

hard and soft landscaping, defined and shared surfaces along with key landscape features will all aid in producing a good sense of place. Access points into more private or shared areas, either as main or secondary pedestrian access routes or as entrances into shared parking areas have all been taken into account within the overall design. Building types, styles or specific orientation will help add to area or plot security with natural surveillance or more direct viewing. Consideration has been given to longer internal street scene views and in these areas it is the differences in all the materials, detailing and landscape that will help to promote interest.

MATERIALS

Main brick types and colours will be kept within a limited palette of two or three main bricks with one or two contrasting detail brick types where required. All brick colours will fall within the red to brown colour range with a mix of multi and solid colours to promote a cohesive design across the development. Mortar colour will be natural in all situations.

Roof tiles will be in the form of a grey/blue slate finish to specific and prominent buildings across the development, along with plain and larger profile concrete tiles in a mix of browns and reds as required to the remaining roofs. Where ever possible, on plot or attached garages will match the main house materials. Ridges and hips will be in a colour to match the main roofing tile.

Houses in key locations will have a mix of wall finish materials with a mixture of colour textured render and facing brick as well as a detail brick where required. The apartment buildings across the development are mainly finished in facing brickwork, but will have their projecting bays faced in vertical plain tile hanging, the colour to match the main roof tile where possible.

Elevation detailing in the form of window styles, front door styles, garage doors, porches and projecting bay roofs will all be kept within a limited design range to promote overall cohesiveness within the development as well as promoting tenure neutrality. Rainwater goods are to be in black upvc.

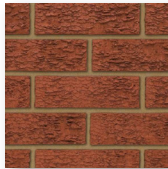
All finishes, colours and materials will be subject to detailed approval with samples being provided by the contractor as required for final approval.



Facing Brick



Facing Brick



Facing Brick



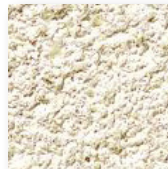
Facing Brick



Facing Brick



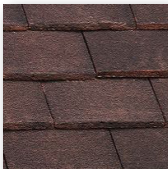
Tile Hanging



Render



Plain Tiles



Plain Tiles



Slate Roof



Profile Tiles



Profile Tiles



Profile Tiles

DEVELOPMENT SCALE AND MASSING

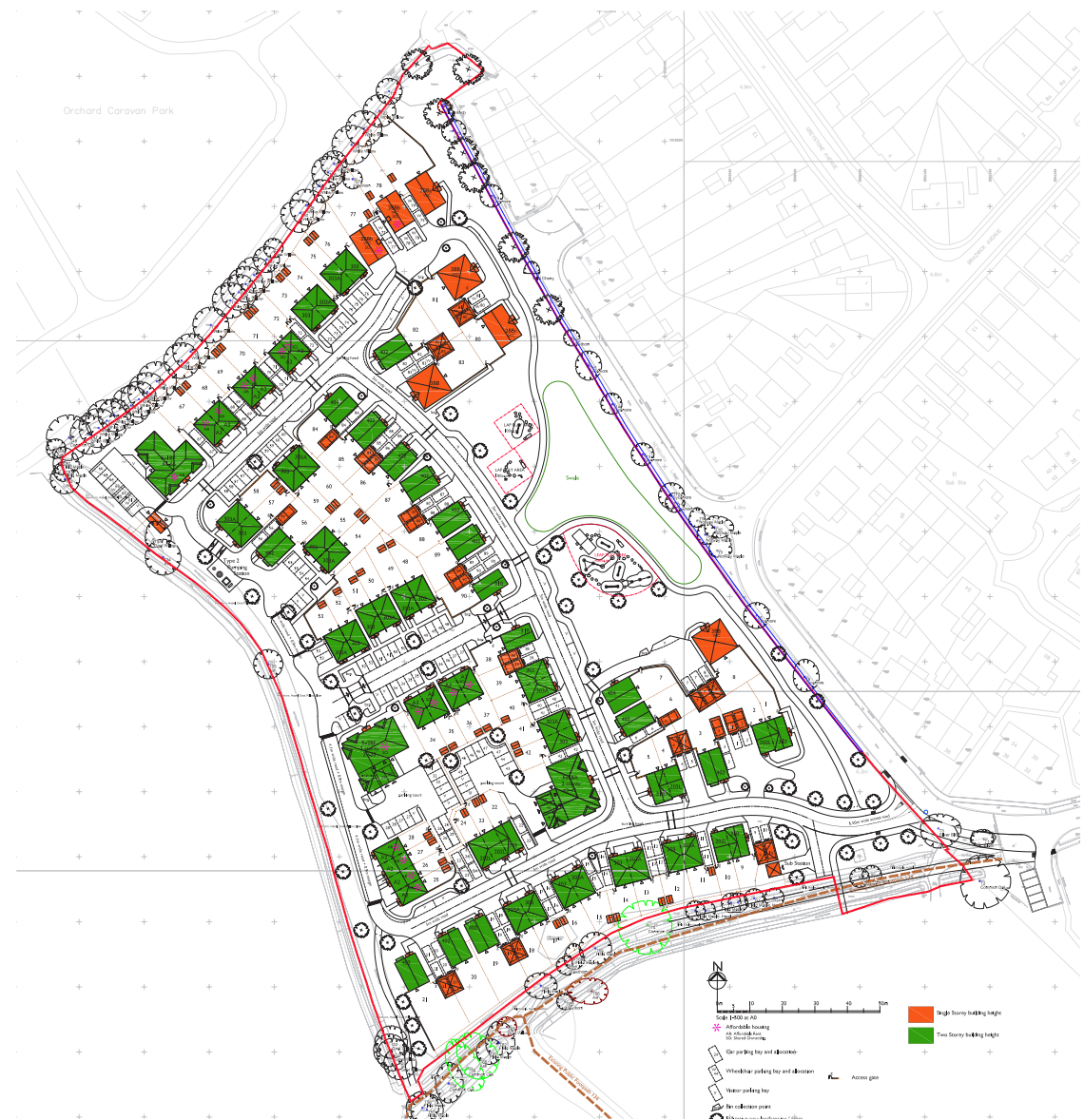
The proposal shows a development with a mix of single and two storey dwellings across the site, the two storey dwellings being outside of the limited height land area adjacent to New Barn Lane. As the development parameter plans also set an overall ridge height across the development, these have been adhered to and there are no proposals for any development above two storeys.

