

LIGHTING

Efficient lighting plays a pivotal role in establishing a secure and operational environment. When devising lighting plans for open spaces, it is crucial to strike a balance between ensuring safety and minimizing adverse effects on local amenities, naturally dark landscapes, and wildlife.

While the majority of open spaces may remain unlit, it is imperative to identify key pathways within these areas and green corridors, particularly those anticipated to be used by residents during night-time. In instances where these routes run adjacent to ecologically sensitive features such as preserved hedgerows and habitats for bats, the lighting design should align with recommendations from ecologists to mitigate potential impacts on wildlife.

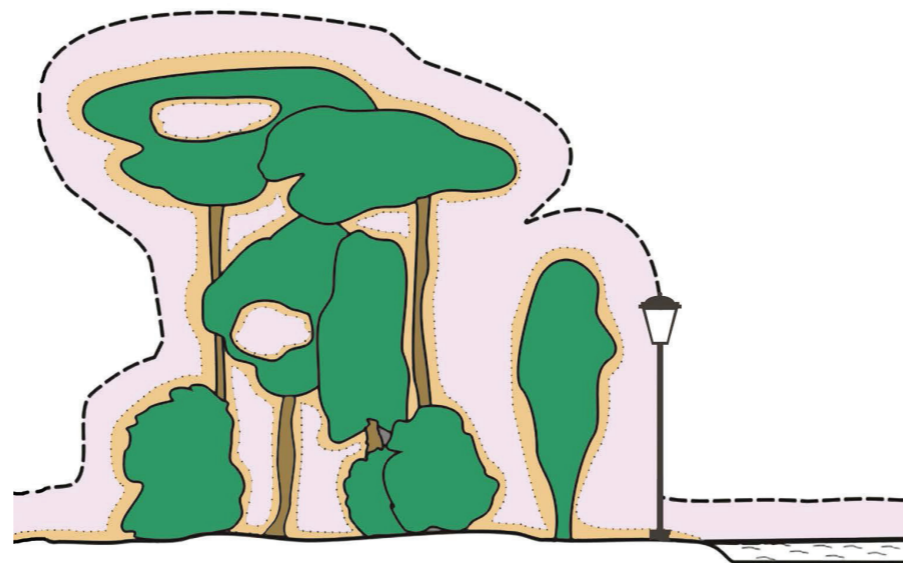
To reduce potential effects on light-sensitive bats and other nocturnal fauna, practices such as minimising light-spill onto valuable foraging and commuting areas (especially boundary hedgerows) will be implemented in accordance with established guidance on good practices. This can be achieved through the implementation of a thoughtfully designed lighting strategy.



1. Bollard lighting



2. Coach light



3. Bat species foraging behaviour from “Bats & Artificial Lighting at Night Guidance Note 08/23” by Bat Conservation Trust



4. Low-level lighting

TOPOGRAPHY & DRAINAGE

The existing terrain features a gently undulating topography, with a subtle descent from West to East. The strategy for site levels aims to preserve the natural topography wherever feasible, minimizing the formation of artificial development platforms. The goal is to ensure a uniformity in levels across interconnected properties on the site.

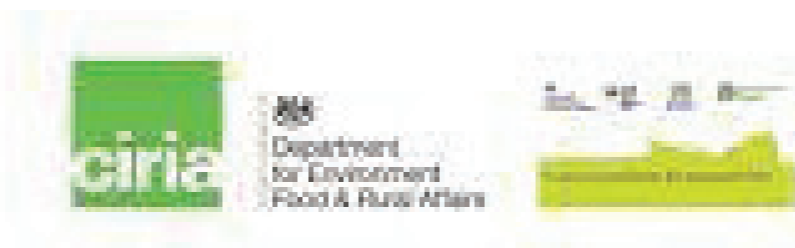
The intended development aims to implement Sustainable Drainage Systems (SuDS) in the execution of the proposed drainage strategy. These systems will incorporate pollution treatment measures to enhance the quality of discharged water.

Given that the existing development primarily consists of a greenfield site, the proposed project seeks to employ sustainable solutions that closely mimic natural conditions. The objective is to offer low-risk, easily maintained solutions that harmonize aesthetically with the development. The design process will be conducted in collaboration with the Lead Local Flood Authority, following the guidance of the CIRIA C753 “The SuDS Manual,” Building Regulations, and other relevant design guidance.

To minimize the impact on the local public drainage network, it is suggested to discharge water in-situ. The development will also plan for storms up to and including the 1 in 100 year storm event, plus 45% for climate change, as per the latest Environment Agency guidance. This will involve the utilization of deep bored soakaways and associated natural attenuation ponds.

Considering the growing concern over water quality, especially when discharging water to the ground, contamination mitigation measures will be implemented in accordance with CIRIA C753 “The SuDS Manual.” These measures aim to provide low-maintenance pollution mitigation, lessening the environmental impact of the development. The proposed open dry basin serves the dual purpose of enhancing the aesthetic appeal of the surroundings and functioning as a natural pollution control mechanism.

The SuDS Manual



1. CIRIA C753 “The SuDS Manual”



2. Designed wet feature



3. Designed dry feature

Chapter VII

Summary

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This Design Code has been prepared on behalf of Aile Homes, who are seeking to discharge Condition 6 of the Outline Planning Approval concerning the Land to Rear of 128 High Street in Newington (ref: 21/505722/OUT).

Condition 6 lists a number of key topics to be covered by the Design Code, including a local study that establishes specific baselines for landscape, ecology and architectural contexts. This appears in Chapters II, III and IV of this document, and extends into proposed design guidance commentary to inform detailed Reserved Matters proposals at a later date.

Condition 6 also requires a number of design strategies to be proposed, which must build from the local study work and respond clearly to context and character in a positive manner. The Outline Planning Approval established a number of design principles which have accordingly informed the strategies proposed herein, shown in Chapter V. To provide additional clarity and guidance for future detailed design proposals a number of specific technical strategies are also proposed in Chapter VI.

Read in full this Design Code establishes that the applicant has a deep and genuine understanding of the site and its varying contexts, has a sincere desire to bring forward the best placemaking solutions overall, and has a commitment to the practical delivery of much-needed housing on an approved outline site in Newington.

The applicant and design team respectfully request that this Design Code be considered appropriate and sufficient to discharge Condition 6 of the OPA 21/505722/OUT, and therefore enable the next stages of detailed design to commence in earnest collaboration with Swale Borough Council.





CLAGUE ARCHITECTS



DESIGN CODE