

Fairfax

DESIGN & ACCESS STATEMENT

PREPARED IN RESPECT OF:

AN OUTLINE APPLICATION

ON LAND NORTH OF

BORERS ARMS ROAD,

COPTHORNE

2512/REV.A



Courtesy of Google Maps

CONTENTS

1.00	INTRODUCTION
1.01	DESIGN TEAM
1.02	SCOPE AND CONTEXT OF THIS DESIGN & ACCESS STATEMENT
1.03	SITE APPRAISAL
1.04	APPLICATION OF THE DESIGN AND ACCESS CRITERIA
2.00	PLANNING HISTORY AND POLICY
3.00	DESIGN PRINCIPLES AND SOLUTION
3.01	NATIONAL DESIGN GUIDE 2021
3.02	THE CHARACTERISTICS OF WELL-DESIGNED PLACES
3.03	COMPONENTS FOR GOOD DESIGN
3.04	APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES
3.05	APPLICATION OF THE COMPONENTS FOR GOOD DESIGN
4.00	SUSTAINABILITY
5.00	ACCESS AND HIGHWAYS
6.00	SUMMARY

FIGURES

FIG 1	FRONT PAGE	AERIAL VIEW WITH SITE LAYOUT
FIG 2	PG 8	LOCATION PLAN
FIG 3	PG 9	AERIAL LOCATION PLAN
FIG 4	PG 10	SITE PHOTOGRAPHS – 1
FIG 5	PG 11	EXISTING SITE IN CONTEXT
FIG 6	PG 13	PHOTOGRAPHS OF EXISTING AREA
FIG 7	PG 14	SETTLEMENT EDGE PLAN 1
FIG 8	PG 14	SETTLEMENT EDGE PLAN 2
FIG 9	PG 17	CONSTRAINTS & OPPORTUNITIES PLAN
FIG 10	PG 19	MOVEMENT PLAN
FIG 11	PG 21	OVERALL PARAMETERS PLAN
FIG 12	PG 23	TEN CHARACTERISTICS OF WELL-DESIGNED PLACES
FIG 13	PG 27	CONTEXT PLANS – EXISTING
FIG 14	PG 27	CONTEXT PLANS – PROPOSED
FIG 15	PG 32	ILLUSTRATIVE COLOURED MASTERPLAN
FIG 16	PG 35	CHARACTER STUDIES AREAS 1 & 2
FIG 17	PG 36	CHARACTER STUDIES AREAS 3 & 4
FIG 18	PG 37	CHARACTER STUDIES AREAS 5 & 6
FIG 19	PG 39	ACCESS DRAWING - BORERS ARMS YARD
FIG 20	PG 40	ACCESS DRAWING - COPTHORNE BANK

1.00	INTRODUCTION	
1.01	THE DESIGN TEAM	
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	FLOOD RISK & DRAINAGE	- ACQUATERRA CONSULTING
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CONTENTS

1.00 INTRODUCTION

1.01 DESIGN TEAM



CONTENTS

1.00	INTRODUCTION
1.02	SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT

1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared on behalf of Fairfax Acquisitions with input from the Design Team, and forms part of their outline planning application submission in respect of the proposed development on Land North of Borers Arms Road, Copthorne.

The application description comprises :

Outline planning application, with all matters reserved except access, for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700 sq.m of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, associated landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road.

Only the principle of developing the site for up to 260 dwellings (C3 Use), including affordable homes, along with the means of access are to be determined as part of this outline application.

Appearance, landscaping, layout and scale are reserved for subsequent determination.

The Scheme is shown on the following application plans:

1. Site Location Plan No. 2512/PL.01 Rev.D
2. Proposed Access Drawing No. SK21703-14 & SK21703-15 (Appendix to the TA)

The supporting plans comprise the following:

3. Illustrative Constraints and Opportunities Plan No. 2513/PL.02 Rev. A
4. Overall Parameters Plan No. 2513/PL.07 Rev.A
5. Illustrative Coloured Masterplan 2513/PL.08 Rev.J

Plans (1) and (2) referenced above comprise the application plans for the purpose of determining the application, whilst the Plans at (3) to (5) are submitted for illustrative purposes only, but are informed by the various technical assessments of the site and its wider setting. They provide context for the Council's assessment of the potential impact of the scheme upon the Site, its immediate environs and the wider area. The Overall Parameters Plan (4) can be subject to a condition requiring the reserved matters scheme to be in general conformity with this plan.



1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT / 2

This Statement, which is part of the Validation Requirements of the General Development Procedures Order (GDPO), reflects the findings of the technical reports prepared as part of this submission by the various disciplines - including arboricultural, heritage, ecological, landscape and visual impacts, together with highways and flood risk assessments. Each of the disciplines have assessed the site and the surrounding area, and their base-line findings have fed into the Illustrative Constraints and Opportunities Plan, the Overall Parameters Plan as well as the Illustrative Coloured Masterplan - thereby ensuring that the development will function well and add to the overall quality of the area, as well as being sympathetic to local character and history.

