

Design Review Comments (6 <sup>th</sup> April 2020)	How the scheme takes on board the Design Review comments (to be read in conjunction with the Design Principles Document)
<p>The Panel welcome the Design Principles Document as it is possible the site will be developed by others; clear design requirements are recommended. The Panel consider the five development objectives as reasonable, but also recommend that regard is given to the National Design Guide on character, climate, connectivity and community.</p>	<p>The Design Principles Document has been orientated to the National Design Guide, and as such is at the forefront of the design, to address climate, character and community.</p>
<p>Although there will be bus stops on OBR, this is likely to be a car-dominated place given how steep the road is from Ilfracombe – nevertheless there are opportunities to encourage people to use the landscape and amenities around them rather than drive in search of them. The proposed treatment of the OBR should be a part of this application.</p>	<p>The scheme takes on board the comments, and has resulted in a multi-functional Green Infrastructure network that has been carefully designed to provide convenient and attractive routes through the site, and importantly, to encourage pedestrian movement in an east-west direction. On street movement too has been designed to complement this, with a footway / cycleway alongside OBR and a tree lined Main Street to provide a loop through the development which links the community hub, mixed use hub and new homes to the Tesco superstore and beyond into Ilfracombe.</p>
<p>It should be clear how in future people will move from one side to the other (to and from the Primary School) and how buildings will front onto what will need to become a street.</p>	<p>OBR has been designed to reduce the speed of vehicles, and includes a pedestrian / cycle route, while still retaining the majority of the adjacent existing hedgebank. To allow safe crossing of OBR, a new pedestrian only crossing will be provided between the Phase A Green Infrastructure corridor through the centre of the scheme, and the future phases of Green Infrastructure to the west. Access points for the looped Main Street will also incorporate safe pedestrian crossings to allow residents to access the Community Hub and Mixed Use Hub. Homes in the Hilltop Hamlets character area have been designed to front onto OBR, from behind the existing hedgebank (acting as a link to the rural character). The steep gradients on the High Villas character area make continuous frontages difficult, as the units need to incorporate retaining structures along the contours. However, the flats have been designed to front onto OBR and the residential units to side onto it.</p>
<p>This site is exceptional in character, and although on a map it appears it will be integrated with Ilfracombe to the west, given that phase A is to be developed first, it is set apart from the town and runs the risk of becoming isolated. Phase A will effectively be a hilltop community, and as such the Panel feel homes will need to be built 'in the landscape' as opposed to 'on the landscape'. This will assist with mitigating the wider visual impact of the scheme from the many sensitive viewpoints around the site. The character of this new place need not necessarily align with the Ilfracombe core – this place needs to be more forward-looking. The Council are keen to see a modern, contemporary feel. The Panel welcomes this and considers it important that a bespoke scheme be designed in response to the unique context – with energy, water and landscape as key generators for the architecture. Standard non-place-specific house types should be avoided. Could this be a carbon-neutral development for example? Could it be a</p>	<p>The character areas proposed in Phase A have responded directly to the Design Review. It was noted at the presentation that the northern half of the site, with its steeper slopes, relates more with the existing character of Ilfracombe, and that the hill top, southern half of the site should have a character of its own.</p> <p>This has formed the basis of the current design, with a High Villas Character area to the north, and Hilltop Hamlets to the south. In creating these two distinct character areas, the National Design Guide has been at the forefront of the design, to address climate, character and community. The following characteristics have been holistically brought together to form distinct, legible areas.</p> <p>High Villas:</p> <ul style="list-style-type: none"> <li>• Development has taken its design cues of layout and building detailing from the existing settlement of Ilfracombe, in a modern vernacular.</li> <li>• Lower density due to the steeply sloping nature of this part of the site. Streets to sensitively traverse</li> </ul>

development completely embracing the character of the landscape form in terms of accessing it, celebrating it and merging with it? Materials and colour palette therefore could be of the more muted tones seen in the houses of Ilfracombe. They could also draw from local geology and the landscape itself. It will be important that materials are sustainable, sufficiently robust – particularly with regard to the exposed nature of the site. The approach to character offered in the outline application should be reviewed and intensified here especially as the framework plan has been revised.

On landscape, the ideas although laudable for boulevard trees, orchards and allotments etc are good – but, this needs to be realistic given the exposure of the site. More detailed examples of how microclimates can be created, and shelter and comfort can be afforded to the site as needed, with integration of appropriate planting. There are incredible opportunities here to merge with existing landscape assets such as the wooded area alongside NBR – where footpaths and connections can be made to adjoin landscape and woodland. Biodiversity net gain needs to be demonstrated in the proposals put forward – linking potentially with garden spaces. Finally, as this is the first phase to be built, the futureproofing of this site for footpath and landscape connections to the west need to be demonstrated so that the Council can ensure this is realised in the future. Planning for SuDS is at early stages, and the Panel suggest the recommendations made in relation to landscape will assist on some of the measures that can be used to manage water on site – such as swales, rain gardens, permeable features etc. that can assist biodiversity net gain.

the steep contours diagonally, to allow users to move through the site along accessible gradients. This mimics the existing urban grain of Ilfracombe.

