

HAMMONDS RIDGE



Design & Access Statement

in support of a full planning application for:

Residential Development at
Hammonds Ridge,
Burgess Hill
RH15 9HT

July 2026

Contents

HAMMONDS RIDGE

CLIENT: CROSS HOMES (LEWES) LTD
Ord, Kingston Road, Lewes, BN7 3NB

CONTENTS

1.0	Introduction
2.0	Site Location & Context
3.0	Use, Amount & Layout
4.0	Scale & Appearance
5.0	Access & Landscaping
6.0	Conclusion

prepared by:

Datum Architects
Delta House
16 Bridge Road
Haywards Heath
West Sussex
RH16 1UA

First Issue: 30th July 2026

1.0 Introduction

HAMMONDS RIDGE

This Design & Access Statement accompanies a Full Planning Application for a development of 9 houses at Hammonds Ridge, Burgess Hill. This statement should be read in conjunction with the associated planning drawings prepared by Datum Architects and the supplementary documents that accompany the application.

It has been produced in accordance with guidance published by the Commission for architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site and relevant local and national planning policies to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Considers accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.



Fig.1 Site location plan

2.0 Site Location & Context

HAMMONDS RIDGE

The site is located between Hammonds Ridge and Edwin street location, approximately 1.2km to the south-west of Burgess Hill town centre, accessible by public transport and the pedestrian footpath network. It is situated within an established residential area within the adopted settlement policy boundary. The overall site area is 0.2 Ha.

The site is currently vacant brownfield scrubland with tarmac surfacing covering around 50% of the site. Whilst the central part of the site is generally flat there is an approximate level change of 1m along the Hammonds Ridge boundary rising from north to south.

The site benefits from an existing vehicle access from Edwin Street with mains drainage and utility services available on both Hammonds Ridge to the east and Edwin Street to the west. There is a group of mature trees to the south of the site, outside the site boundary, that are subject to a Tree Preservation Order (CN/01/TPO/99) and a selection of smaller trees and shrubs within the site itself, as detailed in the accompanying tree report. The central section of the site has a large tarmac parking area which is in a poor state of repair.

The eastern edge of the site directly abuts the Hammonds Ridge tarmac road. There is an existing pedestrian footpath on the opposite side of the road to the site. The north-east boundary backs on to the rear gardens of the adjacent dwellings in Selby Close. Immediately to the west are two blocks of 3 storey flats (37-47 and 49-59 Edwin Street), which have bedrooms and living rooms overlooking parts of the site. Further to the east is the large car park for the Tesco superstore. There is a single Flat over Garage situated adjacent to the southern boundary with bathroom and kitchen windows overlooking the site.



Fig.2 Aerial view of site

2.0 Site Location & Context

HAMMONDS RIDGE



Fig.3 View of application site from Edwin Street entrance



Fig.4 View of site from SE corner on Hammonds Ridge, looking north-west



Fig.5 View of site from NE corner on Hammonds Ridge, looking South.



Fig.6 View of site from SE along Hammonds Ridge showing existing TPO group

2.0 Site Location & Context

HAMMONDS RIDGE



Fig.7 View of adjacent properties to the north-east of the site



Fig.8 View of properties to the east of the site on the opposite side of Hammonds Ridge



Fig.9 View of adjacent properties to the north of the site



Fig.10 3D aerial view of site.

2.0 Site Location & Context

HAMMONDS RIDGE

Under historical land transfer agreements, the site was originally intended to be used for a community facility. Within the planning application for the adjacent Cala Homes development for 51 houses (DM/17/0205) an access provision and indicative community use building footprint were included within the approved scheme. Subsequent legal agreements relating to the site released the restrictive covenant relating to the community use in favour of an agreement not to use the site for any other purpose than for community use and/or up to 12 flats or houses. In response to this updated agreement, the site was allocated for development within the local plan for a scheme of 12 flats plus community use (SA14).

