

LAND AT
NEWGATE LANE
FAREHAM
HAMPSHIRE

NORTHERN PARCEL

DESIGN & ACCESS STATEMENT

PREPARED BY PEGASUS DESIGN
BRS.4989_44A | SEPTEMBER 2018





THE CREATION OF HIGH QUALITY BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS SHOULD ACHIEVE. GOOD DESIGN IS A KEY ASPECT OF SUSTAINABLE DEVELOPMENT, CREATES BETTER PLACES IN WHICH TO LIVE AND WORK AND HELPS MAKE DEVELOPMENT ACCEPTABLE TO COMMUNITIES. BEING CLEAR ABOUT DESIGN EXPECTATIONS, AND HOW THESE WILL BE TESTED, IS ESSENTIAL FOR ACHIEVING THIS. SO TOO IS EFFECTIVE ENGAGEMENT BETWEEN APPLICANTS, COMMUNITIES, LOCAL PLANNING AUTHORITIES AND OTHER INTERESTS THROUGHOUT THE PROCESS.



[PARA. 124, NPPF 2018].

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01: INTRODUCTION



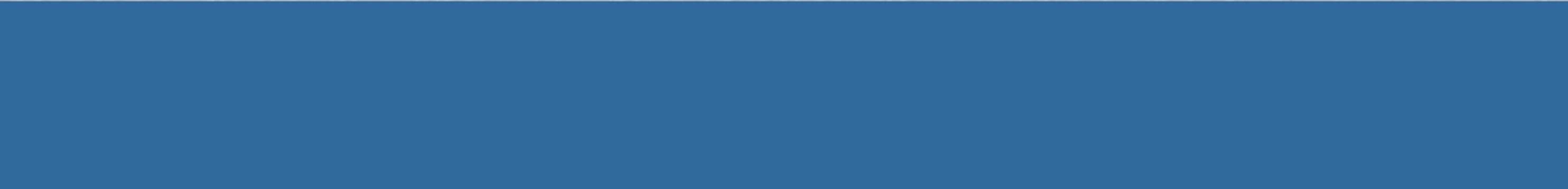
01 INTRODUCTION

PURPOSE OF THE STATEMENT

- 1.1 This Statement has been prepared by Pegasus Urban Design on behalf of Fareham Land LP for Outline Planning Application for the demolition of existing buildings and development of up to 75 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved.
- 1.2 It has been written in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a Design and Access Statement.
- 1.3 The DMPO 2015 also states the following requirements:
- “9. (2) An application for planning permission to which this article applies shall be accompanied by a statement (“a design and access statement”) about:
- (a) the design principles and concepts that have been applied to the development; and
 - (b) how issues relating to access to the development have been dealt with.
- (3) A design and access statement shall:
- (a) explain the design principles and concepts that have been applied to the development;
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
 - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
 - (e) explain how any specific issues which might affect access to the development have been addressed.

- 1.4 Reference has also been made to Government policy in the form of the National Planning Policy Framework and Planning Practice Guidance. This advises that a Design and Access Statement must:
- “(a) explain the design principles and concepts that have been applied to the proposed development; and
 - (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.
- Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.”

- 1.5 The document achieves this within the following sections:
- Section 1: Introduction**
Outlines the purpose of the document.
 - Section 2: Assessment**
Considers the site and its surroundings in terms of the physical, social and planning context as part of Article 9(3)(b) and 9(3)(c) DMPO 2015 requirements.
 - Section 3: Design Principles**
Presentation of the design principles that have been derived from a combination of Government Policy, site assessment, public consultation and design evolution as referred to within Article 9(3)(e) DMPO 2015.
 - Section 4: Involvement and Evolution**
Outlines the stakeholder participation and consultation undertaken as well as its key findings as part of the Article 9(3)(d) DMPO 2015 requirements.
 - Section 5: Design Proposals**
Presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance, as required within Article 9(3)(a) & (4)(c) DMPO 2015.
 - Section 6: Summary**
- 1.6 This statement should be read in conjunction with the Outline Planning Application and its accompanying documents including the Planning Statement, Affordable Housing Statement, Open Space Assessment, Heritage Statement, Draft Heads of Terms, Statement of Community Involvement, Contaminated Land Assessment, Ecological Appraisal, Landscape and Visual Assessment, Flood Risk Assessment and Drainage Strategy, Transport Statement, Travel Plan and Tree Report.

