THORNHILLS
GARDEN COMMUNITY

DESIGN CODE SUPPLEMENTARY PLANNING DOCUMENT

jtp

Calderdale Council

VISION 2024
CALDERDALE RENEWED

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A PLACE IN BALANCE

The vision for Thornhills and Woodhouse Garden Communities is of A Place in Balance. A place to live and work alongside nature, one that integrates the natural landscape within every neighbourhood. A place that is in harmony with its surroundings.

Calderdale Garden Communities will promote a sustainable way of living in line with the Council's commitment to help combat climate change. The communities will deliver low energy, high performance buildings including homes for all, new schools, community facilities and shops as well as a mosaic of landscape spaces - all easily and safely accessible by cycling and walking. Streets will be designed for people over private vehicles. They will be places where active travel and public modes of transport are the most convenient, appealing, and efficient choices for short journeys.

The Garden Communities will be places with a distinct identity – of Calderdale - of Brighouse - made up of distinct but inter-connected neighbourhoods and open spaces that have been shaped by the characteristics and heritage of the context into which it they will grow.

The new communities will be places that are exemplars of health and wellbeing for all residents and visitors with generous greenspace and active travel opportunites helping to improve air quality. New and existing communities can come together through a mixture of uses including workspaces, community buildings, mobility hubs and growing areas and through connections to nature at every turn.

Calderdale Garden Communities will be pro-active communities with the community at the heart of the long-term management and collective stewardship of their place. They will harness Calderdale's strong tradition of creative and artistic thinking, innovation, and resourcefulness to bring the benefits of social value to life.

The Ethos of Calderdale Garden Communities (derived from the TCPA Garden City Principles) is:

GREEN, BLUE & WILD INFRASTRUCTURE:
Protect, Enhance, Provide, Connect

INCLUSIVE NEIGHBOURHOODS:
Accessible, Affordable, Liveable

PRO-ACTIVE COMMUNITY:
Participatory Governance

CIRCULAR ECONOMY:
Efficient & Sustainable, Keeping it Local

ACTIVE TRAVEL, ENHANCED CONNECTIONS:
Walkable, Cyclable, Connected

Underpinning the Ethos are a set of specific design principles that were developed through workshops with key stakeholders during the design process:

1. Retain & enhance ecology
2. The best of town and country
3. Working with the topography
4. A distinct identity rooted in its locality and characteristically of Calderdale
5. A mosaic of habitats
6. Promoting health and wellbeing through landscape
7. Making active travel the preferred choice
8. Day to day facilities all located within easy reach of homes
9. An active community involved in the stewardship of their neighbourhood

NATIONAL DESIGN GUIDANCE

THE NATIONAL DESIGN GUIDE & THE NATIONAL MODEL DESIGN CODE

Introduction

The National Planning Policy Framework (NPPF) makes clear that creating high-quality buildings and places is fundamental to what the planning and development process should achieve. As part of this aim, the National Design Guide, and the associated National Model Design Code (NMDC), illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

National Design Guide

The Ministry of Housing, Communities and Local Government (MHCLG) published the National Design Guide in October 2019. The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics, illustrated in the adjacent diagram.

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 crosscutting themes for good design set out in the National Planning Policy Framework."*

National Model Design Code

The National Model Design Code (NMDC), published in 2020, is not in itself a design code, rather it is a guide to producing a design code. Its purpose is *"...to provide detailed guidance on the production of design codes, guides, and policies to promote successful design."*

The document has two parts:

1. National Model Design Code:
   Summarises the process of creating a design code.
2. Guidance Notes for Design Codes:
   Provides greater detail on the possible content of a design code.

The NMDC expands on the ten characteristics of good design set out in the National Design Guide and, using these as chapter headings, sets out both an overall framework and sample content.

10 Characteristics of Well Designed Places (National Design Guide)

National Model Design Code

Guidance Notes for Design Codes

STRUCTURE OF THE CODE

This code has been strongly influenced by the NMDC guidance and uses the ten chapter headings to structure its contents, although some changes have been made to the order of the chapters and their suggested content, to emphasise the landscape-led character of the masterplan proposal and adapt to the specific requirements of the guidance for this site.

The general content of each chapter is set out below:

1 Context
Provides a summary of the site and its local and wider context, including an overview of local architectural and landscape characteristics and the importance of delivering a new place which responds positively to them.

2 The Regulatory Plan
Introduces the Regulatory Plan and explains how to read it. The Regulatory Plan is based on the masterplan and sets out a framework of mandatory requirements and design fixes which all future detailed planning applications must comply with.

3 Use
Explains the controls on different land uses and quantum of development across the site, including guidance on community facilities and services, house type and tenure mix, and affordable homes.

4 Nature
Sets out design principles for the multifunctional green and blue infrastructure network, including guidance on sustainable drainage systems (SuDS), play provision, and biodiversity.

5 Movement
Sets out the key principles of the access strategy and movement network, including guidance on street design, active travel, and parking and servicing strategies.

6 Built Form
Sets out general urban design principles for block layout and identifies controls on building height and density.

7 Identity
Provides guidance on how to deliver a real sense of place through the creation of local distinctiveness, including the identification of distinct character areas within the masterplan, key groupings, and use of materials and building detailing.

8 Homes and Buildings
Sets out general principles for the delivery of high-quality homes and buildings and the health and wellbeing of their occupants, including space and accessibility standards.

9 Public Spaces
Sets out design principles for the arrangement and use of key public spaces, with further detail on the principles for detailed aspects of the design including hard and soft landscape materials, street trees and street furniture.

10 Resources
Sets out key principles for the delivery of energy efficient buildings utilising sustainable construction methods.

11 Lifespan
Provides information about the proposals for ongoing management and maintenance of the Garden Community.

Appendix
A Design Compliance Checklist, which is to be used by all applicants to demonstrate their understanding of, and compliance with, the Design Code and justify any areas of non-compliance.

HOW TO USE THE CODE

ROLE OF THE DESIGN CODE

This Design Code sets out design principles for the development of a new garden community at Brighouse as defined by the associated Masterplan SPD. As individual land parcels are brought forward as part of the phased development, Detailed Planning Applications will be submitted which will be expected to conform to the Design Code and to the accompanying Regulatory Plan.

HOW TO READ THE CODE

The guidance is set out as a series of clear principles supported by diagrams and precedent images. In some instances both good and bad examples are illustrated to help clarify the point being made.

COMPLIANCE WITH THE CODE

In general, it is expected that all the design principles set out within the Code will be followed. However, where appropriate, a distinction is made between elements that are design requirements and those which are design guidance as follows:

The use of the words **must/must not or will/will not** identifies elements within the Code that are design requirements which cannot be changed.

The use of the word **should** identifies elements within the Code which represent good or best practice and are included as design guidance which designers are recommended to follow.

Design Checklist
A Design Checklist is included as an appendix to this document. A copy of the checklist must be provided with each planning application to confirm that it is in compliance with the Design Code, or if not, provide suitable justification.

CODE BREAKERS

It is recognised that there may be circumstances where it is not possible or desirable to comply with the Code. This may be due to technical/site constraints or changes in policy or legislation which require an alternative approach. There may also be situations where a non-compliant solution can be demonstrated to be a better design solution and/or the result of an opportunity provided by advancements in technology or manufacturing.

In all cases, departures from either the design requirements or the design guidance must be justified through supporting documentation, such as the Design & Access Statement accompanying the detailed planning applications.

DESIGN REVIEW

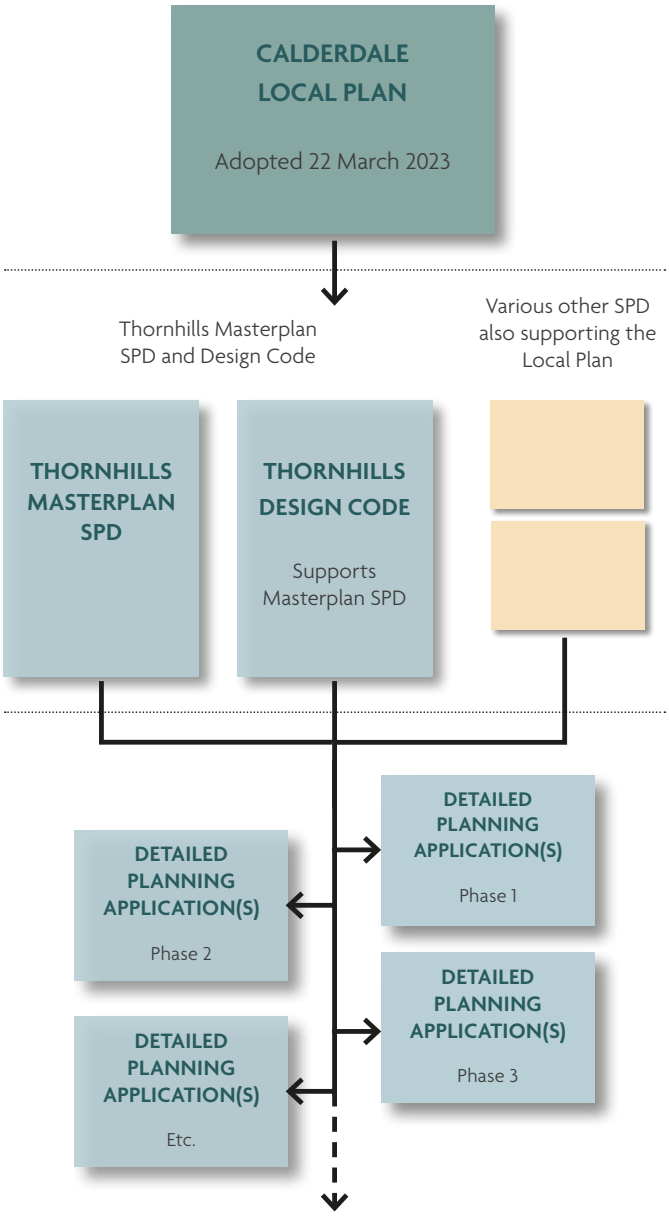
Policy BT1 of the Calderdale Local Plan states that developments that are likely to have a significant landscape or townscape impact in terms of design, public interest or impact on a locality, will be subject to a Design Review process. Due to their significance, this will apply to Detailed Planning Applications for the new garden community regardless of their degree of compliance with this design code.

Design Review should be undertaken as early as possible in the application process in order to ensure that proposals are not too advanced for any recommended design changes to be implemented.

REVIEW OF THE CODE

Periodic review of the Design Code will be agreed by the Council. This may be related to quality of delivery against the original version, changes in legislation or technical advancements. If necessary, the document will be updated to ensure quality is maintained.

PLANNING POLICY CONTEXT



Summary of planning hierarchy

LOCAL POLICY CONTEXT

Calderdale Metropolitan Borough Council submitted the Calderdale Local Plan to the Secretary of State for examination in January 2019 and it was formally adopted by Full Council on 22 March 2023.

The Local Plan sets out how the Council proposes to meet its objectively assessed needs for housing and other development in the period up to 2032/33 and includes the allocation of land at Thornhills for the development of a new Garden Suburb (Policy SD6). The Local Plan establishes a range of policies which provide an overarching context for the SPD, some of the key policies applying to the Garden Communities are as follows:

A key element of the delivery of the Local Plan, the Garden Communities represent part of an unprecedented programme of planned capital investment in south-east Calderdale which merits the creation of special places and the highest levels of design quality.

The Thornhills Garden Community Masterplan SPD which accompanies this Design Code, provides background information and sets out the key requirements which applicants will need to deliver as part of any application. As individual land parcels are brought forward as part of the phased development, detailed planning applications will be submitted which will be expected to conform to the Masterplan SPD and to this Design Code.

Policy BT1 of the Local Plan provides the overarching policy basis to enable high-quality, inclusive design throughout the Borough. To accompany the policy, the Council is producing a Placemaking Design Guide SPD, which will be a material consideration in the determination of planning applications and will explain in detail how planning Policy BT1 should be implemented.

The Placemaking and Design Guide SPD will establish design guidance and set the context, and tone, to ensure that development results in exemplar places and deliver a consistent and high-quality standard of design.

The Council is also in the process of developing other SPDs relating to a range of policy areas including Affordable Housing, Self and Custom Housebuilding, Biodiversity Net Gain and Climate Resilience. Once adopted, these documents will become material considerations in the determination of planning applications and will explain in detail how specific policies in the Local Plan should be implemented.

For a summary of the national policy context and further detail on local policies, refer to the Masterplan SPD.

KEY DESIGN PRINCIPLES

The masterplan for the Garden Community has been informed by the design principles developed through workshops and discussion with key stakeholders (refer to page 14) and also the constraints and opportunities plans resulting from site analysis.

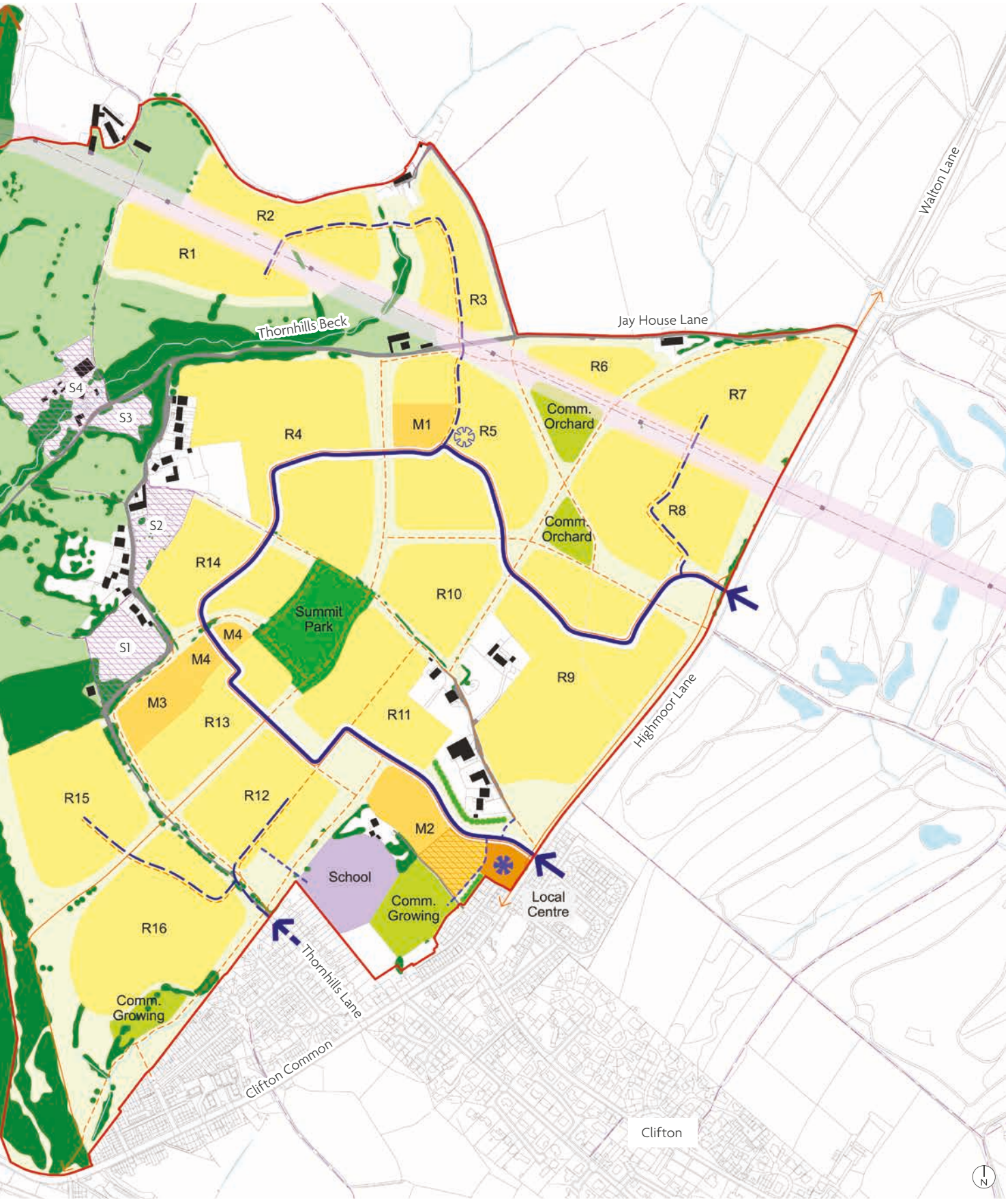
The masterplan is landscape led, seeking to retain and enhance the best aspects of the existing landscape and ecology through a network of open spaces with a variety of uses, creating a mosaic of habitats. Residents will have easy access to these green spaces, which will also accommodate walking and cycling routes, making active travel the preferred choice and promoting health and wellbeing.

Working with the topography of the site, the layout places a central park at a high point in the site offering long-distance views over Brighouse and surroundings.

A primary school and local centre, with a shop, cafe and community centre are located next to the main site entrance where they will be within easy reach of both new residents of the Garden Community and the existing residents of Clifton.

KEY

- R – Residential Parcels
- M – Potential SME Builder Parcels
- S – Opportunity for Custom and Self-build Development
- Mixed-Use
- Potential Mixed-Use Expansion Area
- Local Centre
- Secondary Local Centre/ Community Hub
- 1FE School
- Multifunctional Greenspace
- Amenity Greenspace
- Parks & Garden
- Community Growing/ Orchards
- Existing Trees / Woodland / Hedges
- Proposed Planting Buffer
- Waterways
- Primary Street
- Primary Access
- Secondary Street
- Secondary Access
- Primary Active Travel Routes
- Secondary Active Travel Routes
- A641 Greenway
- Public right of way (PRoW)
- PRoW to be Retained/ Re-routed
- Overhead Pylon (with 40m easement)


R1
R2
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R10
R11
R12
R13
R14
R15
R16
M1
M2
M3
M4
M4
S1
S2
S3
S4
Thornhills Beck
Jay House Lane
Walton Lane
Comm. Orchard
Comm. Orchard
Summit Park
School
Comm. Growing
Comm. Growing
Local Centre
Highmoor Lane
Thornhills Lane
Clifton Common
Clifton
N

1. CONTEXT

1.1 SITE LOCATION

1.2 SITE CONSTRAINTS

1.3 SITE OPPORTUNITIES

1.4 UNDERSTANDING LOCAL CHARACTER

1.1 SITE LOCATION

1.1.1 The site is located on the eastern side of Brighouse in the Metropolitan Borough of Calderdale, West Yorkshire (see site plan on facing page). The Garden Community will form a strategic urban extension of Brighouse, with its own Local Centre and a variety of facilities.

Farmhouses and buildings near centre of site, viewed from High Moor Lane

View looking east across flatter, upper part of site

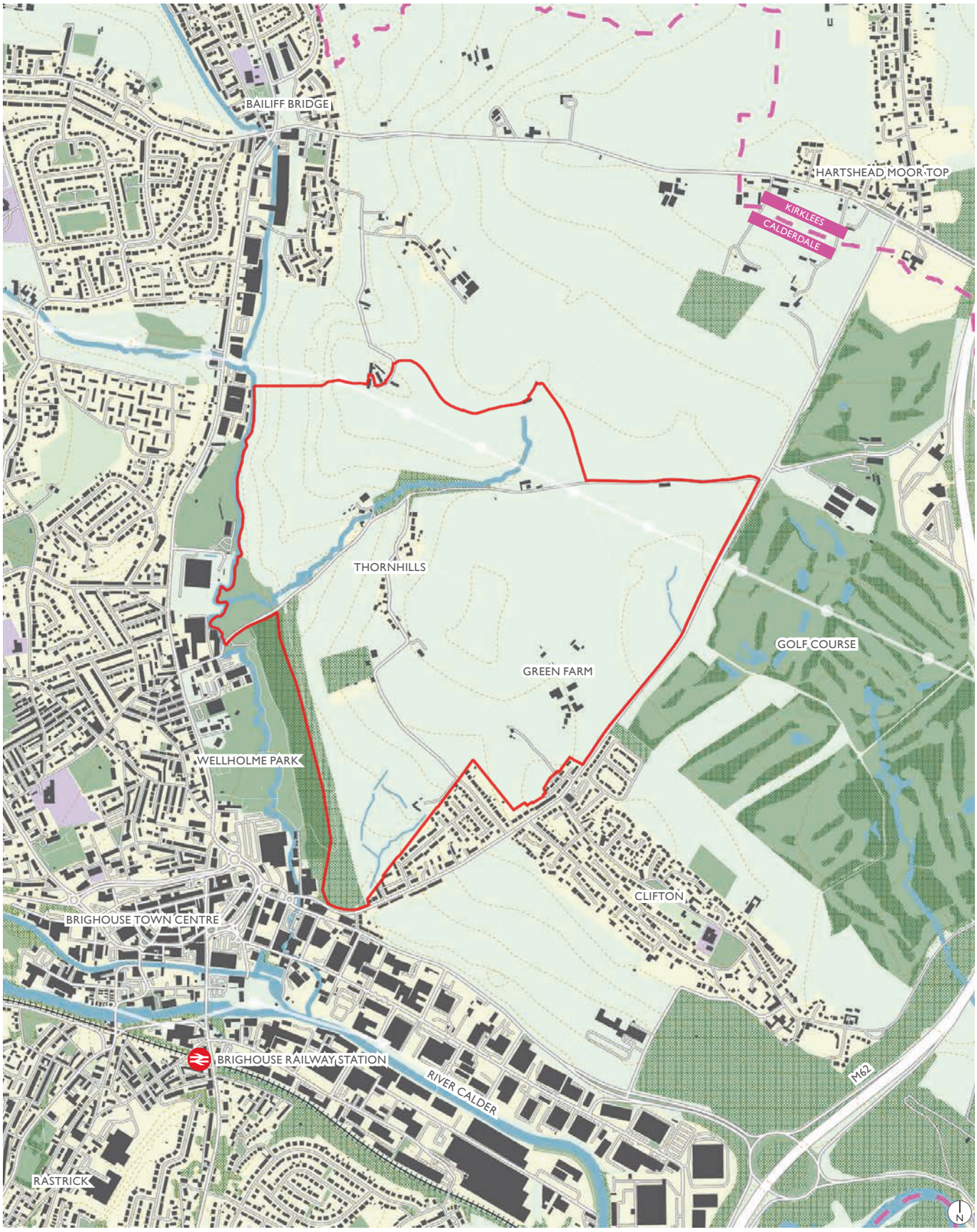
Far-reaching view westwards across Brighouse from highest part of site

View along Thornhills Beck Lane towards viaduct of former Pickle Bridge railway line

KEY

- Thornhills Garden Community Site Boundary
- Administrative Boundaries
- Existing Settlement Area
- Existing Education
- Existing Open Space
- Existing Woodland
- Existing Waterways
- Brighouse Railway Station
- Existing Built Form
- Existing Contours (10m)

1.1. SITE LOCATION



1.2 SITE CONSTRAINTS

1.2.1 A robust site analysis has been carried out as part of the masterplanning process, building on the earlier site allocation process. This has helped to identify the principal constraints and opportunities of the site, which have in turn informed the development of the masterplan and vision.

1.2.2 Site constraints may limit development potential in parts of the site or require specific mitigation measures. However, others might instead be seen as opportunities for sensitive and contextual design responses which reinforce the distinct character of the site.

1.2.3 The adjacent plan sets out the key constraints that have been identified, briefly summarised below.

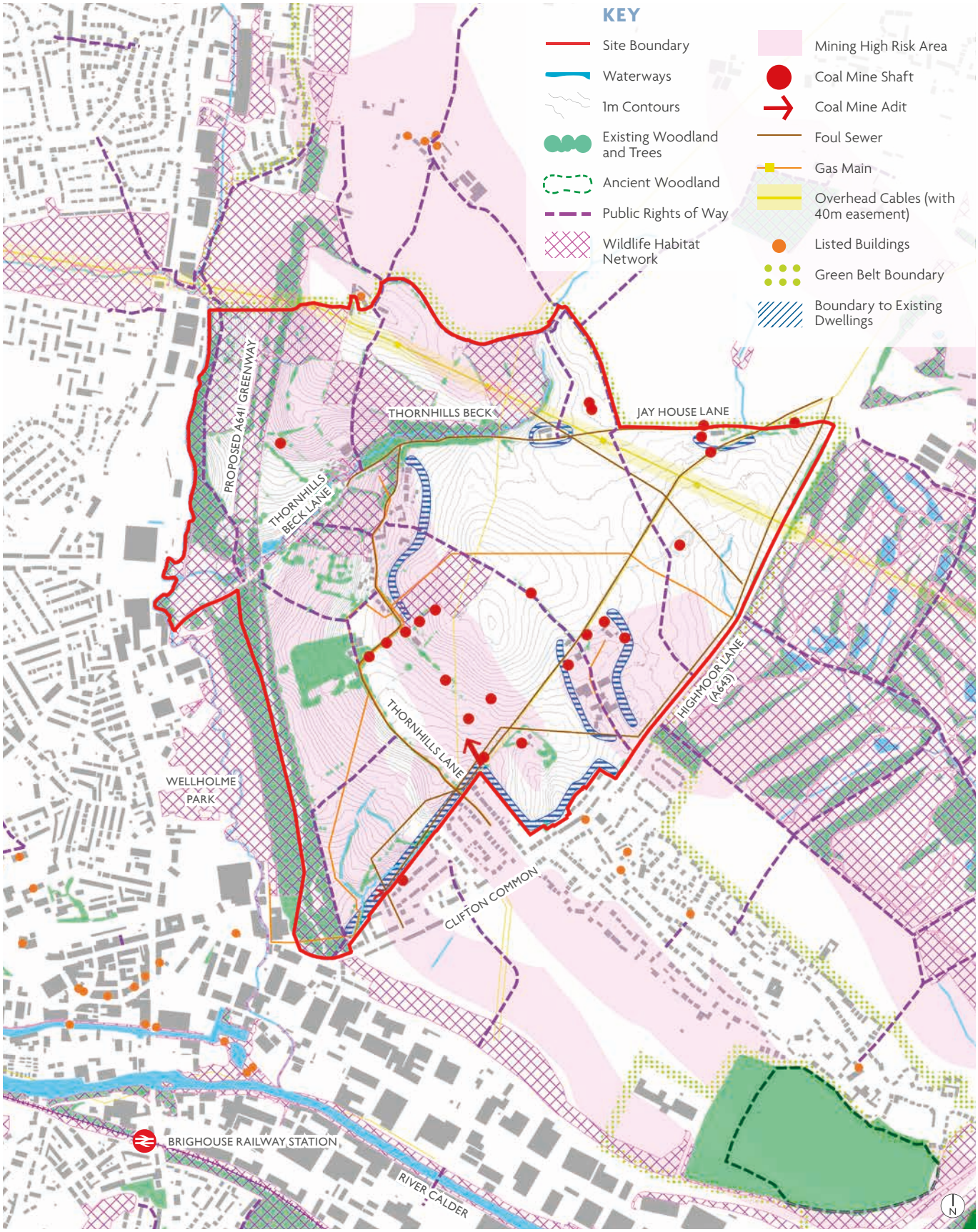
- There are a number of existing waterways on the site, which will need to be sensitively incorporated into the site-wide landscape and drainage strategy.
- The eastern half of the site is characterized by a relatively flat plateau of land, which drops away steeply towards the valleys of Thornhills Beck and Clifton Beck to the north and west. As a consequence, many parts of the site are visible in long-range views from Brighouse or further afield and this will need to be considered as designs are progressed.
- Parts of the site feature steep topography and unstable land which may make development inappropriate and/or unviable.
- Woodland and mature tree cover is found along the dismantled railway line to the western boundary of the site and alongside Clifton Beck and Thornhills Beck. There is also a block of woodland around 'The Lodge' on Thornhills Lane. Elsewhere tree cover is generally limited to isolated specimens or those within hedgerows.
- There are several Public Rights of Way (PRoW) running through the site and surrounding countryside, including sections of the long-distance routes (National trails) Calderdale Way, Brighouse Boundary Walk and Bronte Way. These routes will need to be accommodated within development proposals.
- The site includes several areas identified as part of the Calderdale Wildlife Habitat Network.
- A significant area of the site is identified as a high-risk area in relation to historical mining activity. The indicative location of former coal mine shafts and adits (a horizontal entrance to a mine) are indicated on the plan.
- There are existing foul sewers, gas mains, and overhead cables crossing the site, including high-voltage power lines and pylons, and development will need to respect the appropriate easements.
- The setting of the Grade II Listed buildings at Woolrow Farm (30m north of the site) identified in the CMBC Heritage Impact Assessment as making an important contribution to the significance of the designated heritage asset.
- The new Green Belt boundary runs along the northern and eastern boundaries of the site and development will need to address this countryside edge sensitively. Proposals **should** create a strong and defensible boundary between the development boundary and the Green Belt.
- Several existing dwellings are located within the site or directly adjacent to the boundary and the relationship with new development will need to be sensitively designed.
- The former Pickle Bridge railway line runs along the western edge of the site. Steep embankments to either side limit opportunities for permeability between the site and the town centre of Brighouse.
- At the southern section of the site there is a former landfill which accepted waste between 1985 and 1992. Records indicate that the waste accepted was rubble.

Pylons and overhead cables with 40m esement corridor cross the site

Former mine workings and associated infrastructure

Existing buildings to be retained near the centre of the site

1.2 SITE CONSTRAINTS



1.3 SITE OPPORTUNITIES

1.3.1 Key site opportunities include both existing natural and built assets which **should** be enhanced and incorporated into the site layout, and opportunities relating to the location of the site and the potential for enhanced linkages with neighbouring areas. The masterplan **should** embrace these opportunities and create a contextual and characterful design response which reinforces the distinct identity of the site and generates a unique sense of place.

1.3.2 The adjacent plan sets out the key site assets and opportunities that have been identified, briefly summarised below.

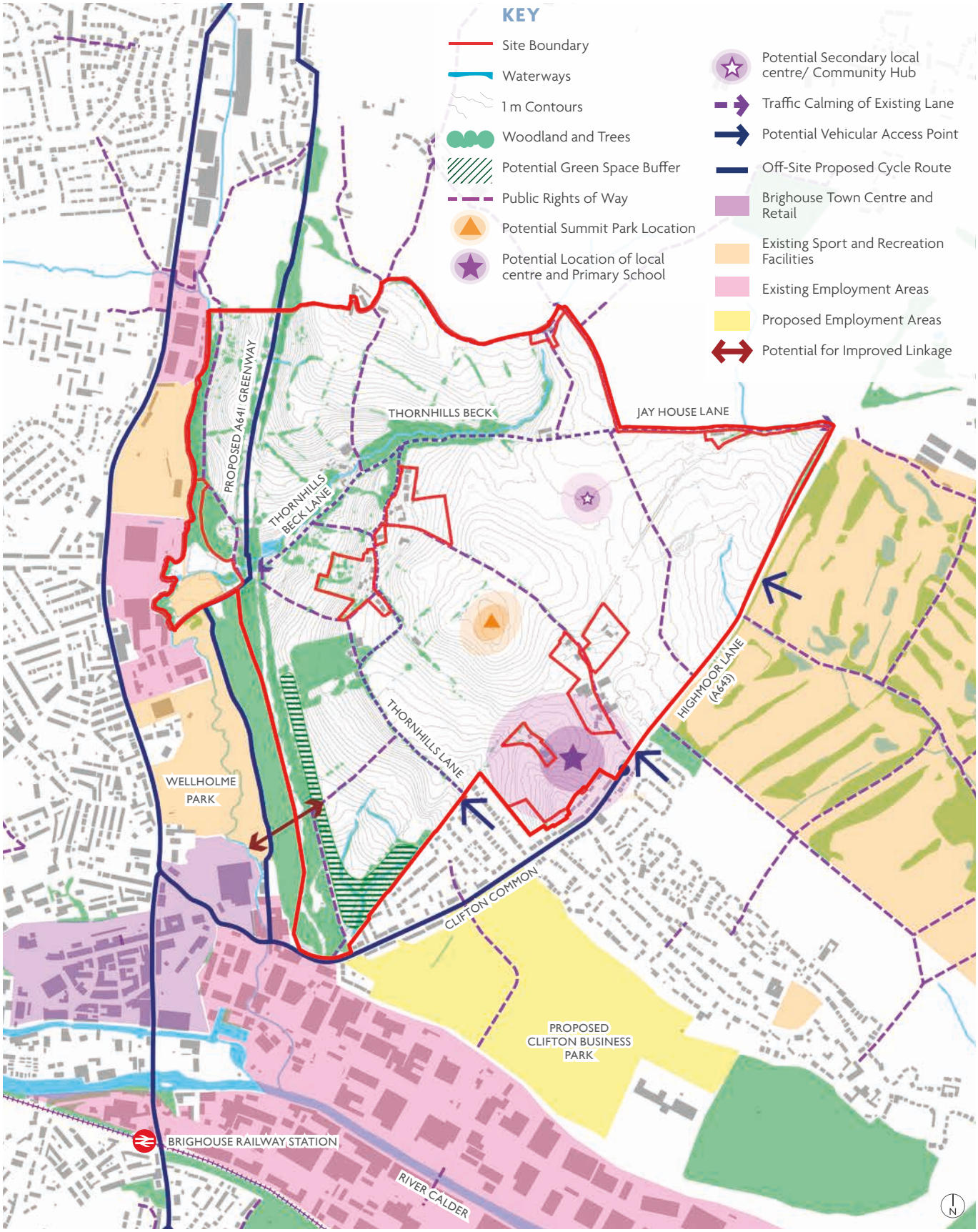
- The site layout and detailed design of buildings **should** positively respond to the topography of the site, taking inspiration from local precedents.
- Existing woodland, trees and hedgerows **should** be retained and enhanced as much as possible to reinforce the site's established landscape character and benefit biodiversity.
- Designated and non-designated heritage assets, including historic field boundaries and stone walling, **should** influence the layout and character of development parcels.
- Existing waterways on the site **should** be retained and enhanced as key features within the open space network.
- A central 'Summit Park' could take advantage of long-distance views across the valley and provide a focal point for the community.
- Locate the new local centre and primary school where they can easily be accessed by the existing residents of Clifton as well as new residents of the Garden Community. This also offers the potential for a shop to benefit from passing trade on Highmoor Lane (A643).
- Provide a secondary local centre/community hub further to the north to ensure that community facilities are available to all residents within easy walking/cycling distance.
- Potential for main vehicular access points into site from Highmoor Lane (A643) and secondary access point from Thornhills Lane (with restriction on vehicle numbers).
- Existing lanes running through the site – Thornhills Lane, Thornhills Beck Lane and Jay House Lane – could be traffic calmed to make them more pedestrian and cycle friendly and discourage rat-running.
- Key links could be provided to Brighouse town centre and surrounding areas of recreation, sport, and employment (both existing and proposed) to increase opportunities for residents of the Garden Community.
- A new linkage could be provided from the site to Wellholme Park, via the former Pickle Bridge railway line (although the steepness of the embankment may be prohibitive).
- A network of proposed off-site cycle routes in the vicinity of the site and running through it along the former Pickle Bridge railway line in the north west of the site, offer the potential for a connected active travel network through the new development.
- Existing PRoWs crossing the site **should** be integrated into the green space network, creating safe and attractive leisure routes providing easy access to the wider countryside.
- Provide attractive, ecologically rich buffer planting to existing dwellings within the site and around the boundary. Alternatively, sensitively integrate them into the new street scene, as appropriate.

