



C G F R Y & S O N
BUILDING A BETTER PLACE TO LIVE

Chesterfield Neighbourhood Design Compliance Checklist

Revision -
June 2026



WELBORNE

12. COMPLIANCE CHECKLIST

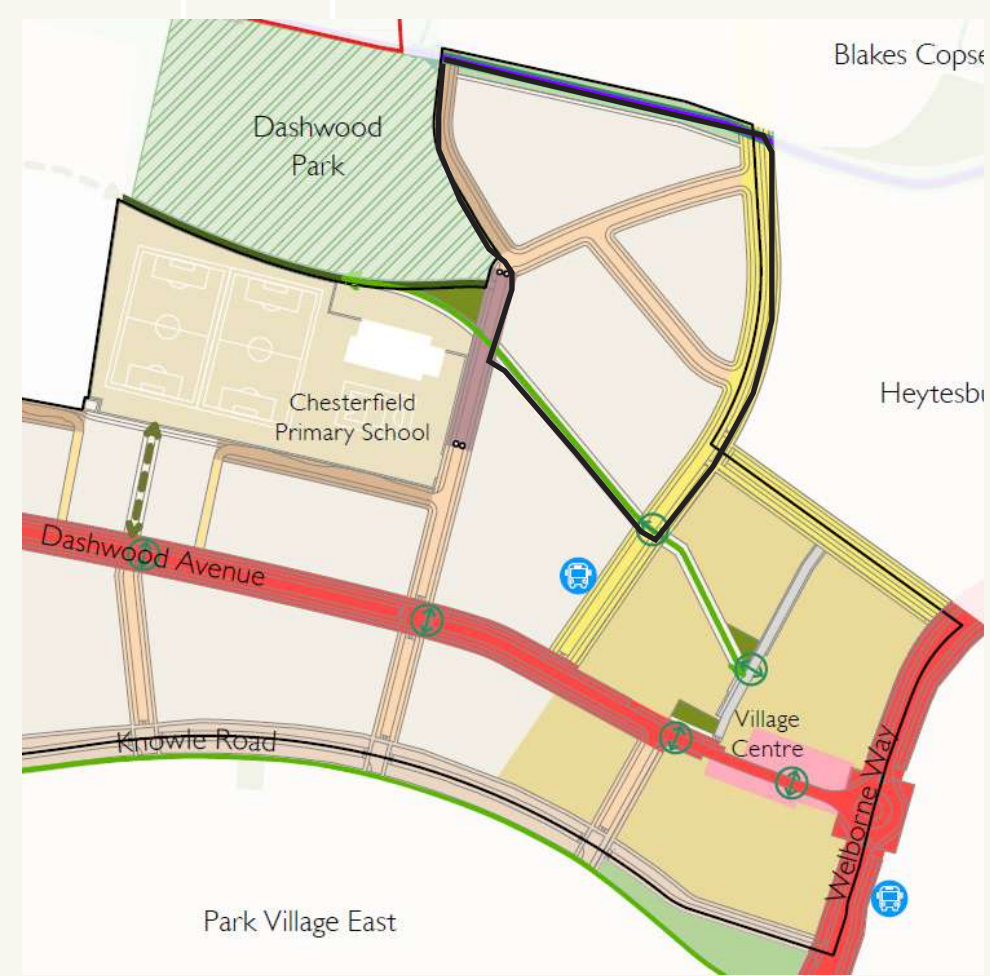
ITEM	PAGE REF.	COMPLIANCE ITEM	YES
Site Wide Regulations			
A	13	Does the layout comply with the strategic neighbourhood plan for Chesterfield and the Village Centre taken from the Strategic Design Code?	The layout enhances this more urban fringe with dwellings designed to face outward from the perimeter blocks, creating a strong urban frontage and sense of enclosure notably around the key views fronting Dashwood Park. The street network maintains the series of gently curving streets illustrated in the strategic neighbourhood plan, with multiple vehicular access points strengthening the permeable street network. The proposed tree planting strengthens the proposed 'Greenway' illustrated in the neighbourhood plan, creating green links from the village centre to Chesterfield Primary School and Welborne and Dashwood Park. The scale and architectural detailing of the key buildings fronting the eastern end of Dashwood Park emphasise the importance of their location and status creating an urban edge and sense of enclosure.
			
