ARBURY

DESIGN CODE

Supplementary Planning Document

2022

Nuneaton & Bedworth

United to Achieve

Document Title

Arbury Design Code: Supplementary Planning Document

Issuing Date

13th July 2022

Revision / Date Checked

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Table of Contents

1. Introduction

1.1. Background and Policy Context

1.1.1. Purpose of the Design Code

The Arbury Design Code has been produced to establish a clear set of rules and standards that will guide development in the future while offering the opportunity for creativity and flexibility for designers and developers. The Design Code will guide the character of development and ensure high-quality proposals that meet the vision and aspirations of the local community.

The purpose of this Design Code is to guide development by using a range of mandatory and advisory coding elements across the site in its entirety as well as within a defined set of character areas. The Design Code should be used as overarching guidance for applications which come forward on the site. The intention is to ensure that design quality is maintained throughout the entire development and that the vision for HSG2 Arbury is delivered.

Sample of policy documents used to inform this Design Code

1.1.2. Planning Policy Background

This document is informed by a range of influences from local, regional and national policy. These include the statutory plans, documents, standards and strategies that form part of the adopted Nuneaton Borough Plan, as well as non-statutory frameworks and guidance produced by the Government.

1.1.3. Nuneaton and Bedworth Borough Plan

Nuneaton and Bedworth Borough Council (NBBC) adopted the current Borough Plan in June 2019 which will see the delivery of circa 14,060 homes and 107.8ha new employment land within the Borough for the period ending in 2031.

A key component of accommodating this growth within the Borough is the development of a number of strategic land allocations for housing and employment.

This Design Code relates to the strategic allocation known as HSG2 Arbury. Policy HSG2 of the Borough Plan requires the delivery of at least 1,525 homes within the HSG2 Arbury allocation area.

This Design Code should be read in conjunction with Borough Plan Policy BE3, or future iterations of policy relating to sustainable design and construction. There are a number of other Borough Plan policies which will have implications for the development of the site, which should be regarded through the preparation of applications.

1.1.4. Supporting Supplementary Planning Documentations (SPDs)

There are a number of SPDs produced by NBBC which should be read in conjunction with the Borough Plan, site-specific SPD and this Design Code. Of particular significance is the Sustainable Design and Construction SPD. Developers should additionally have regard to Warwickshire County requirements, in particular relating to highways and the Warwickshire Design Guide.

Further emerging policy and SPDs should be considered throughout the preparation of applications.

1.1.5. Other Planning Guidance

The following publications have also informed the preparation of this Design Code:

+ National Model Design Guide
+ National Model Design Code (draft)
+ National Model Design Code Guidance Notes (draft)
+ Building for a Healthy Life 12

1.1.6. HSG2 Concept Plan SPD

Following the adoption of the Borough Plan, a Concept Plan was prepared for the strategic allocation. This concept plan established land uses, development principles and infrastructure delivery for the site. Furthermore it provides guidance on the delivery of the development principles set out in the adopted Borough Plan for the allocation.

The Concept Plan was adopted as an SPD and should be viewed as fundamental principles for the site. The concept plan is intended to provide a visual representation of the policy requirements and other key elements. A key objective of the Concept Plan is to ensure that the HSG2 site is brought forward in a strategic and comprehensive manner.

This Design Code is intended to build upon the principles set out within both the Borough Plan and Concept Plan SPD to further guide high-quality development within the Borough, particularly focussing on local distinctiveness and built form approach. The Design Code does not supersede the existing SPD for the site, which should be considered within applications prepared.

NBBC Borough Plan 2011-2031 (Adopted 2019)
HSG2 Arbury site allocated for development

↓

HSG2 Supplementary Planning Document (Adopted 2020)
Establishes strategic context for the site and sets a baseline for future development

↓

Arbury Design Code — We are here

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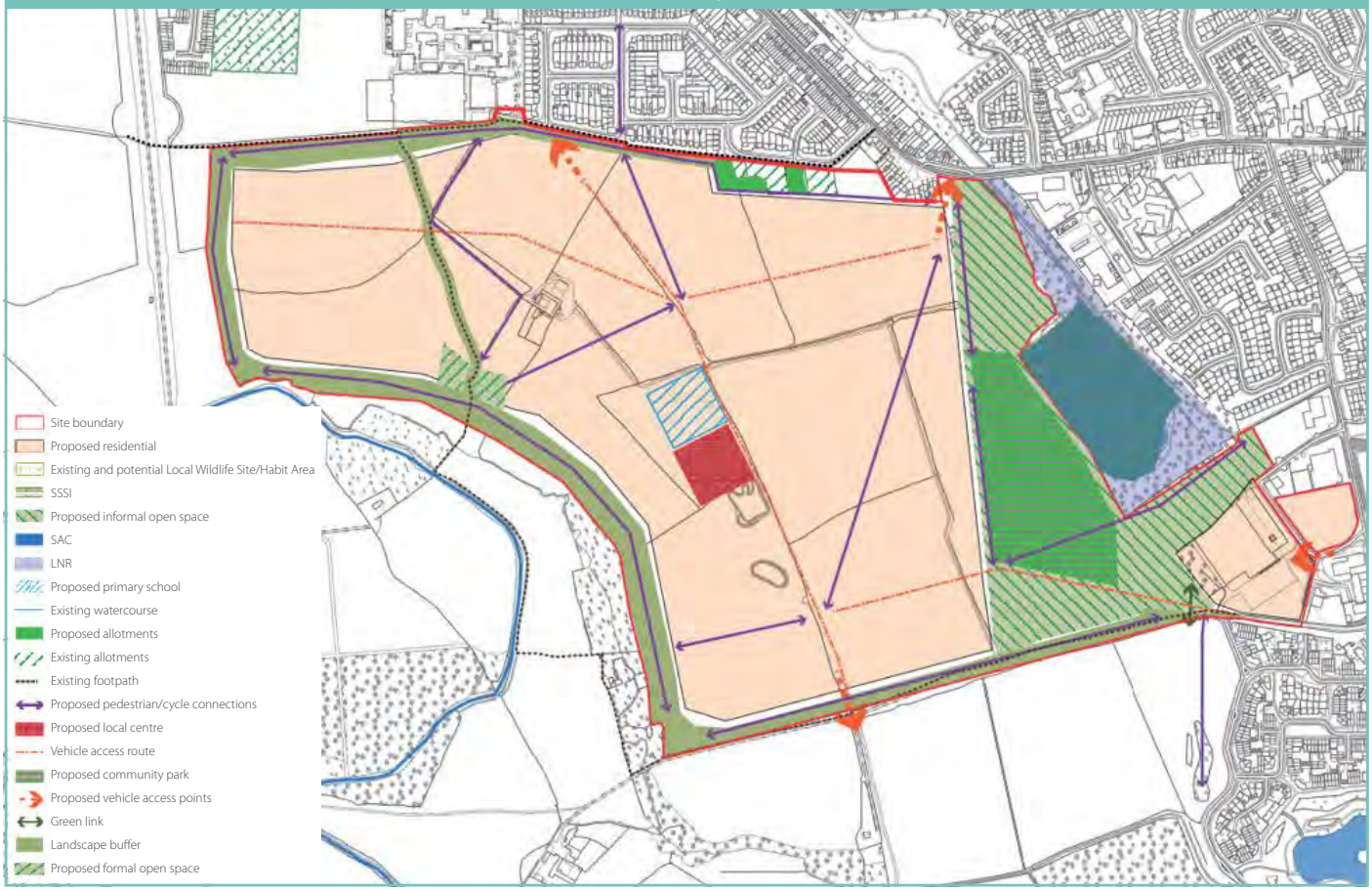
Planning applications
Planning application to be brought forward by developer(s) in the future. Applications could be subject to further detailed design codes

↓

Phased construction / On-site

HSG2 Concept Plan



1.2. Structure of the Document

The Design Code is intended to be user-friendly for all readers and therefore easy to understand and apply. This will ensure that all elements within the scheme are designed to work in harmony towards achieving the design vision of a locally distinctive, high-quality place .

The document is structured into six main chapters, starting with strategic principles before moving onto more detailed design decisions. The chapters are as follows:

Part 1: Introduction

This current chapter introduces the Arbury Design Code and sets out its purpose and how it should be used. Current policy guidance which has been used to inform the Code and will further inform applications is outlined. The site and its existing and historical setting provide an overview of the site.

Part 2: Open Space and Nature

This chapter outlines how the vision for a landscape-led masterplan for Arbury is to be achieved in practice. It provides the open space requirements and expectations for the site alongside how these should be applied in order to develop a green vision for the site.

Part 3: Movement and Connectivity

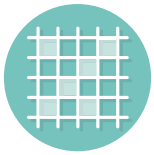
This section provides guidance and minimum requirements for the streets and connectivity within the future masterplan. It also provides principles for the implementation of sustainable travel, accessibility and inclusivity.

Part 4: Built Form

This chapter provides guidance on the form of built components of the future masterplan. This builds upon the Area Type analysis of the local area. A set of general block principles are presented in accordance with good urban design practice. Frontage characters, dwelling typologies and parking typologies are included.

Part 5: Character Narrative

This chapter presents a design narrative for Arbury; drawing upon the local context and the historic transformation of the surrounding area. This is intended to guide a locally distinctive development, which combined with the principles of good urban design and built form will create a distinct neighbourhood identity.



Part 6: Other Matters

The final section of the Design Code provides some additional principles on technical matters for consideration in future applications. In addition, a Design Code Compliance Checklist is provided to aid officers with reviewing planning applications against the Design Code.

1.3. Using the Document

1.3.1. Document instructions

This document supports the future applications for the HSG2 Arbury allocation site. NBBC should use this document to test and review design proposals from inception to completion.

Coding elements included in this document intend to only be prescriptive on requirements which have been fixed in statutory documents or in the SPD, as well as more "visionary" elements considered essential to establishing the design character of Arbury. Coding for other elements is intended to be advisory to allow flexibility and encourage variety in character across the development.

Where elements are considered mandatory this is clearly indicated on the page. Other elements are encouraged to be used and / or demonstrate areas where there is scope for innovation and creative design solutions. A sample spread is included below for clarity.

Mandatory

+ Compulsory elements and design features which must be adopted to comply with statutory requirements or to ensure the design character of Arbury is established

Mandatory coding principles

Solid coloured boxes contain mandatory coding information for designers

Advisory coding principles

Precedent images are provided to illustrate principles within the code and are not intended to inform or infer architectural style

Advisory coding principles

Grey boxes and general body text contain advisory coding information for designers

1.4. Role of the Design Code

1.4.1. Design Code Compliance

Applicants will be required to provide a Design Code Compliance Statement to accompany applications. This may be integrated within a Design and Access Statement, however in this instance compliance with the Design Code elements should be clearly identified. Where proposals are not compliant with any elements of the code, a clear explanatory statement of justification should be provided.

A Design Code Compliance Checklist is provided within the Appendix for use by officers and members when reviewing submitted applications. Applicants should be mindful of this checklist when preparing their compliance statements.

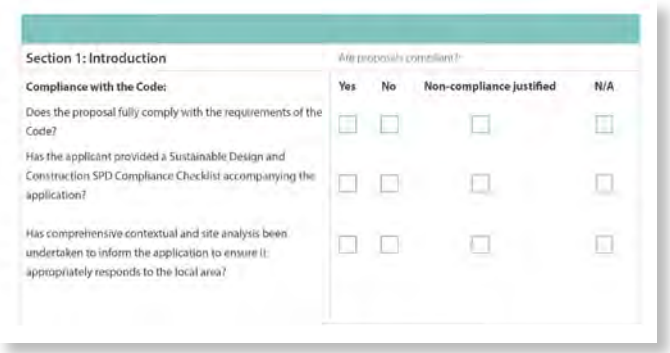
1.4.2. Future Design Codes

Due to the planning status of the site as a Local Plan allocation, this Design Code is strategic in nature, focussing on the minimum standards and core principles which future development proposals must achieve. This focusses on design standards and quality, functionality and harmonious design as well as setting environmental targets. It is not intended to dampen creativity or restrict the design process in evolving a comprehensive masterplan for the site.

The Design Code is submitted for adoption as an SPD to guide the development of applications as they are prepared and to form a material planning consideration.

A detailed design code for the new neighbourhood will be established as part of either a full or reserved matters application.

The final approach to the preparation and content of the Detailed Design Code will be agreed with NBBC. The subsequent Design Code will build upon the parameters established within the Outline Application and will prescribe, at greater level of resolution, how details set out within this Design Code are to be applied across the site.



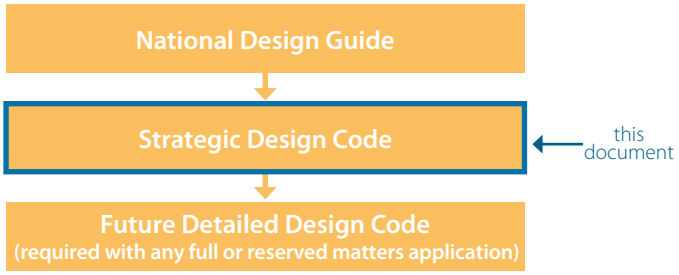
Section 1: Introduction

Compliance with the Code:	Yes	No	Non-compliance justified	N/A
Does the proposal fully comply with the requirements of the Code?	☐	☐	☐	☐
Has the applicant provided a Sustainable Design and Construction SPD Compliance Checklist accompanying the application?	☐	☐	☐	☐
Has comprehensive contextual and site analysis been undertaken to inform the application to ensure it appropriately responds to the local area?	☐	☐	☐	☐

Section 2: Open Space and Nature

	Yes	No	Non-compliance justified	N/A
2.1. Landscape and Open Space	☐	☐	☐	☐
2.2. Parks and Greenspace Provision	☐	☐	☐	☐
2.3. Existing Landscape Features	☐	☐	☐	☐
2.4. Parks	☐	☐	☐	☐
2.5. Accessible Green Network Corridors	☐	☐	☐	☐
2.6. SUDS / ASUDS	☐	☐	☐	☐
2.7. Allotments	☐	☐	☐	☐
2.8. Boundary Treatments	☐	☐	☐	☐
2.9. Incidental Greenspace	☐	☐	☐	☐
2.10. Private and Communal Amenity	☐	☐	☐	☐
2.11. Biodiversity Net Gain	☐	☐	☐	☐
2.12. Legibility and Identity	☐	☐	☐	☐

Extracts of Compliance Checklist



Role of this design code diagram

This Design Code has been informed by desktop analysis, site visits, Local Plan background papers and the work undertaken to inform the HSG2 Concept Masterplan SPD.

The Design Code has intentionally been developed without reliance on a masterplan in order to allow sufficient flexibility for technical design requirements and outcomes of detailed surveys to be incorporated within the masterplanning process as part of an application.

+ Applicants will be expected to undertake comprehensive contextual analysis, in addition to the technical requirements, to inform their application and ensure it appropriately responds to the local area.

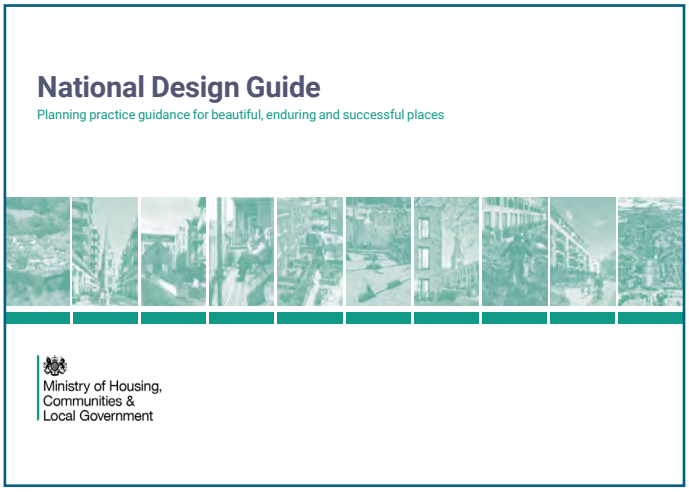
Applicants should respond to the National Design Guide to inform their pre-application design development. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

National Design Guide 10 Characteristics of a Well-designed Place

1.4.3. Design Code Review

The Design Code is intended to guide landowners, developers, house builders, consultants and the local authority officers throughout the duration of the project. This Design Code has been written with regard to a number of existing policies. Most design guidance and policy will remain relevant throughout this period but some may require review in the context of subsequent proposals, changing National or Local Plan policies or amended Building Regulations.

Developers should consider emerging and changing policy which may impact applications. In the future, a review of the Design Code may be required to reflect changing and unforeseen circumstances, including updates to national and local policies.



National Design Guide

National Model Design Code (DRAFT)

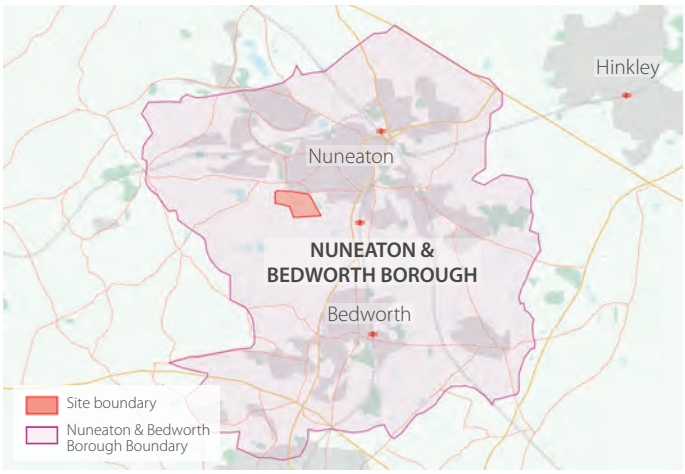
1.5. Local Context

1.5.1. Strategic and local context

In terms of the strategic context, Nuneaton is located to the north of Warwickshire County within the Nuneaton and Bedworth district. It is approximately a 25-minute drive from the city of Coventry to the south via the A444 and a 45-minute drive to Birmingham to the east via the M6. It is understood that many residents from the Nuneaton area travel to Coventry for work. Bedworth town can be accessed to the south via the A444.

In terms of the local context, the HSG2 Arbury site sits to the south-west corner of Nuneaton and will form an urban extension. The area to the south and west of the site is generally rural farmland with a number of water pools and pockets of rural villages. The areas to the north, east and south-east are generally suburban and urban and form part of Nuneaton town. These are predominantly residential in character but also comprise a range of business and industrial parks, particularly to the east and south-east.

Strategic Context



Regional Context

Local Context

1.5.2. Nuneaton context

Nuneaton is a large market town with a population of around 90,000 and is the largest town in Warwickshire. The town centre, typical of 1960s town planning, has a ring road, administrative centre and town library. The town centre also has Ropewalk shopping centre, which provides a range of shops in addition to the streets. There are a range of cafés, restaurants and bars in the town centre.

A market takes place in the town centre every Wednesday and Saturday and offers a wide range of stalls including food, clothing and homeware.

There are a number of attractions in the area such as Riversly Park with Nuneaton Museum and Art Gallery, Arbury Hall and Estate and the history in relation to the author George Eliot. The Coventry Canal passes through Nuneaton, while the Ashby Canal passes in close proximity to the south-eastern outskirts of the town.

Nuneaton town centre high street

George Eliot statue

Nuneaton market

Nuneaton Town Hall

Nuneaton Art Gallery and Museum

Coventry Canal

Arbury Estate gatehouse

Ropewalk shopping centre

Arbury Hall

1.6. Site Context

1.6.1. Site Context

The site covers approximately 86ha of land and is predominately arable farmland, with some improved grassland, woodland and a small industrial area to the south-eastern corner. The land forms part of the Arbury Estate, which is located along the south-western edge of Nuneaton town.

To the north, the site is bounded by a secondary school (Nuneaton Academy) and associated playing fields as well as a number of residential homes that in part back onto the edge of the site. Residential areas are also in close proximity to the eastern edge, with a relatively new residential development located to the south-east of the site on the edge of Bermuda Village.

Along the eastern edge, the site also wraps around Ensor's Pool and surrounding natural woodland. Rural fields of the Arbury Estate bound the southern and western edges, with some of the land designated as Registered Park and Gardens and Ancient Woodland.

In the south-east corner of the site there are a cluster of employment and light industrial buildings within the Bermuda Road Industrial Estate, including a builders merchant, packaging supplier and MOT centre. This area is partially within the HSG2 Arbury allocation boundary and partly outside.

Heath End Road (B4112) and Arbury Road (B4102) are located to the north of the site and provide access to Nuneaton Town Centre, the strategic A444 and surrounding residential areas. Bermuda Road provides a route to the east of the site and will connect to the A444 via Bermuda Bridge once work is completed to reinstate vehicle access.

1 Residential homes along northern edge of site

2 Existing allotment area to north of site

3 Ensor's Pool looking north-west towards the site

4 Existing houses along Walsingham Drive

5 Existing Coton Farm buildings on site

6 View from southern edge of site along Harefield Lane

7 Existing homes to south-east corner of site

8 Industrial area to south-east of site

9 Existing houses along Charnwood Avenue

10 View from southern edge of site along Harefield Lane

11 Existing path on site looking south

12 Bermuda Lake to south-east

1.7. Historic Assessment

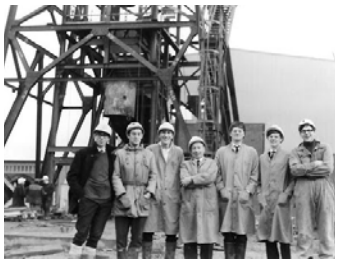
1.7.1. Historic overview

Nuneaton obtained a market charter in around 1160 from Henry II, which was reconfirmed in 1226, allowing Nuneaton to develop into a market town and become the economic focal point of the surrounding villages.

Nuneaton largely became known for its silk ribbon weaving industry in the mid-17th century and also coal mining, the beginning of which dates back to 1338. Transport demand for the mining industry led to the development of a private canal system on the Arbury Estate and later the introduction of the Coventry Canal, linking Nuneaton to Coventry.

Mining expanded rapidly in the 19th century with the development of the rail industry and remained large until its peak in the early 20th century. Following this, the industry began to see decline and the 1950s and 1960s saw rapid decline, with the last mine in Nuneaton shutting in 1968.

Silk ribbon weaving factory



Nuneaton miners

Arbury Hall has homed the Newdegate family for over 450 years and is the ancestral home of Viscount Daventry. The Tudor/ Elizabethan House was Gothicised by Sir Roger Newdegate in the 18th Century and is regarded as the 'Gothic Gem' of the Midlands.

The principal rooms, with their soaring, fan-vaulted ceilings, plunging pendants and filigree tracery, are an outstanding example of early Gothic Revival architecture and today are used for corporate entertaining, fashion shoots and activity days. In addition to the hall, the estate also contains acres of landscaped gardens, woodlands, lawns and lakes.

Arbury Hall

Ariel view of Arbury Hall and estate

Gatehouse

Rose Garden

Other noteworthy buildings in the Nuneaton area are: the 1930s Town Hall, a grand building built in a restrained neoclassical style; Nuneaton Museum and Art Gallery, which opened in 1917 and sits within the grounds of Riversley Park; and the 1930s Art Deco Co-operative Society building in the town centre.

Nuneaton Museum and Art Gallery

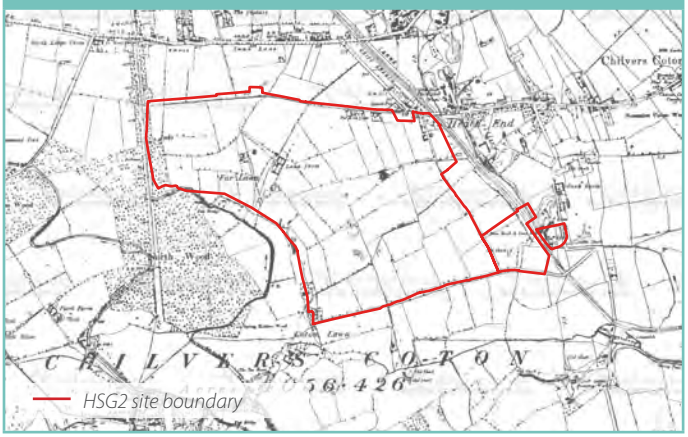
Art-Deco Co-Operative building

Nuneaton Town Hall

1.7.2. Historic growth

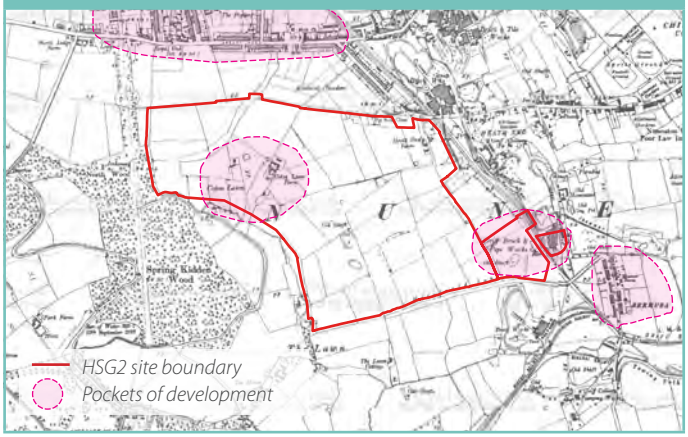
The maps below illustrate how the site and surrounding context has developed over the last century from 1890 to 1990.

1890



The 1890 map shows the site was divided up into small fields, broadly in a north-south and east-west grid. To the west of the site the historic Coton Farm and Coton Lawn can be identified. The map also shows some of the historic railways that were used as part of the historic mining industry in the area, in particular the LN&R railway Griff branch that runs in a north-easterly direction. In terms of the wider context, the development is generally sparse, however pockets of settlement can be seen in Heath End and along Arbury Road.

