



DESIGN & ACCESS STATEMENT

PREPARED IN RESPECT OF:

AN OUTLINE APPLICATION

ON LAND ADJACENT EITHER SIDE OF:

BATCHELORS FARM HOUSE,

KEYMER ROAD,

BURGESS HILL

WEST SUSSEX

2501/REV. B.

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1.00 INTRODUCTION

1.01 THE DESIGN TEAM

PLANNING CONSULTANTS	-	RODWAY PLANNING CONSULTANCY
ARCHITECTS	-	PAUL HEWETT R.I.B.A. CHARTERED ARCHITECT
LANDSCAPE ARCHITECTS & LVIA CONSULTANTS	-	CSA ENVIRONMENTAL
ECOLOGISTS	-	THE ECOLOGY CO-OP
HIGHWAYS & TRANSPORT	-	S. K. TRANSPORT PLANNING LTD
ARBORICULTURALISTS	-	ARBORTRACK SYSTEMS LTD
FLOOD RISK & DRAINAGE	-	AQUA TERRA CONSULTING
ARCHAEOLOGY	-	ARCHAEOLOGY SOUTH-EAST
SUSTAINABILITY	-	RIDGE & PARTNERS L.L.P
NOISE IMPACT	-	TEMPLE GROUP

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1.00 INTRODUCTION

1.01 DESIGN TEAM



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1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT

This Design and Access Statement is part of the planning application documentation and is one of the Validation Requirements of the General Development Procedure Order (G.D.P.O.) and sits alongside the application drawings and supporting documents, and embodies the information provided by the various consultants who have contributed their technical assessments.

The application description comprises:

“Outline Planning Application with all matters reserved (except the means and access from the public highway) for residential development and the construction of up to 26 dwellings, with vehicular accesses, and new footpath links to Keymer Road, the provision of new landscape amenity space, areas of ecological enhancements, together with associated Highways, Drainage and Utilities works associated with the proposed development .”

This Design and Access Statement uses the following criteria:

Assessment - of the planning and physical context of the site.

Evaluation - Identifying the site constraints and opportunities that will guide and inform the development principles.

Design - sets out the vision for the site based upon the identified key parameters and illustrates a solution

1.03 SITE APPRAISAL

The application site is approximately 1.35 hectares in size and sits on the western side of Keymer Road where it passes to the south of Burgess Hill en-route to the village of Keymer.

The site is located some 70 metres to the south of the current Burgess Hill settlement boundary, within the administrative boundaries of Mid-Sussex District Council, with the edge of the South Downs National Park being located further to the west.

The application site is located within a Countryside Gap between the town of Burgess Hill and Hurstpierpoint/Keymer/Hassocks to the south. To the west and north are areas of informal public open space and bio-diversity opportunities - including the land that is part of the Burgess Hill Green Circle Network. This is an initiative that links a series of open spaces to the town centre via footpaths, cycle routes and bridleways.

The Batchelors Farm Nature Reserve sits beyond the western boundary of the application site and comprises hedgerows, scrub and shaws, as well as areas of wetland and a mix of trees, including mature oak trees.

Burgess Hill is the largest of the settlement areas within the administrative area of Mid Sussex District Council and as can be seen from the Context Plan (Fig.9) the site virtually bounds the edge of the Burgess Hill settlement area - and is therefore in a particularly sustainable location. There are a plethora of services and facilities nearby - including a wide variety of transport links, various retail and commercial areas, all as would be typical of a large conurbation.

The application site (Fig.5) comprises part of the land previously associated with Batchelors Farmhouse and is currently overgrown pasture bounded by various lengths of hedging and screening - interspersed with trees. There are several larger trees on the site, in particular an oak that sits a little way in from Keymer Road, that is an important feature on the site and in the street scene.

The existing trees and landscape features are reviewed in the arboricultural report and the landscape assessment that accompany this submission prepared by Arbortrack Services Ltd and CSA Environmental respectively. With regard to the site topography - there is a slight crossfall along the Keymer Road frontage with the land dropping towards the northern boundary. There is a more discernible fall from the Keymer Road area towards the western boundary.

