



# LAND EAST OF MOUSDELL CLOSE, ASHINGTON

## DESIGN AND ACCESS STATEMENT



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7578/D05

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# 1.0 INTRODUCTION

## 1.01 INTRODUCTION

This Design and Access Statement (DAS) has been prepared in support of a full planning application for 74 homes at Rectory Lane, Ashington.

This report should be read alongside the accompanying application documents and drawings produced by the project team.

The application site is located to the south of Rectory Lane in Ashington and extends to approximately 2.19 hectares. It comprises an open field. The site is bordered by existing housing to the west and by Chanctonbury House and other residential properties to the east, where a new development is currently under construction. The southern edge of the site also adjoins an area of woodland that forms part of a separate development currently under consideration

The proposal seeks to deliver a sustainable development of 74 new homes, including 35.1% affordable housing. It provides a high-quality scheme with an appropriate mix of dwelling sizes, set within a naturalistic landscape framework that promotes biodiversity, recreation, and health and well-being. The design also respects and enhances the site's edge-of-settlement character.

This application follows the site's allocation for residential development in the draft Horsham Local Plan

**Client. . . . . Rocco Homes**  
**Architect. . . . . ECE Architecture**  
**Planning Consultant . . . . . ECE Planning**  
**Landscape Consultant . . . . . Lizard**  
**Highways Consultant . . . . . iTransport**  
**Drainage Consultant . . . . . Motion**  
**Sustainability . . . . . Impact Sustainability**

1.01 INTRODUCTION

1.01 Introduction

ECE Architecture has been appointed by Rocco Homes to prepare a design and access statement submission for the Land East of Mousdell Close, Ashington.

The purpose of this document is to provide an overview of the site and its existing physical characteristics, while outlining the design evolution and how these factors have influenced the proposed development.

The document sets out the details for a residential scheme comprising 74 dwellings, delivering a balanced mix of private and affordable dwellings, including:

- **48 Open market dwellings**
- **26 Affordable dwellings**

The scheme has been carefully designed to reflect the character of Ashington while contributing positively to the village's future growth. Located at Rectory Lane, the site benefits from strong connectivity and access to local services, schools, and amenities, making it a sustainable location for new housing.

The key features of our proposal include:

- **74 high-quality new homes**, including **26 affordable homes** for local people
- A **range of homes** sizes to suit all stages of life - from 1-bed flats to spacious 4-bed homes
- **Design that respects and reflectrs Ashington's village charm**, with high quality materials and architectural detailioing
- Dedicated car and cycle parking for every home
- **Biodiversity boost of at least 10%** supporting local wildlife and green space
- New **Public Open Space** for recreation, play and community life
- **Improved Pedestrian and Cycle links**, connecting to local services, schools and public transport
- Contributions to enhance local infrastructure and services

The design approach aims to respond to the site's setting, drawing upon the materials used in the surrounding area. These influences have been utilised in a considered and creative way to provide an individual and dynamic residential development of high architectural quality.



Satellite image of the site



2.0 EXISTING SITE



## 2.01 SITE LOCATION

## 2.01 Site Location

Ashington is a medium sized village settlement located within the Horsham District of West Sussex. It is situated alongside the A24 dual carriageway, approximately mid-way between Worthing and Horsham.

The site is located at the western edge of the village centre, abutting the residential areas of the main village.

Aslington provides for a number of local amenities within walking distance of the site, notably; a primary school, community centre, parish church and football club within 0.5 miles of the site. The local convenience shop is located on London Road 0.7 miles and approximately a 14-minute walk from the site. There are a small selection of restaurants to the west of the site and south-east of the site is a local public house; The Red Lion, a surgery and pharmacy.

The village is well served by road, having a junction directly onto the A24 bypass and is 7 miles from Billingshurst train station.

**Key:**

- 1 Ashington C of E First School
- 2 Ashington Community Centre
- 3 Ashington Parish Church
- 4 Ashington Football Club
- 5 Ashington Children's Library
- 6 Co-op Food, Convenience Store
- 7 The Red Lion, pub
- 8 Arun Veterinary Group
- 9 Ashington Pharmacy
- 10 Petrol Station



## 2.02 SITE CONNECTIVITY

## 2.02 Site Connectivity





# 2.03 SITE PHOTOS

## 2.03 Site Photos

The site is located to the south of Rectory Lane. The site is bordered by a rural setting to the north and, with a residential development currently being planned to the south. To the west, the site is surrounded by established residential development, whilst to the east a new residential scheme is currently under construction.

The current site access is located at the north-east corner, off Rectory Lane. Rectory Lane itself has a footpath and residential curtilage to the south, while the northern boundary is lined with high hedgerows and mature trees.

The site, which covers approximately 2.19 hectares, is roughly rectangular in shape. To the north, it is bordered by Rectory Lane, while to the east, it is adjacent to Chanctonbury House and other existing residential properties. The southern boundary is marked by woodland, part of the development site, currently being determined.



# 2.03 SITE PHOTOS

## 2.03 Site Photos

Currently, the site is an empty field, with no existing structures. The land is relatively flat, with the highest point situated in the north-east, gently sloping down towards the south-west. Trees and hedgerows line the site boundaries, providing natural screening. A pair of ditches line the southern site boundary and further south, approximately 20 metres from the boundary, a small stream runs below the woodland.



View looking south towards existing trees and woodland

View looking west towards existing dwellings and trees

View looking north-east towards existing dwelling and trees



View looking west towards existing dwelling

View looking north-east towards existing tree

View looking east-south towards existing trees and dwellings



View looking west towards the existing dwellings

View looking east towards the stream and boundary line

View looking south towards the existing tree and boundary line





2.04 TREE SURVEY

2.04 Tree Survey

A tree survey has been carried out as part of the site assessment, identifying a number of mature trees surrounding the site, primarily classified as Category A and Category B. These trees are of high to moderate quality and play an important role in defining the character of the site, providing visual screening, ecological value, and a mature landscape setting.

