

# Luvli Homes

## Design and Access Statement

**Amended for "Proposal C" February 2021**

**Land at Clive Hall Drive  
Longstanton CB24 3DT**

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Maciej Kozak and Andrew R Taylor  
September 2020

\* Luvli Homes is a trade name of Resolute Estates Ltd.

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## Proposal C - summary

This amended application remains an outline application covering the principle of development, Site access, style and density. It follows that all data not required for an outline application is indicative only.

Following responses to consultations and local discussion, we have amended our proposal with changes as follows:

1 We are aware that the Council wishes to preserve our land and the paddocks adjacent, as green space. Our "position" on that is now well recorded. However, we have decided that it will be more productive for us to use our increasing resources to build houses than to prove our moral superiority. We have therefore decided to offer this amended proposal as a compromise. It amounts to abandonment of two thirds of the value of the Site by reducing our proposal to a mere six houses. This will enable the Council to treat the remainder of our land as green separation in perpetuity.

2 We note that NPPF paragraph 68 states:

*"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

*a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;*

*c) support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes;"*

Our proposal assists the Council in satisfying your obligations by contributing to the

10% target for sites no larger than 1 ha and providing a windfall site.

- 3 Because we have split our land ownership, we shall now refer to the different land areas as follows:

0.28 ha within the built settlement	“The Site for Six”
0.53 ha of New Green Space	“The New Green Space”
0.81 ha, constituting our total ownership	“The Site”

- 4 We now ask the Council for a grant for just six houses (reduced from 20). Those houses will be located within the line of the existing settlement. As it is now, the Site both bites into the edge of the settlement and extends beyond it into what the Council regards as “green separation”. Our six houses will be constructed only on the part of the paddock which does not extend into the green separation. Please look at our isometric image of the proposal based on an aerial photo. (This is a single image in its own file).
- 5 There is an existing line of small trees (planted as a hedge 15 years ago) which provides that line of separation. Our new proposal will not extend beyond that hedge. However, to strengthen the village boundary, both practically and visually, we shall plant a 4 m to 5 m strip of ecologically sound plants on the other side of the hedge. This is important to all animals because every habitat is limited in scope by the extent to which the top predator can infiltrate it. Most of the hedges we see around us contain little more life than the occasional blackbird’s or finch’s nest because domestic cats have full access. Our proposal is modest but it will happen provide an effective habitat for more usefully than merely adding a few trees .
- 6 We have indicated in the past that we may make a new application on that land for a rural exception or other development. We will not do that. What is more, we will designate it, and set up its use **exactly as encouraged by Policy NH/1**. That policy speaks of “playing fields” as a suitable use for this land. However, we do not feel it is appropriate to use land in this quiet and peaceful part of the village for a purpose which will inevitably involve noise and traffic congestion. However, to comply with the policy we propose that the land should be used for the recreation of the occupiers of the six homes we shall build.
- 7 That spare land will be owned by management company which will be owned and controlled by the six sets of house owners. This arrangement is precisely as generally arranged for small developments every day. We think it is likely that those owners will permit more general use of their land by other local residents for different sorts of recreational purpose. What they decide will be up to them, but right now, we are foregoing any intention to develop that land. **We shall retain no interest in it, nor right over it.**
- 8 The over-all effect is that development of the Site for Six will simply provide a physical unity of the village boundary between the two original parishes of All Saints, to the North and St Michael’s, to the South, while leaving the New Green Space, green.
- 9 We will provide details of our proposals for the New Green Space after discussion with the appropriate officer. We would hope to be able to compromise the requirement for green separation with the requirement expressed in Chapter 9 of the South Cambridgeshire Adopted Plan under the heading “fruit trees and seasonal reminders - community orchards /Informal open space”.

- 10 Luvli homes will be constructed using Modern Methods of Construction, as defined by the Government definition framework. We use the factory-based panel system, referred to as "closed panels" in building what are commonly referred to as "element houses."

## Principal changes in this amended application

- 11 We have made the following changes in this amended application over the original application submitted on 14/10/2020. These changes have been made in response to reactions from local residents and to provide consistency with the policies of the Council relating to green separation. The changes are as below.
- 11.1 Reduction in house numbers from 20 to 6.
  - 11.2 Consequent reduction in vehicle use and pedestrian movement.
  - 11.3 Reduction in built area from 0.8 ha to 0.28 ha.
  - 11.4 65% of our land will stay for ever green, subject to recreational use.
  - 11.5 Planting of substantial green edge to the Council's concept of green separation.
  - 11.6 Development limited to infill of the pre-existing settlement boundary. See isometric image.
  - 11.7 Access now provided off Clive Hall Drive.
  - 11.8 Mills Lane boundary to remain undisturbed.

