recommendations of this work, whilst not expressly referred to in this DAS, have informed a wide-ranging understanding of the site and its context. The following pages present this knowledge as a high-level summary using non-technical language and graphics wherever possible.



2



View of existing dwellings backing onto the western boundary

3



View of Draycott Road on the southern boundary

Site Description

The site is located in the western side of Breaston, north of Draycott Road and measures approximately 3.57 hectares / 8.81 acres. The landfall generally falls from the north eastern corner to the south western corner.

To the north, the site is bound by an existing drainage ditch. On the eastern boundary, the northern section is open fields that connect to farm land, with the southern portion has existing vegetation that separates a single dwelling and care facility that back / side onto the site. To the south, Draycott Road defines the southern boundary which is separated by existing trees

and hedgerows. On the western boundary, existing dwellings back / side onto the site with an existing ditch and areas of intermittent landscaping between the dwellings on the site. Gregory Avenue also terminates on this boundary, which was the former access to the school site.

Within the site, remnants of the old school still remain. This is predominately areas of hard standings, with small sections of low walls.

The majority of the existing vegetation are contained to the site boundaries, with a few trees within the site in the north western area.





Footprint to the former Western Mere School

Gregory Avenue

Draycott Road

Former playing fields for Western Mere School

Historical Background

The site was previously home to Western Mere School. On the northern side of the site was the school footprint with hard surfacing and to the south was the school playing fields. The school opened in the 1950's and closed in the 1990's. Since then the site has been vacant since it stopped operating as a school.



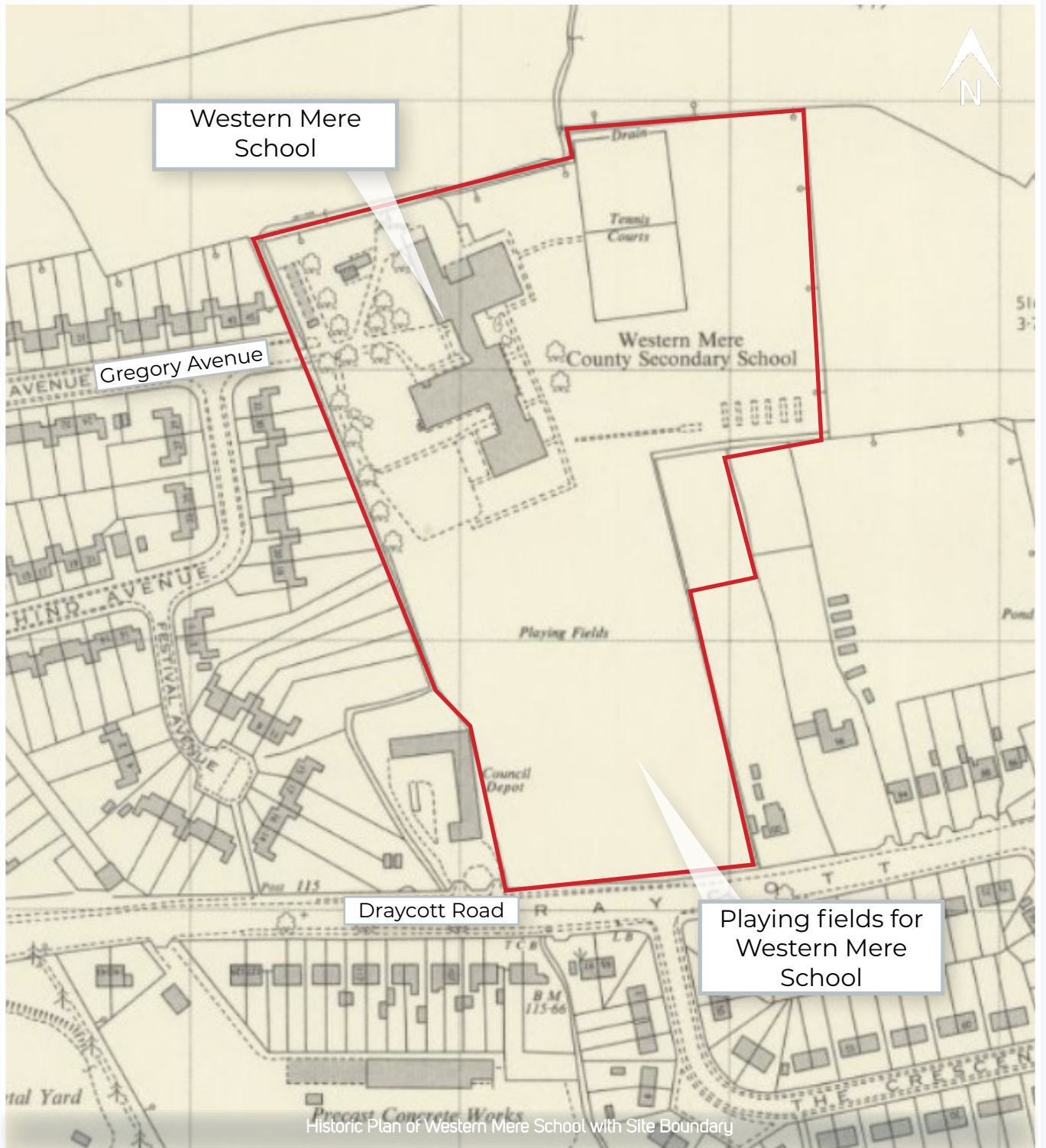
View of the site from the northern boundary with existing trees and hard standing in the foreground



