

5.7.5 TREE STRATEGY

Tree Location Plan (nts)

Open space tree species specified are either native or sub cultivars of native species to enhance the biodiversity of the site. They are shown to be planted as either semi-matures or advanced nursery stock.

Street, verge and parking court trees will be planted throughout the development. As there is generally less space for these trees to grow out due to restrictions from services, lighting, buildings or roads, narrower and more conical species have been selected.

Small and medium sized trees are shown planted to private front gardens and these include flowering species for seasonal interest and variety.

SUDs and water associated trees will be positioned around the periphery of the attenuation basin and consist of native origin species.

Buffer planting will be established along the site boundaries, particularly adjacent to the Ancient Woodland, to create an effective buffer while enhancing and restoring habitat and biodiversity. The planting will comprise a mix of native species, installed as transplants, with species distribution and density varied to achieve a naturalistic and resilient landscape.



Proposed Tree Species

● Street & Verge Trees

Planted as semi-mature and advanced nursery stock

Acer campestre 'Elsrijk'
Carpinus betulus 'Frans Fontaine'
Malus 'Evereste'
Prunus avium 'Plena'
Sorbus aria 'Lutescens'
Tilia cordata 'Rancho'



Parking Court Trees

Planted as advance nursery stock

Carpinus betulus 'Frans Fontaine'
Ilex aquifolium 'Nellie R. Stevens'
Malus baccata 'Street Parade'
Pyrus calleryana 'Chanticleer'



Open Space Trees

Planted as semi-mature and advanced nursery stock

Acer campestre
Betula pendula
Carpinus betulus
Castanea sativa
Juglans regia
Pinus sylvestris
Prunus avium

Sorbus aucuparia
Tilia cordata
Quercus robur

SUDS & Water Associated Trees

Planted as advanced nursery stock and multi-stems

Alnus glutinosa (multi-stem)
Betula pendula (multi-stem)
Salix alba (pollards)

● Orchard Trees

Planted as selected standards

Malus domestica 'Cox's Orange Pippin'
Malus domestica 'Braeburn'
Prunus domestica 'Victoria'
Prunus avium 'Sunburst'
Pyrus communis 'Conference'

5.7.5 TREE STRATEGY

Open Space Tree Images



Acer campestre



Betula pendula



Carpinus betulus



Castanea sativa



Juglans regia



Pinus sylvestris



Sorbus aucuparia



Tilia cordata

Street & Verge Tree Images



Acer campestre 'Elsrijk'



Carpinus betulus 'Frans Fontaine'



Malus 'Evereste'



Prunus avium 'Plena'



Sorbus aria 'Lutescens'



Tilia cordata 'Rancho'

5.7.6 HARD LANDSCAPE PALETTE

The hard landscape palette will comprise asphalt for primary/ secondary roads and pavements, complemented by a range of block paving denoting private driveways and visitor spaces. This approach will clearly define the hierarchy of streets and parking areas.

Within the open spaces, hoggin gravel will be used to create a more natural character while maintaining a durable and accessible surface.

The boundary treatment will include metal estate railings at key nodal points to front gardens, with soft landscaping defining the remaining front boundaries, creating a high-quality setting with a distinct rural character. Timber knee rails and timber posts will be used to define the edges of open spaces and to discourage informal parking.

Site furniture will include timber litter bins and benches positioned at regular intervals along pathways within the open spaces, providing rest points and encouraging accessibility and usability.

Hard Surfaces



Bitumen macadam road and pavements



Block paving to shared surfaces and parking bays



Hoggin gravel footways

Site Furniture



Timber bench



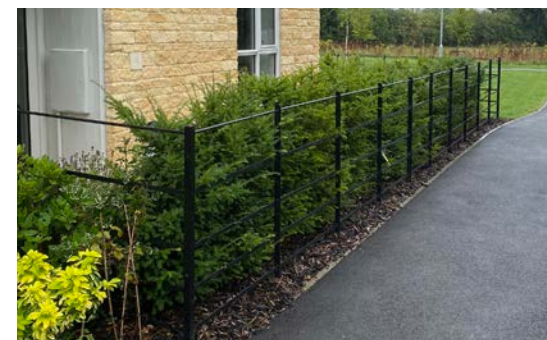
Timber bin



Timber post



Timber knee rail



Metal estate railings

5.7.6 HARD LANDSCAPE PALETTE

Legend

- Red line boundary
- Land under applicants ownership proposed to be utilised for BNG in accordance with outline Ecological Impact Assessment.
- Visibility splays
- Existing vegetation
- Proposed vegetation

Hard Landscape Legend

- Road.
Material: Asphalt.
Note: Engineer detail.
- Public footpath.
Material: Asphalt.
Note: Engineer detail.
- Private footpath.
Material: Concrete flags.
Note: Buff.
- Footway/cycleway to southern boundary (9m wide).
Material: Asphalt (to adoptable standards).
Note: Engineer detail.
- Path to Public Open Space.
Material: Hoggins.
Note: Treated softwood timber edging.
- Raised tables and shared surfaces.
Material: Block paving.
Colour: Bracken.
- Visitor parking bays.
Material: Block paving.
Colour: Vintage Charcoal.
- Private parking bays and shared surfaces.
Material: Block paving.
Colour: Burnt Ocre.
- Play surface.
Product: Safety Matta.
Supplier: Matta Products or equal approved.
- Tactile paving.
Material: Concrete.
Colour: Contrasting to adjacent surface.
Note: Engineer detail.
- Area of above-soil surfacing. To arboriculturist details.

