

The Proposed Character Areas

4.18 Three character areas are proposed across the site, which also include core focal space. The character areas have been proposed to provide variety, interest and respond to the localised setting.

4.19 Character Areas are:

- Western Edge;
- Green Edge;
- Core Area;

4.20 In addition, a series of core focal spaces overlap and link the above character areas. These include;

- Focal space 1
- Focal space 2
- Focal space 3

4.21 The following section sets out where the intended character types are proposed, as well as setting the characteristics that will make these areas architecturally distinctive. The aim of the proposed principles is not to create stark contrast between character areas, but create a subtle variation in designs and use of materials.

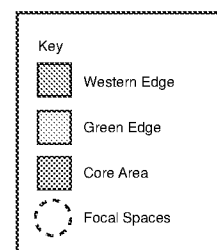


FIGURE 4.8: PROPOSED CHARACTER AREAS PLAN ①

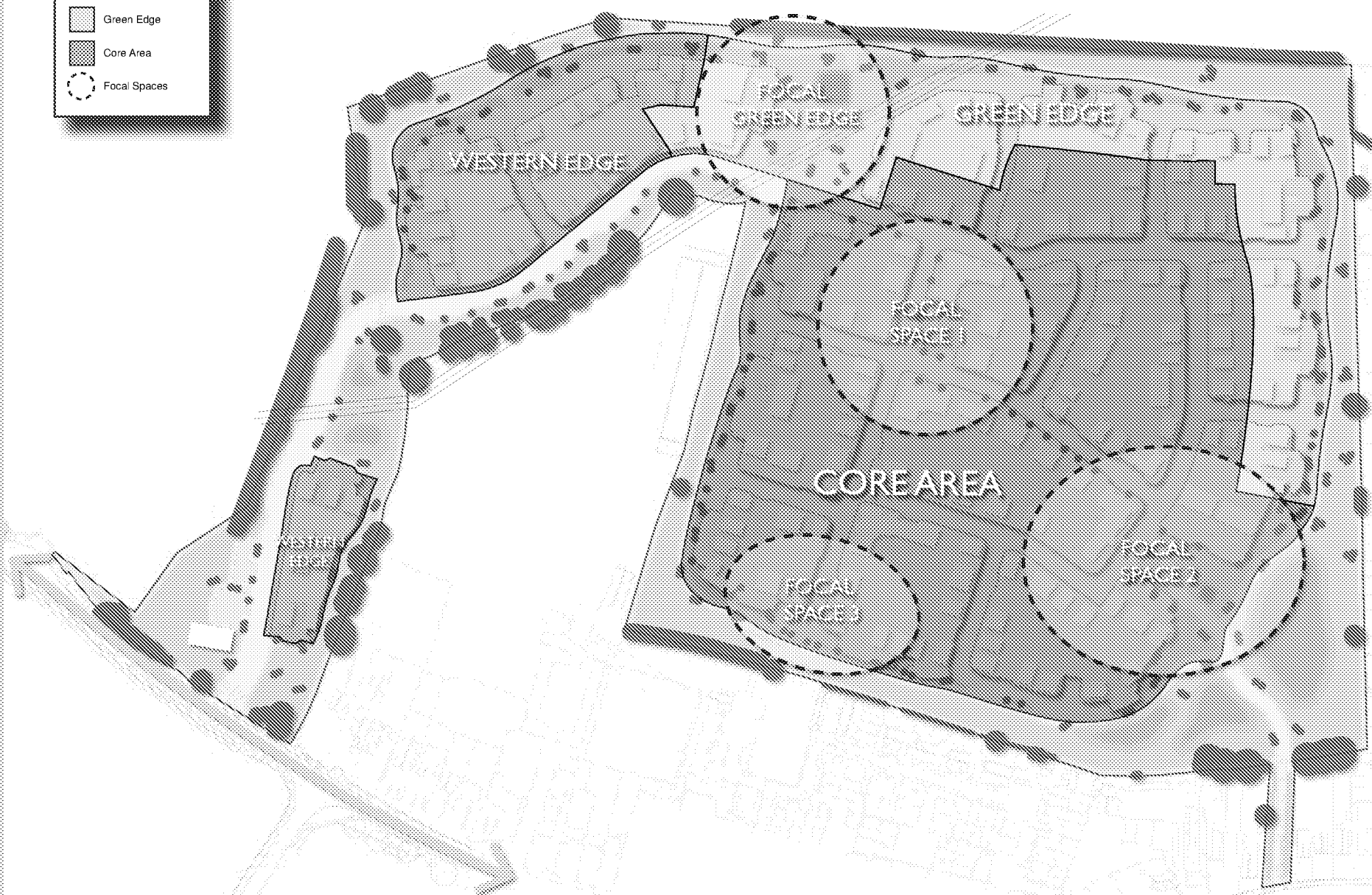


TABLE 4.1: PROPOSED CHARACTER AREAS

	WESTERN EDGE	GREEN EDGE	CORE AREA	CORE FOCAL SPACES
URBAN + BUILDING FORM				
FRONTAGE TYPE	Relatively informal building frontage to respond to the edge of the settlement character.	Varied development frontage to respond to the landscape setting.	A greater consistency of set backs will characterise this area with more regularised forms adjacent to the centrally located core area.	Focal Spaces respond to existing and proposed context and vary across the Development.
BUILDING TYPES	Detached and semi-detached dwellings with possible apartments to principal road edge.	Predominantly semi-detached with detached and occasional terraced forms along green edge.	A range of detached, semi-detached, terraced and apartment buildings.	
BUILDING HEIGHTS	All dwellings are to be 2 storey, with intermittent 3 storey on key views.	All dwellings are to be 2 storey, with 3 storey apartments as focal buildings.	Predominantly 2 storey with the occasional 2.5 storey in the centre. As well as 3 storey apartments as focal buildings.	
CORNERS	Corner buildings should address the street with fenestration to assist with natural surveillance of the street.	Corner buildings should address the street with fenestration to assist with natural surveillance of the street.	Corner buildings should address the street with fenestration to assist with natural surveillance of the street.	
FRONT BOUNDARY TREATMENT	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.	
PARKING	On plot parking set back from the overall street scene, in accordance with this building line where possible.	On plot parking set back from the overall street scene, behind building line where possible. Parking adjacent to the street is also possible within lower order roads. Courtyard parking for flats is suggested.	A range of parking configurations are to be provided.	
DETAILS				
ROOF	Predominantly front to back with gable fronted roofs to key corners and features.	Predominantly front to back with occasional gable fronted roofs.	Predominantly front to back pitched roof forms with gable features. Gable fronted housing forms to work as focal buildings.	
DORMERS/ ROOFLIGHT	Potential for both to be used with flat roof forms dormers on 2.5 storey units.	Potential for both to be used with flat roof forms.	Potential for both to be used with flat roof dormers.	
WALLS	Predominately red brick with secondary materials such as eternit and feature brick. Projected string course detailing, with splayed brick headers.	Predominately orange brick with secondary materials such as a feature brick. Projected string course detailing, with splayed brick headers.	Simple projecting string course detailing, throughout the area, with a mixture of red and orange brick, as well as splayed brick headers throughout.	
WINDOW/ OPENINGS	Simple casement windows and use of bars to emphasise rural edge character.	Casement windows with simple contemporary styling and use of bars to give subtle variation across the character area.	Simple casement windows with clear panes throughout the area to give a simple tone across the character area.	
MATERIALS				
ROOF	Red roof tiles, with mottled effect. Grey to be used where cladding is applied.	Red roof tiles, with grey tiles to feature buildings to give a contrast to the rest of the development.	Grey roof tiles, with mottled effect. Red to be used where brick is applied.	
WALLS	Red brick is to be utilised supported by a secondary material which is eternit cladding, used on corner units and focal buildings. Flint is also used as a feature throughout the site and within this character area.	Red / orange brick is to be utilised supported by a secondary material which is tile hanging, used on corner units and focal buildings.	A mixture of red and orange brick is to be utilised supported by occasional flint to focal buildings.	
WINDOW/ DOORS/ PORCHES	White uPVC windows. Flat roof porch forms to provide a subtle feature and allow the landscape to dominate. Pitched roof forms to be utilised on gable fronted units.	White Upvc windows. A mix of pitched roofs forms, with gable porch forms on focal buildings.	White Upvc windows. A mix of pitched roofs forms throughout the character area. Re-constituted stone details to focal spaces.	

WESTERN EDGE

The Western Edge is the principal arrival point of the site, and sets the tone for this area of this proposed development.

Its central focus is the principal road connecting through the site joining from Sefton Road, as well as re-defining the edge of the settlement with a positive outlook on the surrounding landscape. This route is designed to cater for all vehicle movements, including any future school plans.

