

4.7.1 Key Landscape Principles

IDENTITY



Carefully reference the character of the adjacent area with a suitably landscaped frontage to Barrow Green Road, strengthening of the existing boundary planting to the east alongside the existing cemetery and an appropriate treatment of the southern entrance to the site abutting Wheeler Avenue.

NATURE



Provision of a high-quality, multi-functional public realm, with open space wrapping around the western and northern edges of the development, penetrating deep into the heart of the development along a significant green corridor to draw the open space into the centre of the scheme.

RECREATION



Include areas for play, informal recreation, relaxation and social interaction. Sensitively accommodate the route of the existing Public Right of Way (PROW) passing through the site, set within a linear green corridor.

CONTEXT



Create an appropriate edge to the existing settlement, through the inclusion of a linear open space along the western boundary, with supplementary planting to screen views of the new housing from the west and along Barrow Green Road.

PLANTING



Wherever feasible, protect, enhance and strengthen the existing framework of landscape features on Site. Maximise opportunities for street tree planting, especially along main green street.

BIODIVERSITY



Accommodate sustainable forms of drainage (SuDS) within the western open space and at the site frontage as a gateway into the Site, with features designed to be both visually attractive, ecological diverse and fit for purpose.



4.7.2 Landscape Strategy Explained

- 1 Mown footpaths through species rich grassland
- 2 Species rich hedging to provide edge condition to private drives
- 3 Clipped native hedging alongside private drive to enclose frontages and provide suitable interface with open space beyond
- 4 Groups of native thicket to supplement woodland planting blocks
- 5 Linear swales connecting between SuDS basins to convey stormwater
- 6 Recreational footpaths, 2m wide,
- 7 Species-rich meadow margins to western open space
- 8 Board-walk over damp areas of the site to support use of path all year around
- 9 Infill planting of native trees to strengthen boundary with graveyard
- 10 Mown path around site on existing route
- 11 Existing route through woodland, bark chip surface
- 12 Tree-lined street along main access road
- 13 Post and rail timber fence to control access into the existing woodland on



4.7.3 Key Landscape Areas

Arrival Space to the Site

New tree and hedgerow planting along the Site boundaries, can be planted to create a soft development edge with the adjacent countryside and existing development.

Plant feature trees to add focal points within the street scene as you enter the site. Street trees planted to create character and add legibility to the layout. Interface with Barrow Green Road to consist of new native hedge set behind a rustic timber fence with equally spaced trees.



Western Public Open Space

Existing boundary features will be retained and enhanced with new native woodland, thicket and tree planting. The western part of the Site will be laid-out as a semi-natural area of open space, incorporating new species-rich meadow grassland creation, native tree and woodland edge planting.

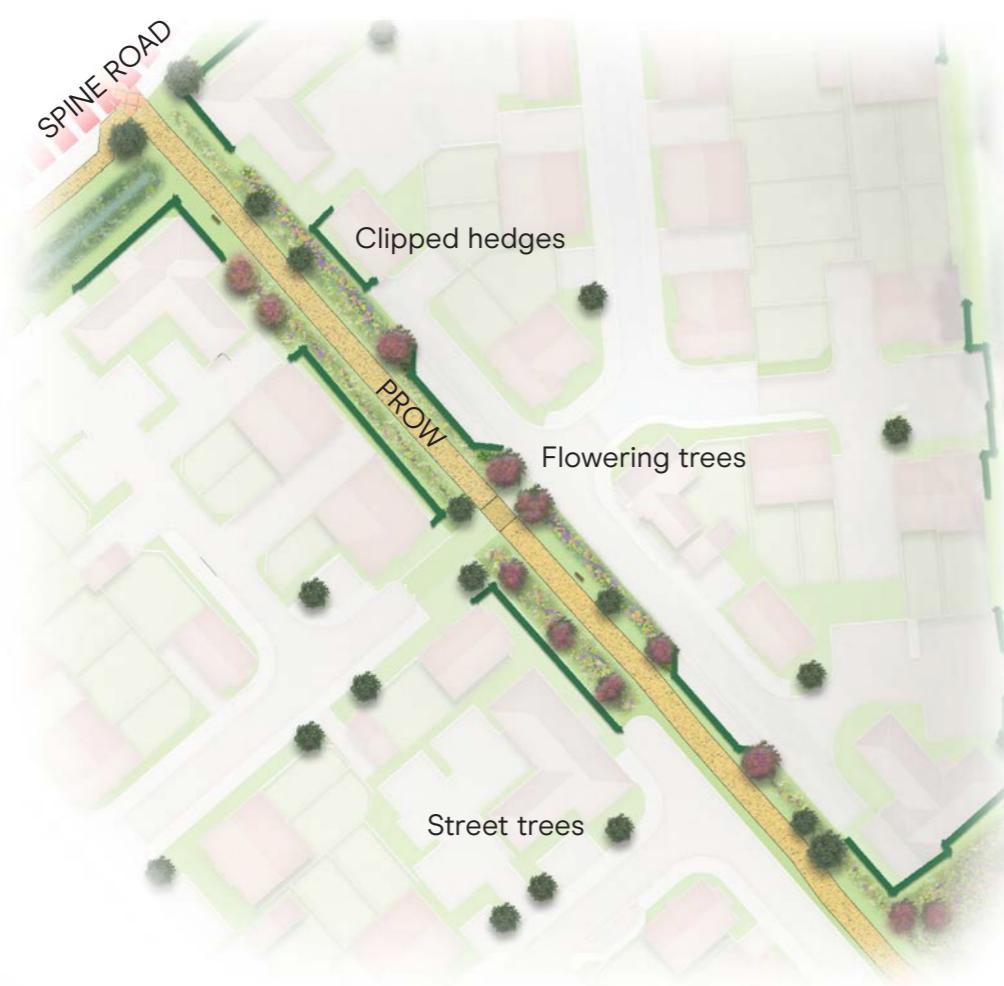
A recreational walking route will be created through the open spaces which link across the Site. New Sustainable Drainage (SuDS) features will be created all over the site as well as swales. This allows water run-off to attenuate on Site before being released slowly into the existing watercourse. In some areas the basin will be over-deepened to create new permanent wet areas, allowing the creation of new pond habitats, which would enhance the surrounding biodiversity and create an attractive and varied design. The base and sides of the basins will be sown with native wildflower and grasses and planted with wet thicket species.

4.7.3 Key Landscape Areas

Linear route (along PROW)

The existing public footpath which crosses the central part of the Site will be retained, with housing typically orientated to overlook them, to provide passive surveillance. This existing network of routes will be enhanced by extensive new recreational footpath provision. While the planting of the open spaces will be focused on native species which respect the existing on-site habitats, a wider range of ornamental species will be used in this vicinity of the new housing.

Species will be selected which provide amenity value, and also benefit wildlife through varied structure and the inclusion of plants which benefit pollinating species. This ornamental planting will include flowering trees, bulbs and flowering meadows.



Central Open Space

A well-landscaped central green will sit at the heart of the development, focussed around the retained mature tree, incorporating parkland tree planting, seating, kick about space and a doorstep play area (SLAP).

The Central Open Space will incorporate recreational footpaths and create pedestrian links to other peripheral public open spaces.

Ornamental tree and shrub planting to soften the built development and provide an attractive streetscape, with swales and flowering meadows enhancing the space

