

8.0 LANDSCAPE PROPOSALS

8.2 LANDSCAPE MASTERPLAN

The landscape masterplan responds to the site’s setting with a varied primary route that wraps around a large informal green space which features places for active play and quiet recreation. Properties are concentrated to overlook the street and open space beyond, providing natural surveillance. Clusters of properties are serviced by small scale residential lanes off the main route which have a softer appearance in part from the main circulatory roads to provide an enhanced public realm.

The proposals retain and protect those landscape features deemed to be of significant value, that contribute to the character and setting of the site, these include the mature woodland to the north, the existing hedgerows and treed boundary to the south. These features provide a mature landscape setting to the new development whilst providing visual containment to the proposals and safe guard and promote green infrastructure to provide a fully integrated site.

Appropriate buffers will be provided to existing assets and existing ecological features.



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Soft landscape palette

The proposals seek to build on the existing landscape fabric through the introduction of enhanced native boundary tree and hedgerow planting, specimen parkland trees within the open spaces, formal street tree planting, marginal and wetland planting, short and long grassland and ornamental shrub planting.

The species selection is appropriate to the local growing conditions, intended purpose and level of maintenance using a range of species to provide long, medium and pioneer species. Species selection will favour native species and cultivars wherever practical and be chosen and managed such that they promote local wildlife and biodiversity, in particular habitats for birds, invertebrates, bats, reptiles and amphibians.

A palette of tree, shrub and grassland species would be used to provide a rich and varied planting scheme. Defining species would be used to provide interesting points of focus.

Evergreen shrub planting would provide softening to vertical structures such as walls and fences, with self-clinging climbing shrubs also used to reduce the visual effects of these hard enclosures. Clipped evergreen hedgerows would provide an informal boundary treatment to frontages. Cottage and garden type planting would provide seasonal interest through its colour, texture and scent, whilst also contributing to the rural domestic character of the residential frontages.

Hard landscape palette

A simple palette of hard landscape materials and street furniture are used to compliment the specific purpose and location within the development, using materials that are durable and compliment the local palette of materials and the proposed townscape character.

Concrete paviors will provide an informal 'lane' character within selected residential areas and prominent road junctions that slow traffic and create a more friendly pedestrian environment. Other traffic calming such as raised road surfaces which will also serve to make the residential streets safer with an emphasis on slowing traffic speeds.

Boundary treatments & enclosures

A range of robust boundary treatments would be used to provide secure means of enclosure where necessary, principally to rear gardens using a mixture of close board timber fencing and masonry walls where they affront the public realm. Front gardens will be enclosed by less formal treatment including railings and / or clipped low hedgerows to provide a softer edge and allow natural surveillance onto the street.



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LANDSCAPE PROPOSALS

8.3 ECOLOGY MITIGATION

An Ecological Mitigation and Enhancement Strategy (EMES) has been undertaken and sets out potential ecological mitigation measures required for the development of the site. These include:

- Any cutting of grassland suitable for amphibians and reptiles should take place during the reptile hibernation period (November-February). If cutting of vegetation is required during the reptile active period a cut to 3cm above ground level would be required at least 24 hours prior to works.
- No works will be carried out until a dormice licence has been obtained. Suitable dormouse habitat will be retained and enhanced within the site where ever possible.
- Disturbance of dormice during construction will be mitigated by the provision of additional planting buffers alongside many of the retained hedgerows.
- 20 dormouse nest boxes will be provided at suitable locations within the site.
- A bat licence will be submitted to Natural England. The licence will include a method statement to mitigate the effects on bat roosts.
- A bat lighting strategy will be incorporated into the development to ensure the lighting of any retained habitat features suitable for bad foraging and commuting is avoided or reduced to lower the impact on bat species.
- A total of 10 bat boxes or tubes will be incorporated into buildings, with a further 10 bat boxes mounted on retained trees.
- A pre-work badger set will be carried out within 2 months prior to work starting on site. A 20m buffer zone will be provided around the identified badger set, which will be incorporated within the site landscaping buffer.
- 20 bird boxes will provide additional nesting opportunities on the site.



Wildflower planting



Hibernacula



Log pile habitat



Bat box



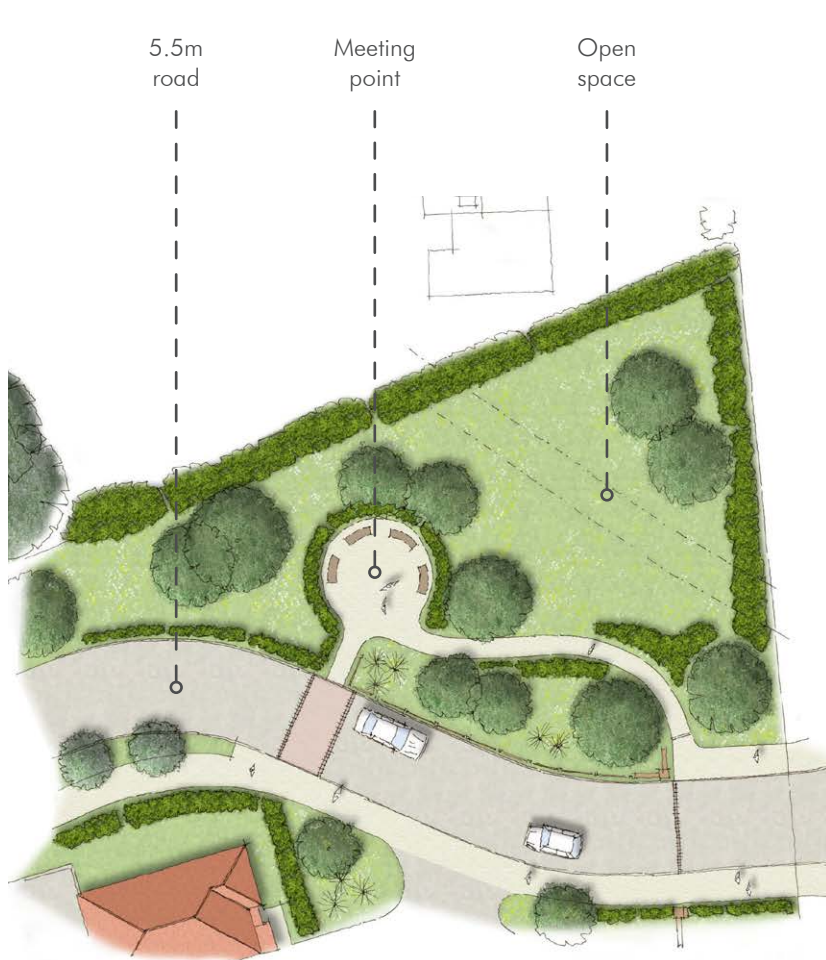
Bird box

8.0 LANDSCAPE PROPOSALS

8.4 OPEN SPACE PROVISION

As part of the development schedule for the site, proposals include 3.2ha of Green Infrastructure, which will provide a range of functions including the following:

- **Open Space and Amenity Areas** – A network of connected open spaces will be provided across the site integrating the residential development into the sites landscape setting creating a sense of place. These new open spaces will allow for informal recreation uses including new recreational routes which will link into the wider movement network on Arundel Road.
- **Landscape Vegetation** – Site proposals include for new native tree and hedgerow planting along site boundaries as well as a new woodland hedgerow along the northern edge of the proposed open space area to the south. This will enhance the existing boundary vegetation whilst strengthening wildlife habitats and biodiversity net gain opportunities.
- **Formal Play Provision** – New play areas will also be provided on the site in the form of a LEAP to the west and a LAP in the centre green space.



