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This matter is being dealt with by:
Name: Mr Mike Atherton
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Our reference: Edenfield Masterplan
Date: 10/08/2023

Dear Sir

Re: Site H66 Masterplan and Design Codes Land West of Market Street, Edenfield.

I refer to the above site and the development proposed.

The revised Masterplan and Design Code have been assessed by Officers and I write to set out the measures needed to address concerns raised at this stage specifically with regard to issues of the design and also the landscaping of the H66 site allocation.

Within the Masterplan and Design Codes, the following needs to be addressed:

- Key features - Arrangement of dwellings around junctions/nodal points with specific design features/materials to create visual interest and form a character of development.
- Cluster of dwellings with some harmony in design features and use of detailing to form character groups.
- House types need to be high quality designs throughout the development(s), and should incorporate innovative designs and feature glazing. There should be a range in the design of dwellings across the development and it should not just feature standardised house types which could be found anywhere – this needs to be a prestigious development of a high standard, on high-value land released from Green Belt in exceptional circumstances, and there is no viability case here to warrant any low-cost designs / materials.
- Building materials in all areas to comprise a mix of natural stone, reconstituted stone, brick (of different shades), timber, render, slate and roof tiles.

- Roofs should only feature high quality materials such as slate or a high quality modern equivalent, or innovative high quality materials appropriate to the character of the area. The use of standard, thick, concrete roof tiles will not be permitted.
- Boundary treatments in all areas to include stone walls. Also retaining walls which are visible from the street/footpath network should all be natural stone faced.
- There needs to be a commitment to permeability within streetscapes.
- The proposed cycle link through the development should be upgraded to be a suitably surfaced, full width, off street, multi-user path, suitable for equestrian, cycle and pedestrian use and should avoid sharing streets with vehicular traffic, as far as possible.
- Driveways need to be high quality permeable block paving (e.g. Tobermore Hydropave) for visual and drainage reasons – and not tarmac.
- Private drives (i.e. unadopted parts of access roads) need to be a higher quality type of paving (e.g. Tobermore Hydropave) – again, not tarmac.
- Development should incorporate useable public open space within the developed areas/streets themselves (such as small landscaped/tree planted seating areas and small orchards/ Incredible Edible-type vegetable or herb planters, etc) and not just limit the POS to bring a separate entity on the periphery of the developed area.
- Tree planting within the street scene should be included in the proposed built up areas.
- The importance of long views to Peel Tower and Emmanuel Church (Holcombe) should be recognised and reflected in the aspirations for the layout of the development.
- Clarity should be provided whether native hedge or drystone wall boundaries are going to be used at the interface between the new development and the perimeter of the Green Belt.
- A commitment to raingardens and other Suds features such as permeable paving, water butts, green rooves, green walls (which could be a very useful way of treating retaining structures) should be included.
- The section on biodiversity is extremely brief and provides little guidance regarding habitat creation. Some habitat interventions are described, however, there should be a commitment to measures such as: hedgehog/small mammal gaps under boundaries.
- Access and parking typologies: The use of formal hedges to separate parking bays where space is limited can provide useful green infrastructure and visual impact benefits.
- Areas of aggregate chippings are proposed at key points. It states that the colour of the aggregate and exact detail to be agreed with the LA engineer at design stage. The range of materials and colours proposed should be included

now, within the Masterplan/Design Code to ensure consistency. The images shown need further explanation describing what is illustrated.

The comments above are purely in relation to design and landscape matters. As you are aware, work is ongoing to try and resolve matters around other issues including land stability, flood risk, transport and education.

Officers reserve the right to request further amendments in the future, once any amended plans and documentation have been reviewed.

Yours faithfully,

Mike Atherton

Mike Atherton
Head of Planning and Building Control