## Site history

- 12 The Natural England Land Classification states that the site is "Other land, primarily in non-agricultural use". It is not "green infrastructure" as defined in PPG Para 004 Ref ID: 8-004 of 21 July 2019. We note that the Council has told us specifically that the subject site was formerly the Orchard of the former Clive Hall, the last remains of which were removed to accommodate the present Clive Hall development. **Accordingly, our land is not technically "green field" but residential.**
- 13 In the 18th century we believe the site was part of the yard area to Magdalene Farm, which stood adjacent to the site on the south-east side. Later, it was part of the immediate grounds of Clive Hall. This information has been categorically confirmed by the Council. The date of construction Clive Hall is unclear. Old OS maps show that it occupied an area of at least 3 ha but the status of the builder and the quality of the architecture were clearly insufficient to guarantee its place in history.
- 14 In the 19th century it was undoubtedly part of the garden and orchard to Clive Hall. The Hall occupied approximately 3 ha of land between Woodside and the north Eastern extent of Mills Lane. The subject site consists in a very small paddock, delineated around the year 2005 by a new hedge. That hedge has not been maintained since planting and now consists in a rather straggling row of young trees.
- 15 As we demonstrate in our report "Commentary on Inspectors Report, June 2007", Government Inspectors were dismissive of the Council's proposals to treat the site as

being of special importance, suggesting instead that suitable uses could include “playing fields, allotments and cemeteries”. The Council has adopted the very words of the Inspectors in policy NH/1, so as to encourage development which complies with those terms.

- 16 Existing development around the site consists in a “Park Homes” site, the extremely smart but somewhat suburban Clive Hall development, and a small number of bungalows typical of those constructed between 1960 and 1980. Instead of following those styles, we shall provide a tiny community on the edge of the village with homes that fit the semi-rural location gently and unobtrusively. Our six houses will be substantially hidden by increasing the height of surrounding hedges and planting of a number of small trees.

## Site location and setting

- 17 Longstanton is an amalgamation of two villages: Long Stanton All Saints to the North and Long Stanton St Michael's to the South - the unified village not being created until 1953. As a result, the village spine road is named Woodside to the north of the Mills Lane junction and St Michaels to the south of the junction. The site itself is located in the older, southern area of Longstanton, at the junction of Mills Road and Clive Hall Drive.
- 18 In or around 2017, St Michael's was closed to motorised traffic, leaving the old road in place for pedestrians and bicycles. That has left St Michaels as a cul-de-sac and Mills Lane/St Michael's Lane is consequently a crescent off a cul-de-sac. As a result, the number of traffic movements south of the junction between Mills Lane and St Michaels is limited to the one-way requirements of approximately 75 homes, of which approximately half are occupied by elderly people living at Badgers Holt Park Homes. It is reasonable to assume that their requirement for vehicular movement is minimal.
- 19 North of the Woodside/St Michael junction, Mills Lane brings in another 40 homes, of which 24 are mostly elderly occupiers of Toad Acres Park Homes site. Our proposal will increase the number from 40 to 46 homes.
- 20 The south-west boundary of the site abuts Clive Hall Drive. That is approximately 80m of modern full width carriageway with wide verges, leading to a cul-de-sac serving a development of approximately 14 large detached houses.
- 21 By way of access, we have provided two private drives, each serving three houses. We do not expect refuse collection vehicles to require access and turning within this small site. We shall provide a level area at the end of each driveway for residents to leave their bins. Refuse collection vehicle will pause on Clive Hall Drive and empty the three bins from first one driveway and then the other. That way, refuse delivery vehicle can then move fast into the small Clive Hall estate where there is a large turning area which they have been using for 12 years.
- 22 We believe that both access points are extremely safe on account of the full width of Clive Hall Drive, excellent visibility and the fact that the “journey” from the junction of Mills Lane and Woodside, past our Site for Six, simply does not permit a dangerous speed. We have not yet provided a detailed drawing of the two cross-overs. If by chance the Council or the County Council require such drawings at this stage, we can obtain them at short notice.
- 23 In summary, the boundaries are therefore: to the north-west – Mills Lane with a single

bungalow opposite; to the south-west – Clive Hall Drive, providing access to the small Clive Hall estate; to the south-east – the Badgers Holt Park Homes site; to the north-east – the New Green Space.

