



Well Defined Streets & Spaces

The proposed development creates a network of streets and spaces that are well enclosed by buildings and structural landscaping, with the front doors and the principal facades addressing the streets and public spaces:

With a strong framework of well-defined, connected and well overlooked streets and spaces, carefully considered to create a variety of balanced, cohesive street scenes...



...which give varied experiences of the development when viewed from each part of the layout - using buildings and structural landscaping to enclose and define these places.



Cohesive building & landscape composition - a structure of fully realised perimeter blocks & clearly defined public fronts & private backs - active frontages, front doors, front gardens, bay windows enliven & add interest to the street



With carefully considered street corners and dual-aspect buildings, with windows serving habitable rooms which address both street scenes.



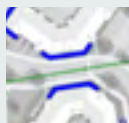
Clearly defined building lines give definition to each street - with the right degree of informality in the alignments to maintain a 'village' feel to the streets



With clearly defined front boundaries, street planting and trees - avoiding 'left-over land' between buildings and streets.



With well resolved internal vistas - towards open spaces and open gaps in the building line, reinforcing the spacious street scene.



ref.28 Strong Framework of Perimeter Blocks, Streets & Spaces

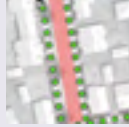




Easy to Find Your Way Around

The proposed development creates legible features to help people find their way around the new neighbourhood - with a simple grid-network of connected streets which are straight and direct - Creating a simple overarching street pattern based on a legible informal grid structure:

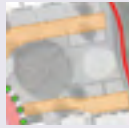
A primary street with a verge, street trees and separate footways through the body of the site.



Secondary streets which are a little more compact in scale, generally with a more organic street form, clearly differentiated from the primary street, with lower-level landscaping.



Perimeter lanes which are pedestrian- and cycle-friendly, shorter in length, creating a low-key relationship with the greenspace they run alongside.



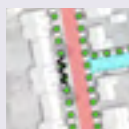
Connecting with high permeability for pedestrians and for cyclists to move easily around, through and beyond the development - with straight, legible visual corridors and connections.



Footway connections around the perimeter of the application site, through the open space corridors.



Reinforcing these routes and spaces by the building forms which address them: generally linear building lines along the primary street, with more informal building lines to the secondary and perimeter streets.



Considering the termination of views along each street - either within the development, or through and beyond - in order to reinforce the legibility of the scheme - with vista buildings or corridors which frame views of the open space.



ref.29 Accessible &
Legible Connected
Movement Network

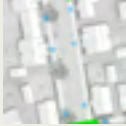




Healthy Streets

The proposed development creates streets which are designed as places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease - promoting activity in the street as an essential part of the public realm:

Low-speed streets are proposed, with 20mph and lower design speeds, a main carriageway which is at the minimum width possible for this type of street of 5.5m , and pedestrian and cycle priority at junctions.



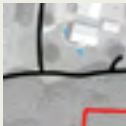
Priority for pedestrians and cyclists is maintained across the accesses into the connecting secondary streets, across continuous pavements, promoting pedestrian use over vehicle use.



Direct routes between the places pedestrians and cyclists will want to travel between are anticipated and provided: in particular the school access, and the routes to the new community sports and recreation facilities...



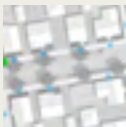
...and are well overlooked with active edges and front doors addressing streets and public spaces.



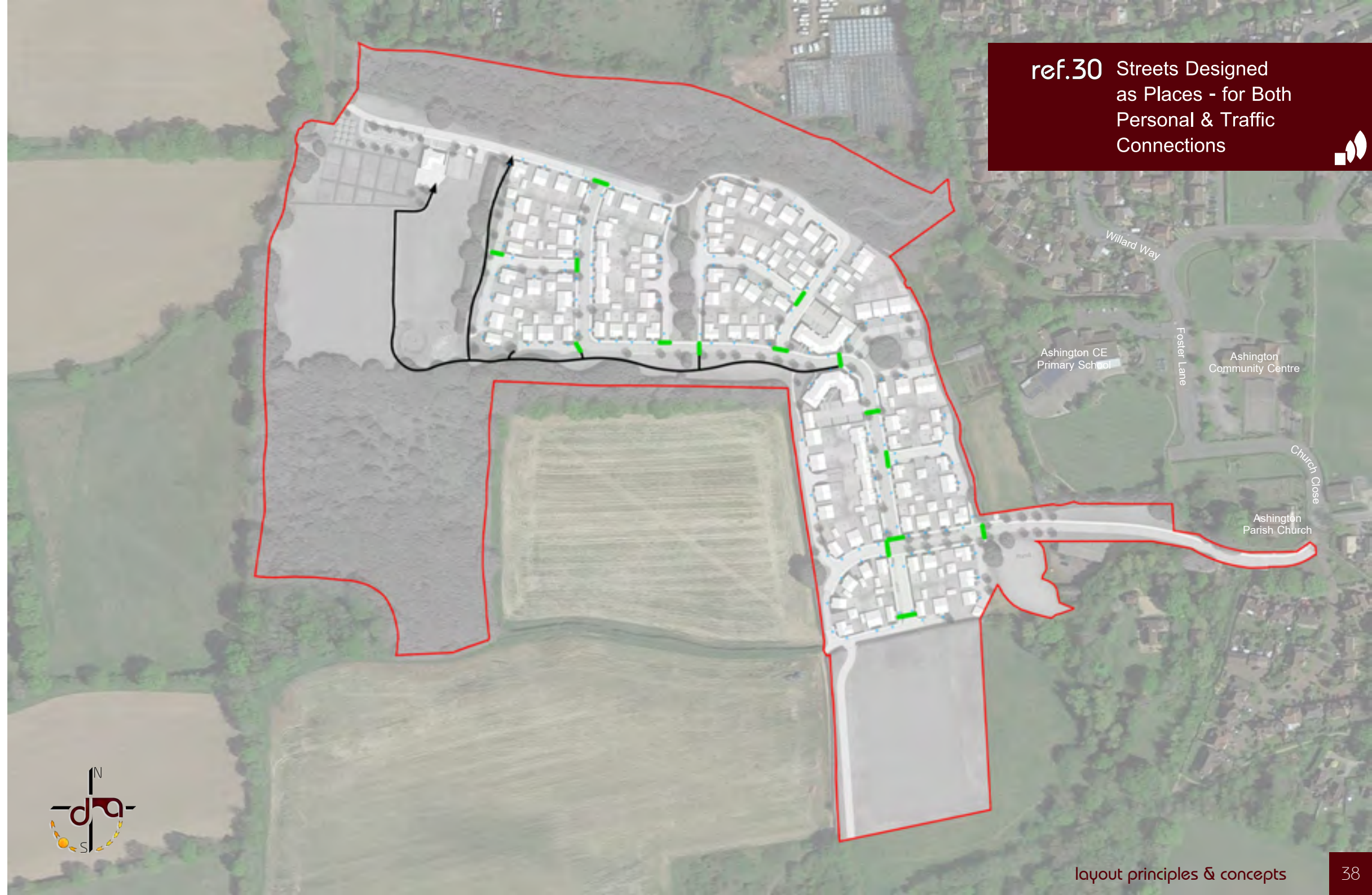
Creating the right balance between movement and place - seeking to improve people's physical and mental health, encourage walking, cycling, outdoor play and creating opportunities for social interaction and street life.



