



# PROPOSED RESIDENTIAL DEVELOPMENT

## LAND OFF HIGHER ROAD, LONGRIDGE

### DESIGN STATEMENT

Ref: 20126\_DS\_01

Date: APRIL 2022



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# 1 EXECUTIVE SUMMARY

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This statement has been prepared in support the Reserved Matters planning application 3/2021/0556, intended to explain the changes incorporated into the proposed layout (Figure 2) compared to the original submission layout (Figure 1), to address comments received from the case officer and statutory consultees.

## 2 DESIGN PRINCIPLES

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### 2.1 Layout Changes

The below provides a detailed description of the changes implemented across the Site and should be read in conjunction with the numbered plan shown overleaf.

#### Layout Changes

1. Shared access streets with grass service verges have been upgraded to comprise a 5.5m carriageway with 2.0m footpath, in accordance with Highway comments.
2. Private access drives to the south have been removed, and a continuous loop road created, as requested by Highways.
3. The parking provision previously serving plots 11 & 12 has been re-positioned to be within the property curtilage.
4. The parking area serving plots 13 & 14 has been re-configured compared to the previous submission layout and separated to allow for the addition of soft landscaping pockets.
5. All four-bedroom properties are provided with a minimum of three parking spaces, in accordance with the Council's adopted standards. Furthermore, all double length driveways are a minimum of 11m in long.

6. A trim trail which encourages 'play as you move' is proposed within the open space to the northwest, wrapping around the eastern boundary.

7. An additional footpath link is proposed within the southern parcel of open space. The route is set back from the highway, meandering through the green space. It links to the footpath connection to the south, providing permeability between the proposals and housing development further south.

8. The alignment of the shared pedestrian / cycle route has been revised to wrap around the central open space, directing cycle movement around the outer edge of the play space rather than directly through it. Thus, creating a safe space for children to play and move around. Refer to the landscape layout for details of the proposed Play Space design.

9. Plots 112 & 113 have been changed to bungalow house types, and the parking relocated to the front of the properties.

10. The parking provision for plot 115 has been re-positioned closer to the property curtilage.

#### Level Difference

The most fundamental change to the final submission layout is to the southern loop road, which has been realigned to improve back-to-back separation distances across the site. These distances are marked on the submitted layout plan for ease of reference.

Having assessed previous concerns raised by the LPA regarding retaining wall heights between dwellings, it was considered that the most appropriate solution to the changes in levels across the site is to provide tiered garden spaces within those areas which have the greatest level changes. This results in a reduction of maximum retaining wall heights, and subsequently any potential overbearing impact for future residents, whilst providing appropriate sightlines and avoiding intervisibility issues.

Cross sections have been prepared to show the relationships between the proposed dwellings, refer to the 'Illustrative Site Sections' submitted as part of the revised application drawing pack.



## 2 DESIGN PRINCIPLES

## ORIGINAL LAYOUT



Figure 1: Original Submission Layout.



## 2 DESIGN PRINCIPLES

## FINAL LAYOUT



Figure 2: Final Submission Layout.





## 3 SUMMARY

*“Creating a well-balanced and high quality residential community”*

### 3.1 Conclusion

The applicant and the consultant team has sought to address and implement the comments received from the case officer and statutory consultees, as such, it is considered that the development will deliver a high quality, well-balanced residential community, which will create much needed affordable and open sale family housing, in full accordance with the Outline planning permission.

Furthermore, the proposals will complement and enhance existing site features, create areas of useable open space which will encourage formal / informal and active play, and respects existing topography to create a development which harmoniously fits within its' surroundings.

To conclude, it is clearly demonstrated through this statement that the proposals have overcome the Local Authority concerns and are in full accordance with National and Local Planning Policy.

We therefore request that positive and expeditious consideration is given to this application.



For more information contact;

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