

Village Streets

DESIGN CUES (☀ from local context)



Design Coding



KEY CHARACTERISTICS

- Storey heights will be generally 2 storeys;
- A range of different dwelling types will feature predominantly detached, semi-detached and terrace dwellings;
- Roofscapes will feature variation in roof shape and angulation throughout;
- Streets will vary between streets with dedicated pedestrian routes, or shared surface drives featuring a change in surface to assist with placemaking and wayfinding;
- Parking typologies will be primarily on plot either to the side of the dwellings;
- Informal open spaces in the form of village greens are strategically located throughout the proposals, reflecting the local vernacular of built form around pockets of green space and village greens;
- Minimal boundary treatments, with dwellings close to back of highway will assist with the traditional village character, together with a less regimented arrangement for tree planting along public routes; and
- Opportunities for new buildings to explore contemporary interpretations of the local vernacular.



DESIGN CHARACTERISTICS

CA2	Category	Definition	Coding
1	Urban form	A consistent building line of varied, harmonious housing designs that provide a positive sense of enclosure on both sides of the street.	M
2	Building typology	Detached, semi-detached and terraced.	M
3	Building lines	Semi-continuous frontages with breaks between dwellings to accommodate parking/garages.	M
4	Height/enclosure	Up to 2.5 storey, but predominantly 2 storey.	M
5	Roofscape	Varied roofscape created through building heights. Use of dormers, gables and chimneys to create interest in the streetscene. Canopied entrances of varying designs.	M
6	Building detail	Traditional design. String and dentil courses incorporating some corbelled eaves details. Arched window heads and brick cills. Subtle architectural detailing that creates a mix of symmetrical elevational designs.	G
7	Building materials	Combination of red, orange and buff facing brickwork with architectural detailing generally in matching or slightly contrasting brick type. Occasional use of render.	G
8	Fenestration	Sash and casement windows. Ground floor bay windows.	G
9	Landscape	Generally shallow front gardens with laid grass and low level planting.	M
10	Parking	Generally to the side of dwellings, with parked cars set well-behind the building line. Some frontage parking to terraced dwellings.	M
11	Street types	Secondary Street	M
12	Boundary treatments	Hedgerow planting to front gardens.	M

CA3

Green Edge





CA3

Green Edge

DESIGN CUES (☀ from local context)



Design Coding



KEY CHARACTERISTICS

- Green Frontages are located along the north of the SANG and overlooking natural landscaping and public open spaces;
- Storey heights will be kept to a maximum of 2 storeys but up to 3 storeys where fronting onto the SANG;
- A range of different dwelling types will feature predominantly detached dwellings with some semi-detached plots;
- Wavering build lines and informal green spaces will achieve a rural edge of settlement approach;
- Roofscapes will feature variation in roof shape and angulation throughout;
- Streets will often feature as low category shared surface driveways featuring a change in surface with neutral tones helping development to assimilate with its natural setting;
- Parking typologies will be primarily on plot either to the side of the dwellings; and
- Boundary treatments will be landscaped with use of hedgerows trees and shrubbery belts helping to create a layered appearance between natural spaces and built form.

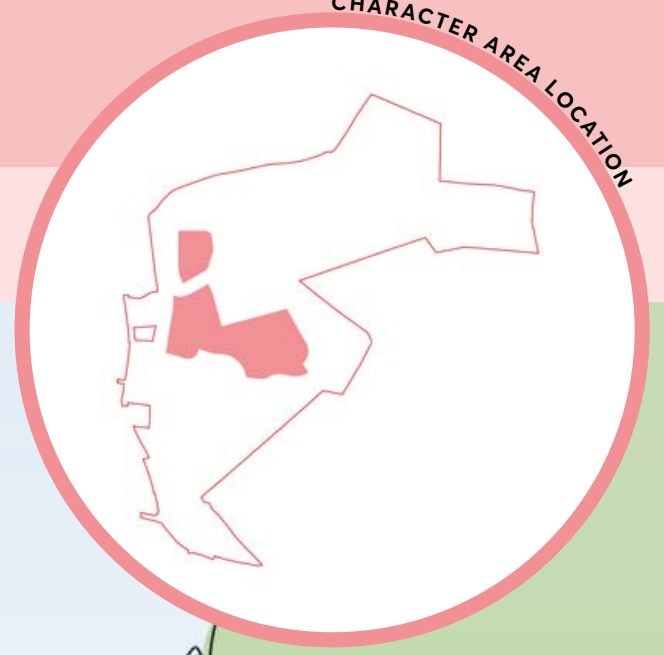


DESIGN CHARACTERISTICS

CA3	Category	Definition	Coding
1	Urban form	Landscaped edge with outward facing frontages.	M
2	Building typology	Detached and semi-detached dwellings.	M
3	Building lines	Formal build line with breaks for parking spaces and garages.	M
4	Height/enclosure	Up to 2 storeys. Up to 3 storeys along the edge of the SANG.	M
5	Roofscape	Subtle variation in roofscape created through building types and dwellings. Gables and dormer windows of varying designs. Chimneys will complement elevational design, emphasise symmetry and regularly punctuate the roofscape.	M
6	Building detail	Traditional design, inspired by local precedents. Use of varying window cills, heads and surround designs that achieve elevational symmetry and order.	G
7	Building materials	Brick (varied but similar, complementary colours) with the occasional use of render. Brick and stone for detailing.	G
8	Fenestration	Sash and casement windows. Centrally placed, formal, and canopied entrance designs with fenestration to complement. Bay windows.	G
9	Landscape	Development overlooking landscape setting with hedgerow and tree planting to frontages.	M
10	Parking	To the side of dwellings or within garages. Parked cars set well behind the building line.	M
11	Street types	Tertiary Streets, Shared Surfaces and Private Lanes.	M
12	Boundary treatments	Hedges and trees.	M

