

5.0 Illustrative Proposals

5.4 SCALE

Matters relating to scale are reserved for future determination. However, the illustrative site layout plan and illustrative street elevations show dwellings of single storey up to two storey with reduced eaves and ridge height across the site together with apartment buildings of three storeys with reduced eaves and ridge height maximum.

The proposed height of the buildings has been guided by the study of the character of Willingdon area which identifies the predominantly two storey character of the residential development in the local area. Although it should be noted that buildings of up to 3 storeys are present in the surrounding context.

The proposed domestic scale buildings can be assimilated onto the site and contained within its landscape setting or framework which is formed of existing landscape features enhanced by new planting. The illustrative elevations show how the new dwellings could be located on the site in relation to existing boundary trees, woodlands and hedgerows which would be protected to screen and “soften” the new buildings.

The highest scale and density of development is focused at the centre of the site with the scale and built form reducing towards the periphery of the site with a ‘feathered’ or more loose knit form close to the adjacent existing properties.

Whilst the Medical Centre will be up to 3 storeys in height, it is set back from Eastbourne Road to reduce its visual scale.

- KEY
- 1 storey
 - 2 storey (reduced eaves and ridge height)
 - 2 storey
 - 3 storey (reduced eaves and ridge height)
 - Maximum 3 storey

Illustrative storey heights plan ►





Illustrative view into the site from the eastern boundary

5.0 Illustrative Proposals

5.5 LANDSCAPE AND OPEN SPACE PROPOSALS

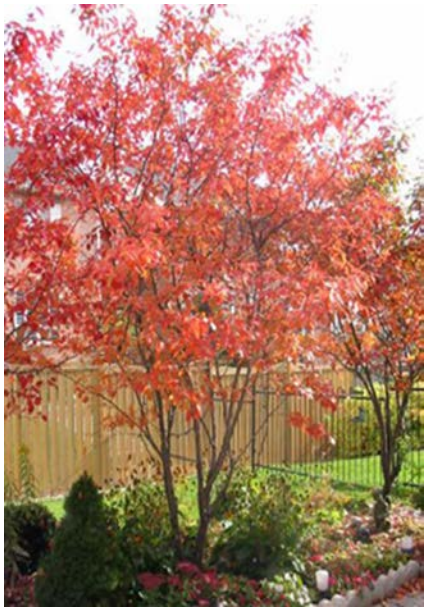
Throughout the site the landscape strategy is to use sustainable planting design to create attractive and functional spaces which complement the residential buildings and the medical centre. The selection of plant species for the development will be determined by the characteristics of the local soils, which are clayey and drain slowly during periods of wet weather.



The microclimate will also be taken into account to ensure that plants are selected to thrive in sheltered or exposed, sunny or shady conditions as appropriate. Plenty of native tree species will be used on the site, focussing on those which are found locally such as oak, willow, hawthorn and field maple to extend existing habitats and to support the ranges of insect and bird populations.



A proportion of non-native trees will also be used where appropriate to provide resilience against future climate change, and where features such as flowers and autumn colour can extend the visual interest of the scheme. A good proportion of the newly planted trees will be semi-mature, and will be carefully planted and maintained to ensure rapid establishment so that their benefits can be realised early in the life of the development.



Most of the existing tree stock consists of mature oak, ash and field maple along the eastern boundary, with some Lombardy poplar and oaks in groups on the corners and within the centre of the site. The design of the development allows for the retention of these trees and the arboricultural method statement will ensure their protection during the construction phase.

Around the boundaries of the development the majority of trees and shrubs will be native to complement the existing tree stock on the brow of the hill and further along Eastbourne Road and around the field boundaries. Evergreen holly, *Ilex aquifolium*, can be introduced along the Eastbourne Road perimeter to increase the screening effect of the boundary planting in the winter months.



Along the north boundary a 2m easement for electricity infrastructure is incorporated into the design, providing a margin for low-level boundary planting where the site adjoins the gardens of dwellings in Spurway Park, Brightling Road and Courtland Road.



The planting proposals for the front gardens of dwellings and the grounds of the medical centre will include a selection of small evergreen and deciduous shrubs supplemented with ornamental grasses and ground cover plants to create a neat and tidy appearance to the development in the early years of occupation. Rear gardens are specified simply as natural grass to allow residents to personalise their own spaces. A structural framework of new tree planting will surround the medical centre car park, so that the vehicles parked within it are less visible from viewpoints within and beyond the development.



5.0 Illustrative Proposals



The scheme includes sustainable drainage to allow water to naturally percolate into the ground at the lower South end of the site. Surface features include a network of swales and an attenuation basin which ensure that a high percentage of the area within the development is reserved for green infrastructure.