Careful consideration has been given to the importance of demonstrating the mechanisms that will be used in the delivery of design quality within the built environment, and to this end this Statement has the following functions and use:

- i. Provides a concise description of the key issues that have been identified by the various disciplines within the design team.
- ii. It describes how the evaluation of these matters has informed the evolution of the initial design decisions and the Illustrative Masterplan. The illustrative material shows how the development proposals optimize the potential of the site to accommodate and sustain an appropriate level of development, together with enhanced landscape and ecological areas, and transport links.
- iii. This document provides information on how matters such as urban design, composition, access, circulation, open space, ecological and landscape considerations have influenced the illustrative proposals.
- iv. This Design and Access Statement takes all of the above into account and provides a framework for the future delivery of a high-quality residential scheme.

The Statement uses the following criteria:

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

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

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

CONTENTS

1.00 INTRODUCTION

1.02 SCOPE AND CONTEXT OF THIS
DESIGN AND ACCESS STATEMENT



1.03 SITE APPRAISAL

i. The Site and its Surroundings

The Site under consideration extends to approximately 13.2 hectares and sits on the northern edge of the settlement of Copthorne Village, with the majority being within the administrative boundary of Tandridge District Council.

The site shares most of its southern edge with the County and District Boundary of West Sussex and Mid Sussex respectively. The southern access through Borers Yard is within M.S.D.C.

The site is bounded on much of its northern side by Clay Hall Lane, on the western side by Copthorne Bank, or the properties fronting it, and on the eastern side by pasture land associated with Roundabouts Farm.

The site is irregular in shape and comprises a number of fields separated by well-established, albeit sometimes intermittent, broadleaf tree and hedge planting which gives a strong framework to the landscape.

The site is on a gentle north-west facing slope of a valley system. The site has a high point in the south-east - where the land is some 90 metres above O.S. Datum - falling to the north by circa. 15 metres.

Whilst numerically this change in level appears significant, the extent of the site and the landscaped features means the cross fall has the appearance of a gentle slope.

In a wider context, Copthorne is the village that abuts the site boundary to the south, and it has a variety of facilities and transport links, including a primary school, Church, Parish Hub and village store - together with play areas and open spaces.

Copthorne Bank on the western side of the application site provides connections to both Crawley and the M23 - which in turn runs north to the M25 London Orbital motorway, and south to Brighton and the South Coast via the M23.

The site is listed as Metropolitan Green Belt, in the Tandridge District Council Local Plan.

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

i. The Site and its Surroundings



1.03 SITE APPRAISAL.

ii. The Site and its Surroundings

For further details in respect of transport links, Landscape Visual Assessments and Arboricultural matters, please see the reports produced by S.K. Transport Planning, Leyton Place Landscape Planning and Arbotrack respectively.

The montage of photographs (Fig 4) show various views across the site. They show the boundaries and sub-divisions and the open space between the linear features.

