



## **Design Review Note**

- Illustrative Masterplan 25/03028/OUTS**
- Land West of Braishfield Road**

This review is an assessment of the proposals for Land West of Braishfield Road as expressed by the illustrative masterplan submitted as part of outline application reference 25/03028/OUTS.

The submitted Design & Access Statement (DAS) sets out a strong narrative around character, landscape, sustainability, and active travel. However, this review finds that the illustrative masterplan does not convincingly translate these aspirations into a spatial strategy. The following comments are offered to support a revision and refinement of the scheme.

### **1. Overall Vision & Concept**

This review acknowledges the stated ambition to create a landscape-led neighbourhood that reflects the rural character of Braishfield. While the DAS articulates this convincingly, the illustrative masterplan does not yet demonstrate a clear conceptual structure derived from landscape, movement, or settlement form. The illustrative masterplan reads as a conventional suburban layout rather than a bespoke response to the village's distinctive morphology.

A stronger organising idea is required, one that uses historic footprint precedents, landscape, topography, or movement patterns to generate a unique spatial identity.

## **2. Settlement Form & Character**

The DAS places significant emphasis on Braishfield's dispersed, hamlet-like character, its informal street structure, and its strong relationship with landscape. However, this review finds that the illustrative layout adopts a standard perimeter block and cul-de-sac arrangement that does not reflect these qualities.

- The geometry of the main access road is regular and predictable, lacking the informality characteristic of rural Hampshire villages, including Braishfield.
- The development appears inward-looking, with limited engagement with the Braishfield Road to the west or the recreation ground beyond.
- There is no discernible hierarchy of spaces or focal points that might anchor a sense of place, sense of arrival or a less intensive edge condition.

This review encourages the applicant's design team to explore more varied building groupings, irregular geometries, and a more nuanced response to the village's settlement grain. Clusters of homes, and small grouping of row houses and cottages (i.e. historic footprint precedents) that make up much of Braishfield's historic areas, are absent from the illustrative masterplan.

## **3. Landscape & Open Space**

This review broadly welcomes the retention of boundary vegetation and the inclusion of SuDS, edible landscapes, and meadow planting. However, the landscape currently functions as a wrapper rather than a structural driver of the layout.

- Open spaces are peripheral rather than forming any central organising element.
- SuDS features appear as residual pockets rather than celebrated landscape assets, notwithstanding these need to be located in areas relative to the site's levels and falls.
- The play space is positioned at the edge, limiting its role as a community focus.
- Play space adjacent to the electrical substation, and while not in any way a safety hazard it is likely to be unsightly utilitarian structure that will detract from the amenity of the play area and SuDS.

A truly landscape-led approach would bring green infrastructure into the heart of the scheme, shaping movement, views, and character. A revised application should explore how the existing low hedge adjacent to the Braishfield Road can be opened up and in certain locations removed, to provide opportunity for a positive outward-looking frontage on the eastern edge.

## **4. Movement & Connectivity**

The DAS strongly promotes active travel, yet this review finds the illustrative layout remains car-led.

- A single primary access road dominates the structure.
- Wide bell mouth is shown, to meet what are considered to be visibility requirements for car drivers, but these dimensions are at odds with genuine rural character.
- Pedestrian routes are secondary and do not form a fine-grain network.
- Connections to key village destinations e.g. the school, recreation ground, and village hall, are not expressed as clear, direct desire lines.
- The internal street hierarchy lacks variation and does not support legibility.
- Street widths are standardised and exhibit no variations, no pinch points or "moments" where character and distinctiveness can be found.
- There is weak relationship between built form and street layout i.e. it appears a loop road has been laid onto the site first and then houses placed around the edges. A better approach is to use built form to define streets and spaces.

This review recommends re-balancing the movement strategy to prioritise walking and cycling, with more permeable routes and a clearer relationship to the wider village network. Direct access to the school, recreation ground and pub are encouraged, not circuitous or indirect. A stronger relationship between built form and street layout is encouraged, with form used to define spaces.