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1.03 SITE APPRAISAL





Fig. 2 Existing Site

SITE PHOTOGRAPHS 1



Fig. 3 Existing Site



Fig. 4 Areas immediately adjacent to Site including footpath to Nature Reserve & Batchelors Farmhouse



Site Area

Fig. 5

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - of the planning and physical context

The site appraisal provided in this Statement and those provided by CSA Environmental show the application site in relation to its physical context. The Aerial Location Plan, Location Plan, and Illustrative Masterplan (Figs. 1, 5 & 10) show that the site sits in a residential area with properties to the north and east. The proposed development site provides a natural settlement extension opportunity along Keymer Road.

EVALUATION - identification of the site constraints and opportunities that will guide and inform the development proposals.

The site appraisal section provides a series of photographs of the site (Figs. 2 & 3), and these demonstrate that the site is open, with trees and hedge screens principally on the perimeter, leaving an unconstrained area that is suitable for development. The tree, ecological and landscape reports and assessments prepared by Arbortrack, Ecology Co-op and CSA Environmental that accompany this Statement indicate that the principal constraining features are on the boundaries - as are the opportunities to improve wildlife corridors and strengthen the planting / landscaping.

DESIGN - sets out the vision for the site and identifies key parameters and illustrates the solution.

The vision for the site is to construct a well-designed layout that sits comfortably in this sustainable location.

The key parameters are established and identified via the assessment and evaluation of the site and the Design Principles and Solution section that follows will show the design evolution.

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1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - CONSTRAINTS

- ACCESS. Safe pedestrian and vehicular entrances.
- LANDSCAPE. Visual impact on existing landscape and features.
- ARBORICULTURE. Retain and protect important trees on or adjacent to the site.
- ECOLOGY. Protect and enhance existing bio-diversity features.
- CONNECTIVITY. Important to link the site to Burgess Hill and beyond
- LOCAL SETTING. Respect existing settlement characteristics.
- SURFACE WATER. Ensure any surface water is accommodated within the site boundaries.

ASSESSMENT - OPPORTUNITIES

- Site represents an opportunity for a modest development on the edge of the Burgess Hill settlement that provides much needed new housing (including affordable units).
- The site offers the opportunity of creating areas of enhanced bio-diversity through new and improved connections that not only run around the perimeter of the site, but will be linked to the Nature Reserve on the western side of the scheme.
- Connections to Burgess Hill will be created, not only for vehicles, but also for pedestrians with a footpath that runs through the scheme to the north-east corner with a link to Keymer Road.
- Surface water can be used as part of the bio-diversity enhancement measures.

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1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA



Fig. 6



LEGEND

-  The Development Site - circa 1.35 ha
-  Existing Consented Access Points
-  Land Fall
-  Existing Trees / Planting
-  Proposed Landscape Buffer
-  Enhanced Ecological Areas / Margins
-  Swale / Attenuation
-  Developable land - circa 0.77 ha
-  Access Road
-  Footpath link to Keymer Road
-  Improved Foopath & Crossing along Keymer Road
-  Link between new Ecological margins and neighbouring Nature Reserve/ Countryside

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - PARAMETERS

- A modest sized scheme can be created within the site that provides a housing mix that will reflect local need, whilst making good use of the land available.
- The proposed units would where fronting Keymer Road respect the current orientation and have a similar build line to Batchelors Farmhouse. Within the site the new homes would be orientated to face the road that serves them in a traditional manner.
- A carefully designed layout will see the safe retention of the important trees and existing hedgerows and will see them supplemented with additional landscaping, using native species.
- Linked to the improved landscaping is the creation of enhanced ecological margins that will improve the bio-diversity of the site.
- The surface water will be accommodated in the north-west corner of the site where the land falls naturally. The water detention feature will also bring ecological benefits as part of an holistic approach to bio-diversity.

