

7.0
SITE LAYOUT

7.14 PARKING

Car parking will be provided in compliance with Arun Parking Standards dated January 2020 and incorporated into the scheme to ensure that it does not adversely impact on the public realm and landscape setting.

A variety of car parking options will be provided. Visitors will be able to park in bays off the street whilst home owners will have either parking off the street adjacent to their property or in parking courts. .

For houses this is generally provided on plot in garages and drive spaces, or off-plot in on-street bays. Parking for the affordable flats is provided in parking courts accessed from the front of the dwelling. Provision for the respective dwelling sizes within the scheme is based on Parking Behaviour Zone 2 standards from the ADC parking standards SPD (2020). This will require the following levels of provision for the respective dwelling sizes: one bedroom flats, two and three bedroom houses – 2 spaces, four bedroom houses and five bedroom houses – 3 spaces.

Key Points:

- Garages where provided will count as 0.5 a space.
- Adequate visitor spaces will be provided across the development amounting to 20% of the total number of dwellings. This will also be influenced by the number of unallocated spaces.
- Provision of spaces for disabled people and for motorcycle parking will be made in accordance with Manual for Streets.
- Where M4(2) and M4(3) dwellings are provided, increased parking space proportions will be designed in, as necessary. Parking spaces provided for the M4(3) dwellings will be a total of 3.6 metres in width allowing for a 1.2metre wide transfer zone and 5 metres in length.
- In line with policy a percentage of properties across the site should be provided with Electric Vehicle charging capability.

Cycle Parking and Storage Provision

Provision for cycle storage for the new homes will be provided to meet Arun District Council’s recommended standards. This should be as follows:

- Where provided in private garages, cycle storage must allow cycles to be removed without the need to drive out a parked car.
- Where properties are not provided with a garage a shed will be provided for cycle storage within the rear garden.
- Where drives are used for the movement of cycles or bins minimum driveway widths should be 3.0m.
- Should generally be ‘Sheffield’ stands or similar.



Parking distribution plan

*All landscaping is for illustrative purposes only, please refer to RPS detailed landscape masterplans and planting plans

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7.15 REFUSE STORAGE AND COLLECTION

Refuse storage will be provided within gardens on plot for the houses and in communal storage rooms for apartments. Storage provision will be provided in accordance with the Council’s requirements and will include provision for general and recyclable waste.

The layout will be designed to incorporate appropriate and adequate manoeuvring space for refuse collection vehicles with Refuse Collection Points incorporated into the street network where required to achieve acceptable collection distances.

7.16 UTILITIES

Service corridors will be incorporated into the street. These will generally be below footways where they are provided in the street type or as reservation zones on dwelling frontages to private drives along green space frontages.



Refuse strategy plan

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7.17 LANDSCAPE MASTERPLAN

The landscape masterplan responds to the site’s setting with a varied primary route that wraps around a large informal green space which features places for active play and quiet recreation. Properties are concentrated to overlook the street and open space beyond, providing natural surveillance. Clusters of properties are serviced by small scale residential lanes off the main route which have a softer appearance in part from the main circulatory roads to provide an enhanced public realm.

The proposals retain and protect those landscape features deemed to be of significant value, that contribute to the character and setting of the site, these include the mature woodland to the north, the existing hedgerows and treed boundary to the south. These features provide a mature landscape setting to the new development whilst providing visual containment to the proposals and safe guard and promote green infrastructure to provide a fully integrated site.

Appropriate buffers will be provided to existing assets and existing ecological features.



THE DESIGN CODE SET OUT:

- New areas of public open space have been located to the northern, western and southern parts of the site to integrate the development into to the landscape setting.
- A mix of formal and informal open spaces have been included providing a range of recreational and amenity benefits. This included 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.