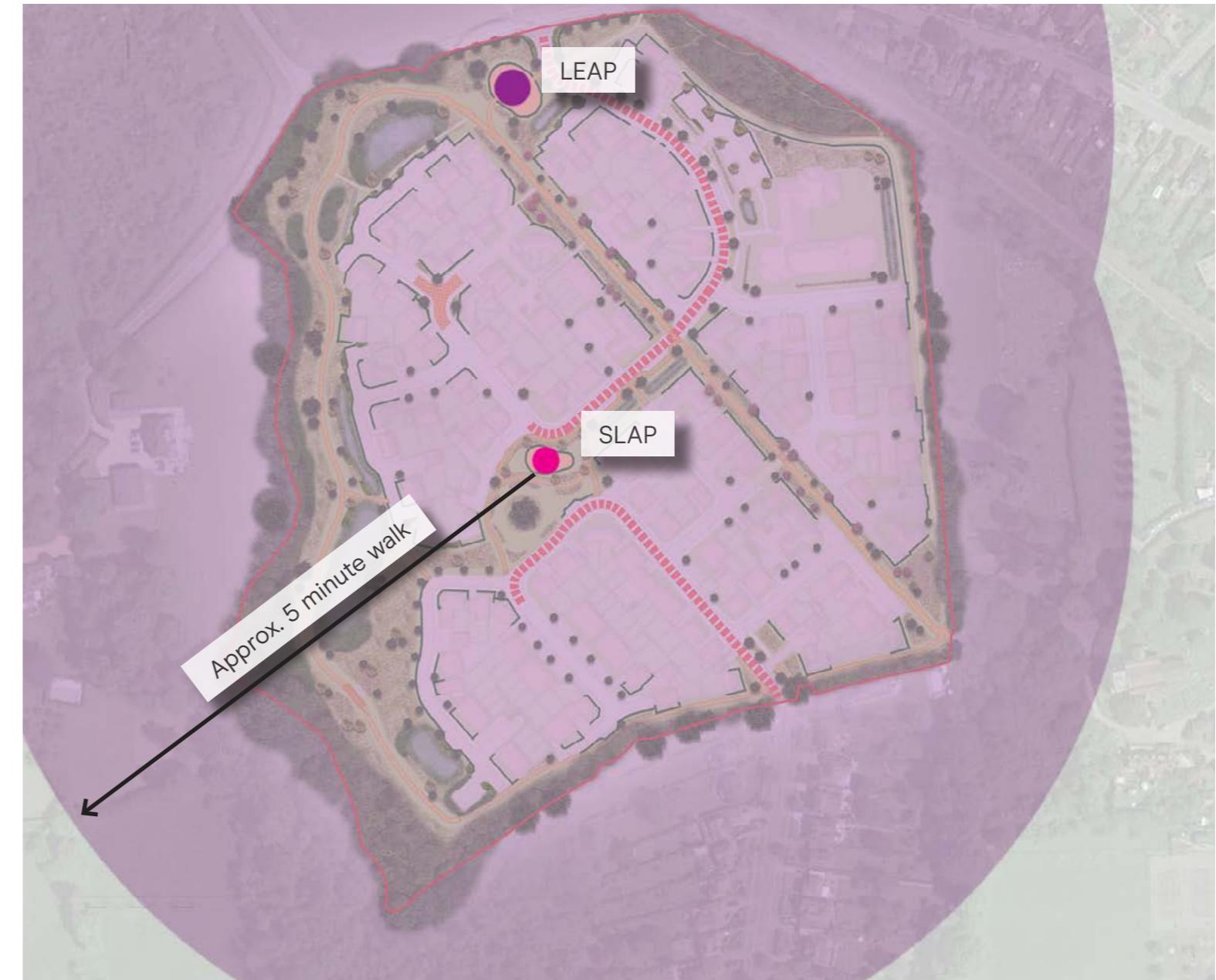
4.7.4 Play and Recreation Strategy

A range of play areas will be provided across the site to cater for varying age groups and provide engaging and challenging play experiences, with a natural timber feel in keeping with its location at the edge of the settlement.

A Locally Equipped Area of Play (LEAP) will be provided within the arrival open space to the north near the site arrival point. The LEAP will offer a variety of equipment targeted for ages 4-12 yr olds and encourage active and imaginative play. The new dwellings will be orientated to provide passive surveillance of the open space and play area.

A large area of public space is provide at the centre of the site, which include an equipped Super Locally Area of Play (SLAP), equivalent to 2No. Local Areas of Play (LAP), to provide dedicated toddler play on site.

The play provision along the boundaries of the Site will have more of an informal character, comprising mainly timber equipment and natural play elements to respect the surrounding landscape character, whilst those in the heart of the scheme will have a more formal character utilising traditional play equipment, with greater colour and dynamic interest



4.8 Illustrative Key Spaces

The concept design outlined a series of principles for the proposed development, and as part of this, the development of the Framework masterplanning process has identified a series of key spaces that are central to the emerging designs and aspirations to provide a high quality new development. These spaces will lead the formation of a set of character areas, upon which building and landscape typology, design and appearance should be specifically designed to suit each character area.

The key spaces across the development are as follows:

1. St. Mary's arrival – an intimate area of open space providing access with Court Farm Lane with buildings informally set around an area of open space to provide surveillance and frontage onto pedestrian route.
2. Central nodal space- junction of PRoW corridor with east-west green street; priority to be given to PRoW with road narrowing, change of surface and potential raised surface up to PRoW to reduce vehicle speeds and highlight pedestrian/cycle priority in this space.
3. Barrow Green arrival – arrival into development from Barrow Green Road across attractive landscaped space, with buildings set back from the main road to provide frontage and outlook onto open space.
4. Ash Green – 'linked' space around the mature Ash Tree to the centre of the site, with green corridor extending towards the PRoW and the southern landscape buffer.
5. Wheeler Avenue arrival – attractive space designed to incorporate new planting within a small landscaped space, with a collection of buildings placed around the space.
6. Woodland Edge - a 'contained' landscaped space with adjacent woodland along the western edge opposite the new built form, which will provide a rich and unique character to this part of the site.



4.9 Illustrative Character & Appearance

A set of character areas has been proposed across the development to ensure the design of the buildings and landscaping, and the application of materials can help convey character, assist wayfinding, and provide variety and visual interest around the development. Each character area should reflect the setting and immediate context, and the local vernacular of Oxted should be referenced within the building design to ensure the new buildings do not look out of place.

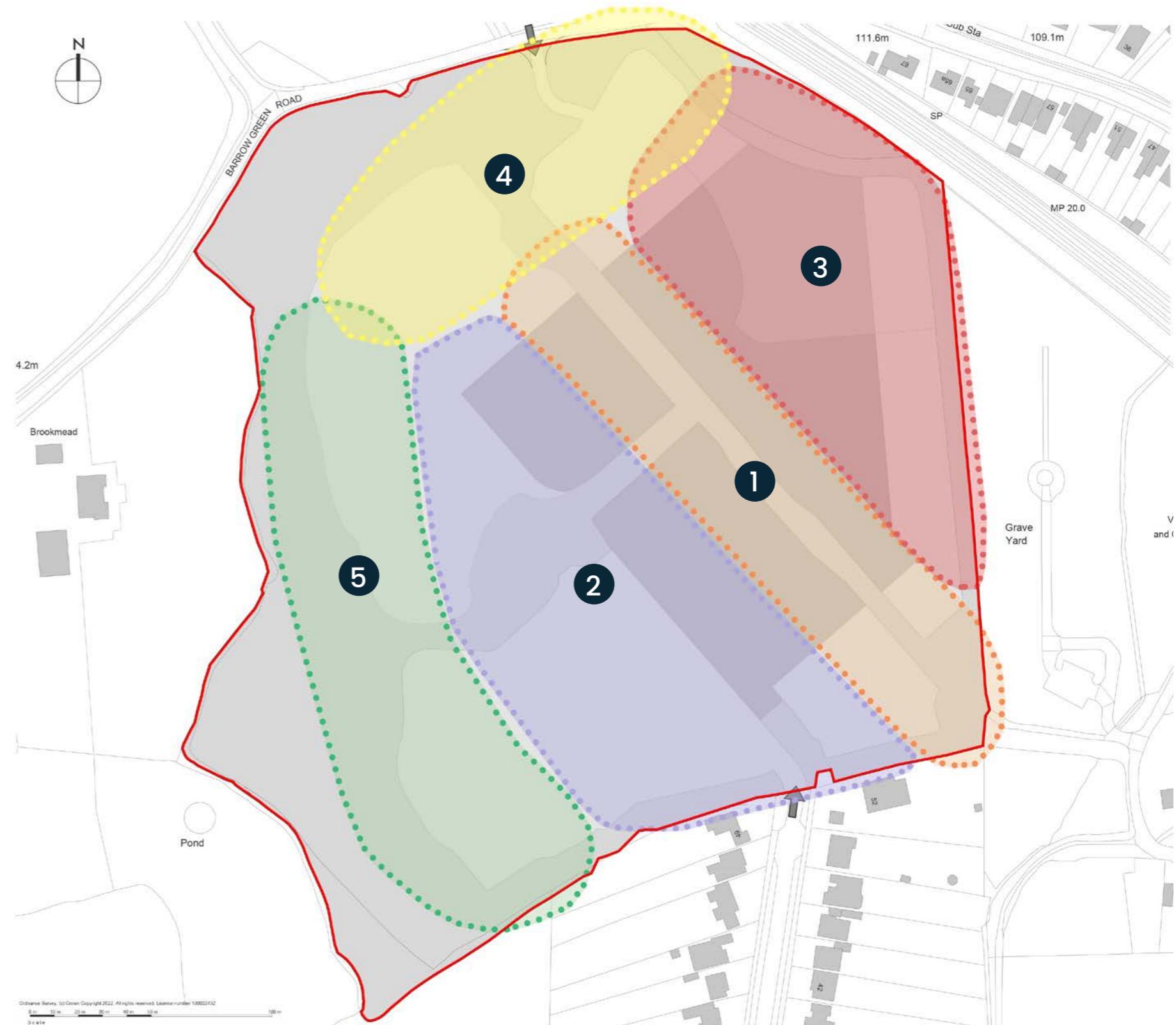
01 - St Mary's Path

02 - Ash View

03 - Northern Quarter

04 - Rural Edge

05 - Woodland Edge



Character Areas Plan

4.9.1 Materials & Colours

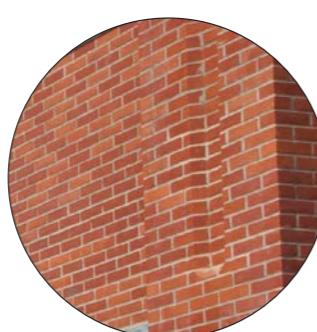
Indicative proposals for building colour and materials have taken reference to the findings of the character study of Oxted, noting prevalent materials and building details, along with proposing colours and materials that are suitable for this edge of settlement site with views to and from the adjacent countryside.