This approach also promotes the increased use of cycles for shorter journeys - this slow vehicle speed environment making safe cycle use an attractive option.



ref.30 Streets Designed as Places - for Both Personal & Traffic Connections

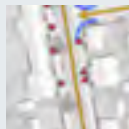




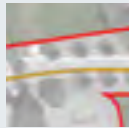
Walking, Cycling & Public Transport

Ensuring access for all and helping make walking feel like an instinctive choice for everyone undertaking short journeys - streets and paths that connect people to places and to public transport in the most direct way, making car-free travel attractive, safe and convenient:

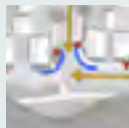
Sharing street space fairly between pedestrians, cyclists and motor vehicles - cycle friendly streets with pedestrian and cycle priority across junctions and side streets - with 20mph design speeds



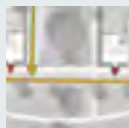
Short and direct walking and cycling connections that make public transport an easy choice to make



Avoiding oversized radii corners that allow motor vehicles to travel around corners at high speeds



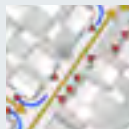
Straight streets - avoiding twists and turns - which make walking and cycling routes short and attractive



Maintaining carriageway widths that are as narrow as practicable, allowing space for pedestrians and cyclists - avoiding streets principally designed around waste collection vehicles



Making sure that all streets and routes pass in front of people's homes rather than to the back - for a well overlooked public realm.



ref.31 Access for All -
Promoting Pedestrian,
Cycle & Public
Transport Priority



Height & Scale

The legible, characterful layout is reinforced by the carefully managed height and scale of prominent and keynote buildings:

- ▣ The development is predominantly 2-storeys.
- ▣ 2½-storey houses are used in carefully chosen locations in order to reinforce the character of the principal street, and at vista locations - articulating the roofscapes with lifted eaves and roofplane dormers.
- ▣ 3-storey apartments are proposed for the central core of the development, creating a backdrop to the wider greenspaces which they address and creating a central focal point for the new neighbourhood.



Single storey
- garages & stores



2 storeys
- domestic-scale houses



2½ storeys
- domestic-scale houses with lifted eaves and dormers



3 storeys
- apartment buildings



ref.32 Clearly-Defined Scale & Building Heights





ref.33: Proposed Street Scene
 - showing the continuous frontage along the principal street, punctuated by roofscape dormers, and apartments in the central core of the development



ref.34: Proposed Street Scene
 - showing the more spacious 2-storey townscape addressing the greenspace boundary - an informal, mixed streetscape with a variety of materials and roof forms



ref.35: Proposed Street Scene
 - showing the more spacious townscape addressing the western community fields - a similarly informal streetscape punctuated by chimneys



environment & landscape

Prepared by Allen Pyke

The key relevant landscape elements are as follows:

- Existing woodland areas to the northern and southern boundaries and tree groups and hedgerows dividing the fields will be retained to maintain the landscape pattern and to restrict visibility from the village edge.
- Open space and community facilities are located to the north western field and the south eastern field so as to reduce any significant effects on views from the west and on the setting of the Listed buildings to the east of the Site respectively.
- The existing access from Church Lane will be enhanced to provide the primary vehicular access to the Site.
- The smaller of the two existing sheds will be removed. New tree planting either side of the road will provide a strong and legible character when entering the site.
- The existing pond to the south of the access road will be retained and enhanced for biodiversity and amenity value.
- Mature standalone trees within the Site have been retained to form the focal element of public open space areas, to provide instant maturity in breaks in the built up area, and to provide legibility across the development.
- New tree planting within the streetscape will soften the built up area and enhance long distance views.