The key urban principles identified in the site allocation were:

- Optimise the development potential of the site while respecting the surrounding townscape & residential amenity.
- Enhance connectivity by providing pedestrian and/or cycle links to the surrounding network.
- Orientate development to provide a positive frontage to Hammonds Ridge.
- Ensure building heights are in keeping with the surrounding area taking into account the impact on privacy, outlook, daylight, sunlight and noise, air and light pollution.

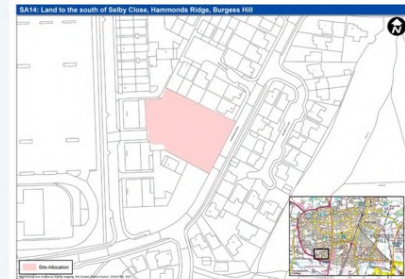
SA 14			
Land to the south of Selby Close, Hammonds Ridge, Burgess Hill			
SHELAA:	904	Settlement:	Burgess Hill
Gross Site Area (ha):	0.16	Number of Units:	12 flats plus community use
Description:	Mixed use allocation of housing and community facilities		
Ownership:	MSDC		
Current Use:	Brownfield site/former site office	Indicative Phasing:	6 to 10
Delivery Mechanisms: District Council in partnership with Developer/ Registered Provider			
			
Objectives • To deliver a high density, sustainable, mixed use development which is comprehensively integrated with, and connected to, the surrounding development and Town Centre so residents can access existing facilities.			
Urban Design Principles • The site is in a sustainable location near to services and Burgess Hill Town Centre. Optimise the development potential of the site while respecting the character of the surrounding townscape and residential amenity. • Seek to enhance the connectivity of the site with the surrounding development by providing pedestrian and/or cycle links to existing networks. • Orientate development to provide a positive frontage to Hammonds Ridge and the small open space and trees to the south. • Ensure building heights are in keeping with the surrounding area, so as not to cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution.			
Landscape Considerations • The south western corner of the site contains a number of trees covered by a group Tree Preservation Order. Retain and enhance existing mature trees and incorporate these into the landscaping proposals for the site.			
Social and Community • Include a community use as part of the development proposals as required by a restrictive covenant relating to this site.			
Biodiversity and Green Infrastructure • Provide a net gain in biodiversity and Green Infrastructure through ecological enhancements, by incorporating new natural native habitats and native street trees into the landscaping proposals and designing buildings with integral bat boxes and bird nesting opportunities.			
Highways and Access • Provide access from Hammonds Ridge. • Provide a Sustainable Transport Strategy to identify sustainable transport infrastructure improvements and demonstrate how the development will provide comprehensive sustainable links to the town centre and transport hubs, including safe and convenient routes for walking and cycling.			
Flood Risk and Drainage • Design surface water drainage to minimise run off, to incorporate SuDS and to ensure that Flood Risk is not increased.			
Minerals • The site lies within the brick clay (Weald clay) Minerals Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with policy M9 of the West Sussex Joint Minerals Local Plan (2018) and the associated Safeguarding Guidance.			



Fig.12 Extract from Cala Homes Site Plan showing schematic layout of community building

Fig.11 Extract from Site Allocation Document

3.0 Use, Amount & Layout

HAMMONDS RIDGE

Site Layout Design Development

Schematic proposals for alternative site configurations were tested during the initial design phase to identify the optimum unit numbers and building arrangements. Three of these options were subsequently presented to local residents as part of a public consultation process.

The starting point for the concept design was the site allocation of 12 flats plus community use. Since the potential options for community use have not been defined, and with no clear indication of potential end users or funding arrangements, the massing and layout was based on an equivalent development size of 15 flats on the provisional assessment that a community use would potentially occupy a similar area to 3 flats.

12 flats + Community Use or 15 Flats

Positive design aspects:

- Active frontage to Hammonds Ridge.
- Site allocation unit numbers achieved.
- Parking restricted to off-street internal courtyard.
- Reinforcement of existing building line to Hammonds Ridge.