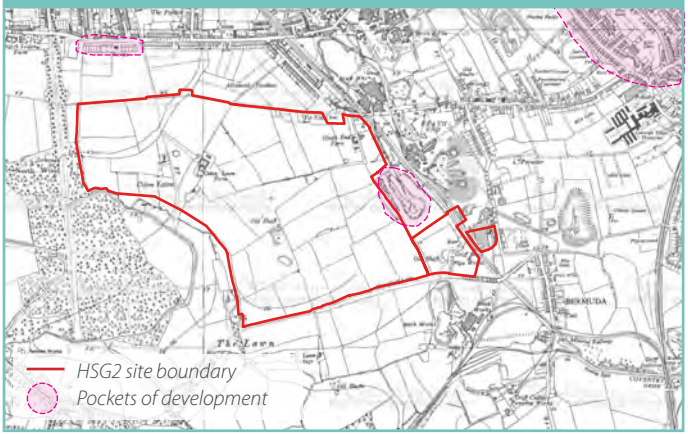
1919



The 1919 map shows a similar form to the 1890 map, albeit with further pockets of development, particularly along Heath End Road to the north. Heath End Farm can also be identified to the north-east of the site.

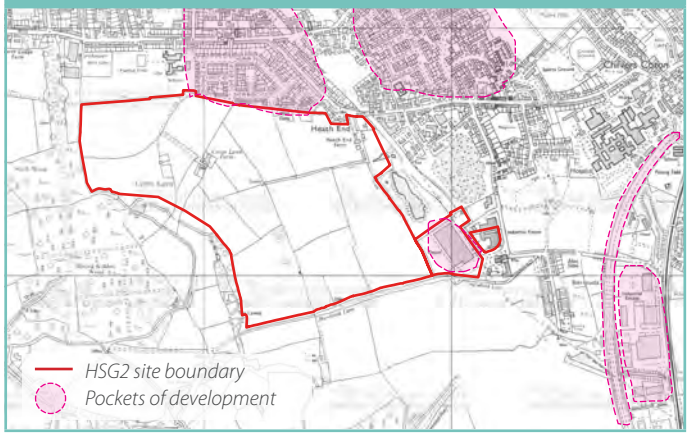
The Griff Brick and Pipe Works can be observed to the south-east corner of the site. In addition, Bermuda Village has been developed and is known to have been built specifically for the local mining community.

1955



The 1955 map shows a similar pattern to the 1919 map, with the notable emergence of the clay pit area that would later form Ensor's Pool. The map shows some further development along Arbury Road to the north and further east along Heath End Road and towards Nuneaton town centre.

1990



The 1990 map shows much more developed area, in particular to the immediate north of the site and to the east towards Nuneaton town centre. Nuneaton Academy school can also be identified to the north. Ensor's Pool can also be seen to the east. New industrial areas can be identified to the south-east and are adjacent to the A444 strategic road, which can also be seen in this period.

1.7 Historic Assessment

1.7.3. Heritage assets

Nuneaton is a large market town that was originally an Anglo-Saxon settlement known as 'Eaton', which translates to 'settlement by water'. In the early 12th century, the Beaumont family assumed control of the settlement, and in around 1155 Robert de Beaumont granted his manor of Etone to the French Abbey of Fontevraud, who established a Benedictine nunnery - known as Nuneaton Priory. This led to Eaton becoming known as Nuneaton.

Nuneaton was the birth place of leading Victorian author Mary Anne Evans, known by her pen name George Eliot. Eliot's works are known for their realism, psychological insight, sense of place and detailed depiction of the countryside. There is a commemorative statue of George Eliot in the town centre.

Statue in town centre

Statue plaque

Nuneaton Market, 1950s

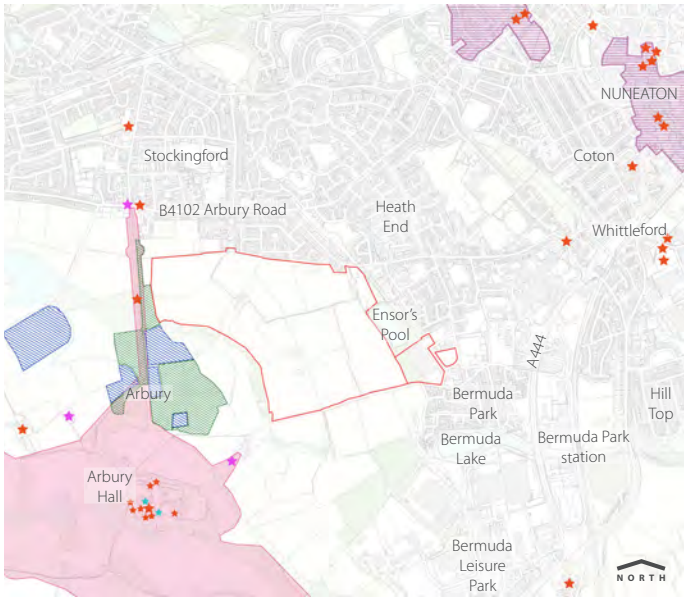
Nuneaton Market, 1950s

1.7.4. Heritage Context of the Site

The site itself does not fall within a conservation area nor contains any listed buildings.

Parts of the Arbury Estate to the west and south of the site are designated as Registered Parks and Gardens and contain a range of listed buildings including Grade I, Grade II* and Grade II listings. There are some ancient woodlands that form part of the Arbury Estate to the south and west of the site. There are some conservation areas towards Nuneaton town centre with a range of listed buildings.

- *HSG2 site boundary*
- *Conservation area*
- *Arbury Hall Registered Park and Gardens (RPG)*
- *Ancient and semi-natural woodland*
- *Ancient replanted woodland*
- *Grade I listed building*
- *Grade II* listed building*
- *Grade II listed building*



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2. Open Space and Nature

2.1. Landscape and Open Space

2.1.1. Landscape overview

The Green Infrastructure network for the Arbury masterplan is to be composed of a range of complementary open space typologies. These will include areas of Publicly Accessible Greenspace (PAG) alongside opportunities for biodiversity, ecological enhancement and protection of existing features.

The landscape should be pedestrian-focused, vibrant and create a setting and distinct impression of high-quality.

2.1.2. Landscape Guiding Principles:

+ Create a **clear hierarchy** of spaces ranging from neighbourhood squares down to smaller pocket parks and ecologically-focused corridors
+ Create distinct spaces with **character and identity**
+ Provide a diverse and clear range of uses which will appeal to the wider community and **people of all ages**
+ Provide a mix of **active recreation** opportunities including sports and diverse opportunities for exercise
+ Provide a comprehensive **walking and cycling** network and connections through open spaces to encourage sustainable modes of transport
+ Provide **seasonal variation**, colour and interest through selection of tree and plant species
+ Utilise planting to contribute to the creation of high-quality open spaces that are sensory, **enhance wayfinding** and provide imaginative play opportunities
+ Locate spaces on, and linked by, clearly defined, safe, and well-lit routes, with landmark elements to aid with **navigation and legibility**
+ Provide **safe and secure** spaces which are overlooked with clear sight lines
+ Incorporate high standards of **inclusivity** for all levels of ability, including consideration of legibility for the blind and partially-sighted users and dementia sufferers.
+ Use **robust**, yet attractive materials and furniture which is easy to maintain
+ Create environments that are sustainable, robust, easy to maintain and **promote biodiversity**
+ Increase **ecological value** through the protection of existing assets, diversification of habitats and considered management
+ Incorporate **water-sensitive** management within the design of open spaces
+ Consider the **future of the development** with changes to the environment, climate and future needs of the community and how the landscape may adapt to cater for them
+ Create a **strong landscape buffer** to the south and west of the site, to ensure sufficient separation in order to mitigate harm to the historic environment, e.g. from lighting, incidental noise, traffic, etc.

Dollman Common, Houlton Rugby (Urban and Civic)

Images for reference only

Alconbury Weald (Urban and Civic)

2.2. Parks and Greenspace Provision

2.2.1. Publicly Accessible Greenspace

The Publicly Accessible Greenspace (PAG) includes designated parks and other forms of greenspace, which are recreationally valuable, are suitable for unsupervised public access and can be accessed for free.

The figures are a minimum and significant additional land areas beyond this may be required, subject to existing ecological features and habitats, which will be determined at application stage following full ecological surveys.

+ All developments over 10 dwellings are required to provide 6.794 hectares of PAG land per 1000 new residents / 420 new units

Based upon the minimum Local Plan delivery of 1,525 homes for the Arbury site, the minimum quantity of open space to be provided is 24.68ha.

Publicly accessible green infrastructure is taken to mean Parks, Accessible Green Network Corridors (AGNCs), and Accessible SUDS (ASUDS) provisions that fully meet the required standards set out within the Open Space SPD.

Publicly accessible green infrastructure / open space land of all types must:

+ Be safe and suitable for unsupervised and unrestricted public access
+ Be safe and economical to maintain
+ Be faced onto by the development
+ Have genuine recreational value
+ Be suitable for the intended use and anticipated level of use
+ Be appropriately hard and soft-landscaped
+ Contain appropriate facilities
+ Be aesthetically attractive and add tangible value to the development
+ Fully meet the required standard for either parks, green corridors, allotments and / or accessible sustainable drainage systems (ASUDS) as set out within the Open Space SPD

The PAG requirement should comprise the below sub-elements:

Publicly Accessible Greenspace (PAG) Standards		
PAG sub-element	Minimum policy requirement	Arbury requirement (based on minimum 1,525 homes)
Land for active recreation	2.80ha / 1,000 population	10.17ha
Natural / semi-natural habitat provision	1.80ha / 1,000 population	6.54ha
Highly formal park provision	0.8ha/1,000 population	2.90ha
General amenity land	0.60ha / 1,000 population	2.18ha
Equipped play provision	0.55ha / 1,000 population	2.00ha
Allotment provision	0.244ha / 1,000 population	0.89ha

2.3. Existing Landscape Features

2.3.1. Ecological features

+ Masterplan proposals must ensure ecological networks and services and biodiversity and geological features are conserved, enhanced, restored and, where appropriate created

There are a number of existing landscape features within the site, the landscape and ecological significance of which will be determined through detailed surveys at application stage. The below principles should be considered minimum standards for the retention and incorporation of features within the masterplan:

+ Ensor's Pool must have a minimum buffer of 100m (from it's edge) as well as any appropriate mitigation measures in order to ensure that the hydrological pathways to the pool are not compromised
+ Existing trees and hedgerows are to be retained to screen views to and from the strategic site and where necessary enhanced
+ The existing woodland groups within the centre of the site are to be protected by a minimum 30m buffer.
+ Suitable measures must be specified to protect Spring Kidden and Northwoods ancient woodlands from any significant impact
+ A habitat corridor is to be provided connecting Ensor's Pool and the Local Wildlife Sites to the south
+ Grassland habitat is to be created between Ensor's Pool and Bermuda Clay Pits in order to strengthen a south-north national flow around the west of Nuneaton
+ Buffers to existing habitats must accord with the minimum widths as set out within the Open Space and Green Infrastructure SPD.
+ Maximise the ability of wildlife to go above, across and under access points crossing green links

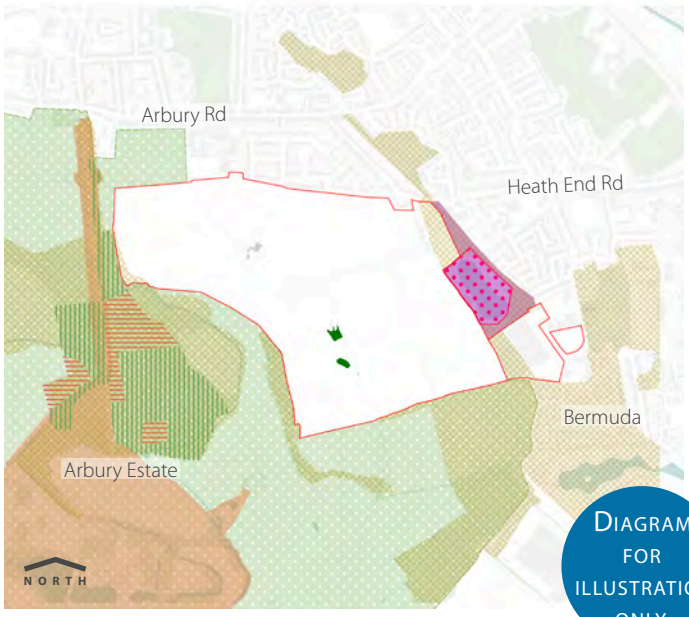


Diagram showing existing landscape designations and features

Ensor's Pool

Local Wildlife Site to the South

2.3.2. Protection of existing retained trees and hedgerows

+ All retained hedgerows and associated trees are to be protected in accordance with BS5837:2012 (or equivalent superseding standard)
+ Mature hedgerow and trees form the boundary with the existing residential areas to the north are to be retained
+ Elsewhere within the site there are a number of long-standing hedgerows which form connected habitats through the site and are to be retained and enhanced to promote habitat connectivity
+ Where features such as roads and footpaths cross the existing hedgerows, these shall be designed to eliminate or minimise impacts on canopies and rooting areas, and minimise impacts on habitat continuity

Hedgerows shall be assessed and retentions established at application stage and defined management regimes defined to:

+ Maintain / enhance density (where required)
+ Promote longevity
+ Maintain or enhance screening effect
+ Maintain or, where feasible, add wildlife value

Trees shall be assessed and retentions established at application stage and management regimes defined to:

+ Ensure tree health to negate safety issues
+ Promote longevity
+ Maintain a viable long-term form
+ Protect features of ecological interest – such as bat roosts

Existing trees and hedgerows within the site

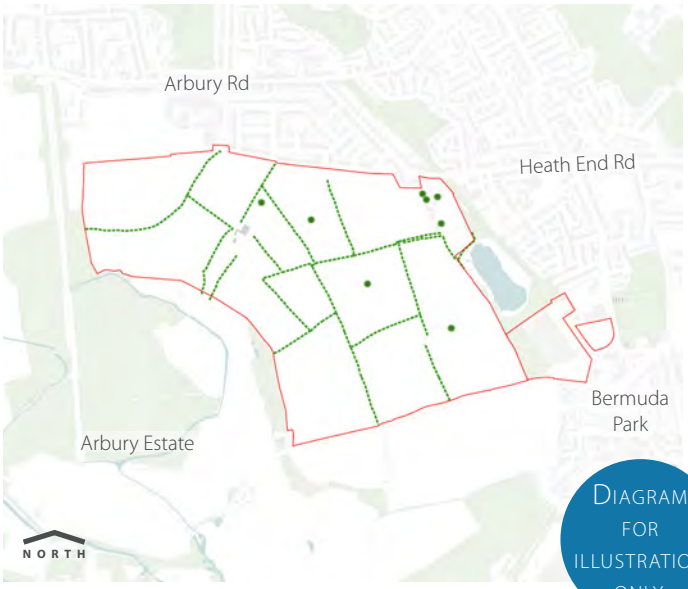


Diagram showing existing trees and hedgerows

Site boundary
Existing Hedgerow
Existing Tree (outside of hedgerow areas)

2.4. Parks

2.4.1. Parks

NBBC sets out that residents will have access to a minimum of 3 significant types of recreational open space provision: Destination Parks (DP), Community Parks (CP) and Local Parks(LP).

Of the total minimum required PAG to be provided, 61% should be provided as Parks. This incorporates the active recreation, formal park, and equipped play provisions. The minimum requirements for Community and Local Parks are set out below, however given the scale of development these minimums will be exceeded in order to meet the 61% Parks standard.

All residents in a development should have access to Local Park facilities within a 400m distance and Community Park facilities within a 600m catchment. In order to meet the distance requirements to the appropriate recreational open spaces a Community Park is required. In addition, a further Local Park should be provided as a minimum.

Key design principles for Parks:

- Ensure all new housing is located within the catchment of the new park / parks and any existing nearby parks
- Ensure the parks meet the minimum size requirements
- Provide fewer, larger areas of Park in order to provide greater landscape, ecological and recreational benefit
- Connect the park/s to the wider Green Infrastructure network within and beyond the development site.
- At least one full 'circular' dual use cycle path around the park is to be provided with additional secondary loops depending on scale.
- Where strategic footpath / cycle connections are to be provided these are to comply with section 3.3.2
- Accord with the minimum spacings for facilities and retained / new features required within parks and greenspaces as set out with Open Space SPD Appendix 1
- Linear corridor-type parks are to be avoided
- Use formal / hard wearing grass species alongside paths and near heavy-use areas, including around play areas and active recreation areas
- Trees are to be provided wherever appropriate, maintaining sufficient space for both existing and new landscape features to mature

Diagram for illustration only

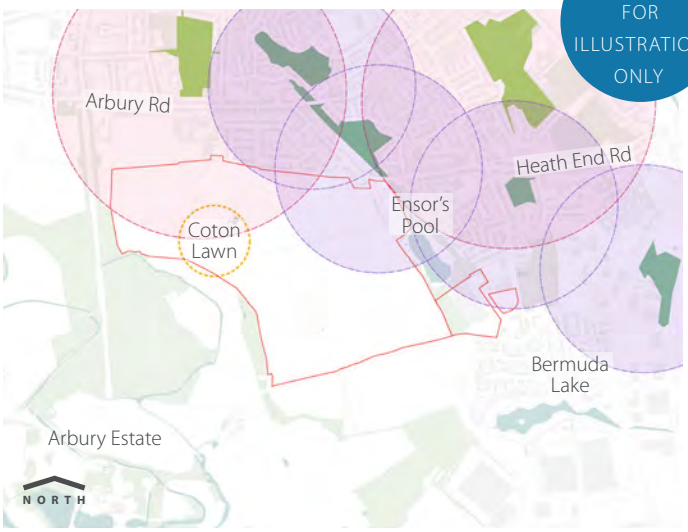


Diagram showing existing designated parks and catchments. Catchment distances are indicative only. The applicable catchment distances of existing park facilities will be taken along on-the-ground walking routes.

Site boundary
Community Park
Local Park
Coton Lawn
400m Local Park catchment
600m Community Park catchment

Formal amenity greenspace at Kingsbrook, Aylesbury (Barratt Homes)

Local Park at Dollman Common, Houlton (Urban and Civic)

Images for reference only

2.4.2. Community Park

As outlined within the Concept SPD, a Community Park is required for the development site. Parts of the development site are within the catchment of the Stockingford Recreation Ground (Community Park) to the north of the site. It is suggested that the new Community Park should be located adjacent to Ensor's Pool, forming an open space and habitat corridor linking Ensor's Pool and the local wildlife sites to the south.

Key principles of the Community Park:

+ Provide a new Community Park forming an open space and habitat corridor linking Ensor's Pool and the local wildlife sites to the south
+ Minimum Community Park size of 5.9ha to be provided
+ The overall open space requirement set out within section 2.2 is to be provided. The Community Park is expected to incorporate nominal active recreation, formal park and equipped play typologies generated by the minimum on-site PAG requirement
+ Accord with the requirements for substantive equipment for children and teenagers and active recreation facilities for the whole community as set out within Open Space SPD_Appendix 1, including enhanced Local Park provision subject to the distribution of Local Parks within the development
+ Cycle parking: Sheffield stands including adult and junior sizes with at least 4 adult capacity and 6 children capacity

Example of public open space

2.4.3. Local Park

The location of the Local Park(s) is not fixed by this Design Code, however it is encouraged to consider the retention of Coton Lawn, maximising benefit of the existing Public Right of Way in this location and the heritage of the existing Coton Farm buildings and associated gardens.

Key principles of the Local Park:

+ Minimum Local Park size of 1.43ha to be provided
+ The overall open space requirement set out within section 2.2 is to be provided. The Local Park is expected to incorporate nominal active recreation, formal park and equipped play typologies generated by the minimum on-site PAG requirement
+ Accord with the requirements for substantive equipment as set out within Open Space SPD_Appendix 1, including enhanced Local Park provision subject to the distribution of Local Parks within the development
+ Cycle parking: Sheffield stands including adult and junior sizes with at least 2 adult capacity and 4 children capacity

2.4.4. Active Recreation

In addition to the Community and Local Park it is anticipated that the wider masterplan should provide a creative range of smaller-scale sports and exercise opportunities in order to maximise interaction with the natural environment and benefit health and wellbeing. These may include:

+ Outdoor exercise spaces and 'green gyms'
+ Measured pathways and routes, including for people with various types of disabilities, potentially providing the opportunity for Park Runs and charity events
+ Settings for a range of outdoor activities, including offering benefits for community cohesion and neighbourliness such as outdoor table tennis, climbing / bouldering walls, bowls, yoga areas etc.

2.5. Accessible Green Network Corridors

2.5.1. Accessible Green Network Corridors

The Open Space and Green Infrastructure SPD outlines two typologies of Accessible Green Network Corridors (AGNC). The accessible green network is made up of two things: a green landscape / wildlife corridor and a path network.

+ These elements must co-exist for the spaces to qualify as Publicly Accessible Greenspace (PAG) and an AGNC. To qualify as PAG / as an AGNC the path must be accompanied by greenspace of either local/ neighbourhood or wider/strategic importance for wildlife and the landscape.

The masterplan will need to deliver new AGNCs as part of the open space network. And where possible, add to and extend existing corridors.

AGNCs are to be provided in addition to other typologies of open space and will provide key movement corridors around the development site between other facilities and green space. Existing habitat and species, including existing hedgerows and watercourses within the site, will likely determine the location of green corridors and their nature. Alongside the provision of a path (as set out in section 3.3.2) this will create an AGNC. Further detail regarding the design requirements of AGNCs can be found within Appendix 1_Detailed Design Standards to PAG Compliant Green Space.

The Accessible Green Network's two elements (Landscape / Wildlife Corridor and Path) are separately categorised into neighbourhood and strategic which is reflective on their relative importance for people, for wildlife and the landscape. Further detail regarding the path network requirements and widths is provided within section 3.3.2.

Neighbourhood Green Network (NGN) Corridors - Key design principles:

+ NGN Corridors are expected to provide links to facilities and the wider strategic network
+ NGN Corridors will vary in width however are to be a minimum width of 15m and be served by cyclepaths. Footpaths may be agreed in very limited circumstances
+ Where a neighbourhood path or strategic path is provided alongside an NGN Corridor, the required width for the associated path and verge is in addition to the 15m NGN width

Strategic Green Network (SGN) Corridors - Key design principles:

+ SGN Corridors are intended to provide access to significant facilities, employment, schools and colleges, community and destination parks and onward travel
+ SGN Corridors contain important ecological, horticultural or aesthetic value
+ The overall minimum width of these corridors is minimum 30m and must be served by a cyclepath
+ Where a neighbourhood path or strategic path is provided alongside an SGN Corridor the required width for the associated path and verge is in addition to the 30m SGN width

2.5.2. Locally important linear habitats / landscape features

The above widths for Neighbourhood Green Network Corridors and Strategic Green Network Corridors are minimums and where existing trees, hedges and ecological features such as trees, hedges, streams or ditches are provided the minimum width should be increased.

In many cases the existing habitat and species on a development site will predetermine the green corridor's location and nature, normally making this element very site specific. Where paths are needed but no existing habitat exists new landscape features like SUDs corridors/new hedges/ linear trees/grassland can be provided by the development to create the green element of the accessible green network corridor. These created corridors must be designed and managed to be of significant value to the wildlife found locally and to those species commonly present in the urban environment.

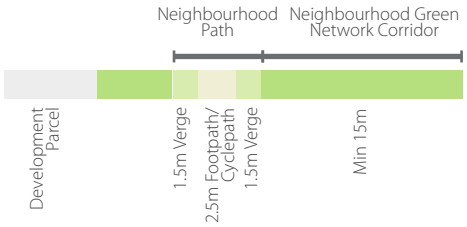
Key design principles for integration of ecological features within AGNC:

+ Native hedges – minimum width 15-16m which does not cater for hedge trees which may require additional space
+ Brook corridor and linear SUDS features – minimum width 25m – 12m buffer either side of existing watercourse
+ Existing linear trees – width / space required is species and ecological importance-dependent and subject to tree survey
+ Newly-planted linear trees – minimum buffer 15m all around it, with path to be 3m set back from planting line

Accessible Green Network Corridor: Summary of minimum widths

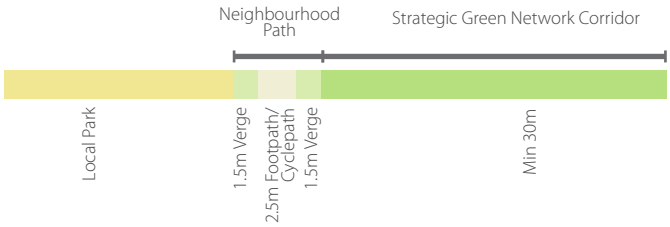
Neighbourhood Path and Neighbourhood Green Network (NGN) Corridor:

If a Neighbourhood Path and a Neighbourhood Green Network Corridor is required / present, a minimum width of 5.5m should be allowed for the path and 15m for the green landscape / wildlife corridor element.



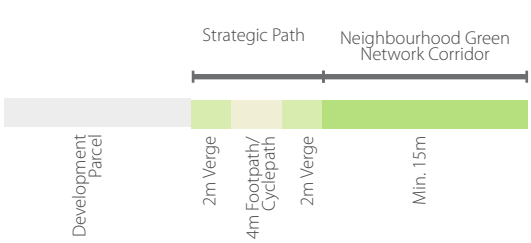
Neighbourhood Path and Strategic Green Network (SGN) Corridor:

If a neighbourhood path and a Strategic Green Network Corridor is required / present, a minimum width of 5.5m should be allowed for the path and 30m for the green landscape / wildlife corridor element.



