YAPTON SD7

DESIGN CODE - MASTERPLAN

APRIL 2020

ARUN DISTRICT COUNCIL Y/40/20/DOC

Existing Aerial Photograph

KEY

SD7 allocation boundary

ARUN DISTRICT COUNCIL Y/40/20/DOC

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TEAMS

It is the aim of the applicants and the design teams to deliver this residential development in line with the parameters and aspirations that were set out and approved in the outline applications.

The design process will consider the work carried out at outline and progress those conclusions through this Design Code and into the detailed designs that will follow in the reserved matters applications.

The design teams (Bilsham Road Developments on the Land at Bilsham Road site, Y/91/17/OUT and Barratt David Wilson on the Land East of Drove Lane site, Y/92/17/OUT) worked collectively on the overview of the outline proposals and taking this forward to inform the Design Code.

The key to the success of this development will be the continued collaborative involvement of the design teams moving these proposals to the detail design and the reserved matters applications.

Hyde

BARRATT HOMES

DAVID WILSON HOMES
WHERE QUALITY LIVES

1.0
INTRODUCTION

1.1 INTRODUCTION

Barratt David Wilson and Bilsham Road Development Ltd have come together to produce a single Design Code masterplan for the site allocation SD7 "Yapton".

While one allocation in the adopted Arun Local Plan, two outline permissions were granted in 2019. These applications are further explained in Table 1.

This document has been prepared to accord with planning Condition 6 of both approved outline planning applications.

Application name	Land at Bilsham Road, Yapton.	Land east of Drove Lane, Yapton, BN18 0EB
Application reference	Y/91/17/OUT	Y/92/17/OUT
Description of Development	*"Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan."*	*"Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access Route is within the Yapton (Main Road) Conservation Area."*
Committee date	16.01.2019	16.01.2019
Date of decision	04.04.2019	31.05.2019
Condition 6	Prior to the submission of any reserved matters application a Design Code masterplan shall be submitted to, and approved in writing, by the Local Planning Authority. This document shall demonstrate how the detailed proposals will reflect the objectives of the; **Illustrative Site Layout Plan – 1244G.03A** **Design and Access Statement – 19th October 2018** The Design Code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved Design Code. *Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the design of the scheme goes to the heart of the planning permission.*	Prior to the submission of any reserved matters application a Design Code masterplan shall be submitted to, and approved in writing, by the Local Planning Authority. This document shall demonstrate how the detailed proposals will reflect the objectives of the; **Illustrative Site Layout Plan – 1244L.03A** **Design and Access Statement – 15th October 2018** The Design Code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved Design Code. *Reason: To enable the Local Planning Authority to control the development in details in interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the design of the scheme goes to the heart of the planning permission.*

Table 1: Description of the approved outline planning applications

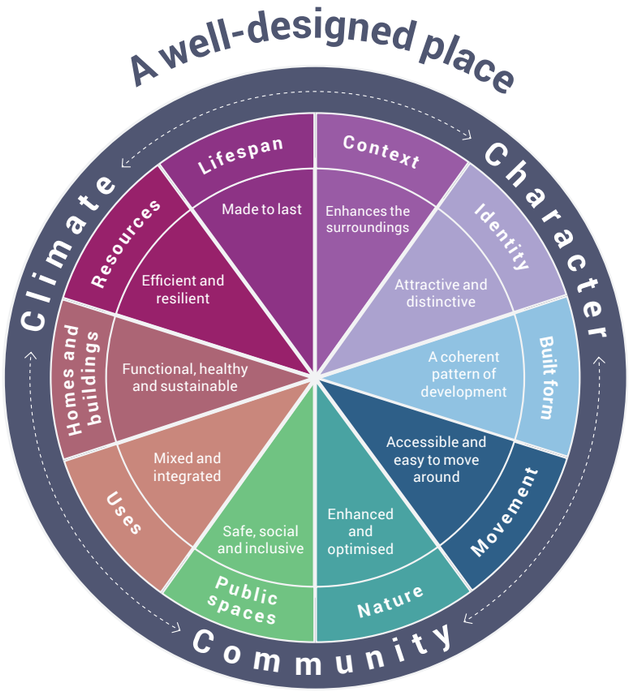
2.0
DESIGN GUIDANCE

2.1 DESIGN FRAMEWORK

The foundation of this Design Code is the details approved at outline stage which are then built upon in terms of contextual analysis, site constraints, the parameter plans and wider planning policies.

This document gives consideration to both the National Design Guide and emerging Arun Design Guide, Table 2 sets out how the details contained within these two documents are considered in turn.

The Design Guides and this Design Code will continue to inform the emerging proposals to ensure we deliver a positive legacy to the village.



THE NATIONAL DESIGN GUIDE 2019

The National Design Guide (September 2019) is a response to the 'Creating Space For Beauty' interim report by the Building Better, Building Beautiful Commission published in July 2019.

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities in the form of ten characteristics. The choices made in the design process contribute towards achieving these characteristics and shape the character of the place.

INTRODUCING THE 10 CHARACTERISTICS

Well-designed places have individual characteristics which work together to create its physical distinctiveness.