Negative design aspects:

- Bulky building mass (even excluding the additional bulk of a pitched roof)
- Building shape & form not in keeping with surrounding development of 2 storey houses.
- Single aspect flats required to avoid overlooking.
- Potential overshadowing of No. 68 Hammonds Ridge garden.



Fig.13 Concept proposal- 12 flats + Community Use or 15 Flats

3.0 Use, Amount & Layout

HAMMONDS RIDGE

Site Layout Design Development

6 Houses + 9 Flats (or 6 Flats + Community Use)

Positive design aspects:

- Active frontage to Hammonds Ridge.
- Site allocation unit numbers achieved.
- Parking mainly restricted to off-street internal courtyard.
- Hammonds Ridge houses in keeping with surrounding development.
- Reinforcement of existing building line to Hammonds Ridge.

Negative design aspects:

- Bulky building mass of central flats (even excluding the additional bulk of a pitched roof)
- Building shape & form not in keeping with surrounding development of 2 storey houses.
- Single aspect flats required to avoid overlooking.
- Potential overshadowing of Selby Close Gardens.
- Overlooking of Selby Close properties from external amenity space of flats.
- Large blank wall to rear gardens of houses.



Fig.14 Concept proposal– 6 houses + 9 Flats

3.0 Use, Amount & Layout

HAMMONDS RIDGE

Site Layout Design Development

9 Houses

Positive design aspects:

- Active frontage to Hammonds Ridge.
- Parking mainly restricted to off-street internal courtyard.
- Hammonds Ridge houses in keeping with surrounding development.
- Reinforcement of existing building line to Hammonds Ridge.
- No overlooking/overshadowing of adjacent developments.
- Reduced building massing.
- All units dual aspect.
- Pedestrian & cycle connectivity across site.
- Provision of 9 no. family houses with the potential for an overall total of 63 occupants.

Negative design aspects:

- Site allocation of 12 units not achieved.

Community Consultation & Conclusion

The three alternative schemes were presented to local residents as part of a community consultation process. Out of 31 local households who responded to the survey, 100% objected to the possibility of any form of flatted development as it is not considered to be appropriate (refer to separate Statement of Community Involvement).

In light of the above, and the clear urban design benefits of a housing scheme over a flatted development on the site, it was decided to progress with a detailed scheme design based on the 9-house scheme as it is considered to be the most appropriate form of development in this location.



Fig.15 Concept proposal- 9 houses

3.0 Use, Amount & Layout

HAMMONDS RIDGE

Use and Amount

The proposal comprises 9no. dwellings (use Class C3) comprising the following unit mix:

- 3no. Type A Units: 4-bedroom, 7-person, 3 storey semi-detached houses. GIA 122.8m².
- 3no. Type B Units: 3-bedroom, 5-person, 2 storey semi-detached houses. GIA 100.8m².
- 2no. Type C Units: 3-bedroom, 5-person, 2 storey end-terrace houses M4(2). GIA 106.3m².
- 1no. Type D Unit: 3-bedroom, 5-person, 2 storey mid-terrace house. GIA 106.3m²

The Nationally Described Space Standards state that the minimum GIA for a 4b 7p three storey dwelling is 121m² therefore, the GIA of the Type A units complies with District Plan Policy DP27.

The Nationally Described Space Standards state that the minimum GIA for a 3b 5p two storey dwelling is 91m² therefore, the GIA of the Type B, C and D units complies with District Plan Policy DP27.

The overall GIA of the development is 989.7m². With an overall site area of 0.2Ha, the proposed development therefore has a Floor Area Ratio of 0.5. The FAR is a metric used to calculate the density of developments. Moderate density neighbourhoods such as Hammonds Ridge, would typically have a FAR of 0.4 to 1

In terms of site coverage, the gross footprint of the the new dwellings is 549m² which gives an overall plot ratio of 0.27, or 27%. Suitable plot ratios for suburban areas such as this generally fall in the range of 0.2-0.3.