Architecturally this area will have a predominantly more rural feel along the route. To the north of the development, it will respond to variation of landscape character, which leads on to the green edge, creating subtle variation, to create a strong sense of place.

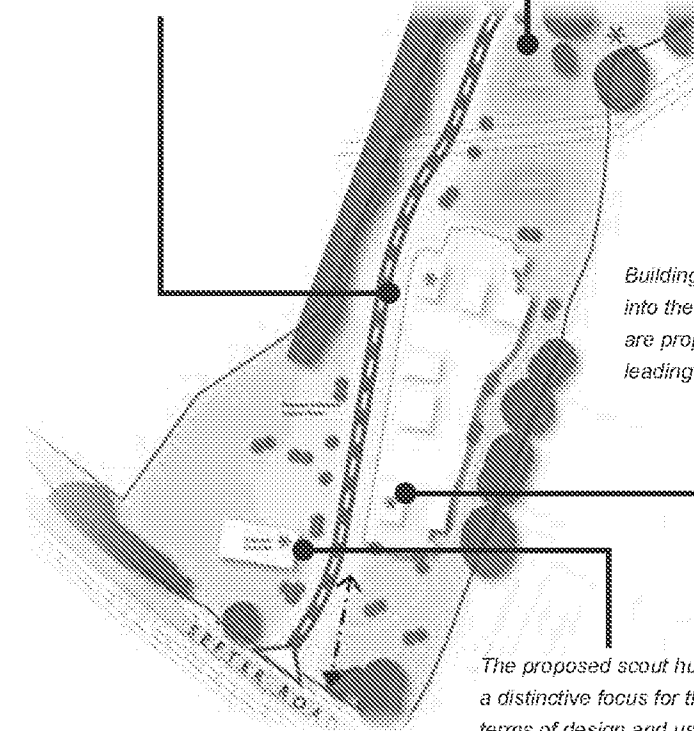
A proposed scout hut will be the first impression of the site, and will set the tone for the rest of the dwellings.

Defining Principles

- This character area will be the first impression of the development. The area is designed to meet the vision of creating a distinctive 'development edge' which redefines the edge of the village.
- Less formal development will be found to the edges of the development to support the landscape spaces, and retained landscape.
- The use of eternit cladding and occasional flint, will feature on focal buildings, and key vistas.
- The proposed scout hut will provide a focal building for this part of the development.

Where technically achievable, the SuDS features should provide visual and ecological assets, as well as providing technical functions.

These dwellings set the tone for the rest of the site and are the first impression of the overall development.



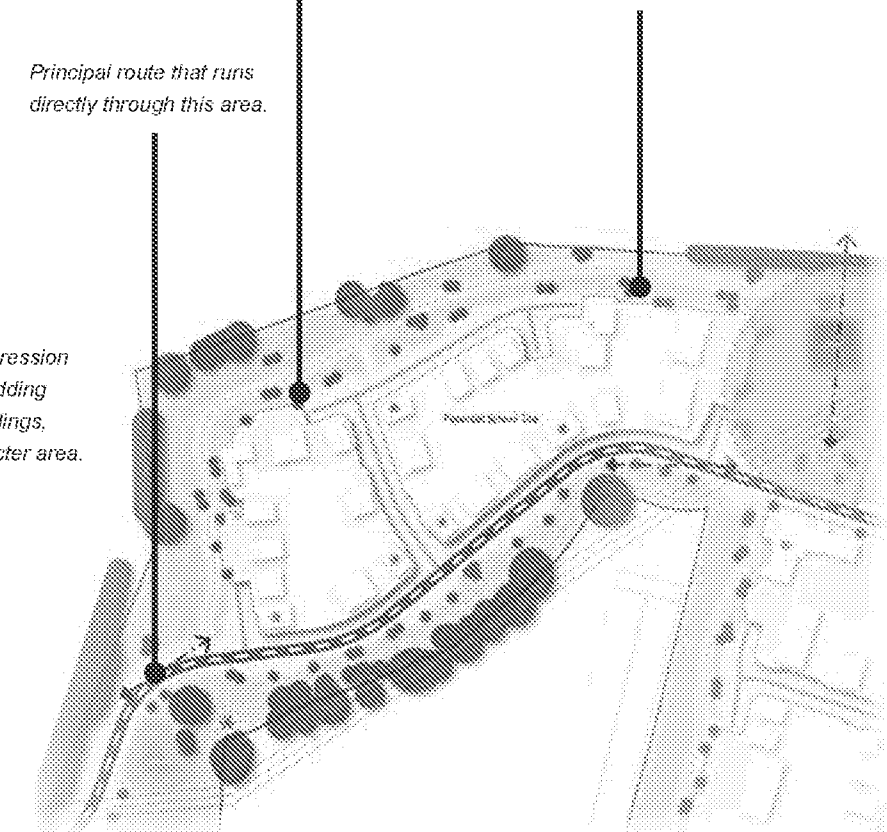
Buildings to support this first impression into the site. Flint and eternit cladding are proposed on main focal buildings, leading up throughout the character area.

The proposed scout hut provides a distinctive focus for this area in terms of design and use.

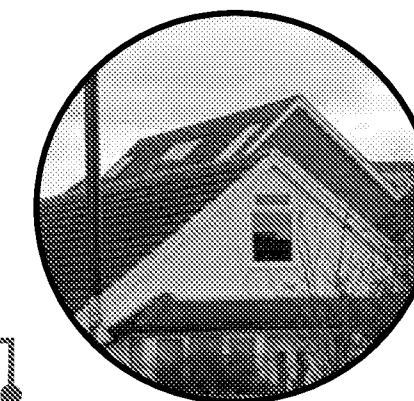
The use of private drives will ensure a less engineered edge to otherwise adopted roads. It will provide more flexibility to deliver smaller areas of hard standing and enable the main ecological character to dominate the area.

Principal route that runs directly through this area.

Overlooking of green space with fenestration to the side of the dwelling will be required.



Chimneys characterise this area, creating extra detail to the buildings, and roofscape.



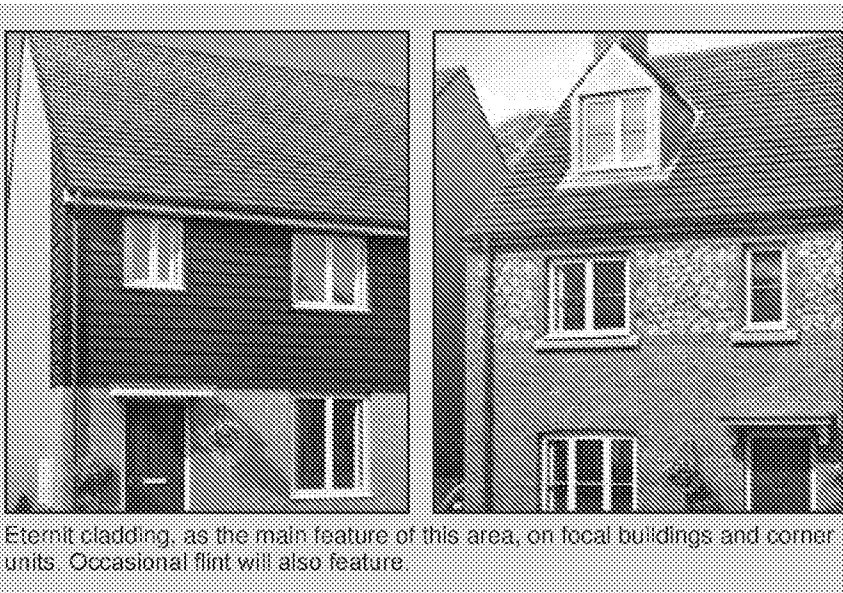
Building heights are varied, ranging from 1 storey - 3 storey buildings.



	WESTERN EDGE
URBAN + BUILDING FORM	
FRONTAGE TYPE	Relatively informal building frontage to respond to the edge of the settlement character.
BUILDING TYPES	Detached and semi-detached dwellings with possible apartments to principal road edge.
BUILDING HEIGHTS	All dwellings are to be 2 storey, with intermittent 3 storey on key views.
CORNERS	Corner buildings should address the street with fenestration to assist with natural surveillance of the street.
FRONT BOUNDARY TREATMENT	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.
PARKING	On plot parking set back from the overall street scene, in accordance with this building line where possible.
DETAILS	
ROOF	Predominantly front to back with gable fronted roofs to key corners and features.
DORMERS/ROOFLIGHT	Potential for both to be used with flat roof forms dormers on 2.5 storey units.
WALLS	Predominately red brick with secondary materials such as eternit and feature brick. Projected string course detailing, with splayed brick headers.
WINDOW/OPENINGS	Simple casement windows and use of bars to emphasise rural edge character.
MATERIALS	
ROOF	Red roof tiles, with mottled effect. Grey to be used where cladding is applied.
WALLS	Red brick is to be utilised supported by a secondary material which is eternit cladding, used on corner units and focal buildings. Flint is also used as a feature throughout the site and within this character area.
WINDOW/DOORS/PORCHES	White uPVC windows. Flat roof porch forms to provide a subtle feature and allow the landscape to dominate. Pitched roof forms to be utilised on gable fronted units.