Village Green





CA4

Village Green

DESIGN CUES (☀ from local context)



Design Coding

M KEY CHARACTERISTICS

- The focal area for the new neighbourhood is the mixed-use local centre containing the community hub and convenience store overlooking a civic space. In addition the local centre accommodates the GP surgery, Care home and the Primary School buildings, which should be designed to reflect their social importance and status. Retail and commercial spaces should be designed with flexibility in mind, with robust designs to suit a range of end users.
- Furthermore, to the civic space, provision for a multi-functional green space (with pavilion) and informal kick about for children, supplemented by the school playing fields and sports pitch, creates for a low density, green character with footways and cycle routes providing legible routes and links to other areas of the development, encouraging travel by sustainable modes.
- Traditional architectural design cues with modern materials is considered appropriate to create an attractive setting for local facilities and services.
- Careful placement of parking courts set in a landscaped setting to limit their dominance on the public realm.

M DESIGN CHARACTERISTICS

CA4	Category	Definition	Coding
1	Urban form	Prominent built forms overlooking the civic space, as well as The Avenue. Development to provide dual frontages to increase natural surveillance over the public realm. Formal arrangement of buildings will enhance the character of the local centre.	M
2	Building typology	Commercial units with potential residential above. If residential apartments are provided to upper storeys, these should be served by separate segregated entrance to retail or business uses.	M
3	Building lines	Formal building lines setback behind the primary route, footways and landscaped edge, with variation allowed from the main building frontage for gable, bay and/or balcony projections.	M
4	Height/enclosure	Up to 3 storeys.	M
5	Roofscape	Consistency in eaves and ridge line required. Roof pitches should vary depending on the building typology. New landmark feature within the local centre to reference the local landmark tower building on Basingstoke Road.	M
6	Building detail	Modern forms of detailing such as, large windows, feature window surrounds, projecting details and boxed dormers and formal contemporary door styles.	G
7	Building materials	Traditional architectural design cues with modern materials are considered appropriate. The dominant material will be facing brick complimented with the use of render, stone and timber/metal cladding. Roofs; standing seam cladding, dark smooth slate effect tiles.	G
8	Fenestration	A symmetrical composition of fenestration of windows and doors and openings should be appropriate to the use of the building. Shopfronts should allow passers-by to see products and into the units, where upper floors may want to reduce visual accessibility from the street to enhance privacy. The placement of openings can be a fine balance between privacy and publicity.	G
9	Landscape	Public and private realm should be clearly defined and be high quality. Landscape will play a key role in embedding the structures within their setting and can shape the experience of these buildings and should be an integral component of the local centre that creates harmony between the built spaces and the natural environment. Landscape design acts as a critical architectural element, extending the local centre buildings design language into its surrounding. Opportunities for public art.	M
10	Parking	Arranged in parking courts separated into specific building use. Where residential apartment parking is required, this should be clearly defined and separated from other parking uses within secure and well-designed parking courts to rear of buildings. Parking to comply with Wokingham BC Parking Standards Study Report. Landscaping and/or street tree planting to break-up areas of parking. Planting to be robust and provide year-round interest.	M
11	Street types	The Avenue (Primary Street).	M
12	Boundary treatments	Use of street trees and hedgerows and vertical metal railings to be used to define boundaries alongside vegetation.	M

CA5

Village Gateway

DESIGN CUES



Design Coding

M KEY CHARACTERISTICS

- The employment area has access to key transportation networks and compatibility with surrounding land uses. It is readily accessible and should be functionally designed with sufficient land area to accommodate various business types and end users. The employment area will consist of small to medium scale employment and ancillary parking set within a high landscape setting. The scale of the development is the key difference between the residential development and large footprint character type.
- Principal sustainability issues to address to address include how to minimise operational energy use, particularly in the heating and lighting systems, integration of low and zero carbon technologies into industrial buildings, particularly technologies that exploit large roof areas, such as photovoltaic cells and the use of translucent roof lights to mitigate the need for internal lighting.