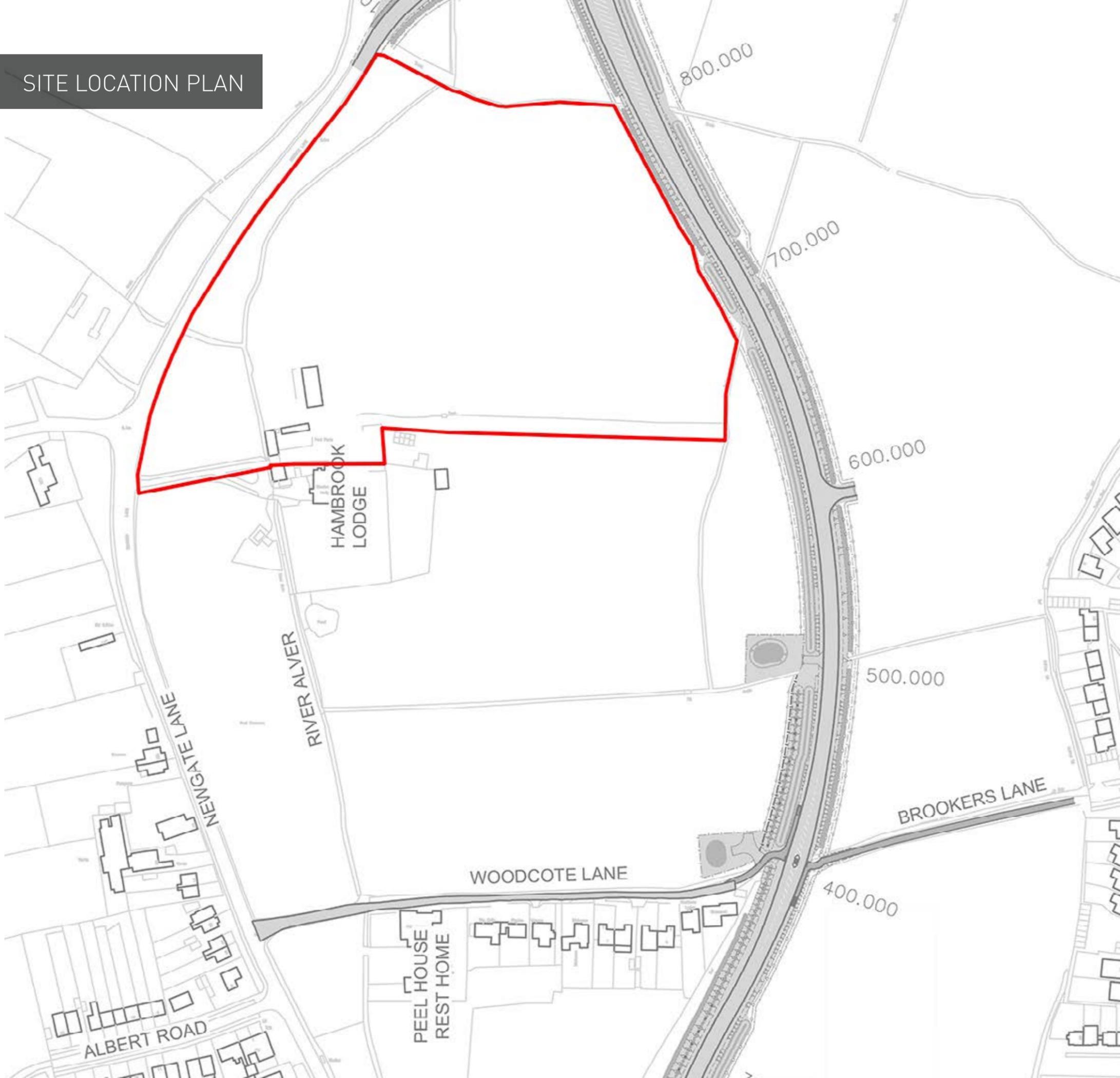




02: ASSESSMENT

SITE LOCATION PLAN

 APPLICATION BOUNDARY
3.95 HA



02 ASSESSMENT

“Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.”

The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre.”

(NPPF Planning Practice Guidance; Para. 007)

- 2.1 In order to assist in the successful integration of the proposal with its context, this section provides a summary of the assessment of the site and its surroundings.

