

# Appendix A

## Land off Limepit Lane, Huntington

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Vision Document  
December 2021



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**BARTON  
WILLMORE**

# 1. The Vision

// to provide a sustainable development offering a range of new homes for new and existing residents in the local community, within walking distance of Huntington Centre. The development seeks to use best practice urban design principles to promote a high-quality living environment that is responsive to its surroundings and local context. //



A development which creates a new, well defined settlement edge

The development will utilise existing topography and vegetation and reinforce existing field boundaries to create an enhanced new defensible green belt boundary to Huntington and provide transition to the countryside, preserving views and the setting of the AONB.



A development which retains and enhances existing green infrastructure

The development retains key existing green infrastructure on the site to enhance the character and setting of new homes and public open space.



The delivery of new homes within a high-quality living environment

The development will extend the existing residential community by creating high quality new homes within the framework of a carefully considered, design approach.

## 2. Introduction

The Vision Document has been prepared by Barton Willmore on behalf of IM Land. IM land is working with landowners to support proposals for residential development at Limepit Lane, Huntington.

The purpose of this document is to promote the land off Limepit Lane for residential development. The key aims and objectives of the document are to:

- present a vision and design framework to guide and shape the proposals
- review the site in the context of current Planning Policy
- present an initial understanding of the site and the local context, and
- present the emerging concept masterplan, supported by an explanation of the key design principles that have informed it.



Aerial site plan

### Site Location

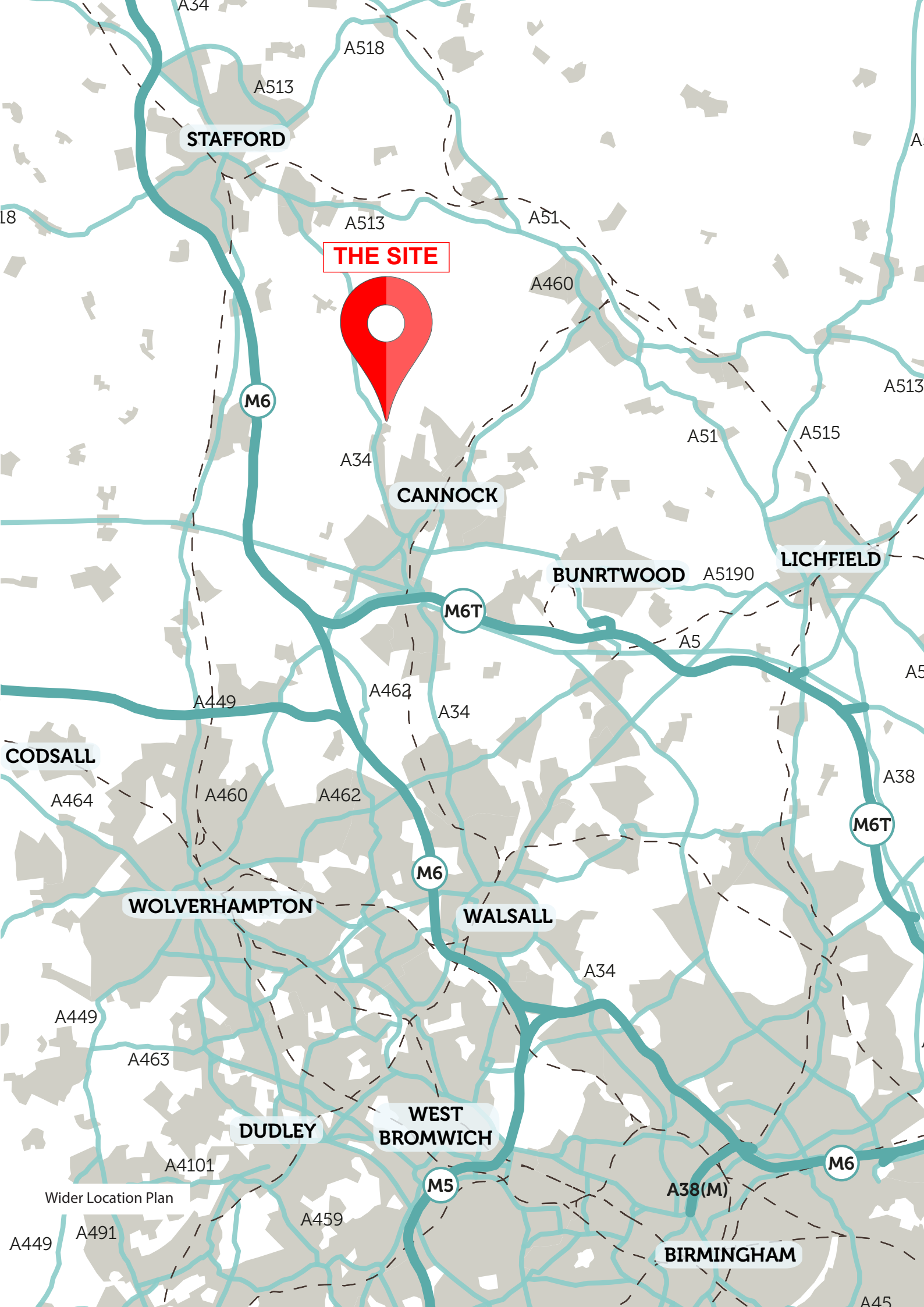
The site is located off Limepit Lane to the east of Huntington Village, Staffordshire. Huntington is a village and civil parish in the district of Staffordshire, located on the outskirts of Cannock Chase AONB.

