

Land South of Redhill Road, New Ash Green

Reference	Settlement	Address
ST4-26	New Ash Green	Land South of Redhill Road, New Ash Green



Introduction

The Council has prepared development briefs to set out high-level aspirations and design principles to guide future proposals, helping to ensure that development is both sensitively designed and appropriately ambitious for local communities. Development briefs help ensure that proposals for a site are well thought out, align with strategic planning goals, and respond to local needs and constraints. They are used to guide developers, inform planning applications, and support community engagement.

For the purposes of development briefs, allocated sites have been grouped into three categories according to scale. Smaller sites, comprising fewer than 50 dwellings, are supported by high-level guidance. Medium-sized sites, accommodating between 50 and 350 dwellings, are subject to more detailed guidance and may include a framework plan to illustrate key spatial principles. Larger sites, delivering more than 350 dwellings, are supported by more comprehensive guidance to reflect their scale and complexity, and may include additional spatial diagrams covering movement, nature and built form.

Policy Context

High-quality design is central to the delivery of the strategic objectives in this plan. All development is expected to prioritise design quality and adhere to the relevant Design Policies outlined in Chapter 5 of the Local Plan document. The development briefs provide additional and more specific policy and place-based guidance for allocated sites.

Development briefs have been prepared for sites which are allocated for development, as listed in Policy ST2 Urban Site Allocations – Housing and Mixed-use in Chapter 01 of the Local Plan, and they will be adopted as part of the Local Plan. Any future planning application relating to all or part of the site will be expected to demonstrate accordance with the development brief for that site. Where a proposal does not wholly comply with the development brief, the applicant must provide a clear and robust justification within the application, demonstrating how the alternative approach still achieves the overarching design and policy principles and provides significant benefits to the development.

The development brief should be read alongside the Local Plan and all relevant National and Local Plan policies applicable to the site and type of development.

Development Brief Guidance

The content and headings used throughout the development briefs are explained below.

Reference

This is the code used by the Council to identify the site.

Proposed Use

This outlines the use(s) proposed for the site, such as residential or commercial.

Proposed Net Density Range

This identifies the proposed net density range for the site, based on Policy H7 Housing Density and Intensification detailed within Chapter 2 of the Local Plan document. In accordance with this policy, the density ranges may differ if it has been considered that there could be a detrimental impact on local character or amenity. The site-specific net density will be determined as part of the development management process.

Proposed Residential Capacity

This is the proposed residential capacity range calculated using the net density range from Policy H7 and the developable area. The developable area is calculated using the formula in from evidence-base document Settlement Capacity Study Sevenoaks District Council Addendum May 2022. In some circumstances this may take into account site-specific constraints, for example ancient woodland, flood zones and proximity to designated heritage assets. The site-specific developable area will be established as part of the development management process.

Delivery Timeframe

This outlines the proposed timescales for when development on the site will be delivered, as defined by the Housing Trajectory for the Plan period.

Policy Priorities

All sites are expected to be fully policy compliant; however, this section outlines the key policies for the specific development and delivery of this site. All the policies noted can be found within the Local Plan.

Infrastructure Requirements

The infrastructure requirements set out in each development brief reflect the site-specific projects identified as necessary to support new development, either as required by policy or identified through engagement with the relevant infrastructure provider(s). Further detail on these projects is set out in the Infrastructure Delivery Plan, which will be kept under regular review. Where a need for on-site infrastructure has been identified, the development briefs consider the most appropriate location, design and integration of that infrastructure within the site. In such cases, the development will be expected to deliver or contribute land towards the required provision, ensuring it is coordinated with the wider masterplanning and phasing of the site.

The development briefs focus on the key physical infrastructure that requires land to be safeguarded within each site, such as new schools, open space, children's play space and active travel routes. Infrastructure that is to be delivered off-site is not included within the

development briefs, as this will be secured through the mechanisms set out in the Infrastructure Delivery Plan and through planning obligations. Infrastructure planning is a dynamic and iterative process, and engagement with infrastructure providers will continue throughout the lifetime of the Local Plan to ensure that requirements remain up to date, deliverable and aligned with the most up-to-date evidence.

Infrastructure requirements should be read alongside Chapter 9 of the Local Plan and the Infrastructure Delivery Plan, which together provide a comprehensive overview of infrastructure priorities across the District and the mechanisms for their delivery.

SDC Vision

This is a high-level statement that outlines the long-term aspirations and guiding principles for how the Council wish the site to evolve to support the Local Plan. It sets the tone and direction for future development by describing the key design considerations and overarching goals including connectivity, uses, public realm, character and landscape. Proactive, meaningful and ongoing community engagement should help shape the detailed design vision for the development

Design Requirements

Some briefs include a set of site-specific design principles that development on the site should follow in order to align with National and Local design policy. The design requirements have been structured around the 10 characteristics of a well-designed place from [The National Design Guide \(2021\)](#). Other local guidance used to inform these design requirements include [Sevenoaks District Character Study](#), [Sevenoaks Residential Character Area Assessment](#), [Edenbridge Character Area Assessment](#), and [Sevenoaks District Landscape Character Assessment](#).

Framework Plan

Some briefs include a site plan indicating spatial design guidance such as key routes, active frontages and open space. These diagrams translate elements of the design requirements into a clear visual format. The annotations are indicative and diagrammatic.

Housing Types and Mix

For all sites promoted for residential development, the Targeted Review of Local Housing Needs Jan 2025 should be used to guide the type and mix of housing delivered on the site.

Glossary

Active frontage: The front of buildings have doors and windows onto public space to generate activity and engagement between the building interior and the space outside, particularly entrances.

Natural surveillance: When buildings around a space are designed with features that are likely to lead to people overlooking the space. These may be windows, balconies, front gardens or entrances. This helps to prevent anti-social behaviour within those spaces.

Active travel routes: Route designed specifically for walking, wheeling and cycling.