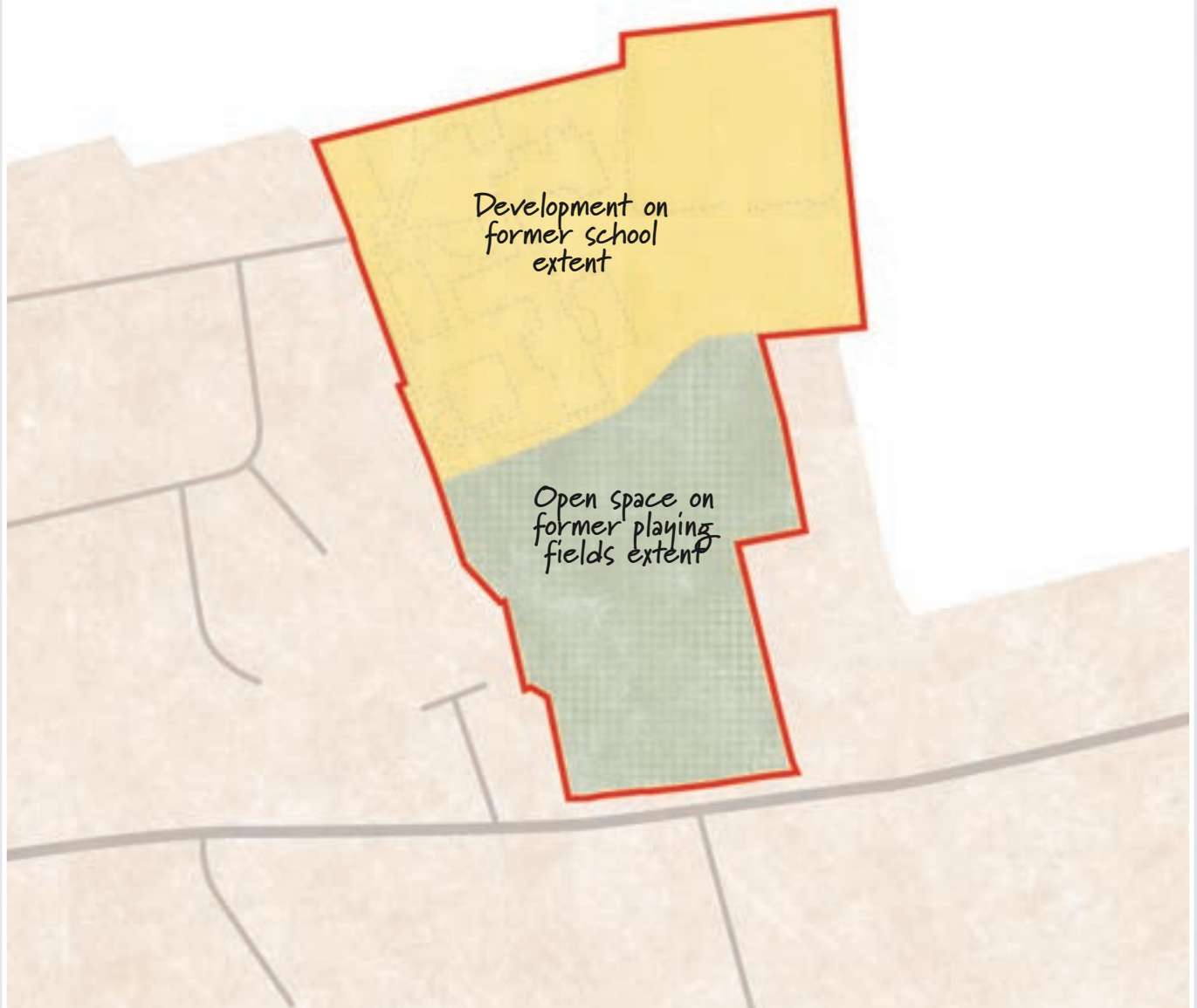
Gregory Avenue.
Former access to
Western Mere School

Footprint to the
former Western
Mere School

View of the existing remains of the former Western Mere School in the northern part of the site



Design Parameters



Land Uses

The site previously accommodated the former Western Mere School, with built development historically concentrated within the northern part of the site and playing fields occupying the southern area. Remnants of hardstanding and former built form remain within the northern section, and the proposed development should respond to this established pattern by ensuring the extent of development does not exceed the footprint of the former school.

