

Draft Design Code
April 2024

Little Chalfont Park

Introduction

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Introduction

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Introduction

Planning Context

Site Context

- 1.1
- The Site comprises two key areas (Eastern and Western), which are separated by Ancient Woodland. A significant part of the site is a former golf course (eastern area) and the western area contains Homestead Farm, which is a residential property with associated outbuildings. The land is bound by Lodge Lane to the east and Burtons Lane to the west.
- 1.2
- The Site covers an area of approximately 29 hectares (ha) to the South East of Little Chalfont.
- 1.3
- Little Chalfont is located in the county of Buckinghamshire, and the village has a population of around 7,000 people, which closely borders the town of Amersham to the west. The village is served by rail and bus links, towards London and other destinations in Buckinghamshire including Aylesbury, High Wycombe and Beaconsfield. The site has good access to the wider road network via the A404, and is easily accessed by both the M25 and M40 motorways.
- 1.4
- Little Chalfont is surrounded primarily by open countryside, with easy access to the Chiltern Hills Area of Outstanding Natural Beauty (AONB), which includes the Chess Valley to the north.

Outline Application

- 1.5
- The OPP was granted planning permission in March 2024 for the following:
 - Up to 380 Use Class C3 dwellings;
 - Up to 100 retirement homes (Use Class C3);
 - A care home (Use Class C2)
 - Up to 60 bed spaces;
 - Safeguarded land for 1FE Primary School
 - And a local centre up to 1,000sqm (GEA)

Approved Parameter Plans

- 1.6
- The approved Parameter Plans dealt with Land Use and Green Infrastructure, Building Heights, Access and Movement and Demolition.
- 1.7
- These plans were established to provide a framework for development in the absence of a detailed layout. The very nature of parameter plans allows for flexibility as long as the detailed design maintains the principles established and upper thresholds established by the parameters.
- 1.8
- The approved parameter plans and access plans are set out below.

Parameter Plans	
Parameter Plan: Land Use and Green Infrastructure	Drawing 00973E_PP01 Rev P2
Parameter Plan: Building Heights	Drawing 00973E_PP02 Rev P2
Parameter Plan: Access and Movement	Drawing 00973E_PP03 Rev P2
Parameter Plan: Demolition	Drawing 00973E_SO3 Rev P1
Development Parcels	Drawing 140207-61

Highways / Access Drawings	
Burtons Lane Access	Drawing 140207-34 Rev C
Lodge Lane Access	Drawing 140207-40 Rev A
Highways Plan – Lodge Lane	140207-41
Highways Plan – Lodge Lane	140207-42

Introduction

Purpose of the Document

The Requirement for a Design Code

- 1.9
- This Design Code has been prepared to discharge the requirements of Condition 11 of planning consent ref. PL/21/4632/OA. The full wording of condition 11 is set out below:

“Prior to the submission of any Reserved Matters application, and notwithstanding the submitted details, a detailed masterplan and design code covering the whole of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, any Reserved Matters application pursuant to Condition 1 for any phase of development shall comply with the principles established by the approved masterplan and design code.”
- 1.10
- A Detailed Masterplan (hereafter referred to as ‘The Regulatory Plan’) and Design Code have been prepared to secure a high quality development, in accordance with Local Plan Policy GC1 and Core Strategy Policies CS4 and CS20 and principles secured within the approved Design and Access Statement. The graphic and written components of the code build upon the design vision for the site whilst being informed by the guidance within the National Design Guide and the National Model Design Code.
- 1.11
- The production of this Design Code has been progressed collaboratively with Buckinghamshire Council and the local community to secure the agreed design outcomes and maintain the viability of the development. During pre-application engagement with Buckinghamshire Council it was agreed that the Design Code should focus upon high-level matters.

Application of the Design Code at Reserved Matter Stage

- 1.14
- The Design Code is an important element in securing the design quality of development and are encouraged by the Framework on sites such as this. The Design Code will be a key document in the assessment of future reserved matters to be submitted pursuant to the OPP.
- 1.15
- The PPG is clear when using Design Codes that: *“On large sites it can be important to allow for the code to be reviewed as development proceeds, so that lessons from its initial implementation can be addressed, provided that any changes do not subvert the overall design vision or weaken the quality of development.”* Whilst the site represents a large development in the context of Chilterns/ South Bucks it is comparatively small compared to applications that would typically be supported by Design Codes. It is important the Design Code is proportionate to the nature of the site.
- 1.16
- Furthermore, within this context it is important that the application of the Design Code includes a degree of flexibility from its initial implementation to ensure that necessary and positive design moves in the future are not artificially constrained. It is expected that future reserved matters submissions are accompanied by a Design Code Compliance Statement which clear sets out how the reserved matters submission complies with the key principles established through this Design Code. Any deviations from the Design Code will need to be robustly justified through evidence as part of the consideration of the RMA.

Scope of the Design Code

- 1.12
- The scope of the Design Code includes the main residential and landscaped areas of the site.
- 1.13
- Consistent with the PPG, Design Codes can and should be updated overtime. Further discussions with Buckinghamshire’s Education Department are needed to inform the need and potential design requirements for the school. Updates to the Design Code will be brought further once further information arises on this.

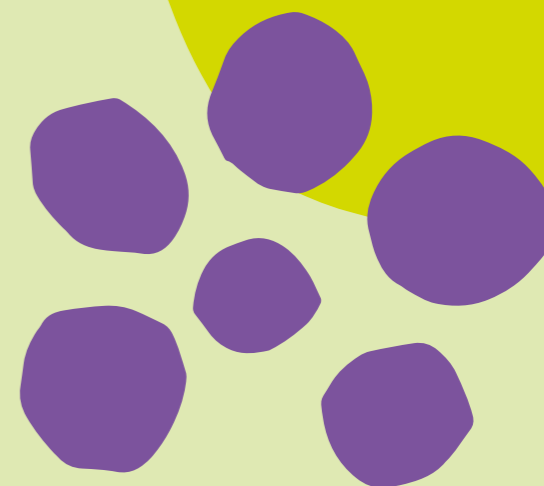
A

Structuring Elements

A.1 Parameter Plans

A.2 Regulatory Plan

A.3 Strategic Landscape Plan



A. Structuring Elements

A.1 Parameter Plans

As part of the design development for the RMAs, the applicant may need to collaborate with BC and justify amendments to the approved parameter plans.

Notes:

1. All land uses can deviate +/-3m within the application boundary, subject to on-site constraints.

2. Proposed bridge over the railway can deviate within the boundaries of No.13 and No.15 Oakington Ave.

3. The shapes and sizes of the attenuation ponds/basins as shown on the plan are indicative only.

4. The alignment of the Primary, Secondary, Bus & Emergency vehicular route may deviate within the limits of the 25m corridor, subject to highway detailed design and on-site constraints. The adjacent parcels will be adjusted accordingly.

Notes:

Do not scale from this drawing.

All contractors must visit the site and be responsible for taking and checking Dimensions.

All construction information should be taken from figured dimensions only.

Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

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Key

LAND USE

- Application boundary
- Existing Infrastructure
- Proposed vehicular routes (Primary, Secondary, Bus & Emergency Access):
Proposed Bridge over railway:²
- 25m Road Corridor for Proposed vehicular routes (Primary, Secondary, Bus & Emergency)⁴
- Residential (Use Class C3)¹
- Residential Custom Build (Use Class C3)¹
- Retirement Living (Use Class C2)¹
- Care Home (Use Class C2)¹
- Mixed use (Use Classes E(a)(b)(e), F2(b)¹
- Land safeguarded for Educational Use (Use Classes E(f) and F1(a)¹

GREEN INFRASTRUCTURE

- Public Square
- Existing Woodland / or Hedgerow
- Existing Ancient Woodland
- Woodland and Ecological buffers (min. 30m buffer for Ancient Woodland, min. 15-20m for other Existing Woodland and min. 5m for Existing Tree Lines)
- Ecological Re-wilding (incl. limited pedestrian access)
- Public Open Space (incl. informal kickabout, allotments and community orchards)
- Indicative location for SuDs ponds³
- Indicative Play Areas (NEAP/LEAPs/LAPs)
- Indicative Multi-Use Games Area (MUGA)
- Indicative Area for new Pump Station

P2	19.10.2022	Development parcel reduced due to: Hedgerow reinstated. Relocation of SuDs feature.	CDS	ECC
P1	24.11.2021	For Planning	CDS	ECC

Rev	Date	Description	Drawn	Chkd
Drawing Status				
FOR PLANNING				

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Project
Little Chalfont Park:
Land South East of Little Chalfont

Drawing Title
Land Use and Green
Infrastructure Parameter Plan

Scale @ A1 1:2000

Drawing No. 00973E_PP01

Scale Bar
0 20 40 60 80 100m

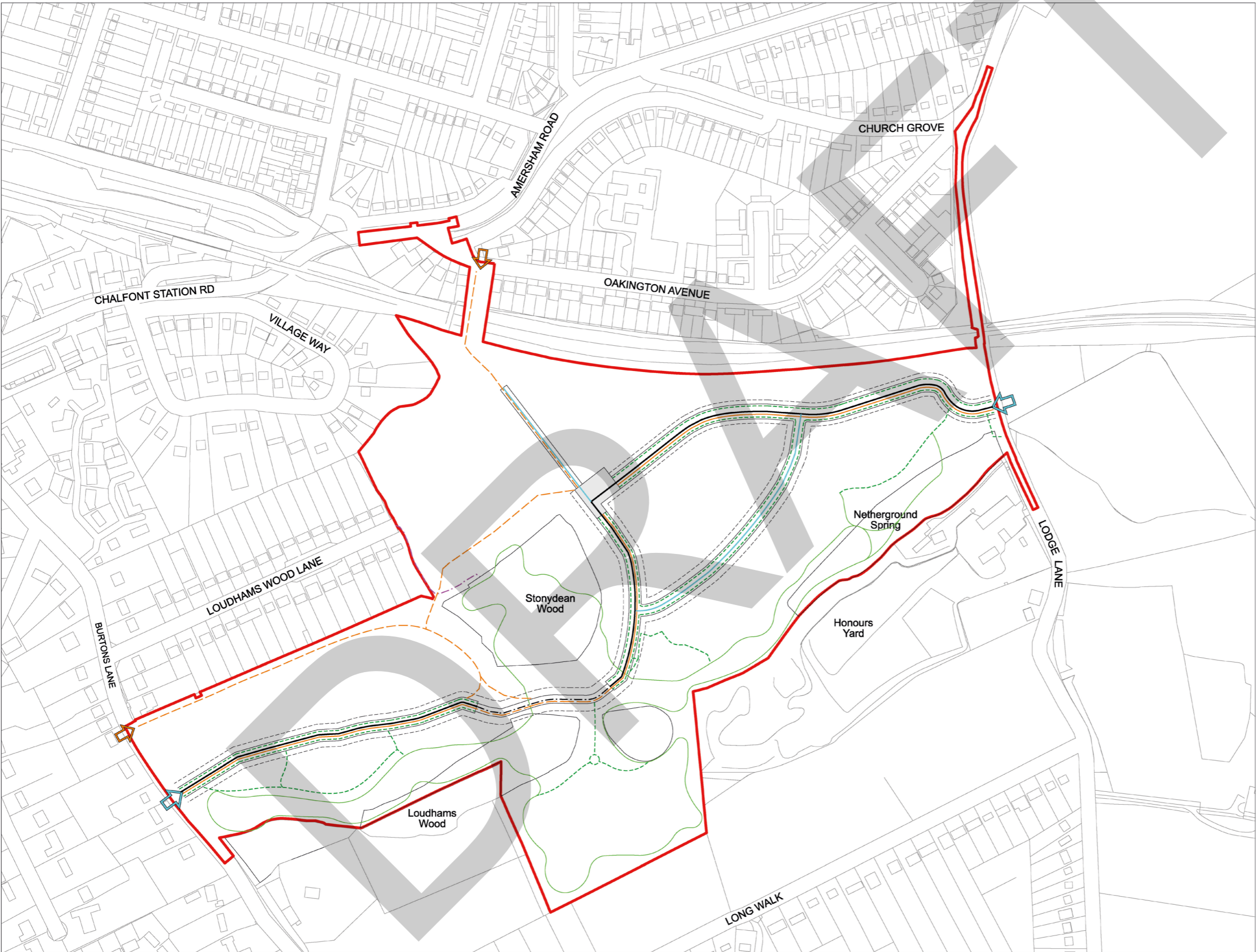
Job Ref. 00973E

Revision P2

A. Structuring Elements

A.1 Parameter Plans

As part of the design development for the RMAs, the applicant may need to collaborate with BC and justify amendments to the approved parameter plans.



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Key

- Application boundary
- Main access - all modes
- Secondary access - footway/cycleway only⁴
- Proposed vehicular route: Primary²
- Proposed vehicular route: Secondary²
- Proposed vehicular route: Bus / Emergency access only²
- 25m Corridor for Primary and Secondary route¹
- Strategic cycleway³
- Indicative shared footway/cycleway³
- Indicative footways³
- Public Square²
- Existing Access to Pumping station (Service Access only)
- Indicative Route for Suitable Alternative Natural Green Space (SANG)³

NOTES

1. The Alignment of the Primary and Secondary route may deviate within the limits of the 25m corridor, subject to highway detailed design and on-site constraints.
2. Proposed Primary and Secondary route includes carriageway, green verges, footways and cycleways. The road layout as shown on the Parameter Plans are indicative only and subject to detailed road design.
3. Alignment of footways/cycleways are subject to detailed design.
4. Alignment and design of bridge crossing over railway is subject to detailed design.

P2	19.10.2022	Inclusion of SANG route	CDS	ECC
P1	24.11.2021	For Planning	CDS	ECC

Rev	Date	Description	Drawn	Chkd
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Drawing Status
FOR PLANNING

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Project
**Little Chalfont Park:
Land South East of Little Chalfont**

Drawing Title
**Access and Movement
Parameter Plan**


Scale @ A1 1:2000

Drawing No: 00973E_PP03

Scale Bar
0 20 40 60 80 100m

Job Ref. 00973E

Revision P2



A. Structuring Elements

A.1 Parameter Plans

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Key

- Application boundary
- Proposed vehicular routes
- Proposed vehicular route (Bus & Emergency Vehicle only)
- Residential: Up to 2.5 storeys with occasional landmark buildings up to 3 storeys (Up to 13m to top of ridgeline for 2.5 storeys and up to 15m to top of ridgeline for 3 storeys)
- Residential: Up to 3 storeys (Up to 15m to top of ridgeline)
- Residential: Up to 3.5 storeys (Up to 16.5m to top of ridgeline)
- Mixed Use: Up to 3 storeys (Up to 16.5m to top of ridgeline)
- Land safeguarded for Educational Use: Up to 2 storeys (Up to 13m to top of ridgeline)

NOTES

The height parameters set out in the Building Heights Parameter Plan are to maximum ridge heights.

An additional 0.5m has been included within the maximum ridge heights to accommodate for both ground works and the minimum threshold from the 1 in 100-year plus climate change surface water flood level.

P2	19.10.2022	Development parcel reduced due to: Hadgerow reinstated. Relocation of SuDs features.	CDS	ECC
P1	24.11.2021	For Planning	CDS	ECC

Rev	Date	Description	Drawn	Chkd
FOR PLANNING				

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Project
Little Chalfont Park:
Land South East of Little Chalfont

Drawing Title
Building Heights
Parameter Plan


Scale @ A1 1:2000

Drawing No: 00973E_PP02

Scale Bar

Job Ref: 00973E

Revision: P2



A. Structuring Elements

A.2 Regulatory Plan

- A.2.1 The Regulatory Plan is the platform upon which the Design Code is based. It indicatively sets out the key elements of the development. Their extent and location is to be set at Reserved Matters stage.
- A.2.2 The Regulatory Plan will ensure that all phases of the development will follow the core vision, as well as integrate effectively with their immediate and wider surroundings.

