



Design Code

**Land off School Lane
Forton, Wyre**

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N0463(100)002**

On Behalf of Hollins Strategic Land

Midlands Office

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1.1 Purpose

The Design Guide has been produced by Influence Environmental Limited on behalf of Hollins Strategic Land, in support of a future planning application for residential development for up to 210 no. dwellings and neighbourhood centre on land off School Lane, Forton. The development area of the site is approximately 6.67 Ha and the total site area, including Public Open Space (P.O.S.) is 10.23 Ha.

The document considers the constraints of the site and outlines the design principles which have been informed by criteria set out in planning and design publications at national and local level.

This document sets out the following:

- Evolution of a clear Concept Plan, based on client brief and site constraints;
- Development of a Master plan that evolves from an understanding of the settlement character and the key structuring principles of early conceptual design;
- Understanding of the optimum location for development parcels and main points of connectivity through the development in relation to the surrounding area;
- Evolution of distinct character areas within the development and how they respond to the landscape and existing settlement areas;
- Further understanding of built mass and form, materials palette and landscape in these areas;
- Visualisations to help understand the setting of the new development in relation to the existing landscape.

An clear understanding of the driving principles behind the plan will help direct a clear way forward as the development moves through the design process.

1.2 Design Principles

The key design principles established for this site are:

- Character - a place with its own identity, but one which responds to the character of the surrounding environment;
- Continuity and Enclosure - a place where public and private spaces are clearly distinguished;
- Quality of public realm - a place with attractive and successful outdoor areas, one which provides amenity, recreation, biodiversity and sustainability benefits;
- Ease of movement - a place that is easy to get to and move through;
- Legibility - a place that has a clear image and is easy to understand;
- Diversity - a place with variety and choice.

- Existing vegetation
- Sensitive edge
- Sensitive development area
- Frontage properties
- Forton Bank Farm
- Village gateway
- Field ponds
- Public Open Space
- Local bowling green/
playing field and play
equipment
- Ridge line
- Bus Stop





