

KEY: ACCESS AND MOVEMENT

	SITE BOUNDARY		PRIMARY STREET		INDICATIVE LEISURE ROUTE
	PROPOSED VEHICULAR ACCESS		SECONDARY STREET		PUBLIC RIGHT OF WAY
	PROPOSED PEDESTRIAN ACCESS		PRIVATE DRIVES		BRIDLEWAY

Illustrative Access & Movement Parameter Plan

STREET HIERARCHY

- 7.11 Within the site there are three main types of streets:
- The primary street is the main throughfare. This central local provides a clear and direct route through the site. It is generally tree lined.
 - Branching off from the primary street are the secondary streets. These extend towards the woodland edge creating a connection between it and the centre of the development. These include shared spaces and may include footpaths.
 - Lastly, Shared private driveways are generally connected to create a permeable network.
 - The detailing of the highways will ensure that traffic speeds are reduced.

PEDESTRIAN ROUTES

- 7.12 The layout provides footpaths that connect through the development and open spaces.
- 7.13 These routes connect well with the existing footpath network in Sayers Common.

PARKING STRATEGY

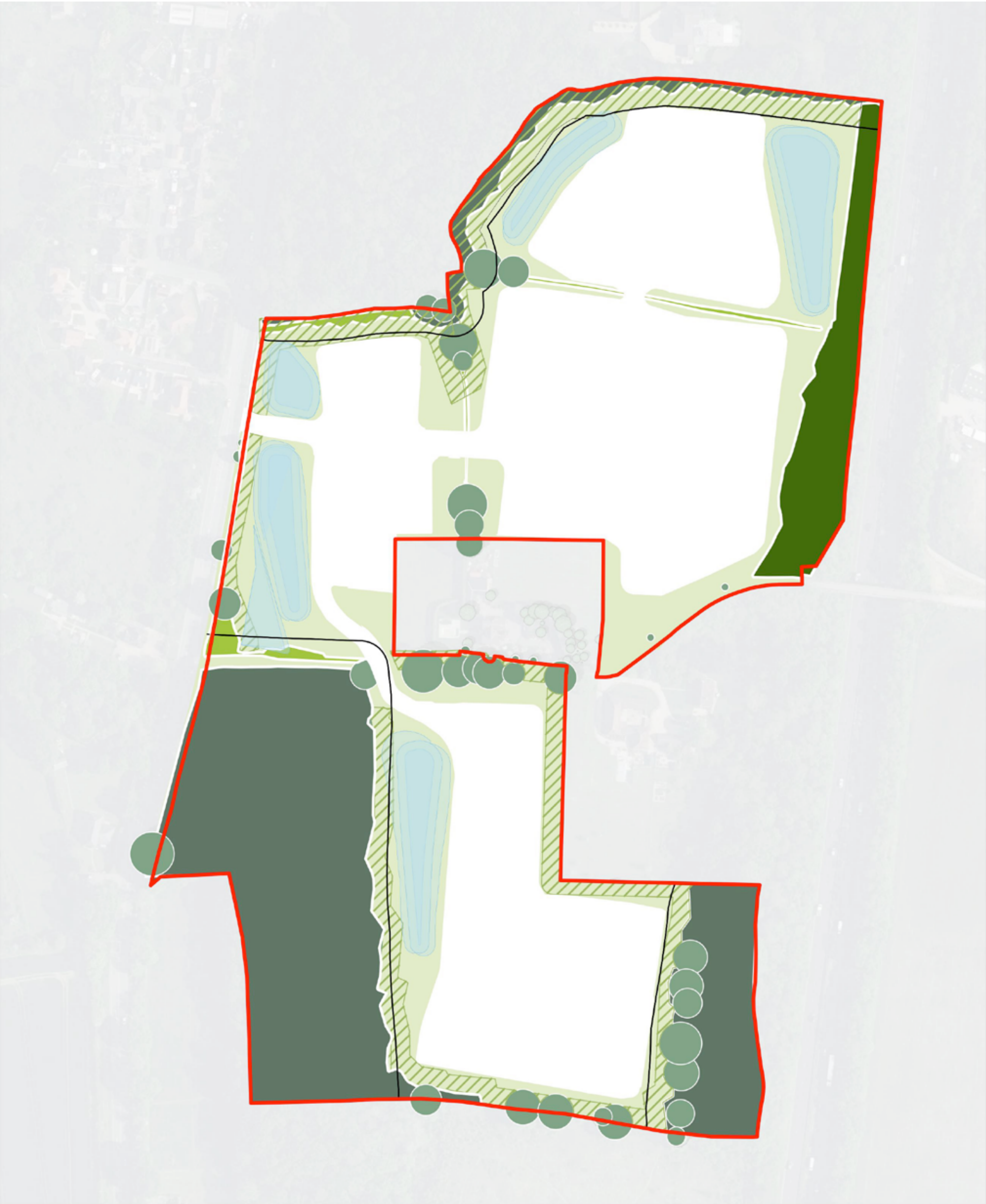
- 7.14 Parking will be provided in accordance with Manual for Street and the Mid Sussex Parking Standards. Parking should be provided in a location that is both convenient and well overlooked.
- 7.15 Allocated parking will predominantly be provided on-plot, within the curtilage of each dwelling, either to the front or side. Parking spaces and/or garages will be set back from the building line to ensure easy access while minimising visual impact and maintaining a clear, uncluttered streetscape.

