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	Parcel 2 - 111 dwellings
	Parcel 3 - 83 dwellings
	Parcel 4 - 121 dwellings
	Parcel 5 - 97 dwellings
	Parcel 6 - 122 dwellings
Total 695 dv	vellings



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North Poole SUSTAINABLE COMMUNITY LIVING

LIVE, WORK AND PLAY

DESIGN CODE

Jpdated - Feb 2021

Contents

1	INTRODUCTION	
	Design Code Brief	1
1.1	Purpose and Background	3
1.2	Use of The Design Code	4
1.3	Design Code Structure	4
2	LOCAL CONTEXT	6
2.1	Wider Context	6
2.2	Existing Settlement Character	8
2.3	Site Characteristics	13
3	FACTORS INFLUENCING THE DESIGN	1 5
3.1	Introduction	15
3.2	Constraints	15
3.3	Opportunities	19
3.4	The Vision	19
3.5	Design Evolution	24
3.4	Development Framework Plan	27
4	PARAMETERS AND ASPIRATIONS	27
4.1	Key Parameters	27
4.2	Building Heights	27
4.3	Density	32
5	GREEN INFRASTRUCTURE (GI)	32
5.1	GI Functions	32
5.2	Local Park	33
5.3	Amenity Space	33
5.4	Children and Young Persons Play	33
6	CHARACTER AREAS	34
6.1	Community Hub	34
6.2	Central core	39
6.3	Urban edge	42

6.4	Rural Edge	43
7	ACCESS	45
7.1	Magna Rd and Knighton Lane Junctions	45
7.2	Street Types	45
7.3	Crime Prevention	45
7.4	Lighting	45
7.5	Utilities	46
8	ENVIRONMENTAL	47
8.1	Aspirations	47
8.2	Water efficiency	48

North Poole CANFORD PARK SUBMINANE COMMUNICIPARY

Design Code Brief

This Design Code (DC) has been prepared as a tool to ensure that distinctive and well designed development is achieved across the whole of the strategic housing allocation at Canford Park, identified as policy UE2 in the emerging local plan (Fig 01). The allocation will provide:

- A minimum of 800 homes of mixed tenure and sizes;
- A 60-bed care home;
- Community hub (comprising retail, community and business incubation space); and
- Supporting infrastructure.

A hybrid planning application has been submitted by W H White across the majority of the allocation area to provide up to 695 homes and this DC refers to a number of plans and drawings which form part of that submission. The design principles in the DC should also apply to any future applications submitted on the remaining triangular shaped land to the southeast of the application that also lies within UE2.

The hybrid application as shown on Fig 02, will provide full details of:

- Two new site access junctions at Knighton Lane and 94 Magna Road;
- The principal access road through the site that will form the bus route;



- Additional link roads to establish access to the northern land parcels;
- Green Infrastructure (GI) and associated surface water attenuation features (SUDS);
- Foul pumping station and pipe route; and
- Preliminary earthworks to establish site levels for road access, drainage and formation of development parcels.

All other matters relating to plot access, roads, siting, layout and landscaping within each development parcel are submitted in outline and reserved for future consideration. However, key principles will be established through a number of parameter plans.





Fig 02 - Hybrid Planning Application Boundary



1 INTRODUCTION

1.1 Purpose & Background

Policy

- 1.1.1 Policy PP10 of the emerging Local Plan identifies sites to be allocated as Strategic urban extensions. The Site lies within UE2 North of Bearwood and should:
 - Provide a minimum of 800 homes and a minimum of a 60 bed care home;
 - Provide a community hub that forms the heart of the community incorporating proportionate shopping and community facilities required to support the creation of the new community;
 - Make a contribution towards the implementation of a sustainable transport corridor between the site and Poole/Bournemouth town centres;
 - Provides a second vehicular access east of Knighton Lane; and
 - Protect the integrity of Knighton hamlet and its heritage assets.
- 1.1.2 In addition the policy sets out a requirement for the development to deliver the following:
 - (a) a minimum of 40% affordable housing on-site;

(b) a mix of housing types with a focus on housing suitable for families, properties that enable local residents to 'rightsize', specialist housing for an ageing population and provision of custom/self build plots;

(c) demonstrates that the grant of planning permission would not result in significant adverse impacts to the delivery of the town centre's major brown-field allocations;

(d) would implement mitigation measures to ensure no adverse impact upon internationally protected wildlife;

(e) provides a SANG* that connects with other parts of the Stour Valley Park, designed in accordance with the Dorset Heathlands SPD;

(f) prioritises sustainable transport measures to facilitate cycling and walking for short trips within the new community and linking with infrastructure to Poole, Bournemouth and Wimborne centres;

(g) ensures the design of the scheme is capable of forming part of a sustainable transport corridor in terms of bus, cycling and walking access;

(h) makes a contribution towards one additional form of entry across all age groups at local schools;

(i) provides space for business start-ups / incubator units;

(j) provides a contribution to upgrading a local doctor's surgery;

(k) provides a children's play area on-site and other facilities in accordance with Poole's Open Space Needs Assessment;

(I) incorporates structural landscaping to create a strong permanent and defensible Green Belt boundary; and

(m) has been prepared through a master planning exercise with the local community to inform a design code to be agreed by the Council.

- 1.1.3 The supporting text states that*To ensure the setting of the heritage assets within or around sites UE1 and UE2 are preserved or enhanced an appropriate buffer will be necessary to physically separate and provide a natural setting between the heritage assets and the proposed built form. The buffers are likely to fall within the allocated site boundaries.*
- 1.1.4 This Design Code establishes clear design principles for the consistent delivery of well designed development that forms part of UE2, which states that...

'The design code will form part of any agreement with the developers of the sites and should:

(a) reflect positive local vernacular;

(b) create a strong sense of place;

(c) respect the character of the site and surrounding area with particular focus on: (i) landscape, (ii) heritage assets and their setting; and (iii) the transition between the urban area and open countryside beyond;

(d) include provision for strong landscaped boundaries to establish and reinforce the new permanent boundary for the Green Belt; and

(e) incorporate green corridors that in-conjunction with well-connected streets, habitats and spaces, creates permeable development schemes that are rich in biodiversity.'

- 1.1.5 Policy PP27 Design, states that a good standard of design is required in all new developments and will will be permitted where relevant it:
 - (a) reflects or enhances local patterns of development and neighbouring buildings in terms of:
 - (i) layout and siting, including building line and built site coverage;
 - (ii) height and scale;
 - (iii) bulk and massing, including that of the roof;
 - (iv) materials and detailing;
 - (v) landscaping; and
 - (vi) visual impact
- 1.1.6 (b), should also respond to natural features and retains significant trees. A full arboricultural survey submitted with the application identifies all trees that affected by development. The most sensitive is an oak tree lying within the gardens of 94 Magna Rd and should be compensated by a minimum of 6 oak tree replacements.
- 1.1.7 (c) should not result in harmful impacts upon amenity of rexsting and future uccupiers with respect to: sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusionand should not be overbearing or oppressive.
- 1.1.8 provides staisfactory external and internal amenity space. External areas shoud be accesible, safe environments with good natural surveillance from doors and windows that face onto public realm (d & e)

- 1.1.9 provides attractive public realm and well connected network of streets and spaces that prioritises the needs of pedestrians cyclists and public transport users over private cars (f).
- 1.1.10 meets relevant standards for parking, servicing, cycle storage, waste and recycling and should be in keeping with the street charcater (g).
- 1.1.11 would not prejudice the future development of adjoining sites (h).
- 1.1.12 Policy PP30 Heritage Assets states that development should preserve or enhance the historic, architectural and archaeological significance of heritage assets and their significance. This is most relevant to the northwest corner of the site where UE2 borders the Knighton Hamlet.
- 1.1.13 Policy PP31 (4) states that proposal should have regard to the setting of the town and should be mindful of the defining features of the character areas in which they lie. The Landscape and Visual Impact Assessment (LVIA) shows that UE2 lies in the Canford/Merley Terrace landscape character area and the landscape stratgey that has been developed aims to both conserve and enhance charcateristic features such as hedgerows and woodlands.

