“THE GOVERNMENT ATTACHES GREAT IMPORTANCE TO THE DESIGN OF THE BUILT ENVIRONMENT. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, IS INDIVISIBLE FROM GOOD PLANNING, AND SHOULD CONTRIBUTE POSITIVELY TO MAKING PLACES BETTER FOR PEOPLE.”

(para. 56, NPPF 2012)
NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED
INTRODUCTION

PURPOSE OF THE STATEMENT

1.1 This Design & Access Statement has been prepared by Pegasus Urban Design on behalf of Callendar Farm Ltd to accompany the outline planning application for residential development on Callendar Farm South, Nuneaton.

1.2 The proposed application will consist of:

- The demolition of No.162 The Long Shoot, which is part of a pair of semi-detached properties located along the frontage of the Long Shoot, forming part of a series of semi-detached properties located along the frontage of the Long Shoot, including No. 162.

- Up to 150 residential units to be a mix of size, types and tenures;

- Comprehensive green infrastructure and open space network, including children's play space, amenity green space/informal open space and natural areas including SUDs, retained and newly planted vegetation;

- One point of vehicular access, in the location of the existing access point and associated highway works;

- Pedestrian paths/connections to connect the development proposals to the surrounding area, including cycle paths and associated high application works;

- Residential pathways/connections to connect the development proposals to the surrounding area, including cycle paths and associated high application works;

- Internal roads and associated infrastructure.

1.3 This statement has been prepared in accordance with Article 8 of the Town and Country Planning (Development Management Procedure) England Order 2010 (as amended 2013) and the Town and Country Planning (Development Management Procedure) England Order 2010 (as amended 2013) also states the following requirements:

- An application for planning permission to which this article applies shall be accompanied by a statement ("a design and access statement") about:

  - the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with; and

1.4 The purpose of this statement is to explain;

"the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with", para. 80, DCLG Circular 01/2006.

1.5 The Town and Country Planning (Development Management Procedure) England Order 2010 (as amended 2013) also states the following requirements:

- An application for planning permission to which this article applies shall be accompanied by a statement ("a design and access statement") about:

  - the design principles and concepts that have been applied to the development, and how issues relating to access to the development have been dealt with; and

1.6 This document achieves this within the following sections:

- Section 1: Introduction – outlines the purpose of the document;

- Section 2: Assessment – considers the site and its surroundings in terms of the physical, social and planning context as part of Article 8(3)(b) & (c) of the Town and Country Planning (Development Management Procedure) England Order 2010 (as amended 2013);

- Section 3: Design Principles and Sustainable Structuring – presentation of the design principles that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution as referred to within Article 8(3)(e) of the Town and Country Planning (Development Management Procedure) England Order 2010 (as amended 2013);

- Section 4: Involvement and Evolution – outlines the stakeholder participation and consultation undertaken as well as its key findings as part of Article 8(3)(d) of the Town and Country Planning (Development Management Procedure) England Order 2010 (as amended 2013);

- Section 5: Design Proposals – presentation of the design proposals including uses and amount proposed, access arrangements and appearance, as required within Article 8(3)(a) & (4)(c) of the Town and Country Planning (Development Management Procedure) England Order 2010 (as amended 2013);

- Section 6: Summary – this statement should be read in conjunction with the Outline Planning Application and its accompanying documents including the Planning Statement, Transport Statement, Ecology Assessment, Landscape Assessment, Flood Risk Assessment, Sustainability Assessment, and Consultation Statement.