



Proposed Residential Development,
Land at the former Ingleby Arncliffe Church of England Primary School, High Street, Ingleby Arncliffe

Design & Access Statement

MAY 2020



Design development artist impressions showing proposed 21st century vernacular design in the context of example dwellings from the village.

1.0 Contents & Summary

- 1.0 ■ CONTENTS & SUMMARY
- 2.0 ■ PROCESS: Assessment; Involvement; Evaluation; Design
- 3.0 ■ USE
- 4.0 ■ AMOUNT
- 5.0 ■ LAYOUT
- 6.0 ■ SCALE
- 7.0 ■ LANDSCAPING
- 8.0 ■ APPEARANCE
- 9.0 ■ ACCESS: Vehicular and transport links; Inclusive access
- 10.0 ■ WASTE MANAGEMENT STATEMENT
- 11.0 ■ STATEMENT OF COMMUNITY CONSULTATION

This Design & Access Statement sets out the design thinking behind proposals for 18 new homes for local needs housing on a 0.82-hectare site selected within the emerging Neighbourhood Plan comprising the former primary school and former playing fields contiguous to the north.

These proposals follow a thorough analysis of the site character, residential amenity and accessibility, topography, utility service provision, and ecological and arboricultural considerations.

A land purchase agreement is in place between Beyond Housing and the two current owners of the proposed site: Diocese of York, who own the former school site, and North Yorkshire County Council, owners of the former playing field.

Beyond Housing is a Community Benefit Society registered under the Co-operative and Community Benefit Societies Act 2014 and regulated by both Homes England and the Financial Conduct Authority. Beyond Housing was formed in October 2018 following the merger of Coast & Country Housing and Yorkshire Coast Homes. With regional offices in Redcar and Scarborough, Beyond Housing is a registered housing provider responsible for the letting, management and maintenance of over 15,000 homes across the north-east and North Yorkshire.

The proposals will be Homes England-funded.

USE: Mixed tenure residential development for local needs housing. Meets emerging Neighbourhood Development Plan for 2018-2035 prepared by the Ingleby Arncliffe Neighbourhood Development Plan Steering Group on behalf of Ingleby Arncliffe Parish Council.

AMOUNT: 18 no dwellings as identified within emerging Neighbourhood Plan as follows: 4 no. 1b2p houses; 6 no. 2b4p houses; 6 no. 2b3p bungalows; 2 no. 3b5p houses. All dwellings meet or exceed the Nationally described Space Standards and Building Regulations AD:M4(1). Bungalow dwellings mobility-friendly. Energy-efficient strategy of high-retention storage heater and photovoltaic panels.

LAYOUT: Linear arrangement following village development pattern of lanes perpendicular to High Street. 4 no quarter houses to frontage creating massing complementing neighbouring dwellings fronting High Street. Includes terracing evocative of agricultural workers cottage. Bungalows arranged as court to encourage community formation.

SCALE: Two-storey and one-storey dwellings offering appropriate domestic scale and 'fit' within village.

LANDSCAPING: Rural setting including existing tree group retained to southern part of site except one tree which requires removal to achieve highway access. Replacement planting includes 12 no additional trees. Existing boundary hedging retained and supplemented. Required pumping station and SUDs basin seeded with wildflower mix. Easily-maintained design to contribute to biodiversity and offer seasonal interest throughout year.

APPEARANCE: Appropriately 21st century character architecture of varied brick, render and pitched roofs designed to complement and blend with existing village environment. Aims to add a contemporary character area to the continuity of village development.



Artist impression from High Street (above) showing massing of quarter houses glimpsed through existing retained tree group.

Registered Provider / Developer

Beyond Housing
14 Ennis Square
Redcar
TS10 5JR



Architect:

BSBA Architects
19 Woodland Road
Darlington
DL3 7BJ



Client Agent /

Cost Consultant:

Elliott Associates
Kielder House,
5th Avenue Business Park,
Team Valley,
Gateshead, NE11 0NL



Engineering Consultant:

Portland Consulting Engineers
Unit 10
10 Bankside
Gateshead
NE11 9SY



Landscape Architect

Arlene McIntosh,
Landscape Architect
Tordan House, 16 Lyons Road
Richmond
North Yorkshire
DL10 4NS



Arboricultural Consultant

Elliott Consultancy



Ecological Consultant

Naturally Wild

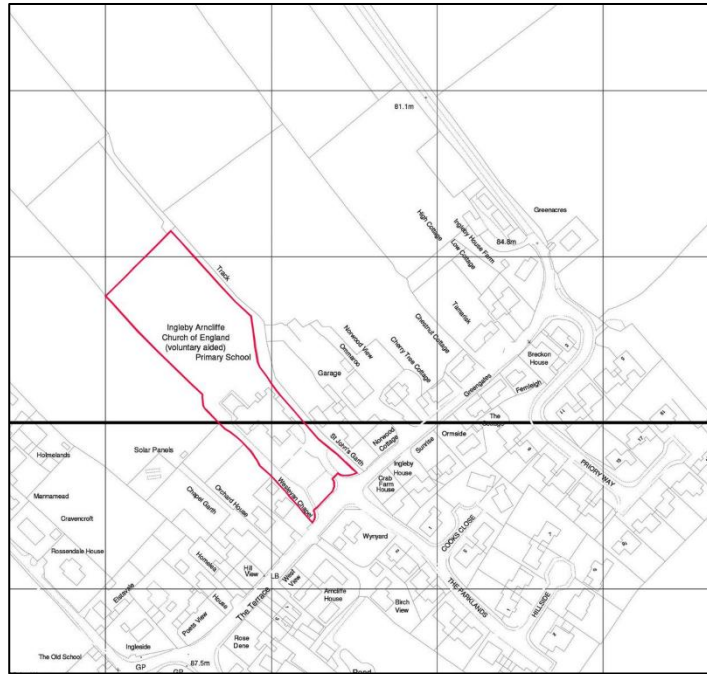


Energy Consultant

Anderson Goddard



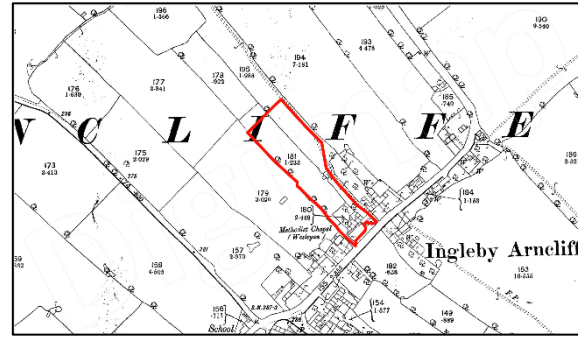
2.0 PROCESS



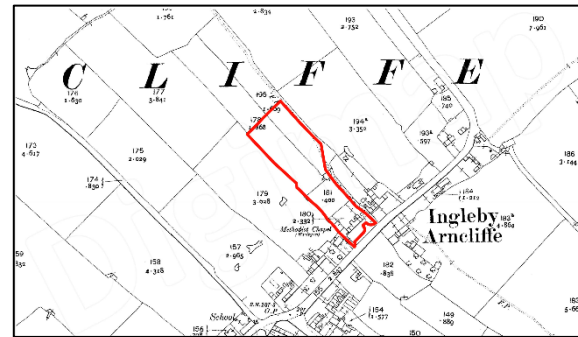
Site location (above) and aerial view (below).