Therefore it is proposed that colours should be warm and muted tones such as reds and browns, suitable for edge of settlement locations that may blend in with the setting of the site adjacent to the countryside.

Red brick is the dominant material in Oxted, along with some uses of brown brick, multi stock brick and also patterned brickwork with tones of grey. Other materials found locally are extensive tile hanging, white render, and characterful use of Tudor boarding, in particular within the High Street. Roofs are all generally clay tiles in either red or brown colours.



Red Multi Brick



Red / Orange Brick



White Render



Tile Hanging



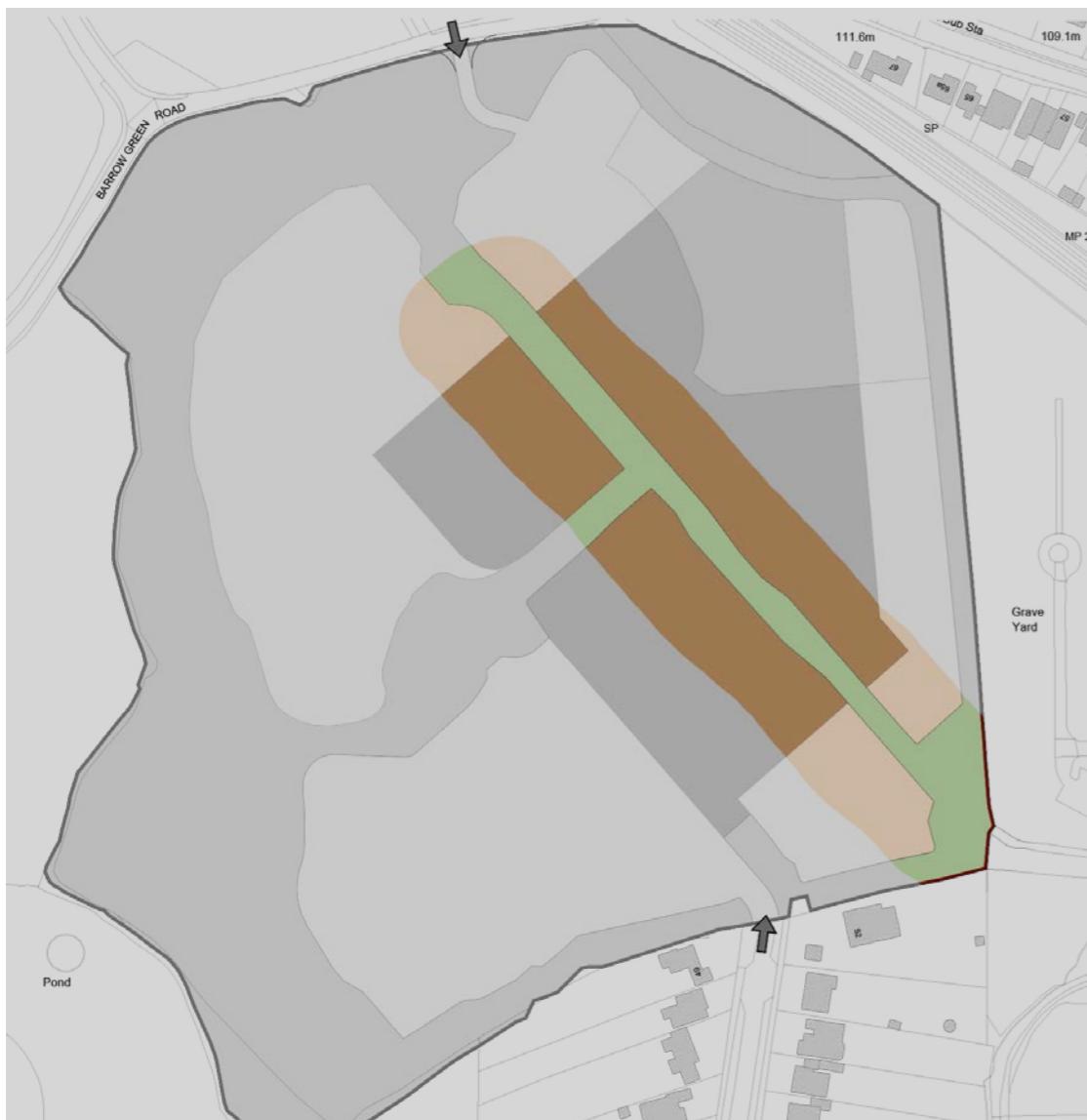
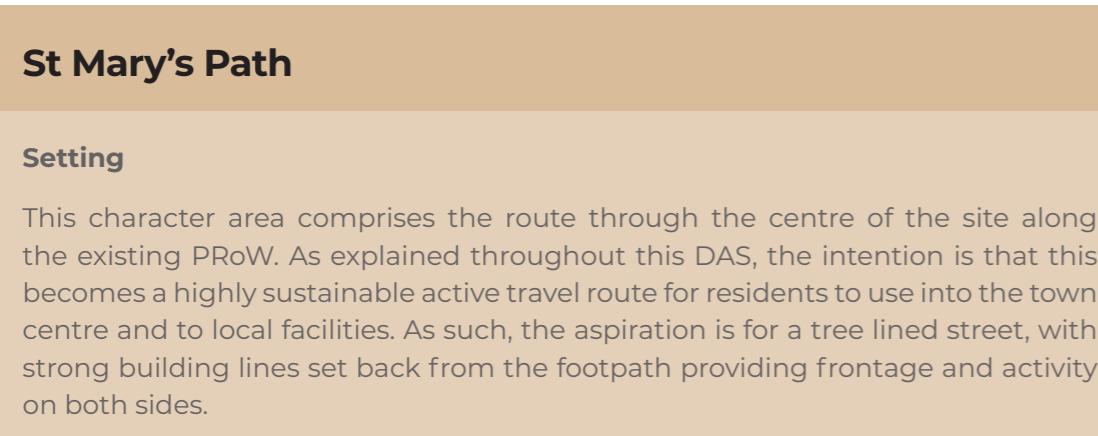
Clay Colour Roof