8.0 LANDSCAPE PROPOSALS

8.5 STRUCTURAL PLANTING

The design guidance for structural planting draws directly on the Design & Access Statement and Landscape and Visual Impact Assessment (LVIA) approved as part of the outline application.

Structural landscape elements include:

- Retained and augmented woodland blocks
- Retained and augmented woodland edge and scrub
- New woodland edge, scrub and habitat creation
- Avenue and street trees
- Boundary planting
- Structural planting to Open Spaces

The existing framework of boundary hedges and planting, woodland belt vegetation and retained trees will be strengthened to help re-establish a strong landscape structure that would be in-character with the wider landscape character of hedgerows, small woodland blocks and scattered settlement of Angmering and form the basis of the scheme’s Green Infrastructure as already described.

Structure planting should be used to enhance the existing vegetation, create robust boundary treatments (in particular with the site frontages to Water Lane, countryside edge and relationship with the National Park) and create identity and definition for the different character areas, streets and spaces and assist with legibility and wayfinding. A variety of plant species and layers should be used but all planting should be designed for biodiversity and wildlife value as well as delivering sensory and seasonal interest.

A palette of suitable robust and resilient plant species will be used for all planting. This must include native species that are already present on the site and in the adjoining woodland and that are appropriate to the local microclimate and landscape character. Generally, the character of planting should be more formal and ornamental through the entrance and central spine to the development, becoming more informal and native in the woodland edge and parkland edge character areas.

New tree and shrub planting in for ecological enhancement / habitat creation will contain a variety of native species to provide new foraging resource for species including dormouse, birds and badger. Important food resources for dormouse include hazel, broom, gorse, hawthorn and blackthorn. Native fruit species such as

crab apple, cherry and quince can also be used within the street scene to create foraging resources for birds.

Within the housing areas, structure planting will include tree lined streets to break up the built forms and provide shade and structure. Along with trees in open spaces and private gardens, these will create a tree pattern within the site.



Tree lined streets to break up the built forms and provide shade and structure.



Existing boundary hedges enhanced in line with the character of the wider landscape.



Planting designed for biodiversity and wildlife incorporated into SuDS infrastructure.



Structure planting to create identity and definition for the different character areas.

8.0 LANDSCAPE PROPOSALS

8.6 TREE STRATEGY

The tree planting strategy will seek to compliment the urban design, special arrangement of buildings, street hierarchy and the defined character areas.

Species have been selected to provide:-

- Local distinctiveness
- Native species (where appropriate)
- Seasonal changes and annual phases of interest
- Climate change and biosecurity resilience
- Appropriate scale and size according to location

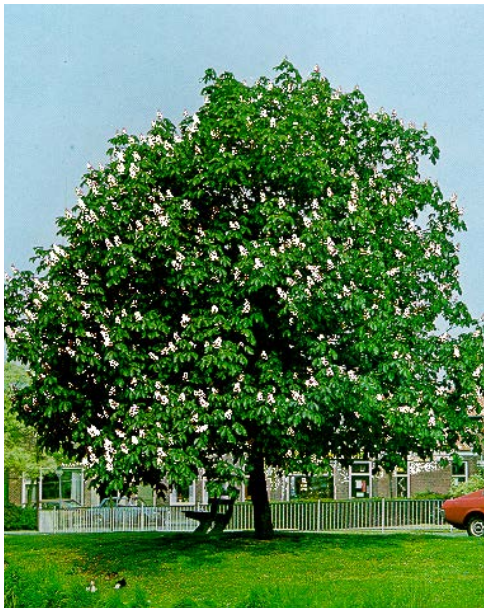
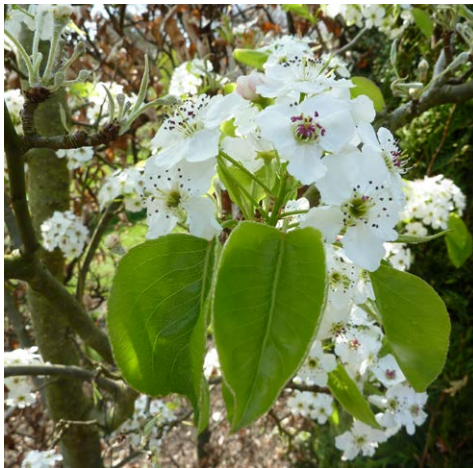
To ensure the tree population thrives in the future a range of native, naturalised and ornamental species have been selected. These will seek to be robust, with regards to climate change and future pests & diseases.

The palette of species will compliment and define the character areas, the street hierarchy will also be further demarcated by the selection of trees.

To ensure that future pest and diseases do not decimate future tree populations, variety and breadth of species of trees will be employed in the tree planting strategy; single species avenues and groups will be avoided.

The street hierarchy will be characterised by the following species:-

- Primary street species: Lime, Hornbeam, Norway Maple, Italian Alder and London Plane
- Secondary street species: Field Maple, Tulip Tree, Birch, Pear and Maple (cultivar)
- Lanes: Apple, Birch, Cherry, Whitebeam, Snowy Mespil, Maple (cultivar), Rowan and Pear
- Open space areas: English Oak, Elm (DED resistant), Alder, Horse Chestnut, Lime, London Plane, Pine, Willow and Poplar



9.0 SUSTAINABILITY

9.1 SUSTAINABILITY

9.2 CRIME PREVENTION AND COMMUNITY SAFETY



9.0 SUSTAINABILITY

9.1 SUSTAINABILITY

Domestic waste and recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process.

Flooding

- The amount of hard landscaping is minimised in the layout design, with the use of shared surfaces.
- All surface water will be disposed of as set out in the FRA.

Energy

The new houses will provide the following in their specification:

- Air tightness standards will be enhanced demonstrating an improvement above the Building Regulations.
- Improved thermal detailing.
- Insulation will exceed Part L of the Building Regulations.
- All windows will be double-glazed.
- A Home Owners’ Pack will be provided.

Open space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape context.

Adaptability

The new homes will be designed to provide the opportunity for residents to work at home, having sufficient space and facilities and being equipped with suitable outlets that will enable the occupants to have data access and necessary power supplies.

Community

The Home Owners’ Pack will be provided with the dwellings which will contain at least the following information:

- Local transport services.
- Utility suppliers.
- Energy efficiency.
- Local amenities.
- Refuse collection.
- Recycling facilities.
- Local organisations and community groups.
- Environmental technologies installed in the home.
- Water efficiency information.

