

# **Field Adj. Springwood Cottage Farm, NG17 3GT**

## **Proposed Housing Development – Supporting Statement**

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## **Comprehensive Planning Statement in Support of Residential Development**

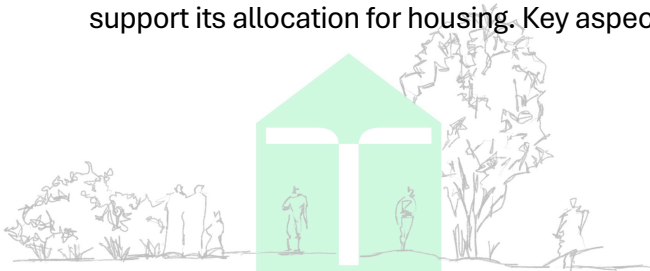
### **Introduction**

This document has been prepared by Anthony Page BSc (Hons) Dip, Director of TEQT Studio Ltd, to accompany the proposed masterplan for an 88-dwelling residential development on land adjacent to NG17 3GT, Springwood Cottage Farm. The proposal builds upon the precedent set by the recent large-scale residential development in the neighbouring field, demonstrating the site's suitability for sustainable growth and strategic urban expansion. The neighbouring development has established a successful residential community, further reinforcing the viability of this site for housing.

As an architectural proposal, this document seeks to outline the suitability of the site for residential development, address key planning considerations, and justify the proposed scheme within the context of national and local policy frameworks. By delivering high-quality housing in a well-connected location, the proposal will make a significant contribution to local housing supply while ensuring sustainable, well-integrated growth.

### **Site Suitability**

The site is highly suitable for residential development, offering a well-balanced mix of strategic, environmental, and infrastructural advantages that support its allocation for housing. Key aspects of its suitability include:



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### **1. Proven Residential Demand**

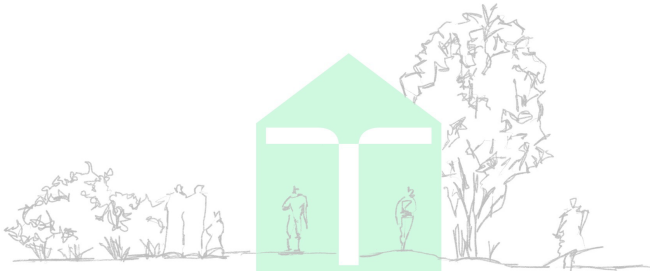
- The adjacent field has already been successfully developed for housing, confirming the area's viability for further expansion.
- Local housing market trends indicate a strong demand for new homes, supported by population growth and increasing pressure on existing housing stock.
- The proposed development will meet the needs of first-time buyers, families, and downsizers by offering a diverse range of housing types.

### **2. Strategic Accessibility and Infrastructure**

- The site benefits from excellent transport links, with road connections providing easy access to nearby towns, employment hubs, and essential services.
- Existing infrastructure, including highways, utilities, and public transport routes, can be efficiently extended to serve the new development.
- The proposal aligns with strategic growth policies by promoting compact, sustainable development that minimises reliance on car travel and supports public transport use.

### **3. Logical Growth of the Settlement**

- The development forms a natural extension of the existing built-up area, avoiding isolated or fragmented expansion.
- It aligns with the spatial planning principles of controlled urban growth and compact settlements, reducing pressure on more environmentally sensitive locations.
- By integrating seamlessly with surrounding residential development, including the recently completed neighbouring scheme, the proposal will enhance the continuity of the built environment while maintaining a sense of place.



#### 4. Sustainability and Housing Delivery

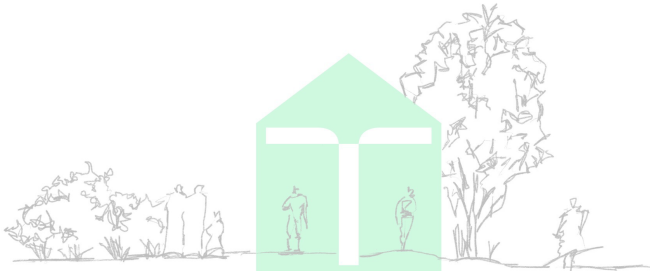
- The development will incorporate modern construction methods and energy-efficient design, ensuring low-carbon homes that meet future sustainability standards.
- Sustainable drainage systems (SuDS) will be implemented to manage surface water effectively and reduce flood risk.
- Green spaces and landscaping will be integrated into the masterplan, providing recreational benefits and enhancing biodiversity.