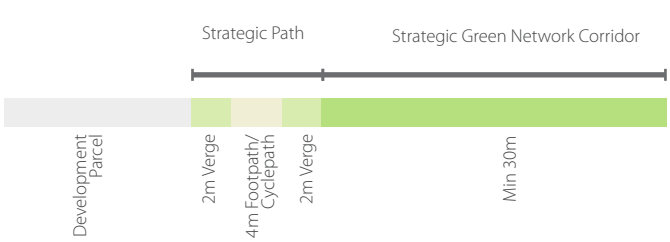
Strategic Path and Neighbourhood Green Network (NGN) Corridor:

If a Strategic Path and a Neighbourhood Green Network Corridor is required / present, a minimum width of 8m should be allowed for the path and 15m for the green landscape / wildlife corridor element.



Strategic Path and Strategic Green Network (SGN) Corridor:

If a Strategic Path and a Neighbourhood Green Network Corridor is required / present, a minimum width of 8m should be allowed for the path and 30m for the green landscape / wildlife corridor element.



Note: any proposals for landscaped areas adjacent to foot/cycle paths must take into account maintenance of vegetation to avoid any impact on the proposed paths

2.6. SUDS / ASUDS

2.6.1. SUDS overview

Existing drainage ditches across the site will be retained and enhanced where appropriate, and new landscaped features should be created within areas of strategic open space.
The drainage design must fully integrate with the network of green infrastructure, creating visually attractive landscaped corridors of mature woodland and tree belts with a mixture of wildlife habitats and areas of recreation whilst controlling the rate of water run-off.
Sustainable Urban Drainage Systems (SUDS), whilst intended to manage water run-off within developments, can provide a multifunctional role within developments.

Key principles for SUDS features:

+ Features must respect the site drainage patterns and seek to protect, restore and enhance natural wet areas
+ The design of development must includes initiatives to reduce surface water run-off and improve water quality, with the priority being to protect, treat and store storm water through measures which utilise the green infrastructure whilst protecting homes
+ SUDS features are to be designed to enhance the character of the site whilst integrating planting alongside the wider infrastructure strategies
+ Implement permeable paving on shared and unadopted surfaces with filtering substrates to treat and store water for reuse
+ Connect to SUDS features in open spaces or storage areas for use in landscape irrigation
+ A range of features will be expected to be used including swales, filter drains, permeable paving, ponds, basins, ditches and rain gardens
+ The drainage hierarchy for managing surface water runoff should be used, considering re-use and infiltration of water before consideration is given to discharge to watercourses

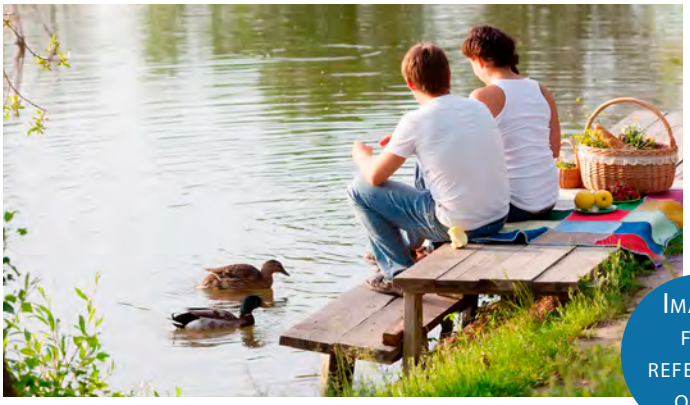
2.6.2. Accessible Sustainable Urban Drainage Systems (ASUDS)

ASUDS are drainage systems that not only deliver the required water management but which are also suitable for unsupervised public access, are appropriately provided with infrastructure for this public access, are safe enough that fencing is generally not required, are safe to manage, economic to manage, have significant sustainable ecological value and provide tangible aesthetic value to the development.

SUDS features, including qualifying ASUDS, cannot be included with the 61% Park space. SUDS and ASUDS can positively sit alongside Parks, increasing the openness of the park setting and landscape quality, however cannot count towards formal park provision. ASUDS will however count towards the overall PAG land quantity and both SUDS and ASUDS will both contribute significantly to biodiversity net gain. When appropriately designed they can provide aesthetic appeal to a development, can be accessible and safe for public use and enjoyment, can improve the landscape and can provide valuable wildlife habitats increasing the site's biodiversity value.

When performing all of these additional roles within the development, the SUDS features can be classified as part of the Publicly Accessible Greenspace and therefore part of the PAG requirement.

+ Appropriate design standards are required to be complied with in order for ASUDS to be PAG-compliant. The full requirements are set out within Open Space SPD Appendix 1
+ The drainage hierarchy for managing surface water runoff should be used, considering re-use and infiltration of water before consideration is given to discharge to watercourses
+ The depth of ASUDS needs to be agreed at the application stage



Example of water storage solution

Images for reference only

Example of water storage solution at Ninewells, Cambridge (Hill Group)

Key design principles for ASUDS

+ Ponds, lakes and basins must provide significant ecological value and promote the best water quality
+ Ponds must be multi-functional, suitable for both attenuation and as a public amenity with significant ecological value
+ Ponds, ditches and basins must have shallow slopes no steeper than 1:6 and sown with wetland grass mix containing wildflowers suitable for potentially wet areas
+ Ponds must be designed with terraced banks to ensure they are safe for children, and enable people and wildlife to climb free
+ Wet ponds and areas of permanent open water must provide valuable additional habitat for a range of species, alongside native planting to support invertebrates and provide seasonal foraging resource for bats and birds
+ Where wet ponds are provided, permanent water must cover at least 1/2 to 2/3 of the base of the feature during normal conditions
+ Features, including ponds, basins and ditches / watercourses, must be designed to be as naturalistic as possible
+ Surveillance of ponds and features from neighbouring homes, footpaths and roads must be provided
+ Features must be located outside of the root protection zones of retained mature trees
+ Culverting of features is to be avoided, with bridges to be provided where paths and roads cross over features

Where possible, ponds should be located near (but not directly connected to) other wetland areas (such as Ensor's Pool) to enable plants and animals to colonise the new ponds.

Surfaced paths should be provided where necessary, set back 5m from the edge of a bank to allow for a mowing margin alongside vegetation. Interpretation signage should be provided, particularly adjacent to larger features, whether serving a biodiversity focus or intended for public use. This should contain information about the feature, why it is there, what it contains, contact details of management company / adopter and any safety hazards or required precautions.

Gentle slopes to ponds will assist with ease of maintenance and ensure public safety. These ponds may enable creation of natural play, however should not include equipment. They should be creatively designed and contoured to create playful landscapes. Natural materials such as logs or boulders may be introduced to create an imaginative setting for play.

To mitigate the recreational pressures of fishing at Ensor's Pool, creation of features which are permanently wet are encouraged to allow for fishing outside of Ensor's Pool.

IMAGES FOR REFERENCE ONLY

Examples of water storage solutions

2.7. Allotments

2.7.1. Allotments overview

On-site provision of 31 allotment plots is required with a minimum site area of 0.89ha (20 allotment plots per 1,000 new homes). Existing allotments on the Atholl Crescent should be considered for improvement and provision of the new allotment plots located adjacent to the existing provision to benefit from existing community and economies of scale.

Key Principles for Allotments:

+ Provision on-site of minimum 20 new allotment plots per 1,000 homes
+ Allotments must be provided on level ground (with a maximum gradient of 1 in 20) and not on made or contaminated land or within the flood plain
+ Allotments are to be located adjacent to the existing Atholl Crescent allotment provision as a site extension
+ Allotments are to be fenced and provided with vehicular access and parking, pathways and a metered water supply
+ Accord with the requirements for Allotment design set out within Open Space SPD_Appendix 1
+ A minimum of 20 allotment plots must be provided in any single location in order to adequately self-govern

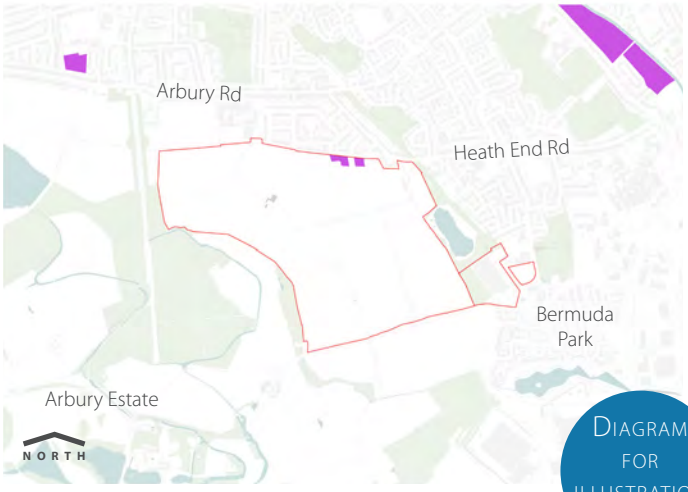


Diagram showing existing allotments

Diagram for illustration only

2.7.2. Productive Landscapes

In addition to provision of formal allotments, provision of community gardens, orchards and edible landscapes should be encouraged within the wider masterplan. Orchard planting should be provided in a flexible and creative way that reflects the character of the areas being developed. Appropriate productive landscapes could include:

+ Orchard planting within informal landscapes and pocket parks. Consideration should be given to the number of surrounding residents to ensure these are likely to be used and managed
+ Community gardens could be designed into pocket parks and other residential open spaces, including multi-functional streets incorporating communal kitchen gardens and vegetable plots
+ Foraging hedgerows: open spaces, in particular edge conditions could be developed to include plants that include safe foraging, such as blackberries and sloe berries
+ Productive streetscapes: design of streets could include accessible fruiting trees

Community growing and allotments

Communal vegetable plots within residential development

Images for reference only

2.8. Boundary Treatments

2.8.1. Parks and Greenspace Boundary Treatments

Boundary treatments to parks / greenspace are needed in order to define the edge of the park / greenspace, define different ownership boundaries, prevent encroachment, protect from unauthorised access, parking and fly tipping and to protect and warn users, particularly children, about hazards outside the park / greenspace.

It is essential for parks and greenspace to be overlooked by adjacent residents and passers-by and for park users to be able to look out of the park into surrounding areas and therefore low-level boundary treatments should be used.

Design principles:

+ Utilise low level boundary treatments
+ Where more enclosed boundary treatments are unavoidable vegetation screening is preferred
+ Provide a 5-10m formal buffer area along the boundary of where development meets / overlooks PAG green space to provide a transition to the development edge

2.8.2. Residential development to Open Space

Design principles:

+ Houses must always have primary frontage towards parks / greenspace
+ Where properties have a side elevation to parks / greenspace this must only be in very limited circumstances and 2 significant windows in at least one primary used room (living room / kitchen) must overlook the park / greenspace
+ Where in exceptional circumstances a private garden or side boundary is unavoidably facing the park / greenspace area this must only occur for a short length of boundary – 10m or less
+ In such circumstances boundary treatment should be extremely durable and detail or pattern should be added to improve appearance and graffiti protection added to all surfaces

Green Corridors and SUDs at Kingsbrook Aylesbury (Barratt Homes)

Images for reference only

Frontages to open space at South Broadbridge Heath (Countryside Properties)

2.9. Incidental Greenspace

2.9.1. Pocket Parks and Incidental Greenspace

In order for greenspace to counted towards PAG it must meet the full requirements for either parks, green corridors, allotments and or ASUDS and have a genuine recreational value. Pocket parks and incidental greenspace should be integral to the heart of the development.

Whilst incidental landscaping will usually not be adopted by NBBC, provision of smaller pocket greenspaces within quiet residential areas provides a valuable asset to creating an attractive setting for homes and enabling doorstep play, spaces for community gathering and cohesion within neighbourhoods. These spaces may also be suitable where individual high-quality trees are to be retained within residential parcels. These spaces may offer opportunities that support or provide gardens available to residents. With an increasing focus on the benefits of greenspace to mental health and wellbeing and minimising isolation within communities, providing doorstep greenspaces to homes is encouraged. Key design principles for incidental pocket greenspaces:

+ To be smaller, varied areas located within residential parcels providing intimate spaces for local residents that benefit from the natural surveillance of surrounding dwellings
+ Provide a visual break in built development with a design that is proportionate to the surrounding dwellings
+ Contain tree and shrub planting, natural play features, seating and distinctive design features
+ Accessible by foot and cycle only
+ Should not be located adjacent to roads, i particular the spine road

Incidental greenspaces should be overlooked by homes enabling them to be "owned" by the homes around them and should include potential community adoption initiatives such as vegetable / fruit growing beds to encourage the residents to looks after the spaces.

Images for reference only

Community raised vegetable gardens

2.9.2. Meanwhile Uses

Opportunities to incorporate meanwhile uses within the site, particularly within the early phases, should be explored. This will enable underutilised spaces to be transformed into active uses creating vibrancy in the early stages of development, creating a community and a destination.

Meanwhile uses could animate the open spaces and streets - particularly in the local centre and community park - before they are completed. They should be designed for the benefit of the community and provide opportunity for meeting, informal learning, pop-up shows and cafés and exhibitions. The opportunity to retain meanwhile uses once the development is complete should be explored, subject to interest.

Pop-up cafe

Temporary community plant stall at Port Loop

Pop-up bar and cinema

2.10. Private and Communal Amenity

2.10.1. Private and Communal Gardens

Private amenity space will be provided to all homes, appropriate to the scale of the dwelling it serves. As a minimum, dwellings will be expected to have direct access to private amenity space according to their size and number of occupants as below:

+ Detached or semi-detached family homes with three or more bedrooms must have gardens capable of comfortably accommodating outdoor activities of a family - such as space for children's play and a shed or greenhouse
+ Smaller two and three bedroom houses should have sufficient ground-level private amenity to accommodate the activities of a couple or young family
+ Where bin and bike storage is to be provided within rear private gardens it should be in addition to the indicative garden sizes and must be directly accessible from the street
+ Courtyards and terraces will count towards the indicative garden sizes
+ Apartments must be provided with private amenity space.
+ Balconies should have a minimum width / depth of 1.5m to ensure they are able to accommodate a table and chairs

Gardens should be of a usable, rectangular shape and be accessible to everyone, including disabled and elderly users. Public and private spaces should be differentiated by clear boundaries.

Mandatory Private Amenity Space		
Typology	House / Apartment	Requirement
1 Bed 2 Person	Apartment	5 sqm
2 Bed 3 Person	Apartment	6 sqm
2 Bed 4 Person	Apartment	8 sqm
3 Bed 5 or 6 Person	Apartment	10 sqm

Advisory Private Amenity Space		
Typology	House / Apartment	Requirement
2 Bed 3 or 4 Person	House	50 sqm
3 Bed 4, 5 or 6 Person	House	60 sqm
4 Bed 5, 6 or 7 Person	House	70 sqm
5 Bed 6, 7 or 8 Person	House	80 sqm

Walls, hedges and fences should be of an appropriate scale and suitable for the houses they surround. As a general principle, the more northerly the direction of a garden, the longer it will need to be in order to received a good level of daylight.

Innovative housing typologies which incorporate a range of external amenity typologies are permitted within the masterplan; in particular, opportunities to provide a mix of private and communal amenity in order to enhance a sense of community.

+ Where such typologies are considered it must be clearly demonstrated that the layout is well-designed and respects the residential amenities of the occupiers of all dwellings and have suitable levels of privacy, daylight / sunlight a communal spaces are usable and adequately overlooked

Private gardens should be considered as part of the wider biodiversity strategy for the site to maximise opportunities for ecological benefits. Inclusion of fruit trees within private gardens, bird-boxes, bat boxes etc. should be encouraged within homes prior to occupation.

Images for reference only

Small gardens with shared communal amenity space (Marmalade Lane)

Wildlife-friendly gardens at Kingsbrook, Aylesbury (Barratt Homes)

2.11. Biodiversity Net Gain

2.11.1. Net Gain

A key function of the green and blue infrastructure strategy for the development of an application for the site is the conservation and enhancement of biodiversity so it co-exists alongside the publicly accessible spaces. These two objectives are intertwined through the Accessible Green Network and are intended to be an integral and unifying feature of the masterplan.

A wide range of strategies within the masterplan will combine to create a new community which promotes biodiversity alongside the provision of amenity value. These include the blue and green infrastructure strategies. Within open spaces and streets there are opportunities to incorporate features which benefit biodiversity, such as swales and street trees. Open spaces should be designed and managed to encourage wildlife.

Communal and private courtyards and gardens can also be designed to provide spaces which are attractive to wildlife alongside amenity for residents.

+ A net biodiversity gain of 10% must be achieved for the whole development once this requirement is enacted by the Environment Act
+ A range of landscape and biodiversity measures should be incorporated in order to achieve a Building with Nature rating 'Excellent'
+ High levels of biodiversity must inform all aspects of the design of the masterplan

IMAGES FOR REFERENCE ONLY

Landscape planting and insect hotels to promote biodiversity

2.12. Legibility and Identity

2.12.1. Gateway Spaces

The Arbury masterplan will provide several gateway spaces at key entrances. These will include the new primary and secondary points of access from Heath End Road, Hazell Way and the southern connection providing access towards the A444. Additionally, gateways will be provided where key connectivity with the surrounding community is provided, through pedestrian and cycle connections. These spaces require special attention to design, where the integration of movement routes, landscaping and built form come together and are crucial to creating an appropriate first impression.

+ Gateways to the site are to be designed to act as 'placemaking' elements within the landscape framework and should be focussed on reflecting the overall vision for local distinctiveness and high-quality design and creating framing elements for key views and vistas into the development

Key principles for gateway spaces:

+ Provide an attractive and diverse landscape as a natural setting to junctions and provide gateways into the development
+ Utilise landscaping and planting to create and frame the entrances
+ Provide focal buildings to mark the entrances which positively address the streets and green spaces onto which they front

Gateway spaces should also consider the integration of water features, public art and manipulation of land forms to highlight the entrances as appropriate. Further detail regarding the principles of built form in relation to gateway spaces provided in section 4.5.3.

Landscaped gateway at Alconbury Weald

IMAGES FOR REFERENCE ONLY

2.12.2. Public Art

+ The public art should be integral to the Arbury masterplan, helping create a sense of place and a distinct identity. In conjunction with the local authority, a Public Art Strategy for the site should be developed alongside future applications

The Public Art Strategy should achieve the following aims:

+ To enhance and develop the quality, distinctiveness and future heritage of the area
+ Contribute to making a high-quality, attractive and valued living environment
+ Be functional as well as stimulating
+ Aid in orientation, way-finding and interpretation of the place
+ Promote social inclusion, community cohesion and create delight, inspiration and stimulation
+ Reference the heritage of the Arbury Estate, surrounding local heritage and past use / industry of the area
+ Reflect local culture and wildlife

Public art reflecting former mineshafts at Frickley Colliery

Public Art

3. Movement and Connectivity

3.1. Movement and Access

3.1.1. Introduction

Streets are not only important for the circulation of traffic, they are multi-functional spaces that play a crucial role in creating distinct characters and successful places. This section aims to ensure that streets are treated as key placemaking elements by presenting four streetscape types. Given the landscape-led nature of Arbury, landscaping is the key feature used to define each streetscape. The streetscapes will be further defined by the built form and character narratives to guide variation in street type across the scheme.

The below table indicates the Warwickshire County Council Design Guide equivalent of each street type. Applications should be guided by the further detail of both the Design Guide and Manual for Streets.

Streetscape character	WCC equivalent
Primary street	Secondary distributor / link road
Secondary street	Local access road
Tertiary street	Minor road
Shared surface / private drives	Minor road (unadopted)

3.1.2. Guiding Principles

The below guiding principles seek to create a network of safe and secure streets forming walkable neighbourhoods. The guiding principles that are to be considered when preparing applications for the Arbury site are:

+ To establish a safe and legible network of streets and pedestrian / cycle ways
+ To provide a coherent hierarchy of streets consisting of primary, secondary and tertiary streets
+ To ensure appropriate connectivity is made to connect the site with the surrounding area and to the existing and planned pedestrian and cycling networks and bus services, providing access to Nuneaton town centre
+ To prioritise the movement and safety of pedestrians and cyclists through the provision of safe and direct routes
+ To deliver the appropriate level of vehicular and cycle parking but to ensure it does not dominate the built environment, public realm or open spaces.

Example of pedestrian routes at Ninewells, Cambridge (Hill Group)

Images for reference only

Example of public cycle parking

Example of cycle route at Houlton Rugby (Urban and Civic)

3.1.3. Access

Points of access are to be fixed at application stage in consultation with Warwickshire County Highways. The below principles are to be followed:

+ Connectivity with Heath End Road in the north of the site to provide a primary road which connects through the site, intersecting Harefield Lane to the south and providing onwards connectivity to the A444 to south and east
+ Connectivity to Bermuda Road via the existing Hazell Way industrial estate
+ Any proposed connectivity with Charnwood Avenue / Atholl Crescent to the north of the site is to be for emergency vehicles and pedestrians and cyclists only
+ No access is to be taken from North Drive in the Arbury Estate and design should avoid introducing new approaches parallel to North Drive which would detract from its prominence
+ The junction design must reinforce the legibility of the street hierarchy and provide for clear wayfinding

Diagram showing existing road network

DIAGRAM FOR ILLUSTRATION ONLY

3.1.4. Connectivity

A number of community assets are located in the area surrounding the site and are proposed within the site itself. These will include new areas of open space providing play facilities and other amenities, a primary school, a local centre, and potential for a rural community hub that could utilise existing farm buildings. The assets are to be connected by a safe network of streets and pedestrian / cycle ways as outlined in this section.

The network of routes through the Arbury site will provide connection to community assets beyond the site boundary including the Nuneaton Academy and existing facilities along Heath End Road, Ensor's Pool and Bermuda Phoenix to the east of the site and to facilitate and enhance connections with Public Rights of Way and local nature sites.

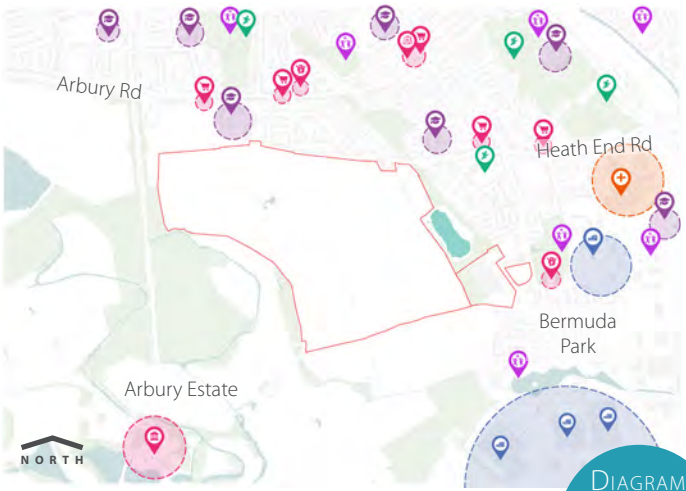


Diagram showing existing local facilities

DIAGRAM FOR ILLUSTRATION ONLY

3.1. Movement and Access

3.1.5. Street Hierarchy

The Arbury site is to be designed to provide a well-connected network of streets of different character. Variety in character and degree of street enclosure will ensure legibility of movement. In conjunction with green infrastructure, the street will provide the framework for development parcels. The streets should be designed to facilitate ease of movement and access into development plots and parcels.

The function of individual streets will differ depending on their position within the development and the areas through which they connect. This in turn influences the level and type of vehicular movement and traffic within each street and will influence the design criteria of each route.

There are four main street types within the movement hierarchy. To ensure that the character of the street responds appropriately to adjacent land uses the streets have further been subdivided into categories to enable a tailored response to either built development, including existing conditions, or landscape. The different street types are set out to the right and are included within the accompanying matrix.

Images for reference only

Examples of different street hierarchies

1. Primary Streets

+ Highest order street providing the main connections through the site to the wider road network
+ To include dedicated cycle lanes and footpaths alongside them and accommodate bus routes
+ Lined with street trees and wide landscape verges

2. Secondary Streets

+ Function as distributor routes, also providing direct access to homes
+ Accommodate tree planting, grass verges, and footpaths as appropriate
+ Footpath treatment to extend across bell mouths to highlight pedestrian priority

3. Tertiary Streets

+ Streets providing cross-parcel permeability and provide access to homes
+ Typically only used by those living or visiting that parcel
+ Narrower and less formal in character and can contain street trees and on-street parking
+ Vehicle speeds should be managed through variation in width, signage and defined transition points
+ Dropped kerbs and areas with no road markings can be used to reduce vehicle speeds and promote pedestrian priority
+ Footpath treatment to extend across bell mouths to promote pedestrian priority

4. Private drives and shared surfaces

+ The lowest order streets providing access to a limited number of homes, to be determined at application stage (maximum 6 dwellings for a private drive)
+ Use of different materials including block paving and bonded gravel could be introduced
+ Adopted turning heads should be provided on entry to private drives and shared surface spaces to enable turning of refuse collection
+ Appropriate distances for refuse collection to be considered in use of private drives
+ Future maintenance mechanism should be agreed as these spaces will not be adopted

3.1.6. Public Transport

The aim of the public transport strategy is to provide high quality, frequent and accessible bus services to important destinations within and beyond the development. The transport strategy will be developed at application stage and in conjunction with local service operators, however the objective is to encourage the use of public transport and reduce reliance on the private car. Important destinations include: local schools and colleges; leisure facilities; Nuneaton town centre; Bermuda Park train station; and Local Employment Areas.