Footpaths for access and recreation form links within the site and through the open spaces, including a circuit around the attenuation basin and alongside the swale verges, creating safe and pleasant alternative routes for pedestrians and cyclists. A path along the eastern boundary will create a pedestrian link to proposed connection points with adjacent parcels of land, should these be developed in the future.

LEGEND

Existing trees and vegetation to be retained and protected during construction

Proposed structural tree planting

Proposed native tree planting

Proposed focal feature tree planting

Proposed rear garden tree planting with fruiting varieties

Proposed ornamental shrub planting

Proposed ornamental hedge planting

Proposed native hedge planting

Proposed SuDS with wetland tolerant wildflower mix

Proposed bulb planting within open spaces

Proposed bitmac surfacing to access road and public footpaths

Proposed block paving to feature areas

Proposed contrasting block paving to parking areas

Proposed private footpaths

Proposed location for play area

Proposed location for trim trail

Proposed circular walking / cycling route connecting the site

Landscape masterplan (ACD Environmental) ►



5.0 Illustrative Proposals

5.6 APPEARANCE

Although matters relating to appearance are reserved for future determination, illustrative elevations have been produced to give an example of how the proposals could look. Street scenes have been produced through key elevations and vistas to demonstrate the intent on scale, form, architecture, and materiality.

The form and typologies have been illustrated to provide a visual example of the built form. The key street elevation will be along the Eastbourne Road frontage where the houses to the west relate to the medical centre to the east. The form and massing of these two built forms will need particular consideration to ensure that their relationships work in harmony and do not negatively compete. Whilst the medical centre will be contemporary in nature and the housing of a traditional character, they will complement each other.

The success of this will be in the context of where they sit, the topography of the ground, appreciating the scale of their functions, and the material choices. This will be decided in detail but the juxtaposition of the traditional house typologies and the larger contemporary built form of the medical centre can relate positively with the appropriate building massing, form, fenestration detailing and specification of material.



Indicative street scene along the Eastbourne Road frontage

5.0 Illustrative Proposals



5.0 Illustrative Proposals

5.7 OPEN SPACE PROVISION

Wealden District Council recommendations for open space provision are as follows:

- 1063m² of equipped open space
- 1912m² of casual open space

The illustrative site layout can generate the following open space areas:

- Up to 1094m² of equipped open space
- Up to 6500m² of casual open space

The areas are illustrated on the plan (right):



- KEY**
- Equipped open space
 - Casual open space

Illustrative open space areas plan ►



Hindsland, Eastbourne Road, Willingdon

Design and Access Statement

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Access & Movement



6.0 Access & Movement

6.2 STREET NETWORK

The proposal includes a new junction off the A2270 Eastbourne Road. Additional future pedestrian, cyclists and potential vehicular links will be safeguarded to the Mornings Mill Farm site to the south east.

The illustrative site layout plan provides indicative information relating to the street network. The street hierarchy identifies the primary access road (Main Street) through the centre of the scheme which will provide access to the various parts of the development. The street hierarchy also provides a secondary network of neighbourhood streets and shared surface routes providing access to the various development parcels. This approach directs vehicles to the primary route. All routes within the scheme are designed to be consistent with a 20mph vehicle speed. Road spaces are designed to encourage lower speeds in terms of road width, turning radii at junctions and peripheral landscaping.

The application is supported by a Transport Assessment which sets out the anticipated vehicular trip generation of the site. The site will be supported by a Travel Plan which will set out measures to encourage and support sustainable travel as well and improvements to the local walking and cycling infrastructure in the vicinity of the site. The application also includes an Environmental Impact Assessment whereby the air quality impacts of the development are detailed.

- KEY
- Site boundary
 - Site access
 - Medical centre access
 - Main Street
 - Neighbourhood streets
 - Shared surface lanes
 - Green lanes
 - Turning heads

Illustrative street network plan ►



6.0 Access & Movement

6.3 CYCLE & PEDESTRIAN ACCESS

Pedestrian and cycle access to the site is more extensive than that for vehicles and includes potential links to future development to the south east. This approach seeks to encourage the use of sustainable transport modes by providing direct and convenient pedestrian and cycle connections to a range of destinations.

As set out above, the details of access form part of this application and are submitted for approval. The illustrative site layout plan provides information on pedestrian and cycle access and network.

The pedestrian layout uses the street hierarchy described previously, but with additional pedestrian links. Thus while the street layout directs vehicles to the primary routes as explained above, pedestrians have alternative access.