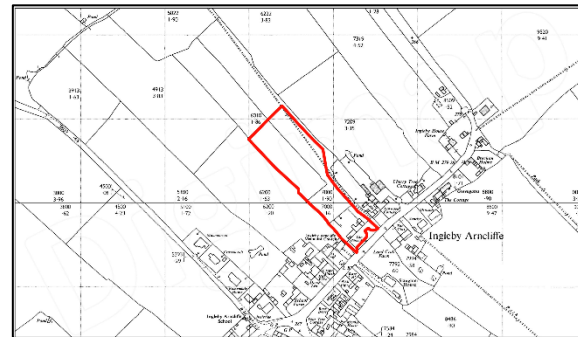
- Site Area: 0.82 hectares (left, above and below)
- Comprised of former primary school (within settlement boundary) and associated playing fields external to settlement boundary).
- Former school site currently owned by Diocese of York; land to the north owned by North Yorkshire County Council
- Quality rural setting.



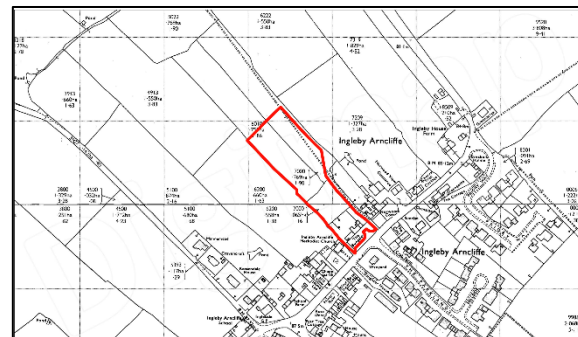
1890



1910



1960

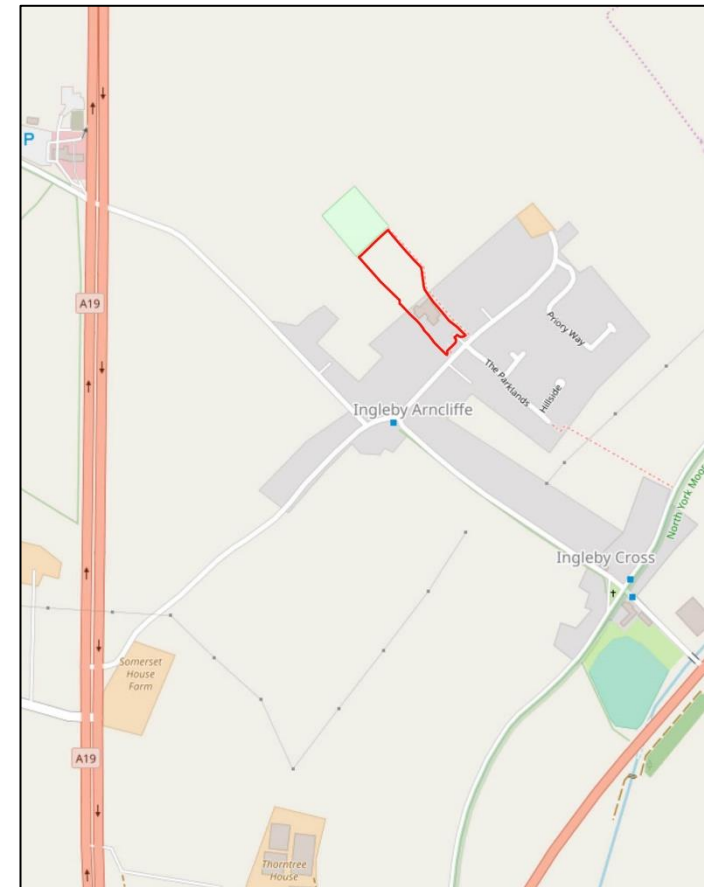


1970

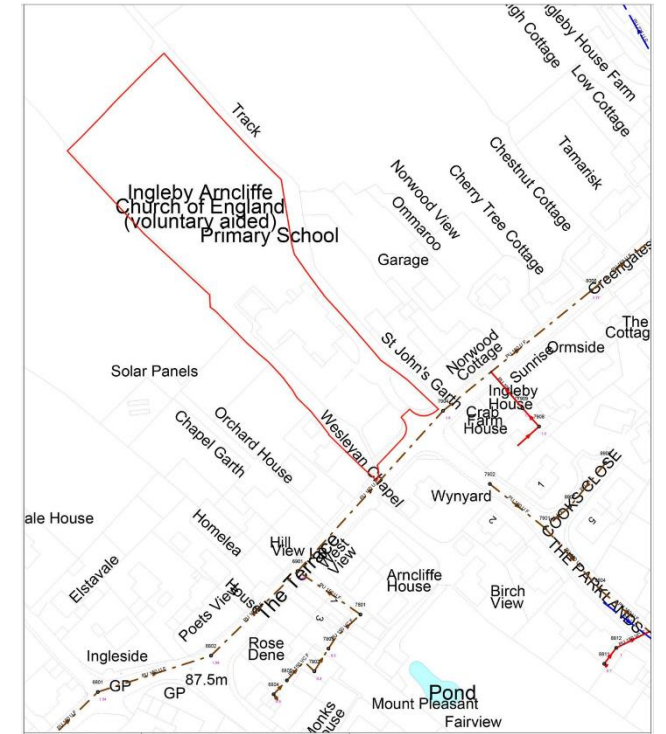
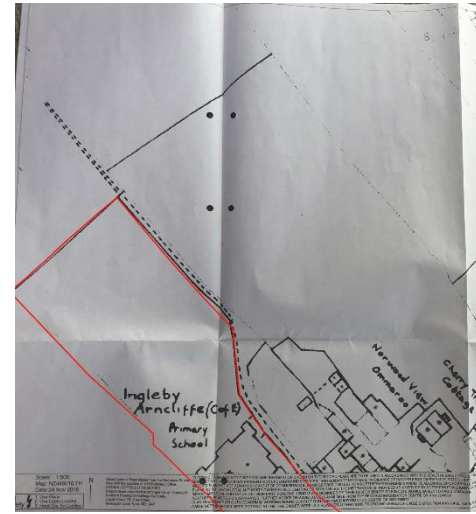
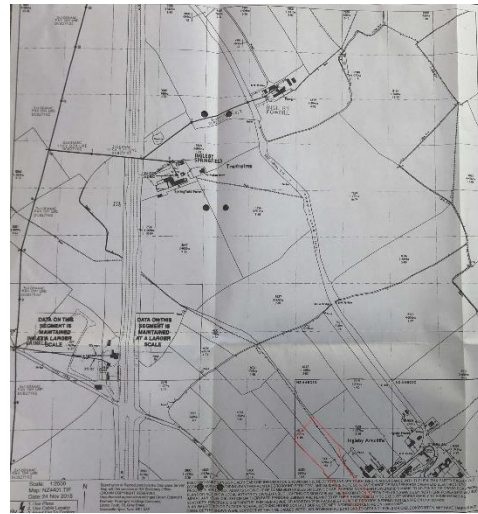
Historical mapping (right) indicates previous site use of agricultural cottages fronting High Street with fields to the north until the construction of the school building in 1973. Ingleby Arncliffe was an agricultural village up until the 1950s and 1960s, when residential development took place to provide home for commuters to developing Teesside industry. Some existing houses were also enlarged as family dwellings, leaving the village currently with an under-supply of inexpensive homes. The school was closed in 2017 due to reduced pupil numbers.