1.2 Use of the Design Code

1.2.1 This Design Code establishes a set of principles for the design of new development across the site. Its aim is to ensure that the fundamentals of good design are achieved without being overly prescriptive and stifling creative expression.

1.3 Design Code Structure

- 1.3.1 Chapter 2 analyses: the existing site context in order to fully understand the character of the local townscape and built form with respect to housing types, density, building scale, materials, boundary treatments, enclosure, street types, access and parking arrangements.
- 1.3.2 Chapter 3 provides: an overview of the key constraints and opportunities that have influenced the design; the design evolution; the development framework; and proving layout that should guide future reserved matters submissions.





Fig 03 - The wider context to UE2

- 1.3.3 Chapter 4 describes the parameters plans aspirations and overarching urban design principles.
- 1.3.4 Chapter 5 describes the green infrastructure and open space strategy key character areas and sets out the key design principles that should be observed including density, house types and tenures, boundary treatments, materials and treatment of the public realm.
- 1.3.5 Chapter 6 sets out the key principles for each of the four character areas





Knighton Lane looking towards Knighton Cottages

Aerial view of the Stour Valley



A new SANG footpath bordering the River Stour

1.3.6 Chapter 7 Describes means of access and utilities

1.3.7 Chapter 8 Describes the framework for achieving sustainable development



Overhead power lines and pylons within UE2, which are a common feature of the local landscape

2 LOCAL CONTEXT

2.1 Wider Context

- 2.1.1 The (LVIA) submitted in support of the application provides a full narrative of the landscape character and its location on the urban countryside fringes.
 Other documents of particular relevance in interpreting this DC are the Design and Access Statement (DAS), ecology and planning statements.
- 2.1.2 The site lies on the northern suburban fringes of Poole in in the Merley/Canford River Terrace character area. It is a complex landscape that separates the smaller conurbations of Wimborne, Merley and Ferndown to the north. Landuses in the gap, are mainly protected by a green belt designation, is still dominated by grazing, with some arable, horticulture along with a number of golf courses and the Canford Arena.
- 2.1.3 The principal features in the locality are the meandering treed corridor of the River Stour and the internationally protected Canford Heath which is largely open with pockets of woodland, conifers and scrub.
- 2.1.4 The suburbs bordering the principal settlements generally lack a clear sense of identity and distinctive design and tend to reflect the tastes, styles and materials of the periods in which they were built.
- 2.1.5 Pylon towers and overhead power lines are notable physical and visual intrusions within the valley landscape. The area is well served by a number of major transport routes and Bournemouth airport lies within 5.5km.
- 2.1.6 The landscape to the west of Knighton Lane was recently used as a golf course which resulted in a new highly managed landscape and loss of recognisable field patterns. However, many older trees were kept and much of the planting is starting to mature and create pockets of enclosure and interest. The Golf course was closed in 2016 and part of the Riverside course is in the process of being restored to a SANG and a major new recreational resource.



The Canford Park Phase 1 SANG on former Riverside golf course



The Canford Park Phase 1 SANG on former Riverside golf course



- 2.1.7 A SANG link is currently under construction immediately west of Knighton Lane between the Barratt David Wilson Homes development to the south of Magna Rd and the Phase 1 SANG.
- 2.1.8 To the north the landscape is predominantly rural, and sparsely settled within the flood plain of the River Stour. In parts, away from power lines, the River Stour creates a visually stunning and tranquil riparian corridor which until the consented Riverside SANG is opened, cannot be appreciated from public vantage points. It is also a significant biodiversity asset and home to abundant wildlife. The Stour Valley Way is a national trail that follows the course of the Stour and skirts the northern boundary of UE2. It has no access to the river to the north, but the SANG feature will deliver a network of interconnecting pathways and will be a major attraction to local residents.
- 2.1.9 Field boundaries within the river valley are well defined and many formed by treed hedgerows and copses limiting intervisibility across the valley floor and limiting the views towards the existing settlements. Pylons are a major visual feature and detractor within this landscape.
- 2.1.10 Magna Rd marks the current northern edge of the urban area of Bearwood which is well served by a range of community facilities, food store and primary schools.
- 2.1.11 Further south lies Canford Heath; an internationally important habitat for ground nesting birds and other protected species, characterised by open heath, deciduous and evergreen woodland on its margins.









Pylons are a major visual detractor in the area



Knighton Hamlet - Employment Area with UE2 lying beyond



Knighton Lane and Knighton Cottages (Grade 2 listed)beyond

perimeter by linear tree belts.

2.1.13 The masterplan has been landscape led to provide landscape and ecological corridor links with these off-site features.



2.2 Existing Settlement Character

2.2.1 Housing to the north and south of Magna Road

- 2.2.2 Magna Road is an important transport route from the northwest of the district, marked by linear housing development that fronts onto it.
- 2.2.3 Houses evolved during the 1930's -1960's and every house appears different, but all are set in deep generous plots. As with many other streets in Poole, it is the well treed verges and mature front garden boundary hedges that help to create some sense of unity, structure and order to the street scene, particularly towards the eastern end of Magna Road. Mixed boundary treatments to some frontages create more discordant street scenes.
- 2.2.4 Further south at Bearwood, grew rapidly during the 1960&70's and is more medium density with tighter grain. It utilises perimeter block layouts and back to back gardens with houses also fronting onto the street. Permeability is poor as a result of many cul-de-sacs, which reduces permeability and legibility. Streets are visually dominant with weaker residential and often open frontages with limited street trees.
 - Type
 - Loose linear grain adjacent to Magna Rd, always fronting onto the street in long linear plots 50-65m depth. More medium grain to the south within Bearwood, often in long perimeter blocks in excess of 300m.
 - Density
 - 10-15 dwellings per hectare (DPH) bordering Magna Rd
 - 30-35 DPH within Bearwood
 - Scale
 - Predominantly detached adjacent to Magna Rd with a mixture of single, 1.5 storey (often through retro conversion) and two storey dwellings.
 - High percentages of bungalows across many streets within Bearwood as well as 1.5 and 2 storey dwellings.



lagna Road





Verges planted with mature trees help unify the street

• Elevations

- Mainly red brick with occasional painted render adjacent to Magna Rdsome recent introductions of artificial weather boarding;
- Mainly red/brown stock brick and painted render within Bear Cross with frequent half brick-half render.
- Roofs
- Mix of red clay tiles, dark brown/red concrete interlocking tiles and occasional grey slate bordering Magna Rd and mainly concrete interlocking tiles within Bearwood.
- Parking
- Direct access from the street, with single garages to the side immediately off Magna Rd. Generous front gardens allow for some frontage parking.
- Street and front garden parking at Bearwood. Garaging often parallel with front elevation, rather than set back.
- Landscape and Boundary Treatment
- Commonly low red brick walled frontages 450-900mm high off Magna Road, often planted behind with evergreen hedges to form a dense screen. Low discordant timber side fences and hedges between plots

Key characteristics

No overriding distinctive building character or form that should set a precedent. Houses fronting Magna Rd are very low density, detached in large plots. Medium density in Bearwood.

Mainly two storey houses with many bungalows.

Trees planted in verges create some unifying street character to Magna Rd, but otherwise streets lack clear definition by either landscape or built form.



Bearwood



Typical housing along Runnymede Avenue



Bungalows within Bearwood

- Tree planting occasionally located in street-side verges but mainly within gardens.
- At Bearwood, front gardens are often open, occasionally marked by a mix of low evergreen hedges and low brick walls
- Corners of streets often planted with trees.
- Street type
- Magna Road's importance as a strategic route is reflected in its wide carriageway width (8.5-9.0m) and grass verges that border both sides of it, offsetting the highway footpath. Houses bordering Magna Rd are commonly 50-60m between frontages.
- The residential streets in Bearwood are mostly the same width 5.5m with bordering highway foot ways creating uninteresting and monotonous streets-capes. Frontages are typically 25-30m apart.

