

Fig 28. semi-natural open space around lwade stream

3.4 open space and public realm

The site already provides a key area of open space in the form of the existing recreation ground, which is currently privately owned and provided for use by villagers on a goodwill basis. The scheme should if at all possible transfer this land into public ownership, enlarge it, and improve the facilities on offer.

The preferred open space approach is not to concentrate provision in one part of the site as set out in the Local Plan Policy, but to consider the needs of the whole community and disperse open space in a limited number of locations through the site. As well as retaining and improving the existing recreation ground therefore, the stream can be framed as a key feature of the site where enhanced planting and open space would provide for a habitat area. An area of open space can also be provided close to the Medical Centre. These should be linked by a series of walking routes.

Areas of incidental green space and planting should be included to further enhance the character of the site. The existing line of mature poplars should be retained, acting as a screen and an indicator of the new boundary of the village. Hedging should be provided to the north of Coleshall Farm along the north western site boundary. Any landscape buffers on the edge of the development intended to count as public open space should be at least 5-7m deep.

Where there is hedging marking the rear boundaries of existing houses on the edge of the village, these should be retained.

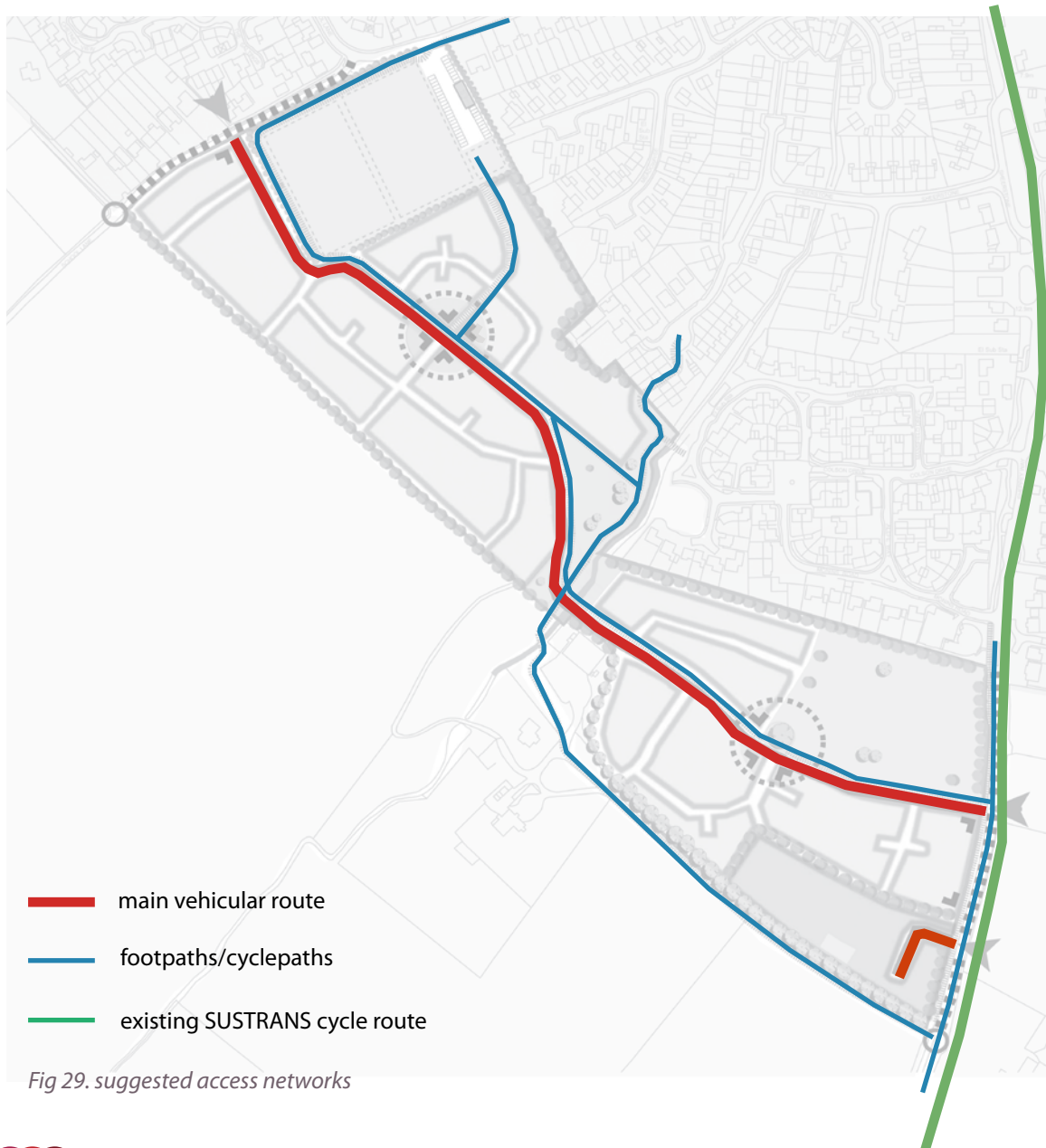


Fig 29. suggested access networks

3.5 access and movement

The site presents an opportunity to link two sides of the village, through a main south-west route from School Lane to Sheppey Way. It must however be traffic calmed to 20mph.

Within the site, residential streets should be legible without the need for much signage. This can be achieved through clearly visible access routes for vehicles, pedestrians and cycles, assisted by focus buildings, views and vistas. Key spaces should be connected by pedestrian routes to link together and encourage walking and cycling as sustainable methods of transport. Where paths and routes pass proposed housing, a high level of overlooking onto the street should be proposed. This satisfies the “Safer Places” criteria of increasing safety and security by having active, well used footpaths overlooked by residents, as well as Policy E20 of the Local Plan. Roads within the development should provide shared surfaces and be accessible for vehicles, cyclists and pedestrians, with the inclusion of Home Zones where appropriate.