#### Proposed Development

The proposed development has been designed with a strong emphasis on quality, sustainability, and community integration. Key features include:

- 88 new dwellings offering a balanced mix of housing types to accommodate diverse local demand.
- Associated infrastructure, including internal roadways, pedestrian-friendly streets, and strategic connections to existing transport links.
- Green spaces and landscaping designed to integrate with the surroundings and provide environmental and recreational benefits.
- Sustainable drainage solutions to ensure responsible water management and mitigate any potential impact on local flood risk.

The proposal has been carefully planned to enhance the local built environment while respecting the site's character and setting. The masterplan prioritises placemaking principles, ensuring that new residents will enjoy a high-quality, well-designed living environment.



## Key Considerations

### 1. Need for Housing

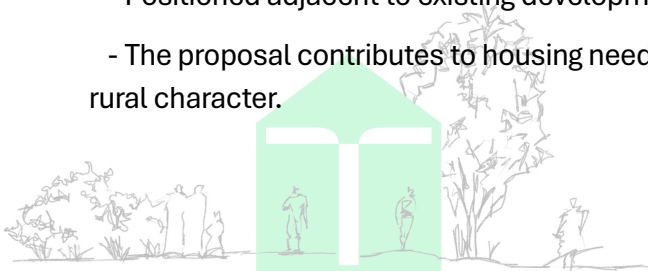
- The development will provide much-needed housing, responding to increasing local demand and supporting the council's housing targets.
- The proposed 88 dwellings will contribute meaningfully to housing supply, helping to address affordability pressures and demographic changes.
- The scheme will offer a mix of housing tenures, including private ownership and potential affordable housing provision, to create a diverse and inclusive community.

### 2. Site Suitability and Sustainable Development

- Proven Demand: The success of adjacent residential developments confirms the area's ability to support additional housing.
- Logical Expansion: The site represents a natural continuation of the existing settlement pattern.
- Infrastructure and Connectivity: The development benefits from well-established transport links, ensuring easy access to services and employment.
- Environmental Considerations: Sustainable design principles will be applied to maximise energy efficiency and minimise ecological impact.

### 3. Planning and Land Use Considerations

- The site is bounded by existing infrastructure, ensuring minimal encroachment on open countryside.
- Positioned adjacent to existing development, the site supports a controlled and sustainable approach to urban growth.
- The proposal contributes to housing needs while respecting policy objectives of maintaining well-planned settlement patterns and safeguarding rural character.



#### 4. Deliverability and Community Benefits

- The development is viable and achievable within a reasonable timeframe.
- It will support local infrastructure, schools, and healthcare services through financial contributions (e.g., Section 106 agreements).
- The scheme will encourage economic activity by increasing local spending and supporting construction-related employment.

### Conclusion

#### Meeting the Need for Housing Development

The proposed scheme responds directly to the pressing need for new housing in the area. The recent large-scale residential development nearby has established a clear precedent, reinforcing the suitability of this site for further residential expansion.

#### Justification for Land Allocation

The site does not function as an untouched countryside expanse but rather as a logical infill opportunity adjacent to existing development. Its allocation will:

- Deliver much-needed homes without significant adverse impact on the surrounding landscape.
- Contribute to the council's housing targets in a responsible and strategic manner.



- Align with national and local policy objectives supporting sustainable growth.

### A Strategic and Sustainable Location

With excellent transport connectivity, proximity to local amenities, and strong integration with the existing built environment, the site represents an ideal location for housing. Its development will enhance local sustainability and community resilience.

### Enhancing Housing Supply and Community Growth

By providing high-quality homes and associated infrastructure, the proposal will:

- Strengthen the local housing market.
- Foster a vibrant, well-connected community.
- Deliver long-term benefits for residents, businesses, and the wider district.

### A Viable, Deliverable, and Logical Development

This document has demonstrated that the site is:

- Suitable for residential development, given its context and existing infrastructure.



- Viable, with strong market demand and a deliverable housing mix.
- Deliverable within a reasonable timeframe, ensuring an efficient and sustainable growth strategy.

In summary, this proposal represents an exceptional opportunity to contribute to local housing supply while promoting high-quality, sustainable development. The site's allocation for housing aligns with strategic planning principles, making it a compelling and justifiable addition to the district's future growth plans.