Policy DP28 'Accessibility', requires developments of 5 or more dwellings to make provision for 20% of dwellings to meet category 2 of Approved Document M, requirement M4(2). Therefore 2no. M4(2) compliant units have been included within the proposal.

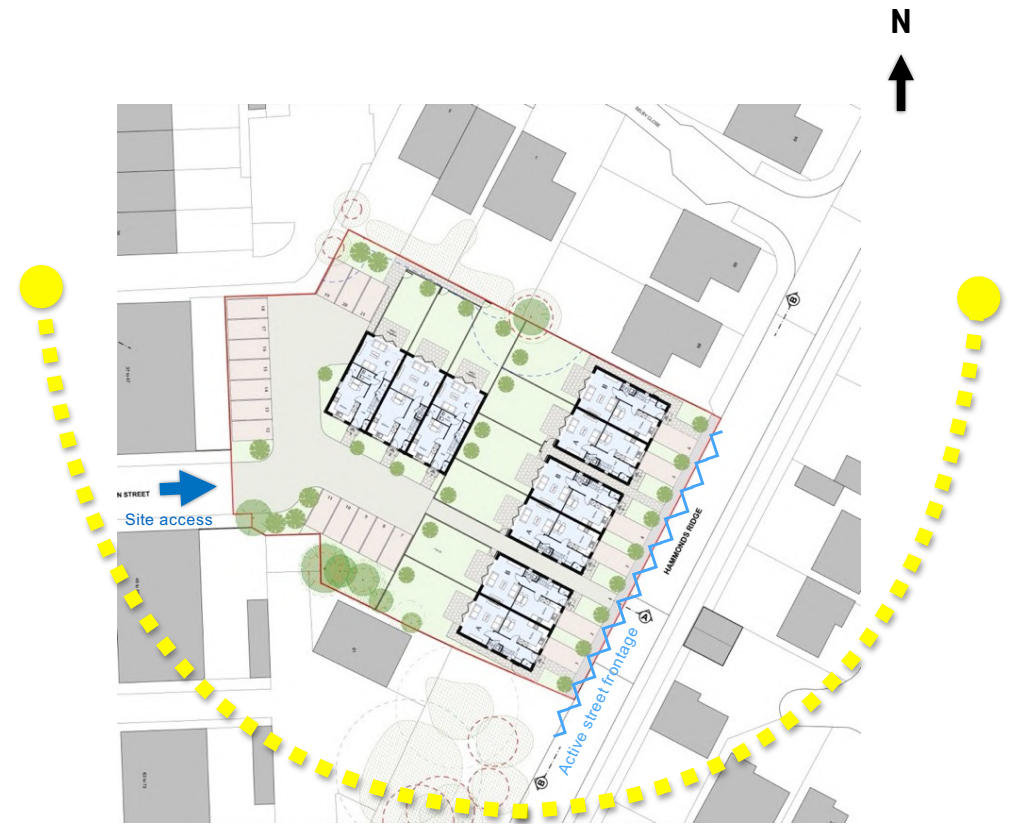


Fig.16 Site Layout Block Plan

HAMMONDS RIDGE

3.0 Use, Amount & Layout

HAMMONDS RIDGE

Each semi-detached house layout is compliant with Nationally Described Space Standards.

- 3no. Type A 3-storey Semi-detached 4-bedroom 7-person units with GIA of 127.7m².
- 3no. Type B 2-storey Semi-detached 3-bedroom 5-person units with GIA of 100.8m².
- 1no. double/twin bedroom with minimum area of 11.5m² and minimum width of 2.75m.
- Double/twin bedrooms have a minimum area of 11.5m² and minimum width of 2.55m.
- Single bedrooms have a minimum area of 7.5m² and a width greater than 2.15m.
- Minimum 3m² built in storage for 4b units, min 2.5m² for 3b units.
- Part M4(1) compliant layouts.