Proposed landscape masterplan

7.0
SITE LAYOUT

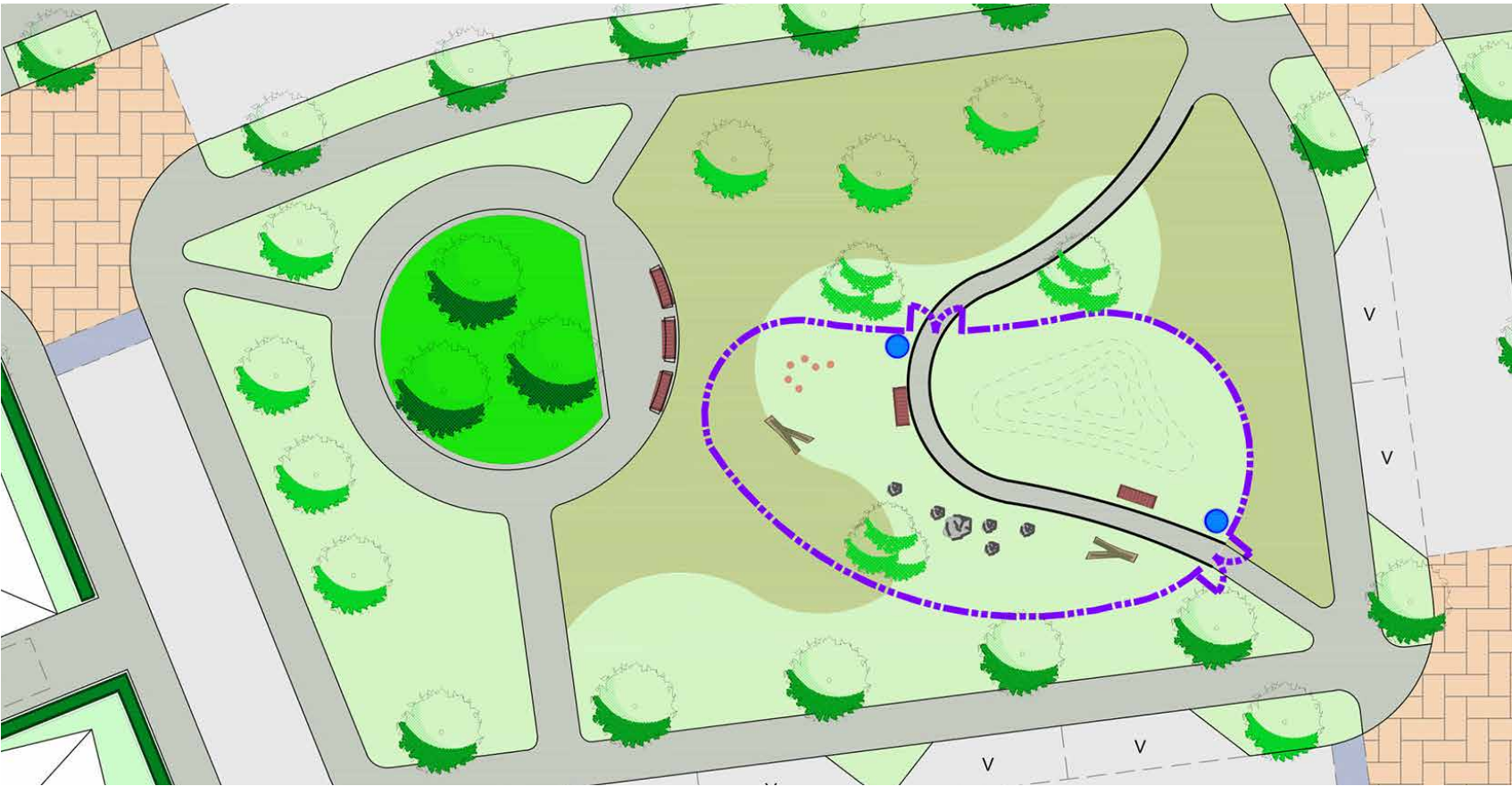
7.18 PLAY STRATEGY

The play strategy for the play areas will seek to provide a range of opportunities for a range of age and ability groups of children. These will aim to provide imaginative, fun, challenging play opportunities for local children, provided in a safe and naturalistic style.