The ten characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The ten characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme are in Table 2.

Table 2 sets out how these characteristics, the draft Arun Design SPD and specifically the points raised in condition 6 have been considered and where required where these can be found in this document.

NATIONAL DESIGN GUIDE	ARUN DESIGN SPD (DRAFT)	CONDITION 6	YAPTON SD7 DESIGN CODE MASTERPLAN
Context	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and as set out in section 2 of the Design and Access Statements
Identity	Responding to the Site and its Setting (Section D)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and as set out in section 2 of the Design and Access Statements
Built Form	Building Design (Section J)	Building Typologies Key Buildings	See overview in section 5.8 See overview in section 5.7 Further detail will be provided at reserved matters stage
Movement	Movement Framework (Section F) Parking Strategy (Section I)	Street Hierarchy Car Parking Approach	See overview in section 5.5 See overview in section 5.17 Further detail will be provided at reserved matters stage
Nature	Natural Environment (Section E)	Structural Planting	See overview in section 5.1 Further detail will be provided at reserved matters stage
Public Spaces	Welcoming Streets and Spaces (Section H)	Public Realm Overview Street Furniture Lighting	Public realm principals and its associated detail are referenced throughout this section 5 and 6 of this Design Code. Further detail will be provided at reserved matters stage
Uses	Built Structure and Development Plots (Section G)	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement	Demonstrating the objectives of the Outline Masterplan and Design and Access Statement
Homes and Buildings	Building Design (Section J)	Not Required under Condition 6	Further detail will be provided at reserved matters stage
Resources	Climate Change and Sustainability (Section K)	Not Required under Condition 6	Further detail will be provided at reserved matters stage
Lifespan	Ensuring Quality (Section L)	Not Required under Condition 6	Further detail will be provided at reserved matters stage

Table 2: National Design Guide checklist

3.0
CONSTRAINTS AND OPPORTUNITIES

3.1 INTRODUCTION

To inform the design of the scheme a number of opportunities and constraints for the site have been identified as set out in the approved Design and Access Statements.

- The development site abuts rear boundaries of existing properties at the edge of Yapton.
- Individual & belts of existing trees & hedgerows cross the site. Along with TPO protection many of these provide ecological value.
- Consideration needs to be given to the location of SuDS features.
- Consideration to be given to the drainage and surface water run off.
- Existing PROW's cross the site in a number of areas, connecting with the current edge of Yapton. These routes must be retained.
- Existing public and private access points constrain the placement and arrangement of any new development.
- Consideration to be given to the setting of the Conservation Area to the north.
- The established sustainable transport routes within Yapton must be considered when devising new movement routes.

Key

- Allocation site boundary
- Existing development
- Existing trees
- Existing hedgerows
- Existing contour
- Floodzone 2
- Existing Public Right of Way
- Existing access point
- Conservation Area
- Listed Building
- National Cycle Route
- Bus Stop
- TPO tree

4.0
PARAMETER PLANS

4.1 LAND USE

The total area of the site measures 24.7 ha / 61.1 acres.

The parameter plans approved as part of the outline planning permissions define the extent of residential development area, the position of peripheral Green Infrastructure, the access points at Main Road, Bilsham Road, and between development areas and the indicative route of the new Village street through the site.

The site layout plan shows the following elements:

- 8.6ha of net residential development area which will provide up to 300 new homes at a medium to low density including a mix of residential accommodation comprising 1, 2, 3 and 4 bedroom dwellings including apartments and houses.
- Open space incorporating a new local park, informal amenity open space and sustainable urban drainage features.
- 6.95ha of net residential development area which will provide up to 250 new homes at a medium to low density including a mix of residential accommodation comprising 1, 2, 3 and 4 bedroom dwellings including apartments and houses.
- Open space incorporating a new local park, informal amenity open space and sustainable drainage features.