Regulatory Plan Key

Land Use

- Residential (Use Class C3)
- Retirement Living (Use Class C2)
- Care Home (Use Class C2)
- Mixed Use (Use Classes E(a)(b)(e), F2(b))
- Land Safeguarded for Educational Use (Use Classes E(f), F1(a))
- Existing Ancient Woodland
- Existing Woodland and Hedgerow
- Ancient Woodland Buffer Zone

Nature & Public Space

- The Square
- Indicative Public Open Space: Meadow Grassland
- Indicative Public Open Space: Amenity Planting
- Indicative Multi-Use Games Area
- Indicative Location of SUDS Feature
- Indicative Dedicated Play and Recreation Area
- Indicative natural/adventure play features
- Indicative Pumping Station

Streets & Paths

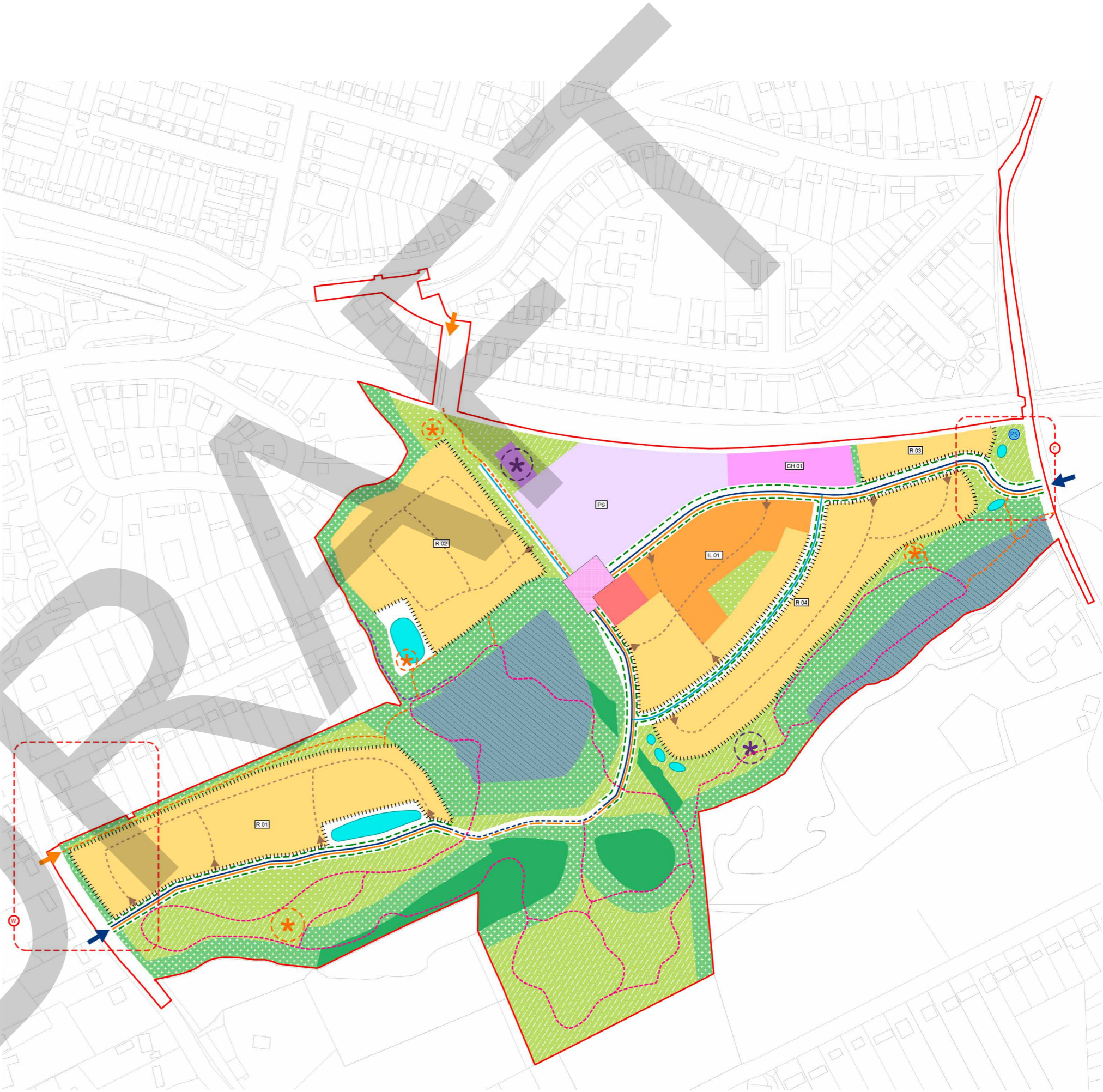
- Primary Site Access Points – All Modes
- Secondary Site Access Points – Footway/ Cycleway only
- Primary Vehicular Route
- Secondary Vehicular Route
- Bus/Emergency Access Route
- Existing Service Access
- Indicative Vehicular Access to Residential Parcels
- Indicative Cross-parcel Routes
- Indicative Cycleway
- Indicative Connecting Routes for Pedestrians and/or Cycles
- Indicative Footways – on road
- Indicative SANG Route

Blocks & Buildings

- Indicative Residential Active Frontage

Stitching In

- Western Entrance
- Eastern Entrance








A. Structuring Elements

A.3 Strategic Landscape Plan

- A.3.1 The Strategic Landscape Plan is the platform upon which the Design Code is based. It indicatively sets out the key landscape elements of the development. Their extent and location is to be set at Reserved Matters stage.
- A.3.2 The Strategic Landscape Plan will ensure that all phases of the development will follow the core vision, as well as integrate effectively with their immediate and wider surroundings.

Strategic Landscape Plan Key

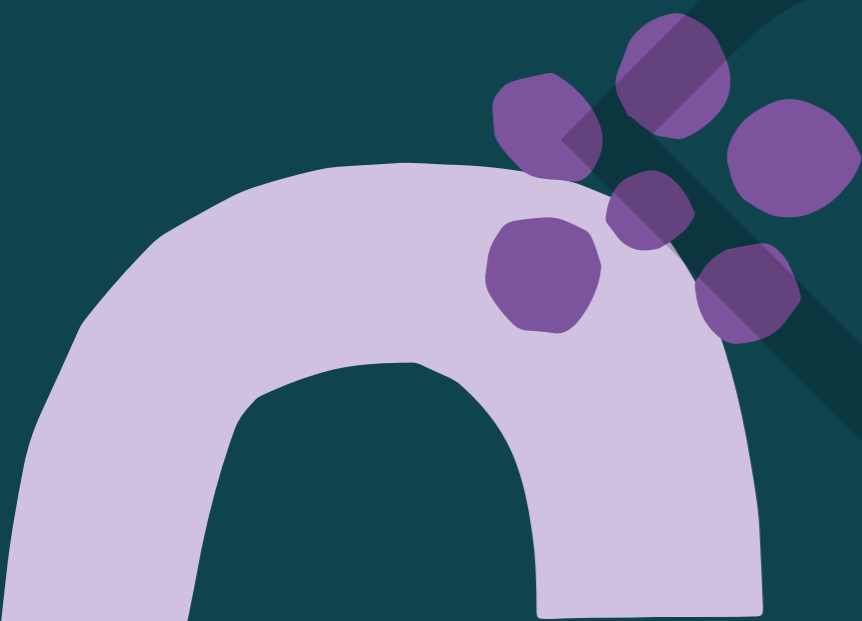
-  Site Boundary
-  Parcels
-  The Square
-  Existing Retained Woodland Tree Cover and Hedgerow
-  Indicative Hedgerow
-  Indicative Buffer and Shrub Planting
-  Indicative Meadow Grassland
-  Indicative Amenity Planting including Grass and Impact Planting
-  Indicative Semi-Mature Tree Network
-  Indicative Communal Orchards and Growing Areas
-  Indicative SUDS Feature, including wetland and damp grassland planting
-  Indicative Permanently Wet Pond Feature
-  Indicative Interpretation Feature
-  Indicative Wayfinding Signage
-  Indicative Seating
-  Indicative SANG Routes
-  Indicative Connecting Routes for Pedestrians and/or Cycles
-  Indicative Dedicated Play and Recreation Areas
-  Indicative Natural Play Areas

B

Stitching In

B.1 Western Entrance

B.2 Eastern Entrance



B. Stitching In

B.1 Western Entrance

General Principles

B.1.1 Development along Burtons Lane **must** be sensitive to the Area of Special Character (ASC): Burtons Lane to Doggetts Wood Lane, set out in the Chilterns and South Bucks Townscape Character Study.

Blocks and Buildings

B.1.2 The arrangement of dwellings along Burtons Lane **must** respond to the existing properties on Burtons Lane, and give the impression of larger plots.

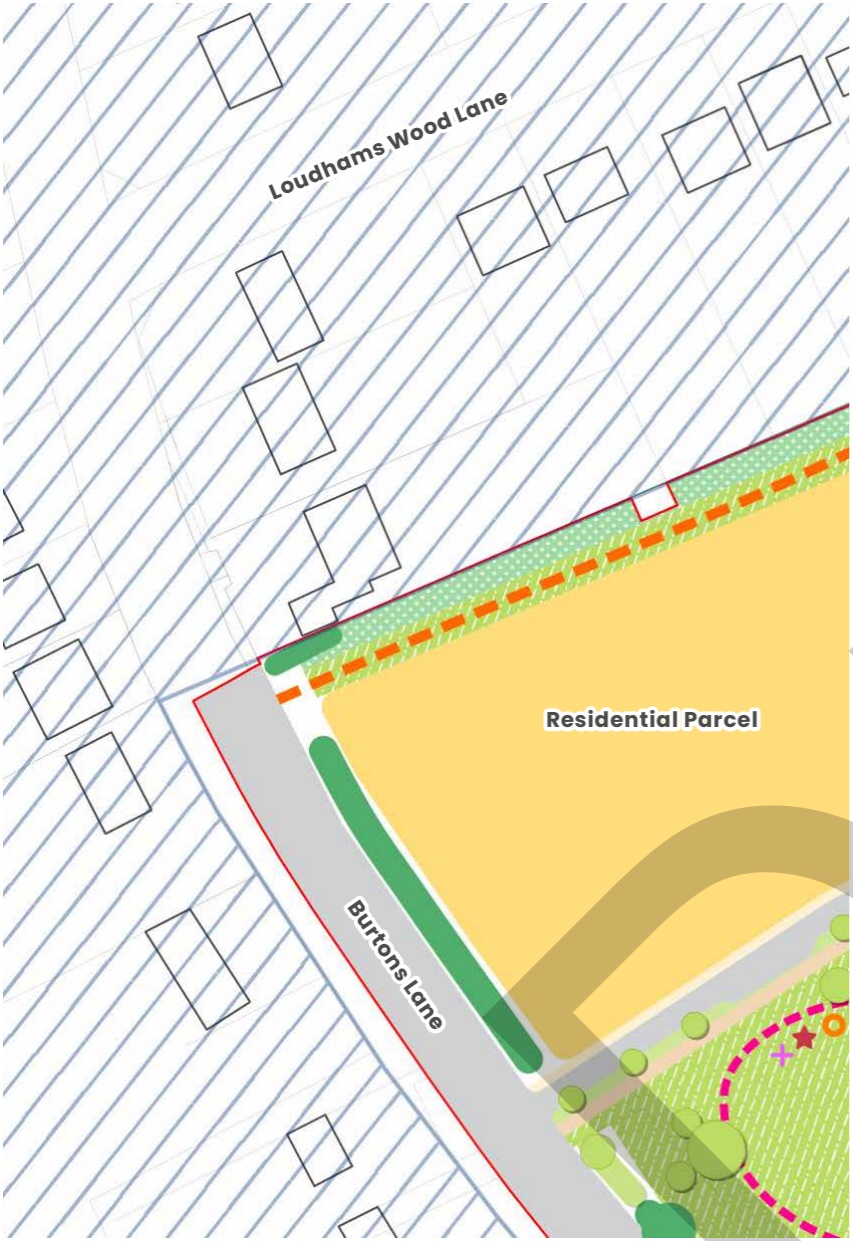
Landscape

B.1.3 The hedgerow **must** be retained outside of the new entrance route visibility lines. It **must** be enhanced with native planting where possible to screen the development from Burton's Lane.

B.1.4 The Valley Park and its pedestrian links **must** be clearly signposted.

Streets and Paths

B.1.5 Wayfinding elements **must** be provided for the cycleway into and through the site.



Key

- Site Boundary
- ASC: Burtons Lane to Doggetts Wood Lane
- Residential Parcel
- Indicative Carriageway
- Indicative Shared Footway/Cycleway
- Indicative Footway
- Indicative Pedestrian Link
- Indicative SANG Route
- Existing Woodland/ Hedgerow
- Woodland and Ecological Buffers
- Meadow Grassland
- Existing Hedgerows & Trees
- Indicative Trees
- Indicative Hedgerow
- Indicative Location of SUDS Pond
- Indicative wayfinding feature
- Indicative seating

*All elements in this framework plan are to be provided, but their precise location is to be set at Reserved Matters stage.

Western Entrance Framework Plan

B. Stitching In

B.2 Eastern Entrance

General Principles

B.2.1 The eastern arrival into the site **must** form a natural setting adjacent to the Chilterns National Landscape.

B.2.2 The pumping station must be screened with low vegetation, provided it does not impede access.

B.2.3 The existing Lodge Lane Hedgerow **must** be retained where possible and enhanced with native planting.

B.2.4 Semi-mature focal trees **must** be used for instant impact planting, with species linking to the existing Lodge Lane wooded character.

B.2.5 Any retaining structures to Lodge Lane **must** be naturalistic in approach, subject to highways approval and engineer requirements.

B.2.6 The Valley Park and its pedestrian links **must** be clearly signposted.

Landscape

B.2.3 The existing Lodge Lane Hedgerow **must** be retained where possible and enhanced with native planting.

B.2.4 Semi-mature focal trees **must** be used for instant impact planting, with species linking to the existing Lodge Lane wooded character.

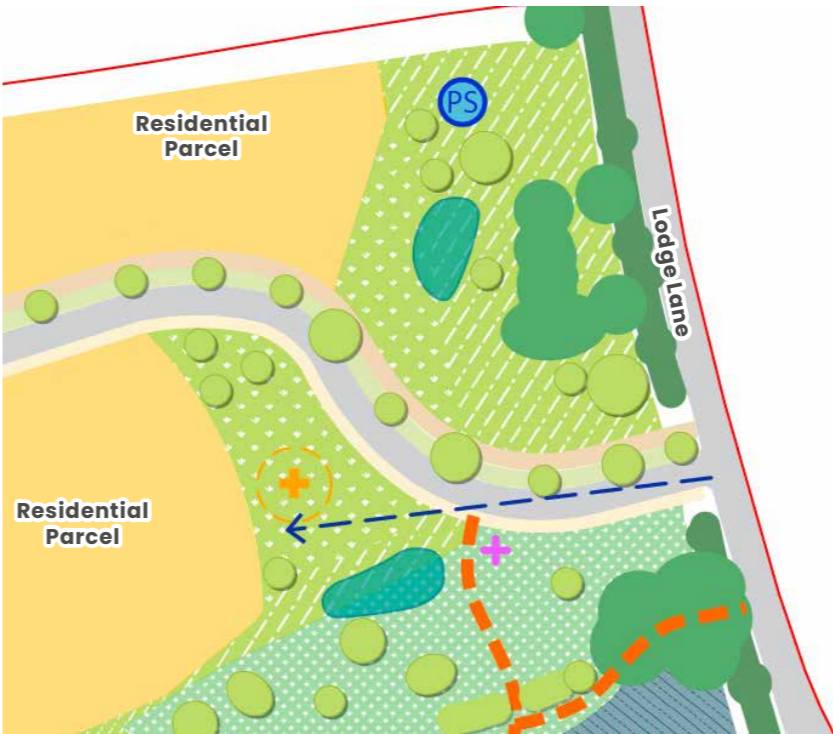
B.2.5 Any retaining structures to Lodge Lane **must** be naturalistic in approach, subject to highways approval and engineer requirements.

B.2.6 The Valley Park and its pedestrian links **must** be clearly signposted.

Streets and Paths

B.2.7 A legible, signposted pedestrian connection to the Chilterns National Landscape footpath (across from lodge lane) **must** be provided.

B.2.8 Wayfinding elements **must** be provided for the cycleway into and through the site.