ref.36: The Proposed Landscape Masterplan

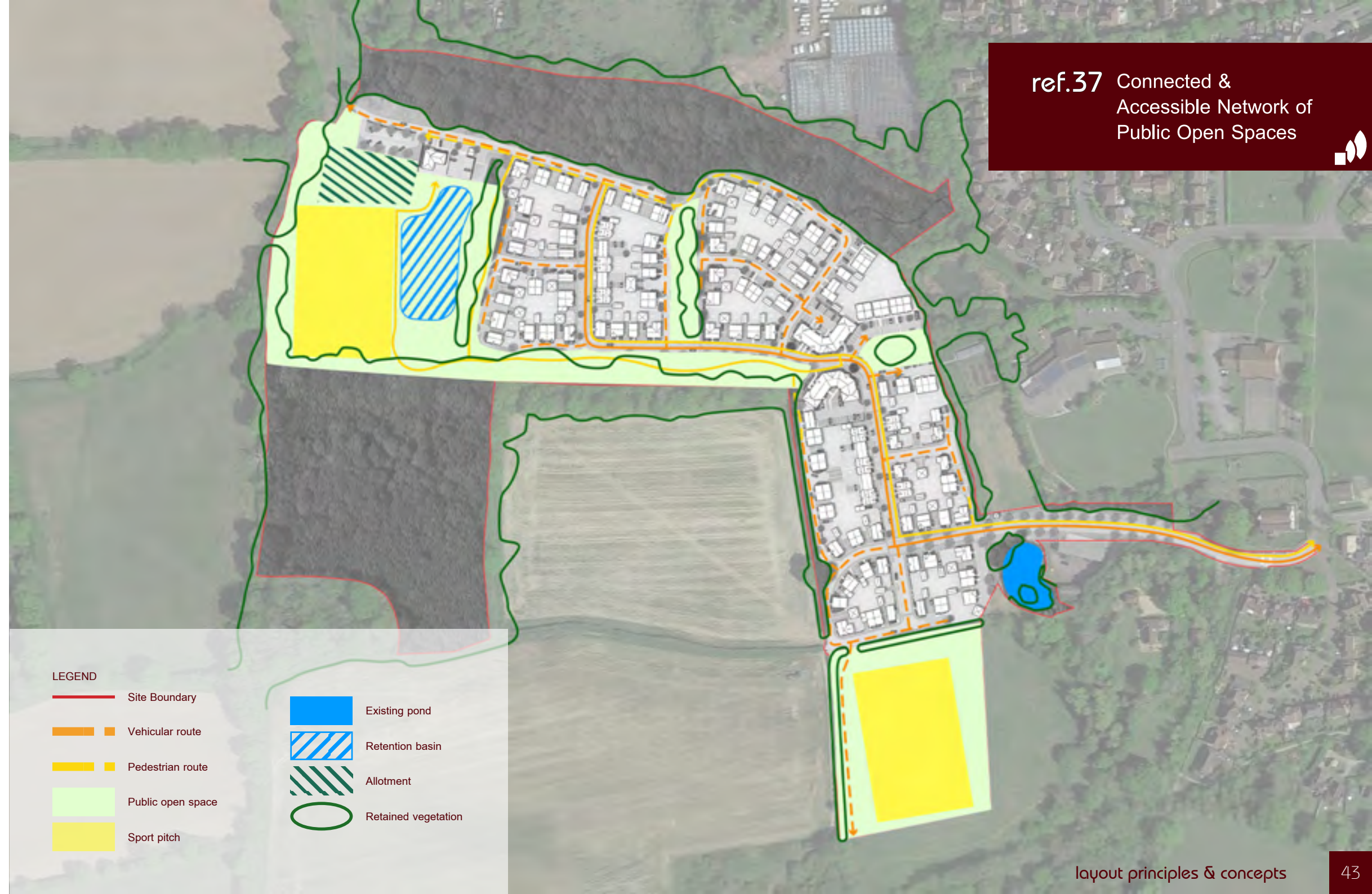




Green & Blue Infrastructure

The application proposes a strong landscape strategy, taking the opportunities to reintroduce and reinforce habitats and species. A connected and accessible network of public open spaces is proposed, with paths to encourage physical activity and social interaction - providing residents with opportunities to interact with nature on a day-to-day basis:

- ▣ Providing well-overlooked public open spaces with good levels of natural surveillance - where the function and character of each space is clear and identifiable through its design and layout, ensuring each landscaped area offers public, private and/or biodiversity value.
- ▣ Incorporating new species-rich grasslands to the edges of the Site adjacent to the retained woodland, tree belts and hedgerows.
- ▣ Creating a variety of connected routes and a habitat network to encourage physical activity and interaction with the natural environment on a day to day basis.
- ▣ Designing creative surface water management proposals including swales, basins, ponds, permeable paving, both to manage surface water run off on site and to enrich the public realm, offering an interaction with nature, including amenity greenspace for recreation and play as part of the design of these SuDS.
- ▣ Offering food growing opportunities including allotments, orchard and fruiting trees, which also allow for animal foraging.
- ▣ Creating movement and feeding corridors for wildlife.
- ▣ Ensuring robust management and long term stewardship, with high quality proposals delivering a net gain in biodiversity.





Back of Pavement, Front of Home

These high quality landscaping proposals take particular consideration of the space between the back of the pavement and the face of the buildings, with clear demarcation between public and private spaces:

- ☞ Hedges generally define the private frontages, helping to create characterful and biodiverse street environments, with robust walls and fences enclosing private amenity spaces and gardens.
- ☞ Every green space, whether public or private realm, has a function, is visually attractive, and can be practically maintained - avoiding screed or gravel finishes which do not contribute to biodiversity or landscape character.
- ☞ The front gardens, particularly along the main street and in the mews shared space environments create opportunities for sitting out, gardening and informal social interaction with neighbours. The refuse strategy for the application ensures that these spaces are not obscured by wheeled bins.
- ☞ The ground floor apartments have their own front doors which help to enliven the street, and all the apartments are provided with balconies and/or semi-private communal amenity space for relaxing or the drying of clothes.
- ☞ The changes in level across the development have been carefully managed such that they do not compromise the qualities of the street.



ref.38 Clear Demarcation
Between Public &
Private Spaces





Cycle & Car Parking

The proposed development has been designed to make it more attractive for people to choose to walk or cycle for short trips, helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene; whilst also providing sufficient and well-integrated car parking:

☞ Cycle storage will be provided for each dwelling to meet the County Council standards: within garages, in secure garden stores, and in secure communal stores within the apartment blocks - so that cycles are as appropriate to choose as a car for short trips.

☞ Vehicle parking has been calculated in accordance with West Sussex County Council Guidance on Parking at New Developments (2020) - Parking Behaviour Zone 1 - this results in a parking requirement of 414.9 bays. These have been provided on a zoned basis, rounding up the provision for each zone, overall providing the following:

263 Parking bays allocated to plot number quoted

81 Garages calculated at 50% of provision ("40.5 bays")

52 Parking bays allocated to apartment blocks

45 Unallocated parking bays for house residents

30 Visitor parking: 0.2 bays per unit, where less than 50% of bays are unallocated in that zone

"430.5" Total number of bays provided

4 Additional residential parking bays provided over an above the above

☞ The allocated parking is generally provided on-plot alongside the dwelling, or in small parking courts. Parking in front of the dwelling has been provided on rare occasions.

☞ Unallocated spaces are provided as lay-bys, laid out as part of the cohesive design of the street environments, with generous green relief to soften the visual effects of vehicles.

☞ Electric charging facilities are provided to each dwelling.

☞ The design of the streets prevents displaced and anti-social parking wherever possible: using parking accesses to limit the stretches of roadway available for indiscriminate use.



ref.39 Sufficient & Integrated Cycle Storage & Car Parking



Refuse Strategy

Refuse and recycling storage has been provided in accordance with Horsham District Council's standards:

☞ Storage for houses is generally located in rear gardens, and moved by residents on collection day, to kerbside (on curtilage) or defined communal refuse collection points for collection:

☞ Communal storage is provided for apartments within a dedicated stores.

☞ The layout proposals accord with the "drag distances" set out within Building Regulations Approved Document H6:

- Residents' routes - storage to collection points: 30m max.
- Operatives' routes - collection points to vehicle: 25m max.

☞ Refuse vehicle movements to collect from every plot have been verified by Motion.

Emergency Vehicle Strategy

☞ Emergency vehicle movements to serve every plot have been verified by Motion.

☞ Emergency vehicles need not reverse more than 20m, in order for operatives to access the furthest point within every dwelling within 45m of the vehicle (as set out within Building Regulations Approved Documents H and B and Section 6.7 of MfS).