Brown Clay Colour Roof



4.9.2 Character Area 1 - St Mary's Path



Extract of Character Areas Plan



Precedent Example: Knights Park, Tunbridge Wells



Precedent Example: The Avenue, Saffron Walden



Local Example: East Hill Road, Oxted

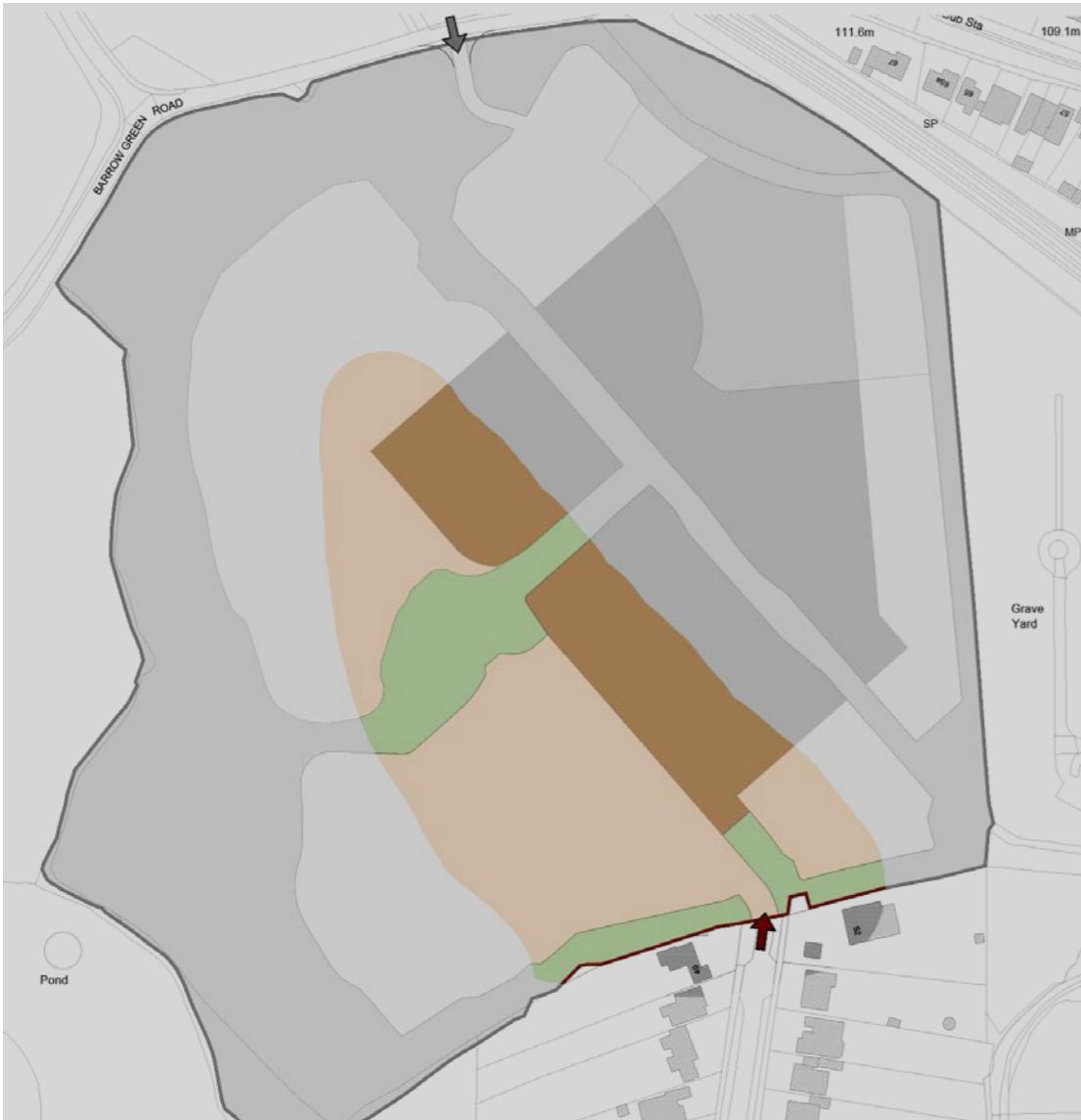
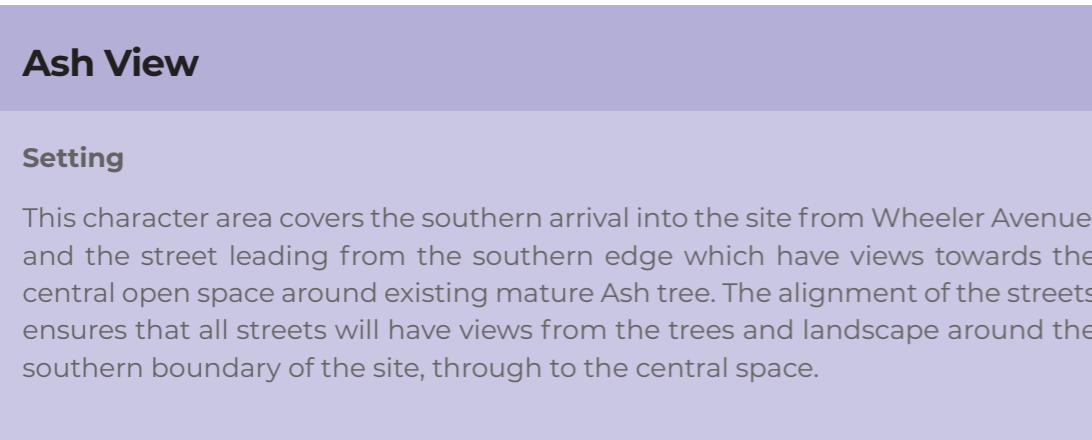


Precedent Example: Upton, Northampton

Illustrative View of St Mary's Path



4.9.3 Character Area 2 - Ash View



Extract of Character Areas Plan



Precedent Example: Horsted Park, Chatham



Precedent Example: Lawley Village, Telford



Precedent Example: Trumpington Meadows, Cambridge

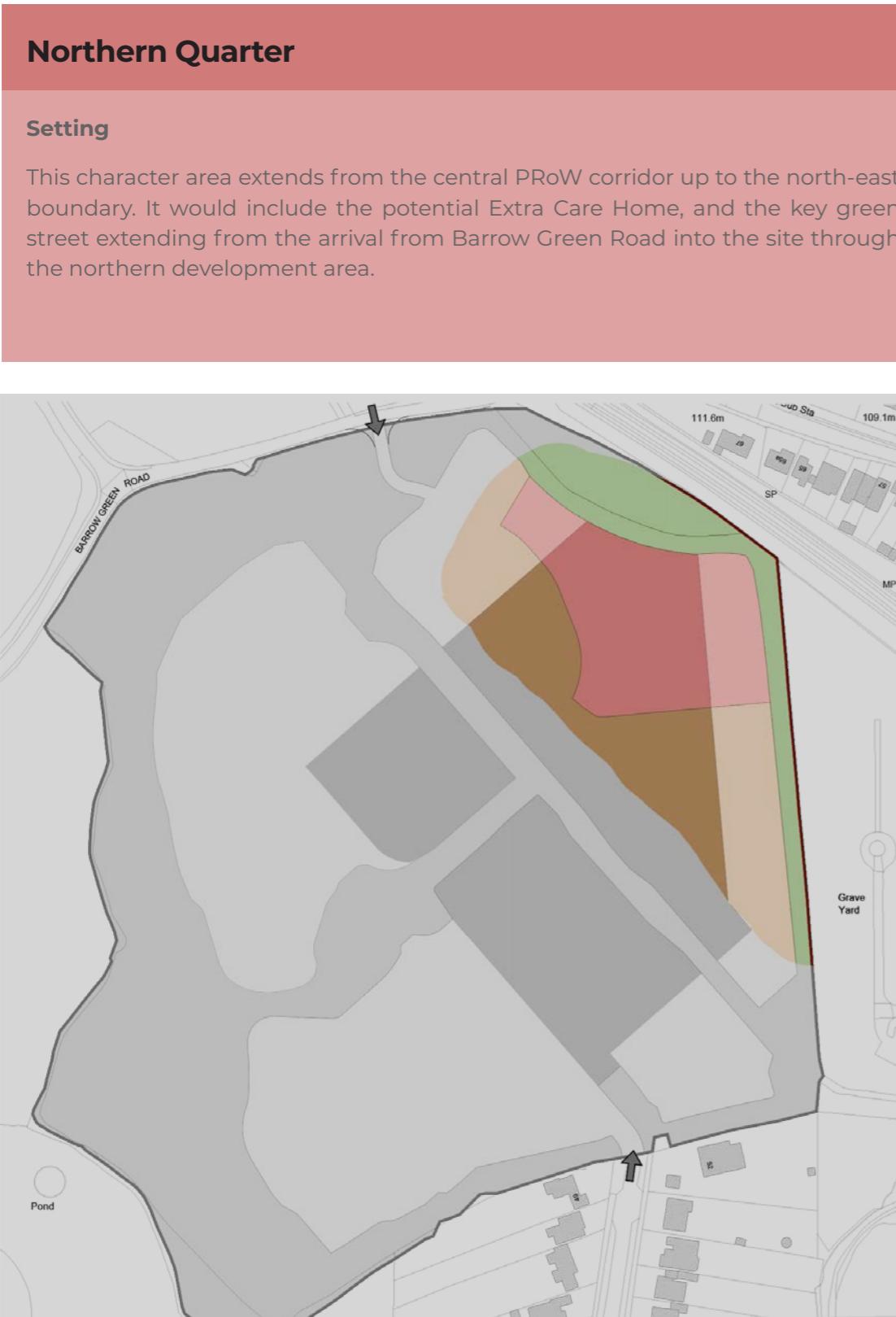


Local Example: Wheeler Avenue, Oxted

Illustrative View Of Ash View



4.9.4 Character Area 3 - Northern Quarter



Northern Quarter

Setting

This character area extends from the central PRoW corridor up to the north-east boundary. It would include the potential Extra Care Home, and the key green street extending from the arrival from Barrow Green Road into the site through the northern development area.