## 5. Housing Typologies & Architectural Expression

The DAS promises a character-driven architectural response rooted in local materials and vernacular cues. This review notes that the illustrative layout does not yet demonstrate how typologies, frontages, or building forms will contribute to character.

- There is no indication of varied typologies, key buildings, or character areas.
- A proliferation of garages, often set back behind a driveway, which is a distinctive suburban form, and not a rural typology.
- The block structure suggests a reliance on standard house types rather than bespoke forms, that draw upon rural precedents.
- The absence of frontage hierarchy limits opportunities for placemaking moments.
- There are no locations where the built form is the driver the defines streets and spaces.
- The electrical substation is located adjacent to the main entrance, in a highly prominent location, yet is unlikely to make a positive architectural statement to those passing on the Braishfield Road.

This review encourages the applicant's design team to articulate how architectural variety and detailing will reinforce identity and respond to context.

## 6. Integration with the Village

The site occupies a sensitive location adjacent to the recreation ground, school, and village centre. This review finds the scheme does not yet capitalise on this opportunity.

- The interface with Braishfield Road lacks presence and does not create a gateway.
- The relationship with the recreation ground is underdeveloped; there is potential for shared paths, views, or a community-facing frontage.
- The development risks functioning as an enclave rather than a natural extension of the village.
- The opportunity to add to the existing cluster of notable village buildings e.g. school, pub, and recreation ground, with a new statement or legacy building is not explored.

A more outward-facing approach is needed to strengthen integration and community cohesion. Full retention of the western hedge is frustrating this objective and ways of thinning, removing sections or modifying should be explored.

## 7. Sustainability & Climate Responsiveness

This review welcomes the commitment to zero-carbon-ready homes, fabric-first principles, and biodiversity enhancement. However, these ambitions are not yet expressed spatially.

- Orientation appears driven by road geometry rather than solar gain or solar shade.
- SuDS features are not integrated into a coherent blue-green network, notwithstanding the preferred location needs to work with natural levels and falls.
- Opportunities for climate-adaptive design e.g. shading, ventilation corridors, are not evident although a single-sided tree-lined street is suggested in the centre of the layout.

A stronger link between sustainability principles and the physical layout is encouraged.

## 8. Summary & Recommendations

This review recognises the strength of the DAS narrative but finds a disconnect between the stated principles and the illustrative masterplan. To achieve the ambitions set out, the design team should consider:

- Developing a clearer landscape-led concept that shapes the structure of this substantial new neighbourhood.
- Introducing a more varied and contextually responsive settlement pattern.
- Explore how the existing trackway that is currently used to access and service the site can be retained to help structure the site and allow for an integration with the existing cluster of notable village buildings.
- Strengthening pedestrian and cycle connectivity, particularly toward village assets; the retention of the existing access trackway could be beneficial here.
- Creating a central green or focal space to support community identity.
- Enhancing the interface with Braishfield Road and the recreation ground.
- Demonstrating how architectural typologies and detailing will reinforce local character.
- Embedding sustainability principles into the spatial logic of the layout.

With these refinements, the scheme has the potential to become a genuinely distinctive and contextually sensitive addition to Braishfield, but not as submitted.

## APPENDIX 1 Gap Analysis

### Gaps Between Stated Principles and the Illustrative Layout

The DAS is rich in language about character, landscape led design, active travel, and contextual sensitivity. However, the illustrative masterplan often falls short of these ambitions. The gaps fall into several recurring themes:

#### A. "Landscape led" vs. "Landscape wrapped"

Stated principle: The DAS repeatedly claims the scheme is landscape led, shaped by ecological corridors, hedgerows, and rural character.

Illustrative layout:

- The landscape sits around the development rather than structuring it.
- Green space is peripheral, not formative.
- SuDS features are placed in leftover pockets rather than forming a central organising spine.
- The internal layout reads as a conventional cul-de-sac arrangement with a green buffer, not a landscape driven spatial sequence.