Within the site, the road network has been designed in accordance with the principles of Manual for Streets which seeks to place the needs of non-motorised users above those of the motorist. The scheme’s road network is suitable for use by cyclists, providing safe and convenient access throughout the site.

KEY



Site access



Pedestrian and cycle movement and circulation

Illustrative pedestrian and cycle movement plan ►



6.0 Access & Movement

6.4 PARKING STRATEGY

Car and cycle parking is proposed to be provided in line with the Council's parking standards whilst also achieving ESCC's parking calculator totals. In terms of vehicle parking, a range of parking solutions are indicatively shown on the illustrative site layout plan as follows:

- Parking spaces of 2.5 x 5m
- Garages of a minimum internal size of 3 x 6.0m
- Car ports are 5 x 2.8m
- Residential non-curtilage allocated car parking ideally to be located within 25m of individual dwellings
- Parking within small parking courts located close to the units they serve
- On-street parking to be accommodated but to be provided within discrete parking bays on the residential streets
- Cycle parking spaces will be provided for the proposed houses in garages/covered cycle stands within gardens, and suitable secure communal cycle parking facilities will be provided for the apartment blocks

Parking spaces are overlooked by the dwellings on site providing natural surveillance.

The illustrative masterplan demonstrates a total of 353 spaces for the residential units. This level of parking is in accordance with the anticipated demand estimated using ESCC's car parking calculator. The 353 spaces are broken down as follows:

- 295 allocated spaces;
- 30 unallocated spaces; and
- 28 visitor spaces.

KEY

Garage/car port

On Plot

Allocated

Unallocated

Visitor

Disabled

Car Club

Illustrative parking distribution plan ►



6.0 Access & Movement

6.5 WASTE AND RECYCLING STRATEGY

The refuse strategy has been considered with regard to the requirements of Wealden District Council. The network of streets has been designed to provide routes which are suitable for refuse collection vehicles. Refuse vehicle turning areas can be accommodated within the site to ensure compliance with the refuse carry and collection distances.

The number and types of refuse and recycling bins provided for each property will comply with the requirements of the local authority. The refuse provision will be primarily in the form of bins kept in rear gardens with rear access or within garages. The apartments will have integral communal bin stores.



6.6 INCLUSIVE ACCESS

Inclusive access for people by a range of modes and for those with disabilities and mobility impairments is an important consideration. The proposed development has been designed to encourage accessibility by public transport, walking and cycling, as well as providing vehicular access. Future detailed design of the public realm will include consideration of the needs of people with mobility or other impairments. The development has been designed to comply with Approved Document Part M of the Building Regulations (2010 as amended) and the requirements of the Equality Act, 2010 as follows:

- The proposed development places an emphasis on pedestrian, mobility impaired, cycle and public transport over car travel;
- The building layout has been designed to take precedence over the highway design and the development has been designed to allow movement choice. Means of travel other than the car are encouraged by the provision of enhanced pedestrian and cycle linkages;
- Speed restraint has been designed into the development. The built form, landscaping, priority junctions, changes in surface material, tighter corners and narrowing will all help to reduce speed; and
- Dwellings will be designed to enable access for people with disabilities as appropriate, including provision of level access to dwellings and internal layouts to allow for wheelchair or mobility impaired access in accordance with Approved Document Part M of the Building Regulations (2010 as amended).

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Sustainability



7.0 Sustainability

7.1 SUSTAINABLE DEVELOPMENT

Although this application is outline, the proposed scheme will seek to deliver a sustainable development in its broad sense. The design of the scheme has sought to include a range of sustainability principles in terms of layout, natural resources and minimising environmental impacts. The scheme seeks to deliver a range of enhancements with respect to issues such as the quality of surface water runoff, the ecological and recreational value of the site. Key aspects of the sustainability of the scheme include:

Sustainable Energy

The fabric insulation standards and the construction specification of the dwellings will exceed the minimum required by the Building Regulations. A number of low carbon and/ or renewable technologies could be considered appropriate for the development. Please see the sustainability statement which accompanies the application

EV Charging

There are currently no required standards for the allocation of EV charging points within the proposals however provision will be made within subsequent reserved matters applications to accommodate the necessary infrastructure for their subsequent installation.

Scheme Layout

The proposed scheme has been designed to maximise solar gain and natural lighting through the orientation of the majority of the dwellings to the south, east and west.

Buildings

Danescroft is committed to delivering schemes with high environmental standards.

Community

The development will provide benefits for the local community including investment in local facilities/ infrastructure and public open space.

Amenity Space

Although the landscape detail is reserved for consideration at the reserved matters stage, both public and private spaces have been included, providing a wide range of recreational opportunities.

