

PAP/2025/0155

NORTH WARWICKSHIRE
BOROUGH COUNCIL

RECEIVED

01/04/2025

**PLANNING & DEVELOPMENT
DIVISION**



Land North of Orton Road, Warton

Design and Access Statement
March 2025

About Richborough

Richborough is a specialist land promotion business which supplies the housebuilding community with consented land to accelerate delivery of their new homes. It is a Founding Member of the Land Promoters & Developers Federation (LPDF) which is a collection of the UK's leading land promotion and development businesses.

Richborough take a considered and professional approach to land promotion at every stage of the process, and this approach ensures that masterplans and design legacies can be effectively delivered by developers as well as enhancing communities for generations to come.



Contents

1. Introduction	4
2. Planning Policy Context	8
3. Site and Contextual Analysis	12
4. Involvement	34
5. Design Evolution	36
6. Design Proposals	40
7. Building for a Healthy Life	60
8. Summary and Key Benefits	64

Applicant: Richborough, Michael Ensor Caton, and Andrew Norman Caton.

Consultants: Stantec, Evolve, ASL, Blade, BWB, Hub Transport Planning, Link Engineering, Midland Forestry and RPS.

1. Introduction

1.1 Purpose of Document

This Design and Access Statement (DAS), is submitted in support of the outline planning application for Land North of Orton Road, Warton (also referred to as 'the Site') on behalf of Richborough. The aim of this document is to outline how the proposed development is a suitable response to the site and setting and can be adequately accessed by prospective users. It also sets out the design approach and design rationale for the scheme, explaining how the local character of the area has been taken into account and how design principles will be applied to achieve high quality design in accordance with the Planning Practice Guidance (Paragraph: 012 Reference ID: 26-012-20191001, and Paragraph: 029 Reference ID: 14-029-20140306)

This DAS provides a framework for the development, will inform future design teams and act as a quality standard for assessing future reserved matters applications. This Statement should be read in conjunction with the Outline Planning Application and supporting documents.

1.2 Document Structure

The document structure directly responds to the purpose of design and access statements identified in the PPG and comprises three main components. First, a comprehensive overview of the planning policy, site, and contextual analysis is outlined as a basis for informing the subsequent design approach. Second, the design evolution of the proposals and engagement process is summarised, including feedback from the pre-application advice, other key issues to have emerged and how this has informed the design approach. This informs the subsequent third and latter section of the DAS covering the design proposals, providing details on access and the design principles that will be applied to achieve high quality design and how the local character of the area has been taken into account.

1.3 Description of Development

This DAS is submitted in support of the development proposals comprising:

"Outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure. All matters are reserved except for primary vehicular access from Church Road."

1.4 Site and Context Overview

The Site is located to the west of Warton village and comprises a single triangular agricultural field in arable use. The site is defined by Church Road to the north and west, Orton Road to the south, and recently constructed homes at 'Cornfields' to the east. Boundaries are defined in the main by hedgerows and hedgerow trees and two field accesses (one to Orton Road and one to Church Road). A small pond forms part of the eastern edge of the site next to the recreation ground.

Topographically, the area around Warton comprises a gently rolling landform of low rounded hills and ridgelines separated by shallow valleys. The landform of the site is gently sloping with a gradual fall from the west and north to south east.

Warton contains a number of services and facilities including a convenience store, post office, primary school, pre-school, nursery, village hall, church and public houses. Public transport links, in the form of a bus service, provides good access to higher order services, facilities and employment opportunities. The 785/786 service runs regularly (Monday - Saturday) to Tamworth, via Polesworth. The closest bus stop is located on Orton Road.

A recreation ground with children's play is adjacent to the site and a further equipped facility is located to the north of the village. Allotments are provided off Waverton Avenue.



1.5 Design Vision

Land North of Orton Road provides an opportunity to create a sustainable and attractive extension to the village, inspired by the context and local character of Warton.

Embracing high quality and sustainable design principles, the proposals will sensitively integrate with the surrounding landscape and built form, providing a range of new homes that can respond to future needs.

Taking inspiration from the surroundings, the proposals include:

- Up to 110 new homes in a range of types and sizes;
- Access onto Church Road, to the north and west, linking to existing footpaths as part of creating a well connected network routes that encourages movement by sustainable modes;
- A substantial new green infrastructure framework that improves biodiversity and provides opportunities for a range of open spaces typologies including amenity greenspace, semi natural greenspace and species rich grassland; and
- A best practice design response, that provides a legible, attractive new place that reinforces the best of the local character of Warton.



Edible Landscape
Encouraging active communal uses



Equitable Living
Providing a range of housing

Enhance Ecology
Retention and enhancement of rural features





Access to Countryside

Retaining rural character with a wide variety of connected green spaces



Pedestrian Links

Creating legible and safe connections



Play

Creating active and vibrant communities



High Quality Housing

Building in sustainability and reflecting local character

SUDs

Creating new habitats and designing for changing climate



2. Planning Policy Context

2.1 North Warwickshire Local Plan

The Local Plan looks forward to 2033 and continues the theme from the Core Strategy of high quality sustainable development in the right location with the right infrastructure. The Plan is underpinned by a spatial vision that seeks to accommodate among other things, development in a balanced and sustainable way, new homes that respect local distinctiveness, housing that caters for the needs of residents, and giving high importance to the public realm, including the provision of green infrastructure. Some of the key policies within the local plan include:

LP1 Sustainable Development - including a range of criteria against which development proposals must comply including demonstrating high quality sustainable design, integrates appropriately with the natural and historic environment, and conserves and enhances biodiversity.

LP7 Housing Development - requires housing developments to provide for a variety of types and tenures that reflect the needs of the Borough, including: homes for those with mobility issues; homes for older people; homes for younger people; and plots for custom/ self builders. Net density is expected to be of no less than 30 dph.

LP9 Affordable Housing Provision - Greenfield development will be required to provide 40% on site provision, split 85% affordable rent and 15% intermediate tenure.

LP14 Landscape - new development should as far as possible retain existing trees, hedgerows and nature conservation facilities such as water bodies, and new features should be allowed to grow to maturity.

LP22 Open Spaces and Recreational Provision - Development proposals will be expected to provide a range of new on-site and open space recreational provision such as parks and amenity space, sport or recreation facilities and semi-natural areas such as woodland.

LP27 Walking and Cycling - all developments should consider what improvements can be made

to encourage safe and fully accessible walking and cycling.

LP30 Built Form - General principles include:

All development in terms of its layout, form and density should respect and reflect the existing pattern, character and appearance of its setting. Local design detail and characteristics should be reflected within the development. All proposals should therefore:

a) ensure that all of the elements of the proposal are well related to each other and harmonise with both the immediate setting and wider surroundings;

b) make use of and enhance views into and out of the site both in and outside of the site;

c) make appropriate use of landmarks and local features;

d) reflect the characteristic architectural styles, patterns and features taking into account their scale and proportion,

e) reflect the predominant materials, colours, landscape and boundary treatments in the area;

f) ensure that the buildings and spaces connect with and maintain access to the surrounding area and with the wider built, water and natural environment;

g) are designed to take into account the needs and practicalities of services and the long term management of public and shared private spaces and facilities;

h) create a safe, secure, low crime environment through the layout, specification and positioning of buildings, spaces and uses in line with national Secured by Design standards;

i) reduce sky glow, glare and light trespass from external illumination;and

j) ensure that existing water courses are fully integrated into site layout at an early stage and to ensure that space is made for water through de-culverting, re-naturalisation and potential channel diversion.

- LP33 Water and Flood Risk Management - Water runoff from new development must be no more than natural greenfield runoff rates and developments should hold this water back on the development site through high quality Sustainable Urban Drainage (SuDS), reducing pollution and flood risk to nearby watercourses.
- LP34 Parking - Adequate vehicle parking provision commensurate to a proposed development will be expected, as guided by the standards in the Document "Parking Standards". Electric Vehicle Charging points Electric charging points will be provided as part of all relevant developments.

2.2 Other Material Considerations

Planning Obligations for Sport, Recreation & Open Space (2023) SPD

Intended to deliver a wide range of high quality open space, sport and recreation across the Borough, that will maintain and improve the health and wellbeing of the population, the SPD set out the standards for provision of different open spaces.

Car Parking Standards (2021)

From the Local Plan (2021), the car parking standards require two spaces per property beyond the Market Town Centres.

Warwickshire Design Guide (2024)

The Guide has been prepared to provide direction and guidance to developers and designers when planning highway infrastructure. The Guide promotes high quality development and includes guidance for the design specifications of adoptable roads. It also outlines the design considerations for providing suitable landscaping proposals within road corridors and new developments.

Polesworth Neighbourhood Plan (2022-2033) - Referendum stage

Policy PNP3 Sustainable Design and Construction - requires all new development to respond positively to the key attributes of the neighbourhood area and the key local design features of the settlement in which it is to be situated.

Development will not be supported where it is of poor design that has an adverse impact on the character of the area. To ensure good design is achieved development should be designed to take account of, and will be assessed against 23 criteria, including the contribution it makes towards local identity and sense of place; makes positive use of local features; and provides a biodiversity net gain.

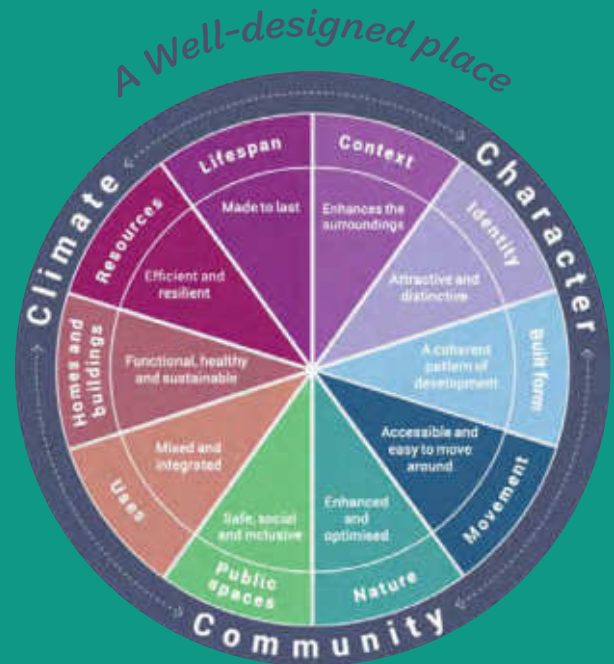
Policy PNP4 Conserving and Enhancing the Landscape - New development should conserve, enhance, and where appropriate, restore local landscape character.





2.3 National Design Guide

The National Planning Policy Framework (NPPF, December 2024) requires the design and layout of new developments to reflect the National Design Guide (NDG), as best practice. The NDG outlines and illustrates the Government's priorities for well-designed places in the form of ten characteristics. As such, we have used the principles in the NDG to form the basis of the DAS.



A simplified wheel icon will be used throughout the document to highlight where the proposal has considered one or more of the National Design Guide characteristics.

- 
Context – understanding of the features of the site and the surrounding context.
- 
Identity – having a positive and coherent identity that everyone can identify with.
- 
Built form – compact forms of development that are walkable, contributing positively to well-being and placemaking.
- 
Movement – limiting the impacts of car use by prioritising and encouraging walking, cycling and public transport.
- 
Nature – integrate existing, as well as new natural features into a multifunctional network that supports quality of place.
- 
Public spaces – well-located public spaces that support a wide variety of activities and encourage social interaction.
- 
Uses – a mix of uses including local services and facilities to support daily life.
- 
Homes and buildings – provision of good quality internal and external environments for their users, promoting health and well-being.
- 
Resources – have a layout, form and mix of uses that reduces resource requirements, including for land, energy and water.
- 
Lifespan – designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages.



12 Considerations

14 INTEGRATED NEIGHBOURHOODS

Natural connections

Walking, cycling and public transport

Facilities and services

Homes for everyone

2.4 Building for a Healthy Life

Building for Healthy Life is the latest edition of, and new name for, Building for Life 12. It is a design toolkit for neighbourhoods, streets, homes and public spaces and provides 12 considerations for creating good places to live. These considerations are organised across three headings: integrated neighbourhoods, distinctive places, and streets for all.

38 DISTINCTIVE PLACES

Making the most of what's there

A memorable character

Well defined streets and spaces

Easy to find your way around

62 STREETS FOR ALL

Healthy streets

Cycle and car parking

Green and blue infrastructure

Back of pavement, front of home



The icons below will be used throughout the document to highlight where the proposal has addressed key considerations of the Building for a Healthy Life document.



