5. Access
Site Accessability

These paragraphs explain how the proposals achieves access for all residents and visitors.

General access:

All vehicle access served by the main spine road. Generous pedestrian walkways are provided along the length of the road, connecting into the wider footway network and private paths to individual dwellings.

The site utilises and enhances the existing PRoWs (Paths 2159 & 2160) to promote sustainable travel and improving the walkability of the scheme.

The site is carefully linked into the wider footway network via a new pedestrian bridge to south and footway connection to future developments to the east.

Care Home:

The care home is provided with dedicated parking with level access, including drop kerbs and dedicated walkways leading to the main entrance.

Externally, clear and level walkways within the secure gardens are provided to ensure residents are able to make use of the open space surrounding the home, while remaining safe, in line CQC requirements.

Internally, the layout reflects the design requirements of current CQC guidance and best practice, ensuring level thresholds are provided throughout, with care given to the selection of surface finishes to avoid causing distress and confusion to the residents.

Clear signage and colour variations help to orientate the residents when within the care home which also helps to avoid an institutional feel, reflecting a more domestic appearance.

Dwellings

All dwellings will have a level access from the adjacent road frontage and no stepped access is required on any plot through care design of the site levels.

All dwellings have provision for on-plot or allocated parking, ensuring a safe route from a resident's vehicle to their front door. Where unallocated parking is used, clearly defined pedestrian routes are provided, with crossings where necessary to nearby dwellings. Refuse and emergency vehicles can access all dwellings.

The level access to all dwellings is in line with the requirements of the national standards and the Building Regulations. These standards are continued internally. The dwellings will comply with all statutory regulations.

All residents can safely connect into the wide footpath and cycle route network along dedicated pedestrian routes. The proposals bring walking and cycle routes through the development, encouraging connectivity with the wider area.



Proposed masterplan

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.

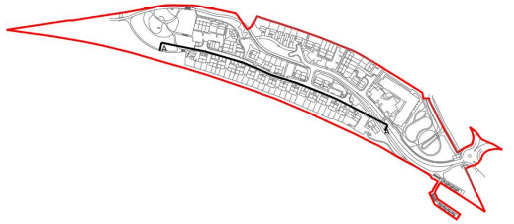
All dwellings are over two storeys with pitched roofs but ridge and eaves lines vary to create a sense of identity and place. The subtle changes in level are used, where possible, to articulate different areas of the development.

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





Site Section AA



Site Section AA (continued)

0 1 2 3 4 5 10 20m

6. Scale

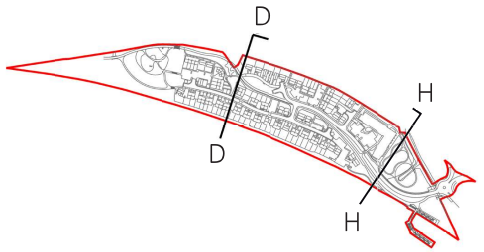
Proposed Site Sections

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.





Site Section DD



Site Section HH

7. Landscape Strategy
Introduction

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 grazing paddocks, a dwelling, and several 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 connectively 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 to 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 historically 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, particularly 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

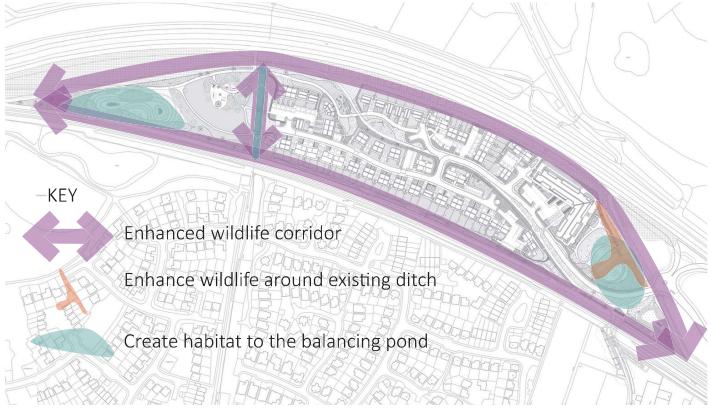
Ecological enhancements by way of:

- 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
- An 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 throughout the new residential areas, to prompt social engagement.