PHYSICAL AND HISTORICAL CONTEXT

- 2.2 Fareham is a traditional market town situated northwest of Portsmouth Harbour with a population of approximately 114,300 people. The town gives its name to the borough that comprises the town and its surrounding area.
- 2.3 Fareham began as a Saxon village, known as Ferne Ham and was originally situated on a hill close to where the church of St Peter and St Paul now stands.
- 2.4 Throughout the middle ages Fareham was known for timber exportation, fishing, and had an impressive boat building industry. The market was bustling and brought in people from neighbouring settlements.
- 2.5 By the 19th century, the population had begun to increase steadily as the industries of brick making and tanning thrived, and the town became more connected with railway links to Southampton and Gosport.

IMMEDIATE SITE CONTEXT

- 2.6 The site comprises of approximately 3.95 hectares of agricultural land, bound by Newgate Lane to the west, a new relief road to the east and Woodcote Lane to the south. There is an existing Public Right of Way footpath (71b) that provides a connection to Tips Copse from Newgate Lane immediately west of the site via the Wastewater Treatment Works.
- 2.7 The site encompasses one agricultural land parcel, bound by existing field boundaries including mature trees and hedgerows.
- 2.8 Several watercourses, including the River Alver (classified as 'Main River'), flow through the site in a southerly direction. These watercourses are generally located alongside the existing hedgerows and mature trees.
- 2.9 Hambrook Lodge adjoins the site to the south, access for which crosses the application boundary. Other than this there are few residential properties that surround the northern parcel site.
- 2.10 Peel Common Wastewater Treatment Works is located approximately 200m to the west of the site.



LANDSCAPE & ECOLOGICAL CONTEXT

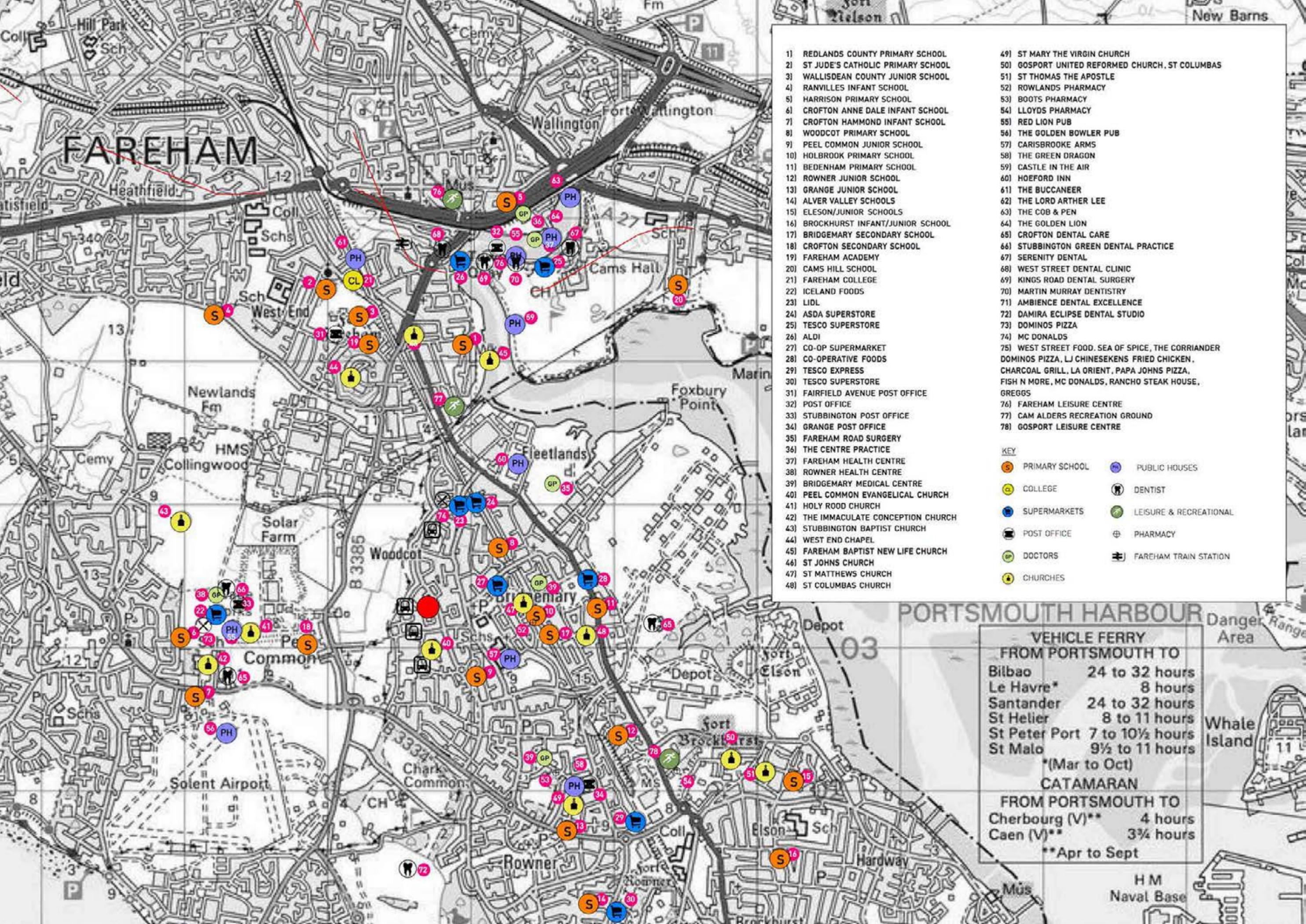
“When thinking about new development the site’s land form should be taken into account. Natural features and local heritage resources can help give shape to a development and integrate it into the wider area, reinforce and sustain local distinctiveness, reduce its impact on nature and contribute to a sense of place. Views into and out of larger sites should also be carefully considered from the start of the design process.”

