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5.6 TENURE

Units are split into the following tenures to offer an appropriate affordable housing provision.

This scheme provides a total of 48 affordable housing dwellings (30%), of which 36 are Affordable Rented dwellings and 12 are Shared Ownership dwellings.



Proposed affordable housing plan

*Detailed landscape and ecological buffers – please refer to landscape plans and ecological mitigation and enhancement plan

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5.7 ACCESSIBILITY

Inclusive access for people by a range of modes and for those with disabilities and mobility impairments is an important consideration, 17 dwellings are to M4(2) design standards and 6 dwellings are to M4(3) design standards for disabled occupation.

The proposed development has been designed to encourage accessibility by public transport, walking and cycling, as well as providing vehicular access. Future detailed design of the public realm will include consideration of the needs of people with mobility or other impairments.

The development has been designed to comply with Approved Document Part M of the Building Regulations (2010 as amended) and the requirements of the Equality Act, 2010 as follows:

- The proposed development places an emphasis on pedestrian, mobility impaired, cycle and public transport over car travel;
- The building layout has been designed to take precedence over the highway design and the development has been designed to allow movement choice. Means of travel other than the car are encouraged by the provision of enhanced pedestrian and cycle linkages;
- Speed restraint has been designed into the development. The built form, landscaping, priority junctions, changes in surface material, tighter corners and narrowing will all help to reduce speed; and
- Dwellings will be designed to enable access for people with disabilities as appropriate, including provision of level access to dwellings and internal layouts to allow for wheelchair or mobility impaired access in accordance with Approved Document Part M of the Building Regulations (2010 as amended).



ARUN DESIGN GUIDE REFERENCE

- Integrates the form, character, scale, and massing of development with the surrounding townscape and landscape to ensure that buildings reflect their setting. This includes the design of corner buildings, frontages and façades, roofs, openings and articulations, and the building edge.



Proposed disabled access dwellings plan

*Detailed landscape and ecological buffers – please refer to landscape plans and ecological mitigation and enhancement plan

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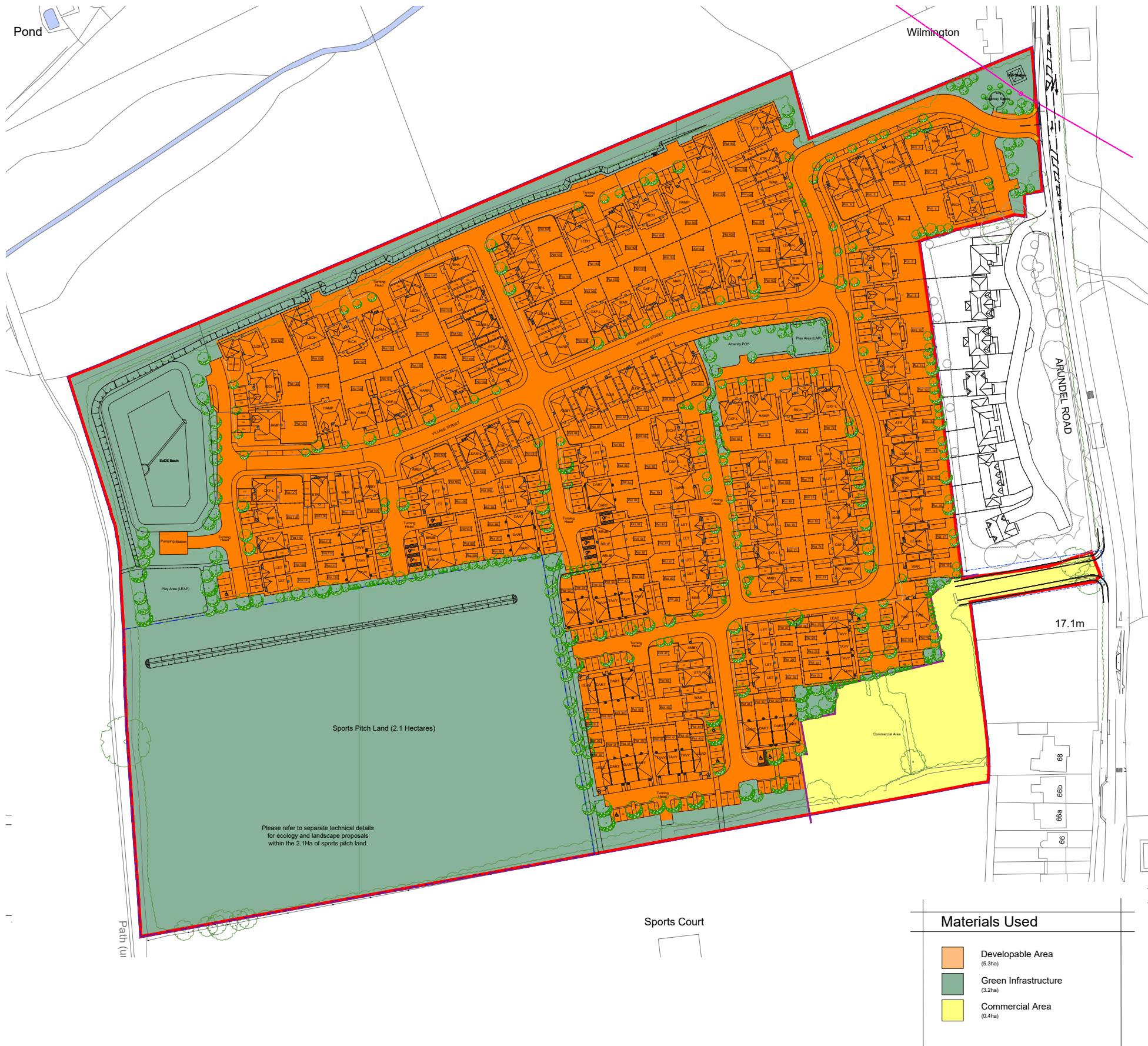
5.8 LAND USE