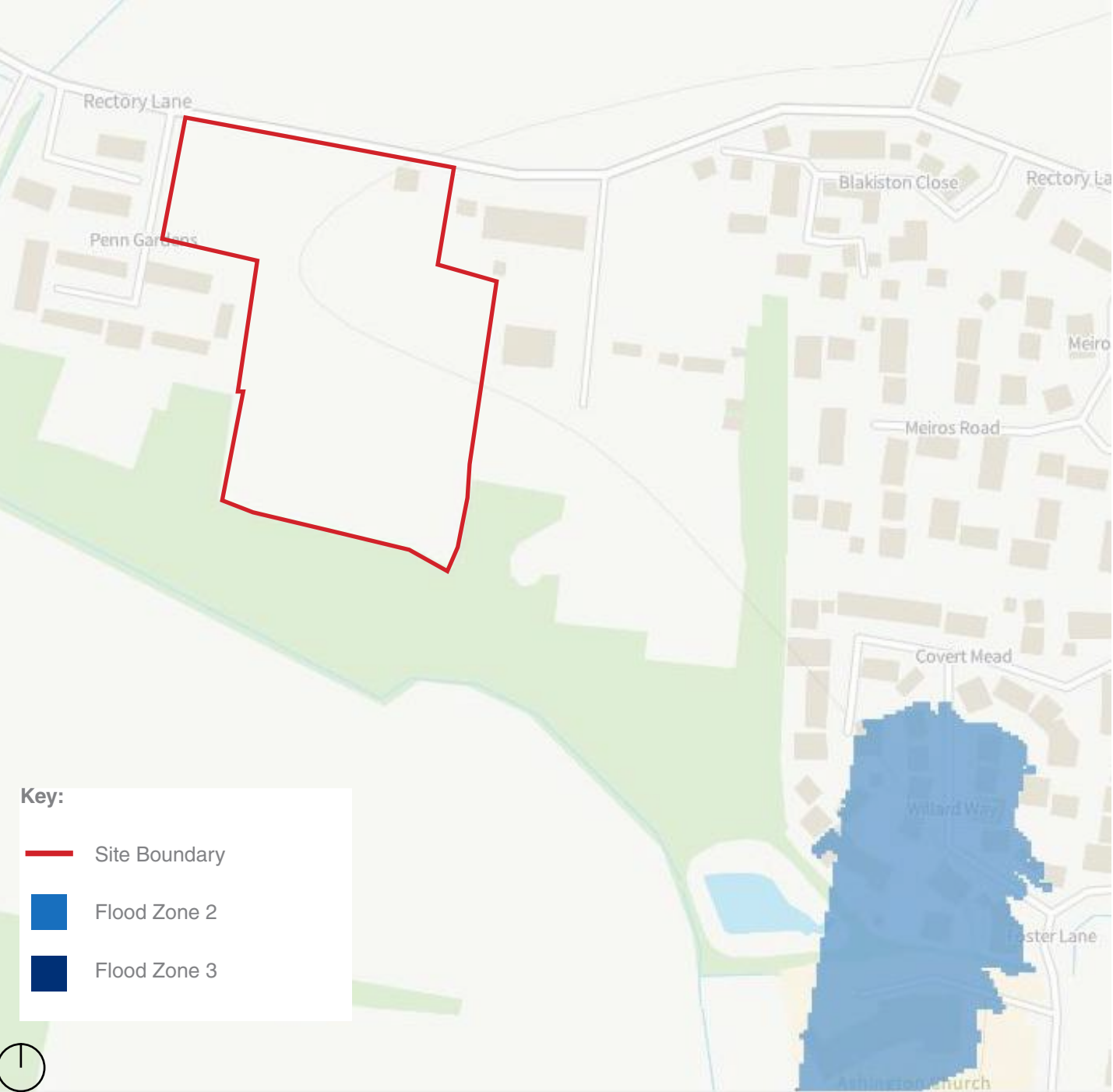


Tree Survey Map

2.05 FLOOD RISK

2.05 Flood Risk

A review of Environment Agency mapping confirms that the site is located within Flood Zone 1, indicating a low risk of flooding from rivers or sea. The nearest area of Flood Zone 2 is situated some distance away from the site, further demonstrating that the proposed development is not at risk of flooding.



Flood Risk Map

Surface water mapping also shows that any potential overland flow paths are confined to the southern boundary and do not extend into the site. These areas will be addressed through the proposed drainage strategy, which includes appropriate SuDS features to manage surface water run-off and maintain safe on-site drainage conditions.