The layout of the access network should be designed to encourage travel by bus and bus stops should be strategically located in the local centre and at other locations within easy walking distance of residential properties, community uses, businesses and shops. Key design principles include:

+ Bus routes to have a minimum width of 6.1m where there are no parked cars and 6.7m where street parking is permitted. Reference is to be made to the succeeding street sections
+ All homes are to be within a 400m walking distance of a bus stop, either from within the development or to a bus stop in the surrounding local area
+ Bus stops are to include a shelter, seating, lighting, appropriate kerbs and provision for real time information
+ Lay-bys will not be provided at bus stops and buses will stop within the extent of the carriageway
+ Consideration is to be given to the location of bus stops and shelters to ensure these do not impede cycle lanes and footpaths and do not impact the residential amenity of properties
+ Raised tables will not be accepted where there is a bus route

Images for reference only

Examples of public transport

3.1.7. Inclusive Streets

The design and layout of all public space, especially the pedestrian and cycle routes, parks and green corridors need to ensure that those who are less mobile or suffer from dementia or other non-visible disabilities are able to easily move around the development. The needs of those who are less mobile must be considered.

Measures are to include:

+ Ensuring footpaths are level for ease of movement especially those with wheelchairs or buggies
+ Tactile paving for the sensory impaired (at junctions / crossing points)
+ Positioning of street furniture so it does not impede movement
+ Where cycle lanes and footpaths are shared, ensure that there is adequate space without being hindered by street furniture so that there is sufficient room for wheelchairs and cyclists to use the path at the same time
+ Distinctive features within public realm design, such as public art and distinctive landscaping, to promote wayfinding and ease of movement will assist all in understanding how to move around

Examples of inclusive streets and public art

3.2. Street Types

3.2.1. Primary Street

+ A primary link road is required to connect from the south of the site to Heath End Road

The primary function of this street type is vehicle movement of all types and providing an appropriate standard to facilitate future connectivity between Heath End Road and the A444.
The connectivity beyond the southern boundary / Harefield Land is to be determined at application stage in conjunction with highways modelling and a transport assessment and as per section 3.4.3 of the HSG2 Concept Plan SPD.

Alconbury Weald (Urban and Civic)

Trumpington Meadows Primary School (Barratts Eastern Counties)

Bio-diverse verge and street trees at Cours Segain, Paris

Overview	
Street type	Primary
Location	Main route connecting north- south through the site to Heath End Road
Direct vehicle access to properties	No

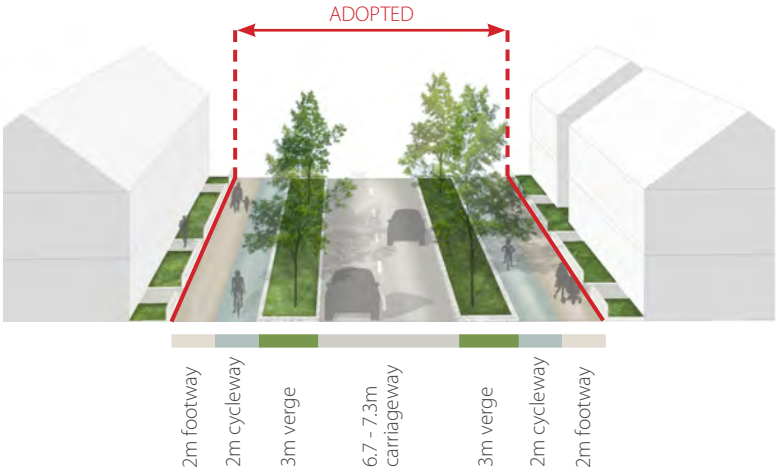
Street Design	
Total adopted width	20 - 21m
Carriageway width	6.7 to 7.3m
Footway / cycleway	Yes - 2m each (min 4m total) with clear delineation and fully segregated from carriageway
Verge	Min 3m to both sites to include trees / swale
Bus route	Yes
On street parking	No. Any properties along this type of street must be served by off-street parking solutions.
Design speed	30 mph (reduction to 20mph in local centre and by primary school)
Traffic calming measures	Pedestrian refuges and horizontal shifts in carriageway spaced at maximum 70m intervals
Statutory services	Drainage under carriageway, other utilities under footway. To be confirmed at detailed design
Road markings	Yes
Adopted	Yes

Street Landscaping	
Street trees	Yes - within verge on both sides of the carriageway. To be guided by landscape narrative. Consideration should be given to visibility splays and street lighting.
Defensible space	Yes. Min 2m. Boundary treatment to be defined by landscape narrative
Street lighting	Yes - to be outlined at application stage

Street Level Design Principles (Advisory)	
Building relationship	Continuous built edge, with entrances to properties from the street frontage. Some building setback permitted to create variety
Character and density	Formal in character and anticipated to be higher density zone
Uses	Some retail at ground floor in local centres, habitable rooms facing the street to maintain active frontages
Building heights	Typically 2 and 3 storey to create a varied roofscape. Taller elements permitted within the local centre, subject to testing of development parameters at application stage

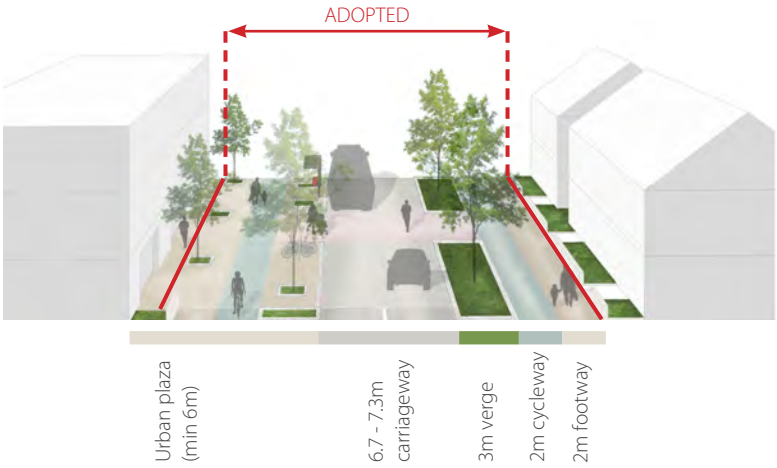
Primary Street 1

+ Strategic route providing a key movement corridor
+ Public transport route
+ Higher density housing
+ Segregated footway and cycleway
+ Street trees and verges



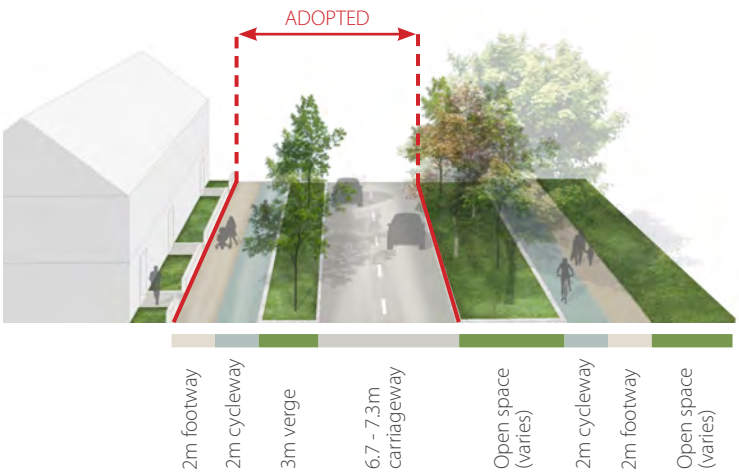
Primary Street 2: Local Centre

+ Main route through the local centre
+ Traffic calming measures to denote pedestrian environment
+ Non-residential uses with hard landscaping and spill-out space
+ Potential to reduce carriageway widths and change surface treatment to encourage reduced vehicle speeds
+ Public transport route



Primary Street 3: Open Space

+ Primary street with open space edge / frontage
+ Typology to be used only in limited circumstances to maximise safety of open spaces
+ Footpath / cycleway set back from carriageway and located within open space where possible
+ Public transport route
+ Low level planting edge adjacent to open space



3.2. Street Types

3.2.2. Secondary Street

The secondary routes provide alternative means of accessing residential areas other than the primary routes. These routes link onto the primary routes and are also intended to provide additional access through the Hazell Way industrial area.

+ Secondary streets must have a supporting role to the primary street in helping define the main vehicular routes

In addition, in order to provide adequate bus connectivity through the site, secondary routes may provide bus access, subject to definition of the public transport strategy at application stage.

Trumpington Meadows (Barratts Eastern Counties)

Alconbury Weald (Urban and Civic)

Overview	
Street type	Secondary
Location	East – west connectivity providing local distribution to Hazell Way and providing localised distribution and direct access to homes and tertiary streets
Direct vehicle access to properties	Yes. However access must be minimised where a bus route is proposed to not impact on bus route design

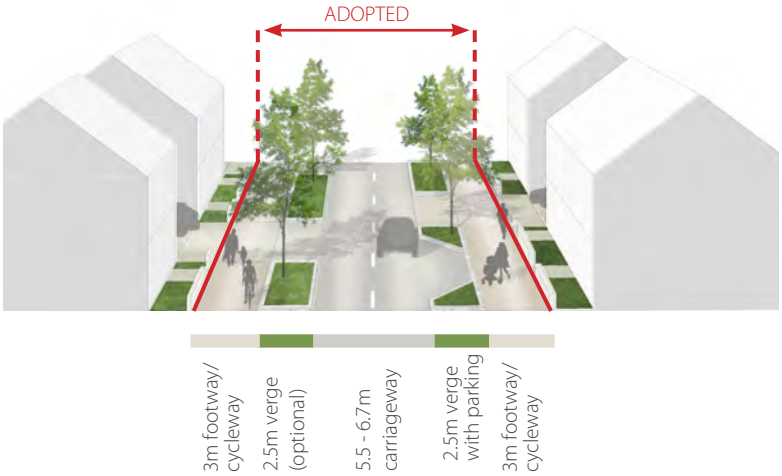
Street Design	
Total adopted width	14 - 17.1m
Carriageway width	5.5 to 6.7m (where bus route and on-street parking proposed)
Footway / cycleway	3m to each side to allow safe use by pedestrians on scooters and bikes
Verge	Min 2.5m to at least one side to include street trees and occasional street parking
Bus route	Yes, where required
On street parking	Yes, designed within verge
Design speed	20mph
Traffic calming measures	Pedestrian refuges and horizontal shifts in carriageway spaced at maximum 70m intervals
Statutory services	Drainage under carriageway, other utilities under footway. To be confirmed at detailed design
Road markings	Yes
Adopted	Yes

Street landscaping	
Street trees	Yes - within verge on one or both sides of the carriageway. To be guided by landscape narrative. Consideration should be given to visibility splays and street lighting.
Defensible space	Yes. Min 2m. Boundary treatment to be defined by landscape narrative
Street lighting	Yes - to be outlined at application stage

Street Level Design Principles (Advisory)	
Building relationship	Some continuous built edge. To be defined by character narrative
Character and density	Formal in character and anticipated to be medium to high density zone
Uses	Residential, with retail at ground floor in local centre, habitable rooms facing the street to maintain active frontages
Building heights	Typically 2 storey with 2.5 and 3 storey to provide visual interest at junctions, provide landmark features and terminate vistas

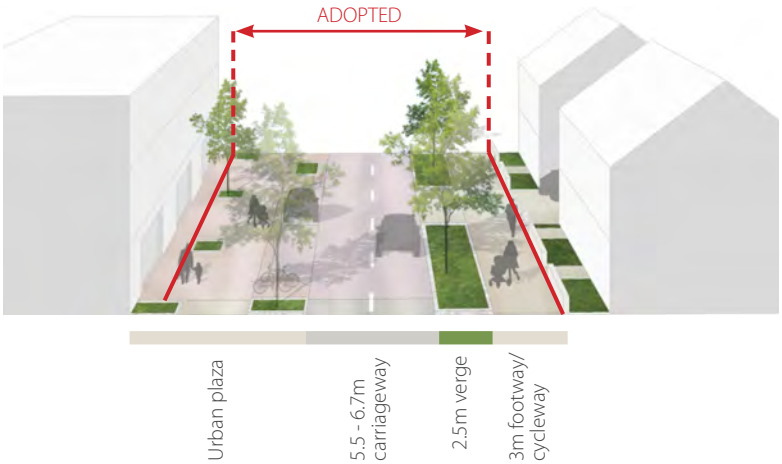
Secondary Street 1

+ Secondary route to connect onto primary streets distributing vehicle movements to residential areas
+ May serve public transport function subject to walking distances
+ On-street parking and direct plot access to homes permitted subject to detailed design
+ Shared footway / cycleway permitted



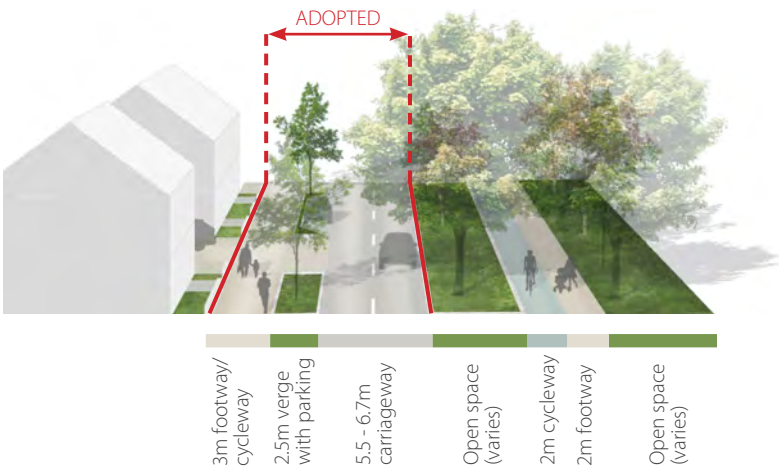
Secondary Street 2: Local Centre

+ Secondary street with local centre / primary school frontage
+ Traffic calming measures and change in street material encouraged to instil pedestrian priority
+ Potential for bus route subject to detailed transport strategy



Secondary Street 3: Open Space

+ Secondary route with open space / green corridor frontage
+ Set back footways and cycleways within landscape corridor
+ May serve public transport function subject to walking distances



3.2. Street Types

3.2.3. Tertiary Street

These streets must be defined in such a way as to be clearly perceived as a low order street and will generally have an informal character, either through the built form or landscape structure, retaining high levels of enclosure. Changes in material to provide delineation from secondary and primary streets are encouraged, subject to consideration of adoption requirements.

Images for reference only

Great Kneighton (Countryside Properties)

Great Kneighton (Countryside Properties)

Trumpington Meadows (Barratts Eastern Counties)

Overview	
Street type	Tertiary
Location	To be defined at application stage, use of types to be considered in relation to the density and character of development and the number of homes served
Direct vehicle access to properties	Yes

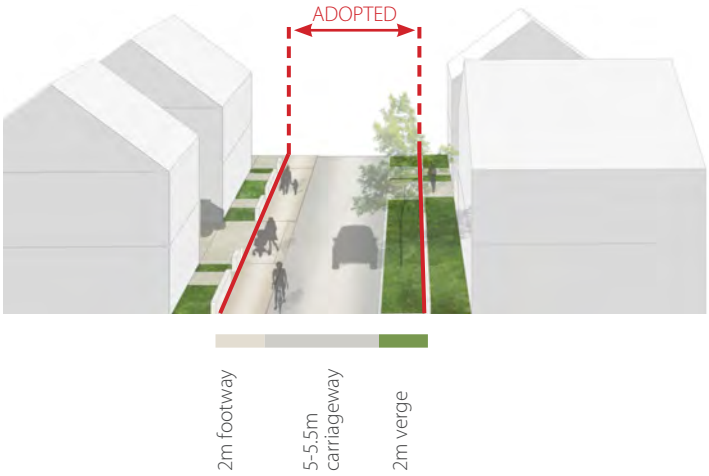
Street Design	
Total adopted width	Varies. Min 9m
Carriageway width	5-5.5m (where footway provided) (5m for less than 50 units, 5.5m for more than 50 units)
Footway / cycleway	2m footpath on one or both sides. Where adjacent to open space it is anticipated that the footpath will be located outside the carriageway
Verge	Introduction of verges, including defined on-street parking and street trees is encouraged
Bus route	No
On street parking	Yes
Design speed	20mph
Traffic calming measures	Alignment to be designed to be a low-speed environment.
Statutory services	Drainage under carriageway, other utilities under footway. To be confirmed at detailed design
Road markings	No
Adopted	Yes (with exception of any shared surfaces)

Street Landscaping	
Street trees	Yes. Where the street is adjacent to open space, trees are anticipated to be outside the carriageway
Defensible space	Yes. 1-2m. Boundary treatment to be defined by landscape narrative
Street lighting	Yes - to be outlined at application stage

Street Level Design Principles (Advisory)	
Building relationship	Varied with a more informal character towards the landscape edge and more informal towards the local centre and existing residential neighbourhood
Character and density	Varies by street type and character
Uses	Residential with habitable rooms facing the street to maintain active frontages
Building heights	Typically 2 storey with habitable attic space, subject to design, some single storey would also be suitable

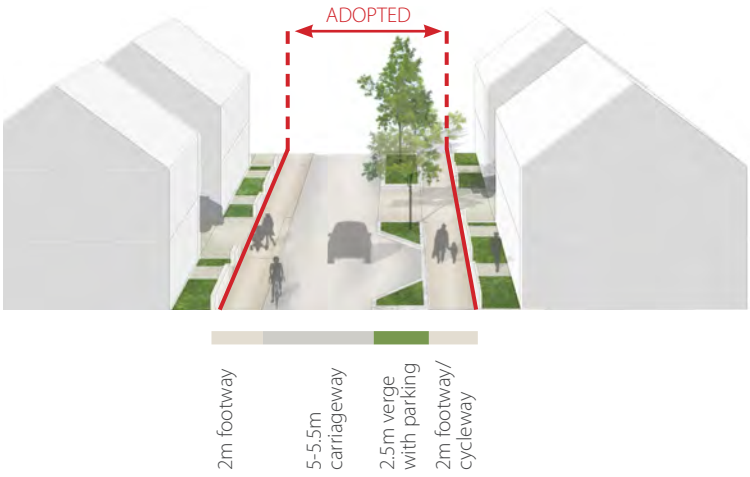
Tertiary Street 1

+ Narrower and calmer route with emphasis on pedestrian priority
+ Cycle on-carriageway with footpath to one or both sides
+ Optional grass verge with potential for street parking and trees
+ Footway should be provided where there is a building frontage



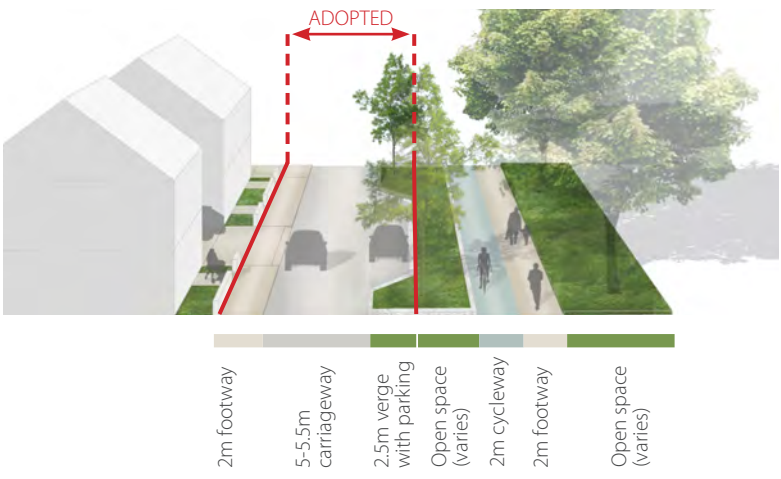
Tertiary Street 2: Alternative

+ Narrower and calmer route with emphasis on pedestrian priority
+ Cycle on-carriageway with footpath to one or both sides
+ Optional grass verge with potential for street parking and trees



Tertiary Street 3: Open Space (Lane)

+ Tertiary street alongside open space or green corridor
+ Traffic calming measures and potential changes in surfacing encourages pedestrian priority
+ Footpath and trees can be provided outside the adopted corridor within open space



3.2. Street Types

3.2.4. Shared Surface, Private Drives and Car Free Streets

Shared surface streets and spaces are permitted within the masterplan and where provided, should be paved and designed as a shared space where the pedestrian and cyclist has priority over vehicles. These spaces should consider opportunities for informal play and pocket parks and aid in community interaction. Shared surface streets will not be adopted by the County Council and their use should be considered with this in mind alongside maintenance and servicing requirements and the tenure of homes accessed from these streets. Affordable homes should be located on adopted routes where feasible.

+ Developers must include a detailed management strategy for non-adopted streets at RMA stage

Chocolate Quarter, Bath (Taylor Wimpey)

Images for reference only

Trumpington Meadows (Barratts Eastern Counties)

Overview	
Street type	Shared surface and private drives
Location	Within residential parcels, landscape edges and intended to serve a limited number of properties. Private drives to serve a maximum of 6 homes
Direct vehicle access to properties	Yes

Street Design	
Total adopted width	N/A
Carriageway width	4.5m for private drives. 5.5m (+0.5m service strip) for shared surface (where footway provided)
Footway / cycleway	No
Verge	No
Bus route	No
On street parking	Potential provision for on-street parking to be confirmed in detailed design. To be limited for visitor parking. 2.5m parallel
Design speed	10mph
Traffic calming measures	Alignment to be designed to be a low-speed environment
Statutory services	Utilities under shared surface/private drive. To be confirmed at detailed design
Road markings	No
Adopted	No (car free streets may be adopted where forming part of a strategic path network

Street landscaping	
Street trees	Yes. Where the street is adjacent to open space trees are anticipated to be outside the carriageway
Defensible space	Yes. 1-2m . Boundary treatment to be defined by landscape narrative
Street lighting	Private Drives - no. Shared surface to be confirmed at detailed design stage

Street Level Design Principles (Advisory)	
Building relationship	Detached and semi-detached properties. Frontage character will vary with a more informal character towards the landscape edge and more formal towards the local centre and existing residential neighbourhoods
Character and density	Shared surface approach with a less formal character than tertiary streets subject to character area
Uses	Residential with habitable rooms facing the street to maintain active frontages
Building heights	Typically 2 storey with habitable attic space subject to design, Some single storey would also be suitable

3.2.5. Car-Free Streets

Car-free streets are encouraged within the future design solutions, with the potential to create a unique living environment with considerable social benefit including increased interaction and neighbourliness.

Car-free streets may act as linking elements where streets are not provided for through vehicle movement, aiding with more convenient movement for pedestrians and cyclists to encourage these sustainable modes of transport. They should be designed to be attractive spaces that encourage interaction with the outdoors and healthy lifestyle choices.

Car-free streets should be considered to encourage biodiversity, with inclusion of a range of sustainable drainage and landscape features.

Examples of car free streets at Great Kneighton, Cambridge (Countryside Properties)

3.2.6. Street trees

The Design Code does not seek to identify locations for the planting of street trees, however these, alongside grassed and planted verges alongside carriageways, will play an important role in the Green Infrastructure network. The street typologies set out in section 3.2, alongside the accompanying typical street sections, provide guidance on where street trees are expected to be planted as an integral part of the street scene.

Applications will be expected to demonstrate how a comprehensive planting strategy for street trees has been included as part of the network of routes within the masterplan.

The position of street trees within the highway corridor is flexible subject to delivery of the requirements for footpaths and cycle routes. This is to enable regular tree planting to be accommodated whilst ensuring street lights and signage are visible and below ground services can be positioned whilst not compromising the requirement to provide tree lined streets.

+ Developers must include a detailed street tree strategy at reserved matters application stage which outlines the relationship of street trees to services and a maintenance strategy
+ Tree species are to be agreed with the highways authority in advance of specification

Example of street trees

3.3. Sustainable Transport

3.3.1. Pedestrian and Cycle Network

A comprehensive network of routes for pedestrians and cyclists must be provided to facilitate ease of movement by walking and cycling, both as part of the street design and as separate leisure routes through green infrastructure. Streets will have footways and either a separate segregated cycleway, a shared footway/cycleway or carriageways with sufficient width and speed control to accommodate vehicles and cycles. The pedestrian and cycle strategy should seek to maximise opportunities to reinstate the historic approach to the site through making use of Harefield Lane.

The following principles apply to cyclist / pedestrian provision as part of streets:

+ Pedestrian footways will be provided adjacent to all of the roads, on at least one side (with the exception of shared surface and private drives) in accordance with the street requirements outlined in section 3.2
+ Footpaths and cycleways will be constructed along key desire lines between land uses to ensure walking and cycling are promoted
+ Pedestrian and cyclist priority is to be given over other forms of traffic where possible. Crossing facilities including signalised crossings, zebra crossings or shared surfaces are to be detailed at application stage depending on location and volumes
+ Where leisure routes and pedestrian / cycle routes within green corridors cross primary and secondary vehicular routes these transition points and crossings must maintain the character of the green corridors continuing across the intersections. Pedestrian / cycle movements should be given priority over vehicle traffic at this point
+ Footways and cycleways must provide external connectivity, where possible

Images for reference only

Example of pedestrian and cycle route

3.3.2. Accessible Green Network Paths

The Open Space and Green Infrastructure SPD outlines two typologies of Accessible Green Network Corridors (AGNC). The accessible green network is made up of two things: a green landscape / wildlife corridor and a path network. These elements must co-exist for the spaces to qualify as Publicly Accessible Greenspace and an AGNC.