Fig.18 Semi Detached Unit Floor Plans

3.0 Use, Amount & Layout

HAMMONDS RIDGE

Each terraced house layout is compliant with Nationally Described Space Standards.

- 2no. Type C End-terrace 2-storey 3-bedroom 5-person units with GIA of 106.3m²
- 1no. Type D Mid-terrace 2-storey 3-bedroom 5-person unit with GIA of 106.3m²
- 1no. double/twin bedroom with minimum area of 11.5m² and minimum width of 2.75m.
- Double/twin bedrooms have a minimum area of 11.5m² and minimum width of 2.55m.
- Single bedroom with minimum area of 7.5m² and width greater than 2.15m.
- Minimum 2.5m² built-in storage.
- 2no. End-terrace units have Part M4(2) compliant layouts.
- 1no. Mid-terrace unit has a Part M4(1) compliant layout.

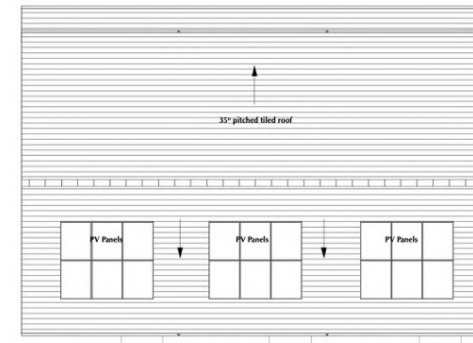


Fig.19 Terraced Unit Floor Plans

4.0 Scale & Appearance

HAMMONDS RIDGE

The proposed dwellings are two storey units with pitched tiled roofs with three units having rooms in the roof with rear dormer windows. As demonstrated in the adjacent 3d model image, the size & scale of the development is in keeping with the size & scale of the surrounding development which comprises mainly 2 and 2 ½ storey houses to the north, east & south, and 3 storey flats immediately to the west of the site.

The architectural design comprises a traditional arrangement of two storey brickwork under tiled pitched roofs but with a contemporary look and feel in the colour palette, window arrangement and use of decorative brick features.

Sustainability

The proposed dwellings will be highly sustainable, with the following key features:

- Integrated Solar PV Panels.
- Air Source Heat Pump heating & hot water.
- High levels of insulation and airtightness.
- Underfloor heating.
- Low energy lighting & appliances.
- Electric vehicle charging.
- Home working facilities.



Fig.20 Computer generated aerial view of proposed development

4.0 Scale & Appearance

HAMMONDS RIDGE



UNIT TYPE A & B - EAST (FRONT) ELEVATION



UNIT TYPE A & B - SOUTH (SIDE) ELEVATION



UNIT TYPE A & B - WEST (REAR) ELEVATION



UNIT TYPE C & D - SOUTH (FRONT) ELEVATION



UNIT TYPE C & D - WEST (SIDE) ELEVATION



UNIT TYPE C & D - NORTH (REAR) ELEVATION

Fig.21 Proposed Elevations

5.0 Access & Landscaping

HAMMONDS RIDGE

Access

The site is in a highly accessible area within a 30min walk of all nearby amenities and the mainline railway station in Burgess Hill. The site is within a 2min walk to the nearest bus stop with regular services (100, 168) that provide easy access to the wider area. Refer to transport statement for detailed analysis of transport links and accessibility.

Vehicle and pedestrian access available from both east and west sides of the site via the existing access point from Edwin Street and direct from Hammonds Ridge. The Development is designed to allow pedestrian and cycle connectivity through the site and incorporates level access to all houses from adjacent parking spaces and drop off areas.

Secure cycle storage will be provided in accordance with WSCC standards which requires 2 spaces per dwelling. An electric car charging point is to be provided for each dwelling.