- Side parking will reduce the cut and fill required, and will allow residents opportunities of views out toward the coastline between buildings, to help them connect to their surrounds and feel a sense of place.
- Building forms along the Main Street have been chosen to reference the Victorian terraced housing, with a modern version of the front gabled home. Taller 2.5 storey high units have been carefully positioned on the higher side of the Main Street, and units staggered where possible, to allow for incidental views out towards the coastline between opposite buildings.
- Materials have been chosen to tie into the existing settlement of Ilfracombe, with brick detailing and render used in a selection of complimentary muted tones.
- The landscape planting is used to reinforce the street characters, and provide a gradient of character between the Main Street, Side Streets and Green Infrastructure. This includes a robust mix of hedgerow frontages and shrubs along the Main Street, and an informal mix colourful shrubs and grasses in the side streets.
- To encourage social interaction in the community, small scale incidental areas of public open space have been designed into the scheme to form feature spaces along their journeys through the public realm. Buildings have been designed to positively address these nodal spaces.
- Allotments and community food growing have been integrated within the built form for natural surveillance and ease of access, and help act as a buffer to light spill from the street network. Orchards have been carefully located within feature spaces, fronted onto by buildings to help shelter and provide a microclimate, as well as bringing seasonal greenspace into the heart of the built form.

#### Hilltop Hamlets:

- The development has a character of its own, in response to the different characteristics of the site. Design reference instead has been made to the farm buildings that originally stand on the site, and of its locality in the landscape, in a modern vernacular.
- The southern part of the site occupies land that is less steeply sloping but with long range views out, primarily to the north and east. The built form has been designed to frame these views out as an important part of the character.
- The elevated position will conversely expose this part of the site to the winter weather. The built form has therefore been designed as 'clusters', or hilltop hamlets, to help lessen the wind speed, and together with planting, help create micro-climates. The hamlets have a more continuous outer built edge, to help lessen wind speed, but maximise views out and have a connection to the landscape. Street trees along these outer edges help to 'pull in' the surrounding landscape, as well as to further provide shelter in the summer from the sun. The inner 'courtyard' of the cluster references the farm vernacular, and will be focused around a central green with large stature feature trees within the sheltered microclimate.
- Being less steep will help accommodate higher density housing. Short runs of terraced houses with gardens and off-street parking, as well as semi-detached and some detached houses will provide a variety of accommodation.
- Materials have been chosen to be distinctly different from High Villas, and reference the farm courtyard vernacular to include timber cladding and slate hanging. These natural materials reinforce

	<p>the sense place to be within landscape, with hues to merge into its surroundings.</p> <ul style="list-style-type: none"> <li>• The landscape planting is used to reinforce the street characters. This includes a robust mix of hedgerow frontages and shrubs along the outer edges of the hamlet clusters, and an informal mix colourful shrubs and grasses to the inner core.</li> <li>• To encourage social interaction in the community, smaller scale incidental areas of public open space have been designed into the scheme, and integrates with the Green Infrastructure network. This includes two village green spaces, one focused around a LEAP, and the other around a new community garden, sheltered by existing trees and hedgerows. These green spaces have been located on the northern and eastern edges of the character area respectively, where views out to the landscape beyond are framed by the built form to create a focus.</li> <li>• Outline planning permission has already been granted at the site, subject to conditions and s106 obligations. Condition 32 of outline application ref. 56675 requires the production and submission of a Biodiversity Mitigation Plan (BMP) for each phase of development, which is to include as appropriate, the recommendations set out in the ecological report which was submitted as part of the outline application, including reference to the Strategic Landscape and Ecological Management Plan (SLEMP) Strategic Habitat Management Plan (SHMP) and Artificial Refuges which were submitted at the outline stage.</li> <li>• A BMP has been submitted as part of the RM submission in accordance with condition 32 and sets out in detail the areas of proposed habitat creation and enhancement, and the relevant management prescriptions for them.</li> <li>• A Design Strategy document has been submitted as part of the RM application to set out the proposed approach to surface water drainage across the site. Previous infiltration testing has been undertaken to confirm viability of infiltration of surface water disposal and was found to be successful. The SuDs hierarchy states that infiltration should be used as far as possible. Based upon calculated rates, infiltration is viable for individual residential units (utilising either trench soakaways in the rear gardens or permeable driveways constructed with additional sub-base storage to accept flow from roof areas. Adoptable highways are proposed to drain via gullies and catchpits to soakaways located within areas of public open space or an infiltration basin which is located along the northern boundary. SuDS has therefore been considered at an early stage by the applicants, with suitable measures incorporated into the design of the proposals following established SuDs principles.</li> </ul>
<p>A robust technical framework identifying the regulatory aspects needed by planning, particularly in relation to the street networks is needed to ensure it works well with the levels and ensures water neutrality. Cut and fill is likely to be significant, so engineering options need to be clearly tested and articulated to avoid an over-engineered approach. Although there is an assumption that split-level homes can be introduced these may not be offered by prospective housebuilders, so there needs to be some realistic assumptions made. Although density is demonstrated the Panel weren't yet convinced that this had been optimised, higher density in some areas could</p>	<p>The Design Principles Document sets out the regulatory aspects of Phase A. As suggested in the presentation, density has been tested and higher density areas have been introduced to free up more space for landscape integration. The majority of the cut and fill will be undertaken in the High Villas character area in the northern half of the site. This has been kept as simple as possible, and allows for standard house design rather than split level units.</p>