Crime

The design of the scheme has followed the principles set out within Secured by Design and will comply with Building Regulations Part Q.

This will ensure a residential environment that puts occupants safety at the forefront and which in turn will create a high quality environment for the long term.

Public Transport

There are a number of bus routes serving Sandygate Lane and providing direct access to Horsham and Haywards Heath. The nearest railway station is Horsham, 7 km to the north west.

Parking

Sustainable transport seeks to reduce the use of the car and thus encourage alternative modes of transport. The number of parking spaces provided is considered to be appropriate for the proposed mix and the location of the site.



9.0
SUSTAINABILITY

Cycling and walking

In order to encourage cycling or walking as alternative modes of transport to journeys by car, these proposals are well integrated with the pedestrian and cycle movement network in the surrounding area. Secure storage provision will further encourage cycle ownership and use.

Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of ‘A’ rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical
- Use of insulation materials with zero ozone depletion potential

9.2 CRIME PREVENTION AND
COMMUNITY SAFETY

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in “Safer places – the Planning System and Crime Prevention” (Office of the Deputy Prime Minister, April 2004). In particular, the development will incorporate the following features:

- Traditional streets that are overlooked by the surrounding houses so that they feel safe, both in the daytime and at night.
- Exposed back garden boundaries will be minimised to minimise the risk of unauthorised entry to properties from the rear.
- Secured by Design principles will be adopted where possible across the site.



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10.0 CONCLUSIONS

10.1 SUMMARY OF THE PROPOSALS

TPO Reference
(TPO/A2/19)

ARUNDEL ROAD

17.1m

10.0 CONCLUSIONS

10.1 SUMMARY OF THE PROPOSALS

The benefits of proposed development would be as follows:

- The provision of family housing (160 dwellings) in a Neighbourhood Plan allocated site, which will help contribute to the economic vitality of the village.
- The provision of 48 (30%) affordable homes that would be made available to local people.
- The provision of a new safe junction into the site from Arundel Road.
- Enhanced pedestrian links connecting the development with Arundel Road to the east and with the wider network.
- A good mix of housing typologies to create a thriving community.
- The proposed development respects the character and form of the surrounding area, and seeks to preserve the privacy and amenity of adjacent residents. The proposed buildings, in scale, style, design and materials, are appropriate and sympathetic to the surrounding area.
- New ecological enhancements and landscape features, including tree planting, mixed shrub planting and areas of amenity space, including informal open space, will integrate the appearance of the site with the surrounding area.
- The impact of the proposed built forms will be softened through the retention and enhancement of the existing vegetation along the boundaries and within the site. The new planting within and around the scheme will help to assimilate the new buildings into their landscape setting.
- The provision of a variety of parking options, the use of a mixed palette of road and path surfaces, and the extensive use of planting will help soften the impact of parking and hard landscaping.
- Provide a safe and secure environment and form a complete sense of place and allowing new residents to get closer to nature.



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11.0 APPENDICIES

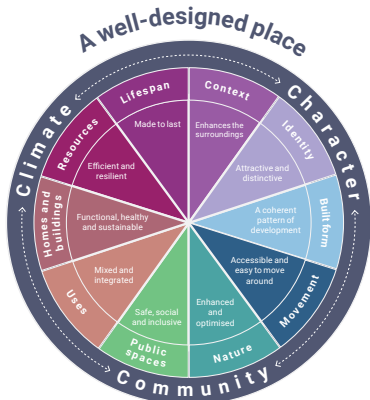
11.1 CLOSING REMARKS

11.2 ARUN DESIGN GUIDE CHECKLIST

11.0
APPENDICIES

11.1 CLOSING REMARKS

The closing remarks refer to the ten characteristics as set out in the National Design Guide and provide a cohesive conclusion to the ambition and evolution of the proposals as set out in this Design and Access Statement.



The ten characteristics of well designed places
(National Design Guide, January 2021)

CONTEXT

Understand and relate well to the site, its local and wider context. Valuing local heritage, history and culture.

IDENTITY

Response to local character. Creation of a character and identity which is coherent, identifiable, visually attractive and suited to the local context.

BUILT FORM

Compact form of development which makes efficient use of land to optimise density. Well designed places using of the right mix of building types, forms and scale. Provision of destinations where people will meet and come together as a community strengthening local character.

MOVEMENT

Provision of a well-designed and connected network including public transport, walking, cycling and cars. Safe, direct and convenient routes accessible to all. A clear hierarchy of streets that are easy to navigate. Well designed parking that is safe and meets the needs of different users. Access for servicing by refuse collection, deliveries and removals to be well-integrated.

NATURE

Provision of high quality green spaces with a variety of landscapes and activities including play that are robust and fit for purpose. Enhanced water management and sustainable drainage systems. Biodiversity gains through enhancement of ecosystems. Existing areas of valuable biodiversity to be protected and enhanced. Priority given to rare habitats and species.

RESPONSE

The early sections of this Design & Access Statement shows the relationship of the site with its surrounding context.

Studies of the immediate context and the surrounding area have influenced and informed the development of the proposals.

RESPONSE

The realisation of this distinctive development will help to create a sense of place which is based on a thorough character appraisal of Angmering and the streetscapes to the thoroughfares which formulate the town pattern.

RESPONSE

The Proposals sections of this document explain the design principles of the development which have been informed by the existing site constraints and the studies of the local context.

The (re) provision of amenities and the considerable area set aside for “community space”, means that the development is compact with a mix of house types and forms to create streetscenes and overlooking to the community spaces.

RESPONSE

The Access & Movement sections shows how the layout of the scheme has been arranged around a clear road hierarchy with links to the surrounding area.

RESPONSE

The retention and enhancement of the boundary planting and tree belts will help to maintain the ecological value of the site, whilst also allowing residents to be closer to nature via the expansive community space being provided to the south of the site, enhanced by ecological features and by play provisions for example.