- 24 Any map will clearly illustrate that the site constitutes “in-fill” along the natural built edge of the village. Fortuitously, the open boundary of this reduced site is already delineated by a somewhat straggling and unkempt hedge. By adopting this hedge as our new boundary, the proposal no longer protrudes into our New Green Space. On the contrary, the very fact that we shall be using an existing hedge makes the separation all the more clear. The edge of the village envelope will then constitute a continuous line along the east side of the village.

## Our amended proposal

- 25 A key element of our proposal, notwithstanding the reduction to only six houses, is to present an exemplar of housing constructed through “Modern Methods of Construction” with excellent design so that we can encourage acceptance of future proposals within South Cambridgeshire and elsewhere.
- 26 Although we are far from a final decision on cladding finishes, we anticipate that houses will be clad substantially in timber from an EU certified renewable source. Most windows will be triple glazed. Levels of insulation will be extraordinarily high, allowing us to provide large areas of window and consequent light-filled accommodation while still retaining a low u-value.
- 27 Since this is an outline application, details of housing are open to change. Nonetheless, the drawings we have provided demonstrate our awareness of the importance of the orientation of each house in relation to others, with careful consideration of light and shade. That same care will be demonstrated in individual house designs.
- 28 Long before the advent of Covid-19, part of our mission was to provide more space in a house at every level of price and occupancy. There is absolutely no question that we shall do that. As a result, every house buyer will be able to move home-working from a tiny table in the corner of the playroom to a self-contained space designed with home-working as one of several flexible uses.

## Design principles and concepts

- 29 The most important design principles we considered in drawing up this proposal are around:
- 29.1 physical context of the site;
  - 29.2 use of modern methods of construction;
  - 29.3 sustainability;
  - 29.4 maximising the utility of internal space;
  - 29.5 maximum sun exposure;
  - 29.6 maximisation of the interface between indoor and outdoor living;

- 29.7 future-proof the design by allowing much more internal space flexibility for future retrofit or internal remodel. Some houses will be offered as a shell for self-fit-out, so that buyers can both save money through their own labour whilst creating the home of their dreams.
- 30 In this edge-of-village location, there is a conflict between the requirement expressed both by government and the District Development Plan to build as densely as possible and on the other hand to provide an attractive green location which is sympathetic to its immediate surroundings and which enhances the habitat for all manner of animals, as well as contributing to the attraction of the Conservation Area. We have proposed only six houses, equating to a density of 18 per hectare over the whole Site.
- 31 We have read and considered policy NH/9 – Housing Mix. Whilst we accept the importance of this policy, we suggest that it should not apply on a site of a mere six units. We are also reluctant to provide a larger number of smaller homes on account of the consequent increase in the number of vehicle movements.
- 32 We suggest that this tiny development will add interest to the immediate landscape without detracting from the direct view down Mills Lane. Our proposal will fit its location perfectly.

## Policy H/12: Residential Space Standards

- 33 Policy H/12 reads as follows:

*"New residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document."*

We are proud to propose that all dwellings we build, today and tomorrow, will exceed current national space standards. We shall also provide larger than usual areas of glazing so as to introduce more daylight than current standards require. Our storage provision will be substantially built into our designs and will also far exceed the current expectations and provisions in housing constructed over the last 20 years.

- 34 We believe this is particularly apposite at this time when the number of people working from home is forecast very substantially to increase on a permanent basis, triggered by the pandemic.

## Sustainability: access to facilities

- 35 Northstowe new town forms an arc around the north, east and south of Longstanton. The Site is situated to the west side of that arc, almost centrally, so as to be superbly placed to access all of the Northstowe facilities. The site is:
- 35.1 **a mere 500m from the new Northstowe town centre, providing carefully planned community facilities for 22,000 people.**
- 35.2 approximately 300m from extensive Northstowe sporting facilities.
- 35.3 a mere 500m from a new suburban shopping centre, primary school and all

usual facilities to be developed on Northstowe Phase 3.

