

OLD VICARAGE FIELD

TURNERS HILL
DESIGN AND ACCESS STATEMENT
MAY 2025

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Old Vicarage Field, Turners Hill: Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Elivia Homes Eastern.

This document has been designed to be printed double sided at A3 (landscape).



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Please note:
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

Prepared by	KY
Checked by	DK
Date Issued	May 2025
Revision	B

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01

Old Vicarage Field, Turners Hill

Introduction

INTRODUCTION

This document has been prepared by On Architecture Limited on behalf of Elivia Homes Eastern for a proposed residential development at Old Vicarage Field, Turners Hill. This statement accompanies a detailed planning application for new homes with associated access, parking, drainage and landscaping.

This design and access statement describes the site and surrounding area, planning policy context and the proposed development. It describes the design ethos underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access and sustainability.

This document should be read in conjunction with a number of technical reports which inform, shape and support the final design, together with the architect’s plans and drawings.

The Design and Access Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Government’s online National Planning Practice Guidance (NPPG) 2014 (as revised).

The aim is to explain how the proposed development is a suitable response to the site and its setting and demonstrates the commitment of the applicant and designers to achieving Good Design and meeting the requirements of planning policy, legislation and good practice guidance.

The statement describes the design ethos and architectural principles underpinning the use, amount, appearance, landscaping, layout, access and scale and should be read in conjunction with our drawings and the survey information submitted with the planning application.

The Design Team

Architect:	ON Architecture
Client:	Elivia Homes Eastern
Planning Consultant:	Gillings Planning
Landscape Consultant:	Fabrik
Heritage & Archaeological Consultants:	Smith Jenkins/ TVAS South
Engineering Consultant:	Transport Planning Associates
Arboricultural Consultant:	Barrell Tree Consultancy
Ecological Consultant:	Sam Watson Ecology
Drainage Consultant	Abstruct Consulting
Air Quality and Noise Consultant	Hawkins Environmental
Sustainability Consultant	Arcadian Architectural Services



Red boundary line indicates application site

Google Maps

ELIVIA HOMES EASTERN

Elivia Homes was formed in 2022 through the coming together of two regional, award-winning businesses, formerly known as Vanderbilt Homes and Crayfern Homes. Vanderbilt Homes was founded in 2004 and now operates as the Central region, while Crayfern Homes was founded in 1992 and operates as the Southern region. In January 2023, award winning Millwood Designer Homes was acquired, which was founded in 1991, with it becoming the Eastern region. Together, Elivia Homes is committed to delivering sustainable growth and maintaining a proud reputation as one of the most trusted and admired house-builders across the South East.

Elivia Homes are dedicated to building unsurpassed developments that help people and places thrive. Their developments are made by the finest craftspeople to create homes unlike any other. Throughout the design and build process they consider the finer details of how life will be lived in our homes, delivering not just a property, but instead a home.

Elivia Homes have years of experience and shared expertise across their Central, Southern and Eastern regions that enables them to produce developments of distinction.





02

Old Vicarage Field, Turners Hill

Assessment

PHYSICAL NATURE AND CHARACTER OF AREA

The site is situated in the village of Turners Hill, which is located 5.8 miles East Crawley. The site is located on the north west side of Church Road, where the site access will be for the proposed residential development.

The northern and western boundaries feature semi-mature tree belts and occasional sections of overgrown hedgerow. The southern boundary is formed of trees and other vegetation associated with residential properties. The eastern boundary comprises of residential development along Lion Lane.

Public Rights of Way run along the northern and southern site perimeters beyond the site's boundaries. These link up to Turners Hill Road and Lion Lane to the East. Directly to the east of the site are established residential development. There is also a few houses along Church Road, along the southern boundary of the site.

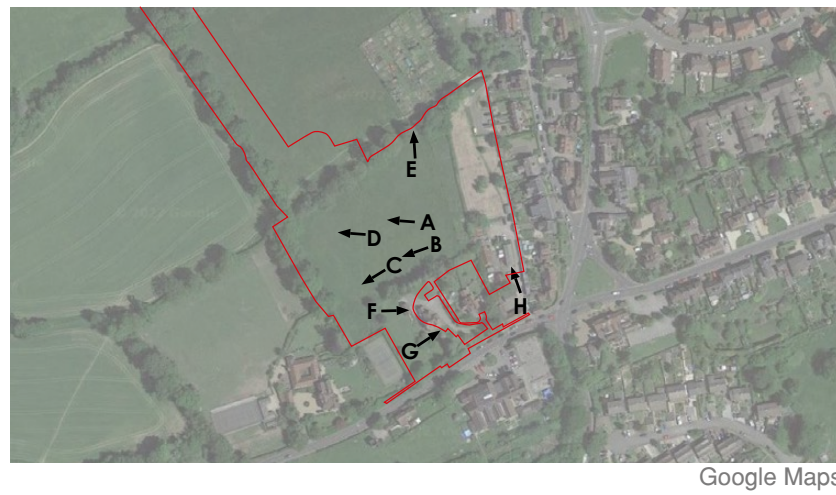
There are two bus stops located within a few minutes walk from the site entrance which has a regular service to Crawley. Crawley is one of the towns in West Sussex with excellent amenities, and also has great rail and road links to London as well as the South.



Red boundary line indicates application site

Google Maps

Photographs of the application site and surrounding area are set out below:



CONTEXTUAL STUDY

The area surrounding the site comprises an eclectic mix of houses, service buildings and commercial units, of mixed age displaying a variety of traditional, rural and farmland architectural styles and materials. The houses display a mix of red brick, tile hanging and white weatherboarding. The scale of these is largely 2 storeys. (See photographs below):



2 storey house with tile hanging and brick facade along North Street



St Leonard's C of E Church along Turners Hill Road



2 storey house with timber detailing and red brick facade along Church Road



Google Maps



2 storey house with tile hanging and brick facade along Mount Lane



2 storey house with Victorian timber detailing and yellow brick facade along East street













2 storey house with stone facade along Church Road

LOCAL AMENITIES

An assessment of available local amenities and services has been undertaken to ensure that there are suitable local amenities within a sustainable distance to the proposed development site.

These services are outlined below:

- Key
-  The Site
 -  Green space and parks
 -  Historic Building
 -  Bus Stop
 -  Shops
 -  Lodge
 -  Pub
 -  Restaurant/Cafe
 -  School
 -  Supermarket