The residential development provides areas of landscape throughout which physically and visually links to the wider environment.

The proposed development includes a Hybrid Application for a commercial area.

The plan to the right demonstrates the land use with 53,000m² (5.3ha) of development area and 32,000m² (3.2ha) of Green infrastructure and public open space, of which 2.1 ha in the south west corner of the site has been allocated as sports pitch provision.

The commercial area provision in the south east corner of the site is 4,000m² (0.4ha).



Proposed land use plan

*Detailed landscape and ecological buffers – please refer to landscape plans and ecological mitigation and enhancement plan

ARUN DESIGN GUIDE REFERENCE

- Incorporates landmark buildings and focal points in appropriate locations to ensure recognisable and navigable development.
- Responds to the existing landscape by considering orientation, key views and natural features.
- Provides visual interest through attractive detailing, high quality materials, depth and shadow lines and fenestration, and through variation in form, features and materials.
- Has buildings that have been arranged to define the edges of the space, providing continuity and enclosure, being outward looking with windows oriented to overlook the street.

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5.9 SCALE

To respect the semi-rural setting, proposed buildings are all 2 storeys in height with 1 storey garages.

The vast majority of the local area consists of 2 storey buildings, with 2.5 storey buildings being relatively scarce and not an distinct feature of the local character.

- The development will be characterised by 2 storey dwellings.
- Maximum ridge height of 2 storey house: 9.5m



Proposed building heights plan

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5.10 KEY BUILDINGS AND PLACES

To assist with the legibility of the scheme and to create architectural foci to key vistas, the required accent building locations have been identified. The architectural detailing and materiality of these key buildings will need to differentiate these from the more general street elevations around them. A contrasting roof form and colour as well as a different fenestration pattern are other ways in which these key buildings can be differentiated.

The key buildings are often located on corners at junctions of streets and it will be important to ensure that these have active fenestration to both frontages.

Gateway buildings should also be designed in special locations where they identify the transition from one type of environment or character into another. This occurs generally where movement occurs between a more open or green space into a more contained space where buildings create an enhanced sense of enclosure.

Key buildings should be located through the site to:

- Address key corners and frontages.
- Terminate key vistas and viewing corridors.
- Strengthen legibility and movement by visual referencing.
- Reinforce the strategies for the character areas.

ARUN DESIGN GUIDE REFERENCE

- Incorporates active frontages through main entrances, front doors and local services providing direct access to the street or space.
- Creates well-defined boundaries between public and private space to avoid ambiguity of ownership, with levels of semi-private space which are large enough to provide residents with sufficient level of privacy.
- Provides high quality boundary treatment that reflects and/or enhances the existing character of the area and its surroundings.
- Creates visually prominent corners which can assist with legibility and place-making, through distinctive (but complementary) architectural features, materials and an uplift in scale where appropriate.



Proposed key buildings and areas plan

*Detailed landscape and ecological buffers – please refer to landscape plans and ecological mitigation and enhancement plan

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5.11 SURFACE MATERIALS

A variety of surface colours will be used to reflect the street hierarchy.

The plan (right) illustrates the distribution of surface materials used for vehicles and pedestrians throughout the site.



Block pavers



Permeable block paving and granite sets



Proposed surface materials distribution plan

*Detailed landscape and ecological buffers – please refer to landscape plans and ecological mitigation and enhancement plan