Gap analysis: The landscape is a wrapper, not a driver. The structure is suburban, not rural.

## **B. "Active travel" vs. "Car led geometry"**

Stated principle: The DAS emphasises walkability, active travel, and Manual for Streets principles.

Illustrative layout:

- A single vehicular access road dominates the structure.
- Pedestrian routes are secondary, indirect, and do not form a fine grain network.
- The layout does not create a natural desire line to the school, recreation ground, or village centre.
- No meaningful cycle infrastructure is evident.
- The internal street hierarchy is minimal and car oriented.

Gap analysis: The movement network is car led, not walkable. Active travel is rhetorical rather than structural.

## **C. "Village character" vs. "Volume builder morphology"**

Stated principle: The DAS claims the scheme reflects Braishfield's hamlet like pattern, rural lanes, and dispersed clusters.

Illustrative layout:

- The plan uses a standard suburban block structure with predictable spurs and cul-de-sacs. There is no evidence of:
  - irregular rural geometry
  - clusters around shared greens
  - varied building lines
  - courtyard forms
  - farmstead like groupings
- The layout resembles a typical edge of settlement housing estate rather than a village extension.

Gap analysis: The spatial form is generic, not village specific.

## **D. "Character driven architecture" vs. "No architectural strategy"**

Stated principle: The DAS promises locally distinctive materials, rooflines, and detailing.

Illustrative layout:

- The masterplan does not show:
  - frontage hierarchy
  - key buildings
  - varied typologies
  - character areas
- Without these, architectural distinctiveness cannot meaningfully emerge.

Gap analysis: Character is asserted but not spatially expressed.

## **E. "Health and wellbeing" vs. "Peripheral open space"**

Stated principle: The DAS emphasises multifunctional landscapes, natural play, edible planting, and social spaces.

Illustrative layout:

- Play and open space are placed at the edges, not integrated into daily movement.
- There is no central green or community heart.
- Social seating and play areas are isolated rather than forming a coherent public realm.

Gap analysis: Wellbeing features are added, not core placemaking elements.

## **F. "Contextual sensitivity" vs. "Limited integration with surroundings"**

Stated principle: The DAS claims the scheme integrates with the village and enhances its setting.

Illustrative layout:

- The development turns inward rather than engaging with Braishfield Road or the recreation ground.
- No frontage or gateway is created.
- The site feels like an enclave rather than a continuation of the village.

Gap analysis: The scheme sits beside Braishfield, not within it.

## APPENDIX 2 Character

### How the DAS Frames “Character”

The DAS uses “character” as a central rhetorical device. Across the document, character is framed as:

#### *A defining quality of Braishfield*

- Rural lanes, hedgerows, dispersed clusters, modest homes.
- A village with strong landscape identity.

#### *A guiding principle for the development*

- The DAS claims the scheme will “enhance”, “reflect”, and “respond to” local character.
- Character is presented as both architectural and landscape based.

#### *A policy requirement*

- The DAS repeatedly references the National Design Guide, Local Plan, and Village Design Statement.
- Character is positioned as a compliance issue.

#### *A future promise*

- Much of the character discussion is deferred to reserved matters.
- The DAS asserts character will be delivered later through materials, detailing, and architectural choices.

#### *Conclusion*

Character is used aspirationally and rhetorically, but not structurally. It is invoked as a value but not embedded in the spatial logic of the illustrative masterplan.

## APPENDIX 3 Design

### How the DAS Frames “Character”

The DAS frames “design” as a holistic, policy aligned, and process driven endeavour. It emphasises:

*A structured, evidence based process*

- Assessment → Involvement → Evaluation → Design.
- Claims of iterative testing and landscape led thinking.

*Alignment with national and local design guidance*

- National Design Guide
- National Model Design Code
- Building for a Healthy Life
- Village Design Statement

Design is framed as policy compliant and best practice driven.

