

8. DEVELOPMENT GUIDELINES



8.1 DETAILED GUIDELINES

8.2 PHASING

8.3 COMPLIANCE WITH THE
NATIONAL AND DISTRICT DESIGN
GUIDES



8.1 DETAILED GUIDELINES

CAR AND CYCLE PARKING

Adequate, safe and secure parking for vehicles and bicycles should be incorporated into the new development in a discreet and sensitive manner. Principles to follow when designing detailed parking solutions for the site are:

- Minimise the visual impact of parked cars on the street scene;
- Provide residents and visitors with safe and convenient access to their vehicles; and
- Ensure that the parked cars do not obstruct pedestrians and cyclists.

To disperse parked cars through the development and avoid monotony, a variety of parking solutions should be provided, including:

- On-curtilage, in the form of private driveways, garages and carports;
- Car parking courtyards to the rear of dwellings; and
- On-street parking, primarily for visitors.

The Arun Parking Standards Supplementary Planning Document, which establishes the standards for parking and cycle spaces/storage in the development, includes provision for one electric vehicle charging point per dwelling with a garage/ drive.



Integrate landscaping with on street parking to mitigate the visual prominence of cars



Include variety of on plot parking solutions i.e. car port/set back garages



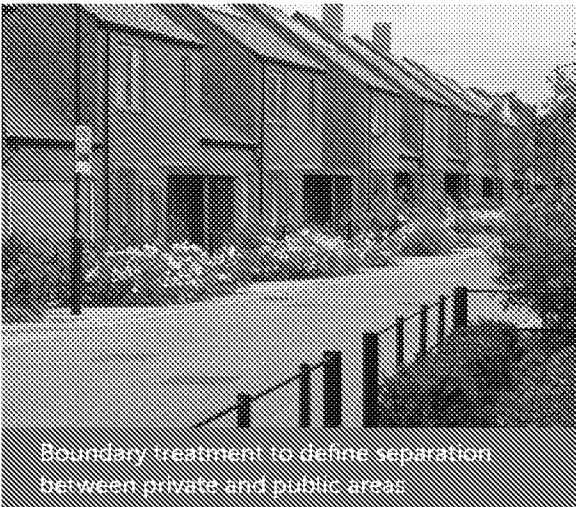
Parking courts should have easy direct access, be secure, lit and overlooked

DESIGNING OUT CRIME

The design and layout of the development should seek to reduce the opportunity for crime.

The proposals address the seven attributes of safe, sustainable places in the Government Guidance 'Safer Places: The Planning System and Crime Prevention':

- Development to maximise opportunity for natural surveillance;
- Different boundary treatments and surfacing materials to clearly define separation between private, semi private-public and public areas;
- Quality street lighting to be provided along main routes, and along minor routes without causing a nuisance, but bright enough to discourage criminal activity;
- Routes to lead to places people want to go, which are direct, open and overlooked by adjacent properties;
- Local areas of play to be visually open and benefit from good levels of natural surveillance; and
- Parking areas to be secured by overlooking windows.



Boundary treatment to define separation between private and public areas



Open space to be actively overlooked by surrounding dwellings



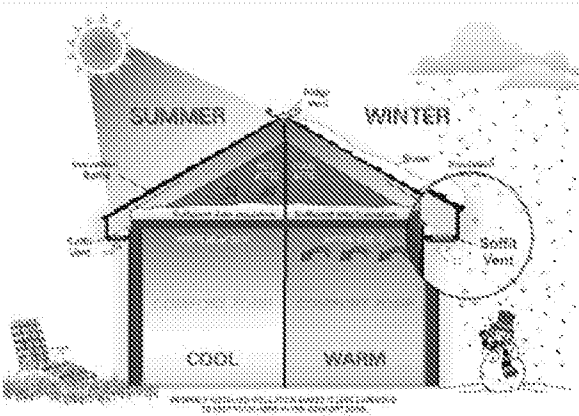
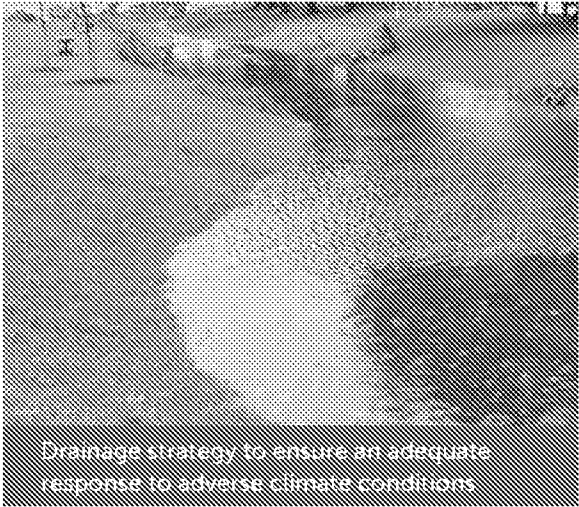
Lighting should be designed to prevent nuisance, in particular within the park

