

Land at Stakehill, Rochdale

DESIGN CODE
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PURPOSE OF THIS DOCUMENT

This Design Code is intended to provide Rochdale Borough Council (hereinafter the Council) and other stakeholders with the information needed to support the Hybrid planning application for the erection of up to 1,380 dwellings comprising: (1) Full Planning permission for 233 unit residential development (Use Class C3) with associated landscaping, means of access, drainage, and other necessary supporting infrastructure. (2) Outline planning permission for up to 1,147 unit mixed-use development, landscaping, supporting infrastructure, and means of access (all other matters reserved).

The document provides ongoing design guidance for subsequent planning applications relating to the allocation and identifies key themes and character areas for the development. It presents the full allocation Masterplan and sets out the key principles to be applied to the future development and the land parcels within it. The Design Code is intended to ensure future development meets aspirations for high quality and integrates well into the surrounding context. This Design Code should be used in conjunction with the Land at Stakehill Design and Access Statement.

The Design and Access Statement provides an explanation of the design process undertaken in support of the outline and detailed development proposal. The outline submission includes a clear set of development parameters (relating to land use, access and movement, and scale) and it provides a series of design principles/strategies that will underpin future reserved matters applications.

The purpose of this Design Code is to ensure the complex, multi-phased development results in a harmonious, coherent and characterful place. This Design Code provides instructions on how to bring forward future development, to achieve a high quality scheme. The Design Code fixes certain elements of the Masterplan, including the landscape design to ensure the Masterplan is delivered as intended.

OWNERSHIP

The Site is owned by four parties: Valerie Drake; Robert Allen and John Thomas Allen; June Greenwood, Willie Greenwood and Mark Greenwood; and David Andrew Tetlow and Amanda Jane Tetlow. All four landowners are in a collaboration agreement to bring forward development at the Site, led by Redrow Homes Limited (hereinafter Redrow).

REDROW HOMES

Redrow has completed hundreds of new communities over the last 40 years. Redrow's award-winning homes are much loved by customers and Redrow want to ensure that the places and communities they create are equally valued.

Creating a better way to live by providing high quality homes is an integral part of Redrow culture and by using the principles set out in this document, Redrow will ensure that they leave a legacy of an attractive, sustainable and vibrant place to live for generations to come.

Redrow has worked pro-actively with landowners, the Council, other stakeholders and statutory bodies to produce this Masterplan vision and Design Code.

NATIONAL MODEL DESIGN CODE

The Ministry of Housing, Communities and Local Government published the National Model Design Code (NMDC) in October 2019, which “*illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.*” It encompasses all current best practice thinking in Urban Design.

The National Model Design Code identifies the components for good design and emphasises that good design should not only pay attention to buildings. Careful attention should also be given to the context for places and buildings; hard and soft landscape; technical infrastructure (transport, utilities and services such as drainage); and social infrastructure (social commercial, leisure uses and activities). It states that:

“Well-designed places have individual characteristics which work together to create its physical Character. Ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.”

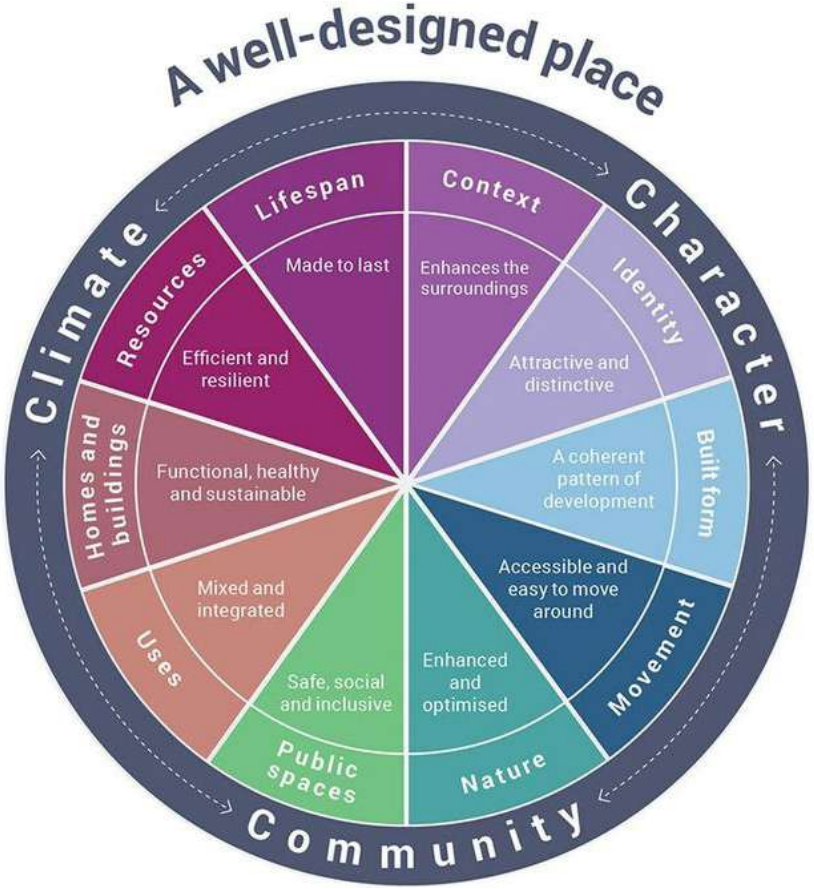
OTHER MATERIAL CONSIDERATIONS INCLUDE:

- Supplementary Planning Documents
- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance
- Building for Healthy Life
- Manual for Streets

CODE COMPLIANCE

The NMDC suggests that coding is applied as site-wide codes and area specific codes. Site-wide design codes should be applied to all aspects of the site. The site wide design codes are grouped according to the relevant characteristics of a well-designed place (illustrated opposite) as set out in the NMDC. The NMDC calls the area-specific codes “Area Types”. Area types are development areas designed to have a particular character, inspired by the character of the local area and of the site.

Mandatory elements are indicated in coloured boxes with a 'code' reference. Recommended guidance is indicated throughout the document. If the developer does not follow recommended guidance the departure must be justified in future planning applications. Any divergence should only be considered if it meets the broad aims of the code and offers additional design benefits or design excellence.



- 01. Context**
Provides analysis of the site and its surrounding context including character that informs the site area types and development.
- 02. Uses**
The Masterplan provides the framework for the application of the Design Code.
- 03. Identity**
Defines the codes for the proposed architectural and landscape character.
- 04. Nature**
Defines the codes of green infrastructure, play spaces, SuDS and the protection of biodiversity.
- 05. Public spaces**
Defines the codes for the provision and arrangement of public spaces.
- 06. Movement**
Defines the codes for the movement network, access strategy and details of street typologies.
- 07. Built Form**
Defines the codes for general Urban Design principles, block structure and built form responses to the public realm. Includes details on density, scale and height.
- 08. Homes and Buildings**
Defines the codes for high quality and well-designed buildings including their relationship with external spaces and a considered approach to storage, waste, servicing and utilities.
- 09. Resources**
Defines the codes for a commitment to reducing greenhouse gas emissions and using land and resources efficiently in response to climate change.
- 10. Lifespan**
Defines the codes for site-wide management and maintenance strategy and how buildings and spaces may adapt to changing lifestyles and technologies.

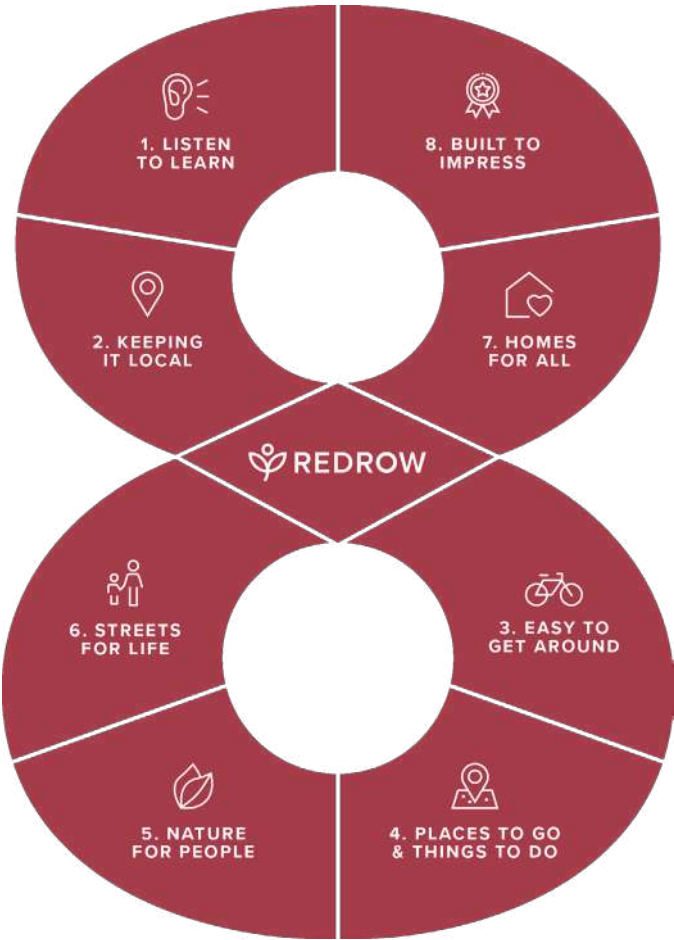
REDROW'S
PLACEMAKING
PRINCIPLES

Redrow have developed a comprehensive set of placemaking principles to be applied to all Redrow developments. The Redrow 8 principles have been developed through customer feedback as well as a review of best practice Urban Design.

By combining the latest best practice guidance and initiatives with Redrow values and approach to house building the 8 principles provide a robust and deliverable framework for the creation of beautiful and successful places.

The principles are focused on creating places that offer social and environmental benefits for new residents and the wider community they will become part of. The principles contribute to improving health and happiness and a sense of belonging. Redrow believe that really good places to live are only created when the design concept starts with the needs and aspirations of the people who will live there and will form the new community.

At Land at Stakehill Redrow will use the 8 principles to guide and shape the development to ensure that it is responsive to the site and its context as well as delivering a community that the new home owners are proud to call home.



1. LISTEN TO LEARN



- Strong Vision.
- Involvement of local community.
- Legacy and stewardship.

2. KEEPING IT LOCAL



- Respect the natural and historic environment.
- A clear and distinctive local identity.

3. EASY TO GET AROUND



- Promote public transport, walking and cycling.
- Places that are easy to navigate.

4. PLACES TO GO & THINGS TO DO



- The infrastructure necessary for the local community.
- A mixture of uses.

5. NATURE FOR PEOPLE



- Generous, accessible and good quality green spaces.

6. STREETS FOR LIFE



- Healthy places to live.
- Promotion of walking and cycling.

7. HOMES FOR ALL



- Offer a wide range of high quality, distinctive homes.
- Future-proofed.

8. BUILT TO IMPRESS



- A clear, distinctive local identity.
- Great homes.

TOWN AND COUNTRY PLANNING ASSOCIATION GARDEN CITY PRINCIPLES:

Land at Stakehill has an identity founded in the The Garden City Principles.

The Garden City Principles are a distillation of the key elements that have made the Garden City model of development so successful, articulated for a 21st century context. The principles form a framework for the delivery of high-quality places.

A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality, affordable housing and locally accessible work in beautiful, healthy and sociable communities.

The principles are illustrated opposite.

REDROW'S DELIVERY OF GARDEN NEIGHBOURHOODS

Redrow have embraced Garden City place making principles and use these to guide the creation of new places. These include having a clear identity, providing generous and accessible green space and designing for health and well-being as well as providing great homes within well-designed places.

Whilst many of these principles apply to all scales of development, they are particularly important on large scale new communities such as Land at Stakehill.

Redrow are currently building 8 new Garden Neighbourhoods of between 1,000 and 7,000 homes each and have a number of others at the design and planning stages.

Land at Stakehill will follow the Garden City concept to deliver housing within an appropriate time frame and with a critical mass that will facilitate the delivery of infrastructure such as the potential school expansion and the potential local centre to the benefit of both new and existing communities.

Redrow place making principles reflect and embed many of the guiding principles of the original Garden Cities as set out opposite.

REDROW PRINCIPLES APPLIED TO THE DELIVERY OF GARDEN NEIGHBOURHOODS

Just as the original Garden Cities embraced strong vision and engagement from the earliest stage to create a strong sense of community Redrow are committed to doing the same

As the original Garden Cities did, Redrow seek to respond positively to the unique and important characteristics of each site and its locality to create a distinctive sense of place.

Well considered transport systems are a feature of Garden Cities and Redrow are committed to creating places that are easy to get around for pedestrians and cyclists and to encourage the use of public transport.

For all of Redrow's Garden Neighbourhood developments Redrow seek to provide or contribute to new community facilities that will facilitate a sustainable pattern of living and to create a sense of place.

Redrow's commitment to provide nature for people and to deliver biodiversity net gain wherever possible reflects a key ambition of the original Garden Cities to protect, retain and enhance nature.

High quality, attractive, tree-lined streets are a characteristic feature of Garden Cities. The Redrow approach to creating 'Streets for People' embeds the Garden City principles of creating street pictures using beautiful homes and attractive landscape.

Redrow strive to deliver balanced, sustainable, socially cohesive communities with a mix and wide range of housing types. Redrow homes are designed to a high environmental standard to minimise energy and water use.

Great homes are one of the most important ambitions and a lasting legacy of the Garden City movement. Redrow's approach and philosophy is also rooted in delivering homes of the highest quality as part of carefully planned communities.



Land value capture for the benefit of the community.



Strong vision, leadership and community engagement.



Community ownership of land and long-term stewardship of assets.



Mixed-tenure homes and housing types that are genuinely affordable.



A wide range of local jobs in the Garden City within easy commuting distance of homes.



Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and opportunities to grow food.



Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.



Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.



Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

'Our vision is to create a landscape-rich Garden Neighbourhood adjacent to the settlements of Slattocks and Castleton, responding positively to unique landmarks within the surrounding context, including the Church and Cricket Club.

We recognise the Site's special landscape qualities and this will be celebrated through a development which delivers a healthy balance between landscape and built development.

Where possible, natural features will be retained and enhanced within new areas of open space for people and wildlife, and which benefit from strong connectivity with the Site's natural context.

The enhanced landscape structure can support a balanced new community, with up to 1,380 high-quality homes, comprising a range of housing options to meet the needs, priorities and preferences of a diverse and thriving new community.