Site within village development pattern(above and below).



2.0 PROCESS



Utilities mapping shows easily obtained servicing into the site with no underground constraints. The village is not served with gas. Sewer connection is available along High Street. Please see the accompanying Portland Consulting Engineers Drainage Statement for the proposed foul drainage and SUDs strategy, which comprises basin storage with outfall to a stream to the north, and a pumping station for foul drainage.

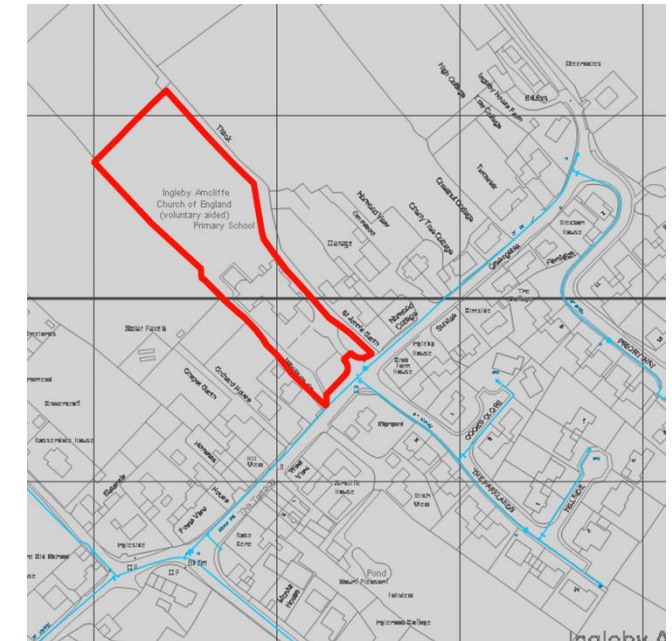
The high-quality village character includes historic elements (above). The development will aim to add a new character area to continue this narrative into the 21st century.



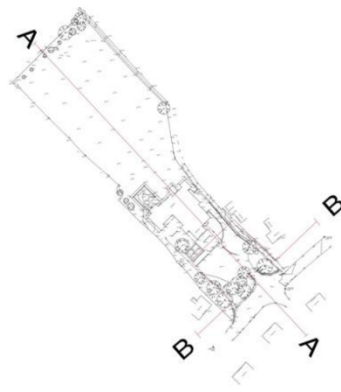
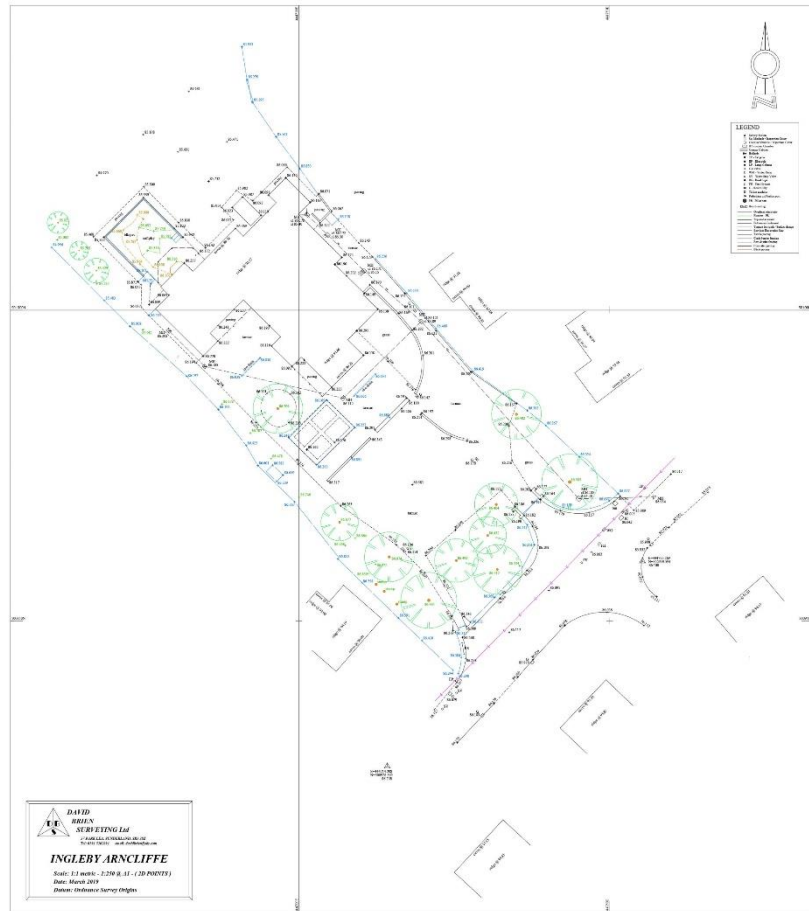
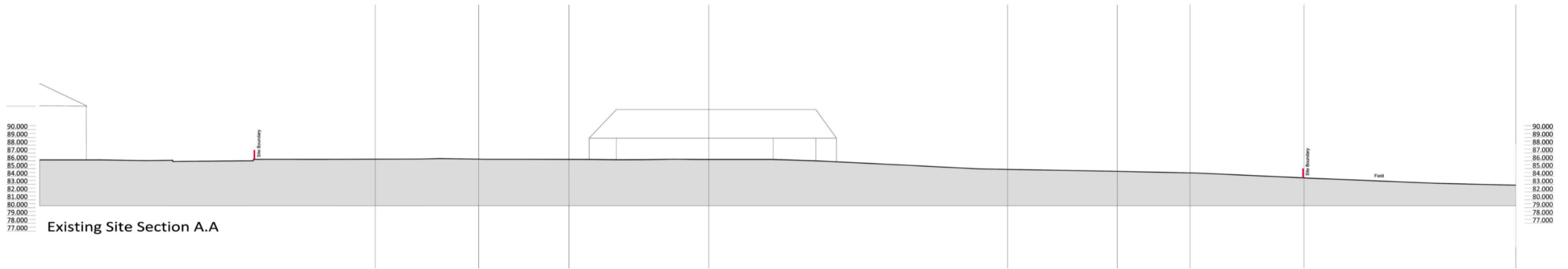
The site comprises the former school building (below), former school outbuildings (above right) and former playing fields (above left). The tree group in front of the school building is considered an important street scene feature and is to be retained except of one tree which requires removal to create access.