Integrated Neighbourhoods



Natural Connections



Walking, Cycling and Public Transport



Facilities and Services



Homes for Everyone



Distinct Places



Making the most of what's there



A memorable character



Well defined streets and spaces



Easy to find your way around



Streets for all



Healthy Streets



Cycling and car parking



Green and blue infrastructure



Back of pavement, front of home

3. Site and Contextual Analysis

3.1 Facilities and Amenities

The Site is within close proximity to a number of local facilities and amenities, supporting the needs of residents. These include:

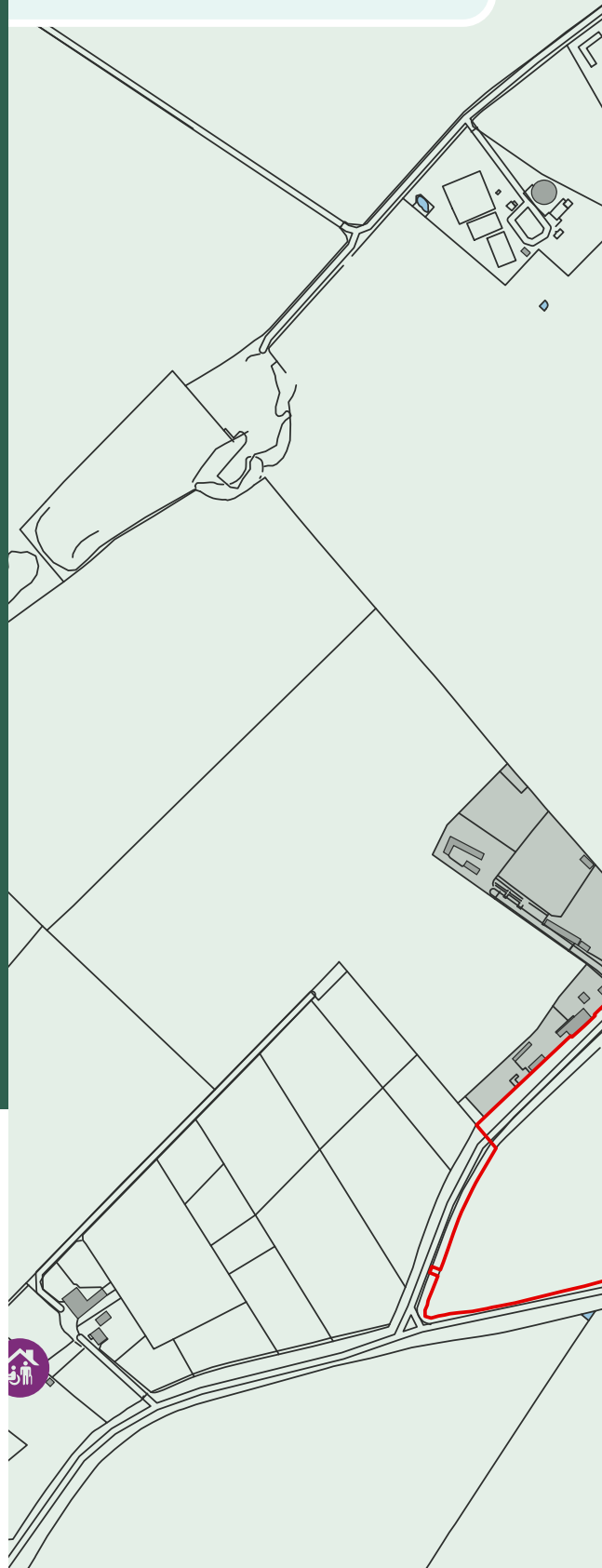
- Recreation Ground
- Warton Holy Trinity Church
- The Office at Warton (a public house)
- A convenience store and Post Office
- Warton Village Hall
- Warton Nethersole Primary School and Warton Pre-School Nursery
- Warton Social Club
- Allotments at Waverton Avenue

Additional community facilities are found in Polesworth and Tamworth, including sports and leisure, healthcare facilities and higher education.

Polesworth offers a Sports Centre, Leisure Centre, surgery, pharmacy, dental surgery and The Polesworth School, a secondary school, accessible to residents of Warton. The Sir Robert Peel hospital and other secondary schools are found in Tamworth.

Context

"Well-designed places are... based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design." (Paragraph 40)



Primary School



Pre-School Nursery



Recreation Ground



Public House



Local Shop



Allotments



Community Space



Place of Worship

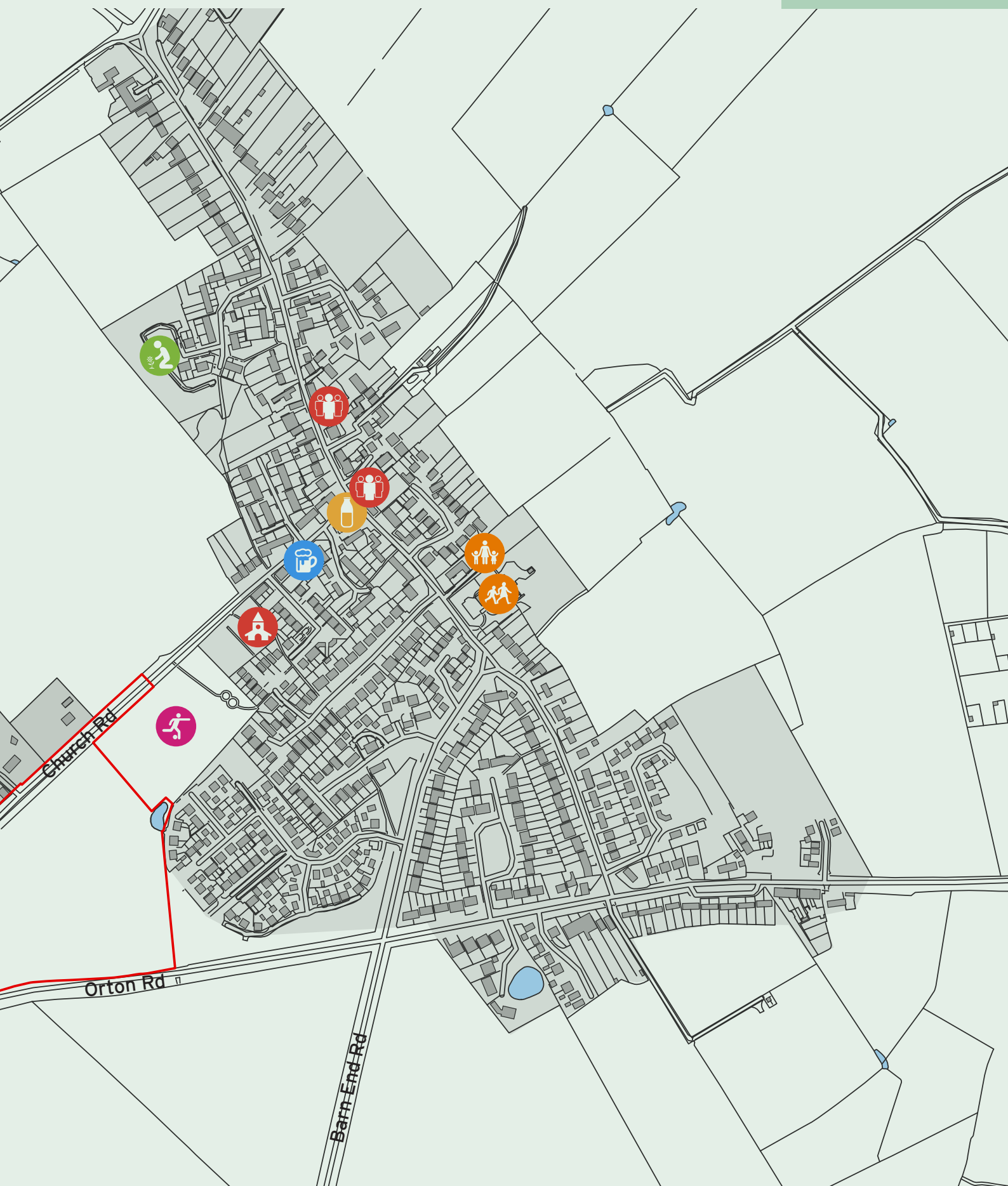


Care Home

200m



Local Facilities Plan



3.2 Movement and Access

There are a handful of Public Right of Way (PRoW) routes within the village, providing foot and bridleway connections across to Orton on the Hill and Tamworth, up to Austrey and down to Atherstone. The closest of these to the Site is 247/AE15/2 which can be accessed from Church Road.

There are no national cycle routes or local cycle paths located near the Site. Within the village the roads are generally lightly trafficked and are suitable for local trips by bicycle.

In terms of access to public transport within the village, bus services 785 and 786 run to and from Tamworth via Austrey in a clockwise and anti-clockwise loop respectively. These buses provide services from Warton to Tamworth during / before the AM peak hour and provide services to Warton from Tamworth during the PM peak hour.

A train station in Tamworth provides access to a higher number of destinations, both regionally and nationally, and can be reached via the local bus services with bus stops just a short walking distance from the stations.