11.0
APPENDICIES

PUBLIC SPACES Well-designed, inclusive and fit for purpose spaces to support an active life for everyone, encouraging people to walk and cycle rather than drive whilst addressing the needs of those with disabilities. Amenity spaces that feel safe and secure. Public areas that encourage social interaction providing comfort, relaxation and stimulation for all, helping to combat social isolation and loneliness.	A MIX OF USES Provision of local services and facilities with an integrated mix of housing tenures and types to suit people at all stages of life. Provision of tenure neutral homes and spaces. Developments should be socially inclusive maximising potential for social integration and removing features that could create actual or perceived barriers.	HOMES AND BUILDINGS Provision of well-designed, functional, comfortable and secure buildings to promote quality of life. Buildings should be energy efficient and encourage sustainable lifestyles. External spaces including parking should be fit for purpose, of a high quality and convenient. Attention should be applied to the way buildings function on a day-to-day basis with regard to waste management, exterior details and cycle storage.	RESOURCES Following the energy hierarchy by reducing energy need, improving energy efficiency, maximising use of renewable and low carbon energy sources and using fossil fuels from clean technologies. Use of durable materials with reduced environmental impact and modern construction techniques to improve efficiency. Maximise resilience by taking account of weather, flood risk and extremes of temperature.	LIFESPAN Ensuring places are robust, well-managed and maintained and with clearly defined boundaries between private, public and shared spaces. Homes should be designed to be flexible and adapt over time to changing lifestyles, needs and the introduction of new technologies. Places should engender a sense of ownership in their occupants by including features that encourage users to care for them.
RESPONSE The Proposals show how a variety of places and spaces have been provided for use by a mixed demographic of users. This allows for different age groups to positively interact with one another and with the wider village, via a strong connectivity pattern with the wider community. 	RESPONSE A mix of house sizes and tenures is promoted within the 'Development' area of the allocated site, encouraging integration and interaction. 	RESPONSE The series of accompanying technical plans show how the scheme works efficiently and is fit for purpose as family accommodation, with private and shared amenity spaces. 	RESPONSE The Sustainability section shows how the new dwellings have been designed to maximise their energy efficiency and are future proofed. The use of traditional materials will not only help to establish the development into its existing surrounding context, but also maximise the resilience of the dwellings for the future. 	RESPONSE The new dwellings and external spaces have been designed to be robust, with a clear definition between public and private areas. Homes are designed to be flexible and adaptable and to engender a sense of ownership of the dwelling and their setting within Angmering. 

11.0 APPENDICIES

11.2 ARUN DESIGN GUIDE CHECKLIST

Section D – Responding to the Site and its Setting.	
Site Appraisal	Tick when reviewed
Identifies all planning designations and undesignated features of interest.	
Is informed by an opportunities and constraints plan/diagram identifying the following within and around the site.	
Topography, orientation, landform, and landscape character.	
Drainage patterns including patterns of flooding, flood risk and the permeability of the site and its surrounds.	
Environmental features including existing and potential wildlife habitats, trees and hedgerows, watercourses, and drainage and arable, pastoral, or horticultural land.	
Focal points, prominent locations, and important views in and out of the site.	
Character of buildings and built structures including scale, layout, form, massing, architectural features, and materials, together with the building line and plot boundary of the adjacent properties.	
Streetscape including the layout and forms of spaces, boundary treatments, and the interfaces between public and private realms.	
The hierarchy and accessibility of, and connections provided by, streets, routes, spaces, and entrances including roadways, cycle paths and Public Rights of Way. This should include connections from the site into the wider transport network and may include consideration of how the Strategic Road Network could be used and/or affected by the proposed site use, including non-motorised users.	
Areas, buildings, and structures of heritage and/or archaeological interest including Conservation Areas, listed buildings and Scheduled Monuments.	
Opportunities for recreation and amenity including parks, open spaces and sports and leisure facilities; and local needs and deficiencies in these community facilities.	
Potential constraints on development including railways, major roads, noise sources, pollution or contamination and utilities.	
Incorporates technical assessments prepared by an appropriately qualified professional, as required following identification of the above.	
Design Rationale	Tick when Reviewed
Defines centralities and focal points, and establishes desire lines and a clear hierarchy of streets and spaces	
Responds positively to the character, scale, form, and massing of the surrounding natural and built environment.	
Creates connections with the site’s surroundings, promoting integration and permeability.	
Enhances ease of movement and accessibility throughout the site, encouraging the use of diverse ways of movement and means of transport, while ensuring safe, attractive, and inviting connections with surroundings.	
Includes spaces for people to meet, play and interact and creates a user-friendly layout for non-motorised users of all abilities, including pedestrians, cyclists, equestrians, and wheelchair users.	
Incorporates existing heritage and archaeological assets into new development.	

1

Connects to existing green infrastructure, while creating a network of green spaces and kinks which enhance existing green infrastructure for both wildlife and people.	
Takes account of existing patterns of drainage and flooding and seeks to reduce flood risk through SuDS and flood defences if appropriate.	
Take advantage of sunlight and daylight.	
Provides adequate car parking, carefully located to ensure that it does not dominate.	

Section E – Natural Environment	
Features and Resources	Tick when reviewed
Uses the physical features of the site and the results of technical studies positively and imaginatively. This may include but is not limited to:	
Strengthening and retaining landscape features including field patterns, hedgerows, and trees, particularly those with high amenity or ecology value.	
Designing the pattern of building in response to and take advantage of existing topography, orientation, and drainage, particularly in the design SuDS.	
Retaining and creating key views in and out of the site.	
Providing a joined-up network of open and green spaces, located in useable blocks throughout the development and where residents can access them easily, not simply where there is ‘left over space’.	
Recognises and works with ‘negative’ site features such as noise, smells, or contamination, working to mitigate the effects of these features on the site and surrounding area.	
Utilities natural resources to the benefit of users on site and surrounding area.	
Avoids ‘protecting’ existing features and resources by developing in isolation, instead responding to and respecting these features.	
Structures and Trees	Tick when Reviewed
Is informed by arboriculture surveys carried out by a qualified professional at the time of site appraisal.	
Wherever possible retains and incorporates all trees and hedgerows of value, ensuring that their root structure or access to water and sunlight is not adversely impacted by development.	
Re-provides for any loss of trees and incorporates further new planting of a range of species and sizes wherever possible in order to mitigate the impacts of climate change and the urban heat island effect, improve environmental quality and facilitate groundwater absorption, having regard to the provision of below-ground services and the most appropriate species in response.	
Provides for the ongoing maintenance of landscape structures and trees.	
Avoids incursion of all Root Protection Areas (RPA) for significant trees of high quality or with TPOs, particularly for larger scale development. Buffer zones should be implemented around RPAs to provide additional protection for such trees.	

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Biodiversity	Tick when Reviewed
Provides up-to-date details of any protected habitats, species or other features with high biodiversity or ecological value, identified by technical studies.	
Does not result in any adverse impact on protected habitats unless in exceptional circumstances.	
Avoids harm to protected species, including but not limited to bats, badgers and various wild birds, invertebrates, fish plants and ancient woodland/veteran trees.	
Details measures to mitigate harm caused to biodiversity from the development where avoidance is not possible.	
Provides a net gain in biodiversity, which may include the enhancement of existing or creation of new habitats through measures such as planting, bird and bat boxes or provision of nesting locations.	
Connects fragments of green space with ecological corridors to include biodiversity and include plant species to encourage pollinators.	

Section F – Movement Framework	
Movement Framework	Tick when reviewed
Provides a connected and convenient network of streets, footways, cycle paths, bridleways, public rights of way and access routes which follow desire lines.	
Incorporates a ‘street hierarchy’, clearly communicated by a range of street typologies which are able to accommodate the appropriate type of movement/transport.	
Provides easy access between facilities, amenities, homes, and public transport.	
Incorporates connections with existing routes to enable ease of movement beyond the development including access to wider facilities, amenities, and services; and is able to connect to neighbouring land which may be development in the future.	
Incorporates the provision of dedicated shared cycle and pedestrian routes or bridleways alongside and beyond roadways.	
Ensures the safety of all road users through traffic calming, separation of transport modes and dedicated crossing points.	
Incorporates speed limits and traffic calming measures appropriate to the position of routes within the street hierarchy.	
Provides accessible movement for all, through consideration of the width, grading and surfacing of routes, and incorporation of places for pedestrians and cyclists to rest.	
Provides bus stops within 400m of homes, 600m of primary schools and 1500m of secondary schools, and at least once every 400m. These are maximum distances and should be kept to a minimum where possible.	
Provides secondary unconstrained pedestrian and cyclist access even when single access or cul-de-sac arrangements are unavoidable for vehicles.	

