

DAVID WILSON MERCIA LIMITED

Supporting Statement showing compliance with Kingsmere Design Code



AREA KM 8, KINGSMERE, BICESTER



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1.0 Introduction

This report has been prepared to support development proposals – in the form of a Reserved Matters Application – by David Wilson Mercia Limited at Kingsmere’ – a new residential community located to the south west of Bicester. The proposals have been developed following extensive discussions with Cherwell District Council.

The purpose of the document is to demonstrate how the proposals comply with the design guidance contained in the Kingsmere Design Code, which is the primary means of controlling development at Kingsmere.

The requirement to produce a Design Code is a consequence of a planning condition (condition 7) attached to the outline planning permission (Ref 06/00967/OUT). All future reserved matters applications for development will be assessed using the code.

These proposals relate to Area KM8 which lies in the south east corner of the development, adjacent to Foxey Leys Copse.

One of the primary means by which development is controlled by the Design Code is through the use of ‘Character Areas’. Parcel KM8 lies within the ‘Whitelands’ character Area

The lead developer is responsible for the majority of the ‘infrastructure’ within the entire development and which passes through the individual character areas. This includes:

- Strategic infrastructure
 - Primary Streets
 - Strategic foul and surface water drainage
 - Structural landscaping
 - Informal public open space (excluding LAP’s not within open space or structured planting)
- Greenways and landscaping works to retained public rights of way

PARCEL KM8 – Design Code Guidance

Whitelands is characterised by green streets where informal front gardens, soft verges and prominent trees dominate the street scene. Whitelands seeks to fuse with the public open spaces south of Kingsmere and looks to the countryside views beyond. Generous plots allow gaps between buildings creating a sense of spaciousness and enabling cars to be parked behind the building line.

Architecturally conservative, Whitelands borrows the traditional forms and styles seen in popular local villages. Streets and spaces may be enclosed by wide fronted, steep roofed buildings, possibly faced in stone and render with white casement windows alongside entrances covered by small porches. Gable elevations will feature as part of some streets.

Modest and informal building groups combine to create simple streets and occasional focal spaces. Vistas are generally closed by buildings until at the development edge clear and open views are possible to the south.

A number of tables set out detailed requirements (which are mandatory) for development within the ‘Whitelands’ character area and this report will show how the submitted proposals accord with these requirements.

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2.0 Compliance

Page 6	Paragraph 1.7	fig 1.2 character areas - Compliant
Page 7	Paragraph 1.8	fig 1.3 block patterns — Compliant
Page 32	Paragraph 3.1	fig 3.1 land use—Compliant
Page 36	Paragraph 3.2	fig 3.2 landscape elements—Compliant
Page 39	Paragraph 3.2	fig 3.4

Safe and attractive public spaces and routes must be provided throughout Kingsmere.

Compliant—Centrally located LAP and mews square with new housing providing active frontages and natural surveillance. Informal footpath/green corridor between parcel and parcel KM7 overlooked with new housing.



Active Frontage

Page 40 Paragraph 3.2

To reflect the character of the site and the surrounding area, and to provide a strong rural identity to the development, a high percentage of all planting must comprise native species common to the area. The infrastructure planting must comprise no less than 90% native planting.

Landscape Architect to ensure compliance with landscaping within the Parcel. Lead developer to ensure infrastructure planting is compliant.

All planting details for trees must comply with NHBC Technical Standards and avoid the need for special foundations for adjacent development. All planting must be in accordance with National Plant Specification.

Landscape Architect to ensure compliance.

Page 42 Paragraph 3.2 Biodiversity and Wildlife
Page 43 Paragraph 3.2 Greenway / habitat Links

Existing hedgerows will be maintained and improved with additional planting of native species where necessary.

Hedgerow managing will aim to enhance the value to wildlife of these corridors. Pockets of scrub and areas of grassland will be included along the green links, improving their current ecological value and improving their viability as dispersal corridors for mammals, birds and insects.

Landscape Architect to ensure compliance.

