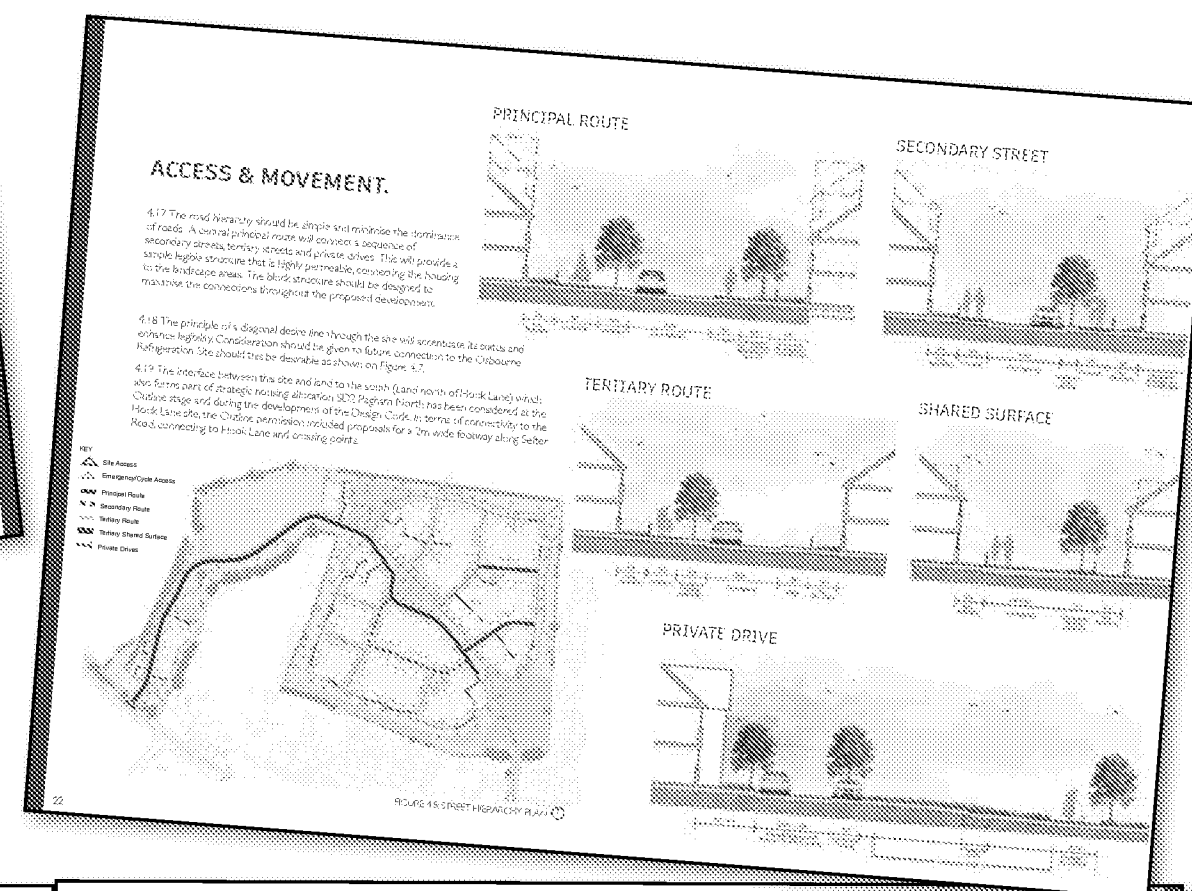


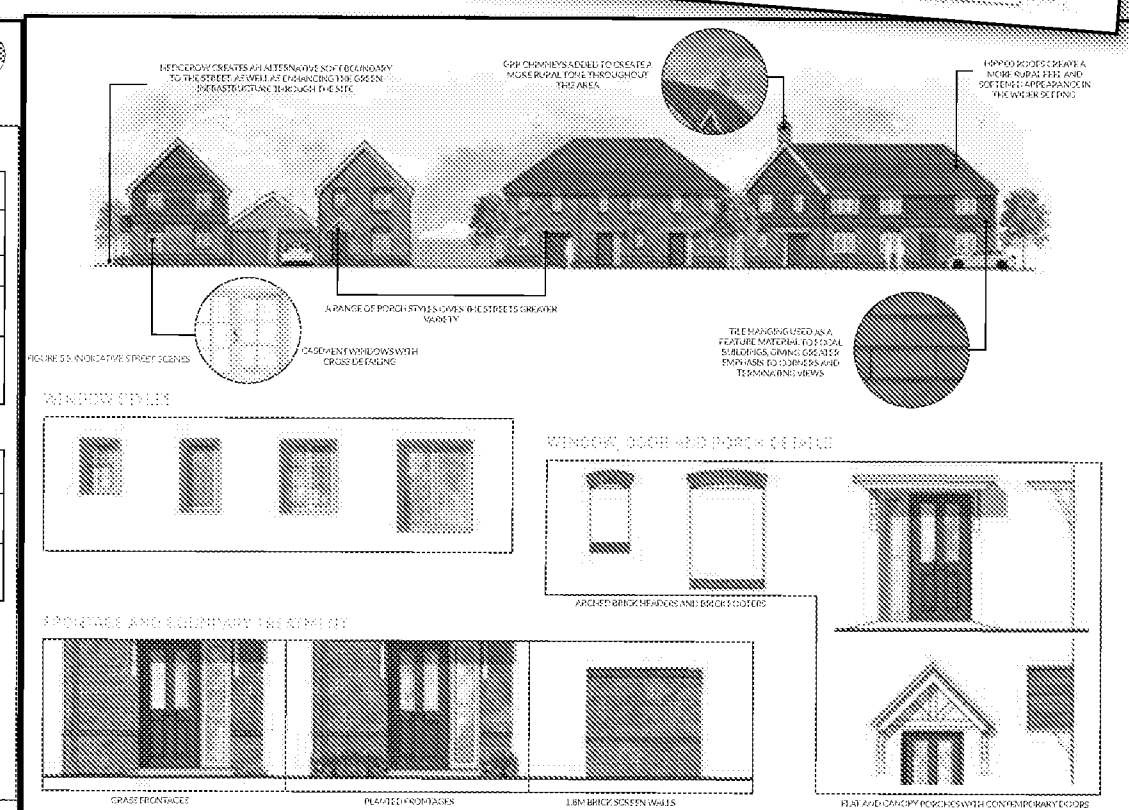
