4.0 Proposals

4.2 Layout

The site has a single point of vehicular access with a sinuous route through the site and side mews and closes branching off that define the proposed block structure. Footpath links between the vehicle routes and to the north and east boundaries will provide good permeability and connectivity. This affords an interesting flowing layout and an unobtrusive insertion into the existing landscape.

Key objectives of the scheme are to respect the local character, appearance and the amenity of neighbours. The proposed layout offers an informal structure to the perimeter of the site with informal amenity open spaces retained to provide adequate separation distances to neighbouring residences.

- Development of 50 dwellings.
- 15 dwellings to be allocated as affordable housing.
- A range of housing types and mix to reflect local needs.
- Housing predominately detached and semi detached reflecting the local character.
- Landscape buffer around the edges of the site to protect the existing trees and hedging.
- Central public open amenity space with a total POS area of 0.365 hectares.
- Integrated SUDs scheme with a basin in the southern portion of the site.
- Network of formal estate roads and shared surface lanes.
- Policy compliant car parking including visitors and unallocated spaces.
- Road layout that allows for refuse and emergency vehicles access.

KEY

Site boundary

Additional land owned by applicant

Site access

Proposed Site layout

ARUN DISTRICT COUNCIL BE/103/19/RES

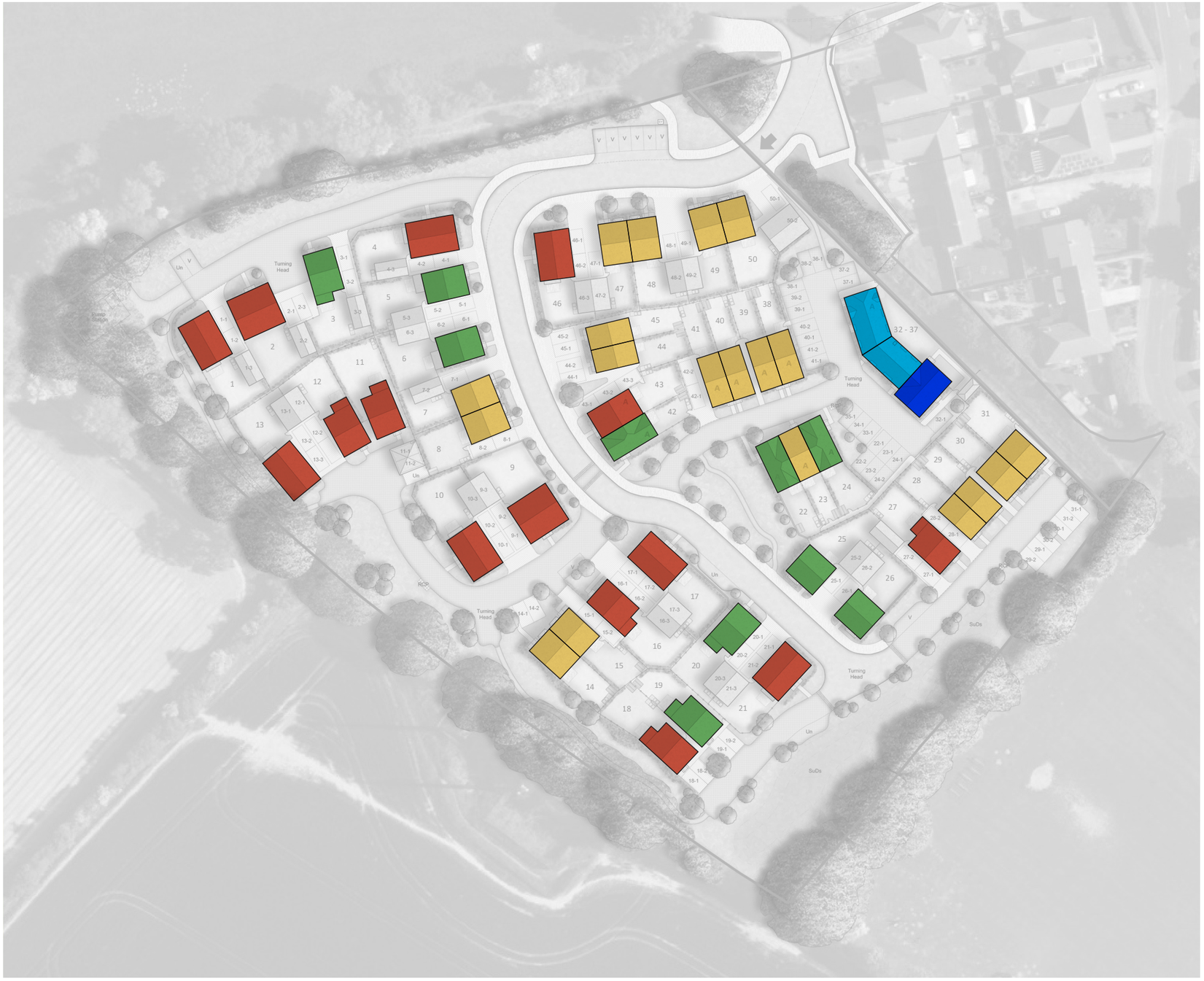
4.0 Proposals

4.3 Amount

The number of units (50) is proposed for this site with the following mix of units and tenures:

- 5 x 1-bedroom flats .
- 1 x 2-bedroom flats.
- 19 x 2-bedroom houses.
- 10 x 3-bedroom houses.
- 15 x 4-bedroom houses.

The proposals represent an improved mix with more smaller dwellings and smaller family dwellings compared to the illustrative mix at the outline stage. This aligns better with Local and Neighbourhood Plan policies and local need.