Potential far-reaching views from high ground near centre of site

Potential for reuse of existing site features such as dry stone walls

Existing wooded valley and watercourse provides visual and ecological amenity

1.3 SITE OPPORTUNITIES

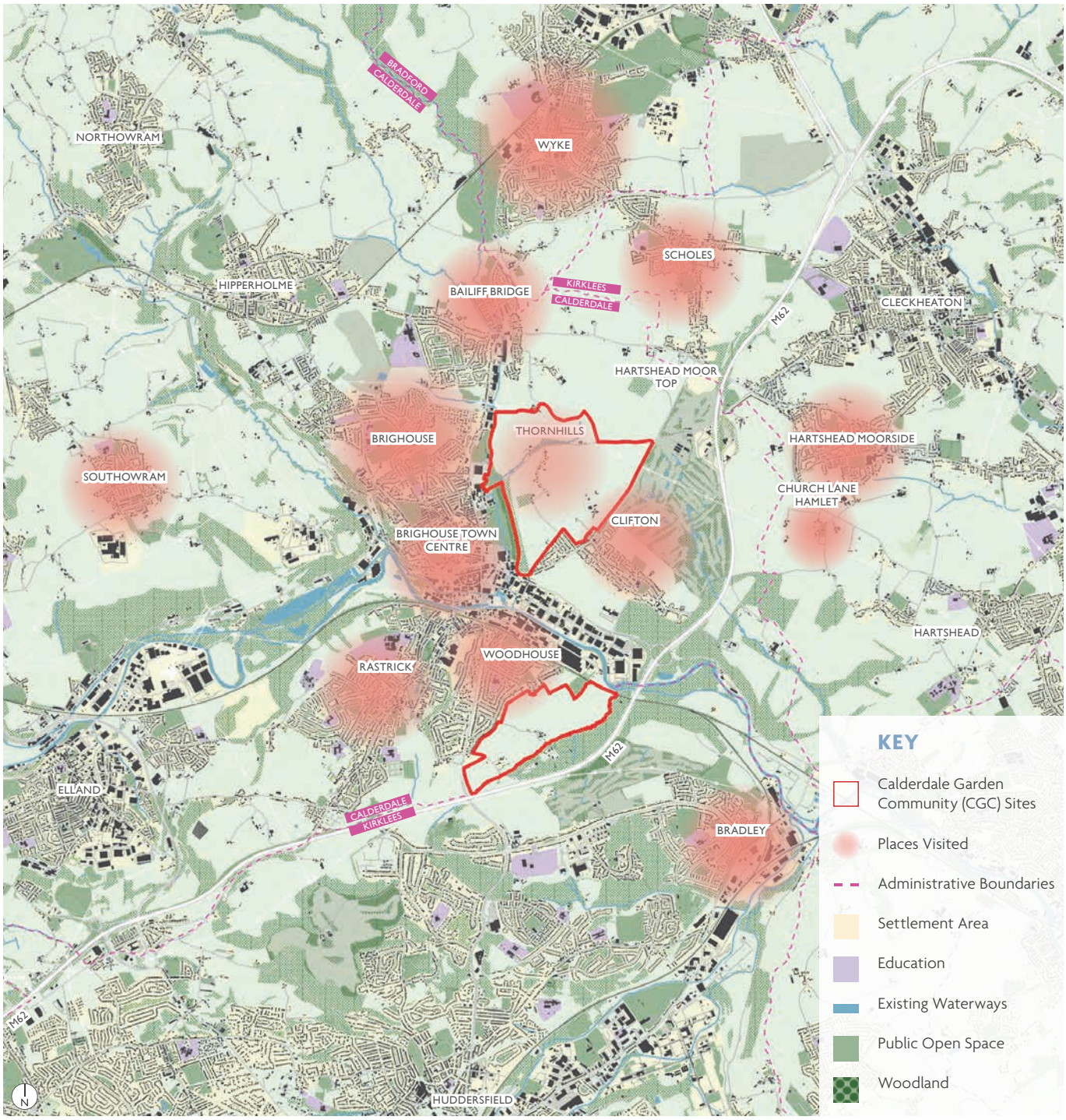


1.4 UNDERSTANDING LOCAL CHARACTER

1.4.1 A variety of locations were visited as part of a detailed local character assessment to better understand the existing built character of Brighouse and the surrounding areas. The approximate area studied is shown on the below map. These locations were chosen to ensure a variety in urban character, build date and density. As the sites are located close to the local authority boundary, some areas were visited in neighbouring Kirklees and Bradford.

1.4.2 The results of this work have been categorised into three headings in order to extract key themes from a variety of different characters. These heading are ordered are order from urban to rural, and consist:

- The Town
- The Edge
- The Country



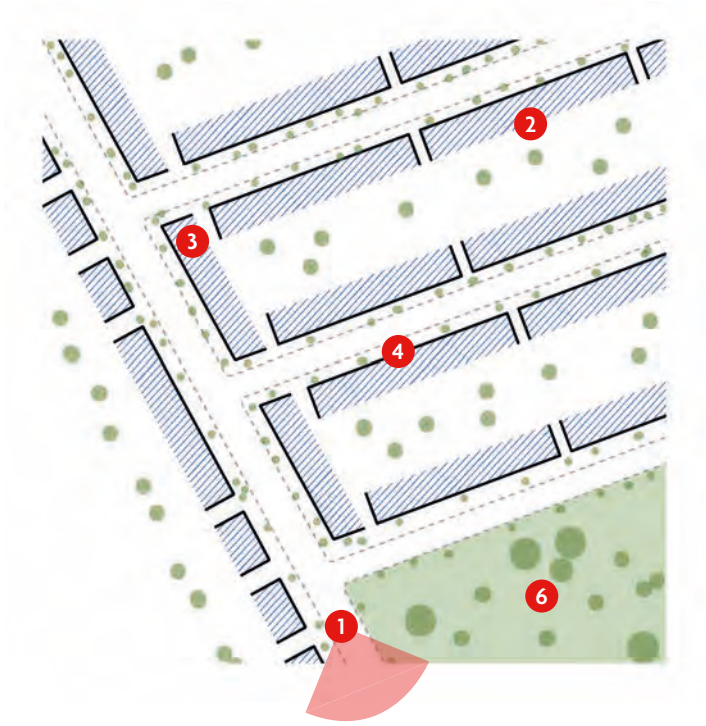
1.4 UNDERSTANDING LOCAL CHARACTER

THE TOWN

Framed views to the surrounding landscape

Building corners and ends that visually bookend terraces, and generously engage with and overlook the street.

Streets that adapt to the contours of the land incrementally, with minimal engineering.



Illustrative Sketch Plan

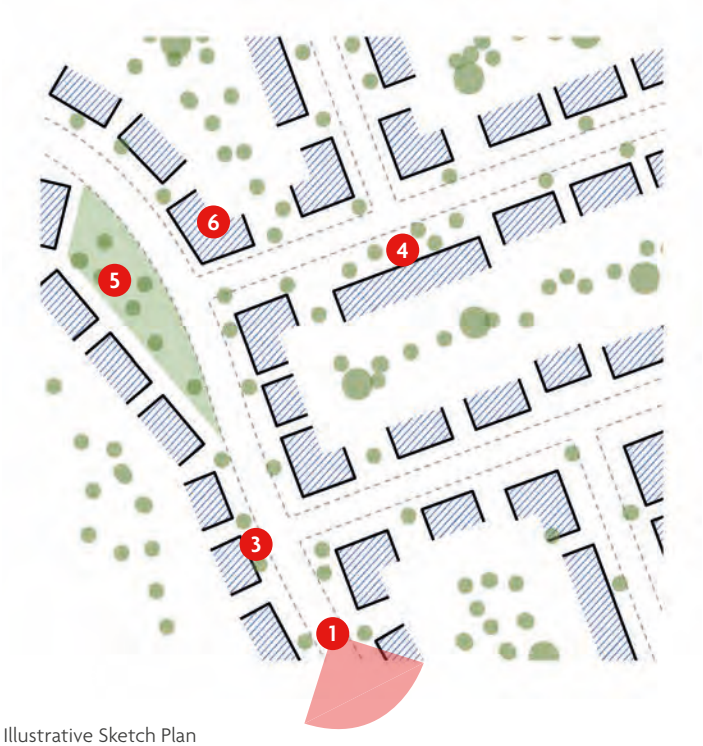
1. Linear gridded streets laid out around the prevailing topography, allowing framed views out to surrounding landscape
2. Long runs of terraces with minimal gaps and breaks
3. Street corners are turned effectively with buildings that match the angle of the intersecting streets, sometimes featuring flourishes such as curves and stone detailing.
4. Windows are consistently provided on gable ends and around corners
5. Setbacks and front gardens are minimal
6. Open spaces consist of parks and recreation grounds, usually enclosed by streets and fronted well with built form

1.4 UNDERSTANDING LOCAL CHARACTER

THE EDGE

Loosely framed views to the surrounding landscape

Key nodes addressed by landmark buildings of a distinct character



Illustrative Sketch Plan

1. A mixture of linear and curving streets laid out around the prevailing topography, allowing framed views out to surrounding landscape.
2. A variation of housing typologies with greater use of semi-detached and detached dwellings, as well as shorter runs of terraces.
3. Setbacks and front gardens are more generous with sizeable trees and planting, with some on-plot parking.
4. Building lines are still predominantly consistent, but some variation occurs at locations where dwelling typologies change.
5. Incidental open spaces and village greens appear at key points, are usually formed by a deflection in the alignment of a street and/or row of homes.
6. Some key corners are turned with marker buildings of a high-quality, often featuring variations in building orientation.

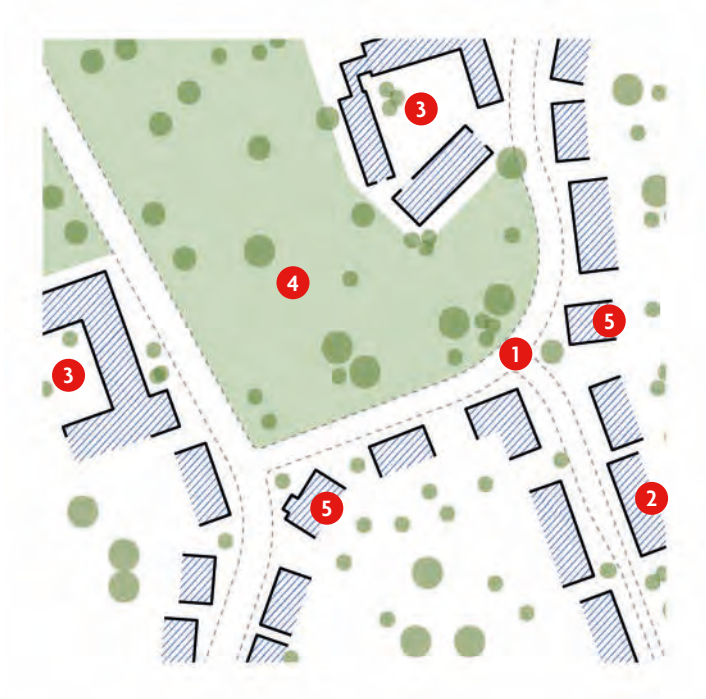
1.4 UNDERSTANDING LOCAL CHARACTER

THE COUNTRY

Confidently engaging with the surrounding landscape

Built form creating enclosed spaces, with a varied setback and building arrangement

Homes predominantly aligned with streets, and sometimes with small setbacks, creating pinch points and visual interest



Illustrative Sketch Plan

1. Organic street alignments that navigate changing topography with a mixture of sweeping and sharp bends.
2. Predominently detached and semi-detached dwellings, but still occasional groups of terrace within more intimate tracks and lanes.
3. Rural edge groupings containing farmhouses, cottages and agricultural buildings clustered around a central courtyard, from which access and servicing and made.
4. Open countryside bleeds into the built form, with often no clear definition or boundary, allowing direct and glimpsed views for of the surrounding landscape.
5. Some key corners and vistas feature marker buildings of a high-quality, often featuring variations in building orientation.

1.4 UNDERSTANDING LOCAL CHARACTER

MATERIALS AND DETAILING

1.4.3 Architectural detailing and materials are particularly distinct in Brighouse and the surrounding towns and villages. Combined, these elements help to create a distinct a locally characterful vernacular that is easily recognisable.

A consistent roof design with wet verge and stone dentils

...hand split sandstone roofs, laid in diminishing courses

Finely finished stone lintels and sills

Gateways and entrances are celebrated with monolithic sandstone posts

1.4 UNDERSTANDING LOCAL CHARACTER

MATERIALS AND DETAILING

Generous passageways in runs of terraced to allow access to rear gardens

Local sandstone used for building and boundary walls, laid in a variety of bonds, with distinct variations in texture, shape and finish

A simple and consistent roofscape, with flourishes defining key buildings

Bespoke stone street and building markers

Windows with predominantly vertical proportions...

... or in rural areas, arranged in bands of smaller vertically proportioned windows, separated with stone mullions

2. REGULATORY PLAN

2.1 REGULATORY PLAN

2.1 REGULATORY PLAN

2.1.1 The Regulatory Plan forms an integral part of the Design Code for the Garden Community and the layers within the plan relate to the sections in this Design Code document.

2.1.2 The Regulatory Plan is the platform upon which all detail within the Design Code is based. It sets out graphically the location, extent, and status of key mandatory elements of the development. All detailed planning applications must conform to the framework set out by the Regulatory Plan.

2.1.3 Adherence to the Regulatory Plan will ensure that all phases of the development will follow the core vision, as well as integrate effectively with their immediate and wider surroundings.

KEY

BUILT FORM

- Residential parcels
- Residential parcels suitable for SME builders
- Mixed-Uses
- Primary School
- Local Centre
- Secondary Local Centre/ Community Hub
- Key Frontages
- Frontage Typology (see. Identity Section)
- Opportunity for custom and self-build development

PUBLIC SPACE

- Indicative location for incidental open space
- Indicative combined NEAP and LEAP Play Area
- Indicative LEAP Play Area

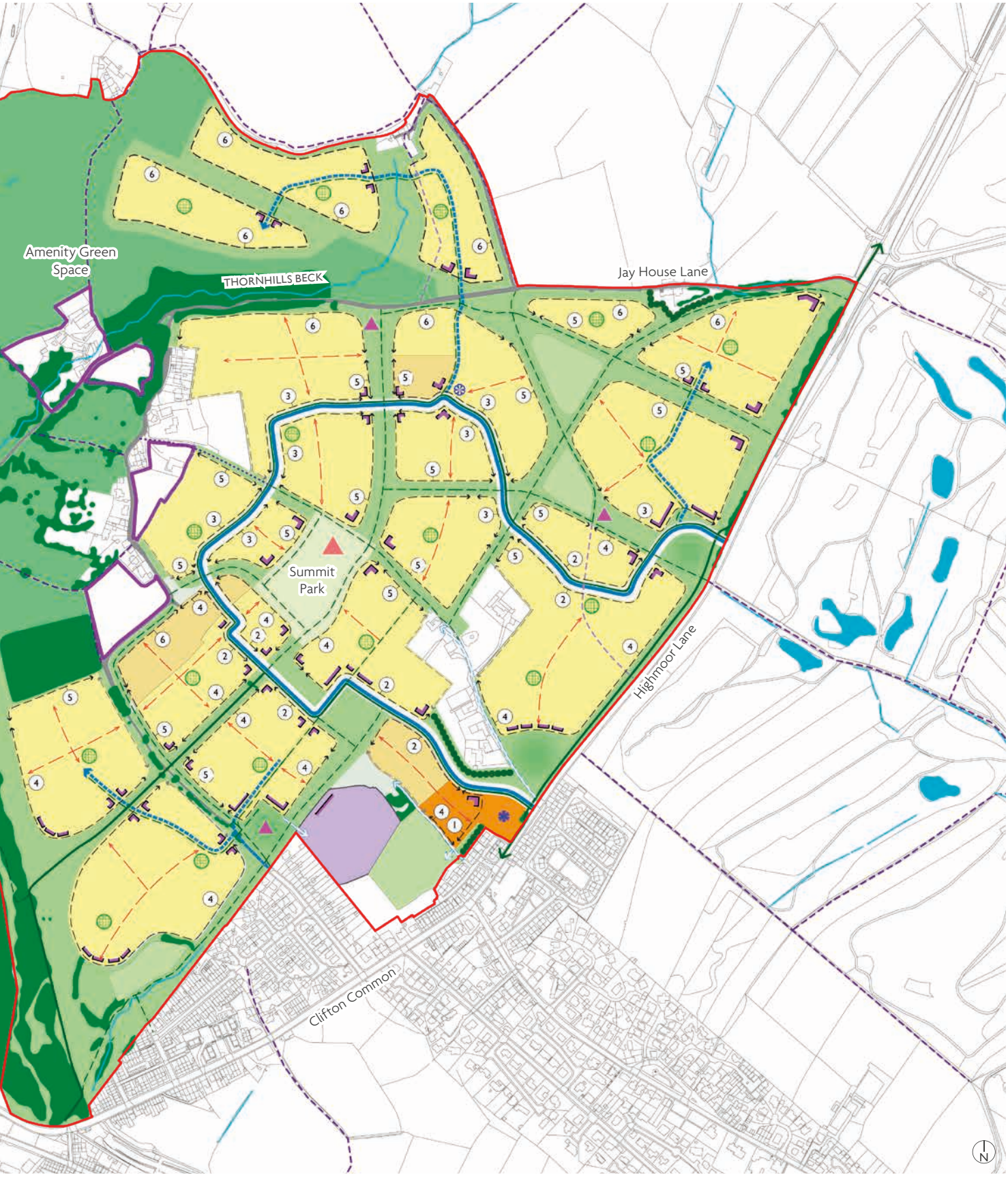
NATURE

- Multi-functional Green Space
- Amenity Green Space
- Parks and Gardens
- Existing trees/woodland/hedges for potential retention
- Proposed Buffer Planting
- Existing Waterways

MOVEMENT

- Primary Street (within 17.5m corridor)
- Secondary Street
- Restricted Vehicular Access
- Primary Active Travel Routes
- Secondary Active Travel Routes
- Proposed A641 Greenway
- Public Right of Way (PRoW) to be retained
- Public Right of Way (to be retained/ re-routed pending detail design)
- Key Links/Cross Parcel Permeability (alignment indicative)

2.1 REGULATORY PLAN



Note: Surface water attenuation to be provided within open spaces and residential parcels

3. USE

3.1 LAND USE PLAN

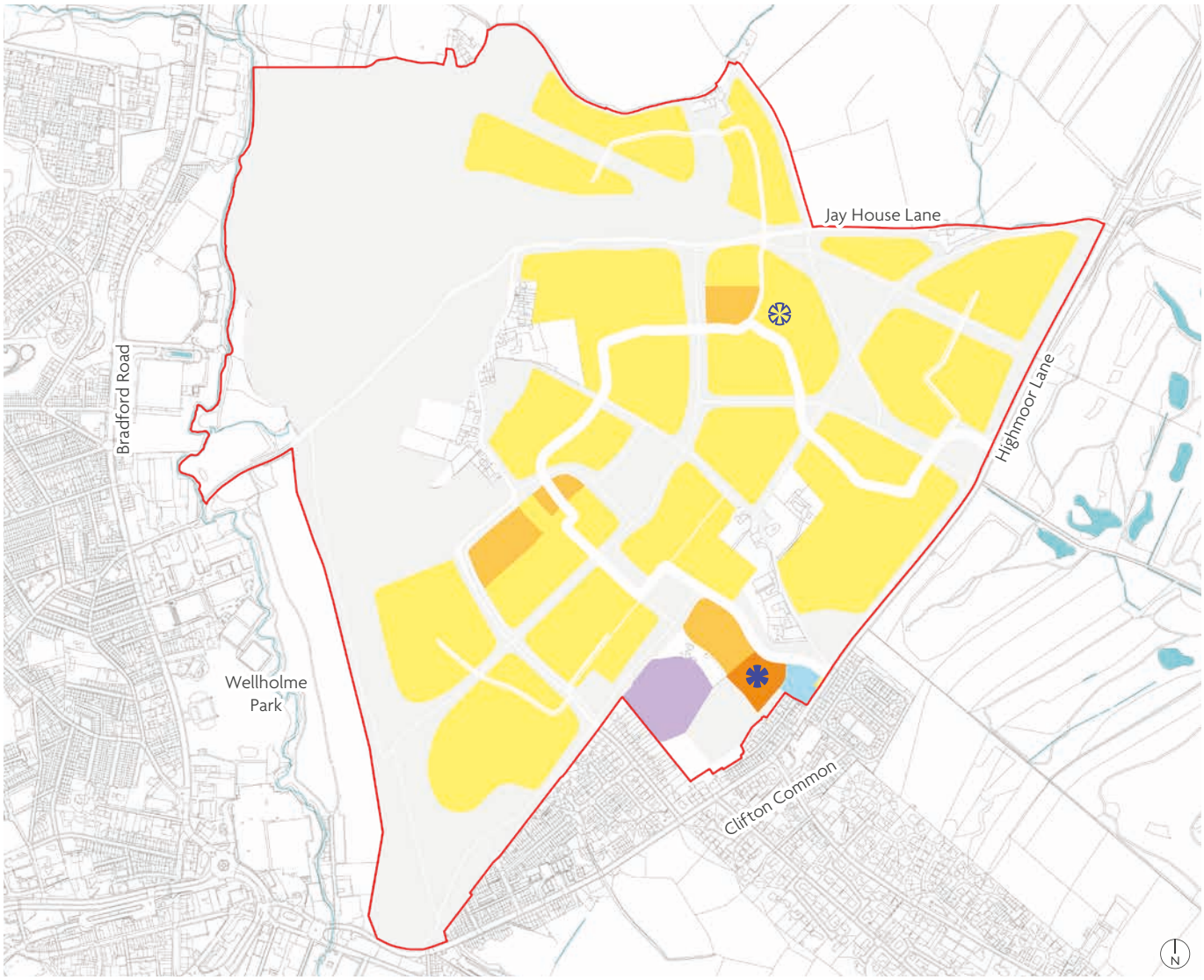
3.2 LAND USES

3.3 HOUSING MIX

3.4 AFFORDABLE HOUSING

3.5 SPECIALIST HOUSING

3.1 LAND USE PLAN



3.1.1 The plan above identifies the location of the principle land uses within the Garden Community as set out on the Regulatory Plan. These designations underpin the structure of the masterplan and ensure that services and facilities are accessible to all residents, so that they are well used and remain viable.

3.1.2 All land use boundaries are subject to a potential deviation of +/-5m within the application boundary, subject to the need to retain the minimum widths of green infrastructure set out in the Regulatory Plan and subject to on-site constraints.

3.1.3 Residential land use parcels include secondary and tertiary street networks, associated on street car parking, SuDS/drainage features and incidental open space.

3.1.4 The following pages provide further detail on these proposed uses and key design principles associated with them.

KEY

- Residential Parcels
- Residential parcels suitable for SME builders
- Mixed-Use
- Local Centre
- 1FE School
- Local Centre
- Secondary Local Centre/ Community Hub

3.2 LAND USES

RESIDENTIAL USE

3.2.1 These parcels will deliver new homes and associated infrastructure including, attractive streets, parking and small areas of public open space including doorstep play.

- The number of dwellings to be delivered in each parcel **must** follow the density requirements set out in Chapter 6 and be guided by the need to deliver the total quantum of housing set out in the adopted Masterplan SPD.
- For each phase and associated detailed planning application(s) the mix of dwelling types, unit sizes and tenure mix **must** be agreed with CMBC.
- Residential parking for cars and cycles **must** be provided in line with CMBC requirements.
- Affordable housing provision **should** be indistinguishable from market housing in terms of achieving the same high-quality of design.
- Affordable homes **should** be well integrated with other tenures to encourage social cohesion.

LOCAL CENTRE

3.2.2 The Local Centre will provide a central focus for community activities, encouraging the integration of new and existing residents from the surrounding community. It will include the following key components:

- Farm shop and café (300 sqm), including catering kitchen/store/WCs.
- Community hall (500 sqm), including kitchenette, stores and WCs.
- Nursery Forest School, providing 35 places for children aged 2-5 years, with adjacent secure garden area accessed from within the building.
- Hard and soft landscaping, including external seating, play area, hard standing and trees/planting.
- Adequate parking for cars and cycles (subject to further agreement with CMBC).
- Mobility Hub, incorporating some, or all, of the following features (to be agreed in consultation with CMBC):
  - Spaces for cycle parking
  - E-bike charging points
  - Bus stop
  - Interactive public transport planning
  - Secure delivery lockers
  - Mobility scooter parking bays with charging points

MIXED-USE AREA

3.2.3 The mixed-use area adjacent to the Local Centre provides flexibility for a variety of uses to come forward over time as the community develops. Such uses include, but are not limited to:

- Future Expansion of the Local Centre, including additional parking spaces.
- Higher density/specialist residential development by SME builders.
- Craft/maker workshops.

SECONDARY COMMUNITY HUB

3.2.4 An additional community venue (circa 100 sqm) will be provided offering flexible space for a variety of uses, with associated car and cycle parking, hard and soft landscaping, and a mini mobility hub (supporting the facilities in the Local Centre).

PRIMARY SCHOOL

3.2.5 A new 1-form entry Primary School, will be centrally located, on a site of approximately 1.5 Ha with excellent access to adjacent active travel routes. Parking or drop off facilities will not be provided to help discourage use of private cars for drop-off and pick-up. It is anticipated that the building will be 2 storeys in height to optimise the development footprint.

3.2.6 In addition to the school building, the site will incorporate:

- Secure cycle parking for students.
- Staff car and cycle parking.
- A junior sports pitch and an all-weather fenced games court.

4. NATURE

4.1 KEY DESIGN PRINCIPLES

4.2 NETWORK OF SPACES

4.3 KEY OPEN SPACES

4.4 PLAY STRATEGY

4.5 BLUE INFRASTRUCTURE & SUDS

4.6 BIODIVERSITY

4.1 KEY DESIGN PRINCIPLES

4.1.1 The following key design and sustainability principles apply to the design of natural spaces within the garden community.

4.1.1.1 Accessible Environment
Public spaces **must** be designed to be accessed, used and enjoyed by everyone – including disabled and older people.

4.1.1.2 Public & Private Space
There **must** be clear definition between spaces which are publicly accessible and those which are private.

4.1.1.3 Coordinated Public Realm
The design of paving, planting, lighting, public art, signage and street furniture **must** be considered as a unified whole, to achieve a well-coordinated and uncluttered effect.

4.1.1.4 Comfortable Microclimate
The design of spaces **must** aim to provide a comfortable microclimate by providing shelter from the wind and a variety of sunny and more shaded areas through a considered arrangement of trees and hedgerows, and the careful placement of buildings.

4.1.1.5 Designing for the Future
Landscaped spaces **must** be designed for easy maintenance and resilience to climate change, to ensure that they continue to look good as the new neighbourhood matures.

4.1.1.6 Play Provision
Provision for play **must** be included throughout the masterplan, with different types of play, for different age groups, accommodated in various parts of the site. Opportunities for less formal, more naturalistic types of play are encouraged.

4.1.1.7 Sustainable Drainage
Sustainable drainage systems (SuDS) **must** be incorporated into the design of spaces to mitigate the impacts of surface water run-off and aid natural attenuation. Wherever possible these **should** be provided as above ground features in the form of swales, ponds and raingardens, providing attractive landscape features with ecological benefits.

Varied types of play provision throughout the masterplan

Attractive, above ground SuDS feature with ecological benefits

4.2 NETWORK OF SPACES

KEY

- Residential Parcels
- Park
- Amenity Green Space
- Community Growing Areas
- Green Links
- Indicative location of Incidental Green Spaces
- Arrival Spaces/Village Greens
- Summit Focal Point

4.3 KEY OPEN SPACES

PARKS

4.3.1 Parks and Gardens will be integrated into the development, and include a series of gathering spaces, attenuation features, biodiverse areas, and areas of equipped and informal play. These will provide a series of strategic open spaces within the site for recreation and **should** be closely integrated with residential development to allow easy access to residential areas of the scheme.

4.3.2 The key parks and public open spaces will incorporate a mix of retained and proposed trees as well as shrub, annual and grassland habitats. The aim being to improve the biodiversity of the area through wildlife friendly planting as part of the public realm improvements.

4.3.3 Planting will also include more ornamental, non-native stock as appropriate to the context, and where appropriate, orchard and fruiting trees **should** be planted within public open spaces to reinforce the overall development strategy for productive landscapes.

4.3.4 Consideration should be given to species, varieties and cultivars selected for flowering, seasonal colour and visual interest with a good balance of evergreen and deciduous foliage.

4.3.5 These key public open spaces **must** contain trees with larger canopies and overall height than the streets, as more space is available.

Summit Park - Framework Plan

GREEN LINKS

4.3.6 The Green Links **must** provide a variety of types of recreational space, including play (naturalistic, informal play features for "play along the way") within the residential areas. They incorporate a number of existing linear features such as hedges and public rights of way. Planting within the green corridors will be predominantly naturalistic with an emphasis on creating habitats for invertebrates, birds and mammal species. The locations and widths of the green fingers in the Framework Plan are indicative and their scale **should** respond to their character, role and function.

4.3.7 Key active travel routes are located predominantly within green links, and offer walking, cycling and wheeling routes to key destinations and homes.

4.3.8 The inclusion of suitable native and wildlife-friendly tree and shrub species will provide habitats and a source of food for the local wildlife, and this **should** be enhanced through the sowing of flower-rich meadow grassland mixes, helping to attract pollinators to the site.

Example of Green Link

Example of Green Link adjacent to street

Example of Green Link with SuDS features

4.3 KEY OPEN SPACES

INCIDENTAL GREEN SPACES

4.3.9 Small incidental green spaces will be provided within residential parcels to create visual interest and act as wayfinders along the internal street network. These spaces **should** form a focal point for the immediate neighbourhood and incorporate small scale, natural play opportunities and a small amount of seating. The specific location will be determined by the detailed street layout and/or the presence of a retained tree or landscape feature, but ideally, they **should** form stepping stones between other green areas to enhance the local wildlife network.

Example of Incidental Green Space

Key Design Principles

4.3.10 The following key design principles **must** be followed:

- Each incidental green space **must** have a distinct character to assist with wayfinding, identity and sense of place. Where possible, flexibility **should** be provided to allow the local community to adapt the space over time.
- Use existing trees or landscape features as a focus for the space.
- Incorporate small scale SuDS features such as swales or raingardens.
- The boundary to the spaces **must** be clearly defined but does not need to be fenced. Treatments can include, but are not restricted to; planting, a level change, a formal hedgerow, mounding or low walls / seating edges.
- Consider opportunities to include productive landscapes such as fruiting trees and shrubs.
- Where formal play spaces are proposed. They **must** observe the required buffer between activity spaces and surrounding residential properties in accordance with Fields in Trust Recommended Standards.

PRODUCTIVE LANDSCAPES

4.3.11 Local food production is a key aspect of the Vision for the Garden Community and is beneficial for both people and wildlife. The masterplan proposes a variety of food growing opportunities from community orchards and gardens to foraging trails along edible hedgerows, and these **should** be provided in a creative way which imparts a distinct character to the new community.

4.3.12 Communal growing areas offer opportunities for people to come together in a productive way, learn new skills and benefit from the health and economic benefits of home-grown fresh fruit and vegetables. It is anticipated that these parts of the site will evolve over time as the new community develops, reflecting the ideas of the new residents and responding to demand.

4.3.13 All of the public land and facilities within the Garden Community that are not to be adopted by public bodies will be owned, maintained and managed in perpetuity by the stewardship organisation (refer to chapter 10). This will include the following types of productive landscape.

Community Orchards

4.3.14 Located alongside residential areas these spaces will be open to all and **should** include local varieties of fruiting tree species (to be agreed at Detailed Planning Application stage). Consideration should also be given to the potential to enhance biodiversity value through the choice of underplanting. The design of the community orchards **should** be informed by Natural England Technical Information Note TIN013 - Traditional Orchards, Edition 2.

Community Growing Areas

4.3.15 Community growing areas provide a less formal alternative to allotments and encourage all sections of the community to become involved in the communal growing of food for the benefit of all. A secure building/structure **should** be provided to store communal tools and supplies, as well as acting as a base for coordinating activities and holding educational events. Space **should** also be provided for communal social activities eg. communal BBQs and tables with benches. The design of these areas **should** be in collaboration with the local community and of a simple, robust nature.

Allotments

4.3.16 The provision of formal allotments may be appropriate as an alternative to Community Growing Areas, although they are discouraged by the Designing Out Crime Officer due to their enhanced security risk. Where provided, allotments **should** offer a range of plot sizes and incorporate storage facilities, water points, communal areas and parking. Refer to the national standards set out by The National Allotment Society.

Foraging Trails

4.3.17 The creation of foraging trails along pedestrian routes within the wider green network is strongly encouraged. These can be formed by planting a wide variety of fruiting trees and shrub species such as apple and pear trees, and blackberry and blackcurrant shrubs within incidental space alongside key routes, providing an opportunity for pedestrians and valuable support for local wildlife.

Productive Streetscapes

4.3.18 A similar approach may also be applied to selected streets within the masterplan area, using native, fruiting tree and shrub species to provide simple foraging areas for passing pedestrians and wildlife, with the added benefit of varied seasonal colour creating a distinct character.

Example of Community Growing Area

Example of Communal Orchard planting

4.4 PLAY STRATEGY

PLAY STRATEGY

4.4.1 The play strategy for the garden community **must** be provided in a creative way that interacts with existing and proposed landscape features and offer equipped, designated play spaces and informal play opportunities.

4.4.2 Neighbourhood Equipped Areas for Play (NEAP), Local Equipped Areas for Play (LEAP), Local Area for Play (LAP) and informal play areas **must** deliver a range of play experience that suit all ages and abilities and be connected by a network of multi-user routes that encourage social interaction and a healthy community.

4.4.3 Individual play spaces **must** be designed to have a distinct character - one that draws from the architecture of the adjacent parcel or landscape corridor and surrounding context. It could be derived from a particular feature, material or colour theme to ensure that distinctiveness and a sense of place is built in to the proposals.

4.4.4 General Principles

- All play spaces **must** be accessible via pedestrian and cycle links, promoting safe and active journeys from home to play space, and create an interconnected play network.
- The location and installation of play equipment **should** avoid any damage to existing trees and hedgerows to be retained.
- Play spaces **must** be designed in to the landscape, creating enhancements for biodiversity and visual impact, with trees and planting forming a primary part of the design narrative.
- Play spaces **must** provide adequate seating, be well overlooked and enclosed by landscape features rather than fencing and sensitively integrated into areas of open space.
- The play provision **should** be supplemented by opportunities for self-led wilderness play such as den building, especially within the informal and semi-natural open spaces.
- Play spaces **should** respond to the individual character of their setting and heritage assets, 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 and **must** not be budget 'off the shelf' equipment.
- 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 **must** be integrated into multi-user routes and include 'Play on the Way' along key pedestrian routes.
- Where possible, play spaces **should** include SuDS features, hedgerows and tree planting to complement adjacent land uses and tie into the wider green network.
- Practice guidance from ROSPA, F.I.T and play England **must** be adhered to.
- Seating and litter bins **should** be provided.
- Signage **must** be provided indicating the children's play area and that dogs are not welcome.

