

Land at Mill Lane, Sayers Common, West
Sussex, BN6 9JA

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Project details

1.0 The Site

2.0 Use

3.0 Flood Risk

4.0 Site & Architectural Layout

5.0 Scale

6.0 Landscape & Ecology

7.0 Sustainability

8.0 Appearance

9.0 Access, Refuse & Security

10.0 Amount / Affordable Housing Allocation

11.0 Summary



Project address:	Land at Mill Lane, Sayers Common, West Sussex, BN6 9JA
Proposal:	Erection of 9 new dwellings
Submission:	Local Authority Full Planning Application
Date:	March 2026
Client:	Mr C Harris, Mr A Harris
Prepared by:	M Landivar / O Moune Landivar Architects Limited The Workshop, Unit 3, 29-42 Windsor Street, Brighton, BN1 1RJ 01273 739590 info@landivar-architects.com landivar-architects.com



Preface

This Design and Access statement has been prepared on behalf of the applicants, Mr C Harris and Mr A Harris, in support of the Full Planning Application for 9 new build houses at Land at Mill Lane, Sayers Common, West Sussex, BN6 9JA

This document should be read in conjunction with the following Drawings: Supporting Documents:

- Architectural drawings list (right).
- Planning Statement / DAS
- Application and CIL forms
- Biodiversity Checklist.
- Sustainability Checklist.
- Ecology and BNG report.
- Landscaping proposals.
- Sustainable drainage design.

Sayers Common

PROJECT NO:	DWG:NO	SCALE	PAPER SIZE	DRAWING TILE
DAY				
MONTH				
YEAR				
1795	1.001	1-500/1250	A1	EXISTING OS AND BLOCK PLAN
1795	3.001	1-500/1250	A1	PROPOSED OS AND BLOCK PLAN
1795	3.002	1.250	A1	PROPOSED SITE PLAN
1795	3.003	1.250	A1	PROPOSED GROUND CONTEXT PLAN
1795	3.004	1.100	A1	PROPOSED TYPICAL PLOT
1795	3.005	1.100	A1	PROPOSED HOUSE PLANS
1795	3.006	1.100	A1	PROPOSED HOUSE PLANS
1795	3.020	-	A1	DETACHED HOUSE EAST + NORTH ELEVATIONS
1795	3.021	-	A1	DETACHED HOUSE SOUTH + WEST ELEVATIONS
1795	3.022	-	A1	SEMI DETACHED HOUSE EAST + NORTH ELEVATIONS SITE SECTIONS
1795	3.023	-	A1	SEMI DETACHED HOUSE SOUTH + WEST ELEVATIONS SITE SECTIONS
1795	3.030	-	A1	PROPOSED VISUALS
1795	3.031	-	A1	PROPOSED REFERENCES
1795	3.040	1.250	A1	SURFACE WATER DRAINAGE STRATEGY
1795	3.041	1.250	A1	FOUL DRAINAGE STRATEGY PLAN
1795	3.045	1.250	A1	LANDSCAPING PLAN
1795	3.046	1.250	A1	LANDSCAPING DETAILS
1795	3.047	1.250	A1	LANDSCAPING DETAILS ACOUSTIC FENCE

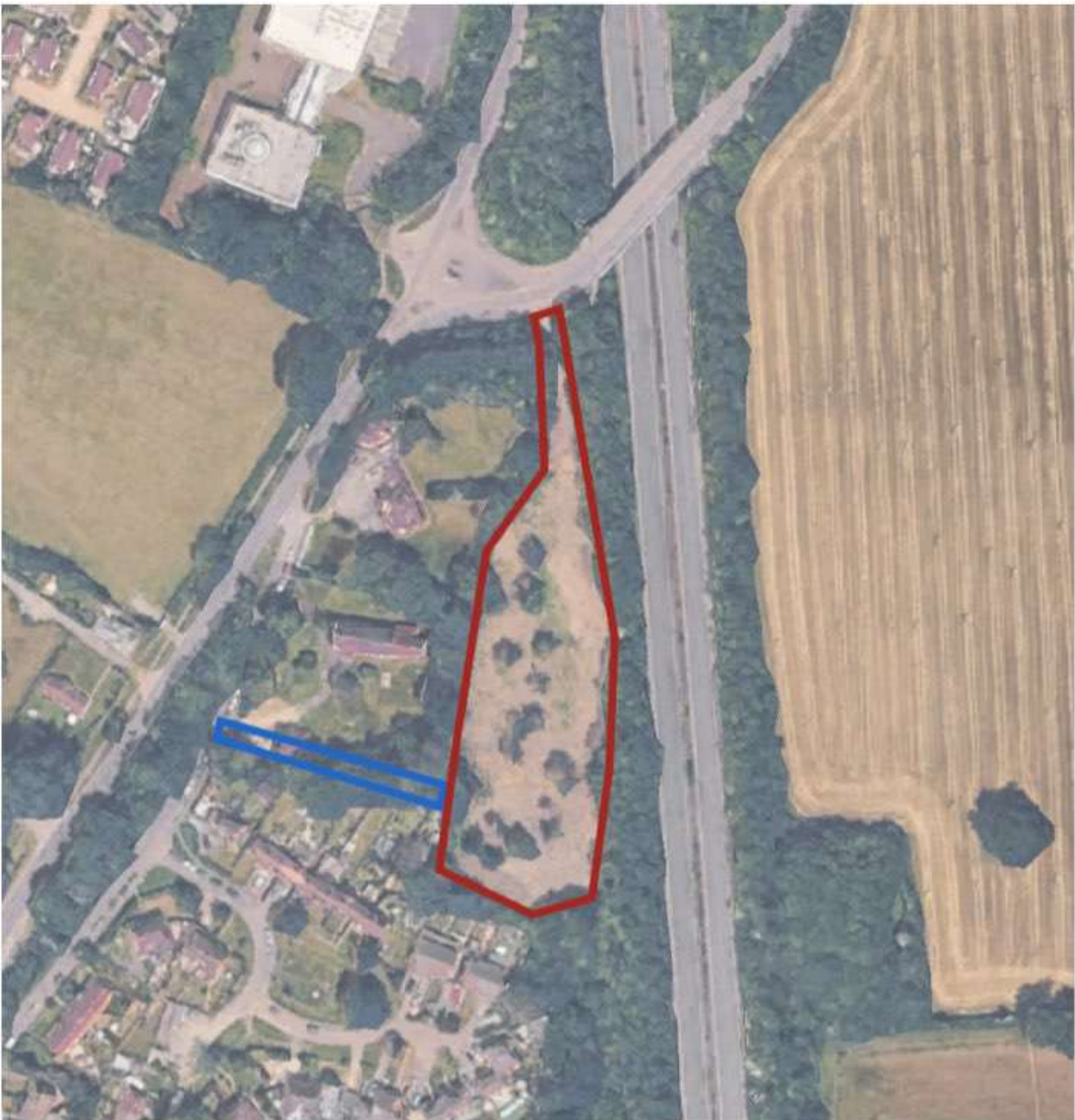


1.0 The Site



The Site

- 1.01 The site is located within the small village of Sayers Common in West Sussex, with the nearest town being Burgess Hill. Vehicular access is from the north of the site, with residential gardens and churchyard to the south and west and the A23 running along the eastern boundary.
- 1.02 The site is accessed via Mill Lane, with an existing crossover already in place.
- 1.03 There is an adjoining site connecting the main site to Oakhurst (shown in blue), which is also owned by the client.