<p>free up more space for landscape integration. The Panel suggest that Goldsmith Street, Norwich be referred to for some clues on the use of terraces, ginnels as well as corner apartment blocks. Plot and street testing is recommended – provide 100m square patch blocks as options to demonstrate how the grain and character should work in association with density, the green infrastructure and footpath/cycleway network. It is also helpful to examine key areas, like the primary school, mixed use hub and sports pitch. This needs to be at a finer grain compared to that presented, otherwise the effectiveness of this will be lost at next stages. For the school, although primary frontages are shown, and reference has been made throughout on ‘Keynote buildings’ the detail of these is crucial in the functionality of the buildings. At the school for example, the removal of hedgerows to allow access needs justifying as to why in that location – micro-climatic effects for example need to support the orientation of these key buildings as well as support their functional contribution to the primary street.</p>	
<p>The primary street was accepted by the Panel as sensible but needs further work (as advised above) that gives appreciation of how this will change the function and character of the OBR. The new street can be further enhanced, and the ‘string of pearls’ nodal points identified could be enhanced further by commercial space, public open space etc. Vehicle speeds should be limited to 30mph on OBR and 20mph within the site. The Panel recommend that buses operate on the new primary street (considered part of technical transport studies) but also that an Active Travel Plan is put in place that can encourage e-bikes or car sharing and other smart travel plans.</p>	<p>The vehicle speeds have been noted, and as such OBR has been shown limited to 30mph, with 20mph within the site.</p>
<p>Landscape integration and character is supported by the strong landscape and geology of this place – the layout needs to respond to it better. It could be be more rugged and irregular. A stronger concept relating landscape to built forms that capitalise on the extraordinary views could make the design approach more distinctive. There is an opportunity for a flexible village-green-like public open space on the plateau near the centre of the site. Groups and clusters of buildings will provide a more appropriate precedent – evidence of how shelter will be provided is paramount, as this site is extremely exposed. Considering the social function of the streets in-between public spaces is essential as the site will be relatively isolated. It should be clearer how people will move through and out of the site into town and the countryside as well as within.</p>	<p>The layout has been updated since the Presentation - please see notes above regarding the concept of the character areas, microclimates provided by the building clusters, village green landscape integration, social function of the streets, and capitalising on the far-reaching views out.</p>
<p>The mixed-use hub site, if not controlled and carefully designed, could effectively become an out-of-town service use such as a fast food drive-through, encouraging car travel, rather than the sustainable mixed-use high</p>	<p>The approved mixed-use hub uses are set out in the decision notice. While the key frontages have been shown on the Design Principles Document, and how they form the entrance space, this RM application excludes this area and will be designed by others.</p>

<p>street proposed in the original design statement, and not what this community would need. Although the site could be aligned with Tesco, it is currently not (due to the leftover Tesco triangle piece of land on the OBR frontage), but efforts should be made to negotiate on footpath/cycleway access arrangements at the very least. The Tesco will no doubt be used extensively by the new community, but good footpath and cycle path access is essential from the site, otherwise people will use a car to get there.</p>	
<p>A more flexible, imbedded approach to the employment offer represented by the mixed-use hub should be investigated. If this development is to be expectational, then perhaps more entrepreneurial people may live here? At Abode in Harlow (c. 2004), homes designed to be flexible are now being converted to shops. Could live/work or flexible units be a more attractive proposition scattered across the site? Perhaps at nodal points? Also, the location of commercial space on the new primary street might enhance and enliven this place – as long as connections to it are well integrated.</p>	<p>The reserved matters application is made pursuant to an existing outline application, which included the description of development and the permitted uses. The broad location of the various uses is indicated on plans included in the s106 agreement. The current reserved matters proposals do not include the proposed mixed-use hub area which is indicated on Plan 1 in the s106 agreement</p>
<p>Finally, the Panel reflected on lighting on this site – and on impact to night skies – some guidance for future builders is suggested please on what is deemed appropriate.</p>	<p>Details of lighting are not required to be provided as part of the reserved matters applications and are not proposed. No flood lighting is proposed for the playing pitch area. Street lighting is a matter for DCC as part of the road design/adoption process and not a matter that is controlled by reserved matters (as opposed to conditions 16 and 17 of the outline consents that our client is not seeking to discharge at the moment). If security lighting for dwellings is of concern this can be controlled by the imposition of a suitable condition imposed on the grant of reserved matters.</p>