Furniture Legend

- Trim trail elements
- Bench.
Product: Coxes Timber Seat.
Supplier: Orchard Street Furniture or equal approved.
Note: Hardwood timber.
- Bollard.
Product: Orchard Bollard.
Size: 0.6m installed height.
Supplier: Orchard Street Furniture or equal approved.
Note: Hardwood timber.
- Litter bin.
Product: Magnum Wooden Litter Bin.
Supplier: Orchard Street Furniture or equal approved.
Note: Hardwood timber.
- Dog waste bin.
Product: K-Nine Post Mounted Dog Waste Bin.
Colour: Green.
Supplier: Broxap or equal approved.
- Picnic table.
Product: Conference Picnic Table.
Supplier: Orchard Street Furniture or equal approved.
Note: Hardwood timber with ground fixing.
- Public rescue equipment.
Product: Throw line.



5.7.7 BOUNDARY TREATMENTS PLAN

Legend

-  Red line boundary
-  Land under applicants ownership proposed to be utilised for BNG in accordance with outline Ecological Impact Assessment.
-  Visibility splays
-  Existing vegetation
-  Proposed vegetation

Boundaries Legend

-  Boundary fence.
Material: Timber closeboard.
Size: 1.8m high.
Note: Matching gates where required.
-  West boundary fence.
Material: Morticed post and 3 bar cleft rail.
Size: 1.2m high.
Note: Matching field gates where required. Animal-proof mesh installed to bottom.
-  Boundary wall.
Material: Brick to match houses.
Size: 1.8m high.
Note: Matching 2.1m high brick pillars.
-  Feature entrance wall.
Material: Brick to match houses.
Size: 1.2m high.
Note: Matching brick pillars to ends. Inlaid site name sign.
-  Retaining wall.
Note: To engineer detail.
-  Railing to properties.
Material: Metal estate railing.
Size: 1.2m high.
Note: Matching gates where required.
-  Railing to play areas.
Material: Metal estate railing.
Size: 1.2m high.
Note: Matching gates where required. Animal-proof mesh installed to bottom.
-  Existing site boundary fence.
Material: Post and wire.
Size: 1.2m high.
Note: Repaired where required.
-  Site boundary fence.
Material: Post and wire.
Size: 1.2m high.
Note: To match existing.



5.9 CHARACTER & APPEARANCE

The site will be designed to provide a cohesive architectural style and using a material palette that is broadly used throughout to ensure variation and interest to the street scene and to ensure buildings provide identity and can inform wayfinding through the site.

However the development blocks and proposed buildings within them have been proposed as having differing character related to the landscape setting within which each development block is located.

-  Parkland Housing
-  Courtyards in the Meadows



Character Areas Plan

5.9.1 MATERIALS STRATEGY

The use of colour and materials across the development seeks to reflect the material palette found in the local area and to support the character area proposals suggested on the previous page.

Two brick types are proposed, a red and a multi to match the colour in the area, most notably along Scamps Hill. Roof tiles are proposed as either clay or slate, to suit the building type and location of the building within the development.

Supplementary materials include tile hanging and white timber or composite. Features proposed to the buildings include bay windows, projecting porches, brick banding and headers above windows and doors.

The Parkland character area will utilise a varied palette comprising all of the above materials to provide variety to the streetscene composition. Key marker buildings have been integrated within the development to provide prominence over important junctions and vistas, by using alternative materials to surrounding buildings.

The Meadows character area will mainly utilise a red brick, white timber or composite and slate roof. This palette of materials is repeated within the central parts of the Parkland character area, where roads are dual-sided with buildings facing each other.

-  Red Brick
-  Multi Stock Brick
-  Clay Tile
-  Slate Roof
-  White timber or composite
-  Tile Hanging



Materials Plan

5.9.1 PARKLAND HOUSING

Setting

Located within the central part of the site, these development areas will form the majority of the built form and consist of a series of development blocks and connected streets. All development within this area is proposed as perimeter blocks with outwardly facing dwellings overlooking the streets within the development area, and the edges facing Scamps Hill and the wooded areas to the north.

Building Form and Typology

Buildings within these central areas will be primarily two storeys in height. Building types will generally comprise detached or semi-detached properties, and will provide enclosure to the street with gaps between buildings for parking limited to ensure a perimeter block approach is adopted. Roof forms will be pitched with gables proposed facing prominent edges and creating character at corners or overlooking vistas from approaching streets.

Materials and Details

Lindfield's buildings have a strongly traditional village character, and as such the development seeks to utilise materials and a character that will reflect this palette and aesthetic.

The majority of the built form in the site will employ a material palette that includes traditional red and mixed-multi brick, complemented by some tile hanging to first floor and use of roof materials to reflect the local use of clay and slate according to which typology of house they are to be utilised.

Some use of white colour is being proposed within this character area, on 'statement' buildings that form a key role in the spatial layout of the development and will help create identity to the street scape and assist wayfinding.