The proposed main route should be designed to allow buses to operate and stop at strategic points within the site. This could link into the existing bus route which travels around School Lane and Sheppey Way and provides links to the wider area. A new cycleway should be provided through the site and the footpath into the village connected to the development, including a new bridge over the stream. Footpath access to the farm shop south of the village can also be provided.

Buildings must be designed to comply with Part M of the Building Regulations, British Standards and the DDA legislation to ensure proper access for disabled or ambulant disabled persons. Where a level access is provided to residential units, this should be to the front wherever possible. Where the front door is designed to be the principal access for the disabled, a stepped approach to meet ambulant disabled requirements may only be used should the topography dictate that a level access cannot be achieved.



Fig 30.

3.6 sustainability

Within the development scheme, the selection of new materials and construction techniques should wherever possible favour those with the lowest ecological impact over their projected lifetime. The Green Guide to Housing Specifications (published by the Building Research Establishment) should be referred to when selecting materials & construction methods. The development will be driven by the need to minimise carbon dioxide emissions.

High levels of insulation, draught proofing and double-glazing will improve energy efficiency. All insulation materials to be specified are to be CFC free. Where appropriate, main living rooms are to face south to make maximum use of passive solar gain for heating. Window areas are to be designed to provide high levels of day lighting to reduce the energy demand for lighting. This should also be considered in conjunction with efficient thermal insulation especially on north facing elevations. Cabling should be underground and broadband cable access should be allowed for.

To reduce water consumption, all homes are to be equipped with dual flush WC's with a maximum 6 litre flush and lower 3 litre flush. Water meters should be installed in all homes to encourage occupants to make further savings in water. Houses should be provided with water butts for garden irrigation and harvesting for other domestic uses should be encouraged. In terms of energy, white goods should only be those with an A or B rating under the European Commission ECO label. Where external lighting is provided, compact fluorescent lamps are to be specified. To achieve efficient heating, domestic boilers should be of a type which will achieve a seasonal efficiency of at least 80% as measured according to the European Commission of Boiler Efficiency. Boilers will be selected to have reduced CO2 emissions.

Whilst addressing sustainability in the design of buildings, measures must also be taken to reduce the impact of construction operations. Where waste is generated, contractors will be encouraged to provide separate segregated skips to assist with recycling.