Surface Water Map



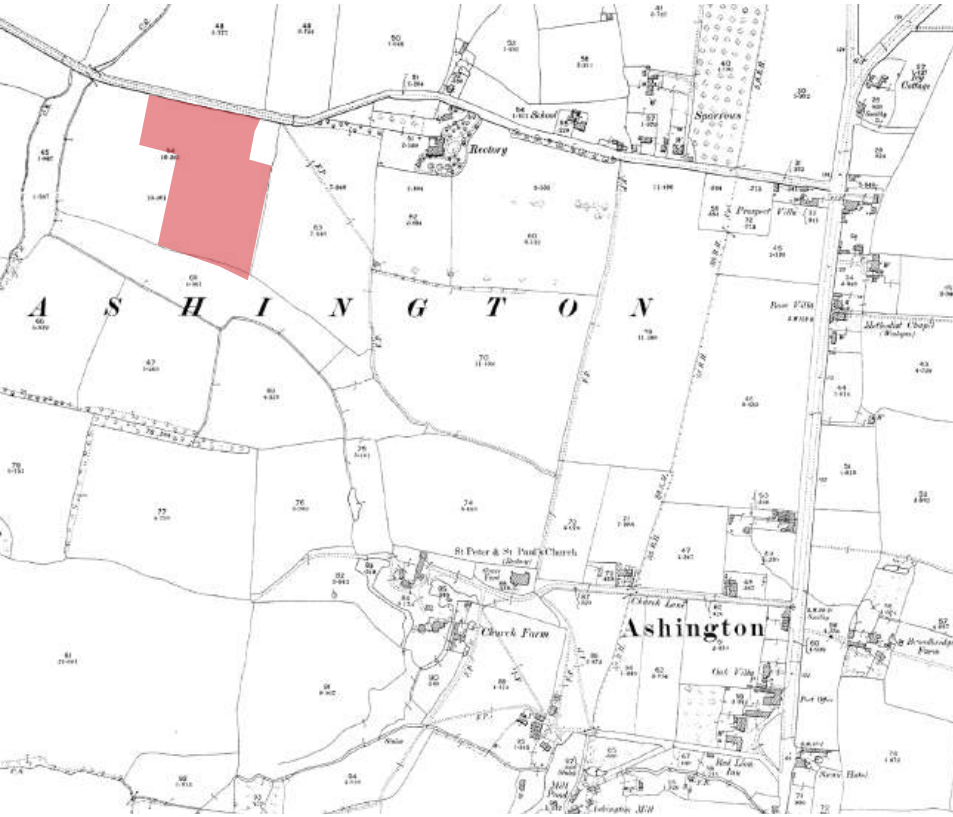
2.06 HISTORICAL CONTEXT

2.06 Historical Context

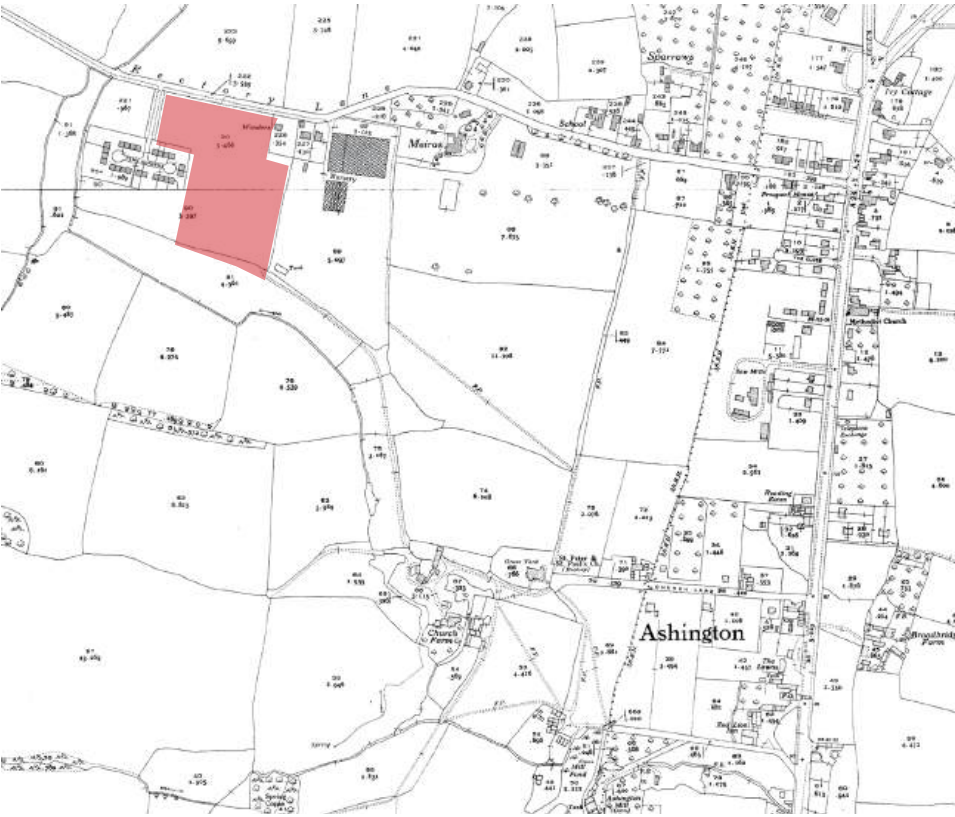
The village of Ashington was very small, little more than a hamlet, until the early 19th Century when the road network was established. After the enclosure of Ashington Common a slow development then took place. Shown on the 1900's map, the village is still very small, with only a few dwellings located around the Swan Hotel, village church and mill.

As shown on the map, the village had begun to expand slowly but is still scattered along a stretch of the main road. Whilst the village can boast many amenities, this slow development has led to the lack of a defined village centre and the amenities are spread throughout the village.

Ashington has seen vast development from the mid 20th century onwards, predominantly along London Rd. Around the 1950-70's, and in the late 90's the large residential developments adjoining the east of the site emerged. The A24 bypass was opened in 1994. The bypass took the A24 trunk road away from the Ashington village centre, removing London bound traffic from the village centre.



1894s-1915s



1924s-1951s



2025

2.07 ARCHITECTURAL CONTEXT

2.07 History and Heritage

There are numerous historic buildings from which to reference a local style, and this is consistent with the general Sussex Vernacular .



1 The village of Ashington - Satellite Image



1 Parish Church of St Peter and St Paul, Church Close - Grade II\* Listed



4 Yew Tree Cottage, B2133 - Grade II Listed



7 Mill House Hotel, Mill Lane - Grade II Listed



2 Laurel Cottage Orchard Cottage, Rectory Lane - Grade II Listed



5 The Red Lion Hotel and the Adjoining Cottage to the North West, Mill Lane - Grade II Listed



8 Malthouse Farmhouse, London Road - Grade II Listed



3 22-26, Church Lane - Grade II



6 The Willows, Willow Way - Grade II Listed



9 The Red Lion Hotel and the Adjoining Cottage to the North West, Mill Lane - Grade II Listed



# 2.07 ARCHITECTURAL CONTEXT

## 2.07 Local Character

The late 1990's residential development adjoining the east of the site consist of mainly two-storey detached and semi-detached houses. These are comprised of a mixture of materials, including brick, stone, render and hung tiles. A variety of eaves and roof styles are in evidence comprising of barn hips and gable roofs. In some dwellings, such as in Meiros Way and Cricketers Close, the roof catslides over the garage to provide a varied roofscape.

Further to the west of the site, beyond the adjoining field, is an area of small 1950's housing estate that comprise of semi-detached and rows of houses predominantly in bricks with barn hipped and gable roofs. The newer developed houses from 2015, on Mousdel Close, consists of a mixture of materials with brick, render, stone, and weatherboard cladding.

The overall housing development of Ashington has been in a traditional style, 1.5 to 2 storey with the occasional feature 2.5 storey building.



1 The village of Ashington - Satellite Image



1. Blakiston Close



2. Mousdel Close



3. Mousdel Close



4. Meiros Way



5. Meiros Way



6. Warminghurst Close



7. Covert Mead



8. The Sand



9. Cricketers Close



10. Turnpike Way



11. Posthorses



12. Blakiston Close

# 2.07 ARCHITECTURAL CONTEXT

## 2.07 Materials and Detailing

Materials and detailing is varied on both the historic buildings of Ashington and the more recent developments.