Edges

The western boundary and the southern section of the eastern boundary adjoin existing residential properties, with dwellings backing and siding onto the site. The layout should respond to this relationship by positioning proposed dwellings to back onto these boundaries, enclosing neighbouring rear gardens, whilst the northern boundary and northern portion of the eastern edge present an opportunity for a softer edge to the adjoining agricultural fields.



Vehicular Access

There is potential to provide vehicular access to the site from Draycott Road along the southern boundary, creating a clear point of entry and connecting the development to the existing highway network.



Landscape

Existing trees and hedgerows surround much of the site perimeter, contributing to the established landscape setting. A small number of trees are also located within the site towards the north-west.



Drainage

The site levels fall towards the south-western corner. This lower point presents a suitable location for the incorporation of an attenuation basin as part of the site's drainage strategy.



Pedestrian Connectivity

There is potential to provide a pedestrian connection from Gregory Avenue along the western boundary. Opportunities also exist to connect into the nearby Public Right of Way located to the north of the site, enhancing pedestrian permeability and local connectivity.

Concepts

- celebrate the heritage assets
- create a primary route which visually connects Sitwell House & Swinden House
- create a focal point/heart to the scheme around Swinden House and design a layout that pushes all residents through the space
- respond to the walled garden with a 'red brick' character, respecting historic patterns.
- create an attractive, tree lined walking & cycle route through the scheme using the existing

the trees across the site with very removal (low value), and extend the

dual aspect apartments to face Beacroft Rd access and form the tree lined pedestrian route.

Approved access leading directly to the heart of the scheme.





4

DESIGN EVOLUTION

Concept Plan

The understanding of the site and its context gained during the assessment work that has taken place shaped an initial "Design Concept". The key elements of this approach to setting out residential development on the site are;

- Development limited to the extent of brownfield land where Western Mere School once stood.
- Open space proposed to the south where the former school playing fields was located.
- A potential new vehicle access from Draycott Road.
- Potential for pedestrian connections to Gregory Avenue and the existing Public Right of Way.
- A children's play space located within the open space, near development so dwellings can overlook this space.
- Attenuation basin at the low point of the site.



Historic Plan of Western Mere School with Site Boundary



Concept Plan

Public Consultation

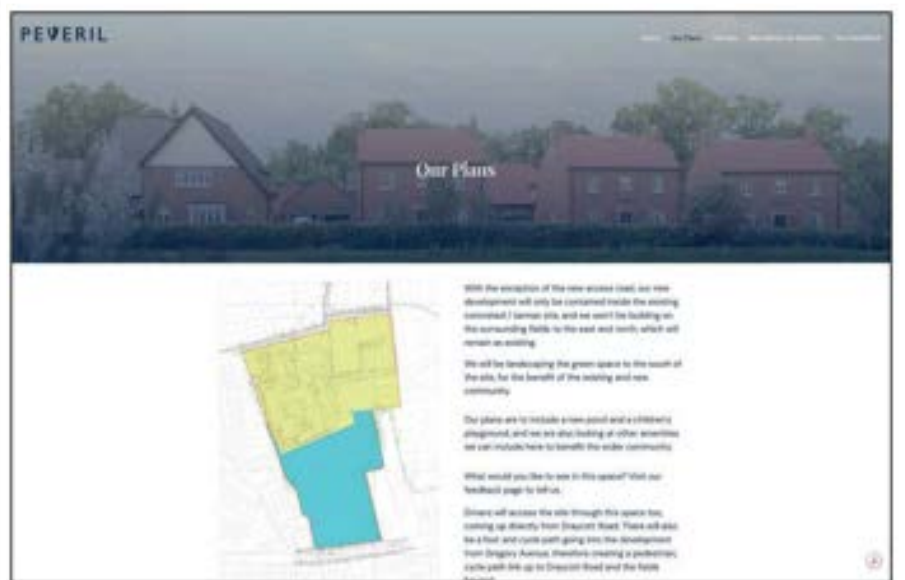
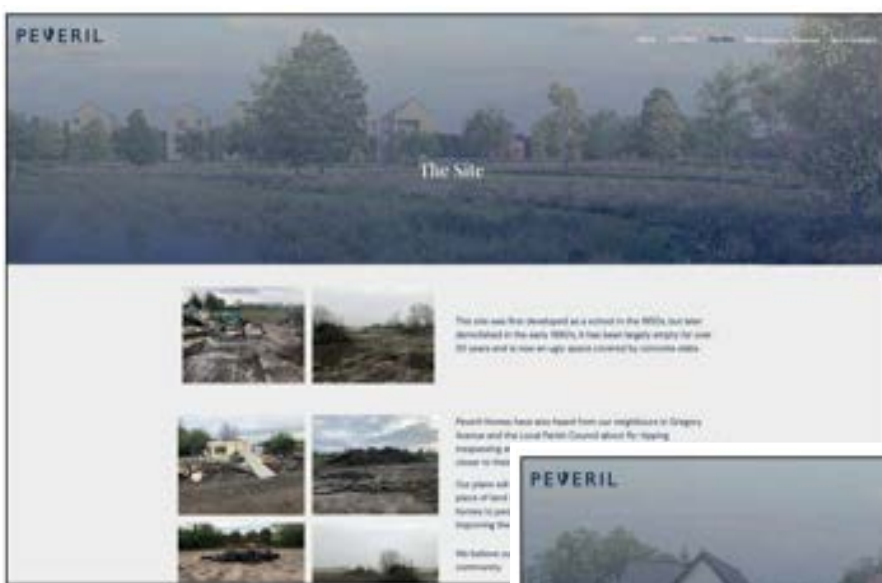
An online consultation was created, allowing members of the public to access the consultation boards over a 6 week period, which was subsequently extended following an issue with leaflet delivery.