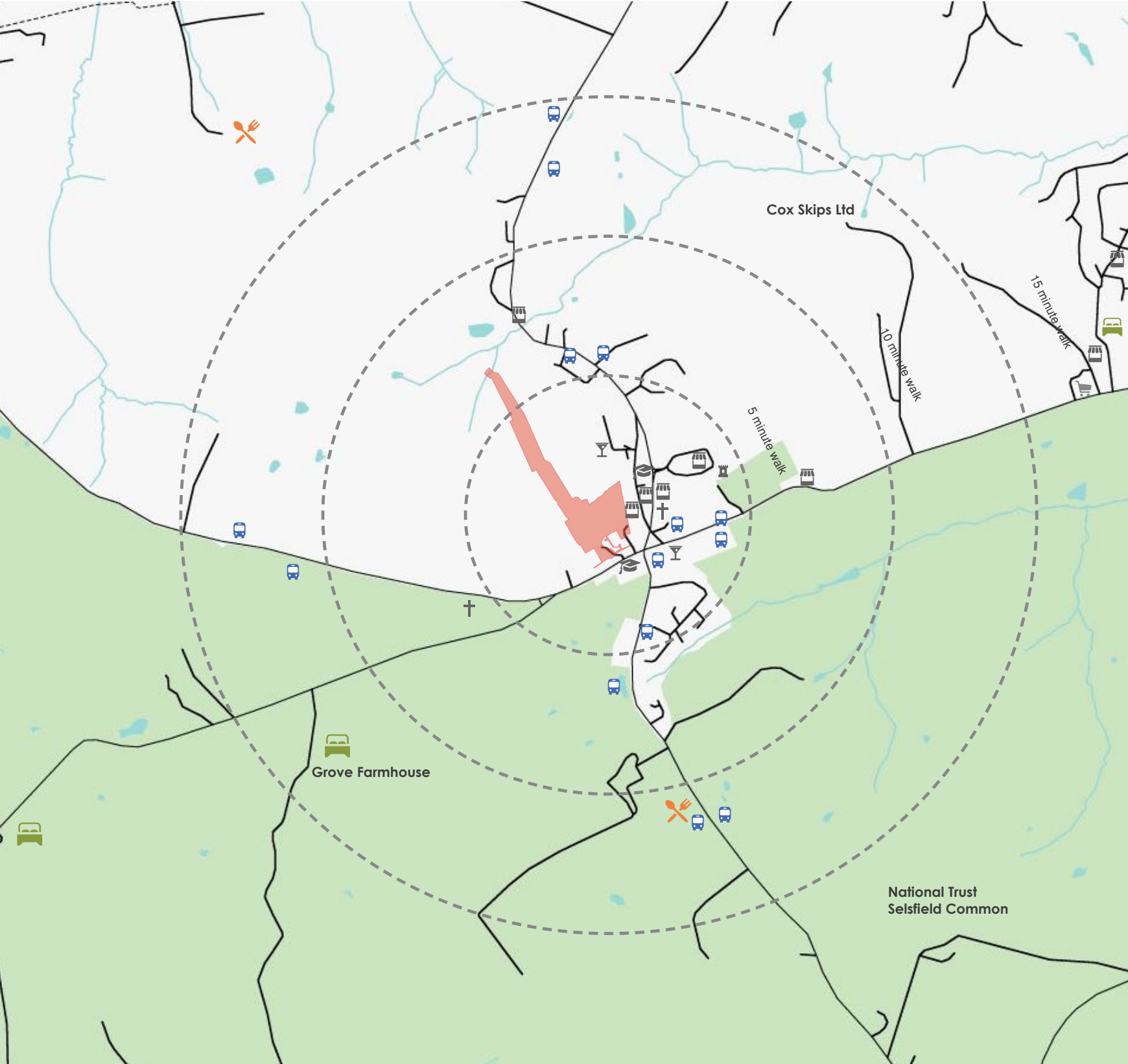
Distance from Site:

Crawley town centre

London

15 Minute (Drive)

1hr (Public Transport)



Not to scale - Snazzy map

03

Old Vicarage Field, Turners Hill

Evaluation

OPPORTUNITIES AND CONSTRAINTS



ARBORICULTURAL REPORT

The arboricultural report was produced by Barrell Tree Consultancy and conducted through a series of investigations into the location, quality and category of the trees on site. Key specimens and areas were identified and boundaries concluded outside which construction could not occur in order to best preserve the highest quality trees on site. These areas are highlighted on the following plan.

Key:

BS category A

Trees of high quality

BS category B

Trees of moderate quality

BS category C

Trees of low quality

BS category U

Trees unsuitable for retention

Trees to be removed

Proposed layout

Proposed drainage layout

Estimated tree positions not included on original land survey and/or adjusted crown spreads

Protective barrier/fencing

Construction exclusion zone (CEZ)

Precautionary Areas

• Installation of new permeable surfacing

• Installation of new drainage connections

Root protection area (RPA) boundaries for category A and B trees

Root protection area (RPA) boundaries for category C trees

Tree No.	Species	Category	RPA Radius	Tree Works
All retained trees & hedges				Carry out safety check and lift over site to 3-4 m as necessary.
G1	Beech	C	2.4	-
T2	Beech	C	6.0	-
G3	Beech	C	6.0	-
T4	Yew	B	6.0	-
T5	Holly	C	3.0	-
T6	Beech	B	6.0	-
G7	Holly	B	6.6	-
H8	Beech	C	1.8	Fell indicated section
T9	Beech	B	4.8	Fell
T10	Eucalyptus	B	9.0	Fell
T11	Birch	B	3.3	Fell
T12	Cherry	C	3.0	-
T13	Holly	C	3.6	-
T14	Holly	C	3.0	-
T15	Hawthorn	C	1.8	Fell
T16	Hazel	C	5.4	Fell
T17	Apple	C	5.4	Fell
T18	Rhododendron	C	3.3	Fell
G19	Cypress	B	6.0	Fell
T20	Cypress	C	4.8	Fell
T21	Sweet chestnut	B	6.0	Fell
T22	Pine	C	3.3	Fell
G23	Western red cedar, cypress	C	5.4	Fell
T24	Sweet chestnut	C	6.0	-
T25	Sweet chestnut	C	3.6	-
H26	Laural	C	2.4	-
T27	Apple	C	4.8	-
T28	Norway maple	C	2.7	Fell
H29	Holly	C	2.4	Fell
T30	Beech	C	4.8	Fell
T31	Cypress	C	4.8	Fell
T32	Sweet chestnut	C	7.2	Fell
T33	Norway maple	C	3.9	Fell
T34	Norway maple	C	3.0	Fell
G35	Cypress	C	6.0	Fell
T36	Larch	C	3.6	Fell
T37	Holly	C	2.4	-
T38	Holly	C	1.2	-
T39	Cypress	C	3.6	-
T40	Cypress	C	3.0	-
T41	Spruce	B	9.6	-
T42	Oak	A	13.2	-
T43	Oak	C	9.6	-
G44	Holly	B	3.6	-
T45	Oak	A	13.8	-
T46	Oak	A	12.6	-
T47	Oak	A	10.8	-
T48	Oak	A	10.2	-
T49	Oak	A	10.2	-
T50	Oak	B	11.7	-
G51	Holly	B	5.4	-
T52	Beech	C	6.6	-
G53	Holly	B	3.6	-
T54	Cherry	B	7.2	-
T55	Beech	C	10.5	-
T56	Holly	B	5.4	-
T57	Beech	C	4.8	-
T58	Oak	A	10.8	-

Tree No.	Species	Category	RPA Radius	Tree Works
All retained trees & hedges				Carry out safety check and lift over site to 3-4 m as necessary.
T59	Beech	B	9.6	-
T60	Beech	B	10.2	-
H61	Lonicera	C	1.2	Fell
T62	Birch	C	4.8	Fell
T63	Ash	C	6.0	Fell
T64	Apple	C	5.7	Fell
T65	Apple	C	4.2	Fell
T66	Apple	C	5.4	Fell
T67	Holly	C	3.0	Fell
T68	Yew	B	10.2	-
G69	Holly, ash	C	2.4	Fell
H70	Holly	C	1.8	-
T71	Hawthorn	C	4.2	-
T72	Yew	C	4.8	-
G73	Hazel	C	4.2	-
T74	Ash	C	6.6	-
G75	Holly, hawthorn, yew	C	4.8	-
G76	Ash	C	3.3	Fell
T77	Ash	C	4.8	Fell
G78	Holly, ash, hazel	C	3.6	Fell
T79	Beech	C	4.8	-
G80	Beech	C	2.4	-
T81	Lime	B	6.8	-
G82	Lime	B	5.4	-
T83	Oak	C	7.4	-
T84	Oak	B	5.4	-
T85	Oak	A	12.6	-
T86	Oak	A	10.6	-
T87	Oak	B	9.2	-
T88	Oak	B	9.2	-
T89	Oak	B	6.6	-
T90	Oak	B	8.4	-
T91	Birch	C	4.8	-
T92	Oak	B	8.4	-
T93	Oak	B	8.4	-
T94	Oak	A	12.0	-
T95	Ash	U	10.8	Fell for management
T96	Oak	C	4.8	-
T97	Oak	C	9.0	-
T98	Oak	A	13.8	-
G99	Hazel, blackthorn	C	3.6	-
T100	Oak	B	9.0	-
T101	Oak	A	14.4	-
T102	Ash	U	5.6	-
T103	Ash	C	3.0	-
G104	Ash	C	6.0	-
T105	Hawthorn	C	4.2	-
T106	Ash	B	9.2	-
T107	Oak	B	12.0	-
T108	Ash	C	6.6	-
T109	Ash	C	6.4	-
T110	Ash	U	9.0	-
T111	Ash	C	9.6	-
T112	Lime	B	9.6	-
T113	Ash	C	7.2	-
T114	Alder	C	3.2	-
T115	Ash	C	10.8	-