44 All residents must be provided with play space in accordance with the requirements of Cherwell District Council's adopted strategy. Within residential areas LAP's must be provided as agreed with the Council at Reserved Matters Stage.

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Page 44

All residents must be provided with play space in accordance with the requirements of Cherwell District Council's adopted strategy. Within residential areas LAP's must be provided as agreed with the Council at Reserved Matters Stage.

Page 45

All LAP's must be easily accessible to pedestrians and positioned in either traffic free or traffic calmed public areas.

LAP centrally located



Page 52 Paragraph 3.2

Street Network The hierarchy of routes is fixed and comprises:

- Primary Street
- Secondary Street
- Side Street
- Minor Street/Mews/Country lane
- Private Drives.

The primary, secondary and side streets are designed for a maximum vehicle speed of 20mph. Minor streets/Mews/country lanes and private drives will be designed for a maximum vehicle speed of 10mph.

Figure 3.14 street hierarchy plan:

Parcel KM8 contains Primary Street with side streets to perimeter.



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Page 53 Table 3.15 street hierarchy design parameters—Compliant

Page 54 Figure 3.16 Section D-D Compliant. Majority of dwellings set back minimum of 2m from footway edge

Page 55 Figure 3.16 **Section F-F—Compliant—Refer to Planning Layout**
Section G-G -Compliant—Refer to Planning layout

Page 56 Paragraph 3.2

There are three distinct design formats for the Primary Street. Each relates to the three character areas through which the street passes

Compliant—within Whitelands Includes for a central carriageway with planted verge with trees.

Urban Form – Residential Density

Page 60 Paragraph 3.3

The highest densities will be located in the most accessible places, within the local centre and immediately adjacent primary routes. The rural edge of the site will respond to the surrounding and lower densities, to a minimum of 30 dwellings per hectare will be used.

Compliant—Density for KM8 is 30.5dph gross and 32.65 dph net, both falling within the 30-35 dwellings per hectare requirement. There is also a maximum number of 32 dwellings permissible on this parcel as approved under the original outline planning approval form the Kingsmere development.

Building heights

62 3.3 Maximum building heights range between two and a half and four storeys within the outline planning permission.

Compliant -The proposals consist of a mix of two, two and a half and three storey dwellings which is in accordance with Figure 3.21 Building heights. Two and half and three storey units front the Primary Street with two storey units within the remainder of the parcel. Two and half storey units (18%) are also located within the site to provide interest and variety.



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Frontages

Page 64

Paragraph 3.3

All blocks must retain a strongly defined private/public realm boundary and include a high proportion of active frontage (through the use of main windows and front doors) to promote natural surveillance.

Along the primary and secondary streets a minimum of 80% active frontage must be achieved. Active frontage is defined as the façade with the main entrance into the residential property.

The 80% specified includes garages and side street entrances along the street. All streets must be overlooked and have natural surveillance

Compliant—88% of units along Primary Street have active frontage.

For Lower order streets a minimum of 50% active frontage must be achieved.

Compliant—all dwellings address either Side Street or Mews

Second Tier (see Figure 3.22) Secondary Frontages will reflect their importance along key routes (generally primary streets). They comprise the most consistent and clear streetscapes expressed through the design of the public realm and composition of building groups. Compliant Low stone walling defines the public realm by separating the dwellings from the primary street. Units are arranged parallel to the primary street with consistent facades and changes in materials providing variety.

Secondary frontages will be impressive and desirable residential or business addresses due to their scale, quality and prominence.

Compliant -Three story units along Primary Street provide imposing formal presence.

Rural edge and public open space frontages will be less rigid than the primary and secondary frontages. Small changes in building line or orientation will reflect greater informality while private plots will typically incorporate generous front gardens and/or set behind naturalistic greenery in the public realm. A range of 2-6m deep front gardens must be used in these locations

Compliant -Plots 20-23 and 25-27 demonstrate the less rigid nature with varying setbacks. All front gardens are 2m or greater



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Landmark and Marker Buildings

Page 66

Marker buildings must be provided in the locations identified on Figure 3.22 and must aid legibility through being visually distinctive.