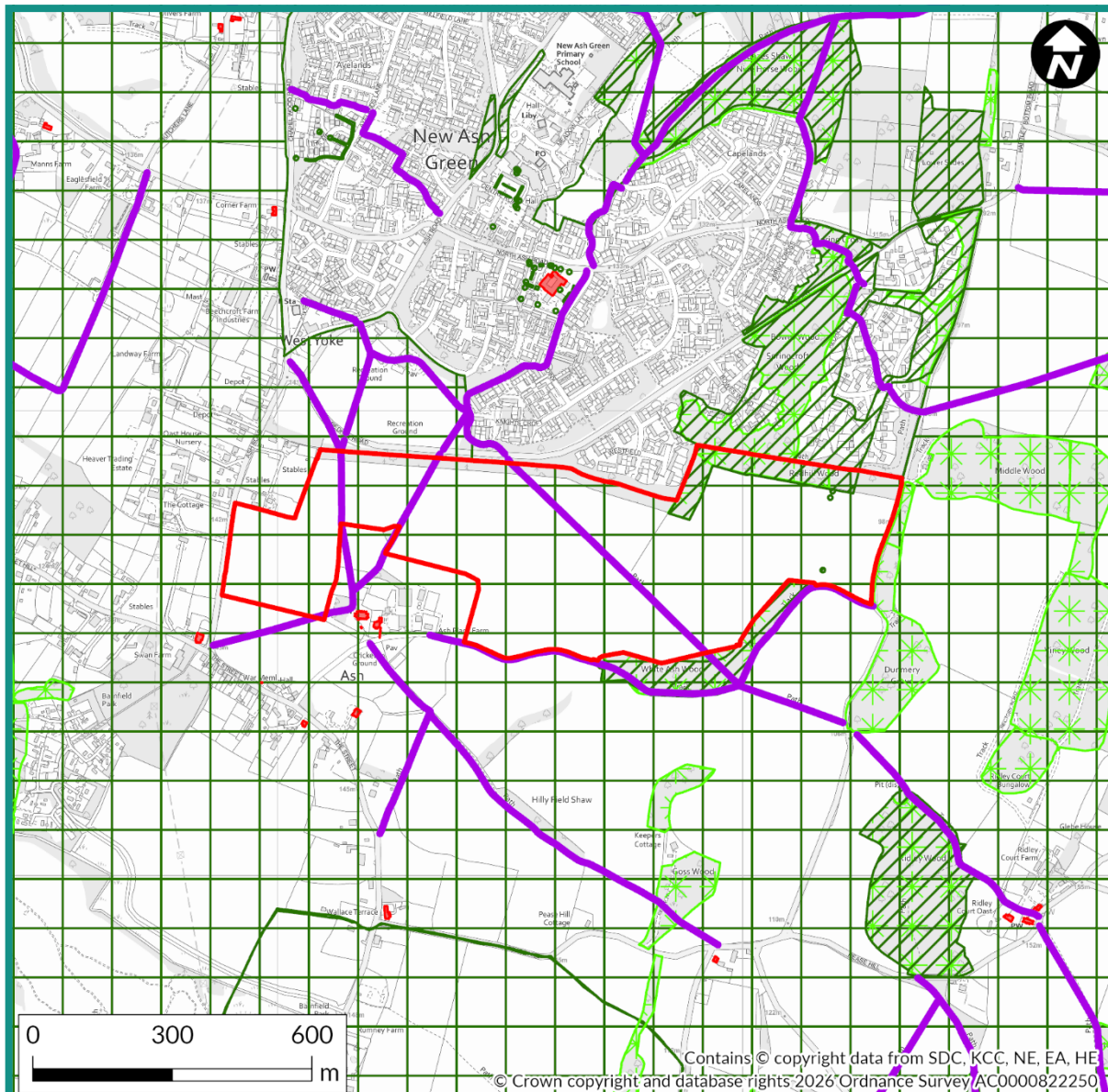
Landscape-led: An approach to planning and design that places the landscape at the heart of the development process. Rather than treating landscape as an afterthought or a decorative element, it is used as the primary framework for shaping places. The layout for a landscape-led scheme should be driven by existing landscape features such as topography, trees, water features etc.

Recontouring: The reshaping of existing ground levels to achieve design, landscape or heritage objectives.

SuDs (Sustainable Drainage Systems): Sustainable Drainage Systems are a set of water management practices designed to align modern drainage with natural water processes. They aim to manage surface water runoff in a way that mimics natural drainage, reduces flood risk, improves water quality, and enhances biodiversity and amenity.

New Ash Green

Land South of Redhill Road, New Ash Green



Legend:

- | | | | |
|---|------------------------------------|---|---|
|  | Site Boundary |  | Kent Compendium of Historic Parks and Gardens |
|  | Listed Building |  | Tree Preservation Order |
|  | Conservation Area |  | Flood Zone 2 |
|  | Locally Listed Asset |  | Flood Zone 3 |
|  | Ancient Woodland |  | Metropolitan Green Belt |
|  | National Landscape (Formerly AONB) |  | Public Right Of Way |

Site Overview

Reference	ST4-26
Address	Land South of Redhill Road, New Ash Green
Site Description	This is a greenfield site adjacent to the urban confines of New Ash Green. The site comprises a large parcel of land containing agricultural fields used for arable crop production. The site is bound by residential development to the north and west and open countryside to the south and east. Several heritage assets are adjacent to the site boundary, including Grade I listed St Peter and St Paul's Church and Grade II* listed Ash Manor.
Site Area	43.2 ha
Proposed Use	Mixed-use
Proposed Net Density Range	30 – 45 dph
Proposed Capacity	Approx. 530 residential units and community uses including a nursery and a primary school
Delivery Timeframe	6-10 years, 11+ years
Policy Priorities	• Affordable housing (H2) – provision of grey belt policy compliant affordable housing • Infrastructure (IN1) – provision of improvements to local infrastructure in accordance with grey belt policy, including provision of community facilities (COM2) • Open Space provision (OS1) – new or improved open space in accordance with grey belt policy • Sustainable Movement and Movement Network (T1 and T2) – prioritising public transport and active travel, and ensuring good site access and linkages to Longfield centre and station • Protecting and Enhancing the Historic Environment (HEN1) – setting of Grade I, II* and II listed buildings (designated heritage assets) and of New Ash Green (a non-designated heritage asset) • Sensitively Managing Change in the Historic Environment (HEN2) • Archaeology (HEN3) – pre-determination assessment required • Sustainable Design and Construction (CC2) – ensuring new development is built to reduce carbon emissions and be adaptable and resilient to a changing climate • Wildlife and Nature (BW1) and Biodiversity in New Development (BW3) – adjacent to ancient woodland. Proposals must demonstrate how site aligns with the LNRS • Community Engagement (DE1)

Site Specific Infrastructure Requirements	• New 2FE primary school with 26 place nursery • New/improved bus service between New Ash Green, Hartley and Longfield Station • Wastewater network reinforcement • Gas network reinforcement • Open space provision in accordance with Policy OS1 • Children and young people's play space provision in accordance with Policy OS2
--	--