3D extract illustrating the proposed buildings fronting the eastern edge of Welborne Park			
			
Site plan extract (in greyscale) overlaid onto the neighbourhood plan			

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ITEM	PAGE REF.	COMPLIANCE ITEM	YES
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Layout

B	17	Does the proposed street network adhere to the Street Network Plan and utilise street types as described in the Welborne Streets Manual?	All the roads have been designed in accordance with the Masterplan, Buckland Development and in accordance with our appointed civil engineer. The streets in these phases are primarily tertiary, with an 'Edge Lane' running along the western boundary, a 'Greenway' linking Welborne Park to the Village Centre, a secondary street running along the eastern boundary and a PRow along the northern boundary. Each street type complies with the example diagrams within the Welborne Streets Manual illustrated below.
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Masterplan extract illustrating the street hierarchy with these sectors highlighted in black



Street hierarchy overlaid onto CG Fry site plan extract

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Layout			
C	19	Does the proposal include Green links and designated cycle routes as described on the Active Travel Plan?	There is a 1.5m PRow footpath along the northern boundary and a strategic green link connecting the Village Centre to Dashwood Park. A cycle route is proposed along the eastern boundary running north-south linking the PRow to the cycle network.
D	19	Does the layout provide traffic calming features at 70m intervals on secondary and tertiary streets?	All the roads have been designed in accordance with the Masterplan, Buckland Development and our appointed civil engineer. The gently curving street network and tight junctions naturally reduce vehicular speeds with the addition of road narrowings.
E	20	Does the proposal adhere to the Block Structure Plan?	These sectors have been designed in accordance with the block structure plan.
F	22	Does the proposal adhere to the Use Plan?	These sectors are all residential in accordance with the Use Plan.
Landscape			
G	24	Does the proposal adhere to the Landscape Plan and include tree and hedge lined streets, at least two pocket parks and an urban square?	These sectors comply with the Landscape Plan. The Village Centre and pocket parks are included in the overall masterplan but located outside our redline boundary for this application. Only one pocket park is included within this redline along the 'Greenway' route. The extract to the left illustrates the majority of streets are tree lined. Hedges are proposed within the front gardens of the majority of the dwellings including the plots along the 'Greenway' further enhancing this green route through the development.



CG Fry site plan extract



CG Fry visual of the pocket park

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Landscape			
H	26	Does the proposed tree and planting specification adhere to the planting species list?	The appointed Landscape Architects Deacon Design have developed soft landscape proposal that include species identified within the Welborne Garden Village Street Manual and the Chesterfield Neighbourhood Design Code.
I	28	Does the proposal adhere to the Play and Sports Plan?	The play areas and sport facilities are included in the overall masterplan but located outside our redline boundary for this application.
J	31	Does the proposal adhere to the Biodiversity Plan?	An ecological impact assessment has been carried out and recommendations have been incorporated into the design accordingly.
K	31	Does the proposal adhere to the Blue Infrastructure strategy?	The design of SuDS (Sustainable drainage systems) has been carried out in accordance with the Blue Infrastructure strategy by our appointed engineers and landscape architects to ensure the design seeks to contribute to the biodiversity enhancement.



All surface water run-off from the development parcels will be collected at source and transmitted through a piped system into the main infrastructure drainage network as provided to CG Fry by Welborne. The main infrastructure surface water for these parcels then discharge into an Attenuation Basin (with underlying infiltration crates,) as depicted in the accompanying wider Welborne Drainage Strategy.

The foul water discharge from the Plots on the two northern CG Fry parcels are collected through a local network and fed back into the main sewer line provided by Welborne under the adjacent adopted highways, that falls by gravity in a north westerly direction to the proposed foul pump station on the site boundary.

The foul discharges from the southern parcel will connect through a local drainage network into a new main sewer line provided by Welborne that picks up the head of the pumped foul main as it loops around in a south easterly direction to connect by gravity into the main highway north of the proposed Knowle Road roundabout.

KEY

- Indicative SuDS ponds with permanent water
- Indicative SuDS basins designed for ecology
- Indicative SuDS basins designed for play
- Welborne Way swale alongside road
- Primary street potential bioretention alongside road

Opportunity to enhance biodiversity and landscape character

Overland flow direction

Drinking water safeguard zone (groundwater)

Plan identifies indicative key strategic SuDS. Additional detail and further SuDS provision will be detailed at the reserved matters stage.