A detailed Statement of Community Involvement was submitted that explains the consultation event and addresses specific points raised.

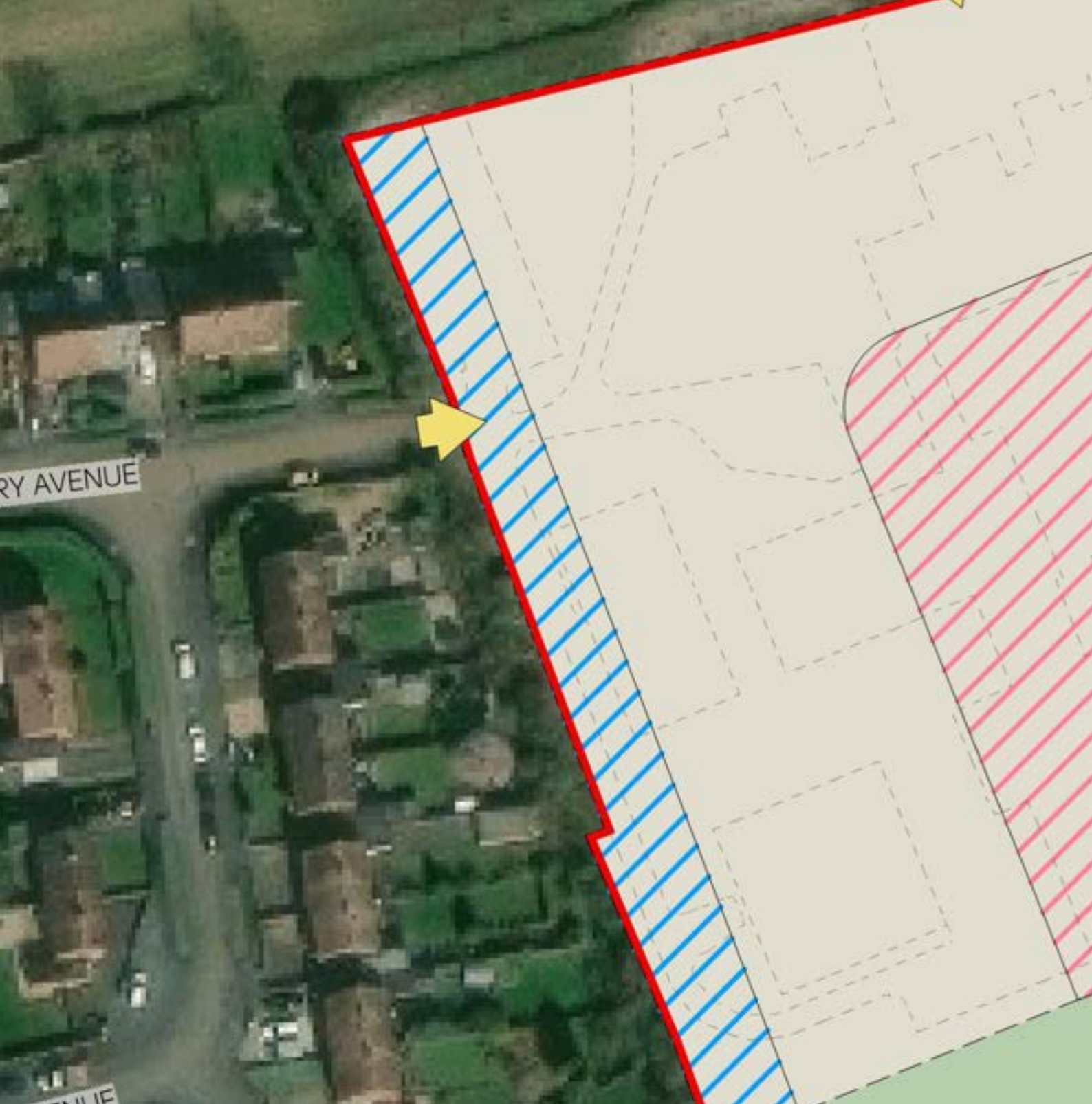
Many of the feedback responses received were constructive with suggestions regarding what residents would like to see coming out of development in the area. Over a third of the respondents were supportive of the scheme, with one respondent actively seeking to move into the development. A group of 5-8 respondents consistently expressed anti-development views throughout the feedback process.