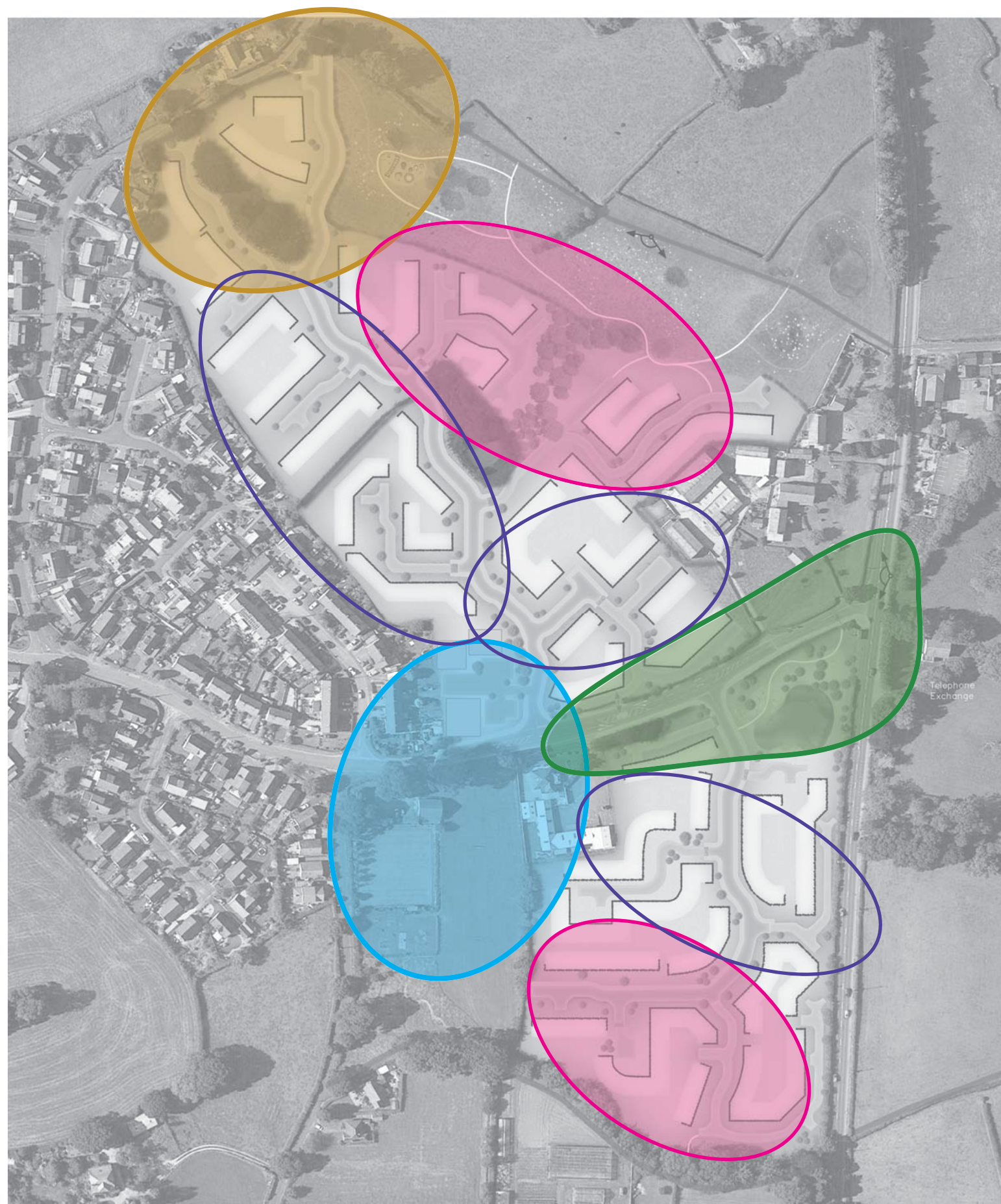
-  Application site boundary
-  Existing vegetation
-  Proposed ecology area
-  Strong frontages
-  Potential Residential Blocks
-  Neighbourhood Centre
-  Area of lower built form
-  Green village entrance
-  Play park
-  Public Open Space
-  Access spine
-  Positive visual relationships
-  Key community connections
-  Strong connectivity to existing PRow's and key pedestrian connections
-  Bus stop



Key

-  Existing Trees
-  Existing Retained Hedgerow
-  Existing Bus Stop
-  Access Road
-  Secondary/Private Road
-  Residential Blocks
-  Bungalows
-  POS with LEAP
-  Wildflower Meadow Planting
-  Attenuation Pond
-  Street Trees
-  Neighbourhood Centre
-  PRoW Routes
-  Pond Ecology
-  Pedestrian Connections
-  Visualisation Viewpoints





Key

	School Lane Frontage
	Wallace Lane Countryside Edge
	Neighbourhood Centre
	Countryside Edge
	Residential Groups

The Site is developed around unique character areas which respond to the identity and location of the existing village and its setting.

The Proposals respond to the strong existing character features, particularly relevant are the countryside edge to the north, the existing village facilities and recreational provision, the farmstead to the junction of the A6 and School Lane and the Wallace Lane village edge.

These are further explained in the following three character areas, which have particularly strong connections with the surrounding landscape and settlement areas, and the two visualisations.

3.1 School Lane Frontage

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This Character Area is located alongside School Lane, which runs between the northern and southern land parcels.

The dwellings proposed for the School Lane frontage will be in the form of cottages set in loose terrace form. The building groups will be articulated to give varied roofscape and facade line. Building frontages will be turned slightly away from the road so as to give a softer built edge here.

Local building materials will be used to assimilate the buildings into the landscape, and the scale, mass and form will correspond with the existing neighbourhood homes.