Key

- Site Boundary
- Residential Parcel
- Indicative Carriageway
- Indicative Shared Footway/Cycleway
- Indicative Footway
- Indicative Pedestrian Link
- Existing Ancient Woodland
- Existing Woodland/ Hedgerow
- Woodland and Ecological Buffers
- Meadow Grassland
- Amenity Planting
- Existing Lodge Lane Hedgerow
- Existing Hedgerows & Trees
- Indicative Trees
- Indicative Hedgerow
- Indicative Location of SUDS Pond
- Indicative location of Pumping Station
- Indicative wayfinding feature
- Indicative communal growing area
- Key Views

*All elements in this framework plan are to be provided, but their precise location is to be set at Reserved Matters stage.

Eastern Entrance Framework Plan

C



Streets & Paths

C.1 General

C.2 The Avenue

C.3 The Link

C.4 Village Street

C.5 Neighbourhood Streets

C. Streets & Paths

C.1 General

General Principles

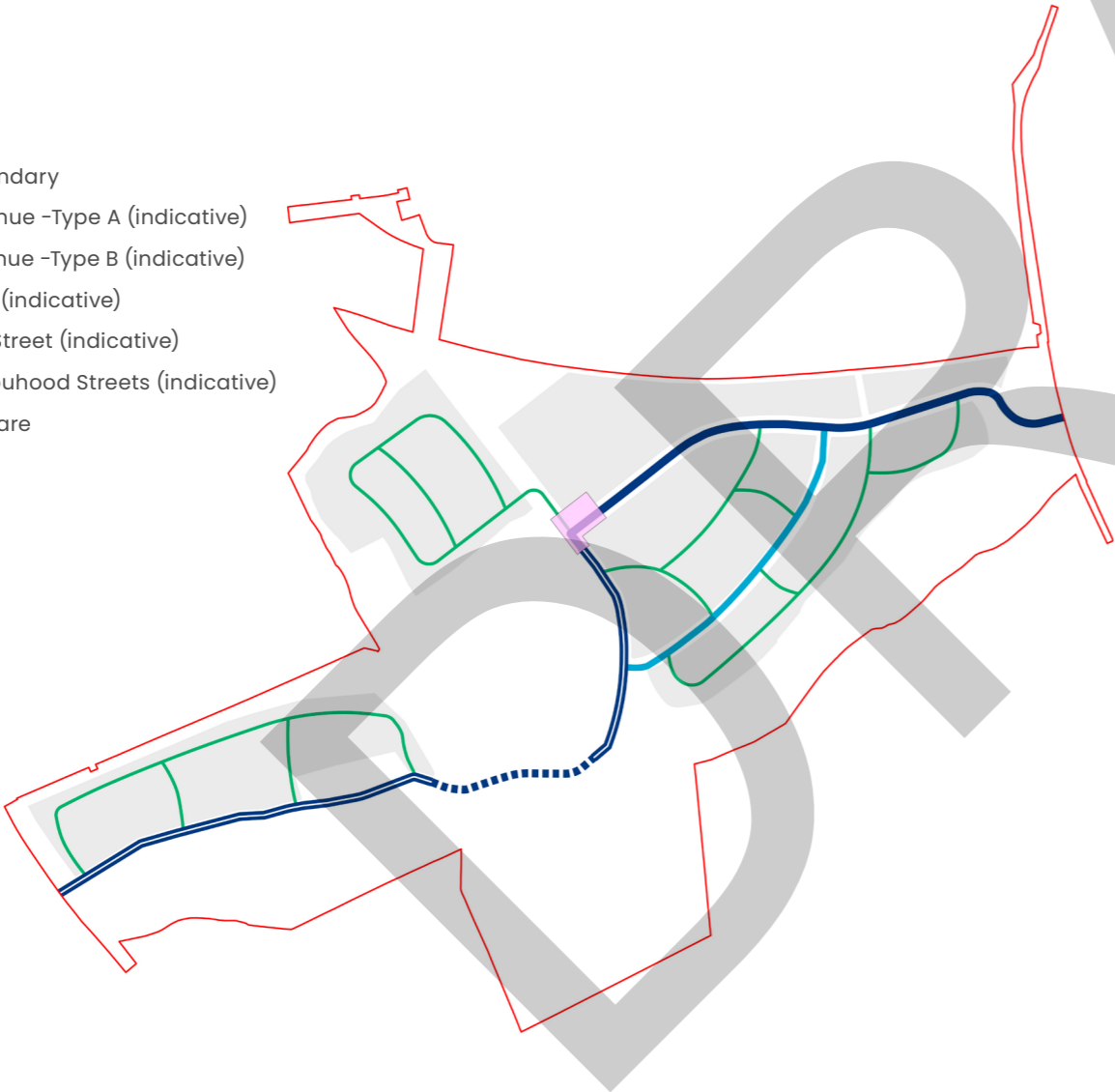
- C.1.1 The layout **must** prioritise active travel through low vehicle speeds, and well designed streets.
- C.1.2 There **must** be adequate space for goods, emergency and waste collection vehicles to manoeuvre.
- C.1.3 Wayfinding **must** be provided for the primary walking and cycling route.
- C.1.4 Walking and cycling routes **must** have appropriate illumination.

Street Types

- C.1.5 Little Chalfont Park is made up of different street types, with specific design requirements set out in the tables in sections C.2-C.5.
- C.1.6 There is no vehicular through-route between Burtons Lane and Lodge Lane via the site - except for emergency vehicles and potential buses. "The Link", acts as a modal filter allowing pedestrians, cyclists, and buses to cross the site but prevents general vehicle access.

Key

- Site Boundary
- The Avenue -Type A (indicative)
- The Avenue -Type B (indicative)
- The Link (indicative)
- Village Street (indicative)
- Neighbourhood Streets (indicative)
- The Square

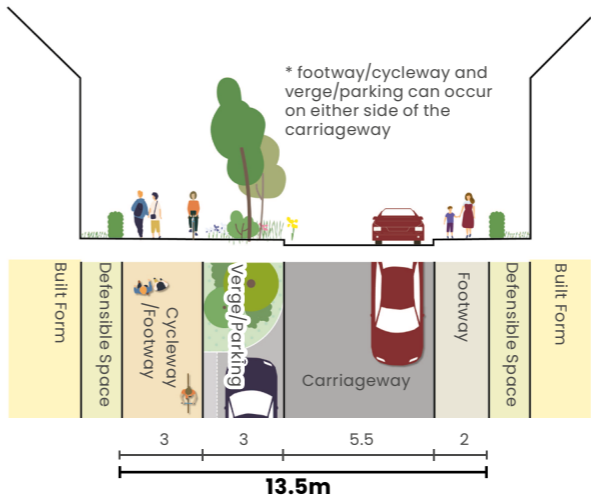


Street Types Plan

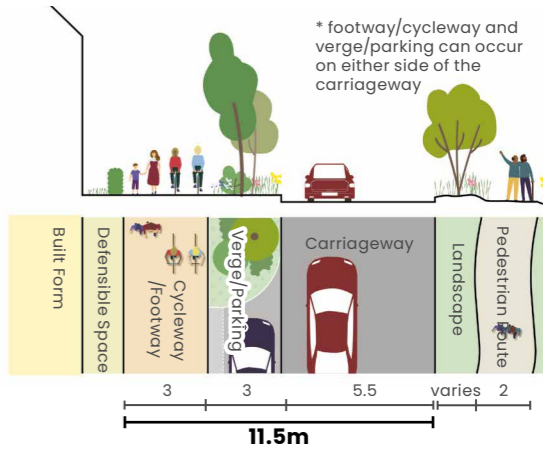
C. Streets & Paths

C.2 The Avenue

The Avenue		
Vehicle Speed (mph)	Design Speed: 20	
Carriageway width	5.5m	
Pedestrian Routes and Cycleways	3m shared footway/cycleway on one side of carriageway.	
	Type A: 2m footway on one side of carriageway.	Type B: Second pedestrian route to be provided within adjacent landscape.
Bus access	Can be accommodated within the section as designed, if required.	
Verge / On-Street Parking	Verge with planting of minimum 3m total width. Where visitor parking is included it must be in dedicated 6m long x 2m wide parallel bays, with a 0.5m buffer space between the parking space and the cycleway. A maximum of 3 contiguous bays will be permitted, with minimum 1m landscape in between the 3 contiguous bays.	
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.	
Junction Types	Simple priority junctions with tight radii that prioritise active travel.	



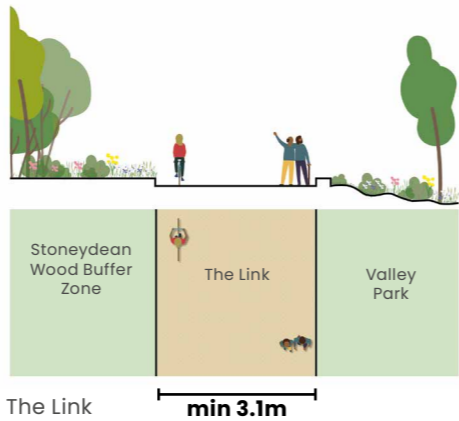
The Avenue - Type A



The Avenue - Type B

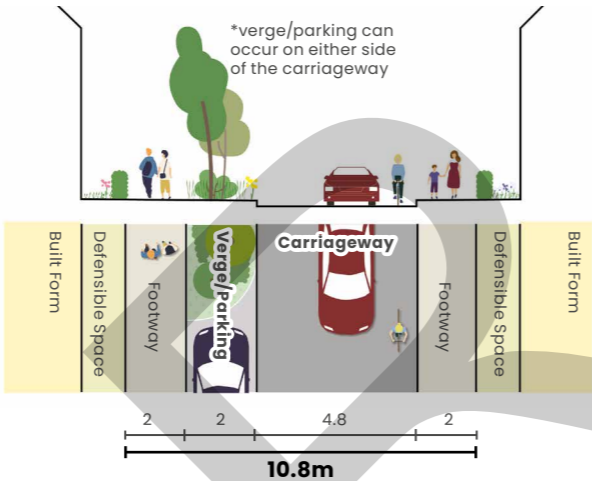
C.3 The Link

The Link	
Vehicle Speed (mph)	Design Speed: 10
Shared Surface width	min 3.1m
Bus access	Can be accommodated within the section as designed, if required.
On-Street Parking	No
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.
Note: Vehicle access must be restricted except for emergency/bus use.	

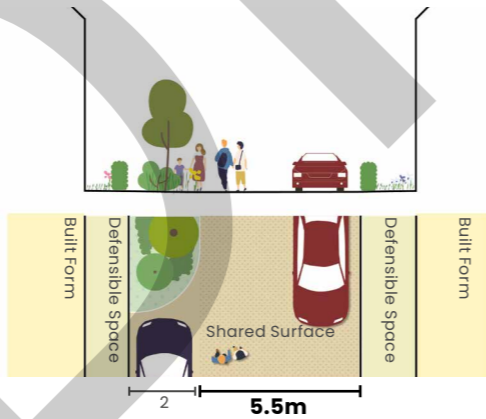


C.4 Village Street

Village Street	
Vehicle Speed (mph)	Design Speed: 20
On-Street Parking	Parallel bays to be 6m long x 2m wide- A maximum of 3 contiguous bays will be permitted, with minimum 1m landscape in between the 3 contiguous bays. Perpendicular bays to be minimum 2.8m x 5m - A maximum of 4 contiguous bays will be permitted, with 1m landscape in between.
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.
Junction Types	Simple priority junctions with tight radii that prioritise active travel.
For Secondary Street - Option A	
Carriageway width	Minimum 4.8m (mixed traffic - vehicles and cycles)
Footway	2m either side of carriageway
Verge	Minimum 2m verge with planting or parallel parking bays.
Secondary Street - Option B	
Shared Surface	Minimum 5.5m to accommodate vehicles, pedestrians, cycles and landscaping where appropriate. Additional 2m in width required where parallel parking occurs.



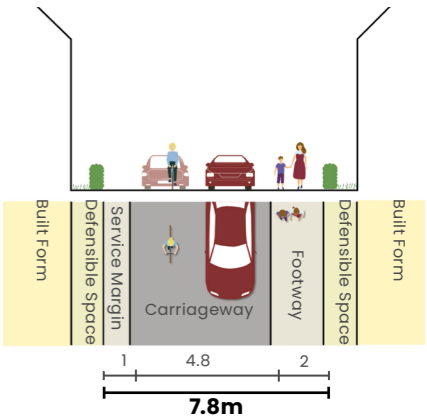
Village Street - Option A



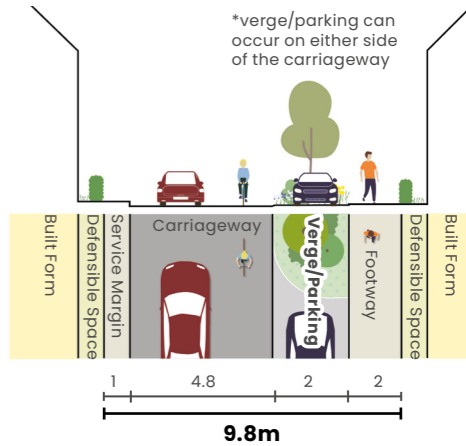
Village Street - Option B

C.5 Neighbourhood Streets

Neighbourhood Streets		
Vehicle Speed (mph)	Design Speed: 10	
Carriageway width	4.8m (mixed traffic - vehicles and cycles)	
Footway	2m on one side of carriageway. Minimum 1m service margin on the other side.	
Verge / On-Street Parking	Option A	Option B
	None.	Minimum 2m verge with planting or parallel parking bays. Parallel bays to be 6m long x 2m wide- A maximum of 3 contiguous bays will be permitted, with minimum 1m landscape in between the 3 contiguous bays. Perpendicular bays to be minimum 2.8m x 5m - A maximum of 4 contiguous bays will be permitted, with 1m landscape in between.
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.	
Junction Types	Simple priority junctions with tight radii that prioritise active travel.	

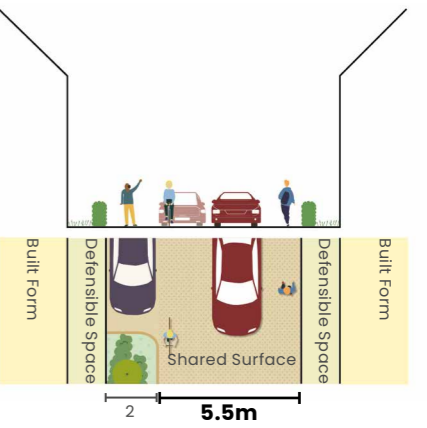


Neighbourhood Street - Option A



Neighbourhood Street - Option B

Neighbourhood Streets- Mews	
Vehicle Speed (mph)	Design Speed: 10
Shared Surface width	Minimum 5.5m to accommodate vehicles, pedestrians, cycles and landscaping where appropriate. Additional 2m in width required where parallel parking occurs.
On-street parking (within Shared Surface)	Parallel bays to be 6m long x 2m wide- A maximum of 3 contiguous bays will be permitted, with minimum 1m landscape in between the 3 contiguous bays. Perpendicular bays to be minimum 2.8m x 5m - A maximum of 4 contiguous bays will be permitted, with 1m landscape in between.
Gradient	Maximum gradient of 1:12 as long as an alternative 1:20 route for pedestrians is provided.
Junction Types	Simple priority junctions with tight radii that prioritise active travel.