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LEGEND

- The Development Site - circa 1.35 ha
- Existing Consented Access Points
- Land Fall
- Existing Trees / Planting
- Proposed Landscape Buffer
- Enhanced Ecological Areas / Margins
- Swale / Attenuation
- Developable land - circa 0.77 ha
- Units or features facing key areas / roads
- Access Road
- Access to parking courtyards
- Footpath link to Keymer Road
- Improved Footpath & Crossing along Keymer Road
- Link between new Ecological margins and neighbouring Nature Reserve/ Countryside

Fig. 7

2.00 PLANNING HISTORY AND POLICY

Matters related to both the planning history of the site and planning policy are dealt with in the Planning Statement that forms part of the submission and has been prepared by Rodway Planning Consultancy.

The site benefits from an existing residential consent - under approval references DM/15/3955 and DM/19/0195.

PLANNING HISTORY AND POLICY

2.00 PLANNING HISTORY AND POLICY

3.0 DESIGN PRINCIPLES AND SOLUTION

3.01 NATIONAL DESIGN GUIDE 2021

The National Design Guide 2021 (NDG) seeks to address the question of how we recognise well-designed places. This has been done by the government via the introduction of the NDG which outlines and illustrates 'how well-designed places that are beautiful, enduring and successful can be achieved in practice'.

3.02 TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



Fig. 8

The NDG lists the Ten Characteristics of Well-designed Places detailed below, and also the Components for Good Design which are noted on the following pages.

CONTEXT - enhances the surroundings

IDENTITY - attractive and distinctive

BUILT FORM - a coherent pattern of development

MOVEMENT - accessible and easy to move around

NATURE - enhanced and optimised

PUBLIC SPACE - safe, social and inclusive

USES - mixed and integrated

HOMES AND BUILDINGS - functional, healthy and sustainable

RESOURCES - efficient and resilient

LIFESPAN - made to last

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.03 COMPONENTS FOR GOOD DESIGN

The Components for Good Design as identified in the National Design Guide are as follows:

LAYOUT

Layout shows the routes through a scheme and the blocks of development - illustrating how they are arranged to relate to each other to create streets, open spaces and areas of built form.

The Layout defines the following:

- the structure and settlement pattern;
- the grain - pattern of development blocks and plots;
- the broad distribution of different uses, and their densities and heights.

FORM

Form is the three-dimensional shape and modelling of buildings and the spaces they define.

Buildings and spaces can take many forms, depending upon their:

- size and shape in plan;
- height;
- bulk - their volume;
- massing - how bulk is shaped into a form;
- building lines - the alignment of building frontages along a street;
- relationship to the plot boundary - and whether they share party walls or not.

In the case of spaces, their form is influenced by the buildings around them.

The form of a building or a space has a relationship with the uses and activities it accommodates, and also with the form of the wider place where it is sited.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.03 COMPONENTS FOR GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.03 COMPONENTS FOR GOOD DESIGN

SCALE

Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced.

Enclosure is the relationship between the height of the buildings across a space, and the dimensions of the space itself.....different degrees of enclosure influence how people use different spaces, by creating differences in character that suit different activities.

APPEARANCE

Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, decoration, lighting, colour and texture. In the case of a space, it's landscape also influences its appearance.

LANDSCAPE

Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape - such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape - trees, shrubs and other planting.

MATERIALS

The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.

DETAILING

Detailing affects the appearance of a building or space and how it is experienced. It also affects how well it weathers and lasts over time.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.03 COMPONENTS FOR GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

CONTEXT

The application proposals seek to ensure through careful design and siting that a modest residential development scheme to the south of Burgess Hill will sit comfortably in the surrounding area, without having an undue impact on neighbouring properties, landscape or ecological features. See Figs.9 & 10

IDENTITY

The form of the proposals and the extent of the developable land is informed by the Constraints and Opportunities Plan (Fig.6) which identifies key components of a future development. The Plan indicates how the development could wrap around the existing farmhouse, with elements addressing Keymer Road, maintaining a traditional frontage on both the northern and southern sides. (Fig.10)

Future submissions will develop a local distinctiveness of design, detail and materials to ensure that the houses reflect the local vernacular.