M DESIGN CHARACTERISTICS

CA5	Category	Definition	Coding
1	Urban form	Small to medium sized buildings (with potential for mezzanines internally) with large parking areas, wide access roads to accommodate HGVs with clear separation between individual units.	M
2	Building typology	Larger footprint employment buildings. Active elements of the building to be orientated towards public areas and are suitably articulated architecturally to provide interest and reduce the mass of the buildings. Separate glazed pedestrian entrances and WCs, with scope to introduce ancillary office/welfare blocks.	M
3	Building lines	Formal building lines. The location and siting of the buildings to maximise efficient use of land and parking arrangements. Where possible parking to be located to the rear/side of the building which will allow the building line to be brought closer to the access road, thereby reducing the width of the access road creating a more urban feel.	M
4	Height/enclosure	Up to 2 storey	M
5	Roofscape	Profiled metal clad roofing sheets with solar PV panels	G
6	Building detail	Typically characterised by large, open spaces, high, open ceilings, roof lights and minimal ornamentation.	G
7	Building materials	Practical Industrial materials, with elements like exposed structural components and raw materials, Aluminium profiled metal cladding, brickwork and glass. Targeting BREEAM 'Excellent' on new developments.	G
8	Doors and Fenestration	Fenestration to suit building use class and proposed operations. Typically 5m high, electrically operated sectional overhead doors	G
9	Landscape	The large area of vehicle parking and transport related infrastructure requires sensitive treatment to reduce visual impact and avoid a car dominated environment. Structural landscaping and treelined access road and periphery of development to play a key role in integrating these buildings into the landscape.	M
10	Parking	Parking to be provided in accordance with Local Authority standards, with requisite disabled parking spaces and the provision of EV charging facilities.	M
11	Street types	Access Road to accommodate the swept paths of commercial heavy goods vehicles with carriageways appropriate to the flow of goods and vehicles.	M
12	Boundary treatments	Secure boundary to manage the perimeter of the unit, in the form of paladin fencing (shown in photos) walls, security gates and landscaped designed elements to provide security and access control.	M
13	Building Sustainability	Industrial units and facilities should be designed to reduce their environmental impact and improve efficiency, the following features should be considered; BREEAM 'Excellent'. EPC A ratings, Solar PV panelling, Ground & air source heat pumps for office heating/cooling, Electric vehicle charging points, allocated shared secure cycle storage facilities, Water regulation technology and bio-diversity enhancements and Thermal insulation and airtightness in excess of building regulations. Sites will also designed to accommodate waste management and recycling activities by end users.	M



“The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.”
(Para. 99, NDG 2021)

6.64 The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices.



LANDSCAPE STRATEGY

- 6.65 Successful public spaces help create more attractive places to live and provide safer routes for users. From an ecological perspective the delivery of green spaces alongside development can increase flood protection and sustainable drainage, as well as providing better microclimates and enhancing biodiversity.
- 6.66 The following 8 qualities of successful open spaces have been included in the proposed landscape strategy:
- Sustainability;
 - Character and distinctiveness;
 - Definition and enclosure;
 - Connectivity and accessibility;
 - Legibility;
 - Adaptability and robustness;
 - Inclusiveness; and
 - Biodiversity

Landscape-led development

- 6.67 Accounting for landscape character, various restrictions have been placed on the development envelope so as to avoid or reduce landscape and visual effects.
- 6.68 The residential development envelope is located on the northern and western parts of the site, adjacent to the existing developed edge of Spencers Wood. Existing development therefore provides the context and backdrop to the proposed residential development, with a strong green boundary then created to the south and east, between the built form and the wider countryside beyond.
- 6.69 The development envelope for proposed public uses sits adjacent to the central part of the residential development envelope, bound to the north, east and south by public open space and substantial green corridors.
- 6.70 The development envelope for the employment area lies in the southern part of the site, with context provided by the Lamb's Farm Industrial Estate to the south and the Heron Industrial Estate to the north-west.

Existing green infrastructure

- 6.71 Existing green infrastructure, in the form of field boundary hedgerows and hedgerow trees, would be retained and enhanced, becoming an integral part of the extensive landscaped public open spaces.

Internal Layout and Proposed Open Space

- 6.72 In summary, the proposals comprise:
- Retention and enhancement/reinforcement of existing boundary hedgerows, trees and other vegetation.
 - Residential, educational, employment and community development predominantly in the northern and western parts of the site, adjacent to the existing settlement edge, with extensive POS areas within the development envelope and along the southern and eastern areas of the site.
 - Tree-lined primary access roads from the B3349 Basingstoke Road incorporating cycle and pedestrian routes.
 - Approx 18ha of POS within and between the different areas of built form and within a substantial green corridor on the eastern side of the southern part of the site, including recreational routes, a trim trail, equipped and naturalised areas for play, community orchards, and SuDS basins and swales.
 - Approx. 8.13ha of SANG on the southern side of the northern part of the site, forming the Grovelands Country Park, with recreational routes, biodiversity areas, and SuDS ponds and swales.
 - New planting, in places reflecting the positions and alignments of historic field boundary hedgerows, used to divide the site into development clusters, and also to provide visual separation between the Proposed Development and adjacent residential areas and Basingstoke Road.