*Images provided for illustrative purposes only

ENERGY AND CLIMATE CHANGE

Energy and climate change have informed the proposals, and will be further developed at the detail design stage:

- Drainage strategy to ensure an adequate response to adverse climate conditions;
- Building alignment and road layout to maximize direct exposure of dwellings to sunlight;
- Buildings to favour passive heating/cooling devices, i.e. appropriate insulation, natural ventilation, exposure to sunlight, to minimise energy consumption;
- Creation of truly walkable neighbourhood to discourage the use of cars for internal and external journeys;
- Construction work to adopt strategies to minimise waste; and
- Earthworks to mostly rely on internal soil movements to limit requirement of material transfer off-site.



Buildings to favour passive heating/cooling devices



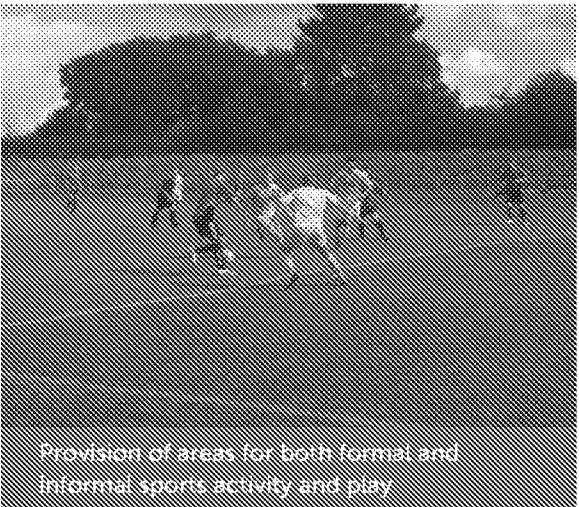
Creation of truly walkable neighbourhood

HEALTH AND WELLBEING

The scheme will promote the principles of an active lifestyle to foster health and wellbeing, which is inspired by the NHS “Healthy New Towns” principles and Sports England “Active Design” principles:

- Attractive, safe and convenient walking and cycle routes;
- Provision of areas for both formal and informal sports activity and play;
- Provision of a space for GP consulting rooms as part of the development;
- Creation of an all-age environment, accessible to people with different abilities;
- Provision of allotments to foster food growth and healthy lifestyle; and
- Attractive open spaces to foster social interaction and experience nature and wildlife.

As stated within the emerging Arun Design Guide SPD (2020), the area has one of the highest population of elderly people in the country, with the proportion of older people predicted to rise in the future. It is important for the development to create an environment that is easy to navigate and promote an active lifestyle and social interaction, which will foster physical and mental health and wellbeing among the residents.



Provision of areas for both formal and informal sports activity and play



Creation of an all-age environment accessible to people with different abilities



Provision of allotments to foster food growth and healthy lifestyle

*Images on this page are meant for illustrative purposes only

8.2 PHASING

The following diagram provides an indication of how the proposed development could be delivered. This will be developed in more detail at the detailed design stage.

Key:

Phase 1

Phase 2

Phase 3

Site Access

Existing Roads



Figure 214: Indicative Phasing Strategy Diagram

8.3 COMPLIANCE WITH THE NATIONAL AND DISTRICT DESIGN GUIDES

Published in 2019, the National Design Guide sets out ten characteristics of well-designed places and demonstrates what good design means in practice.