Tree Protection Plan by Barrell Tree Consultancy

SGN 1 Monitoring tree protection
Always:

- Have a pre-commencement meeting with the tree consultant before development starts
- Use the tree consultant to regularly check that protection remains fit for purpose
- Use the tree consultant to supervise work in RPAs
- Keep a written record of supervision

SGN 2 Fencing protected trees
Always:

- Install protection before development starts
- Make sure protection is fit for purpose, i.e. it prevents damage to trees and soil
- Keep protection in place until there is no risk to trees
- Get written permission to move or remove any protection

SGN 4 Pollution control
Always:

- Keep toxic products away from RPAs

SGN 7 Excavating in RPAs
Always:

- Use the tree consultant to supervise work in RPAs
- Use hand tools to dig in RPAs
- Protect exposed roots from sunlight and drying out

SGN 9 Installing/upgrading surfacing in RPAs
Always:

- Use the tree consultant to supervise work in RPAs
- Minimise damage to roots and disturbance to soil in RPAs
- Reinstall surfacing when installing or upgrading surfacing in RPAs

SGN 11 Installing services in RPAs
Always:

- Use the tree consultant to supervise work in RPAs
- Use the least damaging option when installing services, so prioritise trenching over trench trench over continuous trench
- Handing trenches if trenchless is not feasible

SGN 12 Landscaping in RPAs
Always:

- Use the tree consultant to supervise work in RPAs
- Wind-erect ground levels within 2m of the trunks of retained trees

How to use plan
More detailed guidance on each Site Guidance Note (SGN) can be found in a printed hard copy of the SGNs, Manual for Managing Trees On Development Sites, version 8.0, issued to the Site Manager at the pre-commencement site meeting. (Note: This should be retained on site throughout the duration of works). Additionally, an electronic pdf version of all the SGNs was submitted with this drawing to the local planning authority and the client. Alternatively, a pdf of each SGN can be downloaded by:
1. clicking the image links in the electronic pdf version of this plan;
2. holding a mobile phone QR (Quick Response) code reader over the QR code in the paper version of this plan; or
3. visiting our website at <https://www.barrelltrees.co.uk/resources/technical-guidance>

15 OLD VICARAGE FIELD, TURNERS HILL: DESIGN AND ACCESS STATEMENT

LANDSCAPE VISUAL ASSESSMENT

A Landscape and Visual Impact Assessment has been undertaken by Fabrik and is included as part of this application.

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and the context from roads, public rights of way and properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.

The plans that follow show the actual visual summary of the existing Sites from the immediate environs. The photographs 1-26 then describe each of these views. The range of views includes:

A - Open Views:

An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.

B - Partial Views:

A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;

C - Truncated Views:

No view of the site, or the site is difficult to perceive.

Photographs were taken at 1.57m height above ground with a Nikon DSLR camera with a 35mm lens (and a 2/3rds sensor) to achieve an equivalent 52.5mm focal length.

The visibility of the Site is influenced by the topography of the surrounding area, together with the presence of built form and vegetation. The topography of the area is illustrated in Figure 4.1. The visual assessment was carried out on 25th April 2025 and the assessment therefore represents a spring view with deciduous species partially in leaf.



Landscape and Visual Impact Assessment by Fabrik

ECOLOGY

An Ecological Impact Assessment, Shadow Habitats Regulations Assessment and Baseline Biodiversity Net Gain Assessment has been prepared by Sam Watson Ecology. The report accompanies this planning application (Report ref: SWE-P23-0006-R1).