Compliant - this is situated at the southern-most point of KM8 as indicated on Figure 4.12.

Four key gateways into the development are proposed as illustrated on Figure 3.22 KM8 has a key gateway entrance at the southern end. The comment/description on page 126 for Marker 'D' requires a striking corner building viewed on the southern approach. Must be strongly representative of the character area in terms of siting, form, materials, texture and colour.

As a marker building, the design has developed through discussions with Cherwell District Council to arrive at a two storey dwelling which has its main façade to the southerly approach with subser-vient wings to address both the primary street to the west and the green corridor to the east. Two storey reflecting the predominant dwelling height within the Whitelands area and is constructed in stone and render to reflect the predominant facing materials.

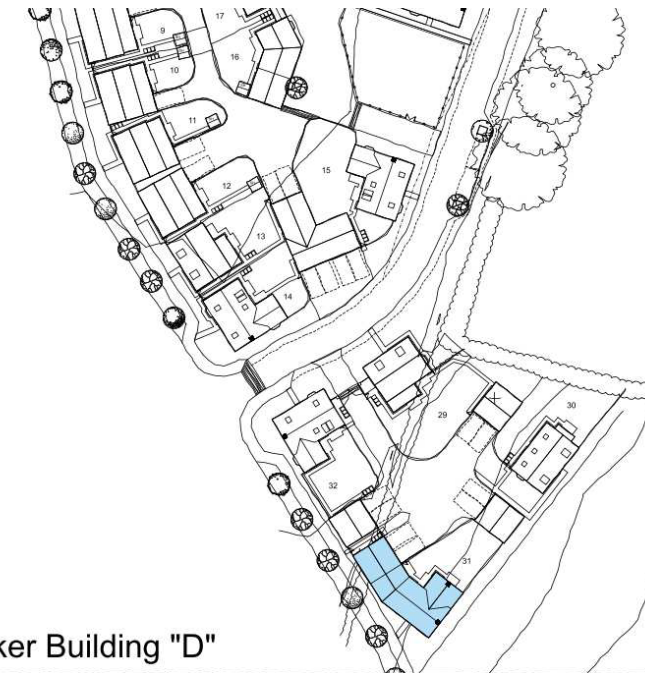
Architectural Strategy

Page 69 Paragraph 3.3

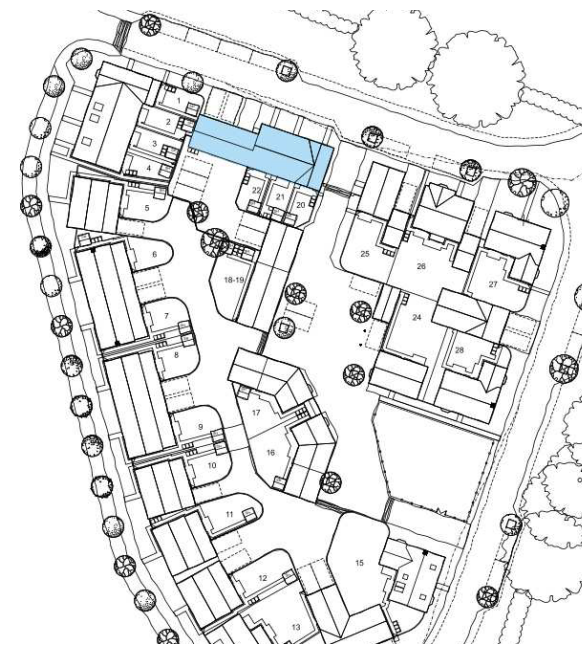
The principles for grouping and composition are that proposals must include either:
Short groups or terraces – normally no longer than three or four buildings. Longer terraces on Primary Streets will be acceptable, particularly in combination with taller buildings.
Single, detached buildings – used with due regard for their impact on street enclosure. Compliant Single detached units have been incorporated to aid street enclosure and to comply with a restriction of overall numbers within the parcel. Elsewhere terraces are restricted to no more than four dwellings and houses within the terrace are varied to avoid symmetry both in the terrace itself and the wider street scene.