Neighbourhood Street - Mews



D

Built Form

D.1 Parcel Edge Frontages

D.2 Internal Vistas

D.3 Retaining Structures

D.4 Boundary Treatments

D.5 Refuse Storage

D.6 Cycle Parking

D.7 Car Parking

D.8 Building Typologies

D.9 Built Form Materials

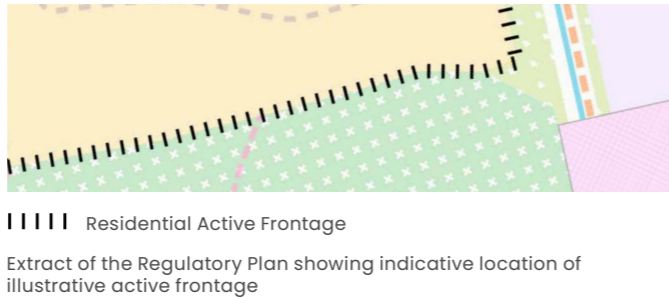
D.10 Built Form Detailing



D. Built Form

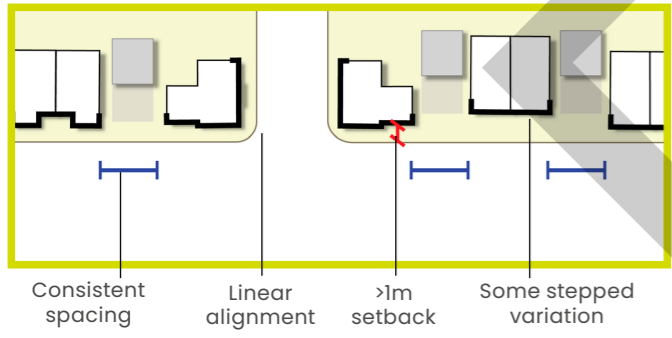
D.1 Parcel Edge Frontages

- D.1.1 This section regulates the appearance and characteristics of parcel edges with active frontage. The Regulatory Plan (section A.2) shows where residential active frontage **must** be provided.
- D.1.2 To qualify as active frontage, the frontage **must** conform to one of the four parcel edge frontage options set out in the tables below, unless otherwise agreed.



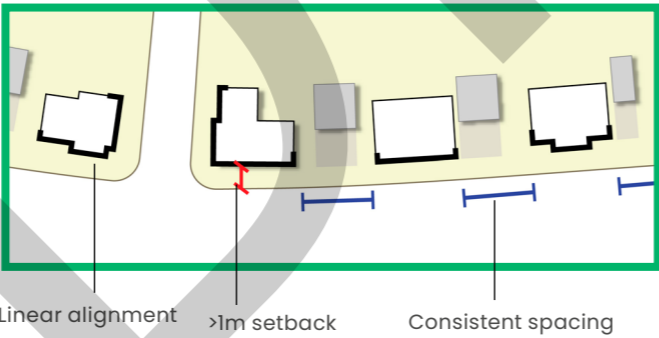
Active Frontage Types

Parcel Edge Frontage A	
Building Line and setback	<ul style="list-style-type: none">Linear alignment parallel to carriageway.Some stepped variation.Setback of 1m minimum.
Spacing between buildings	<ul style="list-style-type: none">Consistent spacing between buildings.
Access and parking	<ul style="list-style-type: none">Parking must be sensitively designed and not overly prominent.Car ports permitted.
Building Typologies	<ul style="list-style-type: none">Predominantly semi-detached.House types must vary along the street to provide visual interest.



Illustrative example of Frontage A

Parcel Edge Frontage B	
Building Line and setback	<ul style="list-style-type: none">Linear alignment parallel to carriageway.Some stepped variation.Setback of 1m minimum.
Spacing between buildings	<ul style="list-style-type: none">Consistent spacing between buildings.
Access and parking	<ul style="list-style-type: none">Parking must be sensitively designed and not overly prominent.Car ports permitted.
Building Typologies	<ul style="list-style-type: none">Predominantly detached typologies.Variation: no more than three of the same house types next to each other.No narrow fronted typologies.



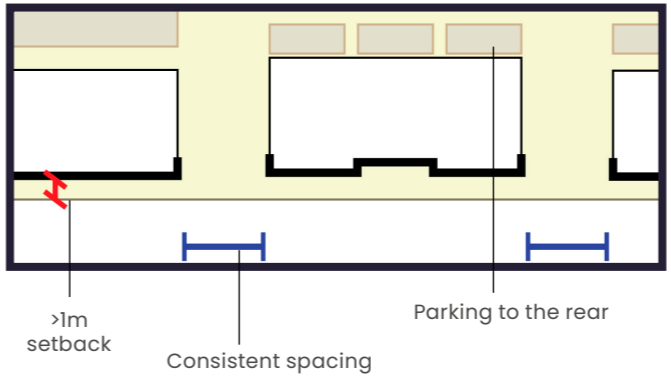
Illustrative example of Frontage B

D. Built Form

D.1 Parcel Edge Frontages

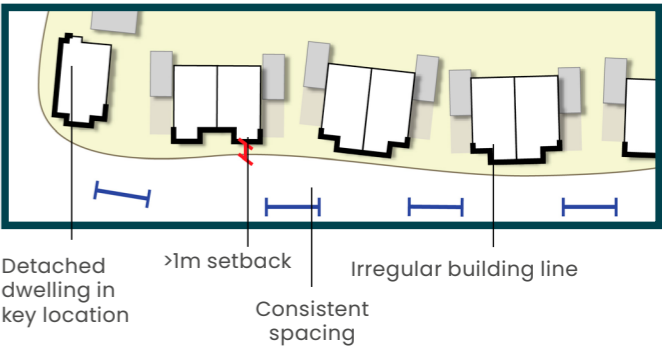
- D.1.3. Where appropriate and technically feasible, back gardens may provide active frontage onto public open space (POS). Where this option is chosen, the boundary **must** abide to the specific design principles set out for Frontage Character D2.

Parcel Edge Frontage C	
Building Line and setback	<ul style="list-style-type: none">Linear alignment parallel to carriageway.Some stepped variation.Setback of 1m minimum.
Spacing between buildings	<ul style="list-style-type: none">Consistent spacing between buildings.
Access and parking	<ul style="list-style-type: none">Refer to section D.6.5 – D.6.7 for specific design requirements of shared parking courts.
Building Typologies	<ul style="list-style-type: none">Apartments only.



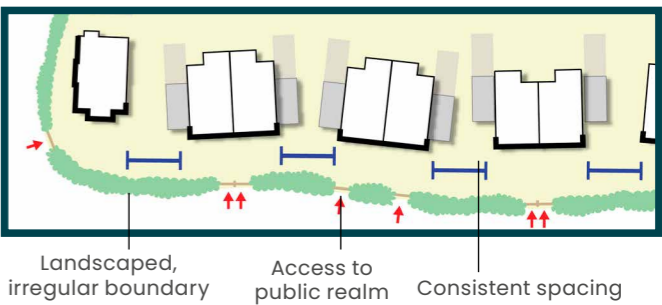
Illustrative example of Frontage C

Parcel Edge Frontage D1 & D2	
Building Line and setback	<ul style="list-style-type: none">Irregular alignment: buildings at an angle in relation to the edge of the adjacent public realm.Frontage D1: Setback min. 1mFrontage D2: Back gardens form the active frontage.
Spacing	<ul style="list-style-type: none">Consistent spacing between buildings.
Access and parking	<ul style="list-style-type: none">Parking must be sensitively designed and not overly prominent.Car ports permitted.
Building Typologies	<ul style="list-style-type: none">Predominantly semi-detached.Detached permitted in key locations.



Illustrative example of Frontage D1

Parcel Edge Frontage D2 only:	
<ul style="list-style-type: none">Garden boundaries must include soft landscaping, and maintain an overall landscaped appearance where technically feasible.The boundary treatment must not exceed 1.5m in height, unless for technical reasons.Design of rear elevations must be carefully considered to provide passive surveillance and visual interest onto the public open space.	



Illustrative example of Frontage D2

D. Built Form

D.2 Internal Vistas

- D.2.1 Where linear spaces or routes establish a vista, that vista **must** either end in a defined public open space or be terminated by a 'visual stop'. A 'visual stop' is defined as a carefully positioned building or a prominent landscape feature.
- D.2.2 Vistas **must not** terminate in a primary view of, for example, a private driveway or garage door, or the side boundary wall to a plot.
- D.2.3 All buildings located on identifiable corners (where two routes, two spaces, or a route and a space meet) **must** positively address both directions through the positioning of entrances, generous windows to habitable rooms, glazed bays/projections and upper level balconies where appropriate. Garages **must** not form street corners.
- D.2.4 Building form **must** respond to defined corner locations through the tallest or largest element of the building mass being located directly on that corner.

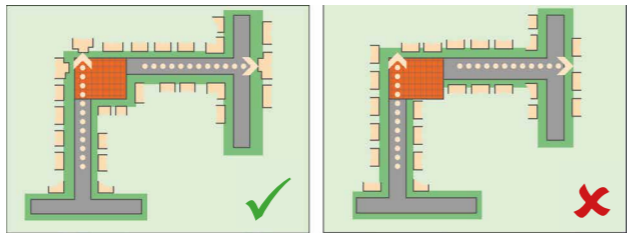


Diagram illustrating good and bad examples of internal vistas

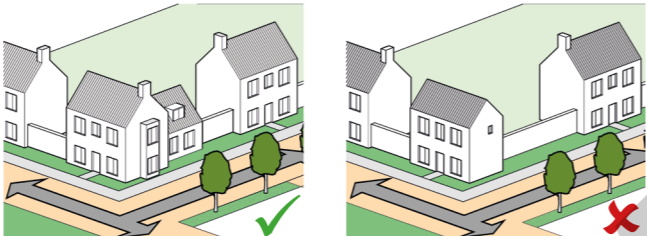


Diagram illustrating good and bad examples of addressing corners

D.3 Retaining Structures

- D.3.1 Retaining structures in the vicinity of adoptable highway works **must** be discussed with the highways officer.

Retaining structures facing the public realm:

- D.3.2 Where possible, a naturalistic approach **must** be taken to integrate structures directly into the landscape, as well as provide habitat connectivity.
- D.3.3 Where a vertical face is required, they **must** be attractive and **must** include soft landscaping and/or natural materials. For example: gabion walls, crib lock walls.
- D.3.4 Where sheet piling is used, it **must** be clad in a natural material.



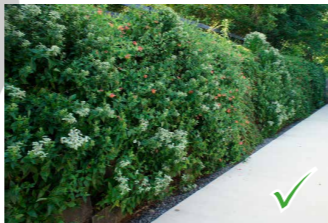
Naturalistic retaining structure well integrated into landscape



Gabion walls where vertical faces are necessary



Unattractive retaining structure visible from the public realm



Crib lock walls with planting.

D. Built Form

D.4 Boundary Treatments

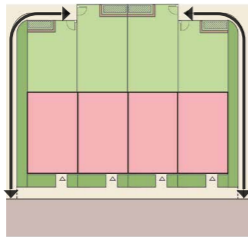
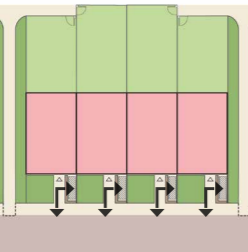
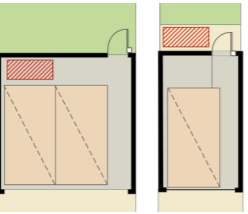
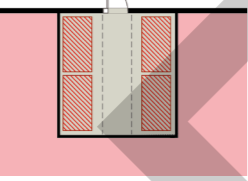
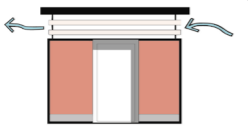
- D.4.1 The table below sets out the options for boundary treatments to front of dwellings.
- D.4.2 Boundaries between front gardens **must** be created through same treatment as the front boundary, or with an ornamental hedge.
- D.4.3 The same boundary treatments **must** be used along a streetscene regardless of varying dwelling material palettes.

Front Boundaries		
Boundary Treatment	Illustration	Notes
No Boundary		<ul style="list-style-type: none">Material/surface finish must be contrasting to adjoining pavement material to differentiate ownership and demarcate defensible space.
Planted Boundary		<ul style="list-style-type: none">A planted boundary can be formed of either a low clipped hedge with shrub planting, or a simple ornamental hedge.Shrubs must include evergreen species.
Railings		<ul style="list-style-type: none">Railings must be metal.Gates must match railings.Railings must be in character with the street scene.Bow top railings must not be used.
Fencing		<ul style="list-style-type: none">Post and rail / Knee rail for demarcation and route guidance.
Walls		<ul style="list-style-type: none">Walls must be brick.Bricks must complement the bricks of the dwelling they serve.Walls must be finished with a coping or brick detailing.

D.5 Refuse Storage

General Principles

- D.5.1 The storage and collection of household waste **must** be integral to the layout of all development so as not to detract from the quality of the built environment.
- D.5.2 Bins **must** be stored out of sight from the public realm during non-collection days.
- D.5.3 Appropriately sized storage facilities **must** be provided, which are easily accessible for users during non-collection days.
- D.5.4 Accessible routes **must** be provided for occupants to wheel bins to collection points during collection day.
- D.5.6 Collection points **must** be located within close proximity to the public realm for ease of collection.
- D.5.7 Collection points **must** be located away from windows and in a well-ventilated area.

Storage Configuration	Illustration	Description
To the rear of dwellings		Bin storage must be accommodated within private amenity space. Easily navigable and accessible routes must be provided between storage areas and the public realm, to enable bins to be wheeled to a designated collection point on collection day.
To the front of dwellings		Where storage cannot be accommodated to the back of dwellings, bins can be stored at the front within private amenity space, to be wheeled to either kerbside or a designated collection point on collection day. Bin stores must be easily accessible, yet discretely screened from the street.
Within Garages		Garages for dwellings can also provide a storage area for bins; additional space must be allocated within the garage to accommodate for this. Bins can also be stored against a wall on a paved area within the private amenity space.
Within Communal Stores		<ul style="list-style-type: none">• Apartments may be provided with communal stores within the curtilage of the building.
Within Enclosed Structures		<ul style="list-style-type: none">• Enclosed structures for the storage of bins must be well ventilated. E.g. by louvres, vents, or other openings.• Their appearance must be in-keeping with the buildings that they serve in terms of design and materiality.

D.6 Cycle Parking

General Principles

- D.6.1 Cycle parking **must** be provided for all new homes.
- D.6.2 The quantum of residential cycle parking **must** meet the Buckinghamshire Council's (BC) minimum standards as set out in Parking Guidance for New Developments, unless otherwise agreed with BC.
- D.6.3 The quantum of non-residential cycle parking **must** meet the standards set out in Parking Guidance for New Developments, unless otherwise agreed with BC.
- D.6.4 Additional short-stay cycle parking **must** be provided within the public realm.

D.7 Car Parking

General principles

- D.7.1 Vehicle parking **must** be provided in accordance with BC Parking Guidance for New Developments unless otherwise agreed with BC. Where appropriate, reduced quantum and dimensions of parking may be agreed with BC for specific parts of the site.

Car Parking (off plot)

- D.7.2 There **must** be no more than three parallel parking spaces in a row without a street tree or meaningful landscape break of 1m.
- D.7.3 There **must** be no more than four perpendicular parking spaces in a row without a street tree or landscape break of 1m.

Grouped Parking (off plot)

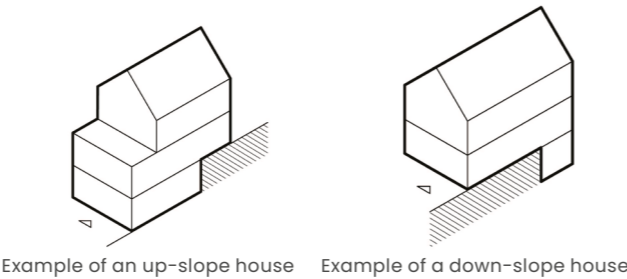
- D.7.4 Grouped parking **must** be considered as part of the public realm and designed as a whole to create a coherent space.
- D.7.5 Dwellings **must** overlook grouped parking to provide opportunities for natural surveillance.

On-plot between buildings

- D.7.7 On-plot parking spaces **must** provide adequate room for access around the car (including bikes and bins).

D.8 Building Typologies

- D.8.1 The options for dwelling typologies are described below, variations may be agreed.
- D.8.2 All homes including apartments **must** include private external amenity space.
- D.8.3 Split level dwellings may be used to accommodate challenging topography and the split may occur up-slope or down-slope from the entrance.
- D.8.4 Roofscape **must** consider the maximum ridge meter heights stated in the parameter plans (section A.1).



Detached	
Typology	Description
Wide Frontage 	<ul style="list-style-type: none">The principal frontage width is greater than the depth of the primary building form.The ridge line is parallel to the principal frontage.
Narrow Frontage 	<ul style="list-style-type: none">The principal frontage width is less than the depth of the primary building form.The ridge line is perpendicular to the principal frontage.
Villa 	<ul style="list-style-type: none">Depth of the dwelling and principal frontage width are comparable.
L-Shaped/Corner House 	<ul style="list-style-type: none">The dwelling has two principal frontages at 90 degrees to one another.
Linked Detached 	<ul style="list-style-type: none">The dwelling comprises a primary form and a secondary linking form.The secondary linking form must be set back from the primary form.

