

PROJECT NO: 2025/03
PROJECT: Proposed Residential Development
LOCATION: Land to the rear of Chideok,
Valebridge Road, Burgess Hill

DESIGN & ACCESS STATEMENT

INTRODUCTION

This statement accompanies a full planning application for a residential development for 2 no. additional dwellings. The application follows the approval of a reserved matters application (LW/24/0428) and the outline approval for 2 dwellings under application no LW/21/0020.

SITE AND SURROUNDINGS

The application site has recently been purchased by the owners of Keepers, the property which lies directly to the north of Chideok.

The site itself is currently mostly grass with mature trees bordering the site and lies on the eastern side of Valebridge Road and to the north of Mill Rose Way.

The entire site including the area proposed for the new dwellings, associated gardens and the new access road amounts to some 0.1356 of a hectare.

The site area designated for the additional dwellings amounts to 0.111 hectares.

The District Boundary of Mid Sussex District Council and Lewes District Council runs across this site from north to south. This proposal for 2 dwellings lies to the east of the plot and therefore the scheme site area is within the Lewes DC district.

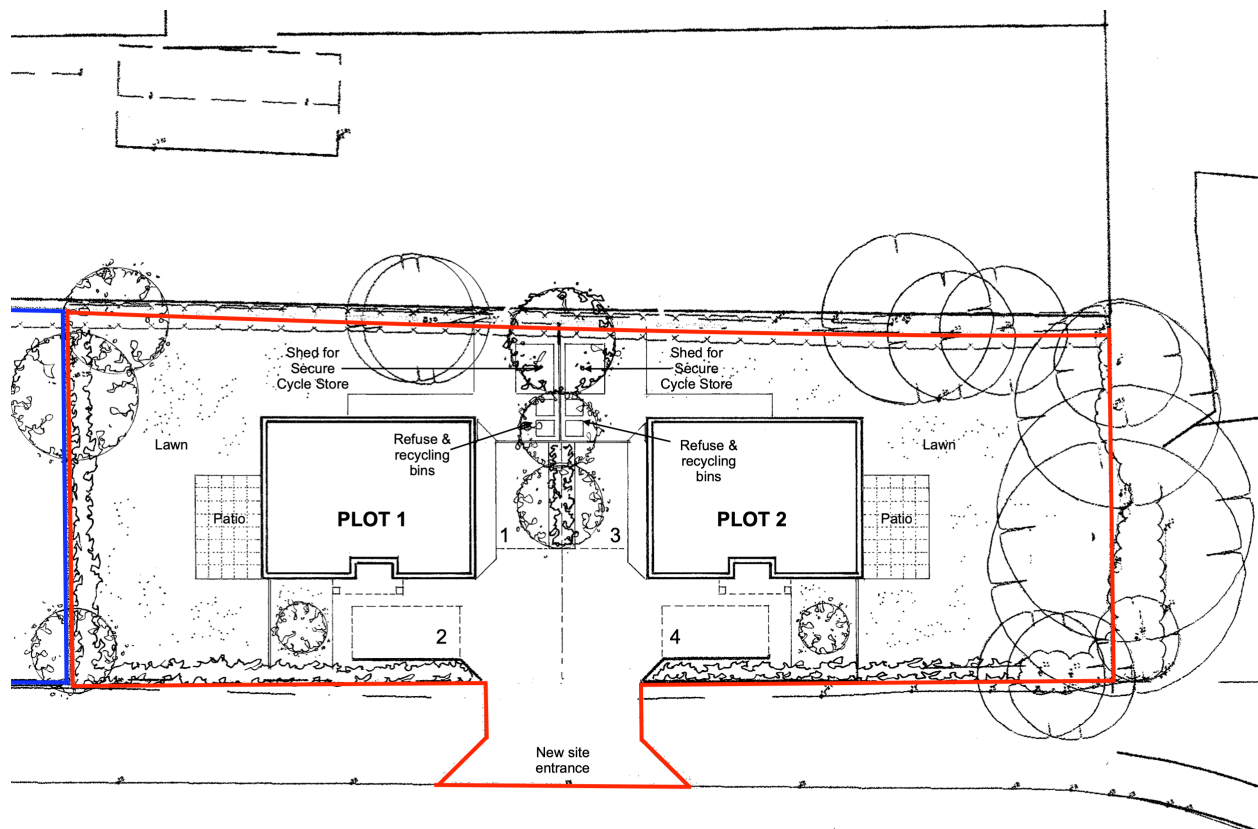
The area around the application site is predominantly residential in character. The new dwellings have been purposefully sited to maintain suitable amenity space for the building for future occupiers. There will be no detrimental effect on any neighbouring properties by siting the dwellings in this position.