Example of LEAP

Example of LAP and Play Trail

4.4 PLAY STRATEGY

Neighbourhood Equipped Area for Play (NEAP)

4.4.5 A NEAP **must** have the following features:

- Be located within a 15-minute walking distance of all homes and beside a well-used pedestrian route.
- A minimum activity zone of 1,000sqm comprising an area for play equipment and structures.
- A minimum landscape buffer zone of 30m between the activity zone and the boundary of the nearest property containing a dwelling.
- A minimum of nine stimulating and challenging play experiences including play equipment, naturally landscaped areas and adequate space for informal kickabout and/or 'chase' type games.
- Ancillary features such as seating, picnic tables and litter bins **must** be provided.

Local Equipped Area for Play (LEAP)

4.4.6 A LEAP **must** have the following features:

- The play spaces **must** be carefully integrated into their specific setting and **should** seek to provide a balance between natural play experiences and more formalised equipment.
- An area of open space specifically designated and laid out with features and equipment for children who are beginning to go out and play independently but close to home.
- A minimum activity zone of 400sqm and located within 5-minute walking distance (400m) from a residential dwelling.
- A minimum landscape buffer zone of 10m between activity zone and nearest dwelling (20m where facing a habitable room).
- A minimum of six stimulating and challenging play experiences including play equipment, naturally landscaped areas and adequate space for informal kickabout and/or 'chase' type games.
- Ancillary features such as seating, picnic tables and litter bins **must** be provided.

Example of NEAP

Local Area for Play (LAP)

4.4.7 A LAP is an area of open space specifically designated and laid out with features and equipment for children up to the age of six. A LAP **must** have the following features:

- Be located within 1-minute walking distance of a residential dwelling, well-overlooked and beside a well-use pedestrian route.
- Be well-drained and reasonably flat with a minimum 5m buffer to residential curtilage.
- Fencing or barriers may be required depending on the location.

Informal Play Opportunities

4.4.8 Informal play trails **should** be located along key pedestrian routes and in the green links for ease of maintenance. Play trails **should** relate to key desire lines between residential areas and areas of open space and/or community facilities.

Example of LAP

Example of LEAP

4.5 BLUE INFRASTRUCTURE & SUDS

SUSTAINABLE DRAINAGE SYSTEMS

4.5.1 Sustainable Drainage Systems (SuDS) are a natural approach to managing surface water. They will improve the quality of surface water runoff from a developed site, while also minimising the rate at which the water is discharged into surrounding water courses to comply with flood management regulations.

4.5.2 SuDS features are generally dry but in the event of heavy rainfall or storm events they have the capacity to fill with water and subsequently allow this to slowly infiltrate into the soil or flow towards other linked storage features. Some SuDS features may be designed with permanent water in them to create attractive ponds or lakes, while incorporating additional capacity for storm events.

4.5.3 SuDS features in the Garden Community **must** be designed to enhance the appearance and amenity value of streets and landscape spaces as well as increase biodiversity. SuDS features designed in a highly engineered manner which create unattractive and visually intrusive elements within the landscape will not be acceptable.

4.5.4 SuDS will be used extensively throughout the site to introduce larger areas of water into the landscape and wherever possible, to improve water quality, reduce flood risk and support biodiversity. Applicants **must** demonstrate how their design approach has applied the principles of the SuDS Hierarchy as set out in the CIRIA SuDS Manual (C753) and that the proposals have maximised opportunities for incorporating SuDS wherever possible.

Well designed SuDS features can enhance the appearance of streets

Key Design principles:

4.5.5 The following key principles apply to the design of SuDS within the Garden Community:

- SuDS features **must** be designed to enhance the amenity value and character of the space they are located in. To reinforce this point, they **must** demonstrate secondary or added value, for example, through the creation of opportunities for informal play or biodiversity enhancement/habitat creation.
- The provision of heavily engineered solutions will not be acceptable. Any necessary headwalls, inlets/outlets, grates etc. **must** be well integrated into the adjacent landscape to minimise their visual impact.
- A range of solutions **must** be proposed across the application site, and these **must** vary in terms of materials, scale, and use of standing water (eg. swales, rain gardens, ponds, ditches etc.).
- Where feasible, SuDS features **should** form part of a connected network rather than be standalone features.
- In general, SuDS features **should** be located in public streets and spaces, where they will be easily accessible for regular maintenance. The use of permeable block paving in communal parking areas is also encouraged.
- Residential front gardens **should** include appropriate space for soft landscaping and permeable surfaces (refer to paragraph 7.3.11).
- SuDS design **should** prioritise above ground solutions incorporating native wetland or semi-wetland planting over tanked solutions such as cellular storage or below ground tanks (although it is recognised that these may be a useful component of the system once all above ground solutions are exhausted).
- All SuDS features **must** incorporate appropriate safety measures in line with the guidance set out in CIRIA SuDS Manual (C753), and CIRIA Guidance on the Construction of SuDS (C768).

Management of SuDS

4.5.6 The surface water and SuDS systems located in communal and public open spaces will be adopted by Calderdale Metropolitan Borough Council (CMBC) but their management will be the responsibility of the Stewardship organisation on behalf of the council. The agreement will be based on a SuDS Maintenance Agreement by CIRIA.

Foul Water Drainage Strategy

4.5.7 All foul water from the development will discharge to the existing public sewer network. All foul water sewers will be adopted.

4.6 BIODIVERSITY

INTRODUCTION

4.6.1 The masterplan for the new Garden Community is formed around a network of green spaces incorporating existing ecological features such as hedgerows and woodland, while providing opportunities for the creation of a range of different habitat types within a variety of formal and informal landscape spaces. The aim is to retain, protect and enhance existing ecological features and link them through the creation of new habitats acting as wildlife corridors.

4.6.2 Opportunities to enhance biodiversity on the site exist at a range of scales and **should** be incorporated into all proposals.

MITIGATION HIERARCHY

4.6.3 The following mitigation hierarchy **must** be applied as part of the design process to demonstrate how ecology has been incorporated into the final design proposals:

1. Avoid damage to sensitive features where possible.
2. Minimise impacts on sensitive ecological features.
3. Where these first two steps cannot be achieved, finally consider what level of compensation will be required on-site or off-site (or both).

4.6.4 Indirect impacts on off-site habitats such as ancient woodland will be considered at application stage and mitigation measures such as signage, footpath enhancements and fencing specified.

BIODIVERSITY NET GAIN

4.6.5 In line with national and local policy, development **must** deliver at least 10% Biodiversity Net Gain (BNG). A positive BNG **should** be delivered on site with the residual delivered off-site and preferably close to the site.

4.6.6 The Provision of high-quality biodiversity enhancements on-site is strongly encouraged. It is acknowledged that there will be times where a 10% net gain for biodiversity cannot be delivered on-site; in such instances there will need to be consideration of off-site measures which **should** be provided:

- As close as possible to the development site where the impacts occur.
- In an area of deficiency as per Natural England's "Nature Nearby" Accessible Natural Greenspace Standards or within or immediately adjacent to part of the Calderdale Habitat Network; with full public access with signposting and interpretation to make this clear.
- Subject to a S106 Agreement or similar unilateral undertaking to ensure delivery of public access and positive biodiversity management for a minimum period of 30 years.
- Watercourse units should be provided within the same waterbody catchment in the first instance. Delivery should have regard to the Water Framework Directive objectives and Humber River Basin Management Plan.

4.6.7 The following high-level guidance suggests what features might be provided to achieve the greatest BNG within the new garden community:

- Wildflower Grassland (species-rich grassland with some unmown areas – these grasslands can be created by seeding suitably prepared bare soil or by enhancing existing grassland with sensitive management and/or supplementary seeding, e.g. Yellow Rattle, Ox-Eye Daisy, Meadow Buttercup, Lady's Bedstraw, Self-Heal, Hardheads, Bird's-Foot Trefoil, Devil's-Bit Scabious, Red Clover, Wild Carrot, Yarrow, Yellow Oat-Grass, Red Fescue);
- Mixed Scrub (dense areas of shrubs e.g. Hawthorn, Blackthorn, Hazel, Dog Rose, Gorse, Bramble, Dogwood often mixed with some open grassed areas and scattered broadleaved trees);
- Reedbeds (shallow water dominated by Common Reed with a range of other wetland plants e.g. Water Mint, Marsh Valerian, Bittersweet, Purple Loosestrife, Greater Willowherb; may form part of a development's sustainable drainage strategy);
- Orchards / Allotments (provision of wildlife-friendly community gardens incorporating standard trees such as apple, plum, pear and cherry alongside grassland and vegetable/fruit growing areas);
- Broad-Leaved Woodland (enhancement of existing woodlands via sensitive management such as removing invasive species; providing standing and fallen deadwood habitats; and supplementary planting e.g. Oaks, Willows, Cherry, Silver Birch, Field Maple, Alder); and
- Street Trees (provision of native wildlife-friendly species alongside roads and paths, e.g. Rowan, Field Maple, Oaks, Cherry, Whitebeam, Hornbeam, Silver Birch).
- River restoration and enhancement measures including riparian buffer zones, riparian planting and the removal of artificial built encroachment from the banks and channels of existing watercourses.

4.6 BIODIVERSITY

4.6.8 BNG will be maximised by the provision of habitats of high distinctiveness and good condition, by means of both new habitat creation and enhancement of existing habitats. These areas **should** be managed for biodiversity in perpetuity (eg. not turned into play areas in the future).

4.6.9 Areas identified for BNG within the Garden Community **should** be accessible to the public and include interpretation boards to explain why they are important and why they are managed in the way they are.

CREATING A RESILIENT ECOLOGICAL NETWORK

4.6.10 The four key principles for creating a coherent and resilient ecological network are summarised as More, Bigger, Better and Joined. These 'Lawton Principles' were proposed in Professor Sir John Lawton's seminal 2010 Making Space for Nature which advocates a landscape-scale approach to conservation.

Bigger is Better

4.6.11 Where possible create large areas for biodiversity, which **should** be identified as nature reserves. Small and fragmented nature reserves often fail to deliver biodiversity benefits due to factors such as 'edge effects' and insufficient connected areas for sustaining species' territories or populations even if the small nature reserves appear to provide high-quality habitats.

Habitat Linkages

4.6.12 Proposals **should** create a wildlife habitat network through careful consideration of green infrastructure elements within the proposals and how they are linked together.

4.6.13 Habitat networks are focused on the connectivity of habitats and/or species and relate to the fourth of the Lawton Principles. The main aim of a habitat network is to enhance biodiversity by physically connecting core areas to enable species to disperse throughout the landscape, e.g. along riverine / woodland corridors and through otherwise less hospitable areas such as dense intensive farmland, urban developments and busy roads which present barriers to the movement of species.

Small-Scale Features

4.6.14 Sustainable drainage design **should** aim to maximise provision of semi-natural habitat features containing vegetation such as reedbed, fen, swamp and open standing water, preferably unshaded or with minimal shading from trees.

4.6.15 Other small-scale biodiversity features may include wildlife ponds, invertebrate boxes, log piles, brash piles, standing/lying deadwood habitats, traditional orchards, barn owl boxes.

SUPPORTING WILDLIFE

4.6.16 To support wildlife and enhance connectivity the following principles **must** be followed:

Bird and Bat Boxes

4.6.17 50% of new dwellings **should** include bird or bat boxes, in line with CMBC guidance. The following design principles **must** be followed:

- Such features **should** be integrated into the fabric of the buildings wherever possible so that they are less visually intrusive, more durable, and less likely to be removed by future homeowners.
- Bird and bat boxes **must** be located as directed by an Ecologist and taking into account factors such as aspect, nearby vegetation, artificial lighting and vehicular traffic.
- Bird boxes **should** face north-east to south-east, to avoid prevailing wet winds and the heat of the midday sun.
- Bat boxes **should** ideally be south facing.
- The provision of bird and bat boxes in trees is discouraged since they are more prone to removal or vandalism and require higher maintenance.
- The design of ecologically sensitive lighting **must** support nocturnal species, particularly in any areas identified as potential wildlife corridors, watercourses and new SuDS features.
- The provision of site-specific interventions such as nesting features for tree sparrows is encouraged.

Examples of bird boxes integrated into the fabric of the building.
(Images from Bird Brick Houses Ltd © All rights reserved)

Hedgehogs

4.6.18 Hedgehogs require home territories equivalent to the size of multiple domestic gardens otherwise they fail to find sufficient food (e.g. snails and worms) to survive. Where appropriate, and subject to topography, a 'Hedgehog Gap' **should** be provided at the base of new boundary walls and fences such that all gardens and greenspaces are effectively inter-connected. Each 'Hedgehog Gap' **should** measure 13 x 13cm, will restrict most domestic pets to fit through.

Aquatic Species

4.6.19 Where possible, ponds or other water features **should** provide shallow sloped sides and/or shelves with appropriate marginal planting to encourage wading birds and amphibians.

Notable Species

4.6.20 Where surveys show that notable species are present in a particular area, e.g. Tree sparrows and toads at Thornhills, bespoke compensation features **must** be provided, e.g. nesting boxes for sparrows, ponds and terrestrial habitats for toads.

RESPONDING TO CLIMATE CHANGE AND BIOSECURITY

Introduction

4.6.21 Detailed landscape proposals **must** address the threats presented by climate change and the spread of disease by designing to mitigate for increased extremes in temperature and rainfall, and by adopting biosecurity strategies. Biosecurity refers to measures aimed at preventing the introduction and/or spread of harmful organisms to animals and plants in order to minimise the risk of transmission of infectious disease. The following key points **should** be considered.

Sustainable Drainage Systems (SuDS)

4.6.22 Sustainable drainage systems (SuDS) will be the most appropriate way of managing heavy rainfall and storm events on the site, and as set out elsewhere in this document, opportunities to include features such as swales, rain gardens, and attenuation basins **should** be maximised before below ground storage solutions are considered. Permanent water features, which **should** include wetland habitat to enhance biodiversity, have the added benefit of cooling the surrounding air during periods of hot weather.

Planting Strategy

4.6.23 The appropriate selection of plants for different parts of the site is critical to delivering an attractive and easily managed environment, which is also robust enough to respond to future threats. It is also key to creating a healthy environment for residents since plants help to improve air quality by removing carbon and harmful particulates.

Key Design Principles:

4.6.24 The following key design principles **must** be followed:

- Plant appropriate trees in the optimum locations to enhance the microclimate, eg:
  - Plant trees to create shelter from the prevailing winds;
  - Use trees to provide areas of shade in public open space and along streets; and
  - Use deciduous trees to provide summer shading to south facing facades, but allow solar gains in the winter.
- Specify hardy, drought and storm-resistant plant species where possible which will be better able to withstand future extreme climatic conditions.
- Source trees from reputable UK tree nurseries, who use biosecure practices and grow from seed, to avoid the spread of pests and diseases from imported trees to healthy trees.
- Plant no more than five trees of a similar species in a group to reduce the opportunity for disease to wipe out a large cluster of trees. Leaving a decent distance between each specimen also allows the potential for diseased trees to be treated or removed before it spreads to those nearby.
- Non-native, invasive plant species will not be allowed. Refer to 'UK Plant Health Risk Register', Defra, and 'Plant Health and Biosecurity: The Landscape Consultant's Toolkit', Landscape Institute.
- Plant species which will aid biodiversity and increase wildlife numbers, especially for species struggling due to climate change and habitat loss, eg. refer to the Royal Horticultural Society (RHS) Plants for Pollinators list.

5. MOVEMENT

5.1 KEY DESIGN PRINCIPLES

5.2 ACCESS & MOVEMENT PLAN

5.3 PUBLIC TRANSPORT

5.4 STREET HIERARCHY

5.5 TRAFFIC CALMING & JUNCTION DESIGN

5.6 WALKING & CYCLING ROUTES

5.7 CAR PARKING

5.8 CYCLE PARKING & STORAGE

5.9 WASTE & RECYCLING STRATEGY

5.1 KEY DESIGN PRINCIPLES

5.1.1 The following key design and sustainability principles apply to the design of the movement network within the Garden Community.

5.1.2 A Clear Hierarchy of Movement

Active travel is prioritised within the Garden Communities, with those walking, wheeling and cycling afforded the most direct route, with priority over and protection from motorised traffic where possible. High-quality footways and cycleways within streets supplement the extensive traffic free active travel routes within green spaces. Excellent access to the proposed bus networks is provided, with a majority of homes within 400m of a bus stop. Where car use is required this is designed for sensitively.

5.1.3 Legible & Permeable

The Garden Communities are designed to be walkable neighbourhoods - places where a range of useful facilities are within a short walking distance of all homes. This aims to encourage people to walk and cycle rather than use private cars for short trips, but in order for this to happen, it is important that the street network is legible and permeable. For this reason, culs-de-sac **should** generally be avoided, although there may be situations where the topography or other considerations makes them unavoidable. It may also be appropriate for a small number of homes to be served via a vehicular no-through route, but only if it is designed to adequately accommodate the servicing of dwellings. In both cases, pedestrian/cycle routes **should** generally continue beyond the end of the street to avoid severing the wider movement network.

5.1.4 Inclusive Design

The public realm within Garden Communities **must** be designed so that everyone can access it easily. This includes those with disabilities, including wheelchair users, blind and partially sighted people, but also the elderly, people with pushchairs and those walking with small children. All footways **must** be accessible for wheelchair users, and tactile paving **must** be used to indicate crossings.

5.1.5 Adoption

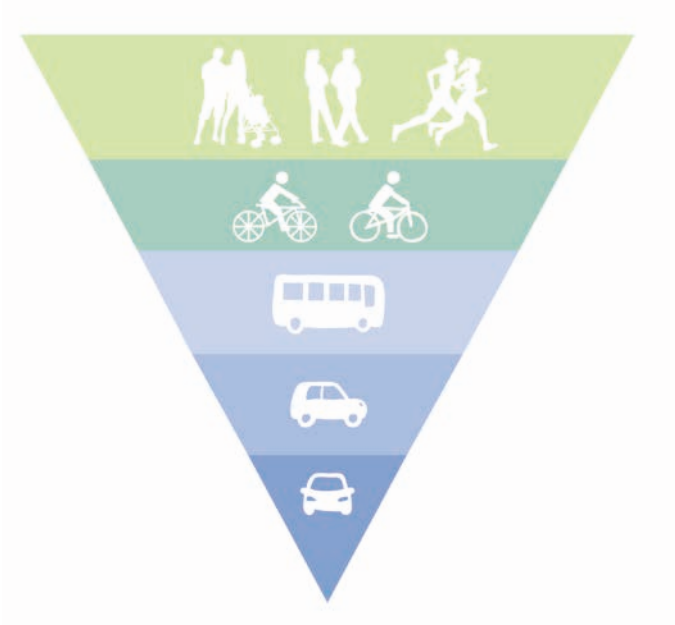
All highways, footpaths, cycle routes and associated surface water drainage will be adopted and **must** be designed to adoptable standards. Applicants are encouraged to enter into discussions with the appropriate organisations at an early stage in the design process.

5.1.6 Decluttering & Calming

The public realm throughout the Garden Communities **must** aim to avoid unnecessary highway paraphernalia. Elements of street furniture **should** generally be grouped together to minimise visual clutter. With the exception of the signs at the entrances to the neighbourhood, it should not be necessary to place speed limit signage. This can be achieved if streets are designed carefully in the first instance to naturally slow speeds and provide design cues that make it obvious where parking is acceptable and where pedestrians are likely to be crossing the street.

5.1.7 Alignment

Pedestrians and cyclists tend to prefer straight and direct routes when navigating an area. However long, straight streets encourage drivers to go faster. The Garden Communities' movement networks **should** aim to encourage walking and cycling by providing attractive and direct routes through the residential areas for pedestrians and cyclists but **should** avoid long, straight routes for vehicles. Streets **should** aim to naturally slow traffic by visual clues such as built frontage, on-street parking, horizontal deflections and surface materials.



Hierarchy of sustainable travel promoting walking, cycling, public transport and bike, car and ride sharing in preference to single occupancy car use.

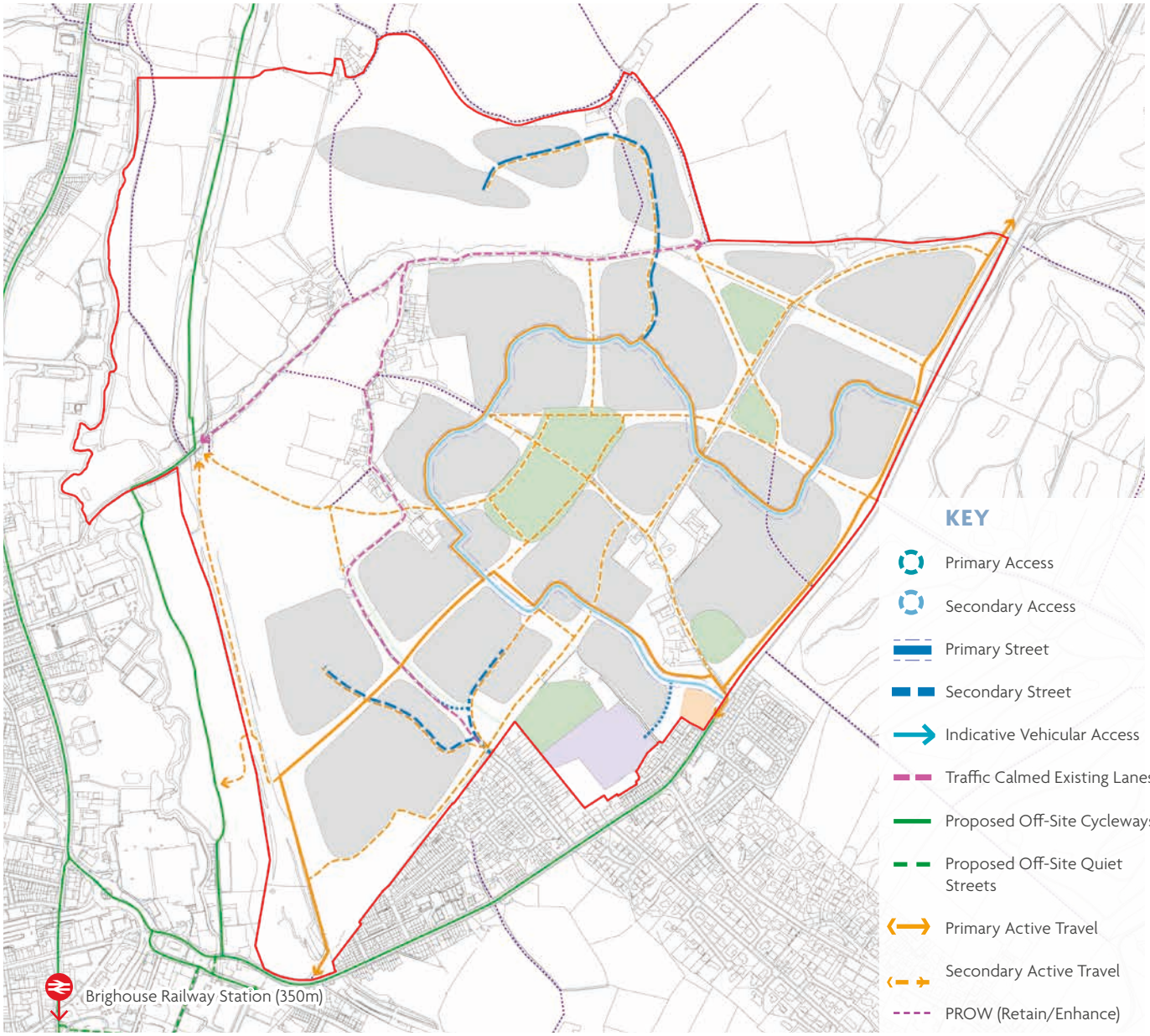
5.2 ACCESS & MOVEMENT PLAN

5.2.1 This chapter includes:

- The key design principles and hierarchy of movement within the Garden Communities.
- A description of site access points from the existing highway and active travel networks.
- General guidance on the design and geometry of new streets.
- Specific requirements for each type of street and for footways and cycleways.
- Guidance on the detailing of streets, permitted materials and street furniture.

5.2.2 A selection of route typologies are proposed for use throughout the masterplan area. This will provide a legible, permeable, interconnected network of streets with links to footways and cycleways. These include:

1. **Primary Streets**
2. **Secondary Streets**
3. **Tertiary Streets**
   (not shown on access and movement or regulatory plan)
4. **Primary Active Travel Routes**
5. **Secondary Active Travel Routes**



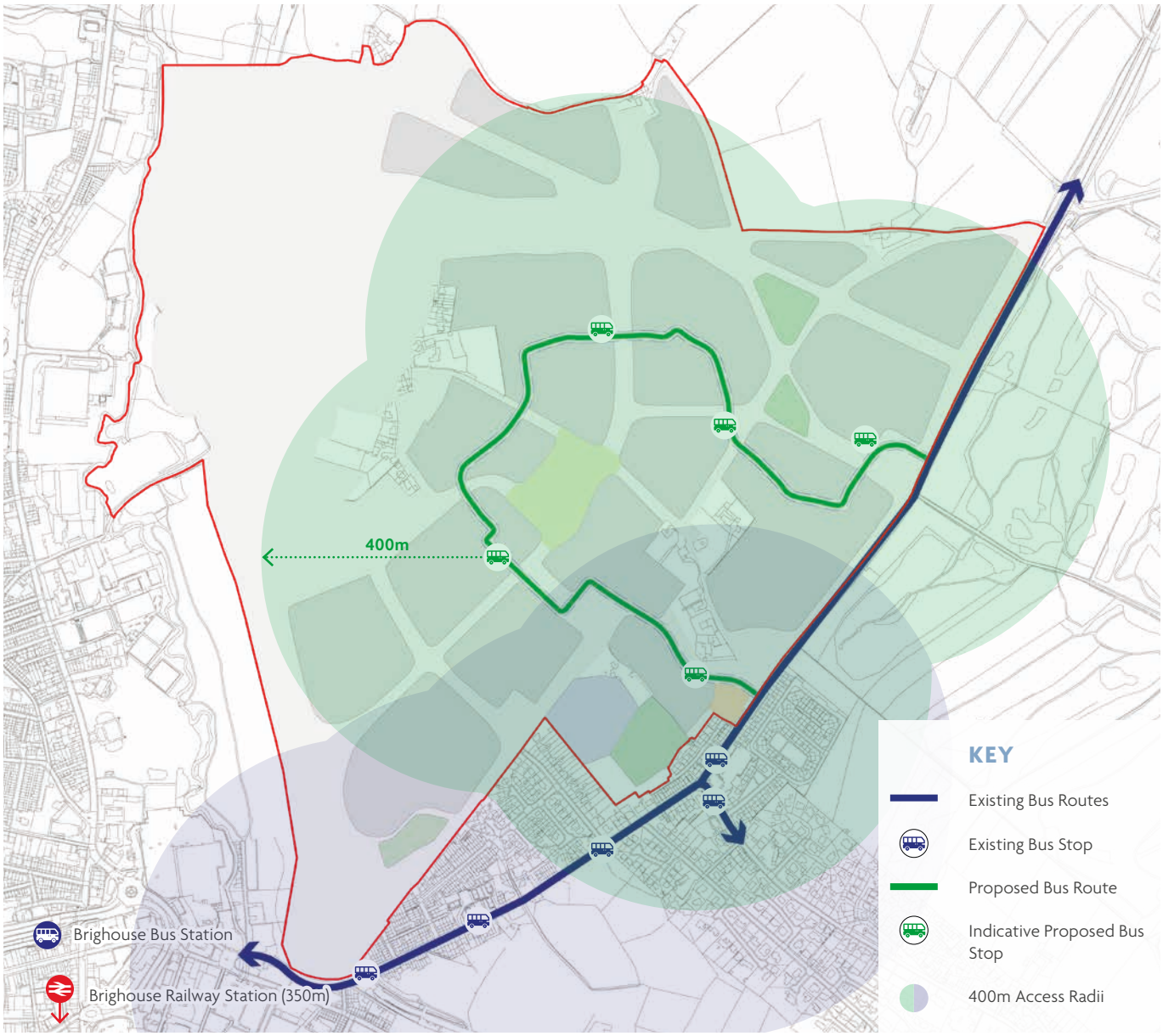
Access and Movement Plan

5.3 PUBLIC TRANSPORT

BUS ROUTE

5.3.1 The Primary Street will be a bus route, functioning as a major sustainable movement corridor between the Garden Community and Brighouse. In line with Manual for Streets guidance, movement of buses will be prioritised over private vehicles.

5.3.2 The bus route **must** provide a regular service connecting the site to Brighouse Town Centre. A phased strategy for the bus route **must** be developed to ensure that early phases of the development have access to public transport connections prior to the completion of the garden communities.

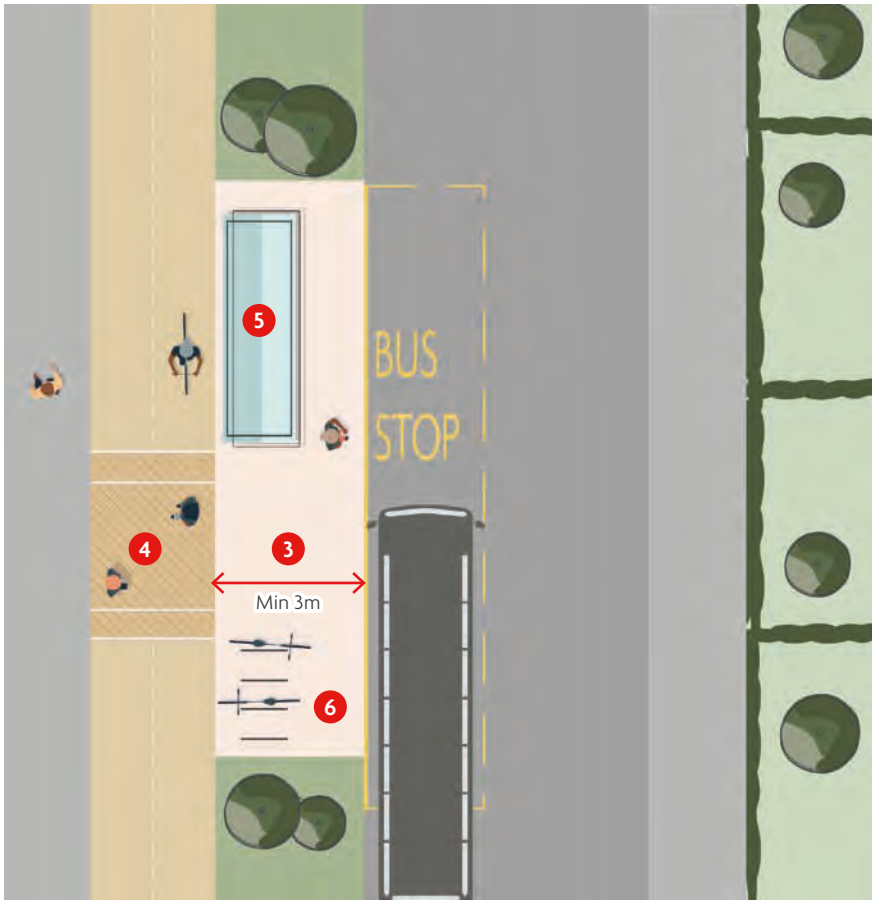


Public Transport Access Plan

Bus stop

BUS STOPS

5.3.3 Bus stops will be located at intervals along the primary street, allowing convenient and intuitive access for all residents. Bus stops **must** be positioned to ensure the maximum number of homes fall within a 400m walking distance of a bus stop.



5.3.4 Key Design Principles:

1. Prioritise bus movements by stopping buses on the carriageway, with no 'pull in' lay-by
2. Maintain clear widths of foot and cycleways
3. Waiting areas **must** be at least 3m wide to avoid users feeling as if they are on an island between the carriagway and cycle track
4. Be easily accessible to people with mobility impairments, with a high-quality pedestrian priority level surface provided over the cycle track
5. Provide shelter with real-time information boards, lighting and seating - to be agreed with the bus service provider
6. Provide cycle parking, enabling 'last mile' journey continuation

5.4 STREET HIERARCHY

INTRODUCTION

5.4.1 The following pages set out guidance on the design and geometry of new streets within the garden community, describing a clear hierarchy of street types from the primary movement corridor to low-traffic tertiary street types. The information for each street type includes a table setting out specific design requirements and also an indicative plan(s) and cross-section illustrating a typical arrangement and showing how street trees and landscape elements are expected to be incorporated. Precedent photos illustrate how similar arrangements have been delivered elsewhere.

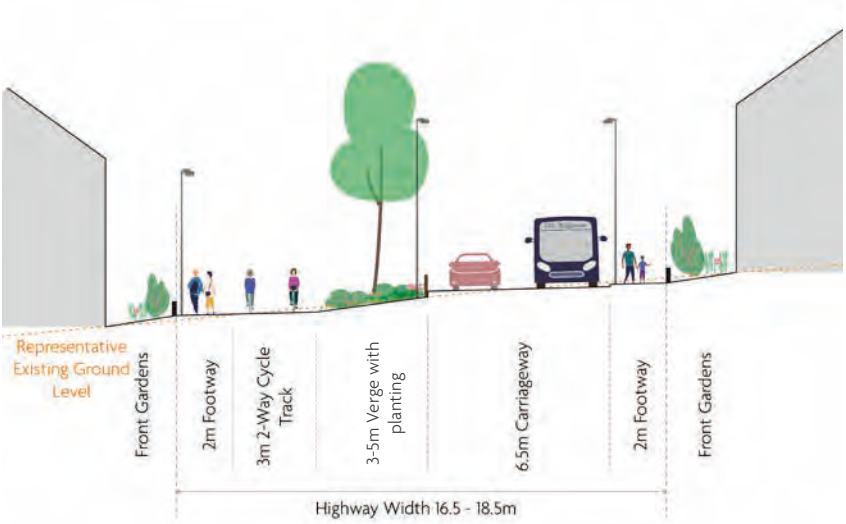
5.4.2 Detailed layouts based on this guidance will need to be tested and approved by the adopting authority as part of any Detailed Planning Application.

PRIMARY STREET

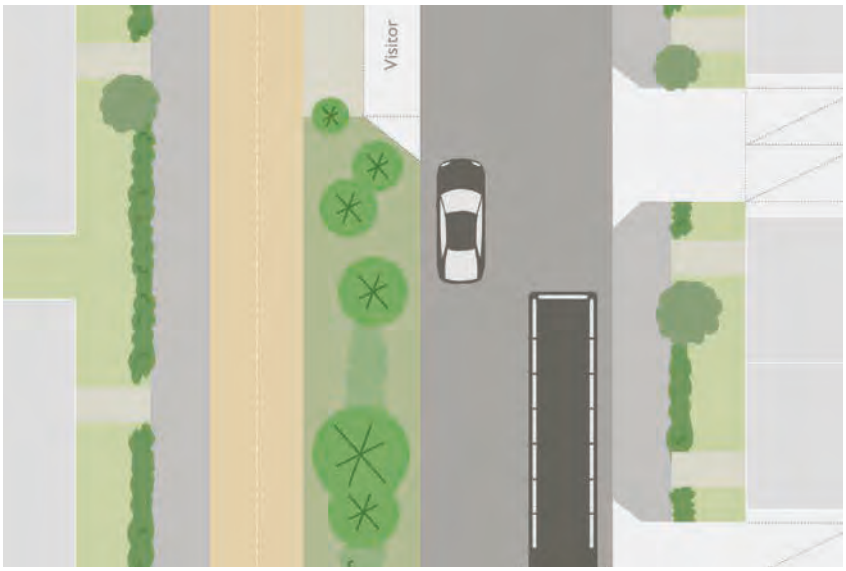
5.4.3 Primary Street forms the Garden Community's key vehicular movement corridor, and is designed to facilitate excellent bus access for all residents. Along its length active travel is prioritised, supplementing the walking and cycling routes within the site's green spaces, offering high-quality routes protected from vehicles and close to homes. The route also follows the existing contours of the land, and offers an alternative route for those walking and cycling with a minimal level change.

