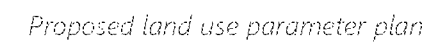
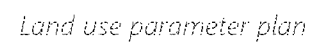


## PARAMETER PLANS

CONFIDENTIAL - RESIGN STATEMENT



# MASTERPLAN

## 7.1 CONSTRAINTS

The site constraints were considered in depth at outline stage and these were updated to inform the design code and in turn the final master plan and site layout plan. The key constraints that have been considered in the proposed scheme have been.

- **Existing trees** the survey information that was available at outline stage has been considered with the Spreads, RPAs and shadowing. Care in the site master planning and the designing of the detailed layout to ensure that distancing to the trees and respecting the RPAs have been considered and adequate protection can be put in place throughout the construction phase. The future of the existing on-site trees has also been considered so that there are no pressures to cut back and / or remove them by prospective residents. No existing trees sit in rear gardens.
- **Existing hedgerows** as with the trees these have been retained and the plotting planned to not place pressure on them be removed in the future.
- **Flood zone** the flood zone has been considered in the site planning with all plots, services, and infrastructure (apart from the village street) outside of the identified area.
- **Rights of Way** the site planning has worked hard to ensure that the scheme is well connected. This is within the context site of the internal site movement, to the adjacent Barratts development, to the wider adjacent communities and to the various PROW that move through and around the site.
- **Back to boundary distances** through the pre app consultations the importance of separation from the rears of the proposed houses to the existing properties that back onto the site was evident. We have moved properties away from the boundary and produced a supporting layout to demonstrate this.



7.0

# MASTERPLAN

7.2 GREEN INFRASTRUCTURE

The key spatial layer in this proposal is the landscape led approach to ensure that the proposals considers the.

- The wider landscape characters.
- The on-site landscape constraints
- The legibility of the open spaces to the wider connectivity and movement framework across the site
- The areas of proposed amenity and natural open space and how these work with the blue infrastructure
- The landscape character in relation to the design code and public realm
- The location and design of the play areas
- The green infrastructure and the wider ecological benefits this will bring



7.0

# MASTERPLAN

7.3 BLUE INFRASTRUCTURE

The drainage strategy has been detailed from an early stage with the exact solutions drawn up at the outline stage. The proposed scheme has been informed around this early work with the basin locations and their size generally remaining in the same location. The depths will increase as the calculations are confirmed with the amenity value being removed from the POS calculations.



KEY

Potential SuDS locations

Existing Drainage ditches

Existing partly culverted watercourse

7.0  
MASTERPLAN

7.4 ROAD HIERARCHY / CONNECTIONS

There are no significant changes to the road strategy as presented in the approved design code. The key has been to maintain the route and character of the village street and ensure the linkages to the adjacent Barratts site is compatible. The secondary routes, lanes and drives have been located depending on the plotting widths of the parcels some minor rationalising on the northern part of the site. The pedestrian links to the PROWs and to the adjacent housing and Barratts scheme will be delivered as set out in design code.



| KEY |                                |
|-----|--------------------------------|
|     | Primary Route - Village Street |
|     | Secondary Streets              |
|     | Lanes/Drives                   |
|     | Pedestrian routes              |
|     | Public Rights of Way           |

7.0

# MASTERPLAN

7.5

## PARCELS, FRONTAGES, KEY BUILDINGS, VIEWING CORRIDORS

The proposals we are bringing forward have been built on the back the outline master-planning. The parameters and indicative site layout that was submitted works well in the village and site context and the character area proposals have created a good foundation for the emerging scheme to be developed from. The Proposed Development accords with the parcel structure, frontages and key buildings as established through the outline planning permission and approved design code.

Key to our proposals is understanding the legibility of the scheme and where the public realm requires the uplift. What we bring forward is developed on this basis taking on board the setting, viewing corridors etc, and balancing the approach to not over design the scheme.



# MASTERPLAN

## 7.6 MASTERPLAN

The masterplan has been informed by a clear understanding of the site constraints and the parameters with the final scheme taking on board the design team's input in relation to highways, drainage, and landscape design. The vision has led the design process with the masterplan emerging from the process as a clear intention of a considered concept which works with all the spatial layers. The laying that is illustrated in the preceding pages sets out the components in the site planning and demonstrates the importance of designing schemes from a landscape led approach with an emphasis on the site and the surrounding ecology and biodiversity along.



8.0

# SITE LAYOUT

8.1 SITE LAYOUT

The submitted site layout will deliver 250 dwellings with a tenure split of 76 rented 49 shared (125 affordable in total) and 125 private houses in the following mix.

| UNIT SIZE | RENTED | SHARED | PRIVATE | TOTALS | PERCENTAGE |
|-----------|--------|--------|---------|--------|------------|
| 1 Bed     | 27     |        |         | 27     | 11%        |
| 2 Bed     | 22     | 21     | 45      | 88     | 35%        |
| 3 Bed     | 15     | 28     | 52      | 95     | 38%        |
| 4 Bed     | 12     |        | 28      | 40     | 16%        |
| Totals    | 76     | 49     | 125     | 250    |            |

The site layout has been developed taking on board the site constraints, the work completed at outline and the approved design code. The dwelling typologies, heights and orientations have been plotted to ensure that the character areas are legible, and the detail addresses the settings and routes through the site. Care has been taken to ensure that the frontages and public realm tie the built form to the wider landscape character and the amenity public open space works with dwellings in the context of location and distancing.

Acknowledging the landscape features within, adjacent and in the environs of the site has been a lead in the approach. The outline permission set the foundations for a landscape-led design and this has been embraced in the proposals. The detail of the proposed landscape and drainage proposals are fully coordinated with the architectural package which should be read in conjunction with the drawings.



8.0

# SITE LAYOUT

## 8.2 BUILDING TYPOLOGIES

Care has been taken for plotting the housing types across the site in order to strike a balance between formality in the street scene and ensuing the variations creates interest in the built environment. This has been created not only by scale but also by house type and building type. The building typologies are set out on the adjacent plan.



8.0

# SITE LAYOUT

8.3 MIX

The mix across the site is indicated on the adjacent plan and set out below in the table.

| UNIT SIZE | RENTED | SHARED | PRIVATE | TOTALS | PERCENTAGE |
|-----------|--------|--------|---------|--------|------------|
| 1 Bed     | 27     |        |         | 27     | 11%        |
| 2 Bed     | 22     | 21     | 45      | 88     | 35%        |
| 3 Bed     | 15     | 28     | 52      | 95     | 38%        |
| 4 Bed     | 12     |        | 28      | 40     | 16%        |
| Totals    | 76     | 49     | 125     | 250    |            |



KEY

1 bedroom

2 bedroom

3 bedroom

4 bedroom

8.0

# SITE LAYOUT

8.4 TENURES

The tenures across the site are indicated on the adjacent plan and in the table below.

| UNIT SIZE | SOCIAL RENT (HESP) | ART | SHARED (HESP)       | SHARED | PRIVATE |
|-----------|--------------------|-----|---------------------|--------|---------|
| Totals    | 20                 | 56  | 30                  | 19     | 125     |
|           | 76 Rented          |     | 49 shared Ownership |        |         |



8.0

# SITE LAYOUT

8.5 HEIGHTS

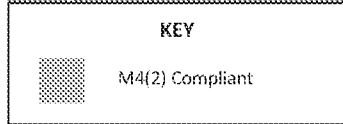
Across the site the maximum building height is two storeys. We have also allowed for certain plots to have reduced eaves height, feature gablets and gables and in some plots plotted bungalows and all planned to reflect the character area and settings.

The building heights are illustrated on the adjacent layout.



## SITE LAYOUT

Across the development we have designed 76 (30%) of the dwellings to meet the M4(2) part of the approved document part M, these are indicated on the adjacent layout.



8.0

SITE LAYOUT

8.7

PARKING

Consistent with the design code we have provided car parking across the site in various solutions. This has been provided in accordance with the West Sussex Parking Calculator and as Arun District Councils requirements.

We are providing spaces as the following; garages are not counted.

All properties have secure cycle storage with the houses in sheds and the flats in communal stores.

|       |          |
|-------|----------|
| 1 Bed | 2 spaces |
| 2 Bed | 2 spaces |
| 3 Bed | 2 spaces |
| 4 Bed | 3 spaces |

|                        |                                |
|------------------------|--------------------------------|
| Allocated on plot      | 296 spaces                     |
| Allocated off plot     | 219 spaces                     |
| Allocated with garage  | 15 spaces <i>(not counted)</i> |
| Allocated with carport | 24 spaces                      |
| Visitors               | 46 spaces                      |
| <b>Total</b>           | <b>585 spaces</b>              |



8.0

# SITE LAYOUT

## 8.8 VEHICLE CHARGING

All houses that have on plot car parking (in a garage, carport or on a drive) will have a vehicle charging point. All flats that have rear parking courts will have a charging point between two cars.

We are providing 168 plots with charging points which equates to 67%. The locations are indicated on the adjacent plan.



KEY



Electric vehicle charge point

9.0

# ARCHITECTURE

9.1

## CHARACTER AREAS

We have developed the scheme taking on board the parameters of the character areas as set out in the design code. The code gave detail on the typologies, public realm, fenestration detail and materiality. Throughout the site planning we have considered these parameters alongside the site constraints, landscape character and the plot settings. The adjacent plan summarises the three-character areas that were identified on our site with the following pages demonstrating how the headings in the design code document have translated into the submitted scheme.

The elements we provide detail on is.

- Roads, pavements, and parking
- Public realm
- Landscape detail
- Fenestration detail
- Materials