*A focus on sustainability and climate resilience*

- Zero carbon ready homes
- Fabric first approach
- SuDS
- Biodiversity net gain

Design is positioned as environmentally responsible.

*A commitment to safety and inclusivity*

- Secured by Design
- Natural surveillance
- Accessible homes

Design is framed as socially responsible.

*A promise of architectural distinctiveness*

- Local materials
- Vernacular cues
- Craftsmanship

However, this is largely deferred to reserved matters.

*Conclusions*

Design is presented as comprehensive, principled, and policy aligned but the illustrative masterplan does not fully embody these principles. The rhetoric is strong; the spatial delivery is modest.

## APPENDIX 4

### DAS “Character” – Table of Selected References

Page	Short Quoted Phrase	25–50 Word Paraphrased Extract	Theme
7	“offering character, craftsmanship...”	The DAS introduces Bargate's brand ethos, emphasising that their developments aim to create places with a distinctive feel, rooted in craftsmanship and a sense of place, rather than generic housing.	Brand identity / placemaking
13	“compliments (sic) the local historic character...”	The document claims the development will respect and reinforce Braishfield's historic qualities, drawing on local settlement patterns, materials, and landscape cues to ensure the new neighbourhood feels connected to the village's established identity.	Heritage / contextual fit
16	“respond to local character...”	National policy is summarised, stressing that new development must be shaped by its surroundings, reinforcing local distinctiveness and avoiding placeless design. The DAS positions itself as aligned with this requirement.	National policy

Page	Short Quoted Phrase	25-50 Word Paraphrased Extract	Theme
18	"local character, identity..."	The Local Plan's objectives are paraphrased, highlighting the need to conserve and enhance the borough's varied landscapes and settlement identities. The DAS frames the scheme as contributing positively to this ambition.	Local policy
19	"preserve and enhance existing village character..."	The Village Design Statement is summarised, emphasising the importance of open spaces, rural edges, and the hamlet-like pattern of Braishfield. The DAS claims the scheme will respect these qualities.	Village Design Statement
20	"will be a development that complements the character of Braishfield through the identification of its unique characteristics..."	The DAS asserts that the development will reinforce Braishfield's rural qualities, integrating green infrastructure and respecting the village's landscape setting.	Landscape / village identity
21	"The key objectives of the VDS are to enhance the character of the village"	The DAS argues that the development will reinforce ecological character by creating green corridors, enhancing habitats, and connecting existing landscape features. It frames this as both a biodiversity measure and a way to maintain the rural identity of Braishfield.	Landscape character / ecology

Page	Short Quoted Phrase	25-50 Word Paraphrased Extract	Theme
22	"Building for a Healthy Life (BHL) ... respond to local community needs"	The BHL framework is invoked to argue that good character emerges from walkable, well-connected neighbourhoods with access to facilities. The DAS positions the scheme as aligned with these principles.	Neighbourhood character
24	"understanding the DNA of a place..."	The character assessment stresses that Braishfield's identity is shaped by dispersed clusters, hedgerows, rural lanes, and modest building forms. The DAS claims these elements have informed the emerging masterplan.	Character assessment
24	"understanding prevailing local character..."	The character assessment section stresses the importance of analysing Braishfield's built form, landscape, and materials to inform a sensitive design response. It frames character as a driver of the masterplan.	Context analysis
25	"Braishfield expanded by the coalesced farmsteads resulting a village appearance quite scattered but with clusters of buildings, strong character with most using traditional materials..."	The DAS describes local housing as modest, varied, and rooted in traditional forms. It suggests these qualities will guide future reserved matters design.	Built form