7. Landscape Strategy
Public Open Space

On-Site Public Open Space Provision

The masterplan includes the provision of meaningful and generous areas of Public Open Spaces (POS) that provide a 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 are 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

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 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 demonstrate examples of play equipment that can be used to provide varying play experiences for young and older children.

LEAP Design



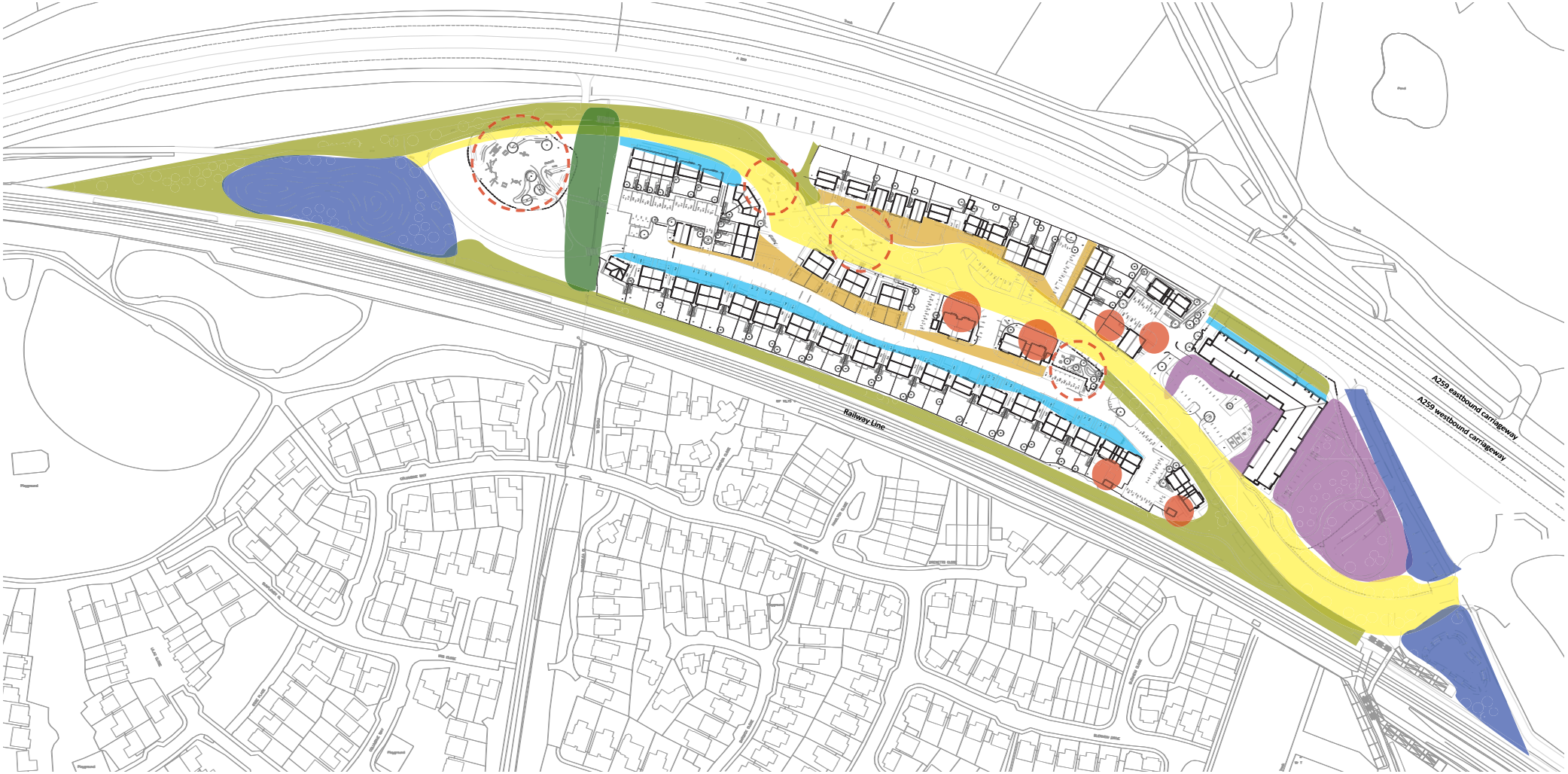
LAP 1 and LAP 2 Design



LAP 3 Design



7. Landscape Strategy
Planting Strategy



KEY

- Native Edge
- Marginal planting to watercourse and attenuation pond
- Existing historic field boundary
- South facing front gardens to plot entrances
- North facing front gardens to plot entrances
- Communal gardens
- Care home gardens
- Penfold Lane entrance road and public footpath character
- Play areas

7. Landscape Strategy
Play Equipment



Climbing structure 1



Rope nest 2



Cradle nest swing 3



Slide 4



Balancing beam 5



See-saw 6



Pairs 7



Timber logs and tree trunks 8



Standing and sitting sheep 9

Play experiences		LEAP	LAP
1	Climbing	Timberplay- Jackstraws see-saw	-
2	Social Play	Timberplay- Rope nest	-
3	Swinging	Timberplay- Cradle swing	-
4	Sliding	Kompan- Embankment slide	-
5	Balancing	Timberplay- Balance blocks	Timberplay- Balancing beam
6	Rocking	Timberplay- Double see-saw	Timberplay- Small see-saw and Wobble dish
7	Mental stimulation	-	Timberplay- Pairs
8	Natural play	-	Stepping logs and tree trunks
9	Sitting	-	Timberplay- Sheep standing and Sheep resting

7. Landscape Strategy
Planting Proposals

Existing soils:

The existing soils are a mix of alluvium silty clay, raised beach deposits, white chalks and made ground. This mix of ground conditions will require a robust planting strategy, as plants will need to be able to deal with drought, waterlogging and coastal winds.

The points below describe the key aims that underpin the planting strategy:

The planting palette has been designed to enhance the overall environment for the residents as well as the existing local community. The proposals offer an overall increase in the amount and diversity of vegetation. There is an emphasis on native planting throughout the development and ornamental planting has been used to bring additional colour and seasonal interest within the built-up areas of the proposals.

Due to the mix of existing soils and varying ground conditions, a robust planting palette has been developed to deal with drought, waterlogging and particularly coastal winds.

-
- The specific aims of the planting palette are to:
- Enhance the historic north south hedgerow with new legacy tree planting, understorey and a wide meadow grass margin
- Widen the woodland strips to the site's boundaries with further native structure planting
- Contain wider views of Rustington's urban edge with by including large evergreen tree species
- Support and enhance biodiversity by including suggested species lists from Ecological Reports
- Marginal planting species to attenuation areas, rifes / ditches
- Design appealing communal gardens for apartment blocks residents
- Create new gardens and overall setting for the care home, it's residents and staff
- Proposed garden areas to public open space areas including play spaces
- Create attractive planted front gardens with seasonal colour and interest
- Offer orchard trees for every garden

Refer to Detailed Planting Plans (176-201-206) and Plant Schedule (176-SCH-001) for more detail.