The new Garden Neighbourhood will include not only new homes but new community infrastructure, including the potential for local retail, land for the extension of St Johns Primary School if required and the potential for a bus route to help support an accessible new community'.



01

Context



SITE LOCATION

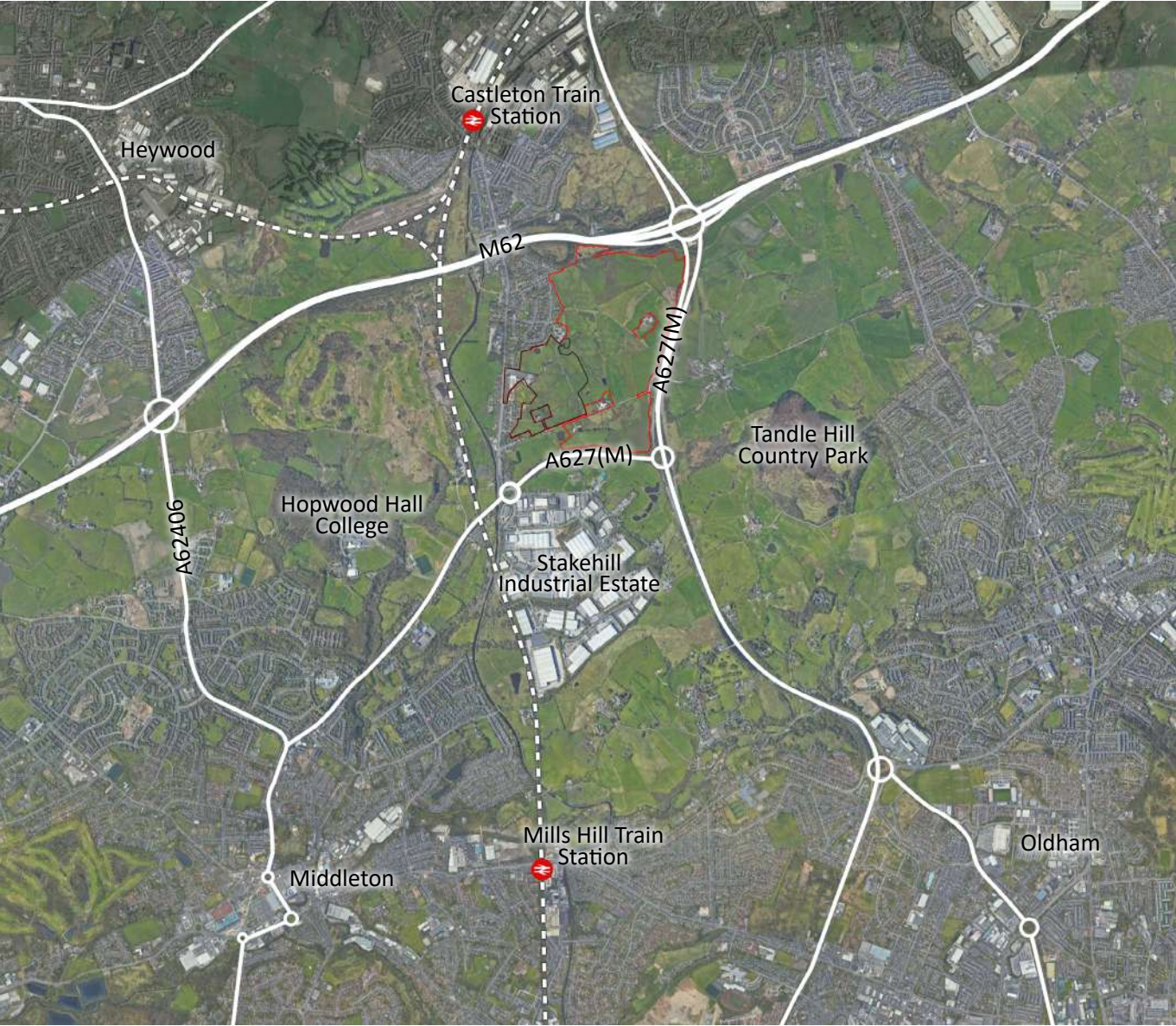
The Site is located adjacent to the settlements of Slattocks and Castleton in the borough of Rochdale. Stakehill Industrial Estate is located to the south of the site.

The Site extends to 88.5 hectares and comprises agricultural land.

Tandle Hill Country Park is c.1.4km to the south-east of the site and is accessible via public footpaths.

Other notable facilities around the site include St John Thornham Primary School, Sir Richard Bentley Smalley Memorial Hall and St John Thornham Church, located along Thornham Lane. Thornham Cricket Club is located to the west of the site along Rochdale Road. These facilities have a semi-rural character due to the current agricultural backdrop and a strong sense of community.

-  Masterplan boundary
-  Full planning application boundary



Site Location Plan

SITE DESCRIPTION

The Site largely comprises irregular shaped agricultural field parcels associated with Newhey and Thornfields farms. Field boundaries comprise of broken hedgerows and occasional mature tree belts.

The Site is bound to the north by the M62 motorway, to the east by the A627(M) motorway, to the south by the A627(M) spur, and to the west by residential development and Rochdale Road (A664). Thornham Lane separates the southern section of the Site from the wider Site.

The Site boundary straddles Thornham New Road and Thornham Lane. Thornham New Road crosses the northern extent of the Site, separating an area of publicly accessible scrub land and pond from the wider Site.

Thornham New Road connects Manchester Road (Trub) to the village of Buersil Head. Thornham Lane runs through the southern part of the Site and comprises a c.5m wide, unmade single lane road. To the south of Thornham Lane is an area of agricultural, grazing, and scrub land.

Several Public Right of Way (PRoW) traverse the Site.

There are two small wooded copses at the north-east of the Site. Several ponds are located within the Site; some of which are dry. One notable pond is positioned directly north of St John's Primary School.

Whilst topography across the Site undulates, there is a gradual rise from east to west, with Thornfields marking a high point at 175 AOD.

Vehicle and pedestrian access to the Site can be achieved from several points, including Thornham Lane, Thornham New Road and Church Avenue. An additional pedestrian/ cycle point of connection is available at Newhey Farm.

-  Masterplan boundary
-  Full planning application boundary



Site Context Plan

This section will highlight key features of the surrounding urban context of Slattocks and Castleton as reference for the Design Code. For further detail and contextual analysis please see the Land at Stakehill DAS. The area types set out in this Design Code take influence from the surrounding character and site features. The village figure grounds and photographs opposite illustrate the urban grain, development pattern and architectural styles.

URBAN CHARACTER

The surrounding area exhibits a varied mix of architectural styles and ages, including residential development dating from the late 19th Century to mid to late 20th century housing. Ribbon development associated with Rochdale/ Manchester Road and the settlement of Slattocks form the western edge of the Site.

Slattocks

Slattocks is a small village with a generally urban character along Rochdale Road. The village character changes along Thornham Lane and becomes more rural. Slattocks is characterised by the heritage assets below;

- **Richard Bentley Smalley Memorial Hall-** The hall was completed in 1930 and was gifted to the residents of Slattocks as a community asset. The sandstone fronted building has narrow windows with sandstone sills, lintels and quoins, large sandstone boundary walls and a date stone.
- **St John Thornham Church (Grade II listed)-** The church is sandstone with ashlar dressings and slate roofs with stone-coped gables and finials.
- **St John Thornham C.E. Primary School-** The original Victorian school building is red brick with sandstone dressings around the windows and door, date stone and red brick boundary wall with black railings. The school now has a modern extension to the rear.

Along Rochdale Road, opposite the development's proposed primary vehicle access the residential properties are 1930's style red brick, bay fronted semi-detached houses. This style of property are also found interspersed throughout the village. Architectural and materiality details include stone lintels, brick & stone arcs above doors and brick banding. These properties typically have frontage parking and deep front gardens with red brick boundary walls.

Other properties include 2 storey red brick Victorian style terraces and white rendered terraced cottages sitting on the footpath or with shallow front gardens.

There is a variety of roof heights with traditional roof styles predominating including low pitched and hipped roofs.

The village is characterised by strong building lines and has a street ratio of 1:2, typically. Rochdale road is a busy arterial road and green infrastructure is retained in front gardens.

Typically boundary treatments consist of red brick and stone walls, iron railings and hedges.

Castleton

Castleton is a larger settlement with an urban character, further north along Manchester Road, separated from Slattocks and clearly distinguishable, when travelling along the road by a stretch of green frontage, formed by large plotted detached properties, a large hotel, and the former Garden Centre site (part of the application boundary).

The village has a variety of architecture styles and is a mainly residential area with 2 storey buildings. There is a variety of roof heights with traditional roof styles predominating including low pitched and hipped roofs.

Along Manchester Road there is a strong building line of terraced workers cottages and larger terraced properties sitting close to the footpath in the main with shallow front gardens. The street ratio remains 1:2 typically.

The architectural mix also includes Victorian and 1930's semi-detached properties along Manchester Road with large front gardens with sandstone gateposts, red brick walls and iron gates. Other architectural details include stone finials, bay windows, red brick lintels and stone sills.

The east of Castleton is characterised by newer build properties, circa 2,000's with frontage parking and front gardens. The properties are typically cream render, light and red brick with stone effect dressings. The street ratio widens to 1:3.

Thornham New Road presents a mix of architectural styles, consistent with the rest of Castleton. Arts and Craft style properties with large set backs and front gardens, accommodating frontage parking are pepper potted between other styles. These properties have mature gardens and vegetative boundary treatments. Details include light render and red brick, bay windows, decorative timber and brick detailing, red clay roof tiles and asymmetrical design.

Slattocks



Castleton



Slattocks figure ground



Castleton figure ground

STAKEHOLDER ENGAGEMENT

This Design Code has been developed in consultation with the Council and stakeholders. As set out in the NMDC engagement guidance, it is important for communities to be involved throughout the Design Code process, to inform vision, design policies and the design of the scheme. Engagement with the community and their ongoing involvement creates a shared understanding between developers and local people and can help nurture relationships, management and the lifespan of the development.

This section will discuss the engagement process undertaken. In person and digital engagement tools have been used during this project, based around the 10 characteristics of a well designed place, as set out in the NMDC.

There have been a series of design workshops held between Randall Thorp, Barton Willmore and Redrow. Additionally, the Masterplan was presented at a Places Matter Design Review Panel, at which the Council was in attendance.

Following this, a stakeholder workshop was undertaken with the local community and a second workshop was held with children from the St John's Thornham Primary School.

Following revisions of the Masterplan, to address the Places Matter Design Review feedback, stakeholder feedback and multi-disciplinary design workshops, the Masterplan and design story was published for wider public consultation on the Land at Stakehill website.

The public consultation process is considered to have been effective and robust and this is reflected in the submitted planning application. Where concerns have been raised, Redrow has sought to mitigate these issues wherever possible and has addressed them directly with the technical work provided as part of the submission.

The engagement process is further detailed in the Statement of Community Involvement.



Land at Stakehill stakeholder consultation workshop



Land at Stakehill schools workshop examples

Engagement process	Topic	Summary
Pre-Application Meeting	The purpose of the meeting was to better understand the Council’s aspirations for the Site, the needs of the local community, the planning considerations which would need to be addressed as part of a planning application submission, and to confirm the scope of the application. The pre-application advice request was supported by an Indicative Illustrative Masterplan.	The Council were generally positive about the proposed development and relayed that they would support an application at the Site which accords with emerging Places for Everyone draft Policy JP Allocation 2. Specific feedback from the Council included: • The public consultation exercise should be thorough and involve design workshops. • The proposal should include larger, high value homes, whilst also providing opportunities for greater density (e.g., 35+ dwellings per hectare). • The scheme should embrace placemaking and reduce housing uniformity, with character areas defined across the Site. • Children’s play areas should be proposed including a Neighbourhood Equipped Area of Play.
Design workshop 1	The design team reviewed the schematic Masterplan design and initial Landscape Strategy. The review covered the Site wide spatial requirements for different movement routes, Site wide spatial requirements for housing including set backs, building lines and heights, the different character areas and how to differentiate between the area types using layout, materials, details and landscape.	The four area types were created and the characteristics of each were agreed, including density, materiality, boundary treatments, landscape character and function. Within the discussions around the area types and character, the layers of the street hierarchy and street characteristics began to develop.
Places Matter design review panel	At this early stage of the design process, a schematic Masterplan was presented, illustrating key infrastructure such as access, potential areas of development and potential areas of Public Open Space. The design team also presented the Masterplan opportunities, constraints and concepts and the design process so far.	The design review panel highlighted the 'great balance between landscape and built development, with all of the components there and some rich forms'. It was noted at this stage of the Masterplanning process it is important to continue with a focus on creating a 'sense of place and hierarchy in both the built forms and the Green Infrastructure'.

Engagement process	Topic	Summary
Stakeholder workshop	Following the design review panel feedback, it was important for the design team to understand the stakeholders experience of the local area and preferences, which allowed us to build an evidence base for the site wide and area type codes.	The workshop was a positive experience for all consultants involved and the attendees provided valuable local insights to the site and local context as well as providing meaningful, usable preferences and reservations about the forthcoming development.
	In attendance at the Stakeholder Workshop were the Thornham Cricket Club committee, Thornham St John’s Neighbourhood Forum, Save Our Slattocks community group, Cherrington Drive Neighbourhood Watch, and representatives from the Smalley Memorial Hall, St John’s Church, and St John Thornham Church of England Primary School. Using the 10 NMDC characteristics of a well designed place, with the intention to understand aspects of the local character that people value and aspects of the locality that could be improved through the Land at Stakehill development, the design team worked through the local context of the site and presented the schematic Masterplan and initial Landscape Strategy.	The feedback from the Stakeholder Workshop was then integrated into the next revision of the Masterplan, presented on the consultation website.
Schools workshop	Randall Thorp ran an interactive workshop with students aged 8-10 at St John Thornham Church of England Primary School. The workshop focused on play and landscape within the development. The students were shown photographs of different play spaces and discussed what they liked and didn’t like about the play spaces and why. The next exercise focused on how and where they play. The students then drew and annotated pictures of what they wanted to be included within the play spaces at Stakehill.	The students provided Randall Thorp with insightful, usable and measured responses, which we were able to integrate into the play and Landscape Strategy for Stakehill, presented within the Masterplan on the consultation website.