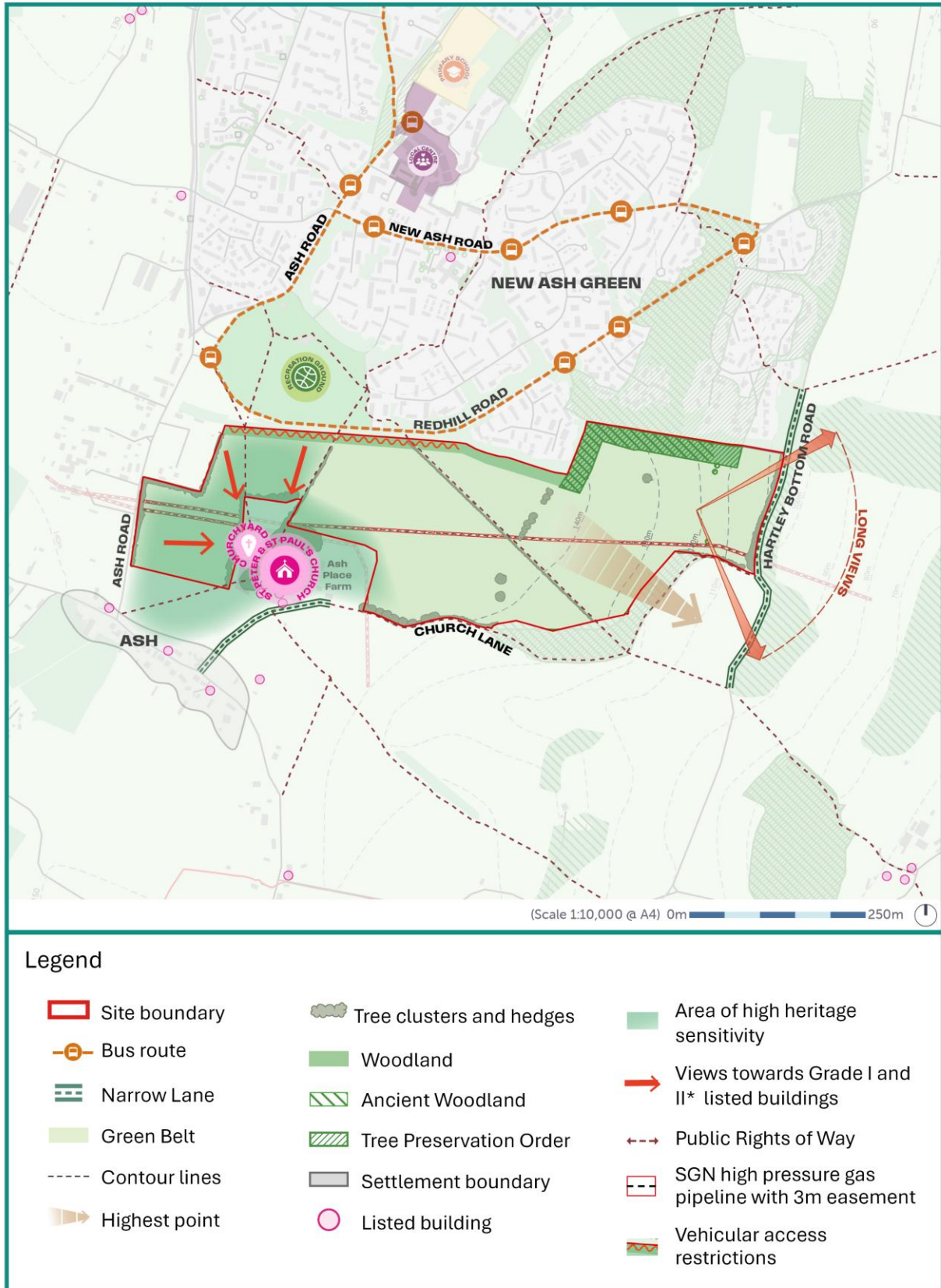
Community engagement

The applicant will be expected to undertake proactive, meaningful and ongoing engagement with the local community. They will demonstrate that they have secured the views of the local community and that they have been incorporated into the scheme.

Summary of Placemaking Deliverables

- A Primary School and a Nursery
- Open spaces, green corridors and leisure routes
- A network of pedestrian and cycle routes for leisure and everyday life
- An extended woodland
- A policy compliant number of affordable homes

Opportunities and Constraints Plan



Legend

- | | | |
|---------------|--------------------------|---|
| Site boundary | Tree clusters and hedges | Area of high heritage sensitivity |
| Bus route | Woodland | Views towards Grade I and II* listed buildings |
| Narrow Lane | Ancient Woodland | Public Rights of Way |
| Green Belt | Tree Preservation Order | SGN high pressure gas pipeline with 3m easement |
| Contour lines | Settlement boundary | Vehicular access restrictions |
| Highest point | Listed building | |

