

7.0 TECHNICAL REQUIREMENTS

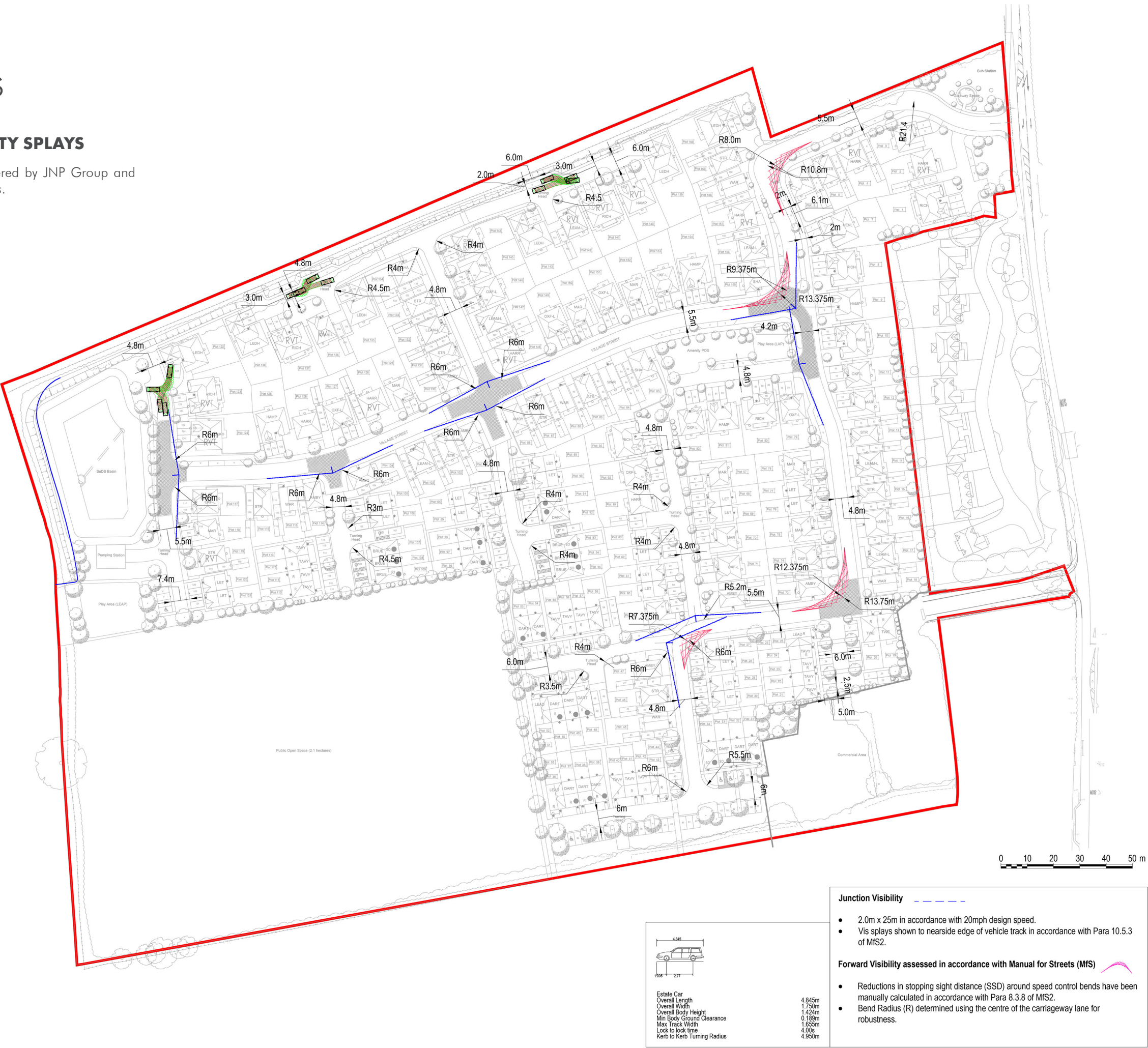
7.1 HIGHWAY GEOMETRY AND VISABILITY SPLAYS

7.2 REFUSE VEHICLE SWEPT PATH ANALYSIS

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7.1 HIGHWAY GEOMETRY AND VISABILITY SPLAYS

Highway Geometry and Visibility Splays have been considered by JNP Group and plans accompany this application - please refer for references.



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TECHNICAL REQUIREMENTS

7.2 REFUSE VEHICLE SWEPT PATH ANALYSIS

Refuse Vehicle swept path analysis has been considered by JNP Group and plans accompany this application - please refer for references.



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8.0 LANDSCAPE PROPOSALS

- 8.1 LANDSCAPE AND OPEN SPACE**
- 8.2 LANDSCAPE MASTERPLAN**
- 8.3 ECOLOGY MITIGATION**
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8.0 LANDSCAPE PROPOSALS

8.1 LANDSCAPE AND OPEN SPACE

The protection and enhancement of the natural environment including habitats and species is a fundamental requirement of both national and local planning policy. Existing natural landscape and vegetation within the site is generally associated with internal boundaries as well as an area of unmanaged scrub located within the north eastern corner of the site. Development proposals will seek to minimise any adverse impacts on the existing natural environment and instead aim to integrate natural green areas through a network of spaces across the wider scheme that will provide benefits including health and wellbeing, biodiversity, climate, and flood mitigation.

3.2ha of Green Infrastructure space is proposed on site, providing a range of functions and benefits. A network of open green spaces will allow for informal on-site recreation including new recreational routes creating a sense of place. These routes will link to Arundel Road improving connectivity within the site and surrounding area.