Transport

The site is located on the edge of the settlement, within relatively close proximity to local facilities and amenities. The scheme encourages cycling and walking through the provision of additional links for these modes.

Crime

The scheme will have regard to the principles of Secured by Design.

Ecology

Ecological work completed to date indicates that there are no overriding ecological constraints on the development of the site. The delivery of the open spaces, the provision of appropriate buffer zones for ecological features, and enhancement of the ecological assets of the site will be key parts of the scheme.

Materials

Although a matter reserved for future determination, materials and systems will be selected to include an environmental assessment using the BRE Green Guide to Specification for Buildings. Preference will be given to the use of local materials and suppliers where viable, and wherever possible 'A' rated materials will be used.

Water Resources

The scheme will take an integrated approach to water demand and rainwater disposal. A SuDS management train process is proposed to reduce the impact of the quantity of

water leaving the development and improve the quality of water before release to the wider environment. Water demand in both construction and occupation phases will be carefully considered, and efficient devices incorporated within the detailed design of the scheme.

Waste

A strategy for construction waste management will be considered, with the aim of setting targets to promote resource efficiency in line with current best practice. The disposal of waste during operation will include internal recycling bins provided within dwellings, as well as external space for storing recyclable materials.



7.0 Sustainability

7.2 CONSTRUCTION

Construction Process

Where best practice guidance regarding construction methods and standards is available, these will be adopted.

To ensure good relations with the local community, the developer will ensure that they keep local people informed of works which might affect them, and provide a method for comments, complaints and required remedial action to be communicated to the developer.

Construction Waste

A strategy for construction waste management will be investigated. The strategy will indicate the setting of targets to promote resource efficiency in accordance with guidance from WRAP, Envirowise, BRE and DEFRA.

The overarching principle of waste management is that waste should be treated or disposed of within the region where it is produced. Construction operations generate waste materials as a result of general handling losses and surpluses.

These wastes can be reduced through appropriate selection of the construction method, good site management practices and spotting opportunities to avoid creating unnecessary waste. Once planning consent has been secured, a Construction Strategy will be developed, which will explore these issues, some of which are set out below:

- Proper handling and storage of all materials to avoid damage.
- Efficient purchasing arrangements to minimise over ordering.
- Segregation of construction waste to maximise potential for reuse/ recycling.
- Suppliers who collect and reuse/ recycle packaging materials.

Construction waste is a key element to be considered in achieving a reduction in all waste – it is estimated that some 40% of all waste is construction related.

7.3 DESIGNING OUT CRIME

The layout of the development has been designed to prevent crime and the fear of crime in accordance with guidance set out by “Secured by Design”. In particular, the site proposals incorporate the following features:

- Traditional streets that are overlooked by the dwellings that front on to them so that they feel safe, both in the daytime and at night;
- Minimal use of exposed back gardens to minimise the risk of unauthorized entry to properties from the rear;
- Parking solutions that seek to ensure parking spaces and areas are overlooked by houses or apartments;
- Good passive surveillance of all areas of public realm/ open space to be achieved from principal habitable rooms;
- Passageways between dwellings secured with lockable gate on building line;
- Recessed porches maximum 600mm deep;
- Avoid unnecessary projections and recesses; and
- Avoid features on elevations facing public realm which assist climbing.



Image of Danescroft project in Binfield

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Design and Access Statement

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Conclusion



8.0 Conclusion

8.1 CONCLUSION

The design has arisen from a firm understanding of the local character and full grasp of the constraints and opportunities, resulting in an appropriate proposal that meets all the development criteria and makes efficient use of the available land. Constructive pre-application discussions have also informed the development of the proposed site layout and building design. The benefits of proposed development would be as follows:

- Delivery of a state-of the art new medical centre to serve the local community;
- Creation a new community with sensitively designed, high quality new homes within an attractive landscape setting;
- Delivery of up to 180 new homes;
- Provision a variety of house types including 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses set within public and private amenity space;
- Provision of 35% affordable housing across the site;
- Enhancement of the existing landscape features to establish the landscape character and definition of the site;
- Provision of recreational amenity facilities for residents and the wider community through the provision of open space and children's play areas
- Creation of multifunctional spaces that provide a range of uses including water attenuation, attractive residential areas, streets, lanes and linear routes that enhance pedestrian and cycling connectivity; and
- Delivery of a layout that creates a sense of place and setting that is appropriate to the surrounding area as well as providing a strong framework of green infrastructure.