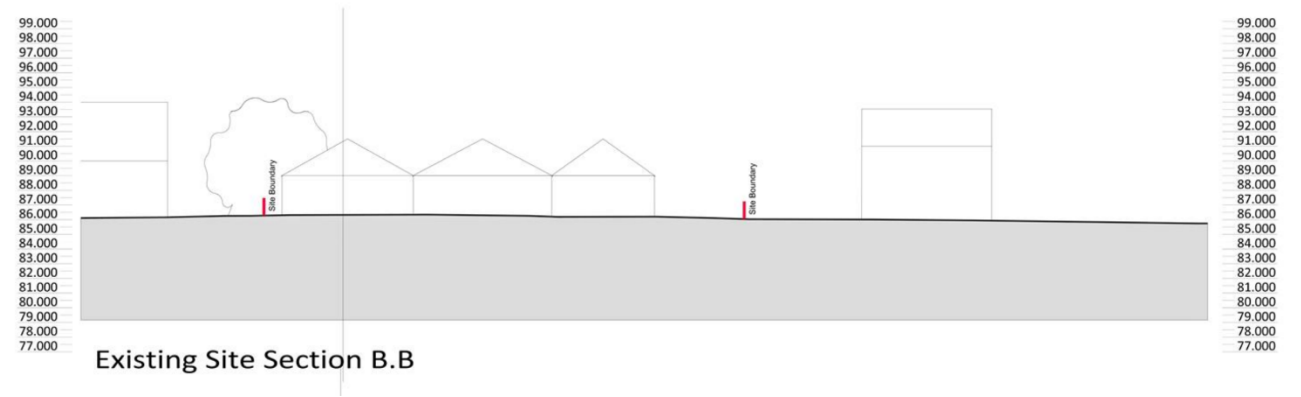
Environment Agency mapping indicates the site is not in danger of flooding from rivers or the sea (above), nor surface water (below).



2.0 PROCESS



The site is generally flat with a gentle slope to the north.



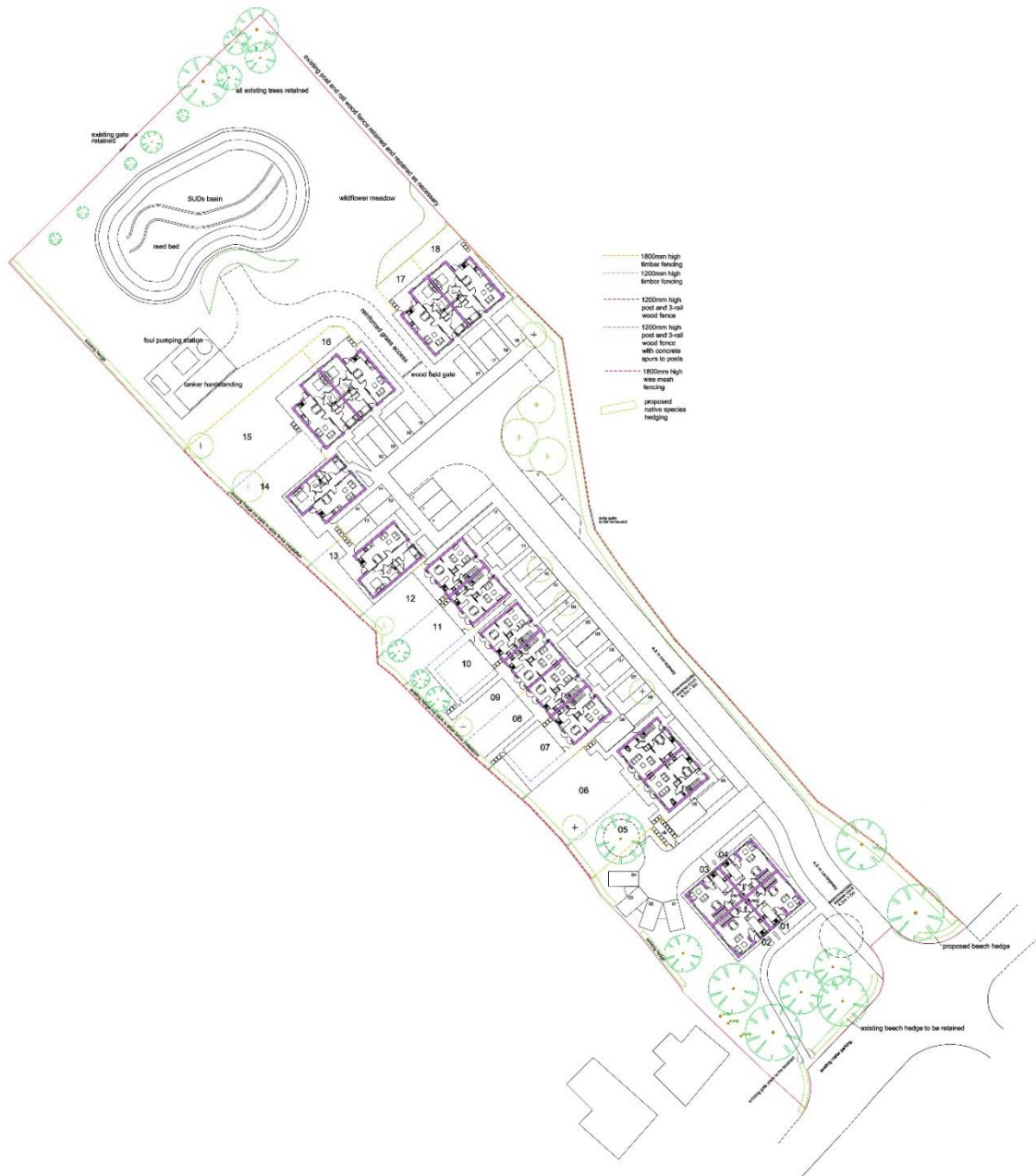
DESIGN DEVELOPMENT

These proposals follow multiple layouts generated to explore various land assemblies and arrangements within the brief set out by the village Steering Group.



3.0 USE

USE: Mixed tenure residential development for local needs housing. Meets emerging Neighbourhood Development Plan for 2018-2035 prepared by the Ingleby Arncliffe Neighbourhood Development Plan Steering Group on behalf of Ingleby Arncliffe Parish Council.



THE VISION

The vision of the Plan is to bring new life to the Parish, by building a “Mixed Housing Development” of different property types, sizes and choice of tenure that will meet the identified housing needs by the community, whilst at the same time preserving the rural nature of the Parish, so valued by residents.