Please refer to submitted layout 062009-BEL-SL-02 which provides detailed parking, refuse and access proposals on a plot-by-plot basis.

community facilities

The application proposals incorporate a variety of community facilities and provision including in the western part of the site:

- The Pavilion.
- Allotments.
- An all-weather multi-use games area.
- A Local Equipped Area for Play.

The eastern part of the site also provides:

- A Local Area for Play.
- A grass football pitch.

An overview of the Pavilion is provided opposite.



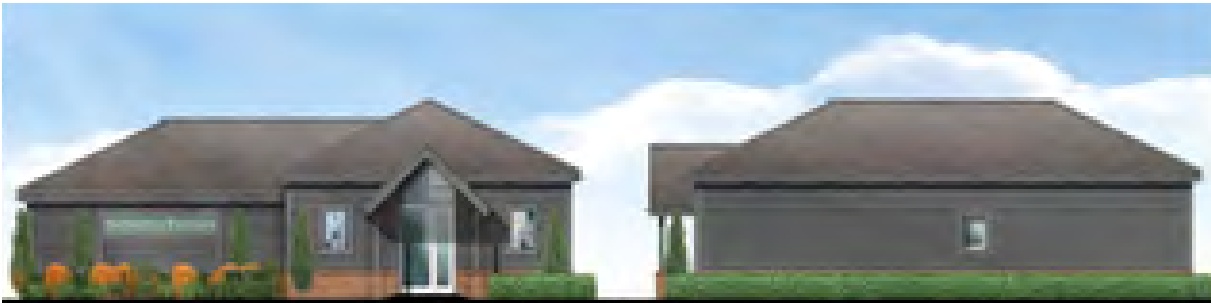
ref.40: The Proposed Community Facilities



Internal layout

The pavilion proposals include:

- Club/committee space which opens out onto a terrace.
- Changing rooms with showers for two teams, and a separate officials' changing room.
- WCs including, disabled provision.
- Kitchen.
- Stores and plant space.



Front elevation

Side elevation



Rear elevation

Side elevation

mixed & integrated dwelling tenures

Private Dwellings

Affordable Dwellings - Rental

Affordable Dwellings - Shared Ownership



a range of dwelling types

5-bed house

4-bed house

3-bed house

2-bed house

2-bed apartment

1-bed apartment



PRIVATE HOMES	No.	AFFORDABLE HOMES - SHARED OWNERSHIP (10.6%)	No.	AFFORDABLE HOMES - RENTAL (24.4%)	No.
1-bed apartment	-	1-bed apartment	8	1-bed apartment	14
2-bed apartment	-	2-bed apartment *	3	2-bed apartment *	8
2-bed coach house	4	2-bed coach house	-	2-bed coach house	1
2-bed house	14	2-bed house	2	2-bed house	6
3-bed house	52	3-bed house	4	3-bed house	13
4-bed house	44	4-bed house	2	4-bed house	2
5-bed house	3	5-bed house	-	5-bed house	-
Total	117	Total	19	Total	44
		<i>* including 1x M4(3)(2)(a) apartment</i>		<i>* including 1x M4(3)(2)(a) apartment</i>	
TOTAL DWELLINGS				180	

- ☞ The proposed dwelling mix is summarized left. A total of 180 dwellings is proposed, of which 63 are affordable.
- ☞ The proposed scheme will provide broad mix of dwelling types and sizes to meet a range of needs: including apartments, starter homes, family homes and dwellings suitable for downsizers.
- ☞ 2 homes will be designed in accordance with part M4(3)(2)(a) of the Building Regulations, which requires these dwellings to make reasonable provision, at a point following completion, for a wheelchair user to live in the dwelling and use any associated private outdoor space, parking and communal facilities that may be provided for the use of the occupants. This includes step-free access to every entrance and to every associated private outdoor space, parking space and communal facility; sufficient internal space to make accommodation within the dwelling suitable for a wheelchair user; and provision for the dwellings to be easily altered to meet the needs of a wheelchair user.
- ☞ 80% of the remaining homes will be designed in accordance with part M4(2) of the Building Regulations, which requires the dwellings to make reasonable provision for most people to access the dwelling and to incorporate features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. This includes step-free access and features to enable common adaptations to be carried out in future to increase the accessibility and functionality of the dwelling.
- ☞ To ensure that the affordable housing is fully integrated into the scheme the dwellings are pepper potted in small clusters throughout the development, as shown above. They will be tenure blind in respect of their external design and materials.



Homes for Everyone

The development provides a range of homes, tenures and typologies that meet local community needs - from 1-bed apartments to 5-bed family houses:

- ☞ Homes for first time buyers, for families, and for those downsizing.
- ☞ Providing all the houses with private outdoor space, in the form of gardens - for recreation, for sitting out, for drying clothes, and for mental health and wellbeing.
- ☞ Offering homes and streets where it is difficult to determine the tenure of the properties through architectural and landscape differences, with the various tenures distributed across the development in small clusters.
- ☞ Offering the flexibility to meet changing needs through the provision of Building Regulations M4(2) and M4(3)(2)(a) compliant floor plans.





architectural principles & concepts

*“The design principles and concepts that have been
applied to the proposed development”*

The Town and Country Planning (Development Management Procedure) (England) Order 2015



memorable, characterful architectural language

In this context, a very appropriate design approach for these new homes is to maintain a traditional character which draws from historic precedent, and to adopt an elevational palette which makes the experience of the new development cohesive and established in the neighbourhood. Bellway Homes' range of houses, the Artisan Collection, embodies this traditional character and has been designed to reinforce the company's distinctiveness in the marketplace, and consolidates the company's ongoing commitment to high quality design, excellent standards of living accommodation, and characterful materials and detailing.

Artisan (n): *a worker in a skilled trade, especially one that involves making things by hand; a craftsman; a person or company that makes a high-quality or distinctive product, using traditional methods.*

The Artisan embodies tradition, craftsmanship, attention to detail and a respect for the past; and emphasises the personal attention which Bellway Homes affords to every home and to every homebuyer. The Artisan Collection has been designed to be a suitable reflection of the characterful homes that people enjoy.

The proposed development has village cottage styling at its core, with a recognisable, informal and homely feel.

The principal material is a light coloured red/brown multi brick with a soft finish. This is contrasted with a smooth orange/red feature brick for the detailing, with a single-coloured finish and more red in hue; giving enough contrast for the intricate header and cill details to be distinct, but with a similar tone and texture to the main brickwork for the elevations to appear cohesive.