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Design and Access Statement

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Appendices



9.0 Appendices

9.1 APPENDIX A - RESPONSE TO THE NATIONAL DESIGN GUIDE

Context Understand and relate well to the site, its local and wider context. Valuing local heritage, history and culture.	Identity Response to local character. Creation of a character and identity which is coherent, identifiable, visually attractive and suited to the local context	Built form Compact form of development which makes efficient use of land to optimise density. Well designed places using of the right mix of building types, forms and scale. Provision of destinations where people will meet and come together as a community strengthening local character	Movement Provision of a well-designed and connected network including public transport, walking, cycling and cars. Safe, direct and convenient routes accessible to all. A clear hierarchy of streets that are easy to navigate. Well designed parking that is safe and meets the needs of different users. Access for servicing by refuse collection, deliveries and removals to be well-integrated.	Nature Provision of high quality green spaces with a variety of landscapes and activities including play that are robust and fit for purpose. Enhanced water management and sustainable drainage systems. Biodiversity gains through enhancement of ecosystems. Existing areas of valuable biodiversity to be protected and enhanced. Priority given to rare habitats and species
Response <i>There is no built form on the site that will inform the approach, however the site's physical features including existing built form, topography and landscape features are analysed in section 2.0. This analysis is summarised in the constraints plan in section 3.0.</i> <i>The existing landscape framework of the site has been retained where possible to help the site maintain its identity within the local landscape context.</i> <i>The section 2.0 also illustrates the surrounding context including the local amenities and built form.</i> <i>This analysis informs the evolution of the proposals for the site and their relationship with the existing context.</i> 	Response <i>Section 2.0 illustrates the local character of the streets nearest to the site.</i> <i>By studying these examples, the proposals will aim to utilise materials and detailing that make the area locally distinctive. The realisation of this distinctive development will help to create a sense of place.</i> 	Response <i>Section 5.0 discusses the illustrative response to local built form and the high-quality street scenes that can be found in the Wealden area and the site's immediate vicinity. The proposals respond with street patterns, materials and traditional design features that are directly drawn from the local vernacular.</i> 	Response <i>Movement into and through the site has been created by using identifiable public realm to create legibility. The character of the roads through the site also assists with this with the main street creating an easily identifiable and serviceable route. Built into this is are the connections to ensure that the development becomes integrated into the wider communities.</i> <i>Section 6.0 details the illustrative vehicular and pedestrian movement network into and with in the site.</i> <i>Parking is in accordance with WDC guidelines for the location of the site.</i> <i>Swept path analysis of road network has ensured that all areas of the site are accessible by refuse collection and emergency services vehicles. The nearest bus stop is immediately outside the site and provides access to a number of local services serving destinations including Uckfield, Hastings, Lewes and Eastbourne.</i> 	Response <i>The illustrative landscape proposals for the site are detailed in section 5.0. Existing boundary planting will be retained and enhanced where possible as part of the proposals.</i> 

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Public spaces Well-designed, inclusive and fit for purpose spaces to support an active life for everyone, encouraging people to walk and cycle rather than drive whilst addressing the needs of those with disabilities. Amenity spaces that fell safe and secure. Public areas that encourage social interaction providing comfort, relaxation and stimulation for all, helping to combat social isolation and loneliness	A mix of uses Provision of local services and facilities with an integrated mix of housing tenures and types to suit people at all stages of life. Provision of tenure neutral homes and spaces. Developments should be socially inclusive maximsing potential for social integration and removing features that could create actual or perceived barriers	Homes and buildings Provision of well-designed, functional, comfortable and secure buildings to promote quality of life. Buildings should be energy efficient and encourage sustainable lifestyles. External spaces including parking should be fit for purpose, of a high quality and convenient. Attention should be applied to the way buildings function on a day-to-day basis with regard to waste management, exterior details and cycle storage.	Resources Following the energy hierarchy by reducing energy need, improving energy efficiency, maximising use of renewable and low carbon energy sources and using fossil fuels from clean technologies. Use of durable materials with reduced environmental impact and modern construction techniques to improve efficiency. Maximise resilience by taking account of weather, flood risk and extremes of temperature.	Lifespan Ensuring places are robust, well-managed and maintained and with clearly defined boundaries between private, public and shared spaces. Homes should be designed to be flexible and adapt over time to changing lifestyles, needs and the introduction of new technologies. Places should engender a sense of ownership in their occupants by including features that encourage users to care for them
Response <i>The scheme has been designed from a landscape led foundation with public spaces at the heart of the green infrastructure proposals. The amenity space distributed through the site performs an array of functions from more structured play areas, residual areas to sit and relax and a perimeter walk around and through the site.</i> <i>Key is that the public realm becomes embedded in the landscape and is not formed as a consequence of left-over space. It is also key that the public realm is overlooked by active buildings to provide passive surveillance.</i> 	Response <i>Site is allocated for residential use only. The illustrative proposals provide affordable dwellings (35%) in a range of sizes to suit local housing need as illustrated in section 5.0.</i> 	Response <i>Whilst the proposals are illustrative, the form, typology and scale of the building blocks have been developed to ensure that the architecture will aid the landscape. The intention will be to meet all relevant policies on accessibility and to ensure that National Space Standards are applied to all dwellings.</i> <i>Parking has been distributed to give appropriate solutions to the setting and work with the built form and landscaping. Refuse collection has been considered with storage, movement and collection considered throughout the site.</i> <i>The public realm has been considered with a strong interaction on rear boundaries and frontages. It would be appropriate in the emerging designs that a mix of brick, hedge and fenced boundaries are adopted to enhance the experience of moving through the site.</i> 	Response <i>When the detail designs emerge, it would be appropriate for them to embrace the aspirations of Wealden's policies set out in the Design Guide on the specification and sourcing of materials.</i> 	Response <i>The site planning may alter in the emerging detail design, but the essence of what is proposed at the outline stage sets the agenda for a good quality landscape led development that encourages well-being, interaction, and positive lifestyles.</i> <i>Integrated tenures ensure social integration and good quality public realm, and integrated amenity space encourages residents to form new interactions which will hopefully lead to a positive legacy for all.</i> 