PRIMARY STREET	
Highway Features	
Vehicle Speed	20 Design Speed and Speed Limit (mph)
Carriageway width	Min. 6.5m to accommodate bus route (Occasional narrowing to 5.5m)
Footway	2m on both sides of carriageway
Cycleway	3m two-way segregated cycle track on one side of carriageway. It is desirable (but not essential) to provide a minimum horizontal separation of 0.5m between the cycle track and carriageway where space allows.
Verge	3-5m verge with planting
Bus access	Yes (stops in carriageway)
On-street parking	Visitor parking in dedicated bays only. Formal provision in bays set into verge with hard paving to rear. Parallel bays to be minimum 2m x 6m. A maximum of 3 contiguous bays will be permitted.
Traffic calming measures	High-quality raised carriageways at key junctions and active travel crossing points and natural calming through carriageway deflection and forward visibility control. See Traffic Calming Toolkit for other interventions.
Services	Incorporated within footway/cycleway
Access	
Junction spacing and min. junction visibility	In accordance with principles of good design set out in Manual for Streets 2 (MfS2).
Junction radii	Typically 4 metres. Reduce radii where possible to keep straight alignment of footway.
Direct vehicular access to properties	Crossing Footway - Yes; Crossing Cycleway/Planting - No

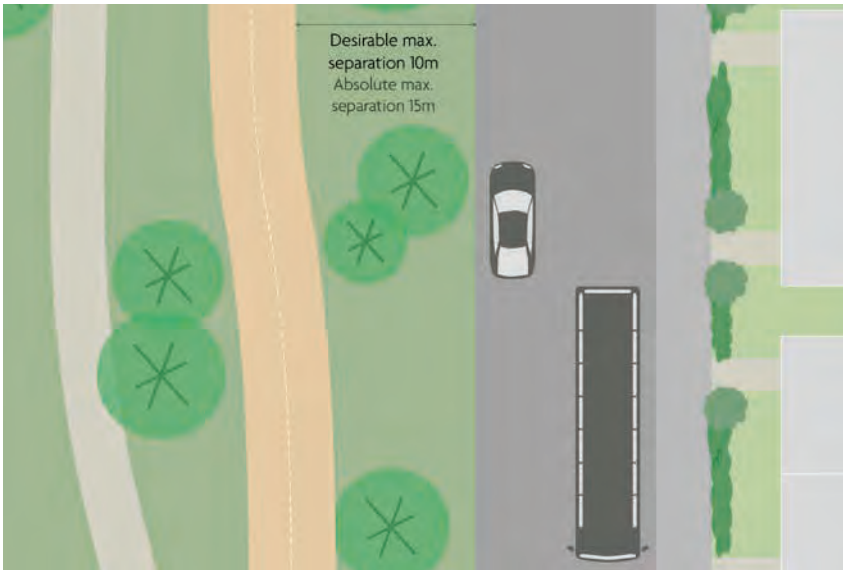
5.4 STREET HIERARCHY



Indicative Section



Plan: Standard design with 4m planting and inset visitor parking bays



Plan: Alternative arrangement showing cycle track within adjacent landscape

3m Two-Way Cycle Track on One Side

5.4.4 The Primary Street includes a generous green verge, allowing for meaningful planting and clusters of larger trees interspersed with parking bays. A two-way cycle track and a generous footway sit protected from vehicles by this verge. The width of the verge may vary from 3-5m, allowing for changes in topography, increased variety, and potential inclusion of SuDS. It also enables highway features such as traffic calming, bus stops and continuous cycle track crossings to be embedded fluidly in the overall design.

5.4.5 Where the Primary Street runs immediately alongside green spaces the active travel route can be located within this green space, ideally within 10m of the street for enhanced passive surveilance. This provides a pleasant walking and cycling environment, with excellent separation between vehicles and cycles, whilst still providing a legible network clearly aligned with the primary street, encouraging modal shift.

Planted verge

Integrated cycleway, footpath and verge in front of residential deveopment

5.4 STREET HIERARCHY

SECONDARY STREETS

5.4.6 Secondary Streets connect residential parcels within the Garden Communities to the Primary Street network, in instances where expected vehicular flows may make off-carriageway cycling more attractive. Here a 3m shared-use path is provided, supplementing the primary active travel routes within the green spaces, to give access to adjacent and nearby homes. They are narrower than the primary streets and designed to encourage slower vehicle movements.

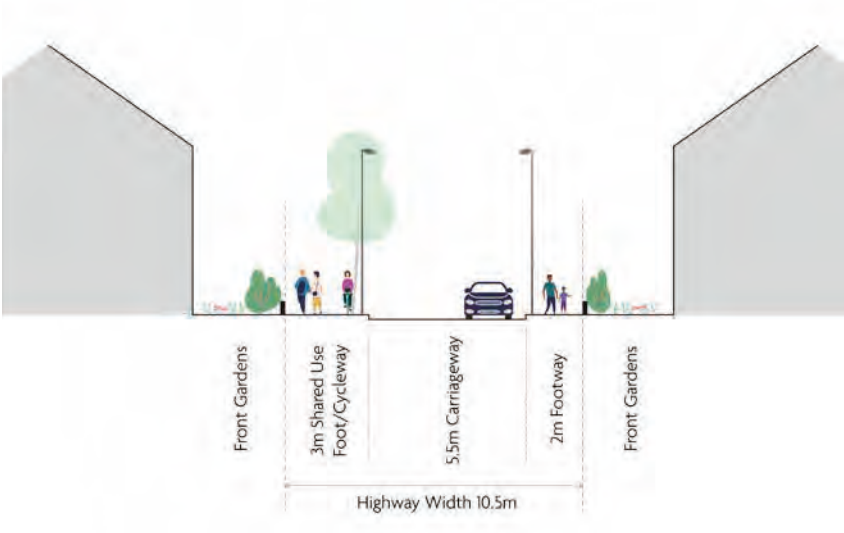
5.4.7 Tree planting is to be provided within traffic calming build-outs, creating irregular pockets of planting and helping to obscure parking bays. On-street resident parking is encouraged, allowing for more compact housing typologies without on-plot parking.

SECONDARY STREET URBAN	
Highway Features	
Vehicle Speed	20 Design Speed and Speed Limit (mph)
Carriageway width	Min. 5.5m (Occasional narrowing to 4.8m)
Footway	2m one side of carriageway, 3m shared use path on other
Cycleway	Cyclists to use 3m shared use path (see above) - It is desirable (but not essential) to provide a minimum horizontal separation of 0.5m between the cycle track and carriageway where space allows.
Bus access	No
On-street parking	Visitor and resident parking in dedicated bays only. Parallel bays to be minimum 2m x 6m. A maximum of 3 contiguous bays will be permitted.
Traffic calming measures	High-quality raised carriageways at key junctions and active travel crossing points and natural calming through carriageway deflection and forward visibility control. See Traffic Calming Toolkit for other interventions.
Services	Incorporated within shared use path
Access	
Junction spacing and min. junction visibility	In accordance with principles of good design set out in Manual for Streets 2 (MfS2).
Junction radii	Typically 4 metres. Reduce radii where possible to keep straight alignment of footway.
Direct vehicular access to properties	Yes (Occurrence reduced on shared use path side where possible)

5.4 STREET HIERARCHY

Front gardens and attractive planting

Example of street character, buildings and materials



Section

Plan

5.4 STREET HIERARCHY

TERTIARY STREETS (URBAN)

5.4.8 Tertiary streets provide cross-parcel permeability within the development and accessibility to dwellings.

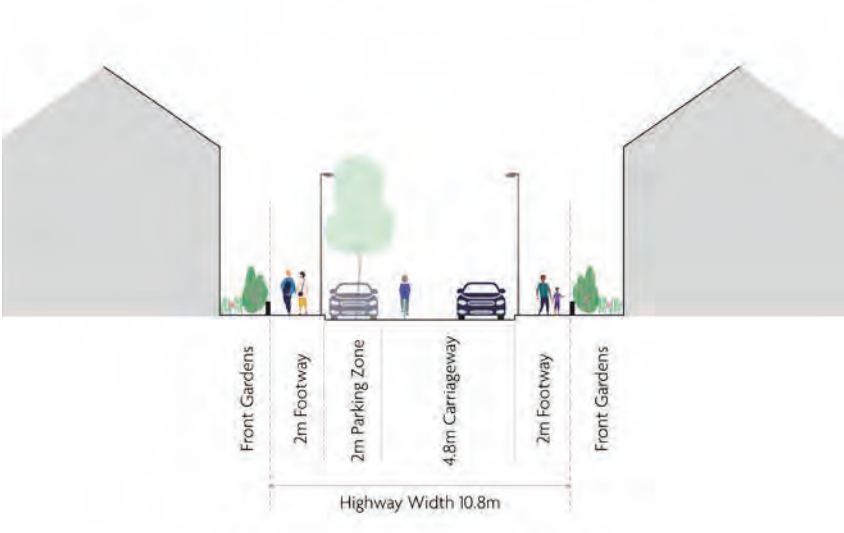
5.4.9 Tertiary Urban streets provide the opportunity to provide both visitor and resident parking on street, allowing for more compact housing typologies without on-plot parking. Tree planting is to occur within buildouts between parking. These buildouts will narrow the carriageway to slow vehicles.

TERTIARY STREET (URBAN)	
Highway Features	
Vehicle Speed	15 Design Speed (mph) 20 Speed Limit (mph)
Carriageway width	Min. 4.8m (Occasional narrowing to 4.1m)
Footway	2m on both sides of carriageway
Cycleway	None - cycles to use main carriageway
Bus access	No
On-street parking	Visitor and resident parking in dedicated bays only. Parallel bays to be minimum 2m x 6m. A maximum of 3 contiguous bays will be permitted.
Traffic calming measures	High-quality raised carriageways at key junctions and active travel crossing points and natural calming through carriageway deflection and forward visibility control. See Traffic Calming Toolkit for other interventions.
Services	Incorporated within footway(s)
Access	
Junction spacing and min. junction visibility	In accordance with principles of good design set out in Manual for Streets 2 (MfS2).
Junction radii	Typically 4 metres. Reduce radii where possible to keep straight alignment of footway.
Direct vehicular access to properties	Yes

5.4 STREET HIERARCHY

Example of a street with similar character

Front gardens



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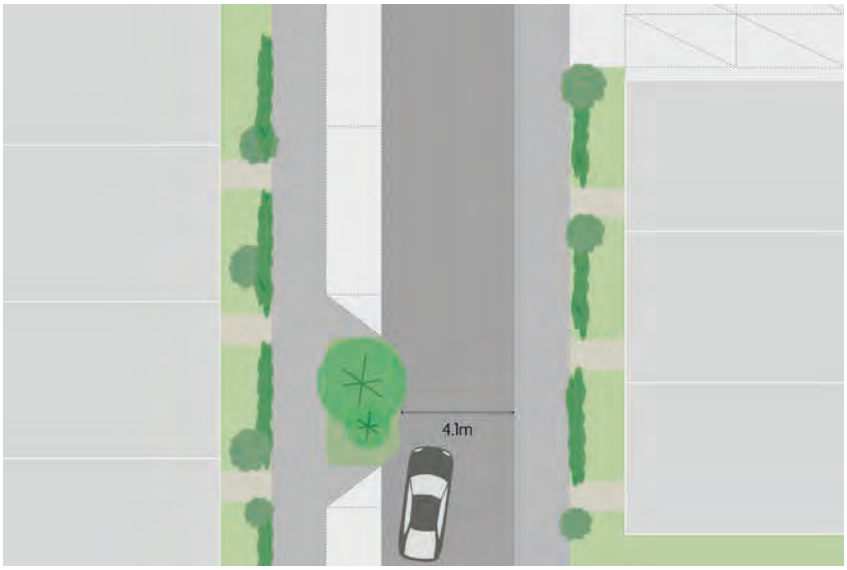


Plan

5.4 STREET HIERARCHY

TERTIARY STREETS (MEWS)

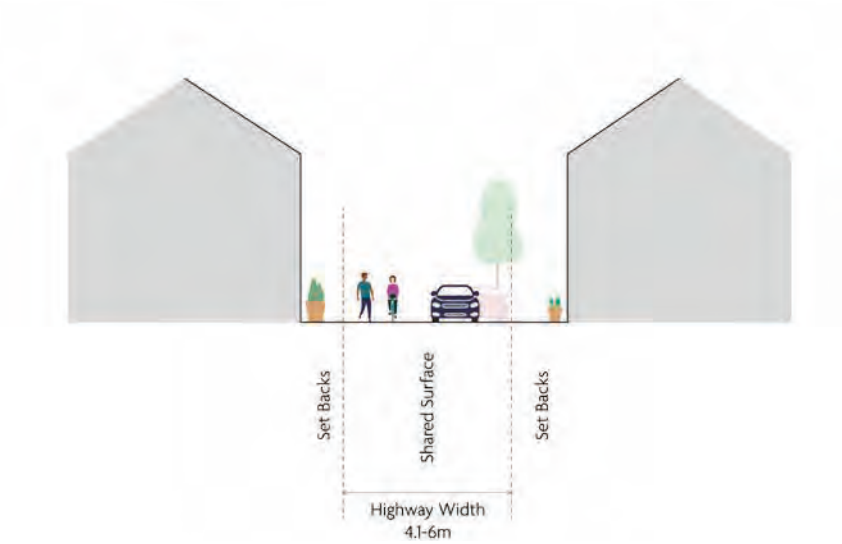
5.4.10 Shared-surface Tertiary Mews streets encourage slow movement of cars and give priority to pedestrians and cyclists to create a safe, residential environment.

TERTIARY STREET (MEWS)	
Highway Features	
Vehicle Speed	10 Design Speed (mph) 20 Speed Limit (mph)
Carriageway width	Variable 4.1-6m Shared Surface (Occasional narrowing to 3.7m)
Footway	None - pedestrians to use main shared surface carriageway
Cycleway	None - cycles to use main shared surface carriageway
Bus access	No
On-street parking	Visitor and resident parking in dedicated bays only. Parallel bays to be minimum 2m x 6m. A maximum of 4 contiguous bays will be permitted.
Traffic calming measures	Natural traffic calming through carriageway deflection and forward visibility control. See Traffic Calming Toolkit for other interventions.
Services	Incorporated within carriageway
Access	
Junction spacing and min. junction visibility	In accordance with principles of good design set out in Manual for Streets 2 (MfS2).
Junction radii	Typically 4 metres. Reduce radii where possible to keep straight alignment of footway.
Direct vehicular access to properties	Yes

5.4 STREET HIERARCHY

Example of a Mews street with a more contemporary character

Example of a traditional Mews street



Section

Plan

5.4 STREET HIERARCHY

TERTIARY STREETS (RURAL)

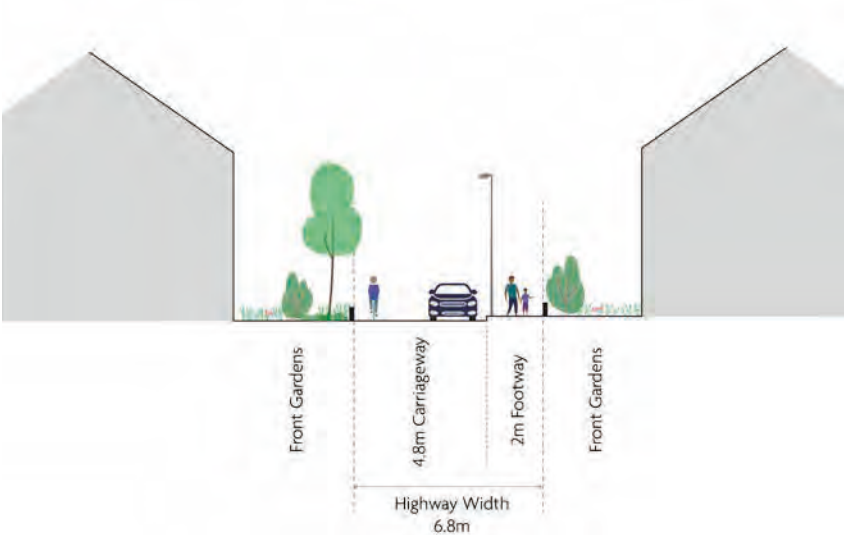
5.4.11 Tertiary streets provide cross-parcel permeability within the development and accessibility to dwellings.

5.4.12 Tertiary Rural streets accommodate visitor parking within more organic widening of the carriageway. Tree planting is to occur within localised narrowing of the carriageway. These buildouts will narrow the carriageway to slow vehicles.

TERTIARY STREET (RURAL)	
Highway Features	
Vehicle Speed	15 Design Speed (mph) 20 Speed Limit (mph)
Carriageway width	Min. 4.8m (Occasional narrowing to 4.1m)
Footway	2m one side of carriageway
Cycleway	None - cycles to use main carriageway
Bus access	No
On-street parking	Visitor parking in dedicated bays only. Parallel bays to be minimum 2m x 6m. A maximum of 3 contiguous bays will be permitted. Hard paving to rear where no footway
Traffic calming measures	High-quality raised carriageways at key junctions and active travel crossing points and natural calming through carriageway deflection and forward visibility control. See Traffic Calming Toolkit for other interventions.
Services	Incorporated within footway(s)
Access	
Junction spacing and min. junction visibility	In accordance with principles of good design set out in Manual for Streets 2 (MfS2).
Junction radii	Typically 4 metres. Reduce radii where possible to keep straight alignment of footway.
Direct vehicular access to properties	Yes

5.4 STREET HIERARCHY

Example of a rural street



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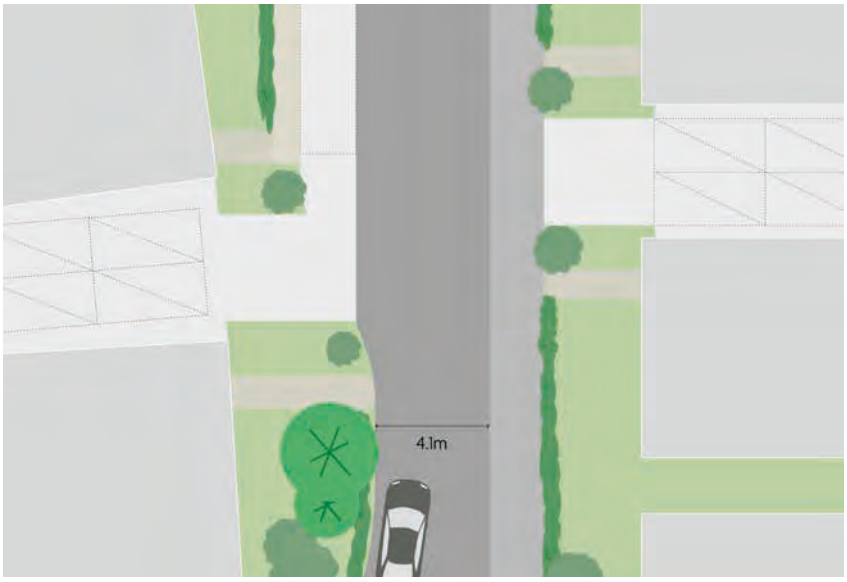


Plan

5.4 STREET HIERARCHY

TERTIARY STREETS (RURAL EDGE)

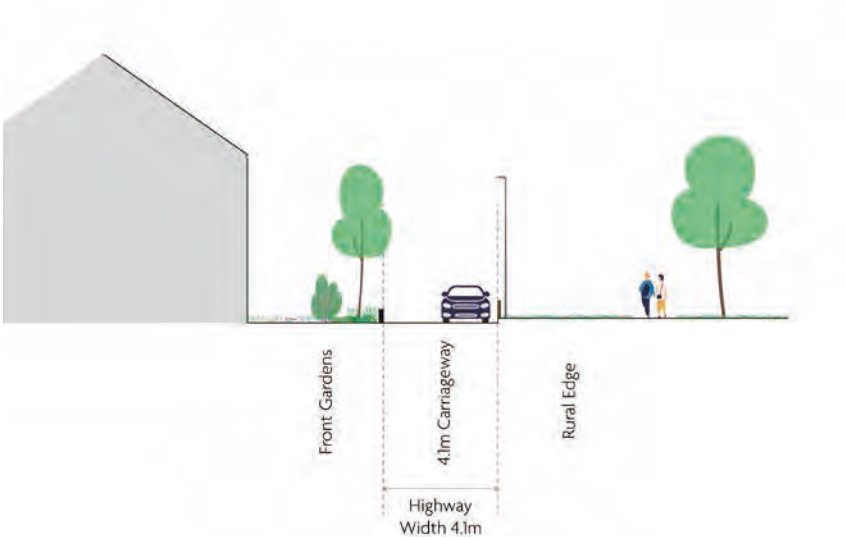
5.4.13 Shared-surface edge streets serve the smallest number of homes and are designed to be pedestrian focused spaces, creating a soft, rural character at the edges of the garden communities. Visitor parking is to be provided within more organic widening of the carriageway.

TERTIARY STREET (RURAL EDGE)	
Highway Features	
Vehicle Speed	10 Design Speed (mph) 20 Speed Limit (mph)
Carriageway width	Min. 4.1m (Occasional narrowing to 3.7m)
Footway	None - pedestrians to use main carriageway or paths within landscape
Cycleway	None - cycles to use main carriageway
Bus access	No
On-street parking	Visitor parking in dedicated bays only. Parallel bays to be minimum 2m x 6m. A maximum of 3 contiguous bays will be permitted.
Traffic calming measures	High-quality raised carriageways at key junctions and active travel crossing points and natural calming through carriageway deflection and forward visibility control. See Traffic Calming Toolkit for other interventions.
Services	Incorporated within carriageway
Access	
Junction spacing and min. junction visibility	In accordance with principles of good design set out in Manual for Streets 2 (MfS2).
Junction radii	Typically 4 metres. Reduce radii where possible to keep straight alignment of footway.
Direct vehicular access to properties	Yes

5.4 STREET HIERARCHY

Example of rural edge street

Houses fronting onto a rural edge



Section

Plan

5.5 TRAFFIC CALMING & JUNCTION DESIGN

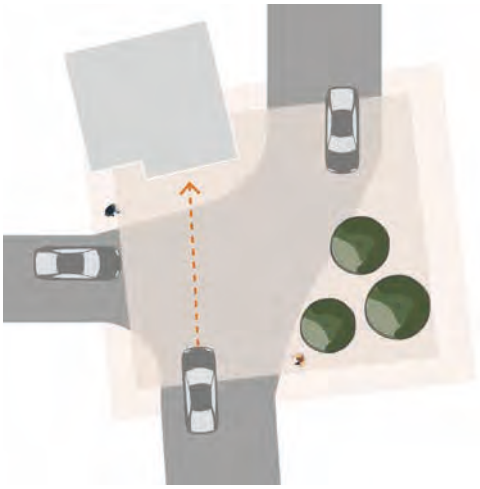
5.5.1 In addition to the key principles of the primary street layout, traffic calming **must** be considered as an integral part of the design, and not simply a collection of 'bolt on' solutions. The use of humps or cushions **should** be avoided, as these are unpopular with road users of all types, and can adversely impact the response times of emergency vehicles.

5.5.2 This page sets out some of the key ways traffic calming can be achieved, with a strong focus on deflections and bends in the carriageway.

5.5.3 The maximum distance of straight carriageway or between any traffic calming feature is to be 60m.

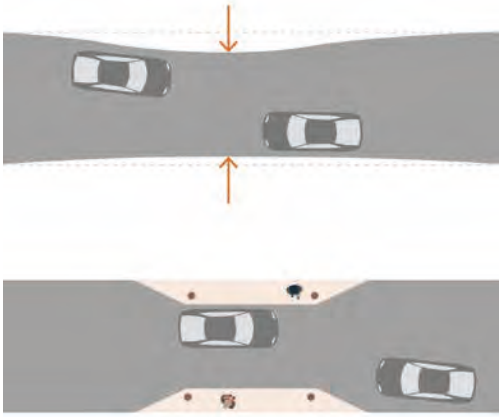
5.5.4 Tight Bends

- The primary street **should** meander, where possible following the natural topography of the land, to reduce earthworks and engineered level change solutions.
- Overrun strips of contrasting materials allow passage of larger vehicles, whilst maintaining tight radii and visual narrowing, and thus a maximum calming effect.



5.5.5 Staggered Square Junctions & Building Placement

- Raised table within a square, with offset alignment to each exit
- A high-quality material **should** be used to mark the square, with no road markings, to de-prioritise vehicles.
- Bigger squares have opportunities for irregular tree planting and street furniture that will act as a gathering space for residents and visitors.
- Buildings to be used to signal the staggered layout, their proximity to the carriageway utilised to increase a sense of enclosure.



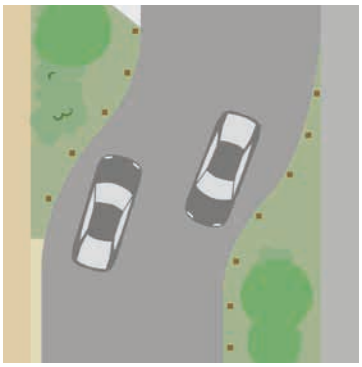
5.5.6 Narrowing & Pinch Points

- Narrowing of the carriageway width from both sides to a minimum of 5.5m along the Primary Street.
- Where possible this **should** be done organically, with the footway/planting swelling to constrain the carriageway. Where this is not possible due to the distance required, more engineered pinch points are acceptable, but any tapering **must** be generous to accommodate road sweepers.
- Design of pinch points where used to be multi-purposed, e.g. acting as wider verge for planting or cycle parking, or encouraging use as an uncontrolled pedestrian crossing.

5.5 TRAFFIC CALMING & JUNCTION DESIGN

5.5.7 Carriageway Deflection

- Occasional switching of the 3-5m verge to the opposite side of the carriageway allows for enhanced planting, as well as providing an opportunity to deflect and slow vehicles on an otherwise straight alignment.
- The greater the path angle achieved, the more effectively traffic will be slowed.
- Planting **should** be carefully used to reduce drivers' long-range visibility, whilst still allowing good shorter range visibility to enable them to react to pedestrians/ cycles or vehicles emerging from side streets or parking.

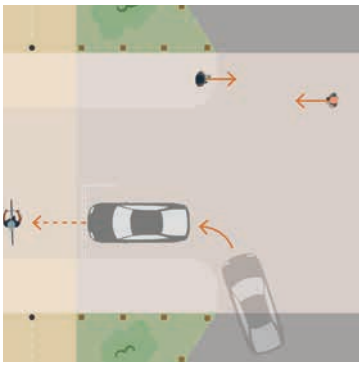


5.5.8 Footways Adjacent to the Carriageway

- Where planting is not being used, footways **should** run directly alongside the carriageway.
- This proximity to pedestrians will naturally slow traffic, as well as encouraging informal pedestrian crossing due to decreased footway to footway distances, and no separation by planting or verges on this side.

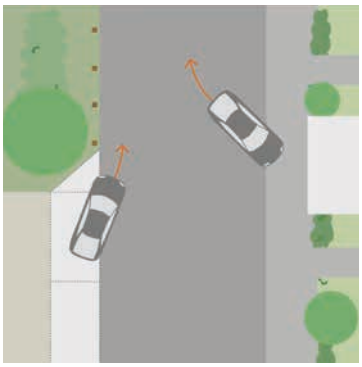
5.5.9 Tight Junction Radii & Raised Tables

- Where side streets meet the primary street, a raised table, level with the footway and of a different, higher quality surface to the main carriageway, **should** be used. This signifies to drivers that there is a junction without the need for excessive signage, and the vertical deflection will naturally slow them. The material change also signals to drivers that pedestrian movements here are more likely, and implies pedestrian priority.
- Tight junction radii encourage drivers to take corners slower, ensure better visibility off the foot/cycleway, and reduce the crossing distance for pedestrians.



5.5.10 Parking

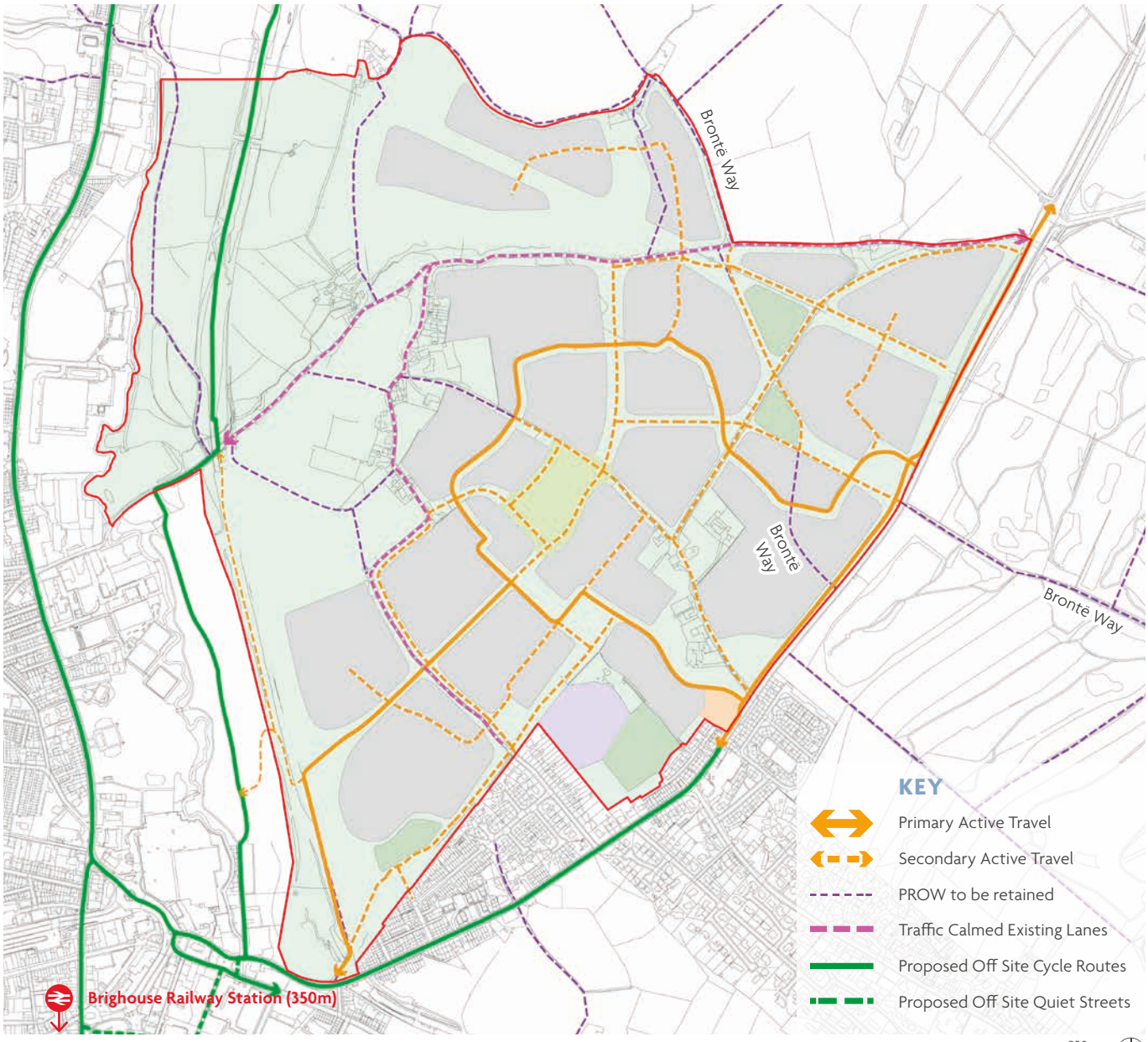
- Driveways with access directly from the primary street will naturally calm traffic, with other vehicles having to slow as residents manoeuvre on/off of them.
- On-street visitor/delivery bays also increase the amount of vehicles interfacing with the carriageway, with passing vehicles naturally slowing if a space is being manoeuvred in/out of. When vehicles are parked, passing vehicles will slow to take care not to come too close, possibly causing damage.



5.6 WALKING & CYCLING ROUTES

WALKING & CYCLING ROUTES

5.6.1 The Garden Community provides a legible, high-quality and direct network of walking and cycling routes. These routes offer a strategic connection to local employment, Brighouse Town Centre, and Brighouse Railway and Bus Stations. The use of the network for leisure is also encouraged, with direct connections to existing Public Rights of Way, including the long distance Brontë Way trail.



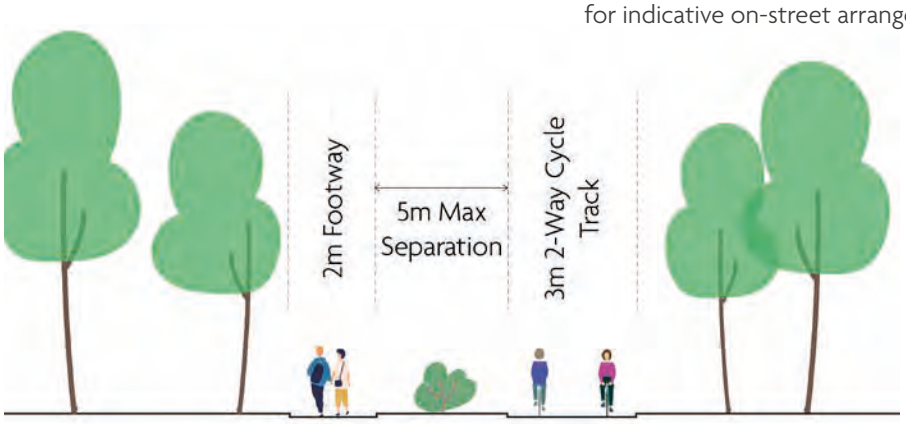
Active Travel Plan

5.6 WALKING & CYCLING ROUTES

PRIMARY ACTIVE TRAVEL ROUTES

5.6.2 Primary Active Travel Routes within the Garden Community ensure the maximum amount of homes are within easy reach of high-quality traffic separated cycling infrastructure. These are integrated with the proposed off site Brighouse cycle network.

5.6.3 These routes will be LTN 1/20 compliant, and primarily consist a 3m bi-directional cycle track and adjacent footway of at least 2m. Below is an indicative illustrative arrangement where these routes run within green links. Please see previous Primary Street section for indicative on-street arrangements.

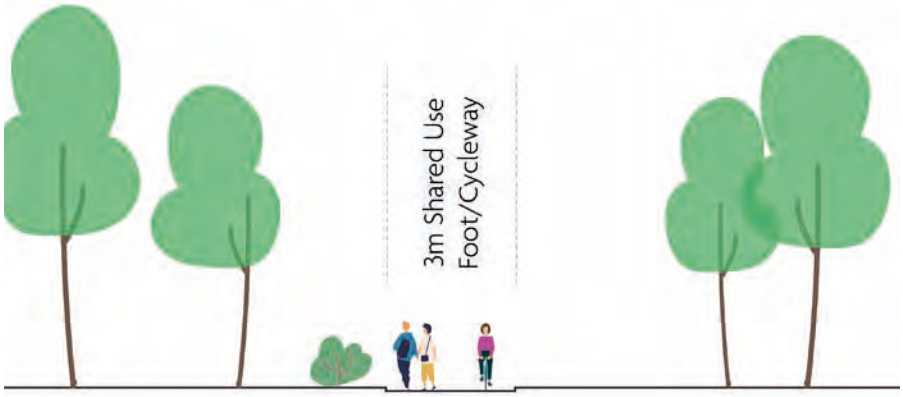


Primary Active Travel Route within green open space

SECONDARY ACTIVE TRAVEL ROUTES

5.6.4 Secondary Active Travel Routes within the Garden Community run form part of green links and open spaces, and offer a completely traffic free route

5.6.5 These routes will consist a shared use foot and cycleway of at least 3m in width. Below is an indicative illustrative arrangement where these routes run within green links. Please see previous Secondary Street section for indicative on-street arrangements.