Elements of eternit cladding feature in this existing area, Rose Green Road. This will be the main material for this character, creating a modern feel as you first enter the site. Mainly featuring on focal buildings and corner units.



Rose Green Road is located south of the site, and is a main focal area, in terms of the first character area, and the site entrance. These materials will characterise the overall feel of the development, and lead its way through the rest of the site.

Materials

Walls

Base brick: Red Tonal

Feature brick: Orange

Window styles

Dark eternit cladding will be a feature of this area

Adjacent to green edges and less formal areas

Roofs

Red Tiles

Grey Tiles

Brick Detailing

Header detail - Splayed Brick Header

Brick String course

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GREEN EDGE

The Green Edge area is characterised by a combination of the northern and eastern boundary, and will have a semi-rural feel surrounded and enclosed by existing mature vegetation. It's also identified by key public open spaces as the character defining elements and key feature - Suitable Alternative Natural Green Space (SANG).

The architecture will again play a supportive role to the extensive landscape setting, and will therefore be required to be designed to integrate, with the existing built context.

Defining Principles

- The architecture will focus on more semi-rural forms such as the use of tile hanging, responding to the naturalistic landscape, as well as the existing context.
- Retention of existing trees, proposed planting and landscape features are to be designed to support and enhance on-site ecology.
- The use of window bars will be used in this area for the green facing dwellings, which will create subtle variation.

Tile hanging will be a main feature in this character, appearing on focal buildings and corner units.

Development frontages to address the open landscape to the north, with irregular orientation to reinforce the organic edge character.

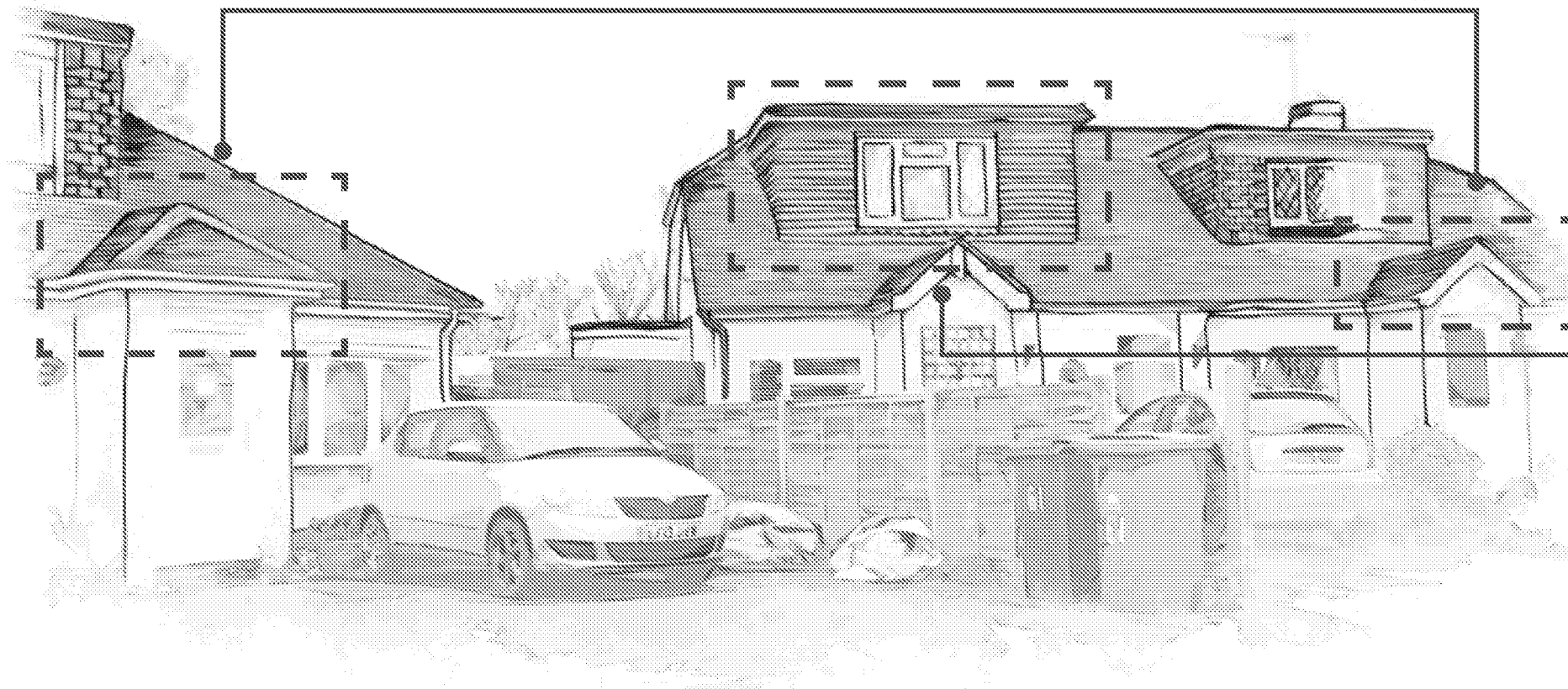
Overlooking of green space and key feature SANG with fenestration to the side of the dwelling will be required.

Development frontage set back to enable wide green corridor and respect the privacy of the existing dwelling to the east.

Buildings on the corners will need to provide natural surveillance and will need to address the street either in terms of access and / or with fenestration.



Lincoln Avenue is located east of the proposed site, and will emphasise features of the green edge character area. Hipped and gable porches are used throughout this existing area, and will be used to reflect the roof style of the proposed site.



GREEN EDGE	
URBAN + BUILDING FORM	
FRONTAGE TYPE	Varied development frontage to respond to the landscape setting.
BUILDING TYPES	Predominantly semi-detached with detached and occasional terraced forms along green edge.
BUILDING HEIGHTS	All dwellings are to be 2 storey, with 3 storey apartments as focal buildings.
CORNERS	Corner buildings should address the street with fenestration to assist with natural surveillance of the street.
FRONT BOUNDARY TREATMENT	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.
PARKING	On plot parking set back from the overall street scene behind building line where possible. Parking adjacent to the street is also possible within lower order roads. Courtyard parking for flats is suggested.
DETAILS	
ROOF	Predominantly front to back with occasional gable fronted roofs.
DORMERS/ ROOFLIGHT	Potential for both to be used with flat roof forms.
WALLS	Predominately orange brick with secondary materials such as a feature brick. Projected string course detailing, with splayed brick headers.
WINDOW/ OPENINGS	Casement windows with simple contemporary styling and use of bars to give subtle variation across the character area.
MATERIALS	
ROOF	Red roof tiles, with grey tiles to feature buildings to give a contrast to the rest of the development.
WALLS	Red / orange brick is to be utilised supported by a secondary material which is tile hanging, used on corner units and focal buildings.
WINDOW/ DOORS/ PORCHES	White Upvc windows. A mix of pitched roofs forms, with gable porch forms on focal buildings.



Gable and front to back roof forms Throughout this area will provide a sense of formality and rhythm to the street scene.



Tile hanging elements should be considered to frame the key spaces, as the main feature of this area.

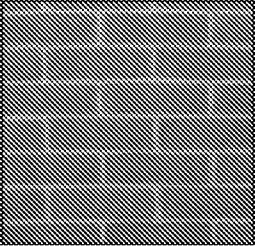
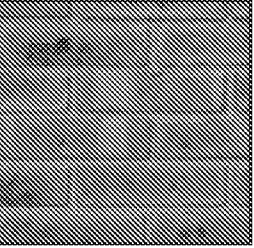
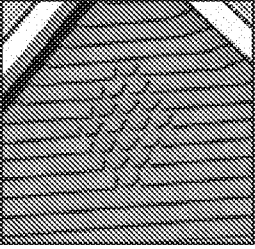
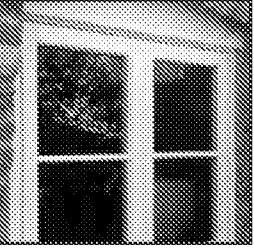
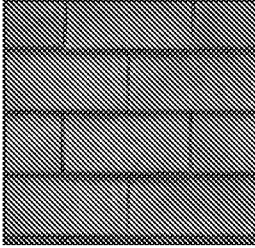
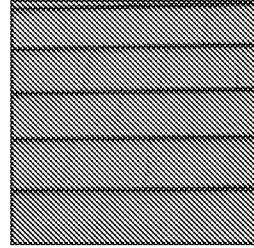
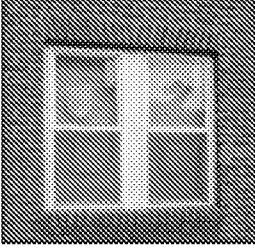
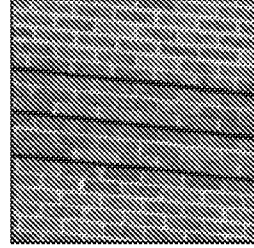


Brick will continue to integrate throughout the proposed site, acting as base material, and carrying on through to the core area.