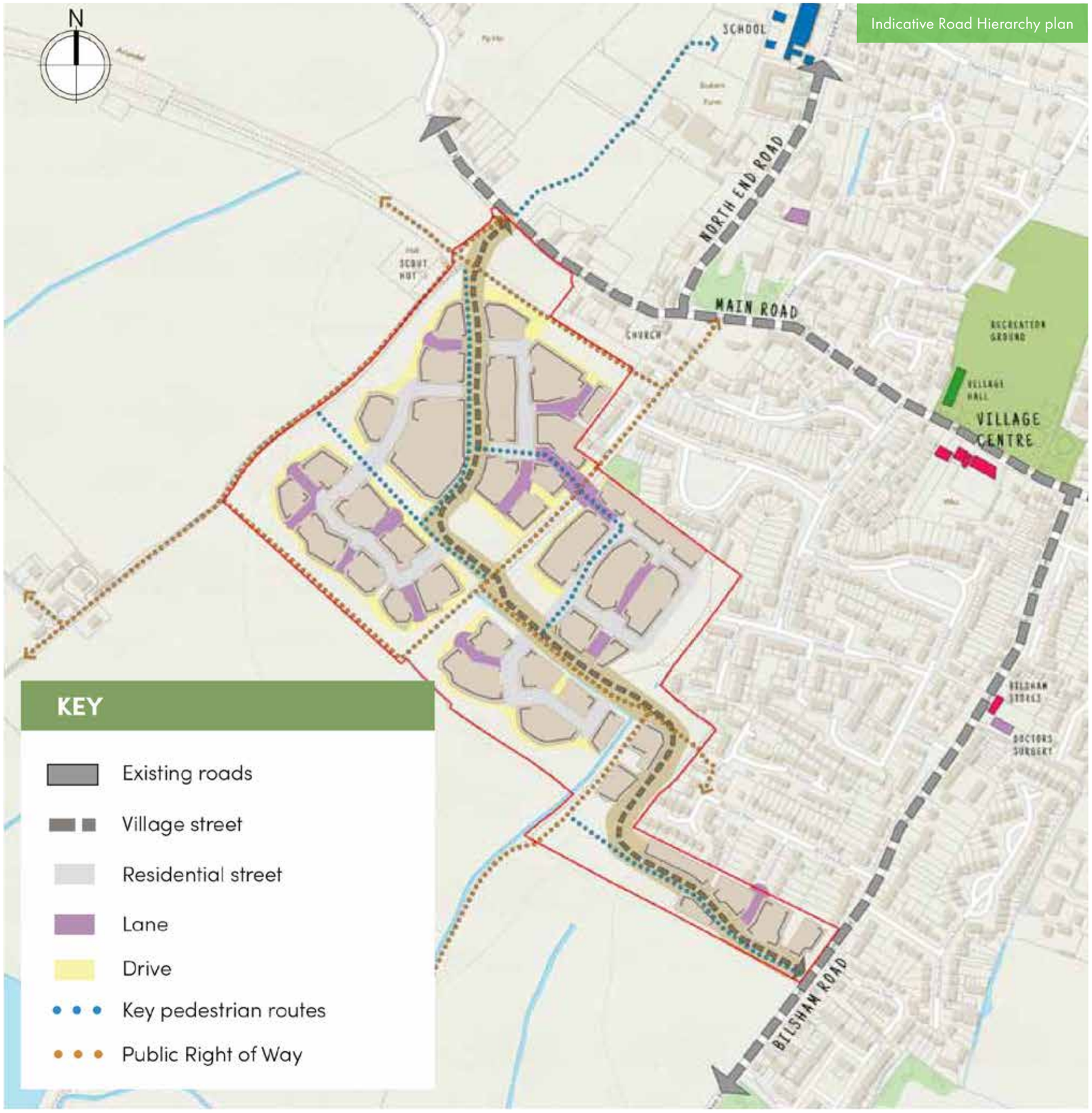
Indicative Land Use plan

4.0
PARAMETER PLANS

4.2 ROAD HIERARCHY AND CONNECTIONS

The illustrative masterplan provides a hierarchy of streets and spaces which respond to the context of Yapton Village.