Ariel View



OS Map

- Site boundary
- Adjoining site in same ownership



The Site
Site Photos



The Site

Constraints & Opportunities

- 1.04 The site is located adjacent to Christ Church, between the historic London to Brighton Road and the A23. The site is long and thin and gently slopes down towards the southern end.
- 1.05 The sites boundaries are heavily planted with mature trees on adjacent boundaries, particularly on the Eastern and Western boundary.
- 1.06 A drainage channel runs on the eastern boundary and crosses the site in line with the access path to rejoin a drainage channel on the Eastern Boundary.
- 1.07 The site benefits from an existing crossover to the north of the site exiting onto Mill Lane.
- 1.08 The site benefits from a footpath connection to Oakhurst, which is under the same ownership, shown in blue.

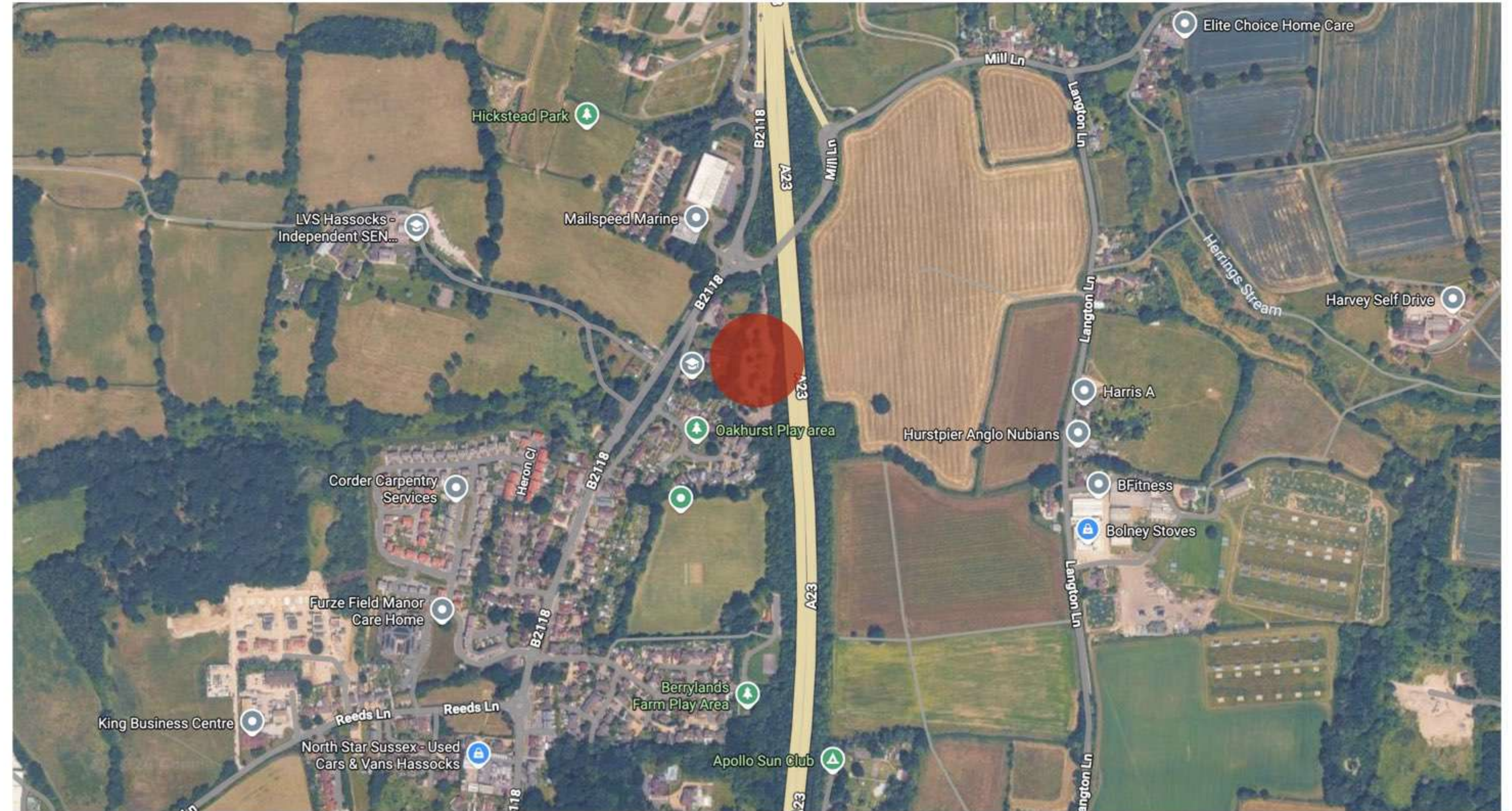


2.0 Use



Use

- 2.01 The site is within a semi rural location and has a mix of surrounding planning uses, which including residential, agricultural and commercial.
- 2.02 It is also worth noting however, that the site is within close proximity to Burgess Hill, to the east and would be very well serviced with suitable residential facilities.
- 2.03 It is considered that the proposed use class is consistent to the local area and that a small scale residential development would be appropriate for the site.
- 2.04 The 100 & 273 bus stops are within a short walk from the site, with access to Crawley, Brighton & Horsham.



Aerial view demonstrating mix of land use around the site.

3.0 Flood Risk



Flood Risk



Flood risk map

3.00 The site is within Flood Zone 1, an area with low probability of flooding.

VERY LOW RISK

Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

4.0 Site & Architectural Layout

Site & Architectural Layout

4.01 The proposed layout strategy incorporates the existing vehicle cross over to the north of the site. The scheme proposes the following key elements:

- Balance of public and private spaces.
- Dedicated refuse store.
- 9 dwellings - 8x semi-detached and 1x detached
- Dedicated garages
- 4 visitor parking provision.
- Extensive planting to boundaries.
- Sensitive scale to match the location.



