

LAND EAST OF TYE LANE WALBERTON

DESIGN & ACCESS STATEMENT

OCTOBER 2018





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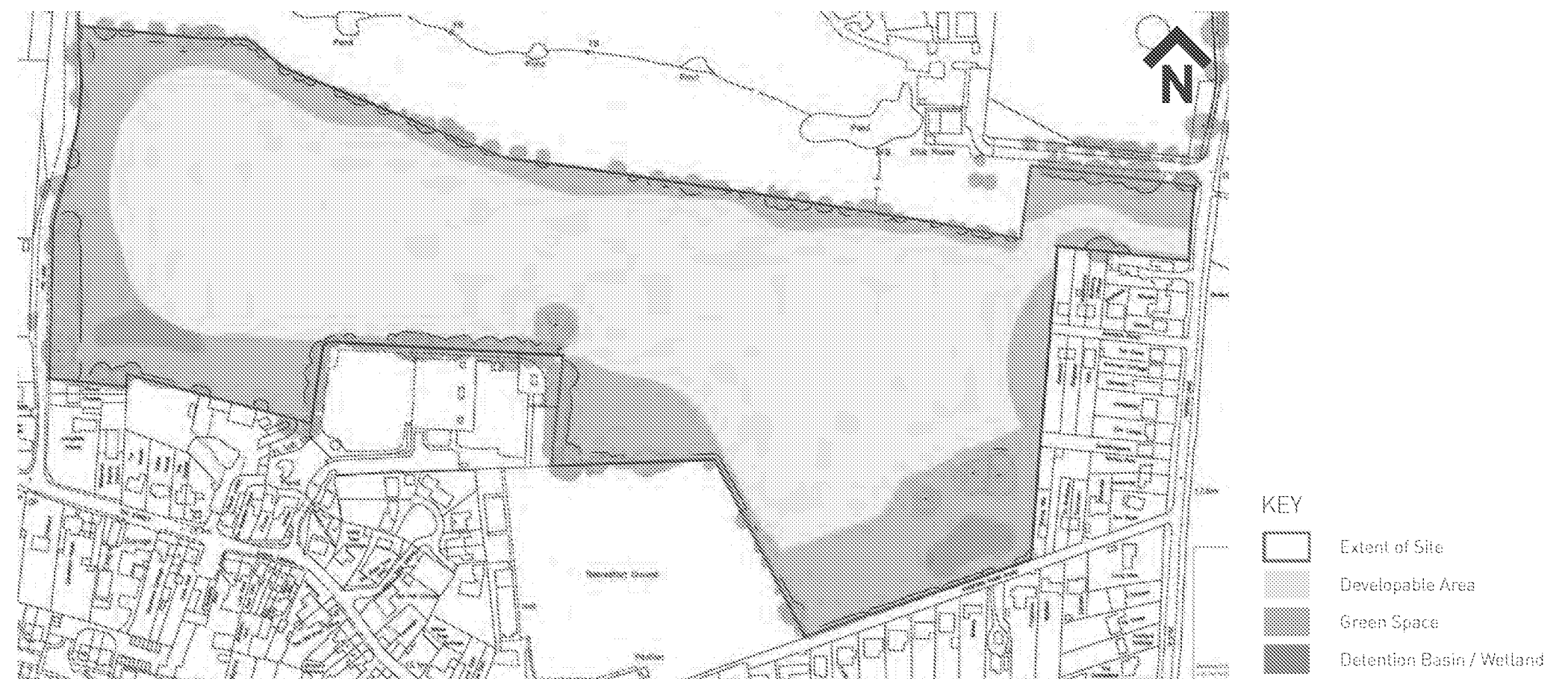


INTRODUCTION

INTRODUCTION

This Design and Access Statement has been prepared on behalf of Linden Homes (South) and Wates Developments to provide supporting information for the proposed development of the site known as Land East of Tye Lane in Walberton.

Outline planning permission (ref: WA.44.17.OUT) was granted in February 2018 for a development of up to 175 dwellings, open space, landscaping and associated works. The Parameter Plan approved as part of the outline planning permission provides the framework against which this Reserved Matters application has been designed.



APPROVED PARAMETER PLAN

Wates

Linden
HOMES

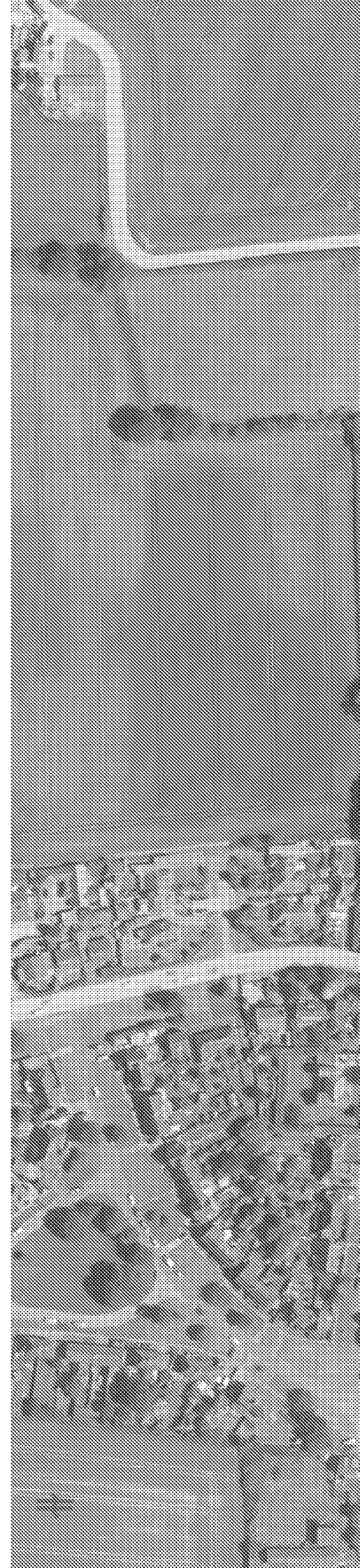
thrive.
architects

SITE LOCATION

The application site is a field currently in arable use located to the north of Walberton, on the urban edge of the village, it acts as a transition from the existing development to the open countryside to the north.

The site is bordered to the west by hedgerows and trees with fields beyond, existing hedgerows and trees form the southern boundary with Walberton School and the village playing fields beyond. To the east are intermittent hedgerows and trees with housing beyond. To the north is Avisford Park Hotel and Golf course with an intermittent tree and hedgerow.

It is approximately 225m wide by 570m long (at its widest points) with an area of 11.22ha.





THE SITE

Primary School

Church hall

THE STREET

Village hall

Cricket club

Parish Council

Golf club

AVISFORD PARK ROAD

YARFORD LANE

SITE LOCATION PLAN

SITE CONTEXT

The proposal site adjoins the northern edge of Walberton. It lies approximately 8 miles east of Chichester, the nearest major town.

The A27, a main distributor road heading west towards Chichester and east towards Brighton, lies approximately 0.5 miles to the north. Access to these settlements and the further road network is provided by the B2132 which is directly outside the site.

Within the centre of Walberton there are bus stops which offer regular bus services running to the neighbouring towns of Chichester, Barnham and Littlehampton. The nearest access to the national rail network is in Barnham, 2.5 miles to the south-west, which provides services to Brighton and Chichester.





LOCAL CONTEXT

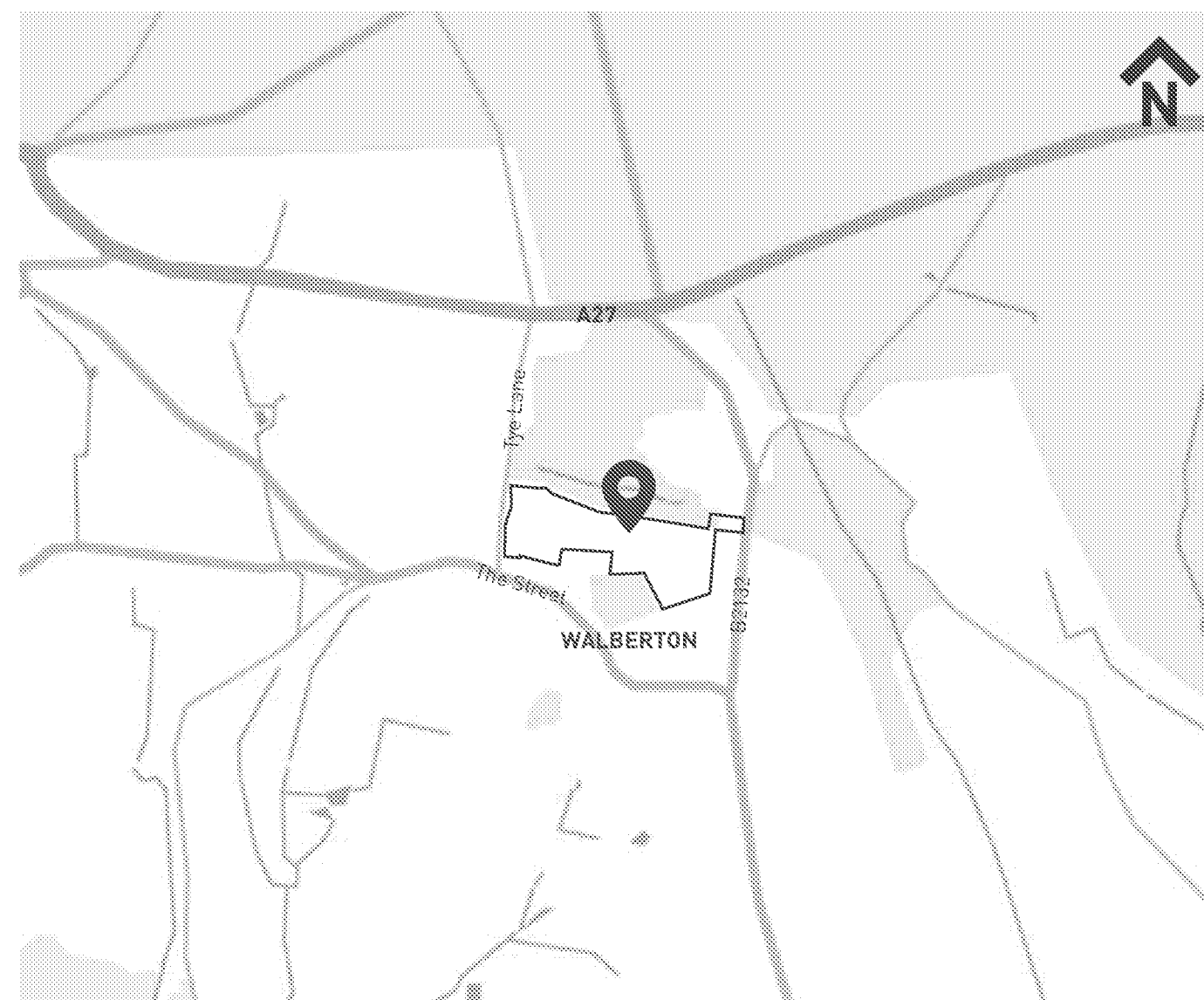
Within the local area can be found a variety of buildings, constructed in different styles and with varying materials and finishes.

The adjacent photos provide a selection of the buildings found in the vicinity, with most constructed within the 20th and early 21st centuries.

Most of these buildings are predominantly 2 storey, of a simple form and scale. Some have rooms in the roof, extending to either 1.5 or 2.5 storeys. Most buildings are set back from the road, behind modest gardens.

Most of these buildings are constructed of red or multi-brick with red/brown concrete tiles, there are also some elements of cobblestone and slate grey colour roof tiles. Some key buildings on the street have render or tile hanging.

Windows and doors are predominantly constructed of timber or white uPVC.





CONSTRAINTS & OPPORTUNITIES

CONSTRAINTS

- Existing vegetation framing the site boundaries.
- Views out of the site including towards existing dwellings.
- Proximity of neighbouring properties.
- Proximity to Walberton Conservation Area
- Proximity to existing primary school.
- Flood risk areas to west of site.

OPPORTUNITIES

- New access junction with Yapton Lane to the east of the site.
- Pedestrian links towards Walberton village centre.
- Internal road layout to ensure low traffic speed.
- Creation of green edge around perimeter of site.
- Land aside for tennis courts.
- Central area of play for local children.

KEY

	Site boundary
	Proposed site access
	Relationship with neighbouring properties
	Views into site
	Existing Public Right of Way
	Existing trees
	Change in levels across site
	Existing school
	Existing recreation ground
	Pond / watercourse
	EA flood risk
	Conservation area



CONSTRAINTS & OPPORTUNITIES PLAN

DESIGN EVOLUTION

As part of the pre-application process Linden Homes have engaged with Arun District Council to discuss the site layout.

At meetings with ADC and local ward members on Thursday 14th August 2018 and Monday 3rd September 2018, Linden Homes presented a layout which was based upon the principles of the outline approval. Comments were made by officers and members and as a result of this consultation the layout was then revised and now forms part of the reserved matters application.

TIMELINE OF EVENTS

23 FEBRUARY 2018
OUTLINE PLANNING PERMISSION
APPROVED

1 APRIL 2018
SITE LAYOUT DESIGNED BASED ON
OUTLINE APPROVAL

9 AUGUST 2018
PUBLIC EXHIBITION HELD

3 SEPTEMBER 2018
MEETING WITH ARUN DISTRICT
COUNCIL

SITE LAYOUT REVISED TO FORM
PART OF THE RESERVED MATTERS
APPLICATION



SITE LAYOUT

The concept of the development is based on the parameters set out in the outline planning permission and the following principles:

1. The provision of an access onto Yapton Lane, as approved in the outline planning permission, which creates an attractive landscaped entrance to the site.
2. A development of 175 dwellings including 30% affordable dwellings, delivered at a density of circa 28 dph.
3. A layout which reflects the existing constraints and adjoining land uses.
4. The layout will reflect and complement the area in terms of the scale, massing and character of Walberton.
5. A road network which is practical and safe which aides navigation through the site and which provides connections into the surrounding roads and paths.
6. Retention of existing landscaping and supplementing with additional planting to strengthen existing boundaries of the site.
7. Inclusion of green edge and corridors within the development.
8. Provision of formal and informal recreation and play spaces.



Avisford

Tennis Court

Little Dances

22.6m



Pond

Pond

Pond

Pond

Pond

Club House

Walberton and Binsted
C of E Primary School

Walberton
(Childrens Nursery)

Recreation Ground

Council Office

Pavilion

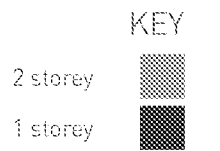
17.5m

17.5m

STRATEGY PLANS

STOREY HEIGHTS

All homes within the scheme are 2 storeys in height with garages of single storey construction. This is in line with the outline parameters.



UNIT TYPES

There is a mix of 1 to 4 bed units spread across the site that meets local needs and character. The scale and orientation of the buildings required in certain parts of the site also dictates the type. All units have been designed to NDSS.

KEY	
1 bed	
2 bed	
3 bed	
4 bed	



STRATEGY PLANS

AFFORDABLE HOUSING

There are a total of 52 affordable units on the sit - 26 Shared Ownership and 26 Affordable Rented - as set out in the Section 106 Agreement. This equates to 30% of the total properties on the site. The mix reflects the need with a range of 1 and 2 bed flats, plus 2, 3 and 4 bed houses. The units sizes are as per the required local need. All units have been designed to National Space Standards.

KEY

Affordable Rented



Shared Ownership



PARKING STRATEGY

There are combinations of parking solutions across the site dependent on type and tenure of unit and its location within the layout design, as based on the WSCC parking calculator. Generally most of the detached houses have 1 garage and 2 extra spaces. Some dwellings have a double garage with two extra spaces. Terraced and semi-detached houses have at least two spaces, many have garages. Visitor parking spaces are provided around the site.



STRATEGY PLANS

MOVEMENT STRATEGY

A variety of roads and movement routes have been considered within the layout. From the main access point located off the Primary Street (Yapton Lane), a Secondary Street provides the principal route through the scheme. In order to access properties off this street, shared surfaces and private drives provide direct access to driveways and courtyard parking. These minor streets will be designed to ensure safety for pedestrians, cyclists and drivers.

KEY	
Primary street	
Secondary street	
Tertiary street	
Private drive & courtyards	



REFUSE STRATEGY

The refuse and servicing strategy utilises the road and movement network previously defined. Bin Collection points are positioned at specific locations through the scheme in order to reduce the movement of refuse vehicles. Turning heads have been positioned appropriately to improve the manoeuvrability of the vehicles. Standards are as per Arun District Council's policies and building regulations.



ARCHITECTURAL APPEARANCE

The proposed houses are designed to ensure a high quality environment that is respectful to the local area.

The new development will pursue visual cohesion by using materials and design styles which reflect local distinctiveness. The following general principles have been established to guide the design of new dwellings.

As indicated by *National Planning Policy Framework (NPPF)* 'Achieving Sustainable Development', it is a requirement for new developments to make a 'positive' contribution to the character and identity of a place. This is an opportunity to draw upon that established built form and its relationship with the landscape to contribute to the area's overall quality. This includes the way in which materials, traditional styles, proportions and detailing are correctly employed.

SIMPLE BUILT FORM

Buildings will be designed with a simple form and appropriate detailing that complement Walberton vernacular.

KEY BUILDINGS

Key buildings using special details such as different material finishes from the rest of the development, raised building heights and/or increased massing will be used in key locations.

ROOFS

Roofs will be plain & state grey tiles laid to a steep pitch of hipped construction with bonnet or half round hip tiles and some gable ends.

EAVES

White eaves and fascia will be used with black rainwater goods.

WALLS

A variety of facing material distinctive to Walberton. The wall materials include, Red facing brick, tile hanging and render.

WINDOWS

Windows will be white UPVC casement. Brick arches above the windows will also be used to add interest.

BAY WINDOWS

The use of bay windows in particular will add interest and articulation to building frontages. They will be used at important locations, such as where houses turn corners or to add emphasis to a building that terminates a key view.

DOORS

Doors will be vertical boarded with well detailed porches supported by simple or decorative brackets.

CHARACTER AREAS

Traditional development patterns of the local area are reflected on the site by varying density across the development, higher densities are along the main avenue and lower densities reflected by individual buildings on the rural fringe

As set in the Design Statement completed alongside the Outline Application, the four character areas comprise of;

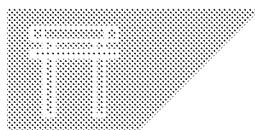
- › The Entrance Gateway
- › The Avenue

- › The Community Edge
- › The Village & Parkland Edge

The Entrance Gateway provides the arrival point within the site from the access off Yapton Lane, this then leads into The Avenue which runs through the centre of the development. Working out to the fringes of the site is The Community Edge, which is the side facing Walberton community uses such as the School and Recreation Ground. The fourth area of the site is The Village & Parkland Edge which covers areas of the development that face onto the open countryside to the west and the golf course to the north.



CHARACTER AREA MAP



1. ENTRANCE GATEWAY

The 'Entrance Gateway' character area is formed around the vehicular access to the proposed development on Yapton Lane and continues downward past the entrance green before transitioning into 'The Avenue'.

The open space and landscaped buffer adjacent to the site access are designed to provide reinforcement from the entrance to the golf course to the north whilst creating an attractive entrance feature that is characteristic of rural development.

The amenity space of the entrance green with its landscaped buffering against the eastern boundary provides reinforcement against existing properties to the east of the site and serves to frame the development upon arrival and reinforce the rural parkland theme of the proposed development.



KEY PLAN



PEMBROKE



KEMPTHORNE



2. THE AVENUE

The character area of 'The Avenue' is formed around the notion of a typical village throughfare that runs from east to west through the centre of the site.

As identified by the Access and Movement strategy plan, this area is focused around the principle vehicular route through the proposed development which provides access to the smaller community streets.

Housing in this area typically faces outward providing attractive frontages and natural surveillance. More formalised tree and soft landscaping arrangements will provide structure to the area.

The higher density form of this area is broken up by green corridors that provide amenity space and focal buildings.



FLAT BLOCK



ELMSLIE



3. COMMUNITY EDGE

The 'Community Edge' character area is largely defined by the inter-relationship of the proposed development to Avisford Park Road on the southern boundary and the adjacent primary school and recreation ground.

The design intent of this character area is to provide a sense of integration with the existing village in both a sensitive and naturalistic manner, to enhance rather than obfuscate the character of the surroundings.

Development along this southern edge is typically lower in residential density and height and faces outward toward the large publicly accessible amenity spaces which serve as an interface between the development and the surrounding area. The dwellings will be located to overlook the open space and towards the 'Village and Parkland Edge' character area.



COTTINGHAM



KEMPTHORNE



4. VILLAGE & PARKLAND EDGE

The character area of the 'Village & Parkland Edge' has been designed principally to respond to the neighbouring Conservation Area to the south, the less developed land along Tye Lane to the west and Avisford Golf Club to the north.

The large amenity spaces along the site boundaries in this area are designed to be less formal and more typically rural in character than those along the southern boundary.

The residential character of this area leans more typically towards rurally characterised larger family homes.

The edge of the residential developable area faces outward toward the large amenity spaces to form a key part of the informal circular walking route which rings the development. Dwellings will face out onto the open space.

Vehicular routes in this area are limited to community access roads which are broken up by footpaths linking together the informal circular walking route around the proposed development.



KEY PLAN



BECKET



LEVERTON

FOCAL BUILDINGS

The use of focal buildings will be employed throughout the proposed development at key junctions, strategic nodes and vista points.

The positioning of key buildings will work in conjunction with the associated surrounding landscaping and surface treatments to provide additional structure and definition to the previously identified character areas as well as serving to improve legibility and wayfinding.

These buildings will be designed with enhanced elevation treatments and material finishes from the rest of the development. This will help to frame important routes and views and enforce their importance within the street scene.

KEY	
Focal Building	
Key Building	



FOCAL BUILDINGS MAP



LANDSCAPING

LANDSCAPE FRAMEWORK

The site layout has been driven by the desire to create a development that carefully respects the wider context within which the Site sits, but where possible, creates a distinct sense of place. A variety of landscape types will be created to compliment the proposed dwellings including formal hedge planting and ornamental shrubs to plot frontages, all of which will assist in defining the varied character of the edges of the development overlooking the open spaces that encircle and surround the periphery of the main housing area.

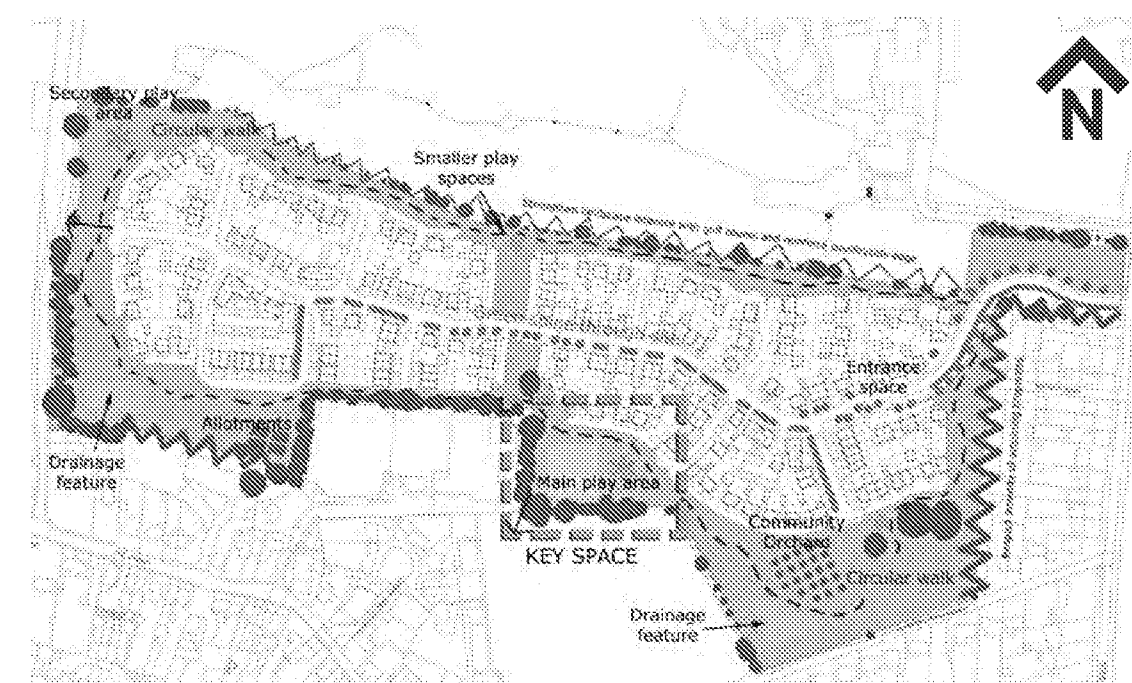
The layout includes plentiful opportunities for the inclusion of landscaping to soften the built form, whilst the peripheral areas of open space have been treated sympathetically to reflect their locality on the Site and to enable the development to be carefully assimilated into the wider landscape context.

KEY LANDSCAPE OBJECTIVES

-  The desire to create a rich and varied landscape-led development
-  Provision of a high quality public realm
-  Carefully respect the character and setting of settlement edge
-  Maximise opportunities for street tree planting
-  Reinforce varied character to housing edges
-  Incorporate a wide range of recreational facilities
-  Accommodate sustainable forms of drainage (SuDS) where required

The landscape framework plan outlines the principle approach to the landscape setting of the site, including provision of the following;

- › Key space in the centre of the site accommodating the main play area and tennis courts;
- › Provision of key entrance space with enlarged verge and feature tree planting
- › Central green corridor linking the southern and northern peripheral open spaces;
- › The creation of 'green spine' running through the centre of the site along the primary street incorporating roadside swales and tree planting;
- › New landscape planting strips to the northern and eastern boundaries to strengthen the countryside buffer and respect the amenity of adjoining dwellings;
- › Incorporation of surface water drainage features; and
- › Inclusion of numerous community benefits such as the play areas, allotments, orchard and the informal circular walking route.



LANDSCAPE FRAMEWORK PLAN

LANDSCAPE DESIGN

The scheme is supported by a detailed set of hard and soft landscape proposals to demonstrate the desire to create a quality of public realm to enhance the setting of the proposed dwellings.

A limited palette of hard landscape materials has been carefully selected to reinforce the hierarchy of streets, providing emphasis where needed and to incorporate sustainable forms of drainage using porous paving to the parking courts. Varied use of colour helps to soften the spaces and reflect the building facades, whilst the numerous shared surface streets are differentiated by colour to assist in the legibility of the layout.

Plentiful new tree planting in the public realm will add height, structure and dappled shade to the development, whilst helping to reinforce the character of the development and soften the streetscene. Specimen trees are included at key locations, along the main street and at key junctions, whilst secondary streets and parking courts contain a mix of smaller tree species, suited to the locality.

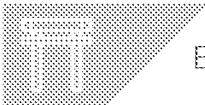
Generally, plot frontages have been carefully considered to maximise opportunities for frontage planting using a wide range of ornamental shrub species to provide seasonal interest and colour. The use of extensive formal, clipped hedging assists in providing a strong structure to the streets.



LANDSCAPE MASTERPLAN

CHARACTER AREAS

The detailed landscape proposals have been conceived to aid in the legibility of the four main character areas as set out in the DAS:



ENTRANCE GATEWAY

This key arrival area includes property frontages enclosed by clipped, uniform evergreen hedges, a feature that continues on through the 'The Avenue' character area, with large specimen trees flanking the entrance road on either side at a uniform spacing, culminating in a feature space with a grove of specimen trees.



THE AVENUE

Along the main primary street, the landscape treatment of plot frontages is more uniform, incorporating clipped, evergreen hedges, with a variation of species at key focal buildings and apartment block. Additionally the road is flanked by a roadside swale and includes street tree planting to provide height and structure.



COMMUNITY EDGE



VILLAGE & PARKLAND EDGE

These more peripheral edges of the development are treated in a more informal approach in landscape terms, through the use of large plot frontages with verdant and varied shrub planting and the use of native, single species hedges to enclose the private drive areas and provide a soft division between the private and public domain. The two character areas are subtly different in their landscape treatment though the choice of species selected and the limited use of estate railings along the parkland edge.

LANDSCAPING

PLAY AND RECREATION STRATEGY

The reserved matters detailed layout for the Site has been structured to provide a range of passive and active recreational opportunities around the development, all within safe and easy reach of all dwellings, in line with the provisions of the outline planning permission. These range from informal walks and open space areas, to equipped children's play areas.

The play and recreation strategy diagram shows the range of children's play opportunities on site and the coverage provided. It highlights that every proposed dwelling could be adequately located within a maximum of 5 minutes walk or 400m (240m straight line distance) from the nearest Locally Equipped Area of Play (LEAP).

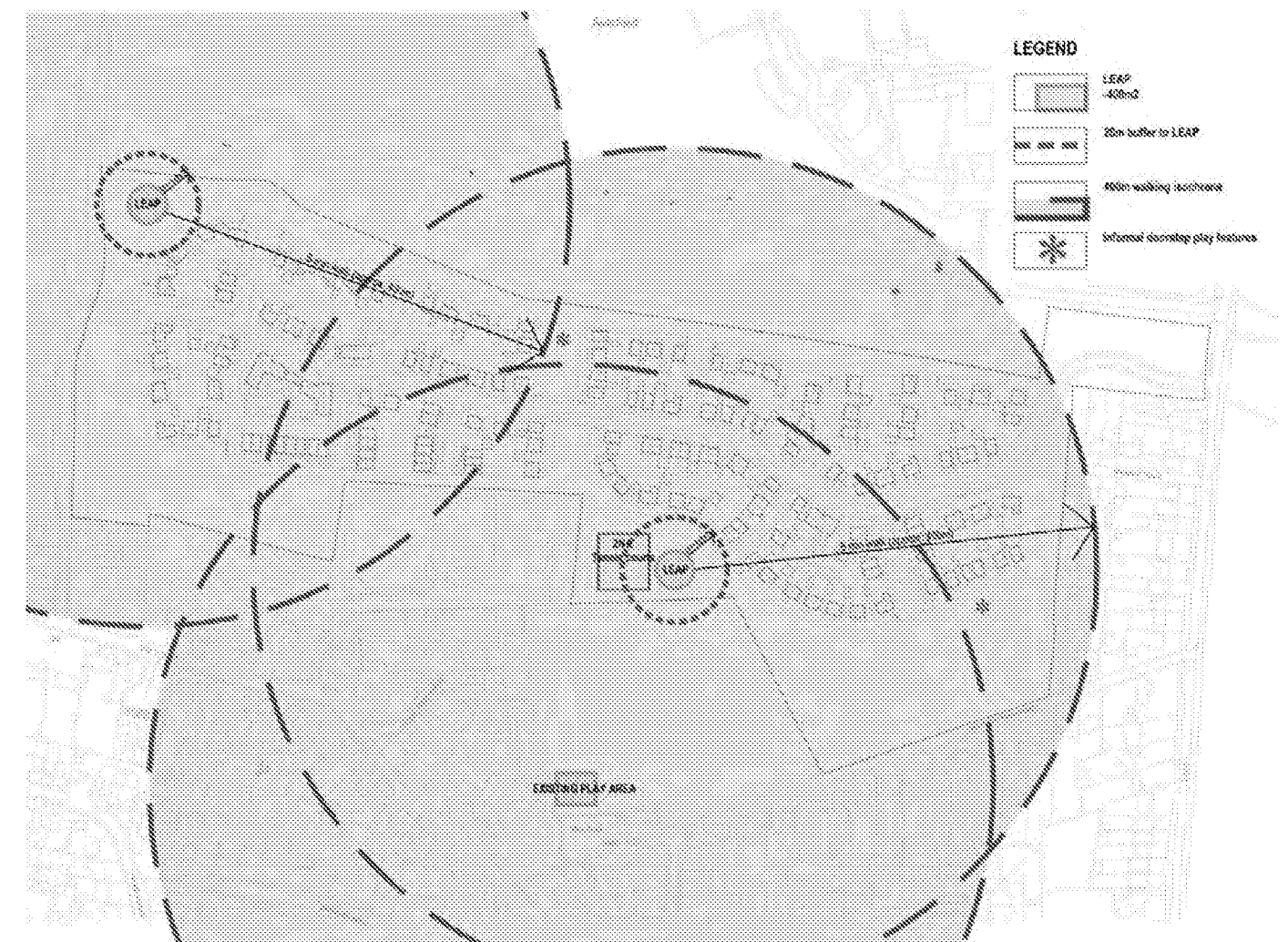
Play provision on the site includes:

- › 2 No. Locally Equipped Areas of Play (LEAP)
- › 2 No. hard-surfaced tennis courts
- › Other informal natural play features around the site

This approach has been generated in response to comments raised by the general public at the public exhibition event, whereby people voiced a preference for a smaller number of larger, more equipped play areas of varied experience, in lieu of a greater number of smaller doorstep play facilities, with limited equipment.

Objectives:

- › Provide a range of inviting and stimulating play areas for children of all ages.
- › Provide a range of play areas that are complimentary to their setting within the site.
- › Include numerous pieces of fixed play equipment, providing a range of play experiences with appropriate safety surfacing.
- › Select play equipment that is fun, engaging and inclusive
- › Provide a different character and experience to individual play areas to encourage movement of use between them.
- › Provide adequate seating, litter bins & signage.
- › Enclose with fencing and gates (where appropriate).
- › Designed to NPFA Standards / Fields In Trust.
- › Designed to comply with relevant European legislation and regulations.

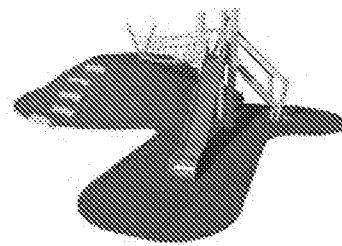
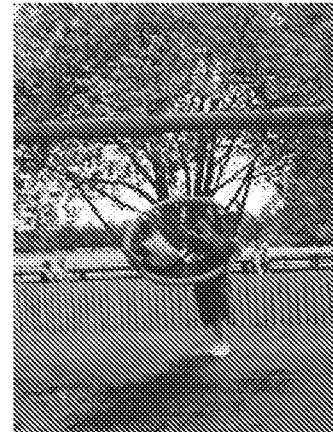


PLAY & RECREATION DIAGRAM

LEAP 1

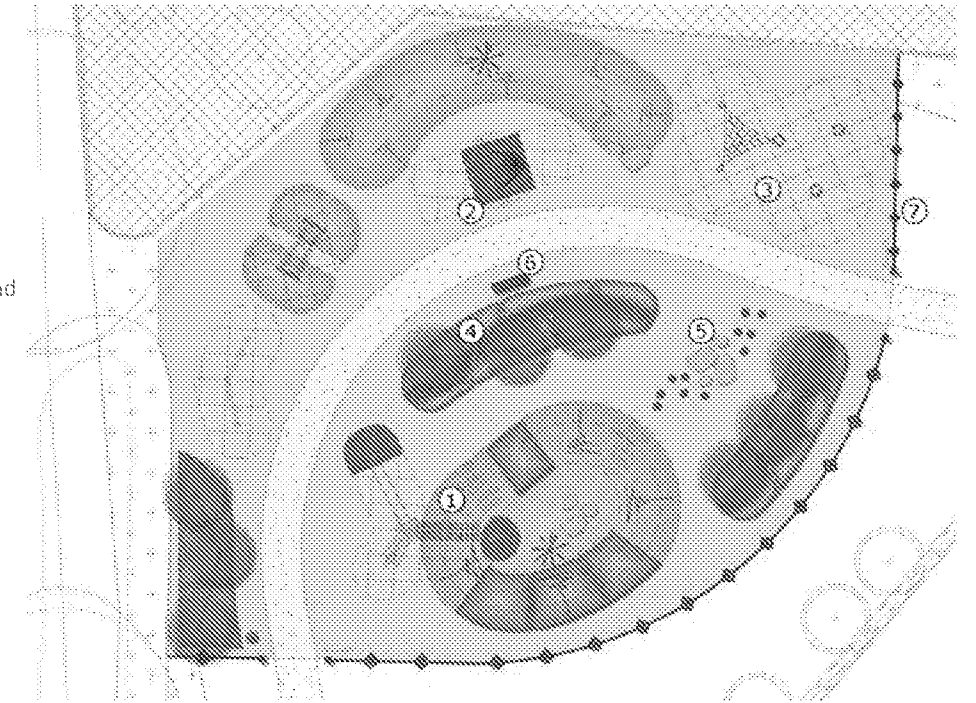
In contrast to the main play area to the south of the site, which provides more traditional, formal play experiences, that build upon the existing village play area in the recreation ground and provides for older children, close to the existing settlement, an opportunity exists in the north of the site to provide a more 'natural' play area, appropriate to the settlement-edge location.

Centered around natural play features and wooden equipment, this LEAP will be 400m² and offers the opportunity to provide a different play experience to that found elsewhere in the village and encourage fitness and active use amongst young children on site.



KEY PLAN

1. Main slide unit set on raised mound
2. Basket swing for inclusive play
3. Timber trim trail and climbing equipment
4. Planting of trees and shrubs to soften the scheme
5. Boulder field and stepping stones
6. Seating
7. Low rustic knee rail to provide subtle enclosure



LEAP 1 LAYOUT PLAN

LEAP 2

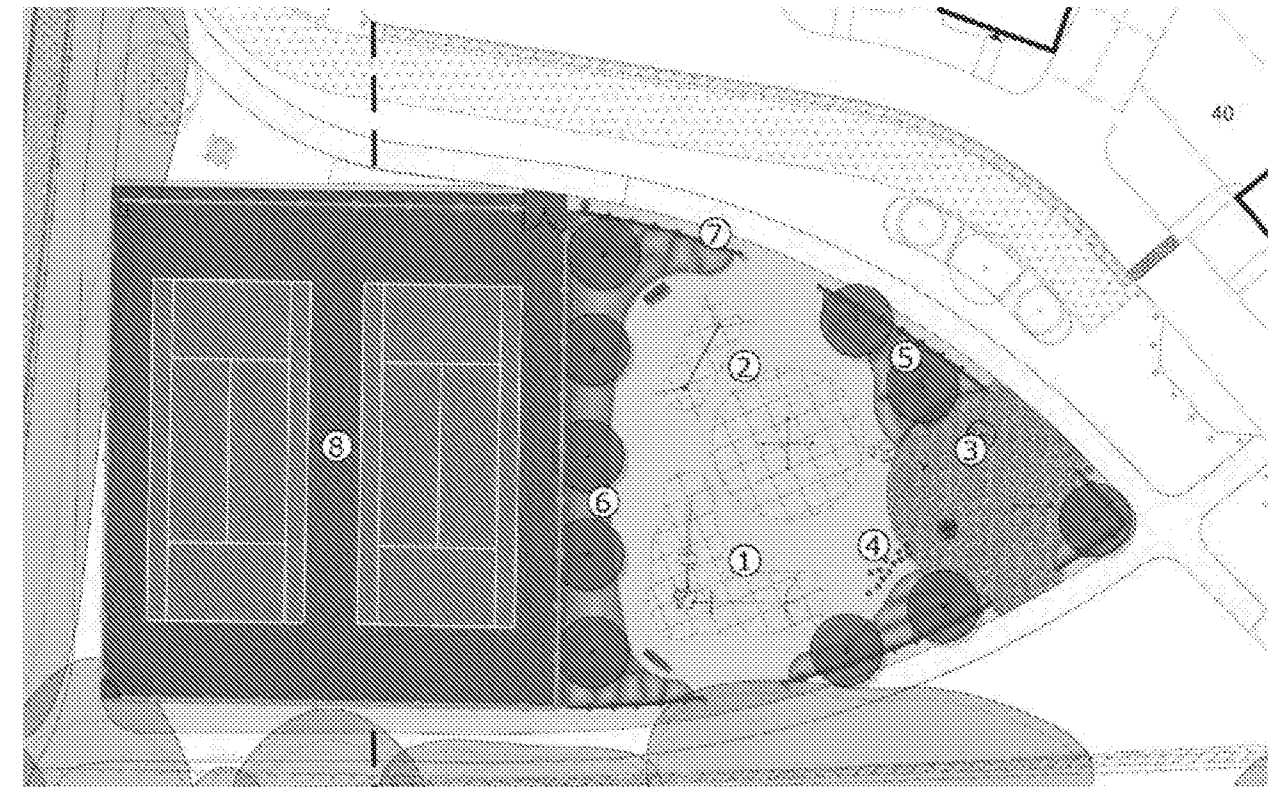
An enhanced equipped play area (approx. 400-500m² activity zone), designed predominantly for children aged 8+yrs, however including a separated toddler area to cater for young families in the southern half of the development.

The play area will provide the main focus for play on site, providing a 'play hub' with both hard-surfaced tennis courts adjacent and potential teenage gathering spaces, in a location suited to such uses, being both appropriate surveyed from neighbouring houses, but at a distance sufficient enough to provide adequate buffers.

This location allows for a direct link to the existing recreation ground, building on the existing provision there, providing alternative play experiences, primarily focused on more dynamic equipment.

DOORSTEP PLAY (LAPS)

The remaining open space around the site provides an opportunity for informal, natural play set within the residential context, which can provide an engaging range of play opportunities for predominantly younger children, that contrasts with the more formal provision providing in the designated equipped play areas.



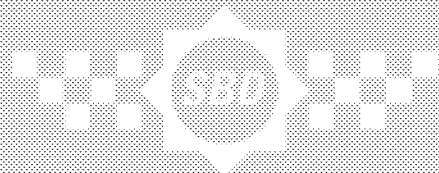
LEAP 2 LAYOUT PLAN

SECURITY

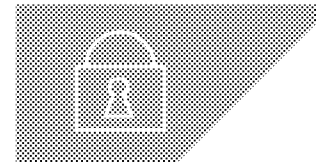
The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place.

The layout is designed to create natural surveillance and sense of ownership of private areas through the use of a clear perimeter block structure. The aim will be to ensure that every part of the scheme is easily identified as either being public or private space.

Secured by Design

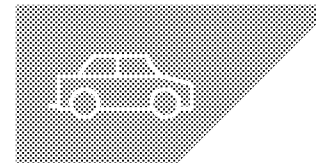


Police Preferred Specification



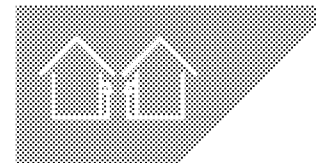
DEFENSIBLE SPACE:

All houses have a private garden.



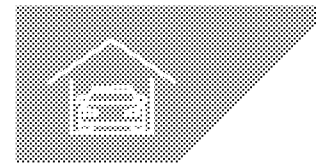
APPROPRIATE PERMEABILITY:

No rat runs.



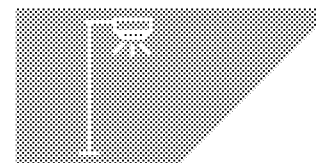
NATURAL SURVEILLANCE:

Houses turned to face onto the public realm.



CAR PARKING:

On plot garages or dedicated surface spaces are provided.



LIGHTING:

Adoptable standard to the roads and wall or bollard lighting to courtyards and lanes.

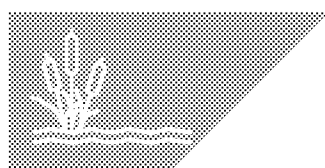
CREATING A SECURE ENVIRONMENT

The proposals respond to Secured by Design criteria, including the creation of active frontages as follows:

- › Houses are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership.
- › Vehicular and pedestrian entrances are 'policed' by gateway buildings, which overlook these spaces.
- › Various pedestrian routes have been created within the design, giving permeability to the site layout, encouraging pedestrian movement around the site and natural 'community surveillance'.
- › Care has been taken to ensure activity to the frontages at corners with overlooking windows to gable ends.
- › The scheme provides a clear definition between public and private areas that are secure and well defined.
- › Parking is predominantly on plot where there is good surveillance.
- › Where private parking courtyards are used they are limited in size to around 15 spaces, and are visually broken up and well overlooked.



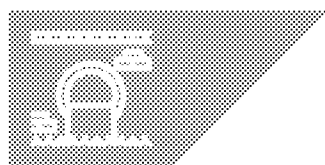
SUSTAINABILITY & DRAINAGE



SURFACE WATER DRAINAGE

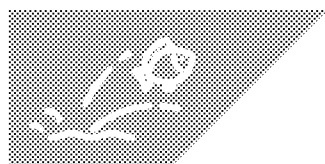
At present the majority of the site represents a semi-natural environment; generating greenfield runoff which discharges to nearby ditch or infiltrates into the ground. The proposed surface water drainage strategy will employ a sustainable approach to the management of runoff from the developed site. This will see a series of discrete, natural SUDS drainage features integrated within the landscape to mimic the current semi-natural drainage patterns. Surface water run-off from the developed site will be dealt with by infiltrate within the overall site with water quality being improved and biodiversity enhanced using features such as permeable paving, swales, and wildlife pond.

In close collaboration with CSA, a sustainable drainage appraisal is currently underway to determine the possible range of appropriate sustainable drainage features and how best to maximise the biodiversity and amenity value of each feature.



FOUL WATER

The foul water from the proposed development will discharge to the public sewers in two connection points, located in Avisford Park Road and Tye Lane. Close collaboration with Southern Water will ensure that any necessary upgrades to the public sewerage network are undertaken so as to facilitate the proposed development.



FLOOD RISK

The development site is part of the South East River Basin District (Arun and Western Streams Management Catchment). There is ditch within the site boundary, located along Tye Lane and at present runoff either infiltrates into the ground or discharges to the ditch. The nearest watercourse, The Little Tortington Stream is located 250m east at its nearest point to the site, flowing to the southeast direction. This watercourse merges with the River Arun, which subsequently discharges to the sea at Littlehampton.

The Environment Agency Flood Maps show that the site is located within Flood Zone 1, corresponding to a very low risk of flooding from fluvial sources. Presently the chief risk is considered to be the propensity for the proposed development to increase flood risk elsewhere and this was very carefully assessed as part of the Flood Risk Assessment (FRA) being prepared for the planning application. Where necessary, the FRA will propose mitigation measures to ensure that the proposed development has a neutral, if not beneficial, impact upon the existing flood regime within the area.



[illegible][illegible][illegible]

SUMMARY

Welbourn and Bicknell
C of E Primary School

Welbourn
(Childrens Nursery)

Recreation Ground

Council Office

Pavilion

Play Area

ARUN DISTRICT COUNCIL WA/95/18/RES

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[illegible]

An aerial photograph of a residential area in Welbourn and Bicknell, Bedfordshire. The map shows a dense arrangement of houses, streets, and green spaces. A large, semi-transparent white rectangle is overlaid on the center of the map, containing the word 'SUMMARY' in a large, bold, black sans-serif font. Below the title, in a smaller font, are the labels 'Welbourn and Bicknell' and 'C of E Primary School'. Other labels on the map include 'Loughdale House', 'The Old Rectory', 'The Old Rectory (Childrens Nursery)', 'Recreation Ground', 'Council Office', 'Pavilion', and 'Play Area'. The map is oriented with North at the top. A diagonal grey band runs from the bottom left to the top right, partially obscuring the map.



SUMMARY

- › Provision of 175 new homes including 30 % affordable providing a range of accommodation from 1 to 4 bedrooms.
- › High quality energy efficient designed homes incorporating a range of eco-friendly features.
- › Sustainable drainage (SuDS) to manage surface water run-off from the site and to minimise risk of flooding.
- › Easy access to nearby facilities and amenities.
- › An architectural aesthetic appropriate to the area, drawing influences from the local context.
- › Appropriate levels of parking for residents and visitors.
- › A movement route designed with emergency and refuse vehicle access at the fore.
- › Areas of Public Open Space and play located in key locations within the scheme and accessible to all.

thrive.

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