(NPPF Planning Practice Guidance; Para. 007)

- 2.11 The treatment of the site’s boundary has been considered carefully to ensure the most appropriate transition into the rural landscape beyond. The approach taken is to provide a sufficient buffer of public open space combined with the existing and proposed vegetation to minimise visual and perceived impact.

Landscape and Visual Impact Assessment

- 2.12 The site is comprised of several fields used for equestrian grazing and arable production.
- 2.13 The landform is relatively uniform, gradually sloping from c. +10m AOD on the northern edge to c.9m AOD on the southern edge.
- 2.14 On site there are several drainage ditches which generally follow the alignment of the existing hedgerows. These drainage ditches link back to the River Alver which enters the site at the north east and continues south, exiting to Woodcote Lane. An overgrown pond is located to the south of Hambrook Lodge.
- 2.15 The green infrastructure and open space strategy informs the location of a large area of public open space to be provided along Newgate Lane. With the development being mostly set back from the road, this reduces the potential visual impact and strengthens the strategic gap.
- 2.16 This links up with pockets of open space, and equipped play spaces throughout the site. The development along the eastern edge is also set back with a landscape buffer to reduce the visual impact and mitigate the noise from the road.



- 1) REDLANDS COUNTY PRIMARY SCHOOL
- 2) ST JUDE'S CATHOLIC PRIMARY SCHOOL
- 3) WALLISDEAN COUNTY JUNIOR SCHOOL
- 4) RANVILLES INFANT SCHOOL
- 5) HARRISON PRIMARY SCHOOL
- 6) CROFTON ANNE DALE INFANT SCHOOL
- 7) CROFTON HAMMOND INFANT SCHOOL
- 8) WOODCOT PRIMARY SCHOOL
- 9) PEEL COMMON JUNIOR SCHOOL
- 10) HOLBROOK PRIMARY SCHOOL
- 11) BEDENHAM PRIMARY SCHOOL
- 12) ROWNER JUNIOR SCHOOL
- 13) GRANGE JUNIOR SCHOOL
- 14) ALVER VALLEY SCHOOLS
- 15) ELESON/JUNIOR SCHOOLS
- 16) BROCKHURST INFANT/JUNIOR SCHOOL
- 17) BRIDGEMARY SECONDARY SCHOOL
- 18) CROFTON SECONDARY SCHOOL
- 19) FAREHAM ACADEMY
- 20) CAMS HILL SCHOOL
- 21) FAREHAM COLLEGE
- 22) ICELAND FOODS
- 23) LIDL
- 24) ASDA SUPERSTORE
- 25) TESCO SUPERSTORE
- 26) ALDI
- 27) CO-OP SUPERMARKET
- 28) CO-OPERATIVE FOODS
- 29) TESCO EXPRESS
- 30) TESCO SUPERSTORE
- 31) FAIRFIELD AVENUE POST OFFICE
- 32) POST OFFICE
- 33) STUBBINGTON POST OFFICE
- 34) GRANGE POST OFFICE
- 35) FAREHAM ROAD SURGERY
- 36) THE CENTRE PRACTICE
- 37) FAREHAM HEALTH CENTRE
- 38) ROWNER HEALTH CENTRE
- 39) BRIDGEMARY MEDICAL CENTRE
- 40) PEEL COMMON EVANGELICAL CHURCH
- 41) HOLY ROOD CHURCH
- 42) THE IMMACULATE CONCEPTION CHURCH
- 43) STUBBINGTON BAPTIST CHURCH
- 44) WEST END CHAPEL
- 45) FAREHAM BAPTIST NEW LIFE CHURCH
- 46) ST JOHNS CHURCH
- 47) ST MATTHEWS CHURCH
- 48) ST COLUMBAS CHURCH
- 49) ST MARY THE VIRGIN CHURCH