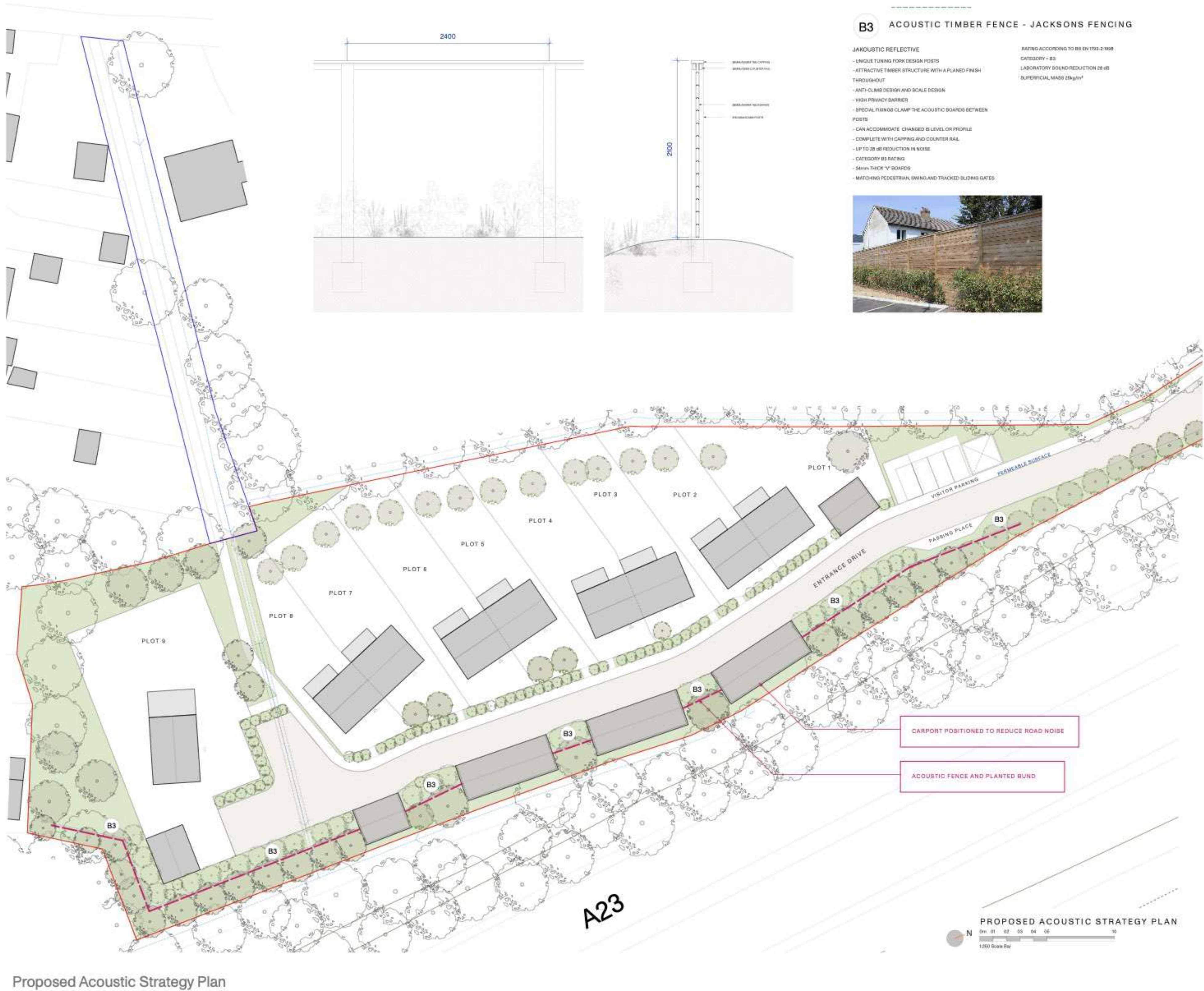
Proposed Site Plan

Site & Architectural Layout

Acoustic Treatment

4.02 Due to the proximity of the A23, which runs along the eastern boundary of the site, the following acoustic considerations have been incorporated into the design:

- Acoustic bund
- Extensive planting
- Garages arranged along boundary to help screen noise
- Main living spaces to the west of the plan
- Acoustic fence to South and Eastern Boundary



Site & Architectural Layout

4.06 The proposed internal layout would incorporate the living accommodation on the ground floor, with the bedrooms on the second floor. There are two housing types, to provide a variety of choice and visual impact.

Key house plan features:

- Clear public and private areas.
- Dedicated garages.
- Extensive planted gardens and terrace areas to each property.
- Visitor parking provision.
- Wheel chair accessible W.C. to the ground floor.
- Part M compliant layouts.
- Modern / flexible floor plans.
- Safe and secure design.



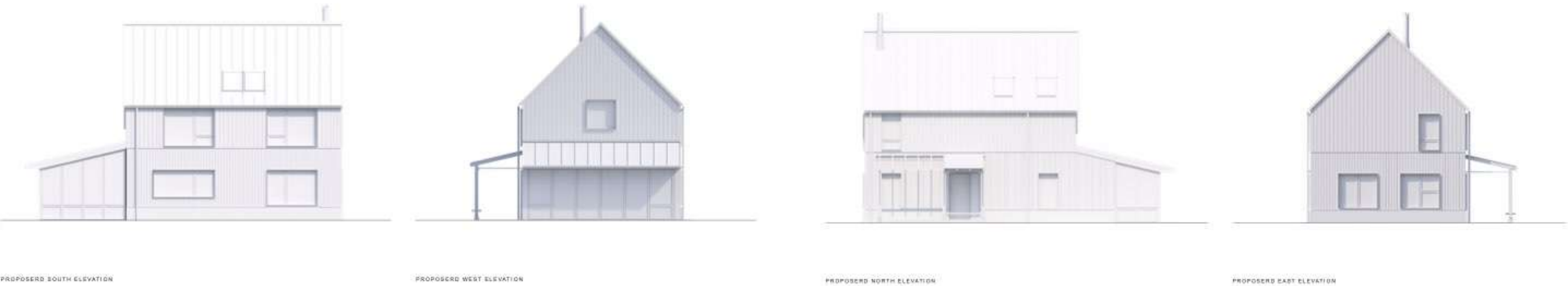
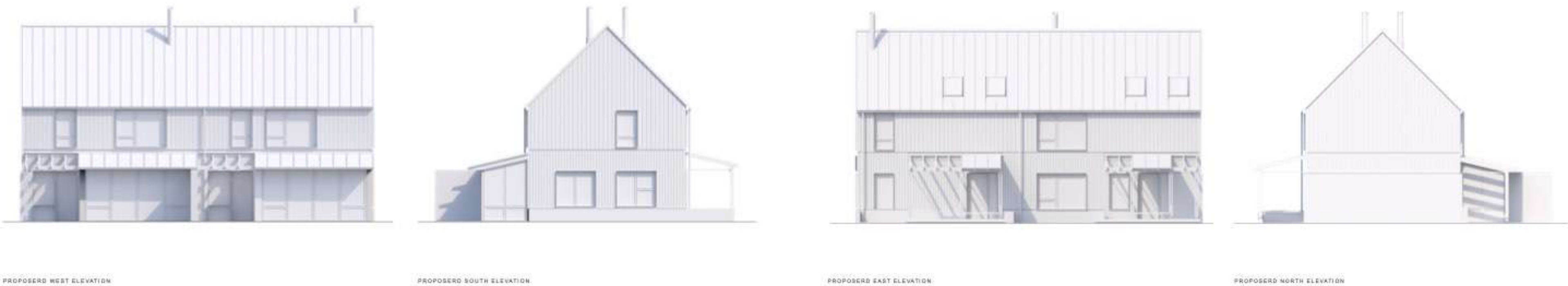
Plans of the two house types.