2.2.5 Knighton Hamlet

- Character
- Knighton Hamlet forms an historical part of the surrounding area, with Knighton House constructed in the 17th Century. The redbrick barns, farm and Knighton Farm cottages formed part of the estate with additional dwellings following.
- Type
- A small hamlet of 10 dwellings formed around Knighton Lane Knighton Farmhouse at its core. More recent modern barn additions and parked commercial vehicles detract from the more rural red bricked buildings. The granary located to the north of Knighton Farmhouse is Grade 2 listed as well as the Knighton cottages to the south.
- Density
- Very Low density due to the small cottages and farm buildings within a large area and Knighton House being set within a large plot.
- Scale
- Single storey barns, 1.5 and 2.5 storeys dwellings. More modern agricultural buildings are generally less than 9m to ridge



Knighton Farm Cottages



Aerial view of Knighton employment area



Knighton House



• Elevations

- Red-brown multistock brick barn and cottages with Knighton House lime rendered. Modern corrugated tin and occasional dark painted weather-boards.
- 44 & 45 Knighton Lane are a more mellow buff brick with increased fenestration and detailing in the Victorian Gothic style.
- Roofs
- Clay tiles and slate roofing, with corrugated concrete roofs on modern barns.
- Parking
- Off street within curtilage
- Landscape and Boundary Treatments
- Predominatly a mix of evergreen hedges bordering Knighton Lane and Stour Valley Way. Brick wall, piers and and railings conspicuously mark the entrance to Knighton farmhouse.
- Street type
- Knighton Lane has a rural character (5-6m) wide, tightly enclosed by old Elm hedges without footpaths. Houses are set well back 15-20m from the Lane other than Knighton Cottages (2-3m).

2.2.6 Wood Lane

- Character
- Individual detached dwellings mainly built during the 1930's gradually filling out over the 1950s and 1970s within Bear Wood, thereby providing a leafy wooded environment.
- Mainly red brick or rendered with red/brown clay and concrete roof tiles roofing evidence of recent introductions of cladding
- Mix of long driveways to north with smaller drives and on-street parking found to the south;
- Mature hedges, low brick walls and post and rail fences form the boundary to the road.





Wood Lane

- Туре
- Loose grain and block structure
- Density
- Very low under 10 DPH
- Scale
- Predominantly detached with a mixture of two and three storey dwellings - a small number of bungalows can be found which have been converted to create dormers within the roof spaces.

- Elevations
- Mainly painted render and different shades of red-brown bricks
- Roofs
- Red clay and concrete tile
- Parking
- Off-street on generous frontages and garages often located to the side as a separate building.
- Landscape and Boundary Treatments
- The landscape within this enclave gives a strong landscape character that creates some unity and harmony to individually designed houses that are only glimpsed behind walls of trees and shrubs. Large trees and shrubs practically envelope the street planted right up the pavement.
- Street type
- Carriageway (5.5m) with mainly single sided foot-way

Recent Housing Developments

- Longham Farm Close, Ferndown
- A small rural vernacular courtyard development, with parking courts and flatted development using a simple palette of materials.



- Holmwood Park, Ferndown
- 3, 4 and 5 bedroom properties, again using locally prominent red brick and white render. Parking can be found on street for smaller properties but on driveways and garages attached to larger dwellings on the



Holmwood Park Ferndown



Herrison Hospital , Charlton Down - Mixed Use Housing and Commercial



Herrison Hospital , Charlton Down - Mixed Use Housing and Commercial



2.3 Site Characteristics

Topography

- 2.3.1 The topography within the site falls in a north x northeast direction towards the River Stour. The highest point (28m AOD) is located just west of the north x south pylon on the southern boundary. The northeast corner adjacent to the Stour Valley Way lies at 14m AOD. The gradients within southern section of the development site are slightly steeper than the northern section with the topography across the centre of the site forming a localised plateau at 25m AOD screening views between the north and south boundaries.
- 2.3.2 The low ridge serves to screens views of the southern section from the northern site boundary.
- 2.3.3 The topography steepens and falls towards Knighton Lane on the west boundary providing some constraint to access and road layouts.

Utilities

- 2.3.4 The site is crossed by two high voltage cables and pylon towers that form part of a wider network which can be seen marching across the valley. The pylons reach approximately 40m in height and run from Magna Road northwards across the Site and from Knighton Lane across the southwest corner to the centre of the site before turning east towards the Site of Nature Conservation Interest (SNCI), at the point where the two cross the latter is diverted below ground.
- 2.3.5 In addition an underground gas main enters the site in the south west corner under the overhead power cables and doglegs across the site before exiting the site midway along the eastern boundary.

Landscape/Ecological Features

2.3.6 There are no statutory landscape or ecology designations within the Site.

- 2.3.7 The Bearwood SNCI lies to some of the site's northeast boundary and contains some veteran trees which overhang into the site. Root protection zones have been established in the Arboricultural Method Statement and should be adghered to throughout.
- 2.3.8 Whilst not within the site Tree Preservation Order (TPO), Bearwood 01 applies to several tree groups along the eastern and southern perimeter. These primarily relate to the Bearwood Site of Nature Conservation Interest (SNCI) and trees within the garden curtilage of proprieties abutting the site.
- 2.3.9 The trees at 94 Magna Road are protected by a TPO, of particular significance is a large oak tree in the rear garden. It was agreed at a meeting with the tree officer (9th June 2018) that T34 could be removed to enable site access, provided that sufficient replacement planting is included in the landscaping scheme at this entrance. These should be large-growing species in connected tree pits that are supported by an automated watering system.
- 2.3.10 Key landscape and ecological features within the site are restricted to the perimeter boundaries consisting of defunct, largely unmanaged hedgerows, trees and ecological corridors.
- 2.3.11 The grassland within the site has no ecological value and is a common feature within the landscape that does not have high sensitivity to change. It does not reflect the higher quality grasslands or habitats associated with the wider character area or rural landscape.
- 2.3.12 The boundary features are predominantly native with large sections of defunct Elm hedge, in particular aligning the Stour Valley Way and Knighton Lane. The Arboricultural Assessment has identified that these, have potential to succumb to already significant Dutch Elm Disease in the short term, but there are many areas where there are gaps and dead timber.
- 2.3.13 The north and south land parcels are partially divided by a defunct boundary hedge line, part aligned with a conifer and Elm hedgerow (west) and by a line of Ash and Scots Pine to the east. Neither are considered sensitive landscape features but could be retained where feasible.
- 2.3.14 The corridor along the Stour Valley Way, Knighton Lane and the SNCI

boundary are ecologically sensitive and form important wildlife corridors. When combined with the vegetation protection areas these create notable constraints to development along these boundaries.

Visual Amenity

- 2.3.15 A number of site visits have been carried out during both winter and summer months in order to identify the influence of vegetation on views with and without leaf cover. Cross sections were also used as a tool to define where views could become significant and enabled a refined Zone of Theoretical Visibility (ZTV) to be produced (ES Figure 6.9 Visual Analysis).
- 2.3.16 Overall the assessment has illustrated that the opportunities for significant adverse views of the site are restricted to the immediate locality due to intervening tree belts and rising topography. The existing residential development to the south and east creates in itself a visual screen for further views towards the site. Views from the north are heavily restricted by the mature vegetation along the River Stour and within the river valley landscape, as are the views to the west, by mature vegetation associated with the former golf complex.



3 FACTORS INFLUENCING THE DESIGN

3.1 Introduction

3.1.1 The iterative design process began with technical studies and assessments of the site and its context to identify all the potential key constraints and opportunities. Further iterations were undertaken in response to key stakeholder presentations and community engagement as identified in the submitted Community Engagement Statement.

3.2 Constraints

3.2.1 The technical constraints identified by the consultant team were evaluated in terms of whether they were a fixed or discretionary constraints that could be easily mitigated or compensated.