Precedent Example: Sovereign Gate, Cheshunt



Precedent Example: Lawley Village, Telford



Precedent Example: Bolnore Village, Haywards Heath

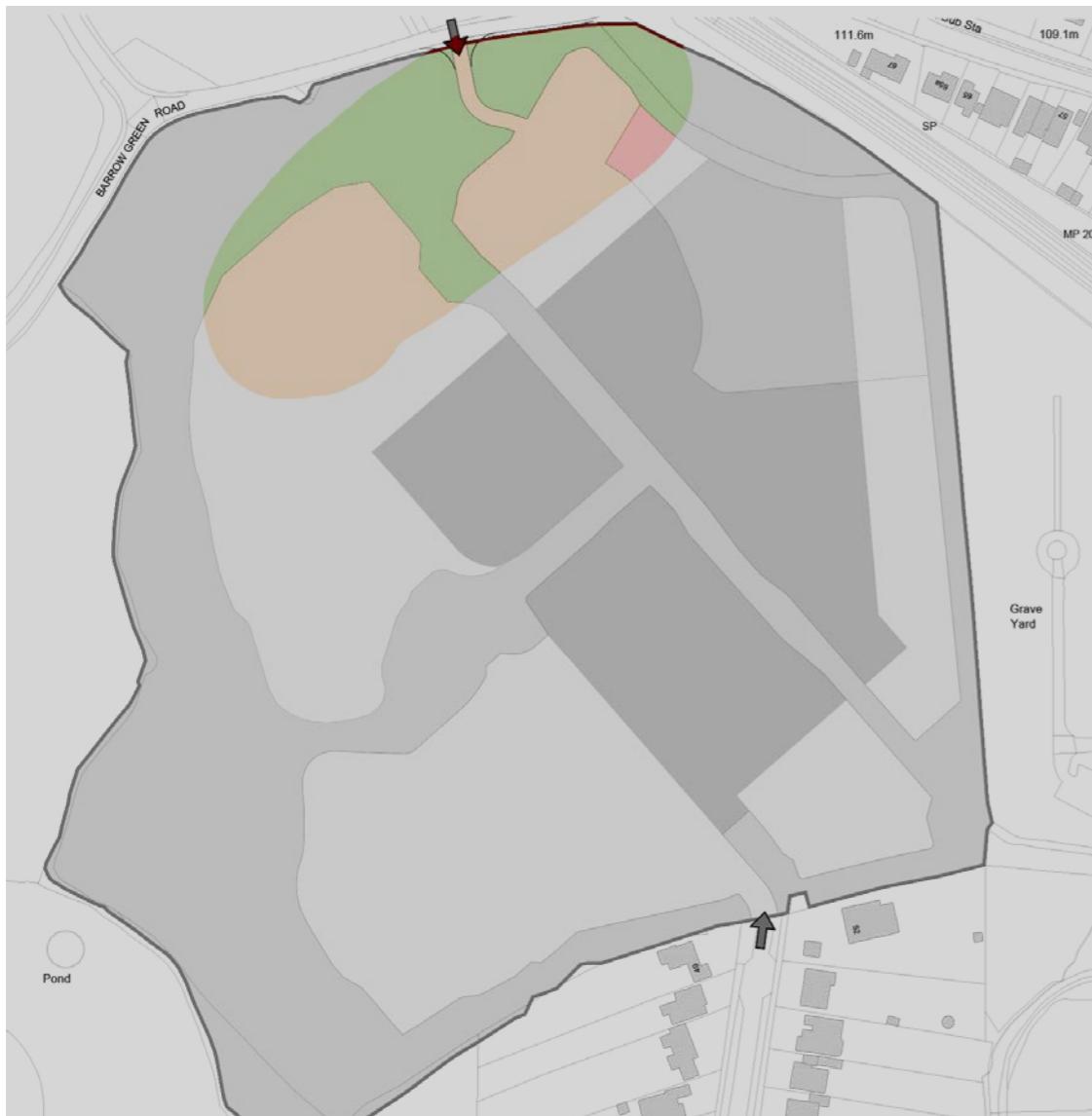
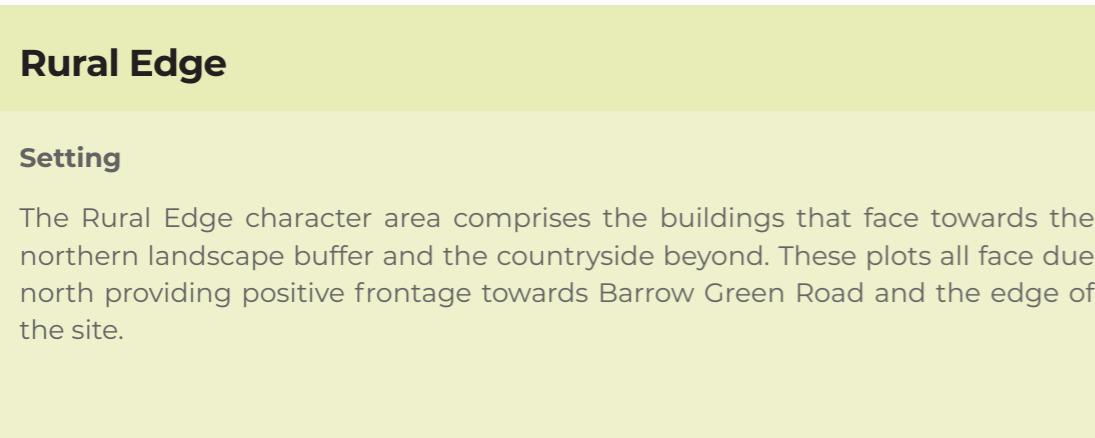


Local Example: Court Farm Lane, Oxted

Illustrative View Of Northern Quarter



4.9.5 Character Area 4 - Rural Edge



Extract of Character Areas Plan



Precedent Example: Lightmoor, Telford



Precedent Example: Bolnore Village, Haywards Heath



Precedent Example: Smarden, Kent

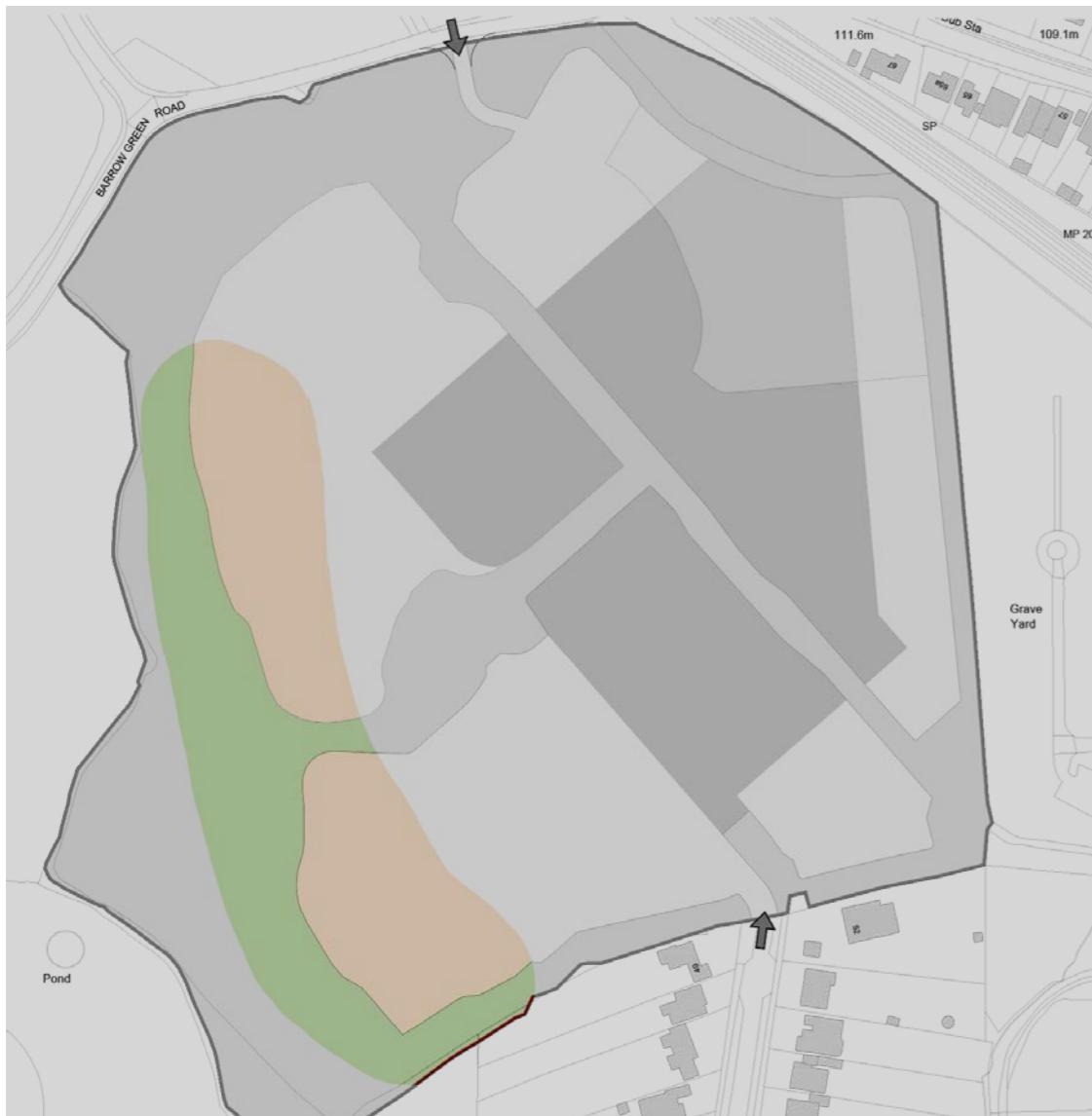
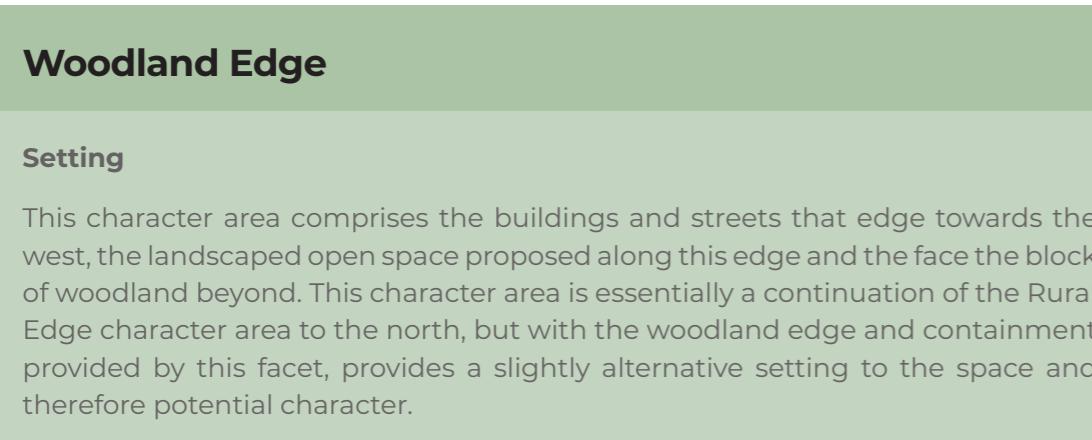