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1. Penfold Lane entrance road and public footpath character
2. Marginal planting to watercourse and attenuation pond
3. Native Edge
4. Care home gardens
5. Existing historic field boundary
6. Play areas
7. Communal gardens
8. South facing front gardens to plot entrances
9. North facing front gardens to plot entrances
10. Rear gardens

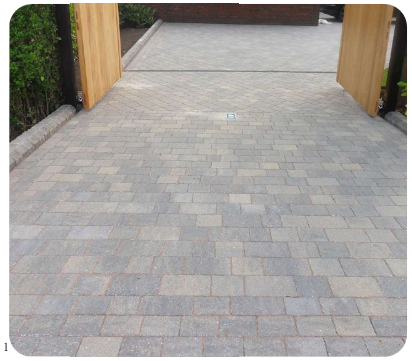
7. Landscape Strategy
Hard Landscape Proposals

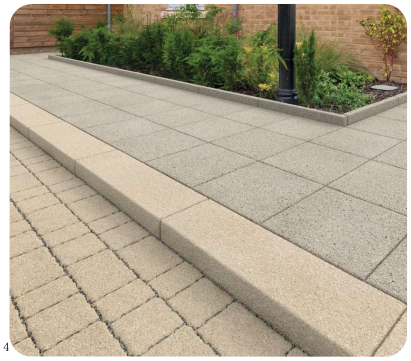
Hard Landscape Proposals

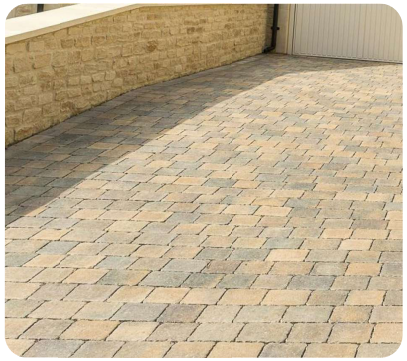
Hard Landscape proposals include using high quality materials for vehicular and pedestrian areas that enhance the overall character of the site and complement the architectural proposals.

Where possible, the principles of a shared surface road and footpath has been proposed within the site. In addition, colour schemes are used to create differentiation between the category of spaces. For example, lighter buff coloured materials are proposed in the infrastructure/ shared surface areas, with the darker greyer colours used to define the private/ semi-private and the public areas.


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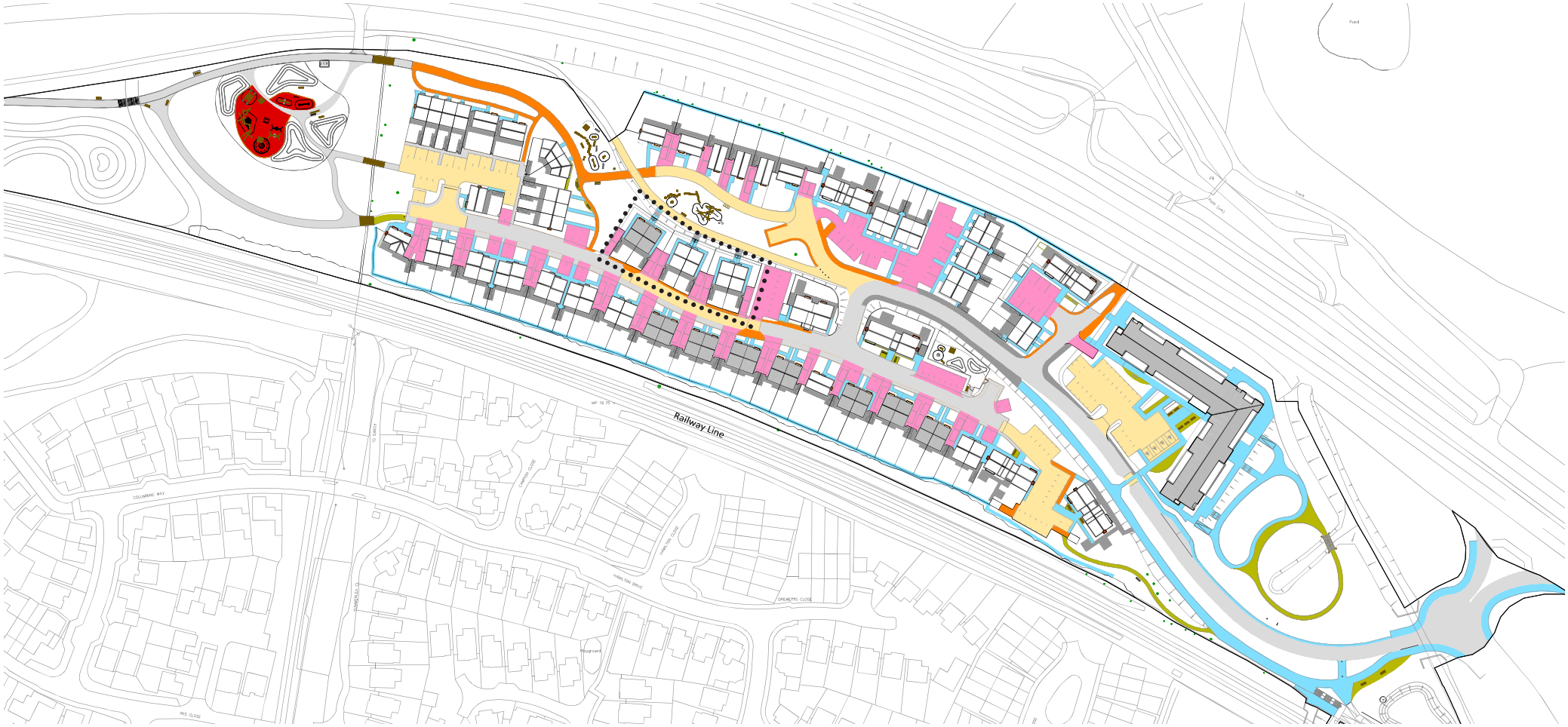

