



Westmorland and Furness Design Code Compliance Checklist: Brownfield Homes Small (less than 10 homes)



Brownfield Homes Small (less than 10 homes)

Question	Answer
Context	
How has the proposal's design been informed by established characteristics and qualities of the surrounding environment? (Code BHS 1.1)	
How does the proposal reflect local distinctiveness and complement/enhance the existing built and natural environment? (Code BHS 1.1)	
What are the constraints and opportunities of the site, and how has the Proposal addressed these? (Code BHS 1.2)	
How has your design considered the site's drainage, and the location(s) of existing water and wastewater assets? (Code BHS 1.2)	
Which landscape, ecological, cultural, and historic sites and designations does the proposal fall with or affect the setting of? (Code BHS 1.3)	
How does the proposal respond to and make a positive contribution to the existing historic landscape and cultural and townscape context? (Code BHS 1.4)	
How does the proposal minimise impacts on heritage assets and avoid harm to their significance? (Code BHS 1.4)	
Climate	
Which sustainable construction methods and materials are proposed? (Code BHS 2.1)	
Are there any flood risks on the site? If so, how does the proposal respond to these flood risks? (Code BHS 2.2)	
How does the proposal contribute towards a reduction in flood risks elsewhere and the potential impacts of flooding elsewhere? (Code BHS 2.2)	

Question	Answer
<p>How does the proposal integrate Sustainable Drainage Systems of an appropriate form and scale? What are the SuDS components? (Code BHS 2.3)</p>	
<p>How does the proposed design reduce the urban heat island effect, manage stormwater effectively, and enhance the natural environment? (Code BHS 2.4)</p>	
<p>How are building form and layout optimised to maximise daylight and passive solar gains for internal spaces? (Code BHS 2.5)</p>	
<p>Nature</p>	
<p>How has the proposal adopted a landscape first approach to green and blue infrastructure? For example, by retaining and improving existing green and blue infrastructure improving accessibility to the green and blue infrastructure network, or creating new green or blue infrastructure. (Code BHS 3.1)</p>	
<p>How has the proposal integrated new and existing Green and Blue Infrastructure on the site with the wider Green and Blue Infrastructure network in the surroundings of the site? (Code BHS 3.1)</p>	
<p>List the different types of interlinked Green and Blue Infrastructure that have been included so that the network is multifunctional (Code BHS 3.1)</p>	
<p>How does the proposal’s habitat creation and enhancement sustain and complement priority habitats and protected sites in the wider landscape? (Code BHS 3.1)</p>	
<p>How has the proposal ensured the delivery of good quality open space? (Code BHS 3.2)</p>	
<p>How has the proposal enhanced or maintained safe, direct and inclusive access to nature? (Code BHS 3.3)</p>	
<p>How has the proposal identified and considered priority habitats and species designated sites, protected species and irreplaceable habitats</p>	

Question	Answer
within the site and its immediate surroundings? (Code BHS 3.4)	
Have ecological surveys been undertaken to support the proposals? If so, do the surveys identify and consider the following within the site and immediate surroundings: designated sites, protected / priority species, irreplaceable / priority habitats, watercourses / waterbodies, and invasive species (Code BHS 3.4)	
How does the proposal conserve, enhance and protect via mitigation priority habitats and species, designated sites, protected species and irreplaceable habitats within the site? What compensation measures are proposed for these where adequate conservation and mitigation cannot be achieved (Code BHS 3.4)	
How have the proposals taken the Local Nature Recovery Strategy into consideration? (Code BHS 3.4)	
What percentage of the proposed new homes include bat, bird, swift, hedgehog, insect habitat enhancement features and how have these features been appropriately placed? Has a plan showing their location been included? (Code BHS 3.4)	
How does the proposal include habitats appropriate to local context and ensure they reflect the natural character and biodiversity priorities of the area? (Code BHS 3.5)	
How does the proposal design create or enhance habitats as part of a coherent ecological network? (Code BHS 3.5)	
How will the proposal retain and protect existing hedgerows and trees, or replace those that must be removed and include a variety of native species in new planting? (Code BHS 3.6)	
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native species in new planting? (Code BHS 3.6)	
What percentage of each type of existing habitats has been retained and lost? (Code BHS 3.6)	
What percentage of proposed new planting utilises native species of local provenance? (Code BHS 3.6)	
Do the proposals avoid the planting of Invasive Non-Native Species and Species of Special Concern? (Code BHS 3.6)	
Movement	
How does the proposal prioritise sustainable healthy modes of travel, cater to all users, ensure a permeable and well connected street network with direct routes for pedestrians, and create green corridors? (Code BHS 4.1)	
How do the proposed public spaces respond to the context of the place in a positive manner in terms of landscaping, material choices and durability?	
In what ways are the proposed public spaces inclusive, attractive, adaptable and encourage community interaction and social cohesion?	
In what way(s) is the proposed public realm lighting designed to ensure safety, visibility and inclusiveness for all users? (Code BHS 4.2)	
What sources of light pollution have been identified and how does the proposed lighting preserve dark skies and minimise/avoid light pollution and impacts on biodiversity? (Code BHS 4.2 & 4.3)	
How does proposed external lighting accord with the Cumbria Good Lighting Technical Advice Note ? (Code BHS 4.3)	
How has the car parking provision been integrated into the design to ensure attractive, distinctive and well-functioning places? ? (Code BHS 4.4)	
Built Form	

Question	Answer
How does the design of the proposal make a positive response to the urban grain of the surroundings or settlement by respecting its character? (Code BHS 5.1)	
How does the proposal respond positively to the uniform or varied character of the existing building line and building heights, and reinforce existing plot widths in the surrounding context? (Code BHS 5.2 and 5.3)	
How does the proposal ensure that public and communal spaces, buildings, streets and paths are directly overlooked through natural surveillance? (Code BHS 5.7)	
Has consultation with Cumbria Police Designing Out Crime Officer been undertaken where appropriate, and have any recommendations been addressed? (Code BHS 5.7)	
Which proposed new physical boundary treatments or landscaping elements ensure there is clear and obvious demarcation between public and private spaces? (Code BHS 5.7)	
Identity	
How has analysis of the site and its context informed the design of the proposal? (Code BHS 6.1)	
What percentage of existing dry stone wall or native hedges does the proposal retain? Which appropriate new boundary features does the proposal include? (Code BHS 6.2)	
Which important vistas, viewpoints and sightlines does the proposal incorporate, create and enhance? (Code BHS 6.3)	
How does the proposal respect the context and prevailing scale of existing traditional buildings? (Code BHS 6.5)	
If the proposal impacts a conservation area or historic settlement core, in what ways does the design reflect the local tradition	

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and respond to the historic spatial character? (Code BHS 6.6)	
How have the colours and textures of materials been used in the proposal to be harmonious with local character and the landscape? (Code BHS 6.7)	
Which building materials are proposed for buildings and structures, and how do they positively respond to the site and its context? (Code BHS 6.7)	