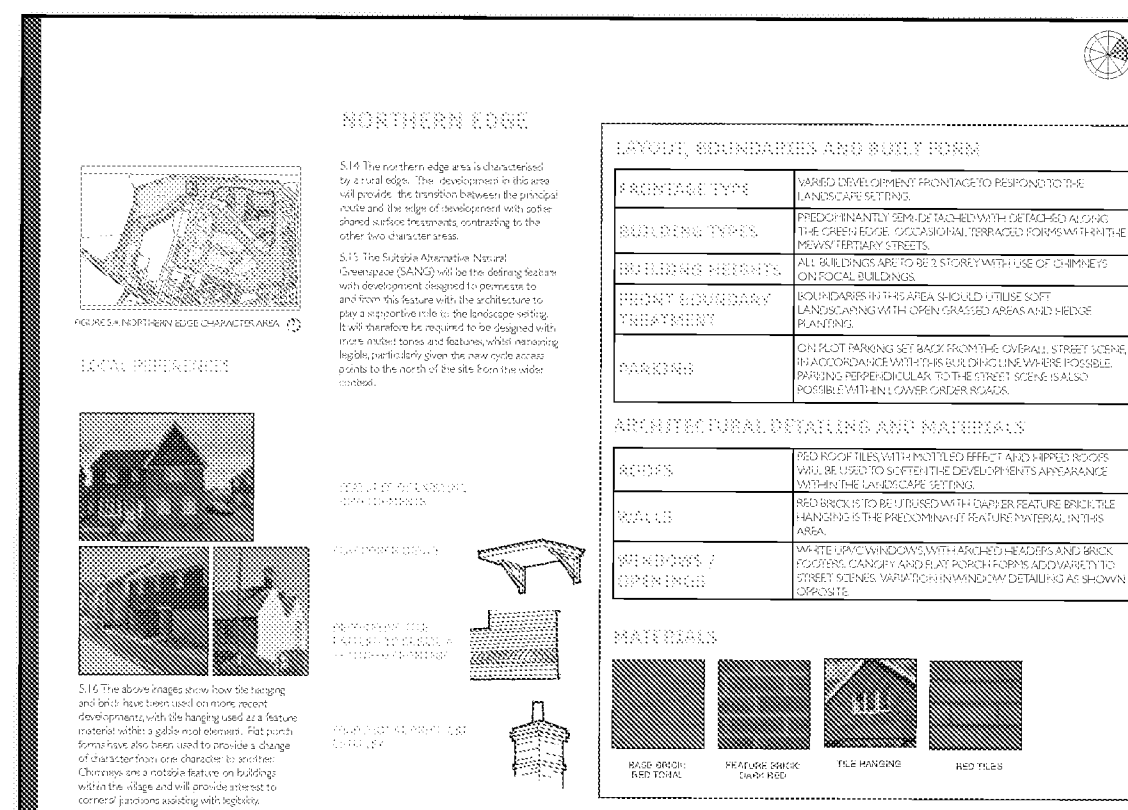


