

6. Scale
Proposed Site Sections

The proposals are appropriate in scale for a residential development, taking references for scaling and spacial relationships from the surrounding developments.

All dwellings are over two storeys with pitched roofs but ridge and eaves lines vary to create a sense of identity and place. The subtle changes in level are used, where possible, to articulate different areas of the development.

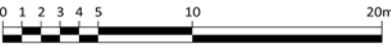
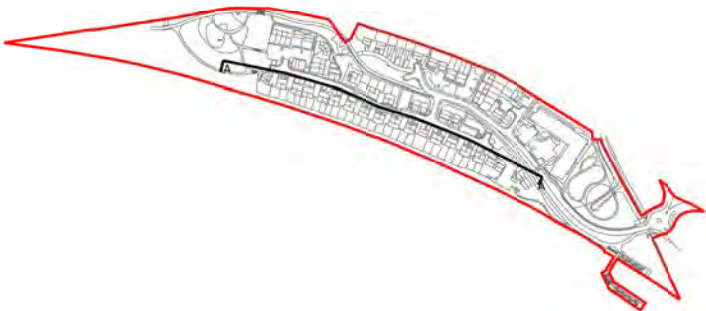
Careful consideration has been given to the appearance and contribution of each

dwelling, to avoid an indistinguishable uniformity. However, as set out in the Appearance section, the material palette and fenestration style helps to create a sense of homogeneity and identity.

Building frontages are stepped to create different scales of public and private space, adding depth and perspective to the layout, and focus views and sight lines into the communal areas such as the central LAPs.

A full series of site sections is provided within the application.

Key showing section location



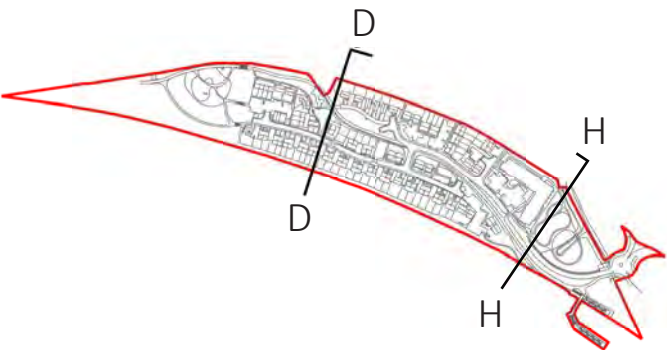
6. Scale
Proposed Site Sections

The increased changes in level running north-south are used to create greater distinction between plots. Responding to the changing levels allows for some variation in dwelling alteration, creating variety and varying expressions of scale, i.e. viewing gable ends as opposed to frontages, without changing the massing or suitability of the dwelling designs.

The care home is set over three floors in accordance with the outline consent, and the massing reflects its position at the gateway of the site. The scale of the home is a product of the requisite internal spaces and functions, ensuring the best quality internal environment for the residents.

The architectural language, fenestration patterns and material palette are consistent with the dwellings, giving the home a more domestic feel. This is further enhanced by the stepped eaves which help to break-up the massing while maintaining its hierarchical position within the site

Section HH shows how the care home is located in the lower areas of the site, helping to embed the home within the immediate landscaped gardens and ensuring it does not dominate the development setting.



Background

The landscape strategy for the site at Brook Lane has been informed by the site's existing features, its opportunities and constraints, key recommendations from Consultant Reports (Arboriculture, Ecological and Geotechnical) and the county and local landscape character assessments.

The site is a piece of land approximately 6ha and located in the northern fringes of Rustington. The A259 occupies the site boundaries to the west and north, the London Brighton & South Coast Railway line to the south and Rustington Stream (part of the Black ditch), to the east.

The land comprises of grazing paddocks, a dwelling and a number of ancillary buildings. The main body of the site is largely flat, flanked by higher land (bypass and railway embankments) that define the majority of the site boundaries.

There is currently vehicular access from the A259 which will be improved to provide future access. A public footpath crosses the site from south-east to north-west with railway crossings at each corner and good connectivity to the wider Rustington area to the south and countryside to the north.

The majority of existing vegetation on site forms linear strips along the transportation embankments. There are a handful of free-standing trees close the existing buildings. The historic field boundary/hedgerow that runs north/south contains a ditch and several mature existing trees of notable quality and with bat roosting potential.

Both existing watercourses offer potential to improve biodiversity, in particular the eastern Rustington Stream, to support water voles. Future attenuation areas also offer the potential to increase and support existing habitats.

From the Landscape Character Assessment, the site falls within the typical characteristics of urban fringe and low lying flat open landscape (except for the man-made embankments for road and railway) with straight drainage ditches and it is also an area with few hedgerows and hedgerow trees. Notable features from Landscape Character Assessments include the Black Ditch which is a historical significant waterway.