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Landscape			
L	33	Does the proposal adhere to the Materials and Street Furniture Palette Plan? Hard Landscaping & Boundary Treatment Legend Landscaping Private planting strips (refer to Landscape Architect's drawings) Private rear gardens Private open space for Plots F133-134 & F148-F158, refer to Landscape Architect's design. Public Planting - Managed by Welborne village trust Public Open Space Bituminous macadam (Adopted roads) Braemar flag paving (Public footpaths) Brick herringbone footpaths - Alfaton Alder Brick herringbone footpaths - Atlas Alder Bituminous macadam (Private, roads & courtyards) Permeable or non-permeable TBC, Eco Countryside kerb laid flush Block paviers - Grey Block paviers - Charcoal Tarmac path with a 'Leochip' finish Marshalls - Saxon buff paving slabs Granite set rubble strip Paving slabs The materials pallet is being followed accordingly. Hard landscaping is illustrated on our accompanying site plan and the key to the left specifies the materials used within our development parcel. Within this redline there is proposed street furniture within the pocket park.  CG Fry visual of the pocket park	

The materials pallet is being followed accordingly. Hard landscaping is illustrated on our accompanying site plan and the key to the left specifies the materials used within our development parcel.

Within this redline there is proposed street furniture within the pocket park.

Built Form

M	34	Does the proposal adhere to the Built Form Character Plan? Garden city - Arts and Crafts Hampshire Formal Hampshire Vernacular BUILT FORM CHARACTER PLAN Welborne Site Boundary Chesterfield Neighbourhood Boundary Hampshire Formal Hampshire Vernacular Potential Garden City- Arts & Crafts Urban Square School Site Illustrative Pocket Park
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The proposal adheres to the Built Form Character Plan with the majority of streets in Hampshire Formal style, characterised by consistent and repeated detailing and elevational treatments inspired by the planned early nineteenth-century developments in local towns and cities. Elevations and plans are correctly proportioned with authentic classical detailing. On the north facing elevation fronting the PRow the detailing is Garden City - Arts & Crafts style and southern facing elevation fronting the strategic green link are Hampshire Vernacular.

Example 3D visuals illustrating the 'Hampshire Formal' style

The streets facing Dashwood Park also adhere to the plan and have been designed to highlight the importance of their location facing the green, with a more formal architectural language and larger scale, emphasising their status and creating a sense of enclosure.



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Built Form			
○	36	Do buildings designed in Hampshire Vernacular language adhere to the design coding key components?	Buildings designed in a formal and less formal way will sit side by side to achieve the required variety to the street scene as illustrated by the extract below. Buildings are designed with varied massing with a range of roof styles and pitches, variation in floor to floor heights and ridge lines. Windows include sash and casements with a variety of door surrounds, porches and door styles.



Red brick façades with self supporting red brick window arches as found locally, complementary to the Hampshire vernacular

Four panel front door

Grey segmental brick arches as found locally, complementary to the Hampshire vernacular

Casement windows

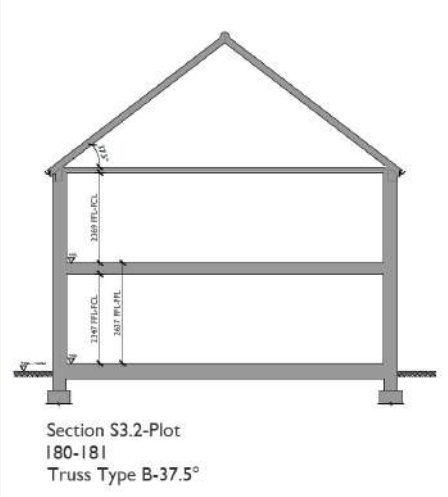


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Built Form			
P	37	Do buildings designed in Hampshire Formal language adhere to the design coding key components?	The Hampshire Formal architecture differs from the vernacular most notably in their formality and scale, symmetry, repetition, prominent use of sash windows and classical eaves and door surrounds. Again the urban realm is softened with front hedge planting. All elevations have been approved by the Town Architect, who has supported the inclusion of selected casement windows (some of which are formally proportioned and detailed with architraves) to provide architectural variation and visual interest along the tertiary streets.



