



9 LAYOUT - URBAN FORM

Urban Form Diagram

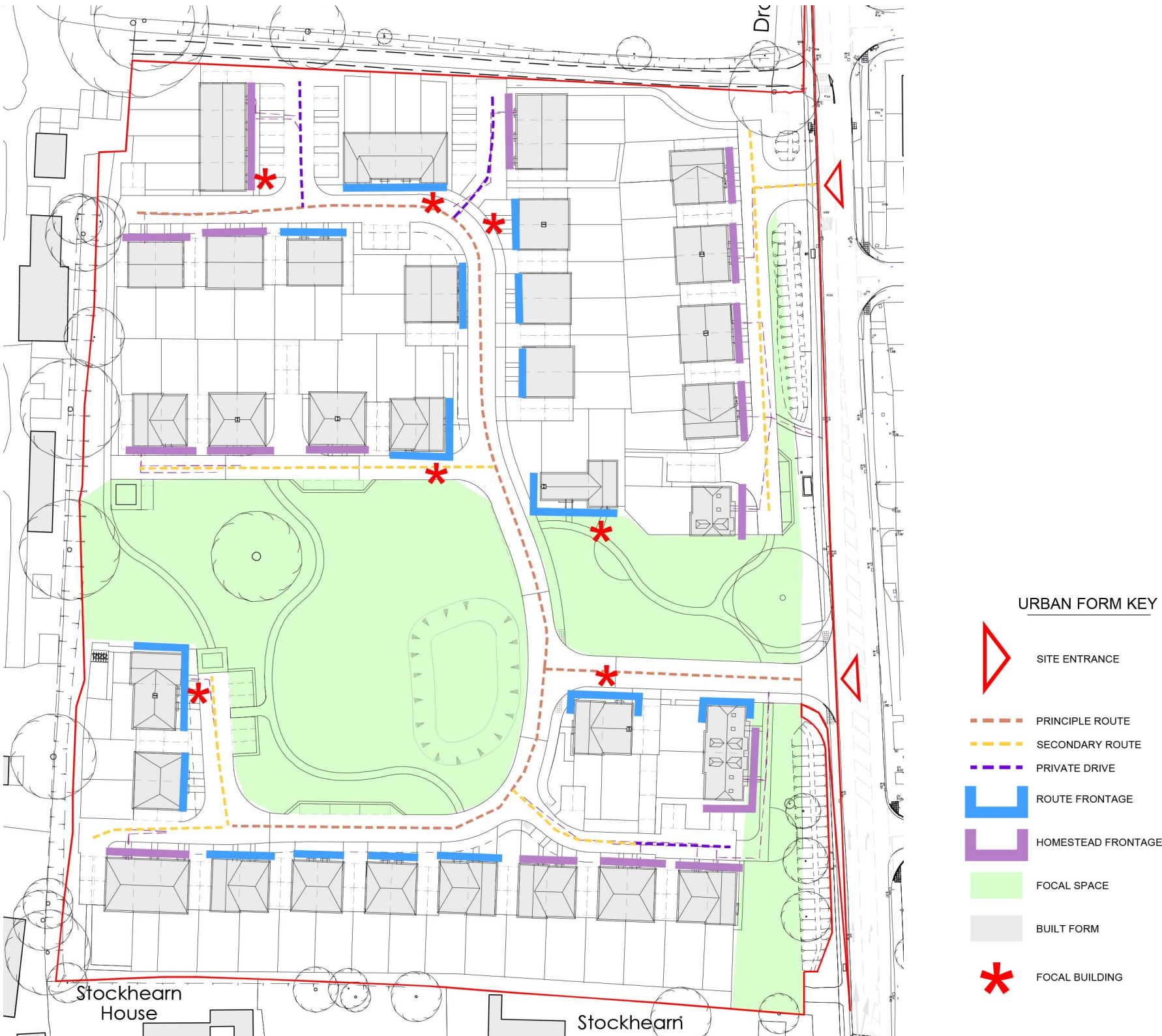
This diagram highlights the different spaces created within the site layout and how these spaces combine to form a strong sense of place within the scheme.

The principle focal spaces are the communal green area in the centre of the site and the frontage onto Lidsey Road.

The routes through the scheme consist of a series of small rows of primarily semi-detached dwellings to the north and south of the central, open green space, and forming small cul-de-sacs at each corner of the site.

Key focal buildings have been picked out with feature tile hanging and flint panelling in order to provide visual interest and reflect the materiality of the surrounding buildings.

There are 2 proposed new access points into the site from Lidsey road.



9 LAYOUT - AFFORDABLE HOUSING

Tenure Diagram

The proposed scheme incorporates the required policy-compliant provision of affordable housing (30%).

The diagram to the right reveals the location of the Affordable Rent and Shared Ownership dwellings.