- VILLAGE STREET (RESIDENTIAL SPINE ROAD)
- RESIDENTIAL STREETS
- LANES
- DRIVES

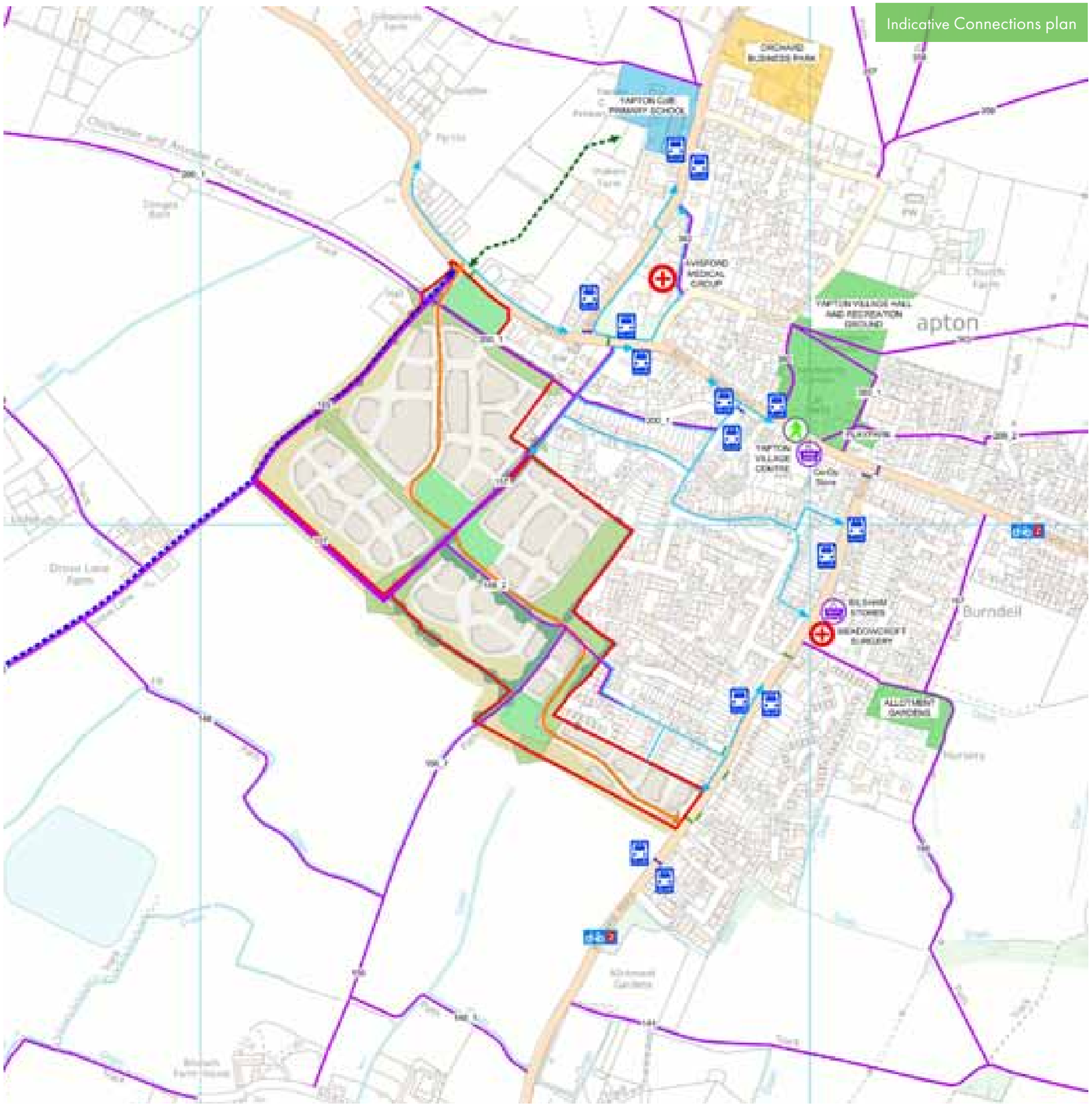


4.0
PARAMETER PLANS

4.3 CONNECTIONS

The site will be connected to the village and it's key facilities via series of existing and new links:

- Two new vehicular access connections to Main Road and Bilsham Road with a village street running through the site
- Existing Public Rights of Way and footpaths retained, including links to Drove Lane, Main Road, Tack Lee Road and The Millers
- A permeable layout within the site including a series of new footpaths and pedestrian links
- A new public footpath link from Main Road to the primary school via the redevelopment of the Bonhams Farm site (Approved planning application for 56 houses) and facilitation of the link through Stakers Farm by Landlink
- Connections to the existing and proposed cycleways in Yapton including the Sustrans Route 2 along Bilsham Road and the future cycle link to Barnham via a connection to the existing permissive path along Drove Lane
- Potential for new uncontrolled pedestrian crossings on Main Road and Bilsham Road


Indicative Connections plan

- The allocation site boundary
- Health
- Education
- Leisure
- Retail
- Bus Stop
- Public Right of Way
- New Village Street
- Permissive cycleway
- Existing walking routes
- Potential new walking route to school
- Signalised crossing
- Existing uncontrolled crossing
- Potential new uncontrolled crossing
- National Cycle Route
- Potential new cycle link to Barnham will connect with the existing permissive cycle path