These ten characteristics (which are listed in Figure 218) reflect the principles that have informed the design for The Landings, as described in more details on the following page.

These principles also align with the emerging Arun District Design Guide, published in draft for consultation in January 2020, which was reviewed before the submission of the proposals.

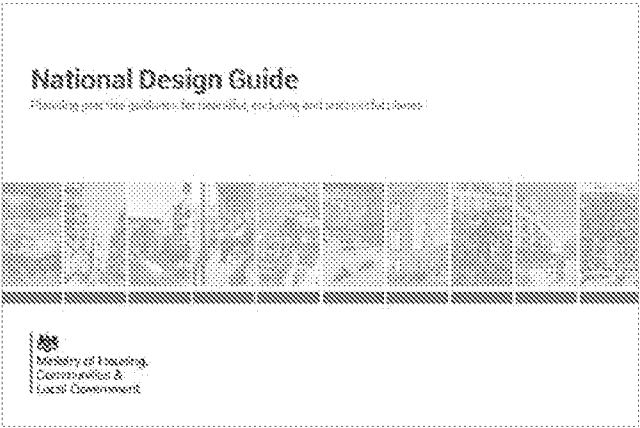


Figure 215: National Design Guide Cover

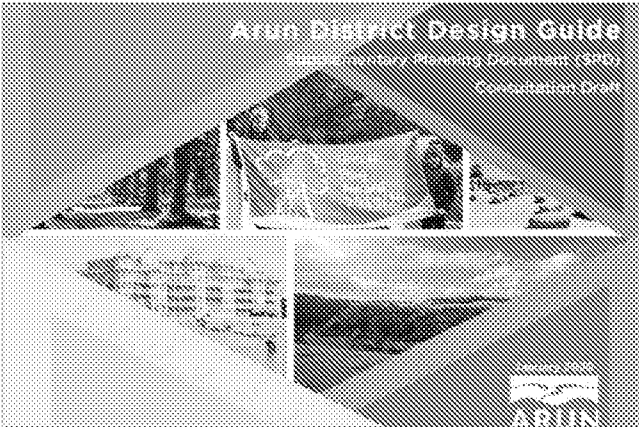


Figure 216: Draft District Arun Design Guide Cover

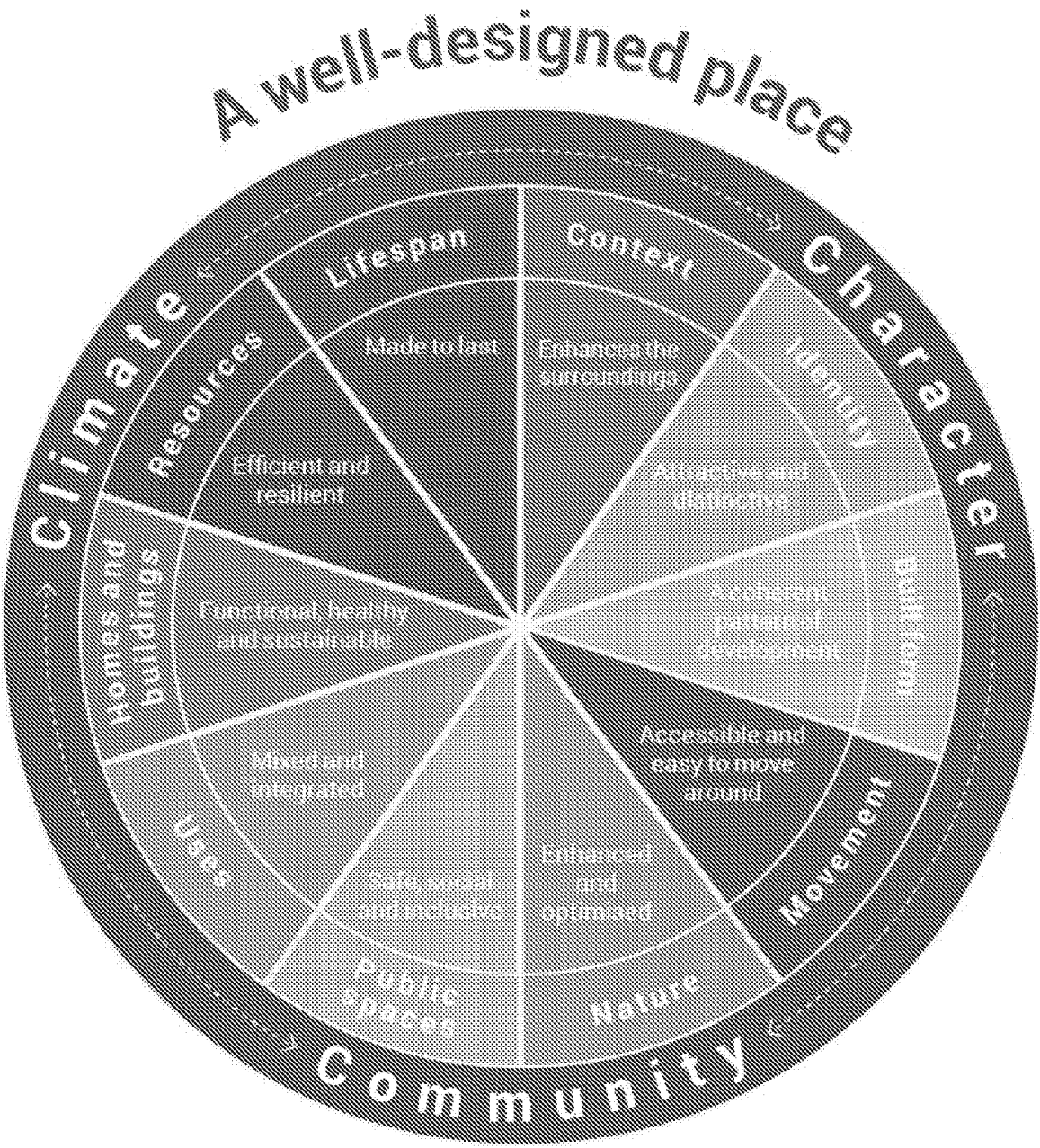


Figure 217: The ten characteristics of well designed places

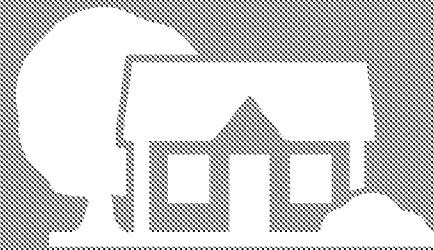
CONTEXT

The Landings has been designed to respond to and integrate with the surrounding countryside and neighbouring settlements, as described in section 3. (Context Appraisal).