INDICATIVE LANDSCAPE STRATEGY | Not to scale

LEGEND

	Site Boundary		Proposed Wildflower Meadow		Proposed Residential Parcels		Secondary Movement Routes
	SANG Boundary		Proposed Marginal Planting		Proposed Public Use Parcels		Tertiary Streets
	SANG 2.3 KM Walking Route		Proposed Areas Of Play		Proposed Employment Parcels		Shared Surface Street/Mews
	Existing Hedgerow		Proposed Amenity Grassland		Gated Access Points SANG		Proposed Emergency Access
	Proposed Native Hedgerow Planting to Site Boundary		Proposed Sensory Planting (Linked With Proposed Play Area)		Access Points		Commercial/Industrial Movement Routes
	Proposed Native Trees		Low Rise Planting		Primary Pedestrian Movement Routes		Proposed Attenuation Pond
	Proposed Linear Scrub Planting		Community Orchard Planting		Primary Cycle/Pedestrian Movement Routes		Proposed Ecological and Wildlife Ponds
	Proposed Native Shrub Planting		Proposed Street Trees		Public Rights Of Way (Correct To SNG OS Mapping 22.11.23)		Proposed Wildlife Corridor (Trees + Scrub)
	Proposed Natural Grassland		Existing Vegetation To Be Removed		Primary Tree Lined Movement Routes Incorporating Cycle And Pedestrian Movement		Proposed Dog Ponds



- Extensive new woodland and copse planting (within the POS and SANG) along the boundary between the site and the adjacent farmland. The planting would be positioned to maintain long-distance views from more open sections of Basingstoke Road and from locations within the site towards the River Loddon and the wider landscape.
- Connections between proposed pedestrian/cycle routes within the site and the BOAT to the north of the site.
- Outward-facing dwellings adjacent to POS areas to provide passive surveillance of the POS areas.

SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)

- 6.73 The Thames Basin Heaths SPA lies approx. 3.6km to the south-east of the site. The SPA designation has implications in respect of mitigation and provision of Suitable Alternative Natural Greenspaces (SANG) as the site lies within the SPA Zone of Influence/Linear Mitigation Zone, as defined in the adopted Core Strategy. SANGS are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.
- 6.74 The design for the proposed SANG has been developed in accordance with consultation undertaken with Natural England and comprises a mix of amenity grassland and wildflower meadow, native shrub planting, native tree planting and an area of linear scrub planting to the southern boundary. It also includes a number of proposed ecological/wildlife ponds, with associated marginal planting, which is also applied to the proposed attenuation area in this location. In terms of visitor use, the SANG incorporates a 2.3km circular walking route which extends across its length and is accessed by three gated access points.



Detailed Landscape Design

6.75 All proposed landscape mitigation will be subject to a high-quality detailed landscape scheme that will ensure that the functions of the landscape components are delivered. This will also reflect positively on the design quality of the proposed development as a whole, in line with relevant adopted and emerging policies of the Local Plan.

6.76 At the detailed design stage, the selection of species for trees, woodland and hedgerows will refer to native species as well as those present in the context of the local landscape character, wherever appropriate and in the context of the need for the long-term resilience of planting.

OPEN SPACE TYPOLOGIES

6.77 A number of different types of public open space will be provided throughout the site in order to cater for a range of uses and recreation provision as recommended in both the 'Fields In Trust' Bench Mark guidance and Natural England's Accessible Natural Greenspace Standards, and as identified within Policy TBO8 Open Space, Sports and Recreation facilities standards for residential development within Wokingham Borough Council 'Adopted Managing Development Delivery Local Plan – Feb 2014'.

6.78 While clearly there is a degree of overlap between all the different types of provision, there is a considerable over provision of public open space within the site, which demonstrates a more than adequate provision of both Passive and Active open space within the proposed development. This will include areas ranging from native tree planting and blue/green infrastructure corridors, to extensive grassland and wildflower meadow areas, providing residents with a range of spaces to enjoy.

Proposed Development: 420 dwellings @ 2.4 population per dwelling = 1008 site population				
Open Space Typology	Quantitative Standard (ha per 1000 population)	Requirement for the site *	Provision	Shortfall/ Over-provision
Parks and Gardens	1.10ha	1.11ha	1.28ha	+0.17ha
Natural and Semi-Natural green space**	2.84ha	2.86ha	3.93ha	+1.07ha
SANG	8.00ha	8.06ha	8.13ha	+0.07ha
Amenity Green Space Typologies	0.98ha	0.99ha	2.10ha	+1.11ha
Provision for Children and Young People	0.25ha	0.25ha	0.26ha ***	+0.01ha
Civic Space	0.01ha	0.01ha	0.02ha	+0.01ha
Outdoor Sports	1.66ha	1.67ha	1.85ha	+0.18ha
Allotments/Orchard	0.52ha	0.22ha	0.44ha	+0.22ha
TOTAL			18.01ha	

* Population projection based on 420 dwellings with a household occupancy rate of 2.4 people per dwelling