The use of additional material finishes provides articulation to the street scenes, and give visual prominence to vistas and corner locations:

- Facing flint with brick quoins and detailing,
- A subdued earthy-coloured vertical tile hanging, with the half-height of tiling being punctuated with intermittent bands of feature club tiles.
- A black full-height weatherboard finish.
- Within these variations of house types and finishes, there are elements which are consistent to all of the homes in the range to 'tie' the character together: these include soffit and fascia colours, window styles and patterns, and porch styles.

The ensemble of materials, consistent detailing and carefully considered elemental proportions give a familiar appearance to this appealing traditional character.



A Memorable [Building] Character

The application proposals seek to create a place with a locally inspired, distinctive character, following a detailed review of the neighbourhood for sources of inspiration - both for architectural and for landscape character:

- Responding to the character of the historic core of Ashington, as well as traditional cottage characters utilised on recent developments in the area.
- Utilising a range of building forms, proportions, types, sizes and internal configurations for each individual dwelling - precluding predetermined sequences of house types dictating the layout.
- Considering the design at every scale: from successful, cohesive compositions of townscape and groupings along and within each street; to the form, scale and proportions of individual dwellings; to the materials and details which bring each building to life.
- Evolving the design concept through hand-drawn sketches and models, creating a recognisable, attractive, characterful expansion to Ashington.
- Using a materials palette which relates to the local neighbourhood: including facing flint, black weatherboarding, tile hanging and traditional brickwork.





Two courses of stretcher brick with cement verge detail to gable ended feature façade

Brick corbelling eaves detail

Flint façade to keynote feature plots matching the material used in St Peter & St Paul's Church facades and boundary walls

White framed casement windows with cottage style cross feature window detailing

Pitched roof porches with gallows bracket supports

Recessed cross brick feature within gable in contrasting colour to main facing brickwork

Grey / brown plain roof tiles

Tile hanging to main feature facades with three courses of club tile feature banding

Juliette balcony in a brick metalwork finish

ref.43 Distinctive, Locally Inspired Architecture

Diamond club tile feature to gable apex

Single projecting brick stretcher course in contrasting colour to main facing brickwork forming a plinth detail

Red mixture stock main facing brickwork. Feature brick detailing in contrasting orange / brown multi-stock brick

Hipped porches with timber posts on dwarf square brick column supports

White framed balcony doors with full height glazed sidelights

ref.44 Distinctive, Locally Inspired Architecture



Red mixture stock main facing brickwork. Feature brick detailing in contrasting orange / brown multi-stock

Recessed cross brick feature within gable in contrasting colour to main facing brickwork

Tile hanging to main feature facades with three courses of club tile feature banding

Feature gablet roof detail breaks up the continuous facias and soffits, providing interest within the street scene

Grey / brown plain roof tiles

Pitched roof porches with gallows bracket supports

White framed casement windows with cottage style cross feature window detailing

Flint façade to keynote feature plots matching the material used in St Peter & St Paul's Church facades and boundary walls

Two courses of stretcher brick with cement verge detail to gable ended feature façade

Brick corbelling eaves detail

Two courses of snapped arch brick headers

Single projecting brick stretcher course in contrasting colour to main facing brickwork forming a plinth detail

Single projecting brick stretcher band course

Brick quoining detail to building corners and window surrounds



Tile hanging to main feature facades
with three courses of club tile feature
banding

Two courses of snapped arch brick
headers

Single projecting brick stretcher band
course with brick-on-end dentil brick
feature

Orange / brown multi-stock main facing
brickwork. Feature brick detailing in
contrasting red mixture stock brick

Single projecting brick stretcher course
in contrasting colour to main facing
brickwork forming a plinth detail

Dark grey weatherboard cladding to
keynote feature plots

Grey / brown plain roof tiles

Pitched roof porches with gallows
bracket supports

White framed casement windows with
cottage style all bar feature window
detailing

Diamond club tile feature to gable apex



conclusion

delivering the community's vision

We are therefore proud to present this development for your consideration, providing 180 new homes of which 63 will be affordable. The development has been planned positively in order to embody high quality and inclusive design, following a considered appraisal of the identity of Ashington and the site's setting, and will provide a landscape-led, high quality designed, sustainable low density community on the settlement edge.

Throughout the preparation of this application the development team has strived to take the opportunities available for improving the character and quality of Ashington and the way it functions:

- Following the principles of best practice in urban design, landscape, movement and sustainability.

As a prominent national developer, Bellway Homes aspires to create attractive places that will stand the test of time - places which make a positive contribution their setting - places in which future occupants are able to integrate into the wider community.

- Contributing to overcoming the region's significant shortfall in housing land supply in a situation where there is very considerable housing need.
- Offering a mix of open space, recreation, play and housing opportunities, responding to local need.
- Ensuring a good residential environment, with the creation of significant areas of public open space, community sport and recreation facilities, the retention of the existing woodland area within the managed landscape and public realm.
- Integrating with the neighbourhood, successfully preserving and enhancing the neighbouring pattern of residential development and the character of the surrounding area.
- Benefiting from the good public transport links as well as the existing local services and facilities of Ashington.
- Creating a logical extension to Ashington, and defining the settlement boundary with the built form centred around the east of the site to retain the soft landscaped boundaries on the northern, western and southern boundaries.
- Bellway Homes have effectively collaborated with the Parish Council and local community during the pre-application process, to influence the application proposal by creating a sustainable community to meet the needs of existing and future residents.
- The application proposals have been influenced by the Ashington Neighbourhood Plan, Horsham Local Plan and Supplementary Planning Documents.

The development offers a sensitively designed, high quality built environment, meeting local and national aspirations for sustainability and character.

Our Vision:

“A contained development which delivers the Neighbourhood Plan aspirations for new community facilities and much-needed new housing”

appendix: design evolution

The Neighbourhood Plan established the developable envelope and the land for the open space uses, as well as access and other matters as reproduced right.

- Land west of Ashington School (ASH11)
- Footpath FP2607 – footpath upgrade
- Protected access to Forest School activity area
- Vehicular access off Church Close
- Residential and possible community and commercial facilities
- Allotments
- Forest School
- Open space/sports pitches
- Land allocated and safeguarded for school expansion
- Scheduled Monument
- Archaeological Sites



In response to our pre-application submission, Officers made the following comments in respect of the design:

1 Proximity of access road with St Peter & St Paul's Church and church wall.

The proposed access road and adjoining northern pedestrian footpath have now been pulled further south and away from the existing flint church boundary wall, helping to maintain the tranquil setting of the church. The amended design of the vehicular access avoids any adverse impact on the setting of the heritage asset with the inclusion of increased landscaping in the form of low level mixed species shrub planting as well as street trees, which assist in the protection of the church and church wall with an increased separation distance, improving the relationship.