Semi-Detached	
Typology	Description
Narrow Frontage 	<ul style="list-style-type: none">The principal frontage widths are less than the depth of the primary building forms.The ridge lines are either perpendicular to the principle frontages or parallel to the ridge line (which forms a combined roof form over the pair of dwellings).
Wide Frontage 	<ul style="list-style-type: none">The principal frontage widths are greater than the depths of the primary building forms.The ridge lines are parallel to the principal frontages.
T-Shaped 	<ul style="list-style-type: none">The T-shaped typology consists of a wide frontage and a narrow frontage joined as a pair.The ridge lines are perpendicular to each other.The volumes are set perpendicular to each other.
Combined 	<ul style="list-style-type: none">Two dwellings of any shape can be combined to form a semi-detached pair with a symmetrical frontage.

D.8 Building Typologies



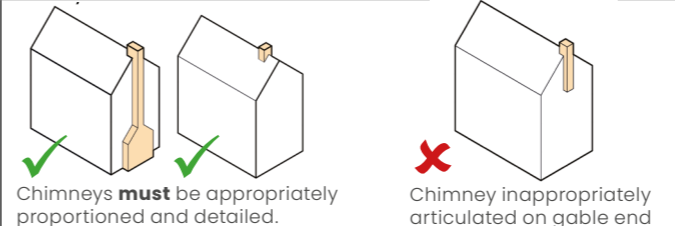
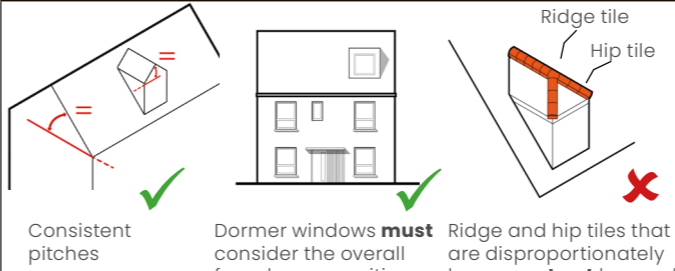
Terraced	
Typology	Description
Narrow Frontage 	<ul style="list-style-type: none">The principal frontage widths are less than the depths of the primary building forms.Alleyways used to improve access to bins and bikes stored within rear gardens.
Wide frontage 	<ul style="list-style-type: none">The width of the primary building form is wider than the depth of the primary building form.Alleyways used to improve access to bins and bikes stored within rear gardens.Ridge lines are parallel to the principle frontage.

Flats	
Typology	Description
*the shape of apartment footprints may vary. Typology diagrams are examples only.	
Typical Flat Block 	<ul style="list-style-type: none">Ridge line can be parallel or perpendicular to the principle frontage.The internal layout must not include single-aspect north-facing flats, and may include deck access.
Mixed-Use Flat 	<ul style="list-style-type: none">Non-residential uses must be provided at ground level. The ceiling height must reflect this.Ridge line can be parallel or perpendicular to the principle frontageThe internal layout must not include single-aspect north-facing flats, and may include deck access.
Split Level Flat Block 	<ul style="list-style-type: none">Pedestrian entrances must be included on both lower and upper levels.Ridge line can be parallel or perpendicular to the principal frontageThe internal layout must not include single-aspect north-facing flats, and may include deck access.


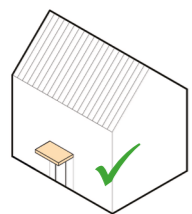
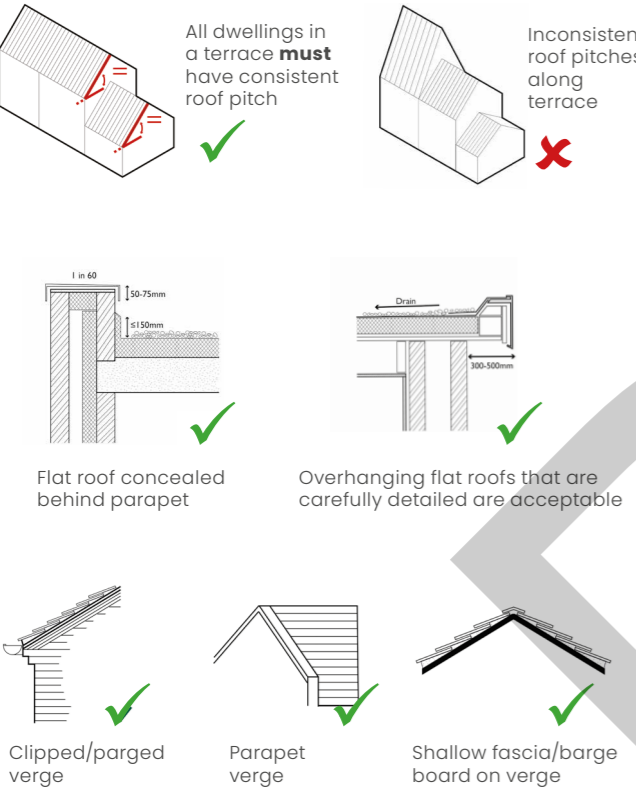
D.9 Built Form Materials

Material Palette				
Primary Wall Materials			 Buff brick may be used occasionally, with design rationale. Must not be used on dwellings fronting onto Burtons Lane.	
	Red bricks	Red multi brick		
Secondary Wall Materials				
	Weatherboarding	Red hung tile	White brick	White render
Roofs				
	Grey tiles	Red tiles		
Windows and Doors				
	UPVC - flush casements			
Private Amenity Balconies				
	Metal railings	Perforated metal		

D.10 Built Form Detailing

General Principles	
D.10.1 Building detailing must not be unnecessarily complicated, but demonstrate skilful craftsmanship.	D.10.2 Glass reinforced plastic (GRP) detailing is permitted, but it must not be poorly finished, clumsily detailed or of poor quality.
1. Walls	
<ul style="list-style-type: none">The exterior walls of any given building must have no more than three materials applied to it.When using render, only one render colour must be used on a single dwelling/apartment building.Brick detailing must be simple and complement the main brick colour.Copings to parapet walls must be detailed to prevent staining of façades by water flow from the top of that parapet.	
2. Rainwater Goods	Description
 The visual impact of any rainwater goods must be minimised so as not to detract from the overall composition of the elevation. Rainwater downpipes dominate the composition of the elevation due to ill consideration of dormer windows Rainwater downpipes diagonally crossing the building elevation	<ul style="list-style-type: none">Rainwater goods must not detract from the overall composition of the building elevation or street elevation.White rainwater goods must not be used.
3. Balconies	Description
 Balcony design must complement the composition of elevations Appropriately sized inset balconies are also acceptable	<ul style="list-style-type: none">Where used, balconies must consider the composition of the main facade in terms of design, positioning and materiality.Balconies must be a minimum of 5 square meters.
4. Chimneys and Vents	Description
 Chimneys must be appropriately proportioned and detailed. Chimney inappropriately articulated on gable end	<ul style="list-style-type: none">Where used, chimneys and vents must match the primary elevation material.Chimneys on end elevations must connect to the ground.
5. Dormer Windows	Description
 Consistent pitches Dormer windows must consider the overall facade composition. Ridge and hip tiles that are disproportionately large must not be used	<ul style="list-style-type: none">Where used, dormer windows must be integral to the composition of the main facade in terms of design and positioning.The number and proximity of dormers which break the eaves line must be limited to avoid unnecessary rainwater goods within the building elevation.Gabled/hipped dormers must use a consistent pitch and material to that of the main roof.Hipped dormers must be carefully detailed to avoid oversizing ridge tiles and hip tiles.

D.10 Built Form Detailing

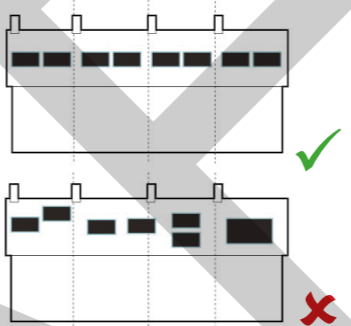
6. Bay Windows	Description
 <p>Bay windows designed as part of overall composition of elevation.</p>	<ul style="list-style-type: none">Where used, bay windows must be considered as part of the whole elevation.The roofing material of pitched roof bay windows must match the selected colours of the main roof.
7. Porches	Description
 <p>Entrances must be celebrated and designed to complement the elevation.</p>	<ul style="list-style-type: none">Where used, porches must be designed to complement the overall composition of the elevation.Porches must be sufficiently deep to provide shelter.Porches must not dominate the building.
8. Roof, Eaves and Verges	Description
 <p>All dwellings in a terrace must have consistent roof pitch</p> <p>Inconsistent roof pitches along terrace</p> <p>Flat roof concealed behind parapet</p> <p>Overhanging flat roofs that are carefully detailed are acceptable</p> <p>Clipped/parged verge</p> <p>Parapet verge</p> <p>Shallow fascia/barge board on verge</p>	<ul style="list-style-type: none">Flat roofs must be concealed behind a parapet, or designed to project significantly beyond the face of the building, with the depth of fascia and profile of leading edge carefully detailed.Roof pitches must be between a minimum of 35 degrees and maximum of 52 degrees.The roof pitch must be of a consistent angle along a terrace or group of buildings.Verges must be clipped/parged, parapet or use a shallow depth fascia/barge board.There must not be a mix of both hips and gables on any single building.Eaves must not be repeatedly interrupted by dormer windows creating facades cluttered with downpipes.

D.10 Built Form Detailing

Solar Panel Integration

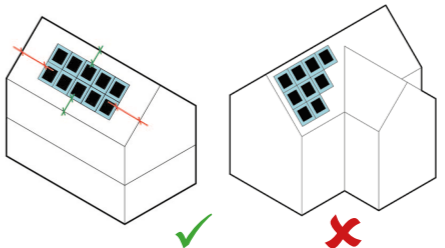
D.10.3 Panels **must** be slim, and discreet.

D.10.4 The installation of photovoltaics **must** be designed into the elevation.

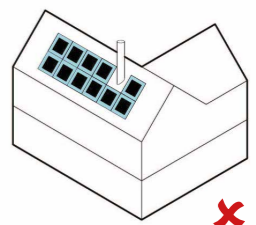


D.10.5 PV arrays **must** be layed in symmetrical configurations and equi-distance from all edges of the plane on which installed

"Stepped" configurations of photovoltaics will not be permitted.



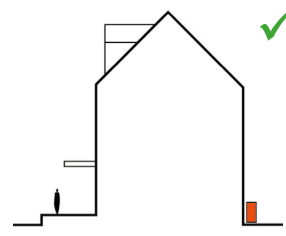
D.10.6 Locations of flues, chimneys, skylights and dormers **must** not prohibit the installation of photovoltaics and solar thermal panels at a later stage.



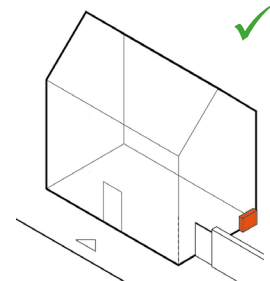
Heat Pump Integration

D.10.7 Air Source Heat Pumps (ASHP) **must**:

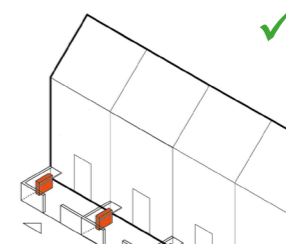
- Be easily accessible for servicing or maintenance.
- Be as close to the dwelling as possible to reduce length of pipework and associated heat loss.
- Be on the ground (not wall-mounted).
- Be concealed from the public realm, installed either to the rear of the dwelling, or behind a solid boundary to the side of the dwelling.
- If installation to the rear or side of the dwelling is demonstrably not feasible, then the ASHP **must** be enclosed (on all sides except the front) within a robust structure that is well-integrated within the design of the dwelling it serves.
- Enclosures **must** be sized to manufacturer's specified clearances to ensure efficient operation of the system.



ASHP located to the rear of the property.



ASHP located to the side of the property but concealed behind a solid boundary between private amenity and public realm



ASHP within robust structure that is well integrated with the design of the dwelling, only if other alternatives are not feasible

E

Nature & Public Open Space

E.1 Key Design Principles

E.2 Strategic Landscape Plan

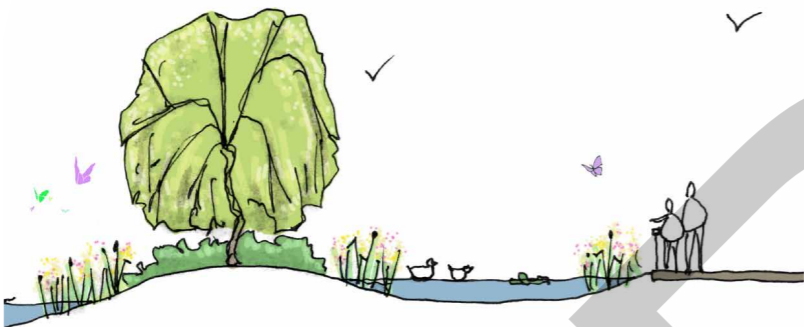
E.3 Key Public Spaces

E.4 Detailing Public Space

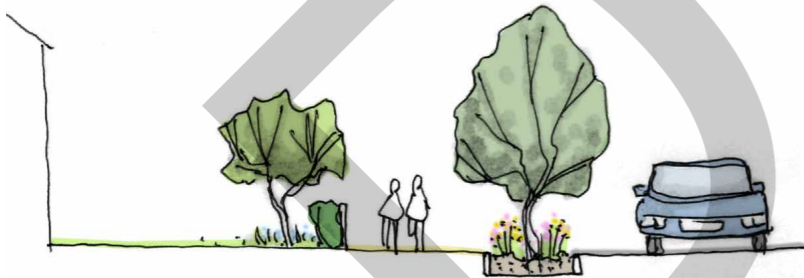
E.1 Key Design Principles



Protect, buffer and enhance existing habitats as core features of the green infrastructure network.

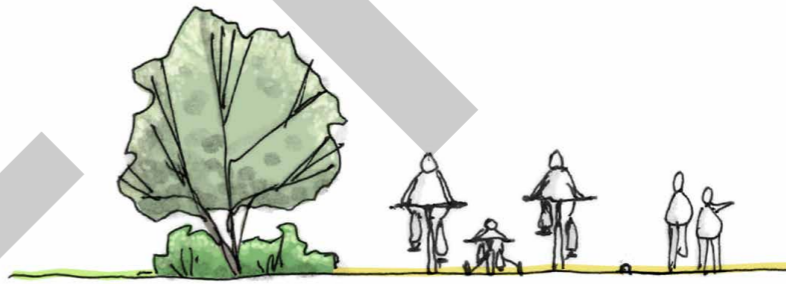


Public open space that is resilient to climate change.



Robust and connected green and blue infrastructure that is integrated throughout.

E.1 Key Design Principles



Public open space that encourages interaction and active travel.



Productive and multi-purpose communal open space to benefit both people and wildlife.



A variety of integrated recreation and play opportunities that are sensitive to the existing landscape character.

E.2 Strategic Landscape Plan



E.3 Key Public Spaces

The Square

General Principles

E.3.1 The Square **must** be designed as a piece of public realm.

Frontage onto the Square

E.3.2 The Square **must** be well defined with active frontages, with buildings sitting directly on and spilling out onto it.

E.3.3 Gaps between buildings around the square **must** be minimised to create a sense of enclosure.

Highways Considerations

E.3.4 The Square **must** be a shared surface, which will prioritise pedestrian and cyclist movements and keep vehicle speeds low.

E.3.5 There **must** be a clear definition of the Square through changes in surface materials. Refer to section E.4 Detailing Public Space for specific requirements on hard landscape materials.

E.3.6 Black tarmac **must not** be used for the carriageway.

Landscape

E.3.7 The Square **must** be broken up with areas of soft landscaping.