Immediately to the east and south of Chideok is a substantial new housing development (DM/16/5511). This development, approved for 55 dwellings is on higher ground levels than this application site and are a mix of styles and designs.

A further approval under DM/18/4132 was approved in October last year approximately 100m to the north of Chideok at Pump House, for a further 25 dwellings.

In respect of this site itself the current bungalow known as Chideok has been approved to be replaced with new two-storey dwelling under LW/19/0728 by Lewes District Council. Mid Sussex District Council ref: DM/19/3910 also refers to this approval.

The application site differs from the approval under application no. LW/21/0020 by proposing rather than being accessed off Mill Rose Way, the development will gain access via a new access road which is located on the northern side of the existing building at Chideok and connects directly to Valebridge Road.



Approved site layout from Reserved Matters Application no: LW/24/0428

PROPOSALS

The submitted proposals have been developed from a new brief but follow the principle of 2 no. additional dwellings that was established by the approval of application no. LW/21/0020.

The designs combine the character of the surrounding area and nearby buildings, the requirements of the client and planning considerations including those that require attention to compliance with amenity space and living space standards.

The site is not within any statutorily designated conservation area and is in a sustainable location with all local facilities within easy reach by public transport, cycling or walking.

This lack of designation has informed the submitted designs of the new dwellings and provides ecologically sound buildings.

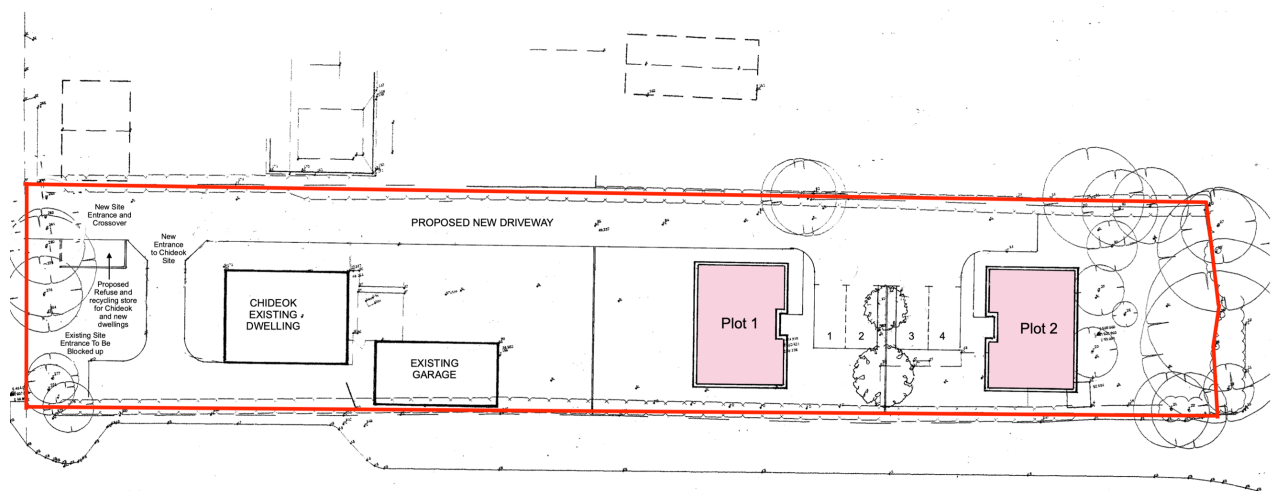
The neighbouring dwellings on Valebridge Road are mixed in scale and design many with additions and extensions.

LAYOUT & DESIGN

The proposed layout has been developed from that which was indicated on the outline approval and reserved matters approval. The new proposals indicate that both properties will utilise a new entrance road that will be accessed directly off Valebridge Road. This has been necessary due to legal problems regarding gaining access from Mill Rose Way as indicated on the outline approval.

The principle of utilising a new entrance directly off Valebridge Road was the subject of discussions with James Smith, the case officer for the reserved matters application. The case officer's advice was accessing the site directly off Valebridge Road was acceptable but he had the following comments:

- Not sure what elevations are like but would be good if the dwellings still engage with Mill Rose Way even though they won't be accessed from there any more;
- Looks like a speed limit sign may need to be removed for the new access?
- Old access will need to be closed off and dropped kerb removed. Suggest putting in some hedging there as will help with BNG;
- Access road needs to be 4.5 metres wide at least at the first section to meet ESCC standards;
- Would recommend looking into noise impact of access road upon occupants of neighbouring prop to the north in light of a recent appeal decision (attached) where this was raised as a concern. Perhaps the existing access could be retained and then the road moves past the front of Chideok with a set back from the northern boundary?