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Section G – Built Structure and Development Plots	
Centres	Tick when Reviewed
Incorporates or provides access to a neighbourhood centre or focal point within an appropriate distance of residential development, ensuring access to everyday local facilities.	
Provides access to appropriate services and facilities at larger scales, connecting to existing centres or incorporating these into the design of the scheme.	
Integrates community facilities and services with residential development to create vibrancy and activity, while ensuring residential amenity.	
Incorporates public realm elements to make centres attractive, safe, welcoming, easily navigable and accessible for all.	
Density and Uses	Tick when Reviewed
Incorporates an appropriate density for its location in order to enhance existing context, achieved through a range of densities and varied dwelling types.	
Uses lower density to relate positively to the edges of built up areas.	
Focuses higher density areas and provision of facilities around existing focal points such as town and villages centres or strategic routes, to enable a gradual decrease in density beyond these points.	
Locates facilities and services within a short walking distance of existing and new homes, providing new facilities on site where existing provision is not easily accessed.	
Layout and Plot Size	Tick when Reviewed
Responds to the grain of existing development in terms of plot and block size, and positioning of the building line.	
Integrates existing site features including topography, landscape features and buildings into the layout.	
Is based around a series of appropriately proportioned blocks (according to surroundings), which should:	
Incorporate well defined and attractive frontages which communicate a hierarchy through the visual prominence and activity of buildings, reflecting the character and order of the street they front.	
Be of an appropriate size: large enough to incorporate adequate amenity space and avoid fragmented streets, but small enough to ensure walkability.	
Create a clear distinction between public and private spaces, providing for appropriate levels of privacy through the positioning of the building line.	
Vary in size to add interest.	
Increase natural surveillance of the street.	
Incorporates landmark buildings and focal points in appropriate locations to ensure recognisable and navigable development.	
Position buildings to take advantage of daylight and sunlight, and shelter from prevailing winds.	

4

Avoids conflict between uses by avoiding location of residential development or centres next to sources of unacceptable noise, odour, or other forms of pollution.	
Avoids placing side or back boundaries of the development in prominent locations.	

Section H – Welcoming Streets and Spaces	
Definition and Enclosure	Tick when Reviewed
Creates streets and spaces which are defined and enclosed by buildings and/or landscape features of a human scale.	
Provides appropriate levels of natural surveillance through ground floor windows from habitable rooms, reducing anti-social behaviour.	
Incorporates active frontages through main entrances, front doors and local services providing direct access to the street or space.	
Creates well-defined boundaries between public and private space to avoid ambiguity of ownership, with levels of semi-private space which are large enough to provide residents with sufficient level of privacy.	
Provides high quality boundary treatment that reflects and/or enhances the existing character of the area and its surroundings.	
Streets	Tick when Reviewed
Offers streets and spaces in which people can rest, meet and gather.	
Provides appropriate street furniture while not cluttering the public realm.	
Incorporates soft landscaping and planting including SuDS in a way that reflects the order of the street, with species appropriate to their location at the time of planting and at maturity.	
Follows principles of inclusive design to cater for all ages and abilities, enabling people to navigate the environment with ease and interact with a place through their senses.	
Provides opportunities for play appropriate to the order of the street.	
Incorporates ‘natural’ methods of traffic calming within the street design including narrowing of the carriageway, use of planting and build outs to incorporate street trees, change if colour/materials or varying alignment of the route.	
Encourages pedestrian movement, providing continuous pavements of sufficient size to meet the needs of all users.	
Considers the use of shared spaces or homezones on lower-order streets, ensuring safety through the use of tactile strips or colour contrasting paving.	
Incorporates security and crime prevention measures which are proportionate to the nature and magnitude of risk, and integrate with the wider public realm.	
Open Spaces	Tick when Reviewed
Delivers open spaces of appropriate size, shape and layout to meet the needs of users, as per Arun Space, Playing Pitches and Built Facilities SPD.	

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Delivers open spaces at an early phase of development and integrates these with residential developments.	
Uses existing natural and landscape features and focal points.	
Does not reduce areas of planting by more than 30% and provides a net increase in tree planting, including planting in lieu of any loss.	
Creates links between new open spaces and the existing open space and green infrastructure network, ensuring that small scale and incidental linking spaces are afforded the same good standards of upkeep as larger more formal spaces.	
Incorporates Sustainable Drainage Systems (SuDS) as part and parcel of open spaces, ensuring that these are provided in addition to usable open space.	
Provides open spaces with clear function, while offering choice for all users.	
Is informed by the needs of the local community, including appropriate provision of sport facilities/pitches and formal and informal play spaces, community gardens, gym equipment and quiet spaces.	
Is safe and accessible for all users, being appropriately defined and enclosed by buildings in order to provide natural surveillance.	
Residential Amenity	Tick when Reviewed
Provides outdoor residential amenity space to fulfil a variety of functions and accommodate a range of activities.	
Ensures that amenity spaces are of an appropriate size and shape.	
Considers topography and orientation to maximise amenity, allowing for maximum daylight and sunlight.	
Retains existing boundary walls, fences and hedges to preserve the street scene, and provides new boundary features where appropriate.	
Is integrated with surrounding uses and ensures that amenity is not compromised by proximity to parking, busy roads or refuse areas.	
Provides a mixture of private and communal amenity spaces wherever possible, with a balance appropriate to suit housing types.	
Incorporates natural surveillance of communal spaces, while seeking to minimise overlooking of private spaces through shape and positioning (the 25-degree and 45-degree rules	
Provides communal spaces which are open, accessible and share by all regardless of age, ability or socio-economic status.	
Provides external access to rear gardens where needed, avoiding long and narrow alleyways.	
Shopfronts and Signage	Tick when Reviewed
Ensures that frontages are in keeping with their context including the surrounding street scene and the existing features, scale and proportion of the building.	
Provides an appropriate balance between the need to advertise, and respect for the existing character of the street scene.	
Provides appropriate security measures, which are integrated into and do not detract from the overall design.	