PRINCIPLES

3.10 An example of some of the pages from the submitted design code that have informed the RMA designs.



CREATE NEW
PEDESTRIAN AND
CYCLE LINKS AND
ENHANCE CONNECTIONS,
PROMOTE A LOW CARBON AND
HEALTHY LIFE STYLE,
MODERN AND SPACIOUS
BUILDING AND OUTDOOR
SPACE FOR SCOUTS,
LAND SAFEGUARDED FOR A
SCHOOL/ CARE HOME
OR RESIDENTIAL AND
LAND SAFEGUARDED FOR
AMBULANCE RESPONSE POST
TO SERVE THE WIDER
COMMUNITY. RETENTION
OF GOOD QUALITY
TREES AND VEGETATION
ALONG WITH A NEW
PLANTING FRAMEWORK
INCLUDING WILDFLOWER
MEADOW TO THE
NORTHERN BOUNDARY FOR
ECOLOGY.



PRE-APPLICATION LAYOUT

3.11 Following the preparation of the emerging site layout, a pre-application meeting with Arun District Council Officers was held to discuss the emerging plans on 6th December 2019.

3.12 The layout featured:

- 1 Relocation of the Scout hut and Ambulance Community
- 2 Response Post have been moved to the entrance of the site.
- 3 Initial SuDS strategy was developed for pre-application discussion regarding water management.
- 4 Circular route compliant with approved outline planning principles with hard landscaped path proposed around the SANG area.



FIGURE 3.4 THE PRE-APPLICATION LAYOUT

RESERVED MATTERS APPLICATION LAYOUT

3.13 Following the various meetings with key stakeholders the Design Code Masterplan was produced. The revised layout takes on board the principles set out in the Design Code. Key changes included:

- 1 School site has been updated to approved parameter plan.
- 2 The Scout hut has been redesigned to meet the needs of the Scouts.
- 3 The attenuation features has been redesigned to better respond to the historical asset within the site
- 4 The footpath link has been redesigned and aligned to respect the levels and RPAs of the existing trees.
- 5 The pump station has been located in less prominent position, providing a better quality open space to the north.
- 6 The cycle path has been made more rational and distinct through its alignment and surrounding landscape treatment.
- 7 Enhanced planting along the eastern boundary to provide an enhanced aspect along the circular walk.
- 8 A large play area is provided in the heart of the development which has been designed to include all ages.



4. BUILT FORM

URBAN FRAMEWORK

URBAN FORM

4.1 The design and form of the block structure responds to the topography of the site, which is relatively flat. The overall form and structuring elements creates a sequence of linked streets. The layout comprises of well defined links, streets, building forms and in due course the landscape design and links to the scout hut and potential school site.

ROAD ALIGNMENT

4.2 The proposed road alignment will deliver a range of routes through the development creating a sequence of linked streets and spaces, that ultimately connect to the key uses of the site, following desire lines.

HIERARCHY

4.3 The proposed road network is clear and legible with a wider road connecting to the school (6.0m) and the slightly narrower road for the main street (5.5m) serving the area east of the school, which will help to create a less road dominated environment. This hierarchy will be further reinforced with hard and soft landscaping proposals, as well as architecture to deliver the principles established in the Design Code.

ENCLOSURE

4.4 All streets and spaces are enclosed by development and respond to the variation in character, regardless of development form.

PRIVACY

4.5 All back to back distances are 21m or more throughout the development with 14m used where development backs side on to an adjacent dwelling. A mix of walls and fencing enclose private amenity areas.

VISTA

4.6 All internal vistas within the site terminate on built form frontage, proposed landscaping or the existing landscape beyond. The focal spaces within the development are strategically placed to create a legible environment that is also supported by strong frontage and landscaping and along the cycle route to make it as accessible as possible.

FRONTAGES

4.7 All streets, spaces and courtyard areas are overlooked by development. No blank gables are proposed where development addresses the street or notable corners.



FIGURE 4.1: THE URBAN FRAMEWORK PLAN WITHIN THE DESIGN CODE ①

-  Site Boundary
-  Site Access
-  Emergency/Cycle Access
-  Potential Future Cycle Link Access
-  Potential Future Connections
-  Block Structure
-  Frontages
-  Green Open Space
-  Wildflower Planting
-  Woodland Mix Planting
-  SuDS
-  Play
-  Existing Vegetation
-  Proposed Trees
-  Focal Buildings
-  Potential Future Connection Link
-  Pedestrian Route
-  Cycle Route
-  Principal Route
-  Secondary Route
-  Tertiary Route
-  Tertiary Shared Surface
-  Private Drives
-  Existing Road
-  Focal Space
-  Secondary Node
-  Infantry Post
-  Notable Vista



FIGURE 4.2: URBAN FRAMEWORK PLAN