View towards site from Footpath north of River Stour



View into site from eastern edge of Phase 1 SANG - the northern section of the site is screened by intervening vegetation along Knighton Lane



3.2.2 The key fixed constraints identified on Figure 04 are identified as:

Constraint	Design Response
Environme <i>ntal</i>	
Bearwood SNCI Woodland	15m offset - To maintain an undevel-
	oped corridor and prevent distur-
	bance to trees within the SNCI
Badger sett exclusion Zone (main sett)	20m no dig zones and 30m mechani-
	cal no dig zones for the main badger
	setts in accordance with best practice
	guidance.
Root Protection Areas (RPAs)	Minimum of 25.5m offset radius re-
Veteran Oak and TPO Trees	quired to prevent impacts on the RPA
	of (T6). Other RPAs to comply with Tree
	Protection Plan (TPP-1)
Poole Harbour	Nitrogen sensitivity
Landscape and Visual	
Steep topography towards the south-	Constraint on road access from
west	Knighton Lane
Root protection areas of Trees and	RPA's of senstive features should be
Hedgerows within and adjacent to	protected and retained. A veteran
the site (See separate Tree Survey and	oak tree borders the northwest bound-
Tree Constraints Plan)	ary and has a large RPA.
Existing Oak Trees bordering Knighton	Will have to be removed to enable
Stream	highway footpaths to be provided
	adjacent to the new access road.
Views from Stour Valley Way	Create a defensible and reinforcedthe
	north boundary. Strengthen hedge-
	rows.
Heritage Assets	
Restrictive covenant to the northwest	No buildings allowed within area cov-
opposite Knighton House	ered by the restrictive covenant
Character and Setting of Knighton	Knighton Lane tree belt and rising to-
hamlet and Listed Buildings bordering	pography limit the visual connectivity
Knighton Lane	between the site and listed buildings
	but is more open to the northwest.

Utilities	
Overhead power cables and pylon	No development within the sag and
towers	sway envelope as shown. No ground
	profiling or excavation can take place
	within 6m of the pylon base.
Gas main running east x west across	6m easement each side of the pipe
the site at relatively shallow levels	
Minimising cut and fill while maximising	Blocks and housing layouts should
effective and efficient developable	work with the contours while respect-
areas	ing other factors such as solar gain
	and maximising attractive views.
SUDS drainage strategy on sloping	Working with contours and utilising
topography	'no development zones' to create an
	effective SUDs drainage solution.
Foul Sewerage	New treatment plant and pumping
	station to the north
Others	1
3rd Party land access rights from	Rights of access across the existing
Knighton Lane	track from Knighton Lane and triangu-
	lar land parcel to the east (balance of
	UE2) to be maintained
Green Belt Buffers	Reinforced green belt boundaries with
	open countryside.
Existing Urban Edge	Existing properties bordering Magna
	Rd back onto the site and have a
	range of boundary types
Remaining Land Parcel Within UE2	This currently limits the options to ac-
	cess northern land parcels. The layout
	must ensure that this land is integrat-
	ed with respect to accessibilty and
	inter-connected streets.



Fig 04 - Site Constraints









3.3 **Opportunities**

3.3.1 While there are a number of technical constraints to be accommodated, UE2 housing area presents a great opportunity to create an urban extension in a sustainable location that positively responds to its context.

3.4 The Vision

- 3.4.1 The vision for this site has responded to its landscape context and fixed constraints while fully embracing the opportunities that the site presents:
 - To create distinctive development that is landscape led and embodies
 good urban design principles;
 - To be sensitive to and take account of its location on the urban / rural fringe, realising the opportunities for place-making through different character areas respnding to views, landscape and existing character;
 - To create a defensible and recognisable edge to the green belt by reinforcing its boundaries and maintaining an open character;
 - To restore and enhance the key features of the landscape character

area;

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- To protect and enhance biodiversity within the site;
- To preserve and enhance the setting of Knighton hamlet and the Heritage Assets within it;
- Create multi-functional and connected green infrastructure that links
 with off-site features; and
- The parcel of land outside the application but within UE2 , will be integrated into in the street and block layout;

Landscape and	
Landscape	Protect and enhance the key features of the river valley terrace, the Stour Valley Way and Knighton Lane
Character	Create a successful and well defined transition between the existing urban area and open countryside beyond, with its own distinctive character, while respecting and
	integrating with the surrounding area;
Landscape	Protect all high and moderate quality trees & hedgerows identified within the arboricultural and ecological assessments
Features	Hedgerows are generally poor quality and should be replaced and reinforced as a long term landscape strategy with native species
	Incorporate integrated green infrastructure providing multi-functional linked spaces accommodating: setting, wildlife and habitat connections, formal and informal
	recreation, SUDs drainage and reinforcing the sense of place.
Green Belt	To provide a defensible new settlement boundary through planting new hedgerows, trees and permanent drainage features to the north, east and west boundaries.
	Boundaries to be visually recognisable and permanent.
Visual	Provide designed in and other mitigation measures to reduce significant adverse effects
	Capitalise and capture long views of the surrounding countryside to the west from public realm spaces and the new development
	Incorporate taller scale buildings and architectural features of interest on key vistas throughout the development



Heritage	
Listed	Protect the setting of the Knighton Cottages and other heritage assets
Buildings	
Access & Move	ment
Site Access	Provide new access junctions into the site off Knighton Lane (Policy UE2) and Magna Road
	Prioritise pedestrian and cyclist movement through a safe and integrated footpath/cycle network. Limit road speed throughout the site to 20mph.
	Incorporate cycle and pedestrian access across Knighton stream to the SANG link and consented Riverside SANG beyond
	Prioritise sustainable modes of travel including a regular bus service. Create a joined up network of streets that naturally limits sppeds below 20mph.
Permeability	Create new cycle and footpath circuits around the site with priority at junctions.
	Create a block format that creates a joined up network of streets
	Ensure that the community hub is accessible by footpaths and cycleways from all land parcels
	Provide connectivity from the existing urban area into countryside via the Stour Valley Way, Knighton Lane and the SANG link
Utilities	
Electricity	Incorporate the protected areas under power lines into the GI and SUDS strategy and comply with National Grid Guidelines on minimising visual impact and
Pylons	dominance of power lines.
Gas Main	Incorporate the protected areas above the gas main into GI strategy
Hydrology	
SUDS	Incorporate an integrated SUDS strategy within GI, maximising biodiversity enhancement and creating visual interest
	Repair reinforce and reinstate defunct hedgerows in conjunction with re-profiling the existing flood zone to the north to accommodate the foul water pumping station
	and drainage to the River Stour
Ecology	
Wildlife and	Provide increased connectivity between the SNCI, Knighton Lane and the Stour Valley Way through new native tree, hedge and scrub planting
Habitats	Provide a net increase in wildlife connectivity and biodiversity gain
	Effectively manage existing and proposed features
Socio-Economi	c
Housing Mix	Provide a range of house types and tenures to create a balanced and vibrant community. Housing mix should include affordable homes to ploicy requirements and
	opportunities for custom build
Character	Create distinctive development through four different character areas, each varying in density, housing mix and scale, but providing unity and cohesion through
Areas	materials and landscape treatment.
Phasing	Phasing of development to provide a range of house types and tenures that reflect numbers attractive to residential developers.
Open Space	Open space quantum and quality to exceed BoP minimum standards. Links to Riverside SANG and SANG links.
Community	New shops, services and community building to reinforce a self contained community
Facilities	
Employment	New localised employment opportunities through the community hub
ge 20	



3.5 Design Evolution

- 3.5.1 An initial scheme was prepared in May 2018 ahead of the full suite of technical surveys being undertaken. This built on the key principles and landscape strategy, using contiguous fingers of GI, running east x west and north x west.
- 3.5.2 Principal access shown, is provided through a bus route that links from Magna Rd to Knighton Lane with a secondary access road to serve the housing to the north.
- 3.5.3 The bus route also bordered the remaining parcel of land within UE2 in anticpation that an agreement could be reached with the landowners, which has subsequently failed.
- 3.5.4 Ongoing technical surveys and meetings with the LPA identified some key drivers for changes to the early framework plan:
 - The discovery of several badger setts to the north and west;
 - The Sag and Sway constraint of the overhead power lines;
 - The uncertainty of when the remaining land within UE2 would be developed and how this would impact on the character of the access road;
 - The restrictive covenant to the northwest;
 - The amount of land take required to accommodate the SUDS drainage strategy within GI;
 - The need to retain useable amenity open space;
 - The concern about creating a race track road layout that could be used as a rat run;
 - The need to offset the footway adjacent to the Knighton Lane access road in oredr to retain the oak tree;
 - The requirement for additional SUDS storage to the west bordering Knighton stream; and
 - The location and size of the local hub;
- 3.5.5 The GI development and Framework Plan subsequently evolved to extend the GI to the north, where the topography flattens out towards the SVW and







Page | 22

would provide a very attractive linear naturalised park acting as a transition to countryside and reinforcing the green belt boundary. This was achieved by removing the GI corridor that previously ran through the northeast parcel.