- 50) GOSPORT UNITED REFORMED CHURCH, ST COLUMBAS
- 51) ST THOMAS THE APOSTLE
- 52) ROWLANDS PHARMACY
- 53) BOOTS PHARMACY
- 54) LLOYDS PHARMACY
- 55) RED LION PUB
- 56) THE GOLDEN BOWLER PUB
- 57) CARISBROOKE ARMS
- 58) THE GREEN DRAGON
- 59) CASTLE IN THE AIR
- 60) HOEFORD INN
- 61) THE BUCCANEER
- 62) THE LORD ARTHUR LEE
- 63) THE COB & PEN
- 64) THE GOLDEN LION
- 65) CROFTON DENTAL CARE
- 66) STUBBINGTON GREEN DENTAL PRACTICE
- 67) SERENITY DENTAL
- 68) WEST STREET DENTAL CLINIC
- 69) KINGS ROAD DENTAL SURGERY
- 70) MARTIN MURRAY DENTISTRY
- 71) AMBIENCE DENTAL EXCELLENCE
- 72) DAMIRA ECLIPSE DENTAL STUDIO
- 73) DOMINOS PIZZA
- 74) MC DONALDS
- 75) WEST STREET FOOD, SEA OF SPICE, THE CORRIANDER DOMINOS PIZZA, LJ CHINESEKENS FRIED CHICKEN, CHARCOAL GRILL, LA ORIENT, PAPA JOHNS PIZZA, FISH N MORE, MC DONALDS, RANCHO STEAK HOUSE, GREGGS
- 76) FAREHAM LEISURE CENTRE
- 77) CAM ALDERS RECREATION GROUND
- 78) GOSPORT LEISURE CENTRE

KEY

PRIMARY SCHOOL	PUBLIC HOUSES
COLLEGE	DENTIST
SUPERMARKETS	LEISURE & RECREATIONAL
POST OFFICE	PHARMACY
DOCTORS	FAREHAM TRAIN STATION
CHURCHES	

VEHICLE FERRY	
FROM PORTSMOUTH TO	
Bilbao	24 to 32 hours
Le Havre*	8 hours
Santander	24 to 32 hours
St Helier	8 to 11 hours
St Peter Port	7 to 10½ hours
St Malo	9½ to 11 hours
*(Mar to Oct)	
CATAMARAN	
FROM PORTSMOUTH TO	
Cherbourg (V)**	4 hours
Caen (V)**	3¾ hours
**Apr to Sept	

CONNECTIONS

Highways

- 2.17 Situated between the cities of Southampton and Portsmouth, Fareham is a remarkably well-located and popular settlement.
- 2.18 The town is connected to the M27 and subsequent wider motorway network across the country. This enables travel time to London to be approximately two hours by car and a similar travel time by train from Fareham’s central station. Fareham is also well-connected to the south east region via a number of A-roads including the A27 that connects some of Britain’s southernmost settlements including Brighton.
- 2.19 The immediate site benefits from the newly opened relief road, Newgate Lane East, easing the traffic along Newgate Lane.

Pedestrian

- 2.20 The existing footpath along Newgate Lane provides an excellent pedestrian connection into Fareham. This footpath is present only on the side of the dwellings as it reaches the site. Filtered pedestrian routes along Woodcote Lane and Brookers Lane allows for convenient access to the neighbouring ward of Bridgemary and associated services and facilities.

Public Transport

- 2.21 Regular bus services run along Newgate Lane East including the 21 and 21A services granting sustainable travel opportunities to Fareham town centre and the neighbouring village of Stubbington. These services have been transferred from old Newgate Lane.
- 2.22 Further detail on transport and movement issues is provided in the accompanying Transport Assessment.