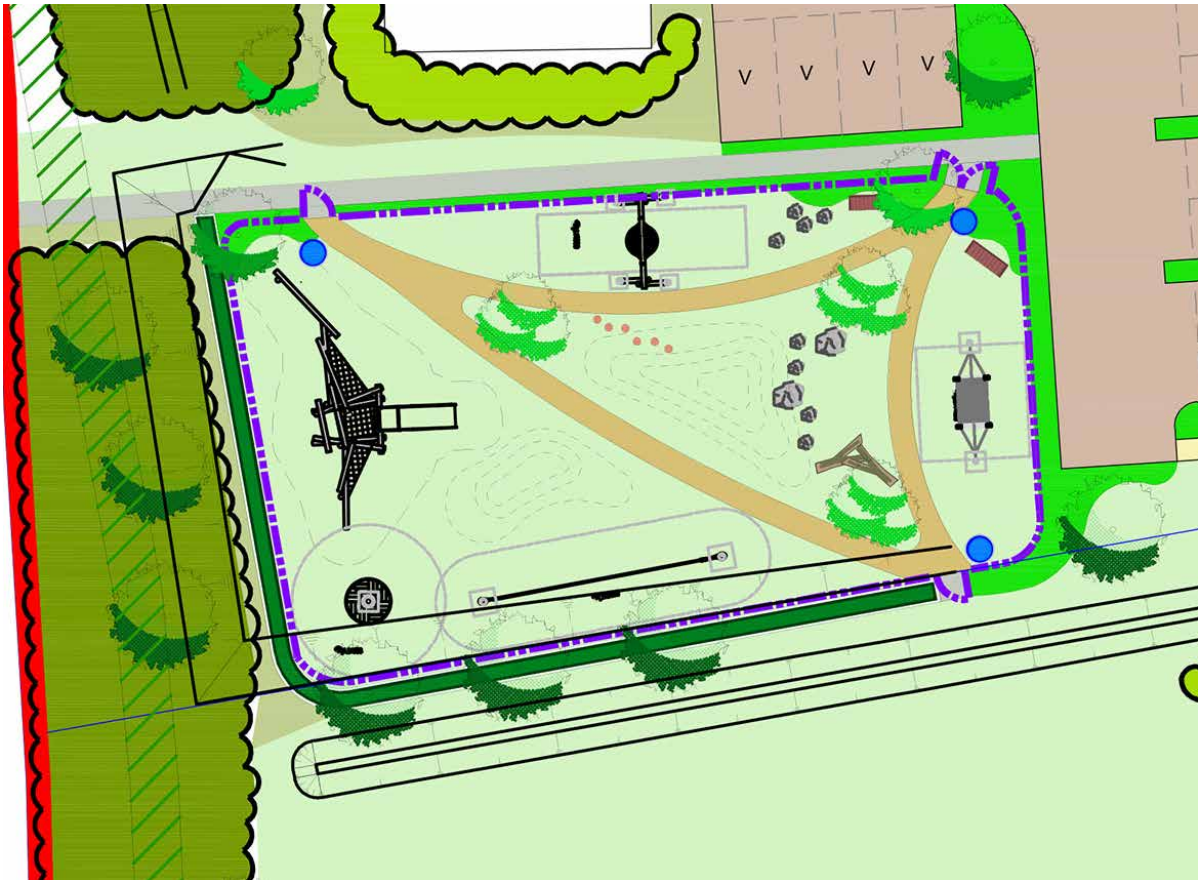
An amenity and public open space area is located in the centre of the scheme which will provide open space and seating areas as well as a LAP, a larger LEAP will be located on the western edge of the scheme adjacent to the Sports Pitch Land. Both areas will be equipped with play equipment including natural earth mounding, smooth play boulders, natural play logs, weaving poles and a log climbing frame.

Sensory and imaginative play will also be present, with noise, touch and texture providing interest and variety of play experience. Planting will compliment this, with scented, colourful and textured planting providing links to the schemes nature connections. Seasonal changes will be marked by flowers and colour. Contact with nature will also include local insects as well, with flowering plants attracting bees and butterflies to the areas. Areas for quiet imaginative play will allow children to explore their own stories and play thoughts in a safe and quiet environment.

Younger children will be provided a safe, soft space to explore natural elements, whilst under the guidance and care of the parents who'll be able to rest and enjoy their children's enjoyment.



Amenity & public open space area and LAP located at the centre of the site



LEAP located on the western boundary

8.0
ARCHITECTURE

8.1 STREET ELEVATIONS

The street elevations explain the scale and character in context, illustrating the materials and elevational treatments to be used within the proposed development.



Plot 8

Plot 9

Plot 10

Plot 11

Plot 12

Plot 13

Plot 14

Plot 15

Plot 16

Plot 17

Plot 18

Plot 19

Datum 15.00

STREET SCENE A-A



Plot 26

STREET SCENE A-A CONTINUED



Plot 122

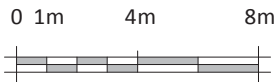
Plot 123

Plot 124

Plot 125

Datum 10.00

STREET SCENE D-D



8.0
ARCHITECTURE



Key



8.0
ARCHITECTURE

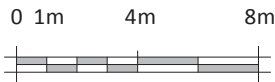
8.1 STREET ELEVATIONS



Datum 10.00
STREET SCENE B-B



STREET SCENE B-B CONTINUED



8.0
ARCHITECTURE



Key

8.0
ARCHITECTURE

8.1 STREET ELEVATIONS

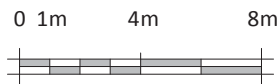


Datum 10.00

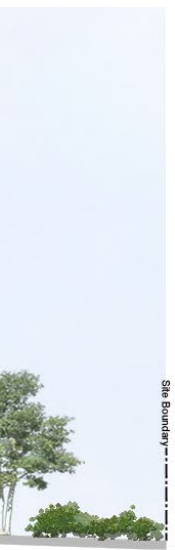
STREET SCENE C-C



STREET SCENE C-C CONTINUED



8.0
ARCHITECTURE



Key