Bus Stop



Primary Road



Bus Route

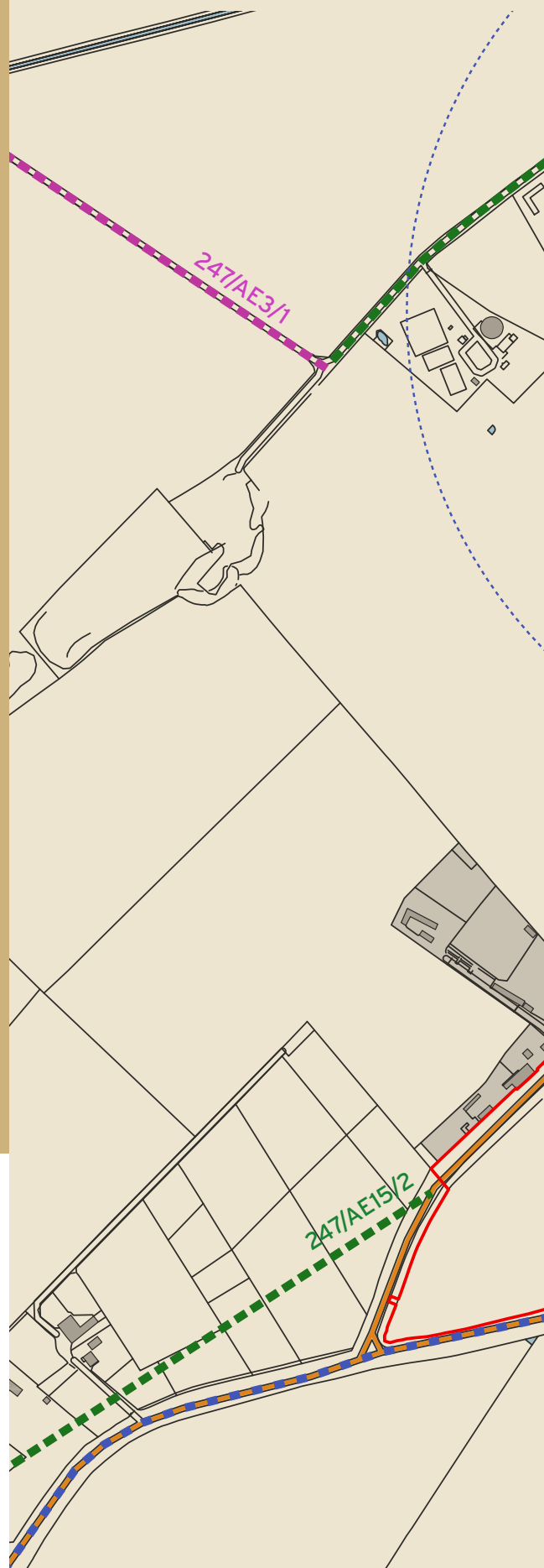


Footpath

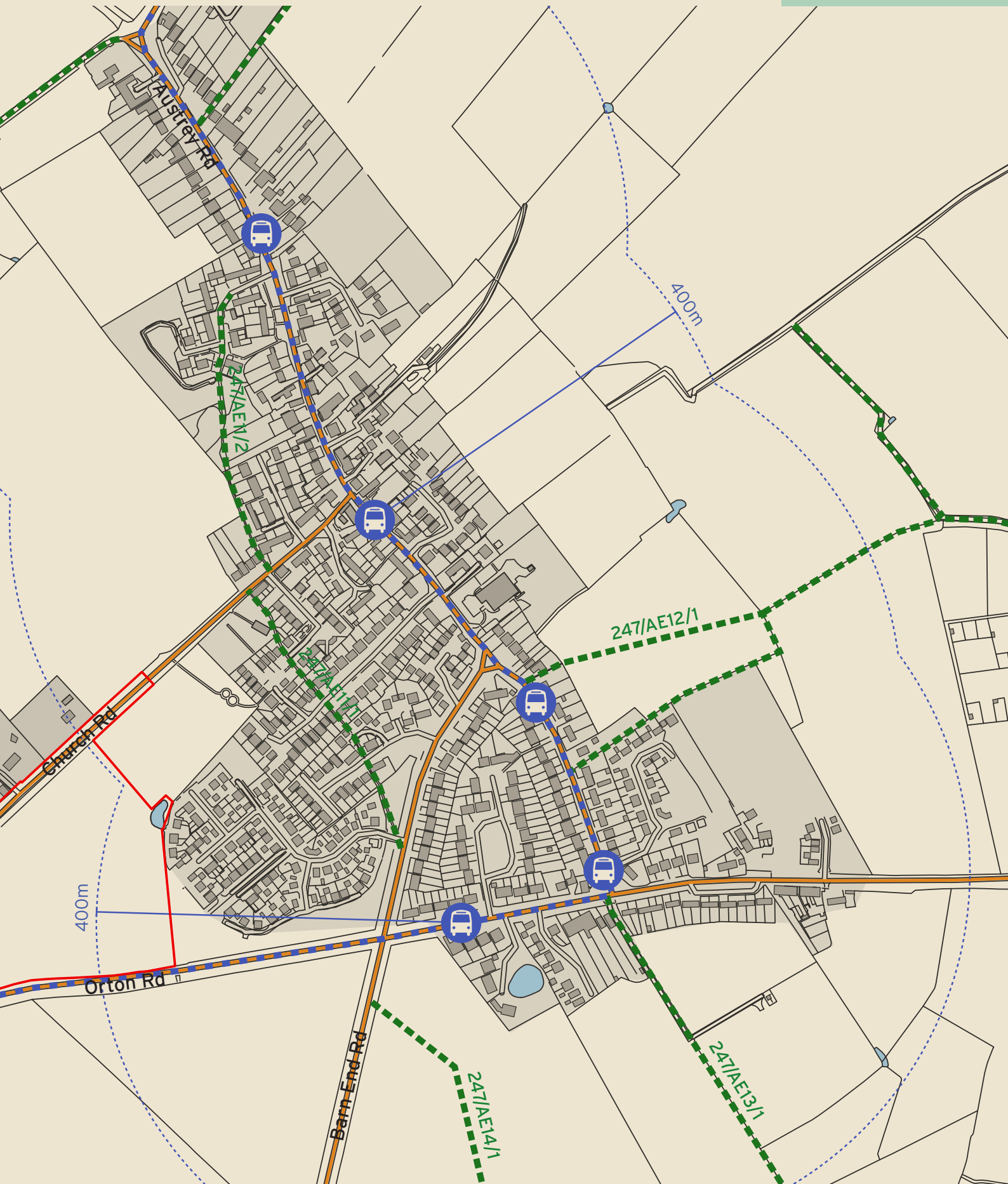


Bridleway

200m



Local Movement Plan



3.3 Landscape Character

The Site

There is no Open Access Land within the Site and no Public Rights of Way crossing the Site indicating that it does not have a community function for access. There are no Veteran trees within the Site or affecting its boundaries. There are no listed buildings on the Site. The Site is not located within any conservation area. No part of the Site lies within or close to any parks or gardens listed on English Heritage's Register of Parks and Gardens of Historic Interest. The landscape fabric has been impoverished as a result of several decades of intensive arable farming. Whilst there are a number of mature hedgerows and hedgerow trees, neither the condition of the Site, or its character, are unique or rare locally.

The Site's Context

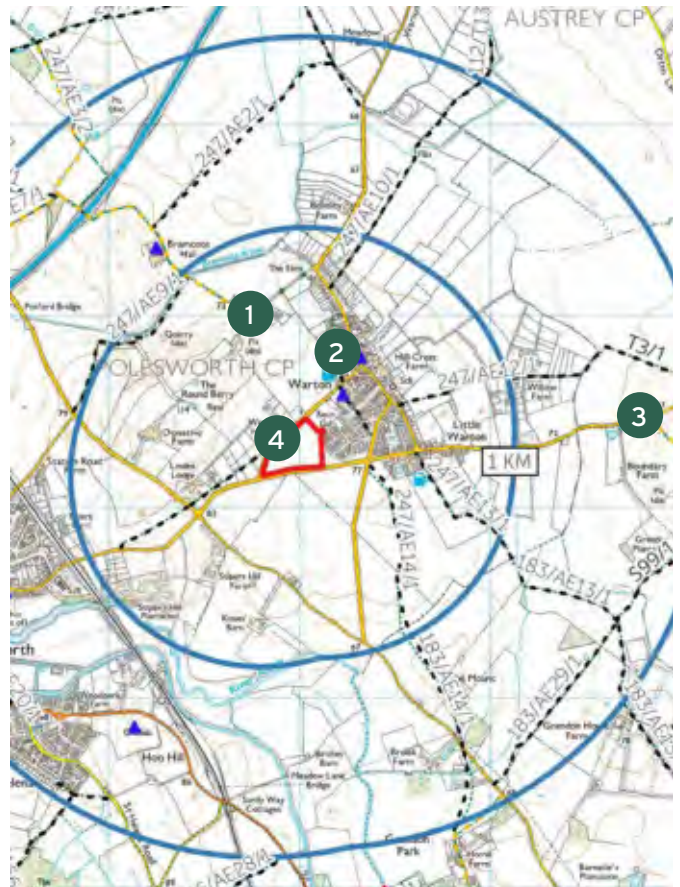
The Site does not lie within, adjoin, or is close to a Nationally designated landscape such as an Area of Outstanding Natural Beauty, National Park. The Site is not situated within the Green Belt. Whilst the Site does not lie within, adjoin, or is close to a locally designated landscape, such as a Significant Gap, Green Space. The Site is found within Countryside on the western edge of the settlement overlooked by neighbouring residential development. It is judged that the Site has a peri-urban/urban edge context.

Visual Amenity

Locally, the Site is most likely to be seen from its immediate setting from the adjacent park and also residential dwellings - both of which have a village location and the surrounding built form influences the overall discernibility of the Site. There is scope to see part of the Site from the open countryside to the east-southeast on elevated landform (Orton Road around Orton-on-the-Hill) and also along the approach to the village from the south along the roadway (Barn End Road). In both these situations, public footpath passes through open countryside, and generally, the Site is not seen wholesale. There is scope to see the western periphery of the Site area. In these situations, this part of the Site is not prominent in views, and is seen against the wider raising landform at Stiper's Hill (west) and landform around Donative Farm to the north.

Landscape Character

The Site is situated on the village edge on the periphery of the No Man's Heath to Warton - Lowlands (Landscape Character Area 1), which overall aims to "conserve and strengthen the rural character and dispersed nucleated settlement pattern of this agricultural landscape".



Site context and viewpoint locations



View from PRow (LPA ref: 247/AE2/1) passing along the northern edge of Warton village through open countryside



View from PRow (LPA ref: 247/AE14/1) passing through the northern village edge of Warton



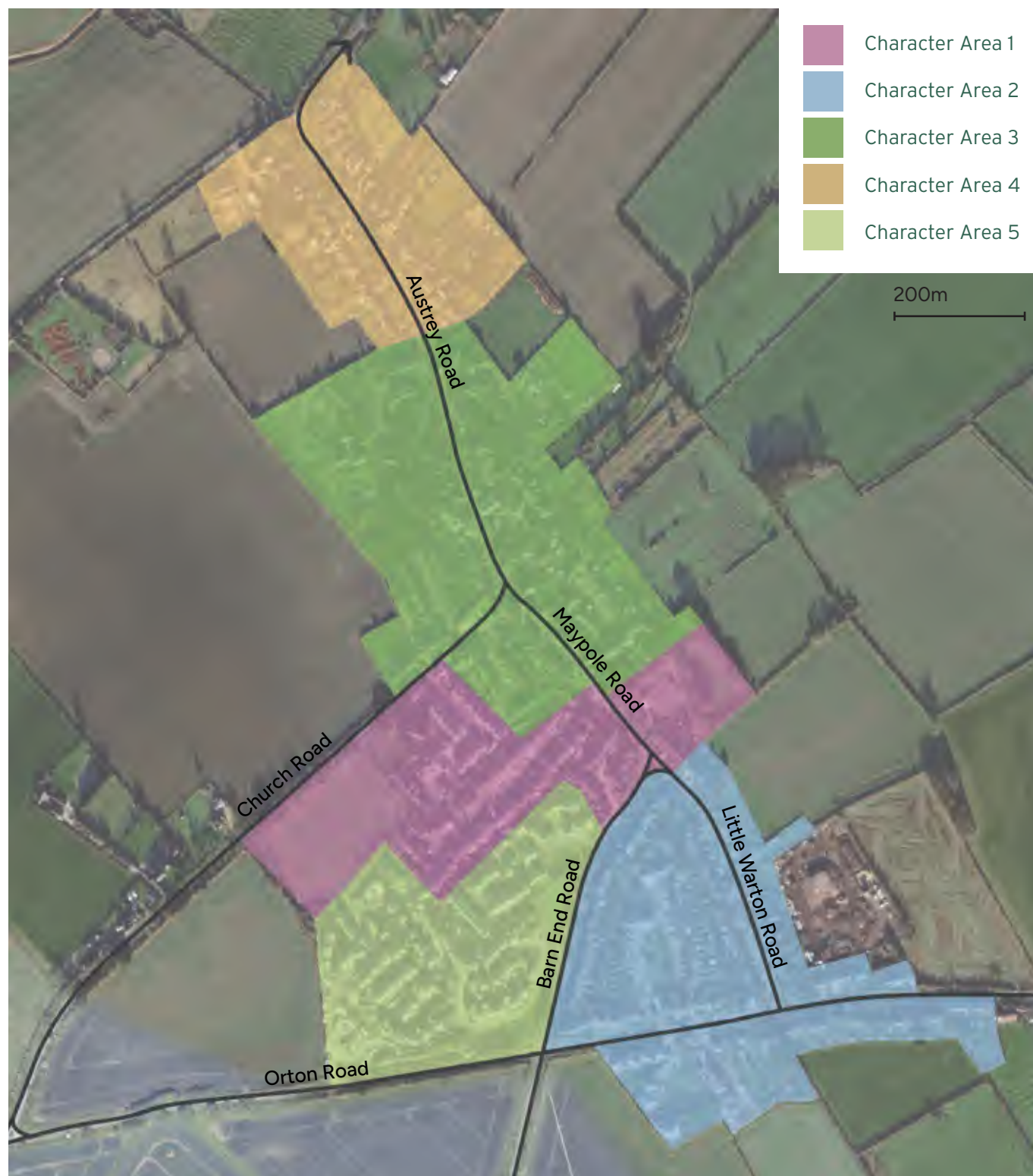
View from PRow (LPA ref: T4/5) situated to the east of Warton village



View from Church Road looking northwest along its route on the outskirts of Warton village

3.4 Local Character Study

This study explores and analyses a variety of elements of the local built character to identify distinct features and qualities of Warton's urban form to inform the design and appearance of the Site.



Character Area 1



Character Area 2



Character Area 3



Character Area 4



Character Area 5



	Character Area 1	Character Area 2	Character Area 3
URBAN FORM			
Street Typology and Layout	Regular carriageway with a footpath on either side of the street, with verges alternating with driveway access.	Regular carriageway with a footpath and verge on either side of the street, except where development only fronts one side of the street.	Regular carriageway with a footpath on either side of the street. Occasional verge along some sections.
Parking Arrangement	Private and shared driveways. Occasional on-street parking at the end of cul-de-sacs.	Private driveways with a small section of on-street parking in front of terraces.	Private driveways and on-street parking, with a few rear parking courts.
Set Back / Front Boundary	Small and medium set backs, mostly in the form of driveways and some front gardens. Those properties fronting curved streets have a staggered set back. A material change from the footpath to the driveway denotes the front boundary.	The development set back is in the form of a driveway / front garden split. Front boundaries mostly take the form of a low brick wall, a hedge or a fence, although many do not have a defined front boundary.	Varied set backs in the form of driveways and front gardens. Most of the front boundaries are undefined, but some feature fencing, informal planting or a metal railing.
Frontage and Corners	Mostly regular and consistent frontage of built form.	Mostly regular frontage with some variation in building orientation to the street.	More irregular frontage with regularity in building orientation.
BUILDING FORM			
Building Types	Detached and semi-detached.	Detached, semi-detached and terraced.	Detached, semi-detached and terraced.
Building Height and Density	1 to 2 storeys. Approx. 30dph (net).	1 to 2.5 storeys. Approx. 19dph (net).	1 to 3 storeys. The Farm House is the only 3-storey building. Approx. 22dph (net).
DETAIL AND MATERIALS			
Roofscape	Gabled and cross-gabled.	Hipped, cross-hipped, gabled and cross-gabled.	Cross-hipped, gabled, cross-gabled and pyramid.
Architectural Features	Chimneys, dormers, porches and mock Tudor boards.	Chimneys, dormers and porches.	Chimneys, porches and decorative gable ends.
Materials	Brown brick, multi-red brick, white render, and grey and brown roof tiles.	Buff brick, red brick, pale renders, hung tiles and white weatherboard and brown roof tiles.	Brown brick, red brick, pale renders, white weatherboard, and brown and clay roof tiles.
OPEN SPACE / LANDSCAPE			
Public Space	Church, cemetery and recreation ground.	Village "green" at Windmill Close.	Allotments.
Street Trees	Occasional tree within front garden.	Large trees on the corners of blocks. Occasional tree within front garden.	Occasional street tree, more common to the north.

