

LAND AT COOMBE FARM, SAYERS COMMON

Design & Access Statement

P24-2029_GD_03E October 2025



WELBECK LAND



WELBECK LAND

About Welbeck Land

Welbeck Land is a strategic land promoter, master planner, and master developer. Established in 1993, the company is committed to creating value-driven outcomes for landowners and local communities. They focus on strategic land promotion and master planning and have recently taken on the role of master developer. This allows them to take a holistic and long-term view of planning and development, aiming to create sustainable mixed-use places that provide jobs as well as homes.

Welbeck Land works in partnership with landowners, local councils, communities, special interest groups, and charities to ensure successful planning and creation of beautiful homes and places. They also focus on value-add initiatives such as community green spaces, schools, sports pavilions, and GP surgeries.

Their commitment to sustainability and leaving a positive legacy is a core part of their mission. They aim to improve environmental standards and bring about lasting change for future generations.

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Pegasus Group

Pegasus Group's experience embraces all types of projects within the development industry, from large-scale urban extensions and strategies for area regeneration to renewable energy and residential schemes.

Our work supports planning applications, and we have an exceptional understanding of the development control process and planning policy requirements in relation to design. Our design team is well regarded and is increasingly involved in expert design review and witness work.

We bring innovative thinking to create beautiful places, enhancing both the built and natural environments in a way that positively impacts people's lives.

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 (portrait) DOUBLE SIDED

THE VISION

The proposed development at Coombe Farm aims to create a harmonious and sustainable community of new homes nestled within an attractive woodland landscape. This development will feature accessible public open spaces that integrates with the surrounding environment, enhancing connectivity for pedestrians and cyclists to the village centre, public transport, and the broader countryside.

The allocation of land at Coombe Farm envisages the construction of up to 210 new dwellings. This development will provide a good mix of house types, new play facilities, maintenance of existing public rights of way (PRoW) and new public open spaces. This will aid in fostering a vibrant and inclusive community.

The site is positioned adjacent to the existing urban edge of Sayers Common creating a natural extension to the village, this new community will be framed by the area’s established landscape. The development will be connected to the village through a newly designed junction, with access provided via a tree-lined avenue flanked by houses. This design approach will draw the existing woodland character into the heart of the new development, creating a cohesive environment. The architectural design and character of the new dwellings will be inspired by the local character, ensuring that the development respects the area’s heritage. The layout will be designed to create a positive street scene by enclosing streets, incorporating tree-lined avenues, establishing vistas and landmarks, and implementing a strong street hierarchy to enhance the site’s legibility.

In summary, the Coombe Farm development represents a opportunity to create an attractive and sustainable community that connects with the natural landscape, enhances local connectivity, and contributes to the overall growth and prosperity of Sayers Common.



Site Location Plan (Aerial)

INTRODUCTION 01

- 1.1 This design and access statement (“DAS / “statement”) has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Welbeck Land and the wider consultant team to accompany the Outline Planning Application for the residential development of Land at Coombe Farm, Sayers Common comprising:

‘Outline planning application for up to 210 dwellings (including affordable housing) with associated access, parking, open space and a woodland landscape.’

- 1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure)(England) Order 2015 (DMP0), which requires certain applications to be accompanied by a design and access statement. The DMP0 also states the following requirements:

- 1.3 “(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about:

(a) the design principles and concepts that have been applied to the development; and

(b) How have issues relating to access to the development been dealt with?

- (3) A design and access statement must:

(a) explain the design principles and concepts that have been applied to the development;

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

(c) explain the policy adopted as to access and how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and

(e) explain how specific issues which might affect access to the development have been addressed.”

PURPOSE OF THE STATEMENT

- 1.4 The purpose of this design and access statement is: “...to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.” (Para. 029, PPG, Reference ID: 14-029-20140306).

- 1.5 This statement is structured as follows:

01 Introduction:

Outlines the purpose of this statement;

02 Contextual Appraisal:

Comprises an assessment of the local historical and social setting, including the relationship of the site to Sayers Common;

03 Site Assessment:

Considers the site and its surroundings in terms of the technical and physical, and planning context;

04 Design Policy & Guidance:

Summarises relevant Government policy and guidance;

05 Developing the Design Concept:

Explains the design principles informed by the analysis of the site and surroundings, engagement, policy and guidance and illustrates these with a design concept;

06 Design & Access:

Presentation of the design proposals including: uses, built form and identity, movement, nature and public space, homes and buildings, resources and lifespan;

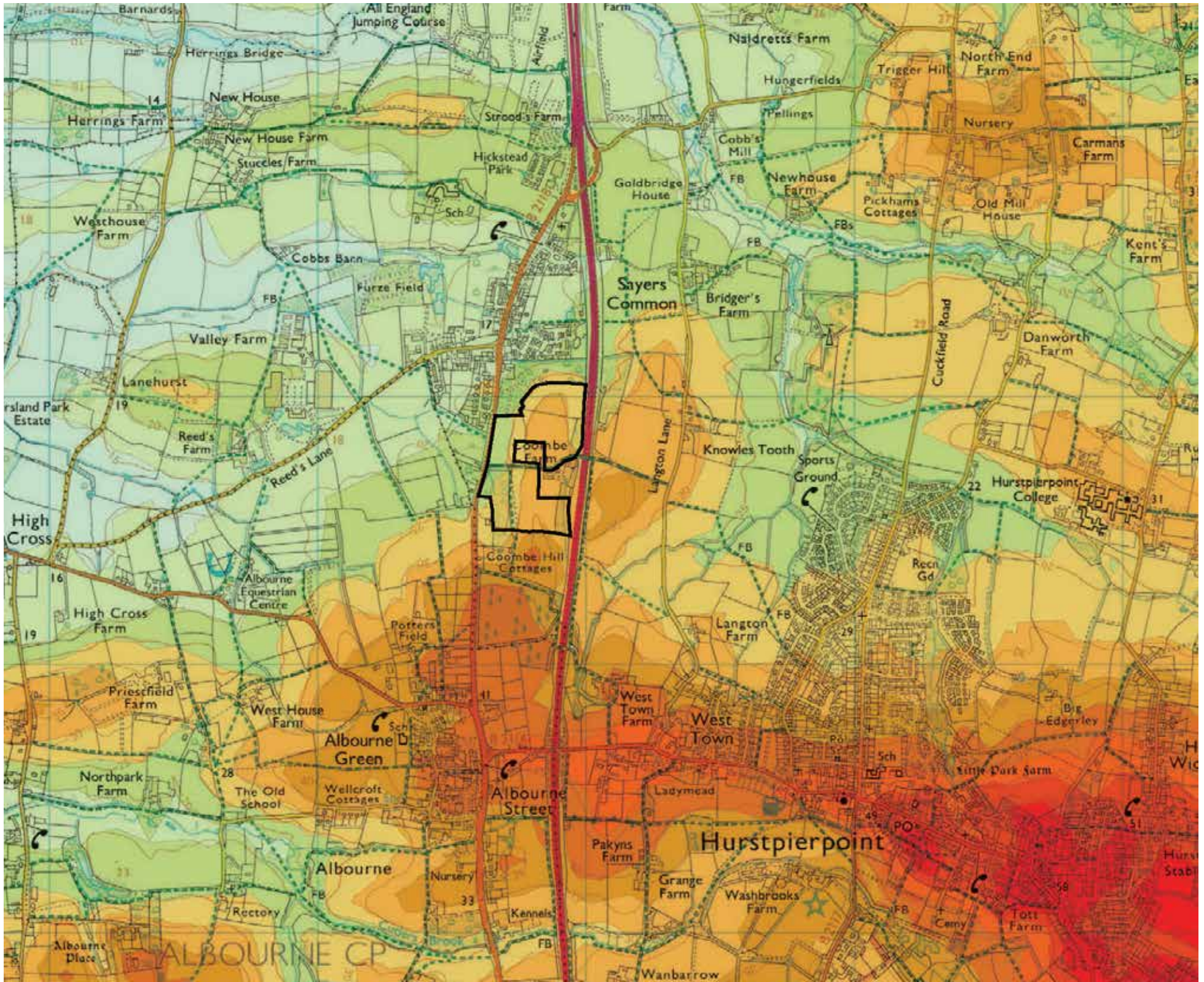
07 Character & Appearance:

Informs the proposed character of development, the materials and features that contribute to placemaking;

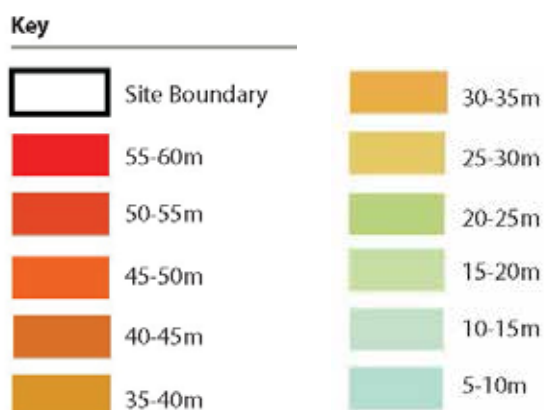
08 Summary & Conclusions:

Summarises the proposals and benefits.

CONTEXTUAL APPRAISAL 02



Landform and Topography Plan



2.1 This section provides a summary of the assessment of the site and its surroundings. The evaluation includes an analysis of the site’s geographical location, physical characteristics, and existing environmental conditions. It also examines the site’s proximity to key infrastructure, such as roads and utilities, and its relationship to the surrounding built environment and natural landscape. The assessment has informed the planning and development strategies for the site, ensuring that the proposed development is sensitive to, and will positively contribute to, the surrounding context.

PHYSICAL CONTEXT

LANDFORM AND TOPOGRAPHY

2.2 The site lies on the north and west-facing slopes of a low-lying ridge that extends through Albourne Green and Hurstpierpoint. A hillock rises up from the north-facing slopes immediately south of the site. Sayers Common lies at a lower level further to the north and northwest. The landform south of the ridge comprises an undulating area of low ridges and clay vales. This area rises up towards the South Downs, the northern edge of which is defined by a steep escarpment.

LAND USE AND VEGETATION

2.3 Land use outside the village predominantly comprises a mix of pastoral and arable agriculture. Field boundaries are typically defined by hedgerows with mature trees. Minor rural roads are lined by either trimmed or unmanaged hedgerows. Tree/shrub belts line both sides of the A23. Woodland blocks are well-represented in the local landscape, including Sayers Common Wood on the northern edge of the site; Coombe Wood within the south-western part of the site; and Chloe Wood and an emerging woodland block located on rising land to the south. Other woodland blocks lie both to the east and west of the village. Sayers Common Wood, Coombe Wood and a block of woodland in the south-eastern part of the site are ancient woodland.

LANDSCAPE CHARACTER

2.4 The site lies within the Eastern Low Weald Landscape Character Area (LCA LW10), as defined by the West Sussex Landscape Character Assessment.

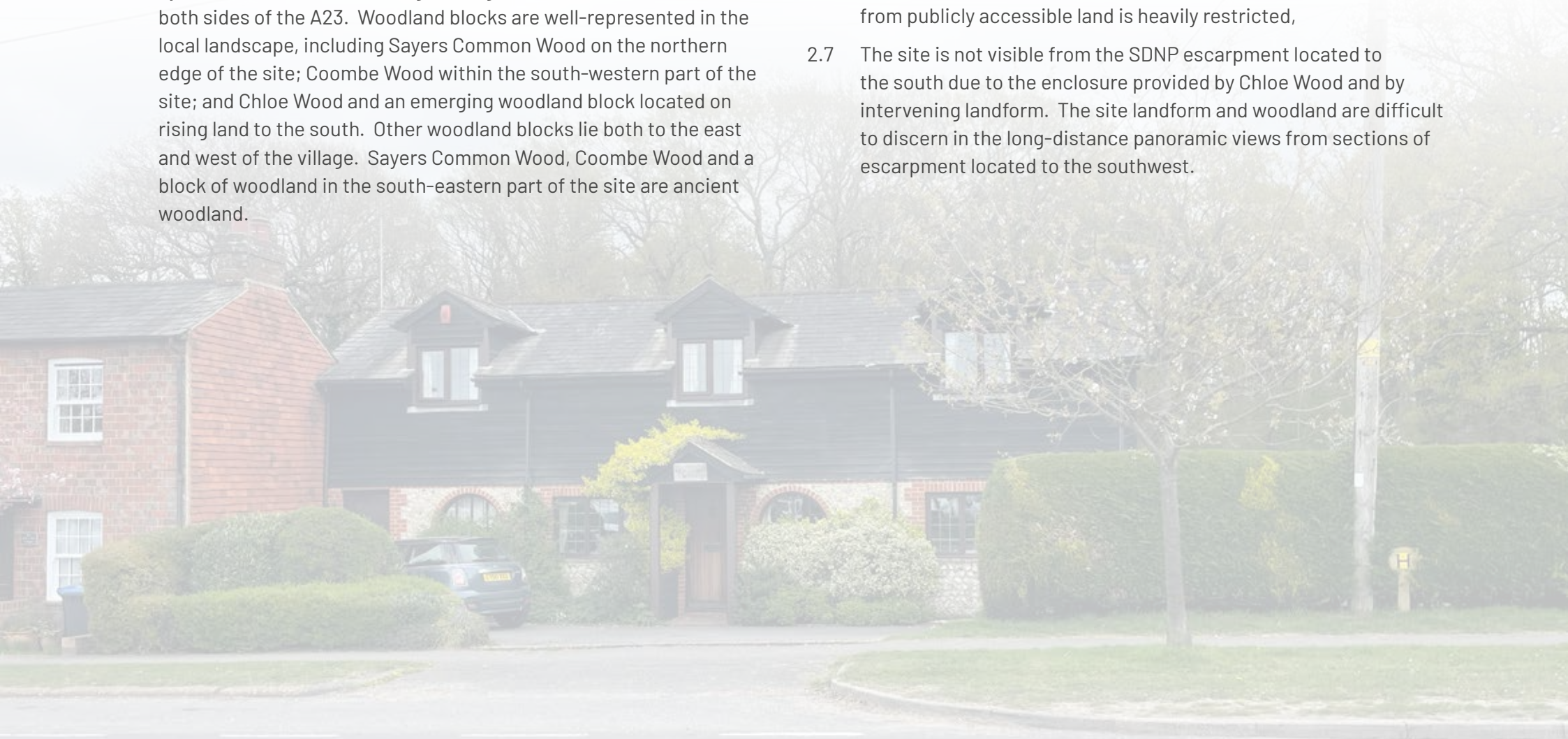
SOUTH DOWNS NATIONAL PARK

2.5 The boundary of South Downs National Park (SDNP) is located approximately 1.75 to 2.5km south of the site at its closest point.