THE OBJECTIVES

The Plan, once approved, will:

- Revitalize the community by providing a more appropriate and sustainable mix of housing types and sizes which will help reverse the ageing demographic profile of the population.
- Have land allocated to make clear the location where the delivery of new homes will be supported.
- Have a policy that any housing development must be built to agreed standards, and design, whilst being financially viable and sustainable. Any development must also respect the character of existing properties and the character of the villages.
- Commit the Parish Council to adhering to the Plan when deciding its position on planning applications. It will ensure priority is given to achieving the community’s aspirations.

Extracts from Steering Group documentation (above and below). These proposals are based on site selection and identification of housing needs resulting from extensive community-based study and consultation.

PARISH of INGLEBY ARNCLIFFE
PRE-SUBMISSION CONSULTATION
DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN FOR 2018-2035
YOUR PARISH - YOUR VIEWS - YOUR DECISIONS

Produced by the Neighbourhood Development Plan Steering Group
on behalf of Ingleby Arncliffe Parish Council

NORTH & EAST YORKSHIRE
Rural Housing Enablers

APPENDIX B:
HOUSING NEEDS SURVEY

Ingleby Arncliffe and
Ingleby Cross
Neighbourhood Plan
Housing Needs Survey
Final Report
November 2016

Amanda Madden
Rural Housing Enabler
Email: amanda.madden@hambleton.gov.uk
Tel: 01609 767048

4.0 AMOUNT

AMOUNT: 18 no dwellings as identified within emerging Neighbourhood Plan as follows: 4 no. 1b2p houses; 6 no. 2b4p houses; 6 no. 2b3p bungalows; 2 no. 3b5p houses. All dwellings meet or exceed the Nationally described Space Standards and Building Regulations AD:M4(1). Bungalow dwellings mobility-friendly. Energy-efficient strategy of high-retention storage heater and photo-voltaic panels.



*The proposals exactly meet the brief prepared by the Ingleby Arncliffe Neighbourhood Development Plan Steering Group on behalf of Ingleby Arncliffe Parish Council. (Extract **below** from the emerging Neighbourhood Development Plan for 2018-2035).*

HOUSING BUILD NUMBERS, TYPES AND TENURES

Following advice from HDC, the Parish Council was advised to look at only 75% of the reported housing needs (based on the 2016 housing needs survey), and that equates to 18 new houses. The tables below show how the size and tenure of a mixed housing scheme to meet the recorded needs might be presented.

| House Sizes based on the under 5 years or less Needs Survey Figures | |
|---|-------------------|
| House Size and Type | Numbers of Houses |
| 1 Bedroom House | 4 |
| 2 Bedroom House | 6 |
| 2 Bedroom Bungalow | 6 |
| 3 Bedroom House | 2 |
| | 18 |

| Planned Breakdown by Housing Tenure | | | |
|-------------------------------------|------------------|-------------|-------|
| AFFORDABLE | SHARED OWNERSHIP | OPEN MARKET | TOTAL |
| 5 | 3 | 10 | 18 |

4.0 AMOUNT



Bungalow layouts are arranged for mobility with minimum manoeuvring requirement and extra-width doorsets.

Energy Strategy:

Heating – High retention storage heaters that are approved and listed on the BRE’s Product Characteristics Database (PCDB), heaters to be Lot 20 compliant and sized to meet heating requirements, supplied on suitable economy tariff.
Controls – Heating controls to be suitable and approved for use with High retention storage heaters, to include time and temperature control. Controls to have the ability to be upgrade to include central control, remote access, App control etc
Domestic Hot Water – G3 compliant cylinder sized to provide adequate hot water to the dwelling, cylinder to include twin immersion heater on suitable economy tariff and direct boost, cylinder should also capable of receiving excess generation from PV system by way of PV diverter
PV – PV system sized to achieve compliance with Part L in terms of $DER < TER$, excess generation to be diverted to heat the DHW cylinder by way of PV diverter



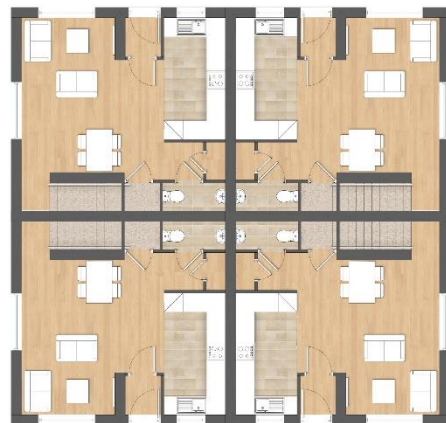
2b3p bungalow
61.2m² gfa
NdSS compliant



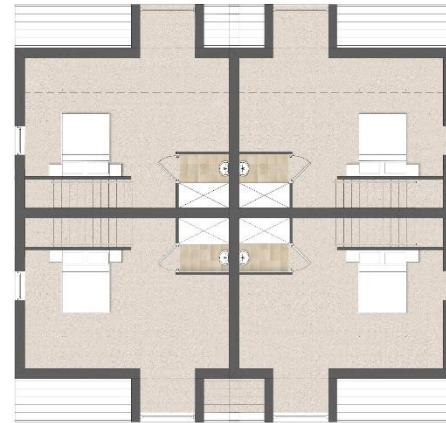
ground
2b4p
79.2m² gfa



ground
3b5p
93.4m² gfa

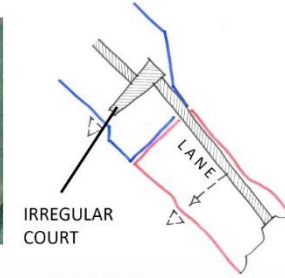


ground
4 x 1b2p houses



first

5.0 LAYOUT



Lane terminated with irregular court (village precedents centre and left) for placemaking reducing length of access lane.

Site access road set out as 'country lane' at right angles to main village street continuing existing road pattern (far left).

LAYOUT: Linear arrangement following village development pattern of lanes perpendicular to High Street. 4 no quarter houses to frontage creating massing complementing neighbouring dwellings fronting High Street. Includes terracing evocative of agricultural workers cottage. Bungalows arranged as court to encourage community formation.



Artist impressions from High Street (above) showing quarter houses glimpsed through existing retained tree group.

6.0 SCALE

SCALE: Two-storey and one-storey dwellings offering appropriate domestic scale and 'fit' within village.