KEY

- 1 bedroom flats
- 2 bedroom flats
- 2 bedroom houses
- 3 bedroom houses
- 4 bedroom houses

4.0 Proposals

4.4 Tenure

Units are split into the following tenures to offer 30% affordable housing provision:

	Unit Type	Quantity
Private	2 Bedroom dwelling	14
	3 Bedroom dwelling	7
	4 Bedroom dwelling	14
	Total	35 (70%)
Affordable	1 Bedroom dwelling	5
	2 Bedroom dwelling	6
	3 Bedroom dwelling	3
	4 Bedroom dwelling	1
	Total	15 (30%)
	Grand total	**50**

A policy and practice compliant cluster of 15 affordable dwellings is proposed to meet management objectives. All units are designed to create a cohesive appearance that is tenure blind.

KEY

Denotes Affordable Shared Ownership

Denotes Affordable split for apartments - 1x Shared Ownership (2-bed) & 5x Affordable Rented (1-bed)

ARUN DISTRICT COUNCIL BE/103/19/RES

4.0 Proposals

4.5 Movement

The road layout has been planned to ensure there is legibility in the movement into and through the development.

The key main estate road (drawn in red) runs from the access of Newbarn Lane through the centre of the site and terminates in a turning head at the southern end. All other roads are planned as shared surface lanes (drawn in blue).

The layout has been designed to allow for the appropriate access for refuse vehicles, general servicing and emergency access. Turning heads are located to ensure that the maximum travel distances are maintain and compliant with the building regulations. The main estate road is 5.5m wide with a 2m footpath on either both or one side. The shared surface lanes are 4.8m wide.

There are footpath links in the bottom southern corner, to allow access to the Jubilee playing fields and in the northwestern corner to access the right of way network.

NEWBARN LANE
(Track)
Drain
Drain
Additional amenity space for apartment building to be provided by a separate change of use planning application to be submitted in parallel
5x 1BED
1x 2BED
Cycles
4.2m
Public Open Space:
(Whole Site) 0.52ha
SuDs
SuDs
Turning Head
Turning Head
Turning Head
Turning Head
Un
Un
Un

4.0 Proposals

4.6 Access and Parking

From the existing cul-de-sac, a new access spur is proposed to provide a minimum 5.5m primary carriageway through the site with 2m wide pavements. The new carriageway and footway shall continue to the junction of plots 21 & 26. A turning head is provided to each secondary branch spur roads.

All vehicular parking shall be in accordance with the current standards, with a minimum bay size of 2.5m x 5.0m and garaging size of 3.0m x 6.0m internal. Car parking is provided within the development at a ratio of:

- Min. 3 spaces / four-bed house.
- Min. 2 spaces / three-bed house.
- Min. 2 spaces / two-bed house.
- Min. 2 space / two-bed flat.
- Min. 1 space / one-bed flat.

Total car parking provision is 113 spaces plus 13 unallocated visitor spaces across the development.

The location of the Site will allow people to use methods of transport other than cars; to assist this choice cycle parking is provided in secure covered garden sheds for all houses and covered secure communal store and hoop stands for all apartment flats.

Access for disabled persons to the scheme has been designed in accordance with part M of the Building Regulations and within the constraints of this site.

KEY

	Visitor Car Spaces	9 Spaces
	Un-allocated Car spaces	4 Spaces
	Allocated Car Spaces On-plot	54 Spaces
	Allocated Car Spaces Off-plot	30 Spaces
	Allocated Car Spaces Garaged	29 Spaces
	Cycle space/Storage	45 Stores

ARUN DISTRICT COUNCIL BE/103/19/RES

4.0 Proposals

4.7 Scale

The scale of the proposed houses is in keeping with neighbouring two-storey properties. The proposed dwellings will be two storeys in height with associated single storey garages.

KEY

- Single storey
- 2 storey

Proposed storey heights plan

ARUN DISTRICT COUNCIL BE/103/19/RES

4.0 Proposals

4.8 Servicing

Refuse vehicles will be able to access the Site and collect refuse and recycling from a private collection point (sufficient for 2no. 240 litre wheeled bins), adjacent to the gates of each house; or collection point for groups of houses and communal bin stores for the apartment block.

Bin storage for houses is generally in back gardens and for apartments in refuse stores. The layout is designed with hardstanding to accommodate the temporary bin storage on collection day. Roads and turning heads have been designed to accommodate refuse vehicles.

KEY

- Refuse storage locations
- Kerbside refuse collection points
- Localised refuse collection points
- Principal refuse vehicle route
- Secondary refuse vehicle route

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4.0 Proposals

4.9 Materials

Suggested building materials pallet for traditional style:

- Red and buff facing brickwork with detail brick cills, brick arched headers and feature bands.
- Tile hung upper storeys with lead cills and fishtail detailing.
- Wide board horizontal timber cladding, colour white used sparingly on feature buildings.
- Brown and grey man-made roof tiles.
- Windows, colour white casements with glazing bars.
- Front Doors, colour grey, small vision panel.
- Flat roof canopies & dormer roofs; colour grey, metal juliette balcony.
- Tiled pitched roof porches & dormers.
- White rainwater goods.
- Garages, colours to match house, white PVCu fascias & soffits.
- Timber carport, colours to match house, white PVCu fascias & soffits.

Kindly refer to elevations of each individual unit for the use of different materials on the facades to help break up the built form and reduce impact and scale: Together with the varied heights and rooflines will also create interest to streetscenes.

KEY

- Roof - Grey flat tile
- Roof - Brown profiled tile
- Brick - Type 1 (red)
- Brick - Type 2 (buff)
- Tile hanging (colour to match main roof)
- Eternit Weatherboarding (white)