5.0 Scale



Scale

- 5.01 The scale of the proposal is appropriate for the plot with a plot density comparable to surrounding houses in the neighbourhood and creates an interesting varied roofscape on the site.
- 5.02 Each House type utilises a pitched roof in a barn form, which is typical of the surrounding area and rural building types. The scale of each house is softened with single storey arbours and day rooms. A brick plinth adds a strong horizontal line below timber cladding.
- 5.03 Single storey open fronted garages add further interest and character to the proposal.



6.0 Landscape & Ecology



6.03 The new proposal seeks to significantly enhance the biodiversity and soft landscaping aspects for the site with the following measures:

- Swift boxes placed at roof level to encourage biodiversity on site.
- Bee bricks and bat boxes to be incorporated into the upper walls.
- Retention of existing mature trees and hedgerows.
- Extensive native planting and additional hedgerow added to site.



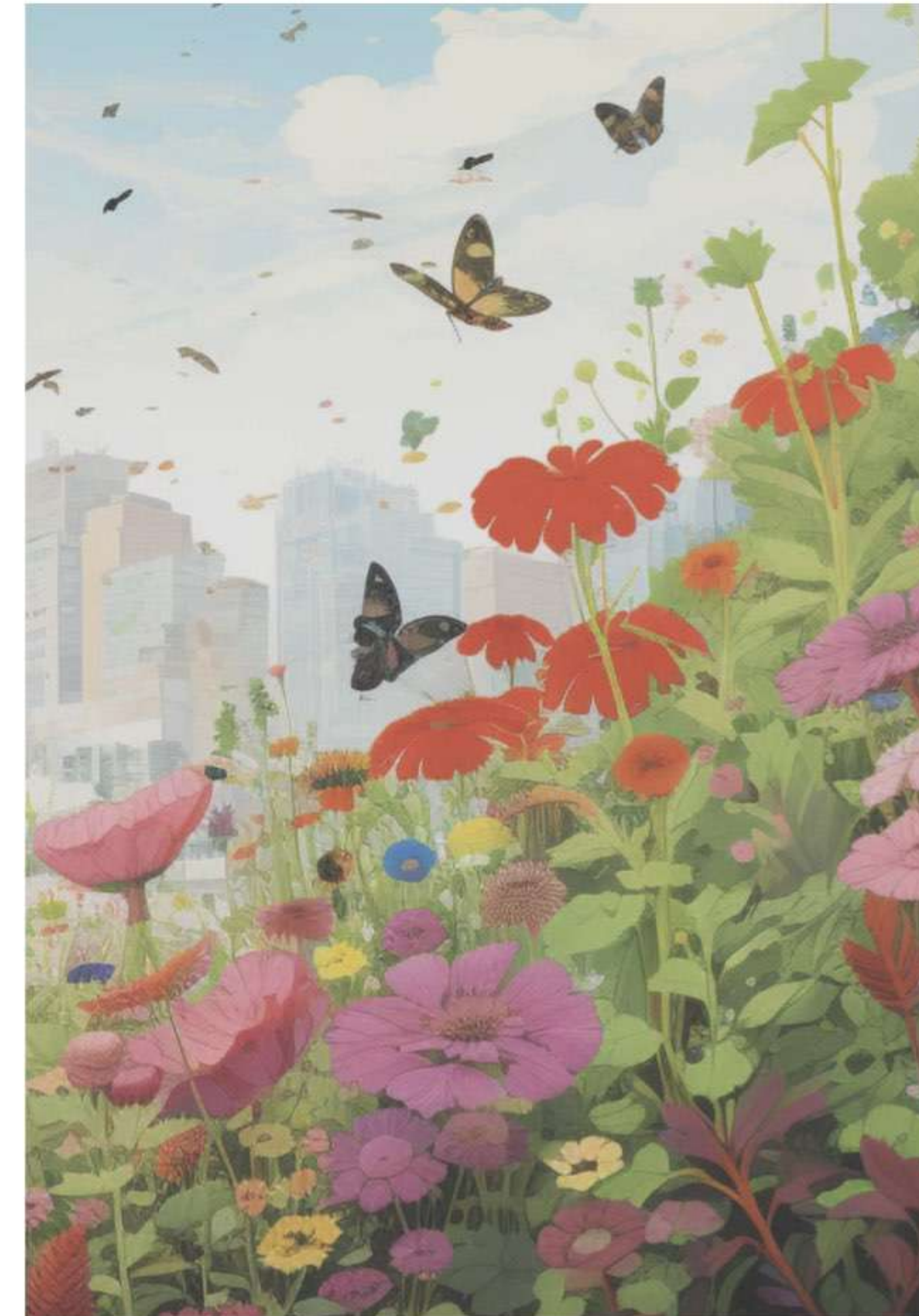
Native shrubs, perennials and wildflowers to be planted within gardens.



Bat boxes, swift boxes and bee bricks to be introduced to new dwellings.