- 35.4 approximately 2 miles north of a Tesco megastore at Bar Hill.
- 36 Until Northstowe Phase 3 is completed, residents of the Site will share the extensive facilities provided today in Longstanton. The location forms a quiet, peaceful backwater at the southern end of the village now served by Woodside, once the village spine road but now a quiet cul-de-sac. Within reasonable walking distance are two churches, the primary school, the GP surgery, dental surgery, veterinary surgery, a range of food and other shops and other business facilities reasonably required for a village population of around 4,000 people.
- 37 A network of cycle tracks is planned for Northstowe. Those tracks link through to Woodside. At the southern end of the village St Michael's becomes a metalled track through to Oakington, with onward links to Cambridge.
- 38 The recently extended A14 trunk road is a mere five minutes distance by road. It now provides extremely efficient links to the Central England motorway network.
- 39 Cambridge City is a mere 20 minutes away by road. However, by far the more efficient way to travel to Cambridge is either via the cycle network – a mere 7.5 miles – or on the guided bus with stops both at the northern end of Longstanton, or a mile to the south, at Oakington.

## Ecological sustainability

- 40 At paragraph 8c, the NPPF states:

*"c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, . . . .*

And at paragraph 170d:

*"d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

- 41 Technically, this proposal does not require an ecological impact assessment under the Council's proposed validation requirement. However, we do now provide such an assessment prepared three years ago and have obtained confirmation from the writer that none of his opinions have changed.
- 42 The site is directly enclosed by hedges on all sides. In order to provide a stronger and clearer edge to the village, we have included in the site a strip of land 4 m wide beyond the existing straggling hedge, as described in paragraph 5, above.
- 43 Our drawings presently show two substantial driveways each serving three houses. The key on those drawings indicates hard surfacing. For our detailed drawings in due course, the extent of the driveways will be slightly reduced and over 50% will be totally permeable through our use of recycled plastic grid.

## Landscape and boundary treatment

- 44 The hedge along Mills Lane and round to Clive Hall Drive appears to have been maintained over recent years at a height of about 1.2 m. Other hedges appear to have been allowed to grow freely for many years.
- 45 Our intention is that all **external hedges will be allowed to grow to a height of at least 2.5m and a width of at least 2m**. We intend to write to Cambridgeshire County Council to request their cooperation by not reducing the Lane side hedges below that height.

## Heritage and the Conservation Area

- 46 Policy NH/14: Heritage Assets, states:

"1. Development proposals will be supported when:

*a. They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;*

*b. They create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways."*

- 47 The Site was added to the two very small pre-existing conservation areas in 2005 for fear of what might be built on the land which is now Northstowe, and in breach of the Planning (Listed Buildings and Conservation Areas) Act 1990. As a result, there never has been any reason why the land added in 2005 should enjoy special status just because it was joined up to the two original conservation areas. Indeed, most of the green space added, is now part of Northstowe. We refer in this connection to the report of Doctor Peter Wardle and Colin Lacey titled "Heritage Statement" and to our reports: "Longstanton Conservation Area Re-appraisal" and "Commentary on Inspectors report on draft NAAP of June 2007".
- 48 We are confident that our proposal will make a positive contribution to local character and distinctiveness as required by paragraph 192 of the NPPF. However, a mere six houses is an insufficient number to create a notable sense of "place". Consequently, although our houses will be built substantially of timber and probably clad mostly in timber, we are not looking to make a powerful impact. We feel it is more important that the new buildings nestle comfortably in their location. The limit of our aspirations in this small scheme is for it to be recognised in years to come as an exemplar of the start of a trend away from "red brick boxes" and into a new era of larger homes that people really want to live in.

## Surface water drainage

- 49 Environment agency Flood data indicates that the application site is not located in an area deemed at risk of flooding.
- 50 The report of Rupert Evans of Evans Rivers and Coastal provides proposals for surface water drainage.

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## Design and architecture comply with the Sustainability in Design and Construction SPD

Unspecified references in this section are to paragraph numbers in the draft "Sustainable Design and Construction SPD" of 2020.