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Provides generous covered areas at entrances, leading to a single entrance point to enhance legibility and protection from the elements.	
Provides accessible shop and employment entrances which minimise the use of steps.	
Provides appropriate lighting which is in keeping with the existing content and street scene.	
Creates a legible environment which promotes local amenities, facilities and attractions, as well as parking and access, through the provision of appropriate signage.	
Minimises street clutter and respects local character by only providing signage where necessary, and mounting signing onto existing walls, buildings and street furniture.	
Street Features	Tick when Reviewed
Provides high quality street furniture, lighting and public art, respecting and enhancing existing character and sense of place, or renewing place identity where appropriate.	
Keeps street furniture to the minimum required to avoid street clutter, with creative integration of lighting, public art and further elements as signage wherever possible.	
Provides accessible spaces through placement of street furniture, providing sufficient seating including spaces for wheelchairs and scooters.	
Provides sufficient lighting in a form appropriate to its context to create safe and inviting spaces, while avoiding over-lighting.	
Integrates art into the public realm, ensuring local relevance or significance.	
Ensures the highest quality public art, designed and created by professional artists.	
Is robust and able to withstand continued use and exposure to the elements, making provision for maintenance where appropriate.	
Storage and Utilities	Tick when Reviewed
Provides sufficient space to store the volume of bins and extra capacity for all recycling waste types necessary to meet the needs of the building’s occupants, in a convenient and safe location.	
Integrates waste storage facilities into the existing environment through consideration of placement, form and materials.	
Ensures convenient access for service vehicles, providing sufficient space to avoid the needs for frequent turning.	
Integrates utilities with the public realm, locating cable runs underground, although not in conflict with tree roots, and ensuring that above-ground elements are placed discreetly.	
Provides convenient utilities maintenance access.	

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Section I – Parking Strategy	
Car Parking	Tick when Reviewed
Provides appropriate levels of residential and/or non-residential parking spaces to the levels set out in Arun District Council’s Parking Standards Guidance (2020) and West Sussex Parking Guidance (2019)	
Provides a range of parking solutions appropriate to their context, which take account of the needs for pedestrians, cyclists, and other road users.	
Ensures the streets and spaces are not car-dominated, and that the roadway is not obstructed by parked cars.	
Positions parking on-street wherever possible, ensuring a separation between housing and parking through landscaping.	
Position’s parking spaces to the front of the properties wherever possible to ensure active frontages and enable residents to view their car from their home.	
Does not break up the enclosure and definition of the street or compromise private amenity space through garages. These should be at least 6m x 3m internally to qualify as a parking space.	
Provides visitor parking to appropriate levels set out in guidance, ensuring that this is easy to recognise and distributed throughout the development.	
Incorporates sufficient accessible and blue-badge spaces appropriate to the context.	
Considers the promotion and provision of alternatives to individual car ownership to minimise demand for car parking and encourage sustainable travel.	
Electric Vehicles	Tick when Reviewed
Encourages the uptake of low-emission vehicles through provision of active charging points meeting the requirement set out in the Arun District Parking Standards Guidance.	
Provides Electric Vehicle and plug0in hybrid charging for all parking space types.	
Integrates charging points with surrounding buildings and public realm, in particular:	
Charging stands should be not more than 1.6m high.	
Private charging points should not be visible from the public domain, wherever possible, or use recessive colours to minimise their impact.	
Charging points should contact external lighting.	
Ensures that future demand can be met by providing passive infrastructure, including sufficient electricity supply.	
Cycle Parking	Tick when Reviewed
Provides appropriate levels of cycle parking according to the Arun District Parking Standards SPG and West Sussex County Council Parking Guidance.	
Provides cycle shelters for residential development to protect cycles from the elements and to keep cycles secure.	

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Integrates stands and shelters into the existing built environment in an attractive way, including multifunctional street furniture, through appropriate materials and screening.	
Provides secure parking/storage spaces for a range of cycles including electric cycles and associated charging points, scooters, bulky adapted bikes, cargo bikes and bikes with trailers and those adapted for disabled people with more spaces and methods that don't involve lifting heavy adapted bikes. A suggested figure of 5% of spaces to be provided for disabled people is provided within Local Transport Note 1/20.	
Provides supporting facilities such as showers, changing rooms, lockers and maintenance facilities where appropriate to encourage uptake.	

Section J – Building Design	
Form and Character	Tick when Reviewed
Has an identity which responds to the opportunities and constraints of the key characteristics of the surrounding area or existing development as identified in the initial site appraisal.	
Incorporates architectural forms and features that predominate in the surrounding area.	
Responds to the existing landscape by considering orientation, key views and natural features.	
Exploits the opportunity to create its own distinctive character and sense of place, as appropriate to its context, particularly on key public buildings.	
Provides visual interest through attractive detailing, high quality materials, depth and shadow lines and fenestration, and through variation in form, features and materials.	
Has buildings that have been arranged to define the edges of the space, providing continuity and enclosure, being outward looking with windows oriented to overlook the street.	
Scale and Massing	Tick when Reviewed
Responds to the existing scale and massing of the surrounding built environment, emulating this scale in the majority of cases.	
Uses a decrease in scale to ensure an appropriate urban to rural transition.	
Defines key buildings through an uplift in scale if appropriate.	
Adds interest through small variations in the overall scale of the street scene, in a careful, considerate and appropriate manner.	
Avoids insensitive extensions and alterations which deviate from the general scale and massing of the surrounding area.	
Provides adequate daylight, sunlight and privacy for future residents and does not result in any unreasonable loss of light or privacy for neighbours, by following the 45-degree and 60-degree rules wherever possible.	

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Corner Buildings	Tick when Reviewed
Defines the corner space of a block to ensure continuity of the building frontage, avoiding standard design and plan form.	
Includes windows and entrances onto both sides of a corner to provide natural surveillance from activity and overlooking, and visual interest.	
Creates visually prominent corners which can assist with legibility and place-making, through distinctive (but complementary) architectural features, materials and an uplift in scale where appropriate.	
Avoids entirely blind gable ends on corners.	
Marks the change from higher to lower order streets through corners which are less active on the lower order side, while still maintaining a connection between the streets.	
Avoids placing garages and car ports within the frontages of corner buildings.	
Frontages and Façades	Tick when Reviewed
Informs the design of the frontages and façades through the consideration of surrounding elevations or the wider landscape and townscape character of the District.	
Incorporates appropriate vertical, balanced or horizontal emphasis, reflecting its location in an urban or rural context.	
Maintains simplicity through alignment of doors and windows.	
Reflects the use of the building in terms of formality and symmetry.	
Designs subservient and additive forms in an integrated and uncomplicated way.	
Roofing and Openings	Tick when Reviewed
Reflects the prevailing simple roof structure of the District	
Is broken up into a series of smaller modules of a simple form to ensure that the roof does not dominate the proposed building or surrounding area.	
Has an appropriate choice of windows, compatible with the overall approach to design.	
Positions all primary buildings directly onto and easily visible from the public realm.	
Noise and Overshadowing	Tick when Reviewed
Orientates habitable rooms and amenity space away from potential noise sources.	
Incorporates appropriate design features to mitigate noise pollution, which may include recessed balconies, acoustic lobbies, barriers between noise resources and dwellings and noise-absorbing materials.	
Locates noisy activities in sufficient proximity to dwellings safe access, but far enough away to minimise disturbance.	
Considers the configuration of the Strategic Road Network in relation to dwellings in order to avoid likely future occupants seeking to restrict the network on the basis of noise and other impacts on amenity.	
Maximises levels of sunlight and daylight and minimises levels of overshadowing to adjacent buildings and open spaces through building orientation and configuration.	