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9.2 APPENDIX B - DESIGN GUIDE CONSIDERATIONS AND COMPLIANCE CHECKLIST

Item	Description	Y / N	Notes
Section 2. Character Zones and Local Distinctness			
2.3.1	Low Weald Character Area	✓	- Areas of woodland, some ancient but primarily agricultural landscape with networks of field boundary hedging and tree belts. - Settlement sits on the edge of the Pevensey Levels. - Narrow country lanes with a strong rural character - Buildings initially draw on local sources, but this expanded with better transportation. - Materials are: • Timber frame with wattle & daub panels. • Stone, normally square cut • Orange red brick laid in English Flemish bond. • Blue / grey headers. • Coursed flint- knapped and unknapped. • Lime render, limewashed. • Orange / red plain tiles (roofs and vertical hanging) • Black feather edge boarding.
2.3.5	Low weald constraints to consider	✓	- Remote unspoilt Landscapes - Ancient Woodlands - Traditional field patterns - Heathland - Safeguarding rivers, streams, and ponds - Character of rural lanes - Archaeological Sites - Traditional buildings, villages, and settings
2.5.1	The Coastal Levels (adjacent) to settlement	✓	- Area of wetlands, largely reclaimed, with pockets of raised land. - Important to biodiversity and the natural environment - Exposed wet meadows used for glazing with some arable. - Limited presence of trees and hedgerows with field subdivisions by network of reeded drainage ditches. - Scattered settlements and farmsteads found on higher ground.
2.6.0	Local distinctness	✓	- Consider positive contributions to character and identity. • Materials • Traditional Styles • Construction • Detailed design Not 'pastiche' designs

Item	Description	Y / N	Notes
Section 3. Landscape, Trees and Wildlife			
3.2.1	Key principles	✓	- Appropriate Surveys - Implications of proposals for landscape and wildlife - Scale, massing, and detail of proposals - Local distinctiveness, landscape quality, and sustainability - enhancements to landscape setting - Linkages to provide green networks and corridors - Sustainable enhancements to landscape and wildlife - Public amenity - appropriate boundary treatments - management and maintenance
3.6.0	Trees, hedgerows, and wooded areas	✓	- Retention of trees and hedgerows of interest. - Importance of ARB report - Consider biodiversity - Keeping existing trees in public realm and allowing room to grow. - proposed hedgerow types. - Wildlife conservation and enhancements
3.16.0	Boundaries	✓	- Boundaries to have a local relevance • Natural boundaries • Manmade banks • Water features • Permeable Treatments • Solid boundaries
3.17.0	Hard and soft landscape	✓	- Use of surface treatments to define function, usage and setting - Native species that are informed by conditions and setting.
3.18.0	Lighting	✓	Appropriate for setting and considered for impact on wildlife and flora. To be dealt with at Reserved Matters stage.

