

Design & Access Statement

Proposed development of 3-detached houses on land adjoining

**“Evergreen”
London Road
Hassocks
BN6 9NA
West Sussex**

1.0/. SITE DESCRIPTION.

The site is located on land adjoining the A273 London Road north of the residential property known as Evergreen, the exact position is indicated on the location plan on drawing numbered OPA / 1872026 / 01

The red boundary line indicates a site of approximately 0.303 hectares (3035 sq m)

The eastern boundary of the site is created by the edge of the proposed developable area with further open grass land down to Herrings Stream.

2.0/. PLANNING CONTEXT

A separate Planning Statement has been prepared by SDR Designs which should be read in conjunction with this Design & Access Statement as it provides greater detail as to policies and Local Authority guidelines.

3.0/. AMOUNT

The proposal is for 3 detached dwellings on the site with 4-bedrooms, en-suite, bathroom and study area at first floor level and kitchen / breakfast area, dining area, living room area, cloakroom and a study / bedroom 5 with en-suite at ground floor level.

4.0/. LAYOUT

The proposed development is arranged in a line running north south with a new residential road running parallel to the main London Road immediately to the west of the houses providing vehicular access to each.

The main reasoning behind this layout is as follows:

Potential Flood risk adjacent to the Herrings Stream.

There is a fall in level across the site from west to east of approx.1m towards the Herrings Stream. This waterway runs along the bottom of the shallow valley further east of the indicated site boundary

A flood risk assessment has been undertaken, and the proposed dwellings have been positioned only on the higher ground clear of the risk of flooding as another precaution the proposed ground floor level is to be a minimum of 250mm above the highest flood risk level.

Flood risk Engineers Idom Merebrook Ltd have previously carried out the preliminary assessment over a larger site which was part of a previous application with reference of DM/16/4165 which included the

areas of existing land that makes up the properties known as Evergreen and The Paddock, their report accompanying this application should be read in conjunction with the application drawings, Planning Statement and this Design & Access Statement.

Site boundary conditions

Thick mature trees, shrubbery and hedges surround a majority of the site.

An almost continuous belt of thick shrubs and trees line the western boundary between the site and the pavement on the A273 London Road (which is regularly trimmed on the highway side). The only two existing openings in this boundary planting are the vehicular access point into the two existing properties.

The south boundary adjoining Evergreen will be formed with open timber fencing to insure an open view across fields / garden open spaces.

The ownership red line boundary on the east side of the site follows the edge of the area proposed for development, however the existing/historic site boundaries further to the east follow edge of the meandering Herrings Stream which is lined with trees. The tree margin along the stream varies in depth but is predominantly only one or two trees deep on the application site side, this land is owned by the owners of Evergreen who wish to maintain its natural countryside appearance.

The margin of trees on the side of the stream however varies in depth creating a significant belt of tree screening obscuring views between the application site and Friars Oak Fields further east on the other side of the shallow valley.

The site boundary to the north is a field division hedge with a fence running within it and occasional trees and shrubs along its length.

The presence of the boundary trees around most of the site means that it is possible for new buildings to have very limited visual impact on the surroundings. They will also not be visible from key strategic locations in the South Downs National Park; these natural screens are to be retained and maintained.

Trees

The proposal to position the houses away from the designated flood risk zone, also results in the swathe of land directly adjacent to the Herrings Stream left untouched by development.

With careful management this wooded environment can be maintained and enhanced as a wildlife corridor and habitat.

Trees of high value on the site are to be retained, and the layout of the houses has been developed around them to ensure root protection zones will not be encroached upon by the proposed building work.

A study of the trees on the site has been undertaken by David Archer Associates the report again was for a much larger development consisting of 18 proposed dwellings on land including the grounds of Evergreen and The Paddock, as this proposal included this land area part of the report is still relevant to this application and accompanies this application.

Vehicular and Pedestrian Access

The existing house known as Evergreen which adjoins the site fronts the A273 London Road and are accessed directly from it.

It is proposed that the new houses on the application site also front onto the A273 London Road, each with a narrow opening in the existing heavily planted boundary with a pedestrian only entrance gate onto the footway.