The use of Tile hanging has been used in this area and appears on the upper levels of the dwellings. This subtle feature will reflect on the proposed character area of the site, known as green edge. This material will frame this area, overlooking the open green space to the north of the site, creating more of a rural feel.



Materials	
Walls	
	
Base brick: Red Tonal	Feature brick: Orange
Window styles	
	
Tile hanging will be a feature of this area	Adjacent to green edges and less formal areas
Roofs	
	
Red Tiles	Grey Tiles
Brick Detailing	
	
Header detail - Splayed Brick Header	Brick String course

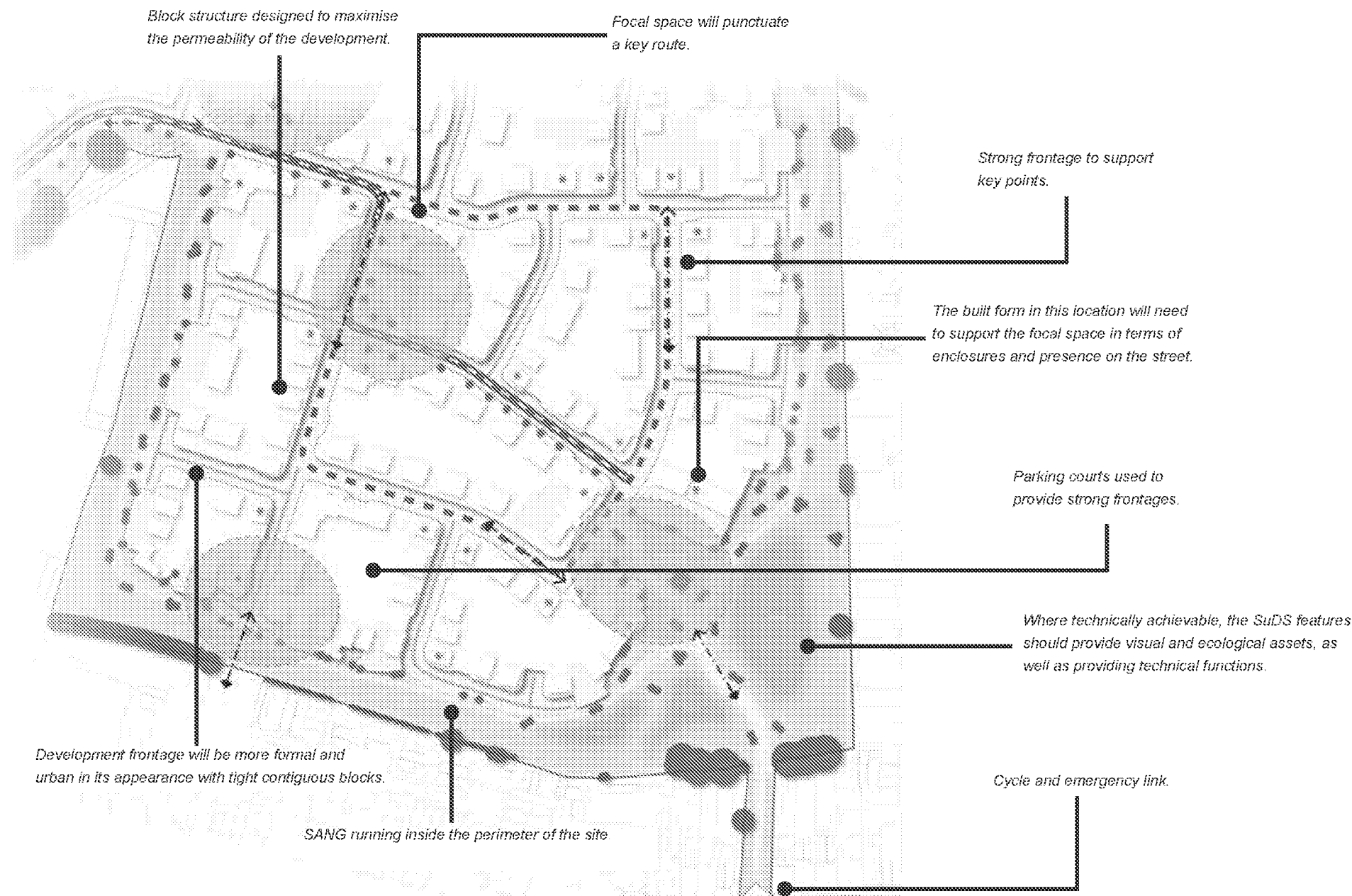
CORE AREA

The Core area is the largest character area within the site. The character is broken down by the key focal spaces, which are explained on the focal spaces page, and will punctuate this character area in terms of architecture and landscape design. The urban grain of the development provides greater variety in the shape and form of the development blocks.

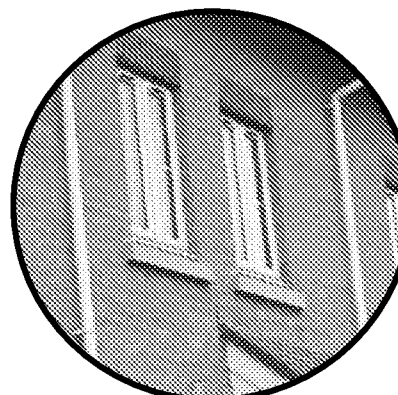
The core area is based on a sequence of linked streets and spaces; supported by perimeter block development.

Defining Principles

- A simplified palette of materials has been set out to bring a coherency to this area of the development and to enable the development to respond to its context without adding an overly complicated palette of materials.
- The design of the southern part of the site will respond to the existing development of Osbourne Way, and assist in framing the space.
- A crossing path, linking Rose Green Road and the site will be a feature of this area, as well as the SANG path, framing the site.
- Lower density and less formal development will be found to the edges of the development to support the landscape spaces.
- Focal spaces will form their own character to emphasis and create variation within the core area.



A range of 2 - 3 storey buildings, will create more definition to the street scene. This element will be integrated within the core area.



Stone cills are a feature of this existing area, and will be used within the core area, mainly focusing on the focal areas, in order to respect the local context and provide variation.



CORE AREA

URBAN + BUILDING FORM

FRONTAGE TYPE	A greater consistency of set backs will characterise this area with more regularised forms adjacent to the centrally located core area.
BUILDING TYPES	A range of detached, semi-detached, terraced and apartment buildings.
BUILDING HEIGHTS	Predominantly 2 storey with the occasional 2.5 storey in the centre. As well as 3 storey apartments as focal buildings.
CORNERS	Corner buildings should address the street with fenestration to assist with natural surveillance of the street.
FRONT BOUNDARY TREATMENT	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.
PARKING	A range of parking configurations are to be provided.

DETAILS

ROOF	Predominantly front to back pitched roof forms with gable features. Gable fronted housing forms to work as focal buildings.
DORMERS/ ROOFLIGHT	Potential for both to be used with flat roof dormers.
WALLS	Simple projecting string course detailing, throughout the area, with a mixture of red and orange brick, as well as splayed brick headers throughout.
WINDOW/ OPENINGS	Simple casement windows with clear panes throughout the area to give a simple tone across the character area.

MATERIALS

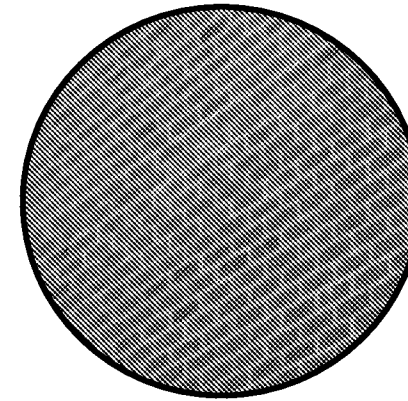
ROOF	Grey roof tiles, with mottled effect. Red to be used where brick is applied.
WALLS	A mixture of red and orange brick is to be utilised supported by occasional flint to focal buildings.
WINDOW/ DOORS/ PORCHES	White Upvc windows. A mix of pitched roofs forms throughout the character area. Re-constituted stone details to focal spaces.



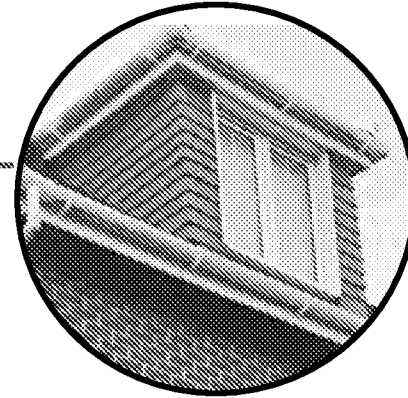
Brick buildings will dominate this area with a range of building details. Splayed headers will be used to provide a sense of formality to the core area.



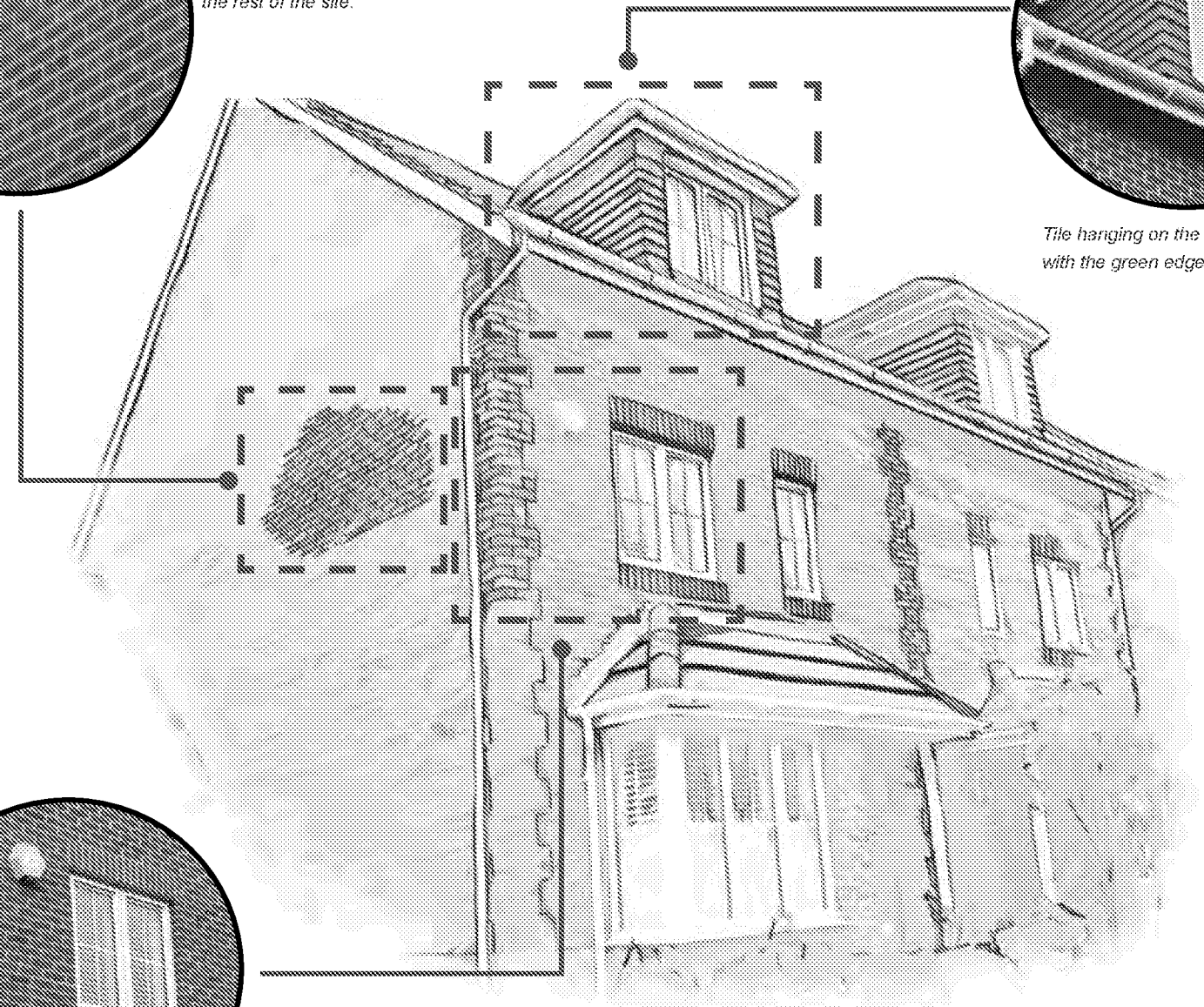
Flint block will be used as a feature of this area for focal buildings, however it will be more common within the focal character spaces.



Red brick to be used as the base material throughout this area, and the rest of the site.



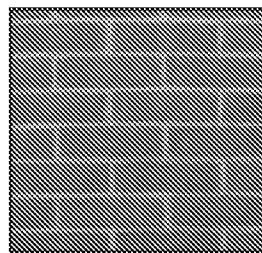
Tile hanging on the upper levels tie in with the green edge character area.



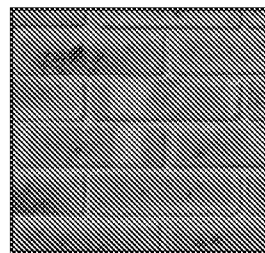
Brick detail will be a key element of this area, with the use of splayed brick headers, and brick quoining. Feature bricks alternate in colour to add more variety and detail.

Materials

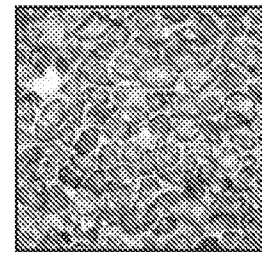
Walls



Brick: Red Tonal

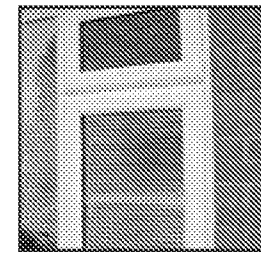


Brick: Orange



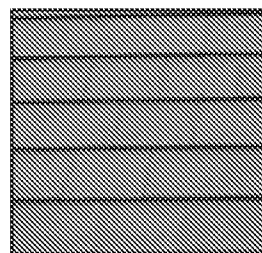
Flint will be a feature in this area

Window styles

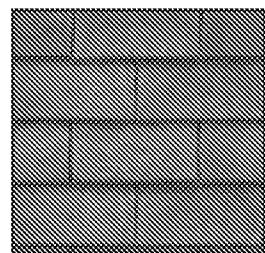


Simple casement forms of this area.

Roofs

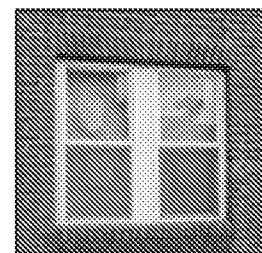


Grey Tiles to focal buildings

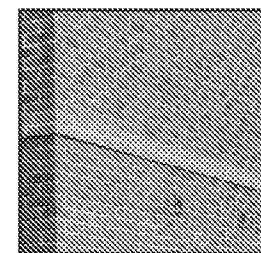


Red Tiles

Brick Detailing



Header detail - Splayed Brick Header



Brick String course

CORE FOCAL SPACES

Focal spaces will punctuate the core area along the key and secondary route of the site. This will provide a contrast to the main 'Core' Area in terms of development form, soft and hard landscaping.

The focal space to the south will seek to tie the proposed development with the existing development on Osbourne Way to help stitch the proposed and existing developments and provide a sense of cohesion.

Defining Principles

- A contrasting set of materials will be used to give each space a unique character and operate as a node with the other character areas and / or landscape edges.
- Variations in hard and soft landscape will provide a notable change in the streetscape.
- A stone cill feature will be proposed to this area, in order to add subtle detail that identifies the character.

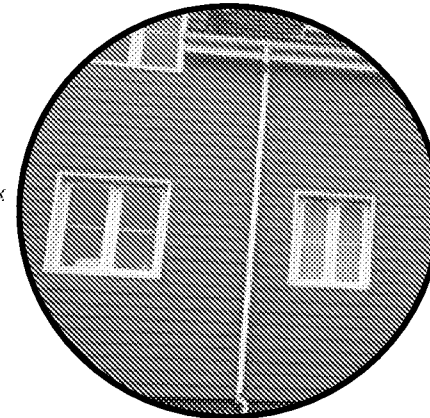
FOCAL SPACE 1

Development frontage will be more irregular to provide a softened edge and allow the landscape to be the focal feature.

In this focal space, eternit cladding will be used linking back to the western edge to maintain consistency throughout.

Osbourne Way is an existing area located south of the site. Elements of this area will be a key feature for the proposed site, especially the focal spaces. Flint is widely used throughout this area, and will be used within the core character area, but it will mainly dominate the focal spaces. Brick quoins will tie the flint and brick units, and provide a cohesive feature to this development.

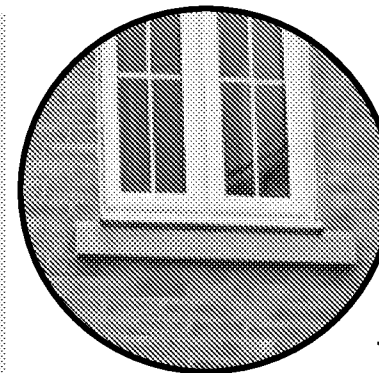
2.5 storey buildings are used to terminate the route within this area. A subtle variation of building heights will frame this area of the site. Predominantly 2 storeys will be used, with occasional 2.5 storey buildings and 3 storey flats.





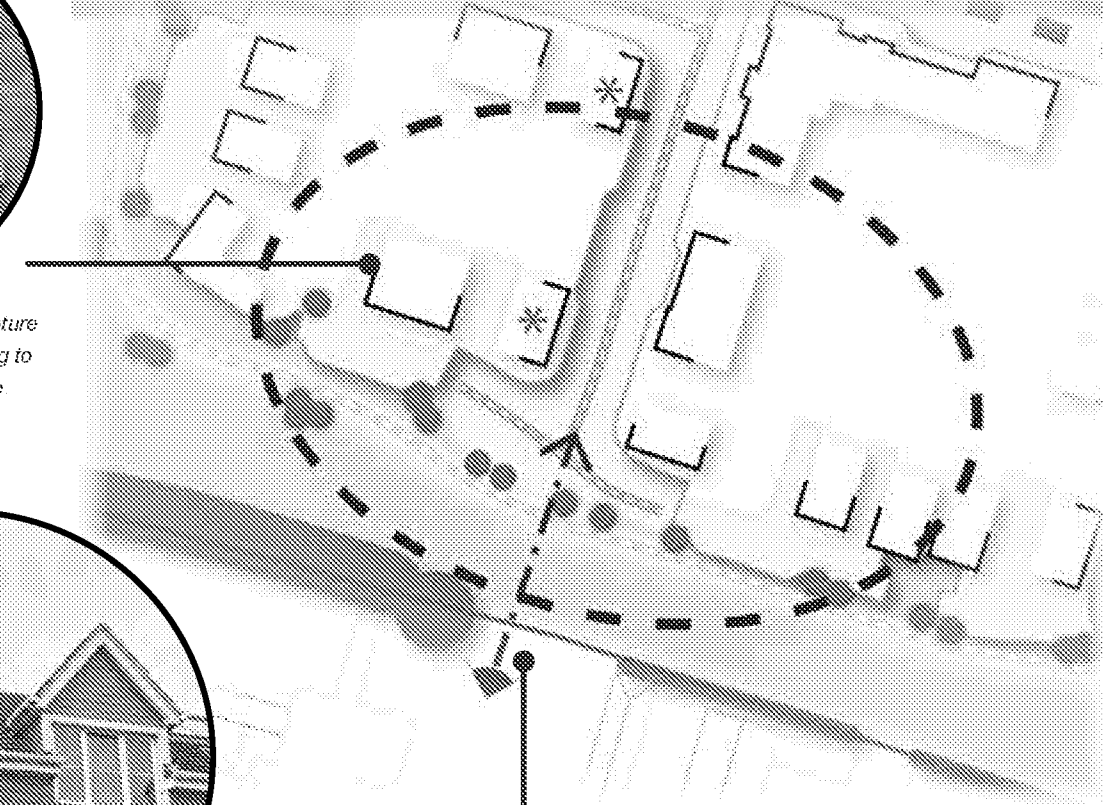
Gable and front to back roof forms Throughout this area will provide a sense of formality and rhythm to the street scene.

Flint elements should be considered to frame these focal spaces, as the main feature of this area. One focal space will follow on from the western edge character in terms of eternit cladding.



Stone cills will be a dominant feature in these focal spaces, responding to existing character and landscape

FOCAL SPACE 3



This focal space is located directly opposite a recent development. Aspects of that will be incorporated in to this area, while also integrating throughout the whole site.



Gable styles are very common throughout this area, identifying the proposed developments roof scape.

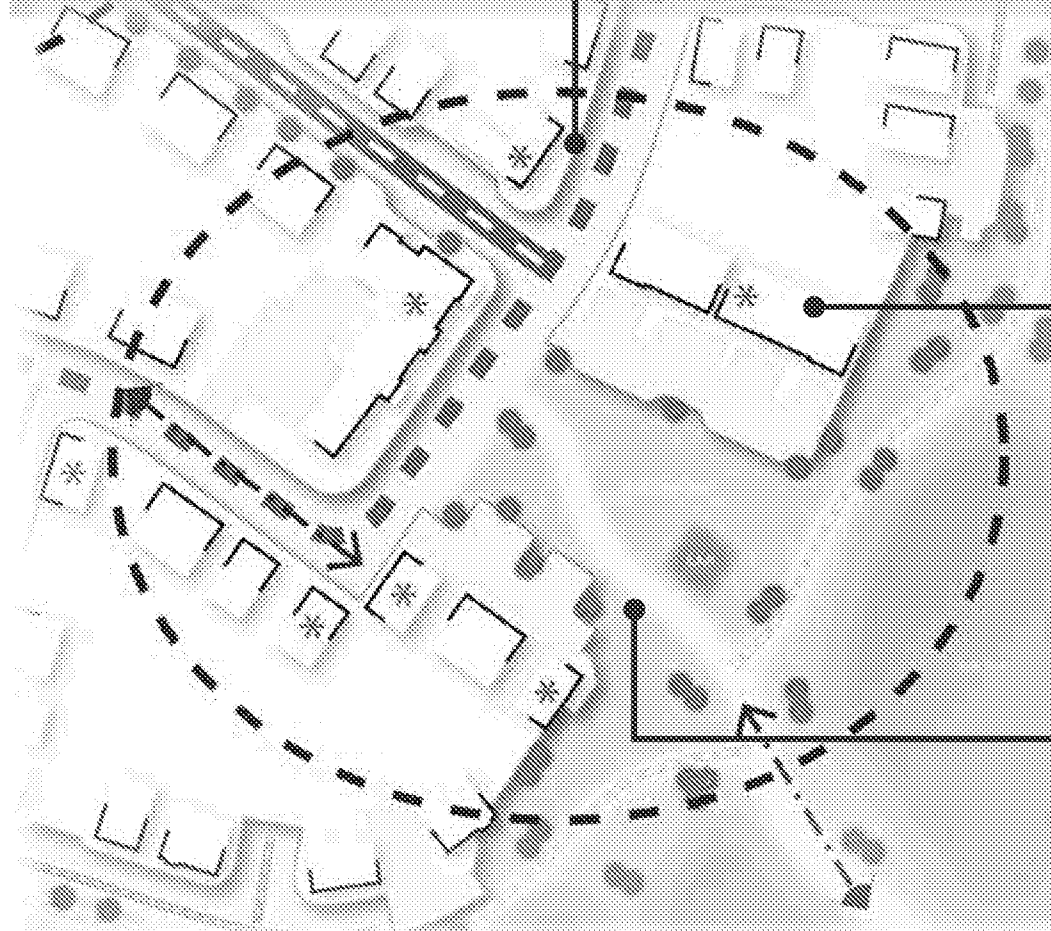
Flint material will be more dominant in these focal spaces, to respond to its context. Occasional brick will be used as well.

Development frontage will be more irregular to provide a softened edge and allow the landscape to be the focal feature.



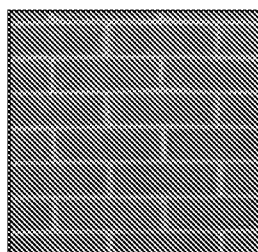
Red and orange brick throughout these areas, creating subtle variation.

FOCAL SPACE 2

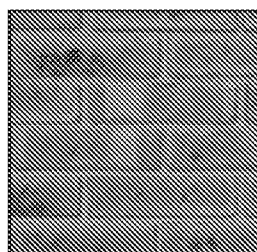


Materials

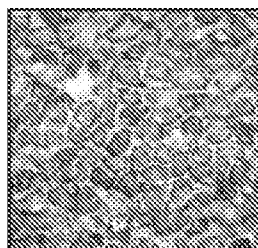
Walls



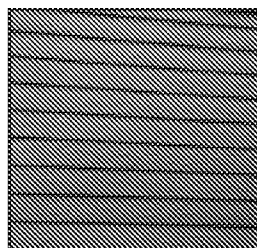
Brick: Red Tonal



Brick: Orange

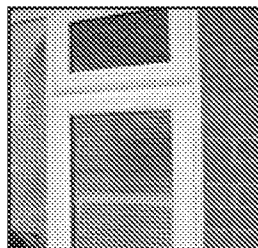


Flint hanging will be a feature of this area



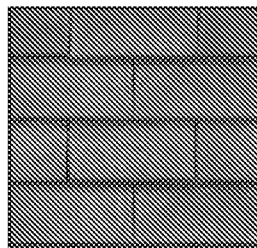
Occasional dark eternit cladding

Window styles



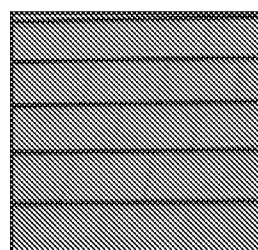
Simple casement forms of this area.

Roofs

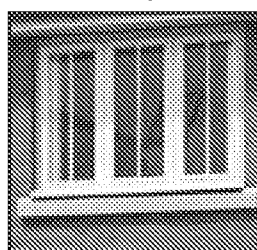


Red Tiles

Brick Detailing



Grey Tiles to focal buildings



Stone Cills



5.0 Nature & Landscape

Landscape Strategy

Existing Landscape Features

5.1 The existing Site is dominated by an agricultural field with grassland and trees to the western 'spur' of land. Existing trees and hedgerows are located on the Site boundaries and with the exception of Site access points will be retained and protected to BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. There are trees with Tree Preservation Orders noted towards the western part of the Site adjacent to the employment use area.

Proposed Street Hierarchy

5.2 The landscape proposals for the residential development at Selter Road will respond to the architectural street hierarchy and proposed character areas. The proposals will create a framework for the housing to sit within. A holistic approach to landscape design is adopted throughout the development, creating a strong sense of place and coherent landscape character. A comprehensive palette of soft landscaping and public realm will ensure that the future residents will benefit from an attractive and sustainable environment.

Principal Route (Leading into Western Edge Character Area):

5.3 Where space allows along the Principal route leading from Selter Road into the Western Edge Character Area, larger forest type native tree species such as Oak and Beech will be planted. This less formal development area provides space for larger trees to create an attractive first impression of the development. SuDS ponds will provide opportunity for attractive and biologically diverse planting species.

Focal Route (Core Character Area and Focal Spaces 1-3):

5.4 The principle route leads into a circular focal route within the Core character area. This route will be enhanced with tree planting at regular intervals to reinforce the arrangement of buildings. The planting palette will incorporate medium sized trees with a regular and reliable architectural form such as *Acer campestre* 'Streetwise' (fastigiata cultivar of the native Field Maple) selected for its neat, upright habit and dominant central leader, brilliant yellow autumn colour and drought resistance creating an impressive formal avenues where space allows.

5.5 Where there is further opportunity to create avenues of tree planting, similar trees species such as *Acer platanoides* 'Columnare', *Zelkova serrata* 'Green Vase' and *Quercus robur fastigiata* 'Koster' creating an impressive formal avenue will be selected.

Focal Spaces 1-3 and Focal Green Edge:

5.6 Focal Spaces 1-3 and the Focal Green Edge Space punctuate the built form providing opportunity for amenity open space, play areas and attractive landscaped areas. Feature trees will be planted at the termination of the vistas of some of the avenues will be selected for their seasonal contrast through leaf colouration and / or flowering nature and could be selected from but not restricted to *Betula utilis* 'Jacquemontii' (Himalayan Birch known for its contrasting white bark and dappled leaves), *Fagus sylvatica* Dawyck Gold/Purple (narrow upright decorative Beech) and *Quercus robur* 'Fastigiata' (upright narrow Oak where there is sufficient space).

5.7 Hard and soft landscape materials and street furniture will be specifically designed so that each focal space has its own character and identity. Overlapping elements selected for their colours, tones and textures such as paving, seating, play elements, artistic details or signage could be used to subtly link these areas together.

Secondary Routes (Core Character Area), Tertiary Route (All character areas) and Private Drives:

5.8 Within secondary routes, tertiary routes and private drives where space may be more limited, tree species such as *Pyrus calleryana* 'Chanticleer' (flowering Pear), *Prunus sargentii* 'Rancho' (Cherry) or similar will be selected. These species will be selected for their neat compact form, smaller size or flowering habit.

5.9 Towards the edges of the development where the built form becomes less formal and fronts onto the Public Open Space and SANG, native trees and native derivative cultivars of trees will be proposed such as *Prunus avium* 'Plena' (double flowering Wild Cherry), *Tilia cordata* (Small leaved Lime) and *Sorbus aria* 'Lutescens' (a variety of Common Whitebeam).



FIGURE 5.1: FEATURE TREES AT THE TERMINATION OF VISTAS



FIGURE 5.2: FORMAL AVENUE TREES

FIGURE 5.3: SUDS POND

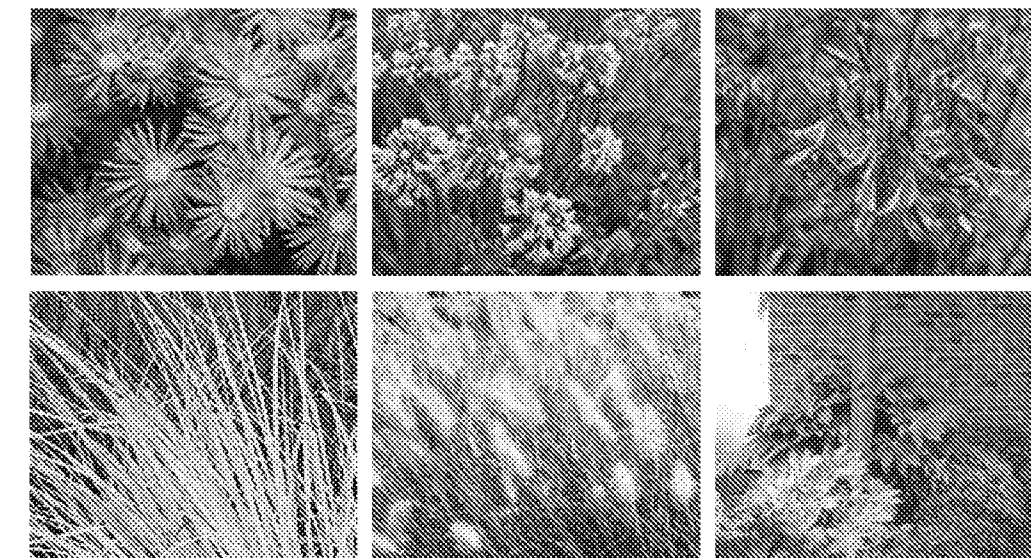


FIGURE 5.4: FOCAL SPACE CO-ORDINATED PLANTING

Structural Planting

Nodes:

5.10 At nodes, vulnerable corners of plots and fronting onto focal spaces where appropriate, hedge planting will be proposed. Within the Core character area, this is likely to focus on robust evergreen hedge planting such as *Elaeagnus*, *Viburnum* or *Prunus* species. Towards the edges of the development, native or transitional species such as *Carpinus* (Hornbeam) and *Fagus* (Beech) species will be proposed to reinforce the less formal nature and greener rural edge of the development.



FIGURE 5.5: FORMAL HEDGE ELAEAGNUS.



FIGURE 5.6: SHRUB PLANTING

Public Open Space / Sustainable Alternative Green Space:

5.11 The provision of Public Open Space (POS) and Suitable Alternative Green Space (SANG) has been a key requirement of the proposal with a minimum of 4.5 hectares of SANG required to mitigate the potential impact of the new development on the nearby Pagham Harbour SPA.

5.12 Where space allows Informal groups of native specimen trees including; *Quercus robur* (Common / English Oak), *Carpinus betulus* (Hornbeam), *Fagus sylvatica* (Beech), *Alnus glutinosa* (Common Alder) will be proposed within the Public Open Spaces. These native areas contrast with the more ornamental tree and shrub planting within the residential area, further reinforcing the character hierarchy within the development. It is noted that there are likely to be footpath links proposed that will fall within the Root Protection Zones of the retained mature trees but special 'No-Dig' above ground construction methods will be detailed using geosynthetic materials and permeable surfaces. The construction details and methods will be agreed with the local authority officers before development begins.

5.13 Sustainable Urban Drainage (SUDS) techniques will be used on the Site towards the southern and south-eastern boundaries to keep drainage run-off to a minimum. Swales and attenuation basins are proposed within areas of Public Open Space and provide opportunity to increase biodiversity via the introduction of waters edge, marshy or seasonally wet species. Planting and appropriate fencing will be provided to these features to ensure the health and safety of the public. Headwalls to the inlets / outlets will be softened with appropriate planting.

5.14 POS and SANG areas also provide opportunity for more biologically diverse areas of landscaping such swathes of wildflower planting and larger native shrub planting.

5.15 A sequence of footpaths will be created throughout the POS / SANG areas linking providing an attractive walking route and linking with the existing adjacent residential area to the south-east. Footpaths within the POS / SANG will be created using stone aggregates to reinforce the less formal, semi-rural feel of the edge of the development.

Shrub Planting:

5.16 Throughout the development shrub planting will be provided to emphasise character areas, reinforce formality and legibility and define spaces where appropriate. Shrub planting will concentrate on robust long lived species appropriate to their aspect and position with occasional architectural specimens selected for their form and seasonal contrast.



FIGURE 5.7: PUBLIC OPEN SPACE

Boundaries:

5.17 Native tree and hedgerow planting will be proposed to supplement existing hedgerows, especially to the southern and eastern boundaries to mitigate potential landscape and visual impacts of the new development upon existing residential areas.

Screen Walls and Fences:

5.18 Where appropriate larger primarily evergreen shrub species such as Viburnum, Mahonia and Elaeagnus will be proposed to soften screen walls and fences and provide contrast to the hard elements within the development.

Street Furniture

5.19 A comprehensive palette of street furniture will be provided with minimal street clutter within the streetscape. Design proposals and product selections will concentrate on the focal spaces within the development seeking to provide each focal area with it's own sense of place but subtly linked with the others via colours, tones and textures.

Lighting

5.20 Lighting of roads and streets will be to adoptable safety standards and lighting columns will be carefully co-ordinated with tree positions to avoid conflict. Lighting within focal areas and the Public Open Space will be reviewed based upon ecological and safety requirements.

Public Realm

5.21 The design of the public realm will reinforce the proposed street hierarchy. Design proposals and product selection of paved materials will concentrate on the focal spaces within the development seeking to provide each focal area with it's own sense of place but subtly linked with the others via colours, tones and textures.

Play Area Design

5.22 Seeking guidance and drawing inspiration from the Play England's 'Design for Play' Guidelines (2008), the proposed play spaces will be site-specific, promoting a wide range of play experiences and endeavours to follow the 'Design for Play' principles. Throughout the masterplanning and design process, the play space's location have been carefully considered and integrated into the overall masterplan. The play areas are integrated within the focal green spaces to facilitate use and promote accessibility to all.

5.23 The underlying design and vision of the play spaces will draw inspiration from the local environment, geography and natural tures of the nearby landscape. As a result, the spaces will be robust, challenging, and will be used in many ways, allowing children of all ages and abilities to interact, stimulate the five senses, and connect the community with the environment.

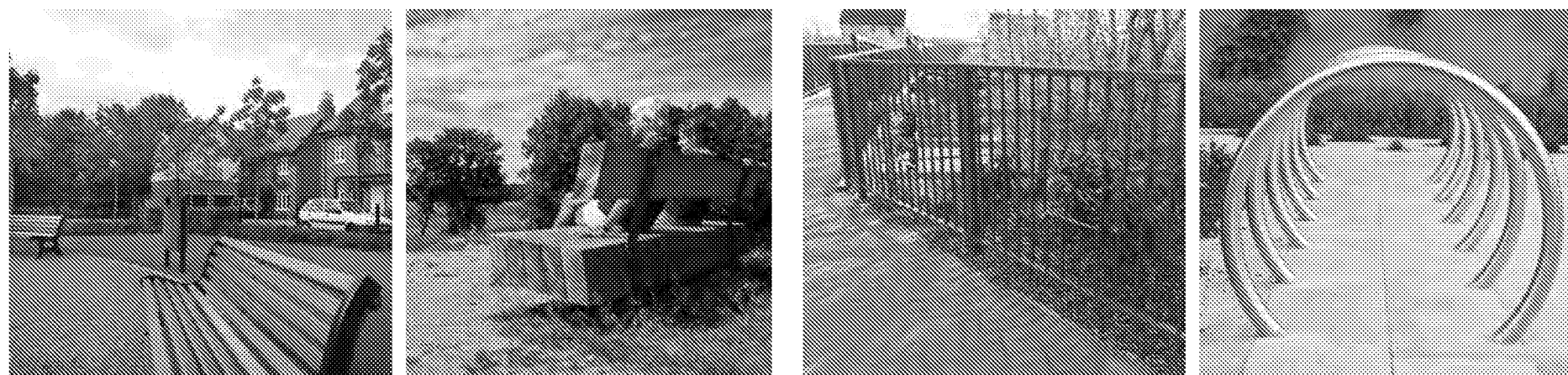


FIGURE 5.8: STREET FURNITURE

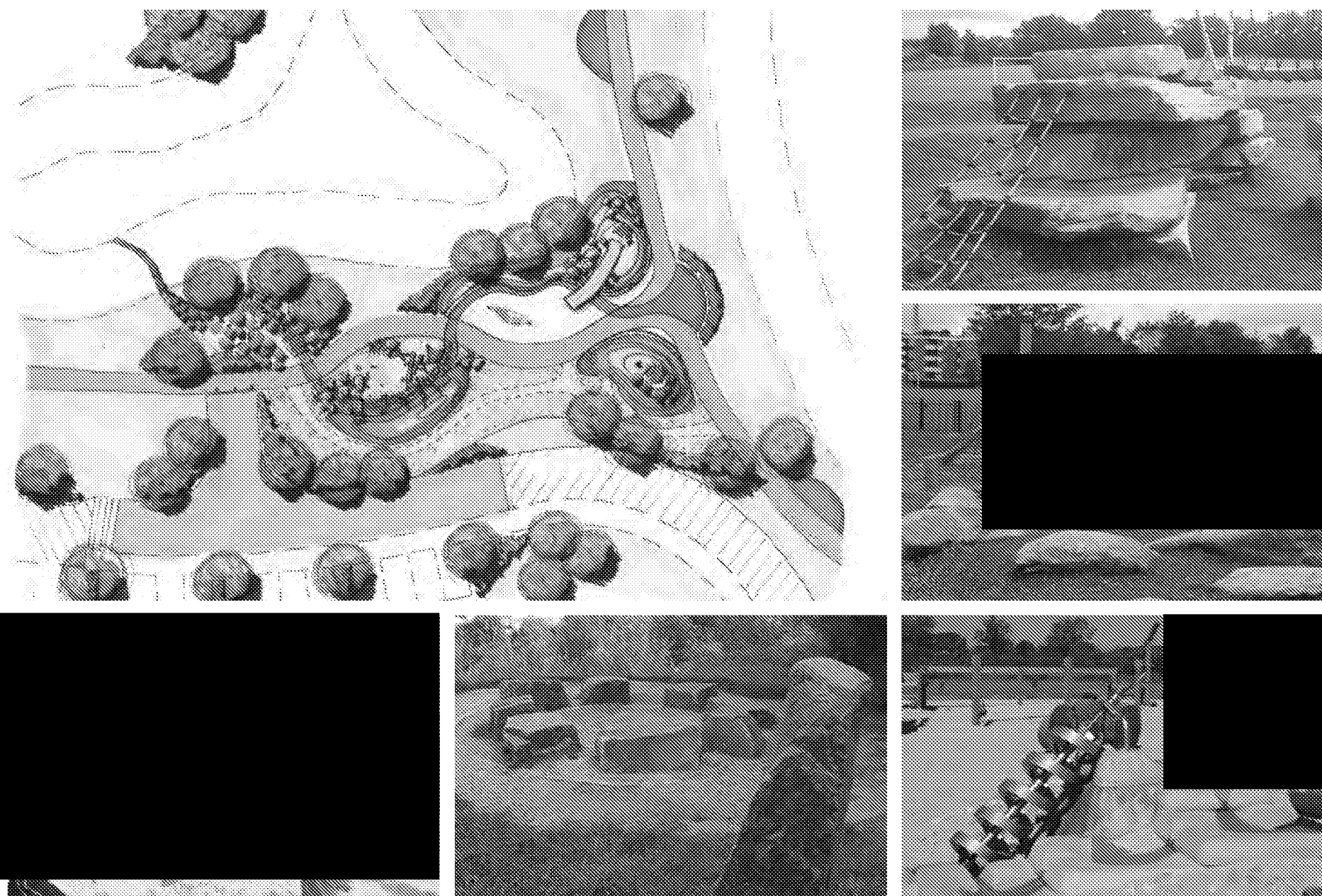


FIGURE 5.9: PLAY AREA PLAN AND VISUALS

**Taylor
Wimpey**