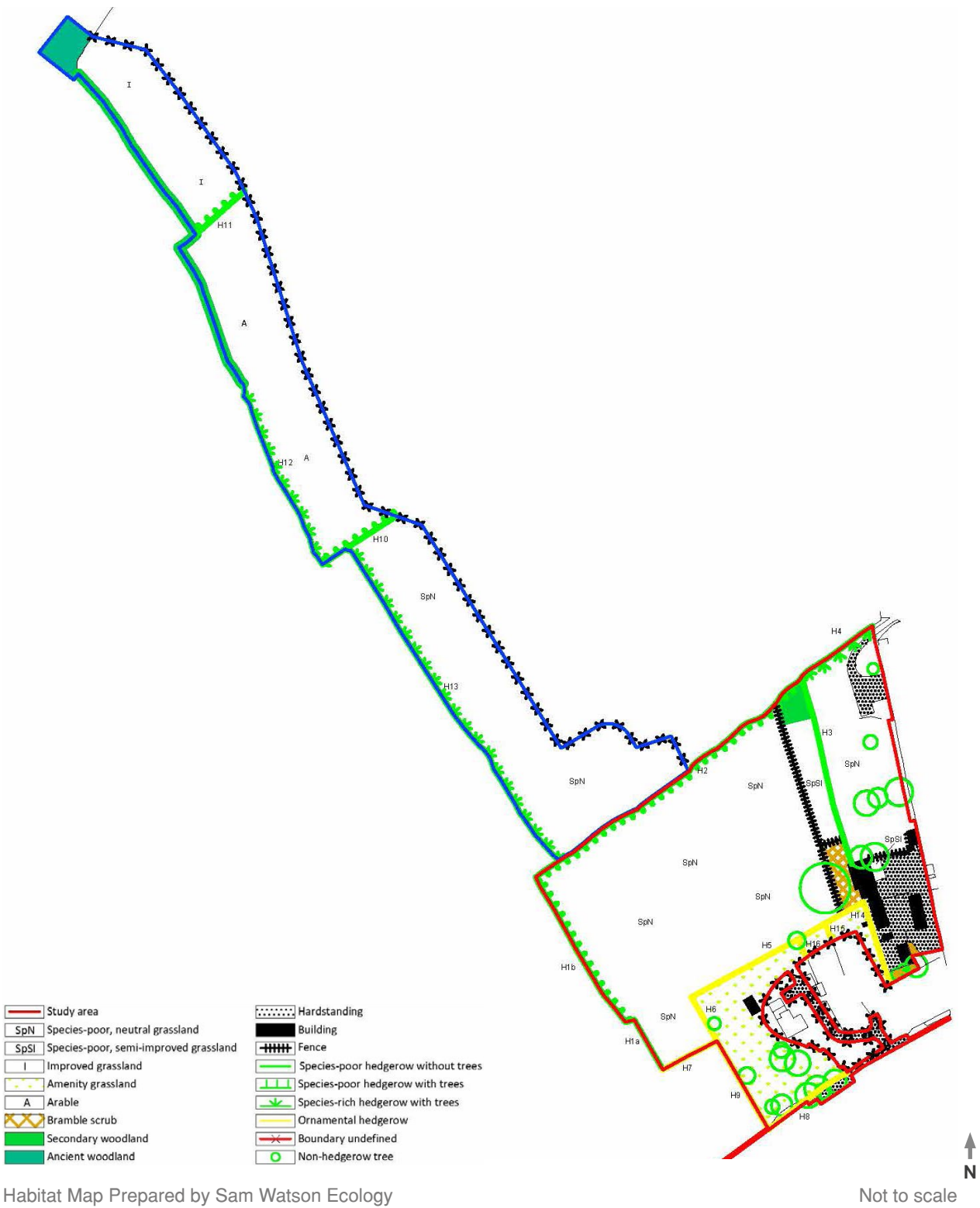
Designations Summary

- » No part of the site has a statutory or non-statutory nature conservation designation
- » The site is within 7km of Ashdown Forest SSSI, SAC, and SPA
- » Ashdown Forest is designated for its heathland habitat and internationally important species (e.g. Dartford warbler, nightjar)
- » Potential indirect impacts on Ashdown Forest from development are considered under the Conservation of Habitats and Species Regulations 2017
- » Turners Hill SSSI lies ~120m west of the site but is a geological designation and not further assessed
- » Northern end of the site includes ancient, semi-natural woodland (non-statutory) per MAGIC website
- » NPPF (para 193 c)) advises refusal of development causing loss or harm to irreplaceable habitats like ancient woodland, unless exceptional reasons and compensation exist

Summary of Report

The proposed development at Turners Hill has been subject to comprehensive ecological assessment. No significant constraints to development were identified, with habitats, fauna, and designated sites all evaluated. Mitigation measures, including dormouse habitat replacement and sensitive lighting design, ensure compliance with ecological legislation.

Any loss of habitat caused by development, will be offset through off-site enhancements to achieve the statutory 10% Biodiversity Net Gain. With these provisions, the project is ecologically acceptable and capable of delivering measurable environmental benefits.



HERITAGE ASSESSMENT

This application is supported by a Heritage Statement (prepared by Smith Jenkins, Planning & Heritage & Townscape) on behalf of Elivia Homes Eastern.

The site is located within Turners Hill near Crawley. Part of the site sits within the boundary of the Turners Hill Conservation Area, and much of the site will be visible within views into and out of the rest of the conservation area. There are no listed buildings within the site, however there are a number within close proximity of the boundary including The Old School House, Forge House (Grade II) and The Crown Hotel (Grade II). There are also a number of non-designated heritage assets within the vicinity of the site.

Turners Hill Conservation Area

The historic core of the area is defined by the cross-roads and adjacent development whilst more modern development constructed to the northern edge of the area is not visible in views owing to the varied topography. Although there are striking differences in styles, much of the character of the village depends on a symmetry of repeated designs and architectural detailing; there is a prevalent use of large chimneys, gables and tiling which contributes to the domestic historic appearance and fosters picturesque outlines. Its rural setting has been largely retained which minimal development encroaching into the surrounding fields although its important location has detracted from its residential feel and domestic historic appearance.

As the site is partly situated within Turners Hill Conservation Area, the proposal will have direct impact on this area. The proposal sits on the western side of the conservation area to the rear of the row of listed buildings that line The Bank, and consists of primarily undeveloped land, with the southeast corner consisting of hard standing and dilapidated agricultural outbuildings.

In conclusion, there will be 'less than substantial' harm caused by the application proposals to the Turners Hill Conservation Area and the listed buildings along The Bank. The character and appearance of the section of the conservation area within the site boundary will be altered, becoming residential rather than rural, with additional alterations to a small number of views through the conservation area, including those looking at the aforementioned listed buildings.

Refer to Heritage Statement prepared by Smith Jenkins for further details.



Extract of 1874 Ordnance Survey Plan



Extract of 1909 Ordnance Survey Plan



Extract of 1957 Ordnance Survey Plan



Extract of 2023 Ordnance Survey Plan



Not to scale

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring an efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The 10 characteristics of a well designed place [National Design Guide]

- 1. Context** – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale. Refer to page 11 of this document for further details.
- 2. Identity** – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive development, incorporating relevant materials and details in order to produce a more attractive and appropriate design which enhances local identity and is fitting to the location.
- 3. Built form** – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity. Refer to page 28 of this document for further details.
- 4. Movement** – Movement to and from the site as well as within and around the site ensures good accessibility and connection. Visibility splays are built into the design ensuring the safe movement of vehicles around the site as well as to and from Church Road.
- 5. Nature** – Well designed spaces incorporate existing nature and enhance the biodiversity of the site. Landscaping will be a key tool for bringing diversity to the site. Preservation and maintenance of boundary foliage will ensure this. In addition the creation of a grassed swale will further enrich the biodiversity over the open areas of the site.
- 6. Public spaces** – The proposal provides safe, social and inclusive spaces for future residents. The improvement of the landscaped pedestrian access through the site contributes further to this communal open space.
- 7. Uses** – The development will provide 40 no. dwellings in a range of sizes. These are tailored to the current and projected local housing needs of the area.
- 8. Homes and buildings** – The homes and their construction will be functional, efficient and sustainable. The layout and design will promote a healthy and inclusive space able to accommodate a range of people. Careful consideration of the means to facilitate comfortable living, services and storage has been undertaken in the design.
- 9. Resources** – The development will, where possible, utilise local materials and styles which are best suited to the local climate and weather conditions. This will offer a resilience as well as a passive design strategies to effectively drain, insulate and ventilate the homes.
- 10. Lifespan** – The longevity of the site is achieved through a consideration for the ownership and maintenance from the very start. This will sustain the visual attraction of the site, encouraging maintenance by those who dwell in the development. Good, considerate design encourages a sense of ownership both for the community and the scheme and an active use and maintenance of the site.

04

Old Vicarage Field, Turners Hill

Design

RESPONSE FROM PRE-APPLICATION

A pre-application meeting was held on 18th July 2022 and the following comments below were provided by the Urban Designer Officer, Will Dorman:

- » Pedestrian connectivity is limited and the scheme is consequently likely to be more reliant on vehicle access. In particular, there is no connectivity to the NE link to Lion Lane and to the informal path along N boundary.
- » It has no clear structure or hierarchy and therefore lacks legibility.
- » It reveals rear garden boundaries such as plots 20-21 and 13 (as well as the existing cottages) and results in back to front houses such as Plots 11 and 12.
- » It necessitates turning heads which can be unsightly.
- » The houses on plots 12, 16, 29, 30 back on to the northern boundary and the established footpath reveal rear garden fences and paraphernalia along the rural edge. This arrangement also prevents the attractive tree belt from being fully revealed to the public realm and puts them under at risk of removal or reduction because of potential overshadowing over gardens.
- » The cul de sac between plots 19-20 also suffers from a lack of building frontages; car parking in front 24/25 also divorces this semi from the street and is likely to generate a bleak threshold for these houses.
- » The proposed footpath link on the Eastern boundary that links the two car park ignores the development and is an inappropriate back alley that has minimal natural surveillance and potentially undermines the security of the adjacent rear gardens and does not accord with DG13 that requires buildings to be arranged with public areas to the front.
- » Improvements to the sight lines by splaying the entrances to the alley at both ends. The alleyway at the rear and side of plot 23 provides no natural surveillance and undermines plot 23's security and seems unnecessary as there is an existing link on the SE corner of the site. Both car parks on the eastern side lack natural surveillance (the opportunity for plot 22 and 23 to provide some frontage has not been taken as their E boundary accommodate garages / parking). The car parks would also benefit from additional soft landscaping.
- » The block of flats appear rather squeezed in to the south west boundary and unattractively positioned behind bin stores on the approach road. The threshold area between this block and plots 8-10 is also unfortunately dominated by hard standing. The long rear garden boundary of the adjacent plot 13 is also exposed to the road frontage and provides an inauspicious termination of the entrance axis into the site.
- » The attractive verdant character of the Church Rd boundary will potentially be undermined by the loss of trees and vegetation to facilitate the proposed vehicle access. The difference in levels may also necessitate retaining measures that risk looking like an unsympathetic intervention.



