



HOGSHAW FARM

Land at Hogshaw, SK17 7HN

Addendum to Design and Access Statement 499-DAS01 Rev C

Full application HPK/2023/0192

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1.00

Introduction

- 1.0
1 Planning application HPK/2023/0192 was submitted to the LPA on 15/05/2023. It comprised of a full application for 116 dwellings on land at Hogshaw Farm in Buxton. It presented detail material in relation to access and perimeter landscaping, with matter of layout, scale, appearance and internal landscaping for subsequent approval. A layout accompanied the application, as referenced to in the original Design & Access Statement (DAS)
- 1.0
2 The purpose of this DAS addendum is to discuss the changes within the design to accommodate comments that were received from the Local Planning Authority on our original scheme and application.
- 1.0
3 This revised proposal seeks full consent for 99 dwellings which represents a reduction of 17 units.

2.00

Unit Numbers and Distribution

2.0
1

This planning permission seeks consent for the development of 10.4 acres of land for 99 dwellings comprising:

- 11 – 2 bedroom houses
- 48 – 3 bedroom houses
- 40 – 4 bedroom houses

2.0
2

Due to the existing topography, the development will consist of a series of development platforms which work with the hillside location.

2.0
3

Public open space surrounds development which provides amenity as well as doubling up as a natural buffer to the wider area. A SUDS pond is located to the north west whilst a LAP is proposed to the south adjacent to the public right of way, as requested by the LPA.

3.00 Layout

3.0
1 The design concept for this scheme follows the original submission but incorporates the LPA's comments and recommendations into the layout.

3.0
2 The DAS described the context of the area, and local character of surrounding buildings and landscape. In summary, these are as follows:

- A mix of housing types featuring mews, semi detached and detached dwellings.
- A strong presence of design features to ensure the development reflects the existing vernacular.
- A materials palette to help the development blend into the local environment.
- Predominately Dwellings with front and rear gardens.
- Boundary treatments to street frontages to separate private and public areas.
- A well designed open space that both offers recreation for residents as well as enhancing sustainability.

3.0
3 The same principals have been followed as per the original submission, and are followed through as part of this addendum.

3.0
4 The amended design sits entirely within the footprint of the previous layout and incorporates the original POS allocation.

4.00 Development & Layout updates

- 4.0
1 The layout has been amended to retain a number of trees designated in Tree Preservation Order ref: 2023No311. The road design has been amended in the north eastern area of the site with dwellings fronting onto the boundary with the existing golf course. This allows the development to better respect the adjacent Conservation Area and to retain the existing trees on the boundary.
- 4.0
2 We have proposed additional landscaping to enhance the retained flora to the northern boundaries to reduce the impact of development on the adjacent Conservation Area. In addition, chimneys have been introduced to plots where the development impacts the Conservation Area and adjacent residential development.
- 4.0
3 Additional house types have been introduced to the scheme, as requested by the LPA, to reduce the amount of frontage parking and add impact to focal areas.
- 4.0
4 A play area (LAP) has been proposed which will add further recreational benefit to the residents.

5.00 Further Amendments

- ▶ Revised north-west corner of the site to avoid 30m badger offset.
- ▶ Repositioning of some plots to reduce the amount of frontage parking.
- ▶ Revised Suds design incorporated as per engineering comments and red edge updated to suit.
- ▶ Entrance statement added to gateway greenspace.
- ▶ Minor changes to road layout to address LPA comments.
- ▶ Changes to the street hierarchy and design including removal of footways from one side of the primary access road.
- ▶ Built form pulled back from site's north-eastern boundary to avoid protected trees.
- ▶ Addition of flat roof from door canopies to all house types to suit M4(2) requirements.
- ▶ All garages updated to pitched roof profiles.
- ▶ Multi-use footpath added near to the farm to pick up existing FP2.

5.1

Proposed Layout

► Appendix A.

5.2

Proposed Street Scenes.

► Appendix B.

- ▶ The landscaping scheme is drawn from a selection of native species which reinforces the biodiversity of the development.
- ▶ The design has been updated to enhance the natural buffers to the northern and eastern boundaries by using a mixture of shrubs, trees and hedges.
- ▶ Soft landscaping has been used to break up hard surfaces in the street scene where possible.

7.00 Appearance

- 7.0
1 The chosen materials are as per the original submission and follows the same principals established in the original DAS.
- 7.0
2 All proposed units will be finished with white front doors and garage doors with black rainwater goods.
- 7.0
3 The arrangement of the boundary treatments follows the principals established in the original submission.
- 7.0
4 The arrangement of the hard landscaping follows the principals established in the original submission.

8.00

Access

8.0 No alterations to the main point of access are proposed as part of this DAS addendum.

1

9.00

Conclusion

The proposed development will provide 99 new homes in a range of types and sizes to meet the local area need.

Well informed design and material choice will give the development longevity, contribute to the townscape and raise aspirations of the area.

Accordingly, we hope that the planning permission will be granted for the proposed development.



Appendix A;

SCHEDULE OF ACCOMMODATION				
Barrel Type	Moose Type	Left	No	Total Left
Preval Units				
Rover - End	2 Bed Terraced House	866	10	8660
Rover - Mid	2 Bed Terraced House	866	1	866
Quakener - End	3 Bed Bed-Semi / Monse House Dual Aspect End Unit	1049	1	1049
Barchester - End	3 Bed Terrace House	1025	3	3075
Kathlin	3 Bed Detached House	950	11	10500
Katford - End	3 Bed Semi / Monse House	970	23	22110
Hepton	3 Bed Detached / Semi Detached Dual Aspect House	1017	9	9153
Hepton - End	3 Bed Detached / Semi Detached Dual Aspect House	1017	1	1017
Highland - End	4 Bed Terraced House	1132	18	20356
Ashted	4 Bed Dual Aspect Detached House	1265	4	5060
4 Bedroom	4 Bed Large Detached House	1166	11	12826
Newsletter	4 Bedroom Int. Garage Detached House	1495	7	10465
Total number of units and space footages			99	103078
Gross Site Area in Acres				10.38
Open Space / Undevelopable Area in Acres				1.18
Net Site Area in Acres				9.21
Density (Units per Acre)				14
Density (Units per Hectare)				34
Space Foot / Acre				14.703



HOGSHAW FARM BUXTON