There are 22 allocated affordable homes

	Affordable (30%)
1 Bedroom	-
2 Bedroom Bungalow	1 Unit (5%)
2 Bedroom House	11 Units (50%)
3 Bedroom	10 Units (45%)
Total	22



TENURE KEY

AFF Affordable

OM Open Market Sale

9 LAYOUT - PARKING



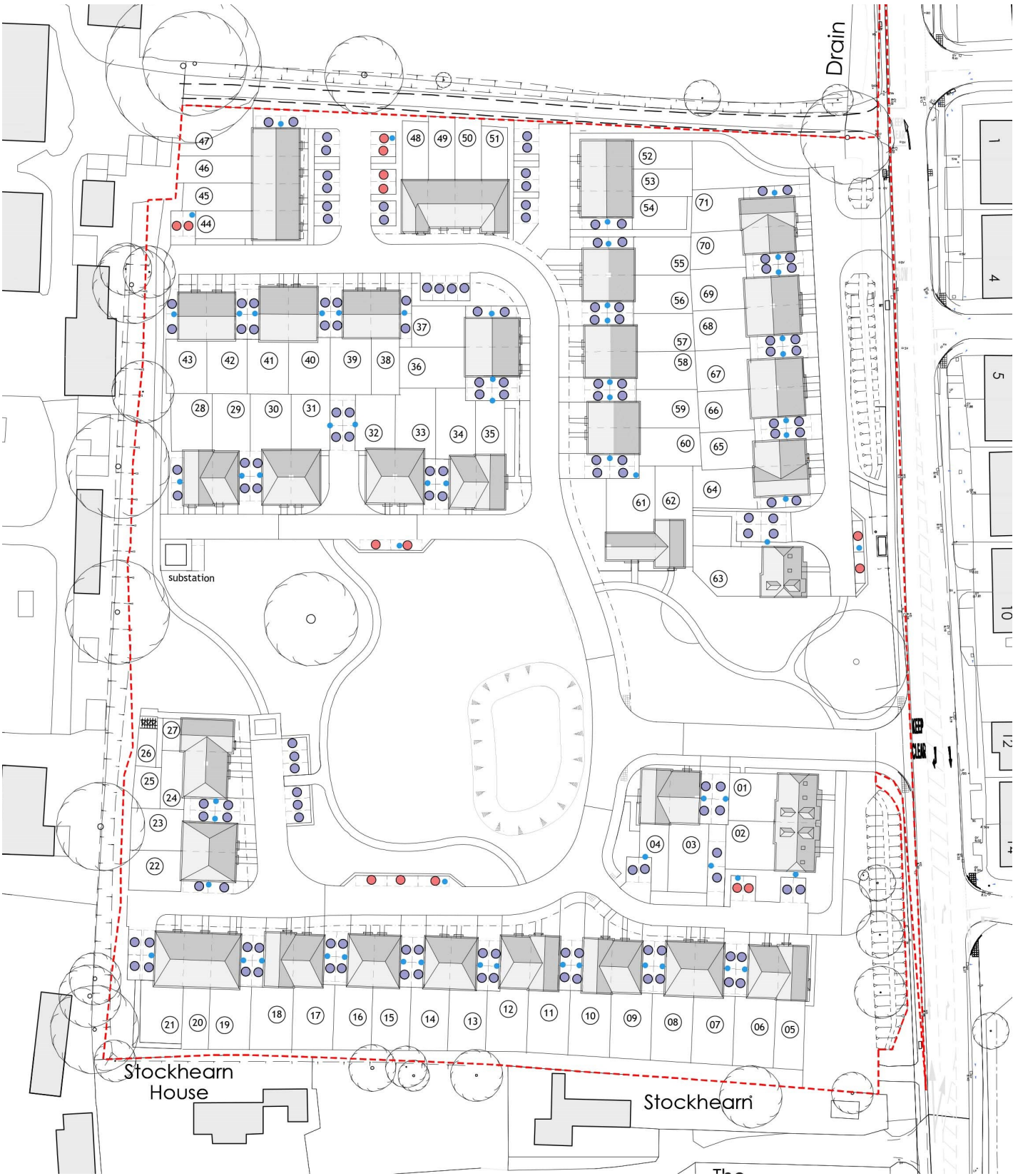
Parking Strategy Diagram

In accordance with West Sussex County Council (WSCC) requirements two private parking spaces are allocated for each dwelling.

The allocated spaces have been deliberately located immediately in front of or to the side of the property where possible, with a focus on minimising parking courts .

There are a further 15 unallocated visitor spaces strategically located throughout the site, again in line with WSCC requirements.

In line with policy all dwellings with driveways are provided with EV charging points, alongside a further 30% of the remaining allocated and visitor spaces.



PARKING STRATEGY KEY

- ALLOCATED PARKING SPACE - 142no
- VISITOR PARKING SPACE - 15no
- INDICATIVE LOCATION OF CAR CHARGING POINT

9 LAYOUT - FIRE STRATEGY

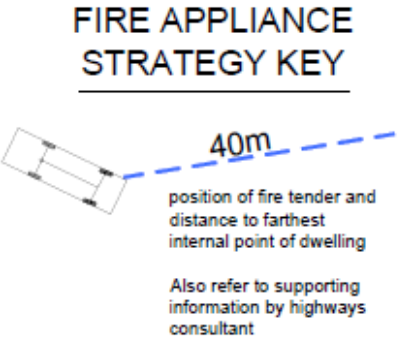
Fire Appliance Strategy Diagram

Fire truck access for the proposed scheme has been analysed by the highways consultant.