Scamps Hill



High Street



Bolnore Village, Haywards Heath



High Street



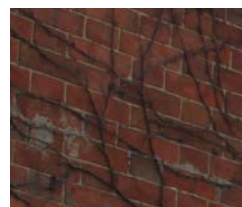
Multi stock brick



Clay tiles



Slate roof tiles



Red brick



Tile Hanging



White timber or composite

5.9.1 PARKLAND HOUSING



Bay Windows



Tile Hanging



Multi Stock Brick



Clay Tile



Brick Patterns & Headers / Coins



Doors - Colour



Detached House



Semi Detached Houses

Sample Elevations



Proposed Streetscene



Artists impression of view from southern boundary towards green corridor and retained tree and hedgerow

5.9.2 COURTYARDS IN THE MEADOWS

Setting

This comprises the two development blocks located on the north-west edge of the development, separated from the rest of the site by the proposed green corridor and existing trees and hedgerow that runs through the site. To respect the large mature trees in this area, these development blocks are more disparate from the tighter development in the centre of the site, and as such have been designed to reflect blocks that have a perimeter of containment to them in the form of a courtyard with use of walls extending between buildings and wrapping around parking courtyard areas.

Building Form and Typology

To the south-west adjacent to Scamps Hill and the nearby listed building, heights have been maintained at two storeys with a residential typology consistent with the adjacent homes – semi-detached or terraced forms. This higher density than the central parts of the site work well here being located nearer to the village centre and serviced by the new pedestrian/cycle path connection to Scamps Hill/Lewes Road in this corner of the site. The other development block comprises two 'L-shaped' apartment buildings framing an internal parking courtyard, to ensure all new apartments within these blocks will have direct outlook onto the surrounding open space, and as such provides a positive edge.

Materials and Details

The buildings in these blocks will use utilise the red brick found centrally within the development blocks to the south-east, supplemented by white timber or composite and slate roof, to give a lighter feel to the buildings as located within the meadows landscape and overlooking the wetland corridor.

Colour to building details such as window and doors, barge boards and rainwater goods is to be incorporated to reflect the village, along with building features such as porches, bay windows, brick detailing and feature detailing to tile hanging.