Huntington Village is located 2 miles north of Cannock and 2 miles west of Hednesford providing wider facilities and services. It lies on the A34 road just north of Cannock .

The village is easily accessible from the adjacent A34, which provides excellent connectivity to the wider strategic road network – A5, A460 and A449, M6/M6 (toll) and M54. The strategic road network provides access to Stafford, Lichfield and Wolverhampton respectively.

Hednesford Railway Station can be reached via a 5 minute drive or 30 minute walk and Cannock Railway Station can be reached via a 10 minute bus journey. Both provide regular services to Birmingham.





STAFFORD

THE SITE

CANNOCK

BUNRTWOOD

LICHFIELD

WOLVERHAMPTON

WALSALL

DUDLEY

WEST BROMWICH

BIRMINGHAM

Wider Location Plan

### 3. Opportunities and Constraints

The findings from the site and context assessment have been evaluated to identify the emerging constraints and opportunities relevant to the development of the site.

The composite plan in this section presents the analysis of these elements, the qualities of the site and its immediate setting that provides the context for future development proposals. The positive features and opportunities on and around the site should be retained, enhanced and incorporated into the scheme where possible, to strengthen local distinctiveness.

#### Key Opportunities

To utilise the site topography to inform site attenuation.

To retain existing high quality trees and hedgerows where possible and strengthen boundaries with new native planting to enhance the landscape structure and character.

Maximise connections into the wider pedestrian and cycle movement network, increasing accessibility to local facilities.

Opportunity to improve the settlement edge of Huntington and provide a new robust defensible Green Belt boundary and provide a transition with the AONB.

#### Key Constraints











A sensitive design approach, particularly on the eastern edge, will be required in response to the nearby AONB to the east. This will involve locating public open space rather than buildings on the higher parts of the site. Storey heights on the eastern edge will be limited, with detached homes providing a more organic edge to the development. This will be supplemented with lower order roads and landscape planting to provide an appropriate transitional green edge to the development.

Adjacent residential development along the western boundary will need to be considered and responded to appropriately as part of the proposals.





### Opportunities & Constraints Plan

- |  |                       |   |                              |   |  |
|--|-----------------------|---|------------------------------|---|--|
|  | Site Boundary         |  | Proposed Attenuation Basins  |  | Category A - Trees of High Quality and Value                         |
|  | Potential Site Access |  | Rears of Adjacent Properties |  | Category B - Trees of Moderate Quality and Value                     |
|  | AONB                  |   |                              |  | Category C - Trees of Low Quality and Value                          |
|  | Direction of Fall     |   |                              |  | Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs) |



# 4. The Proposals

## Key Guiding Design Principles

The plan for the site has been informed by the vision, site analysis and identified constraints and opportunities. The plan shows the key design principles which underpin the development of the site, as set out below:

- The proposals explore the potential opportunity for the land to the north beyond the allocated site to potentially be safeguarded from the Green Belt for possible future development.
- The proposal provides approximately 100 dwellings on the northern area using an average density of 35 dwellings per hectare (dph).
- Vehicular access to the site will be provided (via the allocated site) by an enhancement of the existing dropped kerb access from Limepit Lane.
- The development has a soft green transitional edge to the east.
- The proposals include the retention and enhancement of existing green infrastructure wherever possible, incorporated with public open space and along site boundaries.
- New public open space which is well fronted onto by development and well overlooked incorporating green and blue infrastructure including SuDS.

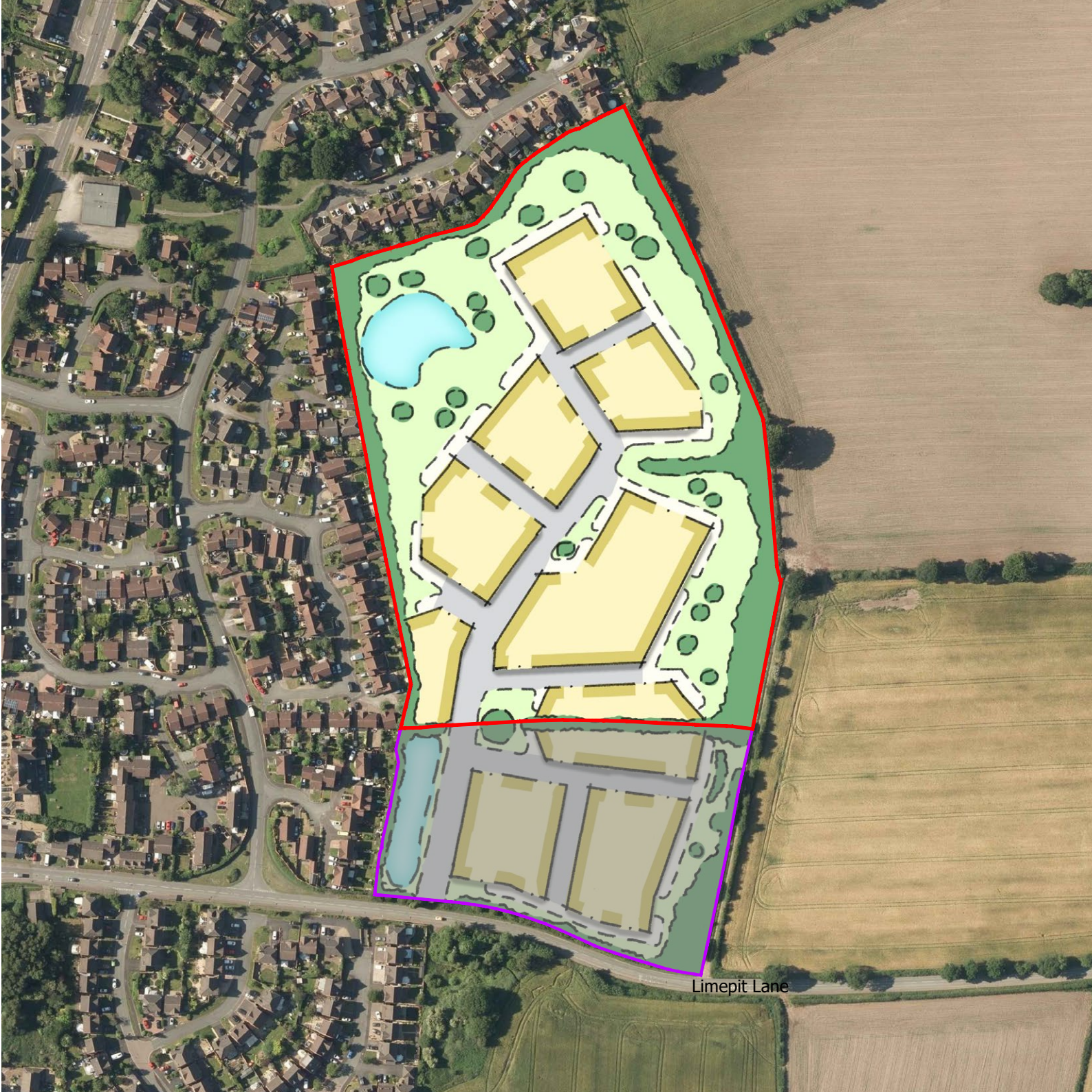
Proposed Land Use - Northern Development Area	Area
Residential Development Area	2.85 ha (equating to approximately 100 dwellings at 35 dph)
Infrastructure	0.08 ha
Public Open Space (including SuDS)	2.51 ha
<b>TOTAL</b>	<b>5.44 ha</b>