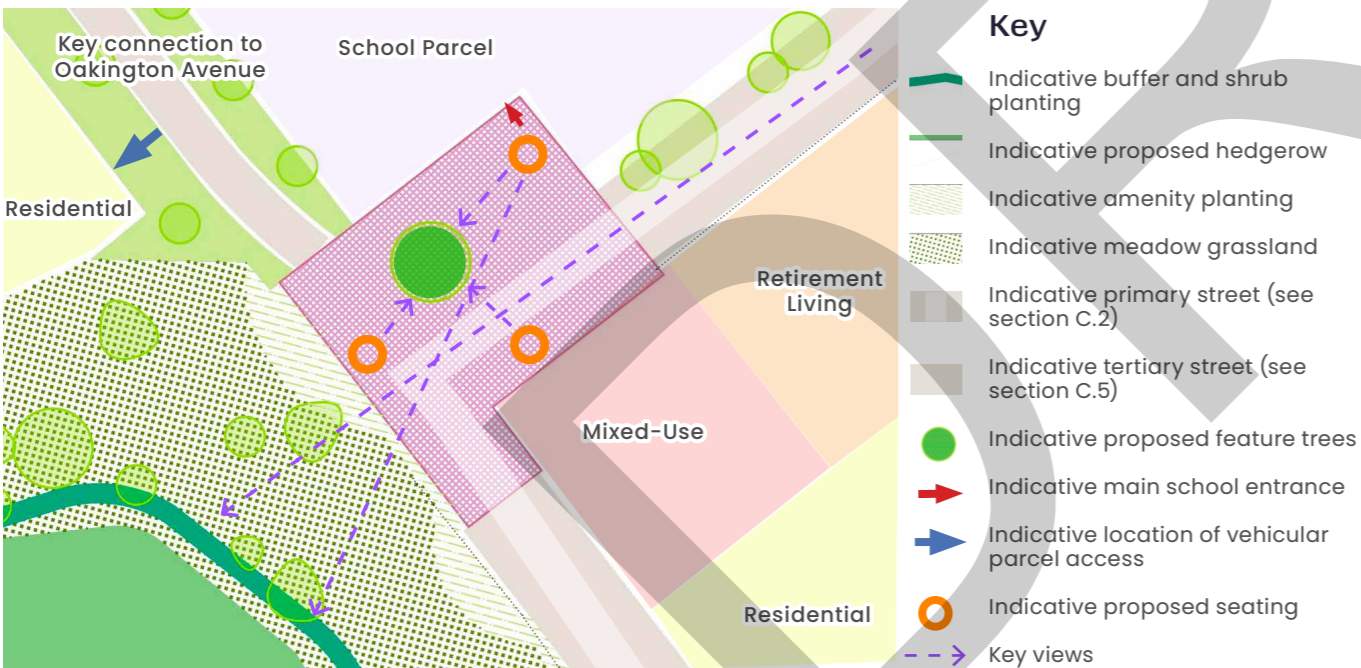
E.3.8 Street furniture **must** be included.

E.3.9 The Square **must** be marked by a minimum of one Feature Tree (see section E.4).

Mobility Hub

E.3.10 The Mobility Hub **must** provide the following:

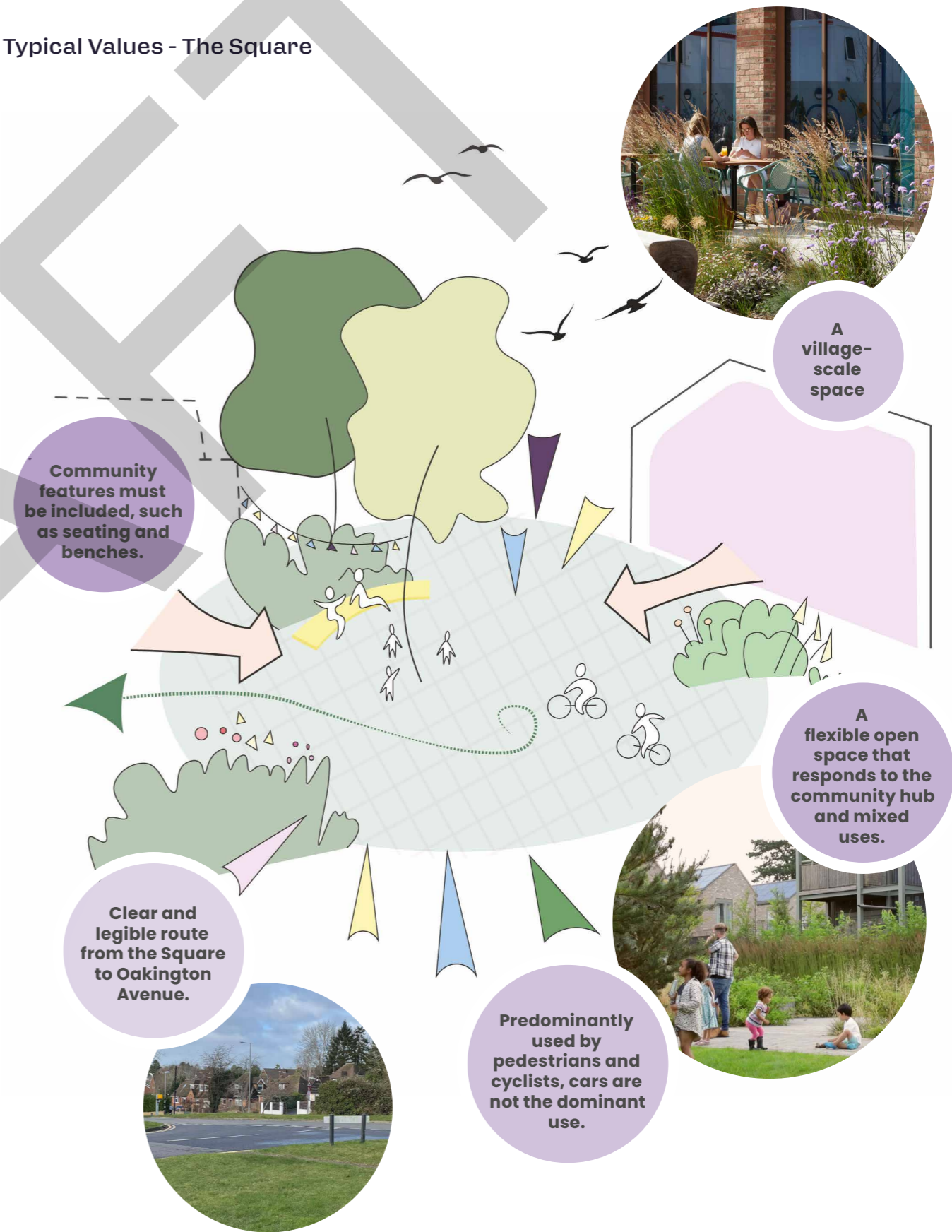
- Minimum one car club parking space
- Sufficient and secure short-stay cycle parking for the mixed-use
- Some seating provision
- Appropriate wayfinding devices and/or map of the local area



The Square: Framework Plan

E.3 Key Public Spaces

Typical Values - The Square



E. Nature and Public Open Space

E.3 Key Public Spaces

Valley Park

General Principles

- E.3.11 The Valley Park **must** be designed as a connected green corridor stretching from Burtons Lane to Lodge Lane ensuring connectivity for the community and ecology.
- E.3.12 The overall character of the Valley Park will be as a natural and semi-natural greenspace, with landscape management that preserves this character.

Frontages

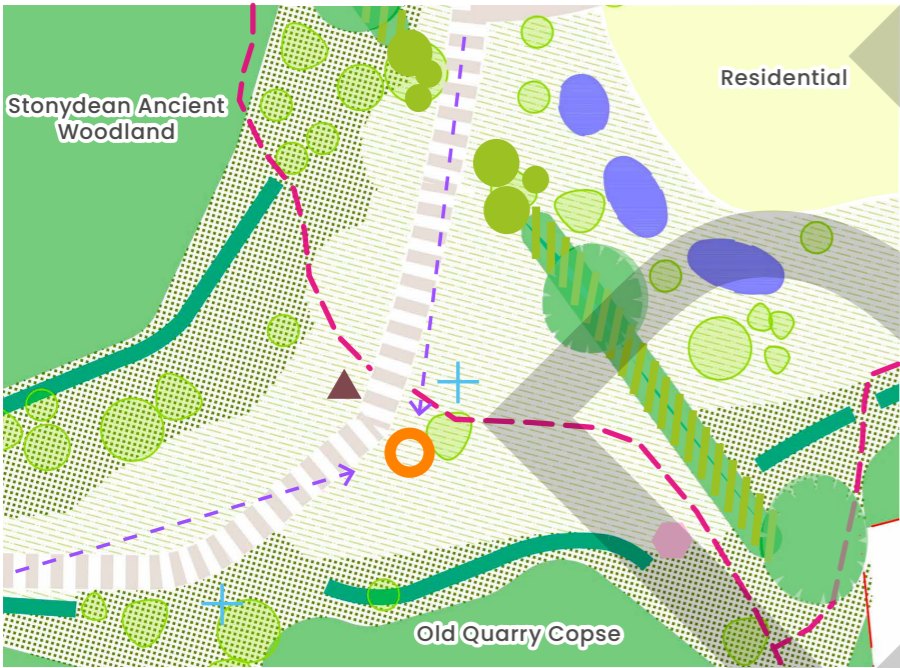
- E.3.13 Equipped and natural play areas **must** clearly link to pedestrian routes and dwellings to encourage activity from a wide range of residents.
- E.3.14 Equipped and natural play areas **must** be designed to allow views through for passive surveillance, for instance through low boundary features and clear-stem trees.

Highways Considerations

- E.3.15 The Link that runs through the Park **must** be a robust finish for the use of pedestrians and cyclists.
- E.3.16 The width and materiality of the Link **must** be carefully considered to avoid dominance of hard landscape.

Landscape

- E.3.17 Seating, wayfinding and interpretation elements highlighting the park's ecological significance and local heritage **must** be incorporated in appropriate locations.
- E.3.18 Native buffer planting **must** be incorporated to the boundaries of Stonydean Wood, Netherground Spring, Loudham's Wood and the old quarry copse, in accordance with Biodiversity Net Gain requirements.
- E.3.19 The Valley Park **must** prioritise integrating wildlife habitats, fostering biodiversity, and creating opportunities for nature-focused experiences.



Key

- Existing hedgerow to be retained and enhanced
- Existing trees to be retained
- Indicative proposed trees serving as an extension of the hedgerow
- Indicative buffer and shrub planting
- Indicative meadow grassland
- Indicative proposed hedgerow
- Indicative permanently wet pond feature
- The Link (also see section C.3)
- Indicative SANG walking route
- Indicative natural/incidental play
- Indicative wayfinding feature
- Indicative interpretation
- Indicative proposed seating
- Key views

*Elements labelled as indicative **must** be provided, but their extent and location is to be set at Reserved Matters stage.

Valley Park: Framework Plan

E. Nature and Public Open Space

E.3 Key Public Spaces

Typical Values - Valley Park



A harmonious blend of amenity grass, meadow, and native buffer planting creates a naturalistic landscape.

Tranquil play areas nestled within the valley contours.

A connected green corridor stretching from the countryside to the Chilterns Way and Chilterns National Landscape ensuring connectivity for the community and ecology.

E.3 Key Public Spaces

Meadow Grassland (SANG)

General Principles

E.3.20 The Meadow Grassland **must** complement the natural landscape to provide a serene and biodiverse habitat to promote resident well-being and ecological sustainability.

Native Planting and Habitat Restoration

E.3.21 Priority **must** be given to native plant species and habitat restoration efforts to support local biodiversity and ecological resilience.

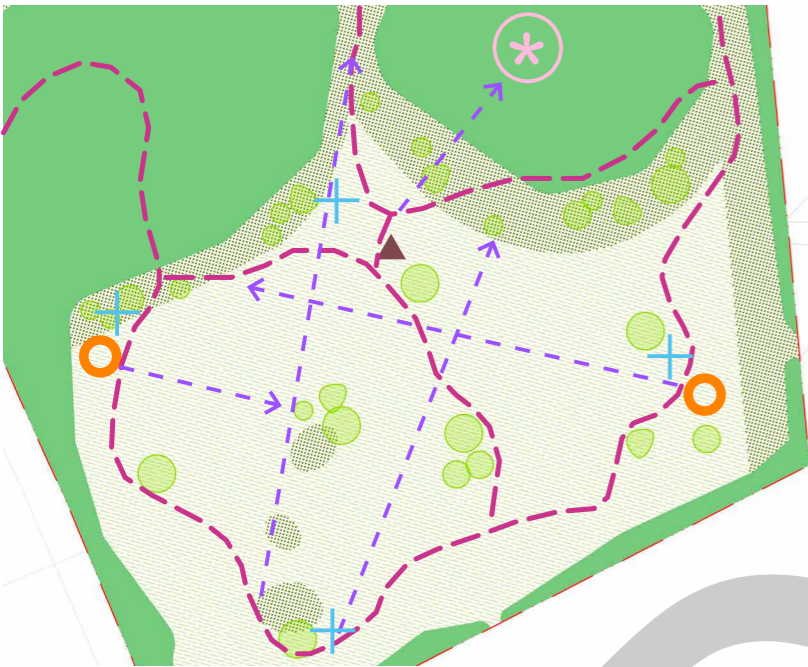
E.3.22 The design and management of the Meadow Grassland **must** promote a diverse mosaic of habitats to enhance ecological richness and habitat complexity, in accordance with the Biodiversity Net Gain requirements.

Recreation and Leisure

E.3.23 The Meadow Grassland **must** offer informal recreation opportunities, complemented by low-key seating elements and interpretive signage that enrich the visitor experience while respecting the natural setting.

E.3.24 Adventurous play elements are to be incorporated.

E.3.25 A series of secondary routes **must** be proposed to 'break up' the circular walk and provide alternative routes, increasing the site's permeability to visitors and offering varied access points and route lengths.



Key

- Existing Woodland tree cover and hedgerows to be retained
- Indicative meadow grassland
- Indicative buffer and shrub planting
- Indicative SANG walking route
- Indicative adventure play trail
- Indicative natural play element
- Indicative proposed seating
- Indicative wayfinding feature
- Key views

*Elements labelled as indicative **must** be provided, but their extent and location is to be set at Reserved Matters stage.

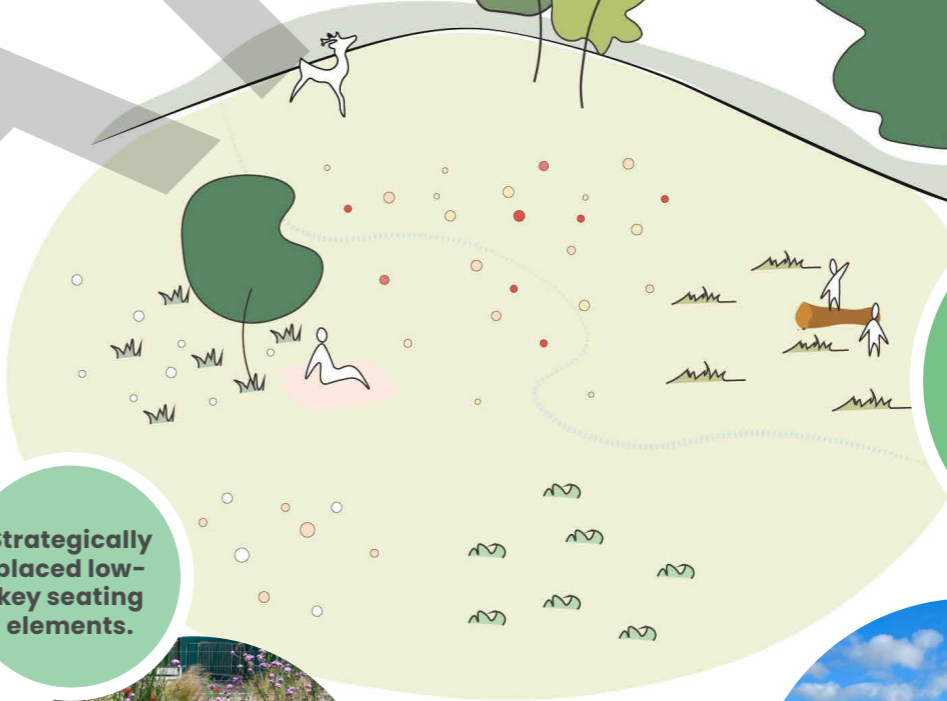
Meadow Grassland: Framework Plan

E.3 Key Public Spaces

Typical Values - Meadow Grassland (SANG)



Design and management **must** promote a mosaic of habitats.



