

## Action 161, 162 and 163

### Statement of Common Ground on Heritage Issues between WYG/Strata Homes and the Council on: H442 Land between Richmond Park Avenue and Sunnyside Avenue

The council and the site promoters of housing allocation H442 are in agreement with the following Proposed Modifications.

The Proposed Modifications are informed by a revised masterplan. Based on reviewing the concept masterplan, the council and WYG/Strata are confident that the capacity of the site would achieve the delivery of around 220 dwellings.

#### Proposed Modifications

1. *"A buffer to be provided to the south-east of the existing stone wall along Roberttown Lane to retain the rural setting to Old Hall Farmhouse and to provide a visual break in the site frontage along Roberttown Lane."*
2. *"There should be a sensitive approach to building orientation, massing height, density and layout on the site in order to minimise harm to the significance of the Listed Building at Old Hall Farmhouse and to preserve existing views."*
3. *"The existing stone wall along the Roberttown frontage shall be retained where possible."*
4. *"The public footpaths on site shall be retained. Development on those fields adjoining Roberttown Lane shall provide a green buffer alongside the public right of way which runs from Stanley Road to Roberttown Lane to retain views towards the Listed Building."*
5. *"The design and layout shall incorporate the existing field boundaries within the allocated site and seek to minimise any loss of these features."*
6. Amend indicative site capacity to: *"220"*

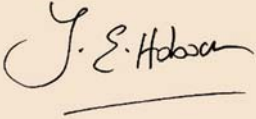
The council has received support from Historic England for the proposed modifications outlined above with the exception of criterion 1. Historic England would prefer a figure to be inserted in relation to the distance of the buffer but would compromise on the insertion of "substantial" in relation to the buffer.

The council and WYG/Strata Homes agree that a definitive distant measurement is too prescriptive and the eventual stand-off distance between Old Hall Farmhouse and the proposed dwellings will be subject to a range of factors that will be assessed and determined through the development management process against the test of retaining the rural setting of the Listed Building. The inclusion of "substantial" is not considered to add clarity and does not provide the flexibility to consider a range of mitigation measures at the time of a planning application.

## Signatures

This Statement of Common Ground has been prepared, agreed and signed.

### WYG (on behalf of Strata Homes)

Name	Signature	Date
James Hobson		11 May 2018



# LIVERSEDGE, ROBERT TOWN LANE

Rev	Date	Description	By	Checked



Nett Developable Area \_ Ha  
 Average density 34 dph  
 Site Capacity 220 dwellings

Based on 34 Dwellings Per Hectare the site will achieve approximately 220 units

HOUSETYPE RANGE:	TBC
SPECIFICATION TYPE:	TBC
LAND CLUSTER:	TBC
LAND SEGMENT:	TBC
DRAWING STAGE:	TBC



strata homes limited | quay point | lakeside | doncaster | DN4 5PL  
t: 01302 308508 www.strata.co.uk

scale: 1:1000@A1 | drawn by: MB | date: 09/05/2018

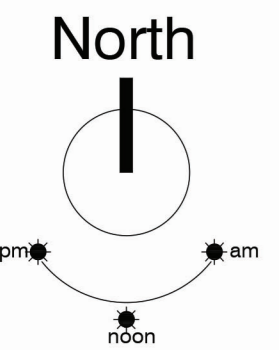
Project: LIVERSEDGE, ROBERT TOWN LANE

Drawing: SKETCH MASTERPLAN

Drawing Number: -	Revision: -
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SHOW HOME COMPLEX

Planning Ref: N.A



'The Circus' is a public space formed in a circular form with houses overlooking and incorporating a play area, creating a focal point for the development.