PROPOSAL

The proposed layout has been carefully considered, following comments received from the pre-application meeting on 18th July 2022.

The revised proposal consists of 40no. units, presented in a range of house-types, with designs influenced from the surrounding area, materials and vernacular. A high-quality development is proposed, which adheres to local policy as well as space standards. 12no. units are proposed to be affordable, which equates to 30%.

Following pre-application advice, the affordable housing is now more carefully integrated within the proposal; 8no. affordable homes (Plots 1-8) are located by the site entrance and 4 no. affordable homes (Plots 36-37 and 39-40) are located adjacent to the community car park.

The layout has been amended to omit all residential cul-de-sacs following the comments from the Urban Design Officer, the revised proposal now favours a single loop which allows for greater permeability throughout the proposal.

Pedestrian connectivity has been greatly improved, following the pre-application. The development now has increased linkages to the informal path along the northern boundary and the wider countryside beyond. The development now has better connections to the village centre, from the car park to the south and to the footpath along the rear of Lion Lane.

The removal of Plot 1 from the site entrance, now provides a consistent building line and a set back from the road. This allows for the provision of a green entrance to the site, minimising the appearance of the change in levels.

With the exception of the loss of some low grade trees, forming the access from Church Road, all of the established boundary trees and hedgerows will be fully-retained to ensure the visual impact of the scheme on its surroundings is minimised.

All constraints and opportunities of the site have been considered, highlighting key views, natural features and thoroughfares. The scheme is designed to compliment and best use the features of the site to ensure a well suited and well-designed development.

These considerations result in a carefully considered and detailed layout, drawing from the opportunities present on the site and mitigating all constraints. The meticulous design of the site layout, ensures an attractive and functional proposition for the land at Turners Hill, compliant with national design guides for a well-designed place.



APPEARANCE

A high-quality, distinctive scheme is envisioned for the site which uses locally sourced materials. This will not only benefit the scheme in giving it a mature aesthetic, but will also reduce the environmental and visual impact. Traditional details typical to the area are included to reflect the West Sussex vernacular.

Detailed drawings are submitted for the proposed dwellings that indicate the scale and form of the proposals.

The proposed palette of materials used throughout the scheme is indicated adjacent including:



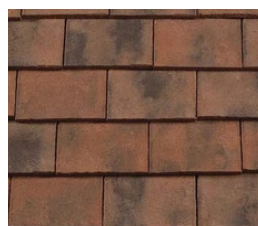
Plain clay hanging tile



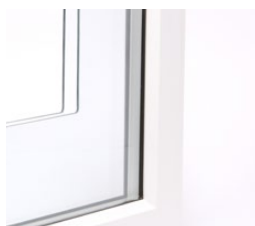
White Weatherboarding



Quality stock brick



Plain roof tiles



White UPVC windows



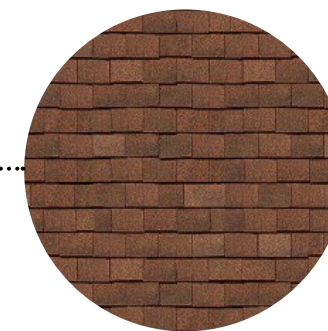
Grey Roof Tiles



Red Stock Brick



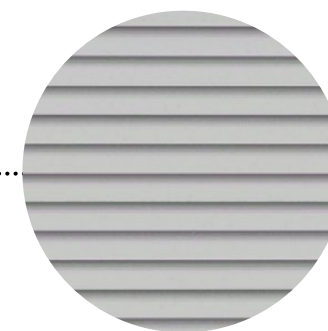
Plot 22



Plain roof tiles



Plot 24



White Weatherboarding



Plot 36 - 37



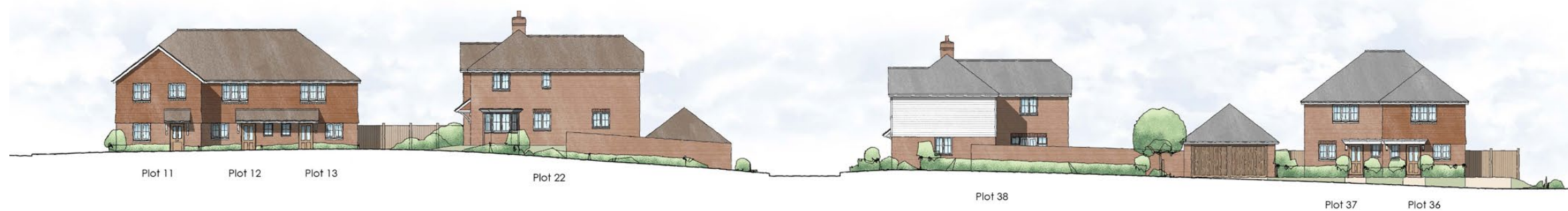
Tile Hanging

STREET ELEVATION

The following street elevations demonstrate the traditional mix of materials used; such as red brick, clay roofs, white weatherboarding and hanging tile. These are drawn from those typically seen in the local vernacular, enhancing the architectural heritage and identity of Turners Hill.



Key Plan - not to scale



Section A-A



Section B-B



Key Plan - not to scale



Section C-C

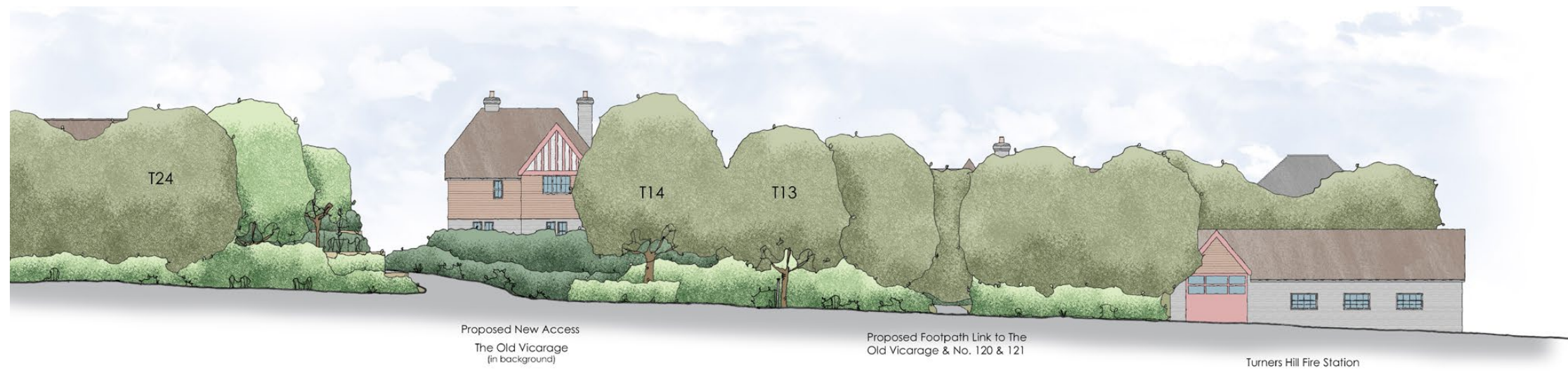


Section D-D

INDICATIVE CHURCH ROAD - STREET SCENE



Existing Street Scene from Church Road



Proposed Street Scene from Church Road

UNIT MIX

Care has been taken with this application to provide a wide variety of unit sizes.