Engagement process	Topic	Summary
Stakehill consultation website	To ensure as many people as possible had the opportunity to provide feedback, Redrow undertook an online public consultation comprising of a consultation website and online feedback form.	Consultees were encouraged to submit comments using the online consultation feedback form. The purpose of the feedback form was to gain a better understanding of the respondent’s aspirations for the Site and to obtain ideas and comments from the community in relation to the proposals.
	670 letters were delivered to residents and businesses within proximity of the site, informing them about the forthcoming consultation. The purpose of the consultation was to communicate Redrow's vision for the Site and identify issues important to local people to ensure they were addressed as part of the planning application submission. The online feedback form was live form 19th December 2022 for 4 weeks until the 15th of January 2023 to ensure that the views of local people could be received and collated in time to be incorporated into the proposed scheme where possible.	The feedback form was designed to ensure attendees had the opportunity to highlight both the elements that they were supportive of and any concerns they may have. 135 feedback forms were completed. Respondents particularly liked that the All-in-One Garden Centre was being redeveloped, the ability of the development to bring new people to the area, and the greenspace and wildlife areas being proposed. Redrow are able to provide a choice of housetypes preferred by the respondents, with private drives and views of the countryside. The Landscape Strategy and the provision of open space was well received. Concerns were raised about the loss of green belt, impact on the existing highways network, amenities and services.
Design workshop 2	Following the responses from the stakeholder workshop, school workshop and consultation website, the design team reviewed the Masterplan,full planning application design and Landscape Strategy.	Specific design details were reviewed for the full planning application including building orientation, frontage and the interface between the built form and Public Open Space. Design details were cross-referenced against the draft Design Code. This Design Code presents a set of codes which are based on a responsive and appropriate context, character and density as well as a deliverable access and movement arrangement and Landscape Strategy. Following the design workshop, final amendments were made to the outline Masterplan and full planning application layout.



The Masterplan 02

The Illustrative Masterplan opposite shows one way in which development on the Site can be brought forward based on the development parameters illustrated within the DAS.

Development proposals that differ from the Illustrative Masterplan may also be accepted at the reserved matters stage(s), provided they broadly adhere to the development parameters, design principles and strategies set out within the DAS and the following site wide and area type guidance and codes.

MASTERPLAN PRINCIPLES

The Concept Masterplan incorporates the following features:

RESIDENTIAL

The proposed residential area illustrated within the Masterplan extends up to 40ha. This has the potential to deliver up to 1,380 homes, including 233 within the full planning application.

In accordance with local planning policy and the latest version of the NPPF, the density of development on the Site will take into account its locational context, dwelling mix and the need to make the best use of the Site.

Proposed dwellings will be predominantly 2/2.5 storeys with up to 3 storeys on occasion to reflect the predominant scale of existing housing surrounding the Site.

The dwelling mix may include a range of housing typologies including apartments, bungalows, townhouses, semi-detached, and detached houses.

The tenure mix will include a percentage of affordable housing, in accordance with the Council’s requirements.

OPEN SPACE

The proposed green and blue infrastructure area extends up to c.45.8 hectares. The Public Open Space will accommodate the new Thornfields Park, Hill Top park, Slattocks Parklands,Thornham Park, Thornfields Woods, Northern Woods and Eastern Woods, new allotments, orchards and a reflective peace garden around the existing St John Thornham Church, semi-natural green space, opportunities for adventure and teen play, LEAPS, NEAP and LAPS, recreational activity areas, ecological enhancements, multi-functional landscape corridors and off-road pedestrian and cycle routes.

Multi-functional SuDS features will be appropriately integrated into the POS and existing site drainage features.

SCHOOL

Approximately 1.37ha of land has been reserved to accommodate an extension to St Johns CE Primary School if required. The land adjoining the school extension area can accommodate a “drop-off” point.

There may be separate entrances for children and visitors, and the former will need to take account of school drop-off and collection while encouraging active travel with car use and parking reduced where possible.

COMMUNITY FACILITIES

Alongside the proposed green and blue infrastructure, LEAPS, NEAP and LAPS, a potential location for proposed local centre has been illustrated on the Masterplan, within the Newhey Community Heart. The Masterplan illustrates up to 0.33ha of land for the potential local centre.

ACCESS

The existing All In One garden centre vehicle access from Rochdale Road, will provide the new primary vehicle access serving the majority of the development.

Proposed emergency/secondary vehicle access to the development will be from Thornham New Road and will serve c.100 homes only. Emergency vehicle movement to the majority of the development will be controlled by modal filters.

Please see the following access and movement strategy and the vehicle access drawings and design details with the DAS.

- 1. St John Thornham C.E. Primary School
- 1a. Thornham House (residential dwelling)
- 2. St John Thornham Church
- 3. Thornham Cricket Club
- 4. Sir Richard Bentley Smalley Memorial Hall
- 5. Existing farm (with potential for future residential development)
- 6. M627 (M)
- 7. M62
- 8. A664 (Rochdale/Manchester Road)
- 9. Thornham Lane
- 10. Thornham New Road
- 11. Petrol Station and local shop

- Site Boundary (c.88.5ha)
- Enhanced Green infrastructure (see Landscape Strategy within DAS for details)
- Retained tree
- Retained pond
- Existing watercourse
- Stakehill (Character Area)
- Newhey local centre/ community heart (Character Area)
- Thornfields hamlets (Character Area)
- St Johns (Character Area)
- Local retail
- Land provided for school extension
- Primary point of highway access
- Secondary/ emergency point of highway access (c.100 homes only)
- Pedestrian access point
- Public footpath (retained for pedestrian/ cycle connectivity)
- Key pedestrian/ cycle connection
- Pedestrian/ cycle connection and emergency vehicle access(See DAS for additional connections/routes)
- Formal boulevard frontage
- Informal avenue frontage
- Landscape frontage
- Community links frontage
- St John’s frontage
- Indicative street trees (shown along the formal boulevard and informal avenue only)
- Play area (NEAP/LEAP/MUGA)
- Play area (LEAP)
- SuDS attenuation areas
- Allotments
- External views
- St John’s Church views



The Masterplan

03

Site Wide
Codes



SUMMARY OF CODES

The NMDC suggests that coding is applied as site-wide codes and area specific codes. The table below includes a list of site-wide design codes which should be applied to all aspects of the site. The following site wide design codes are grouped according to the relevant characteristics of a well-designed place as set out in the NMDC.

Use Development should create a diverse community that works for all users.	US 01	The development should include a range of house types and tenures. Affordable housing should be delivered in accordance with the Local Plan.
	US 02	The development will contribute to and make provision for additional school places in line with the Education Authority requirements.
	US 03	A new easily accessible local centre should be provided in line with market demands. The local centre must create active frontage along the Formal Boulevard.
	US 04	The development should be future proofed to allow for residents changing needs.
Identity Development should create a distinctive new place that compliments and enhances the character of Slattocks and Castleton.	ID 01	The development should have easily identifiable character areas with a strong sense of place that are complementary to each other and responsive to the context across the site.
	ID 02	Architectural quality should be maintained across the development to ensure kerb appeal. Key buildings should be used to create focal points on corners and key nodes, terminate vistas and aid legibility.
	ID 03	Development should have a recognisable vernacular whilst allowing variety.
Nature Development should safeguard and enhance the natural environment and biodiversity and positively contribute to the wellbeing of residents.	NA 01	Open space provision should be provided in line with latest policy requirements.
	NA 02	A comprehensive network of meaningful and usable green space should be accommodated throughout the development, with all homes within walking distance of green space. All open spaces should be designed in line with N.1.iii of the National Model Design Code Guidance Notes.
	NA03	Open spaces should be overlooked by buildings frontages where possible to create natural surveillance and not be backed onto by rear gardens.
	NA 04	Ponds and wetlands should be designed and engineered to provide multiple benefits - for nature, drainage and people. SuDS should be incorporated throughout the development and should be as naturalistic as possible. SuDS ponds should be wet ponds, adding to the landscape character of the development and increasing habitats for wildlife.
	NA 05	Biodiversity Net Gain (BNG) should be achieved throughout the development in line with the Local Authority requirements and existing natural site features should be retained and enhanced where possible.
	NA 06	Supplementary planting and street trees should be incorporated into a comprehensive Landscape Design where possible. Development proposals should replace removed trees from a site at a ratio of 2:1.
	NA 07	Where footpaths are due to run alongside boundaries or swales, footpaths should be set back to allow room to create natural areas.
	NA 08	Incidental green spaces should be used for wildlife and biodiversity areas or a productive landscape. Flower-rich/species-rich turf should be used where appropriate and should always be used in incidental green spaces.
	NA 09	Edible planting, opportunities for community food growing and productive landscapes will be provided across the development.
	NA 10	Orchards must comprise local varieties as a priority. Double flowered cultivars should be avoided and the grassland must be species-rich amenity with high nectar herbs.
	NA 11	New tree planting must be used appropriately and adhere to The Right Tree in the Right Place for a Resilient Future – Urban Tree Manual, Forestry Commission and Forest Research and NHBC Standards.

Public space Development should create a legible, attractive and safe network of public spaces.	PS 01	All public spaces should be fronted onto by buildings to create active frontage, natural surveillance and appropriate enclosure. Public spaces should be designed in line with Paragraph P.3.i of the National Model Design Code Guidance Notes and Secured by Design Principles.
	PS 02	Play and sport spaces should be well connected to the surrounding urban context, providing convenient and safe access for all and should be designed to address a broad age range with a cross section of abilities. In relation to residential dwellings and children’s play / Local Open Space, the following accessibility standards will apply: - Local Area for Play < 100m walk (1min) - Local Equipped Area for Play <400m walk (5mins) - Neighbourhood Equipped Area for Play <1km (15mins)
	PS 03	Formal play spaces should be a minimum 400m² and will offer play equipment and structures in addition to natural elements. A buffer zone of 20m will separate the activity zone and the habitable room facade of the nearest dwelling. Standalone LEAPs must score a minimum of ‘Good’ for both toddlers and juniors using the RoSPA Play Value Assessment Sheet.
	PS 05	Incidental ‘Play on the Way’ should be located along a key pedestrian routes to schools and community facilities set amongst fruit trees and bee friendly planting, overlooked by neighbouring homes.
	PS 06	Public spaces should incorporate elements of green infrastructure where possible.
	PS 07	Allotments should be designed to the national standards set by The National Allotment Society (NSALG). Design of the Community Orchards should be informed by Natural England Technical Information Note TIN013 Traditional orchards, Edition 2.
Movement Development should create a walkable, safe network of streets that discourages car use and encourages active transport.	MO 01	All new streets should be designed with pedestrian and cycle priority in mind. New streets should be designed to minimise vehicle speeds and include traffic calming measures.
	MO 02	The bus route, if required should be arranged to optimise the number of homes within a 5 minute walk to each stop.
	MO 03	Cycle parking will be provided in accordance with the relevant standards.
	MO 04	The development should include cycle and pedestrian routes that connect into the wider network, particularly towards public transport and prioritise and encourage active travel.
	MO 05	- Parking provision should be designed in line with the local plan standards. - Parking should avoid the street scene being dominated by the view of cars. - Green infrastructure and landscaping should be used to soften and screen parked cars.
	MO 06	Development should consider servicing requirements while maintaining the quality of the public spaces.
	MO 07	- Informal pedestrian footpaths must be a minimum 2m wide. - Shared footpath/cycleways must be a minimum 3m wide.

Built Form The development should create a new high quality, characterful neighbourhood with architecturally interesting, well proportioned streets and spaces that draws on local character.	BU 01	Changes in built form in terms of: block structure, density, , materials, building orientation, spacing between buildings and building set back from highways should combine to create place appropriate responses ensure the scheme has a variety of character areas and strong sense of place.
	BU 02	Frontages should have common characteristics to provide a unified street scene, designed to complement the landscape/townscape character of the street or area they front onto.
	BU 03	Public and private interfaces must be easily distinguishable and identifiable.
	BU 04	Building layout and the resulting spaces should provide focal points to create a sense of place throughout the scheme. Corner buildings should be articulated to define corners and provide active interfaces on both sides whenever possible.
	BU 05	Development should follow the area types guidance in the following sections.
Homes & Buildings Development will be high quality and meet the needs of residents and the community.	HB 01	All new homes should have access to external amenity space and positively contribute to residents health and wellbeing.
	HB 02	All new homes should be designed to maximise internal daylight and have appropriate privacy distances.
	HB 03	A variety of housetypes and tenures should be provided across the development, in line with policy and viability. Homes should be flexible to adapt with changing needs.
	HB 04	Development should have easily distinguishable defensible space in line with secured by design principles.
Resources Development should facilitate sustainability and be future proofed.	RE 01	Development will be compliment with current building regulations energy efficiency requirements.
	RE 02	Development should, where possible provide EV charging points, sustainable urban drainage systems, renewable energy sources, including Photovoltaic's and where possible, contribute towards Net Zero 2050.
	RE 03	Existing trees should be retained where possible and replaced at a ratio of 2:1 if necessary in line with Rochdale Core Strategy Policy G6 Enhancing Green Infrastructure.
Lifespan The Development should work for users throughout the build and beyond.	LI 01	Development should include a management plan for arrangements for non-adopted areas and facilities, including community management and stewardship and adoption arrangements.



ACCESS AND MOVEMENT STRATEGY

The access and movement strategy is an important aspect of this Design Code and is key to creating a legible, well connected development moving forward. The street hierarchy illustrated opposite, the street character illustrated within the indicative cross sections and the codes on pages 37-38 are crucial to ensuring a coherent development with a clear sense of place.

Land at Stakehill consists of the following street types:

- Primary loop road with a bus route known as 'The Boulevard'.
- Secondary spine providing access from the primary loop to residential streets, known as 'The Avenues'.
- Residential/shared streets providing access to private drives and rural lanes.
- Private drives and rural lanes.
- Active travel routes providing car free pedestrian and cycle movement corridors within greenways, encompassing PRoW routes.

The movement parameters include:

- Primary access location off Rochdale Road, through the former All In One site.
- Secondary access location, serving 100 units off Thornham New Road. This access location also provides emergency access to the site.
- Primary loop road 'Boulevard' location.
- Character of the street types.
- Active travel routes and character of the routes.

The following pages illustrate typical cross sections of the various street types and active transport route. The sections and precedent imagery illustrate the typical character and enclosure.

The street and spaces mode hierarchy should follow: Pedestrians, Cyclists, public transport, servicing, other vehicles.