4.0
PARAMETER PLANS

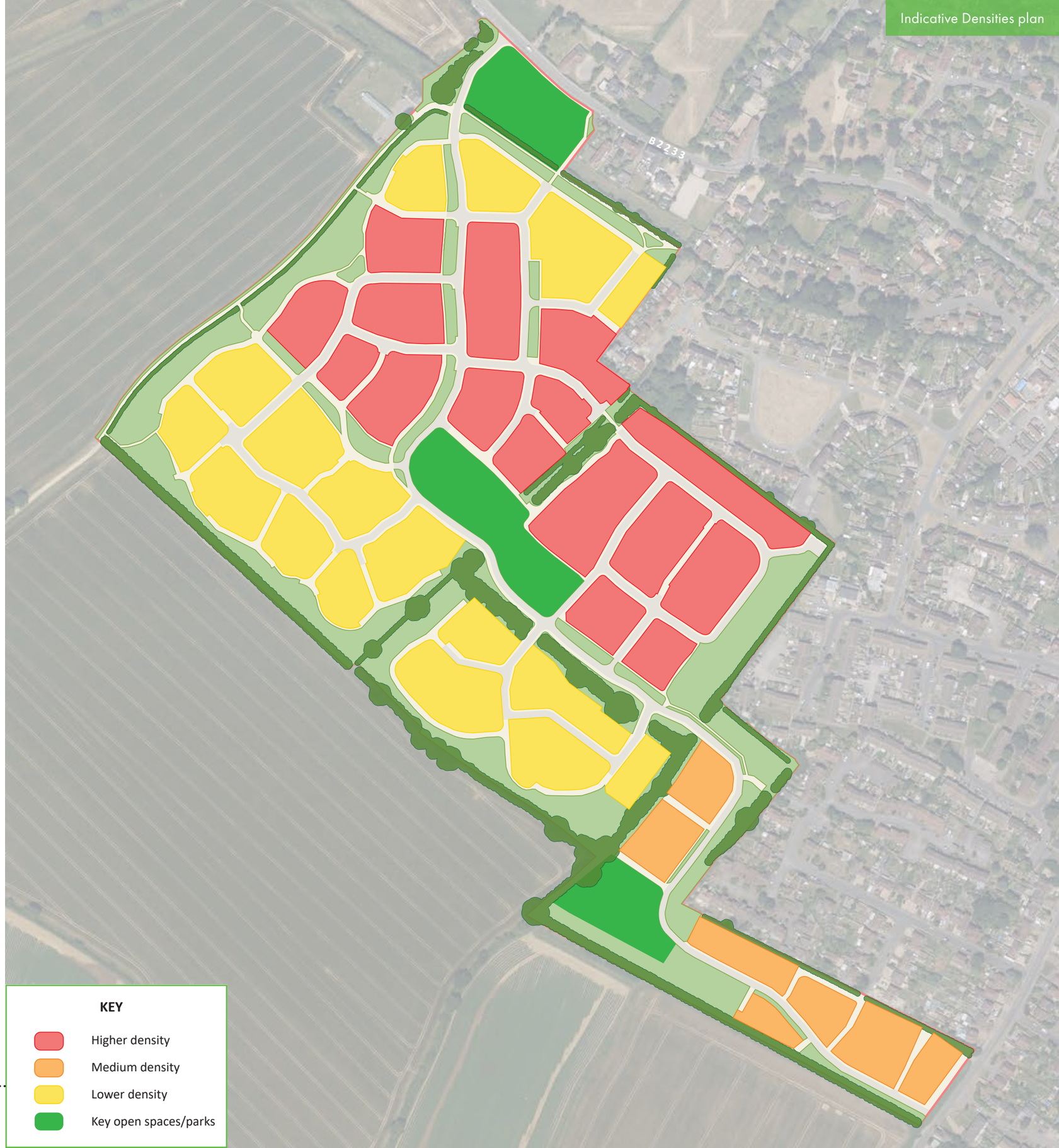
4.4 DENSITIES

As stipulated in the outline Design and Access Statement the proposed average density for the site is 22 dwellings per hectare (dph) gross density / 33 dph average net density, and would include a mix of residential accommodation comprising 1, 2, 3 and 4 bedroom dwellings comprising apartments and houses.

The density should relate to the existing character, responding to the relationship with the countryside and Conservation Area.

This approach could provide density at its most concentrated in the central part of the site and along the central spine road of the development. The density could then reduce on the south western edge of the site, reducing to provide a transition between the built form and wider landscape and to allow for a greater degree of landscape planting within the development parcels. The density should also reduce where the site adjoins the Conservation Area.

Broadly speaking the higher density areas should be at the centre of the site, reducing in density towards the edges, however the density of the development will ultimately be dependent on the layout of the reserved matters proposals.



5.0
OVERVIEW

5.1 LANDSCAPE PRINCIPLES

Outline planning permissions for the site were secured in 2019 and relevant parameter plans, illustrative masterplans and Design and Access Statements were produced and approved having regard to the standards at that time as set out in the Arun District Council Final Open Space Standards Paper (September 2016).

The Council has recently adopted the *'Open Space, playing pitches, indoor and built sports facilities' SPD (2020)* which includes some amendments to the previous standards. However, as the principles for the development of the site had been agreed prior to this, including the quantum and location of open space, it is appropriate in these specific circumstances that reserved matters accord with the outline permissions and in broad compliance with the 2016 standards.

DESIGN AND LAYOUT

The following principles could be considered in relation to the design and layout of the public open space:

- The retention and wherever possible, reinforcement or replacement of the existing vegetation within the areas of public open space should be carried out. Where the open space bounds the edges of the site, seek to maintain the physical and visual enclosure to the site from the wider landscape.
- The retention of existing drainage features within open spaces and ecological improvement where possible with native planting.
- The open space is to be inclusive in that it promotes a feeling of safety and security. It is to address the needs of the whole community.
- Contact with nature is an important consideration in relation to its fringe location. Wildflower margins and native mix buffers will create ecological edges to areas of open spaces. Suggested habitat features such as log piles, hibernaculums, bird boxes and gaps within fencing (for hedgehogs) could be incorporated.
- The introduction of dedicated spaces for children's play, including equipped areas for play.
- The form of the proposed development will guide the landscape character and choice of hard and soft landscape materials and street furniture to make distinctive spaces responding to its location.
- The design and detail of the spaces will provide clues as to the role of public and communal / private space and the interfaces between the two.
- The inclusion of native trees and shrubs for biodiversity benefits.
- Connectivity through the site will be increased offering safe access for pedestrians to local facilities and the wider landscape beyond.
- Providing passive surveillance to routes and open spaces with habitable rooms / active frontages providing overlooking.

PLAY PROVISION

The detailed design and layout of the equipped play spaces (LAP/LEAP) is to be developed in liaison with Arun District Council. Play spaces should include natural materials to provide the opportunities for children to create their own play spaces and will encourage social interaction with other children. They may also include elements which can provide opportunities for seating by both adults and children alike.

Each play space should be design-led and specific for their location integrating landscape, play equipment and natural play features suitable for a range of ages and abilities and allowing flexible use, in accordance with the latest guidance.