** Not including SuDS

*** 1no. NEAP, 3no. LEAP's and 4no. LAP's

PLAY STRATEGY

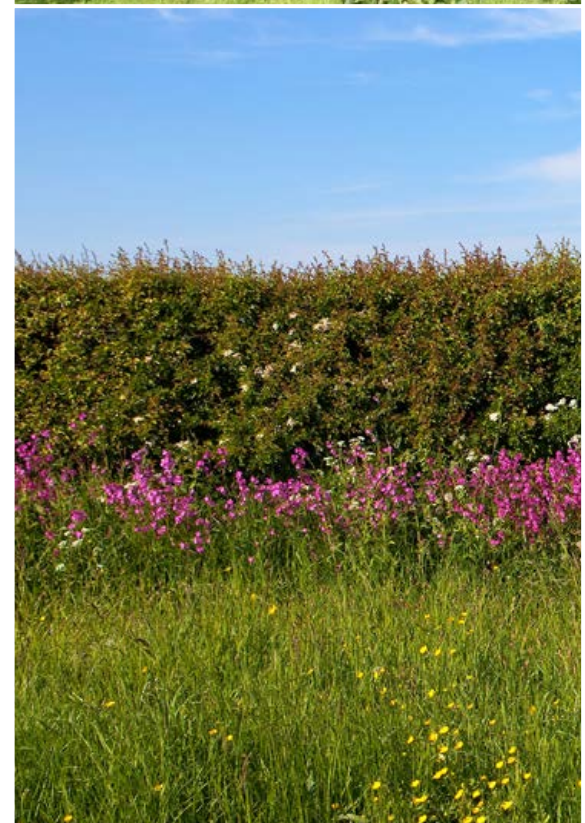
6.79 Key to the delivery of accessible public open space is the provision of spaces for Children and Young people. A 'playable landscape' approach is proposed within the development, with play opportunities embedded within the site masterplan, with a series of destinations created and joined by a network of footpaths and cycleways.

6.80 A hierarchy of play spaces is proposed across the development. A mix of non-prescriptive play features and 'natural' play opportunities will be situated at key locations throughout the site, and a larger more inclusive play area situated in the south-west of the development. The formal play provision will be provided from a mix of Local Areas of Play (LAP's) and Locally Equipped Areas for Play (LEAP).

6.81 In addition to these formal play areas, the pedestrian routes will also offer a varied activity network aimed at adding interest to the route. Utilising landform, planting and natural features, the activity trails will provide opportunities to experience risk and promote challenges for a wide range of users both young and old.

6.82 The equipped areas of play proposed will be:

- Safely overlooked by adjoining properties and main circulation routes;
- Maintained to ensure quality and safety of play equipment is of highest standard;
- Accessible, with well-lit access for pedestrians and cyclists; and
- Located in logical well used and visible corridors to promote legibility and aid orientation.





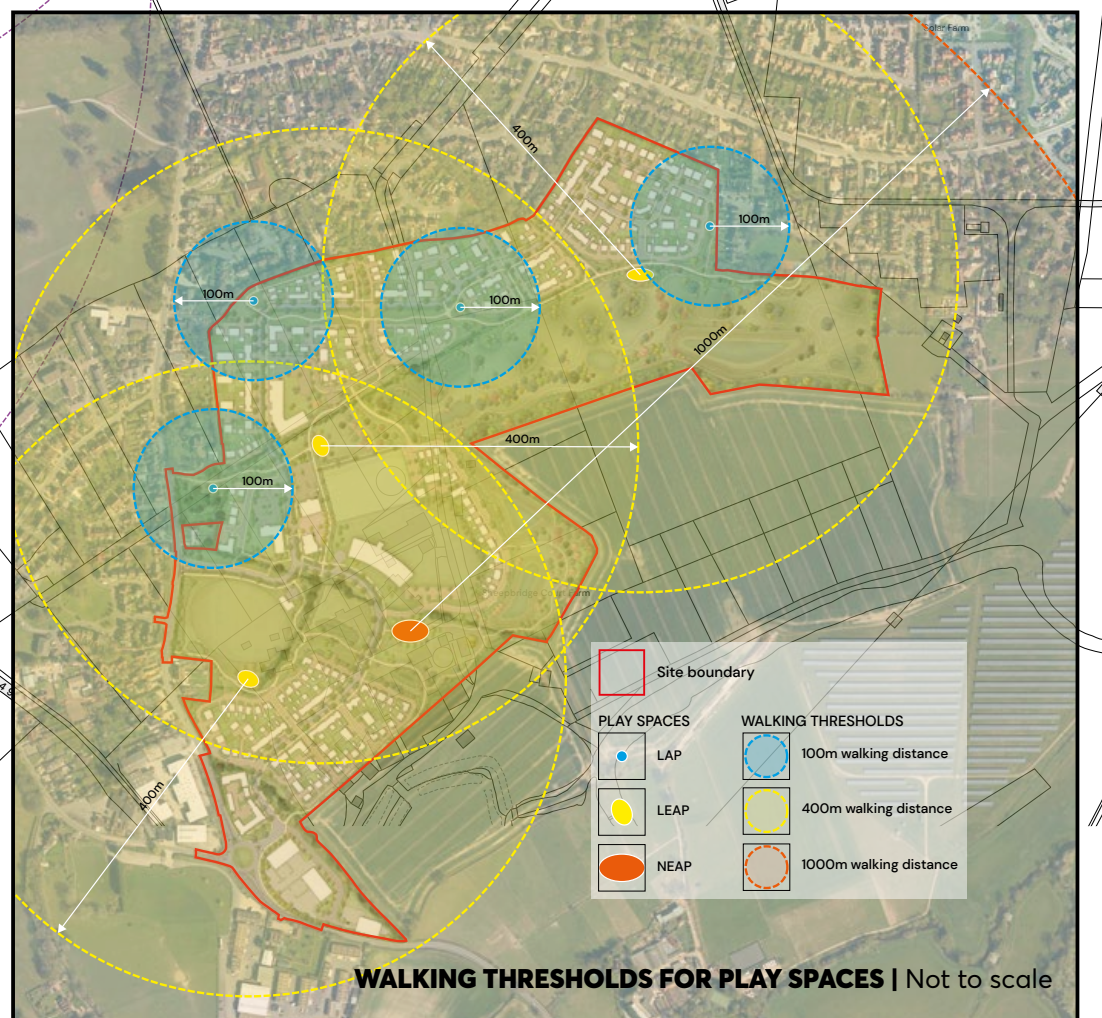
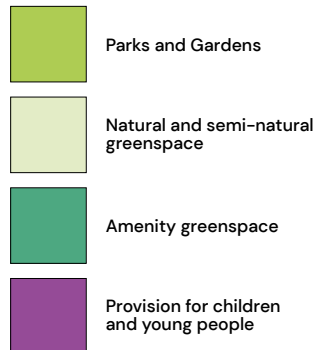
INDICATIVE OPEN SPACE TYPOLOGIES | Not to scale