Connected buildings with a common front building line – presenting a seamless street frontage
Connected buildings of differing width and depth as well as height to create an organic character
Streets comprising a limited series of similar building groups or compositions – to ensure a calm and cohesive townscape.

Not always achievable as Code requires garages to be set back behind the building line making a common line impossible.
Plots 20-23 demonstrate connected buildings of differing widths and depths. The primary Street has a limited series of similar building groups/combinations.



Marker Building "D"



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Scale

Page 70 Paragraph 3.3

Buildings of largest scale must be located:

1. on primary Streets
2. on Primary frontage
3. at key gateways
4. at local center

Buildings of significant scale must be located on internal green spaces and green ways and must be avoided on the rural edge.

Buildings of smallest scale must be located in minor streets, fronting minor public spaces and on the rural edge.

Compliant—Storey heights criteria set out in the Code Parcel shows KM8 in an area designated as ‘2 storeys* and 2.5 to 3.5 storeys***

****Within this area 5% may be 1 storey (but only on third tier frontages) and 20% may be 2.5 storey. In addition 3 storey buildings may be permissible as landmark or marker buildings.***

****** Within this area 10% may be 2 storey and 10% may be 3.5 storey***

The proposals consist of a mix of two, two and a half and three storey dwellings which is in accordance with Figure 3.21 Building heights. Two and half and three storey units front the Primary Street with two storey units within the remainder of the parcel. Two and half storey units (18%) are also located within the site to provide interest and variety.

Roofs

Page 71

Roofs must be simple, pitched and gabled, unless there is a clear townscape need for an alternative approach and should fall to eaves with minimum projection. Wide fronted / shallow depth buildings must have a pitch of not less than 40 degrees. Narrow-fronted / deep plan buildings must also have a pitch of not less than 40 degrees. Abutting single-storey roofs must use a pitch to match the main building. Free standing outbuildings or garages must have roofs that match the form, pitch and materials of the main building. Flat roofs must be limited within residential areas. Eaves details must relate directly to the dwelling type.

Gutters must be mounted directly on walls, sprockets or rafter feet, but can be concealed in a cornice or fall behind a parapet.

Small roof lights are acceptable only on rear slopes to limit views within the public realm. These must be parallel with the roof pitch and have minimal projection above the plane of the roof. All end gables must be detailed to avoid blank exposed end walls.

Compliant—Rooflines are simple with steep pitches running parallel to the primary building line with variation at corners in some locations. All end gables have fenestration to provide activity.

20% of the houses in the Whitelands and Pingle Brook character areas must have chimneys. This is to increase to 40% for the buildings fronting the rural edge in the Whitelands character area.

Compliant- 8 units have chimneys incorporated equating to 25%



Chimneys

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Building entrances must normally be on the front façade.

Fig 3.26 most entrance doors must be at the front of the building, rather than the side.

Fig 3.27 most entrance doors must be set close to the front façade in accordance with local precedents

Compliant refer to individual house type designs

Page 72

Windows and their sub-divisions must relate to the proportions of the host building. In traditionally designed residential buildings, windows must be either vertical sashes or side hung casements, whilst more contemporary, community and commercial buildings may have more variety.

Windows on front facades must be to principle rooms on all floors, including the kitchen, ensuring they contribute to the surveillance of the street.

Compliant all windows are side hung casement style. Refer to individual house type designs and street scenes.

In vernacular buildings with casement windows, external lintels must be expressed in timber or red brick.

Windows must be coloured white or off-white.

Compliant all windows are white.

Top hung false sash windows are not allowed.

Compliant all windows are side hung casements.

Where paired windows are used, they can have two opening leaves or a single opening leaf, but they must have proportions identical for both sides.

Compliant – refer to individual house type designs and street scenes

Building materials- walls

Page 73 On all buildings within character areas external materials must generally be faced in brick, reconstituted or natural stone, or render. The materials specified should harmonize with those that typify this part of Cherwell District.

Brick walls must be either English or Flemish bond and generally be soft red to match historic buildings in Bicester with Buff brick used occasionally or in certain character areas.