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1. SF1- Asphalt (vehicular and pedestrian)
2. SF2- Shared surface (vehicular)
3. SF3- Shared surface (pedestrian)
4. SF4- Shared surface and infrastructure paths (pedestrian)
5. SF5- Driveways and parking courts (vehicular)
6. SF6- Crushed gravel (pedestrian)
7. E1- Conservation kerb, upstand
8. E2- Conservation kerb, flush
9. E3- Edging, 50mm wide
10. E4- Timber pin kerb

7. Landscape Strategy
Hard Landscape Proposals



KEY

- SF1- Asphalt- Vehicular
- SF2- Asphalt- Pedestrian
- SF3- Shared surface- Vehicular- High quality concrete blocks
- SF4- Shared surface- Pedestrian- High quality concrete blocks
- SF5- Driveways and Parking Courts High quality concrete blocks
- SF6- Entrance paths- Pedestrian High quality concrete blocks
- SF7- Informal Paths- Crushed gravel
- SF8- Residential garden patios- High quality concrete blocks
- SF9- Play area surfacing- Tiger mulch
- SF10- Informal paths Crushed gravel, no-dig solution

Plots 39-43

Plots 39-43 will be accessed primarily from the south, with level access to the front and rear doors via the parking spaces and adjacent footpaths. These routes connect back to the pedestrian footpaths within the POS to the west of these plots.

A secondary route has been provided to the north of the properties. This is a stepped access that provides additional links to the footpath and adjacent LAP. In addition, this route will create passive supervision over the POS. .

7. Landscape Strategy
Boundaries Proposals and Street Furniture

Boundaries Proposals

There is a simple pallet proposed for the boundaries treatment around the site.

Within the rear gardens of private residential dwellings, away from the public view, timber fencing has been proposed. In areas that are on public views, such as rear and side gardens, a combination of hedging and brick walls are proposed.

For safety purposes, estate railing and hedging are used around the care home facility. Fencing has also been proposed around the LEAP to ensure safety in the play area.

As the site is bounded by the railway line to the south and A259 to the north, acoustic fencing has been proposed for noise screening to the residential properties along the northern and southern boundaries.