Secondary Active Travel Route within green open space

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GENERAL PRINCIPLES

5.7.1 Car parking **should** be designed to minimise the visual impact of vehicles within the streetscene. An important way of achieving this is to introduce a variety of parking solutions within an area and therefore, as a general principle, each development parcel/character area will be expected to demonstrate a range of solutions drawn from the following pages.

- Vehicle parking for residential dwellings and non-residential development **must** be provided in accordance with the standards set out in the Calderdale Local Plan.
- Generally parking will be provided in the form of on-plot driveway, car port or garage.
- It will be permissible to provide a limited amount of grouped parking which is not on-plot - in a car barn for example (see P9 and 10) - subject to ensuring that the proposed parking is well overlooked and close to the homes it serves.
- On Primary and Secondary streets, cars parked on driveways **should** not sit forward of the 'building line' to prevent over-dominance of vehicles in the street scene. On Tertiary and Edge streets, this should still generally be avoided where possible.
- No more than four perpendicular parking spaces may be provided in front of dwellings without sub-division by a landscape strip of minimum 1.5m wide or a large tree.
- No more than three on-street parking spaces, parallel to the carriageway, may be provided without sub-division by an area of landscape sufficient for the planting of at least one street-tree.
- On-plot parking spaces **should** provide adequate room for access around the car (including bikes, unless secure internal cycle storage is provided elsewhere).

Garages

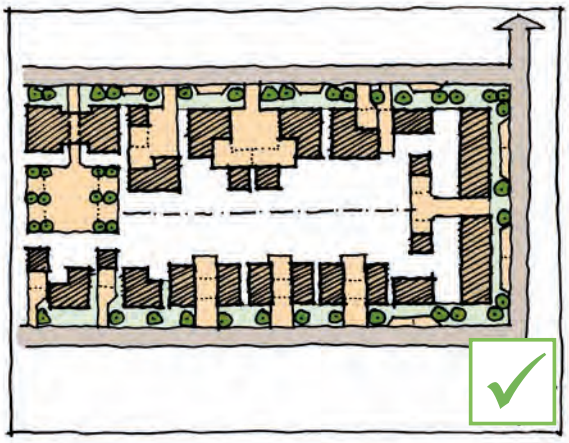
5.7.2 The following principles apply to the design of garages:

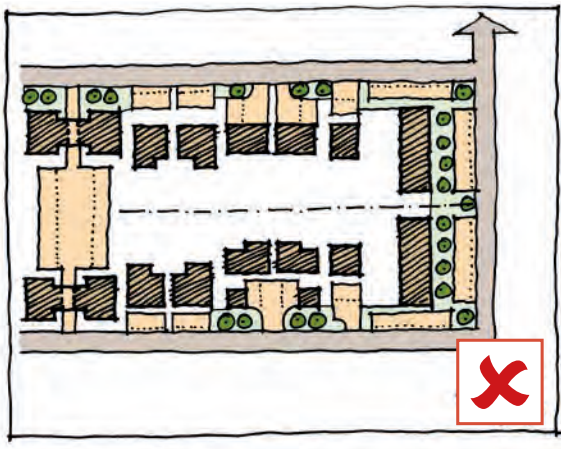
- To count as a parking space, a single garage **must** have minimum internal dimensions of 6m x 3m, with a minimum opening width of 2.4m. This will allow a family-size car to enter the garage and for the driver to exit the vehicle comfortably. This size of garage will also allow for cycle parking so that separate provision is not required.
- A garage will not count as a parking space if it is the only parking provision for that dwelling.
- If two or more parking spaces are provided for a dwelling, no more than one of them **should** be a garage.

Driveways

5.7.3 The following principles apply to the design of driveways:

- Driveways **must** be at least 3m wide, or 3.3m if there is not a separate pedestrian access to the front door.
- Driveways **should** be at least 5.6m deep to allow for the opening of an "up and over" garage door.
- Driveways **should** be of a length that accommodates either 1 or 2 cars. Intermediate lengths can result in vehicles overhanging the footway or manoeuvring areas.



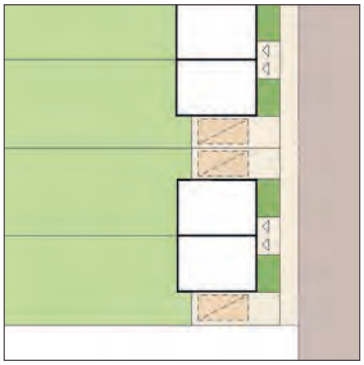
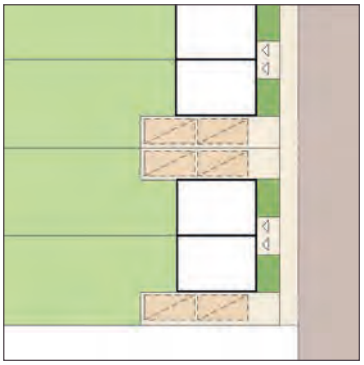
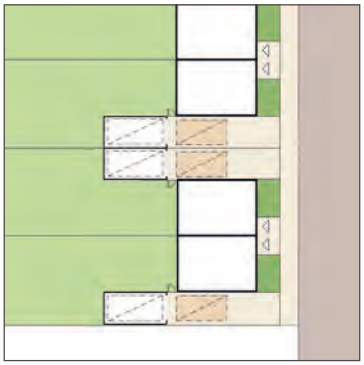


5.7 CAR PARKING

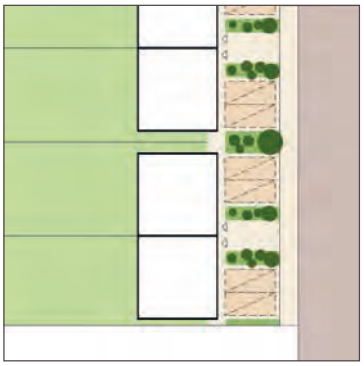
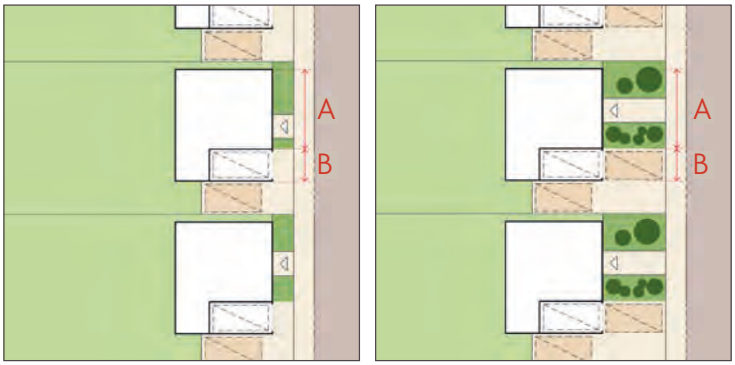
CAR PARKING TYPOLOGIES

5.7.4 The following library of parking types sets out a range of parking solutions which are likely to be acceptable, subject to detailed design solutions and the specific locations they are proposed for.

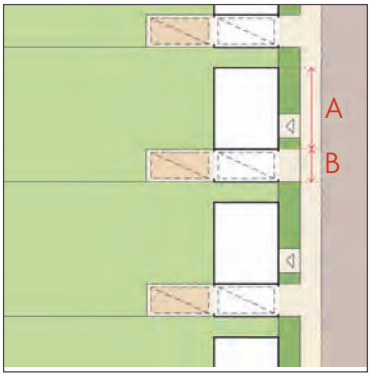
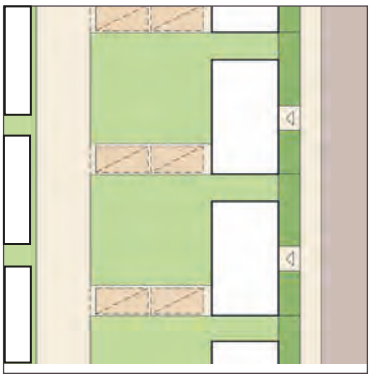
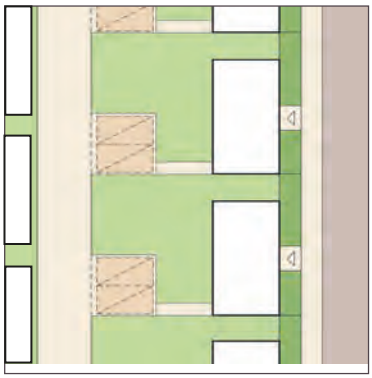
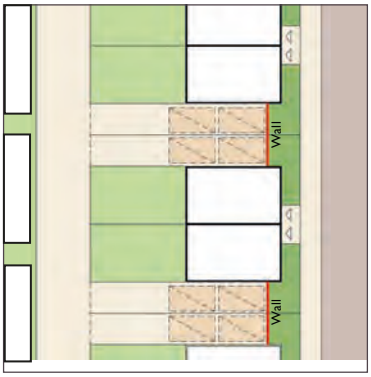
5.7.5 Refer to the Frontage Character section of Chapter 7 for specific guidance on the access and parking arrangements that will be acceptable for particular key street frontages.

TYPOLOGIES	DESCRIPTION / NOTES
P1: On-plot between dwellings (Front Access) A  B  C 	• If a garage/carport is included (see P1c), garden access **must** be maintained without having to enter the garage/ carport

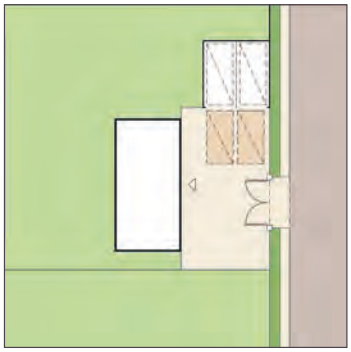
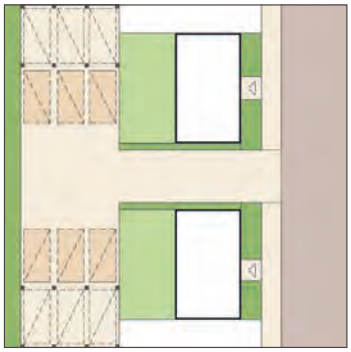
5.7 CAR PARKING

TYPOLOGIES	DESCRIPTION / NOTES
P2: On-plot in front of dwellings (Front Access) A 	• Where parking is to be provided in front of the building line, gaps between dwellings **should** be minimised. • To avoid the entire width of the house frontage being hard paved, generous landscape areas (minimal width 500mm) **must** be provided within front gardens to obscure parking. • Adjacent dwellings and parking **should** be handed, where site constraints allow, to maximise the width of landscape areas between driveways and create defined groupings.
P3: Integral garage with on-plot parking between dwellings (Front Access) A B  **Please Note:** The use of house types with integral garages (Integs) is generally discouraged for the following reasons: • They are not a traditional housing typology and therefore are generally at odds with the built character of the area. • Unless the dwelling is wide, front elevations tend to be dominated by garage doors creating poorly proportioned building frontages. • Because of the need to provide a driveway/parking space in front of the garage, front gardens become overly deep and are dominated by hard paving, leaving little room for landscape treatments. It is recognised however, that they can be a useful means of achieving higher densities in some circumstances and their use will be acceptable if the above design principles are followed	• Integral Garages (Integs) will not be acceptable along the Primary street corridor. However, they will be acceptable on other street types. • No more than 4 detached Integs will be allowed in a row (an exception may be made for terraced dwellings forming part of a distinct mews street character). • Rows of Integs **should** be bookended by other dwelling types with shallower front garden depths to screen the driveways of the Integs, and Integs **must** not be located on the ends or corners of streets. • Adjacent Integs **should** be handed, where site constraints allow, to maximise the width of landscape areas between driveways and create defined groupings. • Where two on-plot parking spaces are required, if one is provided in front of the garage door/building line, the other space **must** be provided to the side of the dwelling, to avoid the entire width of the house frontage being hard paved. Generous landscape areas **must** be provided within front gardens to obscure parking - see P3b. • The garage door (B) **should** not exceed half the width of the remaining facade (A) (an exception may be made for terraced dwellings forming part of a distinct mews street character).

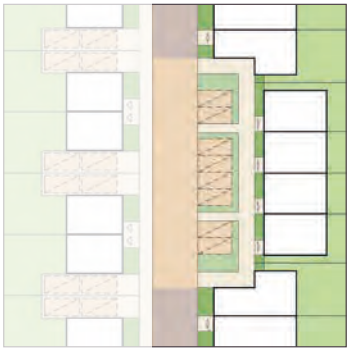
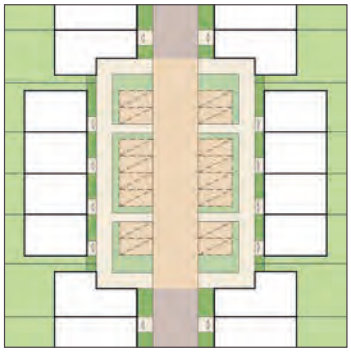
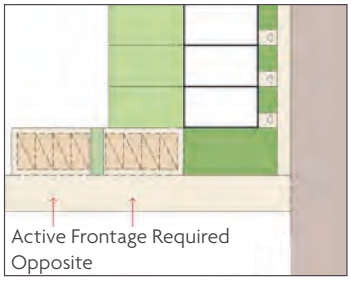
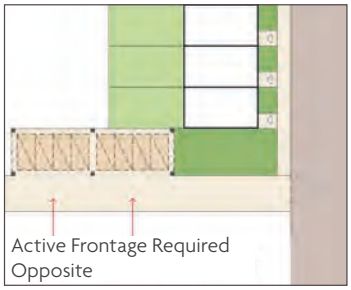
5.7 CAR PARKING

TYPOLOGIES	DESCRIPTION / NOTES
P4: On-plot access through carport  	• Carports **must** not exceed width of a single car. • The carport entrance (B) **must** not exceed half the width of the remaining facade (A) • No parking to be allowed between the front of the carport and carriageway. • No garage door or gate permitted on the front of car ports.
P5: On-plot (Rear Access) A  B  C  	• Rear access to be made via mews streets with active frontages on the opposite side. • The width of parking across individual or multiple plots **must** not exceed two spaces. • Where parking between buildings (see P5c), a wall of at least 1.8m in height **must** be used to obscure this from view from the principle elevation. The wall material **must** be the same as the adjoining walls.

5.7 CAR PARKING

TYPOLOGIES	DESCRIPTION / NOTES
P6: On-plot corner 	• Parking bays enclosed by walls or fences. • Direct gated garden access **should** be provided from the driveway or side street.
P7: On-plot Forecourt 	• Applies to large dwellings only. • Front boundary to be walls, railings or hedgerows. • Any gates to be inward opening. • Parking may be set forward of the building line as shown.
P8: Communal Off-Street Parking Courts 	• Courts to serve no more than 6 dwellings. • Access road to be at least 4.1m width. • Access **should** be made from the street fronted by a majority of the dwellings the court is to serve, except where this is not possible due to access constraints from a primary street. In this instance, access may be provided from rear or side streets. • Where landscaping is provided, this **should** be at least 600mm in width.

5.7 CAR PARKING

TYPOLOGIES	DESCRIPTION / NOTES
P9: Communal On-Street Courtyards A  B 	• No more than four spaces in a continuous run • Minimum landscape strip of 1.5m to allow for meaningful planting and trees • Parking to serve no more than 12 dwellings • The area **should** be designed as a coherent courtyard • Hedges, shrubs and trees used to define the space • A consistent, high-quality surface **must** be used (not asphalt) for both street and parking bays • Parking bays to be defined with contrasting materials (e.g. different colour block paver), with no painted lines • Parking may be set forward of the building line as shown
P10: Communal Side Street Bays  	• No more than four spaces in a continuous run, with a maximum of eight spaces total • Minimum landscape strip of 1.5m to allow for meaningful planting and trees • Active frontage required opposite for passive surveillance • No tandem parking to be allowed, with this designed out by proximity of the bays to the street/footway
P11: Communal Side Street Car Barn  	• No more than eight spaces • Active frontage required opposite for passive surveillance • No tandem parking to be allowed, with this designed out by proximity of the bays to the street/footway

5.8 CYCLE PARKING & STORAGE

5.8.1 Cycle parking will be provided in a variety of different ways across the site and will vary from long term resident parking (both on and off-curtilage) to short stay bike stands within public areas. This provision will allow flexibility to meet the requirements of different user groups and further enable and encourage sustainable transport.

5.8.2 Key Design Principles:

- Cycle parking **should** be provided in accordance with the best practice principles set out in the tables below wherever possible.
- Cycle parking **must** be secure and easy to use for people of all ages and abilities.
- Some provision **should** be made for non-standard and all-ability cycles, such as cargo bikes, tricycles and tandems.
- External cycle stores **must** be sensitively designed and located so that they sit comfortably within the public realm. The use of green roofs is encouraged.

RESIDENTIAL CYCLE PARKING	
Consistently available	1 space per bedroom (LTN 1/20).
Fit for purpose	Spaces **should** be large enough to easily manoeuvre and access a particular bike, and **must** be weatherproof. If parking is within a garage, sufficient space **must** be provided to ensure a car may also be parked (refer to section 5.7).
Conveniently sited	Parking **should** be accessed from either the primary elevation of a home, or via a convenient side or rear gate. It may be grouped with waste storage areas.
Accessible and easy to use	All cycle parking **should** be easy to reach - no steps, detours, narrow corridors or steep slopes. Access through a garage **should** be avoided.
Safe and secure	Users **should** feel confident their bike is secure when parked, especially where any facilities are communal (e.g. flatted blocks).

MIXED-USE & OPEN SPACE CYCLE PARKING	
Consistently available	Sufficient parking for all visitors and staff.
Fit for purpose	'Sheffield' or 'M' type stands allow for both frame and wheels to be locked. Stands relying on front wheel support only **should** be avoided. Stands **should** be weatherproof in locations where cycles may be expected to be stored for longer periods of time.
Conveniently sited	Short stay parking within 15m from main entrances at mixed-uses, and close to key open spaces, play areas and sports facilities.
Accessible and easy to use	All cycle parking **should** be easy to reach - no steps, detours, narrow corridors or steep slopes.
Safe and secure	Users should feel confident their bike is secure when parked, and safe when using the facilities.

Private residential bike store

Shared residential bike store

Sheffield Stands in a public area

5.9 WASTE & RECYCLING STRATEGY

General Principles

5.9.1 Detailed Planning Applications will be expected to demonstrate how storage for waste and recycling has been planned into the site layout from an early stage.

- The provision of waste and recycling facilities **must** comply with CMBC standards.
- The size and location of waste storage facilities and collection points **must** be carefully designed to avoid visual intrusion and nuisance, whilst ensuring ease of use and collection at all times.
- Bins will be stored out of sight from the public realm on non-collection days, whilst remaining easily accessible for users. Diagrams on the following page identify a number of typical design solutions.
- The provision of bin storage to the front of dwellings **should** generally be avoided, but where this is not possible, bin storage **should** be designed into the front elevation of the dwelling or located in purpose designed structures to provide adequate screening.
- Recycling of waste materials will be encouraged by the provision of facilities for storage and collection of separated waste at residential and non-residential premises.
- Homes will provide adequate internal and external space for waste and recycling containers.
- All homes **should** be provided with composting facilities within the back gardens of properties.

Footways/cycleways should not be expected to provide space for bin collection areas

Bin collection area sited unobtrusively behind screen wall forming entrance to parking court - an example of how bins might be stored out of sight from the public realm on non-collection days

Communal bin/bike stores for apartment blocks **must** be sited unobtrusively and be well landscaped

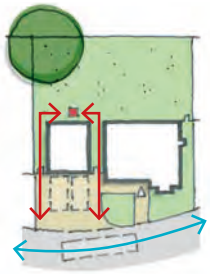
Well designed, contemporary style bin store for commercial user

Bin storage well integrated into front elevation of terraced house, adjacent to front entrance

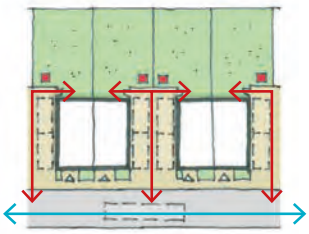
5.9 WASTE & RECYCLING STRATEGY

KEY

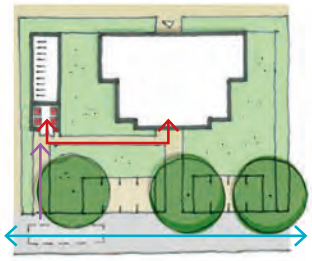
- Route to collection points (no more than 30m)
- Collection points
- Refuse collectors walking route (no more than 30m)
- Refuse collection vehicle route



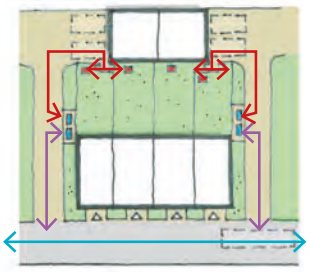
Detached dwellings



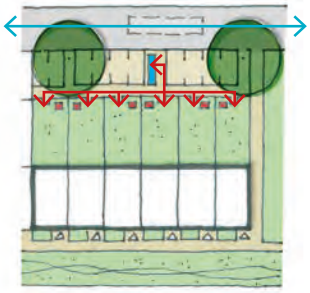
Semi-detached dwellings



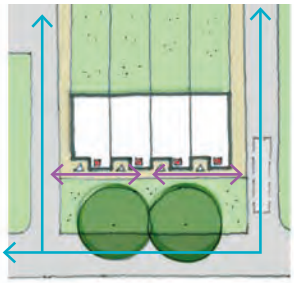
Apartment



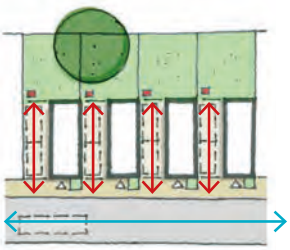
Terraced example 1



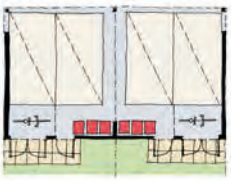
Terraced example 2



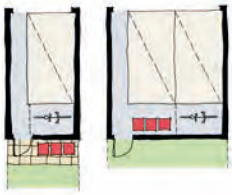
Terraced example 3



Terraced example 4



Car barn with waste & recycling and cycle storage at the rear of the shelter.



Storage provided within a garage or behind it, screened from the street.

Residential Storage & Collection

5.9.2 The storage and collection strategy will vary between different types of dwelling but the following general design principles apply.

- Waste and recycling storage areas **must** be sited out of public view or well screened, generally to the rear or side of dwellings. Typically they will be located in the back garden or within an on-plot garage/car-barn (assuming it has been sized to accommodate this).
- Waste & recycling storage areas **must** be readily accessible to occupiers on a daily basis, but also facilitate easy movement of bins to the point where they will be collected, e.g. the roadside, or a communal collection point.
- Mid-terrace homes **must** not be provided with waste & recycling storage facilities which require the occupier to pass through the dwelling to reach the collection point. Where the storage is in the garden, a rear access gate **must** be provided. In some situations it may be acceptable to provide a storage area at the front of a dwelling as long as it is not overly dominant in the streetscene (example 3 below).
- Apartment blocks will generally be provided with communal bin stores. These may be integrated into the building or designed as standalone structures sited within the grounds of the block, potentially grouped with cycle parking. Communal bin stores **must** be very carefully designed and sited to achieve an appropriate balance between convenience for users and unobtrusiveness.

5.9.3 The diagrams on this page illustrate a range of possible storage and collection strategies. Alternative design solutions will be subject to review and agreement with CMBC.

Retail/Commercial Storage & Collection

5.9.4 The following design principles apply:

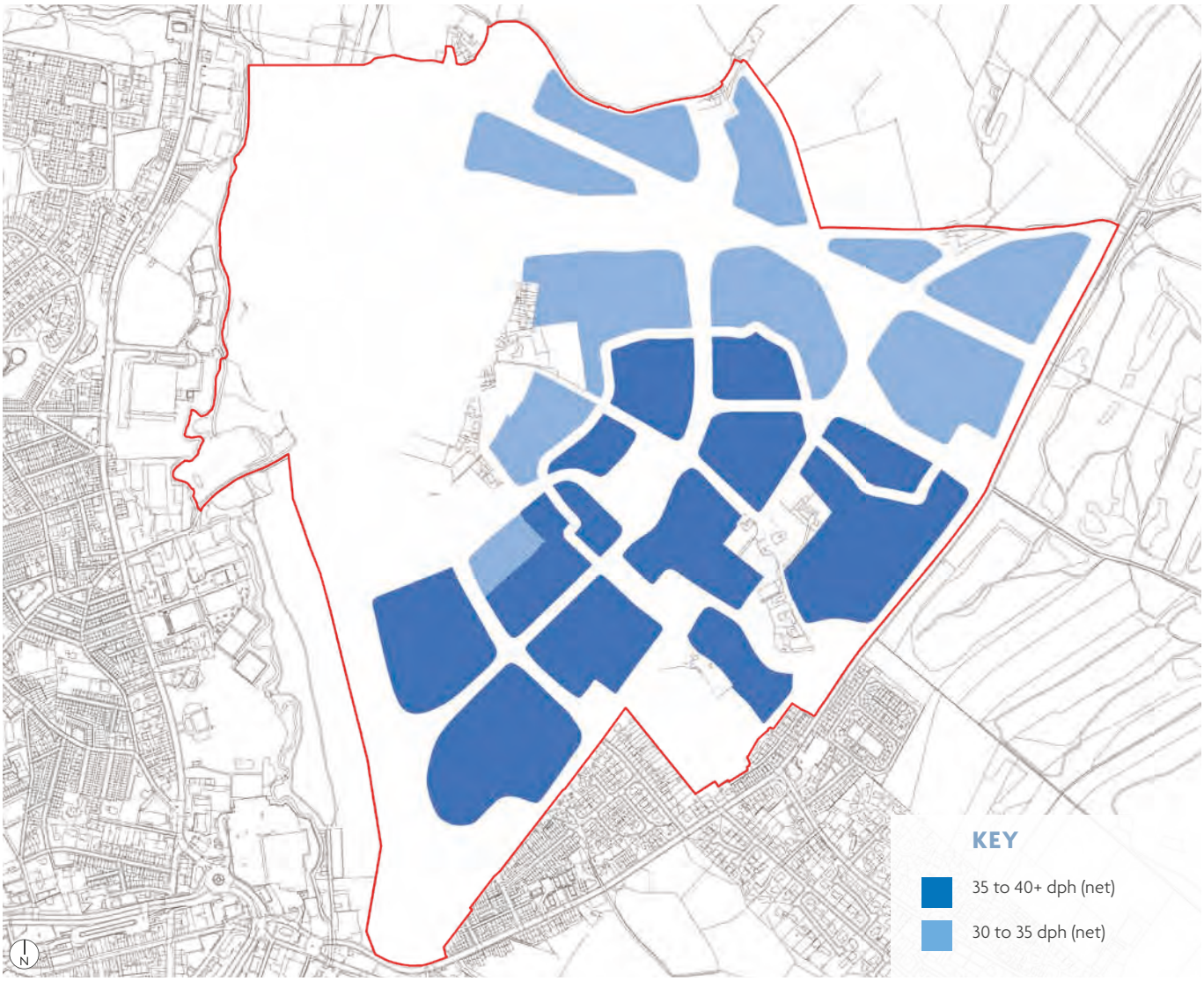
- Where possible, service areas **should** be grouped together and carefully screened, making them easier to manage and less visually intrusive, but consider how the design may affect security, e.g. avoid the potential for structures to offer an aid to climbing.
- Include measures to prevent unauthorised parking within service areas.
- Avoid kerbs or provide dropped kerbs, so that operatives can easily manoeuvre large bins between storage areas and vehicles.

6. BUILT FORM

6.1 DENSITY & HEIGHT

6.2 BUILT FORM PRINCIPLES

6.1 DENSITY & HEIGHT



Density

6.1.1 Variation in residential density across the Garden Community is to be used to ensure that a maximum number of homes are in the locations most easily reached by sustainable means (walking, cycling and public transport), and with best access to services within the site and the wider town.

6.1.2 As per Policy HS2 of the Local Plan, the minimum net density is set at 30 dph, to ensure land is used efficiently and sustainably.

6.1.3 This approach to density has been developed alongside and informed by the built form Character Areas as set out in Chapter 7 - Identity. More urban forms and thus higher densities are encouraged closer to the site's interfaces with the existing town, and lower densities and rural forms at the site's extremities, providing a sensitive new edge to Brighouse.

Building Heights

6.1.4 Drawing strongly from local character, the majority of homes within the Garden Community will be 2-2.5 storeys high, also helping to reduce the site's visual prominence within the surrounding landscape. However, some areas of the site on flatter or less visible land may have the potential for buildings up to 3 storeys high, which **should** be focussed within areas of higher density, a more urban character, or where an increased sense of enclosure is beneficial - for instance along the Primary Street or alongside open spaces. A Landscape and Visual Impact Assessment (LVIA) will be required to demonstrate any design proposal's wider visual impact.

BUILT FORM PRINCIPLES

6.2.1. The design of urban blocks* **should** comply with the layout principles set out below and on the following pages. These principles represent good practice urban design principles, and aim to deliver coherent streetscapes that are easy to navigate, and attractive public spaces that people will want to use.

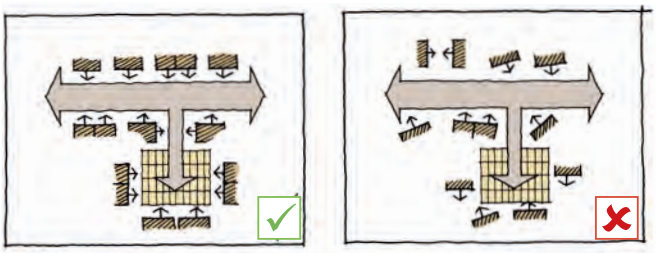
*An urban block is defined as an area of land bounded by streets or public space, containing buildings which generally face outwards towards the public realm.

6.2.2 A Permeable Layout

- The street network **must** provide clear and convenient routes between key destinations for pedestrians, cyclists and vehicular traffic.
- Pedestrian and cycle routes **must** be interconnected and not lead to dead-ends.
- Where vehicular routes reach a terminating space, pedestrian routes **should** continue beyond the space and connect to another public route or space unless there are exceptional reasons why this is not possible (eg. topography).
- Cul-de-sac arrangements **should** generally be avoided.

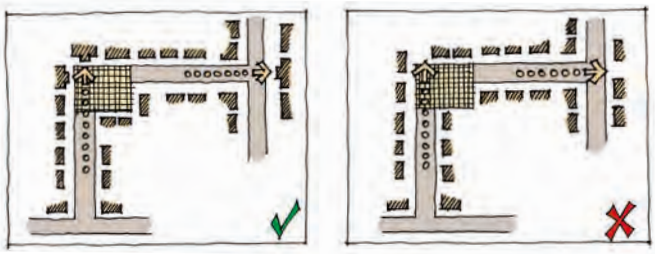
6.2.3 Building Orientation

- Buildings **must** be positioned so that they create well-defined spaces.
- Generally, buildings will be aligned broadly parallel to the edge of the street or space, but some variation **should** be included to create visual interest. Where this occurs, buildings **must** not be placed randomly in relation to the street or space, but as part of a considered arrangement with adjacent buildings.



6.2.4 Views & Vistas

- Where linear spaces or routes establish a vista (long distance view), the vista **must** either end in a defined public open space or be terminated by a 'visual stop.' A 'visual stop' can be formed by a carefully positioned building or a prominent landscape feature.
- Vistas **must** not terminate in a view of a private driveway, garage door, or the side boundary wall to a plot.



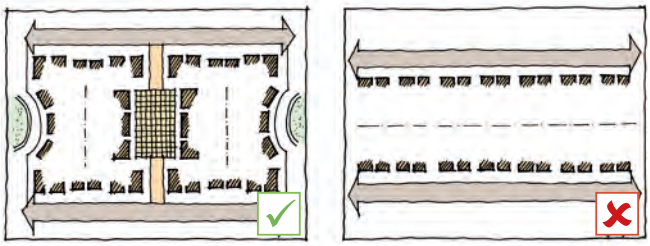
6.2 BUILT FORM PRINCIPLES

6.2.5 Public & Private Space

- Public and private space **must** be clearly distinguished through the arrangement of buildings and boundary treatments.
- There **must** be a clear logic to the positioning of fronts and backs in relation to adjacent buildings.
- 'Semi-public' space arising from a lack of continuity or enclosure **must** be avoided.

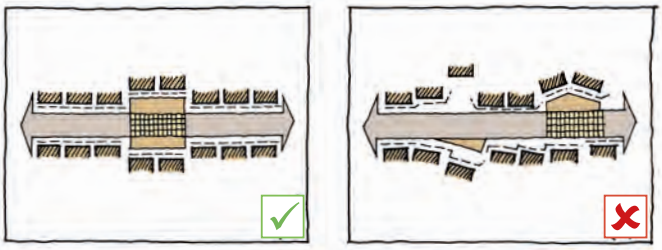
6.2.6 Identifiable Groupings

- Buildings **must** be arranged in identifiable groupings within the layout to define spaces and create character.
- Groupings will be discernible either as clusters of buildings around a space or defined frontages to streets and open spaces.



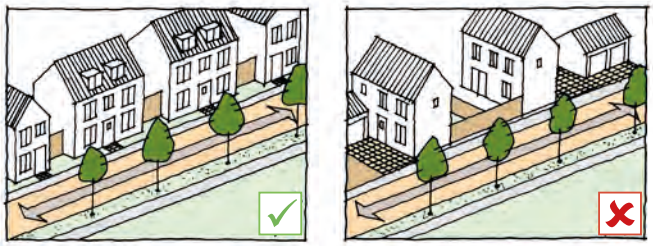
6.2.7 Building Frontages

- The primary building frontage will generally face the adjacent street or space, but occasional buildings may be positioned end on to create variety and facilitate the provision of active frontage to shared parking areas.
- Primary building entrances **must** be visible from the public realm.
- Building frontages **must** establish a common building line or otherwise as specified by 'Frontage Character' in the following section of this document.



6.2.8 Active Frontage

- Buildings **must** include frequent entrances along their frontage to create activity.
- Routes and spaces **must** be overlooked by windows to habitable rooms creating strong visual connections between inside and outside and providing good levels of passive surveillance.
- Blank elevations largely devoid of windows **must** be avoided where they face or are clearly visible from the public realm.



6.2.9 Gaps Between Buildings

- Gaps between buildings **should** be minimised, to create a good sense of enclosure to streets and spaces. The size of gaps will vary to suit different building typologies and development character.
- A minimum of 1 metre **should** typically be provided between the dwelling and the plot boundary to facilitate access to the rear of the house and maintenance of the gable end. A minimum of 1.5m is required where the land beyond the boundary is undeveloped but allocated for (and suitable for) development – refer to Annex 2 of the Calderdale Local Plan.
- Boundary walls **should** be used as linking elements between buildings facing the public realm (refer also to Plot Boundary Types library).