Where reconstituted stone is used, it must be a good colour and texture match for the local stone.

Compliant - refer to External Finishes drawing. Reconstituted stone proposed has been approved for use on other Character Areas.

Roofs

Roof coverings shall be high quality artificial stone slate, thatch, clay tiles or small scale concrete tiles. Tile vents to slopes are not permitted, with roofs being ventilated via the ridge and eaves.

Colours of roofing materials must reflect local vernacular.

No interlocking tiles or slates will be acceptable on first or second tier frontages.

Compliant—refer to external finishes schedule.

Rainwater Goods

Rainwater goods should be black coloured cast iron, aluminium or plastic.

Compliant –refer to external finishes layout.

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Parking

Page 74

Residential car parking must comply with the adopted standards at the time of a reserved matters application. Prior to new parking standards being formally adopted, the following will apply:

1-2 bedroom = 1 space

3 bedroom = 2 spaces

4+ bedroom = 3 spaces.

Where a double garage is provided 4 spaces are acceptable, excluding primary and secondary streets and the urban village.

Visitor spaces must be provided within the public realm or in easily accessible communal courtyards

Provision must be made for covered and secure cycle parking within all garages. Those properties without garages must provide covered and secure cycle storage.

Cycles must be accessible from within garages without the need to remove parked cars.

Compliant All dwellings are provided with the requisite number of parking spaces as required by the code on page 74. These are provided in a number of different ways including driveways, garages, car ports, and small over-looked courtyards to the rear of dwellings.

All front access options must have a 2m x 2m visibility splay to the public realm.

Compliant – refer to planning layout.

Page 75

On-street car parking will be offered for adoption and management to Oxfordshire County Council. Mews courts with five or more dwellings will be adopted. Mews with less than five dwellings will be privately maintained including all external lighting.

Compliant—Visitor parking spaces are provided on the side streets and within the central square of the Mews. Mews has six units directing addressing the street whilst providing access to 16 dwellings.

Single garages must have a minimum internal width of 3.0m to allow occupants to exit the vehicle easily, and depth 6.0m to allow bike parking and storage. Smaller garages will not be considered as providing car parking. Cycles stored within garages must be accessible without the need to remove parked cars. Double garages must have a minimum internal width of 5.6m and a depth of 6.1m

Compliant—refer to detailed garage drawings.

Garages must be located behind the building line

Compliant Parking and garages are located behind the building line in the majority of situations.

Figure 3.33 Garages must be at least 3.0m wide and 6.0m deep to be considered as car parking spaces

Compliant refer to detailed garage drawings.



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Boundary Treatments

All side or rear boundaries to the public realm on primary, secondary or side streets must be walls, except in the Whitelands character area where wattle fencing can be used. Walls are the preferred option for minor streets/mews, but alternatives can be considered at the reserved matters stage. Timber fencing can be considered for internal courts as set out below,
Compliant—refer to external finishes layout and enclosures details.

Rear and side boundaries

The rear boundary of homes which back onto a secure central courtyard must allow surveillance of the parking area from habitable rooms whilst maintaining privacy for the rear gardens. The boundary between the gardens and the courtyard will be no less than 1.8 metres high and no greater than 2.0metres in height.

Compliant—refer to external finishes layout and enclosure details

Page 79

Refuse and recycling

Each house must have a hard surface within the curtilage providing space for:

One 240 litre blue wheeled bin for the collection of dry recyclable material

One 240 litre green wheeled bin for the collection of residual waste

One 240 litre brown bin for the collection of garden waste material.

Each apartment will have space for

One 240 litre blue wheeled bin for the collection of dry recyclable material

One 240 litre green wheeled bin for the collection of residual waste

Compliant—refer to planning layout.

For both houses and apartments, bin storage areas must be easily accessible from the adopted public realm.

Bin stores for apartments must be located close to the route taken by public refuse vehicles.

Bins for houses will normally be taken to the public realm by the occupant. Bin storage for houses must be behind the building line, at least and therefore access ways of sufficient width must be provided from each dwelling to the public highway.