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Item	Description	Y / N	Notes
4. Sustainability			
4.2.2	Principles (Based on Code for Sustainable Homes)	TBC	- Minimize energy consumption. - Reduce construction waste - Consider sustainability of materials - Consider use of recycled materials - Minimise water consumption - Protect habitats and ground water from contamination - Flexibility to changing needs - Reduce car use.
4.4.0	Carbon emissions	TBC	- Maximise energy efficiency - Consider renewable technology - Consider passive design • Maximise solar gain. • Maximise natural ventilation. • Control heat loss • Avoid over shadowing. • Maximise daylight. - Consider active design • Solar water heating • Solar PV • Wind • Heat pumps • Biomass heating • Biomass heat and power
4.8.0	Sustainable Drainage Systems (SUDS)	✓	- Ability to handle surface run-off.
4.11.0	Materials	TBC	- Material specifications should meet WDG sustainability objectives.

Item	Description	Y / N	Notes
5. Site and Character appraisals			
5.1.3	Site analysis, assessment	✓	Proposals based on a series of studies relating to the site and buildings. - Its nature - Its relationship with its surroundings - Associated landscape elements - Designations. Specifically: • History • Site surveys • Ground conditions • Flood Risk • Noise / air quality • Highways • Infrastructure • Legal • Heritage • Archaeology
5.4.1	Visual appraisal	✓	Appraisal of the setting needs to be completed to gain an understanding of the site and its context. This includes: • Townscape appraisal • Urban character appraisal • Building styles • Relationship with adjacent buildings • Urban Grain • Street Sections • Character and setting • Distant views • Architectural role • Local distinctiveness • Materials • Boundary treatments • Biodiversity • Architectural roles
5.7.0	Concepts and design principles / objectives		Ensure that the emerging scheme satisfies the key objectives in section 7.6 and key principles in section 7.7
5.9.0	Robust and adaptable buildings	TBC	Key points on flexibility and adaptability of internal and external spaces. Noted in relation to detail design and construction.
5.10.0	Architectural principles and details	✓	Consider in site planning: • Character • Typologies • Scale and massing • The street scene • Roofscape • Entrances • Aspects • Windows and doors • Garages • Services

9.0 Appendices

Item	Description	Y / N	Notes
7. New Residential Development			
7.2.0	The role of urban design in the development process	✓	The objectives will contribute to the successful place-making in the emerging scheme and will relate to how people use buildings and associated spaces. Key considerations are set out below:
7.3.0	Establishing a unified 'vision'	✓	- Assessment derived through contextual analysis to inform vision
7.4.0	Defining local 'character'	✓	- Local distinctiveness - Integration to the landscape setting - Retaining existing natural features - Development respond to traditional layouts and elements - Respond to local building forms • Consideration of scale, massing, and height - Respecting topography - Creating character zones and quarters
7.5.0	Creating continuity and enclosure	✓	- Buildings forming or addressing a street - Active frontages and 'live' edges - Front or back - Clearly defining private amenity space - Making the difference between public and private space
7.6.0	Quality 'public realm'	✓	- Successful hierarchy of space - Streets and spaces should be addressed and overlooked - Public spaces must consider microclimates - Materials, street furniture and public art
7.7.0	Ensuring legibility	✓	- Creating gateways and entrance statements - Creating nodes and focal points - Landmarks - Views and vistas - Defining edges - Key corners - Transition zones
7.8.0	Facilitating ease of movement	✓	- Establish a movement strategy - Walkable neighbourhood - creating connected routes - Hierarchy of streets and spaces - Pedestrian and cycle access

Item	Description	Y / N	Notes
7.9.0	Access and servicing	✓	- Designing for low speed - Accommodating access - Carparking solution • Integrated in-court parking. • Concealed parking • Sustainable provision • Home zone approach • Public transport
7.11.0	Private amenity and privacy	✓	- Landscaping within developments - Maintaining eco systems - Value of open space - Requirement of outdoor private amenity and privacy - Front gardens and privacy • Aim for minimum depth of 2m • Minimum street width of 5m - Rear gardens and privacy • Minimum size of 100m² for family dwellings • 50m² for one and two bed dwellings • Rear garden length minimum 10m • Secure side gate • Back-to-back on conventional two storey dwellings no less than 21m • Additional 3m for change in ground levels or additional storey • Overlooking from flats no closer than 35m. • Back to backs reduced to 15m on dwellings at 30 degrees to another. • Boundaries to be 1.8m extending 3m to adjacent dwelling. - Communal gardens • 100m² for four one bed flats. • 15m² for each additional one bed flat • 25m² for each additional two bed flat • Communal gardens minimum of 75m² - Boundary treatments
7.12.0	Environmental issues	✓	- Microclimate - Daylight, consider 12.8 for angles and offsetting - Sun lighting, consider 12.14 for angles of due south - Energy efficiency, consider 12.16 for aspects and angles - Noise mitigation
7.13.0	Secure by Design	✓	- Defensible space • Private space • Semiprivate space • Semi-public • public - Consider SD checklist in 13.7