### Sun and Shade

- 51 We have complied imaginatively with the principles set out by the Building Research Establishment. Further refinements to the detailed design will follow at a later stage.
- 52 We believe that our careful layout of individual houses in this proposal are not only the best which can be achieved, but also wholly satisfactory in maximising the utility value of this attractive site.
- 53 The BRE guidelines recommend that at least half of the garden or open space can receive at least two hours sunlight on March 21. Over the whole site, every house has been carefully positioned so as to maximise natural sunlight. As a result, **every one of the houses in our proposal will exceed that level.**
- 54 We have maximised the amount of natural sunlight which will be taken in through the windows, for every house. Each house is orientated to ensure that the maximum area of south facing windows receives sunlight from sunrise until 5 PM (on the Equinox).
- 55 Every house has a private garden, at least part of which faces south-west.
- 56 Access to each house will be from the north-East or East, so as to maximise sunlight from the south-west for the living space.
- 57 We would like to facilitate the use of the New Green Space for recreation but would like to discuss this with the Council to confirm our compliance with the Development Plan.

### On-site lighting

- 58 We do not propose to provide substantial lighting on site. At a later stage, we expect to provide for basic low level lighting of common parts, sufficient for safety requirements, but no more, so as to avoid reducing the value of the natural environment.

### Cars and service vehicles

- 59 Our planning application is in outline only. This section is accordingly our intention, and is subject to discussion and approval of the Council at a later stage.
- 60 At this stage, we have provided car parking spaces as follows

Total number of dwellings:	6
Total number of parking spaces on and off plots:	16

Most plots are large enough to allow for more than two cars.

- 61 We shall provide a sufficient supply of electricity for each house to have its own electric vehicle charge point. [Table 2.1.14. Supporting the transition to low emission vehicles].
- 62 The parking provision we have made is such that cars cannot be parked inconveniently close to a neighbour's window or door.
- 63 Each house will be supplied with bike storage in form of external, roofed bike shed to store at least 2 full size bicycles or prams or sports equipment. Of course, an occupier will use the space for other storage if they so wish.

## Reduction of energy use: features already adopted

- 64 Our starting point is the NPPF where we see at paragraph 154:

*"When determining planning applications for renewable and low carbon development, local planning authorities should:*

*a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*

*b) approve the application if its impacts are (or can be made) acceptable."*

- 65 We believe the fundamental key to producing houses with a minimal carbon footprint is **not** to use sophisticated manufactured equipment with a gigantic manufacturing carbon cost but first to consider "fabric first" zero cost or low-cost construction obtained through "passive design".
- 66 We refer now to the Council meeting of 20th of February 2020. We happily note that the following motion, standing in the name of Councillor Geoff Harvey, included the following proposition:

*"The "fabric first" approach to reducing emissions from dwellings is a central plank of the Greater Cambridge Sustainable Design and Construction SPD adopted by South Cambridgeshire District Council on 8th of January 2020. Whilst green energy add-ons are to be encouraged, their operational lifetime is perhaps 25 years and they are more readily retrofitted. High quality building fabric would deliver its benefits for 100 years or more but is extremely costly when installed as a retrofit upgrade. The most effective way to reduce carbon emissions is to reduce heat loss at source is the first priority."*

Here are the main principles to minimise use of energy. We shall be able to see them through to completion, only at a later stage of construction. The most fundamental principle is to use **simple shapes**, because they:

- 66.1 allow the highest ratio of internal area vs heat loss through external walls.
- 66.2 use less construction energy because less construction material is required per square metre of floor area. In consequence, there is also less production waste, fewer non uniform joints, and easy building maintenance.
- 66.3 allow for a simple roof pattern (dual slope, pitched roof) which is economical and

practical with low maintenance surfaces (no roof valley, hip, soffit, dormer, step flashing, eaves).

- 66.4 permit construction of housing with different internal floor areas at proportionately lower cost than extending a house constructed using traditional methods.
- 67 To achieve these savings, the shape of a building can be optimised using software controlled Modern Methods of Construction. Outer walls and roof plates can be prefabricated and easily delivered to site.
- 68 The smallest number of individual structure types assists pre-fabrication.
- 69 Every home will be fitted with a waste water heat recovery system. Hot or warm used water will pre-heat fresh water and so reduce heating cost. This technology is comparatively new, extremely simple and low cost. It will always be a useful, if not substantial, contributor to reducing total energy usage.
- 70 For maximum sustainability in the long-term all our buildings will be designed to maximise the facility for future adaptation and retrofit. Subject to sound insulation on the first floor, our partition walls will be such that the rearrangement of rooms can be undertaken comparatively easily whenever our fast moving culture might require this. For the same reason, we shall minimise the extent of services running through internal walls.