The requirements of the AGNC are outlined in more detail within section 2.5. Details are provided below for the path element of the network. This is divided into two types of paths; Strategic Paths and Neighbourhood Paths. Alongside the streets and associated footways and cycleways, these paths will enhance use of sustainable modes of transport, promote access to the outdoors and boost mental health and wellbeing.

Neighbourhood Path: A neighbourhood path will serve just the immediate population for example routes to the local park, bus stops, links between groups of houses etc, but they may also provide the local populations links into the wider strategic network.

Strategic Path: A strategic path will serve key links to significant facilities for example routes to school, community centres/facilities, to destination parks, community parks, to employment hubs, into and around the town centre and to public transport hubs.

Strategic Paths should be provided to connect along the Western and Southern Boundaries to encourage active recreation, and through the centre of the site connecting from the site boundaries, via the local centre and primary school to Ensor's Pool and the wider network. Connectivity to Bermuda Bridge should also be provided.

Key design requirements:

Neighbourhood Path
+ The minimum width for a shared footway / cycleway is 3m.
+ A 1.5m grass verge is required on either side of a neighbourhood path providing an overall width of 6m

Strategic Path
+ Cycle paths to be minimum 2m with additional 2m footpath
+ A 1m grass verge is required on either side of the path therefore providing an overall path width of 6m

3.3.3. Pedestrian Connectivity

A mix of formal connectivity and leisure routes should be provided within the masterplan. Strategic connectivity should be provided through the site from the existing Public Right of Way along a new green corridor, via the school and local centre to Ensor's Pool.

Key pedestrian design principles:

- Footways will be a minimum of 2m, and a minimum of 3.5m outside community facilities
- Shared foot and cycleways will be a minimum of 3m, and a minimum of 4.5m outside community facilities
- Combined footways and cycleways through parks are to be 4m, however as with the primary street, clear definition of pedestrian and cycle routes are preferred
- Provide appropriate lighting on all primary footways
- Encourage residents to incorporate walking into their daily lives and reduce reliance on private car use through considered routes
- Proposals must create a footpath link to Ensor's Pool from Harefield Lane
- Enhancements to the footpath along Harefield Lane towards Seeswood Pool are to be proposed
- Create an attractive pedestrian network that follows natural desire lines, is well signed, legible and memorable
- Increase awareness of the health and social benefits of walking
- Provide adequate resting places for the elderly and those with disabilities

Example of pedestrian route

Local wayfinding

3.3.4. Public Rights of Way

The network of Public Rights of Way around the perimeter of the site are to be retained and enhanced where possible.

Where it is intended to provide cycle connectivity adjacent to existing routes this should be distinctly separate and designed to enable the rural character of the Public Rights of Way to be maintained.

Key Public Right of Way design principles:

- Consideration to be given to views from Centenary Way. Woodland and tree planing to be utilised within a landscape buffer to screen views of new development from the Public Right of Way
- Centenary Way is to be incorporated within the open space framework in order to retain natural character
- Centenary Way to be retained as a footpath route and conversion to a shared user route must be avoided. Cycle route proposals are to be distinctly separate from the Centenary Way route

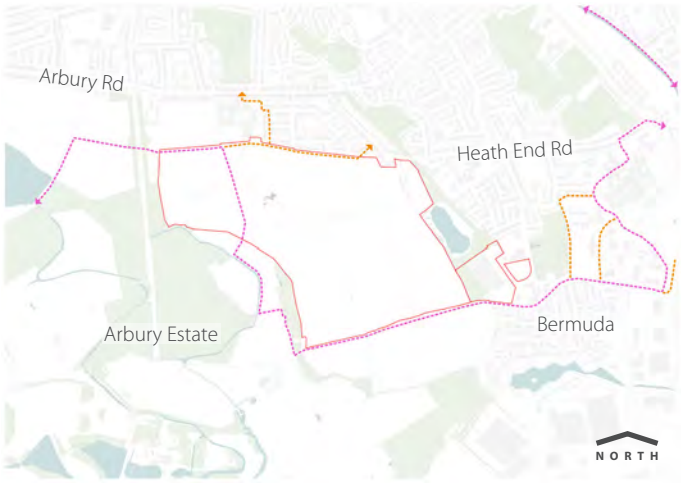


Diagram showing existing Public Rights of Way and Centenary Way

Site boundary
Public Right of Way
Centenary Way

3.3. Sustainable Transport

3.3.5. Cycle Connectivity

The Arbury masterplan is to be designed and implemented to encourage sustainable transport. Local facilities, such as the local centre and primary school, will be located within cycling distance of residents. Consideration of surrounding existing facilities and cycle routes is to be given in development of the application in order to encourage safe travel by sustainable modes.

A strategic cycle route is to be provided through the site, segregated from the primary route. Further, quieter and leisure routes are to be provided through the site, in particular providing connectivity to the community park, neighbourhood parks and Ensor's Pool.

To encourage cycle usage, interruptions to routes requiring cyclists to stop/start should be minimised and cycle routes should be given priority where appropriate

Key cycle connectivity design principles:

+ Provide a minimum 2m for segregated cycle routes when shared with pedestrians through parks and green corridors (total minimum width 4m)
+ Footways which are key routes to the school are to be a minimum 3m to allow for occasional safe cycling
+ Cycling infrastructure is to form a coherent entity, linking all on site trip origins and destinations with a continuous level of provision
+ Cycle crossing facilities should be included, where appropriate
+ Cycle routes will be as direct as possible based on desire lines and avoiding detours
+ Provide a safe cycling environment that minimises danger for cyclists and is attractive for cyclists
+ Consideration to be given to younger cyclists and connectivity with key destinations. Where cycling is to be on street, consideration should be given to vehicle levels and where possible footways widened to enable children on scooters to utilise footways alongside pedestrians safely
+ Cycle routes must have appropriate signage and road markings where necessary

3.3.6. Cycle Parking

Key cycle parking design principles:

+ Cycle parking must be easily accessible but not obstruct pedestrian and cycle routes
+ Visitor cycle parking is to be located in close proximity to building entrances and be overlooked to provide security
+ For parking to the rear of buildings a minimum passage width of 2m will be required to allow walking alongside a bicycle
+ The recommended choice of cycle parking provision is Sheffield Stand. Wall-mounted hooks or Butterfly Stands are not recommended
+ In locations where children are likely to need cycle parking an extra horizontal bar at 650mm above ground level or a reduced sized stand to support a smaller frame is to be provided
+ The design of cycle parking facilities are to be in keeping with their surroundings
+ Local centres are to include cycle parking
+ Cycle parking must comply with the standards as set out within the Transport Demand Management Matters - Parking SPD

Images for reference only

Examples of cycle parking

3.4. Parking Standards

3.4.1. Car Parking

+ Parking must accord with the Transport Demand Management Matters - Parking Standards SPD

The table below sets out the required residential parking provision. This should be read in conjunction with the parking and the built form principles set out within section 4.11. Provision of car club schemes within the development to achieve a reduction in car ownership and modal shift will be considered beneficial.

3.4.2. Parking Space Sizes

Parking Space sizes should be in accordance with the Warwickshire Design Guide.

Key principles:

+ Standard car parking spaces will be a minimum of 2.5m x 5.5m
+ Where parking spaces are adjacent to a wall, fence or a boundary, these should be 3m wide to ensure clear access around the vehicle. Where these spaces are between walls or fences this dimension should be increased to 3.5m wide
+ A garage or carport should be minimum 3.5m wide and 6m long
+ For a double garage 6m x 6m should be used
+ Where the garage is to be used for cycle or bin storage, the length or width should be increased accordingly

3.4.3. Accessible Parking

+ New developments must incorporate provision for blue badge holders
+ New developments are to allocate 5% of total parking provision for blue badge holders

Accessible parking spaces should meet the below principles:

+ Preferred access route avoiding travel behind parked cars
+ Dropped kerb or level access
+ Standard 2500mm x 4800mm designated accessible parking space
+ 1200mm wide safety zone for boot access and cars with rear hoists, outside the traffic zone
+ 1200mm wide marked access zone between and at either end of accessible parking spaces

3.4.4. Electric Vehicle Charging

The development will be expected to include appropriate provision for electric vehicle charging points. The guidance set out within the Parking SPD should be read in conjunction with the Air Quality SPD and Warwickshire County Council's electric vehicle charging infrastructure strategy.

Key principles:

+ 1 charging point per allocated space
+ 1 charging point per 10 unallocated spaces
+ Ensure appropriate cabling is provided to enable increased future provision
+ For non-residential parking, 10% of spaces should be provided with charging points with at least 1 charging point for every 10 disabled parking spaces

Residential Parking Standards (Outside a town centre)		
Development type	Car parking space requirement	Cycle parking requirement
1 bed houses / flats	1 per dwelling + 1 unallocated space per 5 dwellings	1 space
2 bed houses / flats	2 per dwelling + 1 unallocated space per 10 dwellings	1 space
3 bed + houses / flats	2 per dwelling + 1 unallocated per 5 dwellings	1 space

4. Built Form

4.1. Built Form Overview

4.1.1. Built form overview

The proposed development of the site will be primarily residential in use. The Built Form chapter focusses on the principles for the residential built form, however provides additional principles for non-residential uses, their indicative locations, scale and key design principles. The location of facilities and services are guided through the coding in order to ensure they are accessible to all residents, and they remain well-used and viable throughout time.

The Arbury site has the potential to deliver a minimum of 1,525 homes, a one form entry primary school, a local centre, and supporting community facilities.

The below guiding principles should be considered:

Built form design principles:

+ Ensure the masterplan response to the local context and reinforce the heritage of Nuneaton
+ Ensure active frontages face streets and open spaces
+ Establish a residential density, grain and structure which is appropriate for the setting and responds to the unique characteristics and edge conditions of the site
+ Provide a range of homes and tenures, locating affordable homes so they are integrating within the community and do not lead to social isolation
+ Provide a local centre and community uses, located to be accessible to the new and existing communities
+ Provide a new primary school in a safe, connected location
+ Create a focal heart to the built form of the development and accompanying civic space

The Triangle, Swindon (Glen Howells Architects)

4.2. Urban Structure and Block Principles

4.2.1. Block Principles

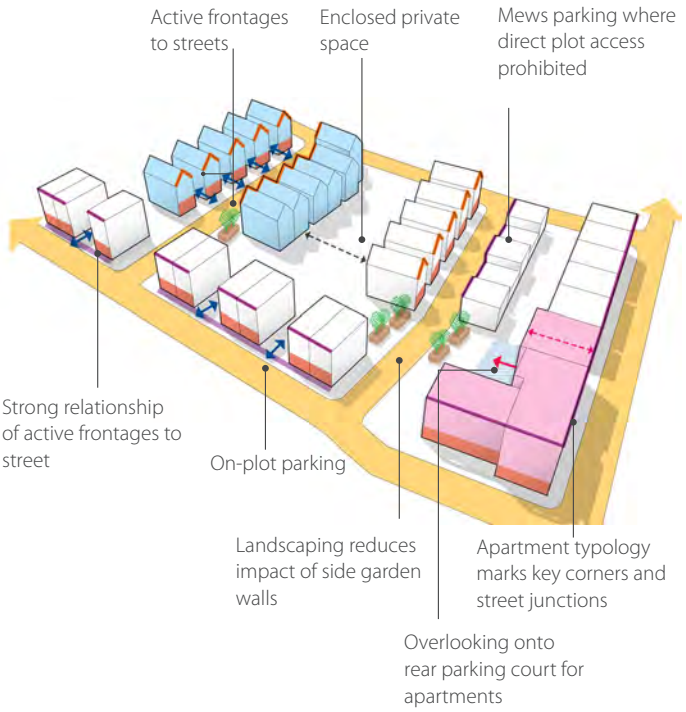
A variety of block forms are suitable within the masterplan to create identity and distinctiveness for the various areas of the masterplan. This section presents a series of general block principles for Arbury. These principles aim to establish a positive interrelationship between development blocks, street, buildings, public realm and landscape to ensure that these elements bond together to form a coherent framework.

Further elements of the section provide details on variations, such as frontage typologies and edge conditions which, in conjunction with the character narrative, aim to achieve a sense of place for the neighbourhoods within the masterplan. The aim is to deliver a cohesive urban composition whilst reinforcing distinct characters.

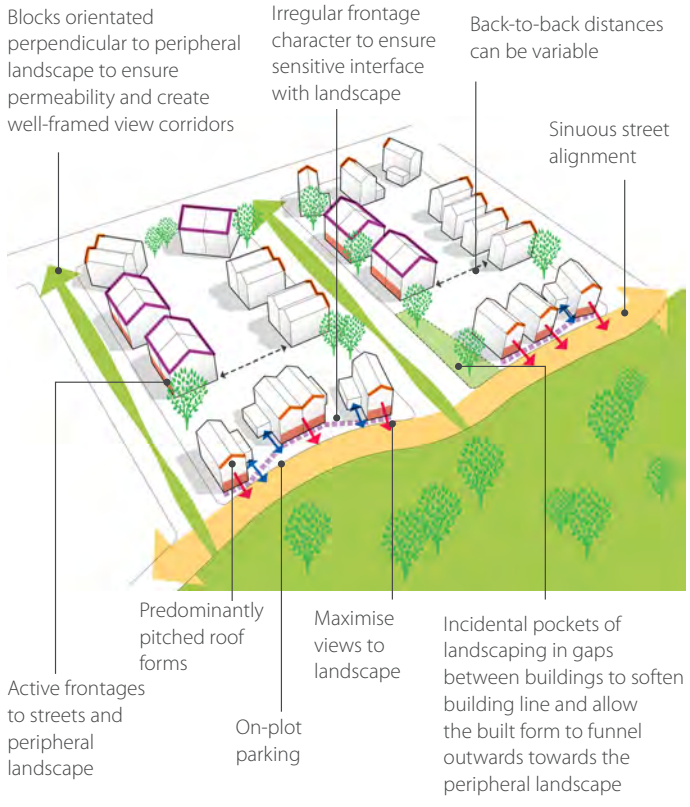
The general block principles should be interpreted to create a variety of block configurations that serve to create identity and respond to the localised context of each block. Four main generic block types are presented in this section; these should be used as representative examples which can be built upon further at application stages. Designers are expected to use these generic layouts and adapt them to respond to site-specific conditions. The adjacent illustrative examples provide further illustration on how the generic blocks may respond to landscape or the primary road corridor.

Design principles for residential blocks:

+ Residential blocks must be designed to enable enclosed private space, where thresholds between public and private are clearly defined
+ Blank frontages are to be avoided
+ Primary entrances and visual permeability is required on public facing frontages
+ Any public realm contained within blocks, such as communal amenity space, must be well-overlooked
+ All parking areas must be overlooked, particularly courts
+ On-plot parking is permitted, however a strong frontage of buildings must be achieved along main routes
+ Defined building frontage must be provided adjacent to open spaces, parks and green corridors
+ Blank walls, side elevations and garden fences onto the streets must be minimised
+ Rear court parking must be minimised with on-street and side of property parking preferred



Illustrative block structure adjacent to primary road

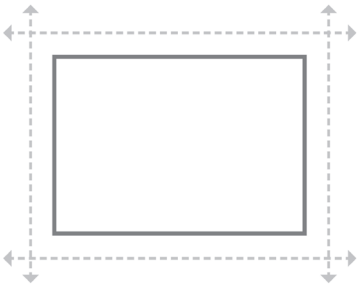


Illustrative block structure response to landscape edge

4.3. Block Types

4.3.1. Perimeter / Back-to-Back Block

The back-to-back block provides a clear distinction between public fronts and private backs: primary access is from the street, thereby ensuring that the street has active frontage with frequent doors and windows animating the public realm. Private gardens are contained within the block for enclosure and security. It is a flexible typology that can accommodate a range of densities and house types; different frontage characters can be used to respond to each block's location.



BACK-TO-BACK BLOCK

Illustrative back-to-back block plan

+ On-plot residential parking
+ Appropriate typology to address corner
+ Strong building frontage onto public realm
+ Private gardens enclosed within block, providing enclosure and security
+ Privacy distance of 21m between buildings

Mandatory back-to-back principles:

+ Can be used for all density ranges
+ Continuous building frontage with a common building line must be ensured as far as possible. However, a looser framework of buildings is permitted where it provides a better response to the surrounding context (e.g. towards the south-western edge). Alternatively, where a tighter built form is desired, projections and set-backs from the common building line can be used to add emphasis, but the function of the resulting spaces must be clearly defined

Appropriate building typologies:

+ Semi-detached
+ Detached
+ Corner House
+ Terraced (in limited circumstances)

Appropriate street types:

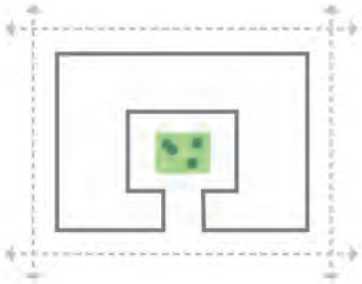
+ Secondary Street
+ Tertiary Street
+ Shared Surface and Private Drives

Appropriate parking typologies:

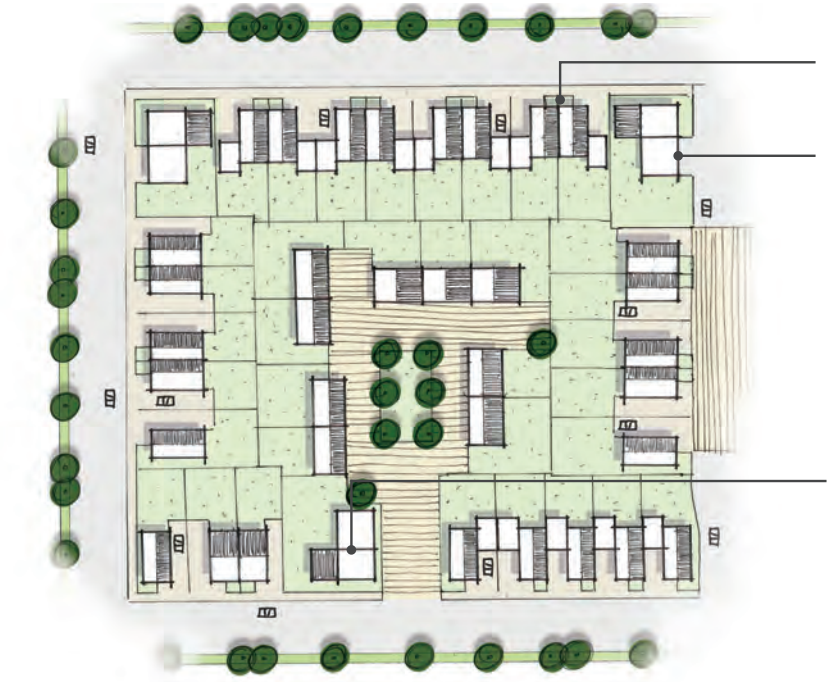
+ On-plot
+ Integrated
+ Detached

4.3.2. Informal / Farmstead Courtyard Block

The farmstead is a courtyard block type designed to be used adjacent to the surrounding landscape. It follows the same active frontage principles as the back-to-back block, but is wider to accommodate a courtyard space and a cluster of buildings within the block itself. The courtyard space is designed to open the block to the countryside and exploit views towards the landscape edges and Ensor's Pool and community park. "Gatehouses", such as a corner typology or an appropriate form should be used at the entrances of the courtyard to provide an active frontage to the access route and ensure "marked" definition into a variable space is created.



FARMSTEAD COURTYARD BLOCK



Illustrative farmstead courtyard block plan

+ Strong building frontage around perimeter of block
+ Appropriate typology to address corner of streetscene
+ "Gatehouses" to define and mark entrance into courtyard space

Mandatory farmstead courtyard block principles:

+ Preferred use along the development boundary with surrounding landscape in low and medium density areas
+ "Gatehouses" must be used to mark the entrance into the courtyard, providing natural surveillance and should also be of defined materiality to ensure "character" is formed

Appropriate building typologies:

+ Semi-detached
+ Detached
+ Corner House

Appropriate street types:

+ Tertiary Street
+ Shared Surface and Private Drives

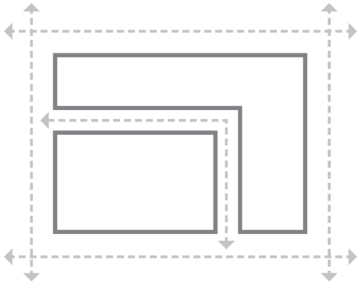
Appropriate parking typologies:

+ On-plot
+ Integrated
+ Detached
+ On-street (limited)

4.3. Block Types

4.3.3. Split / Mews Block

The split block is a more "urban" block form, designed to be used where a tighter built form is desired. It is particularly useful where no direct access is allowed from the primary street. It comprises of a single block which is split into two smaller blocks using a mews street to create a fine, tight urban grain. The mews street provides access to the rear of those properties fronting non-direct access streets, with residential dwellings located on the opposite side of the street to ensure active frontage. The split block is intended to be used in more limited circumstances given the density and character of development however provides a beneficial approach to the relationship between homes and the primary road.



SPLIT BLOCK

+ Corner apartment block to address corner
+ Typology with garage at back, with additional room above garage to provide overlooking - appropriate for non-direct access streets
+ Frontage parking within the street may be considered in locations where no other parking approach is feasible
+ Mews street to provide access to townhouse garages
+ Buildings orientated to provide consistent frontage to the public realm

Mandatory mews principles:

+ Can be used for all density ranges
+ Continuous building frontage with a common building line must be ensured as far as possible. However, a looser framework of buildings is permitted where it provides a better response to the surrounding context (e.g. towards the south-western edge). Alternatively, where a tighter built form is desired, projections and set-backs from the common building line can be used to add emphasis, but the function of the resulting spaces must be clearly defined

Appropriate building typologies:

+ Apartment Block
+ Semi-detached
+ Terraced

Appropriate street types:

+ Primary Street (edge of block)
+ Secondary Street (edge of block)
+ Tertiary Street (edge and centre of block)
+ Shared Surface and Private Drives

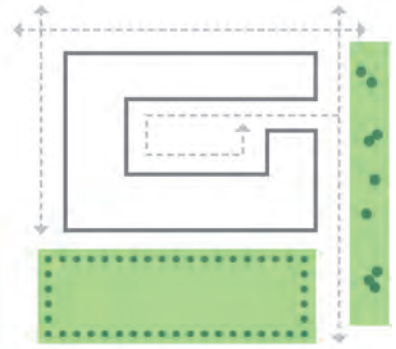
Appropriate parking typologies:

+ On-plot
+ Integrated
+ Mews
+ Courtyard

4.3.4. Enclosed Courtyard Block

The enclosed courtyard block should follow the same perimeter block principles as other residential blocks: active frontages onto the public realm with any private spaces or parking clearly overlooked. These are particularly important principles for the blocks in the local centre where there may be other built form and landscape elements to respond to: the school, civic space, accessible network corridors and the primary road. The buildings used for the local centre must provide frontage onto these public spaces.

An apartment typology should primarily be used to front key public open spaces or access routes. Other apartment typologies or house typologies should be used to enclose the block. Parking should be contained within the block where possible. For non-residential blocks, active frontages should be ensured throughout the day and night by providing retail, commercial and/or community uses on the ground floor with residential above.



ENCLOSED COURTYARD BLOCK

+ Residential dwellings to "wrap" the block
+ Direct access into parking court from primary street
+ Building turns the corner to ensure active frontages onto village green and primary street/ Green Lung
+ For the mixed use centre, strong active frontages onto spill-out space and village green through mixed-use on ground floor with residential above

Mandatory enclosed courtyard principles:

+ For use in higher density locations and in the local centre
+ Where blocks address multiple key public realm features active frontages must be provided. This should be achieved by using corner-turning typologies that provide mixed use on the ground floor with residential above
+ Apartments or house typologies should be used to "wrap" the remaining frontages and complete the perimeter
+ All parking should be enclosed within the block where possible, either as a landscaped rear parking court or undercroft parking. Minimum 5.5m width access required for undercroft.
+ Appropriate provision must be made available for turning heads for service vehicles within the local centre blocks
+ Where non-residential uses are located, a spill-out zone is to be provided to increase street-level activity and interaction

Appropriate building typologies:

+ Apartment Block
+ Mixed Use Block
+ Terraced and Semi-detached Houses

Appropriate street types:

+ Primary Street
+ Secondary Street
+ Tertiary Street (in limited circumstances)

Appropriate parking typologies:

+ Courtyard

4.4. Frontages and Building Line

4.4.1. Frontages overview

Frontages mark the interface between the built form and the public realm, setting the tone and character of the street. They are formed of the composition between the building line (including any set backs and projections), architectural elements and defensible space treatments. This section focuses on the placement of the built form in developing frontage characters; in particular, set backs or projections of built form; spacing between buildings; and, overall rhythm and orientation.

Six main frontage types are proposed which are designed on a spectrum ranging from those considered appropriate along the landscape edge to those for tighter, more "urban" neighbourhoods. A consistent approach to building line within street types and across areas of the development will help to create a coherent identity.

The successful resolution of the interface between the edges of built development and public realm / landscape is critical to achieving the vision for the site for open space to thread through the built-up area.