LAYOUT, FORM AND STYLE

The proposed development layout adheres in its general format to the approved indicative Outline Application Masterplan with its approved single point access off New Barn Lane. This Masterplan and the development parameter plans also set the main boundary landscape buffer zones and areas as well as the specific location of the large area of public open space as a buffer to the existing properties along New Barn Lane. The proposed development thus creates a character and form which sits comfortably within its surroundings and respects all of the overall constraints of the site. The finished style and character of the development as a whole will complement the surrounding area as well as enable it to have a distinct character of its own within the surroundings of North Bersted.

PUBLIC REALM QUALITY

The proposed development layout allows for specific detailed design features within the various street scenes and access routes for both the private and public. This will produce an attractive, safe and secure uncluttered place for all to use safely, either on foot, vehicle or cycle.



ROAD DESIGN, ACCESS AND OPEN SPACE

The approved access point off New Barn Lane and the subsequent internal road layout design allows all areas of the development to be reached by vehicle and foot access as well as allowing service vehicles to track throughout the design. The hierarchy of streets, their design, sizes and uses was all described as part of the Outline Application Design and Access Statement and this ideal has been included within the overall development design. Engineering solution drawings, levels, service and emergency vehicle tracking and additional infrastructure information are included as part of this application under separate cover.

Together with the vehicular access and internal road system, the proposals accommodate pedestrian links to and from the adjacent southern footpath reference I34 which then allows further links to the public open space and the remaining areas of the development. Inclusivity has been considered in all aspects of the public realm design, enabling people with disabilities to use the streets, footpaths and open spaces easily. Throughout the development, pedestrian paths will have dropped kerbs with tactile paving at appropriate crossing points. Certain areas of the road system will be designated as shared surfaces with pedestrian priority, level surfacing aiding access and special care being taken to avoid indiscriminate parking and to providing a 'clutter-free' streetscape to aid navigation in all areas, especially related towards blind and partially sighted people. All main access points to individual dwellings as well as apartment buildings will comply with Part M of the Building Regulations.