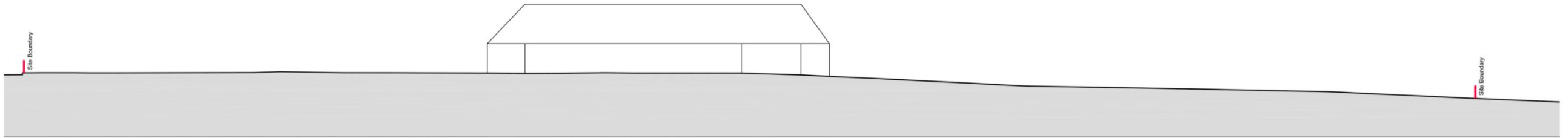
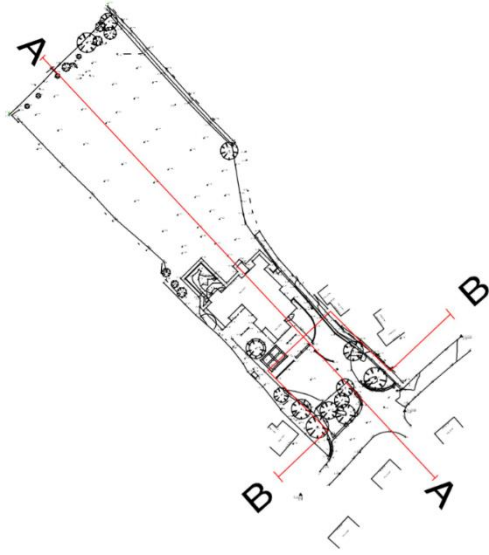


Design development artist impressions showing proposed 21st century vernacular design in the context of example dwellings from the village.



6.0 SCALE

Existing and proposed site sections (**below**) showing the appropriate scale of the proposals.



Existing Site Section A.A



Proposed Site Section A.A

7.0 LANDSCAPING

LANDSCAPING: Rural setting including existing tree group retained to southern part of site except one tree which requires removal to achieve highway access. Replacement planting includes 14 no additional trees. Existing boundary hedging retained and supplemented. Required pumping station and SUDs basin seeded with wildflower mix. Easily-maintained design to contribute to biodiversity and offer seasonal interest throughout year.



This is a long and narrow site off the main village street in Ingleby Arncliffe running north to south, with the southern part being the former village primary school. The area nearest the road has the majority of the existing trees which form an important group that contribute to the village streetscape. These will, post development, continue to make a strong landscape feature at the entrance to the site.

To the north of the school building is the former playing field; this is a gently sloping grass area, bounded by a hedgerow on the south and a public right of way on the north. This field leads to the Ingleby Arncliffe recreation area which has some informally laid out items of play equipment.

The aim of the landscape design is to provide a rural setting for this development within the village context. The southern boundary hedge is retained and cut back where necessary to allow for the installation of fencing. The northern boundary is planted from the entrance to the front of Unit 18 with a native species hedge.

Of the existing sixteen trees scheduled in the Tree Report, thirteen are to be retained, supplemented by an additional fourteen trees of which five are within private gardens and nine enhance the access road landscape. These include field maples, flowering cherries and crabs, and varieties of rowan and whitebeam.

Beyond the edge of the developed area lies the remainder of the field which accommodates the pumping station, a reinforced grass access road, and a dry Suds basin. All existing vegetation is retained, and the area is to be seeded with a wildflower and grass meadow mix. The banks of the basin will be seeded in an aquatic mix, and the slow flowing channel through the basin planted with common reeds.

The retention of the existing together with the proposed landscape elements contribute to the biodiversity of the site. The landscape has been designed to be easy to maintain requiring no specialist skills and will provide seasonal interest throughout the year.

8.0 APPEARANCE

APPEARANCE:

Appropriately 21st century character architecture of varied brick, render and pitched roofs designed to complement and blend with existing village environment. Aims to add a contemporary character area to the continuity of village development.



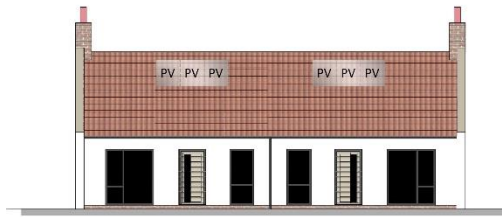
*Design development
Artist impressions
showing proposed
21st century
vernacular design in
the context of
example dwellings
from the village.
These illustrations
indicate how the
proposals will blend
with and
complement the
existing village
environs.*



8.0 APPEARANCE



- KEY MATERIAL FINISHES**
-  Masonry - Red brick
 -  Concrete interlocking tiles - Colour; Slate grey
 -  Concrete interlocking tiles - Colour;
 -  Weber Pral M through colour render - Colour; Chalk



Bungalow - Units 15 -18
South Elevation



North East Elevation
Bungalow



Bungalow - Units 15 -18
North Elevation



South West Elevation
Bungalow



North East Elevation
2b3p House



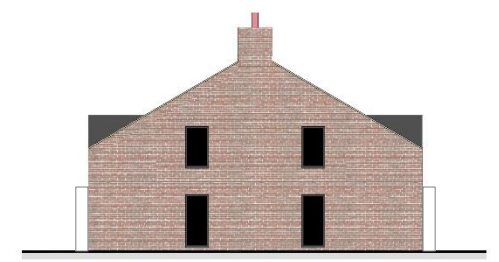
North East Elevation
2b3p House



North East Elevation
3b5p House



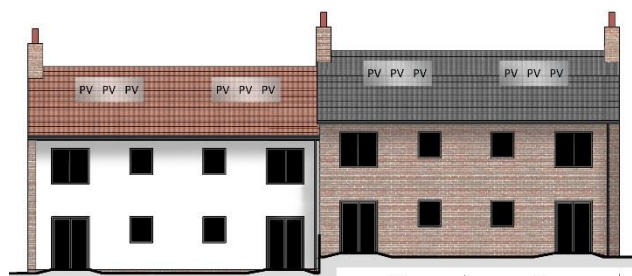
Quarter Houses - Units 01 -04
South Elevation



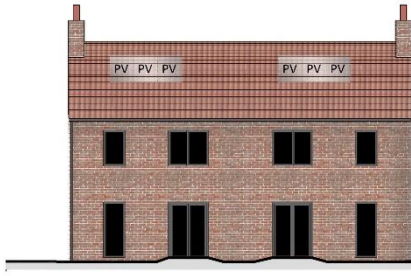
Quarter Houses - Units 01 -04
West Elevation



South West Elevation
2b3p House



South West Elevation
2b3p House



South West Elevation
3b5p House



Quarter Houses - Units 01 -04
North Elevation



Quarter Houses - Units 01 -04
East Elevation



9.0 ACCESS

The proposals welcome all users with a barrier-free, inclusive strategy and detailed design aimed at safety and ease of use. The arrangement is immediately accessed off the existing highway network within Ingleby Arncliffe (High Street).

A range of hard landscape materials will help define public and private spaces.

The importance of encouraging the use of sustainable transport modes to minimise congestion and reduce air pollution is recognised as set out below.

Vehicular Access

Existing access off High Street opposite junction to The Parklands, including emergency access.

Footpaths / Cycling

The scheme utilises existing pedestrian paths and cycling routes within Ingleby Arncliffe.

