



# BUILDING HEIGHTS

4.9 Building heights within the site will be in keeping with the town. Predominantly 2 storey dwellings are proposed with 2.5 and 3 storey along the principal route to provide strong frontages. These principles correspond with what was established at the Outline Planning Stage.

- KEY
- 1 STOREY
  - 2 STOREY
  - 2.5 STOREY
  - 3 STOREY

FIGURE 4.5: BUILDING HEIGHTS PLAN

FIGURE 4.6: LAND USE PLAN



FORMAL SPORTS PITCHES  
14.291ac / 5.783ha

MIXED USE AREA  
2.919ac / 1.181ha

PRIMARY SCHOOL AREA  
5.434ac / 2.199ha

ALLOTMENTS  
1.507ac / 0.610ha

AMENITY SPACE

ATTENUATION FEATURE

ATTENUATION FEATURE

ATTENUATION FEATURE

AMENITY SPACE

AMENITY SPACE

LINEAR PARK

FULL HEIGHT OF WAY

FOCAL SPACE

CENTRAL POS

POS

LINK TO SANG

PEDESTRIAN LINK

POS

10

APPROVED SANG

INS

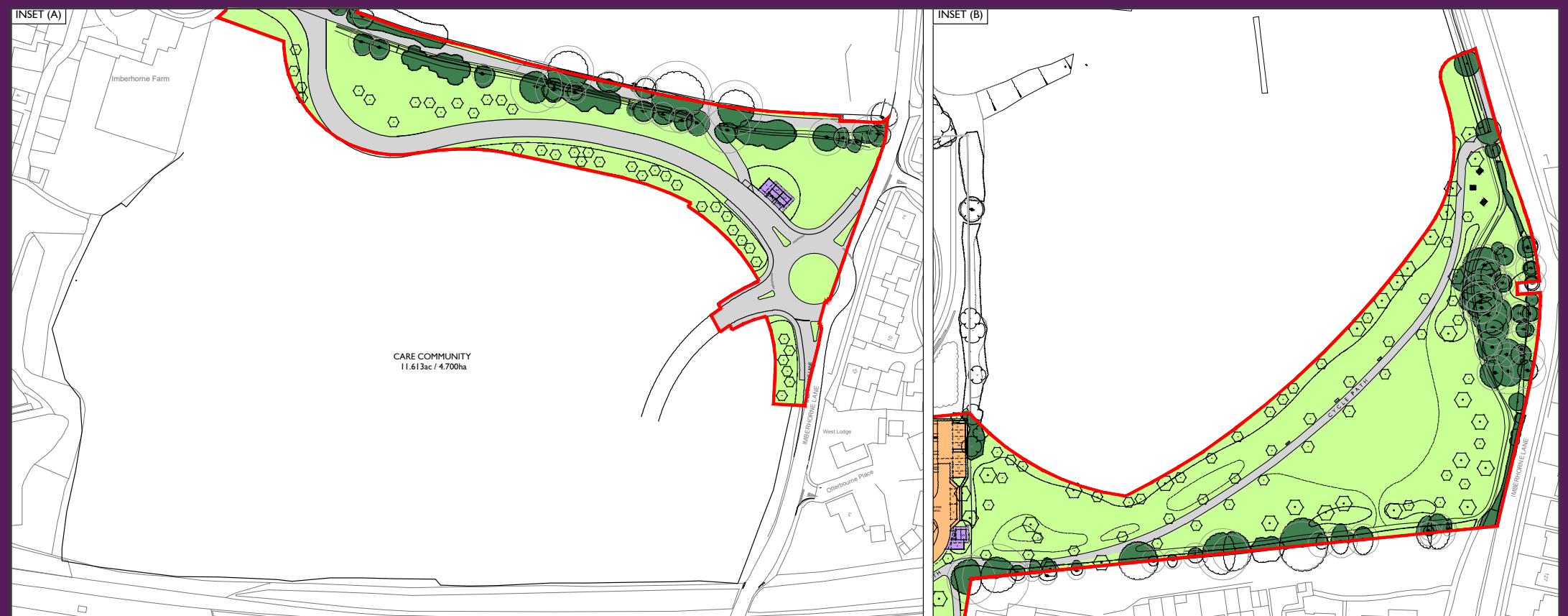


| KEY                                                   |                                                                                     |            |               |
|-------------------------------------------------------|-------------------------------------------------------------------------------------|------------|---------------|
| REF                                                   | COLOUR                                                                              | ACRES (AC) | HECTARES (HA) |
| SITE BOUNDARY (NOTE AREA REFERS TO DEPOINTS BOUNDARY) |  | 76.527     | 30.969        |
| RESIDENTIAL                                           |  | 39.713     | 16.071        |
| INFORMAL OPEN SPACE (INC. EXISTING VEGETATION)        |  | 26.001     | 10.522        |
| PLAY AREA                                             |  | 0.536      | 0.217         |
| PUMP & SUB STATION                                    |  | 0.141      | 0.057         |
| INFRASTRUCTURE                                        |  | 6.451      | 2.610         |