Opportunities and Constraints

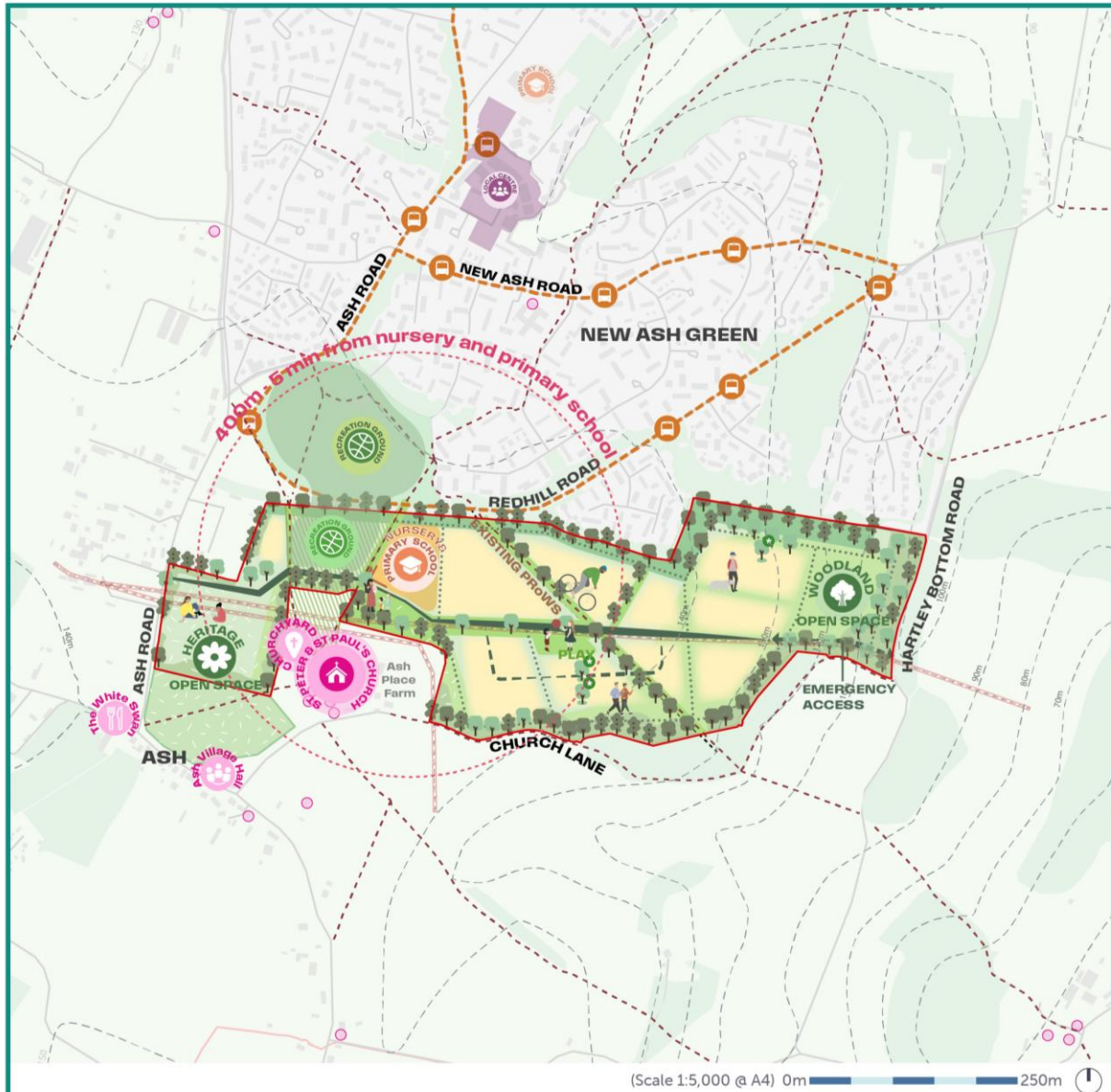
Site Opportunities

- Build on the existing PRoW network to create a walkable, permeable and well-connected neighbourhood
- Enhance the setting of heritage assets, including St Peter and St Paul's Church, Ash Manor and the churchyard, to provide a sympathetic setting through sensitive layout and open space design
- Retain and strengthen existing hedgerows, tree belts and historic field patterns to structure routes, define green corridors and integrate SuDS
- Improve hedgerow condition and planting along PRoW corridors
- Create new access points from Ash Road to improve vehicular and pedestrian connectivity
- Provide a school, nursery, community space and high-quality open space to strengthen the social and recreational offer
- Extend and enhance woodland areas in the east of the site

Site Constraints

- TPOs and protected woodland to the north-west and south-east must be retained, with development set back to protect root protection areas and preserve amenity and ecological value
- Numerous listed buildings in close proximity to the site—including Grade I St Peter and St Paul's Church and Grade II* Ash Manor—require buildings to be set back, with open space and sensitive boundary treatments used to protect and sensitively respond to their settings
- The site is within the setting of New Ash Green, which is considered a non-designated heritage asset, and development will consider any impact on its setting.
- Two high-pressure gas pipelines cross the site, one running broadly east–west and a second running north–south. Appropriate easements must be incorporated into the layout for both pipelines, with buffer zones integrated within the open space network where possible.
- Topography slopes downward toward the east, influencing drainage, views and density; layout should respond accordingly
- The southern boundary adjoins Church Lane and an existing pedestrian footpath, limiting opportunities for direct connectivity in this location
- Archaeological potential: pre-determination assessment will be required to understand the archaeological significance and inform the master planning of the site. Early engagement with Kent County Council Archaeology is recommended
- The site falls within the setting of the Kent Downs National Landscape and therefore development should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. The Kent Downs National Landscape Management Plan will be utilised to inform how the development can positively contribute to the setting of this designated landscape.

Development Vision



Legend

- | | | |
|--|--|---|
| Site boundary | Recreational ground extension | Primary route |
| Bus route | Heritage open space | Potential emergency access |
| Development parcels | Woodland open space | Public Rights of Way |
| Key open space | Existing woodland, ancient woodland and Tree Preservation Orders | Pedestrian/ cycle routes |
| Open space (extends beyond site boundary) | Existing trees within developable areas | Nursery and primary school |
| Open space retaining key north-south views to heritage | | SGN high pressure gas pipe with 3m easement |
| | | Listed building |

SDC Vision

The new neighbourhood will be defined by its relationship with the listed buildings and their settings and the historic churchyard to the west, the settlements of Ash and New Ash Green (which is a non-designated heritage asset) to the north and south, and the protected woodland and open countryside to the south and east. These features/assets will actively shape the character, structure and identity of the new community. The heritage significance of the site will inform the masterplanning.

A network of hamlets, structured by the existing Public Rights of Way, historic hedgerow network and field patterns, will form the basis of the neighbourhood, with the landscape providing the organising framework for open space, ecology and heritage from the outset.