Street hierarchy



2-8m	2m	2m	6.75m	2m	3m	2-8m
Front garden/ Parking	Footway	Verge	Road	Verge	Footpath/ Cycleway	Front garden/ Parking

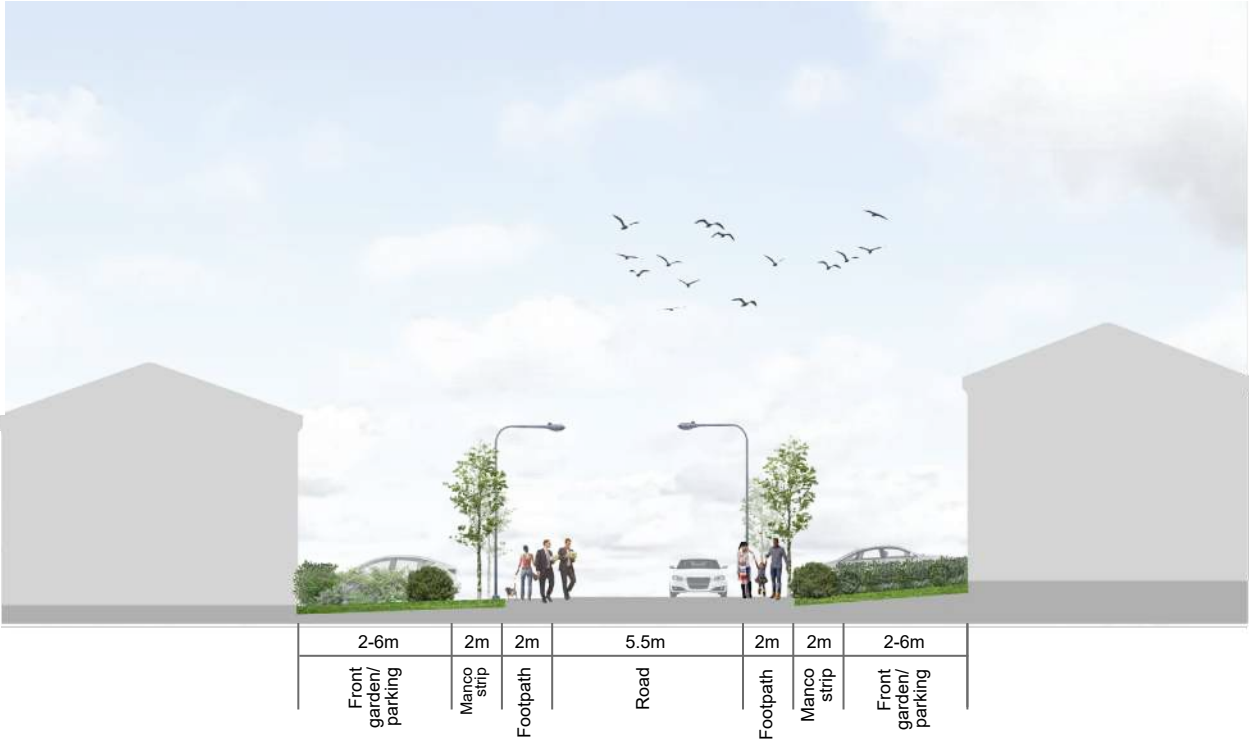
Indicative Formal Boulevard cross section A-A



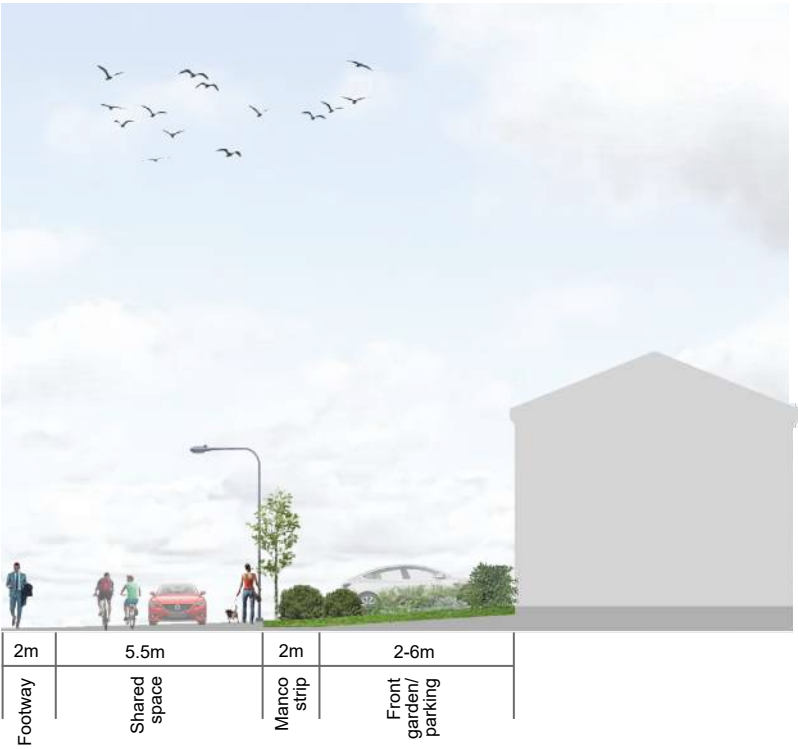
2-8m	2m	2m	5.5m	2m	2m	2-6m
Front garden/ parking	Footway	Verge	Road	Footpath	Manco strip	Front garden/ parking

Indicative Informal Avenue cross section B-B



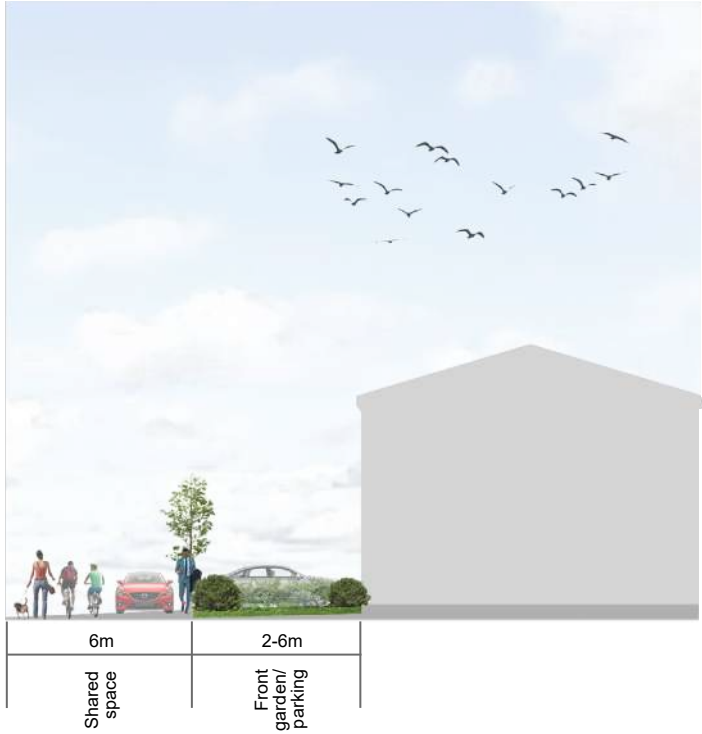


Indicative residential street cross section C-C



Indicative shared street cross section D-D





Indicative private drive/rural lane cross section E-E



Indicative active travel route cross section F-F



Code reference	Street character	Formal Boulevard	Informal Avenues	Residential street	Shared street	Private Drives/rural lanes
SW 01	Design speed	20 MPH	15 MPH	10 MPH	5 MPH	5 MPH
SW02	Carriageway width	6.75m	5.5-6m	5-5.5m	4.2-6m	4.2-6m
SW 03	Footway	Minimum 2m to either side.	Minimum 2m to either side.	Minimum 2m to at least one side.	Shared space with optional 2m footway to at least one side.	Shared space.
SW 04	Verge to highway edge	2-5m verge to either side of carriageway, separating the footway from the carriageway. Greatest width verges should be provided along the Boulevard to accommodate large street trees and highlight the importance of the street within the hierarchy.	2-5m verge to one side of carriageway, separating the footway from the carriageway. Reduced verge should be provided along informal avenues to accommodate smaller street trees and highlight the slightly lesser importance of the street within the hierarchy.	No verge.	No verge	No verge.
SW 05	Street Trees	Street trees planted in minimum 2-5m wide soft verges along both sides of loop road.	Street trees planted in minimum 2-5m wide soft verge along one side of secondary spine road. On the adjacent side of the road, street trees will be accommodated within Manco verges.	Accommodated within Manco verges to either side of carriageway.	Accommodated within Manco verges to either side of carriageway.	Accommodated within front gardens.
SW 06	Parking	On-street car parking bays (e.g. for visitor spaces) could be accommodated within 2-5m landscape verge (where verge widths are greater than or equal to 3.4m wide) at intervals between street trees. A variety of parking solutions may be used. Where private residential parking is in curtilage, in tandem, at the side of properties or to the front, parking must be softened and screened by landscaping between each property. Parking to be designed to not dominate the street scene.	On-street car parking bays (e.g. for visitor spaces) could be accommodated within 2-5m landscape verge (where verge widths are greater than or equal to 3.4m wide) at intervals between street trees. A variety of parking solutions may be used. Where private residential parking is in curtilage, in tandem, at the side of properties or to the front, parking must be softened and screened by landscaping between each property. Parking to be designed to not dominate the street scene.	No on-street parking to be provided. A variety of parking solutions may be used. Where private residential parking is in curtilage, in tandem, at the side of properties or to the front, parking must be softened and screened by landscaping between each property. Parking to be designed to not dominate the street scene.	No on-street parking to be provided. A variety of parking solutions may be used. Where private residential parking is in curtilage, in tandem, at the side of properties or to the front, parking must be softened and screened by landscaping between each property. Parking to be designed to not dominate the street scene.	No on-street parking to be provided. A variety of parking solutions may be used. Where private residential parking is in curtilage, in tandem, at the side of properties or to the front, parking must be softened and screened by landscaping between each property. Parking to be designed to not dominate the street scene.
SW 07	Traffic calming	A variety of measures will be used to reduce vehicle speeds including: - On street parking bays flanked by street trees. - Tight radii and kinks used to reduce forward visibility used in carriageway design. - Contrasting materiality and tactile paving to be used for pedestrian crossing points and raised tables to prioritise pedestrian movement. - Continuous active built frontage.	A variety of measures will be used to reduce vehicle speeds including: - On street parking bays flanked by street trees to one side of secondary spine road. - Tight radii and kinks used to reduce forward visibility used in carriageway design. - Contrasting materiality and tactile paving to be used for pedestrian crossing points and raised tables to prioritise pedestrian movement. - Continuous active built frontage.	A variety of measures will be used to reduce vehicle speeds including: - Tight radii and kinks used to reduce forward visibility used in carriageway design. - Roadside vegetation (such as planters) to reduce forward visibility. - Contrasting materiality and tactile paving to be used for raised tables to prioritise pedestrian movement. - Continuous active built frontage. - Character of streets should feel more residential and pedestrian priority encouraged through shared space.	A variety of measures will be used to reduce vehicle speeds including: - Tight radii should be used to further reduce speeds. - Dropped kerb line and no road markings to allow for pedestrian priority. - Character of streets should feel residential and pedestrian priority encouraged through shared space.	A variety of measures will be used to reduce vehicle speeds including: - No through route and tight radii should be used to further reduce speeds. - Block paving to be used, if appropriate. - Dropped kerb line and no road markings to allow for pedestrian priority. - Character of streets should feel residential and pedestrian priority encouraged through shared space.
SW 08	Cycling	3m shared footway/cycleway on one side of The Boulevard to be provided.	No designated cycle way.	No designated cycle way.	No designated cycle way. 4.2-6m carriageway of shared space.	No designated cycle way. 4.2-6m carriageway of shared space.
SW 09	Bus route	Yes	No	No	No	No

STREET TREES

Street trees influence the character of the streetscape through their form, arrangement, size and species selection. They reinforce the hierarchy of streets, supporting wayfinding and creating attractive and welcoming spaces for people.

Tree planting schemes should use a range of species, sizes and regular spacing corresponding to the nature and hierarchy of the street.

Tree planting along streets offers a number of other benefits including providing shade that contributes to urban cooling, helping to minimise storm water run off, acting as a traffic calming measure and contributing to biodiversity enhancements.

The street tree and planting selection should be informed by landscape guidelines and biodiversity strategies, as part of the local area. The planting strategy should also conform to the following standards:

- The Right Tree in the Right Place for a Resilient Future – Urban Tree.
- Manual, Forestry Commission and Forest Research.
- NHBC Standards, 4.2 Building near trees.

Example street tree species and characteristics are illustrated below.

Form and character	Planting arrangement	Recommended size/girth
Formal Boulevard and Informal Avenues		
Large formal street trees with large canopies. 2m clear stem to accommodate visibility splays.	Linear arrangement with spacing reflecting the rhythm of the contextual built form.	• Semi mature stock. • 18cm-20cm girth.
Formal Boulevard and Informal Avenue junctions		
Large feature trees with spreading habit. Possibly flowering and offering seasonal interest. 2m clear stem and high canopy to accommodate visibility splays.	Individual trees within widened verge at junctions.	• Semi mature stock. • 18cm-20cm girth.
Residential streets/shared streets		
Medium formal street trees with more compact canopies. Flowering trees and seasonal interest appropriate for a more residential context.	Linear arrangement with spacing reflecting the rhythm of the contextual built form.	• Semi mature stock. • 14cm-16cm girth.
Private drives/Rural Lanes		
Small street trees with tighter canopy habit with more domestic scale and character. 2m clear stems.	Single trees within landscape beds.	• Extra heavy standards. • 14cm-16cm girth.



LANDSCAPE AND OPEN SPACE STRATEGY

The landscape strategy ensures the new and existing communities will enjoy access to high quality, multifunctional open space within a naturalistic / semi-rural setting.

The overall aims of the landscape strategy are to:

- Provide a beautiful naturalistic setting for the existing and new communities.
- Retain and enhance existing landscape features of value.
- Support and enhance biodiversity by introducing a variety of ecological habitats to include: native broadleaved woodland blocks; native species rich hedgerows; native tree planting; species rich wild flower grassland; ponds/ areas of open water, marginal wetlands, reed beds, street trees; native and ornamental garden planting; and garden trees.
- Provide space for hosting recreation and leisure activities.
- Deliver a range of play experiences and offer multi-generational activities that are accessible, inclusive and suit all abilities, encouraging social interaction and promoting a healthy community.
- Improve access to the surrounding countryside.
- Create attractive active routes for pedestrian and cyclists to reduce car use.
- Improve health and well-being, by encouraging active outdoor activity, contact with nature and informal opportunities for social interaction.
- Provide opportunities for food growing.
- Provide for flood management.
- Address the impacts of, plan for, and help mitigate the effects of, climate change.