BUILT FORM

The extent of the built form is shown on the Illustrative Masterplan (Fig.10). Whilst the nature of the proposed units will be part of future Reserved Matters submissions, it is envisaged that the new properties will be principally two-storey in height to eaves level, with some structures being single storey only. As a result, they will accord with form of the neighbouring residential properties.

MOVEMENT

The SK Transport statement that forms part of the application package, details how the two established access locations provide the basis for safe vehicular and pedestrian access and egress locations.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES





Fig. 9



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT..../

NATURE

The proposal will provide significant levels of bio-diversity net gain and ecological enhancement and reinforcement - see Ecology Co-op's Statement.

As can be seen from the drawings, the acknowledgement of existing ecological and bio-diversity margins is a constant, as is the opportunity to enhance these areas and link them to the neighbouring Nature Reserve.

PUBLIC SPACES

As can be seen there is an area of Public Open Space provided near the northernmost entrance to the site. This comprises a play area, seating and landscaping.

USES

The proposed new residential development sits comfortably alongside existing houses in this predominantly residential area.

HOMES AND BUILDINGS

All the proposed homes will be functional and sustainable. They will accord with the 'Technical housing standards - nationally described space standards'. As a result, they will have good sized accommodation and usable room sizes with ample storage. Each home will have its own amenity space which will contribute to the development being functional, healthy and sustainable.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT...../

RESOURCES

The sustainability measures for the development are embodied in the report prepared by Ridge and Partners LLP. The proposal will include, not just renewable and energy generating schemes, but also enhanced ecological margins and water management measures, providing an holistic approach to the use of resources and the existing environment.

See Section 4.0

LIFESPAN

The proposed homes will be constructed to a lifetime standard and could include various flexible spaces and sustainable and energy generating features. The properties will be Part M compliant providing easier access for those less ambulant or wheelchair bound.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

LAYOUT

The Illustrative Masterplan (Fig. 10) that is part of the submission package has been informed by the Constraints and Opportunities Plan (Fig. 6) and the Parameters Plan (Fig. 7). They indicate the most appropriate location for development and show the access positions.

The northern access, that serves three houses, leads to a small parking courtyard and footpath link that connects the proposed development to a new pedestrian route running northwards along Keymer Road, joining via a crossing to the existing pathway to the east.

The southern access route brings the roadway into the development, and it then turns to the north running behind Batchelors Farmhouse. The roadway is set off the boundaries to allow for the retention of the existing trees and screening, and by doing so also allows for additional landscape buffering.

The southern, western and northern boundaries benefit from a deep ecological margins and landscape buffers that create wildlife corridors and allow for permeability with the nature reserve that abuts the site.

The proposed housing typically fronts the roadway as it runs northwards through the development, terminating in a 'courtyard' area in the north-west. The orientation of the houses facing the road, with amenity spaces behind follows the patterning of neighbouring houses in Greenland Drive and the wider area.

There are houses shown to both the north and south of Batchelors Farmhouse where they front Keymer Road in an orientation that matches most of the properties in this location.

There are discreet parking courtyards shown that are proposed so that they reduce the build-up of hard-surfacing in the front of the new units. These parking courtyard areas also contain accommodation over some of the spaces providing smaller 'flatted' style homes.

DESIGN PRINCIPLES & SOLUTION

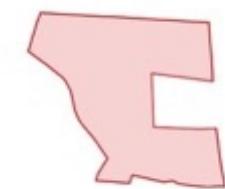
3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN





Fig. 10



ILLUSTRATIVE MASTERPLAN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

FORM

Form encompasses a number of aspects of a scheme, including size and shape, height, bulk, building lines and relationships to boundaries.