2 Relationships around a 3-storey building adjacent to the western boundary in the southern half of the development.

The taller 3-storey apartment building that was located adjacent to the western boundary within the southern half of the development has now been designed out of the scheme. The amended proposal now provides an open visual link through to and beyond the western boundary. The impact of the building height in relation to the sensitive edge has been mitigated, respecting the landscape character beyond the application site.

3 Impact of parking and general hardstanding areas in respect of the large existing tree.

The significant existing tree located on the western boundary within the southern half of the development site has now been designed into the proposed scheme as a focal vista. The impact of parking and road network hardstanding has been mitigated as a result of the amended proposal.

4 Properties backing onto open field south-west of the residential development parcel.

The proposed layout has been redesigned so that proposed dwellings front the western boundary of the southern development land parcel. Proposed buildings have now been pulled further away from this boundary, merging the new residential development with the open countryside beyond. The re-orientation of the outward facing houses creates a softer outer edge to the development and provides a transition to the countryside with an enhancement of the boundary hedgerow and shrub species proposed. The new layout orientation also ensures the retention of the existing drainage ditch swales currently present along this boundary.

5 Proximity and backing on of houses to the existing tree belt along the southern boundary of the northern development parcel.

The proposed housing cell arrangement has now been redesigned to respect this southern boundary and the important tree groups and species along this edge. A 15m offset has now been provided, creating a greenway corridor route that links Ashington C of E First School to the east with the proposed sports pitch and pavilion to the west. The new greenway route encourages habitat creation and provides biodiversity gain. In addition, the revised proposal creates a softer outer edge, provides open space visual links and prevents boundary trees falling within private garden ownership.

6 Legibility of pedestrian connectivity between Ashington C of E First School and location of sports field pavilion.

Both the previous and current scheme proposals retain this important, significant tree located centrally and directly west of Ashington C of E First School. The redesign of the proposed layout maintains the concept of framing this tree as a focal vista and the concept is further enhanced by the introduction of a substantial greenway connectivity route aimed at being solely for pedestrian activity which provides a safe and direct pedestrian connectivity route between the school and the proposed sports facilities.

7 Existing tree RPA encroachment from the proposed main spine road infrastructure route.

Within the northern residential development parcel the position of the main infrastructure spine road has been relocated further south to ensure existing significant trees within the existing north/south hedgerow structures are respected. A greater proportion of existing hedgerow is also now retained as a result of the redesign.

8 Northern development perimeter edge relationship with existing trees, hedgerows and important existing drainage features.

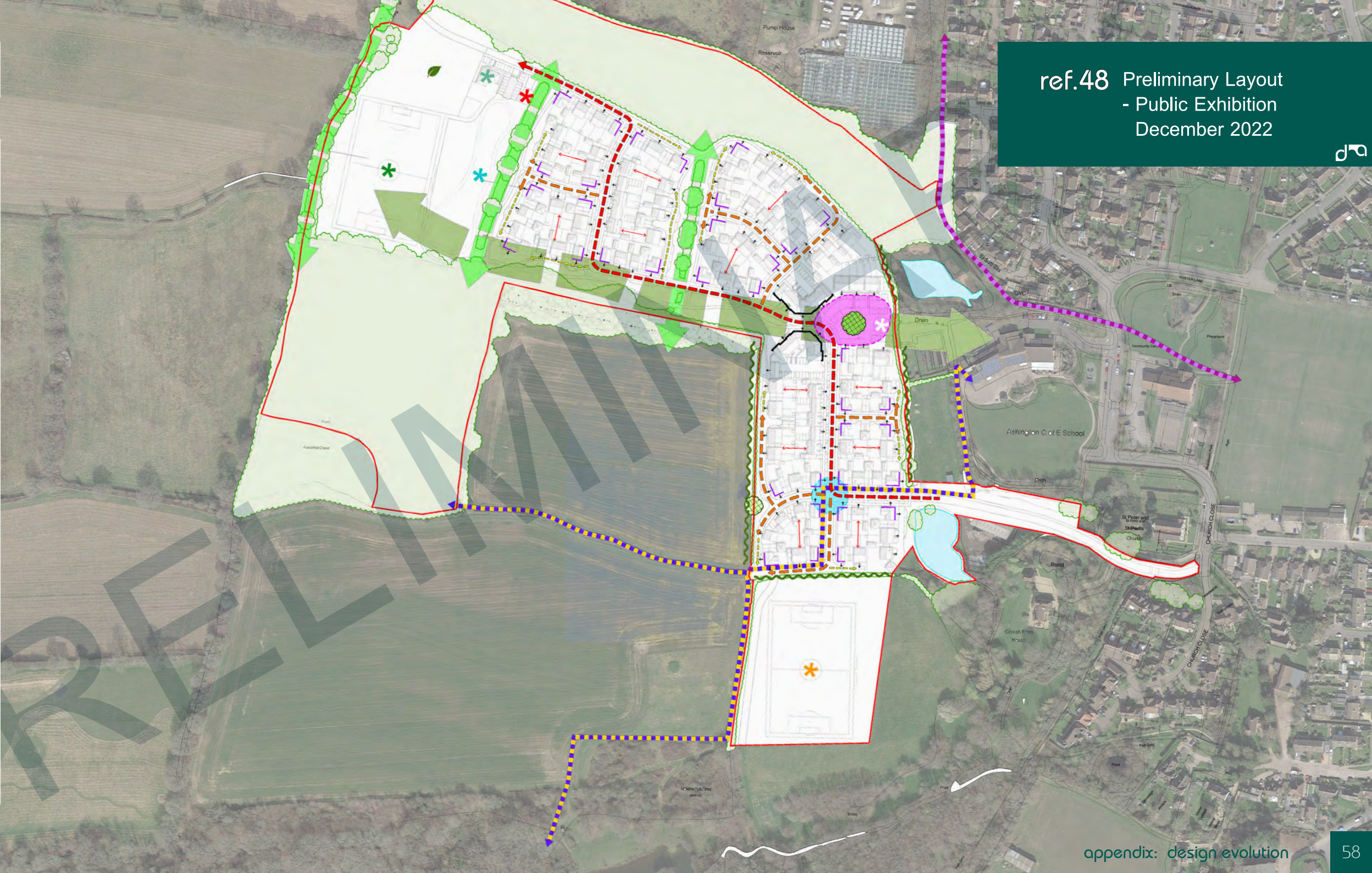
The proposed development along the northern boundary has now been pulled further south to maintain the existing northern tree groups. The established hedgerows and shrub species along this boundary are now retained alongside the existing drainage swale routes which have direct links and feed existing ponds adjacent to the development site.