PUBLIC OPEN SPACES

The strategic landscape creates a comprehensive Green Infrastructure network that weaves its way through the whole site, connecting green spaces within the site to each other and to the wider areas of green space beyond the site. The illustrative strategic landscape scheme for the whole site creates a variety of public open spaces, offering a range of functions from walking and informal recreation to habitat creation and formal play. All the open spaces are intended to contribute to the quality and character of the place and improve the quality of life of residents through access to open space, contact with nature, social interaction and opportunities for food growing and foraging.

Measures given are approximate for this outline planning application. They exclude highway verges but do include paths that pass through the areas.

The following numbers used to identify key landscape areas on the landscape Masterplan reflect those used to identify features within the Masterplan p.22.

1: The entrance area: 1.0 ha.

2: Slattocks Parkland: 4.5 ha, including the following:

- 2a: Allotments: 0.30 ha,
- 2b: Orchard: 0.25 ha,
- 2c: Amenity space for church use: 0.23 ha.

3: Newhey Green: 2.1ha, including the following:

- LEAP Play space: 1,000 m2.

4: Greenways: 2.7 ha

- 4a: Western Greenway: 1.3 ha,
- 4b: Eastern Greenway: 0.6 ha,
- 4c: Central Greenway: 0.3 ha,
- 4d: Northern Greenway: 0.5 ha.

6: Thornfield's Park: 2.0 ha, including the following:

- 6a: Orchards: 0.4 ha,
- 6b: NEAP & LEAP play space: 2,000 m2,
- 6b: MUGA: 1,200 m2.

7: The Wetlands: 4.5 ha

- 7a: Newhey water: 1.6 ha,
- 7b: Thornham wetland: 1.4 ha,
- 7c: The Marshes: 1.0 ha,
- 7d: School Pond: 0.5 ha.

9: The Woodlands: 12.0 ha

- 9a: Northern Woods: 3.7 ha,
- 9b: Eastern Woods: 5.5 ha,
- 9c: Thornfields Wood: 2.8 ha.

13: Hill Top Park: 3.70 ha, including:

- LEAP play space: 1,500 m2.

17: Thornham Park: 13.3 ha.

Total area of public open space: **45.8 ha.**



Landscape masterplan

LANDSCAPE OPEN SPACE STANDARDS

SPD Provision of Recreational Open Space in New Housing Supplementary Planning Document (2008) (updated 2017) requires 1 ha of local open space (including play space) per 1,000 population. 'Local open space' excludes space designed for outdoor sport.

The SPD recognises that local open space can provide many essential functions for place making. It can offer opportunities for informal and passive recreation (e.g. walking) and also makes an essential contribution to the quality and character of places, support urban regeneration and improve the quality of life. Local open spaces may include a variety of landscape typologies such as informal greens, woodlands, walking/cycling routes. The SPD recognises that open spaces are often multi-functional, e.g. providing areas to walk in that also preserve (or create) features of natural interest/biodiversity value such as ponds or woodlands.

Incidental landscape areas that offer none of the above benefits will not count towards the open space standard.

The proposed development comprises up to 1,380 dwellings which, based on an average 3.7 bedrooms per dwelling has the capacity to accommodate around 5,106 people at an occupancy rate of 1 person per bedroom. This would generate an open space requirement of **5.1ha**.

The approximate area of public open space shown on the Illustrative Strategic Landscape Plan (excluding highway verges) is approximately **45.8 ha**.

LANDSCAPE AND BIODIVERSITY

- The naturalistic approach to landscape will enhance biodiversity through the creation of a range of new habitat types throughout the site. The following measures from the Illustrative Strategic Landscape Plan are approximate and exclude surfaced paths:
- Existing broadleaved woodland and Willow Carr (0.7 ha).
- Existing hedgerows retained (not counting those along the site boundary (1,200 lin m).
- Mixed broadleaved woodland and native shrubs (14.5 ha).
- New species rich native hedgerows (5,000 lin m).
- Ponds, ditches and open water (1.5 ha).
- Pond marginal areas and marshes (0.5 ha).
- Reed beds (2.5 ha).
- Species rich, wildflower grassland and meadows (20.0 ha).
- Nectar rich ornamental grassland (0.5 ha).
- Scrub grassland (2.5 ha).
- Amenity grassland (3 ha).
- Street trees on Formal Boulevard and Informal Avenues (400-500).
- Orchards (0.7 ha).
- Allotments (0.3 ha).

LANDSCAPE SPACES AND FUNCTION

The entrance area, Slattock's Parklands and Newhey Green

The entrance area will be an attractive green entrance to the new neighbourhood off Rochdale Road. Formal lines of trees will lead the eye into the site to a naturalistic area of open water and SuDs wetland where a footbridge crosses the existing brook and leads people to Slattock's Parklands.

Slattock's Parklands will be an area of green space that acts as both a buffer between, and a resource to be shared by the new and existing communities. Areas include: Cricket meadow, Church Fields, Church pond (SuDs), Grange Brook (SuDs), St John's Meadows, St Johns Orchard, Allotment extension and a potential area for church use.

Newhey Green will be a local green space at a key community node where the Western Greenway crosses the spine road marking the location of the Local Centre and LEAP. The green is characterised by naturalistic water features (SuDs) with the spine road crossing through the space.

The play area will utilise the existing brook and Willow Carr, to create an exciting space that encourages children of all ages to explore and interact with nature.





Hilltop Park

A semi-natural parkland that will be a key landmark in the new neighbourhood. The existing steep, dramatic slopes will be retained as a key feature of the site. The existing species rich grasslands will be retained on the slope and extended through the creation of new wild flower meadow on the top.

Paths will wind up the slope and curve through the meadows leading people to a lookout area with extensive views in all directions, but most notably views to the east.

A LEAP will be located on the slope to take advantage of the unique play opportunities that this creates.



Thornfield's Park and Bio Gardens

Thornfield's Park will be a central greenspace in the heart of the new community for the benefit of people and wildlife. It will provide multi-functional open space, ornamental grasslands, community orchards, swales (SuDs), and a large NEAP that takes advantage of the sloping ground and includes a Multi Use Games Area (MUGA).

The Bio Gardens create a linear space along the Central Greenway following the route of the existing Public Right of Way. The route will pass through a variety of small, ornamental spaces created from 'rain gardens' (a shallow area of ground which receives run-off, planted with plants that can stand waterlogging, water fills the garden and then drains) and 'pictorial meadows' (a wildflower meadow planted using an annual seed mix, not necessarily native) providing a rich source of nectar and pollen for wildlife.





Thornham Park

An extensive naturalistic area made up of a mosaic of open water, wetlands, reed beds, species rich grasslands, hedgerows, scrub and new woodland with paths and cycle trails winding through it to a hill top vantage point with extensive views to the east. There will be a small, informal car park in the west of the area off Thornham Lane. The area opposite St John's School will provide opportunities for outdoor teaching and Forest School activities with the whole site being multifunctional open space for wildlife, informal recreation and education.



The Greenways

A series of safe, attractive, accessible off-road routes connecting to the school, the local centre, Newhey Park and the off site PRoW network.

These naturalistic corridors retain and follow the existing PRoW's through the site. Existing hedgerows will be retained and enhanced along the whole routes with native species and edibles to create a 'linear larder' for both people and wildlife.



Landscapes for food

These are provided in a variety of forms including:

Orchard areas: These will be provided as part of the Slattock's Parkland area and within Thornfield's Park. They will include native and cultivar species and be set within meadow grassland to support wildlife.

Space for allotments: Space is reserved within the Slattock's Parklands for an extension to the existing allotment area adjacent to the site, should this be requested by the community.

Foraging: The Greenways will include edible species such as blackberry, gooseberry and hazel nut, within the hedges, as well as fruit bearing tree species such as apple, pear and plum.



Productive landscapes

- Productive landscapes should be accessible via pedestrian and cycle routes, providing safe and sustainable movement between open space destinations.
- Interpretation boards should be included within public open spaces to reference orchard tree species and foraging foods in green corridors and how to use the allotments and orchards.
- If managed as a wildflower meadow under the orchard, a seed mix for species rich meadow grassland must be selected using a seed mix appropriate to the local soil conditions.
- Consider options to include food production in the form of a fruiting tree in the private garden of a proposed residential development.

Productive landscapes	Characteristics
Space reserved for allotments (if required)	• Community allotments should provide a range of plot sizes, from 250sqm full plots down to quarter plots. • Allotments should be designed to the national standards set by The National Allotment Society (NSALG). • Allotment areas provide the opportunity to promote bee keeping, pollinator species and/or wildlife friendly areas on the uncultivated landscape surrounding them.
Orchards	• It is recommended community orchards are located and integrated alongside residential areas, communal areas (parks and public open spaces) and allotments with local varieties of fruit and nut trees, offering congregation points with seating and tables. There is the potential for the proposed orchards to be associated or/and adopted by local community groups and schools. • Orchards must include native and cultivar species and to be set within meadow grassland to support wildlife. • The design of the Community Orchards should be informed by Natural England Technical Information Note TIN013 - Traditional orchards, Edition 2.
Foraging (Linear Larder)	• Foraging hedgerows and shrub planting must be developed with planting mixes that include safe foraging species such as blackberries, sloes, hazelnuts and elderflower. • Active Foraging Trails with edible berry and nut tree, shrub and hedgerow species should be distributed along the network of pedestrian routes. • Foraging trails should also provide food production for wildlife, providing foraging opportunities for a variety of species and provide additional connectivity through green corridors.

Incidental green spaces

Leftover spaces are often found throughout developments and can play an important role in providing a series of 'stepping-stone' habitats for wildlife to move between. They can be planted with trees, shrubs or flowers to provide food and shelter for wildlife.

These spaces also have the potential to enhance place making and play an important role in providing doorstep access to nature for residents.

All incidental green spaces should be used for one of the following purposes.

- Create a mini orchard with appropriate local fruit trees or bushes.
- Sow a wild flower meadow using an appropriate local seed mix and management specification.
- Create low maintenance, wildlife friendly rain gardens (SuDS).
- Create a mini woodland with appropriate tree species.
- Create a community herb or vegetable garden with an appropriate management specification.



Retained ponds, new SuDS ponds and wetlands

A series of ponds and wetlands including:

- Newhey Green.
- Grange Brook.
- Newhey Water.
- Thornham wetlands.
- Thornham Water.
- School Pond.
- Areas within Thornfields Wood and Thornham Park.

The ponds and wetlands will be designed to provide multiple functions: storm water attenuation SuDs, habitat creation and enhancement, informal leisure, education and attractive features to enhance the sense of place.

Ponds should be designed and engineered to provide multiple benefits - for drainage, nature and people. Ponds should be designed to look as naturalistic as possible. This can be achieved through early collaboration between landscape and urban design to guide the form and shape of the SuDS. Drainage engineers with the expertise to ensure the proposed design will provide effective drainage, Ecologists providing advice on how to maximise their biodiversity value and expertise advising on how SuDs can enhance water quality / mitigate for nitrates and phosphates.

- Ponds should hold water for most of the year.
- Ponds should have a wide draw down zone, which increases the value of the pond to wildlife, creating habitat pockets.
- Marginal vegetation, should be used to protect the water's edge for wildlife and create a barrier to children.
- Marginal vegetation provides suitable habitat for amphibians and should be considered in the design.
- The seed mix and/or planting proposed should reflect the local landscape character.



Woodlands

Extensive area of new woodland with ponds (SuDs), glades and grassland fringe will be established around the northern, eastern and southern boundaries of the site. These will extend areas of existing woodland habitat into the very heart of the new community.

New woodlands enhance habitats and biodiversity as well as providing visual screening, shelter from winds, areas for informal recreation, whilst providing an attractive setting for the new community.

Typical time frames for newly planted woodlands to establish from whips is 10-15 years, continuing to mature beyond this.



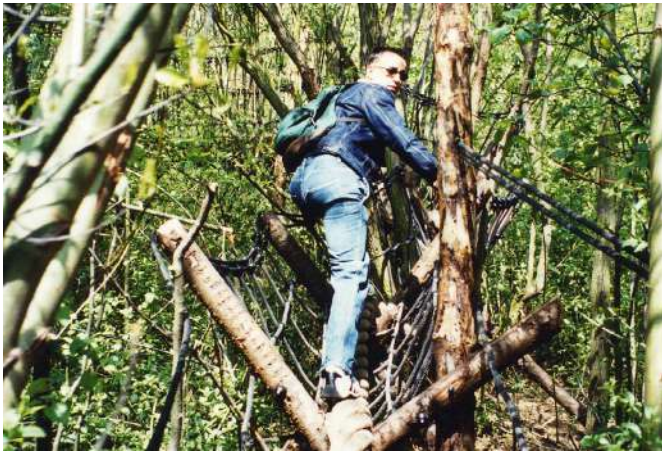
Play Provision

SPD Provision of Recreational Open Space in New Housing Supplementary Planning Document (2008) (updated 2017) requires that recreational open space includes play facilities to the following standards:

- 400 - 899 bedrooms: LEAP + facilities for older children (such as a MUGA).
- 900+ bedrooms: NEAP with multi-use games area + facilities for younger children (such as LEAP).

The policy refers to the Fields In Trust (FIT) guidance. FIT guidance sets out the following benchmark standards for LEAPs, NEAPs and MUGAs:

- LEAP: Minimum activity area: 0.04 ha (400m²). Maximum distance from dwelling: 400m.
- NEAP: Minimum activity area: 0.1 ha (1,000m²) to include a hard surfaced area of at least 465 m². Maximum distance from dwelling: 1,000m.
- MUGA: Minimum activity area: 0.1 ha (1,000m²).



A variety of play facilities for a variety of age ranges and activities are proposed across the proposed development. The location and type of play aims to make play fun, safe, easily accessible and an everyday occurrence.

One NEAP, three LEAPs and a MUGA are distributed around the development to provide play close to all homes. The NEAP is co-located with a LEAP and the MUGA as well as other park activities/features to create a cluster of activities that mutually benefit from one another.

Further incidental play features are distributed amongst the green infrastructure to provide further points of interest.

The plans on the following page shows the location of the play areas, the size of the activity area and the walking distance from the centre of each as set out above.