Bolnore Village, Haywards Heath



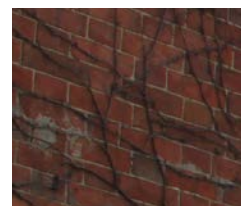
Arborfield Green



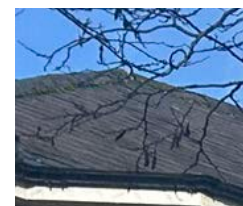
Bay Road



Langmore Lane



Red brick



Slate roof tiles



Tile Hanging



White timber or composite

5.9.2 COURTYARDS IN THE MEADOWS



Brick Patterns & Headers / Coins



Slate Roof



Red Brick



White timber or composite

Sample Elevations



Semi Detached Houses



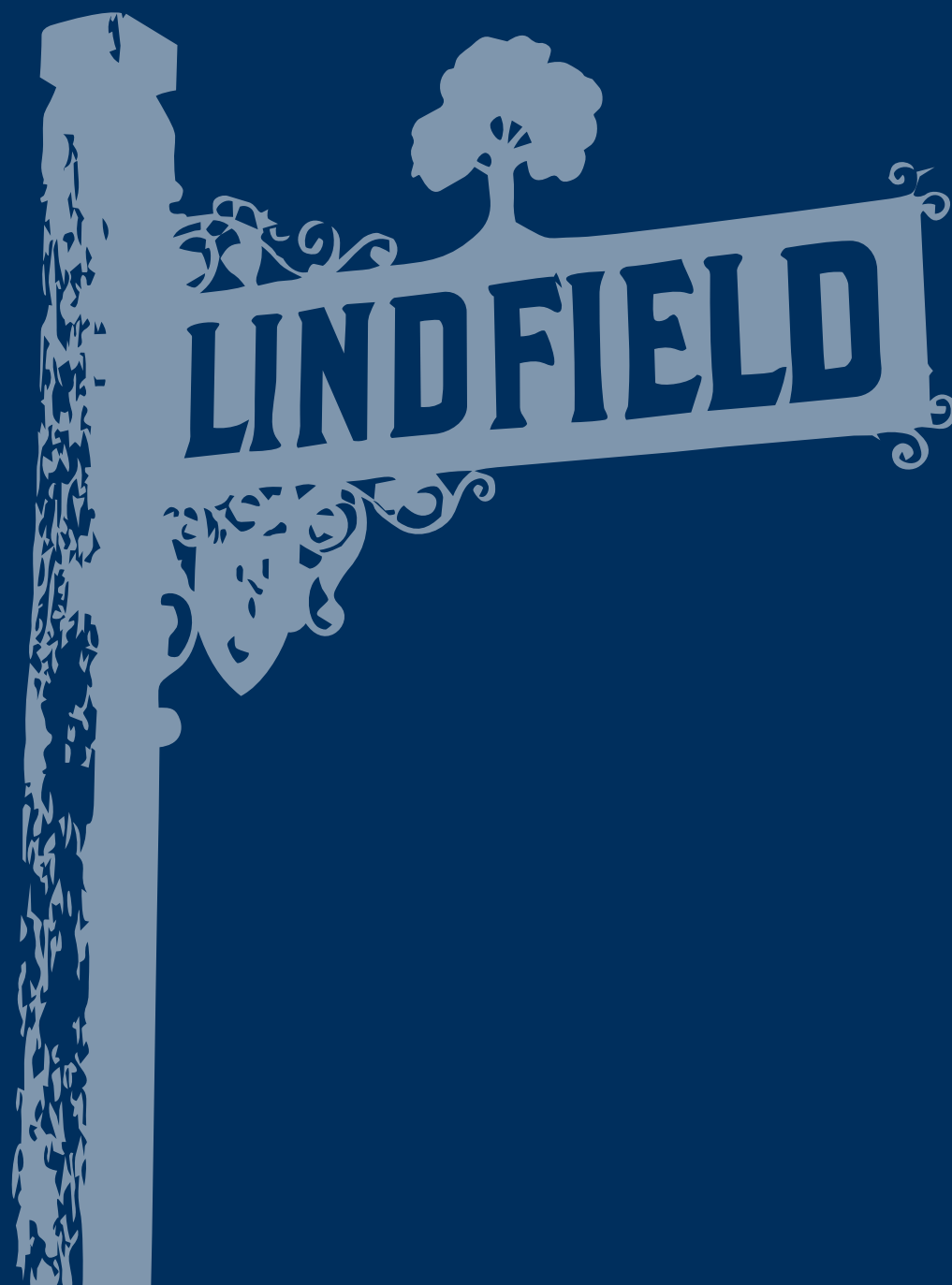
Apartment Block



Proposed Streetscene



Artists impression of view from Scamps Hill towards northern edge of development



06 BUILDING FOR THE FUTURE

6.1 SUSTAINABILITY STRATEGY

A Sustainability Statement has been prepared by AES Sustainability Consultants to address relevant national and local policies relating to the sustainable design and construction of dwellings, including relevant policies within the Mid Sussex District Plan 2014 - 2031 adopted in March 2018.

The statement sets out a fabric first approach to sustainable construction, demonstrating that improvements in insulation specification, a reduction in thermal bridging, unwanted air leakage paths and further passive design measures will ensure that energy demand and consequent CO2 emissions are minimised.

A range of potentially appropriate low carbon and renewable energy technologies have been assessed for feasibility in delivering a further reduction in CO2 emissions, concluding that heat pumps and solar PV systems are considered the appropriate technology for this site.

All homes will be delivered to meet and exceed the minimum requirements of Part L 2021 and therefore will exceed a 31% reduction over Part L 2013. The approach presented delivers a reduction of 68,696 kgCO2/year equating to an improvement of around 75.85% over Part L 2021.

The development will additionally consider the longer-term impacts of a changing climate, building in resilience through the construction specification and managing overheating risk through consideration of thermal mass and solar gain.

Water usage will be reduced in accordance with the requirements of Building Regulations Part G, with flow restrictors and low use appliances being selected where applicable to ensure that the calculated daily water demand is below 110 litres/person/day in line with the Optional requirements and in line with Policy DP42 of the Mid Sussex District Plan 2014 - 2031.

Appropriate provision for internal waste and recycling storage will be provided to ensure that recycling can be split into the appropriate streams for collection.

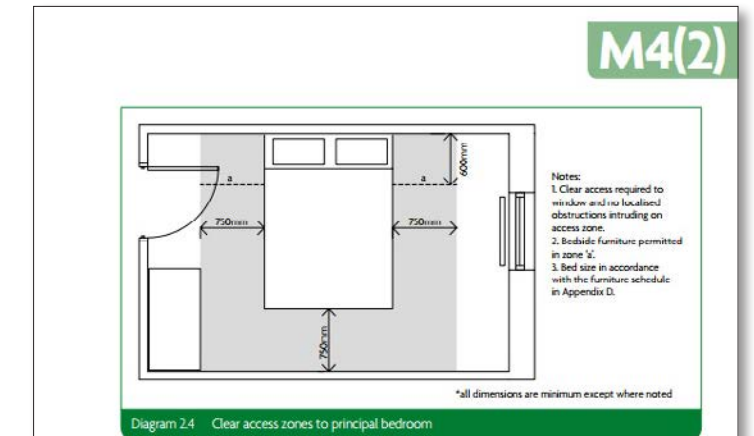


6.2 ACCESS STRATEGY

With regard to accessibility within the site, road and footpath levels will be designed to meet required standards regarding maximum gradients.

Access between footpaths and parking spaces to access doors will be in full accordance with Approved Document (AD) Part M. All external spaces serving the dwellings will be designed to accommodate ambulant disabled and wheelchair access.

The accommodation has been designed to comply with Council Policy with regard to a provision of at least 20% (17 units) of the total dwellings meeting Part M4(2) (Accessible and Adaptable Dwellings) and 4% (1 unit) meeting Part M4(3)(2)(b) of the Buildings Regulations standards. These dwellings have been provided with parking spaces to meet the AD requirements. Please refer to the Part M compliance plan attached with Reserved Matters Application



Doorway clear opening width (mm)	Corridor clear passageway width (mm)
750 or wider	900 (when approached head on)
750	1200 (when approach is not head-on)
775	1050 (when approach is not head-on)
800	900 (when approach is not head on)

NOTE: A standard 826mm door leaf up to 41mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

Private stairs and changes of level within the entrance storey

1.16 To provide easy access between rooms on the entrance storey, a stepped change of level within the entrance storey should be avoided where possible. If internal steps or stairs on the entrance level are unavoidable, they should comply with the provisions of Part K.