6.04 Biodiversity Net Gain Principles.

- Utilise the mitigation hierarchy to minimise the impact on biodiversity
- Eliminate any negative impacts on biodiversity
- Communicate each BNG outcome with complete transparency
- Cover all areas of sustainability, including societal and economic factors
- Involve any pre-development and post-development stakeholders in creating mandatory net gain solutions
- Focus on producing long-term environmental benefits from BNG
- Understand the variable factors and potential risks in order to achieve biodiversity and deliver net gain
- Offer nature conservation that exceeds the stated BNG requirements
- Determine a suitable method in order to secure measurable biodiversity net gains
- Ensure the best possible results from biodiversity net gain



6.04 Landscaping Plan.

The proposed planting scheme to the perimeter of the site to increase the existing vegetation will include native hedging (H1) and trees. The private gardens will have lawns with native shrubs and perennials to borders. The communal public garden areas will also be heavily planted with native shrubs, perennials and pollinators.

Hard landscaping has been minimised and free draining stone pavers and hoggin are propose. Both of these are convenient materials to excavate should additional services be required and can be replaced without any wasted materials.

The main landscaping and BNG strategy consists of:

- Dense planting of native hedging to Western and Northern boundary.
- Additional native hedging planted to roadside boundary to increase amount of hedgerow on site.
- Continuous vegetation ribbon to surround site to encourage sustainable biodiversity.



7.0 Sustainability



Sustainability

7.01 The proposal seeks to incorporate key sustainable aspects to provide a zero carbon development:

- Possibility for Passivhaus standards - Energy required to heat passive home is 90% lower than that of other buildings
- Zero Carbon Sustainable technologies: Ground Source Heat Pump , Solar Panels and MVHR
- Improved Ecology and Biodiversity Net Gain of at least 20%.
- Native Planting and Landscaping
- Locally sourced building materials.
- Timber frame construction.

7.02 The 5 Passivhaus principles would be applied to the scheme :

- Air tight construction
- High quality insulation
- Low U value windows
- No thermal bridging
- Mechanical ventilation with heat recovery

The above principles ensure minimum energy use, stable temperatures and comfortable conditions.

Small scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m².K)

Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	0.80 (triple glazing)
Doors	1.00

Efficiency measures

Air tightness	<1 (m³/h. m²@50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.6 - 0.5
MVHR	90% (efficiency) ≤2m (duct length from unit to external wall)

Window areas guide (% of wall area)

North	10-15%
East	10-15%
South	20-25%
West	10-15%

Balance daylight and overheating

Include external shading

Include openable windows and cross ventilation

Reduce energy consumption to:

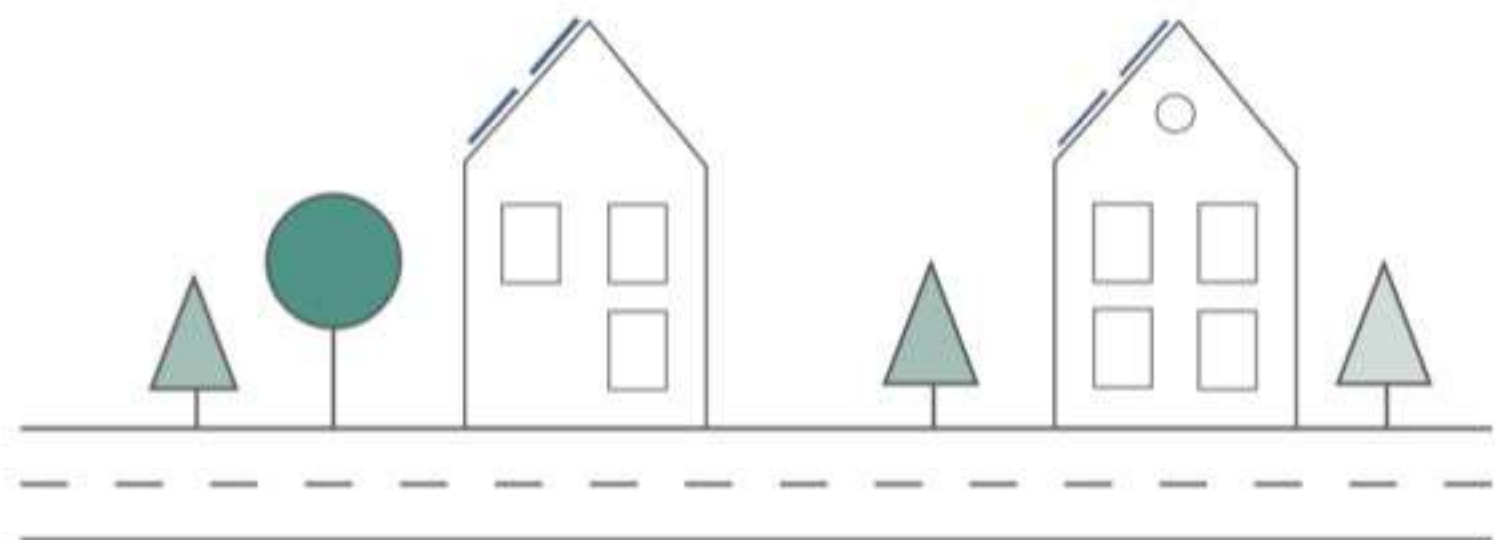


Reduce space heating demand to:



Maximise renewables so that 100% of annual energy requirement is generated on-site

Form factor of 1.7 - 2.5



Embodied carbon

Focus on reducing embodied carbon for the largest uses:

Products/materials (A1-A3)	<1%
Transport (A4)	5%
Construction (A5)	14%
Maintenance and replacements (B1-B5)	80%
End of life disposal (C1-C4)	<1%

Average split of embodied carbon per building element:

30% - Superstructure
27% - Substructure
20% - Internal finishes
17% - Façade
5% - MEP