- Newhey Green LEAP is shown as approximately 1,000m².
- Thornfields Park combined LEAP/NEAP is shown as 2,200m². Illustrated is a MUGA of 2,000m².
- Hilltop Park LEAP is shown as 1,500m².

Play areas will be designed to be welcoming and inclusive for users of all ages, genders and abilities.

Play areas will follow best practice as set out in the Play England publications:

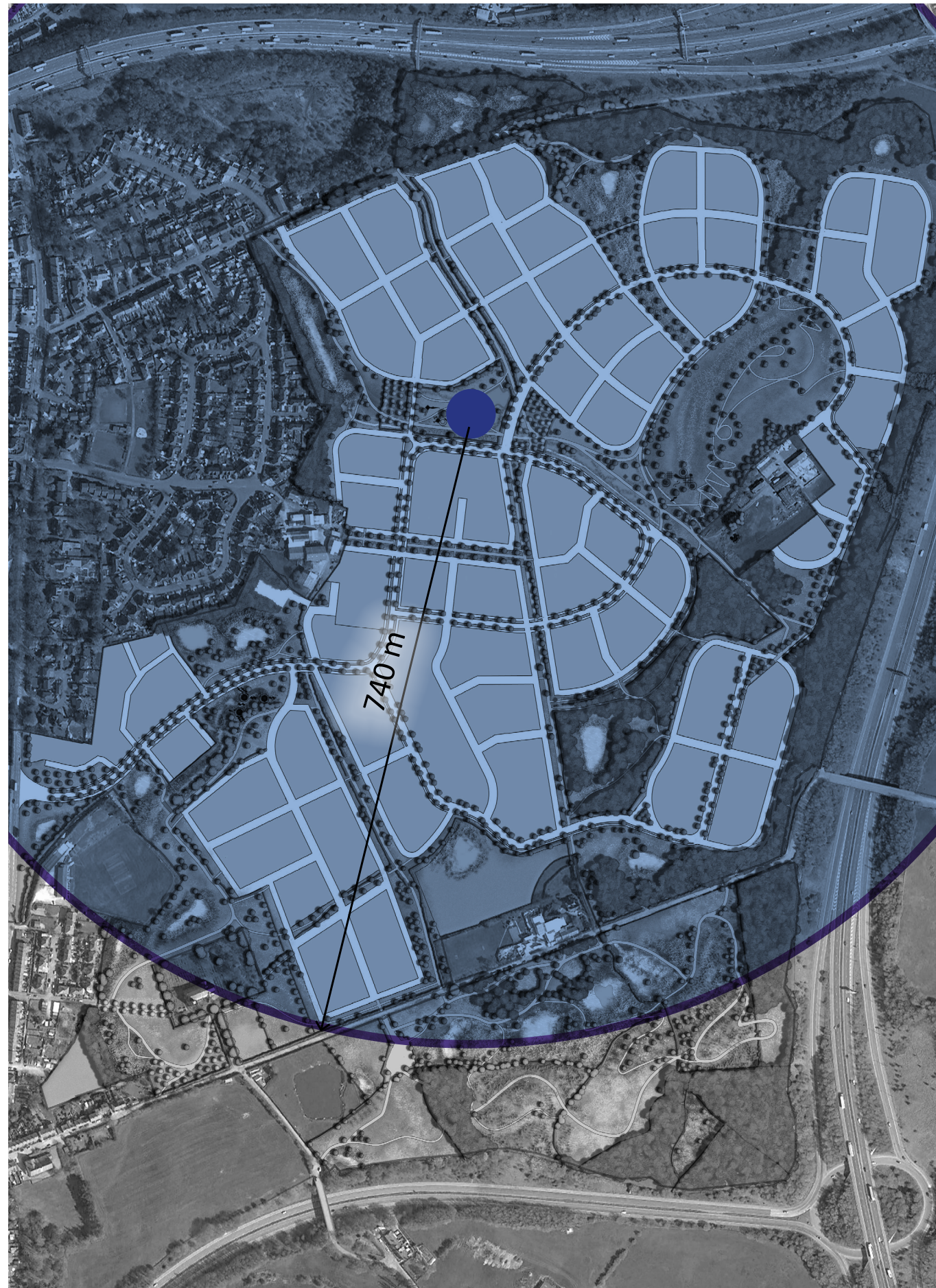
- Design For Play: A Guide to Creating Successful Play Spaces,
- Managing Risk in Play Provision: Implementation Guide.

A trim trail will be created with outdoor exercise equipment, creating loops of varying lengths through Thornfield's Park, along the Greenways and through other areas of public open space.

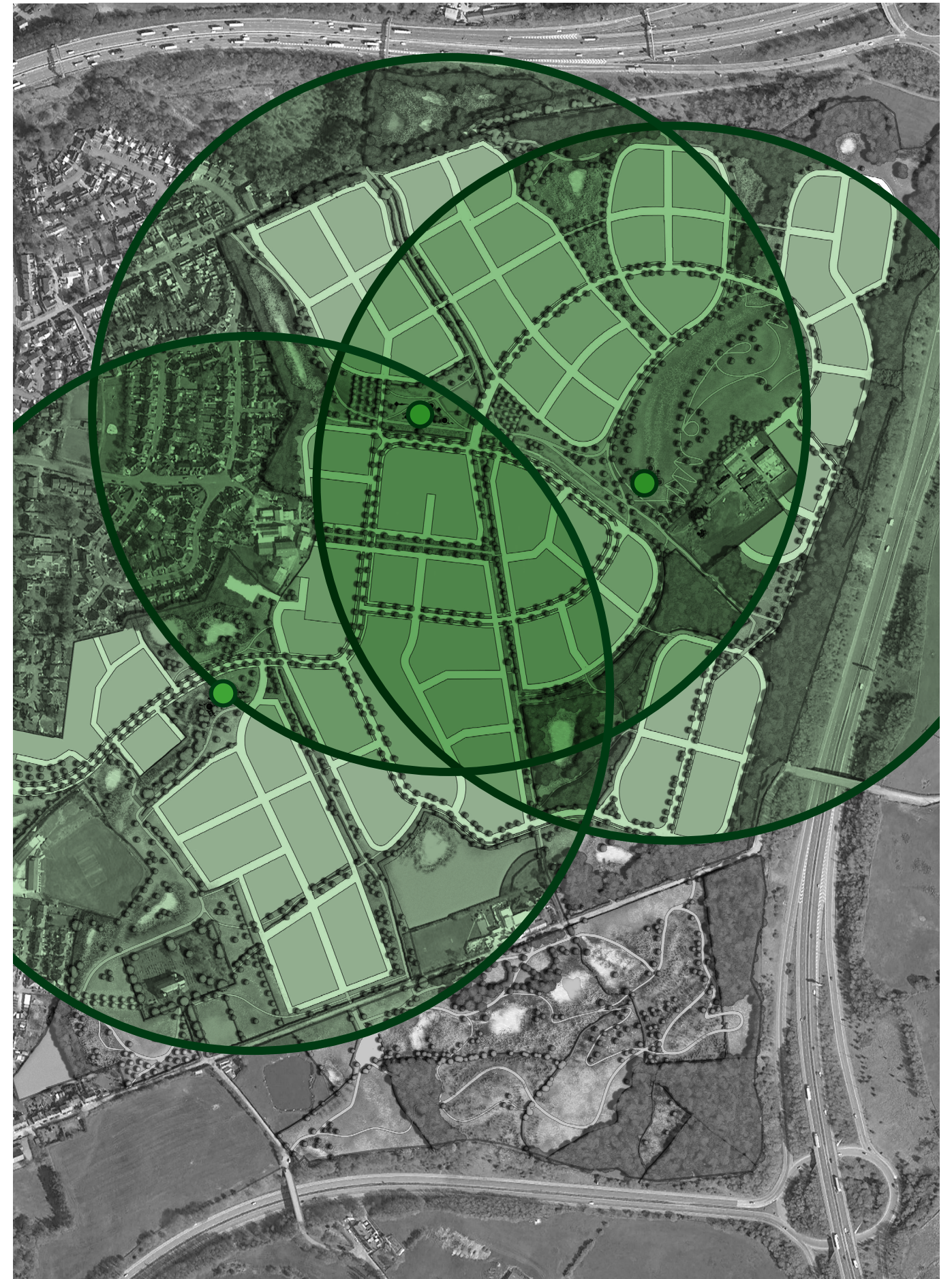
Incidental, naturalistic features such as grass mounds, tree trunks and rocks will provide informal play opportunities along the Greenways and throughout the open spaces.

- All play spaces must be accessible via pedestrian and cycle links, promoting active and safe journeys from home to play space.
- Play spaces must provide adequate seating, be well surveilled and be enclosed by boundaries installed in line with the findings of a suitable safety audit and RoSPA and Play England best practice guidance.
- Alongside the mandatory formal play provision of NEAPs, LEAPs and LAPs, the play provision should be supplemented by opportunities for self-led wilderness play such as den building and nature trails.
- Play spaces should respond to the individual character of their setting, offering unique play experiences and creating stimulating spaces to promote imaginative play.
- Play spaces should typically have a natural theme using timber based equipment and landscape features.
- To aid wayfinding, play spaces should have features that children can easily relate to, making them recognisable and easily identifiable. Wayfinding features could include distinctive colours, landmark play pieces, unique materials, public art or clearly articulated themes.
- Informal Play opportunities should be integrated into green corridors and include 'Play on the Way' along key pedestrian routes, 'Den Building' through woodland trails and 'Scavenger Hunts' throughout the public open spaces.
- Where possible, play spaces should also include SuDS features, hedgerows and tree planting to compliment adjacent land uses and tie into the wider Green Infrastructure Strategy.





Location of NEAP / MUGA and maximum distance to housing area



Location of LEAPs with 400m walking distance shown

Habitat creation

Maximising biodiversity by prioritising native species and the retention, enhancement and creation of a variety of new habitats, is an important part of the landscape strategy.

Natural and semi-natural open space includes woodlands, scrubland, grasslands and meadows with a primary purpose of wildlife conservation and biodiversity.

Natural and semi natural open space can be found within other open spatial typologies, and in some instances there may be some areas classified as amenity green space or parks that have a secondary function as natural and semi natural open spaces. This serves to highlight the overlap between typologies.

Although natural and semi natural open space plays a key role in wildlife conservation and biodiversity, the recreational opportunities provided by

these spaces are also important. It is essential that an appropriate balance between recreational use, biodiversity and conservation is achieved.

Habitat	Characteristics
Amenity Planting	Amenity planting including grassland should include: • A minimum of 35% native (or native-cultivars) trees and shrub • A minimum of 35% ornamental species (wildlife friendly) • Up to 30% other ornamental species • Include pollinator species
Scrub	Existing scrub must be retained where practicable to do so and brought into appropriate management. Where scrub is likely to diminish value of notable habitats (e.g. wildflower rich grassland) it should be controlled through a regular cutting regime.
Woodlands and Orchards	New native woodlands must be created over a phased approach and use a range of age classes (e.g. whips to semi-mature standards) to ensure a woodland flora establishes in the medium to long term. Orchards must comprise local varieties as a priority. Double flowered cultivars should be avoided and the grassland must be species-rich amenity with high nectar herbs. It is important to work closely with local contacts at the Wildlife Trust to respond to the key requirements and species locally.
Native Hedgerow and Scrub	All new wildlife hedgerows should include at least seven native woody species of regional provenance (as listed within the 1997 Hedgerow Regulations) per 30m, evenly spaced, so as to maximise their future ecological value. Preference must be for local provenance where possible. Standard trees should be planted along new hedgerows and managed to allow these trees to mature Scrub can be planted in discrete blocks at relatively low densities as most species will quickly establish. Blackthorn and elder should be a minority component of any planting mixes as they will rapidly spread.
Standing water, Marginal and Emergent Vegetation	The following elements must be incorporated, where possible, within the SuDS features – • A mix of permanent and temporary open water through the system. • Permanent water features to vary in depth and include native marginal planting. • Damp grassland habitats to be developed in areas subject to temporary inundation swamp and tall emergent (such as reedbed) vegetation to be developed in areas subject to frequent shallow inundation. • Habitats suitable for wading birds, reptiles, amphibians and amphibious invertebrates through appropriate planting. • Native, wetland species such as purple loosestrife, bulrush and common club rush must not be planted as these species can spread rapidly. Lesser bulrush generally colonises at a slower rate than bulrush and could be included as a minor component of any planting mix.
Running water and ditches	Canalisation and culverting must be avoided unless there is another over-riding consideration, e.g. flood management.



Marshy/damp grassland	For successful creation of marshy/damp grassland it is important to ensure soil/ground conditions are suitable: permanently damp or with impeded drainage. This may require fine level ground level alteration.
Wildflower rich, dry grassland	Where retained, neutral semi-improved grassland must be enhanced in accordance with the following guidelines: • Encroaching scrub will be reduced. • Uniform microtopography will be avoided to create a variable mosaic of topographical conditions. • Management will aim to reduce dominance of grass species within this habitat and allow establishment of extensive and varied herb species. • A varied, rough sward with structural diversity will be created to enhance the value for invertebrates.
Bats	• Bat boxes must be located on southern and eastern aspects of buildings, 3-10m from the ground and should experience partial shade, avoid prevailing winds and rain, be positioned with free flight paths and away from lampposts and other sources of artificial lighting. • Buildings and trees near to open space and wildlife friendly planting should accommodate bat boxes, with 3 boxes per building/tree on different aspects. • Target species should include common and soprano pipistrelle, noctule, brown long-eared bat, and Leisler’s bat - depending on location and ecologists recommendations.
Birds	• Provision of bird boxes should be an assortment of 10 boxes per hectare. • Entrances holes and heights must be suitable for target species, typically between 1.5m-10m from ground level and hole diameters between 28-50mm. • Pole mounted or tree mounted boxes/nesting trays for raptors and owls to be installed in sheltered areas, away form the road network.
Invertebrates	• Insect boxes must be integrated or securely fixed on south or southeast facings, at least 1m off the ground, in full sunlight with clear flight paths and avoid prevailing winds and rain. • Boxes should be located on buildings near open space areas and wildlife friendly planting. • Where used, beetle loggeries should be created out of native wood (or untreated) logs of a range of sizes but at least 150 mm diameter and buried about 0.5m into the ground and raising above the ground level at a range of heights. • General invertebrate habitat piles should be created from cut brash and grass cutting arisings. Piles should have a hollow centre to help maintain moisture and should be no greater than 2-3m at their widest point and 1m high. A range of tightly packed (although not so tight that there are no crevices), varied diameter wood should be used to create the piles and partially covered in earth/dead leaves/ grass clippings. The wood should be secured with wire to prevent removal. These piles should be located at habitat interfaces and will provide hibernacula amphibians and reptiles as well as invertebrates. • Invertebrate mounds/banks must be situated and orientated to ensure that one side has a southerly aspect. Top and subsoils must be mixed to ensure the spoil covering the mound is not excessively fertile. Any sowing on these areas should be at half the manufactures recommend specification.
Hedgehogs	• All rear side boundary fences or walls should have a 120mmx120mm ground level gap to accommodate hedgehog movement across the development, creating hedgehog highways. • Signage to be used to inform and educate residents on what the hedgehog highways are and their importance in the safe, unrestricted movement of hedgehogs.