Sanitary facilities

cloakroom, bathroom and shower room should be
ts and other adaptations that could impose a load of up to
eyond those required to comply with this guidance need

It is considered suitable for many types of adaptations but
be required if adaptations are fitted that impose high point

It is suitable and convenient for some wheelchair users in for showering, dwellings should comply with all of the

the entrance storey that provides a WC and basin (which may be a shower room).

th one or two bedrooms, the WC (together with its
the provisions of Diagram 1.3 and the basin does not

th three or more bedrooms, the room with the WC and
access shower or a potential level access shower, and the
n their associated clear access zones) meet the provisions
nt WC layouts are shown in Diagram 2.6.

HM Government

The Building Regulations 2010

**Access to and use of
buildings**

M

APPROVED DOCUMENT

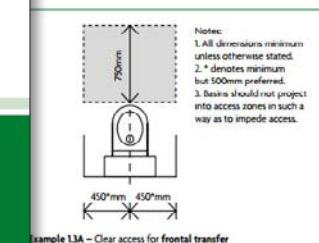
Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

2015 edition incorporating 2016 amendments –
for use in England*



6.3 PARKING STRATEGY

Proposals for parking across the site have been provided consistent with the guidance within the Mid-Sussex Design Guide and reflecting comments received at pre-application stage. Frontage parking has mainly been removed and replaced with either on-plot or courtyard parking within the development clusters.

Car Parking Standards

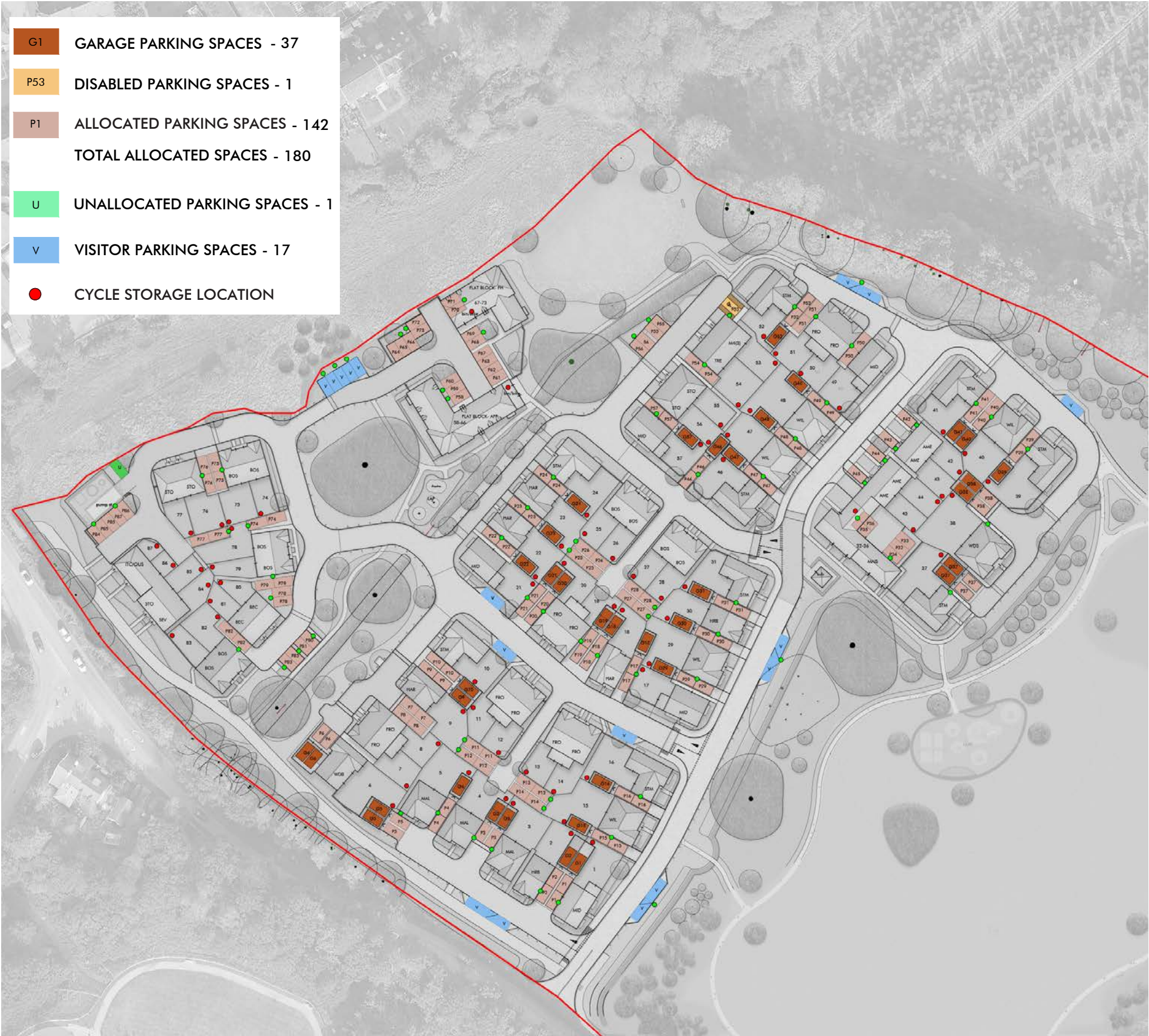
- Minimum garages size of 6m x 3m internally. Garages regarded as an allocated parking space of 0.5.
- Minimum space size of 2.4m x 4.8m.
- Parallel space minimum size of 2m x 6m.