Vehicle access is to be to the rear of each property via a new residential road.

The proposed new residential road has a junction with the A273 at the midpoint along the proposed western boundary of the application site.

It occurs at a straight area of the road with visibility splays and sightlines will be investigated and be acceptable and approved by The Highways Department.

At the entrance to the application site the proposed new residential road would have a footway both sides reducing to a footway on only one side after it splits within the site then leading away north and south.

Sufficient space has been provided for each dwelling to have on-plot parking and secure covered cycle parking.

A Transport Statement has been undertaken by GTA Consulting for a much larger development consisting of 18 proposed dwellings on land including the grounds of Evergreen and The Paddock, as this proposal included this land area this report is still relevant to this application and accompanies this applications it should be read in conjunction with the application and confirms that access and transport related issues for the proposals are acceptable.

5.0/. DESIGN

Although this is an outline planning application, indicative elevations and plans have been included to enable the potential nature of the development to be visualised.

It is envisaged that a single house type will be used, with the only difference being a handed layout. The houses will be detached two storeys under pitched roofs, the size and appearance is to form larger family homes to differentiate this development from others in the area that are purely designed to produce greater numbers as opposed to quality.

Facing materials will be typical for this part of West Sussex: different coloured panels of brick, some tile hanging, timber fascia's and features such as exposed rafter ends and timber cladding and tiled roofs.

Final house designs are to be the subject of a Reserved Matters application, but the houses will be designed within the principals outlined above.

6.0/. LANDSCAPE

The proposed application site landscape will principally consist of new private gardens with open timber fence divisions between plots, the new adoptable access road and the retained existing trees and hedgerows.

Land to the east of the development site residential road will be fenced to match the proposed separating fences and are currently managed as a mix of open grassland and the retained tree margin on the edge of Herrings Stream for the use as a wildlife haven and corridor. This land owned by a neighbouring property currently manage this area as open grassland / woodland.

7.0/. SUSTAINABILITY

The proximity of the site to public transport, within walking distance of the centre of Hassocks, all its amenities and mainline railway station mean that it is a sustainable location. It would be very easy to live in this location without the need for a car. This fact has been noted more vigorously in the accompanying Planning Statement.

The houses will be constructed to Part L of the Building Regulations and hence will be highly insulated, water use reducing appliances, renewable energy equipment will be included within the final design including air source heat pumps.

The houses will also each be provided with an electric car charging facility to enable electric and hybrid private motor vehicles to be used that will allow for no additional air pollution is created, particularly at the nearby Stone Pound junction, as a result of the development.

All houses will be provided with space for secure covered bike stores with the option of an electric charging point within the secure cycle store to encourage local journeys to be undertaken with minimal need for the use of a private motor vehicle.

The houses will be designed to fully meet Part M of the Building Regulations and be fully compliant with all 16 requirements of Lifetimes Homes criteria.

8.0/. CONCLUSION

As set out in the preceding sections of this Design & Access Statement and the accompanying Planning Statement, we believe we have demonstrated that the application should be approved due to the main points indicated below:

The proposed scheme of 3-detached high quality dwelling houses will:-

- Help address the well documented housing shortage.*
- Are located on a major bus route with good links to Brighton, Burgess Hill, Haywards Heath, East Grinstead and Crawley.*
- Are located within easy reach of Hassocks mainline railway station with excellent services to Brighton, Gatwick and London.*
- Are located within easy reach of the centre of Hassocks village and its shops, supermarkets and other amenities.*
- Are positioned on the site clear of any potential flooding.*
- Has been arranged to retain and enhance the wildlife haven and corridor adjacent to the Herrings Stream and minimise the felling of existing trees on the site.*
- Are of an appropriate scale, massing and design and will have very limited visual impact on the locality by virtue of the almost complete thick mature existing tree screening around the entire site.*
- Has a single safe vehicle entrance/egress point onto the A273 London Road positioned on the straightest part of the London Road to create a safe vehicle junction.*
- Includes individual electric car charging points in order to minimise the likelihood of potential deterioration of air quality due to increased vehicle movements locally to and from the site.*

In the light of the information listed above, the local Planning Authority is respectfully requested to grant Outline Planning Permission.