Area Types

04



CHARACTER AREAS

The NMDC calls the area-specific codes “Area Types”. These are areas designed to have a particular character, inspired by the character of the local area and of the Site.

Character areas will be created across the Site to provide a logical change in character through the development. Subtle variations in materials, colour, detailing, landscape, streetscape and built form will enable each area to have its own character whilst still creating a holistic sense of place for the development as a whole. These are:

1. St John's Heritage Area
2. Newhey local centre & Community Heart
3. Stakehill
4. Thornfields Hamlets

Streets and the spaces between buildings are important, not just for movement but also for social interaction. The purpose of the following codes are to enshrine and ensure over the course of the development, high quality design is upheld. It is our intention to ensure the delivery of well balanced, pedestrian focused streets and spaces, which prioritise active travel, safety and greenery and which create a fairer, less car dominated development.

The following area type design codes set out the regulatory rules for the four area types, which development proposals must adhere to. The accompanying vignettes are not intended to be taken as literal representations of the different area types and are for the purpose of providing an illustrative view of each area.



Area type plan

ST JOHN'S HERITAGE AREA

The Heritage character area type is located towards the south west of the site. The area type takes influence from the Grade II listed St John Thornham Church. The character will respond to and reflect the setting of the church appropriately. St Johns is the smallest area type across the development and has a very unique offering.

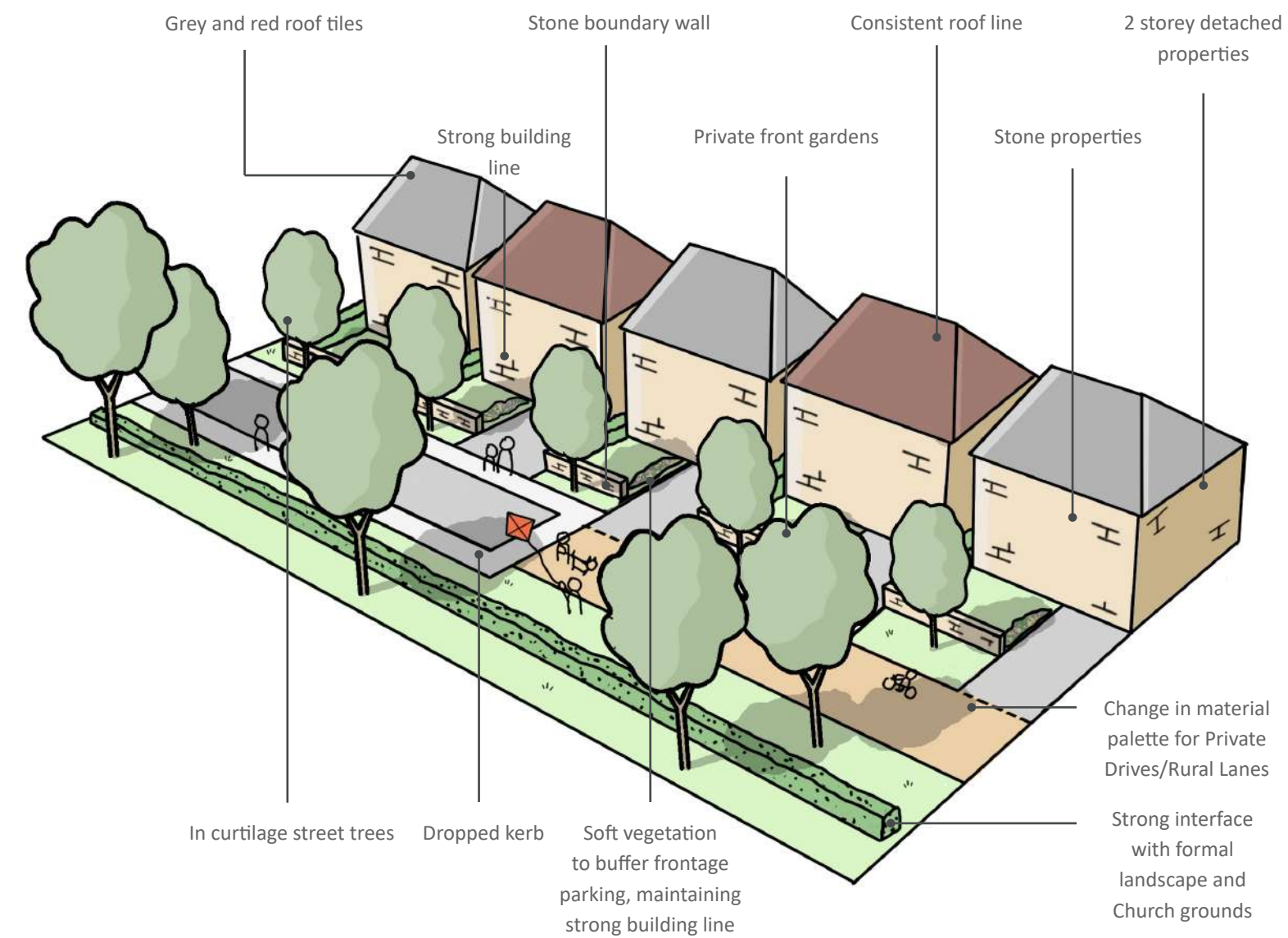
This area type will be characterised by traditional residential architectural styles in a stone/stone effect materiality and a layout that reflects and responds to the structure of the church grounds.

The following pages set out the codes, characteristics and illustrate the area type in a vignette.



Precedent imagery

Code reference	Key Characteristics		Reasoning and influences
SJ 01	Density/Land use	25-30 DPH. Residential.	Lower density to reflect semi-rural character of the landscape and Thornham Lane.
SJ 02	Built form/Massing	Larger detached properties.	Larger properties with more spacious plots provides a softer interface with adjacent open space than high density terraced or semi-detached properties.
SJ 03	Heights	2 storeys.	Setting of Grade II listed Church must be respected and maintained. 2 storeys limits view from Church grounds to proposed development, past mature vegetation and from the surrounding countryside to the Church tower.
SJ 04	Building line/set backs	Formal building line with consistent set backs.	Structured layout, with frontage onto the Heritage landscape area and Church to create a character that responds to the formal church grounds arrangement.
SJ 05	Building materials	Stone/stone effect with grey and red roofs.	To reflect the heritage setting and material palette of the Grade II listed Church and other heritage and architecturally notable buildings, such as Richard Bentley Smalley Memorial Hall.
SJ 06	Boundary treatments	Stone boundary walls and soft landscaping treatments.	Boundaries of front gardens to be designated by low stone/stone effect walls.
			Stone/stone effect walls should be used for boundary treatments for properties where rear gardens have a direct interface with greenways to maintain heritage feel and setting along retained key view corridors to Church tower.
SJ 07	Key views to be considered	Views towards Grade II listed St John Thornham Church, Church grounds and setting and open space beyond.	Frontage parking to be softened and screened with landscaping between properties/plots, to reduced dominance street scene.
			St John's Heritage Area has distinct character references from St John's Church. Views from the church and grounds towards the development and beyond should be considered and sensitively addressed. View corridors towards Church tower from Public Right of Ways are to be retained.
SJ 08	Spatial quality	Open and spacious green, residential streets in a formal layout.	Creates a strong interface with open space and aids the formal heritage character.



ILLUSTRATIVE CHARACTER OF ST JOHN'S



NEWHEY LOCAL CENTRE/
COMMUNITY HEART

The Newhey area type is located at the interior of the site, named after the proximity to the existing Newhey Farm. This area type is closely served by the Formal Boulevard and offers opportunities for higher density development with good connections and services. The community heart includes the potential local centre and community facilities, including the NEAP.

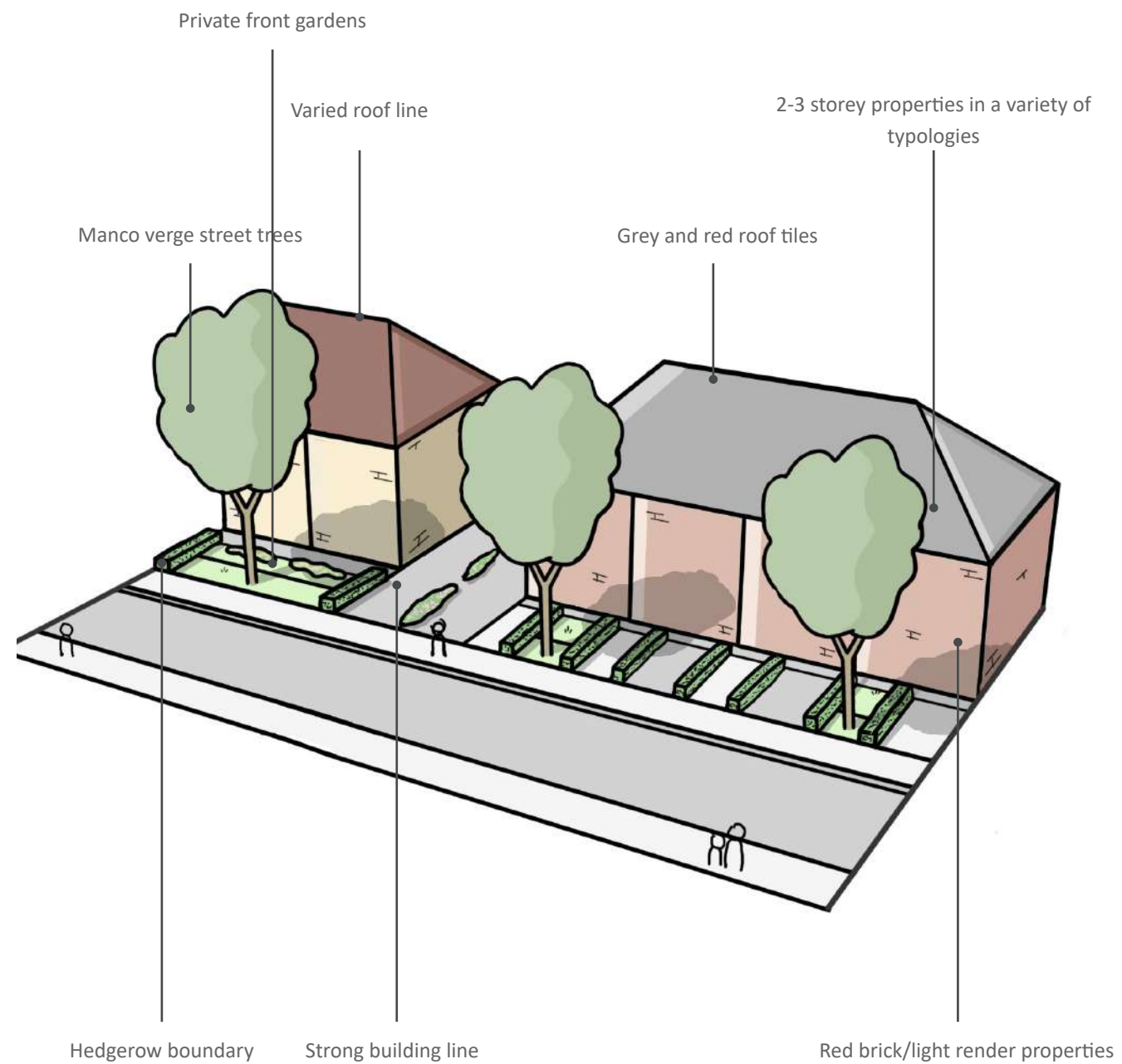
The community heart will have a mix of architectural styles and typologies and strong building lines. Architectural styles may include a mix of traditional residential styles and more modern styles, in a similar material palette. A central village green will also add the character and sense of place.

The following pages set out the codes, characteristics and illustrate the area type in a vignette.



Precedent imagery

Code reference	Key Characteristics		Reasoning and influences
NCH 01	Density/Land use	35-45 DPH. Mixed Use.	Creates opportunity to maximise density appropriately in a location close to services & public transport.
NCH 02	Built form/ Massing	Largely detached and semi-detached properties with terraced properties and small apartment blocks if markets allow, around the local centre.	Terraced properties and apartments create higher density, if required. The community heart area type will have the most variety in type, tenure and typology. Apartments may be accommodated above commercial units within the local centre.
NCH 03	Height	2-3 storeys.	2.5 storeys can be used to add interest to the street scene and break up monotonous roof lines. 3 storeys may be used around key services including the local centre to increase density appropriately.
NCH 04	Building line/set backs	Strong building lines with varied set backs.	A strong, gridded block structure aids legibility and 2-3 storeys with varied set backs can create interesting enclosure to streets. Strong building lines can be created with shallow front gardens and reduced frontage parking.
NCH 05	Building material	Red brick and light colour render with grey or red roofing.	Red brick and light render with red and grey roofs are typical vernacular for the surrounding settlements. The mix of materials adds variety and interest to the street scene. Key buildings can be elevated to create landmarks and aid legibility at key nodes.
NCH 06	Boundary treatments	Hedgerow front boundary treatments and red brick masonry walls at the rear of specific properties.	Hedgerows should be used for boundary treatments at the front of properties. Boundaries between front gardens of adjacent dwellings should use landscaping to screen and soften frontage parking. Red brick walls to be used for boundary treatments of corner turner properties and properties where the rear garden has a direct interface with streets.
NCH 07	Key views to be considered	Terminating vistas with key/ landmark buildings. Views along greenways and PRoW's to be maintained. Continuous frontage to be maintained along Boulevard and greenways.	Terminating vistas aids legibility and creates a sense of place. The character of Newhey is influenced by the community green. Views towards and from the village green are to be considered important and prioritised. Local centre to have active frontage along the Boulevard.
NCH 08	Spatial quality	Village centre character.	Higher density area with greater storey heights within proximity to local centre and village green.