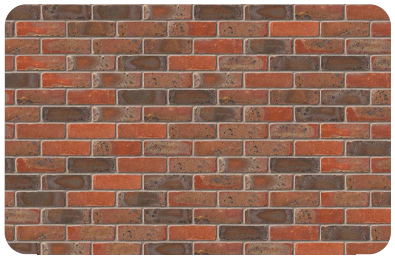
Street Furniture Proposals

Street furniture across the site enhances the POS areas, providing basic and fun seating opportunities for social gathering and rest. Bicycle stands have also been provided near the LEAP play area and bins placed in appropriate areas.

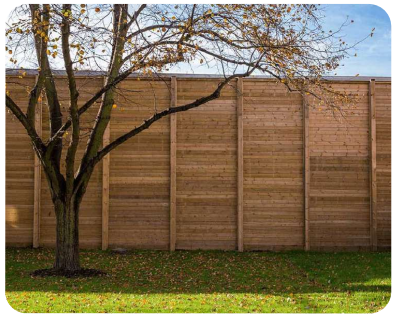
Where paths are crossing the existing watercourses, timber bridges have been proposed.


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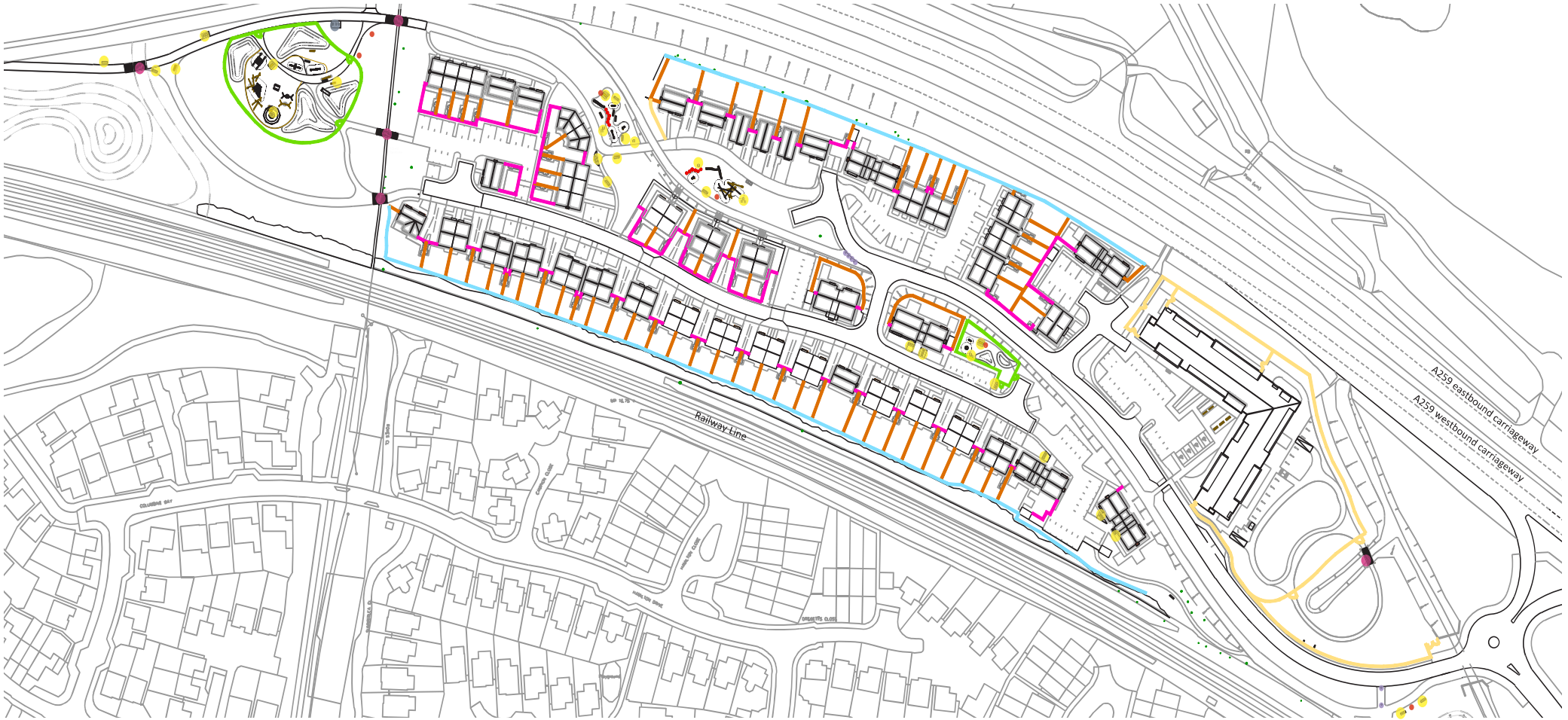