Site Plan showing split between Allocated Site and Potential Northern Development Area



- Potential Northern Development Area Site Boundary
- Allocated Site Boundary
- ▨ Potential Northern Development Area





-  Potential Northern Development Area Site Boundary
-  Allocated Site Boundary
-  Proposed development area
-  Proposed infrastructure
-  Proposed attenuation areas
-  Proposed public open space
-  Proposed and existing landscape

Concept Plan

## 5. Development Benefits



### A development which creates a new, well defined settlement edge

The development will utilise existing topography and vegetation and reinforce existing field boundaries to create an enhanced new defensible Green Belt boundary to Huntington and provide transition to the countryside, preserving views and the setting of the AONB to the east.



### A development which retains and enhances existing green infrastructure

The development retains and expands existing green infrastructure on site, enhancing the character and setting of new homes and incorporated within newly created areas of public open space.



### The delivery of new homes within a high-quality living environment

The proposal will extend the Huntington residential community creating approximately 100 high quality new homes beyond the allocated site within the framework of a carefully considered, site sensitive design approach.

## 6. Appendices

Appendix A: Sustainability  
Infographic (Source: Turleys)



# Land at Limepit Lane, Huntington

## Sustainable Design and Meeting the Challenge of Climate Change



The design of the proposed development at Land at Limepit Lane, Huntington will include a sustainability strategy which is flexible and fit for the future. A range of measures will be incorporated into the development design to enhance the sustainability of the development ensuring it is resilient to the future impacts of climate change as well as reduces carbon emissions.

### Reducing Energy Use and GHG Emissions



Homes will be designed in accordance with the Energy Hierarchy to reduce energy use and carbon emissions and design will incorporate a range of fabric and energy efficiency measures to meet the requirements of the Building Regulations. From 2022, new homes will be required to achieve a 31% carbon reduction beyond the current regulations in accordance with the Future Homes Standard. The detailed design of the development will explore options for reducing carbon emissions in accordance with the FHS as required, considering the use of renewable technologies such as Air Source Heat Pumps and Solar PV.

### Sustainable Materials



Homes will be designed to specify sustainable materials, considering the whole life cycle of materials to reduce the embodied carbon of development. Principles of the circular economy will be incorporated where appropriate and the design will aim to ensure reduction of materials and waste in the first instance.

### Sustainable Transport



To facilitate sustainable transport the development will aim to connect to the wider footpath and cycle path network. Additionally, new footways will be included, the development design will incorporate secure cycle storage, and an Electric Vehicle charge point will be provided for each dwelling.



### Biodiversity



Through enhancement and creation of open spaces and habitats, the development will aim for a net gain in biodiversity. High quality trees and hedgerows will be retained, where possible, and field boundaries to the eastern edge of the site will be reinforced with hedgerow tree planting, trees and woodland. New trees and planting will be included across the development, where feasible,

### Climate Change Adaptation



#### Flood Risk

The development is located in Flood Zone 1 and will incorporate Sustainable Drainage Systems to attenuate surface water to the 1 in 100 year event with an allowance for climate change.



#### Sustainable Water Use

To reduce the pressure on potable water availability, new homes will achieve a water consumption rate of 110 l/p/d by incorporating water efficiency measures such as water meters and low flow fittings.



#### Overheating

Homes where appropriate will undergo overheating assessments using future climate projections to inform the design to minimise the risk of overheating occurring as a result of increasing summer temperatures due to climate change.