+ Applications will be required to demonstrate this positive resolution whereby routes and spaces are positively addressed by built form. Routes along the edge may be low-key and rural in character, but must ensure a positive interface that ensures the activation of the public realm and avoidance of unappealing or unsafe environments

Mandatory frontage character principles:

+ Active frontages must be provided to the street, public space and / or landscape setting
+ Clearly demarcate the extent of private ownership and provide continuous enclosure to rear of buildings
+ Ensure that frontages are of an appropriate design and scale to suit its context, namely the street type, surrounding landscape and density profile
+ Primary entrances must face either the street, public space or landscape setting
+ Number of blank walls onto the public realm must be limited; windows should be provided for overlooking and natural surveillance

Example of a farmstead courtyard frontage character (Hill Residential)

Images for reference only

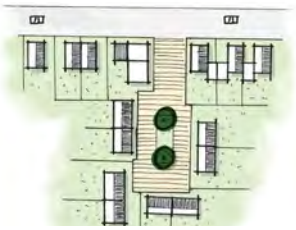
Example of a stepped organic frontage character (Hill Residential)

LANDSCAPE EDGE

Open organic

+ Staggered frontage
+ Varied spacing and set-back
+ Buildings arranged in an irregular loose form that is independent from the road alignment
+ Predominantly detached and semi-detached dwellings of varying size
+ Loose boundary definition between defensible space and public realm

Farmstead

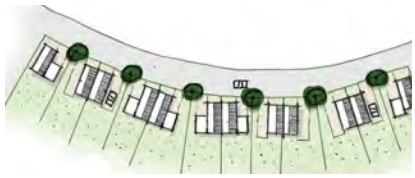


+ Stepped frontage
+ Subtle variation in set back within courtyard
+ Buildings within the courtyard must front onto the space
+ Gateway typologies at the entrance
+ Predominantly detached and semi-detached dwellings of varying size
+ Buildings within the courtyard can be set back to create softer building line and open up the space.
+ Buildings can have varied orientation to create organic space

Stepped organic

+ Stepped frontage that follows the direction of travel of the street
+ Subtle variation in orientation and set back to soften the building line
+ Predominantly detached and semi-detached typologies preferred
+ Spacings between buildings should be broadly consistent
+ Same or similar dwelling typologies should be used to "bookend" the block

Open regular



+ Continuous frontage
+ Consistent spacing and set back to create rhythm
+ Buildings aligned with the street
+ Greater formality should be apparent in the arrangement of street planting
+ Predominantly detached and semi-detached dwellings of similar typology and size preferred
+ Proportion and detailing of dwellings should be similar

Stepped linear

+ Linear stepped frontage with "grouped" set back from common building line
+ Consistent set-backs from the pavement on both sides of the street
+ Buildings that are set back must be of a similar typology
+ Predominantly semi-detached, terraced and apartment typologies preferred
+ Should be used along primary road to provide interest to the streetscene
+ Buildings that have been set back should be defined by a different typology to mark the shift in building line and enclose the space created

Continuous linear

+ Linear continuous frontage
+ Consistent grouping of typologies
+ Gaps only for access to parking and pedestrian routes
+ Linear continuous frontage
+ Consistent grouping of typologies

LOCAL CENTRE

4.5. Heights, Massing and Legibility

4.5.1. Building Heights

In accordance with the HSG2 Arbury SPD, the prevailing storey height of new development should be 2 storeys. However, variation in building height will be permitted to add character, variation, aid in wayfinding and legibility and create focal points within the development. Building height parameters will be fixed at outline application stage through detailed analysis of key view points and mitigation planting strategy.

Key principles for building heights:

+ Higher massing will occur along primary routes and key spaces, such at the local centre
+ Apartment blocks of 3 or more storeys (where provided) will be positioned to address primary routes on the edges of any given parcel
+ Lower massing must be focussed along the development edge, particularly the edge between the development and the heritage landscape of the Arbury Estate

4.5.2. Marker Buildings

Marker buildings should be provided at key locations within the masterplan to aid in navigation, wayfinding and creation of identity within the masterplan. They will form key points of reference and should have features, such as materiality, form or orientation which enable them to stand out from their context and contribute to placemaking and character.

+ Focal / marker buildings must be provided at key gateways into the site, both for vehicles and pedestrians
+ They must address and articulate key spaces contributing to placemaking and character
+ Landmark buildings will mark the end of vistas or long views, address prominent corners and frame key views

4.5.3. Gateways

Section 2.12.1 within the Open Space and Nature chapter outlines key requirements of the landscape and public realm at gateways to the site. The following design principles describe the layout, massing and composition of gateways:

+ Residential dwellings are to front onto and positively address the landscape setting
+ Key / marker buildings will be positioned on key corners, positively addressing the street and greenspaces onto which they front and enhance long range views in order to enhance the sense of arrival
+ Parking must be positioned to the rear of buildings, close to the property, which form a key gateway in order to achieve continuous frontages and a car-free setting
+ Corner marker buildings must define junctions

+ Gateways should provide an increased density from the surrounding built form and may include apartment buildings

Lower massing and density edges (Kings Barton, Winchester)

Images for reference only

Corner marker apartments (Horsted Park, Chatham)

4.5.4. Marker Buildings at Intersections

In order to create a unique and interesting place changes of building line should be considered at intersections to introduce marker buildings that will increase legibility and assist with wayfinding. Opportunities should be explored at intersections in order to create and terminate views and vistas within the defined visibility splays. Building lines and set-backs should be considered in order to frame views.

Key principles are as follows:

+ Intersections between streets must be carefully designed to contribute to placemaking
+ Corners of blocks must be defined by buildings
+ Corner buildings must be designed to avoid blank walls on side façades
+ Changes to set-backs must be considered in order to create landmark features and terminate views and vistas
+ Buildings terminating views must be framed and treated as key elevations with a considered design
+ Front doors, defensible space, raised tables and parking must all be carefully considered at intersections to create character and sense of place

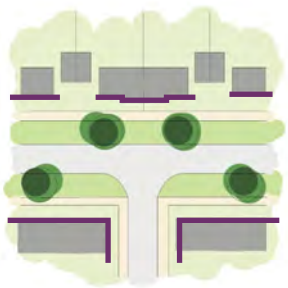
Alconbury Weald (Civic Living, Urban and Civic)

The Avenue, Saffron Walden (Hill Residential)

Great Kneighton, Cambridge (Countryside Properties)

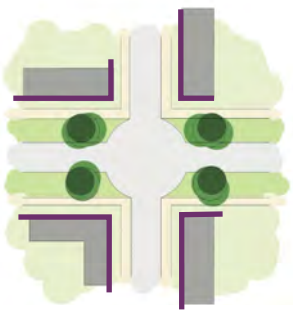
T-Junctions

Where T-junctions are used, buildings or mature landscaping should terminate views.



Roundabouts

At roundabouts the landscape treatment and built form should frame a wider space.

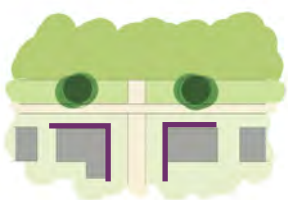


Vista Termination

Where streets change direction buildings or mature feature trees should terminate views.

Framed

On the edges of the development, framed views can be created to the countryside between buildings and along footpaths.



4.6. Edge Conditions

4.6.1. Edge Conditions

Development should be sympathetic to the edge conditions of the settlement area. Edge conditions should respond to the surrounding landscape context by using recessive colours for roofs and brickwork to help reduce the prominence of the urban edge. This principle should in particular be considered along the western and southern boundaries, where the new development will transition to the wider Arbury Estate, including the Registered Parks and Gardens and remaining green belt context.

The edges to the north of the site are largely urban in character, as defined by Charnwood Avenue and Atholl Crescent, with houses fronting onto the site boundary. The eastern edge of the site is defined by an existing landscape buffer which extends along the perimeter of Ensor's Pool and the existing industrial estate.

Front to landscape edge conditions:

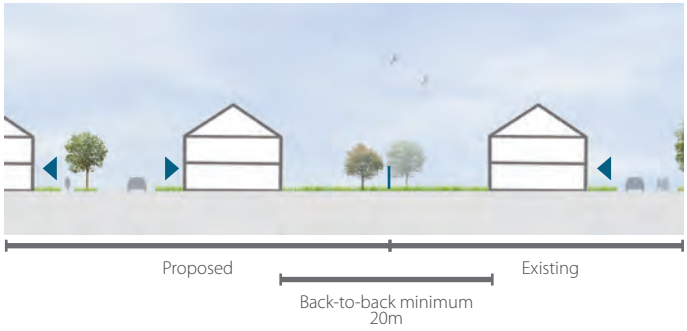
+ Frontages must address formal and informal public spaces, including green corridors, parks, incidental green spaces and the peripheral landscape
+ Avoid blank, undifferentiated or untreated walls at ground floor level, in particular alongside main paths and open space
+ Provide a defined frontage and sense of enclosure, with sinuous street arrangements and varied set backs permitted along park edges and frontages with the peripheral landscape
+ Provide appropriate additional buffer adjacent to existing landscape context considering habitats, existing trees, hedges and watercourses in addition to Public Rights of Way
+ Where plots form a direct boundary with natural landscape / woodland, applications must provide detail of boundary treatments that suitably address this interface

Illustrative front to existing landscape edge condition section

Back to existing edge conditions:

+ The general approach is to close existing 'open' back gardens of properties by abutting the backs of new properties against them to improve security and privacy
+ The back garden must seek to enclose and maintain the privacy of the neighbouring rear gardens
+ Public foot or cycle paths are not allowed between two rear gardens
+ A back-to-back minimum distance of 20m must be provided

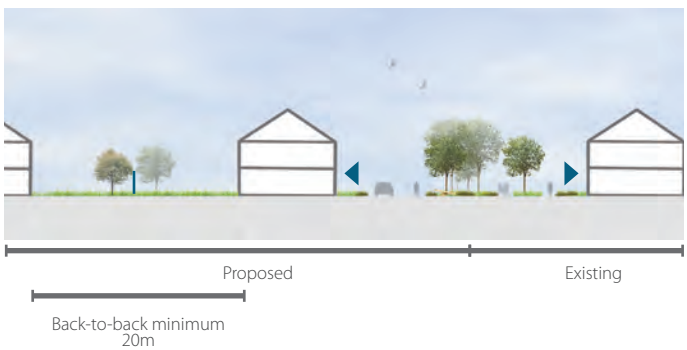
Illustrative back to existing edge condition section



Front to existing front edge conditions:

+ The general approach is to address existing open spaces or streets fronted by existing homes by fronting them with new development to give definition and enclosure to the space in addition to improving natural surveillance, safety and security by providing overlooking
+ Address the space with continuous building frontage with minimal gaps
+ Building height should respond to the existing built form and scale of the open space
+ Retain existing trees and hedges currently providing aspect and amenity to properties

Illustrative front to existing front edge condition section



4.7. Types of Homes

4.7.1. Types of homes overview

A range of residential typologies are to be provided within the masterplan providing homes for a wide range of future residents. Ranging from apartments suited to single people and young couples, through to apartments for older people, to large properties for families along traditional streets and open spaces.

Innovative designs and construction techniques such as modern methods of construction which can help alleviate housing need in the Borough will be encouraged.

The local centre will be one of the denser areas of the development and will likely include a higher proportion of flats. The density will reduce as you move into the residential areas, providing a mix of 2 and 2.5 storey homes.

Key principles for types of homes:

+ The development must provide high-quality dwellings to meet the varying needs of the community
+ Create a balanced community through the construction of homes of different types, sizes and tenures including provision of affordable housing, open market housing, later living and self-build homes
+ Avoid delivering all smaller homes within apartment blocks. Consider one and two bed walk-up apartments and innovative ways of delivering smaller homes
+ Demonstrate consideration of home-working and approaches to minimise commuting such as live-work
+ Ensure a mix of dwelling types, size and tenures across the entire site creating a tenure-blind development
+ Deliver homes which enable adaptation by occupiers throughout their lifetime
+ Design to achieve Building for a Healthy Life 12 Accreditation

4.7.2. Ownership and Tenure

Justification for the proposed tenure mix should be provided based on the latest available Strategic Housing Market Assessment and the characteristics of the area. The development is expected to have a mix of homes that will allow people to change the size of their accommodation across their lifespan and continue to live within the development. A proportion of the required affordable housing should provide homes for the rental sector.

Interaction within the community is an important consideration when designing places for people to live. Social integration can enhance wellbeing and provide enhanced safety and security for residents. The location and design of affordable housing within the scheme should promote daily interaction between affordable and market occupiers.

+ Minimum 25% affordable housing must be provided on site in accordance with Borough Plan policy (or future amendments)
+ Early engagement with the council must be undertaken to establish the required tenure mix and split for the site
+ Affordable housing will be designed to be tenure blind and indistinguishable from market housing in terms of build quality, materials, external appearance, levels of amenity space, landscaping and car parking standards
+ Affordable housing will generally be delivered in small clusters of no more than 10 to 15 dwellings in a row or grouped across the street and be fully integrated with market housing
+ Affordable housing should be delivered with vehicular access from adoptable streets and therefore should not utilise shared surface, mews or home zone environment
+ Where affordable housing is provided as purpose built housing for older people exception to the clustering guidance will be permitted for operational reasons

Live / work housing typologies

Walk-up apartments at Marmalade Lane

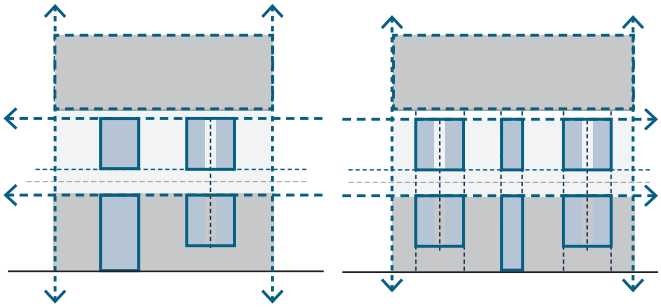
4.7. Types of Homes

4.7.3. Detached Houses

Detached houses should be considered as singular dwellings and designed to create variety in the streetscene. They will typically be 2 storeys with potential focal 2.5 storey elements to mark corners or key corners. Detached typologies will generally be used for 3, 4 and 5 bedroom family homes.

Design principles:

+ Evenly proportioned upper levels, including windows, dormers etc.
+ Ridge and eaves lines are to be generally consistent in the streetscene
+ Regular rhythm or architecture with different house types used to create variety and interest
+ Projecting gables, bay windows and other features should be used to create interesting elevations and varied roofs



Detached houses building composition

Local detached home references (Nuneaton)

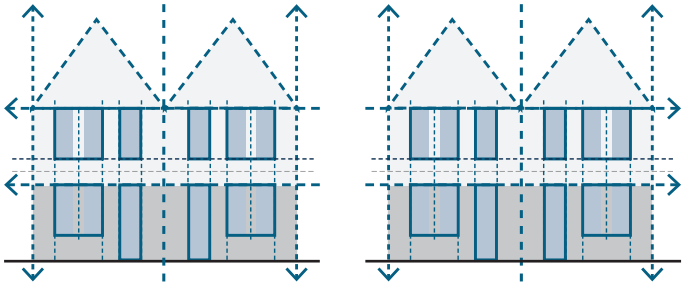
Contemporary detached home proportion (Alconbury Weald and South Broadbridge Heath)

4.7.4. Semi-Detached Houses

Semi-detached houses should be considered architecturally as one building, and designed to create an interesting but coherent grouping. They will typically be 2 storeys and potentially focal 2.5 storey elements to mark corners or key corners. Semi-detached typologies will generally be used for 3 and 4 family bedroom homes or compact 2 bedroom properties.

Design principles:

+ Semi-detached buildings must be paired to create an interesting composition
+ Elevations along the street must express vertical regularity and rhythm in order to aid legibility and avoid large breaks between the building lines
+ Windows and openings must express regular rhythm



Semi-detached houses building composition

Local street reference (Fife Street, Nuneaton)

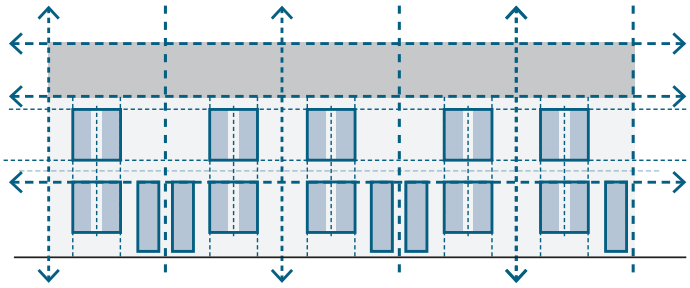
Contemporary building proportion (Horsted Park and Calais Lane)

4.7.5. Terraced Houses

Terraced housing should be regular and uniformed in approach, emphasising a clear rhythm along the street in which they sit. Introducing architectural features at the end of terraces will bring variety and create the sense of a planned group of buildings.

Design principles:

+ Heights to be consistent along unbroken rows of terraces
+ Heights typically 2 storeys
+ Proportions should be kept even and elevations should relate to each other in terms of rhythm and proportions, material palette and architectural detailing
+ Additional rear garden access can be provided via ginnels but these must be designed to be safe and secure and long access ways serving multiple properties should be avoided
+ Potential for gable elements and landmark features at the edges of terraces to add interest



Terraced houses building composition

Local terraced street reference (Gadsby Street, Nuneaton)

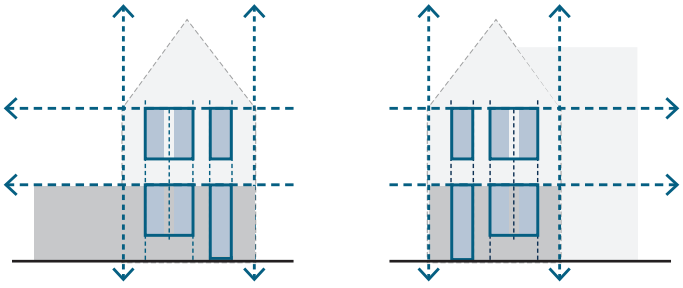
Contemporary terraced street proportion (Marmalade Lane , Cambridge)

4.7.6. Corner Turning House

Corner houses are to be used in accordance with the alignment of streets and to frame key corners and junctions to add activity and natural surveillance where typical semi-detached and terraced houses cannot offer this approach. This housetype should be considered for 3, 4 and 5 bed family homes and should be 2.5 to 3 storeys to aid with wayfinding and legibility at key nodes and junctions. Approach can be used to end of terrace to act as a landmark feature at the edge of terrace.

Design principles:

+ Design must articulate the corners of residential parcels providing the transition of scale and character between streets
+ There must be no blank gables / frontages facing public spaces
+ There must be even proportions along the facade
+ Associated garages must be integral or set back from the building in order to reduce the visual width of the building
+ Main facade must face the dominant street type or space



Corner house building compositions

Local reference (Greendale Road and Bermuda Village, Nuneaton)

Corner house (Derwenthorpe, York Barratts)

Corner house (Great Kneighton, Countryside Properties)

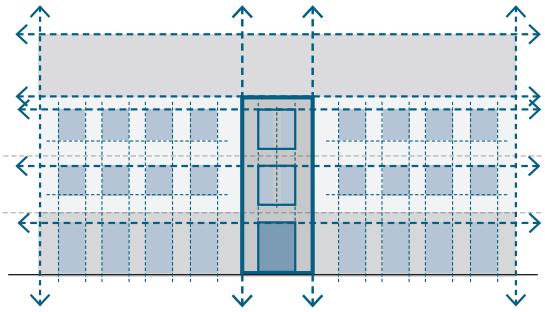
4.7. Types of Homes

4.7.7. Apartment Block

Apartment blocks will need to be designed to ensure that active street frontage at ground level is maximised. They can be 3-4 storeys. They will predominantly be found at gateways, along the primary street and towards the local centre.

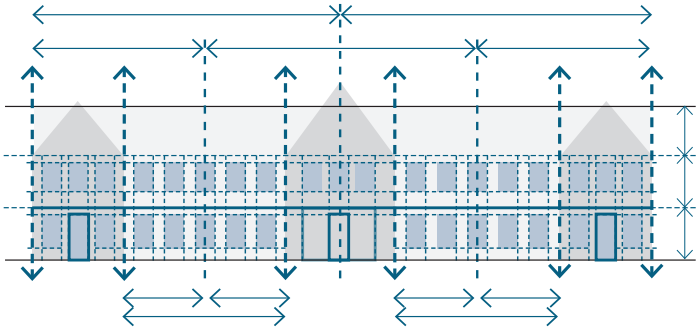
Design principles:

+ The massing must respond in rhythm and scale to the urban context
+ Built form to be prominent and regular in its architectural treatment, rhythm and height
+ Window proportions and positions should emphasise the relative importance of the ground floor
+ Main facade must face the dominant street type
+ Main entrance must be clear and visible from the street
+ Large apartment blocks must have appropriately scaled entrances
+ Elevations facing open spaces to maximise openings and balconies, while elevations along streets should ensure privacy whilst maintaining surveillance of the street
+ Roofscapes must contribute to each street's character and create opportunities for landmark features
+ Apartments are to be designed to be dual aspect wherever possible



Apartment block building composition

Local built form reference (Arbury Hall, Nuneaton)

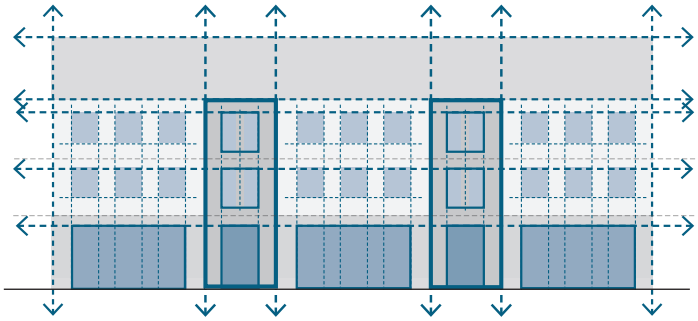


Example diagram combining apartment block principles and character narrative

Contemporary examples (Ansell Court, Grants Hill Court)

4.7.8. Mixed-Use Block

Mixed-use blocks will be located within the local centre, at the heart of the new community and will achieve a high-quality of architectural composition. The mixed use blocks are intended to be landmark forms and create a sense of enclosure around public realm elements to be situated in this area. Their mixed-use nature should be reflected along the elevational treatment. All non-residential ground floor elevations must clearly express the uses and form a strong continuous and active base. Where residential accommodation is provided above mixed-uses, entrances to residential cores must be clearly defined along the ground floor.



Mixed-use block building composition

Design principles:

+ Where entrances and cores to ground floor non-residential uses are situated, the entrances should be celebrated in their architectural design. This may include a vertical rhythm expressed above the entirety of the building to celebrate the entrance points
+ The ground floor must signify non-residential uses and have a taller base to create an inviting, continuous and active frontage at pedestrian level
+ Regular and unbroken building line to create a strong sense of enclosure to the streets and spaces which they meet
+ Meter boxes and other utilities, refuse and cycle storage are to be incorporated within each mixed-use block within a designated space that is accessible to all users and secure

Local and historic references

Contemporary examples (Beaulieu, Limelight)

4.8. Housing Quality

4.8.1. Space Standards

+ All homes are to be delivered in accordance with the Nationally Described Space Standards, as set out below:

Internal Minimum Space Standards					
Number of bedrooms	Number of bed spaces (persons)	1 storey dwellings (m^2)	2 storey dwellings (m^2)	3 storey dwellings (m^2)	Built-in storage (m^2)
1 Bed	1 Person	39 (37)*	-	-	1
	2 Person	50	58	-	1.5
2 Bed	3 Person	61	70	-	2.0
	4 Person	70	79	-	
3 Bed	4 Person	74	84	90	2.5
	5 Person	86	93	99	
	6 Person	95	102	108	
4 Bed	5 Person	90	97	103	3.0
	6 Person	99	106	112	
	7 Person	108	115	121	
	8 Person	117	124	130	
5 Bed	6 Person	103	110	116	3.5
	7 Person	112	119	125	
	8 Person	121	128	134	
6 Bed	7 Person	116	123	129	4.0
	8 Person	125	132	138	

** Where a 1 person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m^2 to 37m^2*

4.8.2. Accessibility

+ 35% of all dwellings will be required to meet the M4 (2) standard
+ The 35% requirement must incorporate a mix of dwelling sizes, not just larger homes

4.8.3. Internal Layout

+ The internal layout of dwellings is to enable flexibility of use by the occupant
+ To ensure habitable rooms have adequate daylight, floor to ceiling heights are required to be a minimum of 2.5m
+ Single aspect flats are to be limited, with no more than 5% of single aspect north facing flats being permitted in the development
+ Where single aspect flats are provided, the developer must demonstrate that all habitable rooms provide adequate daylight, privacy and ventilation

4.8.4. Daylight, Sunlight and Privacy

+ Developers must demonstrate that daylight and sunlight impacts have been considered, having regard to surveyed heights, position of windows and ground levels
+ Dwellings will show consideration of solar shading principles to provide comfortable habitable environment
+ Dwellings will maximise the potential for roof pitches to face south
+ Orientation and separation distances must provide and protect acceptable levels of amenity for existing and future residents
+ Front, rear and side-facing windows to habitable rooms will be protected from significant overlooking and overshadowing where such windows are the primary source of light
+ A minimum 20 metres separation distance is required between ground and first floor habitable windows between neighbouring properties.
+ Habitable room windows above ground floor which overlook neighbouring private amenity space shall be at least 7 metres from the boundary
+ Blank walls directly facing windows to a habitable room of a neighbouring property shall be minimum 12m apart. This distance shall be increased by 2m for each additional storey

The below guidance should also be considered:

+ Where possible, dwellings should maximise potential for south / south-west facing habitable rooms
+ Where 3 storey development is proposed a distance of 30 metres will normally be required between the rear of properties
+ The minimum distances for both 2 and 3 storey development may be reduced where across front gardens, open spaces or highways. It is also acceptable to utilise obscured glazing to non-habitable rooms to reduce the distances
+ In higher density areas appropriate design measures to reduce the minimum back-to-back distances may include; use of opaque glazing to non-habitable rooms, louvres, the angling or positioning of windows to avoid direct sightlines, and the use of full-height screening to courtyards or terraces. Such solutions must achieve suitable daylight and sunlight to habitable rooms

4.8.5. Secured By Design

The establishment of a safe and secure environment is essential to developing the new community. Safety and security in the development should be considered across the construction phase, operational safety, public realm, traffic and road safety (including for children and people with limited mobility or sensory impairment), personal safety and the perception of crime.