March 2020

- 3.5.6 Further post application discussions with the LPA and Highway Authority has led to further modifications being made to the: main access routes at Knighton Lane and Magna Road, drainage strategy bordering Knighton Lane and layout of the community hub.
- 3.5.7 A proving layout showing 695 dwellings has also been provided in response to a request by the urban design officer.

Main Modifications

- The access junction from Magna Road now has two footpaths on either



- Example of pedestrian and cycle priority at junctions near Nuffield Industrial Estate



side of the road;

- Cycles routes are provided on both sides of the access road past 94 Magna Rd;
- While limited by forward visibility splays from junctions, parallel parking will be provided adjacent to the main access road leading to the community hub from Magna Rd. Street trees and verges will still be provided, where visibility and space permits;
- Priority will also be given to pedestrians and cyclists at junctions through road markings as provided at Bearcross.
- Footpaths will be provided both sides of Knighton Lane, facilitated by the removal of existing oak trees and partial culverting of Knighton Stream;
- Additional woodland planting will be provided in between the SUDs drainage facility off Knighton Stream and Knighton Cottages; and
- The location of the pumping station has been rationalised to reduce its impact on green belt.

3.6 Development Framework Plan

	На	1
Policy UE2	34.5	
Red Line	32.1	
Primary Infrastructure (Approximate)	2.36	1
Green Infrastructure	6.19	36
Gross Development Area (Excluding PI & GI)	17.8	- 0.0
Care Home	0.35	1
Gross Housing Development Area	17.45	1

Community Hub Gross Floor Areas (GFA)	
60 Bed Care Home	3500m²
Food store	285 - 335m²
Community Building with hall, bar, kitchen, toilets & 2x meeting rooms	285m²
Class A1/2/3 other retail and professional services	235 - 335m²
Class B1 - Offices and small start up incubator units	285m²

The hybrid application will fix the road layout and primary GI as shown. Future reserved matters submissions will include detailed housing and street layouts of each of the land



Fig 11 - Illustrative Framework Plan - Submitted with Planning Application - Feb 19



parcels as they come forward (TW to comment on timings).

- 3.6.2 This document provides a framework to ensure that coordinated design is achieved throughout the development to an established set of overarching principles agreed by the LPA.
- 3.6.3 To aid that process, the DC includes an interpretation of how the housing block structure might be developed through four different character areas each with their own defined characteristics.
- 3.6.4 The overarching principles for each character area are described in further detail in chapter 6, defined as:

- The Community Hub;
- The Rural Edge;
- The Central Core; and
- The Existing Urban Edge.





Fig 13 - Character Areas
Page | 26



4 PARAMETER PLANS AND ASPIRATIONS

4.1 Key Parameters

- 4.1.1 The following parameter plans set out the principles of
 - Building Heights;
 - Density; and
 - Green Infrastructure
- 4.1.2 In addition to the parameter plans other design principles should be considered as part of any parcel development:
 - Block layout
 - Interconnected street network;
 - Focal points and points of interest
 - Tenure mix;
 - Parking and access ;
 - Crime prevention;
 - Lighting; and
 - Utilities.
- 4.1.3 The visual effects described within the Environmental Statement have been tested against the height parameter plan (Fig 25) to ensure that the development successfully assimilates into the surrounding landscape without causing significant harm to visual amenity in the surrounding area.

4.2 Building Heights

4.2.1 A landscape and visual impact assessment (LVIA) was undertaken to assess the sensitivity and capacity of the site to accommodate residential development of this scale. The baseline assessment found that the site is not widely available to wider views from the south and east due to intervening wooded landscape,

topography and existing residential development. The principal zone of visual influence is from within the elevated parts of the SANG link to the west and footpaths to the north. The nearest of tehse being the Stour Valley Way, which borders the northern boundary where views are partially protected by existing elm hedgerows and scrub.



4.2.2 Longer views north of the River Stour as the photo above, shows the site lying against a backdrop of existing residential development and mature

woodland.

- 4.2.3 The parameters height plan at Fig 14 has derived from massing model analysis of the perimeter blocks using GIS software. This process helped to drive the landscape and development strategy to ensure that proposed development could successfully assimilate into the landscape context.
- 4.2.4 The site has relatively few sensitive landscape features and is blighted by the tall electricity pylons resulting in a low to moderate sensitivity to change. The massing model analysis below, undertaken through the LVIA process, has shown that the site can accommodate some taller buildings (up to 13.0m) within the centralised parts of the site around the community hub, reducing in scale (8.5-10m) towards the perimeters of the site (2-2.5 storey).
- 4.2.5 In views from the north, it can be seen that the development will be set against a mature wooded backdrop where increased scale can be accommodated without being conspicuous or out of character. Landscape and exsiting buildings also help to block views from the west, south and east.



Massing Model Analysis



Views from the north - Massing model anlaysis from Footpath 2, 1.1km north of the site



Views from the south - Massing model anlaysis from opposite the proposed site entrance at 94 Magna Rd



Views from the west - Massing model anlaysis from Magna Rd



3.5 Storey up to 13m

3 Storey up to 12m



Fig 14 - Building Heights Parameter Plan
Page | 29









4.2.6 Summary of Heights Parameters

- The location of tall buildings should positively enhance the street scene and generally be located on key vistas and adjacent to larger open spaces.
- Abrupt changes in scale should be avoided and taller buildings should not adjoin the existing urban edge.
- Storey heights should not exceed:
- 1.5 storey 8.5m
- 2 Storey 9.0m
- 2.5 storey 10m
- 3 storey 12m
- 3.5 storey 13m
- 4.2.7 Street scenes, comprising elevations and visualisations should be provided by the developer to show the height and massing relationship on prominent streets in the community hub and those facing open spaces.

4.3 Density

- 4.3.1 Density is a key influence on character and will vary across the site according to location and character area. The density parameter plan (Fig 15) provides an average density that should be achieved within each of the character areas, excluding the primary access road and GI.
- 4.3.2 The density parameter plan, which is taken as an average across the character areas should yield up to 695 dwellings as shown in the proving layout.
- 4.3.3 The density plan provides the highest density around the Community Hub , gradually reducing towards the perimeters of the site with gaps between buildings to avoid continuous massing on the edges of countryside.

5 GREEN INFRASTRUCTURE (GI)

5.1 GI Functions

5.1.1 The multifunctional GI will perform the following key functions:

- Enhance habitat creation and biodiversity value;
- Help facilitate SUDS;
- Aid health and wellbeing and encourage people to walk and cycle;
- Provide an attractive setting to buildings and views;
- Help mitigate the adverse visual impact of tall pylons; and
- Help reinforce landscape character and placemaking in conjunction with the built environment.

Public Open Space

5.1.2 The following Open Space (OS) requirements have been set out by the LPA. While there is an overall shortfall in OS provision, this is largely due to the quantum of existing local sports pitch provision located at the Canford MUGA and Council sports pitches which are sufficient to meet the requirements of this development. The site will over provide in terms of a Local Park and lies close to the Canford SANG and SANG link, which also provide a role as accessible natural and semi-natural green space.