Windows uniformly and regularly aligned across the principle façades with large sash windows proportioned with a vertical emphasis



Section illustrating the steeper roof pitch



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Built Form			
Q	44	Does the proposal adhere to the Scale, Height and Massing Plan?	The proposal adheres to the Scale, Height and Massing Plan with the majority of buildings two storey in height and no more than 35% of the units overall being four storey. To create a sense of enclosure and key point of interest within the POS the buildings facing Dashwood Park are mostly three storey but fall under the 14m maximum ridge height. 
Built Form			
R	45	Has the proposal considered the transition edges to adjoining neighbourhoods as identified on the Transition Edges Plan?	The design of the buildings along the transition edges on the northern and the adjacent eastern boundary have been signed off by the Town Architect who has considered the massing, material and boundary choices are complementary to the opposing neighbourhoods. Although the detailed designs for the buildings within the development parcel titled 'Heytesbury' are ongoing, the architectural treatment and materials proposed within our development parcel is intended to set a precedent for these adjacent neighbourhoods. As specified in the Strategic Design Brief 'Heytesbury' will have a harmonious street network to Chesterfield with a similar linear street layout and back-to-back garden perimeter blocks, therefore this transitional edge will be addressed with a street frontage creating an active edge.

Up to 3 storeys



Three storey plot 148-150





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Built Form			
S	46	Has the Hampshire Vernacular material palette been adhered to?	As illustrated above under Item O the materials under the key components have been adhered to.
T	47	Has the Hampshire Formal material palette been adhered to?	As illustrated above under Item P the materials under the key components have been adhered to.
U	59	Have the detailing principles been adhered to?	It is important to CG Fry & Son that our new developments fit in with their surroundings and respect local character. For buildings to look as they belong, firstly they should draw on local building materials, locally dominant colours, and regional traditional styles. In this case the materials and detailing reflect the Hampshire vernacular and formal with the use of render, grey brick, red brick etc. The architectural detailing also complies with the key components listed in the Design Code.

PAVED STRIPS



Flint block



Gravel



Paving slabs

Paved strips

Paved strips will use granite setts/flint block, paving slabs or gravel.

To be used in selected locations such as the District Centre and Village Centre where a more urban character might be appropriate. Locations for this will be determined by the Town Architect.

FRONT GARDENS & PLANTED STRIPS



Front garden



Planted strip

Front gardens and planted strips

Front gardens will typically have hedging, formally or informally planted. Front gardens will have a minimum depth of 2m to allow for hedge planting (0.5m) with access space behind (min. 1.5m).

Planting strips will have a minumim depth of 0.8m and will be used on side elevations and for selected front elevations where a different character to front boundary hedging is proposed. Locations for this will be determined by the Town Architect.

Example extracts from the Design Code specifying detailing

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Points of Delight			
W	60	Have points of delight been incorporated into the proposal?	One key point of delight within this redline is the pocket park situated along the southern boundary fronting the Strategic Green Link. This pocket park creates a visual moment of interest and a 'pausing place' along this key route which connects the village centre to Chesterfield Primary School and Dashwood Park. The key building facing Dashwood Park also creates a point of delight along the street scene. The design of this building of significance has developed in agreement with Buckland Development and their appointed architect. The scale of these buildings create a visual moment of interest and sense of enclosure overlooking Dashwood Park. The Hampshire Formal detailing and materials exhibit craftsmanship and strengthens the importance of their location.
CG Fry 3D visual illustrating the three storey building overlooking Dashwood Park. CG Fry 3D visual illustrating the pocket park along the Strategic Green Link. CG Fry points of delight as subtle architectural detailing.			
Chesterfield Primary School			
X	66	Has the Chesterfield Primary School overview plan been adhered to?	Chesterfield Primary School is included in the overall masterplan but located outside our redline boundary for this application.
Technical Principles			
Y	68	Do the proposals conform with the Welborne Technical Principles as detailed in the Strategic Design Code?	The proposals comply with the Welborne Technical Principles with all our appointed consultants following the relevant requirements which cover street lighting, electricity, utilities, services etc. Any issues with the requirements are directly addressed and then agreed with Buckland Development and their appointed architect.