+ Secured by Design principles must be adopted and crime prevention consultation is encouraged to address security of persons and property and the fear of criminal activity.
+ The development must reduce the opportunity for crime, and the fear of crime and follow Secured by Design guidance and must consider an approach which addresses the following:
    + Natural surveillance
    + Layout of properties that overlook spaces
    + Good lighting
    + Sensible landscaping schemes
    + Securing rear access points
    + Clear boundaries between public and private spaces
+ Applications are to include a statement demonstrating where the principles of Secured by Design have been incorporated into the design.

Images for reference only

Deep window reveals enable external shutters to aid with solar shading

Natural surveillance to open spaces

4.9. Density

4.9.1. Density overview

The density at which the residential parcels are designed will have an impact on how the development feels as a place. In accordance with the SPD, the average density for the site should be around 35 dwellings per hectare (dph). Densities are expected to vary across the site helping to create a legible, understandable neighbourhood with a variety of built form character.

The lowest densities are expected towards the historic landscape of the Arbury Estate, creating soft, green edges which define the edge of the neighbourhood. Lower density parcels should feel open, with space for larger front gardens, tree-lined streets and green open spaces.

Densities are anticipated to increase towards the existing urban edge and the new urban core, where the highest densities will be found. Higher density parcels are more compact and urban, with garden terraces and balconies becoming more prevalent compared to other density parcels for private amenity. These higher density parcels are anticipated to be appropriate in only a few locations such as the local centre, or to provide marker gateway buildings, where focal apartment buildings aid in the legibility of the site and overcoming the parking restrictions from the primary street. These parcels should have communal green spaces in close proximity.

Key principles:

+ Appropriate density ranges in relation to the site features, existing context and proposed uses must be considered
+ Developers must demonstrate that established densities within the area have been considered in applications
+ Create a level of diversity and a range of street and house types associated to each density
+ Back-to-back distance should be at least 20m for typical semi-detached and detached typologies. Other typologies may have back-to-back distances less than 20m if a more compact urban grain is desired in higher density areas. In these instances, private amenity space should be provided through other means (such as garden terraces and balconies)

4.9.2. Principles for High Density Living

The below standards are to be applied to apartment buildings, where provided, and non-standard or innovative housing typologies throughout the scheme.

+ All homes to meet National Described Space Standards (NDSS) or equivalent at time of determination
+ Home plans must demonstrate how the NDSS storage requirements are not compromised by the position of kit, such as water tanks, MVHR units and washing machines
+ Minimum 75% of homes to have dedicated 2m2 working space with natural light and ventilation. This can be located in any habitable room, or in a circulation area but needs to be in addition to a table planned for shared meals and not created by re-purposing a wardrobe or cupboard space from a bedroom
+ Good quality insulation will be required between dwellings with higher densities
+ Higher density development will require appropriate and usable private outdoor space (section 2.10.1 should be used as advisory requirements on minimum standards)
+ Higher density development must ensure that adequate parking provision is made without dominating the street scene

4.9.3. Low Density - Up to 30 dph

Low density areas should promote a green, organic character, reflective of the natural boundaries and a desire for a spacious settlement form, whilst maintaining a simple legible street pattern to aid wayfinding and legibility. Spaciousness and green character should be achieved through:

+ Threading of streets to natural boundaries
+ Threading public open spaces through the development
+ Providing garden space of good proportions: back-to-back distance for typical semi-detached and detached houses
+ Provision of high-quality landscaping in public realm spaces

Illustrative low density layout

4.9.4. Medium Density - 30 to 40 dph

Medium density areas should provide legibility to and from the low and high density areas within the wider neighbourhoods, whilst maximising the opportunity for homes to overlook open spaces and green characterful streets. This should be achieved through:

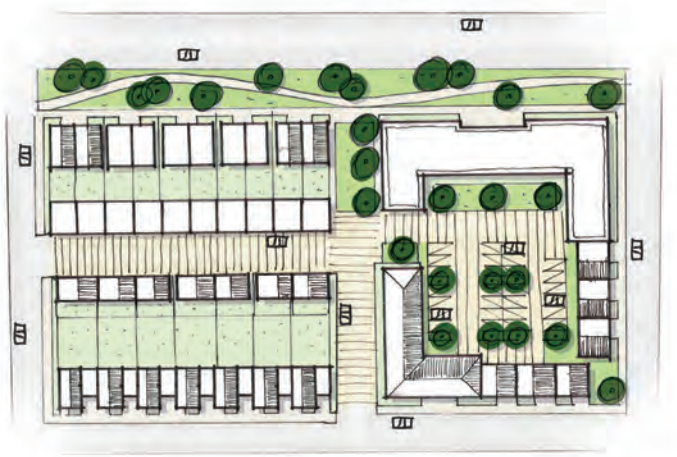
+ Threading of streets to key spaces throughout the development
+ Provide a positive mix between suburban and urban living environments
+ Maximise permeability
+ Articulation and balance between informal and formal landscaping

Illustrative medium density layout

4.9.5. High Density - 40+

High density areas should reinforce the core of the development and be reflective of the setting and a desire to promote inclusiveness and "urban" living through urban forms and a tighter urban grain of streets and spaces. Enclosure and urban character should be achieved through:

+ Clearly defined and structured streets and spaces
+ Strong geometries
+ Increased apartment forms
+ Increased hardscaped shared surface treatments



Illustrative high density layout

4.10. Community Facilities

4.10.1. Community facilities overview

The delivery of a well-designed new neighbourhood will ensure that current and future residents will enjoy a high-quality of living with easy access to all provisions needed for healthy lives.

A local centre is to be provided within the site, including community facilities. Additionally, alongside this a 1 form of entry primary school is to be provided. It is intended that the local centre and primary school will be located together at Arbury to form a heart to the community. The centre may include shops, work spaces, restaurants, cafés and community and leisure facilities.

A civic space should be provided alongside the local centre and school to become a focal space where those seeking to utilise facilities can congregate and move between them.

Dollman Farm, Houlton (Urban and Civic)

Images for reference only

4.10.2. Primary School

The position and size of the school will be established at application stage in conjunction with the Local Education Authority.

+ The primary school will be located in a prominent position forming at least one active frontage to the primary street and local centre space
+ The school is to be connected to a network of safe cycle and foot ways to encourage walking to and from the school
+ The school will be served by the bus route and benefit from the bus stops associated with the local centre
+ Vehicular access for the school must not be provided directly from a primary road, however the building itself should address the primary street
+ Entrances must be located where they are convenient for children, staff and the local community and designed so they are accessible for all
+ The design of the school must ensure entrance spaces and surrounding pavements can accommodate children at peak times

+ The school building should be considered as a landmark within the scheme and appropriately located within the development parcel so as to appropriately respond to routes and spaces within the development
+ Design of the school as a flexible asset which can be used by both the schools and the communities they serve will be encouraged. In order to enable this flexible use additional access and security measures must be considered early in the design stage.

Alconbury Weald Primary School (AHMM for Urban and Civic)

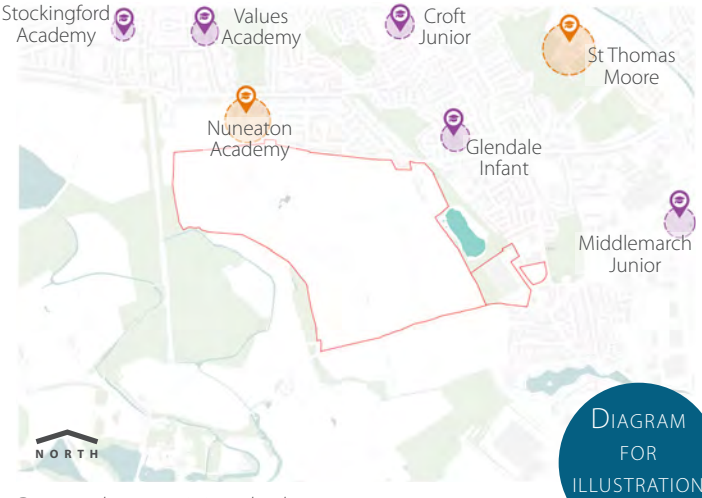


Diagram showing existing schools

Diagram for illustration only

4.10.3. Local Centre

The position and size of the local centre are to be established at application stage, however should be central to the new neighbourhood and consider the surrounding uses within the area. In particular consideration should be given to the existing Bermuda residential area to the south-east of the site which currently lies outside the minimum walking distance of any facilities.

- + New residential development is required to be within 1200m walking distance of a district or local centre and an 8 minute drive to a district centre
- + A new local centre is to be provided within the development
- + Consideration must be given to the accessibility of surrounding residential areas when locating the new local centre

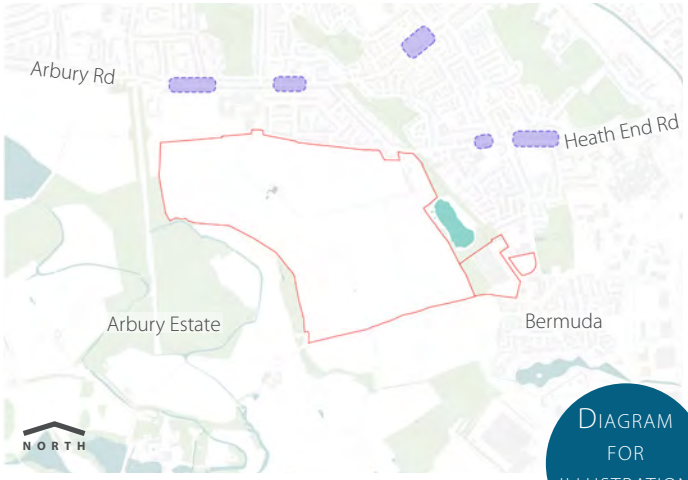


Diagram showing existing local centres

Diagram for illustration only

4.10.4. Principles For Non-residential Built Form

A series of principles are set out below in relation to the local centre, community hub and primary school:

- + Key entrances and reception areas to mixed-use buildings are to be placed on the street side to generate activity, with plant rooms and servicing to the rear of the building away from the public realm
- + Parking is to be arranged in landscaped areas that reduce vehicle dominance on streets
- + Only minimal visitor parking and set down areas are to be visible from the street
- + Architectural form is to be coherent with individual buildings reading as a considered collection
- + Where required, pumping stations and substations are to be accommodated to the rear of the mixed-use buildings, and screened by structural landscaping

+ Structural landscape planting should be used to delineate between mixed-use parcels

Northstowe local centre (Gallagher Estates and Homes England)

Images for reference only

Beaulieu local centre (Countryside Properties)

4.11. Parking and the Built Form

4.11.1. Parking typologies

A variety of parking typologies are expected to be used within the Arbury masterplan to fulfil the parking requirements for each home, the users and the character of the area. These include garages and car ports for on-plot resident's parking and undesignated on-street parking bays for visitor parking. On-plot parking spaces should be set behind the building line to reduce the visibility and therefore the impact of parking on the street scene. Likewise, parking bays are integrated with street landscaping to create a streetscape that is not dominated by cars. Parking for apartments and non-residential uses should be located in undercroft where this is viable, or in landscaped parking courts contained within the block for the purposes of enhanced security.

The following pages illustrate preferred parking typologies and solutions for Arbury and their relationship with built form. This should be read in conjunction with the parking principles outlined in section 3.4 and the Parking SPD.

+ Planning applications must demonstrate how they have considered the integration of parking solutions and how they intend to be used across the design

The appropriate parking typology should be selected based on the streetscape, dwelling typology, efficient use of space and viability of the development. An indication of the appropriate combinations of parking and street type and parking and building typologies is provided within this section.

Residential car parking:

+ Combination of on-plot, off-plot and on-street parking is considered to be most appropriate in relation to both the streetscape and efficient use of space
+ Parking will be provided in the form of garages, driveways, parking courts and on-street spaces, depending on the types of home
+ Details of these typologies are set out on the following pages
+ Designs need to consider regular home deliveries to private residencies and associated access

Local centre and community parking:

+ Walking and cycling to the local centre, community uses and the primary school will be encouraged
+ Car parking will be provided on-street and on-plot
+ Sufficient provision should be included in the design for servicing and deliveries

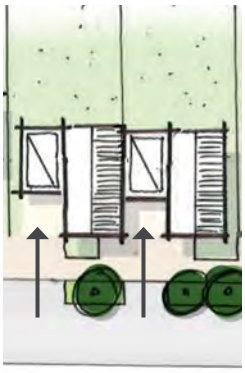
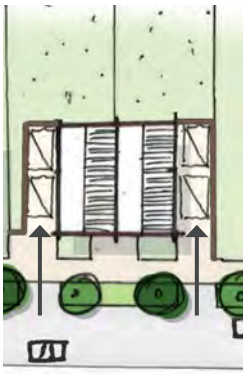
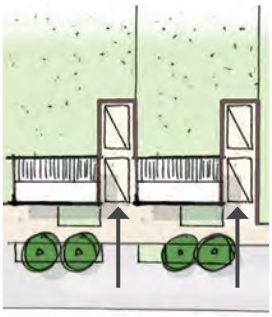
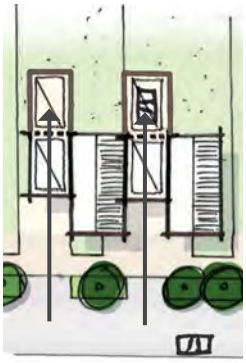
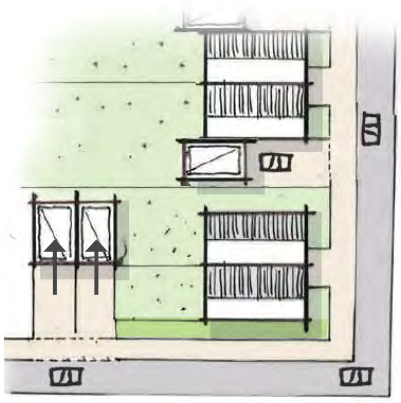
Principles for parking typologies and the built form:

+ All parking typologies must be integrated within the urban form and public realm, with minimal visual intrusion and obstruction to pedestrians or service / emergency vehicles
+ Bus travel, walking and cycling must be the priority modes of travel; this must be reflected in the amount of parking provision
+ Parking must be provided in the form of garages, car ports, driveways, undercroft parking, rear parking courts and on-street spaces. The appropriate typology will be based on streetscape, dwelling typology, efficient use of space and development viability

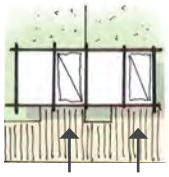
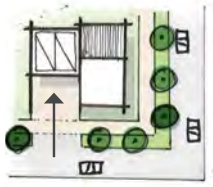
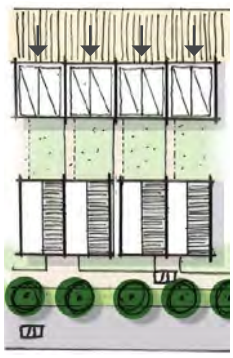
On-street parking integrated within the landscape at Horsted Park (Countryside Properties)

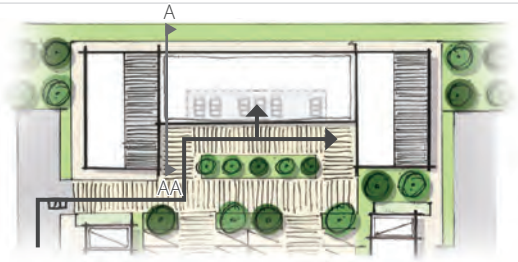
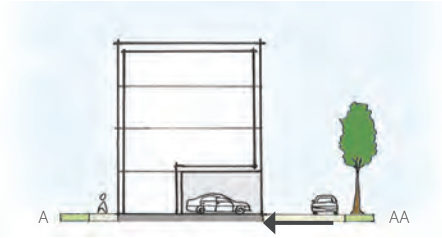
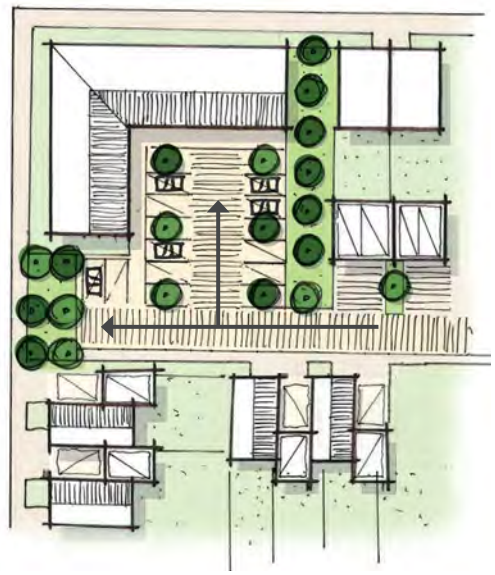
Images for reference only

Mews garage parking with studio room above to activate the street, Bell School, Cambridge (Hill)

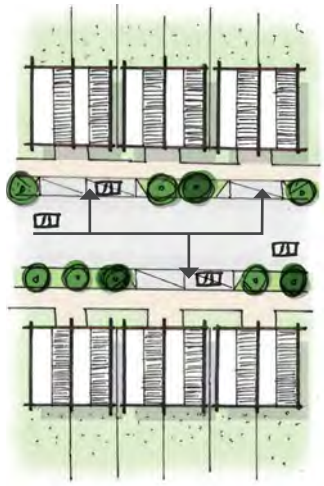
On-plot Allocated Parking	
Typology	**Description**
On-plot tandem (between buildings)	
 Garage/car port  On-plot driveway  On-plot driveway for wide-fronted dwellings  Run-through garage with additional parking to rear	+ Allocated parking provided in garages, car ports and driveways within the ownership of individual dwellings + Spaces must be designed to prevent parking projecting beyond the building line; it must be of an appropriate dimension to allow adequate space, but not oversized to encourage additional parking + Garages / car ports should be positioned flush to the rear of the dwelling. Where an additional parking space is required by parking standards, garages / car ports can be set back and hard-standing provided in front to provide an additional parking space on the driveway, or have an open back to allow run-through for cars to park behind the garage + Must be a maximum width of 2 spaces to limit impact of parking on the streetscene. Depth to be designed accordingly to accommodate required number of vehicles + Footpaths should crossover driveways to indicate pedestrian priority **Appropriate building typologies:** + Semi-detached + Detached **Appropriate street types:** + Secondary Street + Tertiary Street + Shared Surface and Private Drives
Detached	
 Detached	+ Garages located to side or rear of dwelling; may be paired with neighbour + Must be a maximum width of 2 spaces to limit impact of parking on the streetscene + Where required by parking standards, hard-standing should be provided in front of garage to provide an additional parking space on plot + Enclosure to the sides of the driveway must be provided, such as through walls or hedges. These should be adequate width to allow for pedestrian/cycle access and refuse collection. **Appropriate building typologies:** + Semi-detached + Detached **Appropriate street types:** + Tertiary Street + Shared Surface and Private Drives

4.11. Parking and the Built Form

Typology	Description
Frontage	
 Frontage	+ Parking bays in private area overlooked by dwellings. Parking area does not form part of public highway + Parking area be designed as a public realm square + Spaces can be permanently allocated to dwellings or unallocated + Preferred maximum of 4 spaces in a row separated by landscape + Should only be provided along short sections of the street and should not serve more than 8 dwellings (4 dwellings on each side of the street) + Hard landscape treatment must be provided around parking bays to allow clear space for pedestrians to move around parked cars **Appropriate building typologies:** + Semi-detached + Terraced **Appropriate street types:** + Tertiary Street + Shared Surface, Private Drives and Mews
Integrated	
 Integrated garage (single space)  Integrated garage for corner typology (double space)	+ Garages integrated within footprint of main building under first floor habitable rooms + Can be a single or double spaced garage + Must provide clear delineation between driveways for adjacent properties, such as by using landscaping **Appropriate building typologies:** + Detached + Mews + Semi-detached (dependent on size of dwelling proposed) **Appropriate street types:** + Tertiary Street + Shared Surface, Private Drives and Mews
Mews	
 Mews	+ Garages provided to the rear of properties, with option for a habitable room above to provide natural surveillance + Can be a single or double spaced garage; if the former, should have a car port alongside to maximise use of space + Garages should be fronted by residential dwellings on opposite side of street to ensure natural surveillance + Should be used for dwelling typologies on non-direct access streets **Appropriate building typologies:** + Semi-detached + Terraced (townhouses) **Appropriate street types:** + Primary street + Shared Surface / mews street (for access to the mews parking)

Grouped Allocated or Unallocated Parking	
Typology	**Description**
Undercroft	
 Undercroft parking for apartments and mixed use blocks (plan view)  Undercroft parking for apartments and mixed use blocks (section view)	+ Allocated or unallocated parking spaces provided for apartments and mixed-use blocks + Car parking areas should be naturally lit and ventilated where possible + Avoid undercroft parking on any street frontage and limit above-ground structures where possible + Design sufficient manoeuvring spaces for emergency and service vehicles + Use natural slope for undercroft parking where possible **Appropriate building typologies:** + Mixed-use Block + Apartment Block **Appropriate street types:** + Primary Street + Secondary Street + Access streets into the parking court can be provided from all streetscapes, but consideration must be given to the number of dwellings or uses served and the expected level of use
Rear parking court	
	+ Allocated or unallocated parking spaces provided for apartments and mixed-use blocks + Courts should have high-quality hard surface treatments and good landscaping to soften the visual impact of parking + Large rear parking courts for apartments and mixed-use blocks must be sensitively designed and appropriate to the number of dwellings or uses served, while meeting the required parking standard + Courts must be overlooked for safety and ideally should be "wrapped" by an appropriate residential typology + For mixed-use blocks, sufficient provision should be included for servicing, deliveries and the specific uses to be provided as well as appropriate space for turning heads + A clear footpath to dwellings from parking space should be provided **Appropriate building typologies:** + Mixed-use Block + Apartment Block **Appropriate street types:** + Primary Street + Secondary Street + Access streets into the parking court can be provided from all streetscapes, but consideration must be given to the number of dwellings or uses served and the expected level of use. Minimum 5.5m width for shared undercroft routes.

4.11. Parking and the Built Form

Grouped unallocated parking	
Typology	**Description**
On-street parallel parking  On-street parallel parking	+ Kerbside unallocated parking parallel to street, located within public highway + Can be used for visitor parking + Parallel parking preferred to angled or perpendicular parking due to greater space efficiency + Preferred maximum of 4 spaces in a row separated by landscape + Bays should be located at regular intervals on alternate sides of the street to soften the impact on the streetscene + Should be overlooked by dwellings on both sides of the street for security + Bays should be marked to ensure efficiency + Buffer zones should be provided to allow easy manoeuvring **Appropriate building typologies:** + N/A **Appropriate street types:** + Secondary Street + Tertiary Street + Shared Surface and Private Drive (limited)

4.11.2. Garages and Servicing

The below requirements provide further detail relating to the provision of garages and servicing in relation to parking typologies:

+ Garages are to be set back a minimum of 6 metres from the highway and not dominate the streetscene. They will be harmonious with the design and materials of the house
+ Where a parking space is intended to be provided in front of the garage, any garage door must be set back a minimum distance of 6 metres from the highway boundary so as to ensure that a vehicle can be parked clear of the highway and ensure that the garage door can be opened without hindrance
+ All Parking typologies must be integrated within the urban form and public realm, with minimal visual intrusion and obstruction to pedestrians or service / emergency vehicles
+ Garage doors should relate well to the front doors of properties

4.12. Utilities

4.12.1. Recycling and Waste

Designs should consider arrangements for bin collections and waste bin storage. There should be sufficient space to accommodate all the different types of bin used for waste collection. Bin stores should be located no more than 25m from the highway for normal 2-wheeled household bins and 10m for larger 4-wheeled bins.

+ Waste and recycling storage and collection must be carefully considered to be both functional and appropriately integrated into the design of all buildings
+ All residential and non-residential buildings must be provided with adequate internal and external storage for waste and recycling
+ The location of waste storage facilities must be designed to ensure that collection by the authority is easy and efficient for specific service vehicle types
+ Bins and bikes must be either stored at the rear of the property with appropriate side access provided, within garages or within defensible space. These must not visually impact on the street scene
+ Bin storage must not harm the visual amenity of the area and must be managed to ensure it does not create a risk to water, air, soil, plants or animals, should not cause nuisance through odours, and not affect the countryside or places of special interest
+ Communal waste / recycling facilities must be accessible to residents regardless of bodily ability
+ Developments must not provide for wheeled bins to be stored at the front of the property unless a design solution is proposed which significantly limits the impact of the storage of bins on the street scene
+ All buildings must provide sufficient internal storage to allow for the segregation of recyclable materials and food waste

4.12.2. Utilities and Substations

Proposals must comply with the local authority requirements for utilities and road construction and located in consideration of the adopted street sections as set out within section 3.2.