Type of space	Ha per 1000	Quantity: m2 required for 1659 population	Ha Provision within Gl
Borough Strategic Park	0.75	1.17	Not required
Local Parks and Recreation Grounds	0.5	0.78	1.35
Amenity Space	0.5	0.78	0.83
Accesible Natural & Semi-natural Spaces	0.5	4.67	3.3
Children and Young People Play Spaces	0.2	0.03	0.03
Outdoor Sports Facilities	-	-	Not required
Totals	4.95ha	7.7ha	5.5ha

Note: Does not include an additional 0.59ha Natural Open Space located to the north of Knighton Lane. Page | 32



5.2 Local Park

- 5.2.1 The local park provides a robust feature on the northern edge of the development, whilst providing high quality green space for all ages and abilities. It will also facilitate access links from the devlopment to the Stour Valley Way and the wider footpath network.
- 5.2.2 Key Principles:
 - 3m wide rolled hoggin footpath through the entirety of the local park;
 - Reinforced native hedgerow on southern boundary of the Stour Valley Way to provide defensible boundary;
 - Variety of local native tree species to ensure variety and interest all year round and reinforce landscape character;
 - A mix of dry and wet meadow grasslands;
 - Pockets of scrub providing form and structure to open space and create biodiversity potential;
 - A mixture of open and more enclosed areas to create a variety of spaces for users; and
 - Houses should positively address the park to provide surveillance.

5.3 Amenity Space

- 5.3.1 This has been designed to extend the Local Park to create additional usable, but informal landscape that is safe and secure through natural surveillance provided by adjacent properties which should overlook it.
- 5.3.2 It will be easily accessible through a network of 2m wide footpaths and combined 3m cycleways to link between the Local Park, Community Hub, and Riverside SANG.
- 5.3.3 The amenity spaces should provide biodiversity opportunities with linear SUDS features which are dry ditches and swales, planted with a species rich wet meadow grassland.
- 5.3.4 Pockets of native trees and shrubs will deflect and screen views of pylon towers.

- 5.3.5 Key Design Principles:
 - 3m wide rolled hoggin footpath/cycle links providing direct and easy access to the key community facilities;
 - Pockets of native tree and shrub species to deflect views of pylon towers and designed to ensure year round interest;
 - A formal LEAP and less informal kick-about areas;
 - A mix of wet meadow grasslands managed for biodiversity; and
 - Houses should positively address the amenity open space to provide surveillance.

5.4 Children and Young Peoples Play

- 5.4.1 The BoP Environmental Services consultation response (Martin Whitchurch Oct 2019), has requested that the site should provide a maximum of three play areas rather than 7 LAPs and 1 LEAP to meet the FIT standards currently shown in the application. These should be located:
 - 1. Between the development and the Stour Valley Way in the north east corner. Using natural and traditional play elements to provide a well designed response to the local environment, the space would not need to be enclosed, but should still be well defined through high quality materials and landscaping.
 - 2. The LEAP located as shown in close proximity to the community hub and the main footfall through the site. This space should provide a range of play experience that is challenging for all ages, encompass good practice in inclusive design (PIPPA standards) and to be designed to be sympathetic to the surroundings. This area should be fenced to keep dogs out and provide a clear destination for the community and should include appropriate landscaping such as trees, shrubs, benches and cycle stands.
 - 3. At the junction between the SANG link and the development on the western side. A similar proposal as in point 1 would enhance the route to the SANG and still be part of the development. Large enough in size to provide for a range of play opportunities

6 CHARACTER AREAS

- 6.4.1 The development has evolved into four character types, responding to site context, landscape character, constraints and opportunities.
- 6.4.2 It has also responded to views sought from the local community see Community Engagement Statement. Feedback focussed upon constraints, permeability and boundary treatments, but were generally supportive of the approach taken to provide different character areas.
- 6.4.3 The following pages provide a summary of each character area, giving a brief description of key design principles and housing mix.

6.1 Community Hub Character Area

- 6.1.1 This character area is located at the heart of the development, off the principal access road into the development and is the focal point of the new community. Several iterations have been discussed with the planning authority who cited Pummery Square, Poundbury as being a good exemplar of the type of square that would be appropriate at Canford park.
- 6.1.2 Pummery Square lies offset from the dog-leg/junction of two roads and is an irregular trapezoidal shape that is 45m wide and 20-30m deep. The main square is a tarmac parking area, which is informally marked out and formed by buildings lying on three of its sides with the village stores lying on the opposite side of the access road. A natural stone pavement separates the parking area from small shops and other commercial buildings. Buildings range in height from 2-3 storey which mostly appear to have accommodation on first and second floors. Brownsword Hall acts as the key stand-alone landmark building and available for hire to the local community as well as for private or commercial events.

Key Features:

- intimate small square,
- offset from the principal access road

- informal carparking area interspersed by occasional tree planting
- mixed elevation materials brick stone and render
- Community building, food store and pub that will extend activity in the square after normal 9am-5pm trading hours
- The role of this landmark building type within the Central Hub will be to announce location of the central hub, principally generated by increased height and/or massing, symmetry of architectural features, variation in the roofscape (such as feature gables) and increased formality by virtue of these features. Different approaches to entrances into buildings are possible, provided the architectural solution is cohesive, relates to its adjacent buildings, but provides suitable recognition of being an entrance to the development. Thus, greater emphasis can be placed on material variation and architectural features, and will be subject to detailed architectural discussion at reserved matters stages.



Pummery Square, Poundbury



Fig 17 - Community Hub Illustrative Layout (To be rendered)



Pummery Square Poundbury



Pummery Square Poundbury



Key Features	
Uses	Residential, 60 Bed Care Home, Community Facilities and
	Commercial Uses - Classes A1-2 & B1 with apartments above
Dwelling Types	Predominantly apartments including space above commercial
	uses.
Building Heights	Predominantly 2.5 storey with landmark and key architectural
	buildings at 3 to 3.5 storeys to collectively provide enclosure to
	the public realm.
Street Types	Public Square accommodating 6.3m, Principal Access and Bus
	Route.
Density	50-75 dph
Boundary treatments	Landmark buildings to have active frontage onto public realm
	and princpal access roads. Potential for enclosed service yards
	by walls and fences where rear elevations do not address the
	public realm.
Frontage Depths	Active frontage onto the public realm to encourage social
	interaction and ease of access and egress into retail areas
	and apartments.
Parking	Informal unmarked short stay parking spaces in main square.
	Shared public car parks, unallocated on-street and courtyard
	parking to rear for staff. Some private parking to rear of
	apartments.
Landscaping	Mainly hard landscape with a simple palette of quality and
	robust materials. Principal access road should be defined by
	flush or very low upstand kerb in a similar or complimentary
	material and should facilitate traffic claming. Street trees
	should be interspersed in areas to provide shade and help
	break down the massing of the carpark areas.
	Public art to be dispalyed in a prominent location on the
	principal vista from the southeast.
	Define stores when leasted in the public realized and the set
	Refuse stores when located in the public realm should have
	convenient access to liais and commercial premises but
	discretely located. Street furniture including all forms of shelter,
	seating, litter bins and signage should be from a coordinated
	palate of robust and easily cleanable/maintainable materials.

Materials	Elevations - Contemporary or traditional materials used in	
	modern way using red/brown brick or buff multi-stock, render	
	or cladding. Glazing to ground floor commercial space	
	Roofs - Red/brown tile or slate	
Fenestration	Powder coated aluminium double glazed casement to	
	commercial frontages. Timber or UPVC to flats and Care Home	
	windows depending on architectural style being adopted.	
Architectural	Urban contemporary and/or urban traditional materials used	
Influence	in a more contemporary way	
Focal Points	While the principal vista into the community hub is from the	
	south east approaches, the landmark buildings that enclose	
	the village square should form the focal points off other	
	pedestrian and vehicular routes to the north, west and east	
	to aid wayfinding and mark this area as being the heart of the	
	new settlement.	



Refuse stores when located in the public realm should have convenient access but discretely located. Street furniture including all forms of shelter, seating, litter bins and signage should be from a coordinated palate of robust and easily maintainable materials.







The square should incorporate a coordinated palate of materials whilst defining safe pedestrian zones





A number of fast EV charging points should be provided in the hub and surrounding streets

Public art to feature in the central hub



Herrison Hospital Charlton Down - Mixed Use Hub







A Village Hall at the heart of the community

Canford Park Community Hub



The Canford Park hub should share the positive characteristics of Pummery Square, without slavishly following its design, materials and elevation treatments. While there is a need to provide for and integrate motor vehicles, priority must be given to pedestrians and cyclists that will move through the square on natural desire lines. The area should also form a natural fulcrum and focal point to the joined up network of streets affording high permeability and legibility. High levels of natural surveillance must be provided from the surrounding buildings and parking managed to encourage evening and weekend activities. The mix of uses in the village hub, including a foodstore and community building will help to facilitate this.