Strategically placed low-key seating elements.



To ensure its effective use as a SANG, pedestrian routes **must** offer tranquil and circular paths through the rolling landform.



As a core element of the SANG, adventurous play elements **must** be used to inspire natural wonder and foster the community's connection with the landscape's wild character.

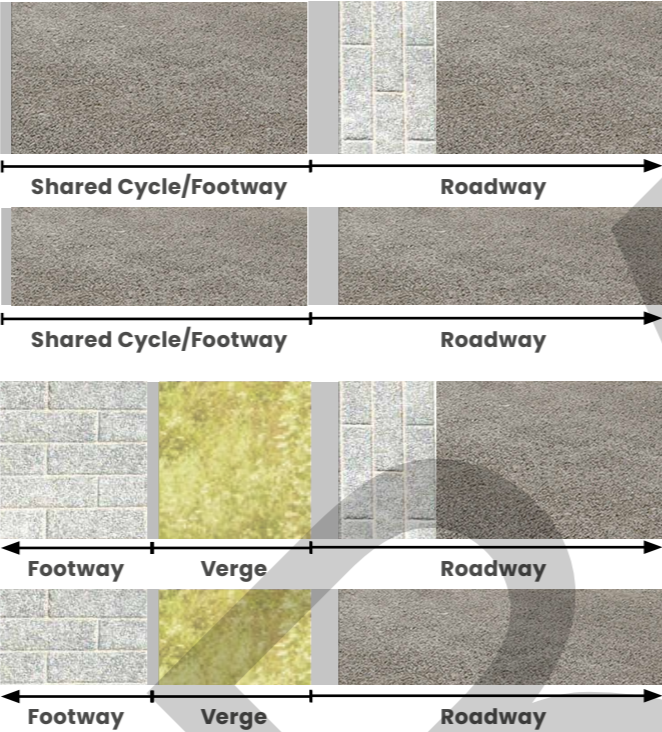
E. Nature and Public Open Space

E.4 Detailing Public Space

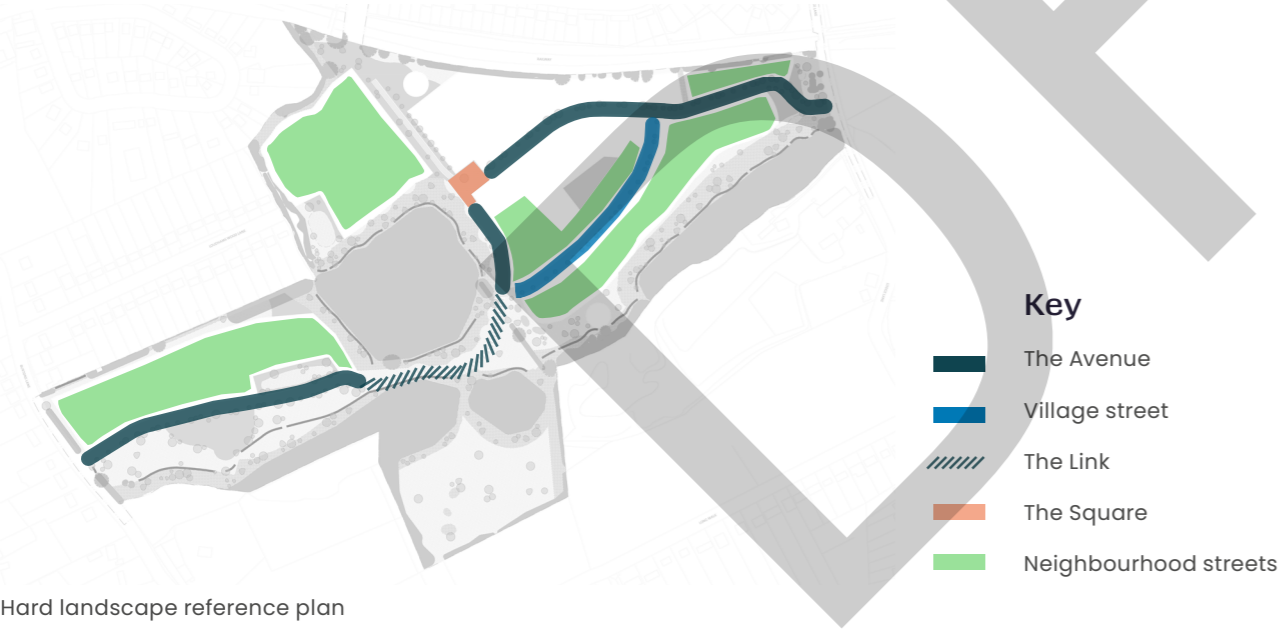
Hard Landscape

- E.4.1 The proposed hard landscape typologies **must** create a sense of unity through a common palette of materials whilst providing clear cues to the different scales and functions of primary, secondary and tertiary streets.
- E.4.2 Materials **must** be selected for robustness, longevity and durability.
- E.4.3 Paved and poured surfaces **must** be smooth, even and well laid in a robust and durable high quality finish.
- E.4.4 Where streets are to be adopted materials will be discussed and agreed with the local authority.

The Avenue & Village Streets	
General Principles	Materials will be hard wearing to adoptable standards.
Roadway and parking bay surface	Asphalt or stone mastic asphalt for robustness and to mitigate road scarring. 3x stretcher paving courses to the roadway edge to visually narrow the width where space allows.
Shared cycle/footway surface (where required)	Asphalt or stone mastic asphalt. 1x stretcher paving courses to edges where space allows.
Footway-only surface (where required)	Concrete blocks.
Kerbs and edges	Precast concrete kerb to roadway edge. Flush concrete pin kerbs to back of foot and cycleways.
Informal junctions/crossings	Contrasting roadway surfacing is to be used at junctions, to lower vehicle speeds. To include paving bands perpendicular to the kerb and flush edges.



Materiality illustrative options (not to scale)



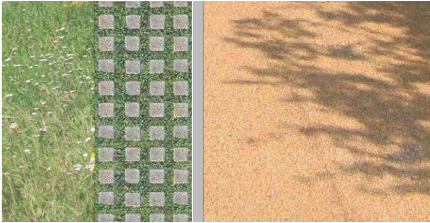
Hard landscape reference plan

E. Nature and Public Open Space

E.4 Detailing Public Space

Hard Landscape (continued)

The Link	
Shared surface	Material character must be sensitive to the landscape setting. Main surface (minimum 3.1m wide) to be asphalt in a buff colour. Any additional width for vehicle overrun to be robust porous reinforced grass.
Edges	Flush concrete pin kerbs to edges of buff asphalt.



Cycle/footway
The Link materiality (not to scale)

The Square	
Shared surface	Either asphalt in a buff colour and/or concrete blocks. Focal spaces and/or areas adjacent to buildings will be picked out in a different laying pattern and/or colour to create visual interest.
Kerbs and edges	Flush kerbs with a natural-aggregate finish concrete kerb to encourage a pedestrian and cycle-focused space.



Indicative Square materiality

Neighbourhood Streets	
Roadway surface	Either asphalt in a buff colour and/or concrete blocks. 3x stretcher paving courses to the roadway edge to visually narrow the width.
Parking bay surface	Concrete blocks.
Footway surface	Concrete blocks.
Kerbs and edges	Precast concrete kerb to roadway edges where an upstand is required. Natural-aggregate finish concrete kerbs where flush situations are required, or in focal areas. Flush concrete pin kerbs to back of footways.
Informal junctions/crossings	Contrasting roadway surfacing is to be used at junctions, to lower vehicle speeds. To include paving bands perpendicular to the kerb and flush edges.



Footway Roadway
Tertiary street materiality option with asphalt roadway and upstand kerb (not to scale)



Shared surface
Tertiary street materiality option with concrete blocks and flush kerb (not to scale)

E. Nature and Public Open Space

E.4 Detailing Public Space

Hard Landscape (continued)

Parking Courts & Driveways	
General Principles	Provision for permeable finishes where required by the site-wide SUDS strategy.
Surface	In a laying colour and/or pattern to differentiate from the rest of the street network.



Parking Courts and Driveways example materiality

Valley Park & SANG Pathways	
Pathways and edges through grassland	Generally mown grass paths. In areas of high-footfall or damp conditions robust finishes in natural materials must be used in order to make the Park and SANG suitable for all season-use (e.g. self-binding gravel with timber edges).
Pathways through woodland	Wood chip surface using site-won timber from felled trees as a first preference. Informal low 'dead hedge' (site-won as first preference) secured with FSC-certified timber pegs to encourage users to stay on paths.



Mown grass path



Woodchip path

E. Nature and Public Open Space

E.4 Detailing Public Space

Seating

General Principles

E.4.5 Seating **must** be provided in both sunny and shaded areas for user comfort.

Primary seating

E.4.6 Primary seating will be used in communal village spaces including The Square and spaces within or directly adjacent to development parcels. This seating **must** feature a variety of options for groups and needs (e.g. family groups as well as the elderly), to include seats with backs and arms.

Secondary seating

E.4.7 Secondary seating will be used across the SANG and other naturalistic green spaces. This seating will be informal and playful in character, to include site-felled timber and boulders.

Materiality

E.4.8 Natural materials like timber **must** be used as a first preference. Timber **must** be sustainably sourced and FSC. Materials **must** be durable, weather-resistant, and easy to maintain, ensuring longevity and functionality of the seating elements over time.



Seating using natural materials



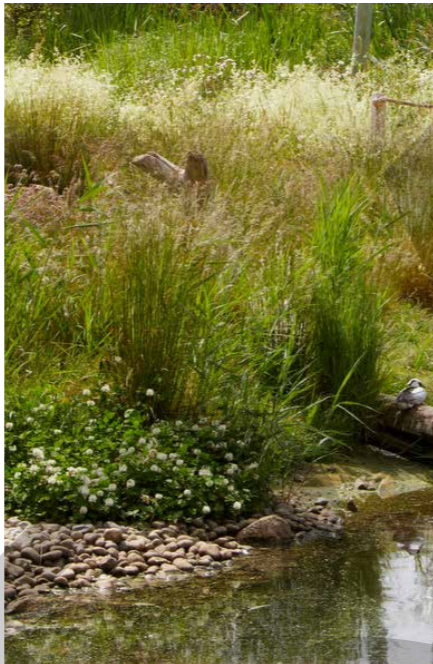
Playful seating elements to informal areas

E.4 Detailing Public Space

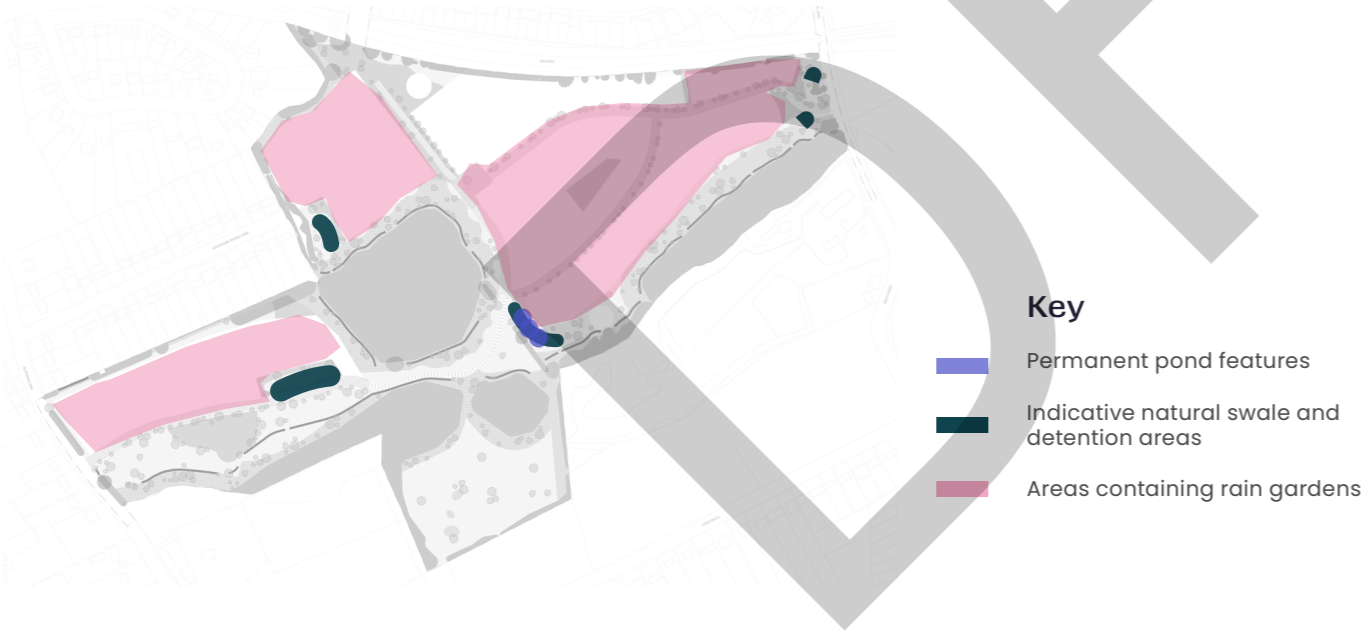
Sustainable Drainage (SUDS)

- E.4.9 The focus **must** be on creating a SUDS scheme that is playful and multi-functional to suit both wildlife and people.
- E.4.10 The naturally sloping topography of the site will be a constraint in terms of orientation, shape and depth of drainage elements, so **must** be used to create features or focal points within the landscape.
- E.4.11 There will be three distinct characters of landscape attenuation within the scheme: formal **rain gardens** within development parcels; natural **swales and detention** areas within open green space; and **retention (pond) features**.

Retention (Pond) Features	
General Principles	To be designed for stormwater attenuation and treatment. Ponds are to be lined to retain water through the year. Must not be located directly adjacent to small children's play areas.
Edges and adjacencies	Railings/fences are to be avoided except where strictly necessary for safety reasons. Banks must be planted to allow wildlife and people to easily climb out.
Form	The majority of pond banks must be no steeper than 1:3, in order to reduce the risk of bank erosion, and to enable easy access for wildlife and maintenance tasks. Depth variation must be allowed to establish a wider variety of pond habitats.
Planting typologies	Refer to Soft Landscape Strategy - Retention (pond) Features section.



Native planting to pond edges



E.4 Detailing Public Space

Rain Gardens	
General Principles	To be designed for managing and treating runoff from everyday rainfall events including treatment of pollutants. Green infrastructure to select streets within parcels.
Edges and adjacencies	Upstand kerb edges with gaps and/or dropped kerb junctions to allow water runoff to flow into.
Form	Shallow landscaped channels that are linear alongside select streets. A minimum of 1m width.
Planting typologies	Refer to Soft Landscape Strategy - Rain Gardens section.



Rain gardens that soften streetscapes



Dropped kerb junctions or kerbs edges with gaps for runoff to filter through

Swales and Detention Areas	
General Principles	To be designed for flow control through temporary attenuation of stormwater. Must be multi-functional areas of public open space, with opportunity for natural/incidental play, kick-around space, picnic areas etc.
Edges and adjacencies	Railings/fences must be avoided except where strictly necessary for safety reasons. Preference for naturalistic over retained edges where possible.
Form	Must be asymmetric in form, for visual interest and to establish a wider variety of habitats.
Planting typologies	Refer to Soft Landscape Strategy - Swales and Detention Areas section.



Multi-functional with areas to play and explore



Multi-functional with areas set aside for biodiversity

E.4 Detailing Public Space

Parcel & Street Trees

General Principles

E.4.12 Parcel and street trees **must** frame key routes through the site, provide structure to streets and boundaries, and opportunities for shade to mitigate urban heat island effects.

Size and form

E.4.13 Trees are to be single stems with a 2m clear stem min. to allow views beneath the canopy, and ensure key routes do not include hidden areas.