Page	Short Quoted Phrase	25-50 Word Paraphrased Extract	Theme
26	"character and uniqueness of Braishfield..."	The document summarises the village's defining traits — dispersed clusters, rural lanes, hedgerows — and claims these will influence the development's structure and appearance.	Settlement pattern
29	"Braishfield Road forms the central spine and focal point of the village. Near the site there is the junction with Common Hill Road where the Wheatsheaf pub, Braishfield Social Club, and Primary School are clustered."	The landscape response appears to be about reinforcing rural edges, enhancing biodiversity, and ensuring the development blends into its surroundings rather than appearing suburban.	Landscape integration
50	"ensure the prevailing local character is enhanced"	The illustrative masterplan is presented as a sensitive extension to the village, with homes arranged to respect existing properties, landscape features, and the rural setting, aiming to strengthen rather than dilute Braishfield's identity.	Masterplan character
53	"responds to the prevailing local landscape character"	The DAS claims the emerging masterplan is shaped by Braishfield's rural landscape, using existing vegetation, hedgerows, and open edges to create a development that blends into its surroundings rather than forming a hard suburban boundary.	Landscape character

Page	Short Quoted Phrase	25-50 Word Paraphrased Extract	Theme
53	"enhancing local settlement character"	The document argues that the structure of streets, green spaces, and development parcels reinforces the village's dispersed, green, low-density character, avoiding urbanising forms and maintaining a soft rural edge.	Settlement character
56	"reflect the local character and vernacular"	The architectural section emphasises that future house types will draw on local materials, roof forms, and detailing. It stresses that character will be expressed through subtle variation, craftsmanship, and context-specific design rather than standardised house types.	Architectural character
62	"designed to reflect the character of the local area"	The sustainability and active-travel section notes that landscape treatments, planting, and open-space design will reinforce Braishfield's rural identity. It emphasises that character is not only architectural but embedded in movement, ecology, and public realm choices.	Landscape & movement character
68	"enhance character and quality"	The conclusion asserts that the development will strengthen Braishfield's identity through sensitive design, landscape integration, and a layout that respects the village's rural qualities. It positions character enhancement as a core project outcome.	Overall character / conclusion

<b>Page</b>	<b>Short Quoted Phrase</b>	<b>25-50 Word Paraphrased Extract</b>	<b>Theme</b>
69	"respects the character of Braishfield"	The final statement reiterates that the scheme is intended to be a sympathetic extension of the village, shaped by its landscape, settlement pattern, and architectural cues. It frames character-respect as a defining measure of success.	Final design justification

## APPENDIX 5

### DAS “Design” – Table of Selected References

Page	Short Quoted Phrase	25–50 Word Paraphrased Extract	Theme
6	“Design and Access Statement...”	The DAS explains its statutory purpose: to articulate the design principles, contextual analysis, and access strategy underpinning the proposal, and to demonstrate how policy and local character have shaped the scheme.	Document purpose
7	“local design guidance...”	The DAS states that national and local design guidance has informed the vision, including the National Design Guide and Village Design Statement, positioning the scheme as policy-compliant.	Policy alignment
12	“high-quality [designed] landscapes...”	The vision section emphasises landscape as a health-promoting asset, describing multifunctional green spaces, edible planting, and natural play as integral to the design approach.	Landscape-led design
16	“The National Design Guide (NDG) sets out the Government's priorities for well-designed places”	National policy is summarised, highlighting the need for safe, attractive, well-designed places that minimise conflict between users and reinforce local distinctiveness.	National policy

Page	Short Quoted Phrase	25-50 Word Paraphrased Extract	Theme
17	"Responding to the National Design Guide..."	The DAS outlines how the scheme aligns with the NDG's ten characteristics, including identity, built form, movement, nature, and public spaces.	National Design Guide
18	"Place-making will be integral to our design approach..."	The Local Plan's design objectives are summarised, emphasising attractive, integrated environments that strengthen local identity. The DAS claims to follow these principles.	Local policy
19	"G5. Development proposals need to respect the hamlet layout of the village and its open spaces."	The VDS guidance is paraphrased, stressing the importance of sympathetic materials, boundary treatments, and architectural detailing.	Village Design Statement
20	"Land West of Braishfield Road will be a development that complements the character of Braishfield through the identification of its unique characteristics at detailed design stage."	Land West of Braishfield Road strives to be a beautifully and imaginatively designed sustainable addition to Braishfield	Village Design Statement
20	"fabric first approach"	The sustainability section outlines how homes will be designed to reduce energy demand through insulation, airtightness, and efficient systems. It frames this as part of a wider climate-responsive design strategy.	Sustainable design