LEGEND



Site boundary

POS TYPOLOGIES



WALKING THRESHOLDS FOR PLAY SPACES | Not to scale



CREATING A SAFE PLACE TO LIVE

6.83 One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:

"... places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and fear of crime, do not undermine the quality of life or community cohesion and resilience"
(Para. 130 (f), NPPF 2024)

6.84 The design proposals for the site are based on an understanding of best practice guidance and reference has been made to the relevant documents including "Safer Places: The Planning System" and "Manual for Streets as well as ACPO "New Homes" guidance.

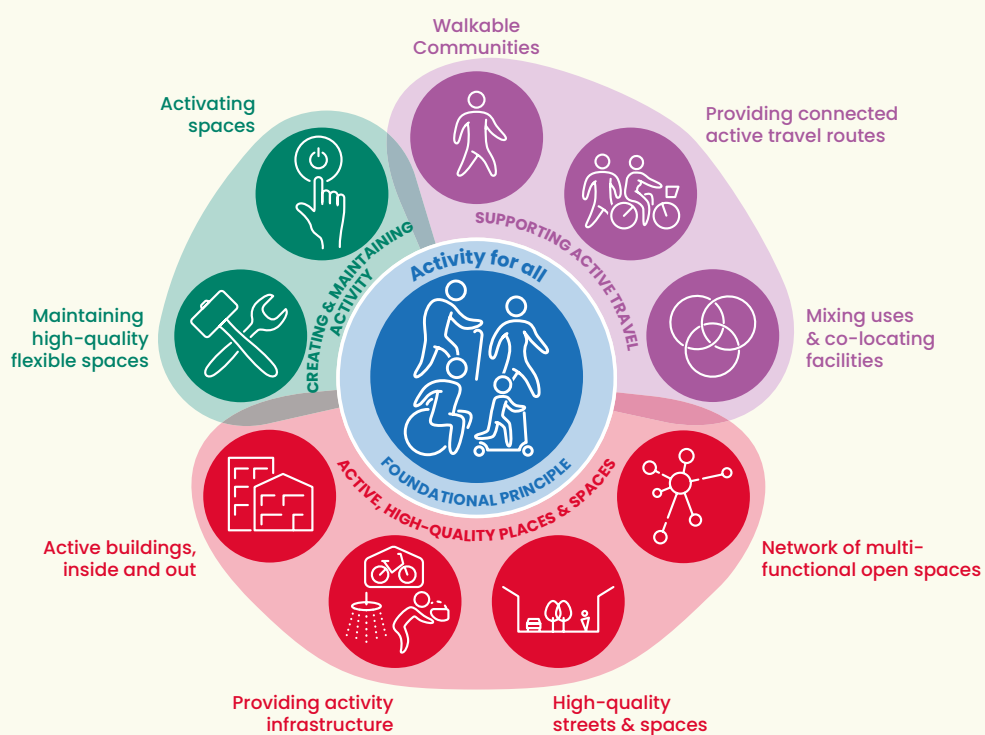
6.85 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.

6.86 In forming the design proposals, the following key attributes have been included:

- Buildings orientated with frontages towards the central street and rear gardens facing boundary landscaping to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings;
- Public open spaces are well overlooked by the surrounding built form;
- All routes are necessary and serve a specific function or destination;
- The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
- Where parking areas are proposed they are well overlooked by the surrounding built form;
- Natural surveillance is promoted wherever possible; and
- Architectural details which promote natural surveillance and the active overlooking of spaces have been included in the design of the proposed dwellings, with considered window positioning offering further angles of natural surveillance.