Character Area 4	Character Area 5	Applicable Principles
Regular carriageway with a footpath and verge on either side of the street.	Regular carriageway with a footpath on either side of the street.	Som of the key streets feature verges and footpaths on both sides, with more rural, minor streets featuring a footpath on either side and the occasional verge on one side.
Private driveways.	Private driveways.	Private driveways and on-street parking are common in Warton, with planting successfully providing a buffer and softening the appearance of vehicles within the street.
Large gardens and driveways form the set back. The front boundaries of properties are rarely defined. There is the occasional use of a low brick wall or hedge to mark the boundary on some properties.	Small and varied set backs in the form of front gardens with some front parking. Those properties fronting curved streets have a staggered set back. Most of the front boundaries are marked by informal and formal planting.	Varied set backs across the village, reflecting the informal and more rural setting. Common boundary treatments include planting and fencing.
Mostly regular frontage to the south. Regular but angled orientation to the street to the north.	Regular frontage.	Regular frontages with consistent building orientation and variation in continuity. Corner plots receive different treatment.
Detached and terraced (in the form of a barn conversion).	Detached, semi-detached and terraced.	Detached and semi-detached properties are common across Warton.
1 to 2 storeys. Approx. 7dph (net).	2 to 2.5 storeys. Approx. 32dph (net).	Most properties are 2 to 2.5 storeys in height.
Cross-hipped, gabled and cross-gabled.	Gabled and cross-gabled.	Gabled and cross-gabled roofs are common.
Dormers and porches.	Dormers, porches, brick lintels, bay windows and occasional chimney.	Chimneys and porches are common features, with the occasional dormer.
Buff brick, brown brick, red brick, pale renders, hung tiles, and grey, brown and clay roof tiles.	Red brick, pale renders, hung tiles, and grey and brown roof tiles.	Common materials found across Warton include red and brown bricks, pale renders, and brown roof tiles.
No public open space.	Open space along the southern and eastern edges of the developments.	Public spaces are spread across the village. There are limited smaller, informal spaces for the community.
Irregular trees in clusters along the street.	Landscaped entrances but no street trees.	Occasional tree within the streetscape and larger trees at the corners of blocks.

Thematic Analysis

This section of the character study seeks to review and understand particular spatial elements within Warton, including:

- recent developments - to understand and explore what has been delivered recently in the area, including its morphology, composition, design and appearance, to provide a benchmark for the development and delivery of new homes within the Site;
- the settlement edge and gateways - to identify common characteristics that will help to integrate the Site into the local area and provide a new edge to the village; and
- green spaces - to understand the local provision and access, and identify the relationship to built form.

- 
-  Settlement extent
 -  Recent development (<10 years)
 -  Gateway to the village
 -  Gateway to recent development
 -  Green space
 -  Settlement edge

Key Spatial Elements

100m

Recent Developments

Within the last 10 years new housing has been built and delivered within Warton. These developments, many of which have been infill, have been built using materials and details that are characteristic to the local area. A review is useful to explore the ways in which modern development fits in and is sympathetic to its context. The following developments have been reviewed: The Briars (c.2016); The Hills (c.2019); Hatters Close (c.2022); and Red Marl Way (c.2025).

Building Types and Heights

- Detached, semi-detached and a handful of terraces
- Mostly 2 storeys, with the occasional 2.5 storeys
- Some differences in roof forms and pitches creating a degree of variation and interest

Front Boundary Treatments

- The Briars - no physical boundary separating public and private, a change in surface material provides some indication
- The Hills - informal planting, such as small shrubs and bushes, is provided at the extent of front gardens
- Hatters Close - properties with rear parking have a formal planted verge to the front, providing a buffer to the street
- Red Marl Way - formal low shrub planting is provided within front gardens

Architectural Features and Detailing

- Roofscape - chimneys, gabled dormers and roof finials
- Windows - stone and brick headers and sills, and box bay and bay windows
- Doors - canopies and porches

Materials

- Red, multi-red and light red brick
- White render, light coloured renders and hung tiles
- Grey and brown roof tiles



The Briars



The Hills



Hatters Close



Red Marl Way

The Settlement Edge and Gateways

The Site will provide a new edge to the village. Therefore, it is useful and important to explore the key characteristics of the existing settlement edges to help integrate the Site within its context. As development is relatively contained and organised along the main streets, the settlement edge is mostly defined by private back gardens that are relatively screened from the surrounding landscape through trees and other planting.

Church Rd - western approach

The staggered edge is defined by hedges and planting on the left side, partially screening the side profiles of houses. On the right side are large trees, Warton Holy Trinity Church and a graveyard enclosed by a low brick wall. The trees and planting screen other development but frame the church building.

The settlement edge interface with the surrounding landscape consists of hedges, trees and other planting as a defined edge to the backs and sides of private rear gardens.

Barn End Rd - southern approach

From the south, the settlement edge is defined by hedgerows on either side of the street, with the occasional tree, providing a filtered view through to built form.

Development south of Orton Rd backs onto the adjacent fields with planting and trees lining the plot boundary to provide some visual screening.

Orton Rd - eastern approach

A new development to the north of Orton Rd is currently under construction so this development edge will likely evolve over the next few years.

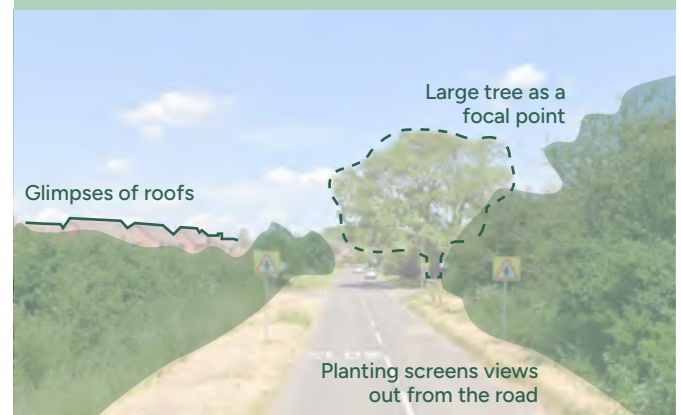
Currently the approach feels relatively open, with some hedge and low-level shrubs softening the southern edge. A mix of building materials and the cross-gable roof add variety.

Austrey Rd - northern approach

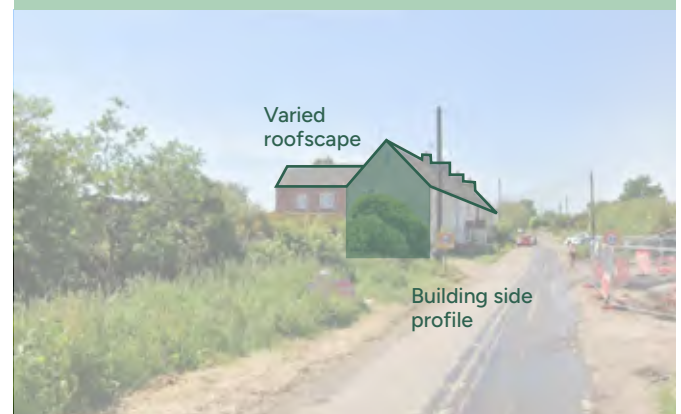
From the north, the settlement edge appears more informal, with large green verges lining the street. A brick wall with planting and trees partially screens built form with the occasional chimney or roof visible. There is limited building frontage on the immediate approach.



Church Rd approach to Warton



Barn End Rd approach



Orton Rd eastern approach



Austrey Rd approach

Recent Development Gateways

Development gateways at The Hills and Red Marl Way, both close to the Site, are landscape-dominant, featuring a variety of low- and medium-level planting. Development here is significantly set back from Barn End Road, with the planted green buffer in between, and properties facing the entrance. Built form on the key corners and frontage feature accent materials.

Green Spaces

The Site will provide additional green space for the community. Looking to local precedents will be useful to identify existing uses and activities, and their relationship to built form.

Recreation Ground

The village recreation ground offers a play area and space for informal sports. It is well enclosed with hedges and trees on all sides, particularly along Church Road. At the eastern corner of the ground are a group of properties which mostly back onto the open space. This is typically undesirable due to the lack of natural surveillance which can lead to antisocial behaviour and affect perceptions of safety. This space can be accessed by pedestrians via Church Road through an overgrown entrance and also through a footpath between properties from Ivycroft Road.

Allotments

The allotments, off of Waverton Avenue, are located at the edge of the village. Similar to the recreation ground, the adjacent properties, along the eastern edge, back or side onto the allotments. However, the allotments are enclosed with a metal fence that enables views in whilst providing a physical boundary.

Small Green Spaces

Across the village there are a handful of informal open spaces, including the green at Windmill Close, pond at The Briars, and open space at Red Marl Way. The green at Windmill Close, with several trees dotted around it, provides a flexible space for residents. Almost all of the houses surrounding the green front onto it. At The Briars, development has been built around an existing pond which has been retained and enhanced as a focal point. The ribbon of open space along the edge of development at Red Marl Way offers a landscaped place for residents to connect with nature, with adjacent properties positioned to benefit from an outlook.



The Hills gateway



Red Marl Way gateway



Warton Recreation Ground



Windmill Close green

3.5 Ground Conditions and Heritage

Ground Conditions

The British Geological Survey (BGS) indicates the west of the site to be underlain by drift deposits comprising Head (variable clay, sand and gravel subject to the source materials). The majority of the Head deposits are indicated to be underlain by mudstones of the Helsby Sandstone Formation with the eastern portion of the drift deposits and the east of the site indicated to be directly underlain by sandstones of the Helsby Sandstone Formation. Topsoil and potentially Made Ground is expected at the surface given the current site layout. The Head is classified as a Secondary Aquifer - Undifferentiated whilst the Helsby Sandstone Formation is classified as a Principal Aquifer.

The site is not located in a Source Protection Zone. The site is not indicated to be significantly impacted upon by mining activities including coal mining. Radon gas protection measures are not required for the proposed development.

The nearest surface water feature is a small pond located centrally on the eastern boundary. The nearest watercourse is a stream located approximately 420m to the east. The site is not indicated to be at risk from flooding from rivers and seas. The area surrounding the pond centrally in the east is indicated to be at risk from surface water flooding.

Based on the available historical mapping dating back to 1885, the site has comprised undeveloped agricultural land with the immediate surrounding area generally comprising residential dwellings and agricultural land including agricultural buildings.

An environmental database search for the site has identified minor potential sources of contamination and hazardous ground gas including a historical landfill located approximately 215m to the east and potentially infilled ground locally that could impact on the proposed development. However, a preliminary assessment generally indicates a lower potential risk to the critical receptors from potential sources of contamination and hazardous ground gas.

Based on the expected ground conditions, conventional strip or pad foundations may be feasible for the proposed development.

The disposal of surface water via soakaways or other infiltration drainage systems may be feasible where granular natural strata is present.

As part of the development of the site, a Phase II investigation will be required to confirm the ground conditions in consideration of the completed Phase I assessment.

Heritage and Archaeology

The site at Orton Road, Warton has been assessed through an archaeological desk-based report, which was informed by a geophysical survey and a separate built heritage assessment.

There are no designated heritage assets located within the site. A 1km search area was considered proportionate for the assessments, within which there are two Listed Buildings. Of these, only the Church of Holy Trinity, Church Road, Warton has been identified as potentially impacted on by the development of the site. Following the site visit, the Church of St Edith, Orton-on-the-Hill located c.2.4km to the east of the site was also scoped in for assessment owing to its visibility from the site. There are no other designated or non-designated built heritage assets which are considered potentially sensitive to the proposals. The built heritage assessment has concluded that the site forms a neutral element within the settings of these churches which makes no contribution to understanding or appreciating their significance. The proposed development will lead to only a small change within the wider settings of the churches which will have no harmful impact on their significance.

There are no designated archaeological heritage assets (e.g. Scheduled Monuments) located within the site assessed to be sensitive to the proposed development.