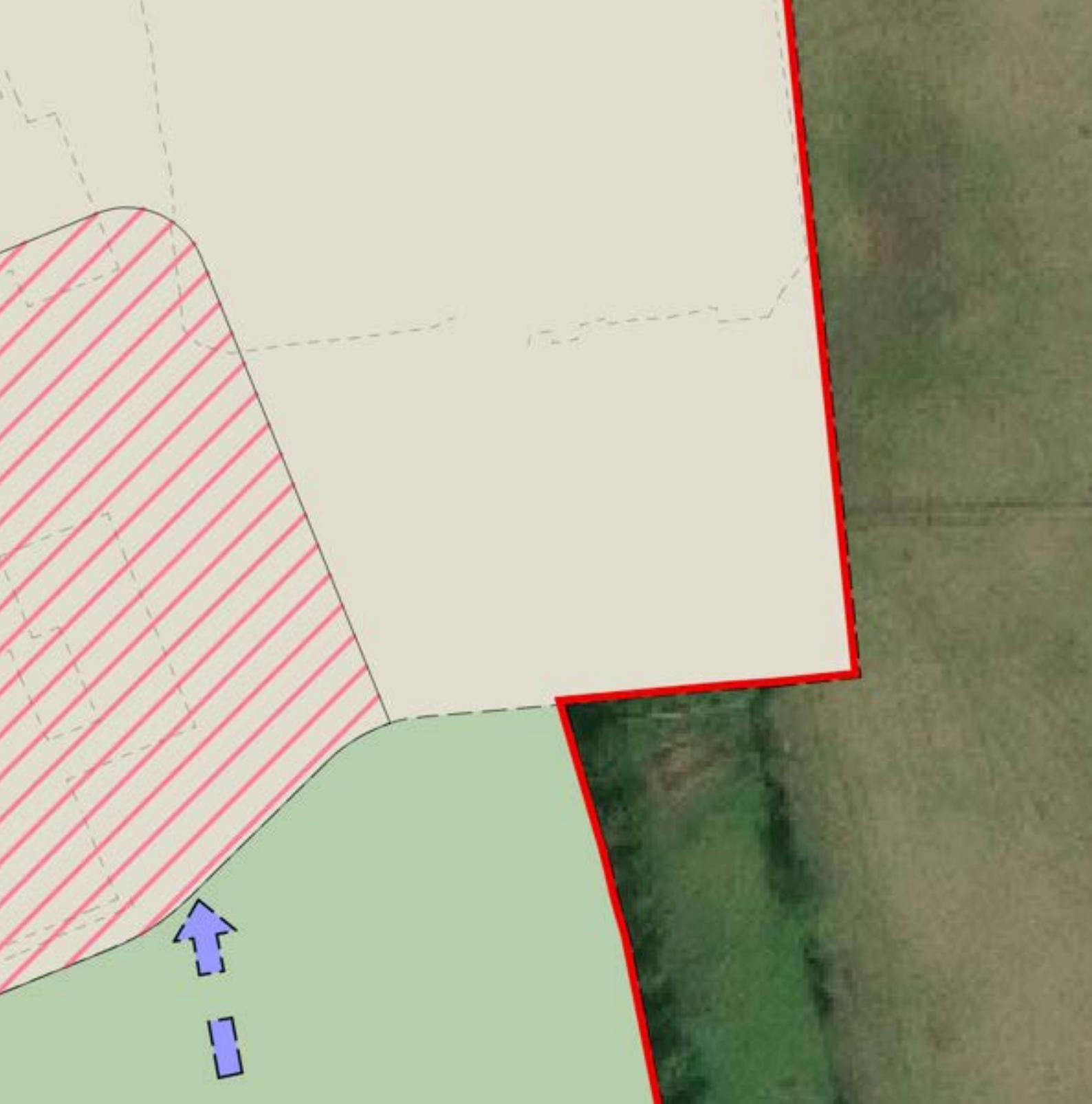


Leaflet



Screen Shots from the Website





5

DESIGN PROPOSALS

5 DESIGN PROPOSALS

A Parameter Plan is submitted for approval, which gives Erewash District Council a degree of certainty and control over how future reserved matters submissions come forward. An Illustrative Layout has also been prepared that accords with the Parameter Plan and is presented in this document to show one way in which development could come forward. The Illustrative Layout is not however, intended to become an approved plan.