| ATTENUATION FEATURE                                   |  | 2.178      | 0.881         |
| ALLOTMENTS                                            |  | 1.507      | 0.610         |
| GRAND TOTAL                                           |                                                                                     | 76.527     | 30.969        |

## LAND USE

4.10 The site is planned to accommodate 550 residential dwellings, complemented by a range of supporting land uses. These include open spaces, play areas, surface water attenuation features, allotments, and the necessary infrastructure to serve the community, creating a well-balanced and sustainable neighbourhood.

4.11 In total, the open space, including play areas, will cover approximately 10.7 hectares, providing ample recreational opportunities for residents.



# MIXED USE AREA OPTIONS

4.14 The Outline Planning Approval requires a range of non-residential uses to be delivered to support the new community and the wider residents.

4.15 An area of 2.1ha has been safeguarded to facilitate the future delivery of the Primary School as and when required for a period of 5 years.

4.16 In addition, the Mixed Use area designation must be able to facilitate:

- At least 499 sq.m of retail floor space;
- A new Health Facility; and
- At least 431 sq.m of community floor space.

4.17 Additional area for the Mixed Use has been provided to maximise the future opportunities and the adjacent options show how the areas could come forward.



FIGURE 4.7: FUTURE PROVISION OF NON-RESIDENTIAL USES

## EXAMPLES OF HOW THE POTENTIAL USES CAN BE DELIVERED

### OPTION 1 - RETAIL / COMMUNITY



- 500 sq.m of retail floor space
- 450 sq.m of community floor space
- A new health Facility

### OPTION 2 - RETAIL / RESIDENTIAL



- 500 sq.m of retail floor space
- A new Health Facility
- 5 x dwellings at upper floor of the retail