Page	Short Quoted Phrase	25-50 Word Paraphrased Extract	Theme
21	"The site is located at an inherently sustainable location and has excellent access to nearby bus routes as well as being in walking distance of Braishfield Primary School."	The DAS claims that the site will have strong walking connections to the local school.	Active travel
22	"Building for a Healthy Life"	The DAS uses the BHL framework to justify the layout, arguing that the design supports active travel, access to facilities, and social interaction. It positions the masterplan as health-led.	Healthy neighbourhood design
24	"step-by-step analytical design process"	The DAS describes a structured design methodology beginning with contextual analysis, followed by constraints mapping, opportunities, and iterative testing. It claims the masterplan emerges from this evidence-based process.	Design methodology
24	"design proposals have drawn upon the positive and unique character..."	The document asserts that the design responds directly to Braishfield's rural qualities, using landscape, movement, and built form cues to shape the layout.	Contextual design
24	"from the outset of the design process..."	The DAS describes a step-by-step design methodology, beginning with contextual analysis and leading to a masterplan shaped by landscape, movement, and character cues.	Design process

Page	Short Quoted Phrase	25-50 Word Paraphrased Extract	Theme
29	"variety of block design responding to edges and movement"	The block structure is described as shaped by landscape boundaries, SuDS corridors, and pedestrian routes. The DAS claims this creates a legible and coherent pattern of development.	Masterplanning
30–31	"site considerations informing design"	The constraints and opportunities analysis outlines how topography, vegetation, access points, and neighbouring homes influence the emerging design. It argues that the layout is a direct response to these factors.	Constraints-led design
41	"Design Evaluation"	This section summarises how earlier analysis, constraints, and opportunities have shaped the emerging design. It positions the masterplan as the product of a structured, evidence-based design process rather than a standard layout.	Design evaluation
42	"Vision"	The vision describes a landscape-led design that promotes health, wellbeing, and active travel. It emphasises multifunctional green spaces, natural play, and a layout shaped by ecological and social considerations.	Vision / design intent

Page	Short Quoted Phrase	25-50 Word Paraphrased Extract	Theme
44	"Development Principles"	<p>The DAS sets out principles guiding the design: landscape-led structure, active travel, character-driven architecture, biodiversity enhancement, and a coherent street hierarchy. These principles are presented as the foundation of the masterplan.</p>	Design principles
45	"design of vehicular routes embraces 'Manual for Streets'"	<p>The movement strategy claims the street network is designed for low speeds, pedestrian priority, and safe crossings, following MfS guidance. It positions the layout as walkable and human-scaled.</p>	Street design
48	"positive outward looking development"	<p>The built form strategy describes how block structure, frontage, and open space relationships create legibility and a sense of place.</p>	Structure
50	"Illustrative Masterplan"	<p>The masterplan is presented as the preferred design solution within the parameter plan. It emphasises landscape corridors, SuDS features, and a central green as structuring elements.</p>	Masterplan design
54	"Parameter Plan"	<p>The parameter plan defines the limits of development, access points, open space, and building zones. It is framed as a flexible design framework that ensures consistency with policy and character.</p>	Design parameters