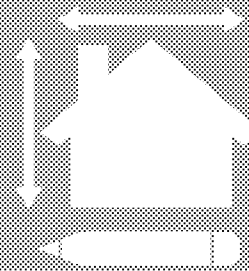
IDENTITY

The development will create an attractive place with a distinctive character, to promote a strong local sense of identity, as described in section 5. (Open Space and Landscape) and 7. (Built Form and Character).



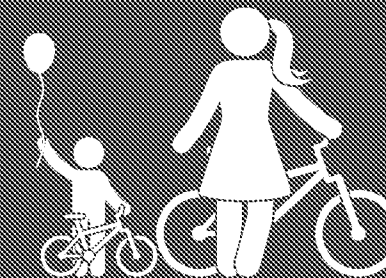
BUILT FORM

The scale and form of the proposed new buildings will relate sensitively to the surroundings and vary within the development to create distinctive places, as described in section 4.1 (Parameter Planned) and 7. (Built Form and Character).



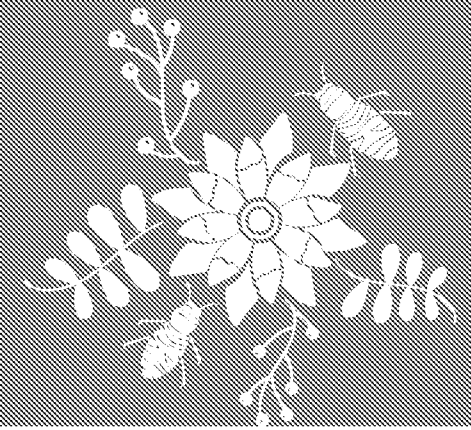
MOVEMENT

The proposals will create an attractive, legible and convenient network of routes that will provide permeable development linked to the surroundings, as well as favouring sustainable modes of transport, as described in section 6. (Access and Movement).