ACTIVE DESIGN

Design Proposals

- Open space at the heart of development to connect existing neighbourhood to new.
- Active travel connections to existing streets to complete walking and cycling networks.
- Active travel wayfinding provided at key nodes in network.
- Highway improvements at development gateway improve active travel connections to Basingstoke Road.
- Children's play space with formal equipment and informal adventure trail.
- Seating around open space, landscape design includes natural habitats.
- Sustainable drainage integrated with swales to provide amenity and habitat.
- Onward connection to wider Public Rights of Way and countryside.
- Street design and durable surface materials to prioritise active travel.
- Proposed Country Park with gated access points and a 2.3km circular footpath
- Segregated cycling and walking space on primary street.
- Multi-functional community spaces including orchard and informal trim trails.
- Opportunities for more sport and recreation facilities including sports pitches



The ten principles of Active Design

FOUNDATIONAL PRINCIPLE



Principle 1 – Activity for all

All environments should support physical activity equitably across all ages, ethnicities, genders, and abilities, enabling everyone to be active and build long-term active habits and behaviours. This is essential for the delivery of all the principles of Active Design and is its foundational principle.

SUPPORTING ACTIVE TRAVEL



Principle 2 – Walkable communities

Facilities for daily essentials and recreation should be within easy reach of each other by active travel means, making it more likely that people will make the journey by using active travel modes (defined in Theme 1). Good active travel connections should be provided to extend the range of services that are accessible while remaining physically active.



Principle 3 – Providing connected active travel routes

Encourage active travel for all ages and abilities by creating a continuous network of routes connecting places safely and directly. Networks should be easy to use, supported by signage and landmarks to help people find their way.



Principle 4 – Mixing uses and co-locating facilities

People are more likely to combine trips and use active travel to get to destinations with multiple reasons to visit. Places with more variety, higher densities, and a mix of uses also reduce the perception of distance when travelling through spaces. They also generate the critical mass of travel demand to better support public transport services.

ACTIVE HIGH-QUALITY PLACES AND SPACES



Principle 5 – Network of multi-functional open spaces

Accessible and high quality open space should be promoted across cities, towns and villages to provide opportunities for sport and physical activity, as well as active travel connections and natural or civic space for people to congregate in and enjoy.



Principle 6 – High-quality streets and spaces

Streets and outdoor public spaces should be Active Environments in their own right. They should be safe, attractive, functional, prioritise people and able to host a mix of uses, with durable, high quality materials, street furniture in the right places and easy-to-use signage. High quality streets and spaces encourage activity, whereas poor quality streets and spaces are much less likely to be used to the same degree.



Principle 7 – Providing activity infrastructure

Infrastructure to enable sport, recreation and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate activity for all.



Principle 8 – Active buildings, inside and out

Buildings we occupy shape our everyday lives, both when users are inside and outside. Buildings should be designed with providing opportunities for physical activity at the forefront, considering the arrival experience, internal circulation, opportunities to get up and move about, and making the building an active destination.

CREATING AND MAINTAINING ACTIVITY



Principle 9 – Maintaining high-quality flexible spaces

Spaces and facilities should be effectively maintained and managed to support physical activity. These places should be monitored to understand how they are used, and flexible so that they can be adapted as needed.



Principle 10 – Activating spaces

The provision of spaces and facilities which can help to improve physical activity should be supported by a commitment to activate them, encouraging people to be more physically active and increasing the awareness of activity opportunities within a community.





Enhanced and optimised

NPPF
CHAPTERS
8,12,14,15

"Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water."

(Para 90, NDG 2021)

6.87 Alongside well-designed public spaces the proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.

RETENTION AND MANAGEMENT OF EXISTING VEGETATION

- 6.88 Within any proposed development, successful retention and enhancement of existing arboreal features requires a strategy to be developed from the outset. The proposed development requires minimal tree loss.
- 6.89 The design proposals have minimised the impact and loss of existing vegetation, with the loss of existing trees only where necessary to facilitate new infrastructure.

NEW STRUCTURE OF PLANTING

- 6.90 Planting within the scheme will be utilised to enrich biodiversity, assist in place making and create identity within the development. Along with the elevational treatments of the buildings, the landscape materials and planting proposals will reinforce the overall character within the scheme and provide continual reference to the surrounding landscape.
- 6.91 The proposed new structure of planting forms important links as part of the green infrastructure network connecting into the existing landscape, surrounding hedgerows and trees. The range of planting provided will incorporate a number of ecological enhancements to improve the biodiversity of the site overall.
- 6.92 The importance of incorporating street trees, as well as tree planting within other components of the green infrastructure, is reiterated in para 136 of the NPPF 2024:

"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵², that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."

