



SUMMARY OF CHANGES TO THE ILLUSTRATIVE DEVELOPMENT FRAMEWORK | 1:1500

LEGEND

	SITE BOUNDARY		PRIVATE LANES		SUSTAINABLE DRAINAGE
	SITE ACCESS VIA LONGFIELD ROAD		EXISTING PUBLIC RIGHTS OF WAY		POTENTIAL IMPROVEMENTS TO EXISTING HIGHWAY FOR PEDESTRIAN AND CYCLE MOVEMENT
	RESIDENTIAL DEVELOPMENT		ACTIVE TRAVEL / CYCLE ROUTES		PROPOSED TACTILE CROSSING AND FOOTWAY LINK
	PUBLIC OPEN SPACE		FOOTPATH LINK		SCHOOL DROP-OFF AREA
	PRIMARY STREET		EXISTING TREES		
	SECONDARY STREET		NEW STRUCTURAL PLANTING		
	TERTIARY STREETS		NEW TREE PLANTING		
	FOCAL SPACES		PROPOSED PLAY		

DESIGN PROPOSALS

DESIGN PROPOSALS

- 6.1 This section provides a comprehensive description of the design concepts and principles which underpin the Development Framework plan (shown opposite). The level of detail is appropriate to the issues relative to the context and scope of the application for outline planning permission.
- 6.2 The DAS references the design principles of the Design for Gravesham Design Guide as set out in Section 2, which in turn respond to the National Design Guide's characteristics for good design. This approach provides a framework to inform the detailed design of the site as part of a future Reserved Matters application.
- 6.3 The Parameter Plan that is submitted as part of the planning application establishes the extent of development within which the proposals for up-to 120 dwellings will be delivered.
- 6.4 Information is presented in this section of the Design and Access Statement that supplements the Parameter Plan and aims to shape development such that subsequent Reserved Matters submissions are in keeping with the vision for the site.
- 6.5 The Framework Plan submitted as part of this planning application sets out the broad structuring elements that it is anticipated future detailed proposals will follow.
- 6.6 The Illustrative Masterplan presented within this section of the DAS accords with the Parameter Plan and Framework Plan, demonstrating one way in which the development could be laid out in accordance with the design parameters and in the spirit of the vision for the site.



Design Principles
(from the Design for Gravesham: Design Code)

DEVELOPMENT FRAMEWORK

The design principles underpinning the development proposals and which are illustrated in the Development Framework plan opposite, comprise:

Design Principles

1. Key active travel routes providing connections to nearby movement infrastructure;
2. Key commons providing equipped areas of play and nodal spaces;
3. Development edge to respect existing development/public right of way line;
4. Structural planting along southern boundary to screen development edge;
5. Overflow parking for school drop-off;
6. Maximum outward facing development over newly created public open space; and
7. View to Saint John the Baptist Church from public right of way exiting site.

Characteristics

(from the National Design Guide)



USES
Mixed and integrated



MOVEMENT
Accessible and easy to move around



BUILT FORM
A coherent development



HOMES AND BUILDINGS
Functional, healthy and sustainable



IDENTITY
Attractive and distinctive



PUBLIC SPACES
Safe, social and inclusive



NATURE
Enhanced and optimised



RESOURCES
Efficient and resilient



LIFESPAN
Made to last



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PARAMETER PLAN

- 6.7 The Parameter Plan and associated wording set out in the Legend are to be 'fixed' as part of the outline planning application. The plan provides a framework for future detailed designs, and will define the type of development that can be brought forward at the Reserved Matters stage.
- 6.8 The Parameter Plan should be read in conjunction with all documents submitted as part of the outline planning application pack.

Residential

The residential development envelope is proposed to accommodate up to 120 dwellings in a range of types, sizes and tenures. The built development areas identified will include:

- roads;
- footpaths;
- private drives;
- incidental open space; and
- other associated infrastructure and amenity space.

Open Space

The public open space framework provides key greenways and landscape buffers. Within this area, space will be provided for:

- amenity green space;
- community orchard;
- children's play provision;
- landscaping;
- footpaths;
- drainage;
- existing and proposed structural planting; and
- associated infrastructure.



PARAMETER PLAN | 1:1500

LEGEND



Site boundary

LAND USE PARAMETERS



Indicative area of land required for the proposed access, not within the residential land use (subject to detailed design)



Proposed residential development (Use Class C3) (including roads, footpaths, private drives, amenity and incidental open space and other associated infrastructure, subject to detailed design)



Proposed open space (including amenity green space, children's play provision, orchard, landscaping, footpaths, drainage and other associated infrastructure, subject to detailed design)



Potential school parking (subject to detailed design)

ACCESS PARAMETERS



Proposed access/egress for all modes (subject to detailed design)



Potential access/egress for cyclists and pedestrians only (subject to detailed design)



Potential access/egress for pedestrians only (subject to detailed design)



Existing public right of way access retained

Note: All features and areas are subject to detailed design and to a tolerance of 10m.

SUPPORTING DESIGN STRATEGIES

6.9 The outline application plans are accompanied by a set of supporting design strategies that illustrate how development could be realised in accordance with the design principles of the outline application. The indicative supporting design strategies include:

- Illustrative Masterplan;
- Land Use Strategy;
- Pedestrian and Cyclist Movement Strategy;
- Street Hierarchy Strategy;
- Placemaking Strategy;
- Building Heights Strategy;
- Character Area Strategy; and
- Open Space Typologies Strategy.

6.10 These strategies, included within this section of the DAS, are for illustrative purposes only. They are therefore subject to interpretation and discussion and should be read in conjunction with the Parameter Plan.

ILLUSTRATIVE MASTERPLAN

6.11 A proposed Illustrative Masterplan has been prepared for indicative purposes only. The application is not seeking approval of the Illustrative Masterplan.

6.12 The Illustrative Masterplan demonstrates one way in which a development on the site could be laid out. It does not preclude alternative layouts as part of a subsequent Reserved Matters or detailed planning application, providing the underlying principles established in this DAS are satisfied in accordance with the parameter plan and development framework principles.