Local Example: East Hill Road, Oxted

Illustrative View of houses overlooking the Rural Edge



4.9.6 Character Area 5 - Woodland Edge



Extract of Character Areas Plan



Precedent Example: Bolnore Village, Haywards Heath



Precedent Example: Edenbrook, Fleet



Precedent Example: Arborfield Green



Local Example: Chichele Road, Oxted

Illustrative View Of Woodland Edge



5.0 *Technical Appraisal*

5.1 Sustainability Strategy

Energy and Sustainability

A separate full Energy Statement has been prepared and is included with this application.

The methodology and energy hierarchy will accord with Council policy calculated in accordance with the Be Lean, Be Clean and Be Green stages.

The dwellings will be designed to exceed the Building Regulations requirements and seek to maximise the energy and CO2 reduction through demand reduction measures.

A baseline assessment has been made using SAP calculations on a range of Croudace housetypes.



Waste Management

Croudace are part of the Considerate Constructors scheme and implement a site waste management program that will ensure the development has as minimal impact on the environment.



Security and Crime Prevention Measures.

The proposals have been designed to accord with Secured by Design Principles.

Dwellings are orientated to overlook the public realm and shared areas to provide a high level of natural surveillance and a strong robust system of boundary enclosure to the public realm will add to the security provision.



5.2 Access Strategy

M4(2)

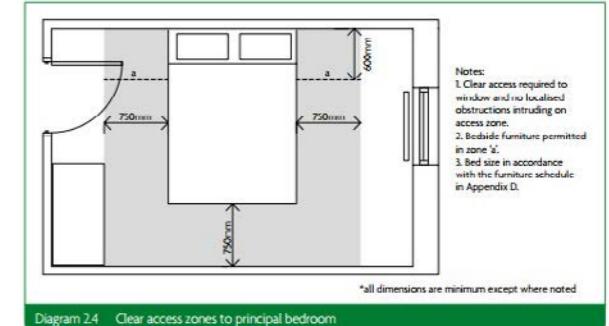
With regard to accessibility within the site, road and footpath levels will be designed to meet required standards regarding maximum gradients.

The site has falling ground levels from the north-east to the south west, however the levels will not pose any issues with regards to road or footpath gradients within the new development, which can therefore all be designed and built to acceptable standards, in accordance with Approved Document M and County highways guidance.

Access between footpaths and parking spaces to access doors will be in full accordance with AD Part M. All external spaces serving the dwellings will be designed to accommodate ambulant disabled and wheelchair access.

The residential accommodation should be designed to comply with Council Policy with regard to provision of dwellings meeting Part M4(2) (Accessible and Adaptable Dwellings) of the Buildings Regulations standards.

Alongside this, new dwellings will be designed to meet internal space standards as prescribed at national or local level.



M4(1)

Sanitary facilities

Table 1.1 Minimum widths of corridors and passageways for a range of doorway widths

Doorway clear opening width [mm]	Corridor clear passageway width [mm]
750 or wider	900 (when approached head on)
750	1200 (when approach is not head-on)
775	1050 (when approach is not head-on)
800	900 (when approach is not head on)

NOTE: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

Private stairs and changes of level within the entrance storey

1.16 To provide easy access between rooms on the entrance storey, a stepped change of level within the entrance storey should be avoided where possible. If internal steps or stairs on the entrance level are unavoidable, they should comply with the provisions of Part K.

Sanitary facilities

The Building Regulations 2010

Access to and use of buildings

APPROVED DOCUMENT M

Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings
 M4(2) Category 2: Accessible and adaptable dwellings
 M4(3) Category 3: Wheelchair user dwellings

2015 edition incorporating 2016 amendments –
 for use in England*

cloakroom, bathroom and shower room should be s and other adaptations that could impose a load of up beyond those required to comply with this guidance need

It is considered suitable for many types of adaptations but be required if adaptations are fitted that impose high point

It is suitable and convenient for some wheelchair users n for showering, dwellings should comply with all of the

e entrance storey that provides a WC and basin (which may room).

th one or two bedrooms, the WC (together with its the provisions of Diagram 1.3 and the basin does not

th three or more bedrooms, the room with the WC and access shower or a potential level access shower, and the h their associated clear access zones) meet the provisions nt WC layouts are shown in Diagram 2.6.

HM Government

The Building Regulations 2010

Access to and use of buildings

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Note:

- 1. All dimensions minimum unless otherwise stated.
- 2. A depth of 450mm but 500mm preferred.
- 3. Basins should not project into access zones in such a way as to impede access.

Example 1.1A – Clear access for frontal transfer

5.3 Secured by Design

The utilisation of Secured by Design principles as a fundamental part of the design process ensures that the proposals meet best practice for crime prevention.

The proposals can be submitted to the local Crime Prevention Design Adviser during the application process to understand thoughts on the layout and 'macro' issues regarding community safety around the site, such as active frontage, natural surveillance, boundary treatments.

National Guidance

The attributes of sustainable communities are identified which are of particular relevance to crime prevention within Safer Places: The Planning System and Crime Prevention. These attributes and how the development of the site responds are set out below:

Access and Movement

The development will achieve safer access and movement by ensuring that primary routes for pedestrians, cyclists and vehicles are direct and lead to where people want to go, with as little segregation as possible. Where footpaths are required, they are as straight and wide as possible and overlooked by surrounding buildings.

The movement framework is based upon a pattern of streets and shared spaces, removing the need for underused alleyways, short-cuts, footpaths and a large number of minor access points that can become vulnerable to, or facilitate crime.

Structure

The development is structured to give careful consideration to the relationship between existing dwellings with the proposed new houses.

As few as possible sides of the buildings will be exposed to the public realm. Active frontages will be provided onto streets a movement framework that focuses people and vehicles on to well defined routes. Defensible space will be provided by private or communal gardens that can only be accessed from the surrounding buildings.

Continuous frontages will also reduce the opportunities for graffiti on blank façades, such as gable ends.

Surveillance

Spaces will be overlooked by buildings or uses, with windows and doors facing onto the street where possible to create an active frontage with surveillance.

Ownership

A clear distinction will be provided between public, semi-private / communal and private spaces. This is achieved using appropriate demarcation such as fences, walls or hedges. Careful selection of these demarcations is proposed in order to achieve the appropriate aesthetic and feel for an area.

High fences, walls and landscape treatment that actively impede access are most appropriate in places that are vulnerable to crime, such as the back of dwellings, and have been provided accordingly. Railings and hedges will be used to signify the public / private divide.

Physical Protection

These security measures will be installed without compromising the quality of the local environment. Crime prevention measures that adversely affect the way a place looks and feels can undermine the aim of safe and sustainable communities.

Measures, such as grilles and barbed wire, are often unattractive and increase the fear of crime by suggesting that an area is unsafe.

The main aim for the development is to plan in security from the outset.

Activity

The public realm will be designed to ensure it is well overlooked by the surrounding properties, with habitable room windows ensuring surveillance throughout the day.