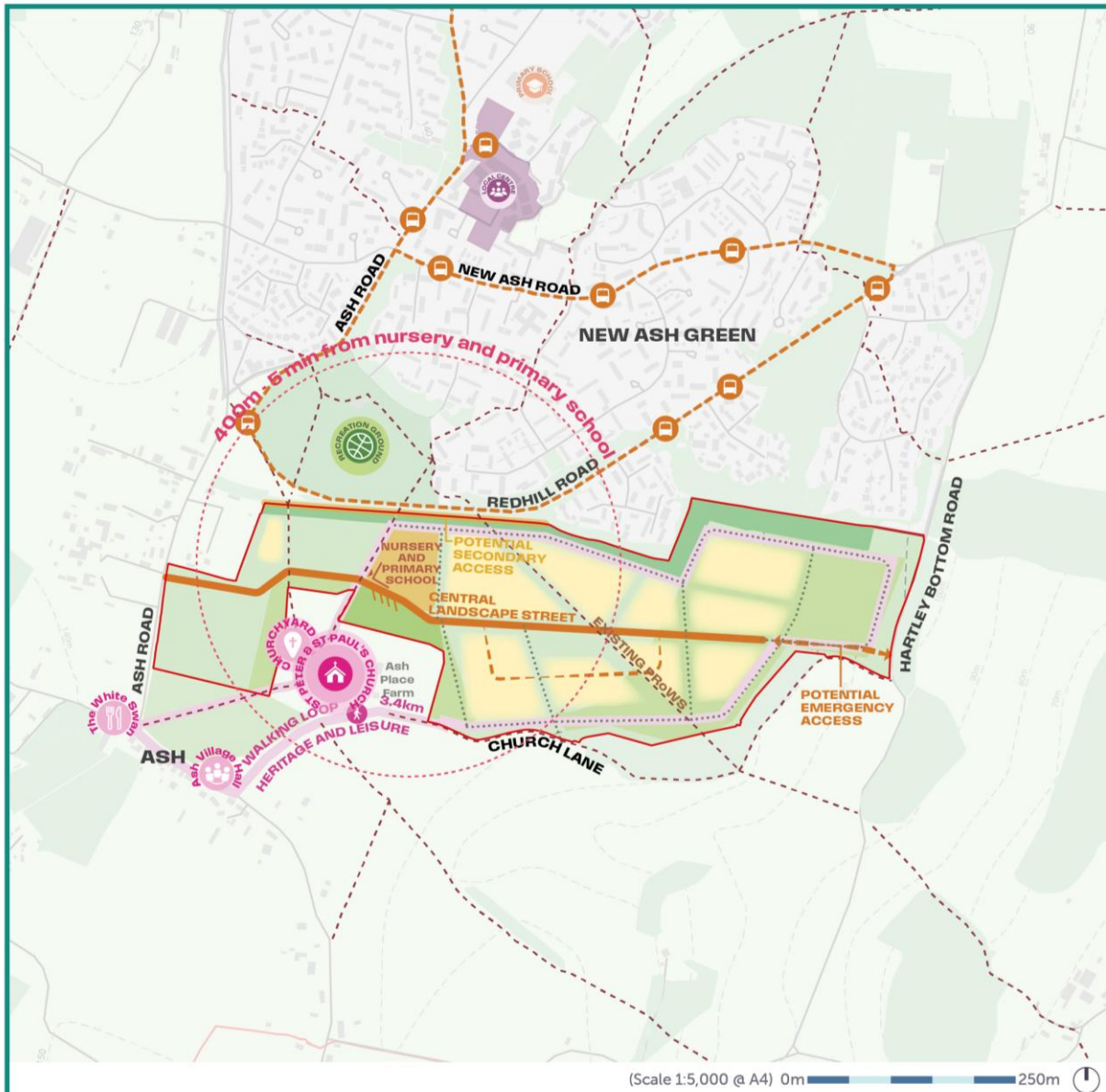
A central east–west route will connect Ash Road to Hartley Bottom Road, with green lanes predominantly car-free and based on existing rights of way extending from it to link the hamlets and the wider communities of Ash and New Ash Green. These routes will be intimate in character, framed by hedgerows and native planting, with informal play, seating and resting points along the way.

The eastern edge will be defined by an extended woodland frontage, with meadow planting and SuDS responding to the natural topography and creating an ecologically rich transition to the open countryside. To the west, open space around the listed buildings will retain an agricultural and meadow character, reinforced by small orchards and native hedgerows. To the south of the existing recreational ground, open space will preserve key views toward the church and heritage assets while complementing the recreational uses to the north, creating a coherent and inclusive green space that serves the wider community.

The school and nursery will occupy a central position on the east–west route, with safe walking and cycling links to both settlements. Density will vary across the site, with larger family homes at lower densities toward the southern and eastern edges and higher densities in the most connected locations. Affordable housing will be integrated throughout.

The neighbourhood will be bound together by a legible hierarchy of open spaces, from intimate green lanes and pocket play areas within each hamlet to the wider meadow, woodland and heritage settings that frame the site.

Movement Plan



Legend

- | | | |
|--|---|---|
| Site boundary | → Potential emergency access | Pedestrian/ cycle routes |
| Existing woodland, ancient woodland and Tree Preservation Orders | Potential secondary access along Redhill Road | Heritage and leisure walking loop |
| ⊞ Bus route | Indicative school drop off areas | --- 400m - 5 minutes walking distance from nursery and primary school |
| — Primary route | --- Public Rights of Way | |
| --- Indicative primary route loop | | |