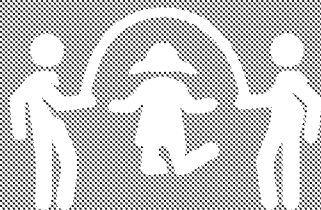
NATURE

An attractive and interconnected network of open spaces that retain existing planting and create new habitats to improve the site's biodiversity, as described in section 5. (Open Space and Landscape).



PUBLIC SPACES

The development will create a hierarchy of public spaces ranging from parks and neighbourhood greens to traffic calm or shared surface type streets, to promote social interaction and be accessible to all kind of users, as described in section 5. (Open Space and Landscape) and 7. (Built Form and Character).



USES

The Landings will provide a mix of different uses to support the creation of a vibrant and truly sustainable neighbourhood, as described in section 4.2 (Land Use Mix).



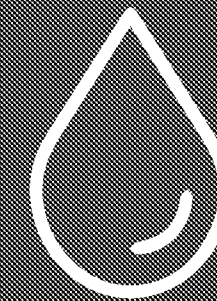
HOMES AND BUILDINGS

A variety of well built, attractive new homes will cater for the needs and aspirations of different households, including measures to reduce energy consumption, as described in section 4.2 (Land Use Mix) and 8.1 (Detailed Guidelines).



RESOURCES

The development will optimise opportunities to reduce the production of waste and the consumption of resources, as well as integrate sustainable drainage measures to mitigate any current and future flood risk, as described in Section 5.5 (Landscape Strategy) and section 8.1 (Detailed Guidelines).

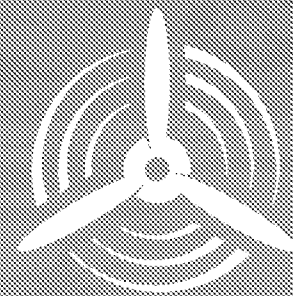


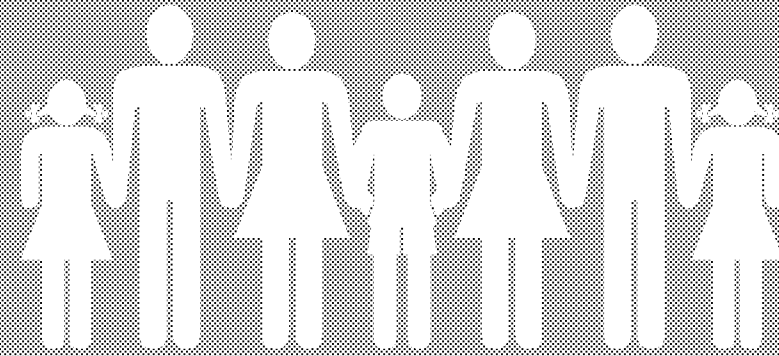
LIFESPAN

The Landings will integrate with the existing settlements contributing to the long term and sustainable growth of the area, as described in section 4.5 (Potential Future Growth).



9. CONCLUSION





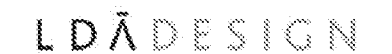
THE FUTURE OF A COMMUNITY

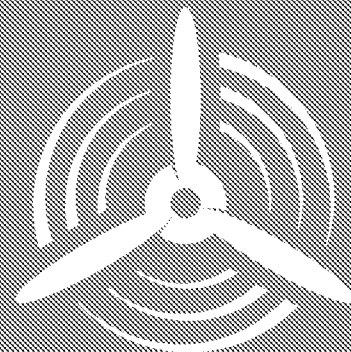
Meeting the aspirations of the community of Ford as defined through a robust dialogue with the local community, Local Planning Authority and key stakeholders, the redevelopment of Ford Airfield is an exciting opportunity to create a truly sustainable new neighbourhood, that will integrate with existing settlements and promote a vibrant, sociable and healthy lifestyle.

THE LANDINGS: A GREAT PLACE TO LIVE, WORK AND PLAY.



WITH THE SUPPORT OF:





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