ILLUSTRATIVE CHARACTER OF NEWHEY



STAKEHILL

The Stakehill area type covers the Site entrance and is the largest area type. This area type is closely served by the Formal Boulevard and offers opportunities for higher density development with good connections and services within the community heart.

Stakehill will have a mix of architectural styles and typologies and strong building lines. Architectural styles may include a mix of traditional residential styles and more modern styles, in a similar material palette. A central village green will also add the character and sense of place’

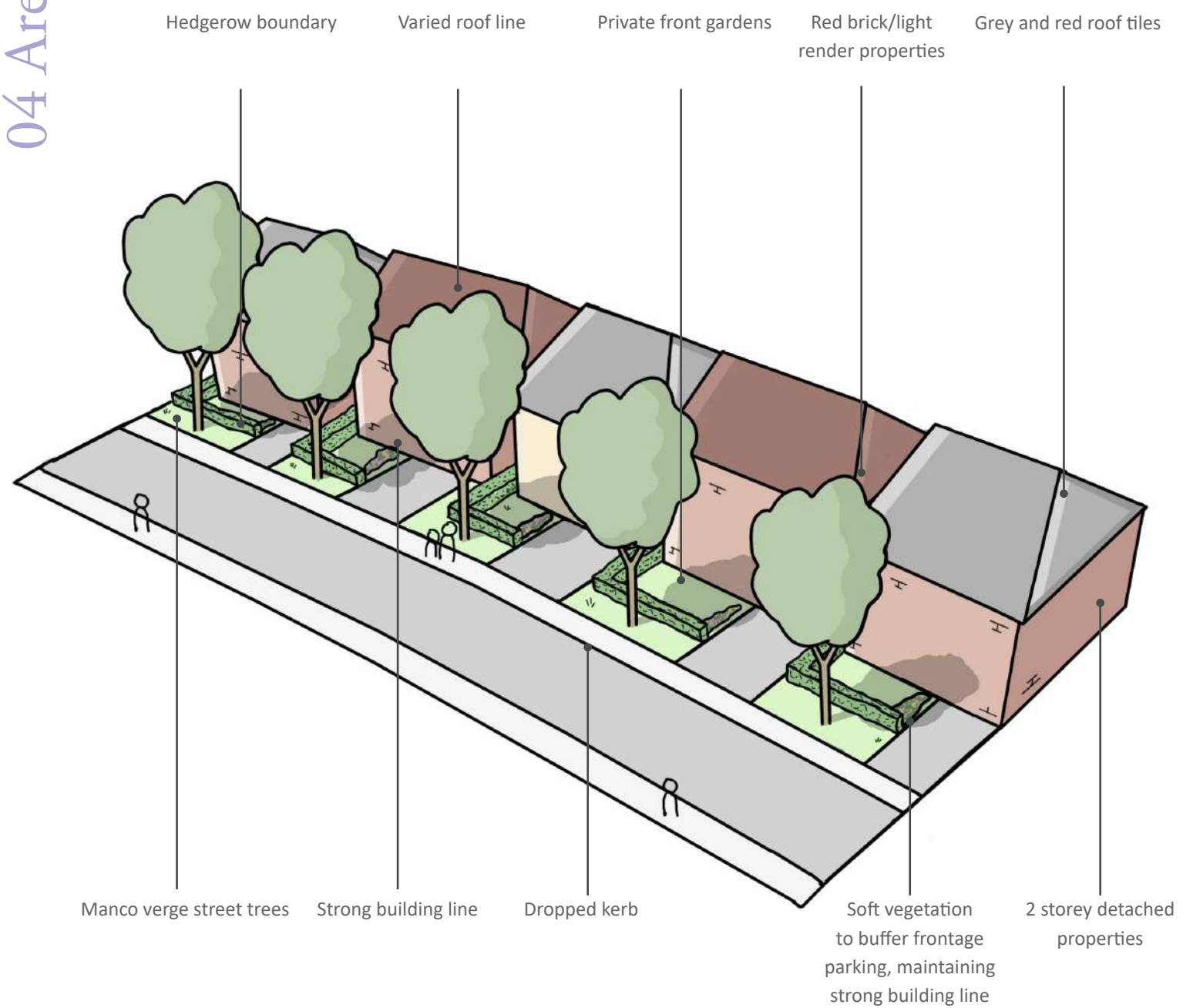
The following pages set out the codes, characteristics and illustrate the area type in a vignette.



Precedent imagery



Code reference	Key Characteristics		Reasoning and influences
SH 01	Density/Land use	30-35 DPH. Residential	Creates opportunity to maximise density appropriately in a location close to services & public transport
SH 02	Built form/ Massing	Largely detached and semi-detached properties with occasional terraced properties.	A mix of housing typologies creates interest and variety in the street scene and differences in density across the area type.
SH 03	Height	2 storey	Different roof styles and orientations can be used to add interest to the street scene and break up monotonous roof lines.
SH 04	Building line/set backs	Strong buildings line with varied set backs.	A strong, gridded block structure aids legibility. Varied set backs can create interesting enclosure to streets. Strong building lines can be created with shallow front gardens and reduced frontage parking.
SH 05	Building material	Red brick and light colour render and grey or red roofing.	Red brick and light render with red and grey roofs are typical vernacular for the surrounds settlements. The mix of materials adds variety and interest to the street scene. Key buildings can be elevated to create landmarks and aid legibility at key nodes.
SH 06	Boundary treatments		Traditional estate style railings in black or soft landscaping and Hedgerows should be used for boundary treatments at the front of properties along greenways, softened with landscaping. Hedgerows should be used for all other properties.
		Estate railings, Hedgerows and landscape softening.	Stone/stone effect walls should be used for boundary treatments for properties where rear gardens have a direct interface with greenways to maintain heritage feel and setting along retained key view corridors to Church tower. Stone/stone effect walls should be used at the entrance to the site to create a key heritage gateway.
		Red brick and stone/stone effect rear boundary walls.	Red brick walls should be used for boundary treatments of corner turner properties and properties where the rear garden has a direct interface with streets.
SH 07	Key views to be considered	Terminating vistas with key/ landmark buildings. Frontage to be maintained where possible along spine road and greenways.	Entrance to the site considered highly important gateway. Stakehill area type has important green and blue infrastructure outlooks and interfaces, as well as a key relationship with the Formal Boulevard.
SH 08	Spatial quality	Residential streets within a green and blue setting.	Strong building lines and gridded layout create a strong, formal interface with the landscape setting.



ILLUSTRATIVE CHARACTER OF STAKEHILL



THORNFIELDS HAMLETS

A Hamlet has no formal definition but is largely considered to be a settlement smaller than a village, without a meeting point, traditionally a church. Hamlets are separated from other settlements by countryside or farmland, that has developed around a specific site, for example a farm. The Thornfields Hamlets take their name from the existing Thornfields Farm.

The Thornfields Hamlets are located at the perimeter of the site and are characterised by and take influence from the existing landscape within the site and beyond, offering a green setting and key views.



Precedent imagery

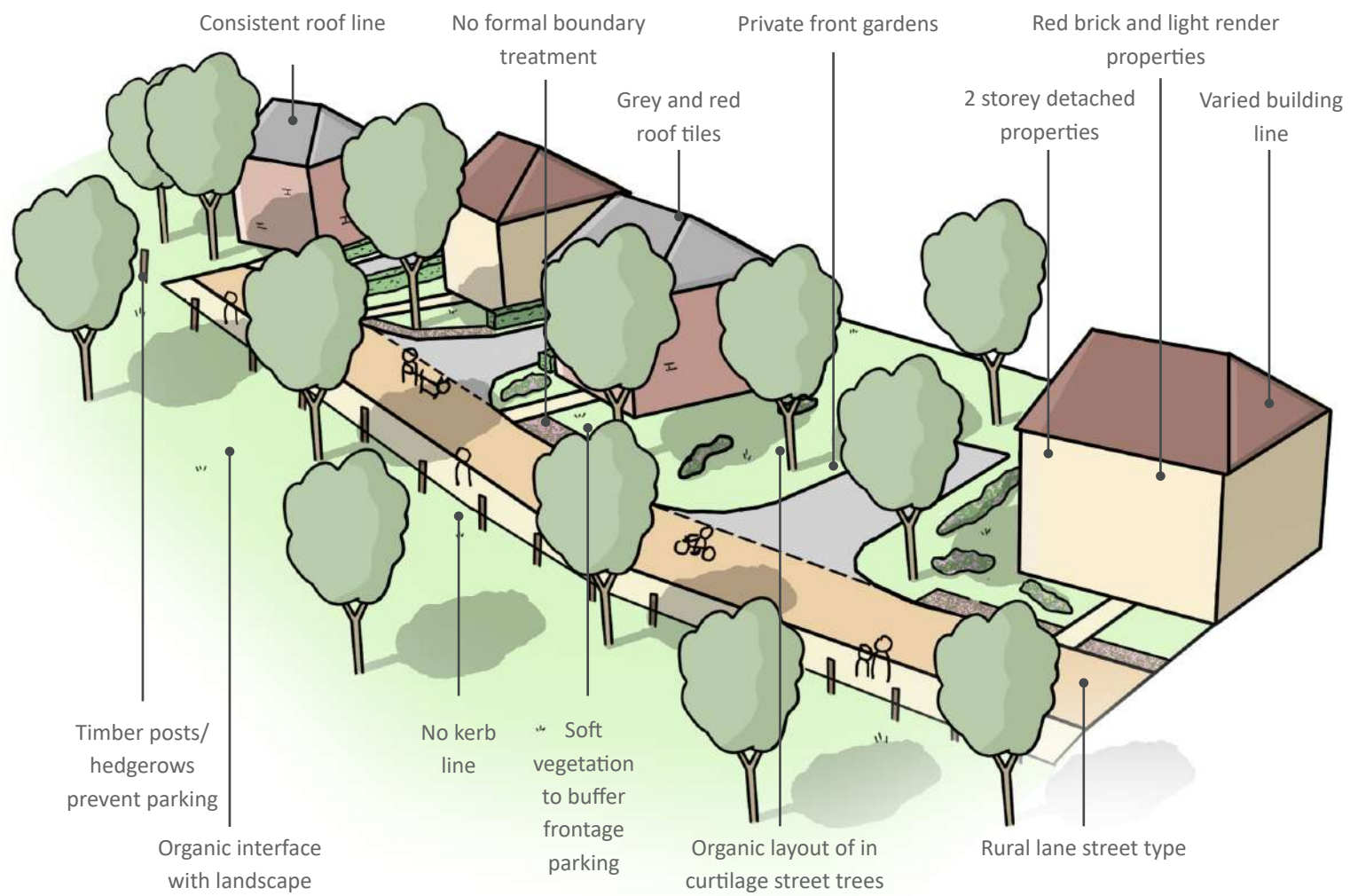


Within the Thornfields Hamlets area type, are 3 distinct hamlets, each with their own unique treatment, taking influence from the surrounding landscape character.

- The Hamlets include:
- **Thornfields Waterside**
 - **Thornfields Hillside**
 - **Thornfields Woodside**

The following pages set out the codes, characteristics and illustrate the area type in a vignette.

Code reference	Key Characteristics		Reasoning and influences
TH 01	Density/Land use	20-25 DPH. Residential.	Lower density to reflect semi-rural character of the landscape.
TH 02	Built form/Massing	Detached, semi-detached and terraced properties.	Larger properties with larger plots helps create the informal building line and create a softer interface with the landscape setting. In keeping with the character of Thornham Lane, terraced properties along the eastern boundary closest to the potential noise source of the A627/M62 can provide noise mitigation.
TH 03	Height	2-2.5 storey.	Largely 2 storeys with 2.5 storeys used to add interest to the street scene and break up monotonous roof lines. 2-2.5 storey properties along the eastern edge may also aid potential noise mitigation.
TH 04	Building line/set backs	Informal building line with a mix of set backs.	Informal building and roof lines with larger plots creates sense of organic hamlet feel to reflect semi-rural setting.
TH 05	Building material	Red brick and light coloured render and grey or red roofing.	Red brick and light render with red and grey roofs are typical vernacular for the surrounds settlements. The mix of materials adds variety and interest to the street scene. Key buildings can be elevated to create landmarks and aid legibility at key nodes.
TH 06	Boundary treatments	Estate style railings and soft landscaping boundary treatments.	Each hamlet has subtle variations in boundary treatments to reflect the unique landscape settings. • Thornfields Waterside: Traditional estate style railings in black should be used for boundary treatments at the front of properties to allow views across water. • Thornfields Hillside: Informal open, soft landscaping boundary treatments along plot boundaries on east side of hamlet, overlooking woodland to tie into woodland character. On the west side of the hamlet traditional estate style railings in black should be used for boundary treatments at the front of properties overlooking the hill, creating more formal boundary and to distinguish between public and private space. • Thornfields Woodside: Informal open, soft landscaping boundary treatments should be used along boundaries to tie into woodland character. Formal hedges and/or wooden posts will be used alongside the highway and public open space to discourage parking.
TH 07	Key views to be considered	Outward long distance views to surrounding countryside and views over greenways and open space within the development.	The relationship between the built form and landscape setting is an important factor to be considered. Largely 2 storey properties will maintain long distance views. PRoWs must be retained in an attractive, green and car free setting.
TH 08	Spatial quality	Open / spacious green streets with semi-rural character.	Less dense, more organic layout helps create softer built form/landscape interface, aiding semi-rural sense of place and conveys 'settlement edge' character.



ILLUSTRATIVE CHARACTER OF THORNFIELDS HAMLETS





Design Quality 05

DESIGN QUALITY QUESTIONS

Applicants should consider how their proposals answer the following design quality questions, addressing the key principles for a high quality Garden Neighbourhood as set out in this Design Code and BFHL. Applicants should demonstrate how their proposal will contribute to the wider Garden Neighbourhood Vision.

1

How do the proposals contribute to a diverse Garden Neighbourhood?

2

How do the proposals positively respond to the existing context and make a positive contribution to the character and sense of place?

3

How do the proposals ensure high quality architecture that reflects the different area types and contributes to a coherent Garden Neighbourhood?

4

How do the proposals demonstrate a landscape led approach and ensure high quality Public Realm, Public Open Space, Green Infrastructure and Biodiversity Net Gain?

5

How do the proposals facilitate social interaction, active lifestyles and improved physical and mental health for residents and visitors?

6

How do the proposals positively contribute towards Net Zero 2050?

7

How do the proposals consider changes in lifestyle and future requirements?