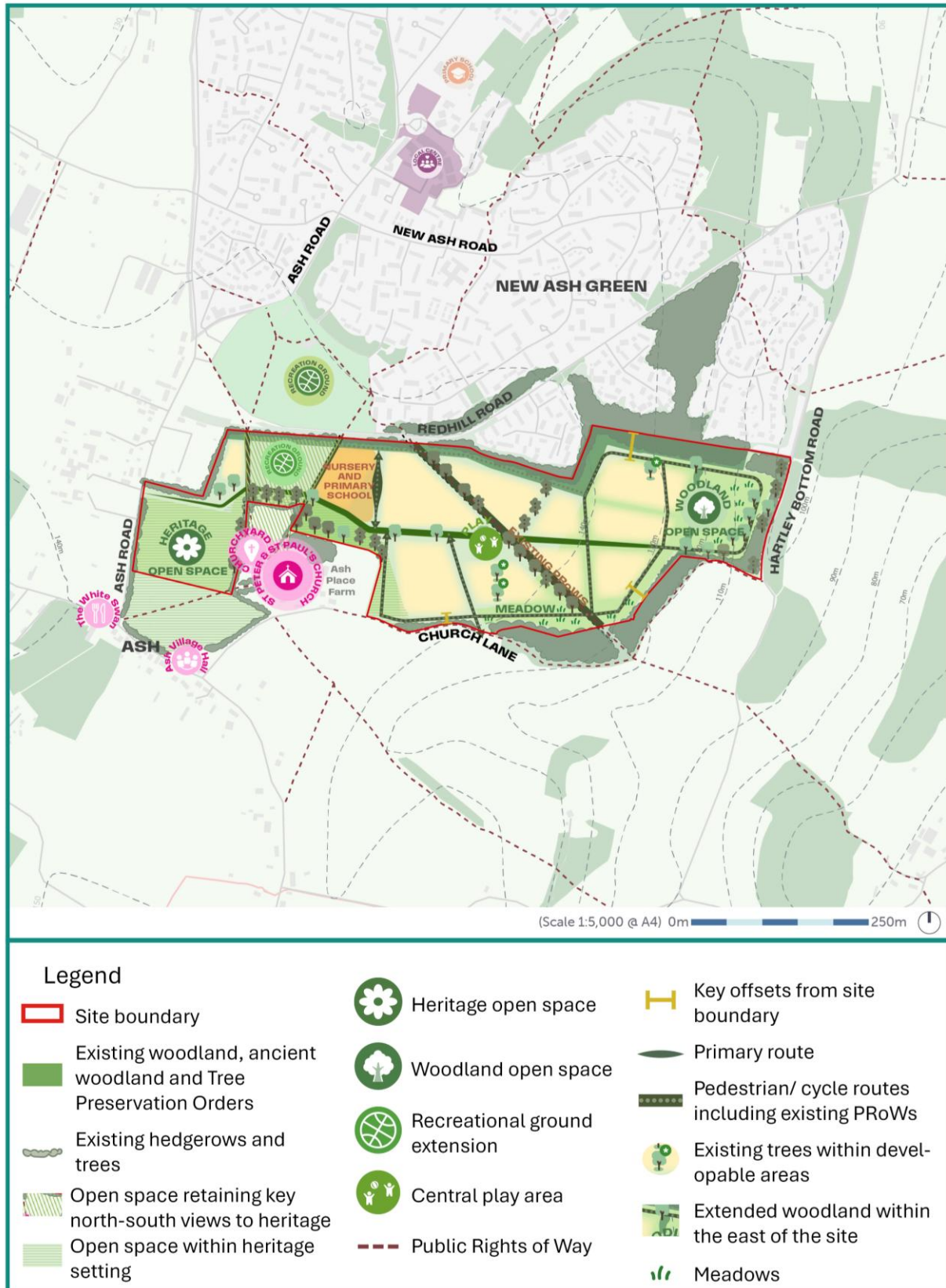
Movement - *accessible and easy to move around*

Movement will be shaped by the network of existing and new Public Rights of Way, capitalising on connections to heritage sites, open countryside, and local facilities. A clear hierarchy of streets and green routes will prioritise walking and cycling, with a key east–west landscape route.

NDG Characteristic	Design Requirement
Movement	
Active Travel	- Active travel routes must be direct and legible, lined with trees, hedgerows, and new planting to create attractive and well-defined connections. - A walking circuit must weave through the site, integrating existing Public Rights of Way and new routes, to link heritage assets, local facilities, and open spaces, whilst creating a leisure route that incorporates the proposed open spaces. - There is an opportunity to connect the site into the wider network of Public Rights of Way ensuring routes through the site extend into New Ash Green, Redhill Road, Ash Road, the Street, Church Lane and the wider countryside. - All new homes must provide (and demonstrate) easy and convenient cycle parking facilities to prioritise active travel. Cycle parking facilities are required at key public spaces and at mixed-uses on site.
Street Hierarchy	- Primary route: East–west vehicular route, must be accessed from Ash Road, with a small loop within the southern hamlets, exiting onto Ash Road. - This route must be tree-lined and pedestrian-friendly, incorporating SuDS and safe pedestrian crossings, including Copenhagen-style crossings along its length. - Green Lanes: Car-free corridors for walking, cycling, and ecology, framed by vegetation. Most of these follow existing Public Rights of Way (PRoW) routes; additional routes complete the network and connect to Ash and New Ash Green. - Emergency access to link the primary route to Hartley Bottom Road. - Along Redhill Road there is no highways access. In the future, a second connection linking to Redhill Road should be considered if the opportunity arises.
School Access	- The primary school and nursery must be directly served by safe walking and cycling routes linking to Ash and New Ash Green. - Drop-off and pick-up areas must be carefully designed to avoid dominating the frontage, protect play space, and prioritise pedestrian safety. These must be incorporated into the landscaped areas. - Landscape and street design must support shade, natural surveillance, and informal gathering spaces for pupils.

Wider Connections	• Potential for a wider heritage and leisure walking loop, linking listed buildings (e.g. St Peter and St Paul's Church) and community uses within Ash, and the eastern meadow open space, looping north around the primary school and nursery. • Opportunities should be explored for the inclusion of a bus route to serve the development, as well as improvements to existing routes, to improve public transport connections for existing and future residents.
Safety, Legibility and Wayfinding	• Movement networks should be intuitive, supported by clear landmarks, signage, and long views for orientation.