The form of the Indicative proposals has been carefully considered and determined in particular by the relationship of the development to existing ecological and landscape features, as well neighbouring properties and boundaries.

The drawings in this application package clearly demonstrate the form of the layout shown on the Illustrative proposals is wholly appropriate for the location in terms of size, shape and building lines. Whilst future Reserved Matters applications will have more detail in respect of height and bulk it is, as mentioned earlier, envisaged that the new houses will be two-storey to eaves – thereby sitting comfortably in this location.

APPEARANCE

The architectural style and detail of the proposed new homes, and the materials, will be part of future applications. It is anticipated that the appearance will be traditional, to accord with the location, and the materials palette will be in keeping with the area.

LANDSCAPE

The Indicative Landscape layout prepared by CSA Environmental (Fig. 11) provides details of the structural landscaping that would be suitable for the development.

MATERIALS AND DETAILING

As mentioned in the Appearance section, it is anticipated that a local vernacular and material palette would be appropriate for this location, and will be part of future submissions. The following page illustrates some of the facing and roofing materials that could be used.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

APPEARANCE

Whilst matters related to appearance, fenestration and material choices will be part of the subsequent Reserved Matters application, it is anticipated that the new housing will be principally 2-storeys to eaves level, with well-proportioned roofs above.

Shown adjacent is an indication of the materials palette that could be used - with red multi-stock bricks being the principal facing material, although a number of units could have render, and some of the ancillary structures such as garages could have a boarded finish.

SUGGESTED MATERIALS PALETTE



Variety of roof tile colours

to include :

Slate Grey

Farmhouse Red

Rustic Red

Breckland Brown

ALL to be small format tiles



Variety of shades of red multi-stock facing brick

to include quoining

where

appropriate



Additional facing materials to

be used in limited

locations:

Render

Horizontal boarding



DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



4.00 SUSTAINABILITY

Matters related to sustainability and renewable energy are included in the report prepared by Ridge & Partners L.L.P. to include measures as listed below in their extract 6.0. As noted in their report, further renewable energy sources and energy saving features would be part of Reserved Matters submission.

As mentioned earlier, the scheme will not only provide thermally efficient homes with energy generating features, but also the development proposes various ecological and landscape improvements that will contribute to the site's overall sustainability levels.

6.0 Energy savings and subsequent reduction in CO₂ emissions have been targeted through implementation of the following:

- exceeding good or best practice standards for thermal insulation of opaque and glazed elements;
- achieving air permeability of 3.0m³/h.m² at 50Pa in dwellings;
- high efficiency LED lighting to be provided throughout;
- high efficiency heat recovery ventilation systems;
- boiler plant efficiency >89%;
- integration of water conservation appliances such as low flow fittings to reach a target water usage of 110 l/p/day;

SUSTAINABILITY

4.00 SUSTAINABILITY

5.0 ACCESS AND HIGHWAYS

The Transport Statement prepared by S K Transport Planning provides information in respect of the access arrangements for vehicles and pedestrians off Keymer Road.

As can be seen from the extract from the Illustrative Masterplan below, the proposal will bring forward enhanced pedestrian movement opportunities that will connect the site to the locality and Burgess Hill.



Northern Access showing pedestrian links to Keymer Road and via a tactile crossing connection to the footpath leading to Burgess Hill

ACCESS & HIGHWAYS

5.00 ACCESS AND HIGHWAYS

6.0 SUMMARY

The proposals embodied in this submission show that the opportunity exists for the creation of a high-quality landscape and ecology led residential scheme to be provided in this sustainable location.

The illustrative material demonstrates how a residential scheme, including new affordable homes, can be delivered without having undue impact on the site's immediate neighbours or the wider area.

The site is available, sustainable and importantly, deliverable, and will link to Burgess Hill and the wider area.

Planning Conditions on an Outline Permission can ensure compliance with NPPF 24, providing a development that has a strong sense of place, identity, and provides for publicly accessible amenity areas.

SUMMARY

6.00 SUMMARY