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

ii. The Site and its Surroundings



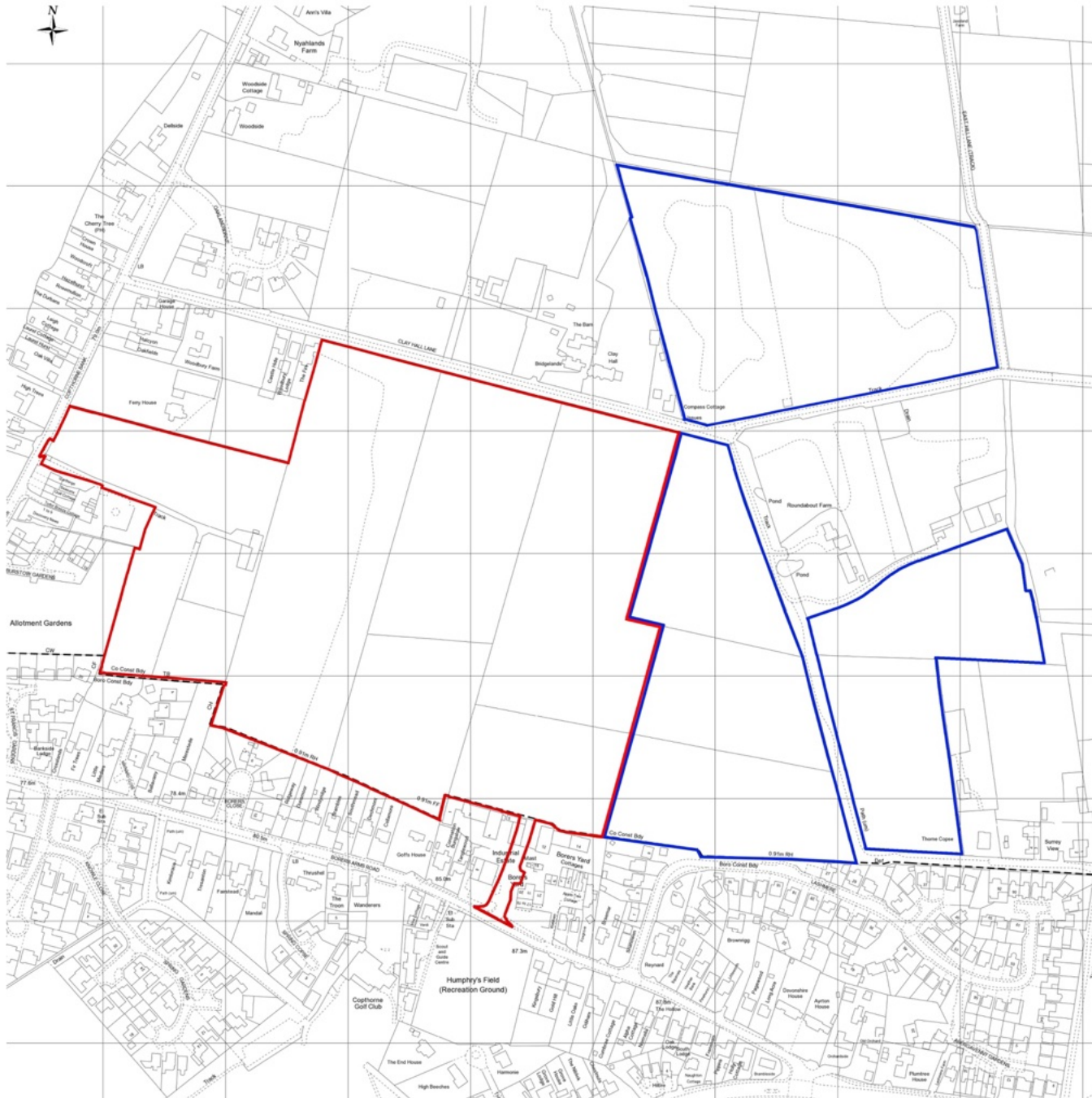


Fig. 2



Fig. 3



Fig.4

1.03 SITE APPRAISAL

ii. Site in Context

As can be seen from the Ordnance Survey extract below, the Site (shaded in red) is situated just to the north of Cophorne Village.

Its location on the settlement edge, means the development is in a sustainable location with access to educational, retail, health and religious facilities. There is a parish hub and thriving youth club as well as play areas and open spaces for recreation.

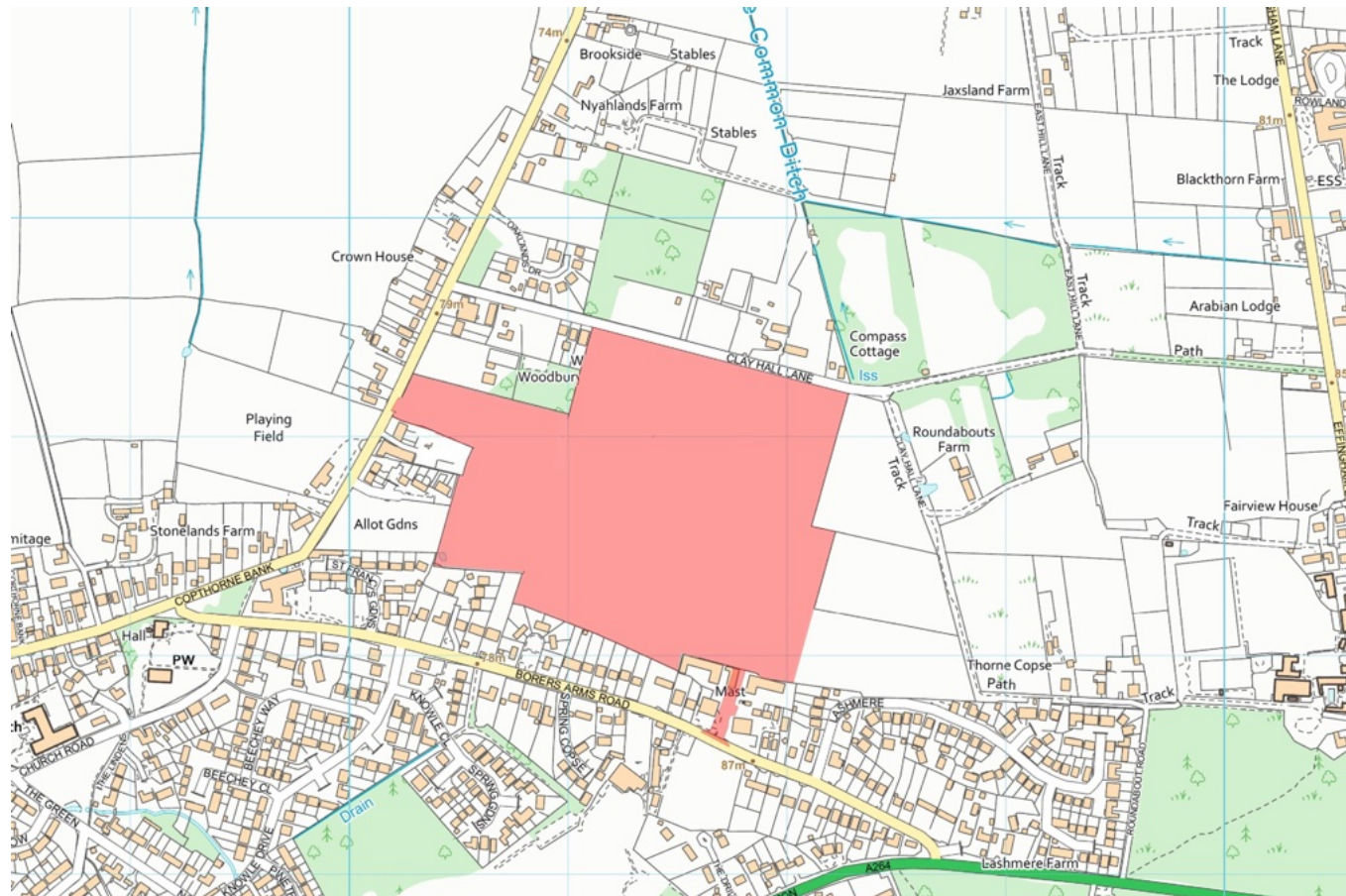


Fig. 5 Existing Site

CONTENTS

1.03 SITE APPRAISAL

II. Site in Context



1.03 SITE APPRAISAL

iii. Character of Area

As part of the assessment of the area in which the development will sit, we have looked in detail at neighbouring development patterning.