(Para 136, NPPF Dec 2024)



DRAINAGE STRATEGY

- 6.93 The integration of a comprehensive Sustainable Drainage System (SuDs) has been considered from the outset and shaped the masterplan development. The aim of SuDs is to maximise the existing potential of the site to attenuate and clean water, while providing valuable amenity by creating and integrating well designed landscaped features and promoting a greater diversity of flora and fauna. SuDs manage surface water run-off rates by mimicking natural drainage characteristics to achieve a sustainable drainage solution that balances water quality, water quantity, amenity and biodiversity.
- 6.94 Well-designed SuDs also provide opportunities for communities to enjoy the dynamic nature of the water environment and the different habitats that may be sustained by it. The site SuDs has therefore been considered at the outset, with the water management strategy being an integral part of the overall masterplan for the development.
- 6.95 Post-development flows from the site will be controlled to mirror existing Qbar greenfield rates for all storm events up to and including the 100-year + a 40% allowance for climate change. This approach will ensure that there is a significant reduction in flows post-development, thus reducing the flood risk to the wider area. Suitable attenuation system will be incorporated within the development.
- 6.96 Core Strategy Policy CP1 (Sustainable Development) seeks to avoid increasing, and where possible reduce, risks of or from all forms of flooding. This is supported by MDDP Policy CC09 (Development and Flood Risk), which indicates development must be guided to areas of lowest flood risk and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. A Flood Risk Assessment and Drainage Strategy has been submitted with this application which demonstrates the whole of the Site is within Flood Zone 1, the lowest level of flood risk and no adverse effects are expected.



Efficient and resilient

“Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.”

(Para. 135 NDG, 2021)

- 6.97 The NPPF states at para. 8 that the planning system has three interdependent and overarching objectives:
- An **economic** objective – to build a strong, responsive and competitive economy;
 - A **social** objective – to support strong, vibrant and healthy communities; and
 - An **environmental** objective – protecting and enhancing the natural, built and historic environment
- 6.98 To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.
- 6.99 At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in Para. 11 of the NPPF, and within the masterplan development principles.

SUSTAINABLE BUILDING TECHNIQUES

- 6.100 The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:
- Improved energy efficiency through careful building siting, design and orientation;
 - Sustainable Drainage systems (SuDs);
 - Considering fabric efficiency in the design of buildings;
 - Use of building materials capable of being recycled; and
 - An element of construction waste reduction or recycling.

Building Regulations

- 6.101 The proposed development should accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements. Detailed information regarding the proposed construction methods proposed to achieve buildings regulation compliance will be submitted at the detailed design stage.

Materials and Waste Recycling

- 6.102 Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that ‘whole life costs’ are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

Siting and Building Orientation

- 6.103 Dwellings should be carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible.
- 6.104 Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period.
- 6.105 Dwellings/areas of the development that could potentially benefit from passive solar gain or the future installation of solar panels (i.e. are orientated within 30 degrees of south) are identified on the Potential Solar Gain Plan, presented opposite. The final location and numbers of dwellings benefiting from solar gain will be set out at the detailed design stage.

Landscape Design and Microclimate

- 6.106 The strategic use of tree planting can mitigate against some of the impact of colder northerly winds. Where possible the development has been designed to be self-sheltering, with arcs of tree planting included to the north-west of the development, to minimise the ‘wind chill effect’ and the potential heat loss from dwellings as a result of strong winds.

Sustainable Drainage Systems

- 6.107 Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems (SuDs) on-site, to ensure that the development does not impact on the surrounding area.

Design Coding

M ENERGY EFFICIENCY

The development proposals aim to create a sustainable, energy-efficient community in alignment with local and national policies. Key elements include the incorporation of renewable energy sources, energy-efficient building designs and sustainable transport solutions.

The energy strategy aligns with net zero carbon design principles and any future reserved matters application must include the following:

- High performance building fabric to prioritise energy demand reduction, with proposed U-values and air permeability rates that exceed current Building Regulations requirements;
- Low carbon heat provisions through the use of air source heat pumps (ASHPs) for all buildings within the development, resulting in zero onsite emissions for heating and hot water;
- An all-electric strategy, eliminating the use of fossil fuel systems; and
- Maximised onsite renewable energy generation through the installation of roof-mounted photovoltaic (PV) panels.

The design of the development must incorporate passive and active environmental strategies, to enhance energy efficiency and occupant comfort.

This comprehensive approach ensures that the development not only meets but exceeds the current local and national policy requirements.

By implementing these measures, the development must become a model for sustainable, energy-efficient community design, setting a new standard for future developments in the area.

M WATER SAVING

The following must be incorporated into the proposed development:

Water specification

Integration of water-efficient fixtures and fittings, ensuring compliance with water consumption targets set by local policies. All residential units will aim to achieve a water consumption rate of no more than 105 litres per person per day.

Rainwater harvesting

Collection and reuse of water for non-potable purposes, such as landscape irrigation and toilet flushing, further reducing the reliance on mains water.

Flow control devices

Devices to control flow must be installed to regulate water pressure and ensure efficient water usage across the site, minimising waste and optimising consumption.

Leak detection

Smart leak detection systems must be implemented to monitor and identify any leaks early, ensuring prompt repairs and reducing unnecessary water loss.

Irrigation

Irrigation systems must be utilised in landscape areas, incorporating drip irrigation technology and the use of harvested rainwater to minimise potable water usage.