The proposed units fully comply with the access requirements of Approved Document M4(1), with 2 units providing enhanced M4(2) compliance in accordance with the local plan policies.

Landscaping

The site benefits from an existing mature TPO tree group to the south, just beyond the site boundary, that provides an attractive screened approach to the development. The proposed buildings have been sited to avoid the root protection zones of all the retained and protected trees (refer to accompanying tree report). New tree & hedge planting is proposed within the shared common areas and gardens to provide an attractive landscape environment. The shared surface and private parking areas will be paved with permeable block paving.

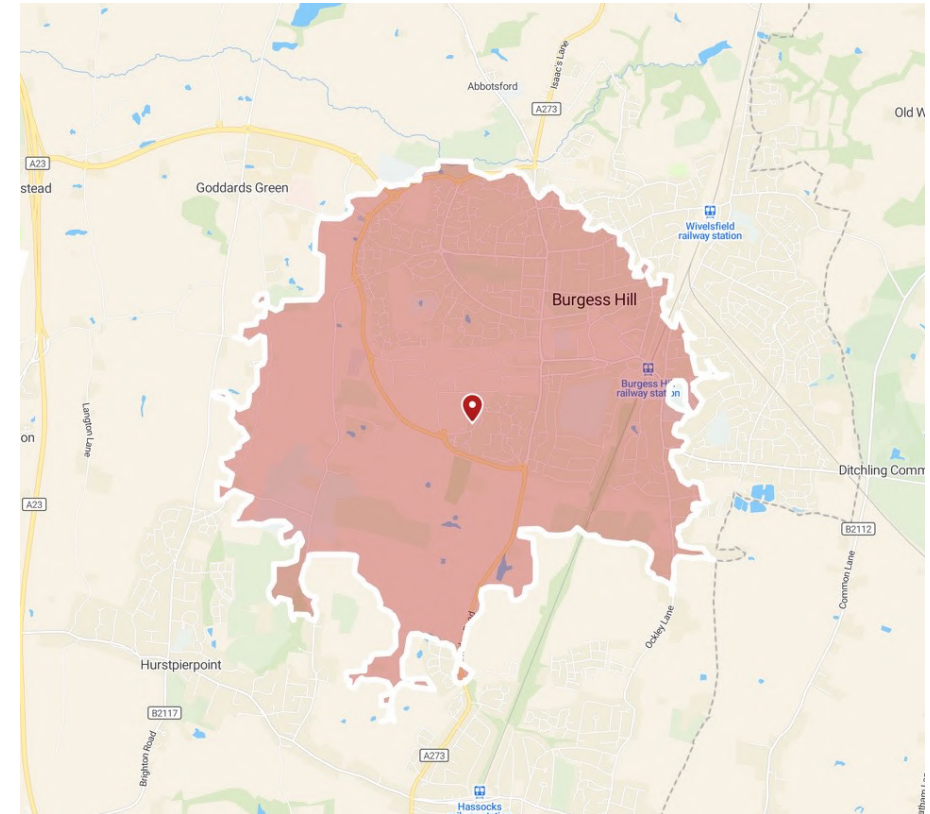


Fig.22 Isochrone Map showing 30 minute walking time from site

6.0 Conclusion

HAMMONDS RIDGE

In conclusion the scheme achieves the following aims:

- The proposal is appropriate to the site in terms of scale, height, bulk, and form.
- The proposal does not adversely affect the character, appearance or setting of the locality or the amenity of nearby properties.
- The proposal will deliver much needed housing on an available and sustainable site within the development boundary.
- The buildings have been carefully sited and massed to ensure that the visual impact is minimised.
- Pedestrian and cycle connectivity is achieved across the site.
- An active street frontage is provided along Hammonds Ridge that follows the established building line.
- The proposal will provide nine attractive, spacious and energy efficient modern family homes.



Fig.23 Computer generated aerial montage of proposed development