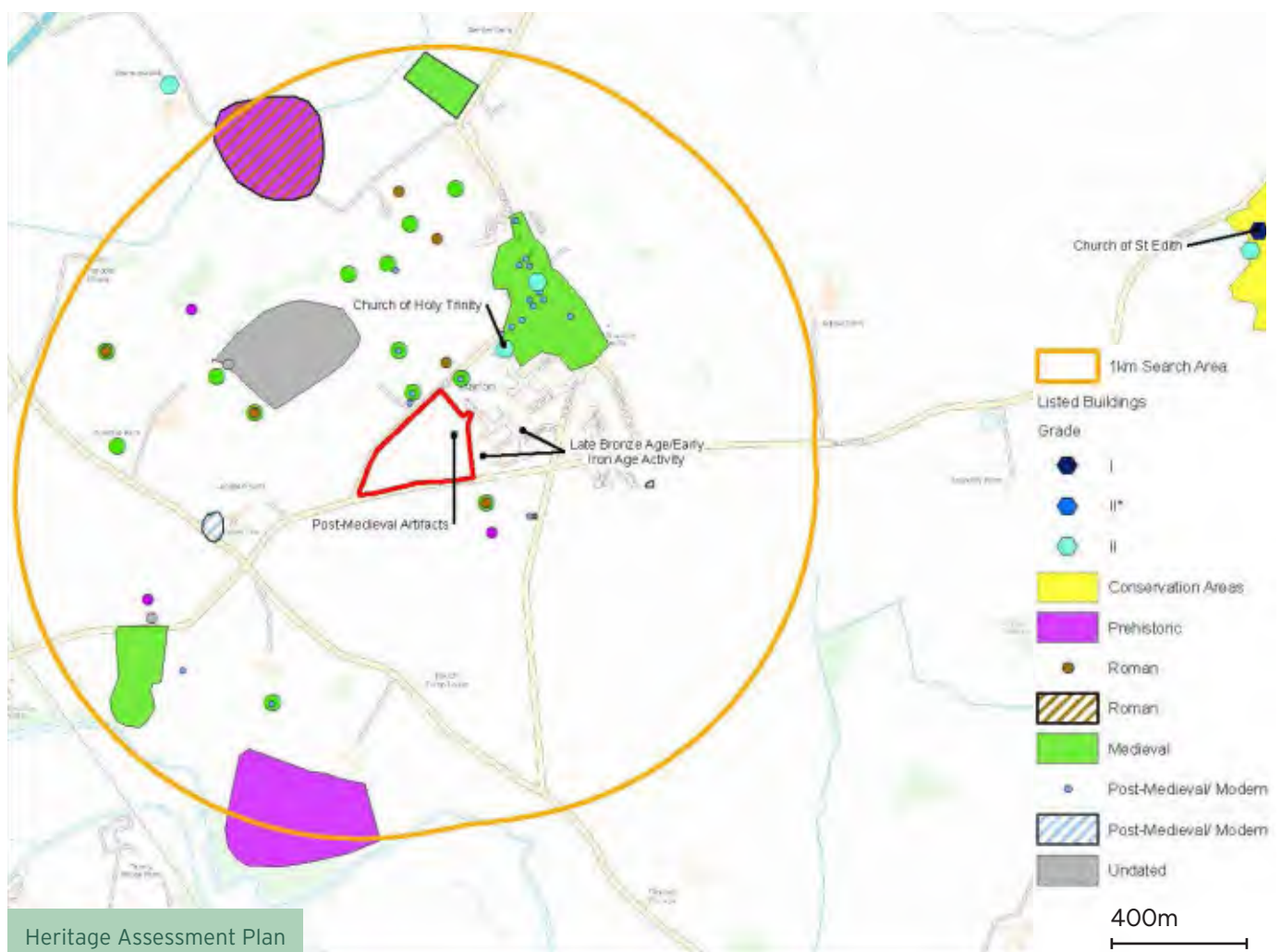
The geophysical survey did not record any anomalies of archaeological interest and identified no evidence for activity previously recorded within the adjacent eastern site to extend into the current site. The HER records the findspot of Post-Medieval artefacts identified during metal detecting, but no other objects from other periods were identified within the site.

Based on the available archaeological evidence, the site has a low potential for significant (i.e. non-agricultural) archaeological remains from all periods. The hedgerows along Orton Road and Church Road qualify as 'important hedgerows' as per The Hedgerow Regulations 1997 and is proposed to be retained as part of the development.

There are no archaeological constraints to the site's development and it is unlikely that the site will contain any archaeological remains that will need to be preserved in-situ or to be designed around. The identified activity on the adjacent site to the east was investigated through trial trenching post-consent and there is no evidence that any of the features extend into this site. It would therefore be appropriate for any further archaeological works that the planning archaeologist might recommend, to ground-truth the geophysics results, to be secured by an appropriately worded planning condition.



Warton Holy Trinity Church



3.6 Ecology and Arboriculture

Ecology

The Site is formed from 12.59 habitat units and 17.57 hedgerow units. The site is approximately 6.37ha in area dominated by arable land with a pond and *Salix caprea* scrub located along the eastern boundary. Mature species-rich hedgerows with trees form the boundaries and represent the areas of highest ecological value for the site.

Eight statutory sites are present within 10km of the application site. The closest being Birches Barns Meadow (SSSI) located c.940m south and Alvecote Pools (SSSI) located c.1.9km north-west. Birches Barn Meadow has been designated as a Site of Special Scientific Interest (SSSI) due to its status as unimproved neutral grassland, a habitat that has become increasingly rare, with over 95% lost in the past century. Alvecote Pools has been designated as a Site of Special Scientific Interest (SSSI) due to its significance as one of the most extensive and diverse wetland areas in Warwickshire. The site encompasses a series of shallow pools, fens, reedbeds, and woodlands that have developed because of mining subsidence from historical colliery operations. The site supports a regionally important bird community, with over 100 species recorded annually and between 60 to 70 species breeding on-site. The site falls within the risk zones of Birches Barn Meadow (SSSI) and Alvecote Pools (SSSI). Potential impacts are to be reviewed to identify methods for avoidance or appropriate mitigation.

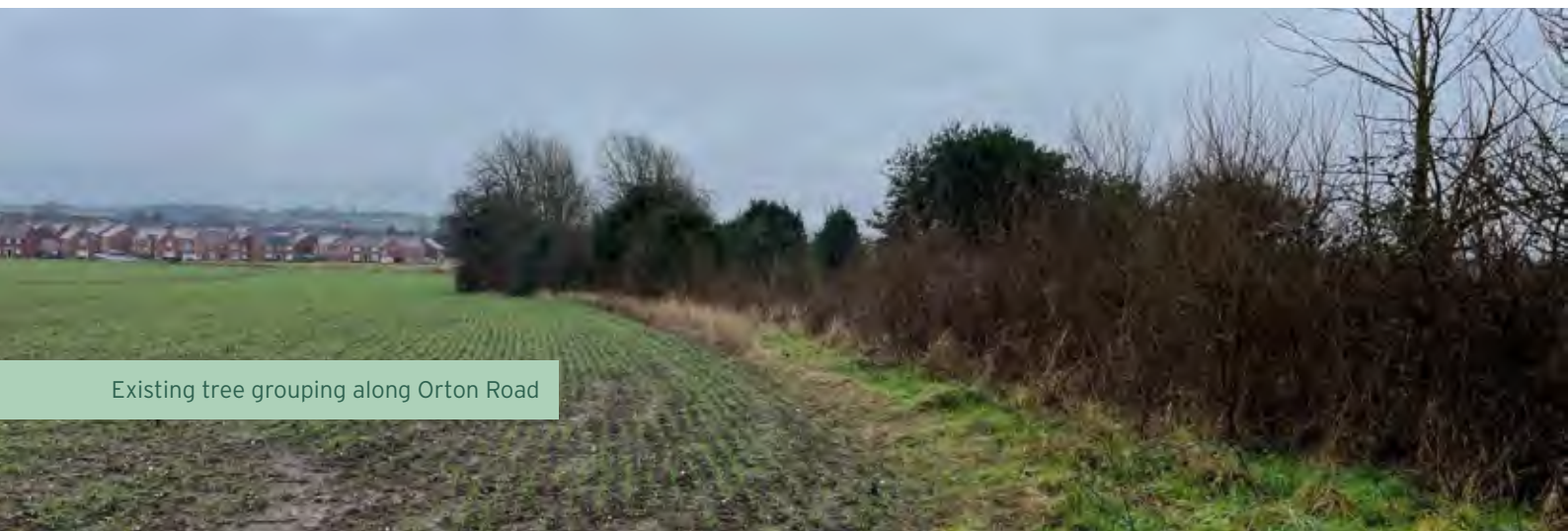
The on-site pond may offer suitable breeding opportunity for great crested newts. A Habitat Suitability Index (HSI) Assessment (ARG, 2010) of this waterbody confirmed it to hold 'average' suitability to support great crested newts based on a score of 0.64. Six further ponds (P2-P7) have been identified within 500m of the application site. Two of these ponds (P2 & P3) fall within 250m of the application site and will be subject to survey if suitable.

The habitats on-site are not unique or scarce in the context of the surrounding landscape. However, due to the presence of Alvecote Pools (SSSI); an initial scoping survey for birds is also to be undertaken to determine the ornithological importance of the site, whether additional survey work is required, assess anticipated impacts and direct appropriate mitigation (e.g. through future landscaping).

Arboriculture

A tree survey has been completed in accordance with BS 5837 'Trees in relation to design, demolition and construction - Recommendations'. This included all trees within the site boundary together with those trees outside the boundary that are likely to pose arboricultural constraints on the site. Nine individual trees, three tree groups and four hedgerows were recorded. All of these are located on the perimeter of the site. There are no veteran trees or ancient woodland, as defined by the National Planning Policy Framework.

It is considered the site can be developed with minimal arboricultural impacts, and without the loss of any high or moderate quality trees. Localised removal of sections of low quality hedgerow may be required to facilitate site access.



Existing tree grouping along Orton Road

Warren Barn



Existing trees along Church Road



3.7 Flood Risk and Drainage

Based on the government Flood Zone mapping the site is located within Flood Zone 1. Based on the Long Term Flood Risk mapping the site is not considered to be at risk of flooding from surface water, rivers, or ground water.

As the site is currently greenfield, no drains are located on site. Correspondence with Severn Trent Water (STW) has identified a pumped foul sewer running eastwards within Orton Road, and existing storm and foul gravity public sewers further to the east in Orton Road. If it is concluded that infiltration cannot be utilised as a viable outfall method then it is expected that the proposed drainage strategy for the development will outfall into these public sewers.



Existing pond and willow scrub at the eastern edge of the Site

3.8 Utilities, Access and Noise

Utilities and Services

The site and its surrounds are well served by a mature utilities infrastructure. A network of high voltage (HV) cables, clean water mains, sewer and telecoms ducts are shown to run in Orton Rd to the south of the site. The local utility network operators have confirmed that the site can be supplied from the local networks without any reinforcement works. The site is clear of any existing utilities apparatus and therefore, no onsite diversionary works are proposed.

Access

The site is mostly bound by Church Road to the north and west, the residential estate served by Red Marl Way to the east and Orton Road to the south, where existing access to the site is served by a field gate, approximately 240m west of the Barn End Road / Orton Road junction.

Noise

Following on-site observations during the baseline noise survey, the existing noise climate is dominated by road traffic on both Orton Road and Church Road with other natural sources such as birdsong also audible. Given the rural nature of the area, there aren't many noise sources which require consideration. The results of the survey, and subsequent assessment work, have been assessed in accordance with current standards and guidance, following consultation with NWBC. At this stage, the exact layout of the dwellings within the Proposed Development has yet to be determined. Therefore, this noise assessment demonstrates the feasibility of the Site for residential use, by assuming proposed dwellings would be located at a reasonable notional setback distance within the proposed developable area as noted on the development framework plan. For proposed properties situated closest to Orton Road the model has predicted a minor exceedance of up to 2 dB during the daytime period. However, it is considered that external noise levels, as outlined within BS 8233, can be achieved through careful consideration of the development layout (i.e placing gardens on the screened side of dwellings). Where this is not possible, alternative forms of mitigation have been recommended where appropriate to reduce external noise levels as much as practicable.



Existing site access from Orton Road



Orton Road with footpath on one side



Church Road, looking south towards Orton Road junction

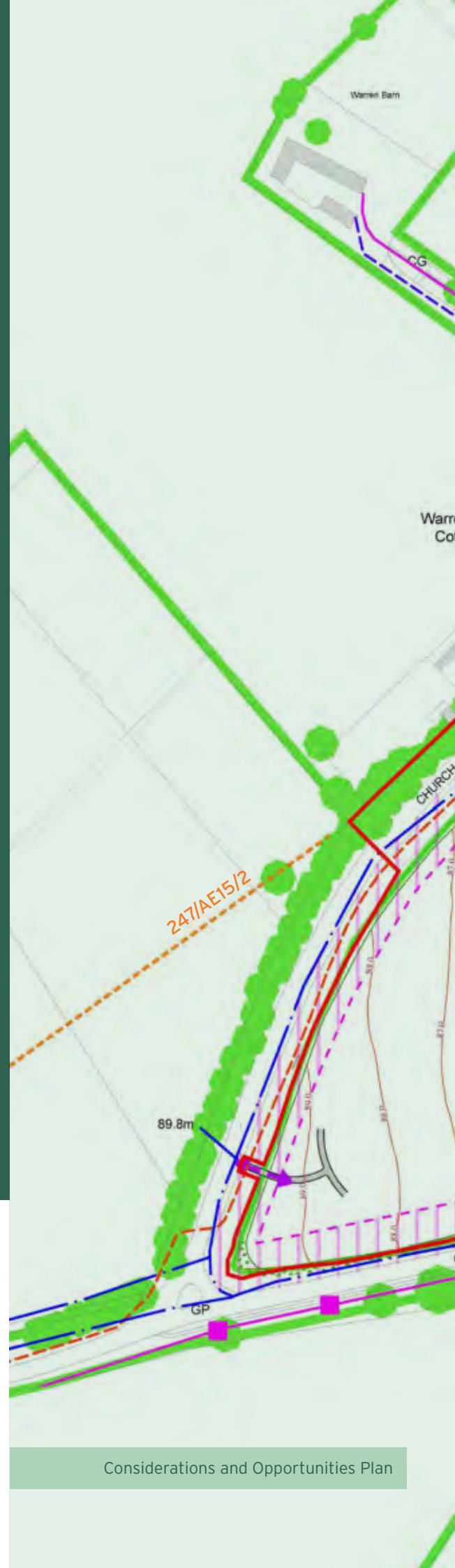


Sparse vegetation along Orton Road

3.9 Considerations and Opportunities

The previous pages summarise the main points arising from technical assessments of the Site which have been carried out by a team of specialists. In summary, the consultant team have identified the below features and opportunities within the Site and immediate context (as illustrated in the plan opposite) which have been carefully considered and will be incorporated into the design of the proposed scheme. These include:

- Noise pollution from Orton Road and Church Road, requiring a buffer to the buildline of development;
- The existing pond to the north east of the Site, with existing planting, creating an opportunity for an enhanced amenity space for people and wildlife;
- Existing trees, tree groups and hedgerows along the perimeter of the Site creating a green, soft enclosure and edge to the village;
- Gently sloping topography, with a gradual fall from the west and north to the south east, providing an opportunity to locate an attenuation basin in this location;
- An existing Public Right of Way to the west of the Site and Church Road, providing connections to Polesworth; and
- Proposed multi-modal access from Church Road to the north, with other pedestrian access points offered from Church Road and the recreation ground.