A variety of eaves and roof styles are in evidence with clipped and overhanging eaves, tiled verges & bargeboards to accompany a variety of pitches and roof forms in plain tile, slate and thatch.

Material Palette includes:

- Brick in predominately red and brown hues, with some buff brick dwellings
- Tile hanging - utilised on first floor levels, gables and dormers
- White render
- Flint with red brick quoining
- Black Weatherboard cladding
- Brick feature details i.e. dentil courses, window heads and cils
- Stone
- Plain tiles
- Bonnet hip tile and half round ridge tiles
- Some use of slate



1 The village of Ashington - Satellite Image



13. Blacksmiths Close



14. Church Close



15. Church Close



16. Church Lane



17. Mill Mead



18. Mill Mead



19. Chantonbury



20. Willow Way



21. Fairfield Road



22. London Road



23. Brookside



24. Posthorses



# 3.0 PLANNING POLICY

## 3.01 PLANNING POLICY

### 3.01 Planning Policy

As shown on the Horsham Local Plan, the site sits outside the “build-up area boundary”. However, in the draft Horsham Local Plan, the site has an allocation for up to 75 dwellings.

Strategic Policy HA5: Ashington Housing Allocations

1. The following sites are allocated as shown on the Policies Map, for at least 75 homes:

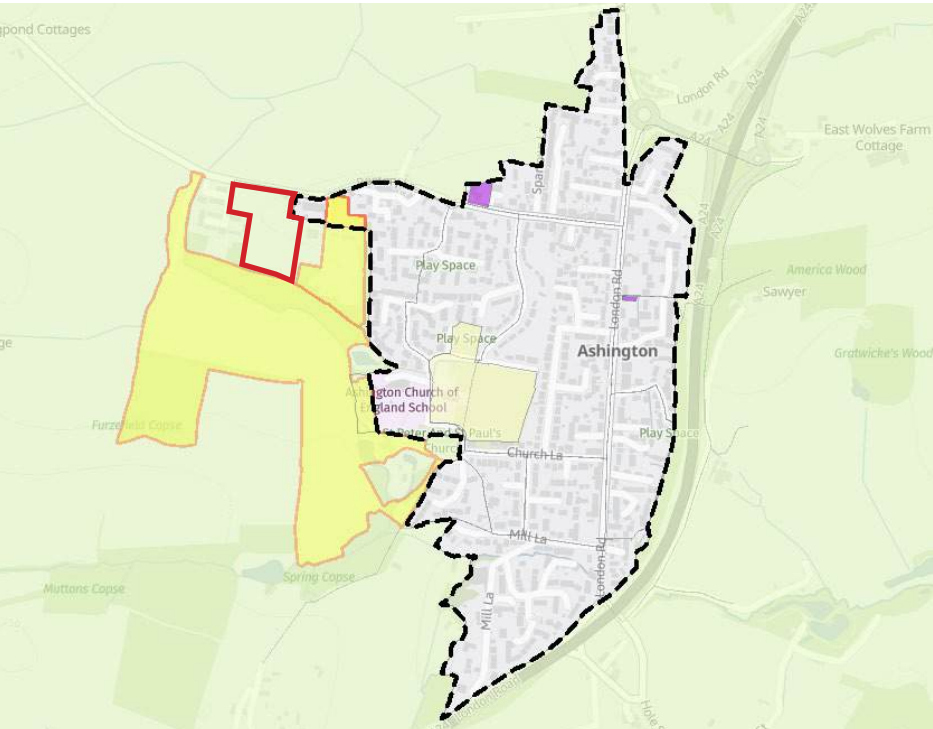
• ASN1: Land east of Mousdell Close, 2.24 hectares (75 homes)

2. To ensure no adverse effect on the integrity of the Arun Valley SPA / Ramsar site any application will be supported by a HRA and a wintering bird survey.

3. In addition to meeting national and Local Plan requirements, development will be supported where proposals demonstrate:

ASN1

a) There is connectivity from the site to key local amenities and services and that these are enhanced through improvements to local pedestrian and cycling networks.



🕒 Horsham Local Plan - Ashington

Key:

Yellow box

Neighbourhood Plan Allocations

Purple box

Heritage

Light green box

Community

Dashed black line

Built Up Area Boundary

Light green box

Area Outside of Built Up Area Boundary

Red outline

Draft Allocation

The Ashington Neighbourhood Plan (ANP) sets out main objectives:

Transport and Movement:

• Reduce reliance on the private car by enhancing sustainable transport options, particularly walking and community buses.

• Improve parking for cars to ensure safer pedestrian and cyclist routes.

• The provision of appropriate parking spaces that meet local needs, alongside measures to reduce on-street parking, will help address the ANP’s goal to improve parking and safety for all road users (Policy ASH3).

Environment:

• Conserve and enhance heritage assets within the village and its surroundings.

• Protect the green and rural nature of the parish and its links to the countryside.

• Ensure that new development is designed to protect and enhance the landscape, reduce or minimise flood risk, promote biodiversity, and positively enhance the parish.

The design of the development will ensure that it protects the rural character of Ashington and enhances the landscape, with landscape buffers and soft landscaping to minimise the visual impact of the built form (Policy ASH5).

The proposal will incorporate Sustainable Drainage Systems (SuDS) to manage surface water runoff, in line with the ANP’s aim to reduce flood risk and protect the environment (Policy ASH5).

The development will also preserve views to and from the South Downs National Park by ensuring the design and landscaping are sympathetic to the rural setting (Policy ASH5).


Housing Needs:

• Provide housing that meets the current and future needs of the parish, including a mix of affordable housing, and homes suitable for elderly residents and young families.

• Maximise opportunities for sustainable development on suitable sites.

By providing a balanced mix of housing, including affordable homes, the scheme will help address the local housing needs outlined in the ANP, supporting both young families and older residents who may require M4(3) units. (Policies ASH10 and ASH11).