The site proposes the following mix;

6 x One bedroom apartments

2 x One bedroom units

5 x Two bedroom units

20 x Three bedroom units

7 x Four bedroom units

Key

- 1 Bedroom Apartments
- 1 Bedroom House
- 2 Bedroom House
- 3 Bedroom House
- 4 Bedroom House



SCALE

The scale of the development is in-keeping with the site's locality and the surrounding built development.

Single storey garages and car barns are proposed, along with 1.5 - 2 storey dwellings.



UNIT TENURE

A mix of privately owned and affordable dwellings meets the requirements outlined in planning policy for the local area.

The proposed tenure is:

[28no. Private]

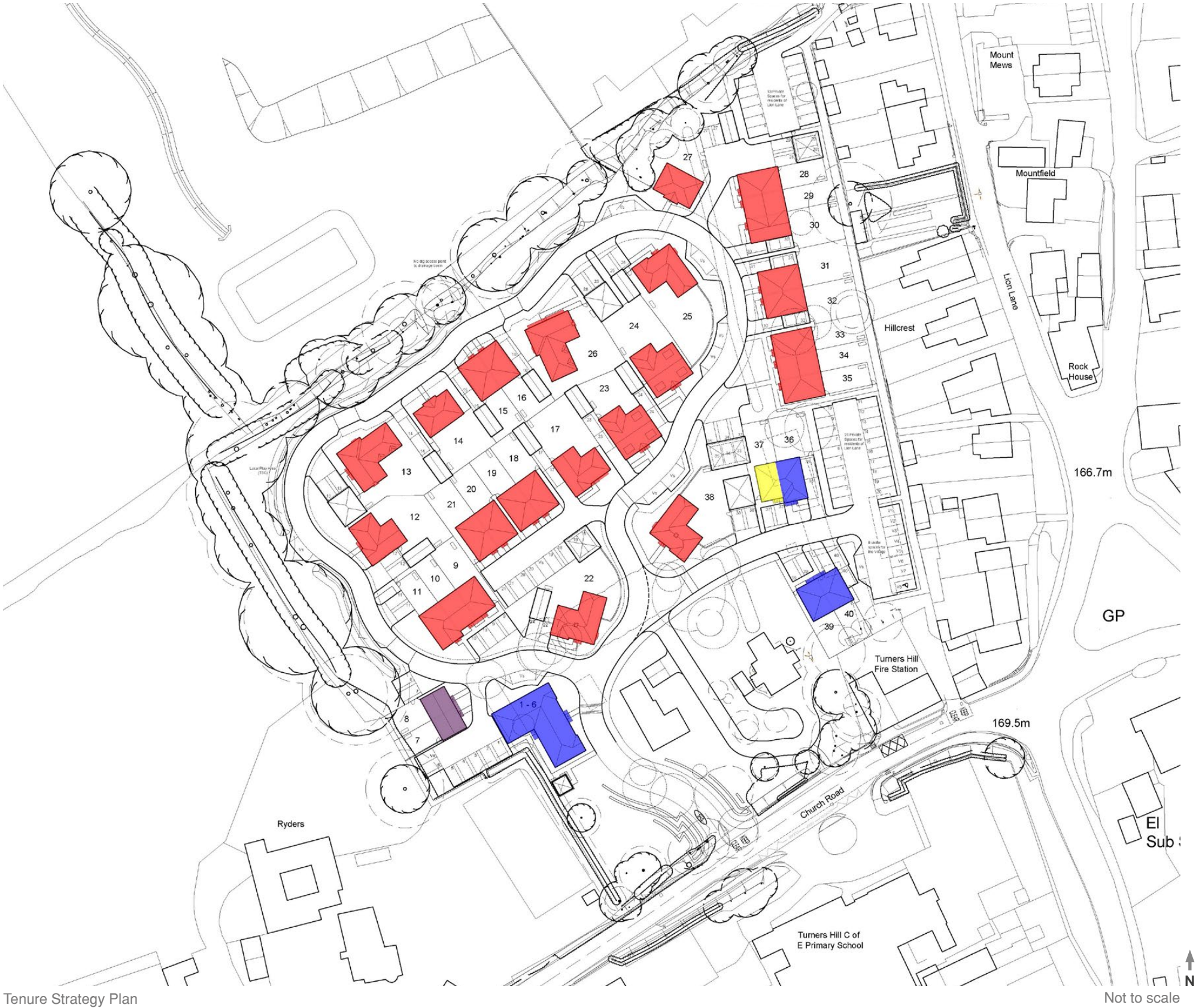
70% Private

[12no. Affordable]

30% Affordable

Key

- Private
- Affordable Rental
- Shared Ownership
- Affordable First Homes



PARKING

The scheme provides the following parking spaces:

62 x Allocated car parking spaces

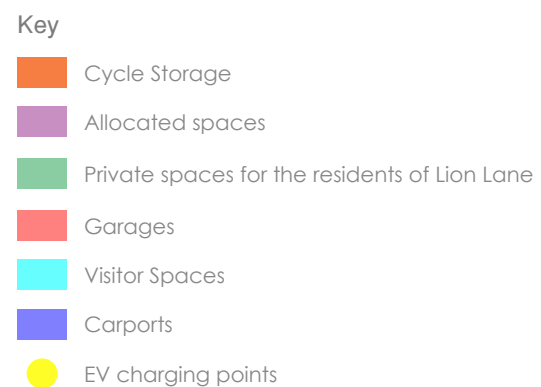
16 x Garage spaces

10 x Carport Spaces

10 x Visitor spaces associated with the Dwellings

33 x Private spaces for residents of Lion Lane located on the north and south eastern boundary of the site.

9 x Visitor spaces associated with Turners Hill Village



REFUSE STRATEGY

The layout allows for refuse to be collected from the front driveways of each property.

Refuse collection points are located within 30 metres walking distance for residents of the dwellings they serve, in line with the recommendations contained in the 'Manual for Streets' document. The layout has been designed so that refuse workers must walk no further than 25 metres from their vehicle to collect bins, as required by Manual for Streets.

The site layout includes a turning area for a refuse vehicle, which has been tested using swept paths of the appropriate sized vehicle.

- Key
- Refuse vehicle route
 - Refuse worker route
 - Resident route
 - Bin Collection Location



