

Environment & Safety			
Item		What to consider	Policy
1	Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?	Is the development within: 1) 400m of local shop 2) 800m of open space 3) 800m local centre 4) 800m to a primary school by the shortest walking route?	Strategy C13 DM Plan DM1, HN10
2	Is there an accommodation mix that reflects the needs and aspirations of the local community?	<u>Residential</u> – Is the mix of unit sizes in accordance with policy? <u>Non - residential</u> – If the development does not include residential accommodation does it provide an appropriate use? (e.g. mixed use scheme, employment floorspace in industrial area).	Strategy: H2, H4, H5 DM Plan: HC1, HC2, DM4 (lift)
3	Is there a tenure mix that reflects the needs of the local community?	<u>Affordable residential</u> Is the mix of tenure in accordance with policy H3? <u>No Affordable residential</u> – If affordable housing is required but is not being provided has adequate financial justification been provided?	Strategy: H3
4	Does the development have easy access to public transport?	Is there a bus stop or station within 400m?	Strategy: T3
5	Does the development have any features that reduce its environmental impact?	Does the development achieve the relevant target or at least illustrate some features to reduce its environmental impact?	Strategy: SC1, SC3, SC4, SC5, SC6, SC7 DM Plan: DM1, HN8, HN9, HN10, CC1

	Character		
Item		Marking	Policy
6	Is the design specific to the scheme?	Does the scheme respond successfully to its context? Is the design unique to its location? This should be explained in detail in the Design and Access Statement.	DM Plan: DM1, HN1, HN2, HN3, HN4, HN5, HN7, HN9
7	Does the scheme exploit existing buildings, landscape or topography?	Have existing buildings and trees been assessed and the good ones preserved as part of the scheme? Does the Design and Access Statement describe the landscape and topographical context and how the scheme responds to this?	DM Plan: DM1, HN1, HN2, HN3, HN4, HN5, HN7, HN9, CC1
8	Does the scheme feel like a place with a distinctive character?	Only very large schemes will create their own distinctive character. Does the scheme respond and add to the surrounding positive characteristics and is this explained in the Design and Access Statement?	DM Plan: DM1, HN1, CQ1
9	Do the buildings and layout make it easy to find your way around?	Does the development respond to the existing street pattern? How clear are routes through new roads and footpaths? Does the architecture respond to short and long distance views, and are entrances clearly marked? Lighting and public art can also add to the legibility of an area. The Design and Access Statement should explain the schemes response to the existing street pattern.	DM Plan: DM1, HN1
10	Are streets defined by a coherent and well-structured building layout?	Where schemes create new roads and pathways. Does the development respond to the existing building lines with doors and windows fronting the street unless there is very good reason to deviate? Are private spaces positioned to the rear. The Design and Access Statement should explain the approach taken.	DM Plan: DM1

	Streets, parking & pedestrians		
Item		Marking	Policy
11	Does the building layout take priority over the streets and car-parking, so that the highways do not dominate?	Have measures been taken to ensure that highway matters, including vehicular access, parking and servicing, do not dictate or dominate building form and layout?	DM Plan: DM4
12	Is the car parking well integrated and situated so as to support the street scene?	Has car parking been properly integrated into the layout allowing space for good quality soft and hard landscaping, so that parked cars do not dominate the front of properties?	DM Plan: DM4
13	Are the streets pedestrian, cycle and vehicle friendly?	Is there sufficient cycle parking? Are any new refuse facilities positioned in accessible location but designed in such a way that they do not dominate?	DM Plan: DM4
14	Does the scheme integrate with existing streets, paths and surrounding development?	Does the Design and Access Statement assess the surrounding street network and does the scheme design take all opportunities to create new streets and footpaths on pedestrian desire lines?	DM Plan: DM1, DM4
15	Are public spaces and pedestrian routes overlooked and do they feel safe?	Do all areas of the public realm (streets, open spaces and footpaths) have entrances, front doors and windows fronting on to them at ground floor and windows at upper levels to maximise activity and surveillance?	DM Plan: DM2, DM3

	Design & Construction		
Item		Marking	Policy
16	Is public space well designed and does it have suitable management arrangements in place?	Is the public space well designed with good quality materials and appropriate planting? How will it be maintained in the future? For example management could be through a management company, the developer, a public body etc.	DM Plan: DM1, DM3, HN7, HN8, HN9, HN10
17	Do buildings exhibit architectural quality?	<u>Daylight/sunlight</u> – Does the development comply with BRE guidelines or it has it been sufficiently justified that the development cannot meet the BRE requirements. <u>Architectural quality</u> – Are the materials used of high quality and appropriate to the context, is the proportion of solid to glass appropriate to the use and context together with some articulation? The approach should be justified in the Design and Access Statement.	DM Plan: DM1, HN1, HN2
18	Do internal spaces and layout allow for adaptation, conversion or extension?	<u>Residential</u> – Does the scheme comply with lifetime homes or does it provide justification if it doesn't? Can the internal layout be adapted/converted or extended to provide further residential accommodation. <u>Non - residential</u> – Has access to and around the building been fully considered and justified where good levels of accessibility cannot be achieved? Is the building is capable of a change of use without substantial demolition.	DM Plan: DM1, DM3
19	Has the scheme made use of advances in construction or technology that enhance its performance, quality, and attractiveness?	<u>Sustainable Construction</u> – Does the scheme score BREEAM very good or Ecohomes level 4?	DM Plan: DM1
20	Do buildings or spaces outperform statutory minima, such as Building Regulations?	Residential – Does the scheme comply with internal floorspace standards and garden length set out in policy DM3 or has compelling justification why the standards cannot be met?	DM Plan: DM3