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Building Edge	Tick when Reviewed
Provides a positive response to its surrounding context through the edge of buildings, which should be outwards looking.	
Creates soft edges through decreases in scale, density and inclusion of soft landscaping and green infrastructure.	
Maintains key views in and out of developments.	
Incorporates clearly defined entrances to the development.	
Adds visual interest to the building edge through variation in height and roofscape design.	
Internal Space Stds.	Tick when Reviewed
Meets or exceeds nationally-specified space standards, Part M4(1) of the Building Regulations and/or any further relevant standards of the time to accommodate the requirements of all occupants and their changing needs, taking a design-based approach through the following measures:	
- Avoiding singe aspect dwellings, particularly if north-facing, in order to provide sufficient levels of sunlight and daylight for all residents. - Well-positioned windows, relating to neighbouring buildings and internal layout. - Well-considered room layouts which are not overly-deep, awkwardly shaped or which limit access to natural light.	
Provides adequate numbers of new homes as 'accessible and adaptable dwellings' (M4(2) compliant) and as 'wheelchair user dwellings' (M4(3) compliant).	
Provide appropriate mix of tenures and building typologies, integrating and combining different user needs.	
Inclusivity/Adaptability	Tick when Reviewed
Takes the needs of all into account when designing buildings, streets and spaces.	
Complies with current Build Regulations with regard to accessibility (Part M).	
Designs all new dwellings to be adaptable to changing needs throughout an individual's lifetime, having the potential to be used by the elderly and infirm or wheelchair users.	
Provides good-quality affordable housing within all major residential developments, without compromising on internal and external amenity space, design quality and finish.	

Climate Change and Sustainability	
Energy and Carbon	Tick when Reviewed
Sets targets for energy and carbon reductions beyond the relevant Park L Building Regulations.	

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Demonstrates consideration of embodied carbon (emissions from the manufacture, transport and construction of building materials, together with end of life emissions). Incorporates passive solar design measures such as avoiding single aspects, including south facing windows on habitable rooms, minimising north-facing glazing, using roof lights and sunpipes and providing shading to south-facing windowing through tree cover.	
Uses heat recovery systems wherever mechanical ventilation is installed (MVHR).	
Considers the ventilation strategy alongside proposed air tightness levels, to ensure buildings are not left susceptible to mould growth. This may include hydrothermal modelling.	
Water and Materials	Tick when Reviewed
Applies the waste and water hierarchies.	
Re-uses and/or recycles materials arising from demolition and remediation works.	
Provides adequate space and opportunities for managing waste on-site where viable. Waste compactors and de-watering systems can help reduce waste volumes.	
Where possible targets potable water consumption of <110l/person/day through the incorporation of high efficiency fixtures and fittings and grey and rainwater harvesting systems to reduce demand on local water supplies.	
Includes infrastructure for monitoring water consumption and leak detection. Leak detection will also reduce risk of localised flooding. See K.04 for further guidance.	
Climate Change	Tick when Reviewed
Demonstrates ability to cope with rising temperatures as for a projected climate change scenario as per UKCP 2018, applied to modelling outlined in K.06.	
Reviews material selection to ensure durability to withstand projected climate change temperatures.	
FRA (refer to section K.04) makes allowances for climate change in accordance with advice from ADC, the EA and other relevant flood risk management authorities.	
Has adaptive capacity (or potential for it) designed in for buildings and their systems, and resilience measures e.g. ensuring critical plant is located above ground level.	
Flooding and Drainage	Tick when Reviewed
Located new development in areas at lowest risk of flooding (whether existing or future)	
Does not increase flood risk and decreases risk wherever possible, providing appropriate protection throughout the lifetime of the development.	
Demonstrates consideration of appropriate SuDS, and aims for these to provide additional amenity or ecological benefits.	
Demonstrates flood resilience for a 1/100 year event, in line with BREEAM 2018 Pol 03.	
Manages pollution risk entering water-bodies or sensitive receptors from stormwater runoff.	
Avoids increasing impermeable land cover, or demonstrates how this is offset.	

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Retains existing drainage features and flood defences, or compensates for their loss and integrates drainage features and flood defences with the surrounding environment.	
Environmental Quality	Tick when Reviewed
Considers a range of noise attenuation measures to meet the criteria of BREEAM 2018 issue Pol 05.	
Considers measures for improving the quality of sound in internal spaces.	
Includes measures for improving air quality outlined in the WELL Building Standard (refer to section K.06)	
Incorporates night-time lighting only where this is emergency lighting. All external lighting should have controls for dimming and switching off outside of daylight hours.	
External lighting should align with ILP Guidance for the Reduction of Obtrusive Light, 2011 and limitations for exterior lighting installations.	
Health and Well-being	Tick when Reviewed
Encourages and facilitates physical activity and promotes mental wellbeing	
Aligns with WELL Building Standard principles and best practice standards for thermal comfort, acoustics and lighting (e.g. CIBSE TM52, BS 8233:2014 and EN 12464-1).	
Has no adverse impact on air quality, while design specifications avoid harmful material to living creatures (redlist materials).	
Incorporates green infrastructure (refer to G.01, H.03 and J.01) and biophilia.	
Has quiet rest areas and a variety of flexible spaces for multiple uses designed in.	
Ensures inclusion and accessibility (refer to J.09).	

Section L – Ensuring Quality	
Materials and Details	Tick when Reviewed
Uses a simple palette of robust materials that relate to the surrounding context in the design of the buildings and the public realm.	
Uses natural and sustainable materials where possible.	
Adds richness and visual interest through appropriate detailing that responds to that used in the surrounding area.	
Considers the potential for innovative design and materials where appropriate.	
Has regard to relevant Conversation Area or Areas of Character Guidance to ensure that materials and detailing respect of their heritage.	
Maintenance	Tick when Reviewed
Makes appropriate maintenance and management arrangements for all parts of the development with responsibilities clearly defined. This is likely to include buildings, planting and soft landscaping streets and emergency access, open spaces, public art and street furniture, watercourses, and SuDS.	

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Incorporates integrated and multifunctional street furniture, lighting, and public art. Integrates waste and recycling facilities with the overall design of space.	
Delivers car and cycle parking according to ADC standards, including electric vehicle and bike charging points and infrastructure, and accessible blue-badge spaces.	
Integrates the form, character, scale, and massing of development with the surrounding townscape and landscape to ensure that buildings reflect their setting. This includes the design of corner buildings, frontages and façades, roofs, openings and articulations, and the building edge.	
Provides amenity for building occupants and their neighbours by minimising noise and overshadowing through design.	
Takes a design-led approach to ensure sufficient internal space standards, providing a suitable number of accessible/adaptable homes built to standards set out in section J.08.	
Ensures that all new development can meet and adapt to the challenges of climate change through appropriate insulation, ventilation, energy and water efficiency, and flood risk mitigation.	