2.1ha of Sports Pitch Land will be provided within the south west part of the site, as well as new children’s play areas in the form of a Locally Equipped Area of Play (LEAP) on the western edge of the site and a LAP in the central green space.

New native tree and hedgerow planting along the site boundaries will be proposed to enhance the existing vegetation buffers and strengthen wildlife habitats and ecological assets. This approach will also help integrate the new residential development into the sites mature setting and enhance the existing surrounding landscape features such as Steyne Wood.

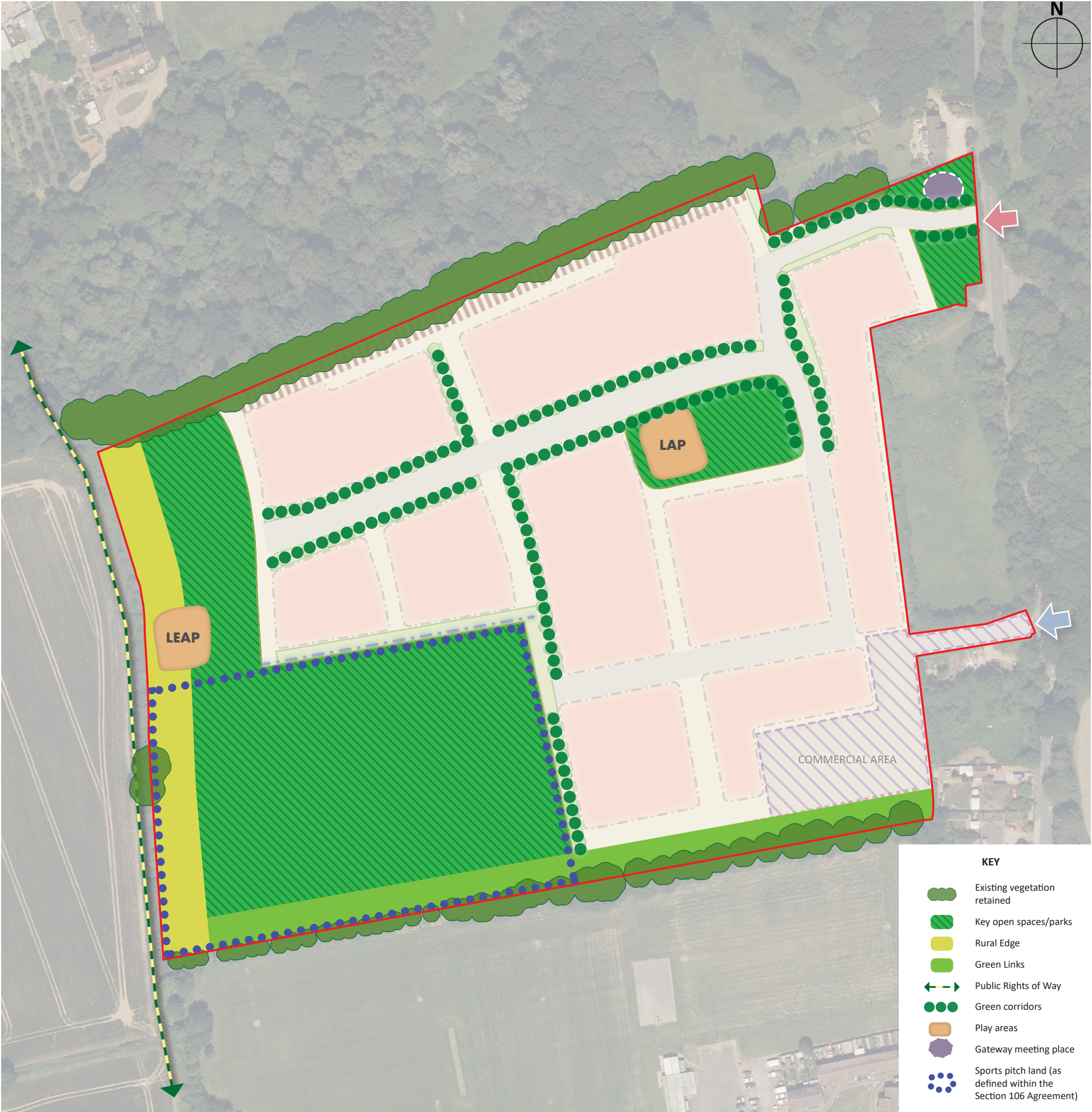
The following key landscape and open space design principles are proposed:

- New public open space will be located to the northern, western, and southern parts of the site to integrate the proposed housing development into to the sites landscape setting.
- A mix of formal and informal open spaces will be included providing a range of recreational and amenity benefits to both new and existing residents promoting a healthy, active and inclusive lifestyle. This includes a large open space area to the south, a LEAP, a LAP and recreational routes.
- New tree, hedgerow and woodland planting along the site boundaries will help reinforce the enclose the new housing development as well as provide a range of wildlife and ecological benefits.
- Street planting and a network of pocket green spaces will help soften the proposed built form.
- A new attenuation basin, forming part of the SUDs solution for the site, will provide an attractive landscape feature and enhance the site’s biodiversity value and habitat creation opportunities.

This approach is consistent with the strategic landscape proposals as set out within the outline planning approval’s Landscape Strategy and demonstrates the key ecological and landscape interventions for the site.

ARUN DESIGN GUIDE REFERENCE

- Delivers open spaces of appropriate size, shape and layout to meet the needs of users, as per Arun Space, Playing Pitches and Built Facilities SPD.
- Uses existing natural and landscape features and focal points.



Green infrastructure plan

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