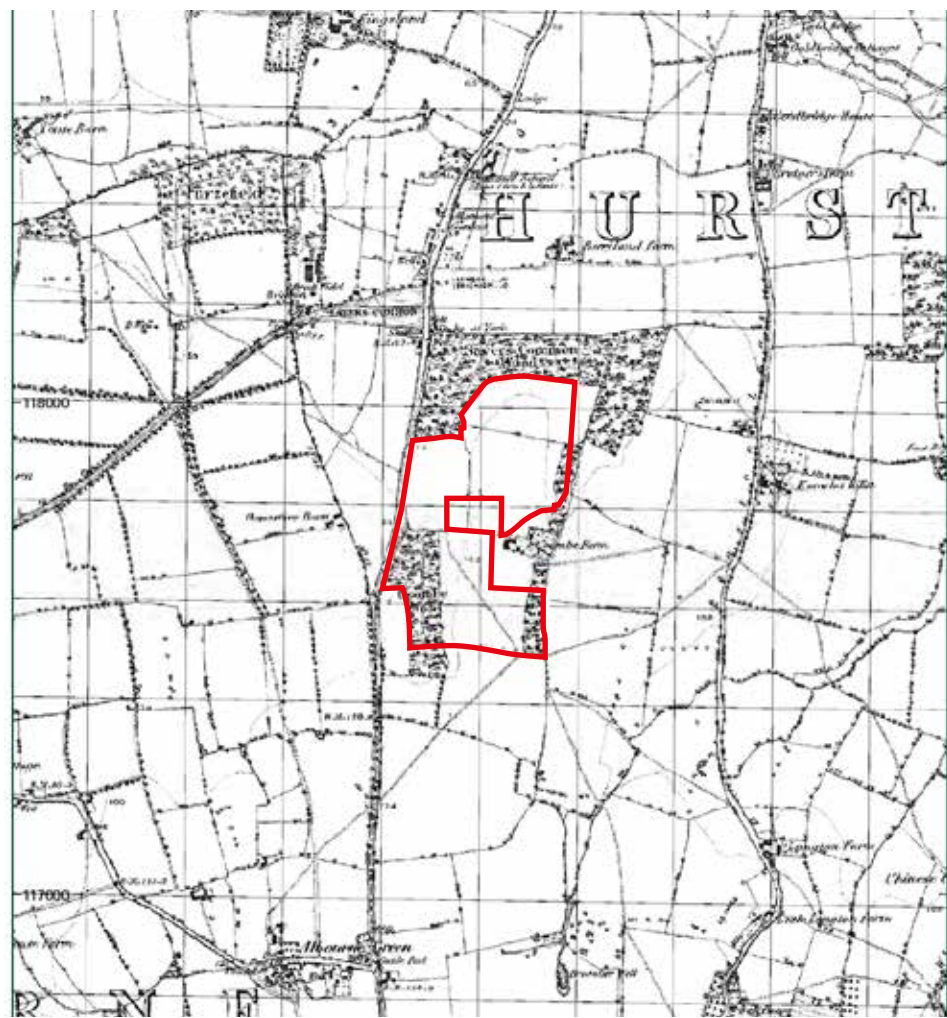
SITE VISIBILITY

2.6 Open views of the site fields and woodland blocks are available from the public rights of way that pass through the site, and the western part of the site may be seen from adjacent sections of the B2118. Elsewhere in the surrounding landscape, the extent of site visibility from publicly accessible land is heavily restricted,

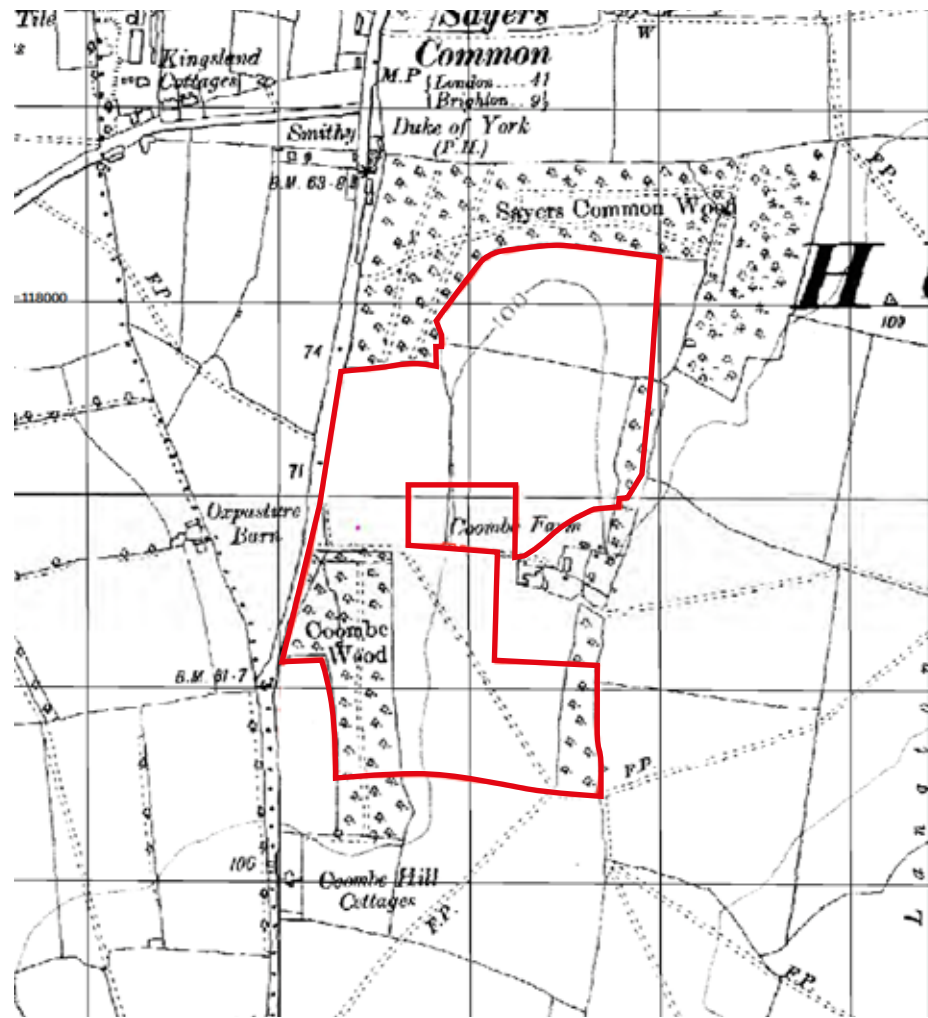
2.7 The site is not visible from the SDNP escarpment located to the south due to the enclosure provided by Chloe Wood and by intervening landform. The site landform and woodland are difficult to discern in the long-distance panoramic views from sections of escarpment located to the southwest.



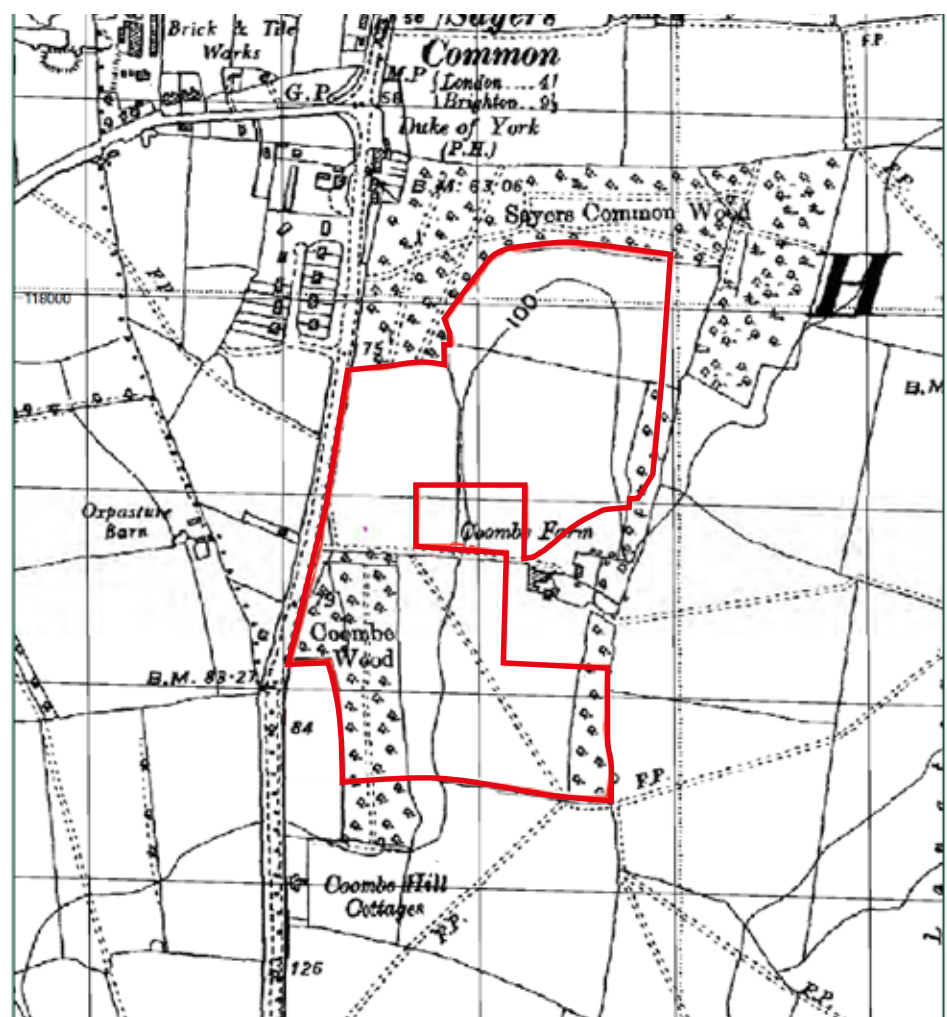
HISTORICAL MAPPING



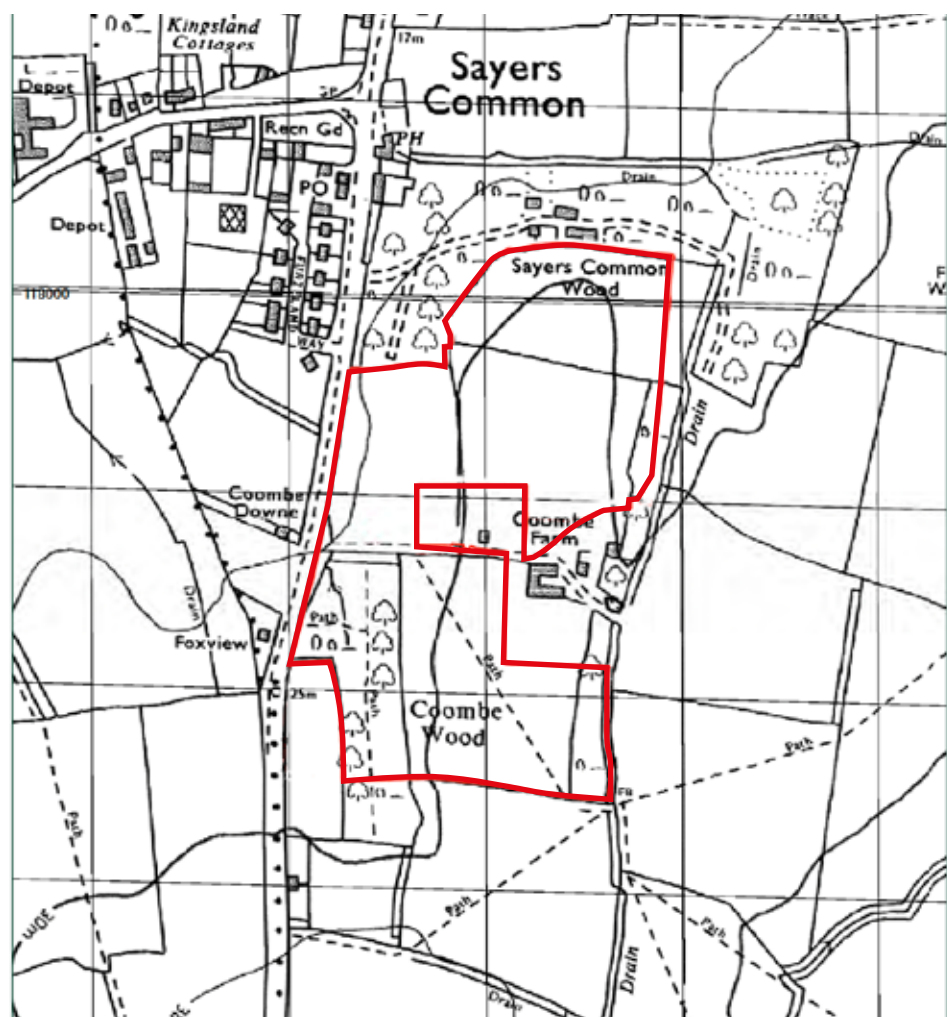
1879



1912



1951-1952



1976

HISTORICAL CONTEXT

- 2.8

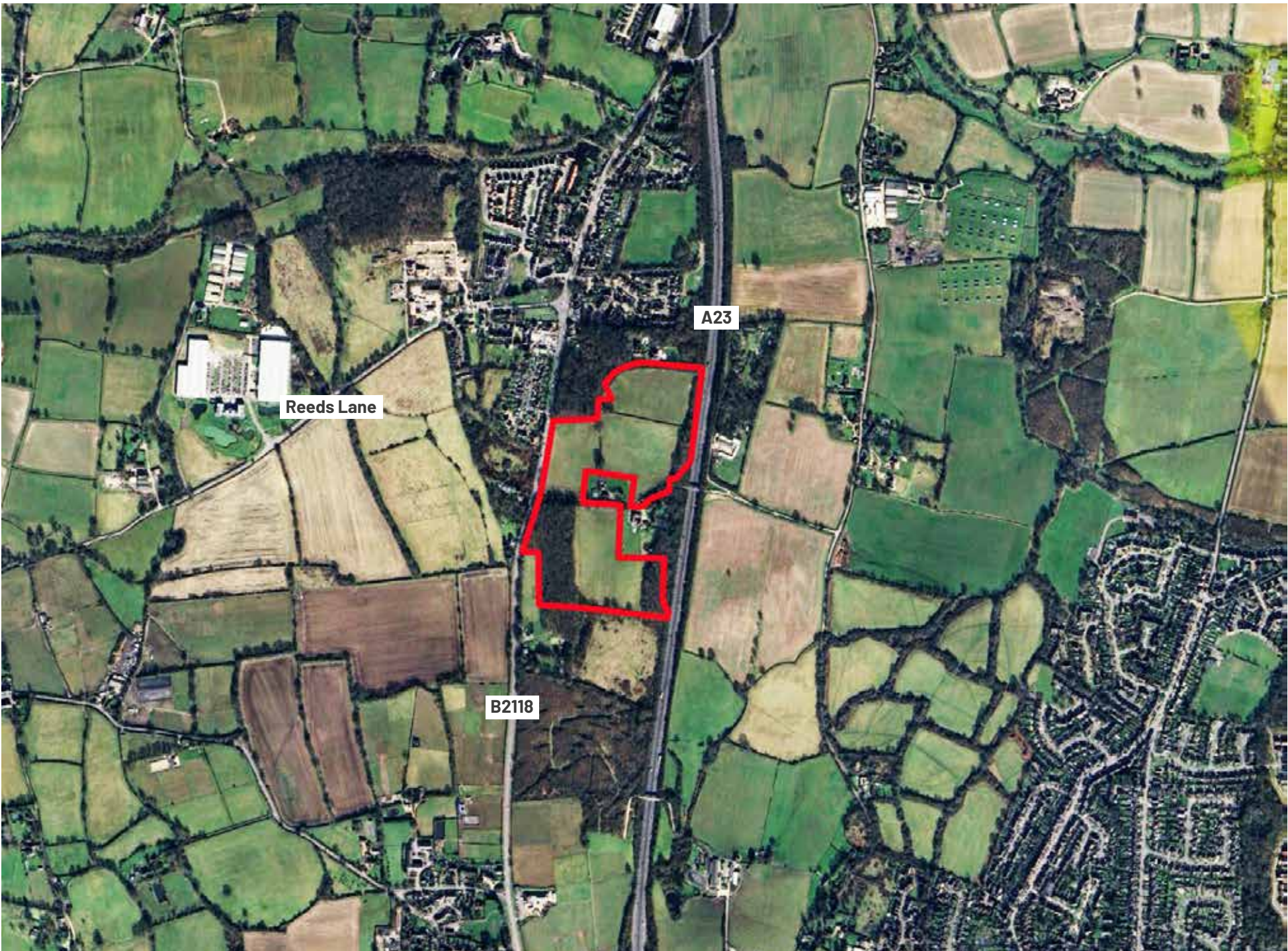
The site is situated close to the southern edge of the village of Sayers Common and comprises of 13.34ha of fields and Coombe Wood.
- 2.9

The village forms part of the civil parish of Hurstpierpoint and Sayers Common. It has a rich history, with some very old cottages at its heart.
- 2.10

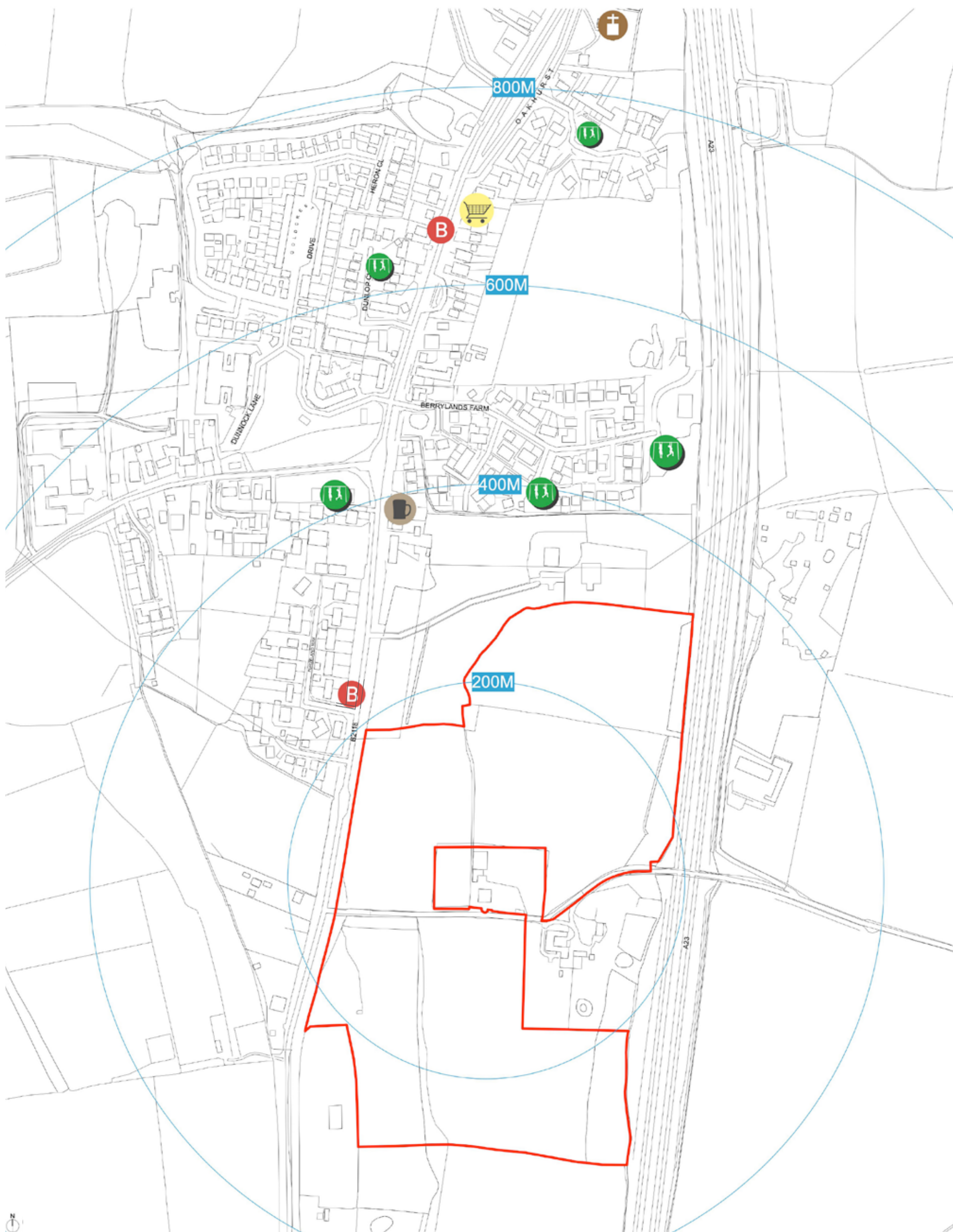
Sayers Common lies on the B2118 which up until the 1990s was a main route between London and Brighton. Sayers Common straddles both sides of the B2118. The settlement pattern has historically been linear but 20th Century housing has been developed in depth to the rear of the original roadside buildings and along Reeds Lane. It was first established in the 1880s, marked by the construction of Christ Church, around which some of the older cottages still stand. From the 1950s to the 1980s, the village
- 2.11

saw a surge in development, reflecting a broader national trend. The 1990s brought another wave of residential expansion following the relocation of the A23. More recently, there has been a notable increase in infilling.
- 2.11

The A23 bypass reduced the through traffic and since that time the village has become a more popular residential settlement. The site is not located within a conservation area, nor does it contain any listed buildings. However, Coombe Farm, which is situated just outside the site boundary, includes three Grade II listed buildings. As a result, the site falls within the setting of this heritage asset.



Aerial Photograph Present Day



KEY - LOCAL FACILITIES PLAN

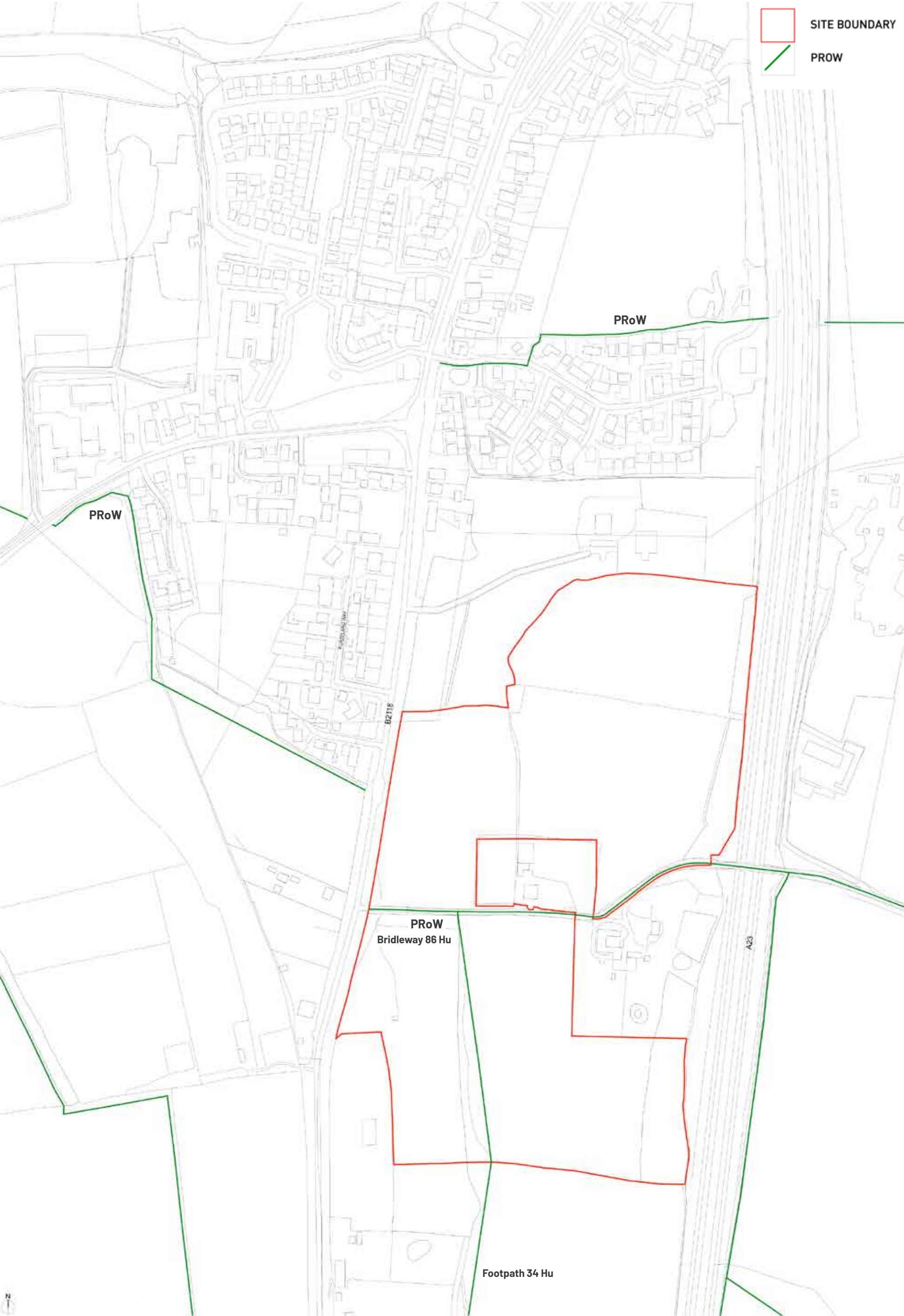
	BUS STOP		COMMUNITY SHOP		PUBLIC HOUSE
	PLAYGROUND		CHURCH		SITE BOUNDARY

Local Facilities Plan

FACILITIES AND SERVICES

- 2.12 This site is in a sustainable location and is within walking distance of several amenities. Albourne CoE Primary School is a 15-minute walk or a 4-minute cycle away. The Village Hall Community Shop is a 5-minute walk or a 1-minute cycle away. A public house is just a 3-minute walk or a 1-minute cycle away. The community centre/ village hall is a 5-minute walk or a 1-minute cycle away. Employment areas to the west are within a 5-minute walk. The Berrylands Playing Fields are a 10-minute walk or a 3-minute cycle away.
- 2.13 Hurstpierpoint is also accessible within a 30-minute walk or a 7-minute cycle ride, with most of the route being on a public right of way. Additionally, bus stops adjacent to the site on the B2118 provide an hourly service linking Sayers Common to Burgess Hill, Henfield, Steyning, and Pulborough. Additional school services connect to Downlands Community School in Keymer during the school term.





Public Rights of Way Plan

LOCAL MOVEMENT NETWORK

WALKING

- 2.14 There are two existing public rights of way which run through the site. Bridleway 86 Hu runs east-west through the site and connects the B2118 to the west to Hurstpierpoint to the east via Langton Lane and 36 Hu. The other public right of way is the Footpath 34 Hu which runs north-south through the southern parcel of the site. It connects to Chole Wood.
- 2.15 Alongside the B2118 footpaths provide access north to the village.

CYCLING

- 2.16 Whilst there is no specific cycling infrastructure within the vicinity of the site, the area is residential in nature and subject to a 30mph speed limit with sign posting. The local roads are generally quiet, making it relatively safe for cyclists.

PUBLIC TRANSPORT

- 2.17 The nearest bus stop to the site is located at Sayers Common, School, which is approximately a fifteen-minute walk from the centre of the site. This bus stop has two bus routes: the 100, which operates between Burgess Hill and Horsham; and the 273, which runs between Crawley Bus Station and Old Steine in Brighton. The bus services on both routes run approximately every hour, although the exact frequency may vary depending on the time of day.
- 2.18 To travel to London, the combined bus and train journey (via Burgess Hill Station) from the site takes approximately one hour and thirty minutes. Similarly, the journey to Brighton using public transport takes approximately one hour.

HIGHWAYS NETWORK

- 2.19 Within the village, the speed limit on the B2118 is 30mph, but it increases to the national speed limit once you leave the village. The A23, a major road that connects London and Brighton, runs parallel to the east of the site. From the site, you can drive to London in approximately one hour and thirty minutes. Brighton is twenty-five-minute drive away. Additionally, the A23 offers a connection to the A2300, which leads to the nearest town, Burgess Hill. This journey takes approximately twelve minutes.



Wider Transport Plan

The map illustrates the development phases of Berrylands Farm. The site boundary is outlined in red. The development is categorized into four phases: CA1 (Historic Development, blue), CA2 (Mid 20th Century Development, green), CA3 (Modern 20th Century Development, orange), and CA4 (Late 20th, Early 21st Century Development, pink). The map shows the layout of the farm, including roads like Oakhurst, Dunlop Cl, and Berrylands Farm, and the location of various buildings and structures. The map also includes a legend and a scale bar.

Legend:

- SITE BOUNDARY
- CA1 - HISTORIC DEVELOPMENT
- CA2 - MID 20TH CENTURY DEVELOPMENT
- CA3 - MODERN 20TH CENTURY DEVELOPMENT
- CA4 - LATE 20TH, EARLY 21ST CENTURY DEVELOPMENT

Map Labels:

- OAKHURST
- DUNLOP CL
- BERRYLANDS FARM
- DUNMOCK LANE
- DRIVE
- B2118
- A23

CA1 HISTORIC DEVELOPMENT



Layout				
Form	Street Corridor	Building Set-back	Parking	
Scattered building along the historic route from London to Brighton (B2118).	All buildings are located on the B2118 which has two footpaths that are either adjacent to the road or set back by a green verge.	Buildings are set back by either small gardens or a green verge.	The building plots do not provide parking however some non-designated street parking can be seen.	
Landscape				
Public Space	Planting	Boundary Treatment		
There are paths, occasional verges framed by buildings and boundary walls.	Green verges and a mixture of mature trees and shrubs.	Typically shrubs and hedgerows, with occasional wooden fencing.		
Built Form				
Building Heights	Types	Wall Materials	Roof Material	Fenestration
Typically, 2 storeys.	Predominantly cottages that are either detached or semi-detached.	A mixture of stone, redbrick and a white render. Occasionally the first floor has red hanging tiles or weatherboarding.	Typically, plain red tile roofs. Occassionally grey / dark slate.	A mix of windows including diamond lattice and casement windows in a variety of different proportions and configurations.

- 2.20 Sayers Common does not have a single central core. Instead, its historic buildings are spread along the B2118.
- 2.21 Among the notable buildings is the Priory of Our Lady, which originally served as a residential retreat and has since been repurposed as a school; Coombe Farm (to the east of the site), and several cottages located at the centre of the village.
- 2.22 The architectural features of these buildings vary. However, a common characteristic among them is that the first floor typically features either red tile hanging or weatherboarding.



CA2

CA2 MID 20TH CENTURY DEVELOPMENT

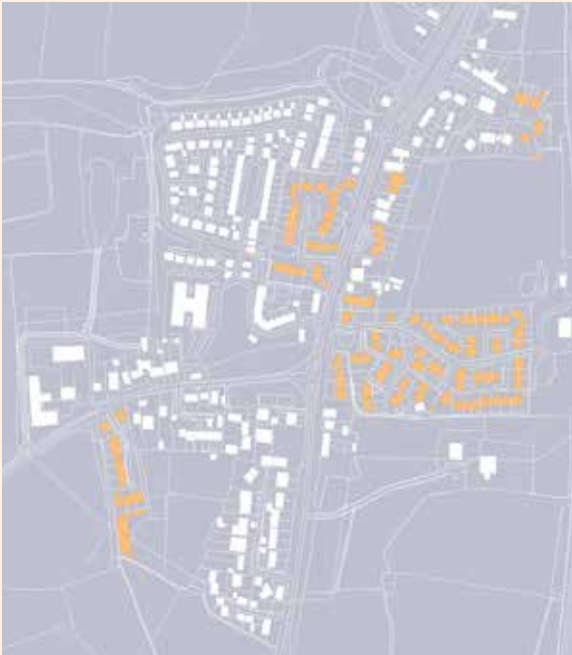


Layout				
Form	Street Corridor	Building Set-back	Parking	
The streets in these areas branch off from the main spine of the B2118 and extend in a linear direction, running either parallel or perpendicular to this primary road.	Either one footpath or none along streets.	Buildings have a large set back with front gardens and front parking.	Parking is located at the front of buildings and there is informal on-street parking.	
Landscape				
Public Space Typology	Planting	Boundary Treatment		
Principally comprises the street with areas of incidental green space (verge and open spaces) alongside or at the end of streets.	Planting within gardens and open spaces including trees. Hedgerow boundaries.	Hedgerow, low walls, fencing and open. Originally a cohesive boundary treatment, now varied and subject to car parking on plot.		
Architecture				
Building Heights	Types	Wall Materials	Roof Material	Fenestration
Buildings range from 1 – 2.5 storeys.	A mix of bungalows, detached, semi-detached and terrace houses.	Typically, redbrick with most bungalows having a light-coloured render.	Typically, plain red/ brown tile roofs.	Ground floor bay windows. Casement window, with a variety of different proportions and configurations.

2.23 During the mid-20th century, Sayers Common experienced an increase in residential development. The homes built during this period are predominantly detached, semi-detached, and bungalows. These houses are primarily elevated in red brick or pale render, with some featuring distinctive first-floor hanging tiles that is characteristic of the area. Most of these homes include front of plot parking spaces and gardens. The streets in these residential areas typically have single footpaths and infrequent verges. Within these residential areas are often formal play areas.



CA3 MODERN 20TH CENTURY DEVELOPMENT



Layout				
Form	Street Corridor	Building Set-back	Parking	
Development is contained by field boundaries and existing development. Generally self-contained estates.	Carriageway with footpath to one or both sides.	Buildings tend to be set back by front parking and small green verges.	Parking mostly on plot - to the front of dwellings or on street.	
Landscape				
Public Space	Planting	Boundary Treatment		
Public space is limited to the street corridor comprising of roads and footpaths. Occasionally there are small areas of public space located at the end of streets.	There is limited planting with a few trees, shrubs and green verges located in front gardens.	There is limited boundary treatment to the front of homes. Side boundaries to the public realm comprise timber and brick walls.		
Built Form				
Building Heights	Types	Wall Materials	Roof Material	Fenestration
Buildings are predominantly 2 storeys with occasional 2.5 storeys.	Detached, semi-detached and terrace houses.	Predominantly red brick with some first floors having red tiling.	Typically, plain red and brown tile roofs.	Casement window, typically with horizontal emphasis.

2.24 The development of the A23 to the east of Sayers Common reduced through traffic on the B2118. At around the same time there was further residential development on land between the B2118 and the new A23, to the west, and to the centre of the village. Dwellings are typically red or buff brick with some upper floor tile hanging in contrasting colours. Dwellings typically have either small front gardens or small green verges. The streets in these areas have minimal landscaping such as trees and verges and are equipped with narrow footpaths.



CA4

CA4 LATE 20TH, EARLY 21ST CENTURY DEVELOPMENT



Layout				
Form	Street Corridor	Building Set-back	Parking	
To the north, a well defined perimeter block layout with legible hierarchy of routes. A focal space connects north south views.	Street spaces addressed by frontages with regular building line. Varying degrees of enclosure.	Dwellings set close to or apart from street space. Arrangement seeks to ensure spaces are not car dominated.	Variety of parking measures, including on plot (front and side) and on street with planting to reduce visual impact of parked cars.	
Landscape				
Public Space	Planting	Boundary Treatment		
Public space comprises the street and to the north west, an area of formal green space.	Street trees and hedgerow, shrubs and low level planting along plot boundaries.	Generally defined by planting or material change. Some hedgerow.		
Built Form				
Building Heights	Types	Wall Materials	Roof Material	Fenestration
Building heights range from 2-3 storeys.	A mix of detached, semi-detached, terrace houses and apartments.	Predominately redbrick with red tile hanging and blue and off white weatherboarding on the first floor.	Typically, red brown and grey tile roofs.	Casement windows.

2.25 Post 1990s the village growth has generally been characterised by infill and an estate to the north west. The northern estate includes a variety of housing types such as detached, semi-detached, terraced homes, and apartments. The architectural styles of these new homes are consistent with those in the village. The buildings range in height from two to three storeys. Parking is either on the street or to the side of the houses. There are grassed verges and within the larger area a central open space. Within the northern development there is a clear structure, with perimeter blocks within the layout and a hierarchy of streets comprising tree lined principle routes, access roads and shared spaces.



SUMMARY OF KEY DESIGN INFLUENCES

- 2.26 The architectural features of the buildings in Sayers Common are quite diverse. The buildings are constructed from various materials, including red brick, hanging tiles, weatherboarding and render, which give them a distinctive appearance. The village's buildings show various roof styles. Additionally, the window designs are equally varied, featuring everything from classic sash windows to more contemporary styles with large panes of glass.
- 2.27 Green verges line the streets, providing a soft edge to the roads and footpaths. Some streets have soft verges within which there are sometimes trees, and others having limited greening. Public spaces in the village are limited.
- 2.28 Overall, Sayers Common's architectural and landscape features work together. The character of each area shows how the village has developed over time.
- 2.29 Design Influences to take forward:
- Building height should range from 1-3 storeys.
 - The use of hanging tile or weatherboarding would be in keeping with the existing character.
 - Soft verges and planted boundaries are an attractive feature of the residential areas.
 - A linear development pattern to match the historic and most recent pattern and grain.

CHARACTER & APPEARANCE 03

3.1 This section focuses on the architectural language, materials, building forms, and key design features present within the local context.

MATERIALS

3.2 Sayers Common features a mix of traditional and vernacular materials. Red brickwork is commonly used on ground floors, while rendered or tile hanging treatments are often introduced on the first floor. Roofing is typically clay tile or slate.

WINDOWS

3.3 The windows in Sayers Common are generally vertically proportioned casements, typically white-painted timber or uPVC. They are arranged in a regular pattern with modest reveals. Traditional window detailing, such as mullions or small panes, is sometimes present, particularly in older dwellings. Alignment between ground and first-floor openings is often maintained, reinforcing a sense of order and balance to the elevation.



DOORS

3.4 Front doors in the village are typically modest in scale and traditional in style, usually positioned centrally or symmetrically on facades. They are often framed by small gable canopies or simple porches, offering both weather protection and visual emphasis. While older properties tend to feature doors in muted or natural tones, such as soft greys, greens, or stained timber, newer developments increasingly has black front doors.



ROOFS

3.5 The roofs in Sayers Common are predominantly pitched with gable ends. Clay tiles are the most common roofing material, although natural slate is also found, particularly on older buildings. Roofscapes are generally simple and uncluttered, with occasional features such as chimneys, gable returns, and modest dormer windows. Eaves are both open and boxed.



FRONTAGE

3.6 Properties with well-defined frontages have hedgerows or low brick boundary treatments. Setbacks vary but are typically moderate, providing space for soft landscaping. Houses are generally orientated toward the street, with active frontages and clear entrances.



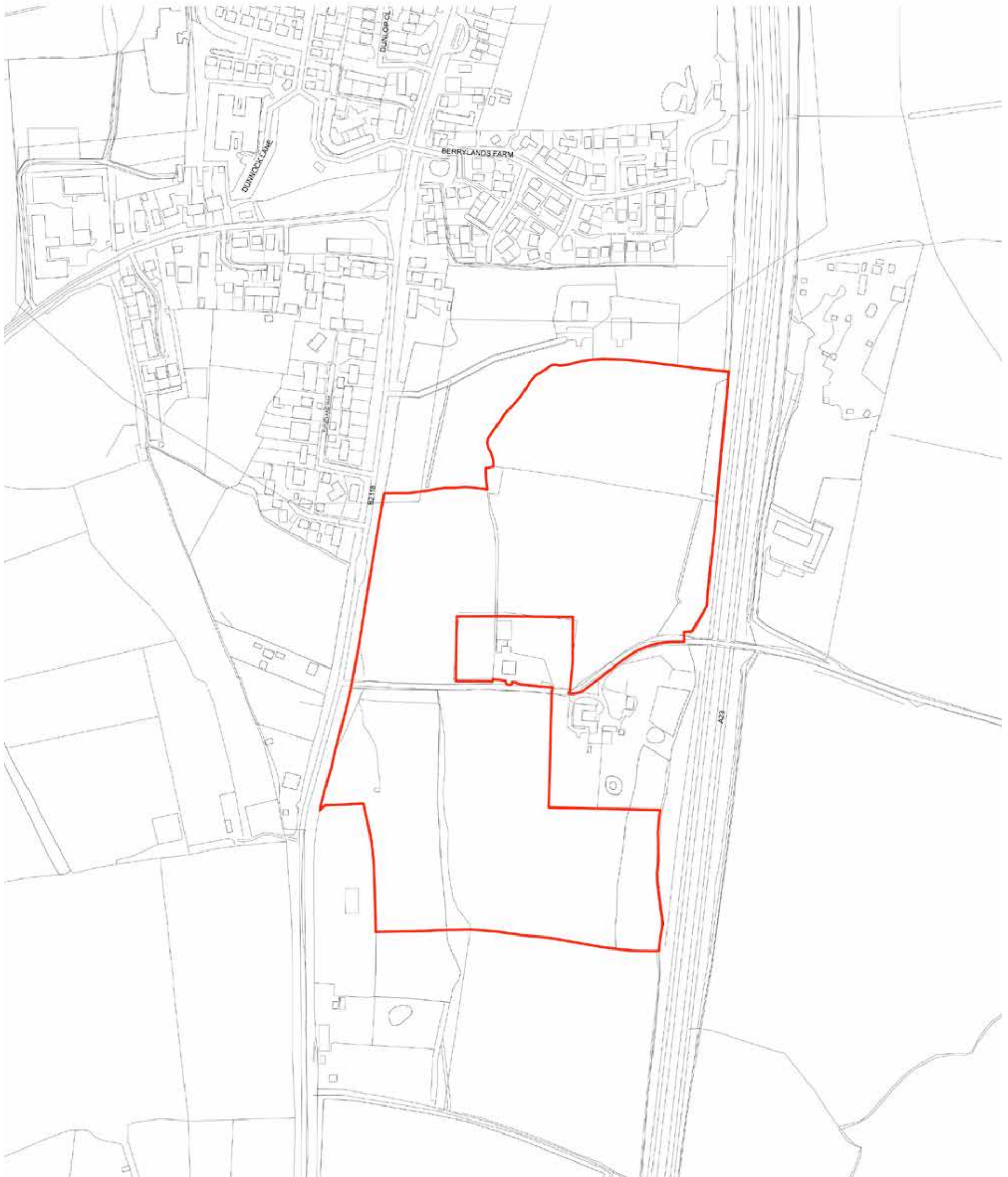
DESIGN ELEMENTS TO TAKE FORWARD

3.7 The proposed development draws directly from the local character of Sayers Common, incorporating the following elements:

- Brick at ground floor level with render or tile-hanging above, referencing typical village material compositions.
- Pitched roofs with simple gables and the inclusion of chimneys or dormers where appropriate.
- Vertically proportioned, regularly aligned windows with simple framing, reflecting local rhythm and scale.
- Modest, well-integrated front doors with understated porches or canopies, echoing village traditions
- Corner units with dual-aspect elevations to reinforce street legibility and provide architectural interest.
- Soft boundary treatments and planted frontages to blend the development into its rural setting.



SITE 04 ASSESSMENT



Site Location Plan

- 4.1 The site comprises 13.34 ha and consists of four fields and bordered by woodland. The entire site is adjacent to the existing built-up area boundary of Sayers Common. It is envisioned as a natural extension and growth of the village along the primary route.
- 4.2 Bridleway 86Hu passes east-west through the central part of the site and Footpath 34Hu extends south from this bridleway to connect with Chloe Wood. The bridleway is surfaced and is enclosed by trimmed hedgerows with intermittent mature trees. The footpath is unsurfaced and passes through the south-western site field.
- 4.3 The site lies outside the Green Belt and Area of Outstanding Natural Beauty, thus facing no significant environmental policy constraints for development. The site is not subject to any local or national designations (e.g. a National Landscape or an Area of Local Landscape Value).
- 4.4 One residential property ("Stonecroft") abuts the northern edge of the bridleway and lies outwith the site.
- 4.5 The site is well enclosed from surrounding views. The highest elevation is 35 metres above sea level in the southern part of the site, while the lowest point is 21.5 metres in the northwest. This indicates the site slopes downwards from south to northwest with a total fall in elevation of 13.5 metres across the site.



SITE'S IMMEDIATE CONTEXT



Site Views Plan



View from B2118



View from PRow into western field



View from PRow into southern field



View from listed building into northern field



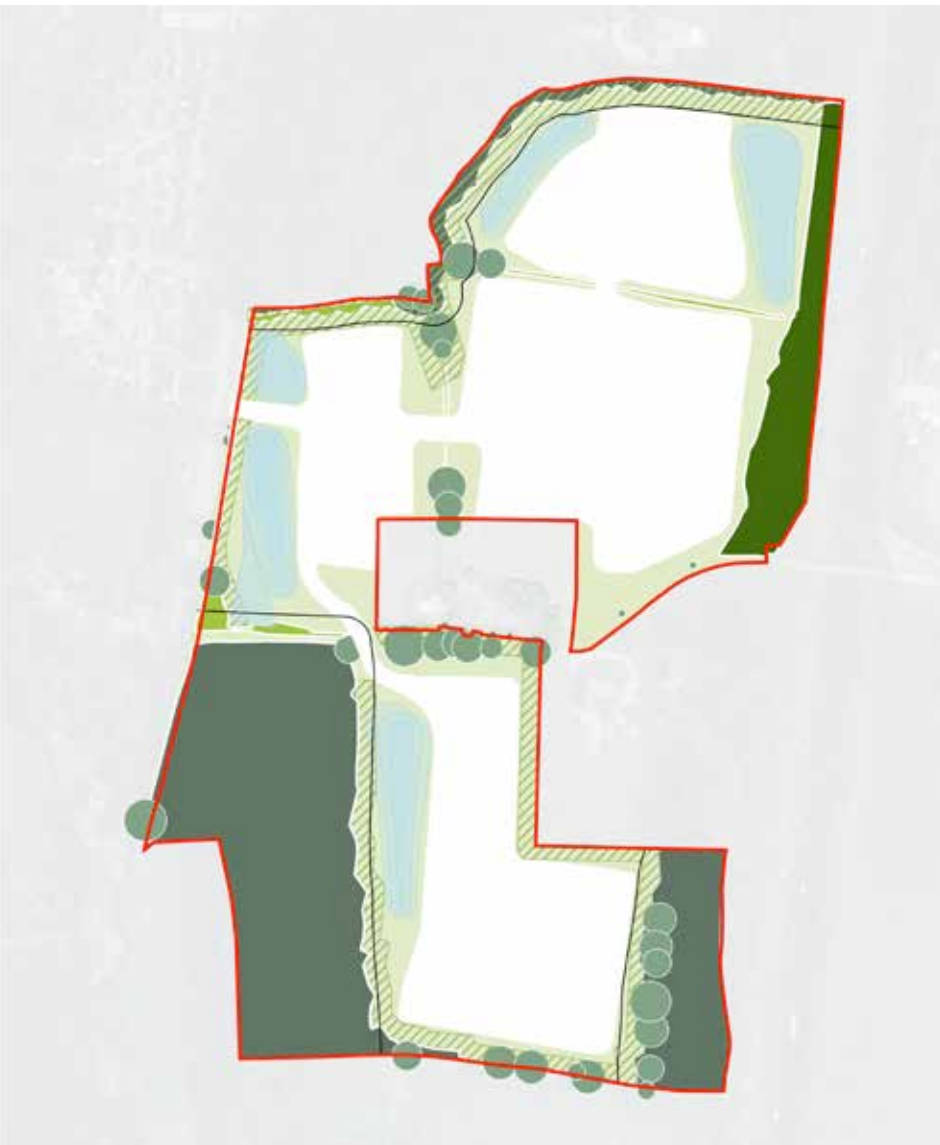
View north east in southern field



View from PRow into northern field

LANDSCAPE ASSESSMENT

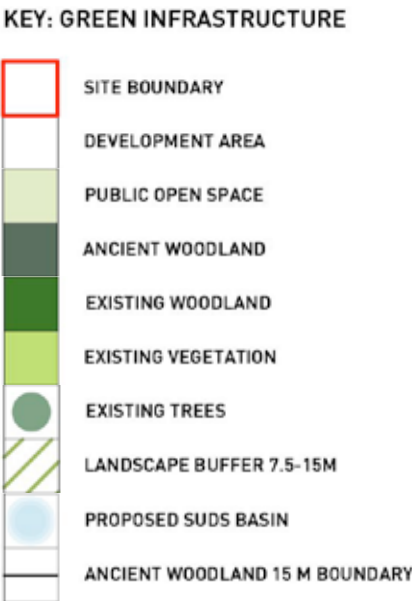
4.6 Peripheral woodland and tree belts (both on-site and off-site) provide a strong sense of enclosure for the site and also contribute to a verdant character and well-treed skyline in the local and wider landscape. The on-site fields and woodland, together with the proximity of the site to existing housing and highway infrastructure (lighting, signage etc) along the B2118, impart a rural settlement fringe character to parts of the site. The noise of traffic on the A23 and the B2118 detract from site tranquillity. The site provides for countryside access and some attractive views are available from the public rights of way that pass through the site. A glimpsed view of the SDNP escarpment to the southwest, obtained from the northern part of the site, contributes to a sense of place.



Illustrative Green Infrastructure Plan

ARBORICULTURE

- 4.7 To facilitate accordance with Mid Sussex District Council’s Policy DP37, the proposals have been informed by a survey of the existing tree stock; dated October 2024, following the guidance contained within BS5837:2012.
- 4.8 The site’s principal tree cover in arboricultural terms comprises three parcels of designated Ancient Woodland which bound the site to the north and occupy the southeastern and southwestern extents of the draft allocation area. Within all parcels, English Oak and Ash form the dominant canopy, with a varied understorey containing Hazel coppice. The parcels are accordingly afforded Category A within BS5837:2012 guidance, and a development buffer is provided in line with Natural England/Forestry Commission Standing Advice.
- 4.9 Similarly worthy of the highest categorisation, 24no. high quality, mature English Oak trees occur within the boundary hedgerows; supported by ten moderate quality (category B) examples.
- 4.10 The proposed development has been subject to a lengthy iterative design process, since Aspect’s first involvement in 2017. The purpose of which, from the arboricultural viewpoint, has been to minimise the scheme’s effect on important trees. Removals subsequently comprise only a single tree and short sections of hedgerow to provide access and interconnectivity between the fields. The unavoidable removals have been minimised during the iterative process, and their loss can be compensated for with replacement planting.
- 4.11 An effective scheme for safeguarding retained trees has been prepared which relies on the use of recognised construction methodologies; this is reinforced by precautionary reliance on arboricultural auditing where construction is proposed within influence of retained trees.



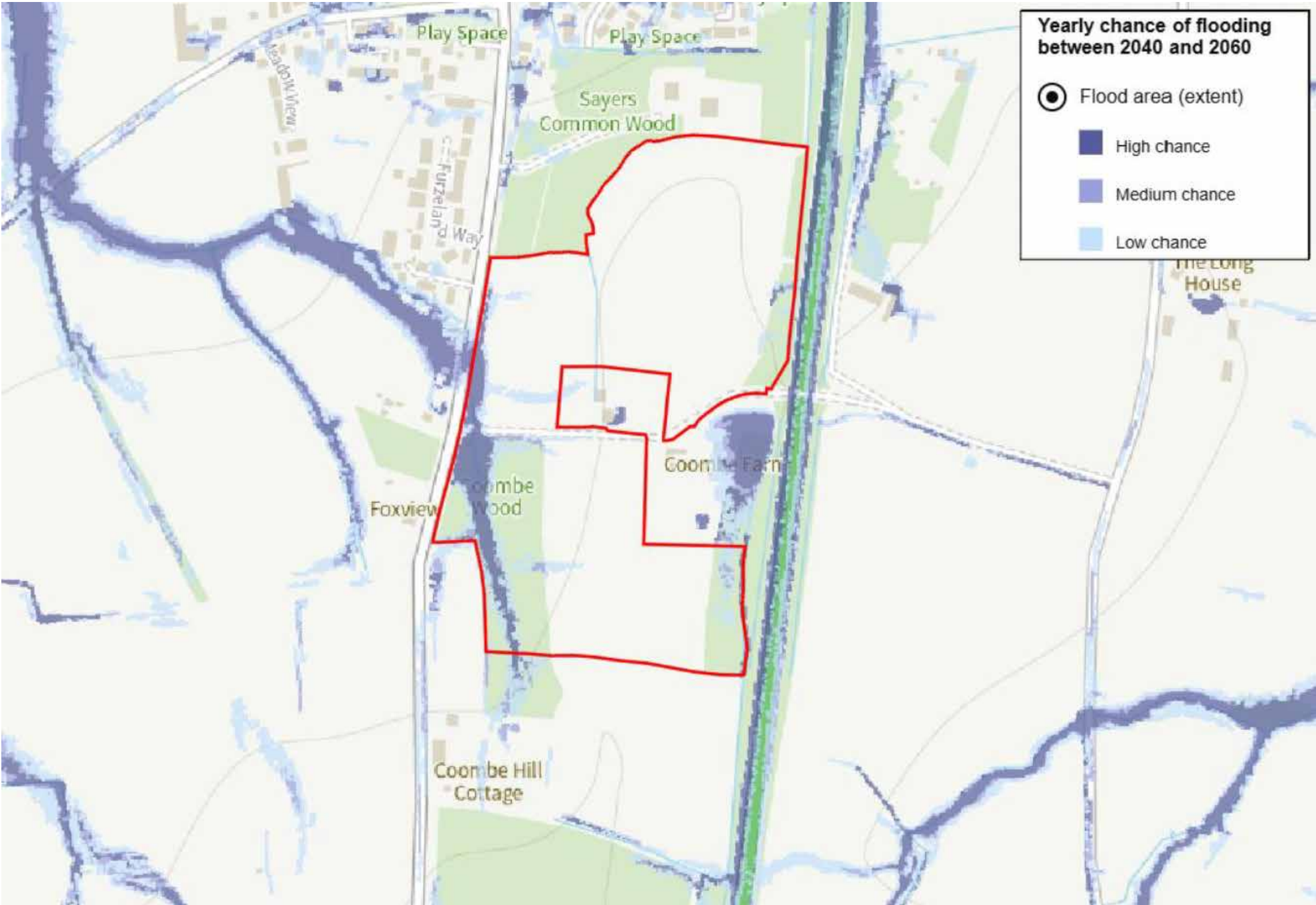


DRAINAGE AND HYDROLOGY

4.12 The site falls entirely within Flood Zone 1. Existing areas of low surface water flood risk will be managed through reprofiling the site and diverting surface water to flood compensation areas. There is high and medium flood risks in Coombe wood and the west boundary of the site.

ACOUSTIC

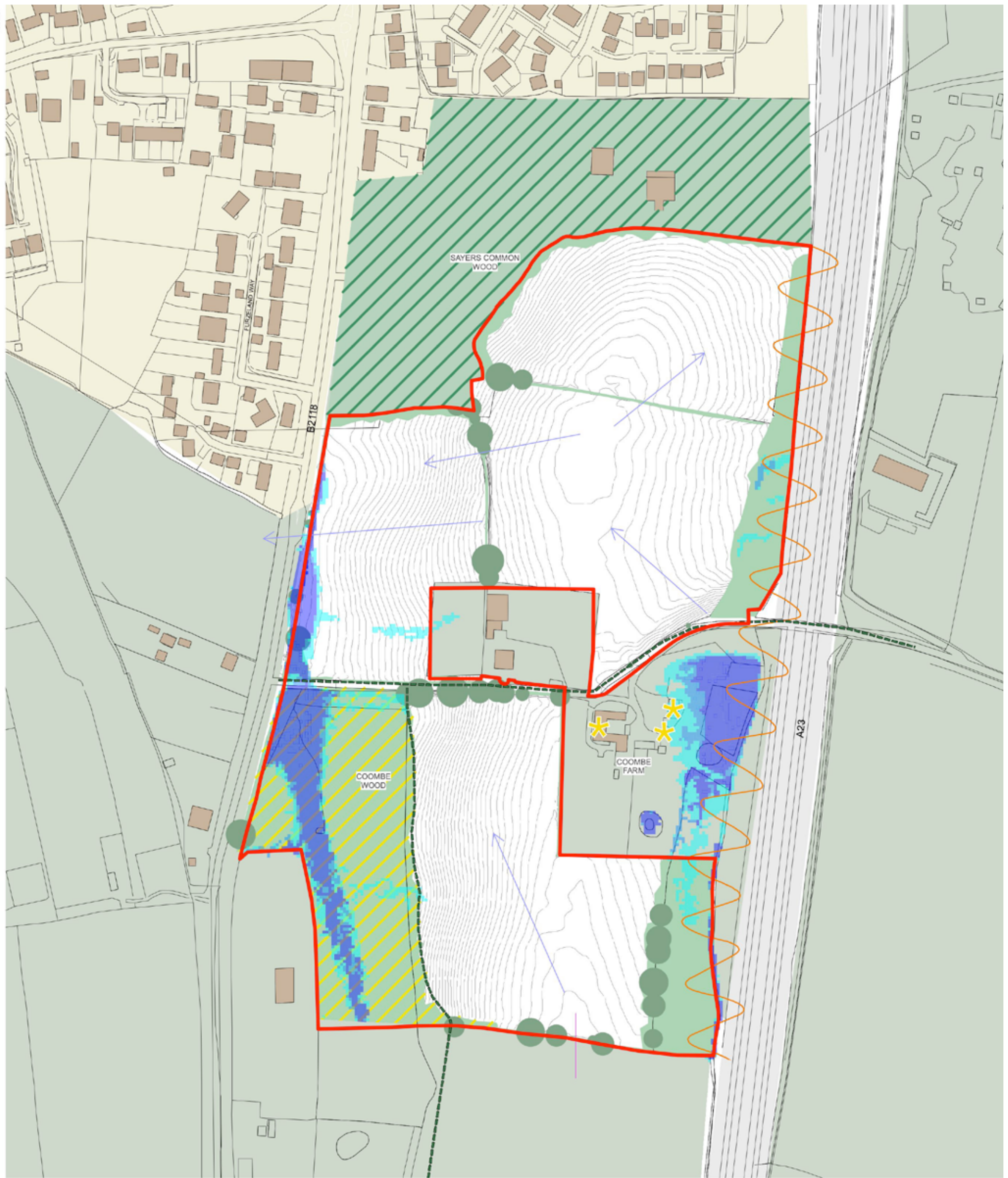
- 4.13 The ambient sound levels at the eastern part of the site will be between 65 dBA – 70 dBA during the daytime and 55 dBA – 60 dBA during nighttime. Acoustic mitigation will be needed along the eastern boundary to the A23, and may require an acoustic barrier (bund and/or fence) and the design / orientation of dwellings (in accordance with good acoustic design principles as set out below at 4.14). In order to reach suitable internal noise levels, forced ventilation and acoustic is also likely to be necessary.
- 4.14 The development will require a two step process:
- An initial noise risk assessment of the proposed development site; and
 - A systematic consideration of 4 key elements.
- Element 1** – Demonstrating a “Good Acoustic Design Process”;
- Element 2** – Observing internal “Noise Level Guidelines”;
- Element 3** – Undertaking an “External Amenity Area Noise Assessment”; and
- Element 4** – Consideration of “Other Relevant Issues”.





HERITAGE CONTEXT

- 4.15 The site contains no known designated or non-designated heritage assets. Based on a review of available evidence, the site is considered to have low potential for all archaeological periods. Consequently, the proposed development is not expected to have any below-ground archaeological impacts.
- 4.16 A heritage assessment has evaluated the impact of the development on the Grade II listed Coombe Farm (NHLE 1372073), the Grade II barn at Coombe Farm (NHLE 1096895), and the Grade II granary (NHLE 1039923). These structures will not be directly affected by the development. However, their setting extends within the study site boundary. The area in which these assets are experienced is somewhat restricted by the surrounding vegetation.



KEY: CONSTRAINTS AND OPPORTUNITIES

	SITE BOUNDARY		EXISTING VEGETATION		NOISE FROM ROAD		SITE VIEWS
	URBAN CONTEXT		SITE OF IMPORTANCE FOR NATURE CONSERVATION(SINC)		LOW FLOOD RISK		TOPOGRAPHY (AT 0.5M INTERVALS)
	RURAL CONTEXT		TREE PRESERVATION ORDER (TPO)		MEDIUM FLOOD RISK		LISTED BUILDINGS: - BARN AT COOMBE FARM - GRANARY AT COOMBE FARM - COOMBE FARMHOUSE
	EXISTING TREES		PUBLIC RIGHT OF WAY		HIGH FLOOD RISK		

Constraints and Opportunities

SITE OPPORTUNITIES AND CONSTRAINTS

4.17 The constraints and opportunities presented by the site inform and structure the development proposals.

OPPORTUNITIES

- In landscape and visual terms, the site has a high capacity to accommodate 2-3 storey housing as the new built form would be located close to the existing settlement and the site has a high degree of enclosure provided by a robust framework of retained peripheral woodland and trees;
- New areas of publicly accessible, semi-natural greenspace could be provided, with children's play facilities and new recreational routes connected with retained public rights of way;
- Woodland, trees and hedgerows within the site could be substantially retained and supplementary native tree/shrub planting provided along the site boundaries and within greenspaces;
- A wide range of trees could be provided along internal roads, in greenspaces and in residential gardens to contribute to a new housing area with a well-treed character.
- Housing could be orientated to benefit from distance views of the SDNP escarpment to the southwest;
- Supplementary tree/shrub planting could be provided along the southern site boundary to reinforce enclosure of potential views from the SDNP to the south.
- The new housing could reflect the historic north-south pattern of built form in Sayers Common.
- The rural character of the southern approach to the settlement could be conserved by setting built development back from the road and by providing scattered tree/shrub planting to enclose and filter views of the new built form.

CONSTRAINTS

- Ancient woodland adjacent to, and within, the site would require a buffer for woodland protection;
- A landscape buffer would also be required to conserve the visual setting of listed buildings at Coombe Farm;
- Noise from A23.

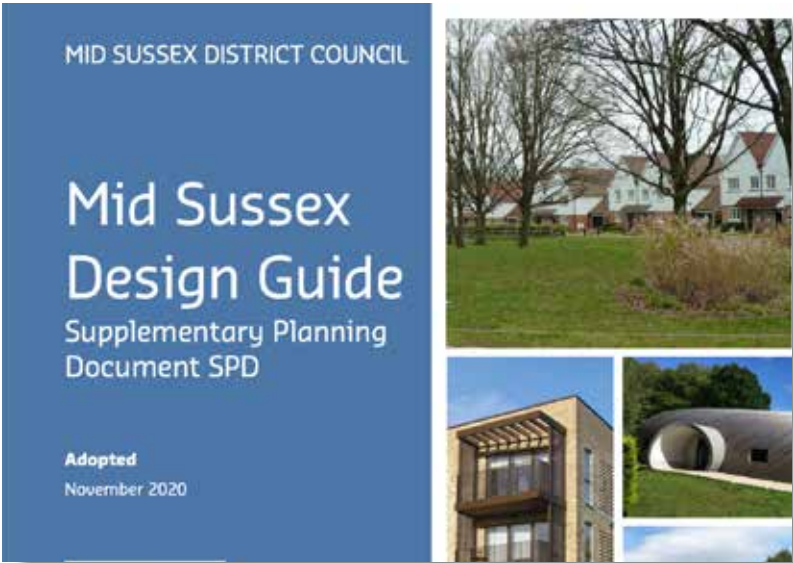




DESIGN POLICY & GUIDANCE 05

MID SUSSEX DESIGN GUIDE, ADOPTED NOVEMBER 2020.

- 5.1
- The Mid Sussex Design Guide serves as a comprehensive framework for ensuring that new developments within the district are created in a sustainable and well-designed manner. This guide presents a series of principles, which are presented through various checklists.
- 5.2
- By adhering to the Mid Sussex Design Guide, developers can ensure that their projects align with the district's vision for sustainable growth and development, thereby fostering a well-integrated community.



HURSTPIERPOINT & SAYERS COMMON NEIGHBOURHOOD PLAN 2031

- 5.3
- The Hurstpierpoint and Sayers Common Neighbourhood Plan sets out the development principles and allocation of areas for future building and land use within the area. The following policies have been taken into consideration when designing the site:
- POLICY Housing HurstH1:- Hurstpierpoint and Sayers Common new housing development: To meet the future needs in the Neighbourhood Plan Area new housing development will be supported in areas which:

(a) Enhance the existing settlement pattern of the village;

(c) In Sayers Common, can enhance the flood and drainage management in the village.
 - POLICY Housing HurstH5: development principles: House designs and the layouts and densities shall respond to the village character of the area and shall follow the Village Design Statement (May 2004).
 - POLICY Housing HurstH6: Housing sites infrastructure and environmental impact assessment: New housing developments which meet the policies of this plan and meet the criteria below will be supported:

a) the provision of a satisfactory access point or points to the site for motor vehicles, cyclists and pedestrians;

b) the preparation and submission of an up to date Transport Assessment and Travel Plan to include the consideration of the cumulative impact of traffic and the provision of any necessary off-site transport improvements;

c) the provision of a comprehensive package of highway and footpath improvements, for vehicular, pedestrian and cycling uses, serving the local area; d) the retention and protection of significant landscape features within the site and along the site's boundaries;

e) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;

f) the provision of adequate surface water and foul water drainage capacity;

g) the provision of, or financial contributions towards, community facilities and the provision of public open space;

h) the provision of parkland areas, to be owned and managed by the local community.
 - POLICY Housing HurstH7: Affordable Homes: On housing developments of 4 or more dwellings, there will normally be a 30% 'affordable' homes content, for rent and assisted purchase schemes for local people and generally, not more than 25% of affordable homes being of shared ownership. On residential developments of less than 4 dwellings and in other circumstances where on-site provision is not practicable a commuted payment towards off-site provision will normally be required equivalent to providing 30% on-site affordable housing provision.

NATIONAL PLANNING POLICY FRAMEWORK

- 5.4 Government guidance in the form of the National Planning Policy Framework (NPPF) sets out the Government’s planning policies and how these should be applied. The NPPF states at Paragraph 8 that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development. The three key objectives are:
- An **economic** objective;
 - A **social** objective; and
 - An **environmental** objective.
- 5.5 There is a presumption in favour of sustainable development, as set out at Paragraph 11. Section 9: Promoting sustainable transport (para. 109) of the NPPF points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals, and the role that design can play to ensure that development maximizes opportunities for sustainable transport options.
- “...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”***
- (Para. 109(b) NPPF Dec 2024)***
- 5.6 The Government also continues to place a high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, to achieve “high quality, beautiful and sustainable buildings and places”.
- 5.7 Detailed advice on how to achieve this objective is provided in Section 12: Achieving well-designed and beautiful places. The contribution which good design makes to sustainable development is set out in paragraph 131, as follows:
- “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”***
- (Para. 131, NPPF Dec 2024)***

- 5.8 Furthermore, a test was introduced in the 2021 edition of the NPPF, to ensure that developments are well-designed, placing an emphasis on fostering of “beautiful” places among the overarching objectives of the planning system. In paragraph 139, the NPPF states that:
- “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.***
- (Para 139, NPPF Dec 2024)***
- 5.9 Paragraph 135 of the NPPF states that with regard to design planning policy and decision making should ensure that developments:
- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the

NATIONAL DESIGN GUIDE

5.10 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places:

“In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.”

(Para. 13, NDG 2021)

5.11 The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

5.12 The ten characteristics contribute towards the cross discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character;
- To help to nurture and sustain a sense of community; and
- To positively addresses environmental issues affecting climate.

National Design Guide

Planning practice guidance for beautiful, enduring and successful places



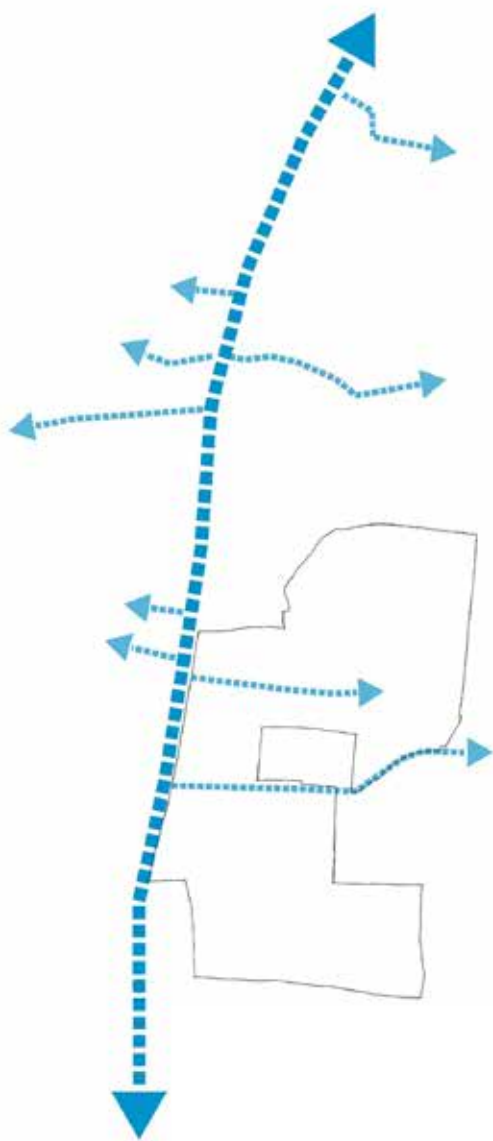
DEVELOPING THE DESIGN CONCEPT 06

Design Evolution

THE DESIGN CONCEPT

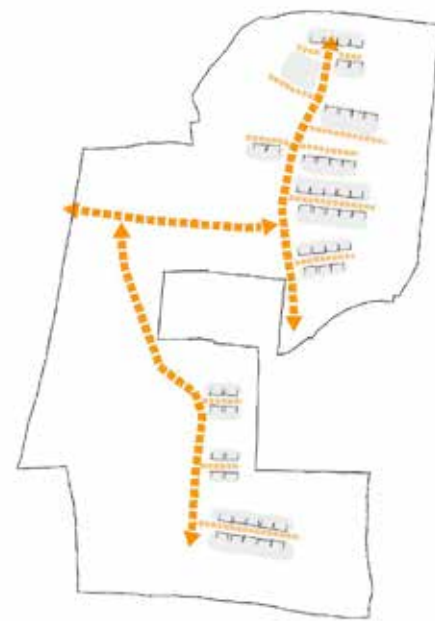
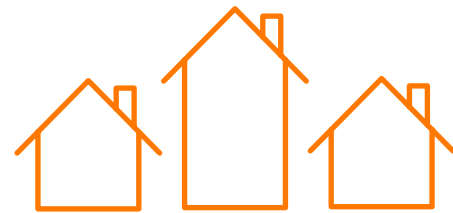
LOCAL CONNECTIONS WITH SAYERS COMMON VILLAGE

- The existing village runs in a linear direction along the B2118. Branching off this main 'spine' of the village are clusters of development.
- The site follows this pattern and branches off the main spine to stay consistent with existing development.



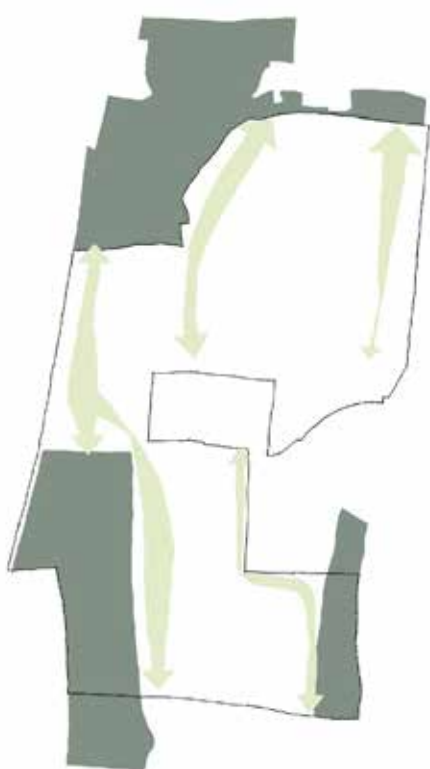
PATTERN AND URBAN GRAIN

- The pattern of the site is informed by its features, topography and connections. It will have a main 'spine' running north-south.
- Branching off this spine are small clusters of dwellings.



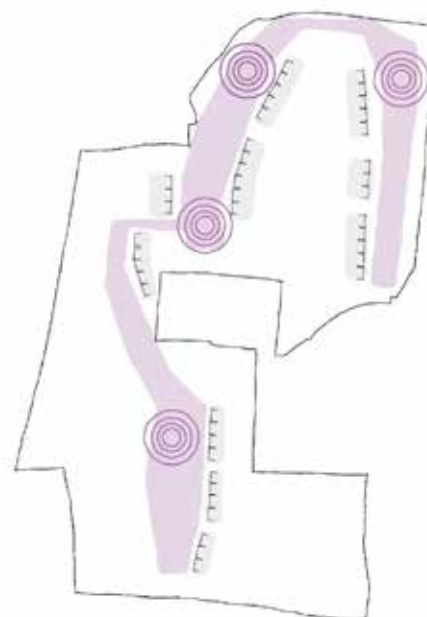
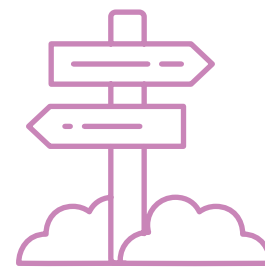
GREEN LINKS

- Surrounding the site to the north and south are woodlands.
- It is also proposed that the site has green connections running through it to connect the woodlands and create a woodland landscape.



OPEN SPACE CONNECTIONS

- There will be a continuous connection of open space running through the site.
- These spaces will be addressed / framed by dwellings.



DESIGN EVOLUTION

- 6.1 A vision document was prepared December 2022 in support of a draft allocation. This included a design concept which informed an initial illustrative masterplan.
- 6.2 The masterplan was further refined having regard to the wider development proposals around Sayers Common.
- 6.3 The general pattern of development has remained consistent since the initial design concepts. Through engagement a further number of illustrative layouts were prepared and developed to test and refine the design principles and determine the capacity for development.

INVOLVEMENT

INITIAL PRE-APP MEETING – DECEMBER 2024

- 6.4 A pre-application meeting was held on the 23rd of December 2024. An illustrative masterplan of the site was submitted to the local authority for urban design comment. Comments were as follows:
 - A new T-junction that is explained better in terms locations and use. A preference was shown to junction option 2;
 - SUDS to be moved to the lowest points on site;
 - Houses that better address streets and provide secure back gardens;
 - Avoid long stretches of garden walls defining streets;
 - Ensure the right scale of trees are planted along the main street;
 - Have well defined streets that are enclosed with the right building heights and street widths;
 - Avoid rear garden fencing framing the building to the west of Coombe Farm;
 - Locate apartments close to the site entry;
 - Ensure continuous routes around perimeter blocks;
 - Provide a play area in the widened public green space at entry;
 - Create a character study of the local area;
 - Avoid parking dominating streets;
 - Rear court parking located around terrace housing and apartments;
 - Larger parking courts/squares will normally be unacceptable;
 - Off-street parking in front of houses should normally be avoided; and
 - On-street parking must be designed to minimise its visual impact.

- Summary**
- 6.5 These detailed comments informed future iterations of the illustrative masterplan, acknowledging that it is germane that as an outline application the details of the scheme would be resolved as part of a reserved matters application should permission be granted.



Indicative Masterplan (sk01-b) - December 2022



Illustrative Masterplan (P24-2029_DE_001_05) - April 2025

SECOND PRE-APP MEETING - JULY 2025

- 6.6 A pre-application meeting was held on the 9th July 2025 (Figure top right). A developed version of the illustrative masterplan was submitted to the local authority for design comments.
- 6.7 Overall, the scheme was reviewed and acknowledged as having responded well to the comments made during the initial pre-application.



	SITE BOUNDARY		OPEN SPACE		INDICATIVE TREE PLANTING		RESIDENTIAL PARCELS
	PROPOSED VEHICULAR ACCESS		WOODLAND		PROPOSED SUDS BASINS		INDICATIVE STREETS
	PROW		EXISTING VEGETATION & TREES		PROPOSED LEISURE ROUTES		LEAP

Urban Design Observation Actions

	Comments	Action
1	Locating natural attenuation ponds to the lowest part of the site, while at the same time preserving the PRow is welcomed.	The drainage basins have been located at the site’s lowest points, whilst ensuring the preservation of existing public rights of way and minimising disruption to site accessibility.
2	Adopt a layout with houses that will better address the streets and spaces and provide secure rear gardens.	The layout has been revised to address this issue, with dwellings now fronting onto streets and rear gardens arranged back-to-back to enhance security and natural surveillance.
3	<p>Avoid long stretches of garden walls defining streets. This is particularly important on all main axis roads. Employ “L” shape configuration on the corners.</p> <p>New development should normally provide strong street enclosure and continuous frontages that enable coherent building lines with the corners of blocks emphasised. Streets should not mix fronts and backs (Principle DG13: Provide positive frontage to streets).</p>	The indicative form of housing has been revised.
4	Ensure right scale trees can be planted along the main streets – test the tree pits location and requirements.	This is to be addressed by landscape and design.
5	<p>Ensure that main streets read as such: at the moment it’s hard to understand if the buildings framing them, and the height to width ratio is correct. To understand the layout better please provide layout that will clearly show roof geometry of the proposed buildings and number of storeys.</p> <p>Streets should be well defined and enclosed by building frontages normally in combination with trees and landscaping and street design should encourage pedestrian and where possible cycle movement through.</p> <p>Proposal should provide a sense of enclosure appropriate to the role of the street within the hierarchy of the layout. This will help to create a sense of place and reinforce the legibility of the development. The distance between facing building frontages across the width of the street, together with the height of the buildings and the gaps in the frontage determines the level of enclosure that is experienced within the street. Development should be appropriate to people rather than cars. Streets and spaces that do not provide adequate enclosure or are dominated by roads or parking will not be acceptable (Principle DG14: Provide enclosure; Principle DG17: Provide attractive streets and spaces defined by buildings).</p>	<p>The street design has changed to achieve an appropriate height-to-width ratio, ensuring a well-proportioned and legible public realm. Roof geometry has been identified in the layout, and a building heights plan has been produced to illustrate the distribution of storeys across the site.</p> <p>Along the principal tree lined route the street is defined by dwellings set close to the pavement and parking mostly to the side. With the exception of the flats that define the central space and entrance the dwellings are generally detached or semi-detached.</p> <p>Along lower order shared surface streets the street space is more varied, with small urban mews framed by terraces with views to open space, – or low density shared driveways addressing open space.</p>

	Comments	Action
6	The integration of a large central open space is not successful and collides with the existing buildings located to the west of Coombe Farm. Avoid rear garden fences framing this space. The relationship between proposal and this existing collection of buildings is very unclear and should be explained better.	<p>This issue has been addressed by carefully repositioning the large open space to enhance its relationship within the surrounding development.</p> <p>Rear garden fences no longer enclose this space. Instead, homes are predominantly side on, allowing for a more coherent and defined layout.</p>
7	Locate apartments close to the site entry and close to the main open green space. Promoting higher buildings fronting onto public spaces is often appropriate as they provide more overlooking and increase the sense of enclosure. (Principle DG34: Managing increased density in urban extensions	This has been addressed by positioning apartment buildings near the site entrance, serving as a focal point along the primary street and providing active frontages overlooking the adjacent green space.
8	Locate buildings at the junctions and in other strategic places so they terminate and enclose views.	This has been addressed by positioning buildings at junctions and other strategic locations to effectively terminate and enclose views.
9	Ensure continuous routes around perimeter blocks everywhere by linking ends of road with a pedestrian path.	This has been addressed through footpath connections.
10	Provide a designated/equipped play area on the widened Public Green space at the entry	A public green space/play area is located outside of the SUDS area, near the main entrance.
11	I would advise creating a Character Study of the area and using the best practice architecture in the area, as the lack of understanding of local character will likely result in a scheme that will not be rooted in its location and risks being ‘anywhere’ development. This type of study should inform the choice of materials, colour palette, composition, brick detailing, etc. (observe local craft traditions and avoid shortcuts). The final design ideally will correspond well with the best practice architecture in the area.	The character study identifies the local elements that positively contribute to character.
12	Other: explain pedestrian link to the north-east corner of the site.	The pedestrian link initially considered has been removed as the potential for a future connection north could not be realised.

Parking

	Comments	Action
1	To achieve well defined streets with a good level of enclosure and avoid parking dominating streets, it will normally be necessary to accommodate off-street parking in new developments. These parking spaces should be discreetly incorporated, and preferably screened from the main public realm, so they do not contribute to a hard-edged / parking-dominated environment.	<p>This has been addressed predominantly along the primary street – off-street parking has been accommodated.</p> <p>Parking has been resolved to reduce the visual impact of parked cars upon the public realm, with space provided for planting and street trees.</p>
2	Higher density areas within new developments which incorporate terraced housing and flats should normally include rear court, under-croft or underground parking. Rear courts typically need to be small in scale (up to 15 spaces approximately) to avoid large soulless hard-edged environments. They should be designed so they benefit from direct overlooking while being well screened from the street; for these reasons, they work well when they are combined with flats over garages (FOG's) that define the street frontage. Entrances to rear parking courts should be carefully designed to create a semi-private appearance.	Rear court parking for the apartments is discreetly located and well-screened from the street. The coach house-style entrance to the rear parking maintains a continuous street frontage, designed to convey a semi-private character.
3	Larger parking courts/squares will normally be unacceptable unless they are designed as part of a well landscaped and ordered open space that contributes positively to the development.	Space is allowed within parking courts for landscaping.
4	For lower density areas with detached and semi-detached houses, parking should normally be discreetly accommodated to the side of dwellings, and behind the building line where it is less visible from the street. Tandem parking arrangements avoid over-wide separation gaps between buildings.	This has been addressed through locating parking to the side of dwellings, and behind the building line.
5	Off-street parking in front of houses should normally be avoided. This is likely to result in environments dominated by hard surfaces and generates greater face to face building distances leading to weaker street enclosure unless combined with taller building frontages. (Principle DG19: Provision of off-street parking).	There has been a reduction of off-street parking in front of homes.
6	On-street parking must be designed to minimise its visual impact. Right-angle on-street parking should be minimised in new developments as it can dominate the public realm, generate weak street enclosure and hard-edged street environments (Principle DG20: Integrate on-street parking; Principle DG18: Integrate parking to support attractive streets and spaces).	On-street parking areas are softened and visually broken up through the incorporation of trees.

6.8 There followed from the second pre-application meeting an exchange of ideas that explored the detailing of the eastern boundary to the retained house (to provide a landscape edge) and the frontage to the bridleway (to remove the parking area). These exchanges with the Council's Urban Design Officer refined the illustrative masterplan. Further minor amendments were undertaken to ensure that an appropriate mix and tenure would be achieved.



KEY: ILLUSTRATIVE MASTERPLAN

	SITE BOUNDARY		BRIDLEWAY		EXISTING VEGETATION & TREES		PROPOSED PATHS		INDICATIVE DWELLINGS
	PROPOSED VEHICULAR ACCESS		OPEN SPACE		INDICATIVE TREE PLANTING		INDICATIVE STREETS		LANDSCAPE BUFFER TO -AW 15M
	PUBLIC RIGHT OF WAY		WOODLAND		PROPOSED SUDS BASINS		PROPOSED LEAP		

DESIGN & ACCESS 07

MASTERPLAN OVERVIEW

“well-designed neighborhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.” (Para 109, NDG 2021).

RESIDENTIAL - 210 DWELLINGS (CLASS C3)

7.1 The site covers a total of 13.34ha and provides net development area of circa 5.6ha. This can accommodate up to 210 dwellings at an average of 37dph.

HOUSING MIX

7.2 The application will provide a mix of dwelling types, size and tenure ranging from 1 bed apartments to 4 bed houses. The scheme will provide 30% affordable housing which responds to the housing needs identified by Mid Sussex Council.

	1 bed/ 2 person	2 bed/ 4 person	3 bed/ 5 person	4+ bed/ 6 person
Market Housing	5-10%	20-25%	40-45%	25-30%
Affordable Ownership	10-15%	50-55%	25-30%	5-10%
Affordable Rented	30-35%	40-45%	15-20%	5-10%

(Source: The Mid Sussex Draft Local Plan, DPH7)

SITE MIX

OPEN MARKET MIX

1 bed	9
2 bed	40
3 bed	78
4 bed	42
Total	169

AFFORDABLE MIX

1 bed	12
2 bed	18
3 bed	8
4 bed	3
Total	41

SELF / CUSTOM-BUILD HOUSING

7.3 DPH30 within the ‘Draft Mid Sussex District Plan 2021-2039’ requires 5% Self / Custom-Build Housing on all sites of 100 dwellings or more. For this scheme that would mean 11 Self / Custom-Build Homes.

MASTER PLAN KEY ELEMENTS

- 7.4 The scheme proposal has evolved through a thorough design process informed by a contextual analysis of Sayer Common, underlying technical input, an assessment of relevant planning and design policy, and engagement. This has resulted in the Illustrative Masterplan reproduced opposite. The key elements include:
1. Integrating the woodland landscape into the site so that the the site fits in well with its surrounding context;
 2. Delivery of up to 210 dwellings including a mix of dwelling sizes and tenures;
 3. New play spaces with over looking and passive surveillance at the centre of the site;
 4. New leisure routes that connect areas of the site but also connect well with the existing public rights of way and walking routes;
 5. Retention of existing planting and enhancing planting in appropriate locations;
 6. A new vehicular and enhanced pedestrian access via the B2118;
 7. Respect the exiting building encompassed by the site, and Coombe Farm;
 8. Integration of Sustainable drainage;
 9. Low density facing the woodlands and POS, and higher density at the centre of the site;
 10. Well defined and enclosed streets.



LAND USE AND AMOUNT

7.5 The Illustrative Land Use Parameter Plan provides an overview of where development and public space will be located on the site. Development will be split into the norther and southern parcels.



Illustrative Land Use Parameter Plan

BUILDING HEIGHTS AND DENSITY

- 7.6 The overall density of development is circa 37 dph.
- 7.7 The density of built development is graduated through the site, with the lowest density areas (as characterised by a greater number of detached and semi-detached dwellings) located to the south and north; and the higher density areas (as characterised by a greater number of terraces and some flats) located towards the centre of the site.

- 7.8 Building heights range from 2-3 storeys. Taller buildings are located within the northern parcel and within the more visually contained areas to the north east corner.
- 7.9 Within the lower height areas an allowance would be made for 10% of buildings to be taller (landmark or keynote buildings) wherein they would aid legibility and placemaking – such as by terminating a view, defining a space.



Illustrative Density Parameter Plan



Illustrative Building Heights Parameter Plan



Access plan

ACCESS

- 7.10 Vehicular access is proposed from the B2118. The location of the junction has been resolved having regard to visibility splays, drainage and the wider development proposals in the village.