Parameter Plan



Illustrative Layout

Use and Amount

Gross Site Area (GSA)

The red-lined application site boundary measures 3.57 hectares / 8.81 acres.

Residential (2.29 hectares)

The Parameter Plan defines a development area that is capable of accommodating up to 100 dwellings. The mix of home size and tenure will be defined at the detailed design stage; however, should 100 homes be delivered, the resulting residential density would be approximately 44 dwellings per hectare, calculated on the basis of the residential area.

Open Space (1.28 heactres)

The Parameter Plan also defines areas of green space that could accommodate retained and proposed vegetation and planting, features of a sustainable surface water drainage strategy, new areas of open space, children’s play and areas of biodiversity enhancement.



Illustrative Use and Amount Plan

Key Principles

The key elements of the layout structure and distribution of uses across the site are a result of the analysis of the site and its context presented in Sections 2 and 3, of the input received through the consultation that is explained in Section 4 and also by the design concept that evolved across that period. The Parameter Plan sets out acceptable limits to development that accord with this and the Illustrative Layout shows one way in which development could be set out to achieve more detailed elements.

A Strong Frontage

Dwellings are positioned to front onto the green space, creating a strong and consistent built edge. This arrangement helps define the extent of the new development while providing active frontages that overlook and positively frame the open space.



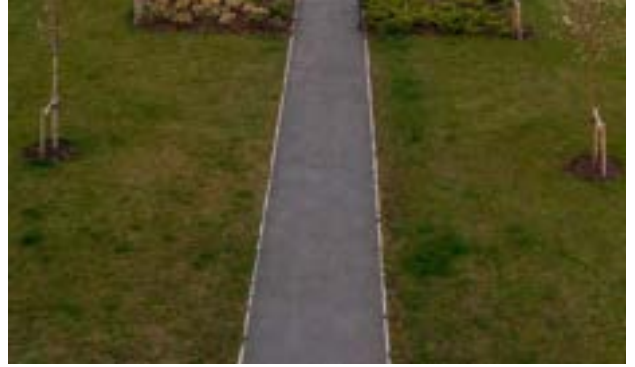
A Children's Play Space

A children's play space is incorporated within the open space, providing an accessible and safe recreational area for younger residents. Its location within the green space allows it to be overlooked by surrounding dwellings, helping to promote natural surveillance and an attractive focal point within the development.



Pedestrian Orientation

The primary street is orientated to promote pedestrian movement northwards towards the nearby Public Right of Way. This route is further encouraged through the incorporation of street trees along the street, helping to create an attractive and legible corridor that supports walking and reinforces the connection to the wider pedestrian network.



Development Extent

The extent of development reflects the footprint of the former Western Mere School, with built form concentrated within the previously developed northern part of the site. This approach ensures that development remains within the established brownfield extent.



A Green Arrival

A green arrival space is created at the entrance to the development, providing a welcoming transition from the surrounding area into the site. This landscaped space helps establish a clear sense of place while softening the approach into the new neighbourhood.



Draycott Road

Layout

Layout Structure

The Parameter Plan defines the extent of the developable area that is considered to represent an appropriate location for and quantum of development.

The Illustrative Layout shows one way in which development proposals could be set out in accordance with the Parameter Plan. The Illustrative Layout includes the following structuring elements;

- Proposed development occupies the brownfield land that was the former site of the school. areas of green space are proposed where the former school playing fields were located.
- A tree-lined primary street is proposed, forming the main route through the development and creating a clear and legible structure within the site, linking to the PRow footpath beyond the northern site boundary.
- Buildings orientated so that gardens interlock with existing gardens to reduce the impact of the new homes on the amenity of existing ones. This also secures currently exposed rear garden boundaries within the perimeter block formation.
- A drainage strategy is proposed that incorporates an attenuation basin at the natural low point of the site. This approach responds to the site's existing topography and provides a sustainable solution for managing surface water within the development.

Building Height

The proposed development is expected to be 2-storey with a small number of 3-storey homes may be considered appropriate within the central area to the site as indicated on the Parameter Plan. The exact location and details can be further assessed at the reserved matters stage.

Turning Corners and Addressing Views

The development formation shown across the Illustrative Layout shows how the active frontages of dwellings could be positioned to positively address streets. The layout also demonstrates how a feature building could be set up at the entrance of the development zone creating a gateway into the residential area.