FACILITIES AND SERVICES

2.23 Manual for Streets (paragraph 4.4.1) states that 'walkable neighbourhoods' are typically characterized by having a range of facilities within 10 minutes (up to 800m) walking distance of residential areas which residents may access comfortably on foot. It also states that walking offers the greatest potential to replace short car trips, particularly for journeys under 2km.

HERITAGE

- 2.24 A Heritage Assessment has been undertaken and accompanies this application.
- 2.25 No designated heritage assets are located within the site.
- 2.26 The Grade II listed Carriston Cottage is situated directly opposite Hambrook Lodge and 50m west of the site. According to the Heritage Assessment, this building would have likely been constructed in the 18th century and functioned as one single dwelling.
- 2.27 The report concludes that there is no evidence to suggest that historic activity was focused within the site itself nor would the any development result in harm to the significance of the Grade II Listed Carriston Cottage.
- 2.28 Further detail regarding the heritage and setting is provided in the accompanying Heritage Assessment.

DRAINAGE & UTILITIES

2.29 A Flood Risk Assessment and Drainage Strategy will be submitted as part of this application which demonstrates that residential development is appropriate in terms of fluvial risk and the NPPF.

SURROUNDING CHARACTER ANALYSIS

Immediate context

'All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places.'

Fareham Borough Design Guidance Supplementary Planning Document (Excluding Welborne)

- 2.30 We have reviewed buildings of architectural merit both in the immediate area and neighbouring settlement of Bridgemary to consider how these may inform the design proposals at Newgate Lane.
- 2.31 The existing buildings in the immediate area are concentrated along Newgate Lane and Woodcote Lane. These are largely made up of two-storey detached and semi-detached properties with private off-road parking.
- 2.32 The character of these buildings varies greatly with a mixed material pallet consisting of stone aggregate render, red brickwork, buff brickwork and cream render.
- 2.33 Many of the semi-detached buildings appear to have hipped roofs to soften the appearance from the street and are often coupled with a central chimney. This typology of the semi-detached building also tends to create dual features as evident with the positioning of windows within the projecting gable frontage.
- 2.34 Most buildings feature plain casement UPVC windows, but some older properties instead feature sash windows. The fenestration detailing is an integral part of the design and the existing precedents should be reflected on during the design stage.



ASSESSMENT



SURROUNDING EXISTING DEVELOPMENT

Bridgemary

2.35 Bridgemary, the closest settlement east of the new relief road, is quite vast and presents a varied architectural style. The settlement is generally made up of one to two storey dwellings, with a good variety of building typologies that range from single detached units to four units in a terrace block.

2.36 Perhaps the most popular building typology is semi-detached with either an eaves fronted pitched or hipped roof.

2.37 The pockets of central green space and series of pedestrian routes creates a unique sense of place and a pleasant setting that should be drawn upon as a precedent in the design.

2.38 Porch canopies are used widely, incorporating a mix of sloped and flat canopies, which can also be used to enhance variety and define character in the new development.

A selection of architectural detailing and treatments are listed below:

- Red/buff brickwork;
- Brickwork/concrete cills;
- Hipped/gable ended roofs with grey clay pantiles;
- Double storey bay windows;
- Dormer windows;
- Chimneys; and
- Detached and integral garages.



ASSESSMENT



DESIGN-RELEVANT PLANNING POLICY & GUIDANCE

2.39 Development proposals will be formulated having due regard to the policies that make up the Local Plan and supplementary guidance, together with relevant emerging local policies.

National Planning Policy Framework

2.40 Government policy in the form of the National Planning Policy Framework (NPPF) 2018 sets out the Government's commitment to good design.

2.41 Specifically, 'Section 12: Achieving well-designed places' states:

"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community"

[para. 124& 128, NPPF 2018].

2.42 Section 12 also sets out a list of criteria that development proposals should meet:

- Will function well and add to the overall quality of the area;
- Are visually attractive;
- Are sympathetic to local character and history;
- Create a strong sense of place;
- Optimise the potential of the site;
- Create places that are safe, inclusive and accessible.

National Planning Policy Guidance - Design (NPPG)

2.43 The NPPF is accompanied by the on-line web based resource the NPPG. <http://planningguidance.planningportal.gov.uk>. This features more in depth advice on 'Design' and at paragraph 015 addresses the question 'What is a well designed place?'. It sets out that well designed places will:

- be functional;
- support mixed uses and tenures;
- include successful public spaces;
- be adaptable and resilient;
- have a distinctive character;
- be attractive; and
- encourage ease of movement.