5.4 National Design Guidance

The NPPF (2024) makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide sets out ten characteristics which are based on national planning policy, practice guidance and objectives for good design as shown in the National Planning Policy Framework.

The ten characteristics are described opposite.



THE TEN CHARACTERISTICS

OUR RESPONSES

Context

- Understand and relate well to the site, its local and wider context
- Value heritage, local history and culture

Section 2 of this DAS provides a detailed analysis of the surrounding context of Oxted.

Identity

- Respond to existing local character and identity
- Well-designed, high quality and attractive
- Create character and identity

A Design Commitment document has been submitted alongside the planning application which proposes how the new development should reference the local character and provide the new development with a sense of identity.

Built Form

- Compact form of development
- Appropriate building types and forms
- Destinations

The Illustrative Masterplan in section 4 proposes buildings across the site that are suitable to the environment and the proposed new spaces that are being created. The Design Commitment document also provides guidance on what types of buildings are suitable within each character area.

Movement

- An integrated network of routes for all modes of transport
- A clear structure and hierarchy of connected streets
- Well-considered parking, servicing and utilities infrastructure for all users

Section 2 of this DAS provides an overview of the existing routes around the site and linking with the town centre. The proposals in section 4 illustrate how a proposed movement framework can work through the development.

Nature

- Provide high quality, green open spaces with a variety of landscapes and activities, including play
- Improve and enhance water management
- Support rich and varied biodiversity

The Framework masterplan illustrated in sections 3 & 4 is set around a series of strategic open spaces that link with the adjacent existing green infrastructure and pedestrian routes. The Green Infrastructure parameter plan safeguards these spaces, around which the new development can be set.

5.4 National Design Guidance

THE TEN CHARACTERISTICS	OUR RESPONSES
Public Spaces <ul style="list-style-type: none"> • Create well-located, high quality and attractive public spaces • Provide well-designed spaces that are safe • Make sure public spaces support social interaction 	The open space strategy and key spaces within this DAS and the accompanying Design Commitment document provide guidance on how the spaces could be designed as part of the illustrative masterplan, and ensure the spaces interact well with the surrounding new homes.
Uses <ul style="list-style-type: none"> • A mix of uses • A mix of home tenures, types and sizes • Socially inclusive 	The site is proposed for residential use only, along with a potential Extra Care Home, however there is a range of facilities in close proximity to the site in the town centre which provides a wide range of facilities and services, and also Master Park. A range of high quality new homes is proposed, noting at this stage the design of the site will be subject to a separate Reserved Matters application.
Homes & Buildings <ul style="list-style-type: none"> • Healthy, comfortable and safe internal and external environment • Well-related to external amenity and public spaces • Attention to detail: storage, waste, servicing and utilities 	The Framework masterplan ensures new development is set around a series of open spaces and other routes through the site, to provide a safe and well overlooked environment around which collections of new homes can be created. Internal layouts will be assessed at Reserved Matters stage.
Resources <ul style="list-style-type: none"> • Follow the energy hierarchy • Selection of materials and construction techniques • Maximise resilience 	An Energy and Sustainability Strategy is provided with the planning application which outlines what options are available to the new development and how at Outline level the masterplan provides opportunities for sustainable ideals.
Lifespan <ul style="list-style-type: none"> • Well-managed and maintained • Adaptable to changing needs and evolving technologies • A sense of ownership 	Section 6 of this DAS provides some guidance on how the new buildings should be designed to allow for adaption in the future to meet local and national requirements.

5.5 Healthy Streets for Surrey

SURREY STREET CORE DESIGN PRINCIPLES

OUR RESPONSES

Streets in which it is easy for everyone to move.

Streets must be designed with a clear 'hierarchy of users' in mind, designed firstly for pedestrians, cyclists, public transport and then private vehicles.

This DAS outlines the design evolution of the proposals, from vision to concept aspirations through to the illustrative masterplan. At its heart has been the proposal to promote the active travel route through the centre of the development, and as such this movement route has been placed as the highest priority in the hierarchy of users.

Streets in which it is safe, enjoyable and easy to walk for everyone.

Streets should have direct routes and be designed as pleasant places that are attractive and that feel safe to use for pedestrians and cyclists, not drive-to cul-de-sacs.

The direct central route provides a focal route around which the rest of the scheme has been developed. Other parts of the site propose direct routes and those with views through the development – such as the Ash View character area with views from the southern edge into the Ash Green area of open space, and the lateral routes from the north linking with the PRoW route.

Green streets that enrich Surrey's biodiversity, enhance the environment and improve air quality.

Streets should have regular trees and green public spaces not deserted lanes of asphalt. Wherever possible, streets should make positive use of existing natural features (trees, water and topography).

Key to the street design has been the aspiration to integrate tree planting within the proposals. As such the primary route into the developments from both access points has been outlined as 'Green Streets' with a landscape verge or space for tree planting within the street. Also along the PRoW route has been the aspiration for extensive tree planting. SUDs designs are integral to the illustrative masterplan with swales proposed through the central PRoW corridor and in green corridors linking open spaces.

5.5 Healthy Streets for Surrey

SURREY STREET CORE DESIGN PRINCIPLES

OUR RESPONSES

Streets that connect seamlessly to existing places allowing natural movement.

Streets should link to existing roads and local services and not turn their back on neighbours.

The green connectivity between open spaces has been a key design principle of the development. Around all edges, the site and development seeks to tie in the formal routes within the scheme – and also informal pedestrian routes, such as the circular link that goes around the site and which the designs sought to acknowledge and integrate within the scheme as part of the design evolution described in section 3.

Streets that are beautiful.

Streets should be ones in which people want to spend time, raise their children and grow old, not streets that people avoid.

The street design and hierarchy has been proposed to ensure the streets are of differing character, therefore assisting with wayfinding and promoting a sense of community within the development. Enhanced frontages and appropriate densities according to the setting of each street is an important factor of the design.

Streets that support healthy, happy and sustainable lives for all.

Streets must be 'tight' and finely grained, not a series of large winding bends, providing direct and pleasant routes for walking and cycling.

The street framework proposes a network, within which the streets have a specific character and role to play within the overall development. Walking and cycling routes through these spaces has been designed to be pleasant with good natural surveillance, and differing widths between buildings and therefore character are proposed to specific areas – such as the tighter grains to the 'low-key' informal edges to the north-east and south of the development.

5.6 Building for a Healthy Life

The proposed scheme has been designed to advocate the aspirations set out in 'Building for a Healthy Life' produced in 2020 by Design for Homes in partnership with Homes England, NHS England and NHS Improvement. The considerations of this document have been at the forefront of the Vision for the site, and as such the design has acknowledged the aspirations of BfHL throughout its evolution.

An assessment of the 12 BfHL criteria has been conducted as follows:

Integrated Neighbourhoods		Evaluation	Evidence	Score
Integrating into the Neighbourhood				
1. Natural Connections	<ul style="list-style-type: none"> Look beyond the red line that marks the extent of the site Identify the places, facilities and services you need to connect to Draw points of connection into and through your site Create well-connected street and path networks with the potential to extend beyond the site Research and respond how nature moves into and out of the site 	A detailed analysis of the surrounding context of Oxted has been conducted and included within this DAS. This outlines local amenities, existing routes, and a character study of the local area. The proposals in the Framework Masterplan and Illustrative Masterplan seek to provide direct routes connecting with access points that link the surrounding local context.	Section 2 Section 3 Section 4	
2. Walking, Cycling and Public Transport	<ul style="list-style-type: none"> Personally visit and interact with the local residents/councillors to understand where Pedestrian/Cycle routes would have the best impact Connect to existing Cycle Networks or begin a new one Encourage walking for small journeys such as school runs and services Ensure that street/path layouts make car-free travel more attractive, safe and convenient Make sure that streets and routes create a well overlooked public realm by having them pass in front of peoples homes Exploit existing or planned public transport hubs 	The proposals in the Framework Masterplan and Illustrative Masterplan seek to provide direct routes connecting with access points that link the surrounding local context. A route hierarchy has been proposed within the Framework Masterplan that places walking/cycling as the highest level of priority within the design of the site – the promotion of active travel uses along the central PRoW route is the key design principle for the development.	Section 2 Section 4	
3. Facilities and Services	<ul style="list-style-type: none"> Developments that provide community facilities such as schools, workplaces and parks that respond to community needs Consider if improving existing facilities are more beneficial than adding new ones Assess/identify what sport and leisure provisions there is for people of all ages, in particular children, teenagers and old people Create places that improve public health such as public spaces, community buildings and cafés that allow social interaction and where possible encourage physical activities Sustainable drainage schemes that enhance street networks and public spaces 	As mentioned above, walking and cycling routes have been designed as the highest level of priority within the design of the site to promote use of healthy modes of transport. These routes allow for direct movement through the site to the surrounding existing local facilities to the town centre, and in closer proximity to the community facilities on Court farm Lane and at St Mary's Church, and the recreational facilities within Master Park.	Section 2 Section 4	
4. Homes for Everyone	<ul style="list-style-type: none"> A mix of housing types and tenures that suit the needs of the local community, including first time buyers, family homes and supported living Maximising opportunities for supported accommodation through placement in relation to active ground floor uses such as shops and other community facilities Caring for the mental health and well-being of residents through access to private outdoor spaces 	The new homes will be designed in detail at Reserved Matters stage however the illustrative masterplan proposes a layout and mix of units that is felt appropriate for current local need and also to reflect the setting of the site. All houses would be provided with private outdoor space. Apartment blocks are all set along the strategic central route with quick direct access to Master Park, and a positive outlook onto this route.	Section 2 Section 4	