6.2.10 Maintaining Privacy

- The following minimum separation distances **should** be provided between windows in facing elevations to provide appropriate levels of privacy, daylighting and amenity.
- These dimensions are provided as an indication of what will be acceptable, but there is flexibility to amend them in response to specific site conditions or design solutions. Refer to Annex 2 of the Local Plan for more detailed guidance.

Aspect	Minimum. Distance
Main to Main	21m
Main to Secondary	18m
Secondary to Secondary	15m
Main to Side	12m
Secondary to Side	9m

NOTES ON ASPECT:

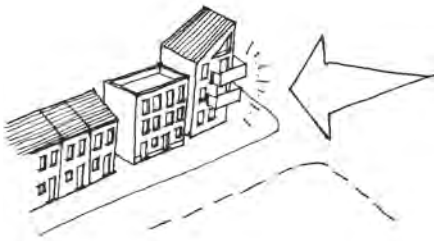
- **Main Aspect:** Main windows to lounge/living rooms, dining rooms and conservatories.
- **Secondary Aspect:** Windows to kitchens, bedrooms, study, and subsidiary windows to lounge/living and dining rooms.
- **Side Aspect:** Includes blank walls, windows to non-habitable rooms and walls to non-residential buildings.

6.2.11 Focal Buildings

Focal buildings or groupings create local landmarks and enhance the legibility of a place. They will range from minor variation to the design of dwellings at the end or corner of a street to distinctly different buildings designed as focal points for the whole neighbourhood such as the school and Local Centre.

- Focal buildings or groupings **should** be used to frame views or terminate views along streets or green spaces.
- Prominent corner buildings **should** actively respond to the streets/spaces on both sides.
- Focal buildings may have a slightly different character from others in the vicinity.
- Building elements such as bay windows, balconies, and chimneys and/or decorative elements may be used as a focal point for an important elevation.
- Consider giving prominent landmark buildings a distinctive roofline.

Focal building acting as vista stopper along street



Focal building on street corner

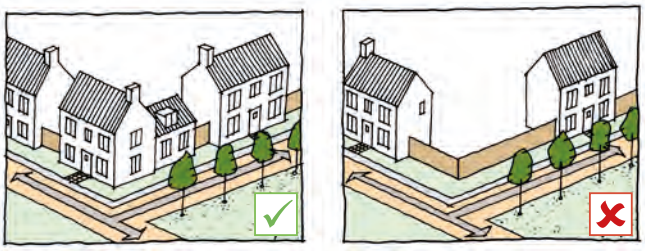
Corner house actively facing public realm on two sides. Feature chimney and corner balcony add visual interest.

6.2 BUILT FORM PRINCIPLES

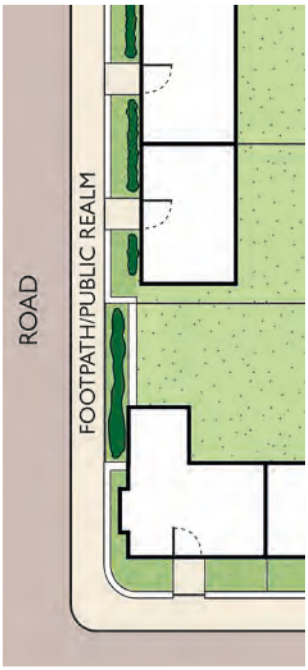
6.2.12 Turning Corners

- All buildings located on corners (where two routes, two spaces, or a route and a space meet) **must** positively address both directions through positioning of entrances and/or generous windows to habitable rooms to maximise natural surveillance.
- Blank, or largely blank, gable ends will not be acceptable.
- The tallest or largest element of a corner building will be located on the corner.
- Both the corner building and any boundary treatment **should** reflect the design and materials of the adjoining building/boundary treatment on the higher order street frontage (i.e. design of buildings on the Secondary street takes precedence over those on the Tertiary street).
- Exposed garden boundaries to corner buildings **should** be located on the lower order street frontage.
- The gap between a corner building and the next dwelling frontage **must** be minimised. In general there **should** be no more than one garden's length of exposed rear boundary between the two buildings, plus additional width for side access to the next dwelling (which may also include a parking space).
- Side boundaries to gardens which are exposed to the street **must** be secured by garden walls which **should** complement the adjoining facade in terms of materials and detailing.

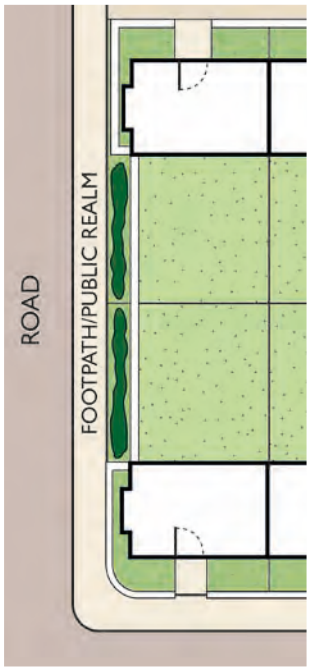
Special treatment of house at end/corner of street helping to 'bookend' the terrace



Large windows in gable end with consistent approach to materials and detailing on corner house and those in adjacent street.



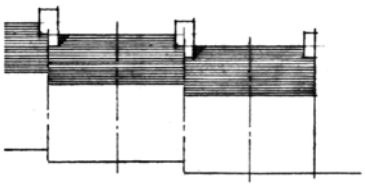
When turning a corner, there **should** be no more than one garden's length of exposed rear boundary between the corner house and the next dwelling frontage.



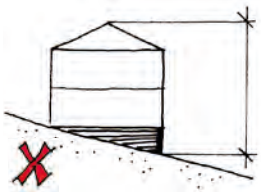
Layouts which result in two or more exposed garden boundaries in a row **should** be avoided.

6.2 BUILT FORM PRINCIPLES

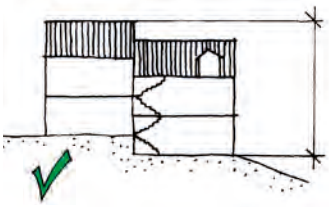
Terraced form steps down slope



Distinctive stepped breaks between individual or pairs of dwellings



Significant reprofiling can lead to blank/ inactive ground level facades



Dwellings will respond to steep slopes through the use of stepped housing forms

Local example of stepped, terraced dwellings

Local example of stepped, terraced dwellings

6.2.13 Responding to Topography

Calderdale's landscape is defined by its steep sided valleys with wooded slopes, and the design and layout of streets and houses on these sloping sites has a distinct character as a result. It is important that new development in the Garden Community is similarly designed to work with the topography, rather than fight against it, so that dwellings sit comfortably within the landscape. The following key principles apply:

- Site layout and building design **must** respond positively to the existing topography and through this create a place with distinct character.
- The form of buildings, and groups of buildings, will respond to changes in topography by stepping up or down the slope, rather than relying on significant land re-profiling. Steps in terraced dwellings **should** be consistent along the street.
- The use of non-traditional dwelling types such as split level and upside-down homes is generally discouraged but may be appropriate in limited situations where the topography is particularly challenging.
- Dwellings **should** be orientated to maximise potential views, with due consideration given to the potential for views over the top of dwellings at a lower level.
- Large retaining structures **should** generally be avoided in favour of more gradual changes in level, but where they are unavoidable, they **should** ideally not be visible within the public realm.
- Where retaining walls are required, they **should** be built into the structure of dwellings and/or co-ordinated with rear plot boundaries to minimise their visual impact on the street.
- The use of bioengineering techniques (use of vegetation) may be a solution for creating less visually intrusive, more natural profiles within open spaces.
- Significant land re-profiling will be avoided adjacent to existing trees which are to be retained.

7. IDENTITY

7.1 INTRODUCTION

7.2 CHARACTER AREAS

7.3 FRONTAGE CHARACTER

7.4 PLOT BOUNDARY TYPES LIBRARY

7.5 KEY GROUPINGS

7.6 BUILT FORM DETAILING

7.7 BUILDING MATERIALS

7.1 INTRODUCTION

INTRODUCTION

7.1.1 The guidance in this chapter aims to ensure that the Garden Community has a distinct sense of place, rooted in its locality and sensitive to local vernacular design and materials. A place which has a distinct, unified character, but where there is enough variety to create interest and delight.

7.1.2 The guidance sets out key principles for designing attractive, successful residential neighbourhoods, containing imaginatively and beautifully designed buildings, as well as highlighting a range of detailed design issues which should be avoided.

Examples of building materials and roofscapes

RESIDENTIAL DNA

7.1.3 The following key design principles, or DNA, set out a strong vision for the form and appearance of buildings in the Garden Community which applicants will be expected to follow. This will help to deliver a strong and distinctive character, avoiding the creation of just another housing estate.

7.1.4 Distinctly Calderdale
The architecture **should** be fresh and distinctive in style, avoiding a pastiche of past styles, but it **should** also reflect local character and materials so that new homes feel like they belong in Calderdale.

7.1.5 Considered Variety
Use handed, framed and repeated dwelling types to create a rich variety in the streetscene, but ensure that the scale and form of buildings are complementary to their immediate neighbours, avoiding uncomfortable juxtapositions of starkly contrasting building forms.

7.1.6 Timeless Design
Dwellings **should** utilise simple forms and a limited but refined palette of materials; enhanced by careful detailing and high-quality craftsmanship.

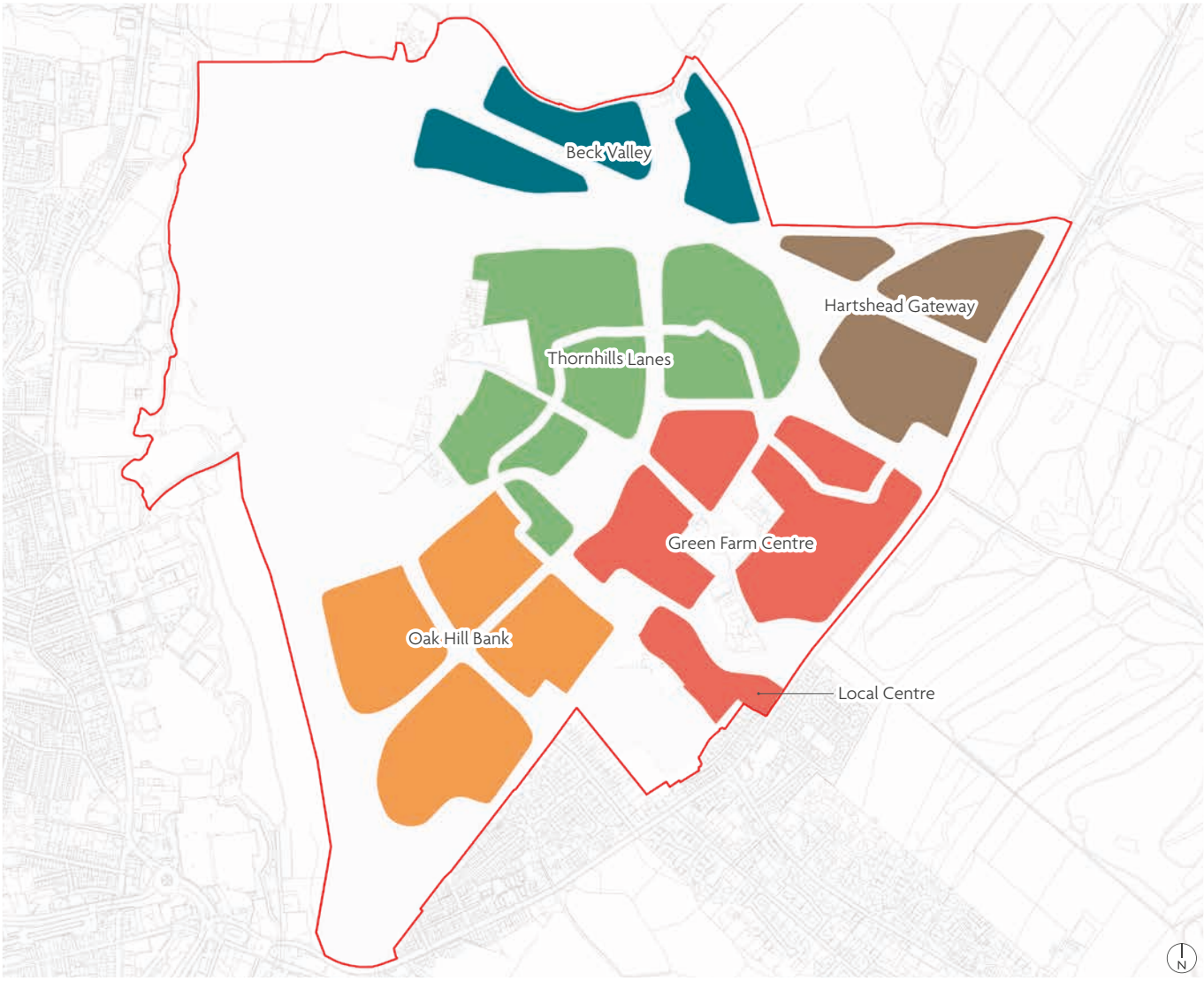
7.1.7 Light Filled Spaces
Windows **should** be generously sized to optimise access to daylight and sunlight with careful consideration of the ratio of solid to void; minimising energy consumption and creating beautiful internal spaces for year-round enjoyment.

7.1.8 Sustainable in Practice
Dwellings **should** incorporate sustainable design principles to be energy efficient and environmentally responsible, reducing running costs and the overall carbon footprint of the Garden Community.

7.1.9 Practical & Flexible
Dwellings **should** be thoughtfully designed to reflect the needs of current residents but also create flexibility for future adaptation or extension as people's needs change.

7.1.10 Indoor & Outdoor Living
The design of homes **should** create strong links between internal and external spaces, through thoughtful layouts and careful placement of windows to maximise views to green space.

7.2 CHARACTER AREAS



Character Area Location Plan

7.2.1 The Garden Community will contain a number of distinct character areas, creating an interesting series of spatial and visual experiences as one moves through it. The use of character areas also ensures the site engages thoughtfully with its spatial context, helping to connect to the existing built area including Clifton and Brighouse Town Centre, and also acting as a key gateway to the wider countryside and surrounding settlements.

7.2.2 Subtle differences in design, the scale of buildings and their relationship to adjacent landscape spaces will help to define these different areas, while maintaining an overall sense of unity across the site as a whole.

7.2.3 There **should** be a broad range of different house types and groupings across the site and within individual streets and spaces to create pleasing variety, offer real choice across all phases, and ensure the creation of a place with a distinct character of its own.

7.2.4 **THE CHARACTER AREAS ARE:**

- Green Farm Centre
- Oak Hill Bank
- Thornhills Lanes
- Hartshead Gateway
- Beck Valley

7.2 CHARACTER AREAS

GREEN FARM CENTRE

Key Plan

7.2.5 The Green Farm Centre character area forms the heart of the Garden Community and includes a vibrant mixed-use Local Centre located at the main entrance to the site from Highmoor Lane and Clifton. These mixed-uses will cater to new and existing nearby residents' day-to-day needs and provide a focus for the Garden Community and the surrounding area. Refer to the Key Groupings section for more detailed information about the requirements for the Local Centre.

Key Design Features:

- Relatively formal arrangement of streets and spaces to emphasise its location at the heart of the community.
- Key groupings form landmarks around the entrance and mixed-use local centre.
- More joined-up buildings closer to the Local Centre with a gradual reduction towards the north and west.
- Respecting and enhancing the setting of the retained buildings at Green Farm and the rural character of Cam Lane.

CHARACTER AREA COMPONENTS	
Development Parcels	• R9a / R9b / R10 / R11 / M2
Net Density (refer also to Density plan in Chapter 6)	• Medium density (35-40+ dph) • Highest density clustered around mixed-uses at the local centre.
Height	• Predominantly 2 storeys. • Potential for 2.5 storeys at key locations (with design rationale). • Occasional use for 3 storey development (subject to strong design rationale) where it can be shown to deliver positive placemaking benefits and/or achieve higher residential densities.
Uses	• Residential and Mixed-Uses (Local Centre).
Building Typologies	• A mix of terraced, semi-detached, and detached dwellings. • Closer to the Local Centre, the use of small apartment blocks, terraced and linked dwellings is encouraged to vary the character and increase density. • Detached dwellings **should** be used sparingly close to the Local Centre, with larger numbers towards the edges of the character area.
Street Pattern	• A regular grid of streets, with minor deviations to account for topography.

2.5 Storey terraced dwellings

FACING MATERIALS

Natural Stone

Reconstituted Stone

Buff brick

Metal cladding

Timber boarding

Note: Use of timber boarding to be minimal, primarily within the Local Centre and adjacent mixed-use/residential areas of increased density, reflecting the character area's agricultural heritage

7.2 CHARACTER AREAS

Green Farm Centre Character Area Framework Plan

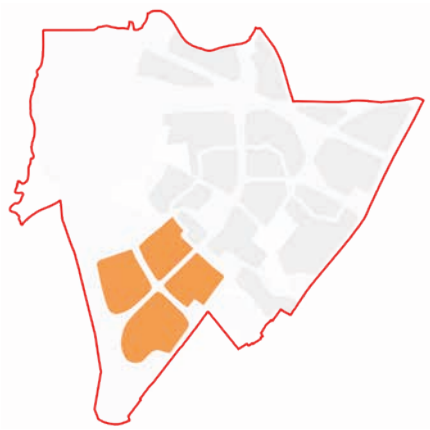
1. Strong and consistent building frontage at interface with the local centre.
2. Attractive semi-natural village greens located at site entrances and key nodes, featuring formal/informal play, planting and SuDS.
3. Vehicular access along track for existing properties only.
4. Dense buffer tree planting to avoid privacy issues with existing homes.
5. Small quantity of low impact (e.g grasscrete) parking for Community Growing area, and Local Centre overflow.
6. Key links through parcels, providing direct walking and cycling routes of a more urban character, offering an alternative to main Active Travel network predominantly within open spaces. To be provided within tertiary street network.
7. A strong frontage **must** be created along the egde of the Summit Park.

KEY

- Residential Parcels
- Mixed-Use Parcels
- Existing Trees and Hedges
- Indicative Proposed SuDS
- Key Buildings/Frontages
- Landmark Buildings
- NEAP Play Area
- LEAP Play Area
- Indicative location of Incidental Green Space
- Local Centre
- Frontage Typology (see. Identity Section)
- Bronte way (PRoW)

7.2 CHARACTER AREAS

OAK HILL BANK



Key Plan

7.2.6 Oak Hill Bank takes its name from the historic term for the terraced land formed by the dismantled Pickle Bridge railway line, which forms this character area's western boundary. While the western half is relatively well-screened by the densely wooded bank of the former railway line, woodland to the north, and established trees and hedgerows along Thornhills Lane; the eastern half is more prominent in long range views due to the steeply sloping nature of the land. The character area plays an important role as a link between the garden community and Brighouse town centre, providing key active travel routes leading towards the town centre and serving the new primary school on the eastern boundary.

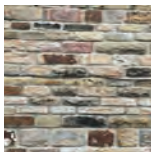
Key Design Features:

- Formal arrangement of streets and spaces reflecting the character of Brighouse and its prominent position on the hillside.
- Sensitively addressing Thornhills Lane to preserve and enhance its character.
- Predominantly terraces and linked buildings running up and along the slopes with careful consideration of roofscape in long distance views.
- Respectful relationship with the adjacent, existing communities around Victoria Avenue and Rowan Drive.

CHARACTER AREA COMPONENTS	
Development Parcels	• R12 / R13a / R15 / R16 / M3
Net Density (refer also to Density plan in Chapter 6)	• Medium density (35-40+ dph) • Pocket of low/medium density (30-35 dph) closer to Thornhills village (parcel M3)
Height	• Predominantly 2 storeys. • Potential for 2.5 storeys at key locations (with design rationale). • May be potential for limited 3 storey development (subject to strong design rationale) where it can be shown to deliver positive placemaking benefits and/or achieve higher residential densities. • Development adjacent to boundaries with existing dwellings **should** not exceed 2 storeys in height.
Uses	• Residential
Building Typologies	• A mix of terraced, semi-detached, and detached dwellings. • The use of small apartment blocks, terraced, and linked dwellings is encouraged near the Primary Street and fronting key green spaces to vary the character and increase density.
Street Pattern	• A regular grid of streets, with minor deviations to account for steep topography.

2 storey terraced dwellings

FACING MATERIALS



Natural Stone

Reconstituted Stone

Buff brick

Metal cladding

7.2 CHARACTER AREAS

Oak Hill Bank Character Area Framework Plan

1. Secondary Site access from Thornhills Lane.
2. Attractive semi-natural village greens located at site entrances and key nodes, featuring formal/informal play, planting and SuDS.
3. Arrival space will form key entrance point to site from the Town Centre by active travel. Existing trees, waterways and mining-scarred land to be retained where possible and incorportated into an attractive multi-use landscaped area.
4. Substantial existing woodland visually screens the development from the wider area. This wooded setting is to be incorporated into the design of the character area, but special care **must** be made to engage with and activate this edge through built form and landscaping.
5. Key links through parcels, providing direct walking and cycling routes of a more urban character, offering an alternative to main Active Travel network predominently within open spaces.

KEY

- Residential Parcels
- Mixed-Use Parcels
- Existing Trees and Hedges
- Indicative Proposed SuDS
- Key Buildings/Frontages
- Landmark Buildings
- LEAP Play Area
- Indicative location of Incidental Green Space
- Frontage Typology (see. Identity Section)

7.2 CHARACTER AREAS

THORNHILLS LANES

Key Plan

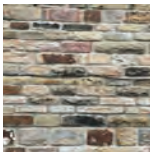
7.2.7 The Thornhills Lanes character area takes inspiration from proximity to the village of Thornhills on its western boundary, and Jay House Lane, which forms most of the area's northern boundary. Development will need to sensitively respond to the character of the existing settlement and lane with a more rural, village character along these edges which is likely to be achieved through a combination of landscape screening, reduced density of development and careful selection of housing typologies and layouts. Care must be taken to consider views from the Summit Park north and west to the surrounding landscape, as well as how the built development is visible from vantage points further afield.

Key Design Features:

- Sensitively responding to the character of the existing settlement and lane.
- Reflecting a rural, village character.
- Clusters of homes around green spaces.
- Working with the topography and natural features of the site so that development sits comfortably in the landscape.

CHARACTER AREA COMPONENTS	
Development Parcels	• R4a / R4b / R5a / R5b / M1 / R13b / R14a / R14b
Net Density (refer also to Density plan in Chapter 6)	• Medium density (35-40+ dph) to south of Primary Street and around Summit Park. • Low/medium Density (30-35 dph) in areas further from Local Centre and interfacing with Thornhills village.
Height	• Predominantly 2 storeys. • Occasional use of 2.5 storeys in key locations (with design rationale), particularly within medium density parcels. • Careful consideration should be given to views from the peak of the Summit Park. • Development adjacent to boundaries with existing dwellings **should** not exceed 2 storeys in height.
Uses	• Residential and Mixed-Uses (Secondary Local Centre).
Building Typologies	• A mix of terraced, semi-detached, and detached dwellings. • Terraced dwellings generally located towards the centre of parcels or close to Secondary Local Centre. • Detached dwellings generally located towards the edges of parcels.
Street Pattern	• A less formal grid of gently curving streets, incorporating informal pockets of greenspace. • Softening towards the northern and western edges into a more informal arrangement of lanes and courtyards.

FACING MATERIALS



Natural Stone

Reconstituted Stone

Buff brick

Metal cladding

Light Red brick

Note: Light Red Brick may be permitted in clusters within parcels, to be expressed as a logical grouping. Its use along parcel edges (except in instances where dwellings 'back on' to the site boundary) and along the Primary Street must be avoided.

7.2 CHARACTER AREAS

Thornhills Lanes Character Area Framework Plan

1. A strong frontage **must** be created along the egde of the Summit Park, with care taken to mark a transition from the higher density parts of the site to the more rural edge.

2. Attractive semi-natural village greens located at site entrances and key nodes, featuring formal/informal play, planting and SuDS.

3. Existing mature hedge and trees to be retained and enhanced along site boundary - retaining the character ofThornhills and Jay House Lanes, as well as Thornhills Hamlet.

4. Frontages along the southern section of Thornhills Lane to be of exceptional design quality, ensuring the lane character is retained and enhanced. A landscaped setback of 10-12m should be incorporated, and no vehicular access may be taken from the lane.

5. Adjacent/nearby zones with potential for sensitive residential/mixed-uses of exceptional design quality.

KEY

- Residential Parcels
- Mixed-Use Parcels
- Existing Trees and Hedges
- Indicative Proposed SuDS
- Key Buildings/Frontages
- Landmark Buildings
- Combined NEAP/LEAP Play Area
- LEAP Play Area
- Indicative location of Incidental Green Space
- Secondary Local Centre
- Frontage Typology (see. Identity Section)

7.2 CHARACTER AREAS

HARTSHEAD GATEWAY

Key Plan

7.2.8 The Hartshead Gateway character area forms the gateway to the new garden community but also the gateway to Brighouse, being the first part of the development visible to drivers approaching the town along the A643 Highmoor Lane. It will also be one of the first phases of development, setting a benchmark for quality in the wider development, so the key frontage to Highmoor Lane and around the site access are particularly important pieces of streetscape. The area will have a more rural character than those to the south, forming a transition to the open countryside to the north.

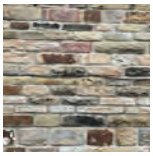
Key Design Features:

- Celebrating the gateway to the new community and key frontage to Highmoor Lane.
- Less formal arrangement of streets and spaces with informal lanes and courtyards to the rural edge.
- Transition from more formal to looser, more informal character from south to north.
- Sensitive response to Jay House Lane edge and green belt beyond.

CHARACTER AREA COMPONENTS	
Development Parcels	• R6 / R7 / R8
Net Density (refer also to Density plan in Chapter 6)	• Low/medium density (30-35 dph)
Height	• Predominantly 2 storeys. • Occasional use of 2.5 storey dwellings in key locations (with design rationale).
Uses	• Residential
Building Typologies	• A mix of terraced, semi-detached, and detached dwellings. • Terraced dwellings generally located towards the centre of parcels. • Detached dwellings generally located towards the edges of parcels.
Street Pattern	• A less formal grid of gently curving streets, incorporating informal pockets of greenspace. • Softening towards the northern edge into a more informal arrangement of lanes and courtyards.

Semi-detached dwellings

FACING MATERIALS



Natural Stone

Reconstituted Stone

Buff brick

Timber boarding

Light Red brick

Note: Light Red Brick may be permitted in clusters within parcels, to be expressed as a logical grouping. Its use along parcel edges (except in instances where dwellings 'back on' to the site boundary) and along the Primary Street must be avoided.

7.2 CHARACTER AREAS

Hartshead Gateway Character Area Framework Plan

1. Key building groupings will enclose open spaces at entrances to the site.
2. Attractive semi-natural village greens located at site entrances and key nodes, featuring formal/informal play, planting and SuDS.
3. Existing mature hedge and trees to be retained and enhanced along Highmoor and Jay House Lanes, with additional planting forming a buffer from adjacent homes.
4. Built form adjacently to high voltage overhead power lines to respond confidently and positively to this Green Finger despite the constraint, ensuring adequate passive surveillance and use of this space. Care taken especially around pylons to reduce their visibility from within parcels and other open spaces.

KEY

- Residential Parcels
- Mixed-Use Parcels
- Existing Tree and Hedges
- Indicative Proposed SuDS
- Key Buildings/Frontages
- Landmark Buildings
- LEAP Play Area
- Indicative location of Incidental Green Space
- Secondary Local Centre
- Frontage Typology (see. Identity Section)

7.2 CHARACTER AREAS

BECK VALLEY

Key Plan

7.2.9 The Beck Valley character area is the most rural part of the garden community and forms a transition between built form to the south and open countryside to the north. It sits on the sides of the valley leading down to Thornhills Beck and will be visible from Jay House Lane in open views or through the trees in the lower part of the valley. Development in this area will need to be very carefully designed to ensure that it enhances rather than detracts from the special character of this part of the site, and a high-quality, bespoke design solution is expected.

Key Design Features:

- Very rural in character with groupings of buildings with a rural or "farmstead" feel.
- Informal arrangement of lanes and courtyards.
- Sensitive design reflecting proximity to the green belt edge, listed Woolrow Farm, and Thornhills Beck.
- Working with the topography and natural features of the site so that development sits comfortably in the landscape.

CHARACTER AREA COMPONENTS	
Development Parcels	• R1 / R2 / R3
Net Density (refer also to Density plan in Chapter 6)	• Low/Medium Density (30-35 dph)
Height	• Generally, up to 2 storeys. • May be potential for occasional dwelling of 2.5 storeys in key locations (subject to strong design rationale). • Consideration to be given to relationship to Listed building to the north-west and countryside edge.
Uses	• Residential
Building Typologies	• Predominantly semi-detached and detached dwellings arranged into informal courtyard groups and clusters. • The use of ancillary structures as linking elements is encouraged.
Street Pattern	• An organic layout of winding lanes and courtyards.

Dwelling arranged into informal groups

FACING MATERIALS

Natural Stone

Reconstituted Stone

Buff brick

Timber boarding

7.2 CHARACTER AREAS

Beck Valley Character Area Framework Plan

1. Respectful setback and landscaped buffer from listed Woolrow.
2. Attractive semi-natural village greens located at site entrances and key nodes.
3. Development parcels formed to respond to challenging topography surrounding Thornhills Beck.
4. Respectful set-back from rural green belt edge and PROW.
5. Built form adjacently to high-voltage overhead power lines to respond confidently and positively to this Green Finger despite the constraint, ensuring adequate passive surveillance and use of this space. Care taken especially around pylons to reduce their visibility from within parcels.
6. Buildings clustered to form 'Farmstead' groupings along green belt edge.

KEY

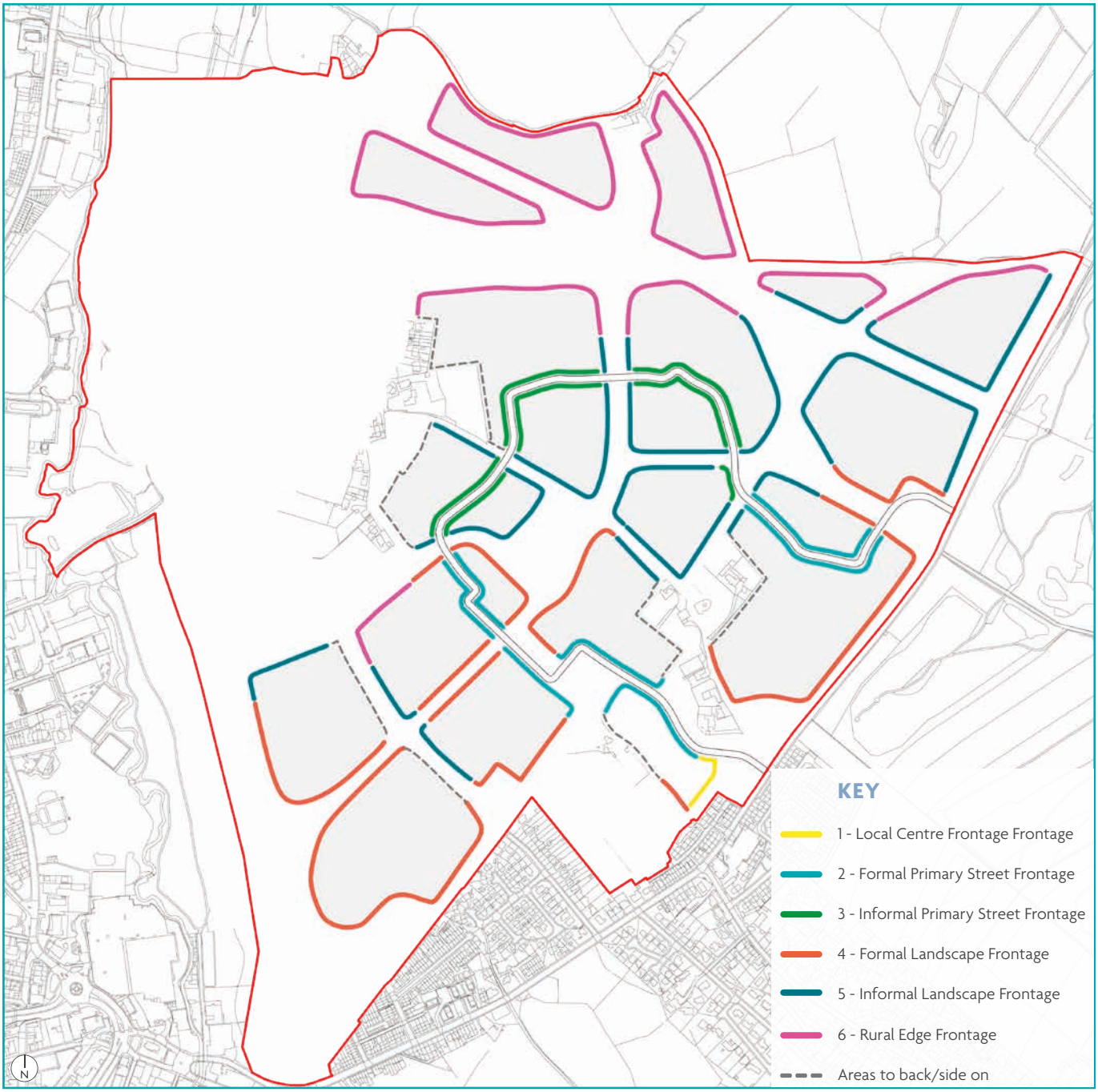
- Residential Parcels
- Mixed-Use Parcels
- Existing Tree and Hedges
- Indicative Proposed SuDS
- Key Buildings/Frontages
- Landmark Buildings
- Secondary Local Centre
- LEAP Play Area
- Indicative location of Incidental Green Space
- Frontage Typology (see. Identity Section)

7.3 FRONTAGE CHARACTER

7.3.6 Frontage refers to the relationship between the fronts of dwellings and the adjacent streets or green spaces. This relationship is critical to the character of these spaces and is defined by a number of factors including the formality or informality of the building alignment, the type of boundary treatments and the parking arrangements.

7.3.7 The guidance in this chapter will help to ensure that the Garden Community has an appealing and distinct character, while delivering the following key elements of the vision:

- An interesting series of streets and spaces with a harmonious character
- Green and pleasant streets where vehicles don't dominate
- Convenient and visually unobtrusive parking for residents, provided in a variety of ways

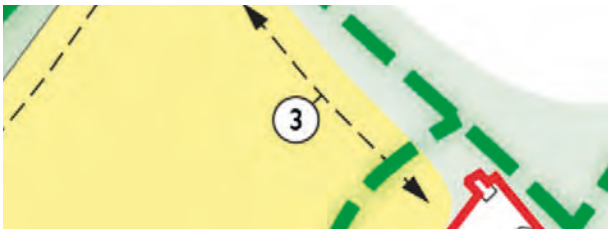


Frontage Character Plan

7.3 FRONTAGE CHARACTER

7.3.8 The various frontage typologies on the following pages set out the grain/frontage character of the residential parcels.