### OPTION 3



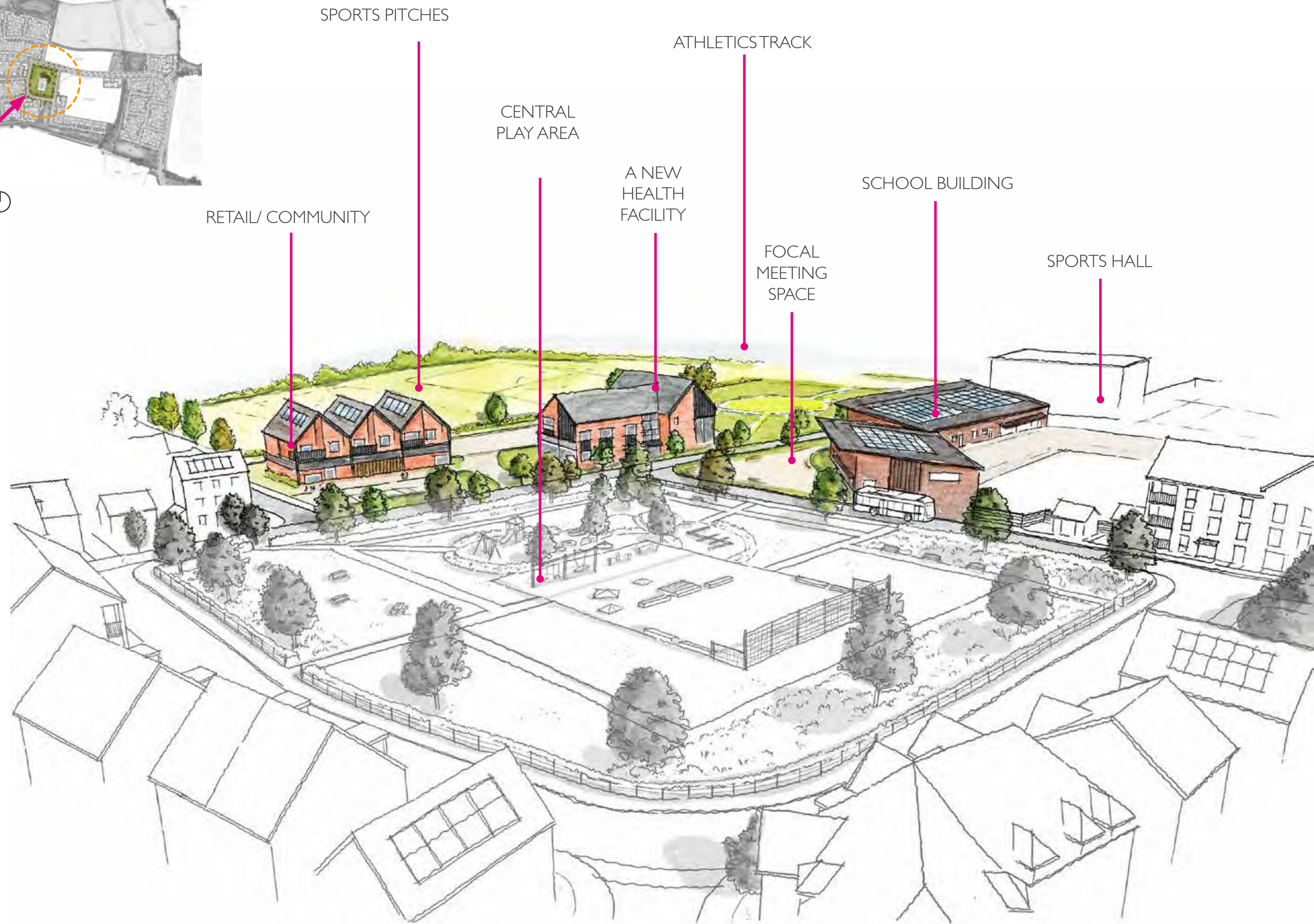
- A new Health Facility
- 18 Dwellings

4.12 With the school area discussed with West Sussex who will ultimately design the school, the emphasis has been to look at how the Mixed Use area defined by the approved Land Use parameter plan.

4.13 The 3 options show how various scenarios can be delivered. However, we have left a larger area on the masterplan to ensure the long-term flexibility to facilitate future uses.



FIGURE 4.8: LOCATION PLAN



SPORTS PITCHES

ATHLETIC TRACK

CENTRAL  
PLAY AREA

A NEW  
HEALTH  
FACILITY

SCHOOL BUILDING

RETAIL/ COMMUNITY

FOCAL  
MEETING  
SPACE

SPORTS HALL

FIGURE 4.9: HOUSING MIX PLAN





# HOUSING MIX

4.18 The development is to provide 550 dwellings of mixed type and tenure. A range of 1–5 bedroom dwellings will help deliver a sustainable community with the homes located throughout the site to support and define the development character.

4.19 A breakdown of the housing mix is set out in the table below.

|   |       |   |     |   |       |
|---|-------|---|-----|---|-------|
| - | 1 Bed | x | 33  | - | 6%    |
| - | 2 Bed | x | 106 | - | 19.3% |
| - | 3 Bed | x | 213 | - | 38.7% |
| - | 4 Bed | x | 159 | - | 28.9% |
| - | 5 Bed | x | 39  | - | 7.1%  |

## KEY

- 5 BEDROOM HOUSE
- 5 BEDROOM TOWNHOUSE
- 4 BEDROOM HOUSE
- 4 BEDROOM TOWNHOUSE
- 3 BEDROOM HOUSE
- 3 BEDROOM TOWNHOUSE
- 3 BEDROOM HOUSE + STUDY

- 3 BEDROOM TOWNHOUSE + STUDY
- 2 BEDROOM HOUSE
- 2 BEDROOM HOUSE + STUDY
- 2 BEDROOM FLAT
- 1 BEDROOM FLAT
- 1 BEDROOM MAISONETTE