4. Involvement

4.1 Stakeholder Engagement

Initial pre-application discussions with Planning Officers at North Warwickshire Borough Council began in February 2025 with Richborough seeking advice on the prospects of a residential scheme in light of the borough's housing land supply shortfall.

A summary of the pre-application advice received from North Warwickshire Borough Council is outlined below.

- **Principle of development:** A strong justification would be needed for expanding the settlement south-eastward.
- **Landscape & Character:** Warton has a linear settlement form, and the proposed development may disrupt this pattern, creating an urban extension that conflicts with the rural landscape
- **Affordable Housing:** The proposal includes 40% affordable housing, aligning with the council's expectations.
- **Open Space Requirements:** The development's low density allows space for open areas. Justification for this low density is needed, and contributions to nearby facilities (such as play areas) will be required, as no on-site provision is planned.
- **Parking & Access:** Parking complies with standards, but further consultation with the Highways Authority is advised. Concerns about using a single access point for 210 dwellings need to be addressed, and multiple access points may be considered to improve connectivity.
- **Biodiversity:** The development must demonstrate a 10% net gain in biodiversity. The retention of hedgerows is crucial for both biodiversity and visual appeal.
- **Archaeology:** The site has significant archaeological potential, including evidence of Roman and earlier settlements. A geophysical survey and trial trenching should be undertaken to assess the archaeological impact.
- **Flood Risk:** Although the site is in Flood Zone 1, surface water flooding issues have been noted nearby. The development must incorporate Sustainable Urban Drainage (SuDS) to manage water runoff in compliance with Local Plan policies.

4.2 Community Engagement

The applicant undertook a pre-application public consultation exercise with the local community in Warton. The details of this public consultation are set out in full within the submitted Statement of Community Engagement.

Richborough developed a strategy to engage with the local community, to inform the community of the initial proposals for the site and to invite feedback and comments on the proposals to be considered by the applicants prior to finalising the proposal.

The engagement strategy included the preparation of a consultation leaflet to publicise a dedicated consultation website containing the proposals.

The website provided a range of detailed information on the site and the proposals, including the design approach, a copy of the development framework plan and a general overview of constraints and opportunities and next steps. It provided multiple ways for people to share feedback.

The following feedback, in summary, was received:

- **Principle of development:** Warton has seen significant housing growth in the last 10 years and further development beyond the settlement boundary should be reduced
- **Landscape & Character:** Development should be stepped back from higher ground to the western edge, the proposed housing should not be too close to existing properties and homes should reflect the rural character and aesthetic of the village.
- **Highways:** Due to existing on street parking issues on Red Marl Way, a separate dedicated vehicular access should be provided to Church Road.

- **Flood Risk:** Parts of Warton village are prone to frequent flooding and the sewerage system is under strain.
- **Amenities:** Local services and facilities, including the school and GP practice need to be improved to support additional growth. The proposal should provide meaningful new open space and deliver improvements to the adjacent recreation ground.



5. Design Evolution

This section explores and explains the design evolution of the Site, setting out key principles and their rationale.

Stage One



How has engagement influenced the proposal?

The access strategy has been changed with a dedicated principal vehicular access now proposed off Church Road instead of a connection into Red Marl Way.

A Flood Risk Assessment has been undertaken to consider risk of flooding from all sources and an appropriate drainage strategy designed to incorporate Sustainable Drainage Systems (SuDS).

Draft Heads of Terms have been prepared to provide financial contributions towards existing services and facilities within the village.

A Landscape & Visual Appraisal has been undertaken to inform the extent of built development, which steps away from the site's western high point.

An appearance strategy has been produced to ensure future development reflects the character and aesthetic of Warton and provides an appropriate response to the countryside edge.

Creation of a pedestrian access from Church Road

Stage Two



An aerial photograph of a residential development site, outlined in red. The site is filled with numerous small, light-colored rectangular buildings arranged in a grid-like pattern, interspersed with green spaces and trees. A winding road or path runs through the center of the site. Surrounding the site are various landmarks: 'Waverton House' and 'Warren House' are labeled to the north and west; 'Recreation Ground' and 'Play Area' are to the northeast; 'BURDETT ROAD' and 'El Sub Sta' are to the east; and 'WORTON ROAD' is at the bottom. Three callout boxes with arrows point to specific features: one to the top-left access point, one to a green corridor at the bottom, and one to a pond area on the right.

Refined site
access from
Church Road

Creation of an
ecologically-
rich corridor to
support local
flora and fauna

Opportunities
for informal play
within a multi-
functional open
space

5.1 Design Opportunities

By layering existing site features and natural assets, we have identified a series of design opportunities to create a responsive and sustainable development that respects and enhances the local context and setting. This landscape-led strategy guides the development of the emerging masterplan.

Design opportunities include:

- Keeping a rural, landscape edge along the western boundary of the Site to define the edge of development whilst creating a buffer to blend with the wider landscape and surroundings;
- Protecting and enhancing existing trees and hedgerows along the boundaries of the Site, along with the existing pond, through the creation of ecological corridors;
- Offering an attractive central green focal space, providing opportunities for people to meet and socialise;
- Creating a network of pedestrian connections to facilitate active travel within the Site and to the wider area;
- Creating active travel links through to the recreation ground to the north east to provide access to the local bus services via Red Marl Way; and
- Maximising views out from dwellings fronting the landscape edge to provide an attractive setting.





Provide an active travel connection to the Recreation Ground



Create green links to connect open spaces and play areas, and encourage active travel



Create an ecologically-rich band of landscape to provide habitat space for local wildlife



Provide an attenuation feature as part of a site-wide sustainable drainage strategy to reduce storm water runoff leaving the site

6. Design Proposals

6.1 Use and Amount

The Land Use Parameter Plan defines the key elements of the proposal and is the plan for which planning permission is being sought as part of this application. These include:

Residential

The proposals provide a residential development area that can accommodate a range of types, sizes and tenures that reflect local need. The built development area includes roads, footpaths, private drives, incidental open space and other associated infrastructure.

Open Space

The open space framework is in excess of the overall on-site requirement based on the standards from the Green Space Strategy 2019-2033. The open space framework includes land for a range of typologies including: amenity green space, children's play, landscaping, footpaths, drainage and other associated infrastructure.

Access and Movement

An indicative area of land required for the proposed access and/ or highway improvements from Church Road into the Site.

Additional potential access points for pedestrians are identified to the recreation ground to the north east, and to Church Road to the west, providing additional opportunities for connections to destinations and movement routes within Warton.

Building for a Healthy Life

The Site is well integrated into the wider natural and built surroundings. The Site also makes use of existing natural features to create anchor features and enriched open spaces, whilst retaining and enhancing green movement corridors to support biodiversity.



Uses

"Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand." (Paragraph 109)



Land Use and Access Parameter Plan



6.2 Development Framework

The Framework Plan is consistent with the key elements illustrated in the Land Use Parameter Plan but provides an additional layer of information that amplifies the structure and form of development within the Site.

The plan illustrates the existing green infrastructure assets, including trees, hedgerows and pond and how they are retained and integrated into the proposed network. A proposed attenuation basin is located within this framework, together with a circular recreational path that links the development area with the points of connection to the wider movement network. Within the residential development area the Framework articulates the street and perimeter block structure to provide a permeable and coherent network in accordance with best practice. A central green space provides a natural arrival space and focal space, with opportunities to meet, gather and play.

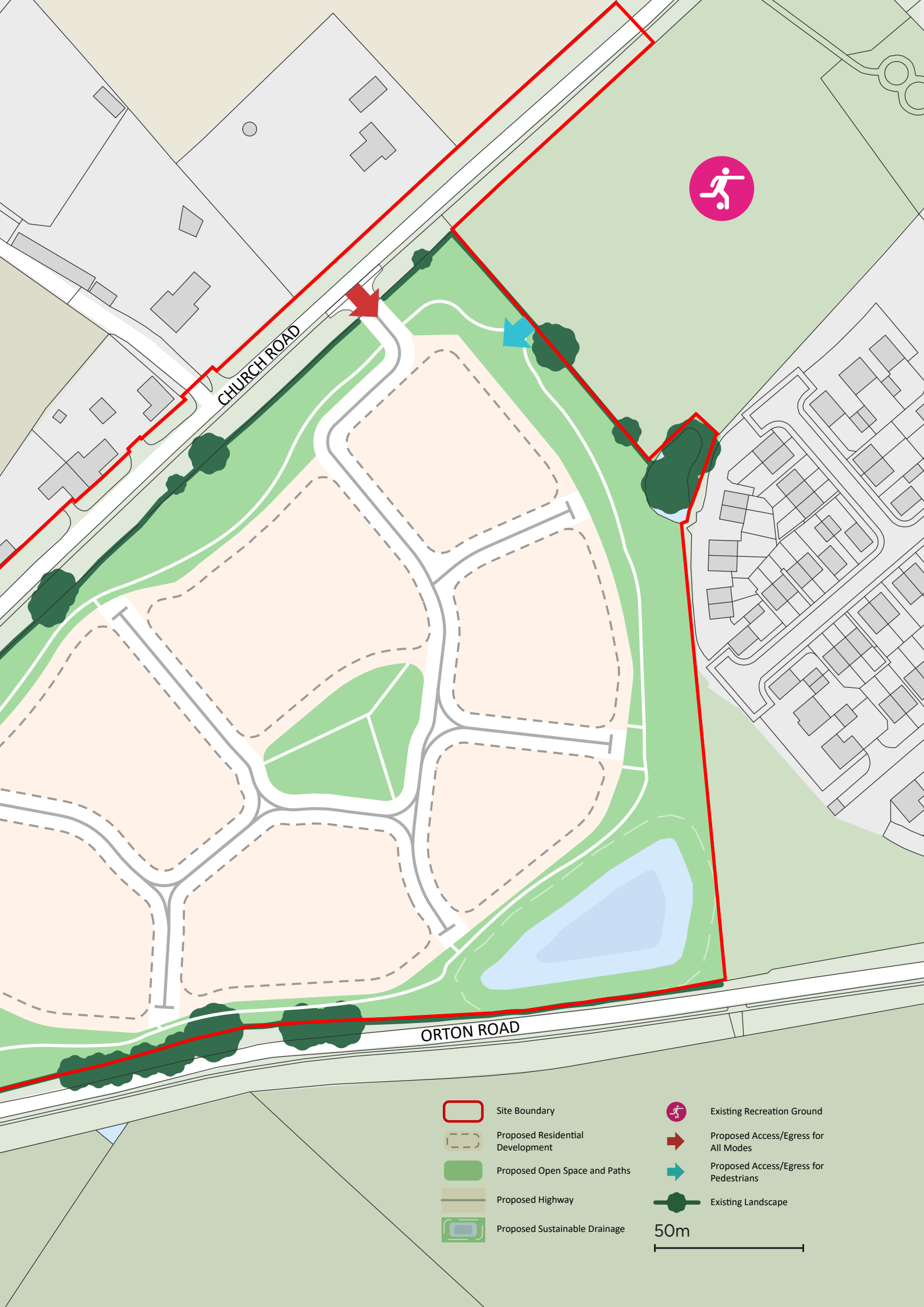
Key Development Features

-  Up to **110 dwellings** comprising a mix of dwellings types - ranging from **1 bed to 4 bed** dwellings;
-  **40% provision of affordable housing** (up to 44 dwellings);
-  An **access** via Church Road to the north;
-  A **pedestrian access** onto Church Road to connect to an existing public right of way;
-  Further potential pedestrian accesses to the recreation ground to the east and to Church Road to the west;
-  A **central green focal space**; Retention of **existing pond, trees and hedgerows**; Proposed **new tree planting and hedges**;
-  **Sustainable drainage systems**; and
-  An **encompassing open space network** provides a variety of different types of open space including amenity space, natural and semi-natural green space and opportunities for play.

Building for a Healthy Life

There are multiple points of access for pedestrians and cyclists. The Site also creates a place, in the form of a focal space, where people can meet and offers a mix of housing types and tenures for new residents. It also features a strong framework of connected and well overlooked streets and spaces.





6.3 Proposed Illustrative Masterplan

Informed by the analysis of the site and context, the proposed Illustrative Masterplan demonstrates one way in which the development can come forward within the parameters set out. It does not prevent alternative layouts as part of subsequent reserved matters applications provided these accord with the Parameter Plan and the principles established in this Design and Access Statement.