As can be seen from the images below that show the local grain of development, the area around the application site has a typical edge of settlement form. It is this patterning that will inform the Illustrative Masterplan layout.



←
Pattern of development
fronting Copthorne Bank
to north of site entrance



→
Pattern of development
in St Francis Gardens area
– to the north of Borers
Arms Road



←
Pattern of development
off Beechey Way.



→
Pattern of development
off Lashmere.

CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

III. Character of Area



1.03 SITE APPRAISAL

iii. Character of Area

The montage of photographs below show the variety of housing styles and unit types in the immediate vicinity.



Fig. 6

1.03 SITE APPRAISAL

iv. Settlement Character

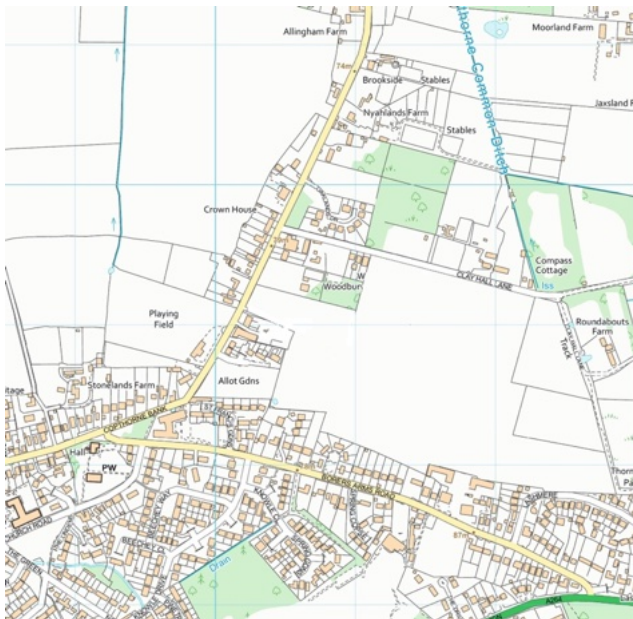
The edge of settlement character and patterning of the neighbouring areas, the well-screened boundaries and the provision of formal and informal areas of open space will be key factors in determining the scheme design and layout.

Good principles of special relationship should be observed – i.e. public spaces are located in appropriate places and don't get mixed with private spaces.

By using many of the existing development characteristics in the design response, the development proposals should sit comfortably in the locality.

v. Settlement Integration

The integration of the site within an extension to the settlement area offers a sensible expansion of the edge of Copthorne – bounded to the north by Clay Hall Lane.



Existing edge of settlement Copthorne

Figs. 7 & 8



Proposed infill between Clay Hall Lane and Borers Arms Road

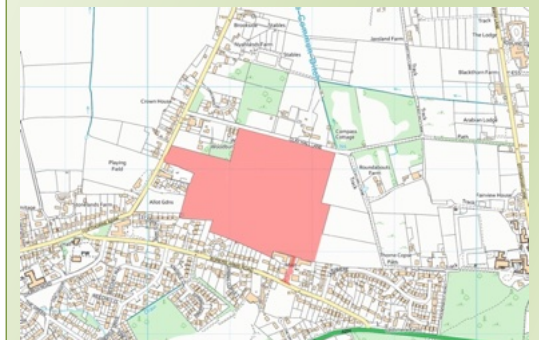
CONTENTS

1.00 INTRODUCTION

1.03 SITE APPRAISAL

IV. Settlement Character

v. Settlement Integration



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 Leyton Place Landscape Planning show the application site in relation to its physical context. The Location Plan, Aerial Location Plan, and Illustrative Coloured Masterplan (Figs 2,3,15) shows that the site sits adjacent to a primarily residential area. The proposed development site provides a natural settlement extension to Cophorne, that is in turn constrained on its northern boundary by Clay Hall Lane.

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 (Fig. 4), and these demonstrate that the site has a number of open, unconstrained areas suitable for development. The tree, ecological and landscape reports and assessments prepared by Arbortrack, Ecology Co-op and Leyton Place Landscape Planning that accompany this Statement indicate that the principal constraining features are the existing field 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 evolution of the design of the Illustrative Masterplan.

CONTENTS

1.00 INTRODUCTION

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 and field boundaries on or adjacent to the site.
- ECOLOGY. Protect and enhance existing bio-diversity features.
- CONNECTIVITY. Important to link the site to the surrounding areas.
- 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 medium-sized development on the edge of the settlement of Cophthorne that will provide much needed new housing (including affordable units).
- The development proposals allow for the creation of new and enhanced wildlife and ecological corridors around the edges of the site and among the existing field boundaries that frame the areas of development.
- Surface water can be used as part of the bio-diversity enhancement measures.

THE ASSESSMENTS PROVIDED BY THE CONSULTANT TEAM GENERATED THE ABOVE CONSTRAINTS AND OPPORTUNITIES CRITERIA, WHICH INFORMED THE DEVELOPABLE AREA SHOWN ON THE FOLLOWING CONSTRAINTS AND OPPORTUNITIES PLAN

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA



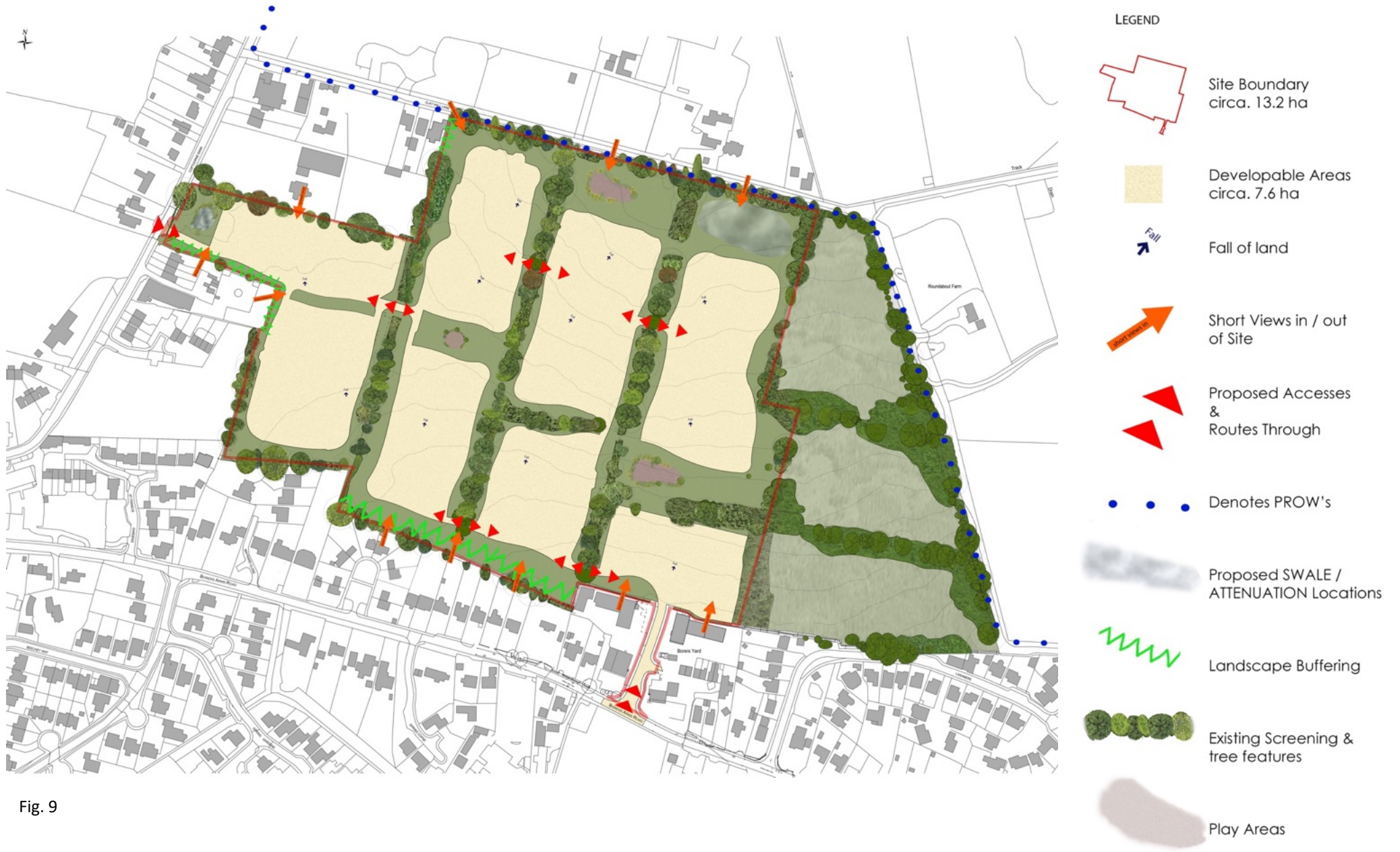


Fig. 9

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - MOVEMENT

- The Movement Plan that follows builds upon the Constraints and Opportunities Plan and shows the pattern of roadways sitting within the area of land identified for development.
- The Movement Plan shows the principal vehicular accesses being taken off Copthorne Bank and Borers Arms Road.
- The roadways and footpaths “contain” most of the development as part of its perimeter block typology. This protects the existing landscape features and allows for the creation of ecological corridors.
- SK Transport Planning will provide in their Transport Statement further information and detail in respect of the access and in particular footpath links to the periphery of the site and beyond.
- Various road widths and surfaces could be used to provide differing character areas within the development layout.
- The Movement Plan that follows shows a variety of non-vehicular routes through the site, and various other footpath and cycle links. These will contribute to the reduction in the reliance upon cars for getting to, not only the local neighbourhood, but to areas further afield

THE ESTABLISHMENT OF A PERIMETER BLOCK FORM OF ROAD PATTERNING WILL CONTAIN DEVELOPMENT AND HELP DETERMINE THE ORIENTATION OF THE UNITS WITHIN ANY LAYOUT.

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





Fig. 10

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - PARAMETERS

- A medium 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 without impacting upon landscape, ecological features, or neighbouring properties
- A carefully designed layout will see the safe retention of the important trees and existing hedgerows that provide the landscape framework 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 on the edges of two parcels of development, where the land falls naturally. The water detention feature will also bring ecological benefits as part of an holistic approach to bio-diversity.
- The Overall Parameters Plan that follows is a compilation of the information shown on the Constraints and Opportunities Plan and the Movement Plan.

THE OVERALL PARAMETERS PLAN HAS BEEN SUBMITTED AS A DRAWING FOR CONSIDERATION AS IT OUTLINES THE CONSTRAINTS AND OPPORTUNITIES AND GIVES A FIRM FOUNDATION FOR A FUTURE MASTERPLAN.

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





Fig. 11

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 Woolf Bond Planning.

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



The ten characteristics of well-designed places

Fig. 12

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 medium sized residential development scheme can be delivered on land at Roundabouts Farm, Copthorne that will sit comfortably in the surrounding area, without having an undue impact on neighbouring properties, landscape or ecological features.

IDENTITY

The form of the proposals and the extent of the developable land is informed by the Constraints and Opportunities Plan (Fig.9) which identifies key components of a future development. 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.15). 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. Although a smaller area of flatted units of 2 ½ - 3 storeys will bring variety to unit types and provide an interesting roofscape. As a result, they will accord with the form of the neighbouring residential properties.

MOVEMENT

The SK Transport Plannings Transport Statement that forms part of the application package, details how the access location will provide the basis for safe vehicular and pedestrian and cycle access and egress.

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



Figs. 13 & 14

Existing Context of the site in relation to settlement edge

Proposed Context of development in relation to neighbouring settlements also showing the constraint of Clay Hall Lane

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 and field boundaries is a constant, as is the opportunity to enhance these to create high quality corridors on the perimeter of the development.

PUBLIC SPACES

As can be seen on the Illustrative Masterplan, areas of Public Open Space, Formal Play, Seating and General Recreation have been proposed throughout the scheme.

USES

The proposed new residential development sits comfortably alongside existing houses in this predominantly residential area. The small area of employment relates well to the existing commercial area of Borers Yard.

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



Ecological Margin



Play Area

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 Pinnacle ESP. 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 approach to the design of the layout shown on the Illustrative Coloured Masterplan that forms part of the planning application package has been informed by the Constraints and Opportunities established by the Design Team.

There are two access locations shown on the Masterplan, and their location and geometry are shown in detail in the Highway Consultants Transport Assessment. The Copthorne Bank entrance is located within the administrative boundaries of Tandridge District Council, whilst the southern access is via an extended and improved roadway through Borers Yard - which sits in Mid Sussex District Council,

The Borers Yard access will be created following the demolition of a commercial structure that sits close to the main site boundary.

Once in the site, the shape and size of the proposed areas for new development are determined by the existing hedge and tree field boundaries. The majority of these boundaries run north to south, although the two that are at right angles do help create enclosed areas and contribute to a breaking up of the built form.

The typology used within the developable spaces reflects a modified form of perimeter block pattern of development with units facing outwards towards a road or constraining footpath. The standard perimeter block form of layout sees the built form almost exclusively contained by roads, which in turn provide a buffer between the development and the landscape or ecological margins beyond.

In this instance the layout uses both road and footpaths. The latter are used where the development abuts some of the existing field boundaries, and they constrain the proposed units so the impact on the landscape features is limited. The footpaths invariably are overlooked by the new homes so that they are visually policed in a passive way.

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

Where the new houses address a roadway they have parking spaces either adjacent to the properties or close by. The units facing the footpaths have their car parking spaces in courtyards behind, with 'flats over garage' type units shown in many instances which help police the parking areas.

The frontage to part of the development on the north west boundary has units facing Copthorne Bank, with an area of open space and attenuation between the houses and the front boundary screen.

The southern access which sees the road running through Borers Yard, turns when you enter the main body of the site and has two new commercial units proposed to both replace the existing demolished structure and create additional employment space. As elsewhere, the linear landscape features contain this portion of the development and create separation from the residential areas.

There are a number of areas of open space and play, which will provide recreation for a variety of ages. As can be seen from the Illustrative Coloured Masterplan the locations in which they are shown are accessible and visually policed by overlooking houses or flats.

Whilst the layout will be the subject of future reserved matters submissions, the illustrative material supplied as part of this application demonstrates how a medium sized development can be accommodated on the available land without impacting on neighbours or the wider area. Retention of, and respect for, the field patterning will ensure that the built form is broken up into various sized groupings which will create interesting and varied spaces, all linked by the existing landscape features.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN





Fig. 15

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 predominantly 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 Illustrative Masterplan shows suggested locations for the structural landscaping which will be the subject of future Reserved Matters submissions.

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 OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

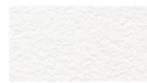
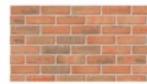
3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

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. There is an element of 2 1/2 to 3 storey flats shown on the Masterplan layout which provide a mix of units and creates an interesting roofscape.

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

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3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

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

CHARACTER STUDIES AREAS



Access off Cophorne Bank showing frontage main road and open space. Orientation of units matches existing.



Perimeter Block typology with roads enclosing built-form, allowing for landscape and ecological buffers

FIG.16

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

I. CHARACTER STUDIES AREAS



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

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

CHARACTER STUDIES AREAS



Courtyard and "cul-de-sac" layout linked to footpath – creating a perimeter block type constraining pattern enclosing outward facing units.



Footpaths constraining built-form either side of an area of open space providing passive policing of play area.

FIG.17

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

II. CHARACTER STUDIES AREAS



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

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

CHARACTER STUDIES AREAS



Footpath used to constrain built-form and provide pedestrian routes around the edge of development. Central courtyard of parking policed by frontage access point and F.O.G.s within the parking area.



Outward facing units overlooking retained field boundary – footpaths act as buffers much as perimeter block road typology.

FIG.18

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

III. CHARACTER STUDIES AREAS



4.00 SUSTAINABILITY

Matters related to sustainability and renewable energy are included in the report prepared by Pinnacle ESP and could include measures as listed below. 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.

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 110l/p/day;

SUSTAINABILITY

4.00 SUSTAINABILITY

5.0 ACCESS AND HIGHWAYS

The Transport Statement prepared by SK Transport provides information in respect of the access arrangements for vehicles and pedestrians off Copthorne Bank and Borers Arms Road.

As can be seen from the Transport Statement, the proposal will bring forward enhanced pedestrian movement opportunities that will connect the site to the locality and wider area

ACCESS & HIGHWAYS

5.0 ACCESS AND HIGHWAYS

I. MODIFIED SITE ACCESS ONTO BORERS YARD.

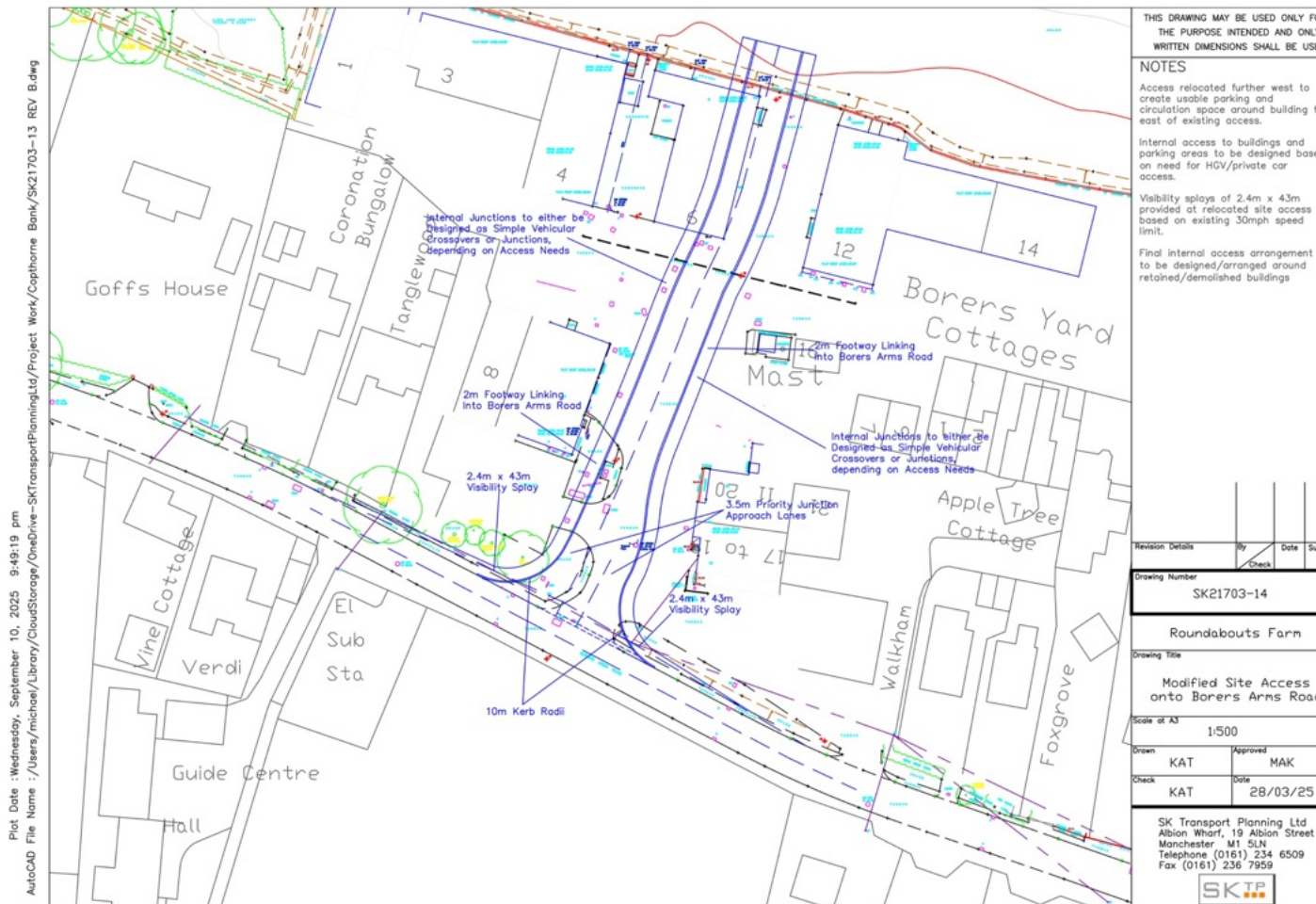
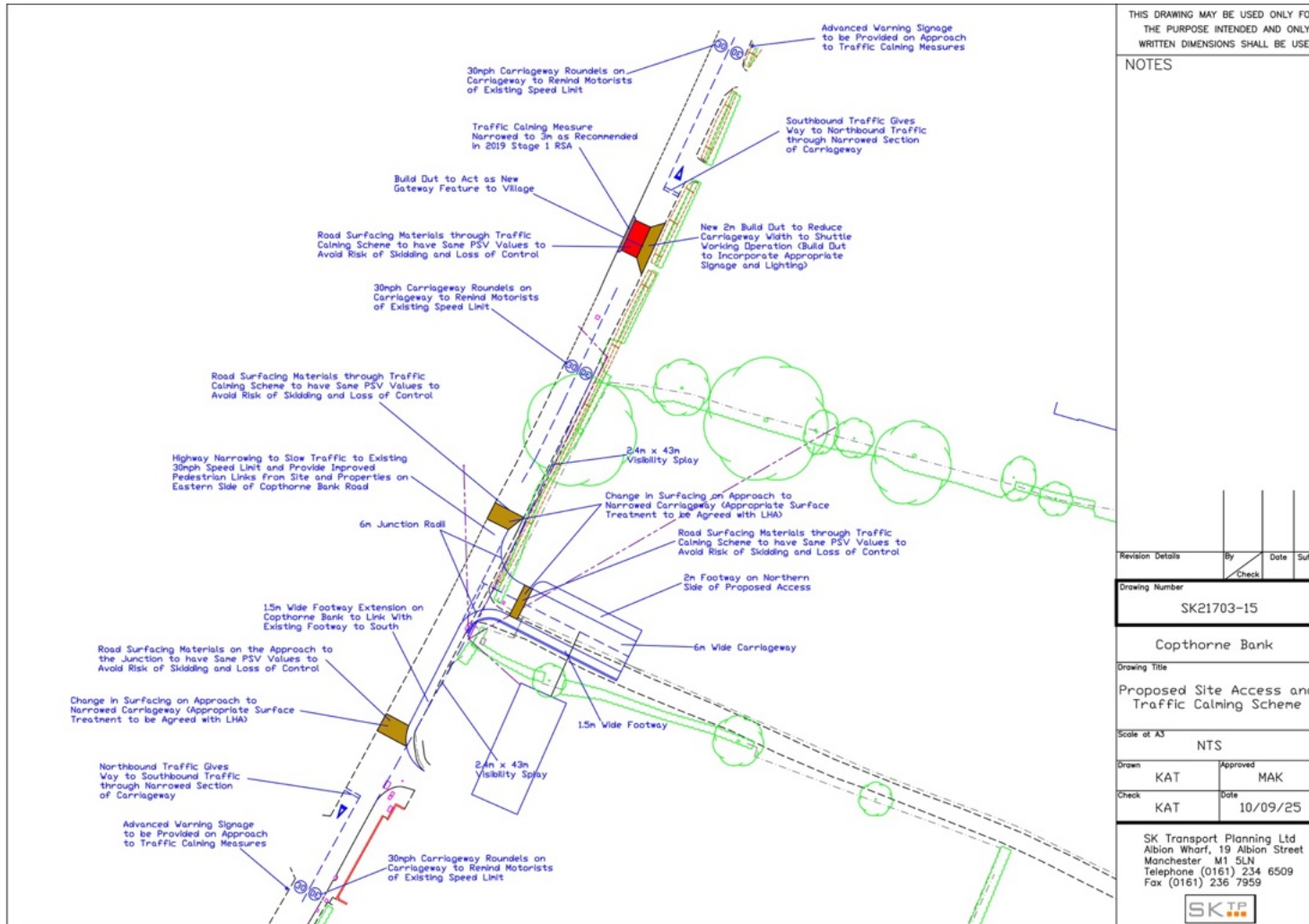


Fig. 19

5.0 ACCESS AND HIGHWAYS...../2

Plot Date :Wednesday, September 10, 2025 8:43:01 pm
AutoCAD File Name :\\Users\michael/Library\CloudStorage\OneDrive-SKTransportPlanningLtd\Project Work\Copthorne Bank\SK21703-15.dwg



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NOTES

Revision	Details	By	Date	Suffix
		Check		
Drawing Number				
SK21703-15				
Copthorne Bank				
Drawing Title				
Proposed Site Access and Traffic Calming Scheme				
Scale at A3				
NTS				
Drawn	KAT	Approved	MAK	
Check	KAT	Date	10/09/25	

SK Transport Planning Ltd
Albion Wharf, 19 Albion Street
Manchester M1 5LN
Telephone (0161) 234 6509
Fax (0161) 236 7959



ACCESS & HIGHWAYS

5.00 ACCESS AND HIGHWAYS

II. PROPOSED SITE ACCESS AND TRAFFIC CALMING SCHEME

Fig. 20

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, the wider area or key landscape and ecological features.

The site is available, sustainable and importantly, deliverable.

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