Cycle parking

- Cycle parking has be provided throughout the site in line with Mid Sussex guidance as per the table below.

West Sussex County Council Guidance on Parking at New Developments (September 2020) has been used in the absence of any other document prescribing parking provisions. I-Transport have advised the site sits within PBZ 4.

Dwelling Size	Number of Habitable Rooms	Minimum number of Parking Spaces Required Per Dwelling	Cycle Spaces Required Per Dwelling
1b	1-3	1	1 (flat 0.5)
2b	4	1	2 (flat 0.5)
3b	5-6	2	2 (flat 0.5)
4b	7+	2	2 (flat 1)
As a statement of intent, the proposed development will also provide the following:			
One visitor car parking space per 0.2 dwellings and sufficient visitor cycle parking.			



Parking Strategy Plan

6.4 REFUSE STRATEGY

A refuse and recycling strategy plan has been provided with the planning application as illustrated adjacent. This plan shows all refuse storage areas along with drag routes for residents between the storage point and the collection point on refuse collection day. These routes all comply with Approved Document Part H of the Building Regulations being a maximum of 30m.

Locations and tracking for refuse collection vehicles has been provided by i-Transport, and refuse collection areas have been included and designed into the street scene where necessary to comply with the maximum drag distances for resident and waste operatives.

Refuse storage for houses will be located in rear gardens with rear access to all homes. Maisonette and apartment blocks are provided with integral communal bin stores as preferred by the Local Authority design guidance. Located within accessible areas for both residents and waste operatives.

The total number of 1100 litre wheeled bins has been calculated using the MSDC Waste Storage and Collection Guidance for New Developments. A total number of 5 x 1100L bins are required to accommodate 16x flats.



KEY

- REFUSE STORAGE AREA (HOUSES)
- * REFUSE COLLECTION POINT (KERBSIDE)
- REFUSE STORAGE/ COLLECTION AREA (COMMUNAL)
- * REFUSE COLLECTION POINT (COMMUNAL)

- REFUSE WORKER DRAG DISTANCE (max 25m)
- RESIDENT DRAG DISTANCE (max 30m)

SEE ENGINEER'S DRAWINGS FOR FULL
DETAILS OF TRACKING LAYOUTS

Refuse Strategy Plan

6.5 PRIVACY & AMENITY

Houses are set out on a 'back-to-back' relationship of a minimum of 22 metres, but in some cases exceed this dimension. Houses have also been set out to provide a minimum of 12m 'back-to-flank' dimensions as detailed in the MSDG.

Maisonettes are provided with a small area of private amenity or adjacent to wider public open space.



Garden Sizes Plan

6.6 SECURED BY DESIGN

The utilisation of Secured by Design principles as a fundamental part of the design process ensures that the proposals meet best practice for crime prevention.

The proposals can be submitted to the local Crime Prevention Design Adviser during the application process to understand thoughts on the layout and 'macro' issues regarding community safety around the site, such as active frontage, natural surveillance, boundary treatments.

National Guidance

The attributes of sustainable communities are identified which are of particular relevance to crime prevention within Safer Places: The Planning System and Crime Prevention. These attributes and how the development of the site responds are set out below:

Access and Movement

The development will achieve safer access and movement by ensuring that primary routes for pedestrians, cyclists and vehicles are direct and lead to where people want to go, with as little segregation as possible. Where footpaths are required, they are as straight and wide as possible and overlooked by surrounding buildings.

The movement framework is based upon a pattern of streets and shared spaces, removing the need for underused alleyways, short-cuts, footpaths and a large number of minor access points that can become vulnerable to, or facilitate crime.

Structure

The development is structured to give careful consideration to the relationship between existing dwellings with the proposed new houses.

As few as possible sides of the buildings will be exposed to the public realm. Active frontages will be provided onto streets and there will be a movement framework that focuses people and vehicles on to well defined routes. Defensible space will be provided by private or communal gardens that can only be accessed from the surrounding buildings.

Continuous frontages will also reduce the opportunities for graffiti on blank façades, such as gable ends.

Surveillance

Spaces will be overlooked by buildings or uses, with windows and doors facing onto the street where possible to create an active frontage with surveillance.

Ownership

A clear distinction will be provided between public, semi-private / communal and private spaces. This is achieved using appropriate demarcation such as fences, walls or hedges. Careful selection of these demarcations is proposed in order to achieve the appropriate aesthetic and feel for an area.

High fences, walls and landscape treatment that actively impede access are most appropriate in places that are vulnerable to crime, such as the back of dwellings, and have been provided accordingly. Railings and hedges will be used to signify the public / private divide.

Physical Protection

These security measures will be installed without compromising the quality of the local environment. Crime prevention measures that adversely affect the way a place looks and feels can undermine the aim of safe and sustainable communities.

Measures, such as grilles and barbed wire, are often unattractive and increase the fear of crime by suggesting that an area is unsafe.

The main aim for the development is to plan in security from the outset.

Activity

The public realm has been designed to ensure it is well overlooked by the surrounding properties, with habitable room windows ensuring surveillance throughout the day.



6.7 NATIONAL DESIGN GUIDANCE

The NPPF (2024) makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide sets out ten characteristics which are based on national planning policy, practice guidance and objectives for good design as shown in the National Planning Policy Framework.

The ten characteristics are described opposite.