Nature and Public Spaces Plan



Nature and Public Spaces - *enhanced and optimised*

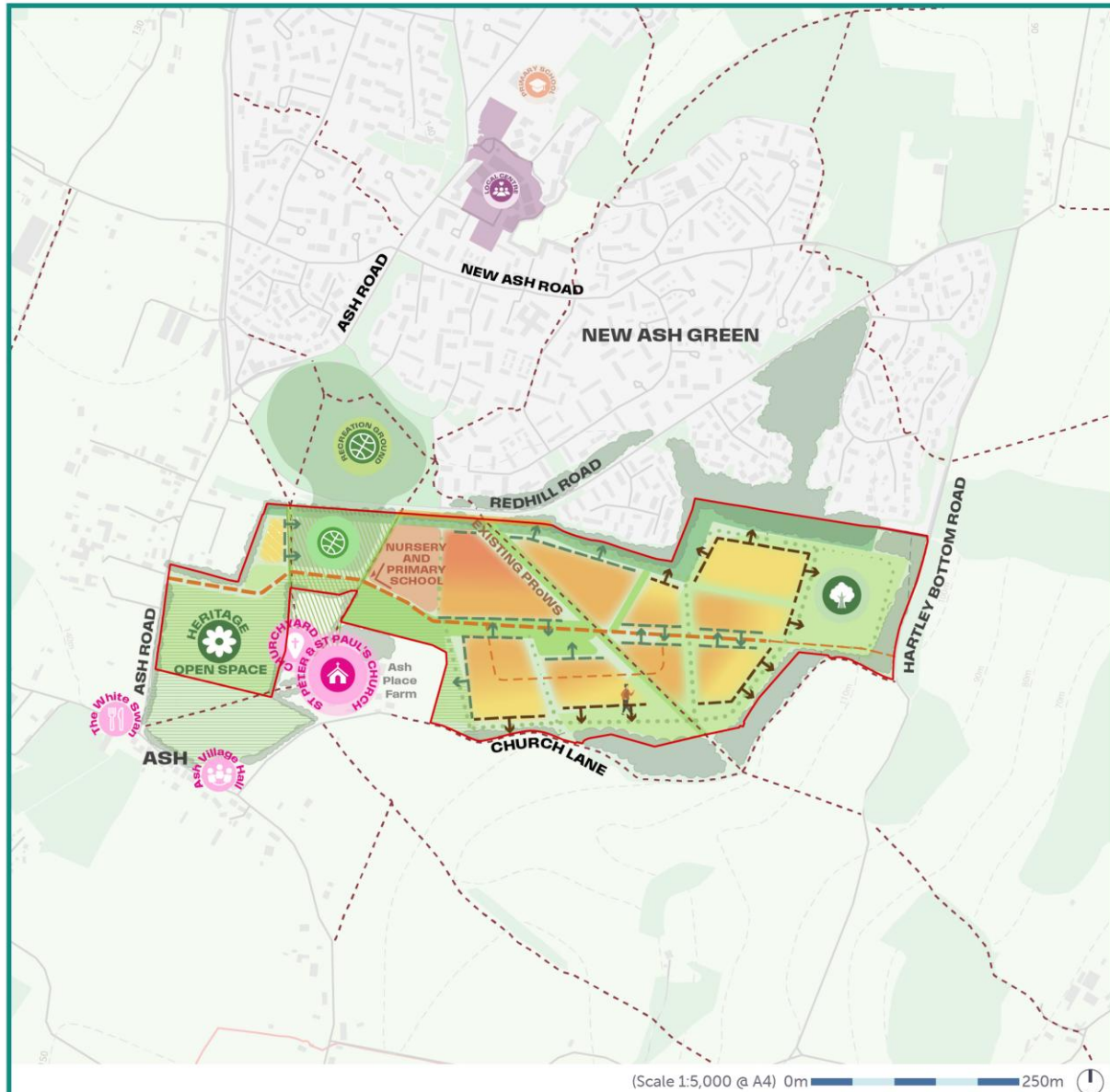
The landscape will provide the structuring framework of the proposal, responding to the heritage assets, protected woodland, and open countryside. A network of green lanes, based on existing Public Rights of Way and new routes, will connect to the adjacent settlements of Ash and New Ash Green. Smaller pockets of play will be provided within each hamlet.

NDG Characteristic	Design Requirement
Nature	
Landscape Framework	• The landscape must form the defining structure of development, with the western heritage open space, the network of existing Public Rights of Way, existing woodland and open space to the east. • Ancient woodland, retained trees and hedgerows will guide the pattern of the proposal. • Landscaping must be informed by the heritage significance of the site.
Heritage Open Space	• The open space to the west of the site, within the setting of listed buildings, must be informed by an understanding of the significance of the heritage assets and must enhance their settings. Uses could include retaining an agricultural character, creating a transition to meadow planting, SuDS, and the potential for small orchards. • Hard fencing must not be used along the churchyard boundary. Boundaries must instead be defined through native hedgerow planting, maintaining an open and respectful interface between the open space and the historic churchyard. • Lighting within the community open space must be minimised or avoided entirely, preserving the dark sky character of the site and maintaining a quiet, contemplative atmosphere appropriate to its adjacency with the church and churchyard. • All paths, surfaces, and ground treatments within the community open space must be permeable, using natural materials such as bound gravel, bark, or grass to support natural drainage and reinforce the informal, landscape-led character of the space. • Planting must draw from a native species palette, providing ecological value, seasonal interest, and a strong sense of local character.
Recreational ground extension	• Layout and uses must protect and enhance north-south views towards the church, churchyard and setting of listed buildings, ensuring development does not interrupt key sightlines. • Hard fencing must not be used along the churchyard boundary. Boundaries must instead be defined through native

	hedgerow planting, maintaining an open and respectful interface between the open space and the historic churchyard. • Uses within the open space must be agreed with the church and local community and should seek to complement the existing recreational ground to the north of Redhill Road, strengthening the community offer and active use of this area. • The open space should prioritise informal recreational uses in recognition of its sensitivity as part of the setting of the listed buildings; formal or high-intensity recreational infrastructure must be avoided immediately adjacent to the church and churchyard boundary. • Planting must draw from a native species palette, providing ecological value, seasonal interest, and a strong sense of local character.
Woodland Open Space	• To the east, homes should front onto the extended woodland, which links the northern and southern boundaries of the protected woodland, creating a visual buffer to the asset and improving biodiversity and tree cover. • Vegetation at these edges must create a soft transition to open countryside and leisure walks within this part of the site. Pockets of meadow planting and SuDS must also respond to the topography of this part of the site.
Green Pedestrian Lanes	• Green lanes within the hamlets must be intimate, tree-lined pedestrian and cycle routes framed by existing hedgerows and new planting. • Some of these links should include informal and formal play opportunities, particularly where they provide a direct connection to Ash and New Ash Green.
Existing Trees & Hedgerows	• All mature trees, hedgerows, and vegetation of ecological or visual value must be retained and enhanced, forming the framework of new hamlets and green links. • Planting must prioritise native, climate-resilient species that provide shade, seasonal interest, and biodiversity.
School & Green Spaces	• The school must have direct links to the central east-west route and wider walking and cycling routes, particularly linking to Ash and New Ash Green. • The design of adjacent green space must support outdoor learning, environmental education, and informal play, including space for classes and community use.
School Boundary Treatment	• Boundary treatment to the west must be minimal and open in character, avoiding close-boarded fencing, to maintain views toward the church and a comfortable relationship with the adjacent pedestrian route and open space. • The southern boundary must address the key access route into the site with an active and welcoming frontage, avoiding blank walls or solid fencing. • The northern boundary must be defined by native hedgerow planting with a modest low-level fence, avoiding tall close-

	boarded fencing that would be visually dominant in this location. • Tree planting must be incorporated along the northern, eastern and western boundaries to reinforce the green edge and integrate the school site within the wider landscape.
Offset from Existing Woodlands and Edges	• The development should maintain the following minimum offsets from existing woodland boundaries and edges: - 15m from the southern boundary (Church Lane road edge) - 35m from the southeastern boundary (existing woodland edge) - 50m from the northeastern boundary (existing woodland edge)
Public Access	• Green infrastructure must balance biodiversity with public enjoyment, providing safe, flood-resilient paths, clear wayfinding, and informal play opportunities. • Generally, paths should be gentle and informal in character, including woodland walks, providing space for dog walking, running, and leisure, with connections to the wider open space network. • Seating, lookout points, and resting spots should be provided along longer routes to support accessibility and inclusive enjoyment.
Community & Education Opportunities	• Spaces should be designed to support outdoor learning, environmental stewardship, and community engagement. • Interpretive signage and natural play elements should encourage ecological awareness.