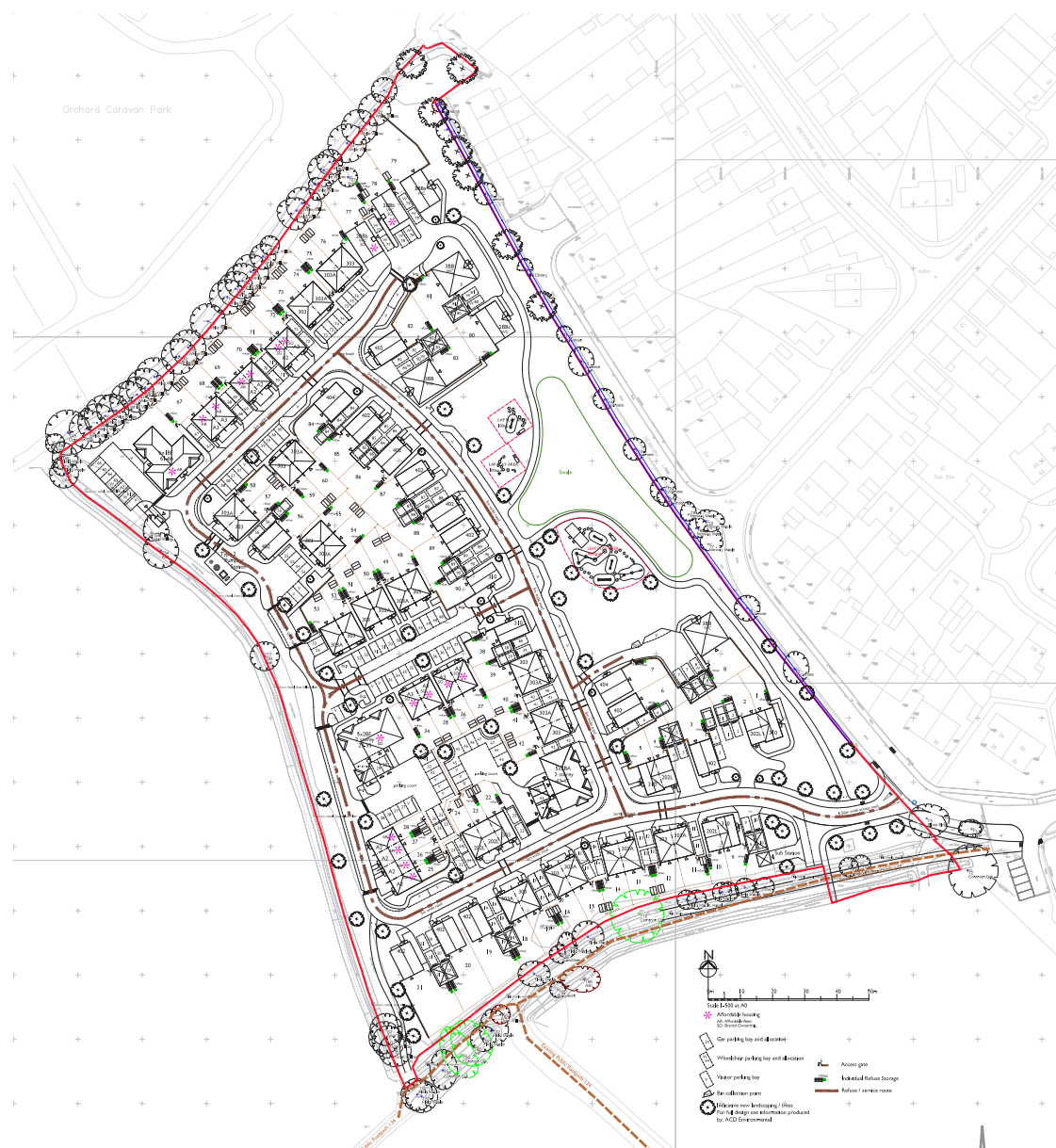
Established within the parameters as set out within the Outline Permission, the overall development proposes a specific set of land areas to be defined as open space, these including buffers of retained boundary vegetation, general public open space and areas set aside specifically for children's play areas, both formal and informal along with a SWALE to help deal with surface water attenuation. In total this equates to 1.0 hectares of land, the major portion being the public open space fronting onto New Barn Lane. All of these land areas are important to the overall development and care has been taken to incorporate these fully, but without compromising the character or management of the development. A fully worked up soft and hard landscape design has been included as part of this application along with detailed information on the LEAP and LAP specific areas within the main open space, the SWALE land use and protection, as well as management plans relating to the retained boundary buffer planting areas to the southern, western and northern boundaries.

SURFACE AND WASTE WATER MANAGEMENT

A fully designed drainage management system for both the foul and surface water is included as part of this application submission in the form of drawings and reports under separate cover.

REFUSE STORAGE AND COLLECTION

As required by Arun District Council all new developments must provide help to secure opportunities for sustainable waste management. There should be adequate provision for the storage and collection of waste without it having and adverse impact on the overall street scene. The proposals have been carefully designed to allow individual dwellings to have their own dedicated refuse storage points for all types of household generated waste within their curtilage as well as access to dedicated 'bin collection points'. Bin collection points are provided throughout the development where refuse vehicle access is not expected or individual collection travel distances are over the recommended maximums. The three apartment buildings have their own dedicated refuse storage facilities with direct access to the adjacent road system for immediate collection as required. A dedicated refuse collection route has been designed into the development layout, this having been fully 'tracked' and engineered to enable all areas of the development to be fully serviced. This information is submitted as part of the Transport Statement under separate cover.



A fully detailed transport report has been carried out that deals in detail with all these points and is included as part of this application under separate cover:



CONCLUSION

In summary, this reserved matters application expands on the principles and parameters set out in the approved outline planning permission (BE/142/15/OUT and BE/18/17/PL). The outline consent established the principle of developing this site for housing along with fixing the means of access into the site. It also set out detailed parameters for the location and use of the open space areas to be included, the specific locations and heights of buildings across the site as well as the general mix and tenure of the units within the development. The information provided within this reserved matters application provides the details above and below ground to enable this development to be built. This development will provide an opportunity for an attractive and cohesive living environment that will become an appropriate extension to the immediate surroundings and the larger area of New Bersted. The proposed housing mix, unit design and tenure split allows for a range of dwelling sizes and styles that will make a positive contribution to the overall housing requirements of the immediate area. The large landscaped areas will allow for future community activity as well as a feel of openness to the development frontage onto New Barn Lane.