2.44 These requirements underpin the design of the scheme and we demonstrate how within the Section 5: Summary below.

2.45 Paragraph 023 of the Design section of the NPPG sets out what should be considered during the planning decision-making process:

- Layout – the way in which buildings and spaces relate to each other;
- Form – the shape of the buildings;
- Scale – the size of the buildings;
- Detailing – the important smaller elements of buildings and spaces; and
- Materials – what the building is made from.

2.46 Section 4 of this document provides an account of the proposal in these terms to assist in with the LPA's response to this planning application.

Local Planning Policy & Guidance

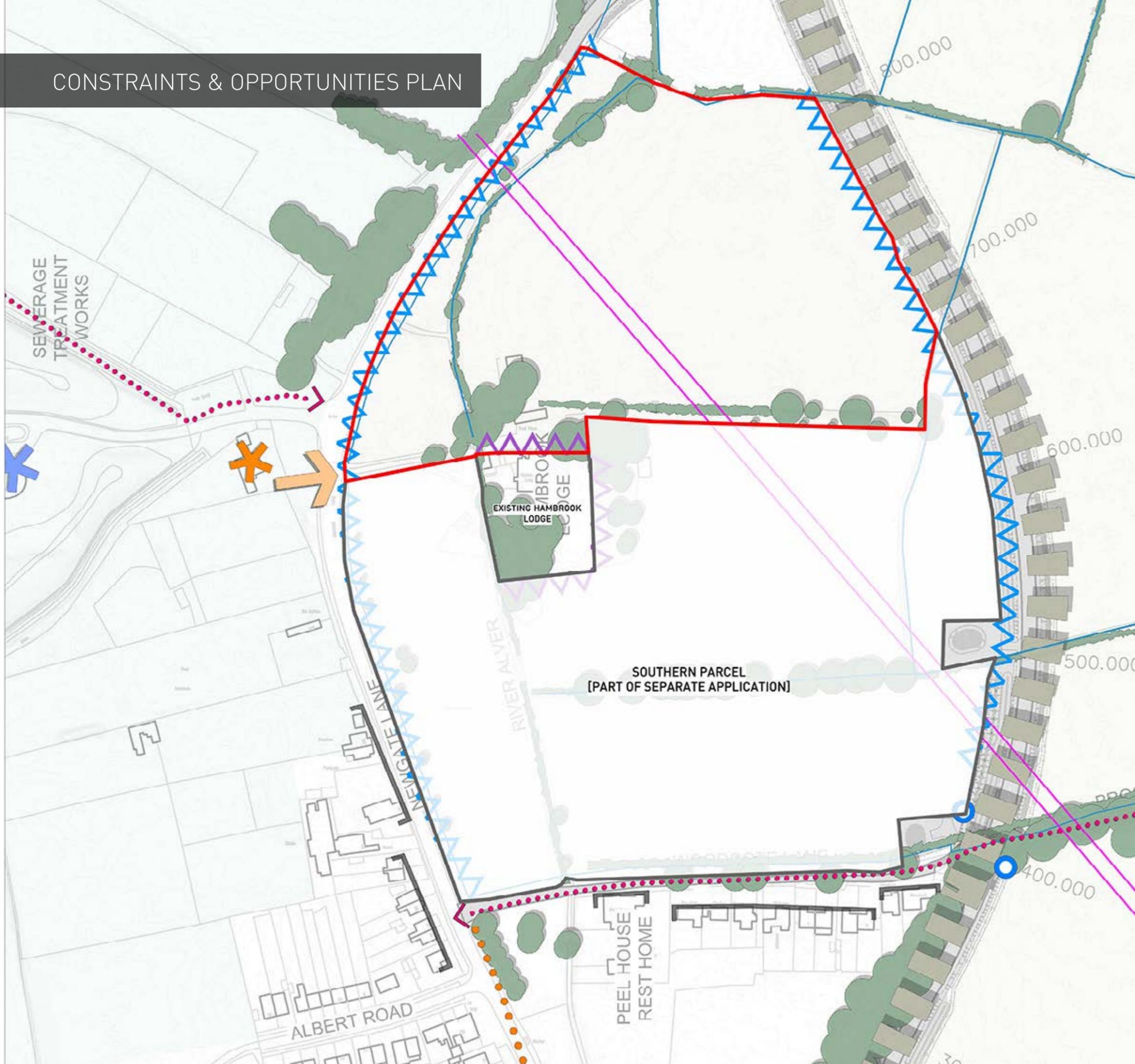
- 2.47 The development proposals have been formulated having due regard to local design-relevant policy and guidance. The adopted Development Plan for Fareham Borough consists of three main documents:
- Local Plan Part 1: 'Core Strategy' (Adopted in August 2011);
 - Local Plan Part 2: 'Development Sites & Policies' (DSP) (Adopted in June 2015); and
 - Local Plan Part 3: The 'Welborne Plan' (Adopted in June 2015).