The buildings will be set back from the existing road and boundary hedgerow, providing opportunity to create generous landscape buffer zones here. This generous set back respects the open green space to the front of Forton Bank Farm to the east of the site and creates a new entrance 'gateway' to the development/ village.

Native hedgerow and trees will conform to the species prevalent in the surrounding countryside.

Good connectivity is created with pedestrian links between the new development and School Lane.

A new attenuation basin to the southern land parcel creates the opportunity for sell connected public open space. Marginal planting, wildflower grasses and natives trees and shrubs will be incorporated here to create an attractive amenity space, whilst increasing biodiversity in this area.



3.2 Wallace Lane Countryside Edge

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This Character Area is located to the north of the site, alongside Wallace Lane. Being on the perimeter of the built development, houses here are set out in a less dense grain and correspond in form and scale to the existing houses. This provides the opportunity for planting to further break up the mass of built form. Varied orientation of dwelling form softens the built edge here and local building materials will be used to assimilate the buildings into the landscape

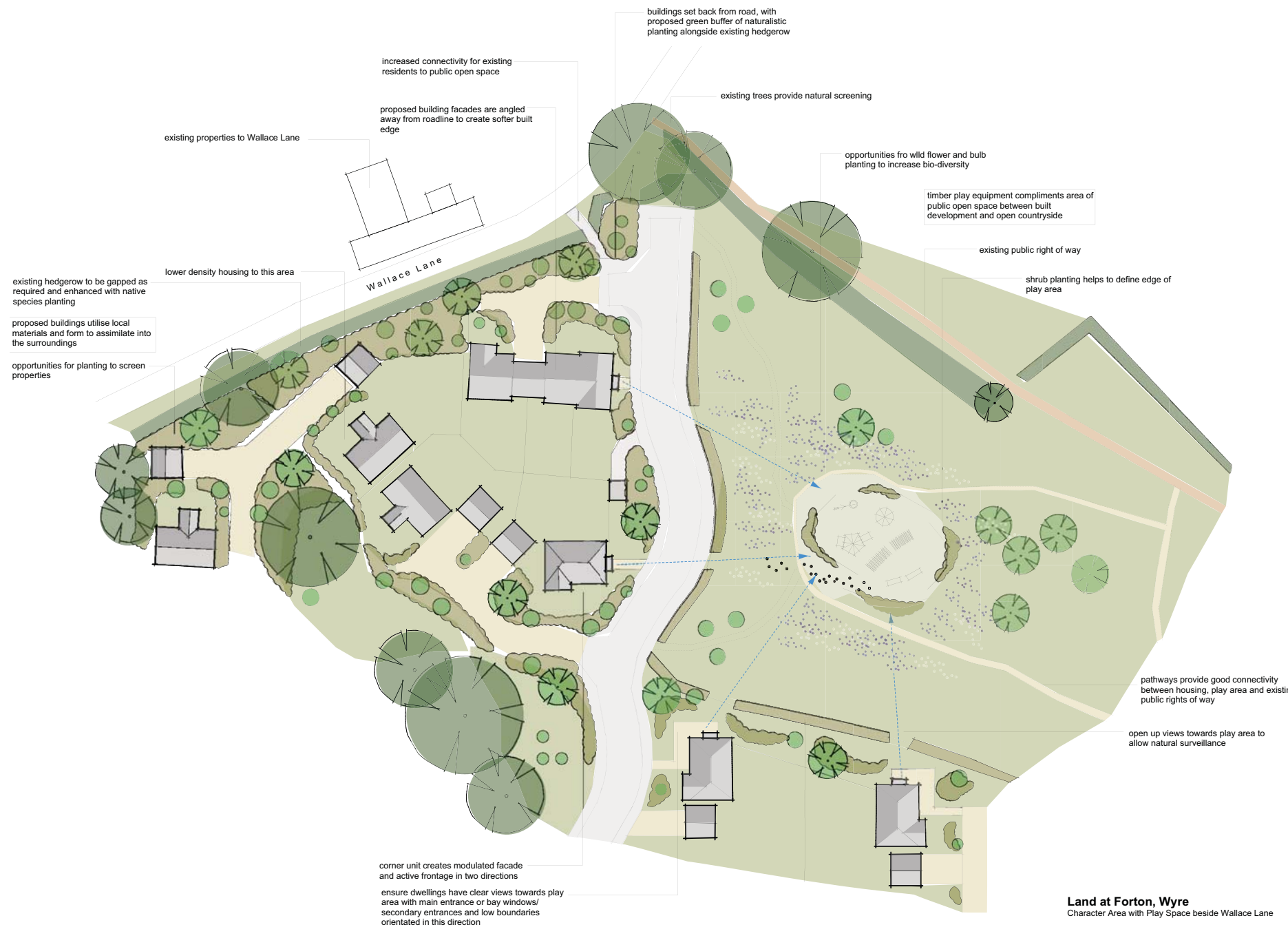
Existing mature tree planting and native boundary hedgerow helps to buffer the development from the surrounding open countryside. The stand of existing mature trees contribute to the character of this part of the village and their retention is important.