5.6 Building for a Healthy Life

Distinctive Places

Creating a Place	Evaluation	Evidence	Score
<p>5. Making the most of what's there</p> <ul style="list-style-type: none"> Explore the site and surroundings. Discuss and agree a shared vision with the local planning authority that makes use of existing assets in and around the site Produce conceptual ideas that explore how existing site features can be integrated into the site before settling and producing a site layout Identify any visual connections into, out, through and beyond the site. Working with the topography such as how water flows and pools on the site, exploring how this can be used to enhance biodiversity and character Consider opportunities for natural lighting, cooling and ventilation that does not compromise important urban design principles Ensuring that hedges are not simply retained that prevent a sensible, practical new layout if new hedgerows and tree belts will be more effective Be sensitive to existing developments but avoid creating buffer spaces Using the land form and ground conditions (soil) in a considered way 	<p>A detailed study of the site has been conducted which fed into the development of a concept plan outlining the key aspirations for the new development. This then informed the Framework and illustrative masterplan which places the landscape assets within and around the site as key features around which the development should be designed.</p> <p>It is felt the plans and guidance within this document and the accompanying Design Commitment document provide a good base for future Reserved Matters applications to design the more detailed elements of the scheme.</p>	<p>Section 3 Section 4 Design Commitment document</p>	
<p>6. A Memorable Character</p> <ul style="list-style-type: none"> Review the wider area for sources of inspiration. Make use of distinctive local characteristics not only in architectural style and details but through history and culture as well Understand where positive local character comes from, such as streets, land uses, building form and materials that can often underpin the essence of the distinctive character of the settlement Using a local materials palette (where appropriate) can be a particularly effective way to connect a development to a place. Character that is created through the social life of public spaces and encouraging the conditions for activity to happen and bring places to life 	<p>A character study of Oxted has been conducted as part of the assessment of the local and surrounding context which provides an understanding on local character and identity. This DAS and the Design Commitment document outline how the local materials and features can inform the design and choice of colour and materials within the proposed new development.</p>	<p>Section 2 Section 4 Design Commitment document</p>	
<p>7. Well defined Streets and Spaces</p> <ul style="list-style-type: none"> A strong framework of connected and well overlooked streets and spaces Look beyond the plan and illustrative street scenes; what will you actually see and experience walking along the street? Perimeter blocks with clearly defined public fronts and private backs. Building details such as front doors, balconies and bay windows that enliven and add interest to the street, including on apartments and supported living accommodation Carefully considered street corners 3D models and street cross sections that help the viewer understand and test the spacial qualities of a place 	<p>A route hierarchy has been established within the Framework Masterplan that seeks to ensure a well thought out series of streets and spaces that have a hierarchy in order to convey differing character. All blocks around these routes have been designed as perimeter blocks with outward facing homes. A 3D model and sketch vignettes have been produced to help design the key spaces around the development.</p>	<p>Section 4 Design Commitment document</p>	

5.6 Building for a Healthy Life

Distinctive Places

8. Easy to find your way around

- Use features such as street types, buildings and landscape to help people create a 'mental map' of a place
- Effectively using a variety of distinct character areas that help people grasp whether they are on a principal or secondary street
- For larger sites, it will be necessary to use streets and spaces with different characters to help people to find their way around

A clear route hierarchy that provides differing character to the streets has been set in place within the Framework Masterplan. Direct routes have been incorporated where possible, in particular those promoting active and sustainable travel. The beginnings of a set of character areas are proposed that provide each area with specific treatment helping the users identify where they are located within the development.

Section 4

Design Commitment document



Streets for all

Street & Home	Evaluation	Evidence	Score
9. Healthy Streets <ul style="list-style-type: none"> • Low-speed streets/neighbourhoods with pedestrian and cycle priority • Rethinking the way we distribute street space that enables for better quality cycle provisions • Healthy streets that encourage walking, cycling, outdoor play and safe travel for adults and children • Avoid street designed purely for motor vehicle use and parking • Boulevards and streets with active edges rather than distributor road and bypasses • Well overlooked streets with front doors facing streets and public spaces • Street designs that allow people with mobility and other limitations to use the street confidently and safely. 	<p>The key design principle for the site is the promotion of active travel uses along the central PRoW route. This will be a car free route utilising the existing PRoW and supplementing this with new planting to make it a very enjoyable route to take on foot or by bike. Other streets to the outer edges of the site either overlook the wide open spaces proposed within the development, or have streets that side onto the circular footpath that links with the open spaces elsewhere. Within the development area streets with views at either ends to either the existing vegetation and trees or proposed new spaces.</p>	<p>Section 2</p> <p>Section 3</p> <p>Section 4</p>	
10. Cycle and Car Parking <ul style="list-style-type: none"> • Provide secure, convenient cycle storage that encourages use for short trips • Integration of car parking into the street environment • Anticipate realistic levels of car parking demand, guarding against displaced and anti-social parking • Avoid confusing car ownership with car usage • Generous landscaping to settle frontage car parking into the street • Shared and unallocated parking 	<p>Proposals for cycle parking will be dealt with at Reserved Matters stage, however the design principles advocate use of bikes with the town centre. The Design Commitment document also provides guidance on how car parking should be integrated within specific areas of the illustrative masterplan.</p> <p>The provision of visitor parking within linear spaces across the development has also been designed sensitively within the landscape environment.</p>	<p>Section 2</p> <p>Section 4</p>	

5.6 Building for a Healthy Life

Streets for all

11. Green and Blue Infrastructure

- Create a strong landscape strategy that is considered throughout the design process and can offer opportunities to reintroduce lost habitats
- Create a network of different types of spaces
- Weave opportunities for habitat creation such as movement corridors throughout the development
- Create food growing opportunities such as allotments and orchards on larger developments.
- Have a sustainable drainage 'treatment train' thinking about the 'four pillars', avoiding steeply sided or fenced holes in the ground
- Well-overlooked public open spaces with strong levels of natural surveillance.

The landscape strategy for the development is clear and is one of the key drivers for the design of the Framework Masterplan. The series of open spaces at the arrival points into the site, at its centre, and around the western and northern edges, are all linked via the aforementioned pedestrian and cycle links and the informal circular walk.

The central open space is also part of a green corridor between the PRoW and the landscaped open spaces around the western edge of the development.

Section 2
Section 3
Section 4



12. Back of Pavement; Front of Home

- Clearly define private spaces through strong boundary treatments
- Manage changes in level in a way that does not compromise the qualities of the street
- Design the space between the back of the pavement and building façades carefully to integrate services, waste storage and utilities cabinets (meter boxes)
- Avoid pieces of 'leftover' land that serve no useful public or private function

Outdoor amenity space for apartment buildings, such as a balcony for relaxing or the drying of clothes

The detailed design of the streets and buildings will be undertaken at Reserved Matters stage, however this DAS and the accompanying Design Commitment document provide guidance on how these streets could be designed and the interaction with new homes.

Section 4
Design Commitment document



6.0 *Summary*

6.1 Summary

Careful consideration has been given to key issues including the mix of units, layout, access and movement, the impact on landscape and residential amenity. The proposed scheme will deliver much needed new homes to help meet local housing need.

The key benefits of the scheme are as follows:

- *The provision of sensitively designed 1 & 2 bedroom apartments and 2, 3, 4 & 5 bedroom new homes*
- *The provision of 50% affordable housing, exceeding the councils requirement of 34%.*
- *The provision of a new extra-care facility to cater for the needs of both new and existing residents.*
- *Retention of existing public rights of way set within an enhanced tree-lined corridor.*
- *A scheme which has been sensitively designed to enhance the views and respect the setting of St Mary's Church.*
- *The creation of a landscape buffer with enhanced planting to screen development from views from the north.*
- *A scheme with at least 10% biodiversity gain at its heart with enhanced habitat and planting provision throughout.*
- *A series of informal footpaths through newly created open spaces to promote community engagement.*
- *Financial contributions towards social and community infrastructure.*





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