The Illustrative Masterplan showcases how a sustainable extension to Warton could deliver up to 110 dwellings in accordance with best practice to create a high quality place for the future. It embraces both the 10 characteristics of well designed places from the National Design Guide, and the 12 considerations that underpin successful places from Building for a Healthy Life.

The following sections of this DAS reference the National Design Guide, showing how the proposals integrate the characteristics of well designed places. This Statement also includes a Building for a Healthy Life Assessment to help understand how the proposals perform against the 12 qualities of well designed environments. Building for a Healthy Life qualities are also illustrated throughout this Statement.

Design Strategies

The Illustrative Masterplan is underpinned by five design strategies and are covered over the following pages. These strategies articulate key principles that contribute towards the creation of a high quality and well designed place consistent with the Illustrative Masterplan. The design strategies comprise:

- Placemaking Strategy
- Building Heights and Density
- Appearance Strategy
- Landscape
- Access and Movement
- Sustainability

- 
- 1 Vehicular and pedestrian access from Church Road
 - 2 Other pedestrian routes into the development
 - 3 Existing pond and trees
 - 4 New wildlife corridor/ green link with sustainable drainage
 - 5 Site low point
 - 6 Residential lane to mirror existing (Bellway) building line opposite and define proposed green link
 - 7 Landscaped green to provide visual focus
 - 8 Sinuous main street with corner turning buildings
 - 9 Shared surface side streets providing access to public open space
 - 10 Circular walk incorporating natural play
 - 11 Development set back and new landscape edge to maintain soft transition into village

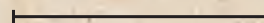
Illustrative Masterplan



Building for a Healthy Life

The Site safeguards existing and creates new movement corridors for nature. Connections are also created to existing places that offer social, leisure and recreational opportunities a short walk or cycle from homes. Building orientations and designs also capitalise on features such as open views.

50m



6.4 Placemaking Strategy

Structure of Development

The structure of development responds to the characteristics and qualities of the Site and immediate context to create a development that is contextually responsive and well designed. Within the development area, the proposal is based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of residents.

The design solution for the Site reflects the variety of townscape form evident in Warton. As the Site is in a village location, and referencing the immediate context, enclosure of the street will typically be achieved through a combination of buildings and soft landscaping, including boundary treatments and trees. Streets will typically have discontinuous frontages with continuity and enclosure varying within and between streets with different building typologies, set-backs, street widths, and occasional variation in heights associated with key buildings responding to the limited variety found within the immediate and wider context.

Key Buildings

Opportunities exist within the site to integrate a number of key buildings. This will aid in the creation of a legible, coherent and locally distinct development. Key buildings will be identifiable by virtue of their position in the streetscene by one or more of the following: positioning; form; height; and/or materials. Where increased height (up to 2.5 storey) is proposed, consideration will be given to the location within the Site, landform and influence on immediate and wider views within and beyond the Site.

Focal Space

A green space will provide a natural focal point for the development in the centre of the site. Situated adjacent to the primary street into the Site, this space will provide a natural arrival space, and make a significant contribution to legibility and placemaking. The focal green space will be positively fronted by surrounding residential dwellings to provide clear definition and enclosure. It is anticipated that the detailed design will embrace opportunities for residents to meet, relax and enjoy this space, including opportunities for informal play, as part of fostering a sense of community and enhancing the use of this space.

Building for a Healthy Life

Visual connections into, out, through and beyond the site are considered, and memorable places and building groups have been defined. Active frontages and street corners have been carefully considered. Legible features to help people find their way around, including navigable features for those with visual, mobility and other limitations.



Built Form

"Destinations provide opportunities for people to meet, share experiences and come together as a community... local destinations become recognisable features that help people find their way around and feel a sense of identity." (Paragraphs 72 and 74)





CHURCH ROAD

ORTON ROAD

50m

-  Site Boundary
-  Proposed Focal Space
-  Proposed Key Buildings
-  Proposed Key Frontage to Focal Space
-  Proposed Key Outward Facing Frontage

6.5 Building Heights and Density

Building Heights

The building heights strategy responds to the immediate and wider context of Warton. Building heights will typically be up to 2 storey, with the potential for occasional 2.5 storey buildings within the central and eastern reaches of the site associated with key buildings.

Where buildings are of a consistent height, the variation in topography across the site will ensure a natural variation in eaves lines and ridge lines, introducing variety and interest to streets and spaces and accentuating the natural characteristics of the site.

Density

The density strategy seeks to make efficient use of land in accordance with national policy and best practice guidance. It takes into account the need to deliver different types of housing, the prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.

At the local level, the Strategy is informed by Policy LP7 of the North Warwickshire Local Plan requiring housing to be built at a net density of no less than 30 dwellings per hectare. It also has regard to the emerging Polesworth Neighbourhood Plan, and Policy PNP3 Sustainable Design and Construction, that requires all new development to respond positively to the key attributes of the neighbourhood area. The character assessment set out in an earlier section of this Statement, also analyses the existing residential densities of areas across Warton, including the recently completed development at Red Marl Way to the east.

Based on up to 110 dwellings coming forward within the development area, the net density would average approximately 33 dwellings per hectare across the site. Within the development area variations in density may occur, including lower densities to the edges where development interfaces with the wider rural landscape.

Building for a Healthy Life

The Site makes use of the topography and other existing assets, and is sensitive to existing development. The Site also has been designed with legibility in mind.



Built Form

"Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context." (Paragraph 65)



Building Heights and Density Plan





50m

-  Site Boundary
-  Lower Density Area
-  Higher Density Area
-  2.5 Storeys Permitted Associated with Key Buildings
-  2m Contours

6.6 Appearance Strategy

Following a detailed assessment of Warton earlier in this Statement, the key characteristics that make the settlement and immediate context distinct and could inform future development have been identified. These have been used to inform the appearance strategy in this section of the Statement as part of creating a locally distinct, well design and high quality development for the future.

The characteristics of the site and relationship to the village dictate that one edge of the triangular shaped site has a strong relationship with the built up area to the east and the recent development at Red Marl Way in particular. The remaining edges of the site address a largely more rural context with a relationship to typically agricultural fields.

The appearance strategy responds to these relationships, and identifies two character areas:

- Orton Road and Church Road Edge; and
- Development Core.

The appearance principles governing each of these character areas are set out on the following pages.

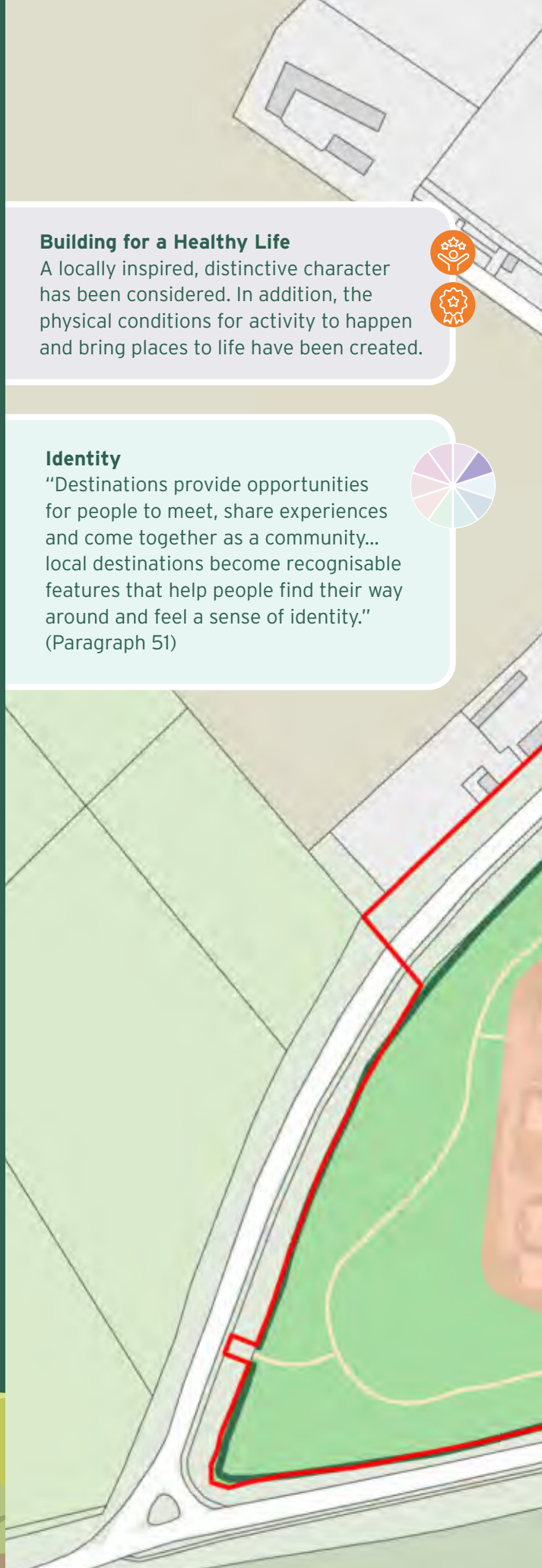
Building for a Healthy Life

A locally inspired, distinctive character has been considered. In addition, the physical conditions for activity to happen and bring places to life have been created.



Identity

"Destinations provide opportunities for people to meet, share experiences and come together as a community... local destinations become recognisable features that help people find their way around and feel a sense of identity." (Paragraph 51)





50m

- Site Boundary
- Development Core
- Orton Road and Church Road Edge

Orton Road and Church Road Edge

Layout

Form - an organic street and perimeter block structure;

Street Corridor - a development edge overlooking open space, defined by a combination of built form and soft landscape, with active frontages overlooking the public realm;

Building set-back - incorporating sometimes significant variations, typically from 1-7 metres;

Parking - A mix of on-plot typologies including to the side of buildings, with and without garages behind the building line.

Landscape

Public space typology - incidental highway verge on the development side of the street;

Planting - tree planting within highway verges, and within private curtilages;

Boundary Treatment - Typically including hedges, and/or cleft post and rail fences to larger front gardens.

Architecture

Building Heights - Up to 2 storeys, with a variety of eaves heights;

Types - Typically detached and semi-detached dwellings arranged to reference local forms found within Warton;

Roof - Typically pitched front to back, with occasional hipped roofs and projecting gables

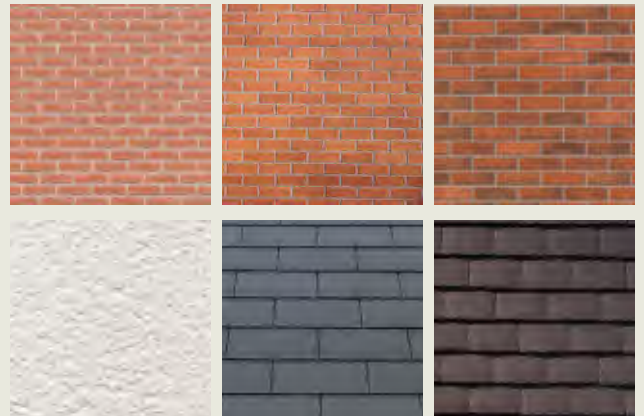
Wall Materials - Brick, with occasional white rendered dwellings

Roof materials - Typically plain tile.

Fenestration - Typically casement windows



Orton Road and Church Road Edge character area



Indicative material palette for Orton Road and Church Road Edge character area

Development Core

Layout

Form - an organic street and perimeter block structure;

Street Corridor - Typically dual sided streets with dwellings fronting onto and overlooking the street; the central green focal space enclosed by dwellings fronting this and overlooking the public realm;

Building set-back - typically modest set-back of 1-3 metres except where integrating frontage parking;

Parking - A mix of on-plot typologies including to the front and side of buildings, with and without garages behind the building line.

Landscape

Public space typology - incidental highway verge on one side of the street; focal green space provides an arrival point and community resource within the heart of the site;

Planting - tree planting within highway verges, focal green space, and within private curtilages;

Boundary Treatment - Typically including hedges, or hedges with railings.

Architecture

Building Heights - Typically up to 2 storeys, with a variety of eaves heights; key buildings may rise to 2.5 storeys as part of enriching the townscape and increasing wayfinding and legibility;

Types - Mix of detached, semi-detached and terraced dwellings arranged to reference local forms found within Warton;

Roof - Typically pitched front to back, with occasional hipped roofs and projecting gables

Wall Materials - Brick, with occasional white rendered dwellings and occasional dwellings with tile hanging or weatherboarding.

Roof materials - Typically plain tile.

Fenestration - Typically casement windows.



Development Core character area



Indicative material palette for Development Core character area

6.7 Landscape Strategy

The findings of the Landscape and Visual Appraisal coupled with an understanding of the natural features and resources of the Site and the settlement characteristics of Warton have created a logical green infrastructure 'frame' within the Site. This has provided a development envelope in which built development could come forward in a form compatible with and characteristic of the village.

The green infrastructure provision responds to the landscape character of the locality, topography, drainage patterns, field boundaries and existing vegetation. These characteristics are integrated into a design approach that provides a softening of the development edge to provide a transition to the open countryside whilst delivering a range of open space typologies that create a multifunctional space. The open space provision will comprise those typologies identified in the table below. This shows the standards, requirement for the site and on-site provision proposed. Overall, there is a significant over provision of open space versus the minimum requirements.