Placemaking and Built Form Plan



Legend

- | | | |
|--|--|--|
| Site boundary | Pedestrian/ cycle routes including some existing PRowS | ⇓⇓ Key Frontage along woodland and open spaces |
| Existing woodland, ancient woodland and Tree Preservation Orders | Open green space | Approx 30-35 dph |
| ~~~~~ Existing hedgerows and trees | Open space within heritage setting | Approx 35-40 dph |
| - - - - Public Rights of Way | Community uses | Approx 40-45 dph |
| - - - - Vehicular routes | ⇓⇓ Key Frontage along central open space and Redhill Road | Western parcel within heritage setting |

Placemaking and Built Form

The development will be predominantly residential, structured as a series of compact hamlets shaped by the network of Public Rights of Way, new routes, woodland, and hedgerows. The hierarchy of open spaces will provide the organising framework for the proposal, ensuring that built form responds to and is informed by the landscape and heritage significance of the site at every scale.

Uses - *mixed and integrated*

NDG Characteristic	Design Requirement
Uses	
Mixed-uses	The development will be predominantly residential, structured as a series of compact hamlets shaped by the network of Public Rights of Way, new routes, woodland, and hedgerows. The hierarchy of open spaces will provide the organising framework for the proposal, ensuring that built form responds to and is informed by the landscape and heritage significance of the site at every scale.
School Building	- The school and nursery must be located in a central and accessible position, directly connected to the primary east-west route and the green lane network. - The building must be designed sensitively given its location within the setting of the listed church; scale, massing and materials must reflect the rural character of the area.
Surrounding Landscape Uses	The site will connect directly to the recreational ground and play area to the north, and to the community facilities, listed buildings, and protected woodland to the south, incorporating these into everyday amenity spaces.
Housing Mix	Larger family homes at lower densities must be located towards the southern and eastern landscape edges.

Built Form - *a coherent pattern of development*

NDG Characteristic	Design Requirement
Built Form	
Density and Typologies	Densities and housing typologies must respond to the site's character and location within the neighbourhood, as well as responding to the heritage significance of the site: higher-density development to the north-west; medium densities stepping through the neighbourhood along the key east-west route; and lower densities towards the southern and eastern woodland edge.
Layout and Block Structure	Development must be structured by network of existing Public Right of Ways and new routes and key open spaces.
Frontages	Continuous frontages must frame the central route, Redhill Road and woodland frontage.

	• Corner plots must address key routes with secondary frontages with consistent placement of windows.
Density	• Densities should range from 30–45 dph, with the highest densities to the north-west, stepping down towards the southern and eastern edges and the woodland setting beyond.

Other Design Requirements

NDG Characteristic	Design Requirement
Identity	
Distinctive Character	• Development must be led by and respond to the existing landscape features of the site. • Development must be informed by the heritage significance of the site. • Development should take inspiration from the adjoining Span New Ash Green development to the north of Redhill Road, drawing on its approach to layout, materials, landscape integration and architectural quality to inform the design of new homes. • Woodland areas and trees must be incorporated within the eastern part of the site, with development arranged around them to preserve their ecological and visual integrity. • Retained hedgerow patterns must shape the layout of the neighbourhood, ensuring continuity with the area's agricultural and landscape heritage. • Materials and detailing must draw from local vernacular traditions, while allowing for contemporary and sustainable interpretation.
Western Parcel	• A small number of dwellings may be appropriate in the north-west corner of the site, subject to a design approach that responds to its sensitive location within the setting of the Grade I and Grade II* listed buildings, as well as responding to the heritage significance of the site. • Development in this location must not replicate the design approach used elsewhere on the site; it requires a bespoke response that reflects the rural and agricultural character of the area. • Buildings should draw reference from the form, mix, materials and features of historic farmsteads without literal interpretation; the aim is to evoke agricultural character, not recreate a farmstead. • Building mix should reflect the variety and informality found in historic agricultural groupings, avoiding uniform or repetitive house types. • Boundaries must remain open and soft in character; close-boarded or hard fencing is not appropriate in this location. • Hard landscaping must be minimal and loose in character, using materials that sit comfortably within the wider landscape setting.

	The overall scale and massing of development in this corner must be subordinate to the landscape, ensuring it does not compete with or detract from the setting of the listed buildings.
Legibility	A clear hierarchy of streets, green lanes and routes must aid navigation across the site and create direct, usual links to adjacent peripheral open spaces.
Homes and Buildings	
Amenity	- Homes must provide a high standard of amenity, with access to green space, safe walking and cycling routes, and local services within a 10-minute walk. - Affordable housing must be tenure-blind and integrated across all hamlets, with equal access to shared facilities and public spaces.
Light/Aspect/Privacy	- All homes must be designed to achieve good levels of natural light, dual aspect where possible, and have private outdoor/amenity space. - Overlooking and overshadowing must be minimised through careful layout, orientation, and building height transitions.
Resources	
Energy Hierarchy	- Development must follow the energy hierarchy: reduce demand first, then use efficient systems, then supply with renewables. - Building fabric must be optimised to reduce heat loss, with passive design for ventilation, shading, and daylighting.
Embodied Carbon	- Materials with low embodied carbon, such as timber and recycled products, must be prioritised. - Construction should promote modern methods of construction.
Water	- All homes and public spaces must incorporate water efficiency measures. - Landscape-led SuDS must manage surface water on site
Lifespan	
Delivery	Long-term management of green and blue infrastructure must be secured from the outset, with opportunities for community involvement and review to support stewardship over time.
Management	- A long-term management plan must be secured for floodplain landscapes, SuDS, and ecological corridors to ensure resilience, safety, and biodiversity. - Opportunities for resident involvement in management and review (e.g. green space stewardship, monitoring biodiversity, or programming community facilities) must be embedded to create ownership and resilience over time. - Each home must have a considered refuse and recycling bin approach that ensures bins are located in a convenient and easily accessible location, are well-designed and attractive, and support correct use.