Ashington Neighbourhood Plan  
2019-2031



Referendum Version

March 2021

Ashington Neighbourhood Plan



3.02 PLANNING HISTORY

3.02 Surrounding Applications

There are two surrounding applications to the east and south of the site which are both allocated sites within Ashington Neighbourhood Plan. The allocations are Chanctonbury Nursery (ASH10) and Land west of Ashington School (ASH11).

- ① Chanctonbury Nursery, Ashington (ref: DC/22/0372) - Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping - Application Permitted Tuesday 5th September 2023.
- ② Land west of Ashington School (ref: DC/23/0406) - Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans including reduced housing numbers and modified access off Church Lane) - Application Validated Friday 3rd March 2023, awaiting consultation.
- ③ Land East of Mousdell Close, Ashington, West Sussex - Proposed Development site.



Aerial view of Ashington with the site and surrounding applications



3.02 PLANNING HISTORY

3.03 Chanctonbury Nursery, Ashington

The planning application for Chanctonbury Nurseries (Planning Ref: DC/22/0372) proposes the demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping. The site is identified as allocation ASH10 in the adopted Ashington Neighbourhood Plan. The development has been designed with careful consideration of the broader context of Ashington, incorporating a material palette that compliments the surrounding area.

The application was submitted in February 2022 and was granted approval in September 2023.



Street Scene of Chanctonbury Nursery



CGI of Chanctonbury Nursery



Chanctonbury Nursery Site Plan





3.02 PLANNING HISTORY

3.04 Land west of Ashington School

The proposed development for the land west of Ashington School (Planning Ref: DC/23/0406) includes the “Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans including reduced housing numbers and modified access off Church Lane):”

The site, identified as allocation ASH11 in the adopted Ashington Neighbourhood Plan, has been carefully designed to respond to the local context and character of the village. The development employs a material palette that complements the surrounding built environment. The planning application was submitted in March 2023, has been validated, awaiting determination.



CGI of Land west of Ashington School



Land west of Ashington School Site Plan



Street Scene of Land west of Ashington School

4.0 CONSULTATION



4.01 PRE-APPLICATION MEETING

4.01 Pre-Application

A pre-application meeting was held with Horsham District Council to discuss the emerging proposals for the site. The purpose of the meeting was to present initial layout options and gain feedback to help inform the ongoing design process. Two options were tabled with the open space in different locations.



The aim of Option 1 is to create a welcoming and attractive entrance to the site by opening directly into an area of green, open space. Upon arrival, residents and visitors are greeted by a generous landscaped setting that establishes a strong sense of place and reflects the rural character of Ashington.

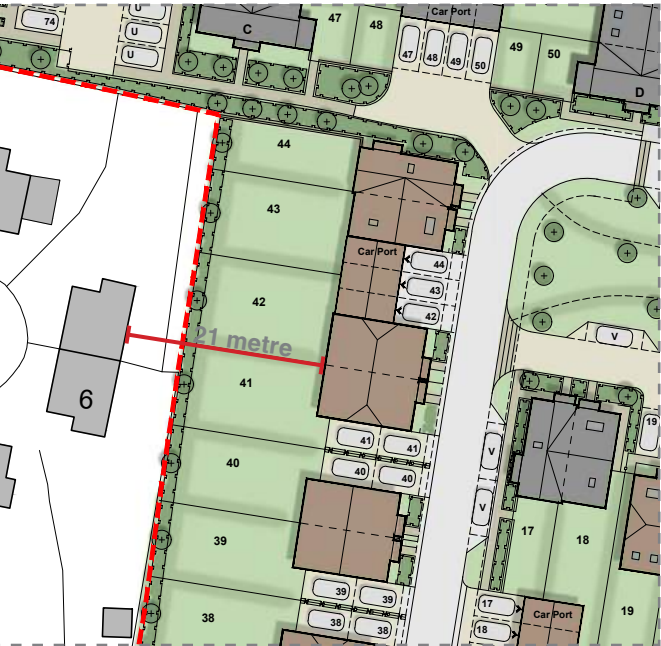


In contrast, Option 2 positions the open space in the northeast corner of the site. This approach creates a distinct corner green space and setting dwellings slightly further away from existing dwellings along Rectory Lane.

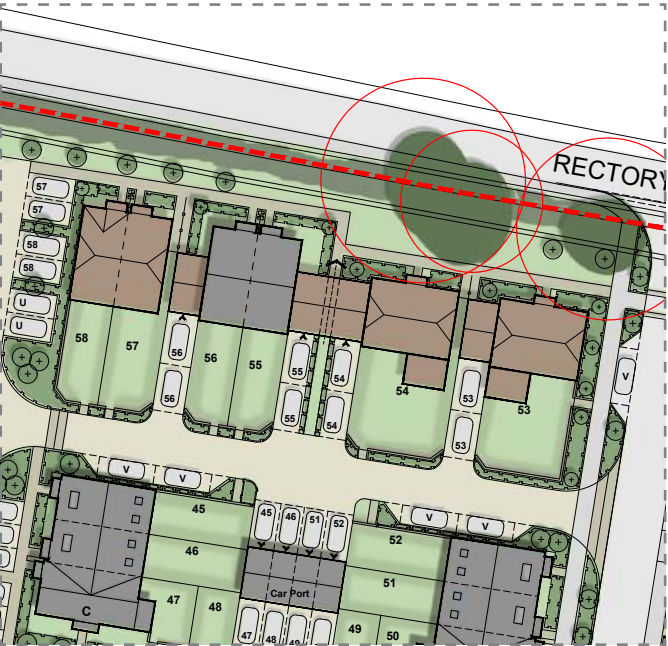
4.01 PRE-APPLICATION MEETING

4.01 Pre-Application

The main feedback from the Pre-Application meeting was that the Officer's preferences was for Option 1. It was requested that the back to back distance for dwellings to Penn Gardens was increased to a distance 21m, and also the that the frontage to Rectory Lane to reduce from 2.5 storey to 2 storey.



A key adjustment includes moving Plots 41 and 42 forward to achieve the required 21-metre back-to-back separation from neighbouring properties.



The proposed dwellings ( plot 53 to 58) have been reduced from 2.5 storeys to 2 storeys to ensure they are more in keeping with the scale and character of surrounding buildings. This change helps the development blend more sensitively with the existing residential context and reduces the overall visual impact of the scheme.