6.1.4 Real-time, covered bus shelters should be provided on both sides of the principal access road in locations that benefit from all-day natural surveillance while being in close proximity to the community facilities.

Herrison Hospital Charlton Down - Mixed Use Hub

6.2 Central Core Character Area

- 6.2.1 This character area makes up the largest proportion of the site served off the principal access road and will have a variety of road widths to add interest and create distinctiveness. Average density will be higher than those areas that border the existing urban edge and countryside.
- 6.2.2 The area will comprise largely perimeter block development with buildings facing the street and enclosure of rear gardens. Some parking courtyards to the rear of plots allow for safe off road parking which should be secure and overlooked, for instance by flats over garages.
- 6.2.3 Buildings addressing the open space should present a positive frontage with limited impact from parked vehicles.
- 6.2.4 Throughout the central core character area there will be key buildings which provide key vista terminations such as at the entrance of Magna road or



Key Features Dwelling Types Short terraces, semi detached and low rise flatted development with some interspersed detached properties. Flats and larger houses located on corner plots will help create focal points and help turn corners. **Building Heights** Predominantly 2 -2.5 storey with landmark buildings and apartments up to three storey. Building height and form to be used to create legibility and and positive enclosure. Architecture Urban contemporary and/or urban traditional Street Types Varying width residential streets with foot-ways both sides. Changes in road and direction width will help to: add interest, assist in calming traffic; help place making and prevent monotonous streets. Density 40-55dph Boundary treatments Combination of open frontages and low walls / hedges, with side and rear boundaries enclosed by fences. Important corner plots to use 1.8m brick walls in lieu of a side fence when bordering the street. Frontage Depths Buildings to be set close the back edge of footway. Parking On plot parking between buildings, behind the building envelope to serve semi-detached and detached dwellings. Clustered parking bays at right-angles to the street and rear private parking courts to serve terraces and flats. Scope for shared surface parking layout design to accommodate flexibility where large parking tracts are a feature of the streetscene. Ornamental low level planting to define frontages with Landscaping allowance made for medium sized street trees in appropriate locations. Rear parking courts to be mainly hard landscaped with scope for some wall shrubs and climbers. Materials Elevations - Contemporary or traditional aesthetic using red/ brown brickor buff multi-stock, render or cladding. Roofs - Red/brown tile or slate Fenestration - Varied

Fi 18 - Central Core Character Area - Illustrative Layout

Focal Points	On corners and road junctions as well as at the end of vistas		
	using gablets; roof dormers; bay windows; porches and		
	occasional tile hanging.		

simply because they are more visible than most buildings. This usually occurs through a formal and intended termination of a direct view along a street or path, or where changes in the road/path alignment create a lingering view of a building. The essential aspect of Vista Termination landmarks is that the building design recognises the likelihood of being viewed, with its massing and architectural design adopting good urban design 'manners' whereby more visible built form is worth looking at. Too often, for example, views terminate on non primary facades, including blank, semi-blank or uncoordinated elevations, or non habitable structures (garages or car ports). Such an approach is unacceptable.

6.3 Urban Edge Character Area



Good example of apartments at the head of the street.



Intimate and enclosed space being defined by buildings and not dominated by the street - Wick Lane Downton.



Terraced houses using a variety of materials in a harmonious way and varying roofscape



Buildings positively fronting onto open space with secure rear gardens. Stepped elevations ; changes in roof planes and materials and details around windows add a richness to the street scene .







Central Core street visualisation on the bus route heading towards the central hub

Central Core Visualisation bordering a green corridor



A distinctive and harmoinious street scene using a limited palate of materials and detailing to create distinctive design and sense of place



A good example of turning a corner, where the dwelling positively addresses both sides of the street and avoids blank gables



6.3.1 This character area backs onto the existing houses bordering Magna Road and acts as the transition in Canford Park. It should mirror the detached and semi-detached nature of those properties with correspondingly increased garden depths and should have uniformity on both sides of the street.



Fig 19 - Urban Edge Illustrative Layout



Key Features	
Dwelling Types	A mix of 3-4 bed detached and semi-detached dwellings on
	both sides of the street.
Building Heights	Predominantly 2 storey with occasional buildings or elements
	of architectural interest at 2.5 storey
Architecture	Mainly urban traditional with arts and crafts influences with
	lesser percentage of urban contemporary.
Street Types	A variety of residential street widths to add interest and aid
	distinctiveness.
Density	30-40DPH
Boundary treatments	Low walls and hedges to the front, enclosed to the side and
	rear by tall fencing and hedging. Avoid large expanses of walls
	or fences in the public realm. Important corner plots to use L
	shaped buildings and 1.8m brick walls in lieu of a side fence
	when bordering the street and a hedgerow when bordering
	open space.
Frontage Depths	2 - 5m
Parking	On plot, in garages and hardstanding located to the sides of
	the dwelling. Avoid parking on the frontage.
Landscaping	Ornamental hedges and low level planting to define plot
	frontages. Street trees in grass verges and within deeper plot
	frontages. Rear garden to use trees, shrubs and hedges to
	create a green corridor.
Materials	Elevations - Predominantly quality red/brown multi-stock brick
	with occasional render.
	Roofs - Red/brown tile or slate
	Fenestration - Traditional casement that should follow through
	to the opposite side of the street within the central core
	character area
Focal Points	On corners and road junctions as well as at the end of vistas
	using gablets; roof dormers; bay windows; porches and
	occasional tile hanging.

6.4 Rural Edge Character Area

6.4.1 This character area forms the boundary to the wider rural landscape to the north and west, reflecting influences from the nearby development at Knighton Hamlet. Policy PP10 requires that the development should protect the integrity of Knighton hamlet and its heritage assets. An appropriate buffer will be necessary to physically separate and provide a natural setting between the heritage assets and the proposed built form as indicated Fig 20 below.



Fig 20 - Rural Edge Illustrative Layout



Lady Wimborne Cottages



Cottages at Knighton Hamlet

Key Features	
Dwelling Types	Influenced by Knighton Hamlet and Lady Wimbourne cottages
	to include large detached, semi detached medium and
	smaller sized semi-detached and terraced houses. Farm, out-
	buildings typology to be occasionally used
Building Heights	Predominantly 2 storey with some 1.5 storey to the north west
	parcels some 2.5 storey elsewhere.
Architecture	Traditional rural with some contemporary rural where
	appropriate. Lady Wimborne cottage influence with detailing.
Street Types	Mostly lanes with varying widths to slow traffic and allow for
	casual parking and deliveries. Opportunity for occasional
	mews type development. Lanes should interconnect to avoid
	Culs de sacs and footways integrated within carriageway as
	shared surfaces. Casual on street parking where lanes widen
Density	25-35DPH
Boundary treatments	A mix of open frontages, low walls, fences, railings and hedges
	to the front, enclosed to the side and rear by tall fencing and
	occasional hedging. Use buildings to turn corners and avoid
	side fences and walls dominating the public realm areas.
Frontage Depths	Varies, to reflect Knighton hamlet, but parking on the plot
	frontage should be avoided.
Parking	Predominantly On plot parking should be on driveways and
	garages to the sides of buildings. Limited small parking courts
	of 8 spaces or more should be located to the rear of the
	perimeter blocks and overlooked and designed to reflect the
	Knighton hamlet vernacular.
Landscaping	Native hedges facing the rural edge plus scope for low level
	ornamental planting to frontages. Rear courtyard parking to
	be mainly hard landscaped with scope for climbers and wall
	shrubs with an occasional feature tree





Lady Wimborne Cottages

Key Features	
Materials	Elevations - Mainly traditional, quality red/brown or buff multi-
	stock, stone or render. Barn style buildings to include dark and
	metal cladding in selective areas.
	Roofs - plain red/brown tiles or slate. Selective use of metal
	roofs on barn style buildings
Focal Points	Provided at key road junctions and pedestrian links focusing
	on architectural features such as feature gables; brickwork
	detailing; tile hanging and pitched roof dormers on landmark
	buildings at end points along vistas. Plots should be orientated
	to face onto open space.