The key aims

By bringing forward this development in the manner shown in the proposals, it benefits the wider landscape area in addition to the site itself, particular by delivering the strategic landscape aims below;

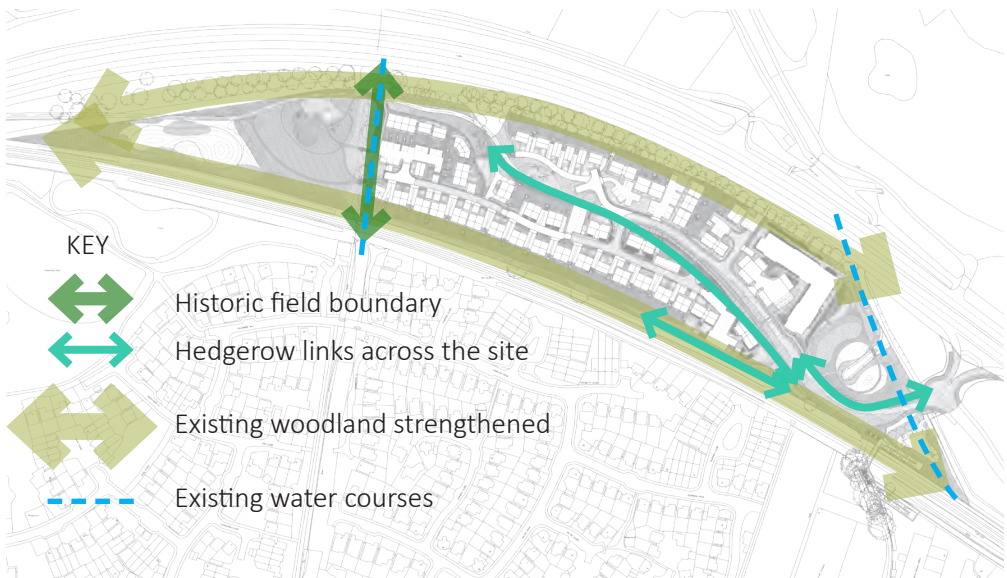
- Strengthen the existing woodlands and tree groups to filter views of Rustington's urban edge
- Increasing the overall amount of planting of woodland, hedgerows and trees
- Preserve and link existing hedgerows and trees with new planting
- Maintain and enhance field rifes both as a physical entity and as ecological opportunity
- Restore and enhance historical field boundaries where possible

Ecological enhancements by way of:

- Providing a robust planting selection that can tolerate drought and/or waterlogging and salt wind tolerant and include species recommended in the Ecological reports
- Enhancing wildlife corridors, in particular along the rifes/ditches
- Overall increase of opportunities for wildlife by providing a variety of new habitats through planting types.

For the new and existing local residents:

- Provide a series of public open spaces area that are attractive and of high-quality design
- Well designed play areas evenly spaced throughout the development, with an emphasis on wild and informal play features
- Informal sports and exercise opportunities, by way of open space and good pedestrian connections
- Seating and attractive planting, dotted through-out the new residential areas, to prompt social engagement



7. Landscape Strategy
Public Open Space

7.1. On-Site Public Open Space Provision

The masterplan includes the provision of meaningful and generous areas of Public Open Spaces (POS) that provide high quality living environment. For the landscape design, Arun District Council's Open Space Supplementary Planning Document (SPD) and associated Open Space and Play Calculator has been used to calculate the on-site POS contributions.

Based on 90 no. dwellings, 6,336m² of POS and 1,089m² of play space is to be provided on site. The adjacent diagram highlights these POS and play space areas provided on site.

Local Area of Play (LAP) areas and Locally Equipped Area of Play (LEAP) are the associated play provisions. Although the Open Space SPD highlights the provision of a NEAP, due to the proximity of the existing Brookfield Park playground to the southwest of the site, a bigger LEAP area has been proposed.



7. Landscape Strategy

Public Open Space

7.2. Play Areas

There are 3 areas of Local Area of Play (LAP) and 1 large Locally Equipped Area of Play (LEAP). These play areas enliven the Public Open Spaces (POS) that are amongst the residential dwellings and within the large POS to the west of the site.

The play areas have been designed to accommodate for a diverse range of play experiences for the children. They are all positioned adjacent to pedestrian pathways with several connecting paths, integrating these play areas to the rest of the site.

The following pages demonstrates examples of play equipment that can be used to provide the varying play experiences for young and older children.

LEAP Design



LAP 1 and LAP 2 Design



LAP 3 Design