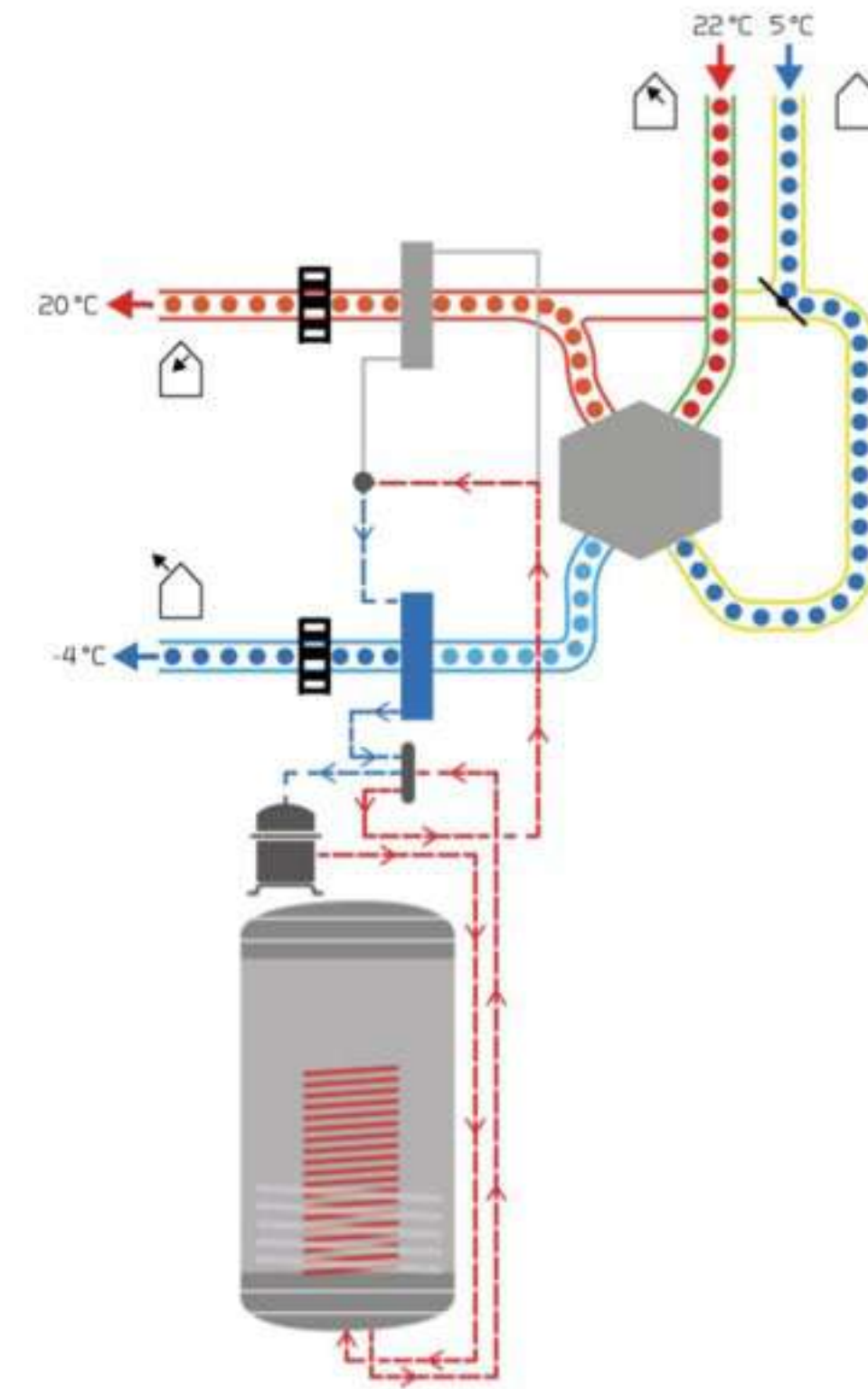
Reduce embodied carbon by 40% or to:



Area in GIA

Sustainability

- 7.04 The primary energy strategy is to install a Nilan Compact P2 system ventilation and heating system. In contrast to other ventilation units, it recovers 100% of the heat from the extract air. The counterflow heat exchanger makes it possible to recover up to 95% of the energy in the extract air. This is then used to heat the outdoor air. The integral heat pump will utilise any remaining energy for producing domestic hot water. The efficient AIR air to water heat pump supplies energy to heat the dwelling via an underfloor heating system or via low energy radiators.
- 7.05 The House will target a 19% improvement on current Part L building regulations which will reduce heating costs.
- 7.06 When the integral heat pump in the ventilation part is not producing domestic hot water, it can heat the supply air even further and thereby help heat the dwelling. This only happens when the indoor temperature or the supply air temperature falls below the value specified in the settings. When the heat pump heats the supply air, the domestic hot water is also heated slightly at the same time. The temperature may therefore exceed the one that you have set as your desired hot water temperature.



Nilan Compact P2 ventilation and heating systems.



Air to water heat pump

Compact P2 AIR is equipped with an efficient air to water heat pump that enables you to connect up hydronic underfloor heating or low temperature radiators for central heating.

The solution consists of an integral indoor unit in Compact P2, and an outdoor unit that is easy to connect. AIR9 has been fitted with a reversible heat pump that can also cool.

The AIR air to water heat pump is connected to the heating control system in the dwelling. The control system then signals when the dwelling requires heating.

The AIR air to water heat pump can help the ventilation part of Compact P2 heat the domestic hot water if required.

You can purchase an additional 250 litre hot water tank (SHW).

8.0 Appearance



Appearance

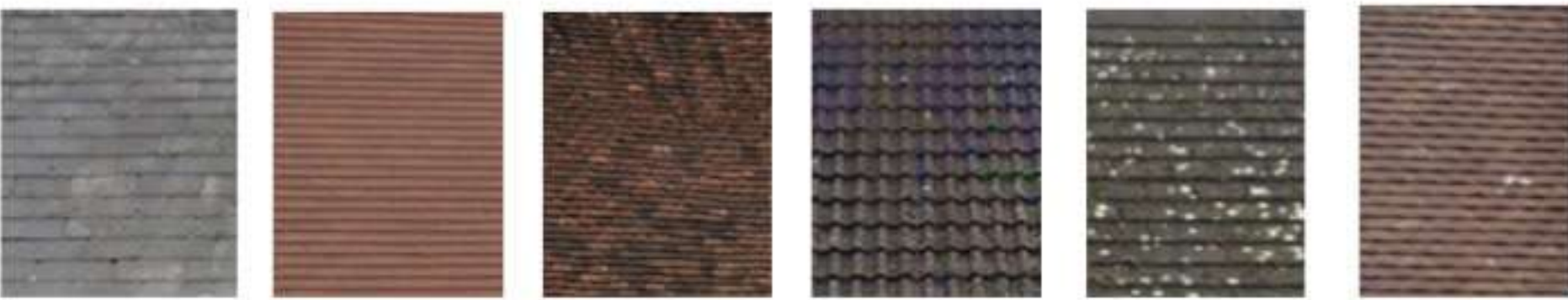
Material Study - Sayers Common

8.01 The appearance of the local area is that of a rural / suburban fringe. As such, there is a mixture of rural, domestic and commercial architectural languages. The construction palette is generally traditional Sussex vernacular:

- Red and brown facing bricks.
- Use of timber cladding.
- Flint work walls.
- Mixture of clay tiles and rural sheet corrugated roof materials.
- Natural / earthy colour palette.

8.02 A local area colour study demonstrates the range and scope of the predominant architectural colours and materials. The study has informed the proposed choice of building materials.

Roof



Walls



Appearance

8.03 The proposed dwellings are conceived as a contemporary interpretation of a cluster of rural barns, formed around a traditional farmstead courtyard. The palette and form would be traditional but with contemporary detailing.