Context

- Understand and relate well to the site, its local and wider context
- Value heritage, local history and culture

Identity

- Respond to existing local character and identity
- Well-designed, high quality and attractive
- Create character and identity

Built Form

- Compact form of development
- Appropriate building types and forms
- Destinations

Movement

- An integrated network of routes for all modes of transport
- A clear structure and hierarchy of connected streets
- Well-considered parking, servicing and utilities infrastructure for all users

Nature

- Provide high quality, green open spaces with a variety of landscapes and activities, including play
- Improve and enhance water management
- Support rich and varied biodiversity

Public Spaces

- Create well-located, high quality and attractive public spaces
- Provide well-designed spaces that are safe
- Make sure public spaces support social interaction

Uses

- A mix of uses
- A mix of home tenures, types and sizes
- Socially inclusive

Homes & Buildings

- Healthy, comfortable and safe internal and external environment
- Well-related to external amenity and public spaces
- Attention to detail: storage, waste, servicing and utilities

Resources

- Follow the energy hierarchy
- Selection of materials and construction techniques
- Maximise resilience

Lifespan

- Well-managed and maintained
- Adaptable to changing needs and evolving technologies
- A sense of ownership

6.8 CHECKLIST AGAINST THE MSDC DESIGN GUIDE

2. Understanding the Context

Principle	Description	Evidence	Check
Principle DG1: Character Study	Has the applicant clearly identified whether the site lies within or adjacent to any area with a statutory or non-statutory planning designation?	Outline Application Planning Statement	
	Has the applicant understood the implications of these designations on the development of the site?	Outline Application Planning Statement	
	Has the applicant carried out a Character Study and covered the topics set out in the relevant checklist?	Section 2.4	
	Has the applicants Character Study included an evaluation of the landscape character of their site and its setting?	Outline Application DAS	
	Has the applicant identified the potential opportunities for new development to make a positive contribution to the character of a settlement?	Outline Application DAS	
Principle DG2: Site appraisal	Site Appraisal Has the applicant prepared a detailed Site Appraisal and identified the constraints and opportunities that apply to their site?	Section 3.5	

3. Establishing the Structure

Principle	Description	Evidence	Check
DG3 and 4: Natural Resources	Has the design proposal used the physical characteristics of the site identified in Section 2 to influence the form and layout of new development?	Section 4.0	
	Has the proposal maximised the site resources in response to Principles DG3 and DG4?	Outline Application DAS & Section 4	
DG5: Water Features and SuDs	Where applicable has the design sought to retain, enhance and/or re-establish surface water features identified in Section 2 as positive features?	Section 5.1 & 5.7.2	
	Has the design incorporated the use of sustainable urban drainage as an integral part of the layout and landscape structure?	Section 5.1 & 5.7.2	
DG6: Ecology and Biodiversity	Have landscape features with high biodiversity/ecological value identified in Stage 2 been retained and incorporated within the proposals?	Section 5.7	
	Do the proposals deliver net biodiversity gain?	Ecological Statement	
	Have new habitats been created within the landscape structure to encourage additional species?	Ecological Statement	

6.8 CHECKLIST AGAINST THE MSDC DESIGN GUIDE

DG7: Topography and Strategic Views	Does the design work with the topography and integrate the buildings within the landscape?	Section 5.7	
	Have important views been identified and does the layout of development respond appropriately to these?	Section 5.7	
DG8: Connect with the Existing	Does the proposal integrate with existing routes and access points, and create direct and attractive connections through the site for pedestrians, cyclists and vehicular modes?	Transport Statement & Section 5.4	
	Does this movement network respond to topography and landscape features and integrate public rights of way?	Transport Statement	
DG9: Reduce the Reliance on the Car	Does the proposal prioritise the needs of the most vulnerable road users first creating an attractive network of safe and convenient pedestrian and cycle routes?	Transport Statement & Section 5.4	
	Does the proposal incorporate space for public transport where appropriate?	Transport Statement	
DG10: Anticipate Future Development	Is the design future proofed by providing streets that later phases of development can connect into at the edge?	Transport Statement	
DG11: Heritage Assets and the Historic Landscape	Does the design respond to, celebrate, enhance and preserve any heritage assets and historic landscapes within the proposals?	Heritage Statement	

4. Site Layout, Streets and Spaces

Principle	Description	Evidence	Check
DG24: Plan for Cyclists	Does the design provide adequate cycle parking in suitable locations for both public and private users?	Section 6.3	
	Does the design include for secure and convenient storage of bicycles in residential dwellings?	Section 6.3	
DG25: Open Space	Does the design link existing and proposed landscapes and open spaces to form open space networks and contribute and respond to the hierarchy of existing open spaces?	Section 5.7	
	Are all spaces designed with a specific role or function to avoid residual, unused or neglected spaces?	Section 5.7	
DG26: Play Space	Where applicable has the design provided the appropriate level of playspace in accordance with the MSDC Infrastructure and Contributions SPD?	Section 5.7	
	Is the design for playspaces in line with guidance on inclusive play, including Design for Play: A guide to creating successful play spaces (Play England, August 2008)?	Section 5.7	