## Prevention of overheating: considerations

- 71 The following simple and well-known ideas and systems will be applied as required. References in brackets are taken from the Greater Cambridge Sustainable Design and Construction SPD.
  - 71.1 [3.4.13 ] Exterior adjustable architectural sunshades.
  - 71.2 Manually operated sun barrier. Integrated with the exterior cladding. Efficient, no operation cost. Adjustable by simple manual operation to provide more shading during the summer but permitting as much warmth from sun as possible during winter. Positioned in such a way that the benefit is maximised by locating it at the best angle against sunlight.
  - 71.3 Pre-installed, interior roller blinds for south-facing windows (under consideration).
  - 71.4 Triple glazing (reducing heat transfer both ways).
  - 71.5 Maximise timber as a cladding material for a south facade to displace heat before sunlight reaches the wall surface (self-cast building shadow).
  - 71.6 [3.4.13] Roof vents placed immediately above the stairwell can be opened in warm weather and left open as required so that warm air from both floors is released upwards. Glazed roof vents have the additional advantage of providing sunlight.
  - 71.7 [2.2.25] Planning solar orientation and taking account of prevailing wind

direction. Our proposal already provides for windows to be placed as far as possible facing south-west and north-east so that cross ventilation in hot weather is easy to provide simply by opening windows on opposite sides of the house.

71.8 [3.2.4] Using construction materials with low embodied energy. This is accomplished by using timber in all load bearing structures above ground, wall cladding, and timber contained in external and internal cladding. Subject to the requirements of the ground slab, we hope to achieve designs which require no site-poured concrete.

71.9 [3.4.38] We propose steel sheet roofs with a high solar reflectance factor, but finished in a dark colour, which will meld with the rural background through all seasons.

## Summary

We have complied with Policy HQ/1: which states as follows:

### *"Design Principles*

*1. All new development must be of high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. As appropriate to the scale and nature of the development, proposals must:*

*a. Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape;*

The local area presently has no positively identifiable character. The Site sits between a modern estate of attractive detached houses with no particular distinctiveness, a 20th-century bungalow, and a site of Park Homes. We have designed our proposal to provide a self-contained and special place which visually melds with its neighbours, yet provides its own unique contribution of beautifully designed houses, which sit comfortably within their setting.

*b. Conserve or enhance important natural and historic assets and their setting;*

There are no important natural or historic assets in the immediate vicinity so that the proposal **does improve** the visual interest of the immediate area without detracting from any present identifiable visual features.

*c. Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness;*

The Site for Six contains a mere 0.28 ha. Realistically, the extent to which such a small area can create a sense of place and identity is limited. Nevertheless, we understand the importance of this point and have taken implementation as far as possible.

*d. Be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;*

The site qualifies in the terms set out so far as the small size permits.

*e. Deliver a strong visual relationship between buildings that comfortably define and enclose streets, squares and public places, creating interesting vistas, skylines, focal points and appropriately scaled landmarks along routes and around spaces;*

This requirement cannot apply to a site of a mere 0.28 ha

*h. Ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues;*

As we state elsewhere, we have given great thought to the question of car parking. In order to retain the valued landscape on Mills Lane and the generally peaceful edge-of-village feel, it has been essential to provide substantial car parking on site, and on individual plots where possible.

*i. Provide safe, secure, convenient and accessible provision for cycle parking and storage, facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development;*

These are all explained in sections of this document

*k. Ensure developments deliver flexibility that allows for future changes in needs and lifestyles, and adaptation to climate change;*

The houses we propose are all very substantially larger and lighter than the present UK "Nationally described space standard". This provides substantial flexibility for changes in needs and lifestyles. It also provides very specifically for the proposition that an ever larger proportion of the UK population will work from home for an increasing proportion of their working hours.

*l. Mitigate and adapt to the impacts of climate change on development through location, form, orientation, materials and design of buildings and spaces;*

We have followed this requirement carefully. To a great extent it is illustrated by the drawings we have provided.

*m. Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation;*

We respectfully suggest that our tiny site is not large enough for these provisions to apply.

*n. Protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust;*

None of these adverse features apply to our proposal.

*o. Design-out crime and create an environment that is created for people that is and*

*feels safe, and has a strong community focus.*

The proposal satisfies this requirement simply on account of its location in Longstanton.

**END**

**As if signed:**

**Maciej K Kozak, M.Arch. , architect**

**Andrew R Taylor, developer**