Section P – Infill Development	
Infill Development	Tick when Reviewed
Provides a cohesive and unified response to the existing scale, form, massing, and design details of surrounding development	
Ensures that any deviations from the prevailing character of the area from a high-quality design response which complements its surroundings and is appropriate to the scheme's location in the existing street hierarchy.	
Protects residential amenity including access to outdoor space, privacy, and freedom from unacceptable levels of noise and overshadowing.	
Provides level access of an appropriate width to new and existing dwellings.	
Incorporates required levels of cycle and car parking, integrated well with the development.	
Respects any significant public views that help define the character of area's townscape	
Is in harmony with the prevailing character, building pattern and architectural style of the area.	
Is developed in a site that is large enough to accommodate proposed uses and vehicular access, parking and turning, while retaining gardens and open spaces of an adequate size.	
Maximises outlook for current and future residents.	
Does not sterilise other potentially developable land.	
Avoids tandem developments as a matter of principle.	

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Uses materials which are durable and robust to wear and tear while ensuring easy maintenance, while also providing a high standard of design.	
Trees and planting are provided sufficient space to establish and thrive.	
High Quality	Tick when Reviewed
Considers the deliverability of proposed designs at the outset in order to prevent requirements for later changes which compromise quality.	
Ensures that buildings and spaces are constructed and completed as detailed on approved drawings.	
Uses value engineering only to seek improvements to building construction, rather than make savings at the expense of design quality of material deviation from approved plans.	
Provide a choice of homes that reflect the needs of the local area, being of a consistent high quality with no differentiation between market and affordable homes.	
Safeguard future development sites, ensuring comprehensive rather than single site solutions.	

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Section O – Strategic Housing and Major Development	
Major Developments	Tick when Reviewed
Is informed by effective engagement with neighbours and the general public, and provides evidence at planning submission of how this has been addressed.	
Is informed by a comprehensive site appraisal identifying the key constraints and opportunities for future development and forming the basis of a strong underlying design rationale.	
Protects and makes good use of the site's existing features and natural resources, taking care to integrate the scheme with landscape structures, trees, key habitats and protected species.	
Creates a legible, accessible and usable network of streets, footpaths, cycleways and access arrangements which incorporate a clear street hierarchy and provide connections beyond and throughout the development.	
Provides a 'heart' for development by connecting to, adding to or incorporating local centres with an appropriate range of facilities and services. These must be integrated with high quality public realm including well-designed shopfronts and signage.	
Comprises urban development blocks of an appropriate density, scale and layout, responding to the grain of surrounding development and providing variety and visual interest, to make spaces easily navigable.	
Creates welcoming streets and spaces which provide appropriate definition and enclosure; an accessible and people-friendly public realm; and sufficient open spaces, playing pitches and recreational facilities to meet residents' needs.	
Offers individuals and communities the greatest potential to lead active and healthy lifestyles, through Sport England & Public Health England Active Design Principles.	
Provides residents with access to usable and enjoyable private and/or communal outdoor spaces.	

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Section Q - Rural Development	
Rural Development	Tick when Reviewed
Is sensitively integrated into its landscape setting through use of topography and existing landscape features.	
Incorporates high quality boundary treatment including trees and vegetation in order to soften the impact of development.	
Adopts a simple form and elevational design in order to minimise visual impact and reflect traditional vernacular; unless exemplary, innovative design quality can be demonstrated.	
Provides green front gardens including lawns, tree planting and hedges, keeping areas of hard surfacing to a minimum.	
Locates and designs parking provision to be subordinate to the building and landscape setting.	

Section R – Apartment Buildings	
Apartment Buildings	Tick when Reviewed
Responds positively to and respects its surrounding context through materials, design details and form and massing, including variations in height which respond to the street hierarchy and important corners.	
Reduces perceived bulk and massing for buildings with a large footprint by breaking schemes down into a series of components distinguished through materials, form or detailing.	
Exploits opportunities to create landmark flattened developments with increased scale and massing where appropriate, particularly on corner sites, in order to increase the legibility of the wider development.	
Clearly defines public and private spaces through use of appropriate boundary treatment, materials and landscaping.	
Provides dual-aspect apartments and avoids creation of single-aspect apartments where possible.	
Incorporates adequate levels of outdoor amenity space as per the guidance given in Section 2, which should ideally be delivered as a combination of shared gardens and spaces, including roof gardens together with private ground floor gardens and balconies.	
Provides cycle parking for residents within the main building and close to the entrances.	
Provides external cycle parking for visitors in areas with natural surveillance and close to main entrances.	
Provides well lit, active main entrances which face the street and are clearly articulated on building elevations to maximise visibility form the public realm, incorporating generously sized entrance cores and circulation spaces in order to increase legibility and safety.	

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11.2 ARUN DESIGN GUIDE CHECKLIST

Table with 2 columns: Description, Review Status. Row 1: Keeps the number of dwellings access from a single core to a minimum (around 2-8 per floor) in order to encourage a sense of ownership. Row 2: Provide sufficient residential and visitor parking, including accessible spaces and electric vehicle charging points, in a way that integrates with the scheme's landscape strategy and incorporates natural surveillance.

Section S – New Homes
Table with 2 columns: New Homes, Tick when Reviewed. Rows include: Provides new housing of an appropriate tenure and typology to meet the needs of the District over the Local Plan period, Incorporates required levels of affordable housing, Ensures a consistent design across front façades, Maintains and enhances the existing street-scape, Identifies any significant views that the proposed development may impact and illustrates how the design of the proposal will maintain or mitigate against any loss of outlook or existing views enjoyed by neighbours, Clearly defines the front and rear of dwellings, Provides housing which is designed as, or capable of adaption to 'live/work' units, Ensures that live/work units protect primary residential use and amenity, Follows a sustainable approach to design using the principles set out in Section K to ensure efficient heating, energy use and use of materials.

Section T – Mixed-Use Schemes
Table with 2 columns: Mixed-Use Schemes, Tick when Reviewed. Rows include: Provides convenient access for motorists, cyclists, public transport and pedestrians from both the surrounding area and residential uses within the development, Follow principles of inclusive design in access to facilities, homes and the public realm, Incorporates public realm features including central and open spaces, street furniture, lighting and public art, Provides an appropriate mix of uses to ensure natural surveillance at all times of day, Provides active frontages onto the public realm at ground floor level, Provides cohesive and uncluttered shop fronts which respond to the grain of the building and utilise a common palette of materials and colours.

Table with 2 columns: Description, Review Status. Row 1: Provides residential uses on a high floor and ensures residential amenity. Row 2: Responds to its context through building height and form, taking the opportunity to create landmark buildings where appropriate. Row 3: Ensures that sufficient parking is provided for cycles, motorcycles and cars, and that this is integrated into the architecture of buildings or design of the public realm. Row 4: Provides appropriate signage, integrated with the street scene, to aid legibility and promote commercial and community uses, while minimising street clutter.

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