Proposed materials:

- Locally sourced facing bricks, up to plinth level.
- Oiled larch cladding to upper parts.
- Terracotta coloured zinc roof.
- Steel metal window frames.
- Facing brick boundary walls.
- Post and rail fences
- Free draining shingle main road way
- Permeable pavers.
- Lawns and extensive planting.



Eave and window detail, down pipe and timber cladding.



Reference showing timber cladding and pitched roof form, with a mix of one & two storey elements sitting on a brick plinth.

Appearance

Rendered views



View 01. Looking North up the access road.



View 02. Looking South down the access road.



View 03. Showing the rear garden of House 3.



View 04. Showing entrance to House 8, with House 9 behind.

9.0 Access, Refuse & Security

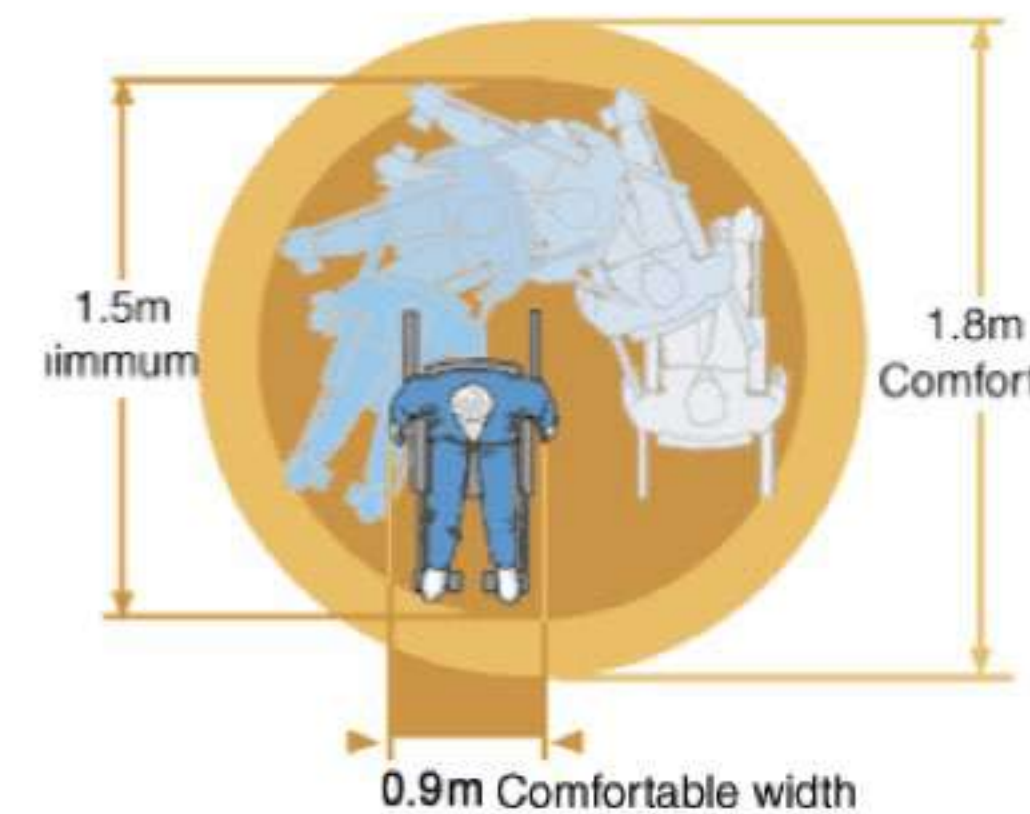


Access, Refuse & Security

- 9.01 The proposed application accommodates Part M and Lifetime homes requirements with level thresholds consideration given to wheelchair provision within the design.
- 9.02 Emergency vehicles have unhindered access to the site directly from B2118 & Mill Lane. There is a 16M turning point for emergency vehicles towards the southern end of the site.
- 9.03 Secure, internal cycle storage for 3 spaces per house are provided to the garages providing a total of 21 spaces + 4 short stay secure stands adjacent to the the public / footpath area.
- 9.04 Vehicle Parking provision for 23 spaces (including 4 visitor parking spaces) will be provided. This includes 1 accessible parking space with level access to each house.
- 9.05 Recycling will be encouraged within the dwelling with segregated bin storage facilities to be provided under the sink within kitchen units to provide easy storage.
- 9.06 Refuse and recycling stores are located in a dedicated refuse store, adjacent to the entrance and with easy access for refuse collection. The garden area will include a built in composting area and the residents will be encouraged to compost food waste via a domestic vermicomposting unit adjacent to the composting area.

All dwellings to include the following wheelchair accessible measures:

- Suitable dwelling entrance opening width of 775 mm clear.
- A 1500mm clear turning circle in main living space
- Suitable internal door opening clear widths of 850mm.
- All units to have the principal living room at entry level.
- Glazing to principal rooms starting at a maximum of 850mm above door level and complying with the requirements of AD K for guarding.
- Principal bedrooms with a clear access zone of 1,000mm around both sides and the foot of the bed. Other bedrooms with a clear zone of 1,000mm to one side and the foot of the bed.
- Step free access to WC and bathroom facilities at entry level.
- Ability for adaptation, including reinforced walls for grab rails in the bathrooms.