6.8 CHECKLIST AGAINST THE MSDC DESIGN GUIDE

DG27 - 28: Trees and Soft Landscape	Has tree planting and soft landscaping been provided within street designs? Are tree species appropriate for their location and to the nature and hierarchy of the street.	Section 5.7	
	Has the applicant demonstrated that the species selected are appropriate for the location?	Section 5.7	
	Has the applicant demonstrated that the long-term maintenance and management of landscape elements have been considered to ensure their successful establishment?	Section 5.7	
DG29: Public Realm	Has a suitable palette of high quality materials been proposed that responds to the character of the place as identified in the Character Study?	Section 5.9	
	Has the selection of street furniture been restricted to essential items and have functions been combined where possible?	Section 5.7	
	Is the street furniture simple, high quality, well designed, robust and responsive to its setting?	Section 5.7	
	Has a lighting strategy been proposed that: minimises the impact of lighting columns on the streets; accords with the design approach to other street furniture and avoids causing light pollution particularly in sensitive and dark rural areas?	Section 5.7	
	Has the location, design and integration of utilities within the landscape been considered to mitigate their impact on the public realm?	Section 5.7	
	Has the provision of public art been considered?	Section 5.7	
DG30: Inclusive Design	Has the applicant demonstrated that the principles of inclusive design have been considered and incorporated within the design from the outset?	Section 6.2	

6.8 CHECKLIST AGAINST THE MSDC DESIGN GUIDE

6. High Quality Building Design

Principle	Description	Evidence	Check
Response to Character	Do the proposals demonstrate a response to the character of the area as identified within the Character Study in Section 2?	Section 5.9	
Response to Constraints and Opportunities	Do the proposals demonstrate a response to the site constraints and opportunities as identified within the Site Appraisal in Section 2?	Section 5	
DG37: Sustainable Buildings	Are buildings designed to minimise the use of resources and energy?	Section 6.1 & Sustainability Strategy	
DG38: Respond to Context	Has the applicant demonstrated an architectural approach and identity borne from the place and reflected through the Character Study?	Section 5	
	Does the new development adopt a simple form in-keeping with the character of the area? If not is the reason justified?	Section 5	
	Is the choice of window design appropriate to the overall design approach?	Section 5	
	If balconies are proposed do they integrate well with the rest of the facade?	Section 5	
	Does the roofscape proposed reflect the simple roof structures characteristic within the District?	Section 5	
	Are larger buildings broken up into a series of smaller spans or modules of a simple form to ensure the roof does not dominate the building or surrounding area?	Section 5	
	If chimneys are incorporated into the design are they reflective of the character of the area?	N/A	
	If dormers are incorporated into the design are they reflective of the character of the area?	Section 5	
	Are they positioned to line up with openings on the main façade?	Section 5	
	Is the palette of materials and detailing proposed of high quality and reflective of the character of the area as established through the Character Study?	Section 5.9	

6.8 CHECKLIST AGAINST THE MSDC DESIGN GUIDE

DG39: Scale and Height	Does the design generally reflect or respond to the scale of the existing settlement and positively contribute to the character as identified in the Character Study in Section 2? If not has a strong justification been provided?	Section 5.6	✓
	Does the scheme incorporate variations in height responding to the location within the proposal, for instance reflecting the street hierarchy, enhancing legibility of an important corner or node or emphasising a particular use?	Section 5.6	✓
	Is the location of any apartment buildings justified and justifiable?	Section 5	✓
DG40: Active Frontage	Does the development ensure that all streets and public spaces have good natural surveillance from buildings?	Section 5	✓
	Are active ground floor uses proposed on busy commercial streets / town centre locations?	N/A	✓
	Does the scheme avoid exposed, blank gable ends with no windows fronting the public realm?	Section 5.3 and Building drawings	✓
	Do corner buildings 'turn the corner' providing frontage to both streets?	Section 5	✓
	Has the applicant demonstrated how the use of corner buildings has been considered in order to aid legibility?	Section 5	✓
	Are all property entrances directly onto and easily visible from the public realm? Are they legible and welcoming?	Section 5	✓
	If there are apartments within the scheme are their communal entrance cores generous, well lit by natural light and naturally ventilated?	Submitted Blockplans	✓
	Does the development clearly define public and private space through the use of appropriate boundary treatments? If not, is this justified?	Section 5.7	✓
DG41: Sloping Sites	Are these boundary treatments reflective of the area as established in the Character Study?	Section 5.7	✓
	Does the development respond to a sloping site with the building stepping to follow the slope where appropriate?	Section 5	✓
DG42: Utility Meters / External Pipes	Are utility meters located where they are both convenient and unobtrusive?	To be confirmed at planning condition stage	✓
	Are external service pipes and other apparatus grouped together and discretely located on elevations so that they are not prominent?	To be confirmed at planning condition stage'	✓

6.9 CHECKLIST AGAINST THE MSDC DESIGN GUIDE

8. Residential Amenity

Principle	Description	Evidence	Check
DG45: Privacy	Does the proposal demonstrate that privacy will be achieved for new and existing residents?	Section 6.5	
DG46: External Amenity Space	Does the proposal provide suitable and usable external amenity space for all residents?	Section 5.7	
	Is private outdoor amenity space designed as an extension of the living space with direct access provided?	Section 5.7	
DG47: Daylight / Sunlight	Do all dwellings benefit from daylight and sunlight levels that conform to BRE standards?	Daylight Assessment	
	Does the proposal avoid providing north facing single aspect apartments and if south facing single aspect apartments are proposed are these designed to avoid overheating?	Section 5.1 and Building drawings	
DG48: Noise, Air and Light Pollution	Is the proposal designed to minimise the impacts of noise, air and light pollution?	Air Quality Statement	