Green Space Strategy 2019-2033 (open space requirements)		
Requirement (Ha per 1000 pop)	On-Site Requirement (Ha)	Provision (Ha)
0.50	0.13	0.83
0.50	0.13	1.17
0.50	0.13	-
0.40	0.11	-
Total	0.50	2.00

	Amenity Green Space		Parks and Public Gardens
	Natural and Semi Natural Green Space*		Allotments

*includes Species-rich Grassland Mix Habitat and the existing pond

Open Space Requirements and Provision

Biodiversity Net Gain (BNG)

A BNG assessment has been undertaken to objectively measure the net biodiversity impacts of the proposed development and to assess the scheme's ability to deliver net biodiversity gain. The supporting Ecological Report submitted with this outline planning application confirms the potential for the site to exceed the BNG minimum requirements on areas of the site where public accessibility is not encouraged.

Building for a Healthy Life

A strong and direct open space network, connecting existing and new habitats, has been created. In addition, places where people can meet each other to provide opportunities for social interaction, helping to improve public health by encouraging physical activity and helping to tackle those affected by loneliness and isolation have been created. Habitat creation has been woven throughout the development, including movement corridors to support biodiversity.



Public Spaces

"Well-designed places...include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion." (Paragraph 100)



Delivering a biodiversity net gain through provision of a range of different habitats, including dedicated biodiversity areas and targeted landscaping

Embracing opportunities to link into the existing Public Rights of Way network

High point of the site affords views back to Warton



6.8 Access and Movement

A clear movement strategy that promotes travel by sustainable modes is key to creating well designed and successful places. The design response embraces this approach to create a permeable and legible network of attractive and convenient routes that are easy to navigate, safe and secure. The existing pattern of development, land uses, key destinations and movement network within Warton have been identified earlier in this Statement. The movement strategy recognises these opportunities and provides connections to the existing movement network to maximise integration and the sustainability of the settlement.

Pedestrian Access

The proposals provide for three pedestrian connections with the surrounding context, including two to Church Road and a further connection directly to the recreation ground. These linkages will provide a choice of direct and convenient routes for people to access different destinations within the Village.

Vehicular Access and Street Hierarchy

The vehicular access into the Site from Church Road will be via a 5.5m carriageway with 2m footpaths either side. The access will run alongside a small area of open space before entering the proposed development area. A simple network of secondary and tertiary streets consistent with the specifications in the Warwickshire Design Guide (2024) will radiate from the central focal space to create a permeable and legible hierarchy of streets in accordance with best practice. Private drives serving up to 5 dwellings will typically feature to the edges of the development.



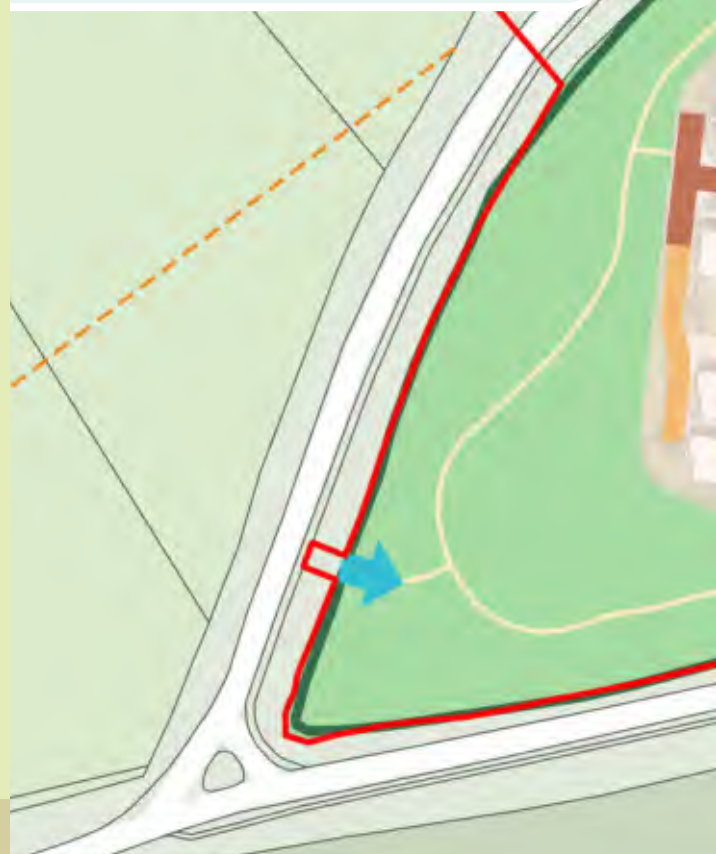
Building for a Healthy Life

The Site provides connections to existing places, facilities and services, and delivers a well-connected street and path networks. A pleasant low traffic environment has been designed with multiple points of access for pedestrians and cyclists. These low-speed and healthy streets improve people's physical and mental health. A connected and accessible network of public open spaces with paths and other routes into and through have been provided.



Movement

"Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy." (Paragraph 75)



Movement Strategy Plan

Vehicle Parking

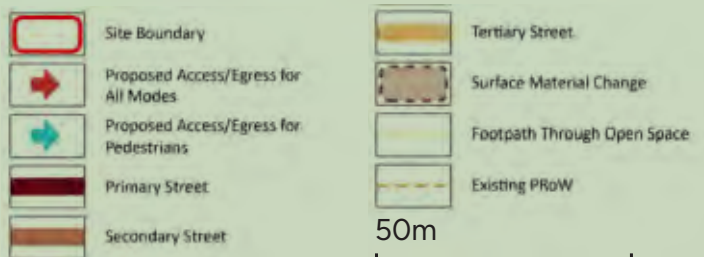
Parking will be provided in accordance with the Car Parking Standards (2021) from the Local Plan. Parking will be provided through a variety of solutions which are appropriate to the context of the site, size and nature of development.

The majority of allocated parking will be provided on-plot, generally located to the side or front of dwellings within an individual parking bay and/or garage set back from the building line to allow ease of access to dwellings. This will ensure that a balanced approach is taken to integrating the car so as to not dominate streets and spaces, but provide parking in convenient and accessible locations.



CHURCH ROAD

ORTON ROAD



6.9 Sustainability

The design approach has been underpinned by number of influences that help to deliver sustainable development and address the climate emergency. This acknowledges that consideration of these issues at the earliest stage of development have potentially significant positive impacts.

Reflecting that this application is in outline, these considerations focus on strategic spatial interventions associated with the masterplan design approach. Subsequent reserved matters provide opportunities to further enhance the sustainability credentials of the site through matters relating to building design, drainage with both passive and active solutions.

The key design principles that underpin the masterplan approach to promotes sustainable development are as follows:

- 1 Increasing the biodiversity of the site;
- 2 Embracing passive design principles, with the orientation of dwellings providing opportunities for passive solar design and landscaping providing natural shading in the summer months;
- 3 Siting of the built development envelope on lower ground sheltered from the prevailing wind;
- 4 Uses tree planting within streets and open spaces to mitigate heat island effects;
- 5 Providing a choice of permeable routes that are attractive, direct, and overlooked, encouraging movement by sustainable modes;
- 6 Providing attractive, direct and convenient connections to the existing movement routes and destinations within Warton; and
- 7 Integrating sustainable drainage systems within landscaped areas to restrict surface water run-off rates and manage water quality.

Resources

"Well-designed places...have a layout, form and mix of uses that reduces their resources requirement, including for land, energy and water."
(Paragraphs 137)





Waverton House

Play

Recreation Ground

Warren House

BURDETT ROAD

El Sub Sta

Pond

ROAD

7. Building for a Healthy Life

7.1 Assessment

This section sets out the proposal's assessment against the 12 considerations set out in the Building for a Healthy Life (BfHL) guidance document.



*Integrated
Neighbourhoods*



*Distinctive
Places*



*Streets
for all*

Integrated Neighbourhoods



Natural Connections:

Create places that are well integrated into the site and their wider natural and built surroundings.

The proposals have been informed by a thorough analysis of the context, understanding the key destinations within the village and the existing network of routes connecting them. The proposals have created multiple points of connection to the street and path networks to maximise connectivity and integration with the village as shown on the Parameter Plan and in the Access and Movement Strategy.



Homes for Everyone:

A range of homes that meet local community needs

A mix of housing types and tenures that suit the needs of the community and consistent with the advice of the Council's housing officer have been provided.



Walking cycling and Public Transport:

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions

Providing a comprehensive network of streets and paths that connect people to places and public transport services within Warton are promoted by the proposals as evidenced in the context analysis and Access and Movement Strategy.



Facilities and Services:

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

Significant open space provision, well above the minimum requirements, provides a variety of public spaces where people can meet, relax, play and promote physical activity. This makes a meaningful contribution to increasing the provision of publicly accessible open space within Warton.

Distinctive Places



Making the most of what's there: Understand and respond needs.

Working with the contours of the land, making visual connections within and beyond the site, retaining and enhancing the existing landscape structure, enhancing existing connectivity and desire lines with Warton, enhancing existing habitats, and integrating sustainable drainage allows the proposals to make the most of the site's assets.



A memorable character
Create places that are memorable.

Drawing inspiration from local character, landscape character and the qualities of the site, the approach creates memorable spaces and building groupings as shown on the Illustrative Masterplan.



Well defined streets and spaces

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

A network of street and perimeter blocks, with clearly defined public fronts and private backs, active frontages and carefully considered corners embrace the BfHL considerations as part of the overall approach to placemaking.



Easy to find your way around

Use legible features to help people find their way around a place.

A permeable and connected network of streets and spaces is shown in the Illustrative Masterplan and within the Access and Movement Strategy. Views to features beyond the site and key building and spaces within provide a high degree of legibility.

Streets for all



Healthy Streets

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

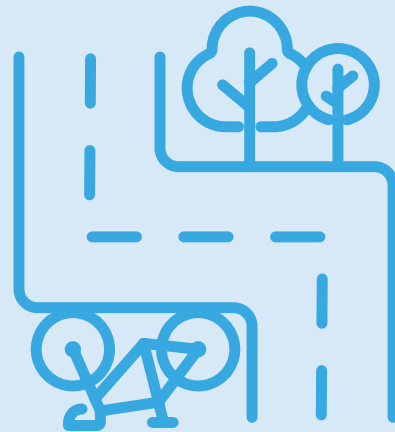
Streets that are well overlooked, integrate street trees, encourage a low speed environment, and provide opportunities for social interaction whilst also accommodating the vehicular movement function encourage movement by more sustainable modes. This is enhanced by the identification of three separate points of pedestrian connection with the surrounding context on anticipated desire lines and is evidenced in the masterplan and Access and Movement Strategy.



Cycle and Car Parking

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

Car parking is integrated within the street, with a balanced range of typologies, and associated soft landscaping. Provision meets Council standards and is conveniently located and well overlooked. The Illustrative Masterplan submitted with this application shows one way in which this can be delivered.



Green and Blue Infrastructure

Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

Delivery of a network of different types of open spaces, which integrate habitat creation, sustainable drainage, play and recreational opportunities. Public spaces are positively overlooked with high levels of natural surveillance. The Landscape Strategy and Place-making Strategy set out the principles that govern this approach.



Back of Pavement, Front of Home

The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

Clearly defined private spaces and defensible space through the provision of strong boundary treatments as evidenced in the Illustrative Masterplan and Appearance principles.

8. Summary and Key Benefits

The proposals and strategies set out in this Design and Access Statement provide a framework to deliver a high quality, well-designed and sustainable place for the future.

The proposals are underpinned by a strong understanding of the site and context to create a place that is locally distinct, well integrated with the village and embraces the best of local character. Extensive provision of open space provides a new publicly accessible asset for Warton and promotes health and wellbeing through opportunities for social interaction, informal recreation and play.

The benefits of the proposal include:

*Delivery of **up to 110 dwellings, with up to 44 affordable dwellings** integrated into the design approach*



*A well-designed, **locally distinct development** in a **sustainable location** informed by and responsive to place*

A **mix of housing types** and sizes informed by local need



Encouraging healthy lifestyles through the creation of a **direct, attractive and safe network of pedestrian routes** that connect homes to key destinations to make walking feel like an instinctive choice for people making short journeys



The potential to deliver a **biodiversity net gain** through the creation of a variety of complementary habitats



Reinforcing the existing landscape character through retention and enhancement of the existing trees and hedgerows, and the delivery of a new landscaped edge to maintain a soft transition into the village



Delivery of new substantial areas of **publicly accessible open space** for the village, well connected with the existing movement network, and provision of a circular walk within the site



Stimulating the local economy and enhancing the sustainability of the village through an increase in population that can support existing facilities and services.

Stantec, The Blade, Abbey Square, Reading,
Berkshire, RG1 3BE

T: 0118 943 0000

E: reading.support@stantec.com

Issue Date	March 2025
Document Status	Final
Revision	F
Author	IM
Checked by	TL
Approved by	DS

U:\333101884\A5 - Reports & Graphics\Graphic Design\
Documents\02 DAS

© The contents of this document must not be copied or reproduced
in whole or in part without the written consent of Stantec.

All plans are reproduced from the Ordnance Survey Map with the
permission of the Controller of HMSO. Crown Copyright Reserved.
Licence No. 100019279.