7.3.9 The 'frontage character' label on the Regulatory Plan (example below) prescribes which frontage character **must** be used along a given edge. The five different frontage types will each impart a distinctly different character to the edges/spaces which they face.



Extract of the Regulatory Plan showing example of frontage character label

Residential Front Gardens

7.3.10 In order to create and maintain the distinct garden community character, hard surfacing in residential front gardens **should** be minimised, to allow plenty of space for soft landscaping.

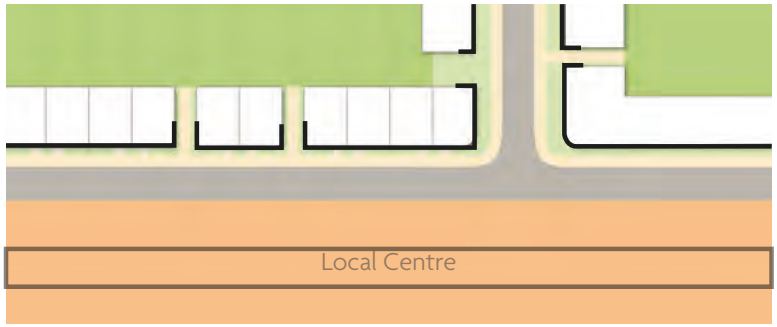
7.3.11 It is recommended that at least 50% of the plot frontage area (the area between the highway and the front boundary of the dwelling) **should** be formed of a permeable material such as, grass / shrubs / gravel / permeable paving etc. although it is recognised that this may be harder to achieve on smaller plots. On the remaining plot frontage area, any hard-surface that is used **must** either be made of porous materials, or provision made to direct run-off water from the hard-surface to a permeable or porous area or surface within the curtilage of the home.

Backing and Siding On

7.3.12 In some instances it may be desirable to omit an active building frontage and instead turn a dwelling's back or side onto the edge of a residential parcel. This will be applicable mostly where the development comes close to an existing property that itself backs or sides on to its boundary. Other instances may be where there are existing dense trees and hedges, or steep topography. Areas where backing/siding on is suggested are shown on the adjacent plan as a grey dashed line.

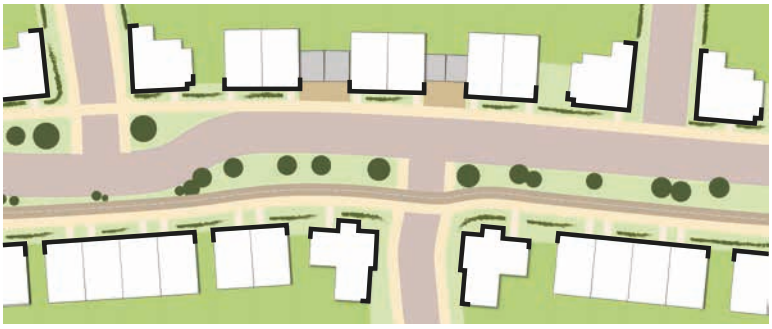
7.3 FRONTAGE CHARACTER

1 LOCAL CENTRE FRONTAGE



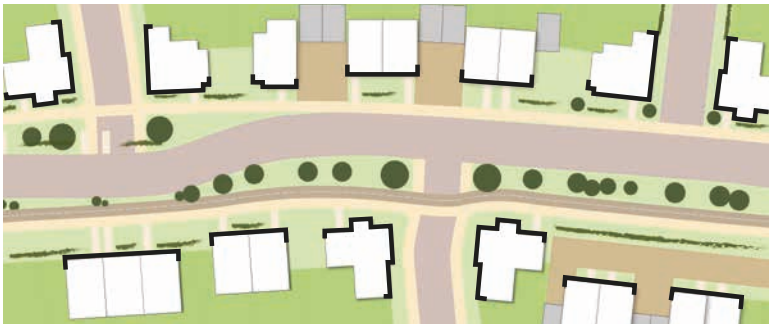
FRONTAGE COMPONENTS	
Building Line and setback	• Linear alignment • Parallel to plot boundary • Minimal setback of approx. 1m privacy strip
Spacing between buildings	• Infrequent gaps as small as possible
Access and parking	• Parking to be provided from the side/rear or in communal parking courts. • No parking allowed on-plot on primary elevation
Building Typologies	• Terraces, cottage flats and flats encouraged • Limited use of semi-detached typologies • Detached typologies not permitted

2 FORMAL PRIMARY STREET FRONTAGE



FRONTAGE COMPONENTS	
Building Line and setback	• Linear alignment • Parallel to plot boundary • Minimal setback of up to 2m
Spacing between buildings	• Minimal gaps allowing access to rear gardens where other access is not possible • Linking elements such as car ports encouraged to strengthen frontage
Access and parking	• Cycle Track Side: None - all parking to be from the rear/side • Non-Cycle Track Side: Driveways allowed, with parking predominantly obscured between buildings
Building Typologies	• Terraces, semi-detached and detached typologies encouraged • Compact narrow-fronted typologies encouraged • Larger detached dwellings of the same type handed on corners

3 INFORMAL PRIMARY STREET FRONTAGE



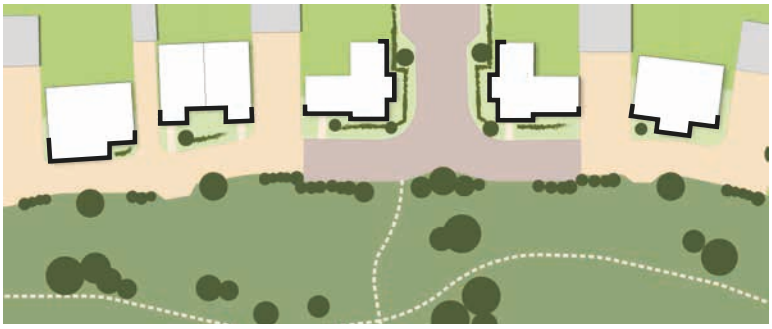
FRONTAGE COMPONENTS	
Building Line and setback	• Linear alignment • Some stepped variation where dwelling types change, or to facilitate private drives • Parallel to plot boundary • Setback of 2-3m
Spacing between buildings	• Minimal gaps allowing access to rear gardens where other access is not possible • Linking elements such as car ports encouraged to strengthen frontage
Access and parking	• Cycle Track Side: Most parking to be from the rear/side, with some limited use of private drives • Non-Cycle Track Side: Driveways allowed, with parking predominantly obscured between buildings
Building Typologies	• Terraces, semi-detached and detached typologies encouraged • Larger detached dwellings on corners

4 FORMAL LANDSCAPE FRONTAGE

FRONTAGE COMPONENTS	
Building Line and setback	• Linear alignment • Parallel to plot boundary • Minimal setback of up to 2m
Spacing between buildings	• Minimal gaps • Linking elements such as car ports encouraged to strengthen frontage
Access and parking	• Driveways allowed, with parking predominantly obscured between buildings
Building Typologies	• Terraces, semi-detached and detached typologies encouraged • Compact narrow-fronted typologies encouraged • Limited number of building typologies/housetypes to define a character of rhythm and order • Symmetry and repeated groupings of building typologies encouraged

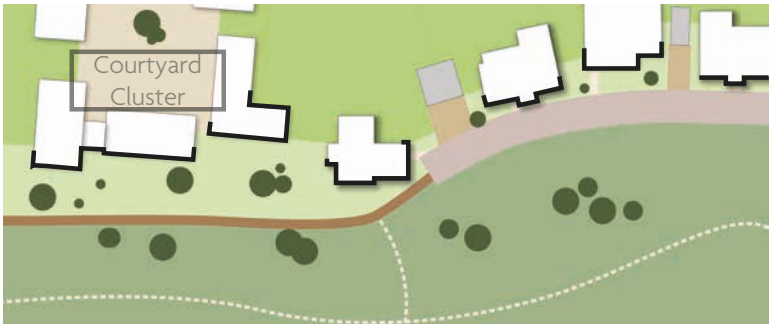
7.3 FRONTAGE CHARACTER

5 INFORMAL LANDSCAPE FRONTAGE



FRONTAGE COMPONENTS	
Building Line and setback	• Mixture of linear and stepped elements to created a varied and informal building line • Predominently parallel to plot boundary but subtle angle deviations encouraged • Setback of 2-4m
Spacing between buildings	• Variation encouraged • Garages and car ports pushed back into plot to increase visuable permeability
Access and parking	• Driveways allowed, with parking predominantly obscured between buildings • Limited parking in front of building line may be permissible for larger detached dwellings, away from key open spaces (e.g. Summit Park)
Building Typologies	• Semi-detached and detached typologies encouraged • Mixture of building typologies/housetypes encouraged to ensure variation • Irregular order of building typologies encouraged

6 RURAL EDGE FRONTAGE



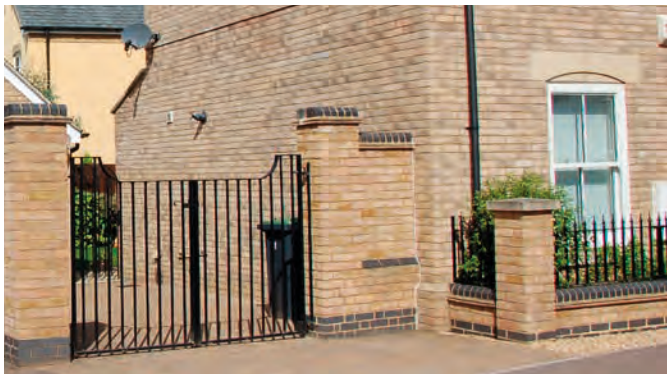
FRONTAGE COMPONENTS	
Building Line and setback	• Predominently stepped to created a varied and informal building line • Variation in building angle relative to plot to provide variation, allow for best orientation towards views, and reduce the visual dominance of the massing within the landscape, and to turn corners • Setback of 1-10m
Spacing between buildings	• Variation encouraged • Linked elements encouraged to enclose courtyard clusters • Garages and car ports pushed back into plot to increase visuable permeability
Access and parking	• Driveways allowed, with parking predominantly obscured between buildings • Some parking in front of the building line permissible to achieve variation in building setback • Vehicle-free edges enabled by the use of courtyard clusters, accessed from the rear
Building Typologies	• Detached and semi-detached typologies encouraged • Mixture of building typologies/housetypes encouraged to ensure variation • Irregular order of building typologies encouraged

7.4 BOUNDARY TYPES

INTRODUCTION

7.4.1 Plot boundaries play an important role in establishing a high-quality, coherent streetscape. The choice of boundary type will depend on the location within the site, and the relationship with the public realm.

7.4.2 A range of boundary types are set out in the Front Boundary Types Library on the following pages. These types have been chosen to reflect and reinforce the character of the local area. The use of alternative boundary treatments may be considered subject to clear design justification.



Gates for pedestrian/vehicular access should be coordinated with the adjoining front boundary treatment.

Appropriate treatment for side and rear boundaries.

FRONT, REAR & SIDE BOUNDARIES

7.4.3 Specific design principles relate to whether the boundary in question is a front, side or rear boundary.

7.4.4 Front Boundaries

- Front boundary treatments **must** be consistent along the entire length of a street or parcel edge.
- The maximum height of any front boundary treatment **must** be 1.2m to balance the privacy needs of residents with the desirability of maintaining intervisibility between the street and home for reasons of security.
- Close boarded fencing will not be used in front gardens.
- Gates for pedestrian/vehicular access **must** be coordinated with the adjoining front boundary treatment.

7.4.5 Rear Boundaries

- Rear garden boundaries **must** generally not be visible from the public realm (e.g. primary and secondary streets or areas of green infrastructure).
- An exception will be made for boundaries backing onto rear parking courts but these **should** be formed from stone/brick walls rather than close boarded fencing.
- Boundary walls to parking courts **should** be 1.8m high and stepped to match the slope profile, with viewing panels at a suitable height to allow observation of the parking area from the dwelling.

7.4.6 Side Boundaries

- Side boundaries which address a street, mews street or area of public realm **should** generally be constructed as a wall of the same material as adjacent dwellings to provide continuity with the main built form. Alternative materials may be acceptable (with suitable design justification) but close-board timber fencing will not be acceptable.
- Where the side boundary does not align with the back of footpath, careful consideration must be given to the ownership and treatment of the intervening space. In most cases, a low/no maintenance solution is preferred, but an attractive landscape solution may be required in locations which are highly visible from major streets.

7.4.7 Boundaries Between Gardens

- Close-board timber fencing will generally be used between gardens. The height may vary but **should** be sufficient to provide privacy close to the home.
- Some gaps **should** be left at the base of fences to allow hedgehogs to move between gardens.

7.4 BOUNDARY TYPES

7.4.8 Front boundary treatments **should** be chosen from those shown on this and the following page. They are arranged in order from the most urban in character to the most rural.

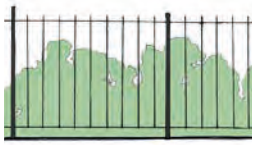
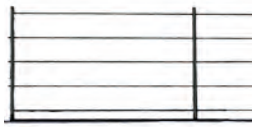
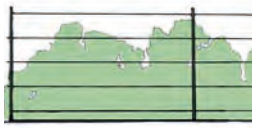
7.4.9 There is no detailed guidance on which types should be used where on the site, however, as a general principle, the more urban types **should** be used in areas of higher density towards the centre of the site, and the more rural types, in lower density parcels towards the edges of the site. Maintaining these distinctions will help to define distinct differences in character and reinforce the special identity of the garden community.

7.4.10 The following design principles apply:

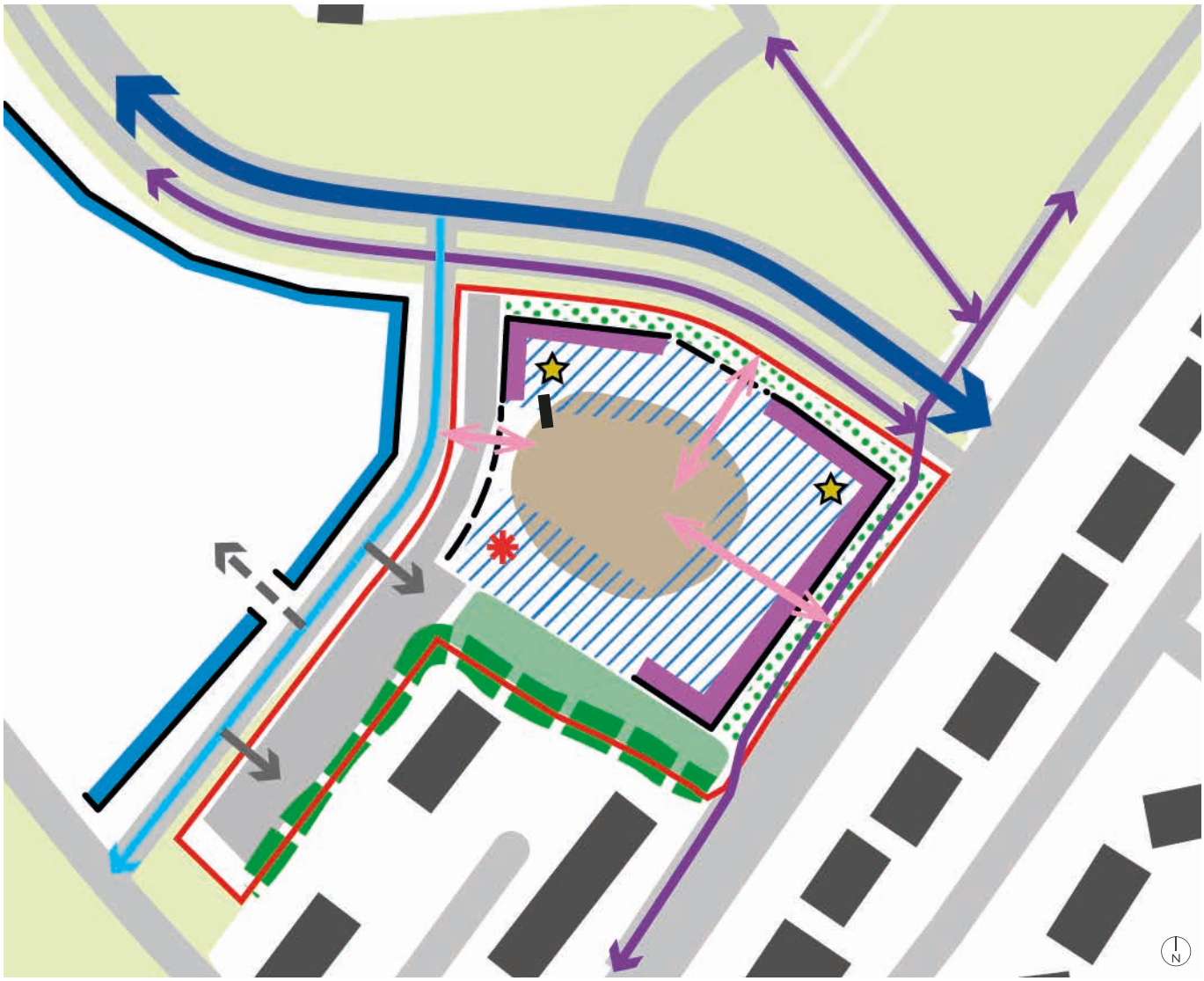
- Unless there is a good reason not to, the same boundary treatment **will** be used where the boundary turns a corner and/or it is used as a division between two adjacent properties.
- Where a street runs between two different character areas, the same front boundary treatment **must** be used on both sides of the street.

TYPES	DESCRIPTION
B1: NO PHYSICAL BOUNDARY Section Plan (without plants)	• Plot boundary defined by distinct change of hard surface material (eg. cobbles) or, where paving material of footway extends to face of building (eg. retail frontage), by metal studs demarcating ownership boundary • Low level planting may be interspersed with paving to soften frontage • This boundary treatment is appropriate for Shared Surface Mews Streets, in any character area and mixed-use buildings in the local centre.
B2: STONE WALL 	Stone walls will be used to define front garden boundaries in key locations/ along key frontages. The use of natural stone is preferred but re-constituted stone may be acceptable if it is of a high quality and well-detailed. Stone walls may also be used as a way of identifying key gateways or public spaces. The use of distinctive stone gateposts in key locations is also encouraged. • Total height – 1.0m max
B3: LOW WALL & ORNAMENTAL HEDGE 	• Total height – 1.0m max • 0.5m stone or brick wall with coping • The use of natural stone for the wall is encouraged • Clipped hedge of continuous species • Optional powder coated black metal railings with gates to match

7.4 BOUNDARY TYPES

TYPES	DESCRIPTION
B4: RAILINGS 	• Total Height – 1.0m max • Powder coated black metal railings with gates to match • Optional clipped hedge of continuous species
B5: ESTATE RAIL FENCING  	• Total height – 1.2m max • Powder coated black metal railings with gates to match • Optional varied shrub planting behind
B6: HEDGE 	• Height – 0.9m - 1.2m max • Clipped hedge of continuous species • Post and wire fence integral to the hedge while it establishes

7.5 KEY GROUPINGS



Local Centre - Framework Plan

LOCAL CENTRE

7.5.1 The Local Centre will provide a central focus for community activities, encouraging the integration of new and existing residents from the surrounding community.

KEY

- Secure Site Boundary
- Primary Street
- Tertiary Street
- Indicative Vehicle Access
- Indicative Pedestrian Access
- Key Active travel Routes
- Primary Active Frontage
- Frontage Line
- Secondary Active Frontage
- Landscape Frontage
- Indicative Building Zone
- Car Parking Area
- Secure Garden Space
- Enclosed Courtyard Space
- Boundary Reinforced by Tree or Shrub Planting
- Village Green
- Residential Parcels
- Indicative Location of Mobility Hub
- Key building

7.5 KEY GROUPINGS

Local Centre - Illustrative Plan

7.5.2 Key Design Features

1. A collection of buildings grouped around a central landscaped courtyard creating a sheltered environment.
2. Architectural form **should** read as a contemporary interpretation of traditional farmstead clusters with individual buildings being distinct but coming together as a coherent whole.
3. Community hall with frontage onto the Primary Street creating good visibility/accessibility for everyone in the community.
4. Farm shop and cafe with frontage onto Highmoor Lane (A643) to create visibility and attract passing trade, as well as frontage onto the sunny courtyard space, providing an attractive seating/dining area.
5. Nursery Forest School.
6. Secure garden area accessed from within the nursery.
7. Mobility Hub, providing convenient access to the street and courtyard.
8. Discreet but convenient parking area, well-landscaped and located away from the main street frontages.

7.5 KEY GROUPINGS

Local Centre Uses

7.5.3 The Local Centre will include the following key components:

- Farm shop and café (300 sqm), including catering kitchen/store/WCs).
- Community hall (500 sqm), including kitchenette, stores and WCs).
- Nursery Forest School, providing 35 places for children aged 2-5 years, with adjacent secure garden area accessed from within the building.
- Hard and soft landscaping, including external seating, play area, hard standing and trees/planting.
- Adequate parking for cars and cycles
- Mobility Hub, incorporating some, or all, of the following features (to be agreed in consultation with CMBC):
  - Spaces for cycle parking
  - E-bike charging points
  - Bus stop
  - Interactive public transport planning
  - Secure delivery lockers
  - Mobility scooter parking bays with charging points

Community centre and cafe at RadioStation, Rugby

Public Realm Design Principles

7.5.4 The Local Centre is expected to incorporate high-quality public realm comprising hard landscape spaces enhanced with tree planting and soft landscape. These spaces will provide a focus for community life within the Garden Community and need to facilitate a range of active and more passive uses.

7.5.5 The public realm associated with the Local Centre **must** incorporate the following features:

- Robust, high-quality paving to encourage year-round use. Surface treatments **must** seamlessly blend with the surrounding built form.
- Carefully selected trees, located to optimise the usability of the main space while offering the potential for shading in the summer and shelter from wind and rain in the winter.
- Robust, locally appropriate, soft landscape planting to soften the edges of the spaces and provide seasonal colour.
- Fixed, formal seating located to optimise views across the wider space while providing a degree of shelter from the elements.
- Opportunities for spill-out space associated with the Café and Community Hall where tables and chairs could be positioned.
- Secure, covered cycle parking for long-term users of the buildings in the Local Centre.
- Appropriate provision for short-stay visitor cycle parking, well-located in relation to uses on the site (refer to Movement chapter for quantum required).
- A Mobility Hub incorporating cycle hire, travel information and secure storage lockers (refer to Movement chapter for further details).
- Attractive signage and wayfinding.
- SuDS features incorporated into the public realm and designed to look as naturalistic as possible, rather than appearing overly engineered.
- A car parking area designed to minimise its visual impact through careful siting and the provision of low-level landscaping and tree planting between parking spaces (refer to Movement chapter for advice on the design of car parks).
  - Planting **should** comprise hardy, robust, predominantly evergreen shrubs interspersed with attractive herbaceous planting.
  - The car park **must** incorporate permeable paving where feasible and drain excess water into SuDS features to aid in water management.

1-FORM ENTRY PRIMARY SCHOOL

7.5.6 The primary school will be one of the most visited locations in the Garden Community and the design **must** demonstrate a strong response to this significance.

7.5.7 The school site will be well connected to both the proposed and existing network of walking and cycling routes, contributing to the life and activity at the heart of the new and existing community.

7.5.8 The masterplan paves the way for a largely unconstrained design: through the bold yet sophisticated manipulation of form, scale, layout and materials, a design response of high-quality is anticipated.

7.5.9 General Principles

- The school will be connected to a network of cycle and footpath routes to encourage walking and cycling to and from school.
- The massing of the school building **must** consider how it is viewed from key, long-range views. This **should** be reflected in its design and positioning on the site.
- The configuration of the school building and boundary treatment will create a suitable arrival area for pupils and visitors, allowing for separate entrances for the primary school and nursery.
- Boundary treatments separating the school grounds and public realm **must** be robust and of high-quality. The materials **should** complement the primary materials of the school building and suitable landscaping is required as a means of softening extensive boundaries.
- Boundary treatments separating the school grounds and private property **should** ensure privacy through the design of the fence or wall and/or through structural planting.
- Direct vehicular access to the site will be provided for staff parking, occasional visitors and deliveries only.
- A contemporary, site-specific design solution which is grounded in sustainability principles is expected.
- This may result in a school building which utilises different materials, forms and roofscape to the surrounding housing, but it should nevertheless be sympathetic and result in a coherent development overall.

KEY

- Site Boundary
- Secure Boundary/Fence
- Vehicle Access to Retained Property
- Indicative Vehicle Access
- Indicative Pedestrian Access
- Key Active Travel Routes
- Site Slopes up
- Active Frontage
- Frontage Line
- Key Building
- Indicative Building Zone
- Landscape Frontage
- Car Parking Area
- Indicative Playing Fields
- Boundary Reinforced by Tree/Shrub Planting
- Residential Parcels

Local Centre - Framework Plan

7.6 BUILT FORM DETAILING

INTRODUCTION

7.6.1 Well considered and executed detailing is key to a building's appearance and has a significant impact on the overall perception of quality when visiting a place.

7.6.2 To ensure the delivery of a consistent, high-quality townscape across the development as a whole, the detailing of buildings **should** comply with the principles set out in this section. Where appropriate, this includes design elements that are intended to reflect local precedents and reinforce a distinct character for the new development.

LEARNING FROM CALDERDALE

7.6.3 A key part of the vision for the garden community is to deliver a place which feels like Calderdale; with streets and buildings that are designed to reflect the character, colours and details of the local area, while delivering a new place which is forward looking and meets the needs of modern lifestyles.

7.6.4 Traditionally, the detailing of buildings is a key component of local distinctiveness, responding directly to locally available building materials and environmental considerations (eg. degree of exposure to wind and rain). Detailed design proposals should seek to reflect this character by understanding the key features and detailing of existing buildings and reproducing or reinterpreting them in a contemporary way which is compatible with modern building techniques and regulations.

7.6.5 The following key elements of building detailing have been identified as characteristic of the area. Designers are encouraged to undertake their own analysis and show how this has informed the design proposals.

7.6.6 Roofs

- Roofs are predominantly pitched and covered in slate or slate grey tiles, with most running parallel to the street and few street facing gables.
- Due to the topography of the area, the distinctive profile of the stepping roofs and chimneys of terraced streets is particularly dominant in long distance views across the valleys.
- Dormer windows are not a particularly common feature of the roofscape.

7.6.7 Roof Details

- Simple wet verge and minimal eaves details are typical on traditional buildings, with limited use of boxed eaves.
- Stone dentil gutter brackets are widely used on stone faced buildings of all sizes and character.
- Low parapet walls with coping are sometimes used for the detailing of features gable ends.

7.6.8 Windows

- In more urban areas arrangements of large windows with vertical proportions are typical, reflecting formal Georgian and Victorian building design.
- More suburban areas feature slightly less formal arrangements, but still characterised by large opening sizes and generally formal organisation of window elements. Bay windows add emphasis to larger buildings along key frontages.
- In rural areas, a broader mix of window sizes and greater horizontal emphasis create a more informal character.
- Stone lintels and sills are used to add interest to elevations on all types/sizes of building.

Roofs

Roof details

Windows

7.6 BUILT FORM DETAILING

QUALITY OF DETAILING

7.6.9 As a general principle, building detailing **should** not be unnecessarily complicated, but demonstrate skilful craftsmanship. The aim **should** be elegant but robust details which will weather well and be easy to maintain.

7.6.10 The use of decorative detailing on focal buildings or key frontages is encouraged to create interest and aid wayfinding (eg. distinctive brick or stone detailing).

7.6.11 The use of Glass Reinforced Plastic (GRP) detailing for porches, bay windows, dormer windows, chimneys, etc. is generally discouraged due to the tendency for these elements to be clumsily detailed and finished. However, these elements may be acceptable if it can be demonstrated that the finished product will be of a high-quality, particularly where they are located at first floor level and above and consequently less visible from the street.

Good example showing the use of simple materials with uncomplicated yet skilful brick detailing.

The use of poorly designed and detailed GRP elements is not acceptable.

ENTRANCES

The following key design principles apply:

7.6.12 Entrances

- The main building entrance **must** be clearly visible from the street and create a sense of arrival.

7.6.13 Doors

- High-quality, robust doors **must** be used, in a style which complements the overall character of the building.
- uPVC doors **must** not be used on any building frontage facing the street or public realm. They are likely to be acceptable on rear or side elevations subject to quality of design.
- All front doors **must** be recessed a minimum of 75mm from the brick/finished face.
- All garage doors **must** be recessed to a minimum of 90mm from the brick/finished face.

7.6.14 Porches & Canopies

- A porch or canopy **should** generally be provided to every front door to provide meaningful shelter from the elements (a porch may be formed by a recessed entrance within the primary elevation).
- Porches and canopies **must** be integral to the design of the elevation and not overly dominant.
- There **must** be a consistent design approach where porches/canopies are immediately adjacent to each other (see below).
- Flat roof porches and canopies will be clad with lead, zinc or copper standing seam, or finished with glass.
- Pitched roof porches will be clad in the same material as the principal roof of the dwelling (unless suitable design justification is provided).

There should be consistent treatment of porches across adjoining dwellings

7.6 BUILT FORM DETAILING

WINDOWS

The following key design principles apply:

7.6.15 General Principles

- Windows will be as large as possible to maximise access to daylight and sunlight in the building (with due regard for potential heat loss/gains).
- The size of windows **must** be appropriate to the uses within.
- Feature windows such as corner windows, bays and oriels will be used to add rhythm along the street or create emphasis at the end or corner of a street.
- The colour, thickness of frame, quality and design of windows **must** be consistent on all elevations of a building.
- All windows **must** be recessed a minimum of 90mm from the face of the building elevation (exceptions may be made for timber-clad or tile-hung buildings).
- Blind/blocked-up windows **must** not be used.

7.6.16 Window Composition

- Windows **should** have a minimum number of mullions and transoms, all of which should be functional (stuck on glazing bars will not be acceptable).
- Windows **should** ideally be constructed with sub-frames, so that fixed and opening lights have the same glazed area.
- Decorative (non-sliding) sash windows will not be permitted.

A variety of window sizes and feature elements can add visual interest to key buildings. Less variety is generally more appropriate for other buildings.

7.6.17 Dormer Windows

- The use of dormer windows is discouraged because they are not characteristic of Calderdale. If used, they are preferred on rear elevations, with rooflights preferred for front elevations to limit any impact on the streetscene.
- Where used, dormer windows **must** be integral to the facade composition and generally follow the style and alignment of the windows below.
- They **must** maintain overall vertical proportions, i.e. be taller than they are wide.
- Where more than 2 dormer windows are located along one elevation, or the windows are close together, they **must** be positioned above the eaves line to avoid a need for excessive numbers of rainwater downpipes.
- Gabled dormers will use a consistent pitch and material to that of the main roof and avoid oversized ridge/ hip tiles.
- Flat roof dormers will be roofed with standing seam lead, zinc or copper.

To reduce clutter of rainwater pipes, dormer windows that break the eaves line and are in close proximity to other windows are not allowed.

7.6.18 Bay Windows

- Bay windows **must** be designed as an integral part of the elevation.
- Frame members and corner posts will be carefully considered to ensure they are neither too bulky nor too flimsy in appearance.
- The roofing material of pitched-roof bay windows **must** match the material of the main roof (unless suitable design justification is provided).
- The roofing material of flat-roof bay windows will be standing seam lead, zinc or copper.

ROOFS

7.6.19 General Principles

- Roofs **must** be designed to complement the style of the building and the character of the surrounding area although it may be appropriate to choose a contrasting style for landmark buildings.
- The majority of roofs will be pitched. Flat roofs will only be permitted where they are integral to the design and will be judged on their merits.
- All garage roofs will be pitched, unless providing a roof terrace for an adjoining dwelling.
- A mix of hips and gables **must** not be used on any single building.
- The roof of large footprint buildings **must** be divided into a number of smaller elements to limit the ridge height and create a more varied and interesting skyline.

7.6.20 Pitched Roofs

- Roofs **should** generally aim to match the prevailing pitch of roofs in the local area to create a harmonious relationship when viewed from afar.
- The roof pitch will be consistent along a terrace or within a group of buildings.
- Where the gable end of a building will be exposed, such as at the corner of a street, a minimum pitch of 37.5 degrees should be used. A pitch of up to 45 degrees may be appropriate for narrower gables, but care must be taken not to generate an excessively tall roofline.
- Roofs with a pitch below 32.5 degrees will generally not be acceptable unless required to limit the overall height of a non-residential building and/or to accommodate green/brown roofs.

7.6.21 Flat Roofs

- Flat roofs **must** be concealed behind a parapet, or very carefully detailed to minimise the depth of fascia and provide an elegant leading edge profile.
- Flat roofs that aren't designed as accessible terraces **must** be designed as green/brown roofs to maximise ecological potential and minimise visual impact when viewed from afar (with the exception of small porches or bay/dormer windows).

Inconsistent roof pitches along terraces will not be permitted.

7.6.22 Eaves & Verges

- The detailing of eaves and verges **must** aim for simple, elegant solutions that do not visually dominate the elevation. Solutions which take inspiration from traditional, local precedents are strongly encouraged.
- The use of boxed eaves is generally discouraged. Where they are required for technical/buildability reasons their depth and bulk **should** be minimised.
- Excessively deep fascia and/or barge boards **will not** be acceptable.
- The use of white fascias or barge boards is discouraged because of their uncharacteristic prominence in long distance views. They may be acceptable in areas which are less visually prominent.
- The use of parapet walls may be appropriate for larger and/or focal buildings in key locations.

7.6.23 Chimneys & Vents

In line with ongoing targets for the reduced burning of fossil fuels and broader sustainability aims, there is not expected to be a widespread use of chimneys within the development. However, it is recognised that they may have a role to play as feature elements on key buildings and as a way of forming an interesting silhouette on the skyline. Where chimneys are provided the following principles apply:

- Chimneys will be faced in the same material(s) as the primary elevation of the building.
- Chimneys **must** be carefully proportioned so that they are neither too slender nor too squat.
- Roof vents **should** be positioned to minimise their visual impact on key elevations. Ideally they **should** not be located on front elevations.
- The use of chimneys to house vents, which would otherwise be visible on the exterior of the building is strongly encouraged.

7.6.24 Rainwater Goods

- Rainwater goods, including guttering and rainwater pipes, **must** not detract from the overall composition of the building elevation.
- Rainwater goods **must** not diagonally cross the building on any elevation visible from streets or public spaces.
- They **must** be carefully positioned to minimise visual clutter, avoiding unsightly alignments and junctions.
- Rainwater goods will be black/dark grey in colour or a brushed metal finish.
- The use of rise and fall gutter brackets, which do not require a fascia board, is encouarged.

7.7 BUILDING MATERIALS

CHOICE OF MATERIALS

7.7.1 The design principles set out on this page, and the associated materials palette on the next page, are intended to create a coherent character for the development. The palette of materials has been chosen to respond to the existing built form and landscape character of Calderdale, but this is not intended to limit architectural expression, and there is a recognition that a broader palette may be appropriate in some circumstances to facilitate a more contemporary interpretation of the local vernacular.

7.7.2 Facing materials for buildings **should** generally be selected from the materials palette on the next page, noting that the exact specification will need to be agreed with CMBC as part of detailed planning applications. It may be appropriate to choose a limited number of materials which are not included in this selection, particularly for key buildings around the Local Centre and for use on focal buildings elsewhere. Design justification will be required for any such departure, with a note made in the design compliance checklist so that the proposals can be judged on their merits.