National Cycle Route 65 can be accessed 2.7m distant at Black Horse Lane, near Toft Hill.

A public footpath runs immediate to the north-east boundary of the site. The Coast-to-Coast Walk runs through the village approximately 150m south. The Cleveland Way National Trail lies approximately 5 kms to the east.

Public Transport

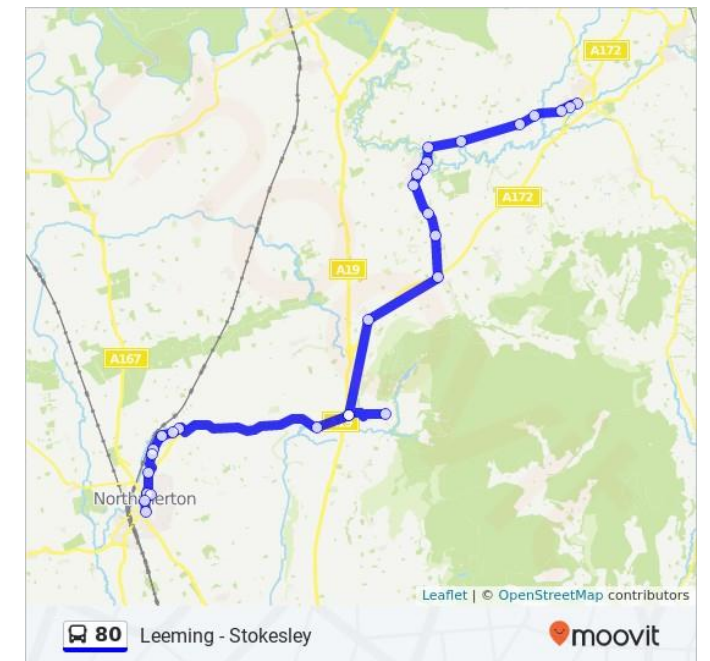
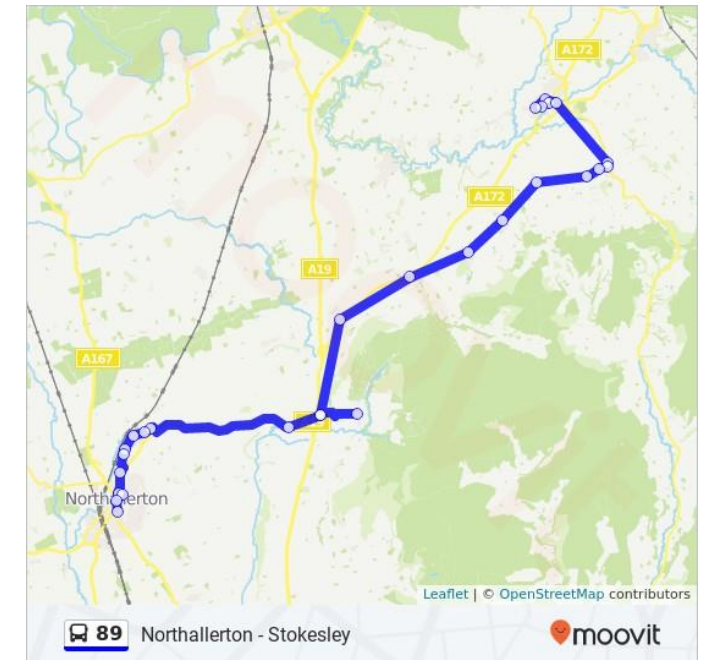
Bus services run along Cross Lane (services 80 and 89). Bus stops are located within 500m of the site, near the Post Office / Blue Bell Inn

Parking

Provision is intended to meet Hambleton District Council standards:

- 1 no space per 1-bed dwelling;
- 2 no spaces per 2-bed and 3-bed dwellings;

5 no visitor spaces are included within the site, with further visitor parking available within the former school drop-off area immediate to the site frontage.



10.0 WASTE MANAGEMENT STATEMENT

Policy Issues

- Local Authorities are instructed to recycle at least 50% of household waste by 2020, therefore appropriate storage, equipment, and facilities need to be provided.
- Residual waste and recyclable waste to allow for segregating paper, cans, clear glass and mixed glass.
- The path between the refuse storage area and the vehicle collection point should not be more than 20 metres long.
- The approach to the building should be level unless the gradient falls away; in which case, the slope should be no greater than 1:12.
- The approach to the building should be level unless the gradient falls away; in which case, the slope should be no greater than 1:12.
- Vehicle access road should have foundations and a hardwearing surface capable of withstanding an axle loading of not less than 11 tonnes.
- The vehicle should not have to reverse for more than 12 metres.
- These proposals comply with the above requirements as shown on Drawing No. 18001/P01 Site Plan included within this Planning Application.

Waste Strategy

- The overall litre capacity meets waste storage policy per dwelling based on Hambleton District Council Waste Strategy 2016-2025 as follows:
 - 1 x no. 240 litre black wheeled bin for general waste
 - 1 x no. 240 litre black wheeled bin with blue lid for mixed household recycling
 - 1 x 55 litre recycling box.
- Each resident to place their waste on collection day at the kerb side for collection by the Local Authority.
- Each dwelling has an paved external storage location approximately 2250 x 1350mm, please refer to Drawing No. 18001/P01 Site Plan.



10.0 STATEMENT OF COMMUNITY CONSULTATION

Event Details

The following community event has been held:

Public Consultation: from 4pm to 7pm, Thu-21-Nov-19 at the Village Hall, Ingleby Arncliffe, Ingleby Cross

Summary

Before submitting the proposals as a formal application, a pre-application consultation event was held to ascertain the local community views and aspirations. The Parish Council arranged the use of the Village Hall and Councillors were notified regarding the proposed development of the site. The local community received a letter drop.

The exhibition contained general information regarding the proposals, as shown on the consultation boards. (right and overleaf).

A comments sheet was provided for any feedback (example overleaf) and a collection box provided for the response forms.

Conclusions

While the event was well-attended, from the comments expressed through the consultation process, we consider the local community response to be positive and that the proposed development will be welcomed as a solution to addressing local housing needs.



11.0 STATEMENT OF COMMUNITY CONSULTATION

The information boards displayed at the consultation event (right).

PROPOSED SITE PLAN

SITE DIAGRAM

Annotations include: Existing hedgerows to be gapped up, and new hedgerows shown to the rest of the site boundary; Native species trees within all hedgerows; Bungalow garden size limited for low maintenance; Area of land take within former playing field = 0.27 hectares; 4.8m carriageway and 2m service strip accommodating MFC access court standard of 4.5m x 2m and right of way 22 feet/6.7m width covenant; Existing TPO tree to be removed (replacement tree planted within new scheme); Existing trees retained (TPO); Bungalow group nr. older person pocket provides vista slip to community centre wider neighbourhood; Bungalow group nr. provides vista slip to electricity line; Provisional relocated right of way of 22 feet/6.7m width; Within area of red line boundary = 0.53 hectares; Existing vehicular entrance used; Over ten houses located to site frontage to provide appropriate scale along village street. Viewed through a filter of existing trees.