Possible features to be provided may include:

- Timber tree trunks laid at ground level for seating and climbing.
- Fallen tree trunks used as simple play elements within the SUDs.
- The interaction with existing planting to encourage hide and seek play.
- Low level natural stones allows young children to develop balance and coordination while removing the risk of falling from height.
- Simple bulb planting, or grass mowing regime creating maze patterns and providing simple puzzles for younger children.
- Natural materials, which give children the opportunity to create their play features.

All open spaces could encourage opportunities for innovative, inclusive, explorative, imaginative and challenging play, allowing children of different ages and abilities to play together in different ways and providing opportunities for access to the natural environment and learning.

- Where play equipment is to be used, it should conform to EN 1176 (Playground equipment and surfacing);
- The equipment should be selected which encompasses a wide range of users, able and persons with disabilities, and a wide age range wherever possible;
- Surfacing within the play areas should steer away from wet-pour and rubber tiles and primarily look at more natural surfacing such as grass matta and bark chips, in accordance with EN 1176 where appropriate; and
- Protective surfacing should be tested in accordance with BS 7188 and EN 1177 (impact attenuating playground surfacing).

STREET FURNITURE

The selection of street furniture must be considered in a comprehensive manner to ensure that a common language of elements is maintained across the public realm. The use and placement of street furniture should reflect the following principles:

- Street furniture clutter should be minimised to ensure clear sight lines;
- Ensure it is robust, high quality and durable;
- The location of street furniture elements should give special consideration to the direction of pedestrian movement especially in maintaining clear unimpeded access for the elderly and persons with a disability; and
- Overall, signage should be kept to a minimum and used only as required.

LIGHTING

Where lighting is required, the following principles should apply:

- Lighting columns should be installed at the lowest practical height level with box shield fittings where necessary to minimise glare and light spillage.
- Lux level of lamps should be as low as possible with covers reducing the attraction effect of lights on insects.
- Lighting, including street and security lighting, after construction will be directed away from newly planted boundary vegetation.
- Any lighting scheme should adhere to the principles outlined in Bats and Lighting in the UK1 produced by the Bat Conservation Trust in partnership with the Institute of Lighting Engineers (2009).

Illustrative play area

5.0
OVERVIEW

5.2 RESPONSE TO LANDSCAPE CONTEXT

The site comprises field parcels adjacent to the settlement boundary that are primarily arable in character, some fields are bounded by hedgerows and hedgerow trees, whilst others (including Drove Lane and Bilsham Road field boundaries) are more open. Hedgerows predominantly comprise *Crataegus monogyna* (Hawthorn) whilst *Quercus robur* (Oak) is the dominant mature tree species with other species such as *Acer campestre* (Field Maple) and *Pinus sylvestris* (Scots Pine). In most instances views of the Site are in context with the existing settlement edge. The presence of the urban edge promotes an urban fringe character, such that the proposals would be seen as a logical extension to the existing settlement.

LANDSCAPE DESIGN PRINCIPLES

The landscape design principles for the site have been developed to ensure a fully integrated landscape approach, with landscape treatments flowing seamlessly through each individual parcel. By ensuring the landscape design principles are adhered to, a quality scheme will be established which will be of benefit to all users groups and support the enhancement of the site's ecological value.

KEY LANDSCAPE DESIGN PRINCIPLES

The following principles should be adhered to across the site:

- Establish a high quality public realm design which is fit for purpose and responds to local distinctiveness and character;
- The public realm should utilise native species, native-character species or species of high wildlife value wherever possible in order to encourage biodiversity, provide opportunities for informal recreation, flood prevention and enhance health and well-being;
- Create green links throughout the wider site in order to maximise the provision of public open space and enhance ecological connectivity and pedestrian permeability;
- Create a diverse range of habitats and green corridors in order to encourage the movement of wildlife whilst creating a sense of place;
- Respect and enhance the interface with Yapton Conservation Area with the use of vernacular materials, planting, form and pattern;
- Integrate play provision in selected areas with houses overlooking open spaces in order to provide natural surveillance;
- Structural planting such as trees and hedgerows should utilise some advanced stock in order to provide instant impact in key areas, utilising stock of a more modest size to naturally succeed larger stock and deliver a mature green framework in the long-term. Structural planting will also serve to soften the built form and provide a pleasant and highly aesthetic environment to accompany and often counterbalance the hard built form; and
- Design with ease of biodiversity friendly maintenance in mind as part of sustainable approach over the whole life span of the development.

A SAFE LANDSCAPE

Throughout the site, secure by design principles should be adhered to, so that a safe and secure environment is created for future residents. By implementing a proactive approach in promoting crime prevention the safety and security of open green space and public safety will be enhanced.

Secured by Design Principles should be considered for all aspects of the landscape design, particularly in relation to the following:

- Public and private spaces should be clearly demarcated for example with a wall, fence or hedge. Transitional spaces, or semi-private spaces, should be designed to be visibly different from the wider public space, particularly where physical barriers are not achievable, for example with a change in paving style or colour;
- Landscapes should be designed with maintenance in mind, optimising the use of low-maintenance species and materials;
- Shrub planting adjacent to footpaths, cycleways and vehicular circulation areas should be carefully considered to ensure visibility is maintained; and
- Street furniture clutter should be minimised to ensure clear sight.

PLANTING

The planting in public open spaces should be determined by the character areas and may change throughout the development to aid with orientation and way-finding. The following general principles should apply:

- Species should be selected to provide year round interest, berries, leaf and stem colour and textural contrast should all be considered when specifying shrubs;
- Where possible native species should be utilised to encourage biodiversity;
- Shrub planting along paths should be low in height and placed in a way that does not obstruct visibility;
- Trees with light canopies and low water demand characteristics are recommended close to buildings to allow maximum light penetration and reduced impact from tree roots. All planting close to buildings should follow the standards set out in the Trees in Relation to Construction – Recommendations (BS5837:2012) and NHBC Chapter 4.2: Trees near Buildings. This is to reduce the risk of the trees becoming a nuisance and being removed in the future;
- Shrubs in predominantly pedestrian or "doorstep" areas associated with private frontages should be aesthetically pleasing in order to create visual interest, in these areas a higher proportion of evergreen species should be used in order to provide year-round interest;
- Within areas of public open space planting should be more naturalistic in character, incorporating areas of species-rich meadow and native buffer (opposed to highly manicured borders) in order to reduce maintenance requirements and encourage wildlife;
- Utility corridors and the timing of implementation should be carefully considered and integrated into the landscape design to ensure sufficient space is allowed for trees to thrive. Root barriers can be considered where necessary;
- Medium to large street trees with a compact and fastigiate habitat e.g. *Carpinus betulus* 'Frans Fontaine', *Acer Campestre* 'Streetwise', *Acer campestre* 'Elsrijk' or similar are recommended on access roads;
- Within public open spaces the tree hierarchy should include native feature trees including deciduous and evergreen species. Evergreen species are considered to be particularly appropriate within the setting of the Conservation Area;
- Heavily berried and sappy trees should be avoided within car park areas and hard landscape areas where they may cause staining or leave a sticky residue on surfaces.

Illustrative dry attenuation basin

5.0
OVERVIEW

5.3 GREEN INFRASTRUCTURE

The proposals should seek to assimilate built development within an exemplary Green Infrastructure Framework which should be characteristic and in keeping with the surrounding area of Yapton. As a result of this approach there could be numerous short term benefits as well as overall long term biodiversity, amenity and recreational ones.

The retention of significant parts of existing hedgerows and hedgerow trees located within the site could provide immediate short term benefits and provide a mature framework in which to locate the new development. The retention of these features should also maintain habitats that are currently present on site and better assimilate the development within the surrounding area.

Long term benefits as a result of new planting including street trees and native planting, could increase the habitats available on site and provide suitable conditions for nesting and foraging.

In addition to this, Green Infrastructure proposals could also include:

- Green links which connect the existing village edge to the countryside;
- Public Open Spaces which include dry attenuation basins, formal and informal play areas.

Public open space should provide larger areas within the development for relaxing, socialising and community engagement.

Illustrative public open space examples

Indicative Green Infrastructure plan

5.0
OVERVIEW

5.4 CENTRAL GREEN

This area of public open space is located within the centre of the site and adopts a village green character. Drove Park lies at a convergence point of existing field boundaries formed by mature hedgerows and trees as an existing strong landscape feature. Predominantly retained, this feature could form a key part of the site character adjacent to the new park. Proposals could include native species within the landscape planting palette to help create a coherent scheme tied to the existing local landscape character.

This open space should be formed to create an informal area for local leisure and respite, allowing open and undisturbed views for safety of use. A meandering hoggin path crossing the open space could provide pedestrian and cycle links through the wider development. The naturalistic choice of street furniture should set a precedent for the remaining open spaces throughout the site, contributing to the natural and informal character of the open space provision. Drove Park could include a generous children play space provision, designed as an integral part of the public open space. The centrally positioned activity zone could include a variety of play equipment comprising formal elements like swings and climbing nets with safety surfacing as well as natural play such as balancing beams, mounds and boulders. Planting forms an important role in the play space design delivering a sensory experience.

There could be a clear tree planting hierarchy with large scale street trees planted around the perimeters of the space, key feature trees in the middle and smaller ornamental trees in the area adjacent to private drives. Ornamental trees planted in groups would contribute to the local biodiversity and provide source of foraging and shelter to the local wildlife. Fruit trees can also be a valuable resource for the residents increasing the sense of ownership of the green space. Areas of amenity grassland could be included across the park space with pockets of wildflower and bulb planting where practical to help increase amenity and biodiversity value.

- Existing mature trees / vegetation retained
- Play space locations
- Trees lining main vehicular route
- Fruiting tree locations
- Feature tree locations
- Native planting areas
- Amenity grassland with areas of bulb planting and / or wildflower
- Access route through park (Self binding gravel or similar naturalistic material)
- Existing right of way links
- Vistas / view corridors towards Drove Park from within development

(Strategy design is illustrative - species chosen at detailed design stage will help define the distinct individual character for Drove Park within the wider development)

5.0
OVERVIEW

5.5 BLUE INFRASTRUCTURE

As part of the Green Infrastructure design, a SUDS strategy will been developed.

Key principles should be:

- A series of attenuation basins along the rural edge. These will be dry (grassed), with shallow-sloping sides and will only contain water for approximately 48 hours after a flood event.
- A cellular storage tank beneath the recreation area will provide additional capacity if required.
- The potential for permeable paving.
- Linked soakaway features in rear gardens.

Indicative Blue Infrastructure plan

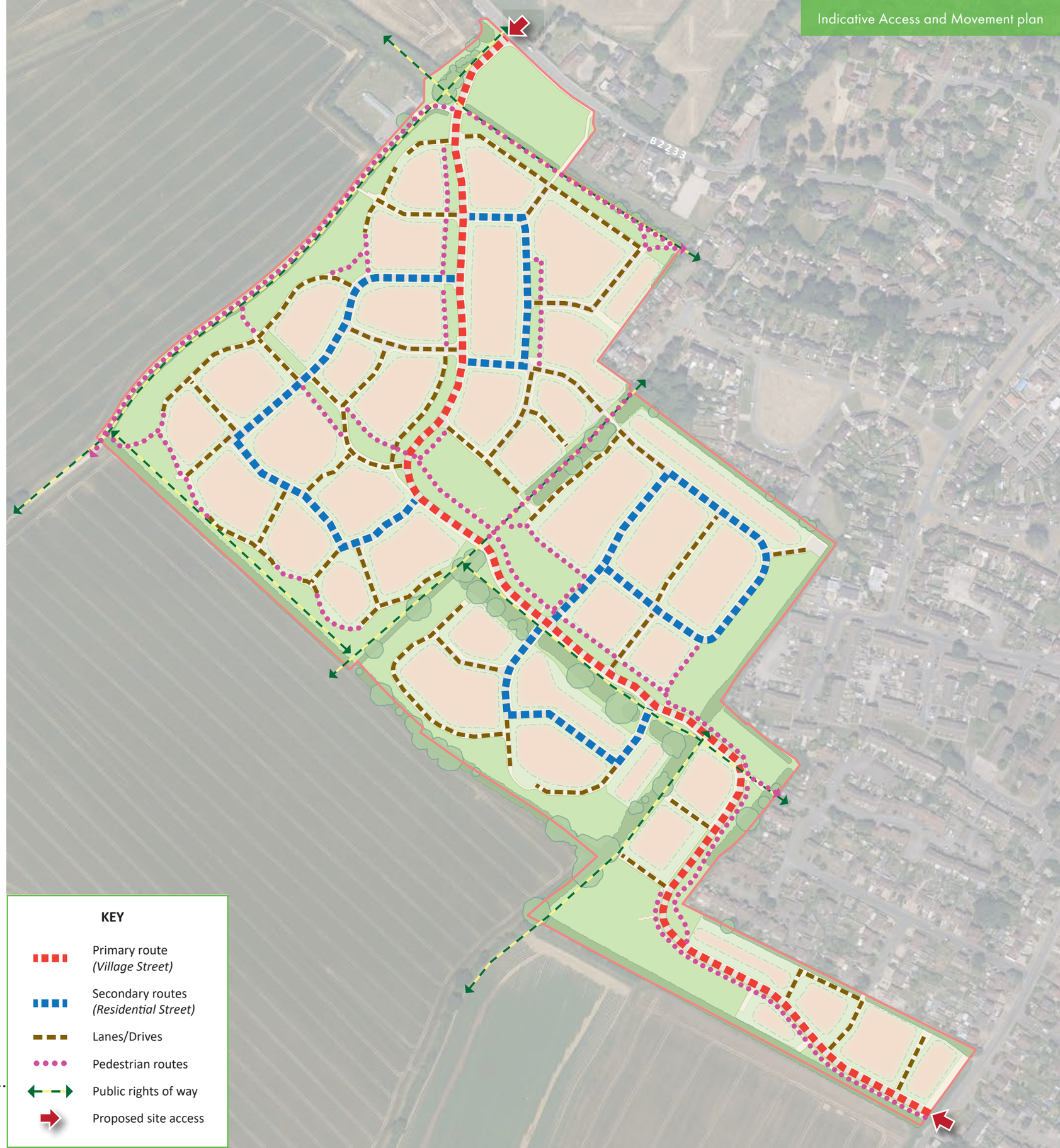
5.0
OVERVIEW

5.6 ACCESS AND MOVEMENT

VEHICLE ACCESS

The principal vehicular access from the south east would be from Bilsham Road with a road running through the site connecting to Main Road in the north.

PEDESTRIAN AND CYCLE ACCESS

A cycle route should run through the centre of the site and form part of the primary access road. This could be provided as a shared 3m wide foot/cycle way. The road should also be 5.5m minimum width to allow sufficient space for cyclists.

A pedestrian/cycle connection should link from the site to the wider area. All of the alignments of the existing Public Rights of Way should be retained within the site. Additional pedestrian links could also be provided to enhance the permeability of the scheme. Footways should be designed to be overlooked where possible and provide a safe route for pedestrians.