Typical species

- E.4.14 • *Prunus avium* (Sweet Cherry)
• *Acer campestre* 'Streetwise' (Streetwise Field Maple)
• *Sorbus aria* (Common Whitebeam)



Prunus avium



Acer campestre 'Streetwise'



Sorbus aria

E.4 Detailing Public Space

Feature Trees

General Principles

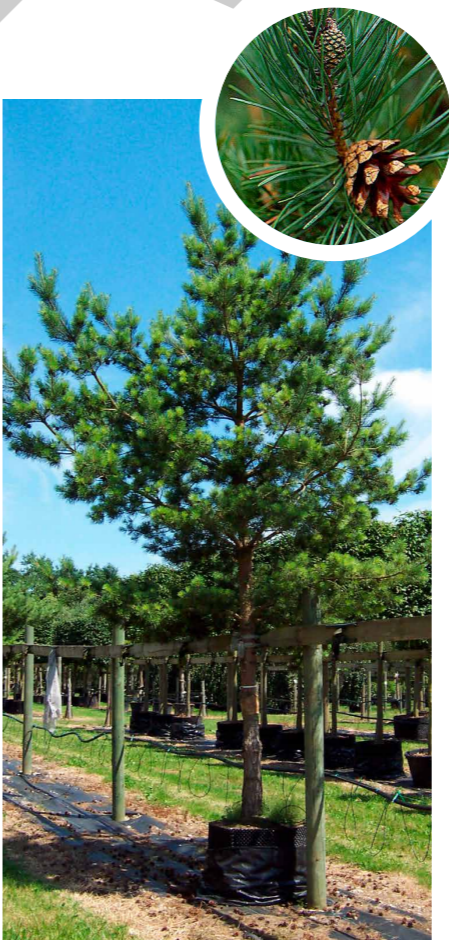
E.4.15 Feature trees **must** be used at 4 key junctions/ locations to stitch in with the local character, and provide interesting waymarking features – such as form, evergreen, seasonal interest etc. These **must** be used as a singular tree rather than part of an avenue or large group, with 4-6 feature trees per location.

Size and form

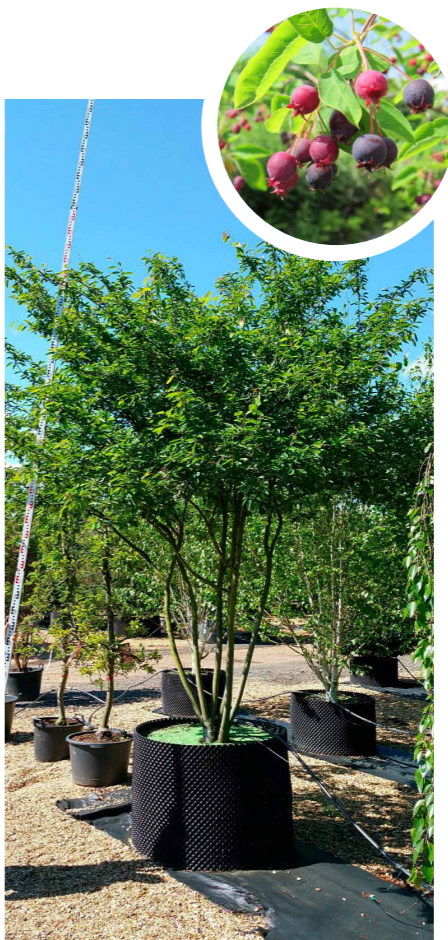
E.4.16 Planting at semi-mature size will provide instant impact and deter vandalism. Trees **must** be 30-35cm girth and 5m+ height if single stem, or 4m+ height where multistem. Trees are to have a 2.5m clear stem min. for single stem specimens to allow for views through and usable open space beneath.

Typical species

- E.4.17 • *Pinus sylvestris* (Scots Pine)
• *Amelanchier lamarckii* (Serviceberry)
• *Sequoia sempervirens* (Coast Redwood)



Pinus sylvestris



Amelanchier lamarckii



Sequoia sempervirens

E.4 Detailing Public Space

Buffer Trees, Shrubs & Hedgerows

General Principles

E.4.18 Species **must** tie into those already present on site to continue the legacy of the mature tree network. Trees will be located in naturalistic groups with occasional individual specimens to promote a natural character, to provide additional canopy cover of between circa 15-25% within the buffers within the first 5 years of establishment. Native mixed hedgerows within buffers **must** incorporate flowering and fruiting varieties for the benefit of wildlife. Trees and hedgerows **must** be protected from grazing damage during establishment.

Size and form

E.4.19 Trees within buffers **must** be specified as a mix of single (minimum 40%), multistem and feathered forms to create variation that mimics a natural woodland edge. If used within 5m of a SANG route trees **must** be specified with a 2m height clear stem, for visibility. Hedgerows within buffers are to be triple staggered rows.



Typical species

- E.4.20 • *Crataegus monogyna* (Hawthorn)
• *Corylus avellana* (Hazel)
• *Cornus sanguinea* (Common Dogwood)



Crataegus monogyna



Corylus avellana



Cornus sanguinea

E.4 Detailing Public Space

Valley Park & SANG Trees

General Principles

E.4.21 Trees **must** provide both mid and upper canopy structure to create a naturalistic character and to frame the key public open spaces. Trees will be located in naturalistic groups with occasional individual specimens, to provide additional canopy cover of a minimum 5% across the Valley Park and SANG within the first 5 years of establishment. Trees **must** be protected from grazing damage during establishment.

Size and form

E.4.22 Trees within the SANG and Valley Park **must** be specified as a mix of single stem and multistem, to create naturalistic variation. If used within 5m of a SANG route trees **must** be specified with a 1.5m min. clear stem, for visibility.



Must have species

- E.4.23 • *Sambucus nigra* (Elder)
• *Carpinus betulus* (Hornbeam)
• *Betula pendula* (Common Silver Birch)



Sambucus nigra



Carpinus betulus



Betula pendula

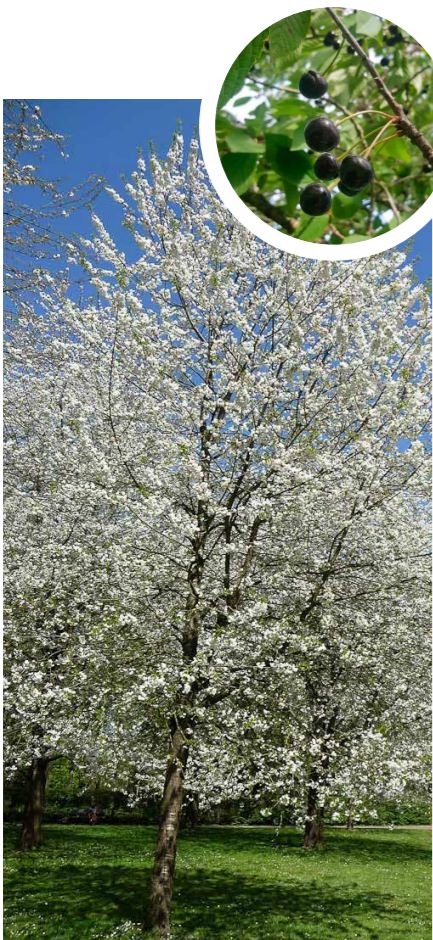
E.4 Detailing Public Space

Fruiting Trees

General Principles
E.4.24 Fruiting species **must** be used in communal growing areas to benefit both residents and wildlife, and tie to the local history. Care should be taken to ensure these are located so that fruit does not drop onto key routes, trees are accessible to pick the fruit, and pollinator pairs are specified.

Size and form
E.4.25 Fruiting trees in communal growing areas **must** use either semi-dwarf, dwarf or semi-vigorous rootstocks (depending on variety).

Typical varieties
E.4.26 • *Runus avium* 'Prestwood Black' (Cherry)
• *Malus domestica* 'Arthur Turner' (Apple)



Prunus avium 'Prestwood Black'



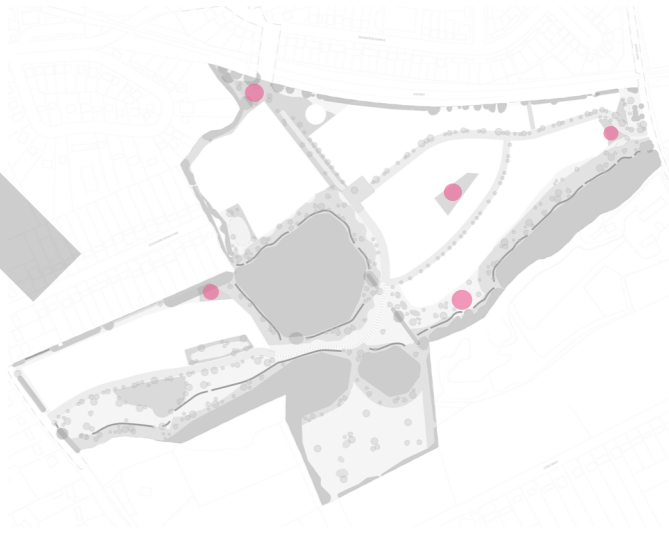
Malus domestica 'Arthur Turner'

E.4 Detailing Public Space

Edible planting

General Principles
E.4.27 A mix of fruiting and herb plants to tie into the proposed fruit trees as part of the wider tree strategy. Herbs to be focused closer to play areas and larger fruiting species amongst the communal growing areas.

Typical species
E.4.28 • *Rubus ideaus* (Wild Raspberry)
• *Salvia officinalis* (Sage)
• *Thymus citrodorus* (Lemon Thyme)
• *Rosmarinus officinalis* (Rosemary)



Edible planting



Rubus ideaus



Salvia officinalis



Thymus citrodorus

E.4 Detailing Public Space

SuDS features

Rain gardens
E.4.29 These high-impact areas are to use a mix of ornamental perennials, grasses and shrubs that **must** provide year-round visual interest for streetscapes. A mixture of native and non-native species **must** be used to extend the visual and pollinator season, with varieties selected that are tolerant of seasonal drought conditions. Perennials, grasses and shrubs will be planted at a minimum density of 6/m2 at 2-5L sizes. Typical species will include *Monarda didyma*, *Deschampsia cespitosa* 'Goldtau', *Juncus effusus*.

Swales and detention areas
E.4.30 These seasonally wet, multifunctional areas are to be seeded with a native wildflower and grass mix suitable for seasonally damp environments. Native perennials, shrubs and grasses **must** be included to selected banks to soften edges and enhance the natural character, planted at a minimum density of 6/m2 at 2-3L sizes. These species **must** be suited to seasonally wet as well as seasonal drought conditions, and require minimal maintenance. Typical species will include *Carex pendula*, *Iris pseudocorus*.

Retention (pond) features
E.4.31 Banks of ecological pond features are to be seeded with a native wildflower and grass mix suitable for wet margin environments. A wide variety of native marginal, pond and oxygenating plants will be planted within the pond to suit different depth/shelf heights and to ensure a variety of ecotones once established. Plants **must** be native and grown in the UK from UK stock, and typical species include *Caltha palustris*, *Carex acutiformis*, *Myosotis scorpioides*, *Lythrum salicaria*, *Ceratophyllum demersum*.



Lythrum salicaria



Juncus effusus



Meadow Mixture for Wetlands

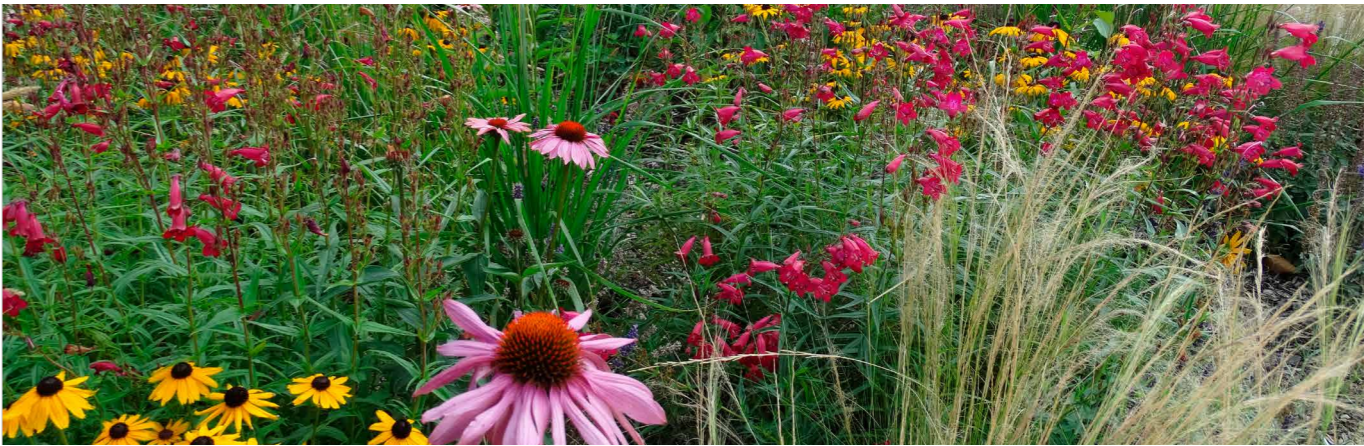
E.4 Detailing Public Space

Impact planting

General Principles
E.4.32 A vibrant and textured mix of planting with swathes of grasses and perennials to provide instant impact and frame key views and locations. Drought tolerant species **must** be used to reduce the maintenance required.

Size
E.4.33 To be provided at 2-3L pot size at 8/m2 and 5L pot size at 5/m2 densities dependent on species.

- Typical species**
E.4.34 • *Alchemilla mollis*
• *Calamagrostis x acutiflora*
• *Deschampsia cespitosa*
• *Betonica officinalis* 'Hummelo'
• *Lavandula angustifolia*
• *Rudbeckia fulgida*
• *Salvia nemorosa*
• *Carex divulsa*
• *Miscanthus* 'Ferner Osten'



Impact planting



Carex divulsa



Rudbeckia fulgida



Lavandula angustifolia

E.4 Detailing Public Space

Meadow

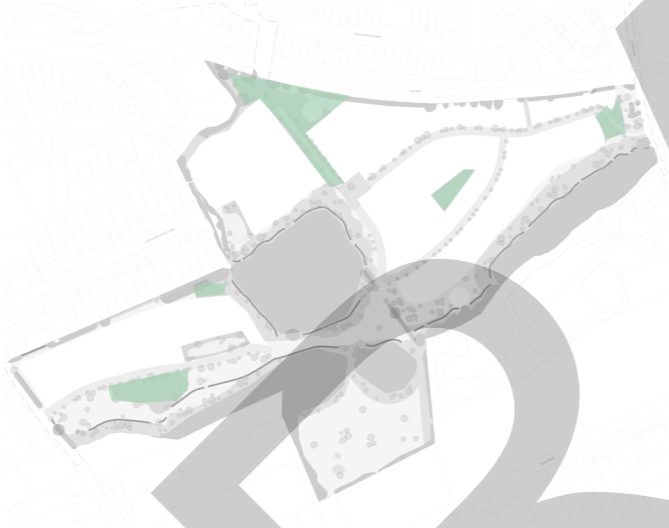
General Principles

E.4.35 Wildflower meadows are to be planted along the valley to provide a continuous quality habitat. Native wildflower-rich seed mixes **must** be used, in consultation with an ecologist's advice, to give a wide range of native grasses and flowering plants suitable to the site and soil conditions.

Amenity grass

General Principles

E.4.36 A species-rich mix **must** be used to include a variety of native wildflower species that will respond to short mowing.



Meadow Seed Mixture



Flowering Lawn

E.4 Detailing Public Space

Buffer planting

General Principles

E.4.37 Ancient woodland and other woodland buffers are to be enhanced through pockets of seeding and plug planting, alongside the additional native tree, shrub and hedgerow planting. This will provide a mosaic of habitats, to be developed in consultation with an ecologist's advice.

E.4.38 Shade-tolerant native wildflower seed mixes will be used to areas where species variety is currently low. In these areas targeted planting of native flowering plug plants will also be included to increase species diversity. Plug plant mixes **must** be developed with an ecologist.



Shade and hedgerow-tolerant Wild Flowers



Shade and hedgerow-tolerant Wild Flowers



jtp