9.0 Appendices

Item	Description	Y / N	Notes
8. Designing the Public Realm			
8.2.0	Public amenity and recreational space	✓	These should consider: • Microclimate • Local context • Safe access in walking distance • Create a sense of place. • Reinforce views and vistas. • Cater for a range of needs. • Avoid nuisance to adjacent residents. • Sustainable and adaptable • Ease of access • Accord with secure by design. • Segregated from parking areas. • Sense of ownership.
8.2.8	Formal play areas	✓	Areas to accord with criteria in 2.8 to ensure suitability of the design concept and content.
8.3.0	Hard landscaping design	✓	To be considered in relation to the areas and space in the development including legacy. Considerations are: • Durable, low maintenance, landscape, and spaces • High quality materials • Sustainable locally sourced recycled materials • Materials to integrate existing and new. • Design to articulate function but not over complicate. • Provide SUDS • Fully accessible
8.5.0	Soft landscaping	TBC	Planting scheme to consider section 8.5
8.6.0	Street furniture	TBC	Specification for bollards, signage, and seating to be appropriate to function and setting. Lighting to consider the impact and be appropriate to the setting, function, and ecology impact. • Function • Light spill • Dark Skies • Street clutter
8.8.0	Public art	TBC	Consider section 8 in the DG

Item	Description	Y / N	Notes
Refuse Design Guide			
2.1	Collection	✓	The collection point must be within the curtilage of the property and 25m of vehicular access. Gradients must be greater than 1:12
2.1.1	Houses	TBC	Houses must allow for three wheeled bins and one recycling box. - 1no 180 litre waste - 1no 240 litre recycling - 1no 45 litre box - 1no 240 litre garden bin (optional) Area required 2.3m wide x 1.1m high x .75m depth.
2.2.2	Flats	TBC	Communal bin store for 1100 litre bin. For 12no dwellings - 1no 1100 litre bin - 1no 1100 recycling bin Bin store located 30m from entrance to property. Bin store located within 25m of collection point.
4	Vehicle access	✓	To accommodate a vehicle of • 12m in length • 3.5m in height • 3m wide • 26 tonnes No reversing more than 25m

9.0 Appendices

Item	Description	Y / N	Notes
Parking at new residential development guide			
	Layout and Design	✓	Headline points. - Tandem car parking is not overly utilised. - Courtyard car parking to be in visible areas (not to rear) and in no more than blocks of 10. - Disabled requirement to be 5% of car parking spaces and in unallocated spaces. - Provide some motorcycle car parking.
	Parking Space dimension	✓	- Parking space 5m x 2.5m - Disabled parking space 5m x 3.6m - Car ports – 5m x 2.8m Additional .5m required when against wall / fence Spaces in front of garages must be 6m
	Garages	✓	Garage to be as 1/3rd space (one space per every three garages) - 6m x 3m - 7m x 3m including cycle storage 6m from the highway
	Parking requirements per a dwelling	✓	See calculator
	Cycle parking	TBC	- 1 space per a flat - 2 spaces per a house

Item	Description	Y / N	Notes
Additional design guidance from pre application consultation			
	Affordable Housing	✓	- 35% required - All to meet M4(2) - all to meet NDSS • 1B2P- 50m ² • 2B4P – 79m ² • 3B5P – 93m ² • 4B6P – 115m ²
	Market housing	✓	- No comments on mix - provision of bungalows
	Self / custom build plots	✓	- 5% required (9 units)
	Spatial and design issues	✓	- Perimeter blocks form - Carriageway widths • 5.5m main • 5m all others - Visitors car parking 1/3 - All parking to have 6m reversing - Visitor parking to have pavement on passenger side - 5m landscape buffer to boundary - Terraced housing requires access to rear. and consider refuse collection.

9.0 Appendices

Item	Description	Y / N	Notes
	Public open space		1 Bed - Youth / adult – 17m² - Equipped – 2.5m² - Casual – 4.5m² 2 Bed - Youth / adult – 34m² - Equipped – 5m² - Casual – 9m² 3 Bed - Youth / adult – 51m² - Equipped – 7.5m² - Casual – 13.5m² 4 Bed - Youth / adult – 68m² - Equipped – 10m² - Casual – 18m² 5 Bed - Youth / adult – 85m² - Equipped – 12.5m² - Casual – 22.5m² - Youth / adult, financial contribution - Equipped and casual play space on site



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