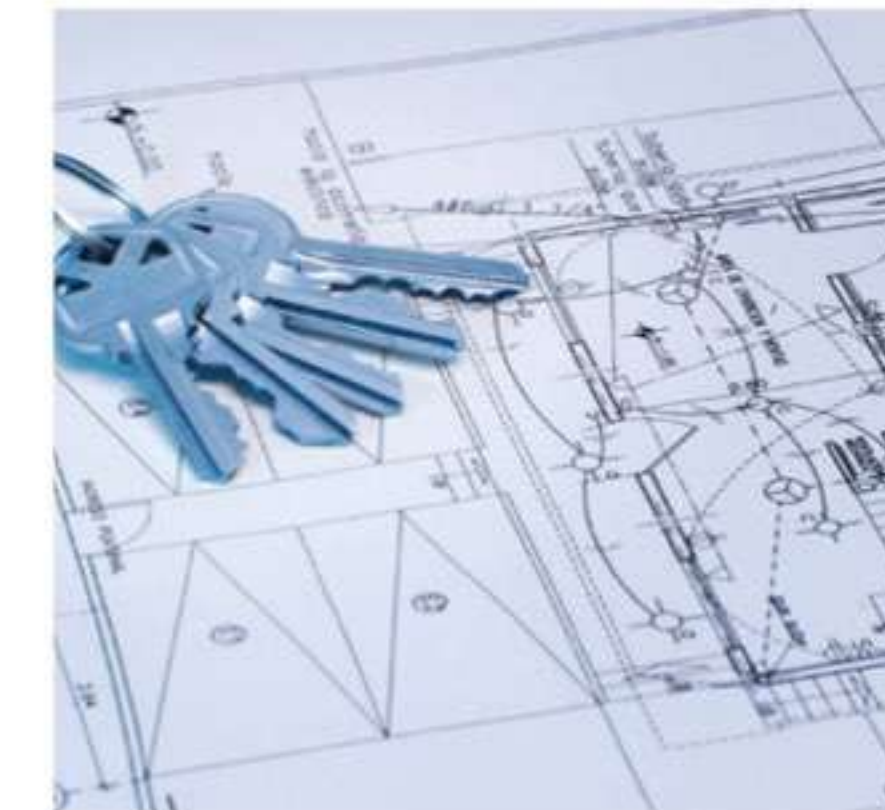
Access, Refuse & Security

9.06 The design supports the principles of Secured by Design which aims to achieve a high overall standard of security for buildings and for the private and public spaces around them.

Through the introduction of appropriate design features that facilitate natural surveillance and create a sense of ownership and responsibility for every part of the development, criminal and anti-social behaviour within the curtilage or grounds of an estate can be deterred. These design features include secure vehicle parking, adequate lighting of communal areas, fostering a sense of ownership of the local environment, control of access to individual and common curtilages, defensible space, and landscape design supporting natural surveillance and safety.

9.07 SECURED BY DESIGN GUIDELINES FOR DEVELOPMENT LAYOUT:

1. Communal areas to allow natural supervision.
2. Boundary fences to be balanced between security, surveillance and private property.
3. Frontages to be defined to demarcate between public and private property.
4. Boundaries to be clearly defined and features to prevent unauthorised vehicle access integrated.
5. Suitable lockable gate to private garden areas to exclude casual access to properties.
6. Clear name and numbering of roads and properties.
7. One car parking space per dwelling located in secure environment, with visitor parking located within view of the property.



10.0 Amount / Affordable Housing Allocation

Amount / Affordable Housing Allocation

10.01 The proposed development comprises 7 new houses, within a total site area of **998m2**

10.02 There are 22 allocated parking spaces, including:

- 14 allocated spaces (2 per house)
- 4 visitor spaces (including 2 Wheelchair accessible spaces).
- All houses are to have dedicated EV charging points.
- 2 Visitor and Wheelchair accessible spaces to have EV charging points

10.03 A dedicated refuse and recycling area is located to the north of the site, providing easy collection for LA refuse collection.

10.04 Provision for 2 long stay cycle storage is allocated to each garden.

10.05 District Plan policy provision of affordable housing (DP31: Housing)

the provision of a minimum of 30% on-site affordable housing for all residential developments providing 11 dwellings or more, or a maximum combined gross floorspace of more than 1,000m2;

10.06 The proposal is for a net gain of 7 houses. The proposed dwelling number and total area is below the threshold for an affordable housing provision contribution.

10.07 The dwelling exceeds National guidelines set out in the 'Technical housing standards – nationally described space standards' - March 2015.

1795 - Sayers Common					
Accommodation Schedule					
Proposed Dwelling:	House Type:	Garage:	GIA:		
			Sqm	Sqft	
Plot 1	SEMI DETACHED, 2 Storey (3B 5P)	Yes	107	1,152	
Plot 2	SEMI DETACHED, 2 Storey (3B 5P)	Yes	107	1,152	
Plot 3	SEMI DETACHED, 2 Storey (3B 5P)	Yes	107	1,152	
Plot 4	SEMI DETACHED, 2 Storey (3B 5P)	Yes	107	1,152	
Plot 5	SEMI DETACHED, 2 Storey (3B 5P)	Yes	107	1,152	
Plot 6	SEMI DETACHED, 2 Storey (3B 5P)	Yes	107	1,152	
Plot 7	SEMI DETACHED, 2 Storey (3B 5P)	Yes	107	1,152	
Plot 8	SEMI DETACHED, 2 Storey (3B 5P)	Yes	107	1,152	
Plot 9	DETACHED, 2 Storey (3B 6P)	Yes	142	1,528	
Total GIA			998	10,742	
Parking Schedule					
Proposed Parking:	Double Garage:	Quadruple Garage:	At Entrance:	Total:	
				Cars	Cycles
Plot 1	2 cars 4 cycles			2	4
Plot 2		2 cars 4 cycles		2	4
Plot 3		2 cars 4 cycles		2	4
Plot 4		2 cars 4 cycles		2	4
Plot 5		2 cars 4 cycles		2	4
Plot 6		2 cars 4 cycles		2	4
Plot 7		2 cars 4 cycles		2	4
Plot 8	2 cars 4 cycles			2	4
Plot 9	2 cars 4 cycles			2	4
Vistor			4 cars 2 cycles	4	2
Total Cycles					38
Total Cars				22	
* Figures inclue 2No. Accessible spaces					

Accommodation schedule

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Technical Housing Standards



11.0 Summary



Summary

11.01 The Full Planning Application submission, consisting of this Design and Access Statement and supporting drawings, sets out a clear case for residential development on the Sayers Common site. The proposal clearly demonstrates that through high quality design, the prime development site can provide valuable and much needed accommodation to an area with a fast growing need for quality residential accommodation.

11.02 The proposal will achieve excellent energy and thermal performance with triple glazed windows, solar panels, EV charging points and ASHP. The landscaping proposals are of equally high quality with the majority of surfaces being free draining and any surface run off discharging to an existing drainage ditch via large rain gardens at the bottom of each garden.

11.03 The key design principles that benefit the proposal are:

- Local regeneration.
- High quality housing, that addresses local needs.
- Sustainable development.
- General compliance with LPA and National Planning policies.
- Exceeds Government / National domestic space standard requirements.
- Increased BNG.
- Pedestrian link through to Sayers Common transport infrastructure.
- Excellent location for access to key urban centres.
- Appropriate design and materials for the rural setting.
- Conservation and enhancement of the semi rural character.
- Maintaining 'sense of place' of existing settlement.

11.04 The proposal aims to improve the existing biodiversity of the site by enriching the range of existing vegetation with native species planting.

The proposed design would be a valuable and beneficial addition to the local area, by promoting the principles of sustainable, local regeneration and design and delivering an appropriate use for the site. These dwellings would meaningfully contribute towards meeting identified local housing needs whilst protecting the character of the area.

Thank you

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