Compliant—refer to planning layout a bin collection point is provided for Plot 30 which is considered too far from the public highway allowing a location for bins within the public realm on a temporary basis.

All refuse and recycling collections must be possible direct from the public realm.

Compliant—refer to planning layout.

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CHARACTER AREA SPECIFIC

Page 121

Development layouts must accord with the general principles set out opposite:

- Least compact with broken street frontages
- Housing fronting countryside and public open space
- Predominantly fragmented and informal housing groups
- All buildings two storey
- Small scale, local landmark buildings at key points
- Generally closed vistas along short streets
- Occasional small informal and irregular spaces
- Traditional vernacular architecture with horizontal emphasis
- Small scale traditional streets and on the periphery country lanes
- Parking in all formats

Existing mature hedgerow on boundary retained and fronted by buildings.

Compliant – refer to planning layout, street scenes and house type designs.

Urban Form

Density – 30-35 dph refer to Figure 4.12c

Compliant - Density for KM8 is 30.5dph gross and 32.65 dph net, both falling within the 30-35 dwellings per hectare requirement. There is also a maximum number of 32 dwellings permissible on this parcel as approved under the original outline planning approval form the Kingsmere development

Building Heights – Refer to Figure 4.11b Taller buildings mainly on Primary Street

Compliant. - The proposals consist of a mix of two, two and a half and three storey dwellings which is in accordance with Figure 3.21 Building heights. Two and half and three storey units front the Primary Street with two storey units within the remainder of the parcel. Two and half storey units (18%) are also located within the site to provide interest and variety.



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Building types—no non-residential types – Houses (detached, paired, terraced.) Few apartments
Compliant – refer to planning layout

Spatial arrangement – Deformed grid of streets with occasional crossroads. Little symmetry. Closed views.
Occasionally with marker buildings. Subtle expression of hierarchy of streets and spaces.
Compliant refer to planning layout

Block Types – perimeter generally small with few bespoke buildings or rear parking courts.
Compliant – refer to planning layout.

Parking format – All the primary street parking must be provided principally by rear access

On-plot front access
- hardstanding
- detached garage
- attached garage

On-plot rear access
- back garden

Off-plot rear court

Off plot front court

Compliant—refer to planning layout

Frontage Setbacks – 0.6minimum between 0.6m and 2.4m. Variety within streets emphasizing informality.
Widening to between 2-6m on rural end.

Compliant



Variable set-backs

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Architecture and Materials

Page 126

Marker Building 'D' striking corner building viewed on the southern approach. Must be strongly representative of the character area in terms of siting, form, materials, texture and colour.

Compliant—refer to detailed house type design.

Form -Majority wide fronted / steep pitched roofs

Compliant—refer to house type designs and street scenes

Composition-Informal in both layout and architecture

Compliant – refer to planning layout, house type designs and street scenes

Scale—Larger scale buildings and elements on primary Street, marker buildings occasionally on rural edge buildings.

Compliant

Verticality and horizontality -Majority horizontal emphasis. Horizontally expressed for instance in roof eaves and ridge, casement windows. Verticality used in secondary locations and to add to variety overall.

Compliant—refer to individual house type details and street scenes

Facades—Minimal articulation to ensure simple flat facades generally. Occasional single height shallow depth broad fronted bays with max projection 1.0m will be allowed.

Compliant—refer to individual house type designs and street scenes

Entrances -Typically solid vertical planked doors on wide fronted vernacular buildings

Compliant—refer to individual house type designs.

Windows -Typically side hung casements on wide fronted vernacular buildings

Compliant - refer to individual house type designs.

Wall materials through colour render (approx. 60%); red brick (20%) and stone (20%) are to be utilized as facing materials

Compliant – refer to external finishes layout

Roof Materials -Artificial slate or concrete tile or clay tile. Approximate proportions—Grey artificial slate (60%) Brindle red plain concrete tile (35%) Clay Tile (15%). A proportion of thatch can be used.

