

9. LIFESPAN

PUBLIC, SEMI-PRIVATE & PRIVATE DESIGNATIONS

PUBLIC

9.1 Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All these areas are overlooked by surrounding development and will be managed by a management company.

SEMI-PRIVATE

9.2 Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas are accessible to residents and are demarcated with a change of material and often a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space.

PRIVATE

9.3 Private spaces are defined using landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and/or planting. Back-to-back development adds to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate.

OVERLOOKING

9.4 As with all new proposed development set back and separation distances are generally adhered to with 20m back-to-back distances and 11m side on distances.

COMMUNITY SAFETY

9.5 The design and layout for the development will need to create safe and overlooked streets and spaces. The following section sets out some of the key elements considered to deliver a safe community and reducing opportunities for crime.

ACCESS AND MOVEMENT

9.6 Site access points are to be overlooked and fronted by development. Pedestrian and vehicular movement is generally separated across the site to ensure safety. This can be achieved using designated footpaths in open spaces and raised pavements along the streets. Where shared surfaces are proposed low speed movement is promoted and is designed into the street.

STRUCTURE

9.7 The design and layout of development provides permeable and legible forms, in accordance with the principles established within this chapter; offering users multiple ways through the site that are safe and overlooked.

SURVEILLANCE

9.8 All open spaces, parking areas and streets are overlooked by development with activity promoted onto the streets and spaces. Where walls face onto the street, adjacent development or surrounding development will provide natural surveillance to these areas.

OWNERSHIP

9.9 Clear demarcation of boundaries across the site will need to be established and will be defined by a combination of built form and landscape treatment.



PHYSICAL PROTECTION

9.10 Defensible measures to private property derive from the overall proposed block structure and placement of building form. Further protection is to be provided through physical measures that include walls, fenced areas, landscape treatment, gates, and doors.

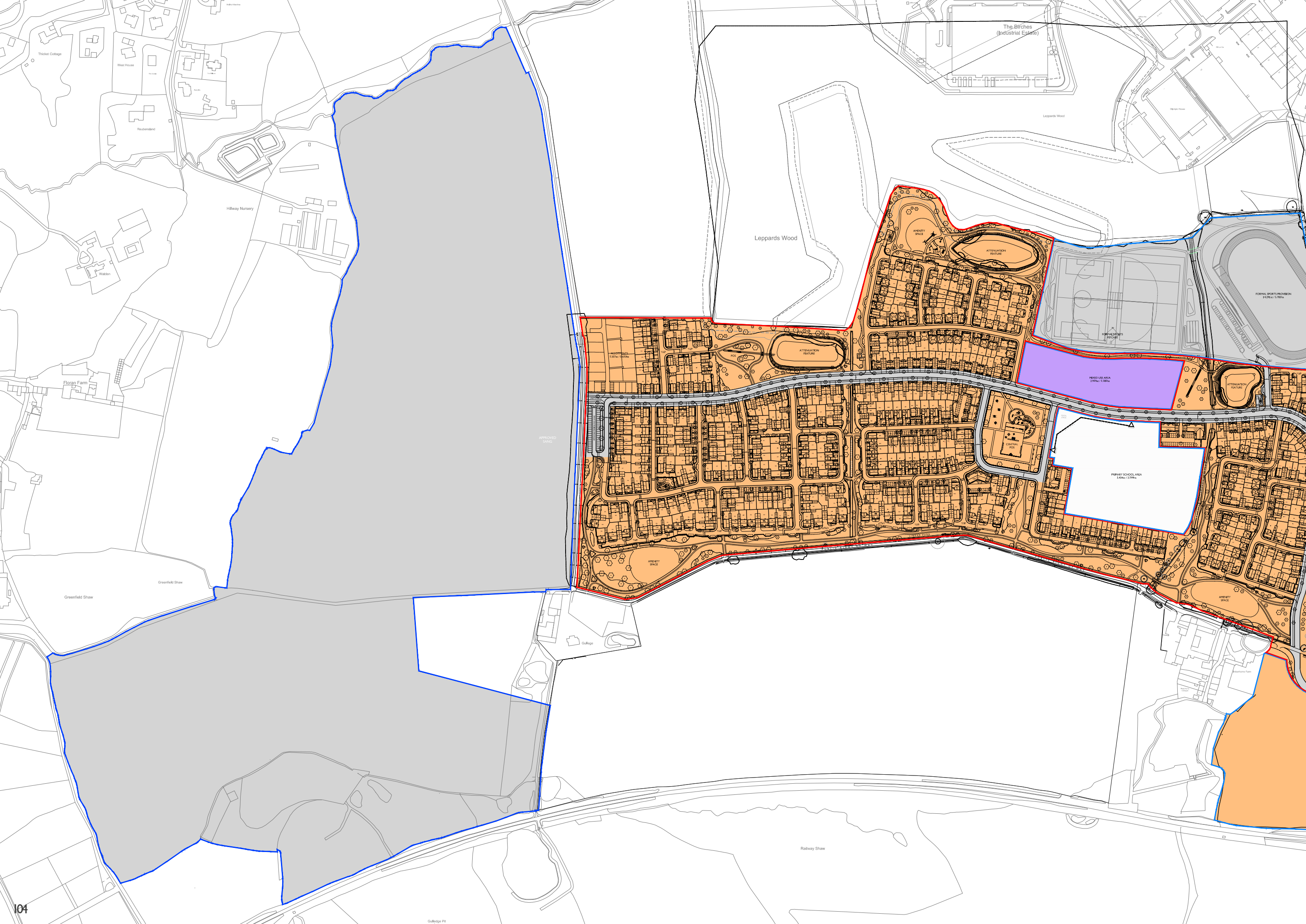
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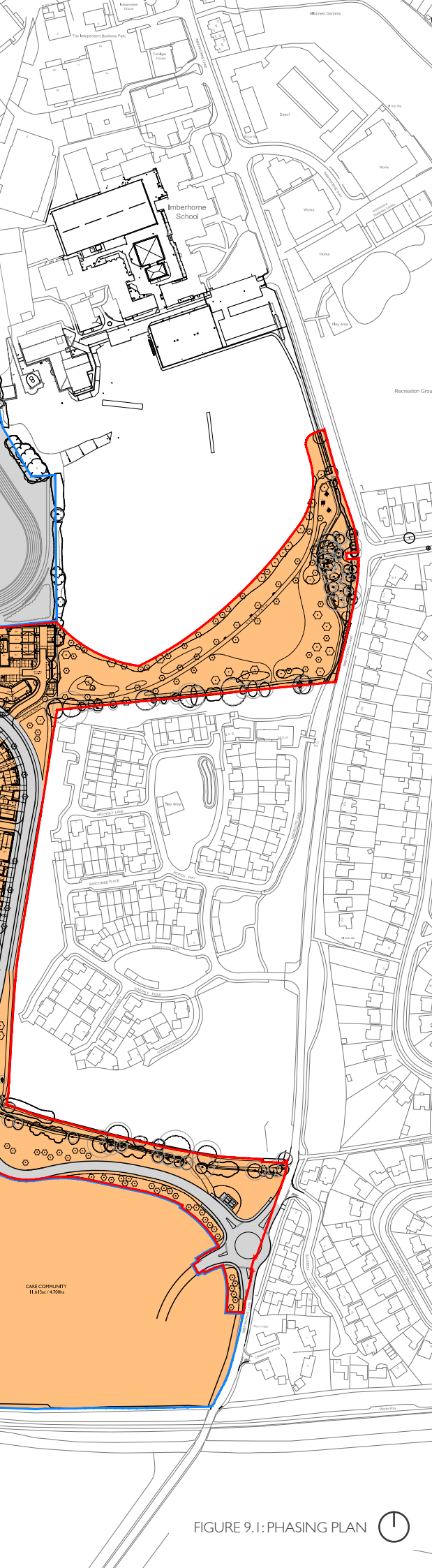
9.11 Activity on the site is to occur within the open space and public areas that are overlooked by surrounding development. All principal access points into housing are from front doors that address the streets and open spaces.