7.7.3 The following key design principles apply:

- The new garden community will be a place that ages well. Specified materials **must** be durable and weather beautifully. Long term maintenance requirements **must** be considered from the outset.
- In line with broader sustainability aims, materials and labour **must** be sourced locally where practicable, but this **should** not be at the expense of delivering the high-quality materials and workmanship needed for durable architecture.
- Keep the palette of materials simple and use them honestly.
- Proposals **must** demonstrate a consistent and logical approach to specification across any given parcel or phase of development. Reference may also need to be made to the design of adjacent parcels which have detailed planning consent or are already completed.
- Materials will be carefully chosen to support the broader design intentions set out in this Code, with accompanying design justification as necessary.
- The palette of materials employed **must** reference and harmonise with colours traditionally found in the surrounding area.

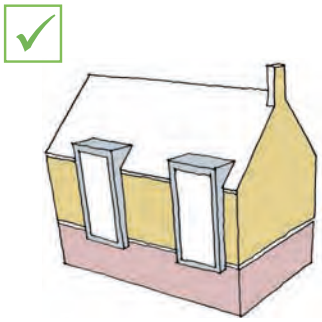
APPLICATION OF MATERIALS

7.7.4 The way in which materials are applied to individual buildings and/or groups of buildings **must** be considered very carefully to avoid the potential for individual phases to clash or compete for attention at the expense of overall harmony.

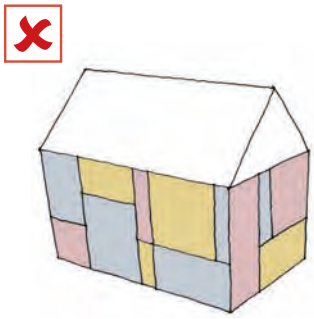
7.7.5 Where materials for individual buildings (such as focal buildings or key frontages in prominent locations) contrast significantly with those of neighbouring buildings, an accompanying design justification will need to be submitted as part of the Detailed Planning Application.

7.7.6 The following key design principles apply:

- There **must** be a clear logic to the way in which different materials are used on a building facade (see below).
- No more than three materials will be used across the walls of any given dwelling or block, and where this includes coloured render only one colour will be used.
- The use of more than one stone or brick colour/ type on any building is generally discouraged, except where contrasting brick patterns are used for decorative purposes.
- Walls to outbuildings (including garages) **should** usually be constructed from the same primary wall material as the dwelling with which they are associated.
- Materials will be applied consistently along a row of terraced or linked dwellings, including dwellings linked by garages, and on both sides of a street within a parcel.



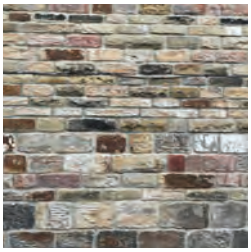
Clear logic to material changes for specific built elements



Illogical and random changes of material

MATERIALS PALETTE

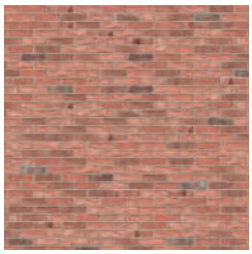
Primary Wall Materials


Natural Stone

Reconstituted Stone

Secondary Wall Materials
(Limited Areas)

Buff brick


Light Red brick

Feature Wall Materials
(Limited Areas)

Metal cladding

Timber boarding

Primary Roof Material

Slate or slate grey coloured tiles with thin leading edge

Secondary Roof Materials
(Limited Areas)

Green/brown roof (ideally bio-diverse)

Dark grey coloured standing seam metal roofing

7.7.7 Primary Wall Materials
Local, natural stone or high-quality reconstituted stone (to be agreed with CMBC) will be the primary facing material across the garden community to reflect the predominant local character and in particular be used to highlight key buildings or frontages.

7.7.8 Secondary Wall Materials
High-quality brick may be used in less prominent locations and where adjacent to existing brick properties. Consideration **must** be given to the visual impact of such buildings in longer range views when compared to the prevailing character of the wider area. Brick buildings will principally be acceptable only on flatter land and in the centre of parcels where they will be screened by stone faced buildings and/or tree planting.

7.7.9 Feature Wall Materials
Other facing materials such as those shown may be considered for use on non-residential buildings. They may also be acceptable for use as 'code breakers' on residential buildings in certain locations to highlight feature buildings and/or to facilitate the development of distinct, sub-character areas. Use of materials other than those shown will need to be agreed with CMBC.

7.7.10 Primary Roof Material
Slate or slate grey coloured tiles will be the predominant roofing material to reflect local precedents and create a harmonious relationship with existing settlements.

7.7.11 Secondary Roof Materials
Secondary roof materials may be used on flat/low-pitched roofs where the use of slates or roof tiles would be inappropriate. The use of green/brown roofs is preferred to maximise ecological potential. Metal roofs **must** be dark grey in colour with a matte finish, to reduce the potential for glare and harmonise with the roofs of dwellings.

8. PUBLIC SPACE

8.1 DETAILING PUBLIC SPACE

8.2 INCLUSIVE DESIGN

8.3 SECURED BY DESIGN PRINCIPLES

8.1 DETAILING PUBLIC SPACE

HARD LANDSCAPE MATERIALS & DETAILING

8.1.1 The materials set out in the table below represent the preferred palette for general hard landscaped surfaces which will be used within the public realm and open spaces. The table sets out the typical standard required with specific products to be agreed at a later stage.

8.1.2 More bespoke materials will need to be agreed for feature public spaces at detailed design stage, although a recommended design approach has been set out for key spaces in the previous section.

8.1.3 The following key design principles apply:

- A range of appropriate, adoptable materials will be used in order to reinforce the street hierarchy and create a safe, characterful neighbourhood identity.
- Prior to specification, consideration must be given to a material's current and future availability, durability, longevity and ease of replacement or replication.
- Material colours **must** generally be muted and of natural tones to complement rather than detract from the buildings and landscape setting.
- Where required, specified materials **must** support the wider Sustainable Drainage strategy - for example, by using pervious paving or permeable bound surfacing systems.
- Where feasible the use of tarmac will be minimised by breaking-up longer lengths with areas of other suitable surfacing (eg. block paving).

Street Type	Carriageway	Visitor Parking Bays	Segregated Cycleway	Shared Footway/ Cycleway	Footway
Primary Street	Asphalt	Concrete block paving	Asphalt with exposed aggregate or rolled chipping surface course**	N/A	Asphalt
Secondary Street	Asphalt	Concrete block paving	N/A	Asphalt with exposed aggregate or rolled chipping surface course**	Asphalt
Tertiary Street - Urban	Asphalt or concrete block paving*	Concrete block paving or asphalt	N/A	N/A	Asphalt
Tertiary Street - Mews (shared surface)	Concrete block paving	Concrete block paving	N/A	N/A	N/A
Tertiary Street - Rural	Asphalt or concrete block paving*	Concrete block paving or asphalt	N/A	N/A	Asphalt
Tertiary Street - Rural Edge	Asphalt or concrete block paving*	Asphalt	N/A	N/A	N/A

* Subject to agreement with CMBC (the adopting authority)
** Colour to be consistent with active travel route enhancements in wider area (eg. A641 improvement works) for legibility

Shared footpath/cycleway through public open spaces	Asphalt with exposed aggregate or rolled chipping surface course
Footpaths through formal/ semi-formal public open spaces	Self binding gravel or asphalt with exposed aggregate or rolled chipping surface course
Footpaths through naturalistic spaces	Mown grass

Raised junctions and crossing points	Concrete block paving
Shared private drives	Concrete block paving
Parking courts (unadopted)	Concrete block paving (incorporating permeable paving as required)

STREET LINING

8.1.4 Road markings **should** be avoided as much as possible to reduce road clutter and maintenance costs:

- Avoid white and yellow lining, except on the Primary Street and, where deemed necessary, on the Secondary Streets.
- Where lines are deemed absolutely necessary 50mm white centre lines and 50mm wide primrose or yellow lines will be used, not 100mm lines.
- Where appropriate, different coloured paving **should** be used to demarcate carriageways, footway/cycleways and parking spaces, particularly on shared-surface streets.

Different coloured paving should be used to demarcate the function of the space

Different coloured paving should be used to demarcate the function of the space

There should be no block paving where white lining is required

Substation designed to harmonise with surrounding homes and therefore minimise visual impact

UTILITIES IN THE PUBLIC REALM

8.1.5 The inappropriate positioning of utilities infrastructure can have a detrimental impact on the usability and appearance of public realm areas. To minimise such impacts the following design principles **must** be adhered to.

8.1.6 Substations & Pumping Stations

- Electricity substations and water pumping stations **must** be easily accessible by vehicles.
- While their location may be constrained by technical requirements, every effort should be made to locate them away from prominent locations on the site that will detract from the street scene. Where this is not possible, appropriate design mitigation will be required (see below).
- Substations and water pumping stations **must** be enclosed within well designed structures, constructed from materials which are sympathetic to the adjacent built form and/or be screened by areas of landscaping or buildings.
- Substation buildings will not be directly attached to residential dwellings, but ideally integrated into adjacent spaces through the use of linking walls, rather than standing alone.
- A landscape buffer will be provided between a substation and any adjacent parking bay.

8.1.7 Underground Utilities

- Underground utilities will be installed beneath footways/cycleways/roads wherever possible to ensure easy access in the future.
- All utilities **must** be located outside of play areas.
- Street lighting and associated underground cabling **must** not compromise tree and shrub planting areas.
- Telecommunication infrastructure **should** ideally be located below ground to avoid the need for an above ground box (i.e. use of an 'ironhole' inspection cover instead).
- If an above ground telecommunications utility box is required, it **must** be carefully positioned to avoid negative visual impact on the surrounding public realm, landscape and built context.

8.1 DETAILING PUBLIC SPACE

STREET FURNITURE

8.1.8 General Principle

- The specification of street furniture **must** ensure that the new development has a recognisable character and is constructed to an adoptable standard where required.
- Street furniture specified for the informal open spaces **should** reflect the informal character through a more naturalistic, rustic street furniture palette predominantly of sustainably sourced and accredited hardwood timber.
- Consideration **must** be given to the supply, durability, longevity and ease of replacement when specifying a street furniture element. They **must** be sourced from established suppliers with a consistent proven supply chain, where possible, to ensure a reliable procurement and replacement process.
- Street furniture is to be sited to ensure an uncluttered streetscape and **must** not impede pedestrian and cyclist movement.
- Street furniture within the formal open spaces **must** be hardwood timber and unfinished metal (galvanised or weathered) with powder coated matt black finish at key spaces.

8.1.9 Seating

- Benches and informal opportunities for seating **must** be provided at regular intervals of approximately every 400m within open spaces to provide inclusive design for all ages and abilities. Seating **should** allow opportunities for integration of wheelchair users and include seating with arm rests and back support.
- Designs **must** allow for ease of maintenance and be resistant to vandalism.
- Concealed recessed ground fixings **should** be used.

WAYFINDING

8.1.10 A detailed signage and wayfinding strategy **must** be developed alongside the street furniture palette with elements combined where appropriate (mounted on lighting columns etc.) to reduce street clutter. Additionally, public art strategies could also consider integrated bespoke features as part of the street furniture palette.

STREET LIGHTING

8.1.11 General Principles

Street lighting **must** be considered as an integral part of the design of streets and spaces. Proposals **must** reflect the character of the development and it's setting by providing safe lighting levels in as visually unobtrusive a manner as possible and avoiding light pollution, particularly to support nocturnal species. Negotiation with the highways authority may be required to achieve the optimum solution.

8.1.12 For roads proposed for adoption, detailed planning applications **must** conform with CMBC's policy requirements regarding streetlighting at the time of determination.

8.1.13 The following general design principles **should** be followed:

- Avoid the use of different types of street lights in the same space.
- Avoid the use of flood lighting for sport pitches due to the rural character and setting of the site.
- Keep lighting columns as low as possible to signify that the site is a residential environment where traffic is expected to move slowly and carefully.
- Avoid conflict with the siting of street trees.
- In low-traffic streets and key public spaces, lighting attached to buildings is encouraged, subject to appropriate maintenance agreements, to avoid clutter at ground level. The use of low-level bollards or integrated downlights may be another suitable alternative.
- Lighting **should** be integrated into the design of key public spaces such as the Village Centre and play areas. Innovative solutions are encouraged. These could include integration of lighting with public art or street furniture.

Integrated downlights used to avoid street clutter

Forest of Dean ©Derek Finch

Great Lumley ©Robert Graham - www.geograph.org.uk

Existing dry stone wall and gatepost

PUBLIC ART

8.1.14 Public Art has the ability to enhance the aesthetics and character of the public realm and inspire community pride and ownership. While there is no specific policy requirement, its inclusion as part of detailed proposals for the Garden Community is encouraged.

8.1.15 Public Art in the new garden community **should** reflect the spirit and interests of the new community. Integrating art into the public realm offers the chance to create a visually stimulating environment, increase local distinctiveness and create positive cultural identity and relevance for the local community. However, it is important that all elements are considered as part of an integrated design.

8.1.16 Opportunities should be taken to incorporate public art at a variety of scales throughout the scheme as detailed proposals are developed. This could take a variety of forms including, but not limited to: sculpture, earthworks or sculptural landscaping, paving, entrance features, street furniture, flags, banners, performance art, digital projections or creative lighting. At the larger end of the scale, public art could be used to signify the principle entrances into the garden community, while small scale installations within local play spaces and streets could be used to reinforce the distinctive identity of individual character areas.

8.1.17 Opportunities to integrate reclaimed and restored items from the existing site (eg. dry stone walls and gate posts) as part of walking routes or heritage trails **should** be considered.

8.1.18 There is also the potential for artists to collaborate with the design team to design bespoke street furniture (benches, bollards, signage, etc.) which would help to impart a distinct character to the new place. Collaboration would need to commence at the earliest stage of the design process with agreement of a clear brief for the commission and continue throughout the development of the whole community.

8.1.19 The following key design principles apply.

- Public art installations **must** be designed as an integral part of the space in which they are located.
- Commission artists to create a visually stimulating environment with relevance to local people.
- Include references to Calderdale's rich history.
- Encourage cultural activity in the community and facilitate social integration.
- Explore art from a range of disciplines, with varied forms and different scales.

8.1 DETAILING PUBLIC SPACE

STREET TREES

8.1.20 Street trees are a key component of the green infrastructure network. Aside from helping to make an attractive streetscape, they will contribute to the creation of a stable microclimate through the provision of shade and reduction of wind, while also providing stepping stones for nature between adjacent public open spaces.

8.1.21 The choice of species, arrangement and size of proposed trees are all critical to the character of the street and the following key design principles **must** be followed:

- The tree planting strategy will promote a varied character across the site, using a limited palette of species within individual character areas to reinforce their distinct identity.
- Selected species **must** be appropriate to their setting, balancing considerations of implementation, establishment and resistance to damage. Refer to the Forest Research Urban Tree Manual for advice on selecting and procuring the right tree for the right place in urban spaces.
- The Primary Street will feature an irregular pattern of single and grouped trees set within landscaped verges, creating a varied streetscape. Single species avenues **should** be avoided in favour of a palette of trees selected for their varied form, habitat potential and seasonal interest.
- Smaller species trees set in native understorey planting and located on alternating sides of the highway will be provided on smaller residential streets.
- Key retained trees and new street trees **must** be located within non-private areas, to ensure suitable long-term management and preservation.
- The provision of trees in private front gardens is encouraged but these will not be a substitute for the planting of street trees in accordance with the guidance set out in the Street Hierarchy section.
- Predominantly native species will be specified, although some non-native stock will be used to provide aesthetic and seasonal interest or respond to specific design requirements such as the need to mitigate the effects of climate change.
- Consideration should be given to the planting of evergreen species as structural elements within the Primary and Secondary streets to provide winter interest.
- Sizes at implementation will range from semi-mature stock to smaller 'standard' size trees to create a diverse landscape with a good balance between instant impact and future growth.
- Tree pits **should** be designed to accommodate as large a species as possible with adequate soil volume for the tree. A suitable paving support system and root barriers **must** be provided to create robust planting conditions and ensure that the mature tree is not in conflict with the surrounding infrastructure in 50–100 years from planting.
- Where space permits, SuDS features alongside the street **should** be planted with low maintenance, large-scale species, to create attractive landscape areas with which residents can actively engage, rather than potentially unappealing drainage ditches with scrub populating their margins.
- The specification, ultimate size, and location of street trees **must** be carefully considered in relation to the position of adjacent dwellings to avoid future issues with foundations, dew drop, or reduced daylight or proximity of the crown necessitating significant surgery or removal. Refer to NHBC guidance to determine appropriate separation distances.

TEMPORARY LANDSCAPE TREATMENTS

8.1.22 In most circumstances, landscape spaces surrounding development parcels will be expected to be completed to a high standard at the time of construction. However, there will be situations where it is necessary to provide temporary landscape treatments to minimise the impact of ongoing construction work on recently developed residential parcels or to improve the appearance of currently undeveloped land.

8.1.23 Possible treatments include, but are not limited to:

- Tree planting on top of bunds, to screen construction activities.
- Temporary tree planting in containers or in soft landscape which can be relocated to future phases.
- Temporary community allotment beds with fruiting trees and/or shrubs.
- Grass-surfaced playing fields for ball games.
- Swathes of meadow grassland.
- Temporary play spaces.
- Improving the appearance of construction hoardings with public art.

8.1.24 The design of temporary landscape spaces **must** consider the following key principles:

- Spaces **must** be well overlooked and provide safe access for their proposed users taking account of construction traffic.
- Landscape proposals **must** reflect the character of the area and generally employ a natural palette of materials.
- Treatments **should** be designed as much as possible to be reused as part of the final landscape proposals for that area, avoiding the need for relocation or disassembly.
- Where it will be necessary to relocate features later, they **should** be designed to facilitate this from the start and specialist contractors **should** be employed if necessary to ensure their long-term future.
- Wherever possible, materials used **must** be recycled or reused on site to avoid unnecessary wastage.

8.2 INCLUSIVE DESIGN

INCLUSIVE DESIGN

8.2.1 Public spaces **must** be designed to be accessed, used and enjoyed by everyone, including the disabled, visually impaired, less mobile, parents with buggies, and children. While it is recognised that the topography of the site presents significant challenges in meeting the needs of the less able in some areas, applicants will be expected to demonstrate how inclusive design has been fully considered through the application of the following key principles:

- Footpaths and cycleways will be level and surfaced in a smooth material to provide ease of movement but with adequate grip to prevent slipping. The design of paths **must** ensure adequate drainage to avoid standing water.
- Tactile paving for the sensory impaired will be provided at junctions/crossing points.
- Footpaths and cycleways will be free of obstruction from street furniture or barriers, providing clear, unobstructed routes. Close attention **must** be given to shared routes where the available width for two users to pass is already reduced.
- Trees close to footpaths/cycleways will be carefully positioned to ensure that their eventual canopy spread will not hinder movement. For the same reason, trees will be maintained with a clear stem of at least 2m once established, to provide adequate headroom.
- Distinctive features will be used within the public realm to promote wayfinding, leading to safe and efficient movement around the site, particularly for the elderly or those suffering from illness, such as dementia.

8.2.2 Key reference documents include:

- The Equality Act, 2010
- HM Government Approved Document M: Access To and Use of Buildings, 2015 Edition
- Sport England: Active Design, 2023

8.3 SECURED BY DESIGN PRINCIPLES

Places with well defined routes (Trumpington Meadows, Cambridge)

Places that creates a sense of safety at all times, with overlooked publicly accessible space (Alconbury Weald, Huntingdon)

Green space which are well-surveillanced and integrated (Edenbrook, Fleet)

SAFETY & SECURITY

8.3.1 Community safety is a key component of any successful place. An important design aim is to ensure the new neighbourhood will feel safe and secure at all times, encouraging full use of its streets and spaces by all sections of the community.

8.3.2 To achieve this, the principles of Crime Prevention Through Environmental Design (CPTED) **must** be applied to all future proposals:

Physical security: individual buildings/dwellings **must** include appropriate measures to ensure that they can withstand attack.

Surveillance: residents **must** be able to observe the areas surrounding their home. Surveillance can be facilitated by ensuring that front doors face onto the street, that areas are well illuminated, and blank walls are avoided.

Movement control: opportunities for unnecessary access, egress and through movement **should** be avoided. High levels of through movement allow offenders to access and egress an area; permits identification of targets and increases anonymity.

Management and maintenance: processes are in place to ensure that a development is free from signs of disorder. This signals that the area is cared for.

Defensible space: the ownership of space in a neighbourhood **should** be clearly defined. For example: public (e.g. pavement); semi-public (e.g. front garden); semi-private (e.g. rear garden) and private (e.g. inside the home).

8.3.3 In addition, as referenced by Building Regulations Part Q, applicants **must** consult the Secured by Design Design Guides to ensure safety and crime prevention measures are integrated throughout the development.

8.3.4 As part of Detailed Planning Applications, discussions will need to be held with the local crime prevention officer, covering defensible space, natural surveillance and access to open areas.

9. RESOURCES

9.1 ENERGY STRATEGY

9.2 SUSTAINABLE BUILDINGS

9.3 SUSTAINABLE CONSTRUCTION

9.1 ENERGY STRATEGY

ENERGY STRATEGY

9.1.1 General principles

- All buildings **must** be designed to meet Building Regulations standards current at the time a Detailed Planning application is submitted but the targeting of higher standards will be welcomed.
- Buildings **must** be adaptable to different uses/ lifestyles and be resilient to future change.
- The design of buildings **should** maximise opportunities for passive energy gains, while including measures to limit overheating from afternoon summer sun.
- All proposals **must** demonstrate that an overheating risk assessment has been carried out and implement measures to ensure the thermal comfort of future occupiers.

9.1.2 Renewable Energy

- Low emission energy generation such as air source heat pumps, PV or other technologies **should** be used for space heating, hot water, and electricity (including EV charging). Gas will not be permitted.
- The provision of high volume storage batteries in conjunction with solar generation is welcomed as a way to prevent unnecessary loss of energy. Groups of homes may be linked in a network to improve efficiency.

9.1.3 Photovoltaics (PVs)

- The design and location of photovoltaic (PV) panels/tiles **must** be well thought out as part of the overall roof composition so that they are not visually intrusive to the public realm. Innovative designs which integrate them into the building fabric will be encouraged.
- The provision of PVs will be consistent along any terrace or group of buildings.
- PVs will be on the south-facing roof slope to maximise solar energy gain.

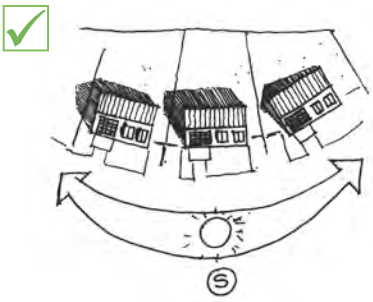
9.1.4 Building Orientation

- Wherever possible, maximise the potential for passive energy gains in the home by optimising the orientation of buildings so that their principal elevations are aligned either on a NE-SW or NW-SE axis.
- Optimise the area of glazing on elevations facing S, SE and SW (up to 60% glazing with appropriate shading) and minimise the glazed area on other elevations.*
- Design floorplans so that principal living spaces benefit from access to the sun (e.g. south, south-west or west facing), and locate secondary spaces on the less sunny side(s) of the building.*

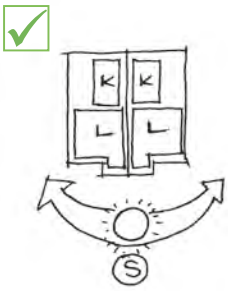
* Note: this needs to be balanced against the need to ensure appropriate levels of glazing to street-facing/public-realm fronting elevations, and/or maintaining a desirable relationship with the garden.

9.1.5 Daylight & Sunlight

- Buildings **must** be carefully tested to ensure that acceptable levels of daylight and sunlight are obtained in all dwellings and outdoor spaces.
- Use winter sun to heat homes, but include suitable design measures to limit overheating from afternoon summer sun. These may include:
- Detailed consideration of glazing specification.
- The use of adjustable shading or specification of planted features which can allow low level sun to penetrate in winter but block high-level summer sun (e.g. deciduous trees).
- Incorporation of natural ventilation to help dwellings stay cool in the summer and enhance the internal environment (e.g. by facilitating cross ventilation of habitable rooms, or using stack effect of staircases through provision of openable vents or rooflights).



Optimising building orientation for passive energy gains.



Principal living spaces face the sun with secondary spaces on less sunny elevations

SUSTAINABLE BUILDINGS

9.2.1 Building Layout & Adaptability

- Houses **must** be designed with appropriate space to allow home working and flexibility to adjust to other social changes in the future.
- The design of houses **should** allow for expansion into roof spaces and extensions to the side and rear of homes, reducing the need to move home as the family grows and changes.
- Mixed-use buildings **must** be designed to allow maximum flexibility of use such as easy subdivision of larger spaces or combination of adjacent smaller units to suit changing needs.
- Use compact building forms to maximise the ratio of floor area to perimeter wall and thereby minimise unwanted heat losses.
- Ensure that sufficient space is given to internal storage and recycling facilities.
- Provide convenient, secure cycle storage for residents and visitors.

9.2.2 Private Amenity Space

- Some form of private amenity space **must** be provided for all homes.
- Gardens **should** have the capacity to support broad sustainability aims:
  - Composting facilities
  - Landscaping that supports biodiversity
  - Landscaping that is resilient to extreme weather conditions and climate change
  - Opportunities for growing food at home
  - Opportunities for rainwater harvesting, e.g. water butts

Example of garden composting bin

9.2.3 Technology

- High-speed internet connections **must** be provided to enable and support working from home and flexible working.
- All electrical appliances and lighting **should** achieve the highest energy efficiency ratings.
- Consideration should be given to the potential for integration of technology allowing residents to control heating, lighting and surveillance remotely.

9.2.4 Management & Maintenance

- Building owners/users **should** be provided with user manuals to facilitate ongoing management.
- The design of buildings **must** provide easy access to plant and services for maintenance.
- The design of building and mechanical systems **must** make it easy for occupiers to manage their buildings:
  - Provide controls which are simple to use and manage.
  - Ensure systems are responsive for ease of use.
  - Ensure that additional space is provided in the plan for necessary kit so that basic storage provision is not compromised
  - Specify building and mechanical systems that are easily repaired through replacement of components rather than wholesale disposal and replacement.

9.2.5 Water Systems & Management

- All buildings **must** include water butts to gather rainwater for the irrigation of gardens.
- Landscaping schemes **must** be drought resistant to address the effects of climate change.
- The use of green/brown/blue roofs **should** be considered for storm water attenuation.
- Buildings **should** utilise low water-use systems at all opportunities, e.g. dual-flush toilets, showers, baths and sinks fitted with tap aerators, dishwashers and washing machines with higher water efficiency ratings.
- Ideally, easily accessible water usage readers **should** be installed within water usage areas, e.g. bathrooms and kitchens.

9.3 SUSTAINABLE CONSTRUCTION

SUSTAINABLE CONSTRUCTION

9.3.1 Materials & Building Construction

- Building construction **should** adopt a fabric first approach, using high insulation levels to reduce energy demand and reliance on mechanical solutions.
- Materials and labour **should** be sourced locally where possible. Applicants **must** demonstrate that availability and capacity of local suppliers has been thoroughly considered and to have selected those most local to the site wherever possible. Robust justification **must** be provided for alternatives.
- All materials **must** have an environmental product declaration where viable.
- Applicants **must** demonstrate that they have considered opportunities for the use of Modern Methods of Construction (eg. pre-assembly, offsite fabrication, etc.) which have the potential to minimise waste and increase efficiency of delivery.
- Where possible the specification of materials and products **should**:
  - Be chosen for durability and long life before replacement
  - Be locally sourced where possible with low embodied energy
  - Have low environmental impacts at disposal
  - Make use of lime mortars and renders to allow for carbon capture and future reuse and recycling of brick and blockwork.
  - Make use of organic and renewable building materials
  - Make use of sustainable timber from approved FSC (Forest Stewardship Council) sources
  - Make use of solvent free paints, internally and externally

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10. LIFESPAN

10.1 STEWARDSHIP

10.1 STEWARDSHIP

CREATING A VIBRANT & SUSTAINABLE COMMUNITY

10.1.1 The goal for the Garden Community is to achieve a vibrant, viable and sustainable community. A strategy for high-quality stewardship and placemaking covering the community ownership, management and planned use of all the public open spaces and community facilities will be a key requirement to achieving this goal and the vision for the Garden Community. This will not just be to benefit the new residents, but will also support integration of the new community and associated amenities with the existing surrounding established communities.

10.1.2 All of the public land and facilities within the garden community that is not to be adopted by public bodies, i.e. the parks, children's play areas, community buildings, sports and leisure facilities, productive landscapes, and the public open space, will need to be owned, maintained and managed in perpetuity by a capable, democratic and robust locally managed organisation.

10.1.3 The main stewardship considerations are:

- All community assets will require long term stewardship and include communal areas such as the public open space, village greens, allotments and orchards, sports facilities, children's play areas, community buildings and public art;
- The existing farmland, and new parks and green infrastructure need to be managed as a coherent whole to ensure consistency of standards throughout, to maximise the ecological enhancement, and to achieve economies of scale for effective hard and soft landscape management;
- These open spaces and facilities are for public benefit for all those who live, work or visit the new neighbourhoods, including those existing residents in surrounding neighbourhoods;
- A sense of community, both within the garden community and between the surrounding neighbourhoods, is to be developed through effective communication and community development from first occupation;
- A resident and commercial levy will be required to support the costs of maintaining the open spaces and community facilities, but this should be collected locally, spent locally, and not for commercial benefit to private companies;
- The governance structure **must** enable and actively encourage strong resident participation, and facilitate special interest contributions from key stakeholders, whilst also providing for strong leadership and management with clear accountability.

10.1.4 The stewardship solution will not simply be about the day to day maintenance of the facilities, but also about how the facilities are utilised and by whom, and will encompass all that will be required to build an inclusive and cohesive community in which everyone can feel a part.

10.1.5 The stewardship organisation will also endeavour to maximise local economic benefit from its annual expenditure by providing training opportunities, recruiting locally, and seeking to prioritise procurement of supplies and any maintenance teams from the locality.

DEVELOPING THE STEWARDSHIP AND GOVERNANCE SOLUTION

10.1.6 It is likely that the stewardship solution for the Garden Community will have a charitable trust at its core, owning the community assets for which it will be responsible, along with the service charge income, and be accountable to residents and other local relevant stakeholders, including CMBC.

10.1.7 An Outline Business Plan will be required to provide the framework for the delivery of this effective and high-quality place management and maintenance solution, setting out the commitments to provide the necessary resources and assets to ensure long-term sustainability. It will provide the details of the timetable and process for the formation of the stewardship organisation, the handover of all of the community assets for which it will be responsible, and the registration and development of the governance structure.

10.1.8 Applicants are expected to work closely with CMBC to develop and agree the stewardship and placemaking Outline Business Plan which meets all of the principles and features set out above.

APPENDIX

APPENDIX

DESIGN COMPLIANCE CHECKLIST

THORNHILLS

DETAILED PLANNING APPLICATION DETAILS:

Phase or Parcel Ref:	
Developer:	
Architect:	
Landscape Architect:	

Notes: This Design Code Compliance Checklist **must** be completed and submitted alongside all detailed planning applications to demonstrate understanding of, and adherence to, the design principles set out in the design code.

Wherever the answer to a statement is 'partially' or 'no', design justification will need to be provided in the form of an explanatory statement.

The Design Code Compliance Checklist and any associated design justification may be provided as part of the Design and Access Statement submitted with the application.

DESIGN COMPLIANCE CHECKLIST

		YES	PARTIALLY	NO	N/A
			With design justification provided	With design justification provided	
	Compliance with the Code				
	Does the proposal fully comply with the relevant sections of the code?				
	If the answer is 'No' or 'Partially', has a statement of justification been provided?				
Chapter 2	**Regulatory Plan: Do the proposals comply with...**				
2.1	The site wide regulatory plan?				
Chapter 3	**Use: Do the proposals comply with...**				
3.1	The Land Use Plan?				
3.2	The specific guidance relating to each relevant land use?				
3.3	The guidance on housing mix?				
3.4	The guidance on specialist and affordable housing?				
Chapter 4	**Nature: Do the proposals comply with...**				
4.1	The key design and sustainability principles for green infrastructure?				
4.3	The design principles for the following key open spaces (where relevant)?				
	Parks and Gardens				
	Green Links				
	Incidental Green Spaces				
	Productive Landscapes				
4.4	The design principles for the following aspects of the play strategy (where relevant)?				
	General principles				
	Neighbourhood Equipped Area for Play (NEAP)				
	Locally Equipped Area for Play (LEAP)				
	Local area for play (LAP)				
4.5	The design principles for blue infrastructure and SuDS?				
4.6	The design principles for protecting and enhancing biodiversity?				
Chapter 5	**Movement: Do the proposals comply with...**				
5.1	The key design and sustainability principles for the movement network?				
5.3	The design principles for public transport?				
5.4	The design principles for each street type within the street hierarchy (where relevant)?				
	Primary Street				
	Secondary Street				
	Tertiary Streets (Urban)				
	Tertiary Streets (Mews)				
	Tertiary Streets (Rural)				
	Tertiary Streets (Rural Edge)				

DESIGN COMPLIANCE CHECKLIST

		YES	PARTIALLY	NO	N/A
			With design justification provided	With design justification provided	
5.5	The design principles for traffic calming and junction design (where relevant)?				
5.6	The design principles for walking and cycling routes?				
5.7	The design principles for car parking?				
	Do the proposals use only car parking solutions from the library of parking types? If not, please provide justification for alternative solutions proposed.				
5.8	The design principles for cycle parking and storage?				
5.9	The design principles for waste and recycling?				
Chapter 6	**Built Form: Do the proposals comply with...**				
6.1	The layout principles for the design of urban blocks?				
6.2	The design principles for density?				
Chapter 7	**Identity: Do the proposals comply with...**				
7.1	The design principles for achieving distinct local character?				
7.2	The design principles for each of the defined character areas (where relevant)?				
	Green Farm Centre				
	Oak Hill Bank				
	Thornhills Lanes				
	Hartshead Gateway				
	Beck Valley				
7.3	The design principles for the relevant frontage character types?				
7.4	The design principles for front, rear and side boundaries?				
	The front boundary treatments shown in the library?				
7.5	The design principles for each of the key groupings (where relevant)?				
	Local Centre				
	1-Form Entry Primary School				

DESIGN COMPLIANCE CHECKLIST

		YES	PARTIALLY	NO	N/A
			With design justification provided	With design justification provided	
7.6	The design principles for built form detailing?				
7.7	The design principles for choice and application of materials?				
	The materials included within the materials palette, taking account of the guidance in the chatacter areas section stating which materials are acceptable in each?				
Chapter 8	**Public Space: Do the proposals comply with...**				
8.1	The design principles for detailing public space (where relevant)?				
8.2	The design principles for inclusive design?				
8.3	The design principles for achieving a safe and secure environment through the application of CPTED principles and Secured by Design?				
Chapter 9	**Resources: Do the proposals comply with...**				
8.1	The design principles for detailing public space (where relevant)?				
8.2	The design principles for inclusive design?				
8.3	The design principles for achieving a safe and secure environment through the application of CPTED principles and Secured by Design?				
Chapter 10	**Lifespan: Do the proposals comply with...**				
10.2	The design principles for facilitating a strong stewardship and governance solution for the garden community?				