Compliant—refer to external finishes layout



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Streetscape

Page 128 Key public elements table

Compliant - refer to external finishes layout for boundary treatments and surfacing.

Public Spaces

Page 129 Play Areas to include NEAP, LEAP and LAP

Landscape Architect to ensure compliance of proposed LAP

Soft landscape

Page 130 Trees

Landscape Architect to ensure compliance

Shrubs

Landscape Architect to ensure compliance

Page 131 Hedges

Landscape Architect to ensure compliance

Herbaceous / ferns /bulbs

Landscape Architect to ensure compliance

Page 154 Character Area Comparison Table

Covered in specific character area breakdown above.

Page 155 Character Area Comparison Table

Street Type – Primary Street

Boundary Treatment

Low stone or rendered walls

Compliant—refer to external finishes layout and enclosure details.

Road Surface

Asphalt (HRA) with dark grey granite aggregate chippings

Compliant as Highway Requirement

Footpath surface

Impermeable concrete slabs (buff)

Compliant as Highway requirement

Kerbing

Conservation straight faced concrete kerb.

Compliant as Highway Requirement.

Street Type – Side Street

Boundary Treatment

Low picket fence or grassed/planted front garden. Wattle fencing to side boundaries

Compliant—refer to detailed landscaping layout.

Road Surface

Porous concrete block paving (mid grey)

Compliant—refer to external finishes layout

Footpath surface

As carriageways

Compliant—refer to external finishes layout

Kerbing

Flush conservation channel

Compliant—refer to external finishes layout

Street Type - Mews

Boundary Treatment

None – or gravel trim or small planted garden. Wattle fencing for side boundaries

Compliant—refer to external finishes layout

Road Surface

Porous concrete block paving (cool/light grey) or resin bound gravel surface dressing on rural edge.

Compliant—refer to external finishes layout

Footpath surface

Shared with road surface

Compliant—refer to external finishes layout

Kerbing

Flush conservation channel

Compliant—refer to external finishes layout

Street Furniture

Square timber bollards, traditional parkland benches with arms, timber clad simple square bins, porous gravel tree pits.

Landscape Architect to ensure compliance.

Street Lighting

Contemporary but traditional shaped lighting columns **Compliance assumed as specification will need to accord with Oxfordshire County Council requirements.**

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Squares/pocket squares

Soft, green landscapes. Informal space. Small local greens. Large focal street trees. Residential development edges the countryside / meadows / open space

Landscape Architect to ensure compliance

Landscape

Minimum 80% native plants

Landscape Architect to ensure compliance.

Sustainable Development

Page 158 Ecohomes and Bream

The residential element of the development will achieve 60% Very Good and 40% Good Ecohomes rating as specified in the Section 106 Agreement.

Affordable Housing will achieve Ecohomes standard at least Very Good, equivalent to Code for Sustainable Homes Level 3.

Developers must demonstrate how they will meet the standards as part of their Reserved Matters submissions.

Compliance assumed

Page 159 Ecology

Developers must have regard to the ecological management and habitat creation strategy, approved pursuant to the Section 106 Agreement.

Landscape Architect / Ecologist to ensure compliance.

Health and Well Being

Developers, for all parts of the site will be required to demonstrate how their design solutions have positively engaged with challenging site factors, such as noise, and how their schemes will promote the health and well-being of residents or occupiers.

Compliance—Parcel adjoins significant green edges and open space that contribute positively to health and well-being. The parcel provides a LAP and cycle storage whilst being in close proximity to a LEAP and NEAP as well as the primary school and encourages more sustainable modes of transport and promotes active living.

Secured By Design

Consultation with the relevant Architectural Liaison Officer / Crime Prevention Officer must be undertaken and the principles of Secured by Design taken into account in the design of the scheme as outlined above.

Whilst consultation has yet to take place, compliance is assumed. Refer to planning layout.

Integrated tenure

Affordable housing areas will be clustered within each phase. Clusters will be no more than 10 units (where only social rented housing or intermediate rented housing) or 15 units (where shared ownership housing is also provided)

Compliant



Affordable Housing