Proposed Site Plan from pre-app discussion with James Smith

The new dwellings themselves have been positioned in the roughly the same location as the outline approval but the units have been rotated through 90 degrees to enable the required parking to be immediately adjacent to the dwellings with ample turning area and thus removing any need for on road parking.

The new dwellings, propose family living accommodation on the ground floor with bedrooms on the first floor. Plot 1 has a total floor area of 142.6 sqm while Plot 2 has a total floor area of 294.9 sqm. Both of the units exceed the requirements of the Nationally Described Space Standards.

Each of the dwellings is provided with an oak framed garage with space in front for additional car parking.

The proposed buildings have been designed to utilise traditional materials which are commonly found in the area so that they blend with the existing context.

The proposed materials for the new houses are as follows:

| | | |
|------------------------|--|---------------|
| Roof: | Sandtoft Humber plain clay tiles or equivalent | |
| External Walls: | Traditional sand/cement render painted white | |
| Vertical tile hanging: | Sandtoft Humber plain clay tiles or equivalent | |
| Dormers: | Sandtoft Humber plain clay tiles or equivalent | |
| Doors & Windows: | Upvc | Colour: White |
| Rainwater Goods: | Upvc | Colour: White |

The proposed materials for the new garages are as follows:

| | | |
|------------------|--|---------------|
| Roof: | Sandtoft Humber plain clay tiles or equivalent | |
| External Walls: | Natural Oak cladding left to weather naturally | |
| Dormers: | Sandtoft Humber plain clay tiles or equivalent | |
| Doors & Windows: | Painted timber | |
| Rainwater Goods: | Upvc | Colour: Black |

SUSTAINABILITY

The site is located in a sustainable location in close proximity to local facilities and transport links.

The proposed buildings will be built to comply with the latest requirements of the Building Regulations utilising a 'Fabric First' approach which will incorporate high levels of thermal insulation, air source heat pumps, water butts, low flow sanitary fittings, low energy light fittings and 'A' rated white goods.

SCALE & LANDSCAPING

The proposed buildings will be 1.5 storey high 'chalet' bungalows which complies with the scale of the indicative designs that were submitted for the outline planning approval.

The proposed landscaping seeks to create domestic gardens for each property that retain the existing boundary features of the site. The site boundaries along the new boundary to the west will be planted with indigenous hedge planting while hedge planting to the northern boundary reinforced with indigenous hedge planting.

Existing trees and hedging on the site will not be detrimentally affected by the proposal and there are no trees worthy of retention that will be affected by the proposals.

The entrance courtyards, driveways and hardstanding areas for parking will be finished with permeable block paving.

ECOLOGY

There are no water features on or near the site so the land would not support protected reptiles.

The proposals do not require the removal of buildings which could provide roosts for bats or barn owls and there are no dead trees on the site which could support roosting bats.

There are no TPO trees on the site and the hedgerows will be maintained and enhanced which will provide biodiversity corridors for wildlife.

In this regard the proposal would not affect any endangered species.

ACCESS

A new access is now proposed for the dwellings off Valebridge Road, which will be created prior to commencement of buildings works.

Whilst construction is being carried out it is proposed to direct works traffic through this access and provide vehicle parking site. Vehicles will be able to turn and exit onto Valebridge Road in forward gear.

The new access will be constructed to the specification of the Highway Authority.

Car parking spaces in compliance with ESCC Highways requirements are provided for each of the new dwellings together with secure cycle storage in garages or lockable garden sheds located in an easily accessible location in the rear gardens.

CONCLUSION

This application which proposes the construction of two new dwellings with associated garages, follows the principle that was established by the outline planning approval LW/21/0020 and complies with the Council's adopted policies.

The new dwellings would not only enhance the local scene but would provide sustainable, ecologically sound accommodation for local families, near to all facilities including schools which are within walking distance or on a regular and established bus route.

The layout has been carefully considered to ensure there will be no disruption to the existing trees and hedgerows. While the dwellings themselves have been designed to ensure that there will be no overlooking of the neighbouring properties.

The proposal would have no impact on the surrounding area, being within an established and sustainable housing area with local walks and green spaces.