+ Features such as bus shelters, trees, on-street parking, signage and seating must be allocated within service-free zones
+ The design of utilities must be integral to the development and avoid creating a negative impact on the street scene
+ Pipes, flues and vents are to be architecturally integrated and will align with adjacent facade features.
+ Meter boxes must be accessible and should be located on the side or rear elevation or hidden from view by landscaping
+ Meter boxes and other utilities, refuse and cycle storage must be incorporated within apartment blocks, within designated storage areas
+ Colours of meters and utilities must be selected to minimise visual impact and contrast with the face of building against which they are positioned
+ Installation of photovoltaics must be designed into the elevation and consistent along any terrace or group of buildings on the street
+ Substations must be accommodated in a building separate from any residential units
+ The substation must be designed to be integral to the street scene and be constructed from the same materials as adjacent properties
+ Vehicle access and parking needs to be considered

+ Utility and service boxes, cables, wires, flues, satellite dishes, vents from dwellings etc. should not be visible from the public realm

Storage for bins and bikes is sensitively integrated within front defensible space at The Triangle, Swindon

Meters and utilities integrated alongside parking areas at Marmalade Lane, Cambridge

Suitable access provided between semi-detached homes at Horstead Park providing rear access for bin and bike storage.

5. Character Narrative

5.1. Narrative Vision

5.1.1. Character overview

The Design Code is intended to encourage a high standard of design, and to promote development which respects and fits in with the character of Nuneaton. Creation of a distinct identity, which draws upon the heritage and character of the local area, is a key component of creating a memorable and successful place for the Arbury site. The design of the built form, public realm and landscape at Arbury is to be underpinned by a strong design narrative. The history of the site and the surrounding area is expressed through an overarching narrative; through the articulation of buildings, the colour and texture of materials, and the tree planting structure through the site.

Two "narrative zones" hold together the design narrative for Arbury: the "Heritage Edge" and the "Urban Core". It is expected that these narrative zones will further have individual "character areas" layered onto them at application stage. This will provide a secondary structure for how the built form and landscape are to add enrichment and subtle variation to these narrative zones. In summary, the narrative zones provide the contextual inspiration for the built form and landscape, providing a cohesive and holistic vision from which a locally distinctive development will emerge.

Designs should have regard to the urban characteristics of the locality, adding to the distinctiveness and should be in sympathy with the locality. Where possible, character, materials and detailing inspiration should be drawn from the local context.

5.1.2. Heritage Edge

The Heritage Edge draws upon the history of the site and the surrounding area as an industrial mining landscape in addition to the farmland and heritage of the Arbury Estate itself. The narrative includes reference to the nature and form of the agricultural buildings, the industrial heritage of the mining town and warehouse forms and simple industrial streets. In addition the history of the Arbury Estate and surrounding landscape is referenced, including the development of the canals and landscape of the Griff.

5.1.3. Urban Core

Towards the centre of the site and the existing built form it is anticipated that a different character may be incorporated, in particular towards the local centre. This may reference a more formal and ordered townscene taking reference from the Nuneaton town centre and the urban areas which surround it. Hardscape treatment may become more predominant with tree planting in a regular alignment. A range of buildings and materials may be found to reflect how the town has evolved over time, with buildings from different periods forming the Urban Core.

+ Character areas at application stage will be expected to define specific principles for design elements such as roof types, materiality and boundary treatment, informed by the design narrative and built form chapters of this Design Code. This will allow each character area to respond directly to its location within the site and its immediate surroundings



Historic images from Nuneaton

Location
The local centre

Built form
Distinctive architecture and strong expression of articulation with expression of roofscapes

Materiality, appearance and texture
Same range of materials used for all buildings, though applied to each building in different ways

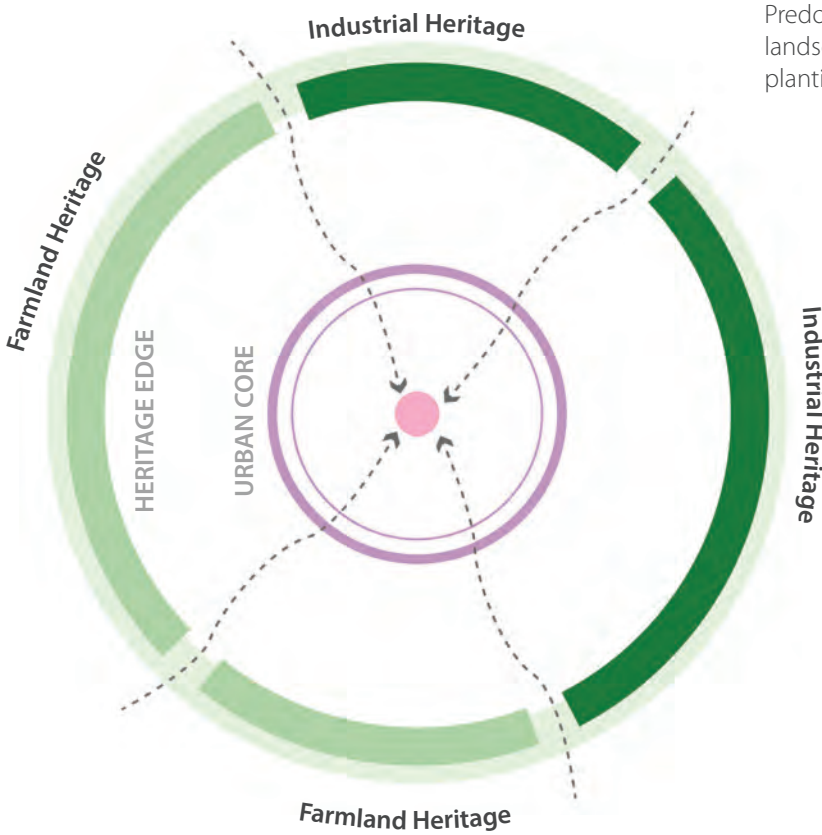
Landscape
Typically no defensible space to provide a "spill-out space" for mixed uses

Location
Central area contained by primary / secondary street network

Built form
Orthogonal arrangement with a fine grain and formal, regular architectural detailing

Materiality, appearance and texture
Wide variation of materials across the area, though with each streetscene having a consistent palette

Landscape
Predominant use of hard landscaping and formal tree planting



Location
Along northern and western boundaries referencing Coton Farm and Arbury Hall stables in particular

Built form
Informal "farmstead cluster" aesthetic with variation in footprint and form

Materiality, appearance and texture
Materials raw in nature and texture, with limited number of tones

Landscape
Informal and irregular

Location
Along eastern boundary, where the development is closest to the exposed chalk cliffs and primary gateways into the site

Built form
Informal arrangement of buildings, with architecture featuring angular forms and grid structures to accent

Materiality, appearance and texture
Limited palette of textures and colours

Landscape
Tree planting in clusters and greater use of hard landscape treatment

Illustrative concept diagram for Heritage Edge and Urban Core narrative zones

5.2. Industrial Heritage

5.2.1. Industrial Heritage

The Industrial Heritage character area draws upon the heritage of the immediate surroundings of the site as a former brickworks, colliery and the mills within the centre of Nuneaton. Much of this heritage is now lost, however the principles of the character should be weaved through the site, in particular when considering marker and gateway buildings within the site.

The character area draws inspiration from the highly-structured, industrial architecture; factories, mills and collieries that were previously found in the area. This is expressed through the use of more angular and regimented built forms, a limited colour palette, and more hardscape treatments. The images below form the inspiration for the design themes underlying the Industrial Heritage character area.

Narrative Principles
+ Tall elements articulate the skyline
+ Strong vertical proportions
+ Pitched industrial roof forms
+ Limited colour palette with consistent use of single material for elevation with different roof materials
+ Simple masses
+ Regular patterns of sometimes varied window shapes

Baddesley Collieries, Atherstone

Flour mill

Griff No. 4 Colliery Heath End Road

Birch Coppice Colliery

Griff Colliery

Stockingford

Mill Walk

5.3. Farmland Heritage

5.3.1. Character Inspiration

The Farmland Heritage character area draws upon the farmstead buildings common within the agricultural land and countryside within and around the Arbury Estate. Within the site itself, two farmsteads are also present.

This character includes the informal and organic nature of the landscape and the simple built forms and colour palettes. The images below form the inspiration for the design themes underlying the Farmland Heritage character area.

Narrative Principles
+ Typically gabled roof forms
+ Same materials for elevation and roof, or distinct contrast
+ Contrasting colours between surface treatments and built form
+ Limited number of materials and colours one each mass
+ Variation in materiality within groupings, with clear landmark key buildings / gateways
+ Simple, single mass built forms
+ Use of ad-hoc window arrangements and simple accent details

Arbury Mill

Hall Farm

Coton Farm

Griff House

South Farm

Hartstill Farm House

5.4. Manors and Halls

5.4.1. Character Inspiration

The Manor and Halls character area draws upon the range of grand historic buildings across Nuneaton and in particular Arbury Hall within the Arbury Estate itself.

The character includes elevational approaches, architectural elements and materials that contribute to a sense of grandeur, similar to those exhibited on manors and halls.

The images below form the inspiration for the design themes underlying the Manors and Halls character area.

Narrative Principles
+ Elevation broken by gable articulation - location and scale of gables varies however an ordered hierarchy and rhythm is created within elevations
+ Focal elements draw attention to building entrances
+ Ordered window rhythm both vertically and horizontally
+ Horizontal banding or materiality
+ Ground floor windows are more prominent either through taller proportions, pairing of windows or bay features
+ Building massing predominantly two storey with occasional 2.5 storey making use of gable forms within the roof

Arbury Hall, pre-Gothic renovation

Camp Hill Hall

Caldecote Hall

Arbury Hall stables

Temple House, Arbury

Higham Hill

5.5. Urban Core

5.5.1. Character inspiration

The Urban Core features an increased density and encourages use of a more orthogonal and fine-grained urban form reminiscent of the industrial terraces and miner's houses around Nuneaton's historic core and within Bermuda Village, adjacent to the site.

To reflect how these streets have evolved over time a range of materials and colours may be used across some streets. Hard surface treatments should be predominant over extensive tree planting in order to achieve a tighter urban grain.

The images below form the inspiration for the design themes underlying the Farmland Heritage character area.

Narrative Principles
+ Terraced 2 storey buildings with front to back pitched roof
+ Similar proportions between ground and first floors
+ Front to back roof pitch varies in height along the street
+ Same window height along the street
+ Some street variation through introduction of ground floor bay window or single larger window at ground and first floor
+ Articulation through chimneys
+ Continuity of vertical window alignment
+ White stone header and cill to windows, with occasional full surround
+ Similar molding treatment around main entrance, windows and bay windows;
+ The entrance is simple with emphasis drawn through no window above
+ First level windows are aligned with the bay window central axis in lower floors (where Bay present)

Abbey Street (now demolished)

Heath End Road, Chilvers Coton

Church Street

Ansley Common Miner's Houses

Bermuda Village

Hill top, Chilvers Common

5.6. Civic Heart

5.6.1. Character inspiration

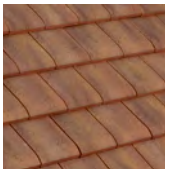
Within the local centre it is anticipated that the detailing of the built form should be used to express a distinct identity. This reflects the approach of the historic and remaining mixed-use and civic buildings within Nuneaton town centre. Though the area suffered heavily in The Blitz, many civic buildings remain within the centre. These buildings are varied in period and style however often employ unique architectural devices to emphasise these buildings' important role in the community.

The images below show examples of such architecture in Nuneaton's town centre which should be drawn upon to develop the architectural character and response within the local centre and immediate surrounds.

Soft landscaping is expected to be minimal in this character area however a village green may be proposed within the core, with hard spill-out space required for the mixed uses on the ground floor.

Narrative Principles
+ Variation of building lines and heights
+ Increased proportions of ground floors
+ Variation of roof forms including flat and pitched roof forms
+ Increased detailing and articulation, with emphasis on horizontal banding
+ Gables or chimneys with regular rhythm break the roof form and add variety and interest
+ Articulation through chimneys




Congregational Church, Nuneaton

Market Place, Nuneaton


Bedworth Almshouses


Former Gate Hotel


Former Gate Hotel, Nuneaton today

Nuneaton Market Square today

5.7. Materiality and Tone

5.7.1. Materiality overview

The overall aim of the materials principles is to guide developers in their creation of a high-quality, unique and distinctive place.

Specific materials palettes are not prescribed within this Code, however may be required to be specified in future codes to guide a coherent streetscape. The below outlines the main principles that a designer should apply architecturally and materially to their scheme:

- Must use a predominantly brick palette
- Building accents and taller elements are an exception to the brick palette
- No more than 3 differing brick types can be used as the primary facade material on a single elevation
- Materials used on opposing elevations must compliment each other
- Landmark / special elements must be accentuated in materiality and / or form.
- Where changes in materiality occur on both residential and mixed use buildings, there must be a clear materiality logic with material changes for specific built elements.

5.7.2. Coherence:

Where a house or apartment building is designed to have a distinctive appearance, it should still appear to be of the same family.

Neighbouring buildings must have at least three of the following attributes in common:

- Overall proportion
- Elevational elements; scale, placement and style of windows, chimneys bays etc.
- Predominant wall material
- Boundary treatment

5.8. Landscape Character

5.8.1. Landscape Narrative

The approach to the structuring and ordering of the landscape will tie together the narrative and future character areas of the masterplan.

The soft landscape within the heritage narrative areas should be an informal, less ordered landscape to reflect what is typically found in the surrounding rural landscape.. Trees should be irregularly spaced in tree groupings and individually to portray less order to the landscape. Tree forms are also anticipated to be a variety of more natural shapes. Shrub planting is generally informal with a wide variety of shapes, forms and textures. Boundary treatments are predominantly soft in the form of hedgerows and mixed shrub bed planting. Defensible space is greater with more opportunity for variety in the soft landscape.

The soft landscape within the urban area and local centre is anticipated to transition into a more structured and ordered landscape, with regimented tree planting at regular spacings, ornamental species and formal hedgerows; defensible spaces become filled with formal, manicured evergreen shrub planting as hard landscape treatments become more dominant within the local centre. Boundary treatments transition to a mix of hard and soft boundaries such as walling, railings and hedgerows.

The industrial heritage of the site and surrounding area is anticipated to be reflected within the hard landscaping surface treatment. "Processed" materials such as riven and textured paving are intended to reflect the mining processes that transformed the area. "Refined" surface finishes such as sawn, smooth, hard surface finishes are anticipated to be used within the local centre.

Raw material finishes are anticipated to be used towards the landscape edge, with a transition of textured surface treatments through the heritage narrative zones towards the local centre.

The adjacent diagram highlights the core principles of the landscape narrative and the transition from the landscape edges towards the existing urban area and local centre.

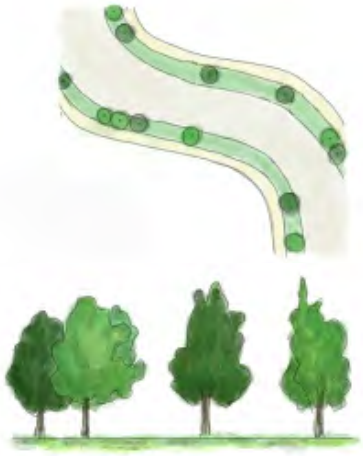
A selection of boundary treatments within the local area

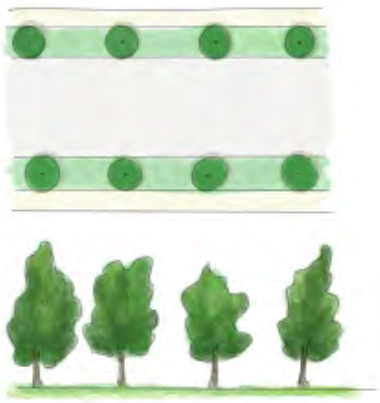
Landscape edges: informal, natural, rural landscape
Native tree and shrub planting

Heritage edge: rural-urban transitional landscape
Native cultivators, semi-ornamental species palette, less order and control

Local centre: ordered, structured urban landscape
Ornamental, controlled, manicured landscape

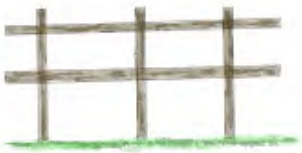
Tree planting

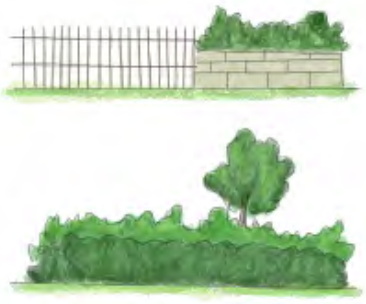




Hedgerow planting

Boundary treatment





Surface materials

6. Other Matters

6.1. Pollution

6.1.1. Air Pollution

Air pollution has harmful effects on health and the environment. The major sources of air pollutants are from combustion, space heating, power generation or from motor vehicles. Elevated levels or long-term exposure to air pollution can lead to conditions which are harmful to human health.

+ Developers must consult the Air Quality SPD for guidance

6.1.2. Noise Quality

Noise is a planning consideration when new developments contribute towards noise, when new developments may be sensitive to noise, and / or when new developments make it possible to improve the acoustic environment.

Noise impacts should be considered across the development at the earliest stages. Consideration must be given to the impacts of noise on existing habitats, surrounding residents and the appropriate location of non-residential uses with consideration of future homes.

+ Developers must consult the Sustainable Design and Construction SPD for guidance

6.1.3. Light Pollution

Artificial light can have positive impacts such as enhancing the feelings of safety or illuminating spaces in the public realm and can be beneficial to night time commerce. Poorly-designed lighting can affect amenity, spoil the character of places, cause harm to wildlife and ecology and waste energy.

Design should limit the impact of light pollution from artificial light on local amenity, dark landscapes and nature conservation.

Developers must consult the Sustainable Design and Construction SPD and relevant British Standards for guidance

6.2. Sustainable Construction

6.2.1. Sustainable construction overview

The impacts of construction should be considered throughout their life cycle, from acquisition of raw materials, demolition and to end use and eventual disposal. An appropriate Demolition Method Statement and Construction Management Plan should be prepared and submitted with the planning application.

+ Developers must consult the Sustainable Design and Construction SPD for guidance

6.2.2. Construction Waste

Developers should aim to refurbish, repair or convert existing buildings before demolition.

+ Development must minimise or re-use waste generated during the construction phase

This should be done by using materials and construction techniques that generate the least waste and minimise emissions. Waste should be treated as a resource to be re-used, recycled or recovered, and should only be disposed of when all other options have been explored.

On-site management of waste will be preferred, unless the activities would result in unacceptable harm through impacts on the environment, transport or on neighbouring uses, or that management elsewhere would have wider sustainability benefits.

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6.3. Design Code Compliance Checklist

6.3.1. Checklist overview

As set out within the introduction, developers will be required to provide a Design Code Compliance Statement to accompany applications. This may be integrated within a Design and Access Statement, however in this instance compliance with the Design Code elements should be clearly identified.

Where proposals are not compliant with any elements of the Code a clear explanatory statement of justification should be provided.

The following Design Code checklist will be used by officers to review applications against the Code and ensure compliance.

Where proposals are non-compliant, acceptable justification should be indicated.

Tick boxes as appropriate:

Yes	No	Non-compliance justified	N/A
☑	☐	☐	☐

Section 1: Introduction	Are proposals compliant?:			
Compliance with the Code:	**Yes**	**No**	**Non-compliance justified**	**N/A**
Does the proposal fully comply with the requirements of the Code?	☐	☐	☐	☐
Has the applicant provided a Sustainable Design and Construction SPD Compliance Checklist accompanying the application?	☐	☐	☐	☐
Has comprehensive contextual and site analysis been undertaken to inform the application to ensure it appropriately responds to the local area?	☐	☐	☐	☐

Section 2: Open Space and Nature

Are proposals compliant?

	Yes	No	Non-compliance justified	N/A
2.1. Landscape and Open Space 2.1.1. Landscape overview 2.1.2. Landscape Guiding Principles:	☐	☐	☐	☐
2.2. Parks and Greenspace Provision 2.2.1. Publicly Accessible Greenspace	☐	☐	☐	☐
2.3. Existing Landscape Features 2.3.1. Ecological features 2.3.2. Protection of existing retained trees and hedgerows	☐	☐	☐	☐
2.4. Parks 2.4.1. Parks 2.4.2. Community Park 2.4.3. Local Park 2.4.4. Active Recreation	☐	☐	☐	☐
2.5. Accessible Green Network Corridors 2.5.1. Accessible Green Network Corridors 2.5.2. Locally important linear habitats / landscape features	☐	☐	☐	☐
2.6. SUDS / ASUDS 2.6.1. SUDS overview 2.6.2. Accessible Sustainable Urban Drainage Systems (ASUDS)	☐	☐	☐	☐
2.7. Allotments 2.7.1. Allotments overview 2.7.2. Productive Landscapes	☐	☐	☐	☐
2.8. Boundary Treatments 2.8.1. Parks and Greenspace Boundary Treatments 2.8.2. Residential development to Open Space	☐	☐	☐	☐
2.9. Incidental Greenspace 2.9.1. Pocket Parks and Incidental Greenspace 2.9.2. Meanwhile Uses	☐	☐	☐	☐
2.10. Private and Communal Amenity 2.10.1.Private and Communal Gardens	☐	☐	☐	☐
2.11. Biodiversity Net Gain 2.11.1.Net Gain	☐	☐	☐	☐
2.12. Legibility and Identity 2.12.1.Gateway Spaces 2.12.2.Public Art	☐	☐	☐	☐

Section 3: Movement and Connectivity	Are proposals compliant?:			
	Yes	**No**	**Non-compliance justified**	**N/A**
3.1. Movement and Access 3.1.1. Introduction 3.1.2. Guiding Principles 3.1.3. Access 3.1.4. Connectivity 3.1.5. Street Hierarchy 3.1.6. Public Transport 3.1.7. Inclusive Streets	☐	☐	☐	☐
3.2. Street Types 3.2.1. Primary Street 3.2.2. Secondary Street 3.2.3. Tertiary Street 3.2.4. Shared Surface, Private Drives and Car Free Streets 3.2.5. Car-Free Streets 3.2.6. Street trees	☐	☐	☐	☐
3.3. Sustainable Transport 3.3.1. Pedestrian and Cycle Network 3.3.2. Accessible Green Network Paths 3.3.3. Pedestrian Connectivity 3.3.4. Public Rights of Way 3.3.5. Cycle Connectivity 3.3.6. Cycle Parking	☐	☐	☐	☐
3.4. Parking Standards 3.4.1. Car Parking 3.4.2. Parking Space Sizes 3.4.3. Accessible Parking 3.4.4. Electric Vehicle Charging	☐	☐	☐	☐

Section 4: Built Form

Are proposals compliant?:

	Yes	No	Non-compliance justified	N/A
4.1. Built Form Overview 4.1.1. Built form overview				
4.2. Urban Structure and Block Principles 4.2.1. Block Principles	☐	☐	☐	☐
4.3. Block Types 4.3.1. Perimeter / Back-to-Back Block 4.3.2. Informal / Farmstead Courtyard Block 4.3.3. Split / Mews Block 4.3.4. Enclosed Courtyard Block	☐	☐	☐	☐
4.4. Frontages and Building Line 4.3.5. Frontages overview	☐	☐	☐	☐
4.5. Heights, Massing and Legibility 4.5.1. Building Heights 4.5.2. Marker Buildings 4.5.3. Gateways 4.5.4. Marker Buildings at Intersections	☐	☐	☐	☐
4.6. Edge Conditions 4.6.1. Edge Conditions	☐	☐	☐	☐
4.7. Types of Homes 4.7.1. Types of homes overview 4.7.2. Ownership and Tenure 4.7.3. Detached Houses 4.7.4. Semi-Detached Houses 4.7.5. Terraced Houses 4.7.6. Corner Turning House 4.7.7. Apartment Block 4.7.8. Mixed-Use Block	☐	☐	☐	☐
4.8. Housing Quality 4.8.1. Space Standards 4.8.2. Accessibility 4.8.3. Internal Layout 4.8.4. Daylight, Sunlight and Privacy 4.8.5. Secured By Design	☐	☐	☐	☐
4.9. Density 4.9.1. Density overview 4.9.2. Principles for High Density Living 4.9.3. Low Density - Up to 30 dph 4.9.4. Medium Density - 30 to 40 dph 4.9.5. High Density - 40+	☐	☐	☐	☐
4.10. Community Facilities 4.10.1.Community facilities overview 4.10.2.Primary School 4.10.3.Local Centre 4.10.4.Principles For Non-residential Built Form	☐	☐	☐	☐
4.11. Parking and the Built Form 4.11.1.Parking typologies 4.11.2.Garages and Servicing	☐	☐	☐	☐
4.12. Utilities 4.12.1.Recycling and Waste 4.12.2.Utilities and Substations	☐	☐	☐	☐

Section 5 Character Narrative	Are proposals compliant?:			
	Yes	**No**	**Non-compliance justified**	**N/A**
5.1 to 5.6: Has the applicant responded to the narrative vision and prepared a character response which considers the heritage and context of the local area?	☐	☐	☐	☐
5.7. Materiality and Tone 5.7.1. Materiality overview 5.7.2. Coherence:	☐	☐	☐	☐
5.8. Landscape Character 5.8.1. Landscape Narrative	☐	☐	☐	☐

Section 6 Other Matters	Are proposals compliant?:			
	Yes	**No**	**Non-compliance justified**	**N/A**
6.1. Pollution 6.1.1. Air Pollution 6.1.2. Noise Quality 6.1.3. Light Pollution	☐	☐	☐	☐
6.2. Sustainable Construction 6.2.1. Sustainable construction overview 6.2.2. Construction Waste	☐	☐	☐	☐

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