The proposals were replanned as detailed above, and presented at the Public Exhibition. They were subsequently refined in various very minor areas to form the application proposals.



- Principal Spine Road
- Secondary roads
- Tertiary streets / lanes
- Public Right of Way (PROW) – footpath FP2607
- Protected access to Forest School activity area
- Habitable room window aspect
- Dual aspect corner turning dwellings
- Keynote 3-storey apartment buildings located within the heart of the proposed development
- East – West Greenway Connectivity Route linking western sports pitch and pavilion with Ashington C of E First School
- Central Green forming part of the East – West Greenway Connectivity Route. Proposed buildings set back to frame this important open space and existing significant tree.
- Nodal Arrival Square
- Proposed development pulled back and to front existing perimeter hedgerows safeguarding their important status.
- Proposed attenuation drainage feature
- Proposed location of allotments
- Proposed location of Sports Pavilion
- Proposed location of Pumping Station
- Proposed location of Local Area of Play (LAP)
- Western field retained as open space and to incorporate Sports Pitch No 2 designed to Sports England specifications
- Southern field retained as open space and to incorporate Sports Pitch No 1 designed to Sports England specifications.



appendix: landscape details

Prepared by Allen Pyke

1. Play and Open Spaces Strategy

2. Material Strategy

3. Boundary Treatment & Furniture Strategy

4. Planting palette

5. Maintenance strategy

1: Play & Open Space Strategy

The walking distance to the existing LEAP at Foster Lane covers the eastern part of the development site. One LEAP would therefore be required within the western section to cover the remaining dwellings.

The whole site is covered with provision for skate park (Foster Lane – high quality) and MUGA (Foster Lane – low quality) and there are also playing pitches located here which would meet the distance requirements for the site.

Allotments are not triggered for the development size but current provision for Ashington is deficient and the Neighbourhood Plan states that allotments would be expected on the land west of Ashington School. Allotments are proposed as part of the application.

The current layout proposal suggests a total open space area of 40,000m² (MFGS) which is sufficient to cover both play and open space provision with surplus.

Roughly 14,000m² are proposed for playing fields and buildings to serve them – need for additional grass pitches for local football club as well as flood-lit MUGA with changing facilities and storage is expressed in the NP.



Type	Site Requirement	Site Provision
Parks & Gardens	5,202m ²	61,000m ² (366%)
Amenity Greenspace	2,202m ²	
Natural & Semi-natural greenspace	9,227m ² (can include SUDS)	
Play space (combining provision for children and young people)	266m ²	9,210m ² (assuming 1 LEAP, 1 LAP and linear provision)
Playing pitches	HDC to advise	6,800m ²
Allotments	684m ²	3,265m ²

Local Area for Play and Informal Play Opportunities

LAPs are small areas of open space, dedicated to very young children. Relying on natural elements such as boulder, logs and grass mound rather than play equipment, they encourage informal play and social interaction.

The proposed LAP has been designed to meet the Fields in Trust guidance, providing a minimum of 100m2 of playable space with features that will invite children to play and identify the space as theirs. It will be supplemented with informal play opportunities and gym equipment.

Informal play and gym equipment is offered within the public open space corridors connecting across the Site

Locally Equipped Area for Play

LEAPs are formally equipped areas of play. They are mainly dedicated for children starting to go out and play independently and should incorporate play opportunities for all age groups.

The LEAP has been designed to meet the Fields in Trust guidance, providing a minimum active zone of 400m2, a minimum of 6 play experiences and minimum 20m buffer zone to dwellings.

The playscape was designed as an integral part of the landscape and as such it is more informal in its design.

LEGEND

Site Boundary

LEAP

LAP

Informal play or gym equipment



Play opportunity for older children



Climbing



Grass mound, balancing beam and boulders to LAP



Sensory planting providing interaction with nature



Incidental play pieces such as boulder, log or grass mounds



Gym equipment along footpath

2: Boundary Treatment & Material Strategy

A simple palette of hard landscape materials will be used throughout the development to aid legibility, reduce maintenance requirements and define public and private spaces.

The main carriageway and footpaths will be designed and built to adoptable standards and surfaced in tarmac.

Shared access roads, parking courts and private drives will be a mixture of block paving in contrasting colour to help delineate the different spaces.

Footpaths throughout the open space will be a combination of self binding gravel and mown grass paths.



Tarmac to primary road and public pavements



Block paving to private residential areas



Shared residential pedestrian/ vehicular spaces



Paving slab to front garden path



Resin bound gravel to main footpath in POS



Self binding gravel to allotment pedestrian accesses



Stabilised gravel to allotment car park



Timber bridge



Tree planting and pockets of soft landscaping between occasional parking bays



Ornamental swathes alongside open lawn spaces beside pathways into residential areas



Hedges demarcate boundary and provide privacy to plot frontages



Closed board fence with hedgehog gravel boards

3: Furniture Strategy

Furniture will be selected to form a robust and coordinated palette suitable to the intended uses of the public realm.

Seating will also be provided within the open spaces including the play areas. Litter bins will be located within the play areas and near seating while dog waste bins will be located at the key entrances of the site.

Information boards will be placed near important ecological features such as the existing pond to the southeast, the existing woodland and the proposed orchard.



● Litter and dog waste bins



● Benches



● Information board

4: Planting Strategy

The planting palette features a mix of native, ornamental and herbaceous planting selected for their seasonal interest, robustness and known wildlife value. Flowering and fruiting species will support wildlife and enhance retained vegetation and habitat connections within the local area.

Within the open space, tree species will be selected to complement the existing trees, and for their visual and tactile interest, as well as their benefits for wildlife. Tree species will also be selected for the suitability to each location with narrow forms and low water demand in close proximity to buildings.

The largely native palette will be augmented with occasional ornamental feature trees providing a variety of foliage colour, shape, and texture.

Foraging opportunities will be created with the planting of native edible species such as apple and hazel.

A native shrub mix is proposed along the site boundary, where possible, to enhance existing wildlife corridor and provide additional habitat as wells as a buffer.

The open space areas will be sown with wildflower meadow mixes suitable for the different habitat, providing benefits for a wide range of pollinating insects and invertebrates, as well as opportunities for wildlife observation and enjoyment.