Table:

| | TOTAL |
|----------------------------------|-----------|
| 2b3p bungalow @ 62m ² | 6 |
| 1b2p House @ 58m ² | 4 |
| 2b4p house @ 79m ² | 6 |
| 3b5p house @ 93m ² | 2 |
| TOTAL | 18 |

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11.0 STATEMENT OF COMMUNITY CONSULTATION

The Steering Group compiled feedback from the community event. The design was refined to address issues raised, for example to the north-east boundary.

| Ref | Ref2 | CATEGORY | RESIDENTS CONCERNS/QUESTION | NOTE AREA FOR RESPONSE |
|-----|------|-----------|---|--------------------------------|
| 1 | a | VIABILITY | <i>Concern that the provision of services, particularly that of sewage provision could be expensive and may lead to the development's viability being adversely affected or the number of affordable dwellings being reduced. When will the detailed work on the provision of such services be completed in order to provide reassurance to the community that the development can proceed as envisaged? There was a recent local development where another housing association withdrew following largely than expected "one-off" costs.</i> | |
| 1 | b | | Has there been the required level of interest in the planned numbers, types and tenures planned? | |
| 1 | c | | Affordable Houses – 2 Bedroom Bungalows (3) | |
| 1 | d | | - 2 Bedroom Houses (2) | |
| 1 | e | | - Quarter Houses (3) | |
| 1 | f | | Open Market Houses – 3 Bedroom Houses (2) | |
| 1 | g | | - 2 Bedroom Houses (4) | |
| 1 | h | | 2 Bedroom Bungalows (3) | |
| 1 | i | | Quarter Houses (1) | |
| 2 | a | TRAFFIC | <i>What controls would be in place during the build and any services work for contractor vehicles? Concerns over children waiting and being dropped off from coaches. Main Street congestion concerns. Congestion if contractor parking takes place at the entrance</i> | |
| 2 | b | | <i>Increased traffic implications on the Main Street and on Cross Lane</i> | <i>Not an issue for Beyond</i> |
| 3 | a | PARKING | <i>Provision for Visitor parking within the development?</i> | |

| Ref | Ref2 | CATEGORY | RESIDENTS CONCERNS/QUESTION | NOTE AREA FOR RESPONSE |
|-----|------|---------------------|--|------------------------|
| 3 | b | | Questions over the quarter houses with only one car parking space – when they may well have a couple in residence, having one car each? | |
| 3 | c | | If the Vicarage garden is sold in the future will the quarter house parking spaces be at risk of being lost due to access requirements arising from developing the Vicarage garden | |
| 4 | a | AFFORDABLE HOUSING | <i>How should residents register their interest for affordable housing. Residents who took part in the 2011, 2013, 2016 and 2017 surveys have their details been registered? A need for the individuals to be contacted?</i> | |
| 4 | b | | Housing Policy is there a draft available, will the community have any input on its terms. | |
| 4 | c | | Eligibility Criteria for Affordable Housing – residents appear unclear in some cases on the criteria. | |
| 4 | d | | Rental Levels – Indicative figures on the individual properties | |
| 4 | e | | Any Service Costs – if so covering what areas and at what level | |
| 5 | a | OPEN MARKET HOUSING | <i>Pricing of the Properties – Some indicative figures please? 3 Bed, 2 Bed House, 2 Bed Bungs and 1 Single</i> | |
| 5 | b | | How can residents register their Interest and what level of interest have been received? | |
| 5 | c | | How can we maximise sales to local rather than out of area buyers? | |
| 5 | d | | Buy to Rent Option? | |
| 5 | e | | Any Service Costs – if so covering what areas and at what level | |

| Ref | Ref2 | CATEGORY | RESIDENTS CONCERNS/QUESTION | NOTE AREA FOR RESPONSE |
|-----|------|-----------------------|--|------------------------|
| 6 | a | SITE & HOUSING DESIGN | <i>Need for a Barrier between the development's proposed road and the public footpath to the recreation area. Confirmation that the PROW will remain at its existing width and in its existing location. View should be a fence requiring less maintenance than a hedge.</i> | |
| 6 | b | | Current vehicle access for residents at St John's Garth should be maintained | |
| 6 | c | | Needs to be a field gate for vehicular access to the unused part of the playing field | |
| 6 | d | | Width of the road on the development does it allow for two vehicles to pass. Concern for the larger refuse collection vehicles, turning room etc. | |
| 6 | e | | Beech Hedge should be retained at the front | |
| 6 | f | | Trees on the SW boundary of the development will take light from the back gardens of the proposed bungalows and terrace houses, behind which is already a tall hedge. | |
| 6 | g | | Like to see more garages | |
| 6 | h | | Like to see more bungalows | |
| 6 | i | | Bungalow gardens at the rear appear to have very small gardens can they be increased in size | |
| 6 | J | | Why have bungalows been placed at the rear of the development when they are intended for older residents? | |
| 6 | k | | Juliet balconies – will they be part of the final design | |
| 6 | l | | Could the quarter house not be designed as 2 ground floor and 1 first floor properties, which would allow the GF units to be adapted for those living there in the future, when they could not cope with stairs for example? | |
| 6 | M | | Quarter house bedrooms would be better with pitched roofs | |
| 6 | n | | Revised layouts of the site required | |

| Ref | Ref2 | CATEGORY | RESIDENTS CONCERNS/QUESTION | NOTE AREA FOR RESPONSE |
|-----|------|---------------------------|--|------------------------|
| 7 | a | INTERNAL DESIGN | <i>Will all Bungalows be designed for the elderly residents -wide doorways, wet rooms</i> | |
| | | | Ability to specify some internal features/fittings e.g. in the kitchen at a cost | |
| 8 | a | SERVICES | <i>Is the development road planned so it can be adopted by HDC</i> | |
| 8 | b | | Capacity of the Parish's sewage facilities to service the development | |
| 8 | c | | What (if any) impact on the sewage farm, will it need expanding? | |
| 8 | d | | Rainwater clearance provision – will pumps be required because of the site's slope | |
| 8 | e | | Electricity supply adequate | |
| 8 | f | | Broadband and telephone line provision concerns? Our District Councillor advises us that assistance may be available for that | |
| 9 | a | GREEN & ENVIRONMENTAL | <i>Would the houses have or the facility to have solar panels, air source heat pumps</i> | |
| 9 | b | | Is a log burner permitted? | |
| 9 | c | | Need for a high standard of all energy related fixtures and fittings – see Neighbourhood Plan policy | |
| 9 | D | | Provision for swift boxes Provision for Hedgehog runs | |
| 10 | a | Unused Playing Field Land | <i>What is the intention? Will it be possible for the Parish Council to "wood", green the area.</i> | |

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