FLOOD RISK AND DRAINAGE PLAN

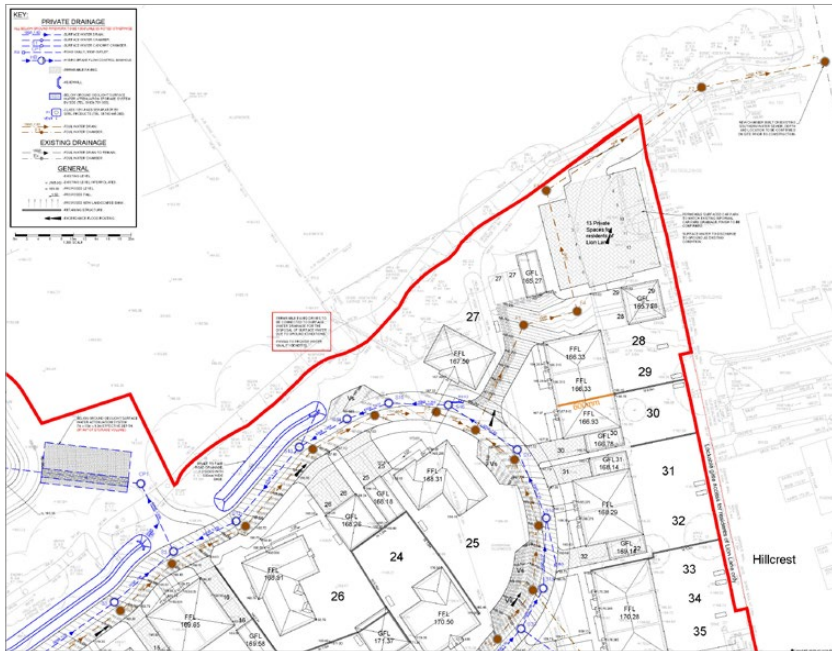
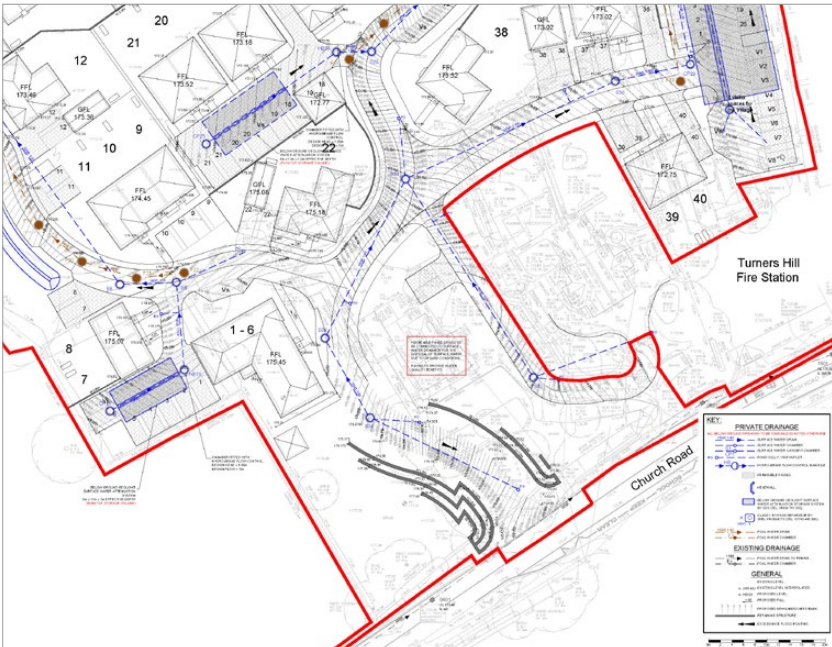
An assessment on the liability of the site to flood, the topography and drainage features around the site was conducted by Abstruck Consulting in order to inform the drainage and flood mitigation features proposed on the site. These include infiltration tanks, soakaways and a grassed swale. Details of which are shown on the plan below.

Flood risk of site and surrounding area

The site is located within Flood Zone 1 and is considered to be at low risk of flooding from all assessed sources (fluvial / tidal, reservoir, surface water, groundwater, and artificial sources).

All surface water generated by the site will be dealt with through a restricted discharge (Greenfield QBar Rate) to the watercourse to the north of the development.

Therefore this development is unobjectionable in terms of flood risk and drainage.



Drainage Engineering Layout by Abstruck Consulting

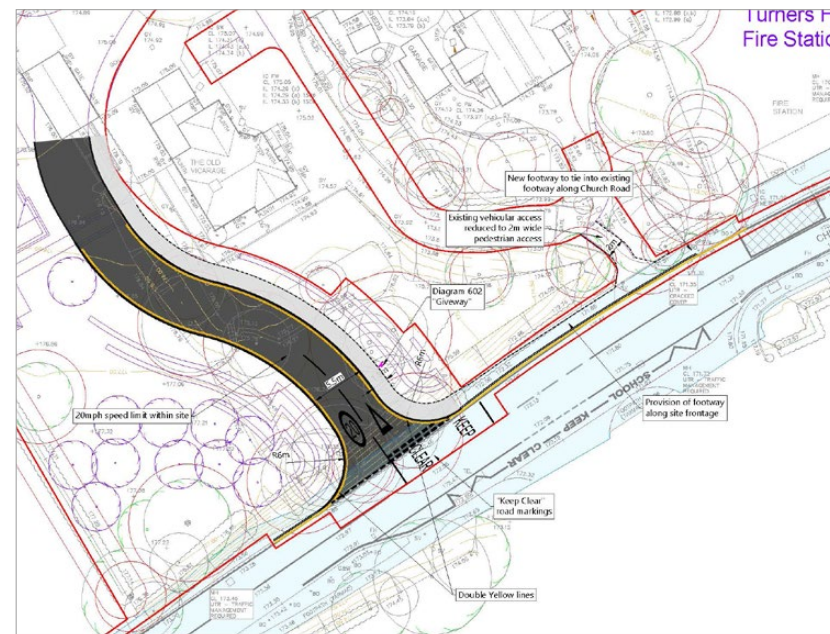
ACCESS

A new vehicular access to the site is proposed off Church Road on the Southern boundary.

A transport statement and access proposals have been undertaken by Transport Planning Associates.

The transport statement concludes that the development proposals are in accordance with local and national policy from a transport perspective and there are no unacceptable highway or transport impacts as a result of the proposed development.

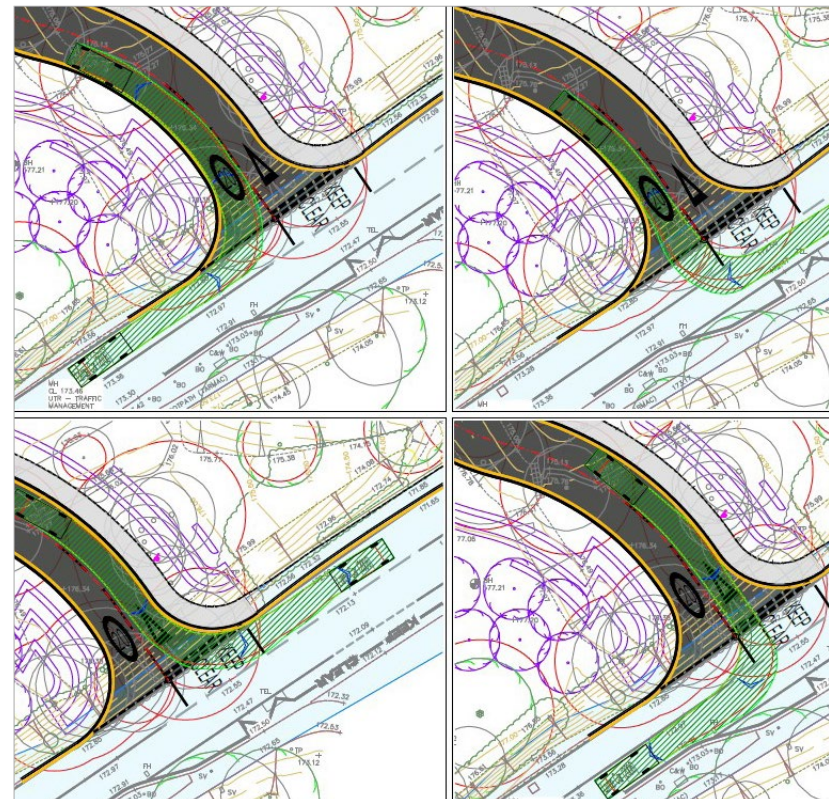
Therefore in access terms the proposal is confirmed to be suitable to deal with the projected traffic and vehicles.