Public open space to the edge of the development creates attractive amenity space for residents and visitors and creates the opportunity to enhance the existing vegetation with native shrub, wildflower and bulb planting.

Locating the LEAP (Local Equipped Area for Play) within this open space provides a focus for residents and the local community; however the use of natural timber play equipment and naturalistic planting ensures that the amenity space corresponds to the more rural setting. Attractive countryside views to the north can be appreciated from this location.

The play area will comply with the design criteria of LEAP, including suitable buffer zone off-sets between the equipment zones and surrounding dwellings. Good visual connection is maintained between the properties and LEAP however, with dwelling entrances windows and low boundaries orientated towards the space, so as to encourage natural surveillance.

Good connectivity will contribute to the success of this area with new footpaths connecting to the existing public right of way, the play area and new housing development.



3.3 Neighbourhood Centre

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This Character Area is located to the southwest corner of the northern land parcel, along School Lane and against the edge of existing housing.

Located at a key point between existing and new homes, this facility serves all of the community. The adjacent sports and bowling facilities make this an important neighbourhood hub.

Low level buildings are arranged around a landscaped parking area. Local building materials will be used to assimilate the buildings into the landscape, and the scale, mass and form will correspond with the existing neighbourhood.

The scheme will offer sheltered garden space connected to the community hall and surgery.

This neighbourhood area creates good pedestrian connectivity with School Lane and the new housing development. It offers attractive frontage to its surroundings, with the existing native hedgerow to School Lane gapped up and enhanced.





From the A6, East Site Boundary

Existing



Ghosted



Proposed



View from Public Right of Way 2-11 12

Existing



Ghosted



Proposed





Conclusion

This document is submitted to support a planning application for up to 210 no. dwellings, a neighbourhood centre, associated open space and other related infrastructure.

In summary the proposed application scheme would:

- Follow the principles established in response to the sites context, constraints and through consultation with the local planning authority;
- Provide a logical extension to existing development in a location with access to the existing highway network and sustainable modes of transport;
- Make efficient use of land close to the edge of existing development with dwelling types, sizes and tenures that are consistent with local housing needs;
- Protect and reinforce existing landscape features and enhance biodiversity without negative impact to the wider landscape character;
- Meet the overall objectives of creating inclusive and sustainable development by providing high quality housing appropriate to its location;
- Respect the unique qualities of this site, with the aim to create a safe and secure environment for residents and visitors.

In line with Emerging 'Policy SA3/4: Forton Extension' of the Wyre District Local Plan, the development incorporates landscape and green infrastructure, working with existing features such as footpaths, hedgerows and trees.

The indicative layout sets out parameters for development that would provide a firm basis for detailed consideration at reserved matters application stage and the application is considered to accord with the principles set out in national and local planning policies and requirement.

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Figure 2