Page	Short Quoted Phrase	25–50 Word Paraphrased Extract	Theme
56	"Delight in the Detail"	This section critiques generic housebuilding and argues for site-specific design. It highlights materials, detailing, and craftsmanship as essential to creating a distinctive place rooted in Braishfield's character.	Architectural design
58	"Landscape and Play Strategy"	The design of open spaces prioritises naturalistic features, biodiversity, and informal recreation. The DAS positions landscape as a core design driver rather than an afterthought.	Landscape design
60	"Active Travel"	The active travel strategy describes how the design supports walking and cycling through direct routes, safe crossings, and connections to village facilities. It frames movement as a key design component.	Movement design
62	"Site Sustainability"	The sustainability chapter outlines how the design incorporates low-carbon technologies, efficient building fabric, and climate-responsive layouts. It frames sustainability as integral to the design process rather than an add-on.	Sustainable design
62	"homes designed to make use of sustainable materials"	The DAS describes how construction materials, insulation, and energy systems will be selected to reduce carbon emissions and improve long-term performance. It positions material choice as a key design decision.	Materials & energy design

Page	Short Quoted Phrase	25-50 Word Paraphrased Extract	Theme
63	"homes designed to be zero carbon ready"	The document explains that dwellings will be future-proofed for upcoming regulations, using air-source heat pumps, PV panels, and EV charging. It presents this as a forward-looking design strategy.	Zero-carbon design
63	"homes designed to take into account increasing annual temperatures"	The DAS highlights overheating mitigation through orientation, shading, ventilation, and fabric performance. It frames climate adaptation as a core design requirement.	Climate-adaptive design
64	"Secured by Design..."	The security section introduces Secured by Design principles, arguing that crime-prevention measures will be embedded in the layout, lighting, boundaries, and building entrances.	Crime-prevention design
64	"design of Land West of Braishfield Road has incorporated..."	The DAS claims the masterplan integrates natural surveillance, clear routes, and defensible space. It positions safety as a design driver.	Safety & surveillance
65	"design consideration of Secured by Design principles"	The document outlines how lighting, planting, boundary treatments, and play areas will be designed to avoid concealment, improve visibility, and support safe movement.	Public realm design
64	"features will be designed to identify routes..."	The DAS describes how signage, lighting, and landscape cues will help users navigate the site safely and intuitively.	Wayfinding design

Page	Short Quoted Phrase	25–50 Word Paraphrased Extract	Theme
64	"playgrounds will be designed..."	The play strategy emphasises visibility, natural surveillance, and safe access routes. It frames play design as both a safety and placemaking consideration.	Play design
65	"boundaries will be designed so as not to provide climbing aids..."	The DAS details how fencing and planting will be selected to reduce opportunities for crime while maintaining a rural aesthetic.	Boundary design
65	"cycle parking will be designed..."	Secure cycle storage is described as part of the sustainability and safety strategy, ensuring active travel is supported through thoughtful design.	Active travel design
65	"street lighting will be designed..."	Lighting is framed as essential for safety, legibility, and compliance with Secured by Design, while also minimising ecological impact.	Lighting design
65	"development will be designed with front doors visible..."	The DAS emphasises natural surveillance and clear sightlines as core design principles for entrances and frontages.	Entrance design
65	"detailed design for dwelling entrances..."	The document notes that future reserved matters applications will refine entrance treatments to ensure safety, legibility, and character alignment.	Architectural detailing
65	"general principles for windows... developed through reserved matters"	Window placement will be refined to support natural surveillance, daylighting, and architectural coherence.	Architectural design
68	"adheres to current planning and design policies"	The conclusion asserts that the scheme aligns with national and local design guidance, including NDG, NPPF, and the Village Design Statement.	Policy compliance

<b>Page</b>	<b>Short Quoted Phrase</b>	<b>25–50 Word Paraphrased Extract</b>	<b>Theme</b>
68	"This DAS provides a clear explanation of how the illustrative framework masterplan was shaped by local context and stakeholder input."	The DAS claims the masterplan is shaped by urban design principles such as legibility, character, and landscape integration.	Responsive design
68	"inclusive design is a core element"	The document highlights accessibility, adaptability, and social inclusion as central to the design strategy.	Inclusive design
69	"high standard of design and construction"	The final statement positions the development as a high-quality, carefully considered scheme that will deliver long-term value and a strong sense of place.	Final design justification