Buildings could be located within the streetscene to specifically address views along streets, and it is anticipated that detailed proposals would avoid views that terminate a gaps between buildings for car parking and side boundaries and blank side elevations.

Dual-aspect buildings could be used on prominent corners to ensure that interest and activity is maintained in streets.

Designing Out Crime

The proposed layout has been designed to promote a safe and well-overlooked environment through the arrangement of streets, dwellings and open spaces. Homes are positioned to face onto streets and areas of open space, ensuring that key routes and shared spaces benefit from natural surveillance and are clearly visible from surrounding properties, helping to create an active and welcoming residential environment.

The relationship between the proposed development and existing dwellings at the site edges has also been carefully considered, with the layout arranged to provide a clear and coherent block structure that integrates well with neighbouring properties. Parking is primarily proposed on-plot and located close to homes, allowing residents to maintain clear visibility of their vehicles, whilst any shared parking areas are positioned where they can be overlooked by surrounding dwellings to ensure activity and passive surveillance.



Illustrative Features of the Layout

Access and Movement

Access

A new access is applied for in detail and is proposed from Draycott Road.

The access is proposed to have a 6.2m carriageway. Either side of the carriageway a 2m footway and 2m verge is also proposed with a 3m cycleway on the eastern side.

Street Hierarchy

Within the site, a simple hierarchy of streets is defined which will create a legible place, form the basis of a permeable movement framework and contribute to a recognisable character.

Within the site a north south primary street provides access into the site. This typology proposes areas of landscape both within the open space and in the development. Street leading from the new access to the development zone through the area of new open space could follow a meandering alignment that would naturally maintain low vehicle speeds.

Two secondary streets are proposed off the primary street, with the eastern street creating an internal loop within the site.

Shared private drives and courtyards and also proposed within the site, which serve a reduced number of dwellings.



Illustrative Movement Framework

Pedestrian and Cycle Connectivity

The proposed development seeks to create a well-connected and legible pedestrian network both within the site and to the surrounding area. Opportunities exist to provide a pedestrian connection from Gregory Avenue along the western boundary, helping to integrate the development with the existing residential area.

To the north of the site, there is also potential to establish a connection to the nearby Public Right of Way, improving access to the wider walking network and encouraging sustainable modes of travel. Internally, pedestrian routes are proposed throughout the development, including links within and around the open space to provide attractive and convenient walking routes for residents.

A further pedestrian link is proposed at the northern end of the primary street, creating an additional connection point that enables movement beyond the site and strengthens the overall permeability of the development.

Parking

The Illustrative Layout demonstrates how streets could be arranged to accommodate a range of parking typologies. At the reserved matters stage, parking solutions such as side parking, frontage parking and courtyard parking could be incorporated into the layout, alongside appropriate visitor parking, in accordance with Derbyshire County Council guidance.

Refuse Collection, Emergency Services and Deliveries

Shared private driveways and courtyards will be designed to accommodate fire tenders, refuse collection vehicles and household deliveries. The detailed design, dimensions and turning arrangements will be confirmed as part of the Reserved Matters submission to ensure compliance with relevant standards and operational requirements.

A loop is proposed within the site, potentially creating relief of vehicle movement within the site.



Appearance

Appearance is a reserved matter that will be dealt with at detailed design stage.

Residential development throughout Breaston has been assessed earlier in this document and a palette of regularly occurring materials and colours can be considered to represent the basis of the local character. In order to be considered locally-inspired, detailed design proposals could consider use of the following;

- a variety of brick types with a predominance of red and brown bricks;
- occasional use of render;
- grey roof tiles, with the potential for a small amount of brown/red if variety is sought.

Peeveril Homes have an excellent record of creating well-designed residential-led places and are well placed to deliver an attractive addition to Breaston that compliments the existing character.



Image of existing Peeveril Homes site in Moira



Image of existing homes on Holmes Road



Image of existing Peeveril Homes site in Moira



Image of existing homes on Wards Lane

Landscape

Landscape Strategy

As set within the Parameter Plan, an area of open space is proposed on the southern side of the site away from the extent of proposed development on the former Western Mere School footprint.

The strategy shown on the Illustrative Landscape Strategy Plan (see below) proposes the potential for children’s play, paths, drainage strategy and areas of biodiversity enhancements.

On the primary street, trees and shrub planting could be incorporated, complemented by a central

green link that forms a continuous green corridor. This corridor has potential to enhance the sense of arrival and contribute to the creation of a sustainable sense of place. Within the green corridor an incidental play feature is could be proposed to provide opportunities of informal play.

There is also potential for areas of proposed scattered native tree planting and hedgerows along the site boundaries. Once matured these intend to create a visual separation between the proposed development and existing residential areas.