MAINTENANCE & MANAGEMENT

9.12 The site's open space and landscape areas will be delivered through a management company.







PHASING PLAN

9.13 The proposed phasing of the overall masterplan delivers the infrastructure, open space and 550 homes, whilst leaving sufficient area for a new two-form entry school and Mixed Use development.



PHASE 1:

INFRASTRUCTURE

SANG

FORMAL SPORTS PROVISION



PHASE 2:

RESIDENTIAL

PUBLIC OPEN SPACE

CARE COMMUNITY



PHASE 3:

MIXED USE

OTHER:

LAND ALLOCATED FOR SCHOOL

FIGURE 9.1: PHASING PLAN



10. CONCLUSION

10.1 The design has evolved through a wide range of consultations and testing, whilst working with the approved parameters. We have established reasons for changing elements of the approved plans to provide better opportunities for ecology, placemaking, and delivery of community uses.

10.2 The landscape strategy has evolved to create a strong heart within the mixed areas, achieved through hard and soft landscaping and maximising the play offer in this location. Simultaneously, the proposed plan facilitates future non-residential uses and creates an environment and framework for them to thrive in the future.

10.3 The proposed housing delivery will occur at a faster rate than a single developer, ensuring quick delivery of much-needed housing and a S106 compliant affordable mix, with affordable homes pepper-potted across the site in policy-compliant clustering sizes.

10.4 In terms of architectural forms, these follow the principles of the Outline Application and the feedback from both the LPA Urban Design Officer and the Design Review Panel to ensure variety and cohesion across the street scenes where the 4 brands interface and are underpinned by the detailed landscape strategy and planting plans to create variety and variation across the site.

10.5 The development will deliver the SANG and associated car park, along with much-needed sports provision, followed by housing, public open space and amenities, which can provide the critical mass to deliver the Mixed Use elements and school area in the future.

10.6 Overall, the proposals deliver and enhance the strategies approved at the Outline Stage, whilst evolving through technical assessment and stakeholder engagement throughout the process to deliver a distinctive and high-quality sense of place, and should therefore be approved.





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