The diagram to the right shows details of the vehicular tracking, turning spaces and access distances, confirming the compliance of the proposed scheme with regulations.

All of the dwellings are within the maximum 45m travel distance allowed under building regulations from the pumping appliance to the furthest point within the dwelling.

The vehicular tracking confirms that a fire truck is able to enter, turn and exit all parts of the site in forward gear.



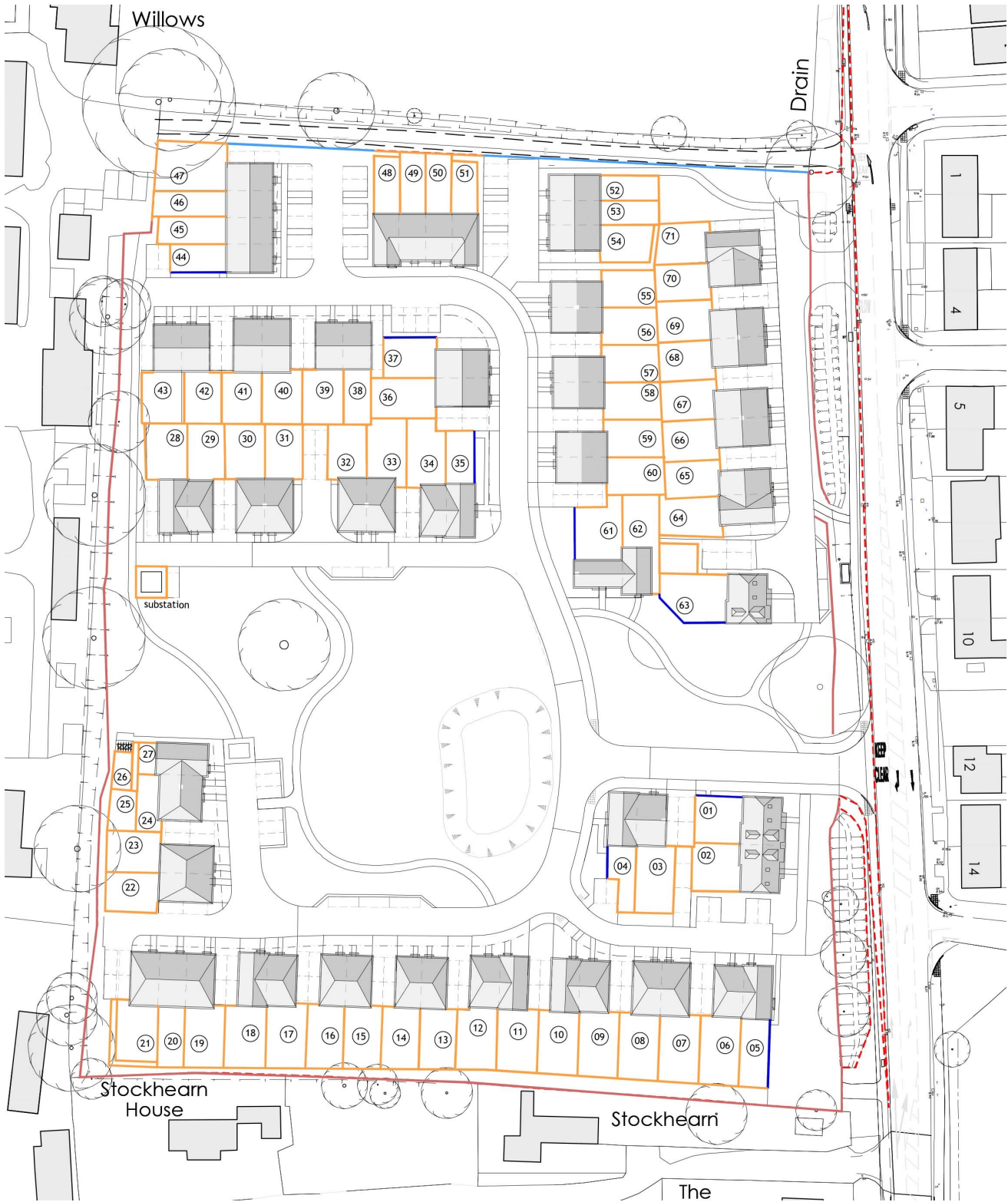
9 LAYOUT - FENCING & BOUNDARIES

Boundaries Diagram

The diagram to the right highlights the divisions between the public and private spaces and between the individual dwellings.

The private gardens will be separated with close board fencing, with brick walling in selected key areas.

The northern boundary of the site will be reinforced with open fencing.



BOUNDARIES KEY

- Close board fence
- Post and rail fence
- Fence 1.2m ht.
- Wall - max 1.8m ht.