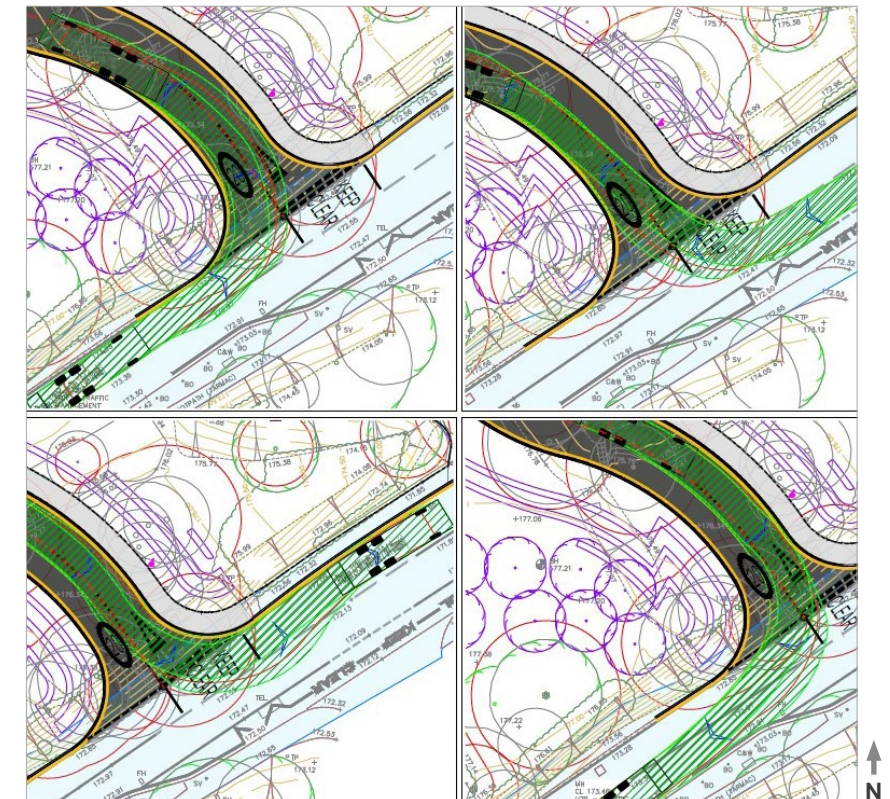
Proposed Site Access Arrangement



Swept Path Analysis of a 10.5m Refuse Collection Vehicle



Swept Path Analysis of a Large Car



Swept Path Analysis of a 10.5m Refuse Collection Vehicle

Not to scale

LANDSCAPE PROPOSAL

A Landscape and Visual Impact Assessment has been undertaken by Fabrik and is included as part of this application.

The development proposes up to 40 dwellings set within areas of retained boundary vegetation. The proposed new homes are focused on land currently occupied by grassland field parcels, parking areas and built form, which are well related to the settlement edge of the village and within Turners Hill Neighbourhood plan designated allocated Site. Open space is proposed in the centre of the Site (allocated LAP area) and the western/ north western section of the Site, which includes wildflower meadow with mown path, following swale and drainage basins down to the north.

The development also proposes car parking for residents of Lion Road and Turners Hill Village to the east of the Site. The proposals have been prepared considering the retention of the key landscape features of the Site (namely the inherent topographic profile and the vegetated boundaries); and informed by the tiers of landscape policy; and landscape character guidance, alongside the visual constraints associated with the local landscape.

An extract of the Colour Landscape Masterplan and Strategy produced by Fabrik is shown adjacent, for further information please see drawing numbers D3162-FAB-00-XX-DR-L-1000 and D3162-FAB-00-XX-DR-L-1001 which accompany this application.



SUSTAINABLE DESIGN

As an integral part of creating a well designed and attractive development, care must be taken to ensure a sustainable construction and community. This is one of the central aims of the scheme, with heavy focus on the use of sustainably sourced and where possible local materials. In addition, focus on issues such as water and energy conservation are integral in the design. The location of the development and its connections to local amenities and transport links contributes further to the sustainability of the proposal.

Materials and Construction

Sustainability must be considered in both building materials and construction process. In order to minimise waste and disruption, steps will be taken to reduce waste and mitigate negative impact on the site and its surroundings. A palette of materials will be derived from the surroundings not only in order to blend the development into the heritage of the area, but also to maximise the use of local materials.

Location and Connection

The site has been assessed to ensure development can promote social incorporation and mobility, strengthening the character of the area. Having public transport links, amenities and services, such as local shops, schools and restaurants a short distance away, ensures that the development will be well equipped to maintain a thriving community as well as offer connection to the nearby shops, schools and services of the surrounding areas.

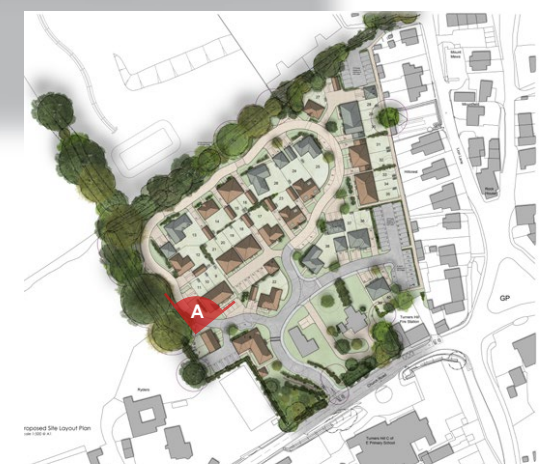
Water and energy

Minimising energy and water waste will be ensured by the inclusion of preservation features into the design. These will include light and movement sensors for external lights as well as low energy internal lights, good thermal insulation and low water use taps and appliances. Natural light entering the properties will be maximised to reduce reliance on internal lights - reducing energy consumption. As an addition to these proposed methods and built features, infrastructure can be considered to facilitate water butts to collect rainwater for uses such as irrigation of gardens.

Through the good design of the site, it is considered that opportunities will arise to link to green infrastructure and enhance biodiversity. In addition to this, the employment of large green spaces will allow the scheme to endeavour to mitigate against the effects of climate change.

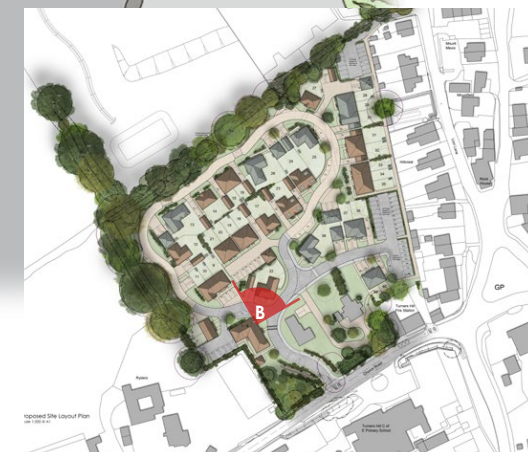


PERSPECTIVE 01



Key (Not to scale)

PERSPECTIVE 02



Key (Not to scale)

05

Old Vicarage Field, Turners Hill

Conclusion

CONCLUSION

This Design and Access Statement accompanies a full planning application for the development of 40 new homes with associated access, parking, drainage and landscaping at land at Old Vicarage Field, Turners Hill.

The proposals have been informed by a series of technical reports which are submitted with the application.

The proposals provide for high-quality housing, with a varied mix of unit types, sensitively designed, with a mix to meet local need, and will contribute to the housing supply in the local area.

As well as providing the required dwellings as set out, the intention of the development is to create an integrated and well designed community which contributes positively to the housing and land supply mix in the local area whilst contributing a suitable and sympathetic addition to Turners Hill.

Following a pre-application and subsequent comments from the Urban Designer, the scheme has been re-designed to take on board the various comments and concerns received. The result being a well informed layout, sensitively designed for the site and surrounding area.

The principle of good design underpins the proposal, as does the aim to enhance the visual character of the site. Additionally the maximum utilisation of local amenities as well as mitigation of any impact on properties adjacent to the scheme as well as nearby roads informs the proposed development.

This Design and Access Statement concludes that the proposals are fully acceptable in design and access terms.





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