As well as providing the changes requested, the proposal layout has been reduced to 74 dwellings with the introduction of a pond and additional landscaping to the south of the site.



# 4.01 PRE-APPLICATION MEETING

## 4.01 Pre-Application



Rectory Lane (before)



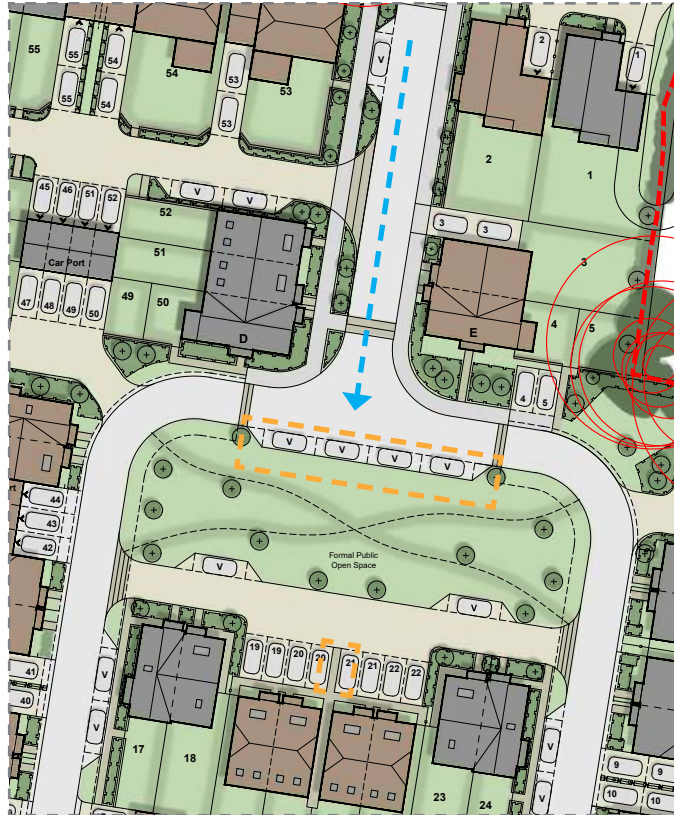
Rectory Lane (after)

It was suggested that we look at reducing the scale of Plots 1 and 2 to help assimilate the scheme with the adjacent chalet dwelling (Winders). In response, Plots 1 and 2 have been designed with dropped eaves and barn-hip roofs to create a gentle transition from the established village character into the surrounding rural landscape.

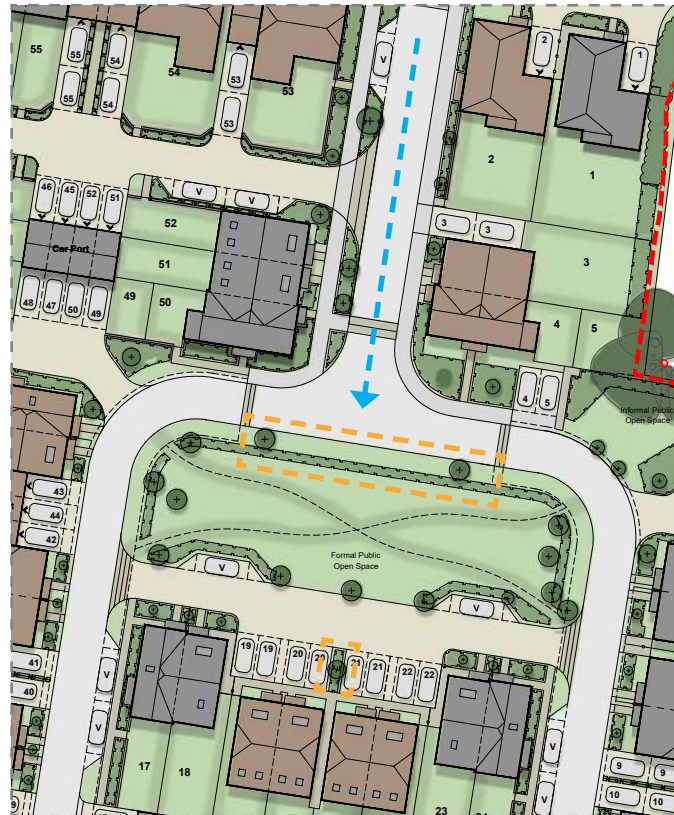


Front Elevation Flat

The flat block has been designed with a cat-slide roof, offering a gentler visual impact and a more sympathetic relationship with the streetscene along Rectory Lane. It has been designed at 2.5 storeys, with reduced massing along both Rectory Lane and Penn Gardens to respect the surrounding context.



Site Layout (before)



Site Layout (after)

Visitor parking has been relocated away from the central open space to maintain a clear and attractive arrival view into the site, while parking in front of Plots 19–22 has been softened with tree planting to break up the visual mass and enhance the streetscape.

# 4.02 PUBLIC CONSULTATION

## 4.02 Public Consultation

A public consultation event was held on 10th July 2025, from 3:00pm to 7:00pm, at Ashington Community Centre. The event presented the emerging proposals for a residential scheme comprising 74 dwellings, including a mix of open market and affordable homes, as well as a small number of flats.

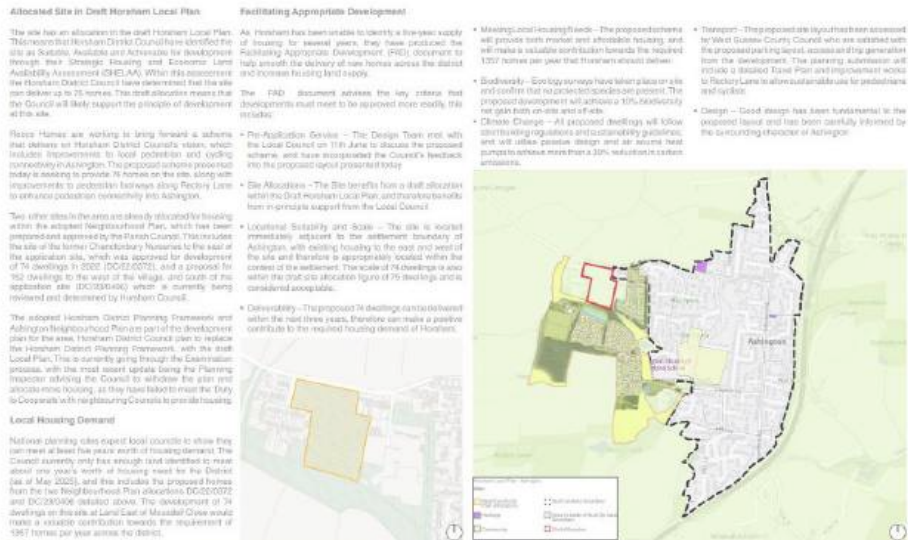
Display boards featuring site plans, imagery, and key design information were available for attendees to view, with members of the project team on hand to discuss the proposals and answer questions. The consultation provided an opportunity for local residents to engage with the plans and offer feedback to inform the ongoing design process.

## WELCOME



LAND EAST OF MOUSDELL CLOSE - ASHINGTON

## PLANNING CONTEXT



LAND EAST OF MOUSDELL CLOSE - ASHINGTON

## MASTER PLAN



LAND EAST OF MOUSDELL CLOSE - ASHINGTON

## TRANSPORT



LAND EAST OF MOUSDELL CLOSE - ASHINGTON

## NEXT STEPS



LAND EAST OF MOUSDELL CLOSE - ASHINGTON



# 5.0 DESIGN APPROACH

## 5.01 OPPORTUNITIES AND CONSTRAINTS

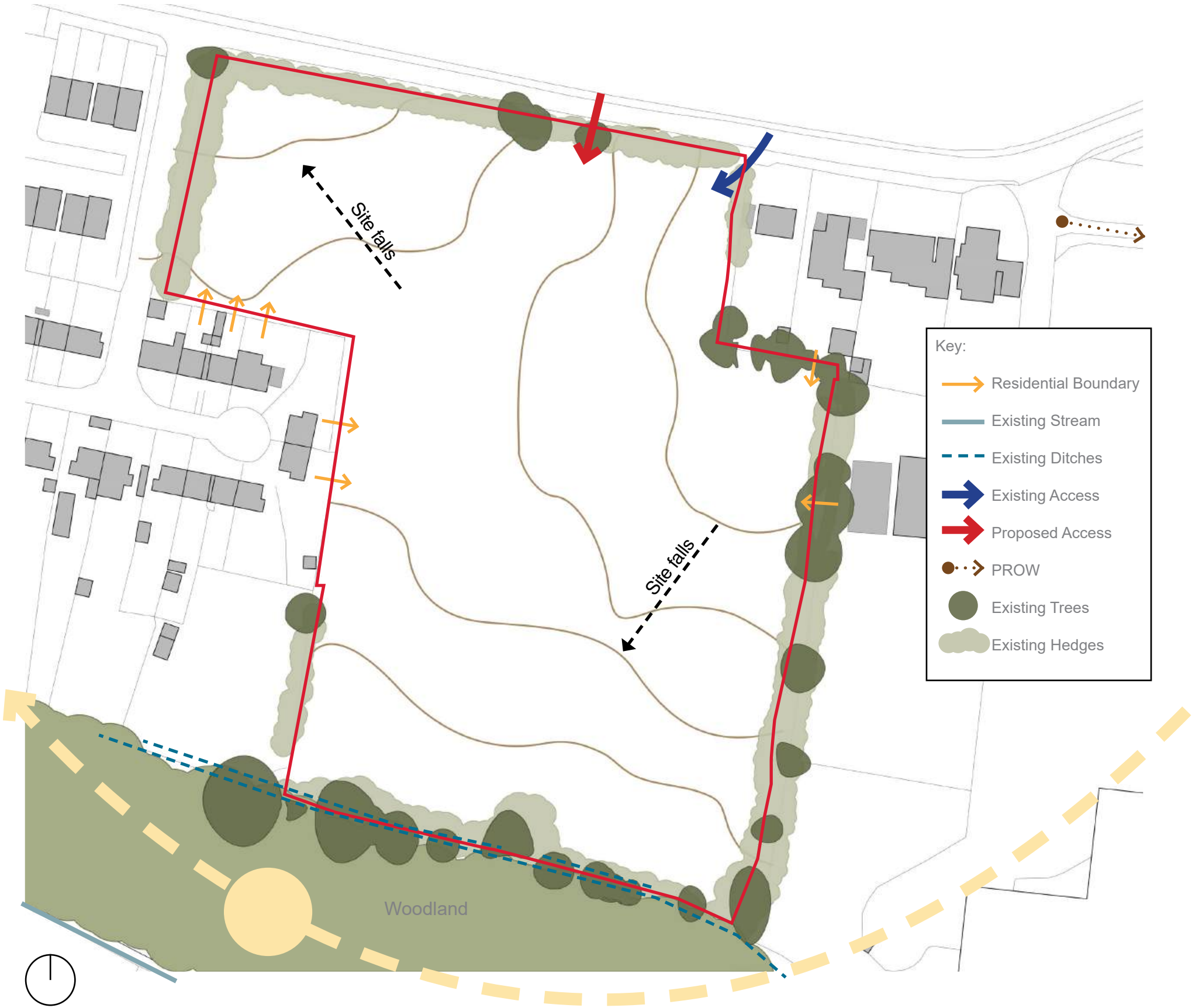
### 5.01 Opportunities and Constraints

#### Opportunities:

- The existing hedgerows and trees, especially along the southern and northern boundaries, will be retained to provide buffers between the development and neighbouring properties, enhancing privacy and biodiversity.
- The existing ditch to the south of the site could be utilised as part of the drainage if possible, supporting sustainable water management and reducing flood risk.
- The current access point could be retained and re purposed as a private drive for the development.
- There is an opportunity to provide a more suitable site access with appropriate visibility along Rectory Lane.

#### Constraints:

- The woodlands to the south may cause some overshadowing, and careful layout design will be required to minimise this impact.
- To avoid overlooking from nearby residential properties, design measures like landscaping and building orientation will ensure privacy for both existing and future residents.





5.02 SITE LAYOUT CONCEPT

5.02 Concept Plan

The main access into the site is a tree lined street, leading to a central open space. Another open space is proposed to the south, adjacent to the off-site woodland. Dwellings are positioned to front onto Rectory Lane and internal areas of open space, while those along the eastern and western boundaries back onto existing rear gardens, with a green corridor providing separation and enhancing the site's landscape setting.

A primary access road at the site entrance is designed to accommodate both vehicles and pedestrians, promoting safe, efficient movement throughout the development. This transitions into a secondary loop road access to the main residential block, with views overlooking centrally located public open space. This open space is positioned to be easily accessible from surrounding homes, encouraging outdoor activity and fostering a strong sense of community.

The proposed site layout concept thoughtfully integrates identified opportunities while addressing site constraints to deliver a well-balanced, sustainable, and visually cohesive development. The design adopts a series of rectangular development blocks that follow the natural shape of the site, reflecting the existing character of Ashington by maintaining a similar scale and density to the surrounding residential areas.

Key buildings, including those on corner plots, are strategically placed to create visual interest, reinforce a sense of place, and ensure active street frontages—particularly at intersections and gateways throughout the development.



6.0 SITE LAYOUT



# 6.01 PROPOSED SITE LAYOUT

## 6.01 Proposed Site Layout

The proposed site layout has been carefully developed to respond to the site's character and deliver a well-integrated, sustainable scheme. Key design considerations include:

- **Landscape-Led Design**  
A green infrastructure-led approach shapes the layout, reinforcing site character, improving biodiversity, and delivering a high-quality public realm.
- **Retention of Existing Landscape Features**  
Mature trees and hedgerows along the site boundaries are retained to enhance privacy, support biodiversity, and provide natural buffers to neighbouring properties.
- **Sustainable Drainage and Water Management**  
Underground crates and a proposed pond are incorporated into a sustainable drainage strategy, helping to manage surface water and reduce flood risk.
- **Sensitive Access Design**  
The existing access will be re-purposed as a private drive for 2 dwellings, while a new access point with improved visibility will be created onto Rectory Lane.
- Dwellings are located to front onto Rectory Lane and open spaces, and to back on the existing rear gardens to the East and West of the site.
- **Community Benefits and Regeneration**  
The scheme will create new public open spaces and contribute to the long-term enhancement of the local environment and community well-being.



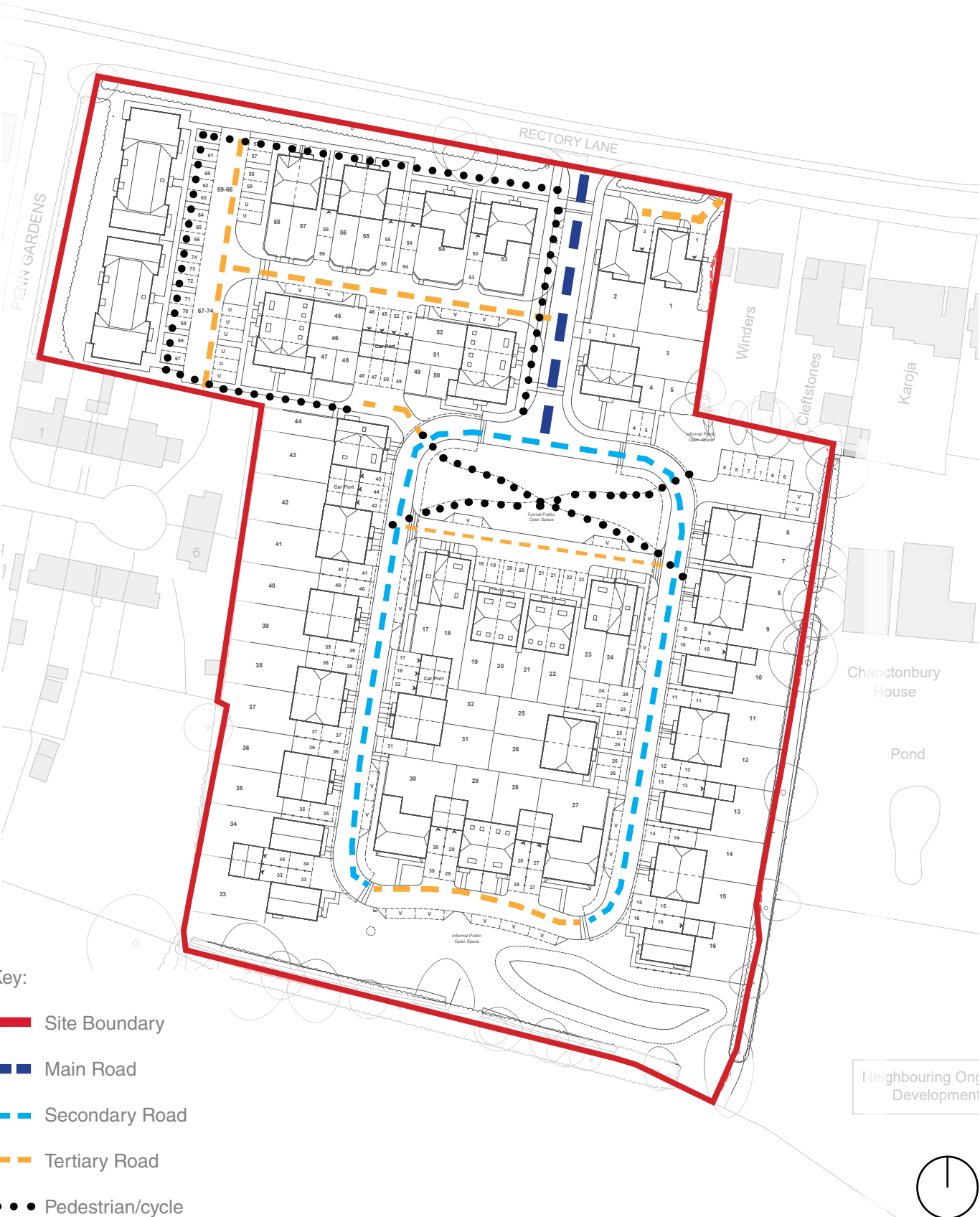
# 6.02 PROPOSED SITE PLAN STRATEGIES

## 6.02 Proposed Site Plan Strategies

### AFFORDABLE LOCATIONS



### STREET HIERARCHY



- Key:
- Site Boundary
  - Main Road
  - Secondary Road
  - Tertiary Road
  - Pedestrian/cycle