



LEGEND

- Proposed trees and landscaping shown indicatively - refer to Landscape Architects' details
- Bin store/Cycle store
- Cycle Stores
Cycle (2.0m x 2.0m), 2 cycles (2.0m x 2.0m)
- 15m buffer to ancient woodland
- Speed Control Bend - with a design speed of 12mph
- Vehicle turning - refuse vehicle and fire appliance
- Vehicle turning - fire appliance
- Generic turning and subject to Highways Consultants' agreed path analysis

LEGEND - PARKING ALLOCATION

Car Parking is calculated using Guidance on Parking at New Developments (September 2020) from West Sussex County Council.
The site is located in Parking Behaviour Zone 1 (PBZ1).
Residential Parking Demand is calculated using Table 2 (5.2)

- 1 Bed 1.5 spaces per unit
- 2 Bed 1.7 spaces per unit
- 3 Bed 2.2 spaces per unit
- 4 Bed 2.7 spaces per unit

Visitor parking calculated at 0.2 spaces per unit, in parking zones where less than 50% unallocated parking is provided.

The car parking provision for this site has been calculated on a zone by zone basis, which ensures the appropriate quantum of parking is located conveniently to each zone.

Site-wide Parking Provision

- 263 Parking allocated to plot number quoted
- 81 Garages calculated at 50% of provision (40.5 spaces)
- 62 Parking unallocated for apartment residents
- 45 Parking unallocated for house residents
- 30 Visitor parking - calculated at 0.2 spaces per unit, in parking zones where less than 50% unallocated parking is provided

A total of 430.5 car parking spaces are provided.

- 4 Additional residential parking spaces not included in calculations

10 further parking spaces have been provided for use by the Sports Pavilion.

EMERGENCY ACCESS:

Maximum 20m Fire Appliance reversing distance and 45m hose length to furthest point within dwelling.
Only dwellings furthest from Fire Appliance stopping point and apartments indicated.

- Max 20m Fire Appliance reversing distance from end of turning manoeuvre
- Max 45m hose length to furthest point within dwelling
- Dry Riser inlet, within 18m from Fire Appliance

LEGEND - AD M - Access to and use of buildings

- M(2) Accessible and adaptable dwellings
- M(3) Wheelchair user dwellings
- Wheelchair accessible



dha architecture ltd

Brooklands Farm Business Park
Bottle Lane
Binfield
Berkshire
RG42 5QX

t. 0118 934 9666
e. surname@dhaarchitecture.co.uk
w. www.dhaarchitecture.co.uk

Parking Zone H

Neat Unit Type	Spaces per unit	Spaces Required
0 x 1 Bed	1.5	0
6 x 2 Bed	1.7	10.2
11 x 3 Bed	2.2	13.9
11 x 4 Bed	2.7	24.3
TOTAL		48.4 spaces required

Visitor Spaces - 0.2 spaces required per unit, because less than 50% of the spaces provided are unallocated spaces.
6.2 x 20
6 visitor spaces provided

Garage spaces calculated at 50%

Parking Zone G

Neat Unit Type	Spaces per unit	Spaces Required
0 x 1 Bed	1.5	0
6 x 2 Bed	1.7	10.2
11 x 3 Bed	2.2	13.9
11 x 4 Bed	2.7	24.3
TOTAL		48.4 spaces required

Visitor Spaces - 0.2 spaces required per unit, because less than 50% of the spaces provided are unallocated spaces.
6.2 x 20
6 visitor spaces provided

Garage spaces calculated at 50%

Parking Zone F

Neat Unit Type	Spaces per unit	Spaces Required
0 x 1 Bed	1.5	0
4 x 2 Bed	1.7	6.8
10 x 3 Bed	2.2	22.0
16 x 4 Bed	2.7	43.2
TOTAL		72.0 spaces required

Visitor Spaces - 0.2 spaces required per unit, because less than 50% of the spaces provided are unallocated spaces.
0.2 x 32
6.4 visitor spaces provided

Garage spaces calculated at 50%

Pond

Parking Zone E

Neat Unit Type	Spaces per unit	Spaces Required
0 x 1 Bed	1.5	0
4 x 2 Bed	1.7	6.8
10 x 3 Bed	2.2	22.0
16 x 4 Bed	2.7	43.2
TOTAL		72.0 spaces required

Visitor Spaces - not required, because more than 50% of the spaces provided are unallocated spaces.
0.2 x 32
6.4 visitor spaces provided

Garage spaces calculated at 50%

Parking Zone D

Neat Unit Type	Spaces per unit	Spaces Required
0 x 1 Bed	1.5	0
4 x 2 Bed	1.7	6.8
10 x 3 Bed	2.2	22.0
16 x 4 Bed	2.7	43.2
TOTAL		72.0 spaces required

Visitor Spaces - 0.2 spaces required per unit, because less than 50% of the spaces provided are unallocated spaces.
0.2 x 32
6.4 visitor spaces provided

Garage spaces calculated at 50%

Parking Zone C

Neat Unit Type	Spaces per unit	Spaces Required
0 x 1 Bed	1.5	0
4 x 2 Bed	1.7	6.8
10 x 3 Bed	2.2	22.0
16 x 4 Bed	2.7	43.2
TOTAL		72.0 spaces required

Visitor Spaces - 0.2 spaces required per unit, because less than 50% of the spaces provided are unallocated spaces.
0.2 x 32
6.4 visitor spaces provided

Garage spaces calculated at 50%

Parking Zone B

Neat Unit Type	Spaces per unit	Spaces Required
0 x 1 Bed	1.5	0
6 x 2 Bed	1.7	10.2
12 x 3 Bed	2.2	26.4
12 x 4 Bed	2.7	32.4
TOTAL		69.0 spaces required

Visitor Spaces - 0.2 spaces required per unit, because less than 50% of the spaces provided are unallocated spaces.
0.2 x 20
4.0 visitor spaces provided

Garage spaces calculated at 50%

Parking Zone A

Neat Unit Type	Spaces per unit	Spaces Required
0 x 1 Bed	1.5	0
2 x 2 Bed	1.7	3.4
6 x 3 Bed	2.2	13.2
9 x 4 Bed	2.7	24.3
TOTAL		40.9 spaces required

Visitor Spaces - 0.2 spaces required per unit, because less than 50% of the spaces provided are unallocated spaces.
0.2 x 17
3.4 visitor spaces provided

Garage spaces calculated at 50%

Continued below

Continued above

land west of ashington

D 07.06.24 SP/JH Layout updated in accordance with Parish Council comments.
New attenuation basin indicated.

C 12.12.23 JEH Plots 76 - 82 moved. Maintenance access added to eastern ditch.
B 09.11.23 JEH Updated to accord with Planning Layout 01-B
A 17.08.23 JEH Updated to accord with Planning Layout 01-A

Supporting Planning Layout

reference 062009-BEL-SL-02

17.01.2023 created
1:500 @ A0 scaling
SB/JEH contact
D revision