- 2.48 Core Strategy Plan Policy CS17: High Quality Design states that:
- All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. In particular development will be designed to:
- respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials;
 - provide continuity of built form, a sense of enclosure with active frontages to the street and safety of the public realm;
 - ensure permeable movement patterns and connections to local services, community facilities, jobs and shops;
 - create a sense of identity and distinctiveness and one that is legible;
 - enable and/or encourage a mix of uses and diversity in an area;
 - ensure that the public realm has pedestrian priority, is safe, secure, functional and accessible, and is constructed of quality materials and well maintained;
 - enable buildings to provide flexible accommodation, which can be adapted to suit all members of a community throughout their lifetime;
 - provide green infrastructure, including landscaping, open spaces, greenways and trees within the public realm; and
 - provide appropriate parking for intended uses taking account of the accessibility and context of a development and tackling climate change.

- In addition, new housing will be required to:
- secure adequate internal and external space, dwelling mix, privacy, and sunlight and daylight to meet the requirements of future occupiers.
- The aforementioned criteria have been taken into account during the formulation of these development proposals.

CONSTRAINTS & OPPORTUNITIES PLAN

-  APPLICATION BOUNDARY
-  EXISTING ACCESS TO HAMBRO
(CROSSES BOTH NORTHERN AND SI
-  FOOTPATH CONNECTIONS
-  EXISTING PROW
-  NEWGATE LANE EAST
-  EXISTING VEGETATION
-  LISTED BUILDING
-  EXISTING SEWAGE WORKS
-  EXISTING WATERCOURSE
-  VEHICULAR NOISE
-  SENSITIVE BOUNDARY
-  KEY EXISTING FRONTAGE
-  EXISTING OVERHEAD CABLES
-  EXISTING BUS STOP



CONSTRAINTS AND OPPORTUNITIES

2.49 Evaluation of the findings set out above has established a number of opportunities and constraints with the potential to influence the design of this scheme. These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities plan shown opposite.

CONSTRAINTS

- PRESENCE OF OVERHEAD CABLES THAT WOULD REQUIRE GROUNDING TO ENABLE DEVELOPMENT;
- DEVELOPMENT MUST SEEK TO CREATE A SENSITIVE SETTING TO THE EXISTING HAMBROOK LODGE DWELLING;
- A NUMBER OF EXISTING WATERCOURSES ON SITE WILL REQUIRE CONSIDERATION;
- THE GRADE II LISTED COTTAGE OPPOSITE THE SITE MUST BE GIVEN A SUITABLE BUFFER TO ENSURE THE DEVELOPMENT DOES NOT RESULT IN HARM TO THE SIGNIFICANCE OF THE LISTED ASSET;
- POTENTIAL NOISE FROM THE NEWGATE EAST RELIEF ROAD;
- LACK OF PEDESTRIAN CROSSING POINTS ALONG NEWGATE LANE EAST; AND
- EXISTING BUILDINGS TO BE DEMOLISHED TO ALLOW FOR THE PROVISION OF SAFE PUBLIC OPEN SPACE.

OPPORTUNITIES

- OPPORTUNITY TO STRENGTHEN THE GREEN INFRASTRUCTURE ALONG NEWGATE ROAD AND OPEN TO PUBLIC USE;
- OPPORTUNITY TO LESSEN THE NOISE IMPACT OF THE NEWGATE LANE EAST WITH THE PROVISION OF A SUFFICIENT LANDSCAPE BUFFER;
- RETENTION AND ENHANCEMENT OF THE EXISTING HIGH-QUALITY VEGETATION ON SITE;
- OPPORTUNITY TO REFLECT THE HIGH-QUALITY ARCHITECTURE AND CHARACTER OF THE LOCAL AREA;
- OPPORTUNITY TO FRONT ONTO THE PUBLIC OPEN SPACE;
- PROVISION OF AFFORDABLE HOUSING; AND
- PROVISION OF PUBLIC OPEN SPACE, INCLUDING EQUIPPED PLAY SPACES.