Illustrative Landscape Strategy Plan





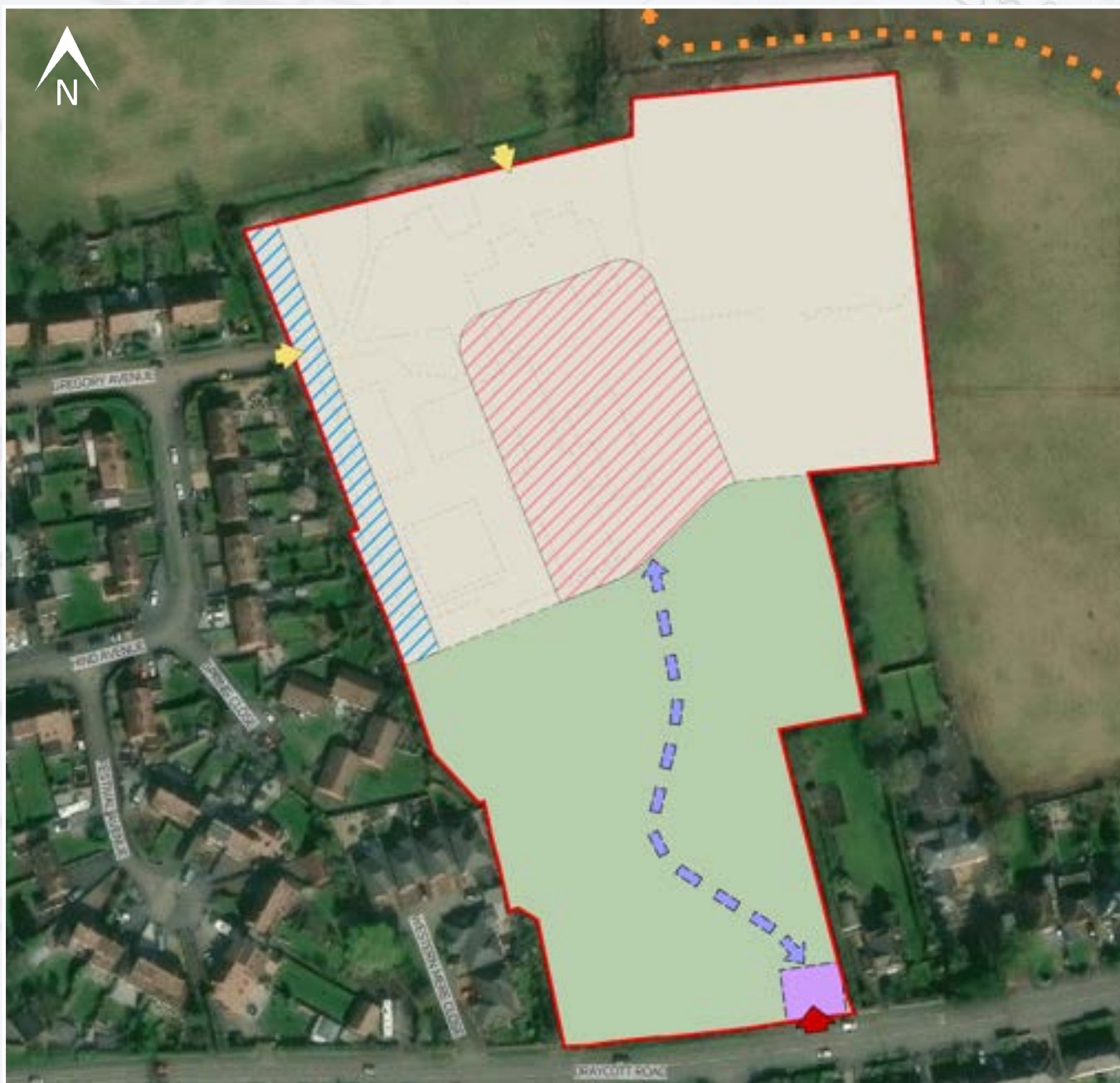
6

SUMMARY

5 SUMMARY

This Design and Access Statement provides a concise overview of the design process undertaken in developing the Illustrative Layout for up to 100 dwellings. The site comprises previously developed brownfield land associated with the former Western Mere School, and the proposals respond to this history by focusing built development within the areas that were previously occupied by the school buildings and hardstanding.

The Parameter Plan establishes the extent of development across the site, ensuring that built form remains within the previously developed areas, whilst the southern part of the site formerly used as school playing fields is retained as open space. This approach demonstrates how the site's constraints and opportunities have been carefully considered to deliver an attractive residential development that integrates with the surrounding settlement and accommodates the proposed number of dwellings within a logical and well-structured layout.



Parameter Plan



Illustrative Layout

PEVERIL
HOMES TO BUILD A LIFE IN

nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS