

FIVE ACRES (ABBOTSFIELD & NORTHWOOD VIEW)

General layout	Modern 45 dwelling scheme, based around a relaxed loop arrangement of two perimeter blocks which face outwards onto established landscape boundaries and inwards onto a central pedestrian friendly green space
Built form	Mix of house types and plan forms including detached, semi-detached and short terraced that reference the semi-rural context
Average density	18.7dph
Building line/set back	Well-lined but less formal streets and spaces. Setbacks allow for a range of front garden sizes
Building height	Mainly 2 storeys, some lower scale 1.5 storey chalet style bungalows with rooms in the roof
Materials	Brick, flint, painted brick (white), clay and slate tiled roofs. Strong corner/dual aspects with bay windows. Tall chimneys with pots. Hipped porches
Approach to streets, open space + landscape	Generally informal, looser feel with curved street alignments to create a relaxed residential setting. Central grassed and treed green space with separate equipped play space. Careful blend of hard and soft landscape. Development fronts onto and addresses open space and the surrounding landscape
Parking	Mix of on-plot, off-plot front and rear court with some informal on-street visitor parking. Courts and private driveways block paved
Boundary treatment	Very informal, predominantly open with some shrub planting and trees



YAPTON VIEW

General layout	C21 residential development of 108 dwellings based around a regular grid block structure which generates a strong urban feel
Built form	Regular built form, comprising semi-detached and detached dwellings with some short terraces and apartment blocks parallel to the street. Small gaps between properties
Average density	28.1dph
Building line/set back	Well lined, fairly consistent building line with small setbacks allows for small front gardens and privacy strips with a strong sense of enclosure
Building height	2-2.5 storey
Materials	Mainly red brick and flint highlights. Some bay windows at ground floor and roof dormer windows. Hipped porches. Tarmac carriageway and footways. Block paved driveways
Approach to streets, open space + landscape	Relatively formal perimeter block layout with a number of public green spaces at the centre and to the southern boundary, including a locally equipped area of play and two local areas of play. Development fronts onto and addresses streets, open spaces and the surrounding landscape
Parking	The majority of parking comprises on-plot driveways and detached garages, in addition to parking courts associated with the apartment blocks. Some on-street visitor parking is provided
Boundary treatment	Mainly open frontages with grass, shrub/ornamental planting and young trees. Some railings



Planning application site layout as scheme partially built out



NAVIGATION DRIVE / THE TOWPATH

General layout	Late C21/early C22 typical larger housing development (173 dwellings) defined by perimeter blocks and structured by loop and lollipop style road system which lacks legibility
Built form	A mixture of semi-detached, detached and short terraced dwellings defined by perimeter blocks
Average density	22.7dph
Building line/set back	Small setbacks with slightly staggered building lines and some variation of plot widths allowing for a range of smaller front garden sizes
Building height	2-2.5 storey
Materials	Red brick and flint. A number of dwellings have clay tile hanging, render or timber boards at first floor. Some ground floor bay windows and roof dormer windows. Tall chimneys. Hipped porches. Tarmac and blocked paved carriageways, block paved driveways and tarmac footways
Approach to streets, open space + landscape	Irregular perimeter block layout develops an informal feel with a number of public green spaces within the development, including a local equipped area of play and local areas of play. Development fronts onto and addresses streets, open spaces and the surrounding landscape to the north (former alignment of Chichester and Arundel Canal)
Parking	Dominance of parked cars. Mix of on-plot driveways and attached/detached garages, in addition to a number of rear and front courts. Some on-street visitor parking is provided
Boundary treatment	Open frontages with grass, some shrub/ornamental planting and young trees. Local areas of play enclosed by cleft post fencing and timber benches



SAXON WAY

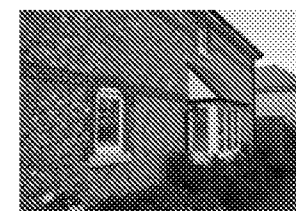
General layout	Small C21 cul-de-sac of 10 dwellings, where development backs onto North End Road main frontage with grassed verge
Built form	Regular, mainly detached buildings parallel to the street. Front gabled and wide plan with projections. Regular massing
Average density	26.3dph
Building line/set back	Well-lined fairly formal residential street, consistent front garden sizes. Sense of enclosure
Building height	2 storey
Materials	Red brick with flint highlights. Clay tile hanging to first floor. Pitched and hipped roofs with tiles. Flat hung door canopies, white window casements
Approach to streets, open space + landscape	Emphasis on hard landscape treatment, with changes in surface materials and block paving. Young trees to become established in front gardens. No public green space
Parking	Mainly on-plot, open car barn and side court
Boundary treatment	Consistent style to all properties. Low brick wall at entrance, open frontages with low level shrubs and some trees



SUMMARY OF EXISTING CHARACTER

Building Types

- Generally detached and semi-detached dwellings with some terraced. Projecting gables and bay features bring interest and relief to fairly consistent building lines



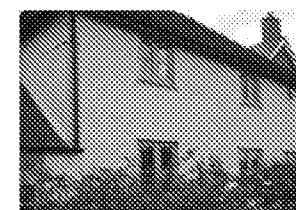
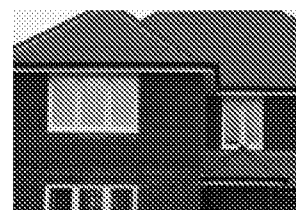
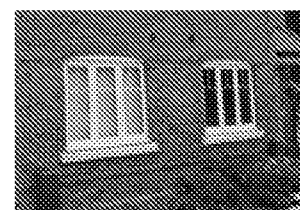
Roof Line & Building Heights

- Much variation with hip, simple pitch and front-to-back and gable roofs. Mainly 2 storey, roof dormers, some bungalows. Limited 3 storey examples. Chimneys with pots



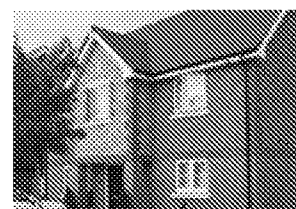
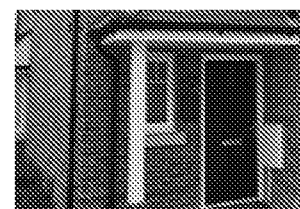
Fenestration

- White window casements are the most common. Occasional colour variation is evident across the village



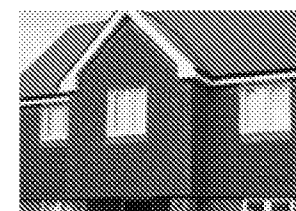
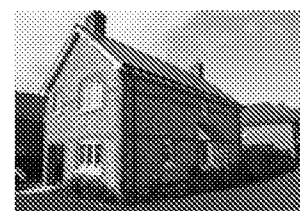
Materials

- Mainly brick ranging from red to brown/tan/buff. Supported alongside materials such as render, timber cladding and painted brick



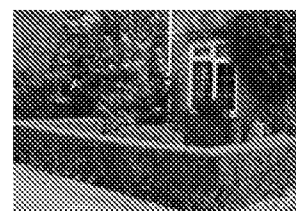
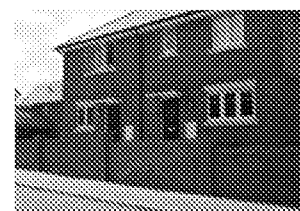
Detailing

- Recent edge-of-village schemes tend to be more simple than historic core, with greater repetition and less articulation. Brick detailing the common feature. Tile hanging is sporadic across the village



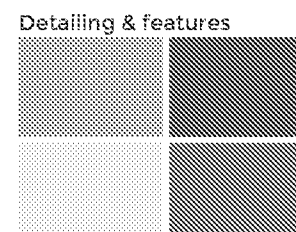
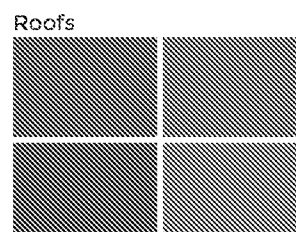
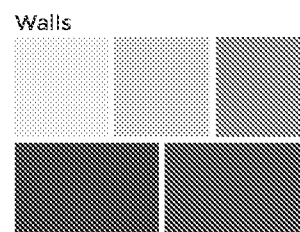
Boundary Treatments

- A range of treatments including dwarf brick walls, hedging, fencing and open frontages. Generally smaller setbacks in modern developments



Tones and Colours

- A wide range of red/brown/tan/white and off-white tonal variations exist across the village, based on a range of colours across a few consistent materials



PRINCIPLES TO TAKE FORWARD

The proposals must respond to patterns of local built form and landscape setting, relying primarily on detached and semi-detached forms, with fairly consistent building lines. Projections may be used

Buildings to be 2 storey. A range of roof forms to be used, chimneys may be used on focal dwellings to add variety, legibility and interest with the overall roofscape

A variety of window casements (white plus other colours) to be used across the development with varying levels of detail and interest to support the proposed character areas / street typologies

Red/buff brick will be the base material across the development, supported by render and timber cladding to reinforce both the urban and more rural qualities and setting on the edge-of-the village

Building details will be chosen to support the variation in on-site character. Generally simple detailing with features such as bays, canopies and porches, with changes in material supported by subtle changes in brick detailing

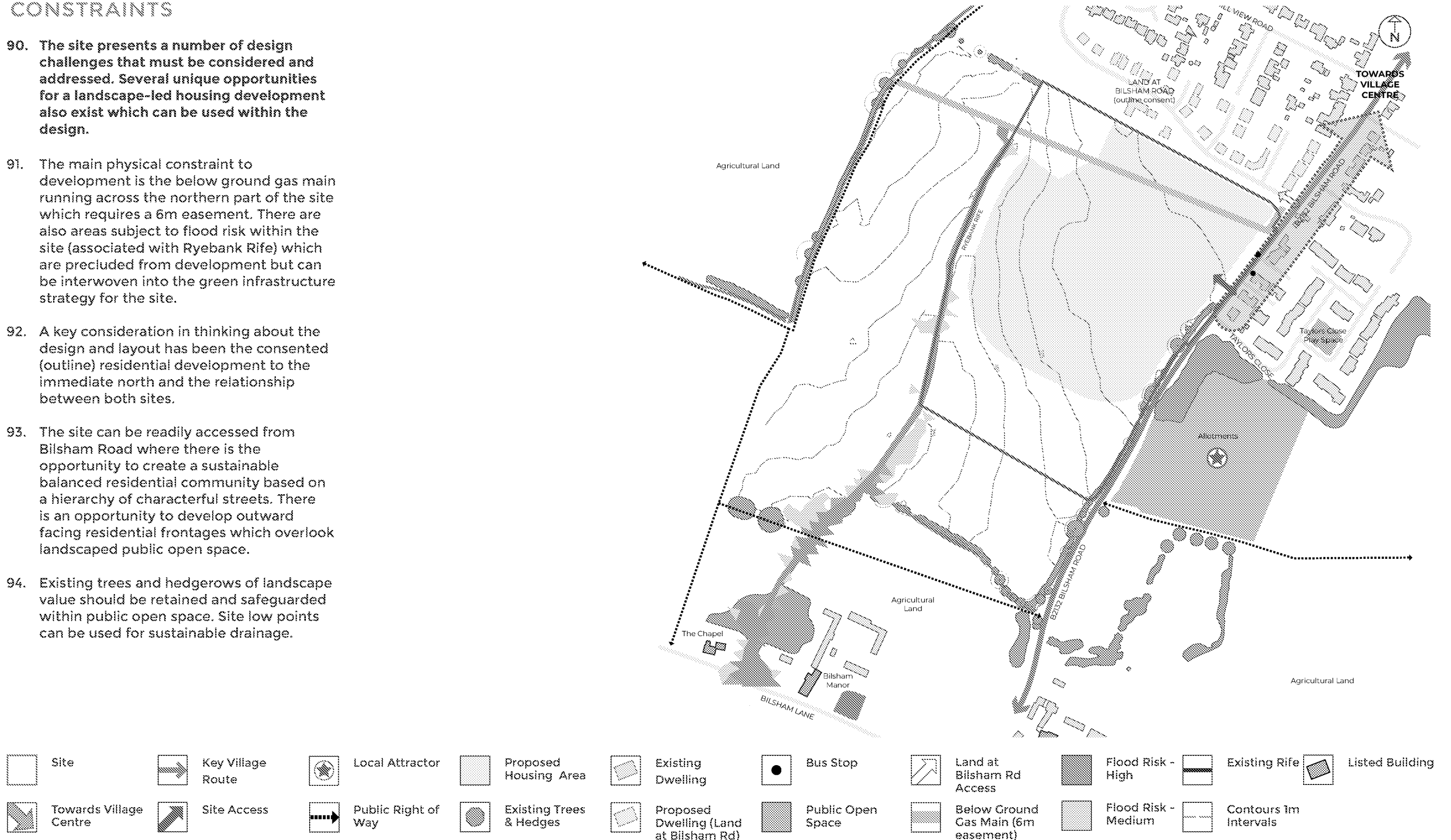
The transitional setting of the site between urban and landscape contexts means varied boundary definitions and treatments should be used

A simple restrained palette of colours will be appropriate

OPPORTUNITIES & CONSTRAINTS

90. The site presents a number of design challenges that must be considered and addressed. Several unique opportunities for a landscape-led housing development also exist which can be used within the design.
91. The main physical constraint to development is the below ground gas main running across the northern part of the site which requires a 6m easement. There are also areas subject to flood risk within the site (associated with Ryebank Rife) which are precluded from development but can be interwoven into the green infrastructure strategy for the site.
92. A key consideration in thinking about the design and layout has been the consented (outline) residential development to the immediate north and the relationship between both sites.
93. The site can be readily accessed from Bilsham Road where there is the opportunity to create a sustainable balanced residential community based on a hierarchy of characterful streets. There is an opportunity to develop outward facing residential frontages which overlook landscaped public open space.
94. Existing trees and hedgerows of landscape value should be retained and safeguarded within public open space. Site low points can be used for sustainable drainage.

OPPORTUNITIES & CONSTRAINTS PLAN



DESIGN CONCEPT & RATIONALE

95. The concept behind the design response from a strategic view is for a sustainable and sensitive landscape-led extension at the southern end of the village. The vision is deliverable, based on modern day living and good architecture. This will appeal to a wide range of people, living comfortably together as part of Yapton and within easy reach of Bognor Regis and Chichester.

	Site - 7.97ha		Neighbourhood Feature Space / Square
	Main Access Around Yapton		Proposed Pedestrian Link
	Main Entrance		Tree Lined Streets & Proposed Trees
	Proposed Pedestrian Entrances		Central SUDS Street Feature With Crossovers
	Residential Developable Area - 5ha		Ryebank Rife
	Green Space		Proposed Pond
	Primary Street Within Development		Existing PROW
	Lower Order Streets - Green Streets (Shared Surface) / Lanes-Drives		Potential New Footpath Links
	Proposed Pump Station		Pedestrian/Cycle Bridge

DESIGN CONCEPT DIAGRAM



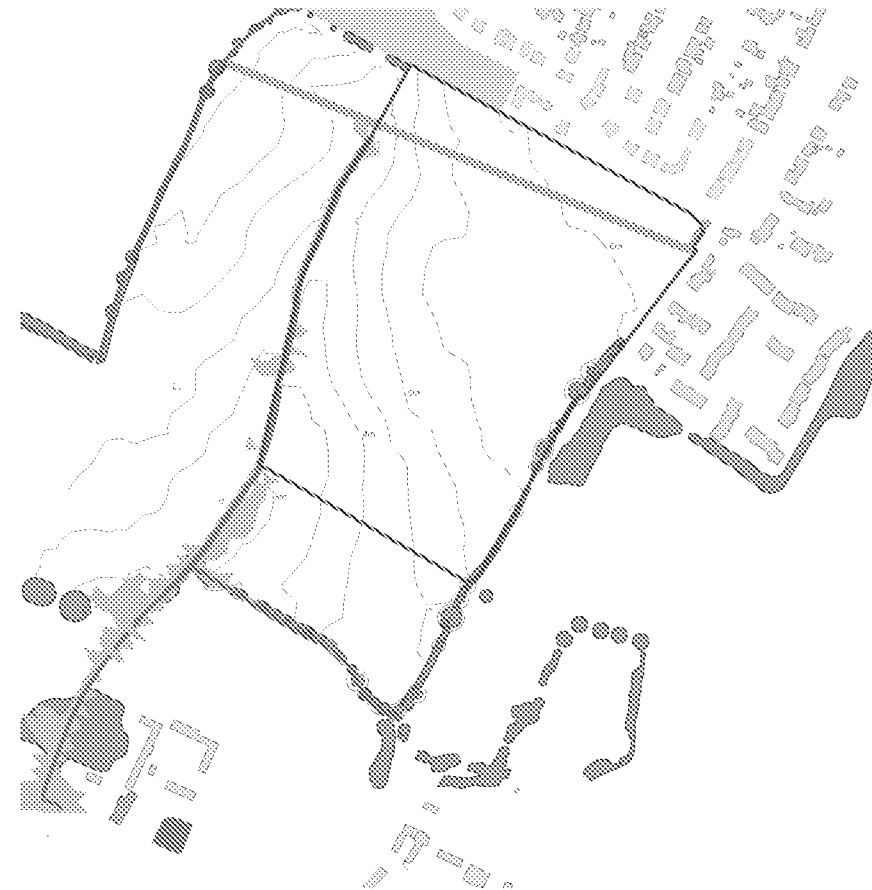
	Bus Stops on Bilsham Road		Opportunities for Walking		Opportunities for Dog Walking
	Proposed Play Spaces (LEAP & NEAP)		Opportunities for Jogging & Exercise		Opportunities for Wildlife

DEVELOPING THE LAYOUT

96. The site layout for Land at Bilsham Road responds to both its context on the south western edge of Yapton and to the constraints including the gas main and flood risk.
97. The overarching layout for the site follows the master planning steps set out over the following pages:

- Existing Landscape Context & Features
- Easy & Efficient Movement
- A Positive Response to Landscape Design, Biodiversity & Play
- A Robust Pattern of Housing Blocks
- A People-Friendly Place
- Addressing Surface Water Drainage
- Characterful Streets & Legibility
- Bringing It All Together

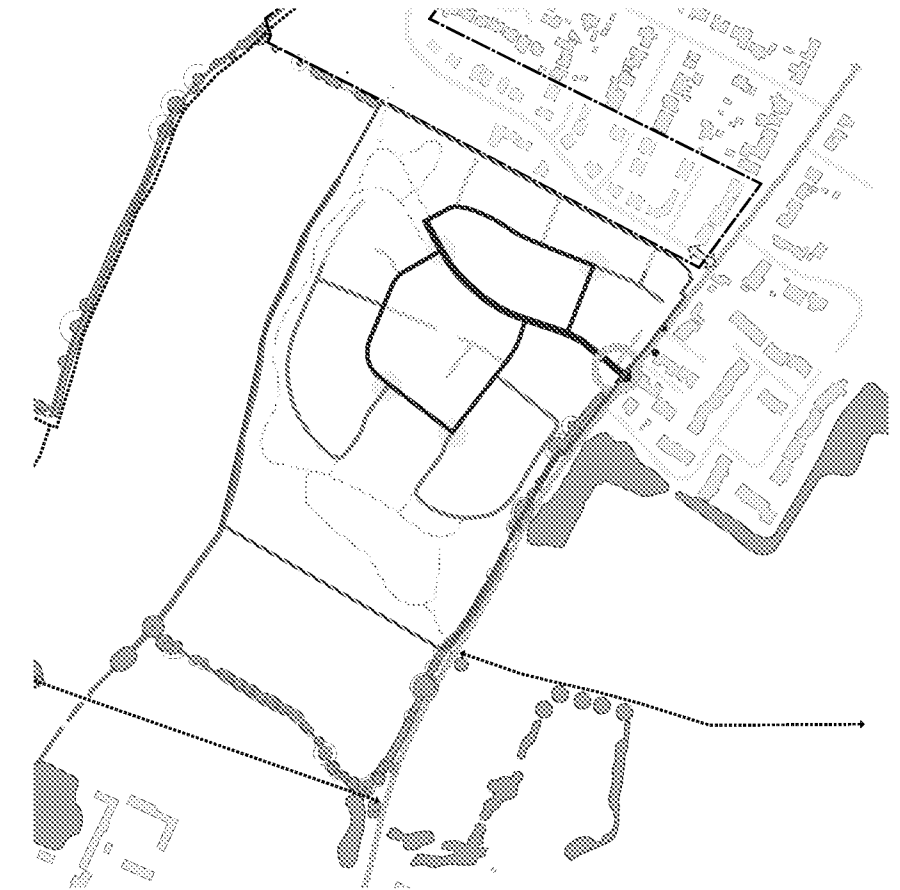
Existing Landscape Context & Features



 Site	 Existing Vegetation - Trees, Hedgerows & RPAs
 Gas Main - 6m Easement	 Water - Rife
 Adjacent Bilsham Rd Scheme & POS	 Area at Flood Risk
 Contours - 1m Intervals	

- Retain existing vegetation where possible to respect existing landscape character
- Preclude development from area at risk of flooding
- Take into account utilities crossing the site and associated wayleaves in development layout

Easy & Efficient Movement



 Main Gateway with Bilsham Road	 Tertiary Lanes & Drives
 Node / Point of Interest	 Existing Bus Stop
 Principal & Secondary Streets	 Existing Public Right of Way
 Green Streets	 Proposed New Footpath Links within POS

- Vehicular access and main gateway with Bilsham Road
- A clear and connected movement hierarchy to create suitable development parcels, slow traffic speeds and develop identity
- New footpaths to extend the wider network
- Careful consideration of access junction to adjacent Bilsham Road scheme
- Potential link to adjacent housing development
- Existing bus stops on Bilsham Road unaffected

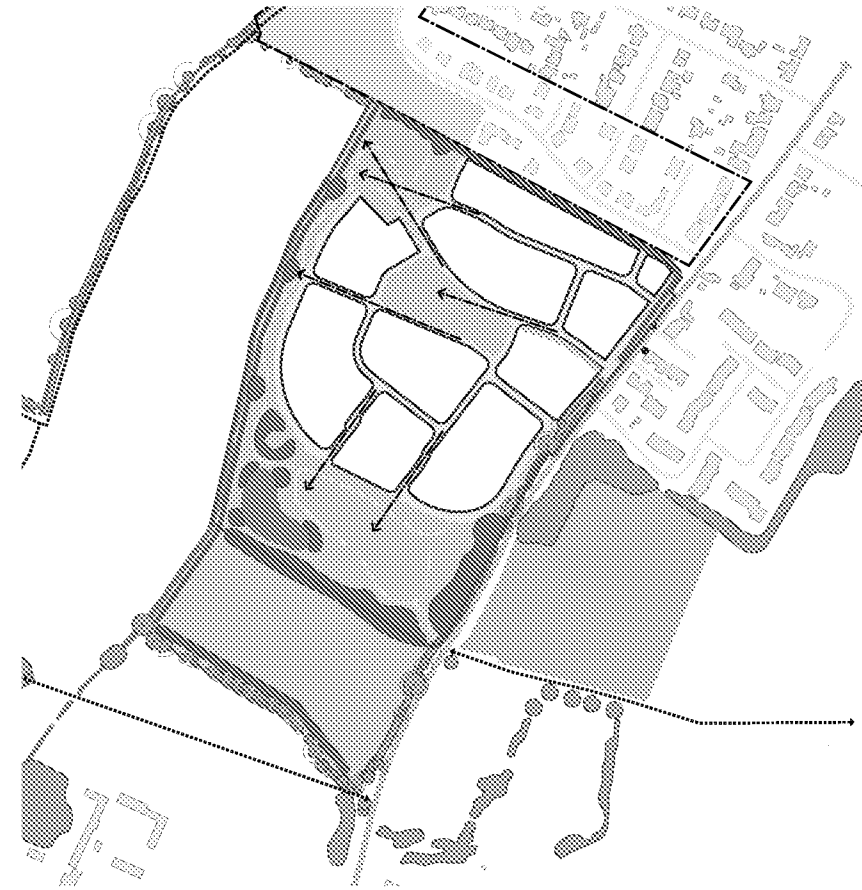
A Positive Response to Landscape Design, Biodiversity & Play



- | | |
|--|--|
| Public Open Space | Proposed NEAP |
| Biodiversity Improvement Area | Proposed LAP |
| Central Village Style Green | Proposed Woodland & Hedgerow Planting |
| Tree Lined Street with Verges / Swales | Opportunity for Link to Adjacent Planned POS |
| Green Streets | Proposed POS / Play Space Adjacent Bilsham Rd Scheme |

- A strong landscape structure with new landscape defining public and private space, buffer edges and creating character
- Opportunity to complement and link with adjacent planned public open green and play spaces

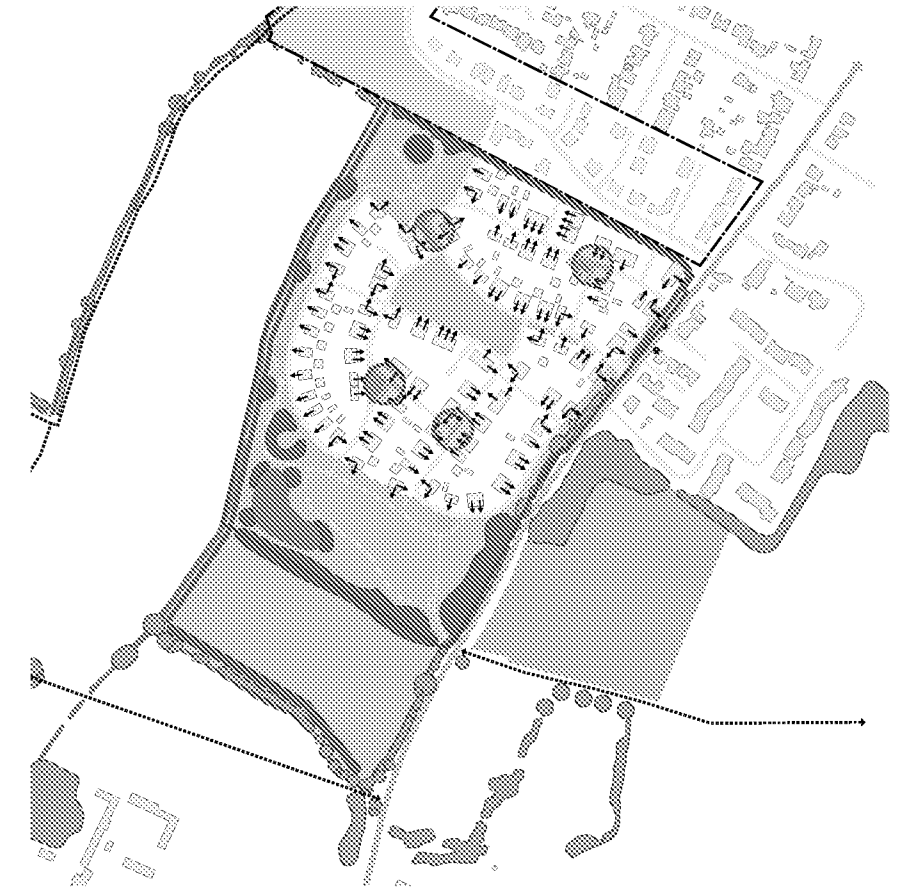
A Robust Pattern of Housing Blocks



- | |
|-----------------------------|
| Housing Block |
| Street Views to Green Space |

- The residential development area is sub-divided into a number of housing blocks, traditional secure perimeter blocks, accessed off the principal street and lower order movement network of streets and lanes-drives
- Streets provide access and views towards green space

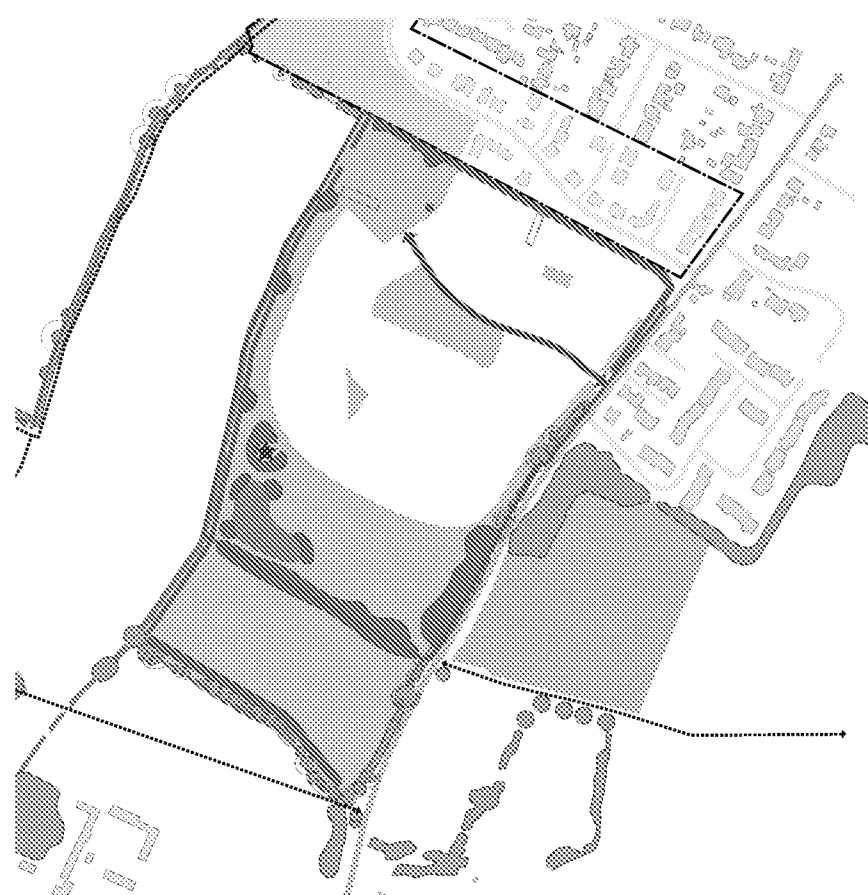
A People-Friendly Place



- | | |
|-----------------------------------|---------------|
| Proposed Dwelling & Aspect | Proposed NEAP |
| Feature Space within Public Realm | Proposed LAP |

- Outward facing residential frontages which overlook landscaped public open space and play spaces
- Countryside interface carefully considered to reflect the rural context
- Series of feature spaces within the development to add interest within the public realm, promote character and ensure low traffic speeds

Addressing Surface Water Drainage



- | | | | |
|--|--|--|---------------------------|
| | Principal Street with Swales | | Below Ground Storage |
| | Temporary Pump Station (Detailed Area) | | Pond & Attenuation Basins |
| | Pump Station Associated with Future Phases | | |

- The residential development structure integrates a network of surface drainage features: central east-to-west SUDS street, below ground storage, and pond and attenuation basins in the southern part of the site
- New temporary pump station to serve detailed area, replaced by new pump station as further phases brought forward

Characterful Streets & Legibility



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| | Key Corner Design | | Home Street CHA |
| | Park Avenue CHA | | Country Side CHA |
| | Rural Mews CHA | | |

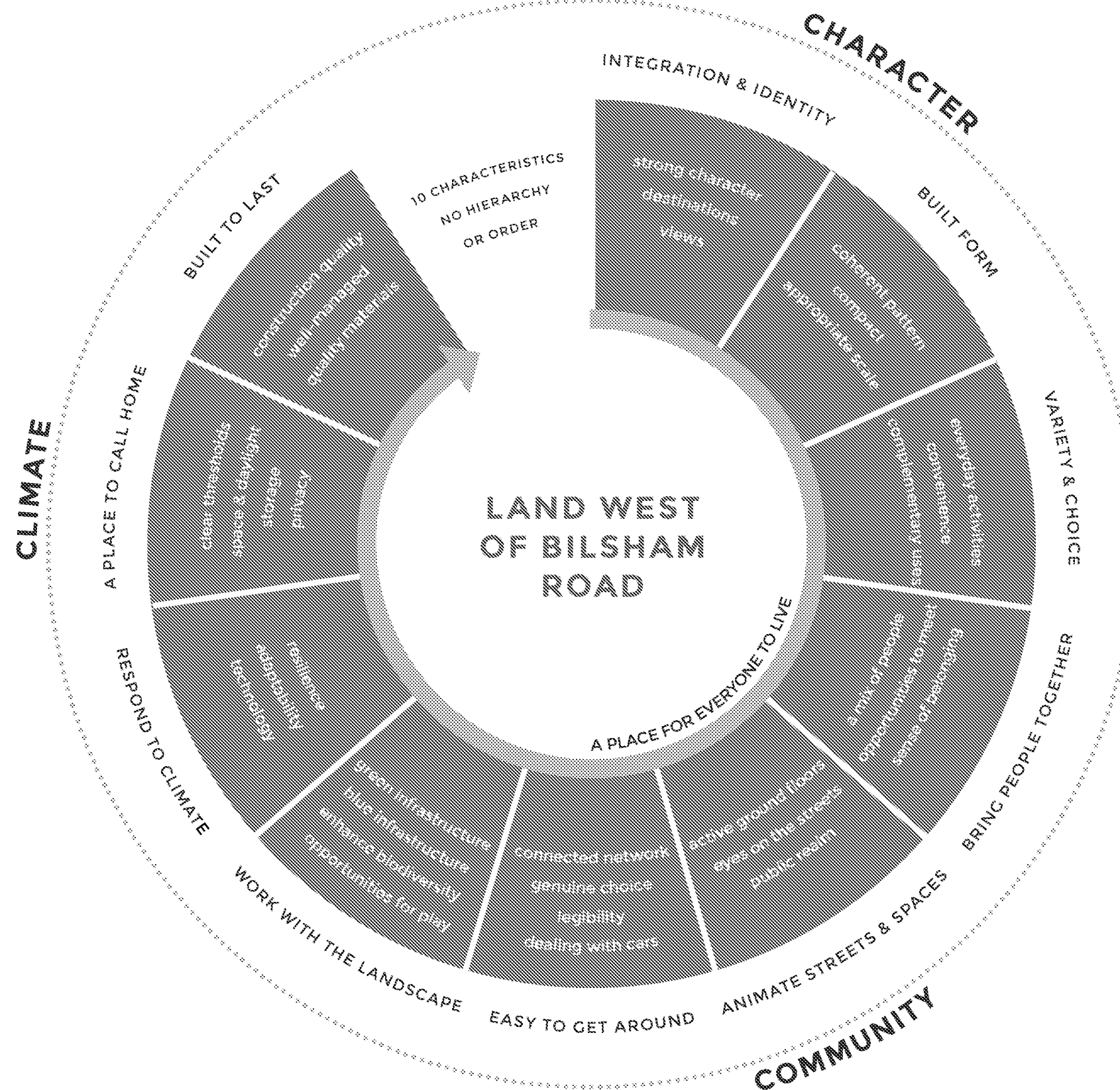
- Character areas will create a sympathetic and responsive new townscape, with an overall coherence and legible identity
- The development is proposed to be divided into four areas, each having a character guided by its location within the site
- Key corner locations will address street junctions within the development and achieve dual aspects

Bringing It All Together



- A logical and balanced new residential neighbourhood with easy access and movement, generous open space network, new planting and integrated sustainable drainage
- Carefully considered opportunities to relate to the adjacent approved housing scheme to the north, to make the most of potential community benefits with a significant shared open green/play space

DESIGN PRINCIPLES



ORGANISING DESIGN PRINCIPLES

98. Using the National Design Guide we have identified a number of key principles which are representative of an overall approach to development which places landscape-led design and placemaking at the heart of the proposals. All will be important; responding to the challenges of meeting housing demand alongside the objective to create a sensitive southern extension of the village that is a combination of a vibrant, healthy, sustainable, convenient, resilient and attractive neighbourhood.
99. The Land West of Bilsham Road represents an opportunity to create a useful addition to the Yapton housing offer through a carefully contained new neighbourhood which respects the existing settlement pattern. It is large enough to plan well but not so large as to unbalance the existing neighbourhood. The proposed development will be closely integrated with existing development evidenced by the fact that it will be within a short distance of a good number of existing local facilities and services. It will be structured around a network of high quality streets, including shared surface streets, open spaces, and offering a variety of up to 140 new homes. New public open green space will be positioned through the centre of the site and at the northern and southern parts.
100. The design principles organising the development for the Land West of Bilsham Road are shown opposite.

Integration & Identity

101. Our settlements, by their very nature, are in a constant state of change, renewal and growth. Good design does not simply restore and retain existing character; it also amplifies and transforms it. The site presents an opportunity to extend the village in a logical and coherent way based on placemaking and recognised design principles.

102. The choice of form and material has a fundamental impact on character and identity, and helps to define different places and neighbourhoods as well as ages of development. We have selected high quality, robust materials which will withstand the climate over the lifespan of the buildings, and which will weather well as they age so that they visually bind with the landscape. Similarly, careful detailing and quality of construction will safeguard the long term value of buildings.

103. Materiality must also consider the range of scales. Materials used within a single building must work together, but should also fit within the context of the wider street, block and neighbourhood for this part of Yapton.

Built Form

104. The development proposals investigate and reference their historical context; interpreting materials, styles and detailing in a contemporary context that can reinforce local distinctiveness and a sense of place. Residential design should create new housing that responds to the existing urban fabric, building typologies and the district's distinctive styles while also embracing modern materials and contemporary ideas.

105. Imperative to shaping Yapton's future is ensuring a compact walkable scheme with aspirations for more sustainable patterns of development and reducing the need to travel.

106. The creation of a clearly defined public realm through the provision of building frontages and the enclosure of private spaces will be important in developing a safe and accessible place.

107. A clear hierarchy of connecting streets and places will establish a strong sense of place.

Variety & Choice

108. The Land West of Bilsham Road provides variety and a choice of homes to suit all needs and ages. Where different tenures are provided, they are well-integrated and designed to the same high quality to create tenure neutral homes and spaces. Different groups will have specific needs; for younger families it might be the relationship to play space and play facilities; for the older generation it may be more restorative spaces.

109. Good design will promote social inclusion by contributing to creating a balanced and mixed neighbourhood that is suitable and accessible for all.

Bringing People Together

110. A great new neighbourhood will consist of a broad mix of tenures, with a range of homes, spaces and choice to ensure it is both inclusive and attractive. We would expect residents to be proud to say 'that's where we live', and also to feel an integral part of this part of Arun District.

111. The centrally located village green, green corridor along Ryebank Rife and play spaces to the north, together with the network of streets, spaces and squares, nature and open green space to the south, which incorporates a pond and pump station with a number of footpaths can all act as focal points for residents to come together and interact.

Animate Streets & Spaces

112. The manner in which buildings meet the street, the level of active frontage at ground floor level, the ability to safely cross the street will all have a role in influencing the level of activity.

113. It is important that the design ensures that there are well positioned and frequent doors and windows, to create a strong and positive interrelationship between passers by and residents, making for a more active, safer public realm. In simple terms, entrances should be easy to find and have a clear address.

Easy to Get Around

114. Residential development aims to offer choice, prioritising walking and cycling in the first instance as a key component in developing sustainable neighbourhoods and healthy communities.

115. The proposed streets and residential blocks are well connected, easily walkable and cycle friendly. There are clear and obvious links to the adjacent bus stops at Bilsham Road and logical connections to the network of public footpaths. Pedestrian routes are well overlooked by surrounding buildings that have an interrelationship with the street.

116. The route network proposed will provide choice and legibility, with each type of street dictating its own particular design response to width, depth of threshold, presence of street trees and parking solution.

Work With The Landscape

117. The presence of and proximity to landscape is an important element for a healthy and high quality way of living.

118. The green and blue green infrastructure will be enhanced, reinforced and well managed to become an integral part of village life.

119. Opportunities are taken that link together elements of green and blue infrastructure, through for example the principal street and green spaces. Shared surface streets also add to the comprehensive network of green links and spaces.

120. The aim is to provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, recreation and leisure, so as to encourage physical activity and promote health, well-being and social inclusion.

121. Biodiversity is key to aid resilience. It helps the natural environmental balance, moderate temperatures and combats pollution. Over 2ha of land is provided to the south of the residential development and public open green space as a biodiversity improvement area.

122. Integrating drainage into the landscape also provides destinations for social activities and interaction, with for example the main tree lined street comprising a grass verge and swale (4m wide) on the southern side.

Respond to Climate Change

123. A compact and walkable neighbourhood which makes efficient use of land will help to reduce demand for energy and support health and well-being. The encouragement of walking, cycling and public transport, energy efficient building techniques, 'in-built robustness' of buildings and an ability to adapt to changes in lifestyle and demography over time will contribute to a sustainable development.

A Place to Call Home

124. Attention to detail and the basics matters. The development of Land West of Bilsham Road will ensure buildings provide good quality internal and external environments; incorporate sufficient car parking in appropriate locations that does not harm pedestrian movement; provide secure cycle parking for residents and visitors, which is safe and convenient; and provide sufficient bin storage.

Built to Last

125. To be successful and loved, the proposed development has an emphasis on simplicity and quality. It's places, buildings and spaces are robust, easy to use and look after. Designed and planned to last and to gradually blend into its landscape setting.

PRECEDENT IMAGES



ADDG CHECKLIST: SITE APPRAISAL - Make Sure that the scheme:	Tick when Reviewed
• Identifies all planning designations and undesignated features of interest	✓
• Is informed by an opportunities and constraints plan/diagram identifying the following within and around the site:	✓
• Topography, orientation, landform and landscape character	✓
• Drainage patterns including patterns of flooding, flood risk, and the permeability of the site and its surrounds	✓
• Environmental features including existing and potential wildlife habitats, trees and hedgerows, watercourses and drainage and arable, pastoral or horticultural land	✓
• Focal points, prominent locations and important views in and out of the site	✓
• Character of buildings and built structures including scale, layout, form, massing, architectural features and materials, together with the building line and plot boundary of the adjacent properties	✓
• Streetscape including the layout and form of spaces, boundary treatments, and the interfaces between public and private realms	✓
• The hierarchy and accessibility of, and connections provided by, streets, routes, spaces and entrances including roadways, cycle paths and Public Rights of Way. This should include connections from the site into the wider transport network, and may include consideration of how the Strategic Road Network could be used and/or affected by the proposed site use, including by non-motorised users	✓
• Areas, buildings and structures of heritage and/or archaeological interest including Conservation Areas, listed buildings and Scheduled Monuments	✓
• Opportunities for recreation and amenity including parks, open spaces and sports and leisure facilities; and local needs and deficiencies in these community facilities	✓
• Potential constraints on development including railways, major roads, noise sources, pollution or contamination and utilities	✓
• Incorporates technical assessments prepared by an appropriately qualified professional, as required following identification of the above	✓

ADDG CHECKLIST: DESIGN RATIONALE - Make Sure that the scheme:	Tick when Reviewed
• Defines centralities and focal points, and establishes desire lines and a clear hierarchy of streets and spaces	✓
• Responds positively to the character, scale, form and massing of the surrounding natural and built environment	✓
• Creates connections with the site's surroundings, promoting integration and permeability	✓
• Enhances ease of movement and accessibility throughout the site, encouraging the use of diverse ways of movement and means of transport, while ensuring safe, attractive and inviting connections with surroundings	✓
• Includes spaces for people to meet, play and interact and creates a user friendly layout for non-motorised users of all abilities, including pedestrians, cyclists, equestrians and wheelchair users	✓
• Incorporates existing heritage and archaeological assets into new development	✓
• Connects to existing green infrastructure, while creating a network of green spaces and links which enhance existing green infrastructure for both wildlife and people	✓
• Takes account of existing patterns of drainage and flooding, and seeks to reduce flood risk through SuDS and flood defences if appropriate	✓
• Takes advantage of sunlight and daylight	✓
• Provides adequate car parking, carefully located to ensure that it does not dominate	✓

4. NATURAL ENVIRONMENT



ADDG GOALS:

E.01 Create a place that is experienced as part of the local area, responding to and enhancing the features and natural resources of the site.

E.02 Work with existing landscape structures, features and trees to understand their particular qualities and characteristics.

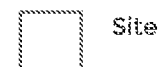
E.03 Protect and enhance biodiversity within the development site and the wider area. 

(pages 46, 48 & 49)

LANDSCAPE STRATEGY

126. **Landscape design is an essential component for creating a successful, high quality and enduring development. Green spaces (37% of the site) are an integral part of the place, providing a strong landscape structure across the site.**
127. The design draws upon baseline information, surveys and identified constraints and opportunities to ensure that the scale and character of the proposed development is acceptable in landscape and visual terms. The provision and disposition of housing and green space is informed by landscape and local character.
128. The landscape strategy for the site is founded on the following principles and objectives:
- Enrich the surrounding landscape character and quality
 - Retain, safeguard and integrate existing hedgerows, trees and rife as inclusive components where practical
 - Bolster existing landscape components and mitigate for any loss
 - Create a fully accessible, integrated and secure green infrastructure network which caters for a range of users
 - Provide new areas of open space which fulfil requirements for recreation and biodiversity net gains
 - Provide an attractive and structured landscape setting which creates an attractive place to live and complements and softens built form
- Enhance the edges which filter views of built form and address the transitional location
 - Deliver on-site additional vegetation infrastructure which is consistent with, and complementary to the existing local landscape character in terms of scale, disposition and species mix.
129. The following page shows some of the key landscape elements forming the overall strategy for the site.
130. Page 51 sets out the landscape strategy for the Detailed Area.
131. The landscape strategy within the development provides for:
- **A Bilsham Road Green Gateway**
 - **Tree Lined Streets & Green Streets**
 - **Locally Equipped Play Space (NEAP & LAPs)**
 - **Garden Spaces**
 - **Existing Trees & Hedgerows**
 - **New Landscape**
 - **Village Green**
 - **Pond**
 - **Sustainable Drainage**

ILLUSTRATIVE LANDSCAPE MASTER PLAN



Site

Illustrative Landscape Masterplan 964-MP-01-B
 (Indigo Landscape Architects)

Bilsham Road Green Gateway

132. The gateway space into the development comprises the existing hedgerow and trees along the frontage to Bilsham Road which will maintain a soft edge. Existing trees will be retained (only 2no. small trees will be removed) and any gaps augmented with further hedgerow and tree planting.
133. New tree planting and pedestrian routes along the edges of the development provide direct routes to the existing bus stop and to crossing points on Bilsham Road. Dwellings will be well setback from Bilsham Road.

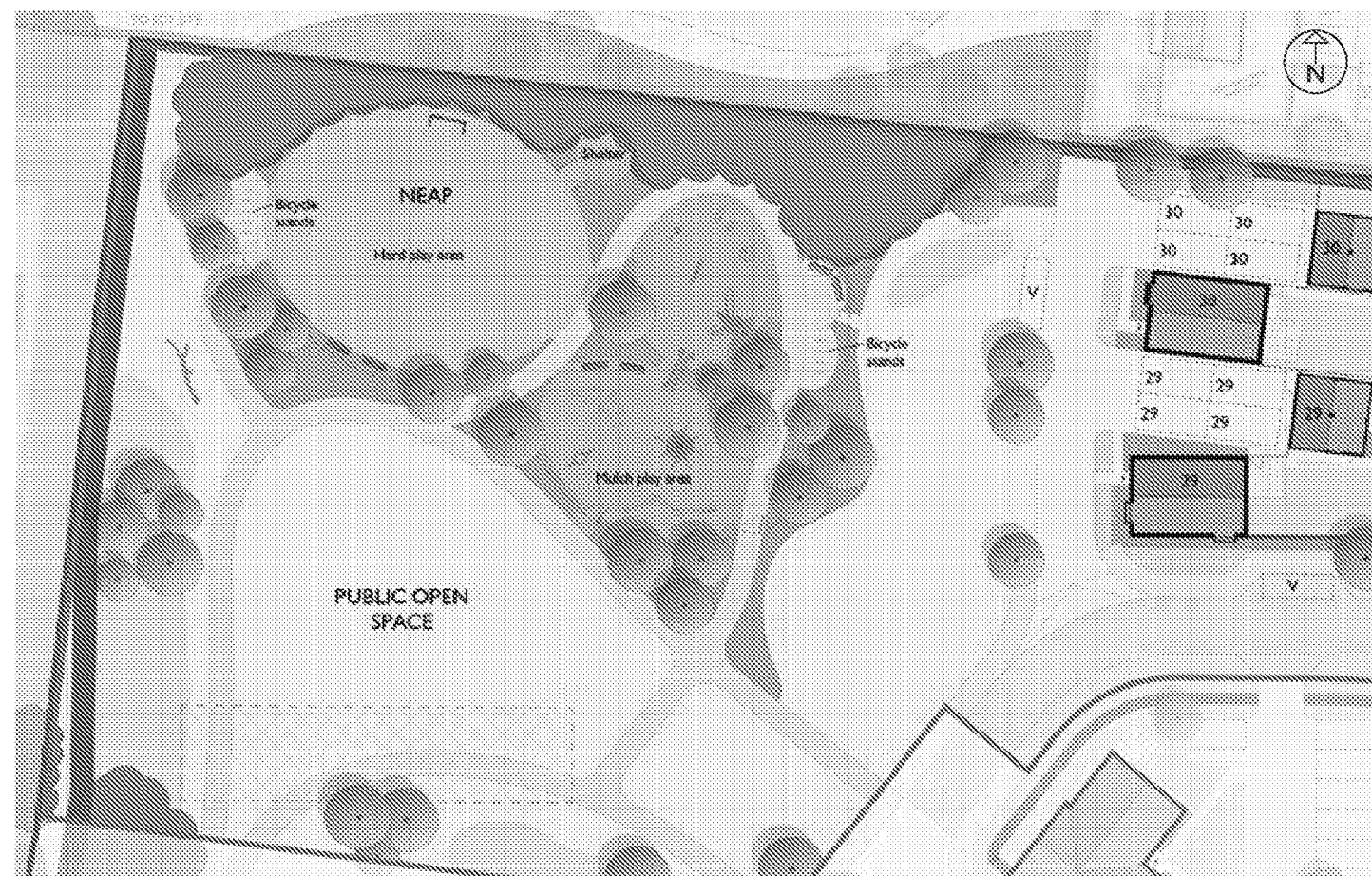
Tree Lined Streets & Green Streets

134. The green gateway transitions into the principal street and internal street network which provides routes across the development. The principal street has a structured and verdant character which emphasises its principality in the overall hierarchy of routes. A string of trees align the southern side of the carriageway, set within a SUDS feature grassed verge 4m in width.
135. A series of lower order shared surface green streets lead off from the secondary streets which provide a number of direct and attractive routes to public open green space located at the perimeter of the housing area.
136. These routes are overlooked by dwellings, characterised by high quality hard and soft landscaping themes.

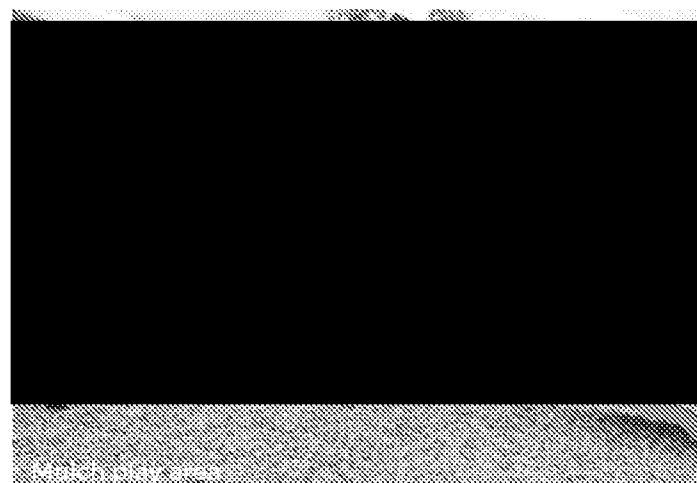
Neighbourhood Equipped Play Space (NEAP)

137. A fully equipped children's play area (NEAP) 1,000sqm is proposed within the main public green space as part of the Detailed Area and first phase of development. It is located in the north western part of the site in order to complement the public open green space planned as part of the adjacent Bilsham Road development. The intention is to create a genuine shared space between the two housing developments.
138. Of a semi-natural character, the NEAP is divided into two main areas, one for hard play and a mulch play area. Play equipment can provide opportunities for; balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative and social play. The equipment will be designed using natural materials such as pressure treated timber. The space also includes a shelter, seating and bicycle stands.
139. The play area will be designed for mainly for older children, but with play opportunities for younger children too, and additional LAPs which focus on younger children will also be provided elsewhere within the site.

PLAY STRATEGY (ILLUSTRATIVE NEAP DESIGN)



Play Area Strategy - Detailed Area (Indigo, 964-MP-02 B)



Mulch play area



Imaginative play



Cradle swing

Garden Spaces

140. Shrub planting is to be planted along the fronts of dwellings to create defensible space close to windows whilst being easy to maintain from the adjacent paths and verges.
141. With the exception of AP1 and AP2 (apartment blocks) all houses within the Detailed Area have an enclosed rear garden space situated to the rear or side, which will be a minimum 10.5m in length. AP1 provides communal space around the building whereas AP2 provides a series of individual private gardens for residents.

Existing Trees & Hedgerows

142. Existing landscape components such as hedges and trees will be retained and strengthened with new planting as part of the landscape strategy.

New Landscape

143. Planting is a key element of the place and use of trees, shrubs, hedges, wildflower areas and native planting is intended to achieve a variety of functions, including being a significant benefit to both amenity, biodiversity and visual containment.
144. The location of new trees is important to the layout and use of groups of (native) trees and single specimens define routes and spaces, frame views and vistas and provide focal points. Planting across the site will add colour and give seasonal interest as well as providing continual change and growth over many years.
145. A new hedgerow is proposed along the entire length of the eastern boundary and Ryebank Rife.

146. In the north western, eastern and southern parts of the site structured woodland planting, amenity grass, wildflower grass areas, attenuation pond, natural play areas and footpath network will come together to create an attractive and diverse public open green space network.

Village Green

147. The proposal for a centrally located village green within the Outline Area, surrounded by trees with an internal footpath and LAP is to provide breathing space within the residential area and quality setting at the core. Appropriate planting will add visual and ecological diversity to this space.



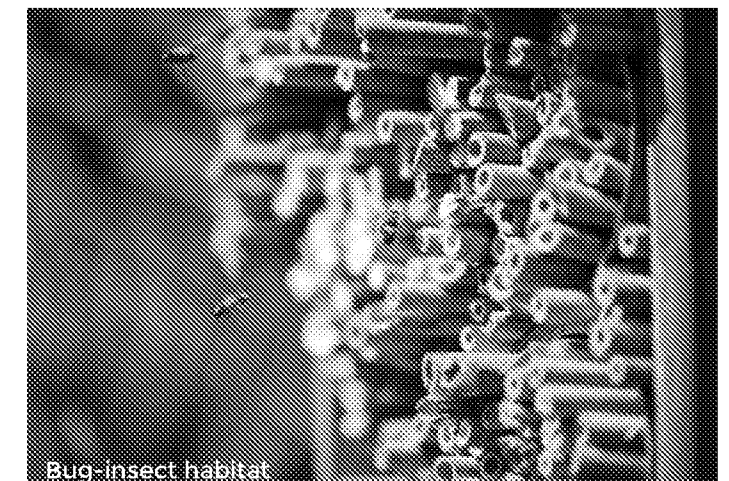
Young woodland



Natural play area



Mown Edge Path



Bug-insect habitat