Rural Edge Visualisation



Rural Edge Courtyard Visualisation



7 ACCESS

7.1 Magna Road & Knighton Lane

7.1.1 A full application has been submitted for the principal access roads into the site off Magna Road and Knighton Lane and not repeated here.

7.2 Street types

- 7.2.1 It is important to the vision and the legibility of the scheme that a joined up network of streets is established that prioritises pedestrian and cycle movement over the motor vehicle. These have been designed to reflect Policy PP26 and Manual for Streets 2.
- 7.2.2 Consulatation with BoP Highway and Urban Design Officers has established that streets should vary in width according to built form and intensity of use and that a defined street hiearchy is not required for development of this scale.
- 7.2.3 The widest street will be the route taken by the buses where buildings are set back sufficiently to allow 3m combined footway/cycle ways on both sides of the street in addition to parallel parking, grass verges and street tree planting where these do not conflict with the visibility from junctions. Cyclists and pedestrians will be given priority at junctions similar to the recently implemented highway improvement sschemes at Dunyeats Rd Broadstone as shown opposite.
- 7.2.4 Buses will stop adjacent to the community hub area where the road widens and facilities should be provided to allow passengers to safely embark/ disembark. A formal bus layby will not be provided

7.3 Crime Prevention

The block, street and housing layouts should incorporate the principles outlined within the NPPF 8 - 'Promoting Healthy and Safe Communities' and 12 - 'Achieving Well-Designed Places.





Cycle/pedestrian priority at a junctions in Dunyeats Rd, Broadstone

7.4 Lighting

- 7.4.1 Any lighting design must be considered against several criteria that have evolved through stakeholder discussions, site assessment, heritage assets, ecological constraints and good practice. These are primarily the potential effects of lighting against:
 - The Rural Edge Character Area;;
 - Lighting along the Green Infrastructure and habitat corridors;
 - Main Access routes;
 - Knighton Lane and stream; and
 - Community Hub.
- 7.4.2 Any detailed design will ensure that light levels provide the minimum glare and spillage without compromising security and effectiveness.

Lighting Assessments

7.4.3 Prior to a detailed lighting scheme being submitted an assessment of the existing lighting standards and lux levels will be undertaken. This should identify the existing lux levels adjacent to the site. This assessment will provide an understanding of the current lighting impacts along the existing rural edge and identify opportunities to reduce the potential cumulative effects of existing and proposed lighting.

Lighting Proposals

- 7.4.4 Any lighting proposals should be considered in relation to the guidelines set out in accordance to EN13201, ILP (Institute of Lighting Professionals) Environmental zones and CIBSE LG06 lighting the external environment.
- 7.4.5 Wherever possible within the development proposals, LED lamps should be used in preference to high pressure sodium or mercury lamps for external lighting. The brightness of the lights should be as low as practicable, with the times during which the lighting is used limited to provide some dark periods. The lighting should be directed to where it is needed thereby avoiding light spillage onto habitat features and any upward lighting will be negligible to avoid light

pollution. Where necessary, hoods should be fitted to lights, directing the light below the horizontal plane to where it is required, thus reducing the ecological impact of the light.

- 7.4.6 Lighting along the development edge will be kept to a minimum, with low level lighting used only to identify way marking and will be considered in conjunction with the guidelines published by the Bat Conservation Trust.
- 7.4.7 As a guide, ecologists generally advise that lighting levels of up to 1 lux on an ecological feature are sufficient to avoid an adverse effect and it is recommended that the lighting scheme aims to meet this wherever possible.

7.5 Utilities

- 7.5.1 Atkins have undertaken a level 2 Utility Study for the following utilities:
 - Electricity;
 - Gas;
 - Water; and
 - Foul and Surface water
 - Telecoms.

Electricity

- 7.5.2 The electricity distribution network in the vicinity of the development is under the ownership of SSE. The local electricity distribution network in the immediate vicinity of the site comprises underground cables and associated substations. It has been confirmed there is capacity available within the existing electricity infrastructure to serve the initial phase of the proposed development, however off site reinforcement will be required to meet the full demand.
- 7.5.3 It is calculated that the demand, will require four substations to serve the application site including the community area. One of those Substations will be built in advance of the development to facilitate the construction and operation of the foul pumping station located to north of the Stour Valley Way. It's location is positioned to be easily accessible for maintenance purposes



while remaining inconspicuous to the surrounding houses.

7.5.4 The remaining substations will be built by the developers in locations that are similarly discrete, away from prominent vistas.

Gas

7.5.5 A gas governor will be provided as part of the initial infrastructure works located within the landscaped area bordering the Magna Road site entrance. Gas mains will be provided within the roadside service corridors to allow developers to make connections into each phase of development.

Water

7.5.6 Water mains will be provided within the roadside service corridors to allow developers to make connections into each phase of development.

Communications

7.5.7 Broadband and telephone cables will be provided within the roadside service corridors to allow developers to make connections into each phase of development

8 ENVIRONMENTAL

8.1 Aspirations

- 8.1.1 The Applicant is committed to achieving sustainable development making the most efficient use of natural resources. It should be able to adapt readily to predicted changes in the environment and changes in the way we live work and move from place to place as non-renewable resources are further depleted.
- 8.1.2 The development will embrace a strategy which encourages the reduction of energy consumption, through a range of measures, which are outlined in the Atkins *Canford Park Energy and Resources Statement*, and whose scope

covers:

- How the energy resources of the development meets both National and Local Policy requirement;
- The required benefits of building orientation and fabric efficiency measures;
- How the energy resources of the development can reduce carbon emissions;
- The feasibility of various renewable technologies for the development.
- How the development can implement sustainable urban drainage systems; and
- Shows how design has addressed flooding issues and the developments resilience to it.
- 8.1.3 The benchmark for energy and resource standards fall under the Building Regulations in England 2013 (with 2016 Amendments). Part L of the regulations (Conservation of fuel and power) is of direct relevance to this Energy and Resources Statement, specifically;
 - Approved Document L1A: Conservation of fuel and power in new dwellings
 - Approved Document L2A: Domestic buildings
- 8.1.4 These regulations came into force on 6th April 2014, with latest amendments coming into force on 6th April 2016.
- 8.1.5 The development will be assessed for Part L compliance using approved Government Standard Assessment Procedures for Energy Rating of Dwellings/ Building (SAP and SBEM software).
- 8.1.6 Atkins have summarised the National and Local Plan requirements, which developers should aim to achieve as a minimum standard.



Scale	Document	Requirement
National	Building Regulations Part L,	Approximate 6% CO2 reduction over Part L 2010 for dwellings
	2013 (including 2016 Amendments)	Approximate 9%CO2 reduction over Part L 2010 for non- residential buildings
	National Planning Policy Framework, March 2012	Addressing the three dimensions of sustainable development, Social, Economic and Environmental
Local	Local Plan 2018	Achieve 20% energy/carbon reduction through renewable energy measures
		SUDS and other measures are incorporated to reduce surface water run-off and risk of flooding

8.1.7 Atkins analysis is that Solar PV and air source heat pumps are the most favourable means of incorporating 20% renewable energy measures into the proposals. However, all options should be explored particularly as new innovations are made in renewable energy. In all cases it is imperative that good design is not compromised in meeting these renewable targets.

8.2 Water efficiency

- 8.2.1 Consideration shall be given to the efficient use of water with up-to-date technologies.
 - Landscaping will be designed to minimise irrigation needs;
 - Consideration of water use in all stages of day to day living. Provision of Sustainable Urban Drainage Systems as part of the flood mitigation proposals;
 - Sanitary appliances will be specified featuring low water fittings and 'in built' white goods chosen for their low water use; and
 - Water butts fitted to collect rainwater for garden use;

8.3 Biodiversity Enhancement

8.3.1 Opportunities for biodiversity within the urban areas should be maximised through provsion of native planting where possible as well as the installation of bird and bat boxes within the rural edge character area.





LIVE, WORK AND PLAY