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1. B1- Featherboard timber fencing
2. B4- Play area fencing
3. B2- B2- Brick walls
4. B5- Estate railing
5. B3- Acoustic fencing
6. F1- Bicycle stand
7. F2- Hardwood bin
8. F3- Picnic table
9. F4- Bench with backrest
10. F8- Hardwood timber bridge
11. F7- Dog waste bin
12. F5- Backless bench
13. F6- Cube seat
14. F9-Hardwood timber bollard

7. Landscape Strategy
Boundaries Proposals and Street Furniture



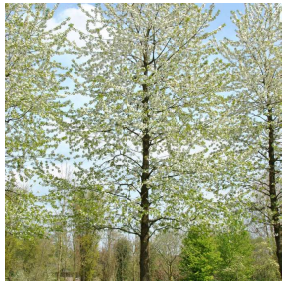
KEY

- B1- Featherboard timber fencing
- B2- Brick walls
- B3- Acoustic fencing
- B4- Play area fencing
- B5- Estate railing
- Seating areas
- Bin locations
- Bridge locations
- Bollard locations

7. Landscape Strategy

Trees to Street, Parking Courts and Pond Areas



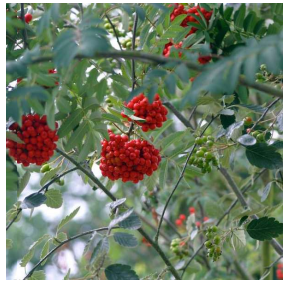


















Entrance Road and Meadow
Species
Acer campestre
Castanea sativa
Malus sylvestris
Prunus avium 'Plena'
Quercus robur
Southern Lane
Acer campestre 'Elsrijk'
Acer x freemanii 'Autumn Blaze'
Prunus × subhirtella 'Autumnalis Rosea'
Malus bacatta 'Street parade'
Parking Courts
Crataegus x persimillis 'Splendens'
Gleditsia triacanthos 'Shademaster'
Pyrus calleryana 'Chanticleer'
Sorbus aucuparia 'Joseph Rock'
Sorbus aucuparia 'Sheerwater Seedling'
Pond Area
Alnus glutinosa
Betula nigra
Salix alba
Salix caprea
Populus nigra

7. Landscape Strategy

Planting Proposals- Tree to Boundaries, Care Home Gardens and Fruiting Species






















Boundaries
Carpinus betulus
Corylus avellana
Fagus sylvatica
Prunus avium
Quercus robur
Quercus ilex
Sorbus aucuparia
Sorbus torminalis
Care Home
Juglans regia
Liquidambar styraciflua
Quercus robur
Quercus ilex
Malus 'Cox's Orange Pippin'
Malus 'Egremont Russet'
Malus 'Scrumptious'
Pyrus communis 'Concorde'
Fruit/ garden trees
Species
Malus domestica 'Sunset'
Malus domestica 'Falstaff'
Prunus domestica 'Victoria'
Prunus domestica 'Sunburst'
Prunus domestica 'Oullins Golden Gage'
Pyrus communis 'Sensation'

7. Landscape Strategy
Pond Planting Mix