Fagus sylvatica 'Riversii'
(Copper Beech)



Liquidambar styraciflua
(Sweet Gum)

Typical feature tree species



Malus domestica 'Red Devil'
(Apple Tree)



Prunus avium 'Napoleon'
(Cherry Tree)

Typical orchard tree species



Prunus domestica 'Diamond'
(Plum Tree)



Pyrus communis 'Beth'
(Pear Tree)

Typical orchard tree species



Betula pendula (Silver birch)



Quercus robur (Oak)



Sorbus aria (Whitebeam)



Tilia cordata (Small leaved lime)



Acer campestre (Field maple)



Prunus avium (Wild cherry)



Osmanthus burkwoodii (Burkwood Osmanthus)



Pittosporum eugenioides 'Variegatum' (Tarata)

Typical parkland species

Typical parkland edge species



Tilia cordata 'Winter Orange' (Small leaved lime)



Hebe 'Midsummer Beauty' (Hebe)



Sorbus aucuparia 'Sheerwater Seedling'



Escallonia 'Apple Blossom' (Escallonia)



Prunus 'Amanogawa' (Lombardy Cherry)



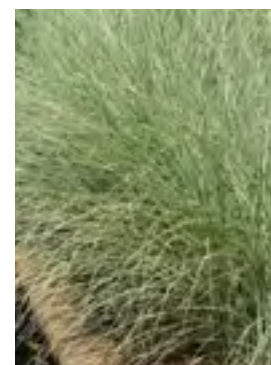
Anemone 'Honorine Jobert' (Japanese Anemone)



Betula utilis jacquemontii (White-barked Birch)



Cornus sp. (Dogwood)



Miscanthus sinensis 'Morning Light' (Eulalia)



Verbena bonariensis (Argentinian Vervain)

Typical main entrance species

Typical residential area species - secondary streets

Typical residential area species - private courtyard

Typical play area species



Cornus sanguinea (Dogwood)



Corylus avellana (Hazel)



Crataegus monogyna (Hawthorn)



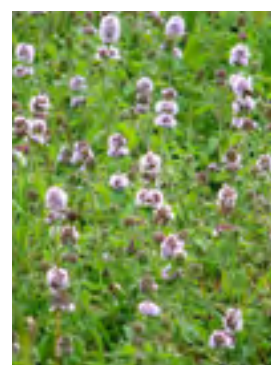
Viburnum opulus (Guelder Rose)



Lythrum salicaria (Purple loosestrife)



Iris Pseudacorus (Yellow Flag Iris)



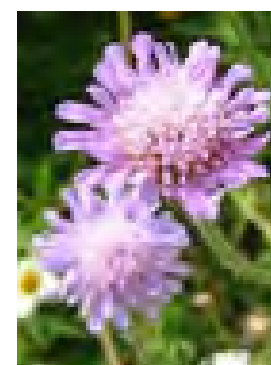
Mentha Aquatica (Water Mint)



Achillea millefolium



Centaurea nigra



Knautia arvensis

Typical native buffer species

Typical native wetland species

Typical wildflower meadow species within parkland

5: Maintenance Strategy

Landscape Management and Maintenance

The long term management and maintenance tasks and responsibilities of the public open space will be set out in a Landscape Management Plan which will be submitted to clear conditions alongside the detailed landscape proposals.

The overall aims of the Landscape Management Plan will be:

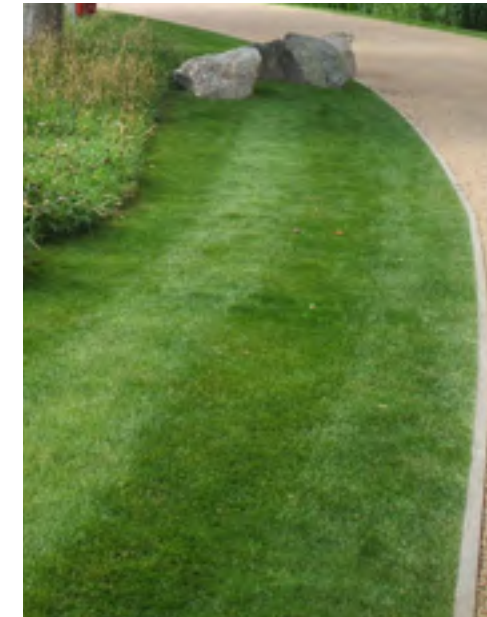
- To maintain the long term landscape contribution of the existing hedgerows and public realm corridors;
- To maintain and enhance the ecological value of retained and new planting to benefit on-site biodiversity
- To explain the purpose of each planting treatment;
- To ensure the successful establishment and long term health of all plant stock;
- To ensure play features and SuDS elements remain in a safe, working condition with minimal impact on root systems of existing trees;
- To maintain planting areas in an attractive and safe condition.
- To ensure use of good horticultural practices and best health & safety practices at all times.

1-5 Years

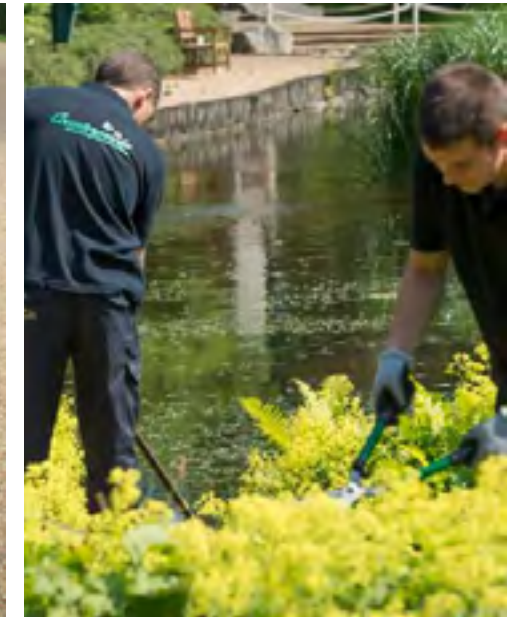
It is intended that the implementation of the management regime will help to fulfil the design objectives over the first 5 years. Management objectives should be reviewed on an annual basis to ensure they are being achieved. Maintenance operations should be refined over the period to respond to improvements in equipment and horticultural aids and to suit changes in the growing needs of plant stock and in local site conditions.

Years 5+

The Landscape Maintenance Contractor responsible for the site in the long term following the plan period should keep to the spirit of the original design objectives whilst responding in a sensitive and practical way to any issues which may arise in future years. The management plan should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term.



Lawn mown along footpath edges



Shrub pruning throughout the residential area





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