PARKING STANDARDS

Dwellings type - (Flats and Houses)	Minimum Indicative Standard
1 bed dwellings	1 car space per dwelling and 1 cycle space per dwelling
2.3 bed dwellings	2 car space per dwelling and 2 cycle space per dwelling
4 bed dwellings	3 car space per dwelling and 2 cycle space per dwelling
5+ bed dwellings	Car and cycle parking to be assessed individually

(Source: Mid Sussex Parking Standards, Figure 7 - Residential Parking Standards)





Illustrative Green Infrastructure Plan

KEY: GREEN INFRASTRUCTURE

	SITE BOUNDARY		PUBLIC OPEN SPACE		EXISTING WOODLAND		EXISTING TREES		PROPOSED SUDS BASIN
	DEVELOPMENT AREA		ANCIENT WOODLAND		EXISTING VEGETATION		LANDSCAPE BUFFER 7.5-15M		ANCIENT WOODLAND 15 M BOUNDARY

LANDSCAPE STRATEGY

- 7.16 In landscape and visual terms, the site has the capacity to accommodate the proposed 2-3 storey housing as it has a high degree of enclosure and the new built form would be located close to the existing settlement. A landscape-led approach has been adopted whereby housing and roads would be set back from the retained peripheral framework of woodland and tree belts, which would be strengthened and selectively widened. Effective landscape buffers would be provided alongside ancient woodland, listed buildings at Coombe Farm, the A23 and the B2118 southern approach road.
- 7.17 Significant areas of publicly accessible, semi-natural greenspace would be provided, including children's play facilities and new recreational routes connected with retained public rights of way. New areas of wildflower meadow and children's play areas with a strong semi-natural character would be provided within the greenspaces. The greenspace proposed in the northern-central part of the site would form the heart of the new housing area, providing opportunities for informal recreation (including a Local Equipped Area for Play). These facilities would provide residents with a social and interactive landscape in which they can spend quality time, gather together and hold events. This landscape will also offer biodiversity benefits, with provision of large areas of species-rich grass and wildflower meadow.



- 7.18 The rural character of the southern approach to the settlement would be conserved by setting built development back from the road and by providing supplementary tree/shrub planting to enclose and filter views of the new built form.
- 7.19 The internal roads would be well treed to help conserve the verdant character of the local area. Vegetated rain gardens or swales could be incorporated to sustainably manage surface water run-off from roads and other hard surfaces.
- 7.20 The indicative arrangement of streets and buildings works with the prevalent slopes of the site and maintains views south along vistas towards the SDNP.





SUMMARY & CONCLUSIONS 08

- 8.1 The proposal has been informed by a contextual assessment, and provides a framework for a high quality, locally distinct development that positively contributes to the immediate and wider context of Sayers Common.
- 8.2 The proposal will provide up to 210 dwelling, comprising of a range of dwelling types, sizes and tenures. The development will create a natural extension to Sayers common that draws upon the prevalent pattern and grain of the village.

8.3 The key design features include:



Access from the B2118;



Drainage Strategy implemented through attenuation basins;



New homes within an attractive landscape setting;



A character that draws upon the positive elements of Sayers Common;



Leisure routes integrated into existing public rights of way;



A broad mix of dwellings and a mixed tenure community;



Green corridors that connect the woodland edges;



Opportunity for play areas;



Well defined and enclosed streets;



New well designed public open spaces.



DESIGN GUIDANCE CHECKLIST09

Design Guidance Checklist

Principle	Mid Sussex Design Guide Guidance	Compliance yes/no	Comments / Recommendations
DG1	Has the applicant clearly identified whether the site lies within or adjacent to any area with a statutory or non-statutory planning designation?	Yes	There are listed buildings and ancient woodland and the site falls withing the setting of both. Both have been taken into consideration when designing the scheme, which is explained by the constraints and opportunities plans and through the design evolution.
DG1	Has the applicant carried out a Character Study?	Yes	Character assessment of the surrounding neighbourhoods has been carried out.
DG1	Has the applicant’s Character Study included an evaluation of the landscape character of their site and its setting?	Yes	The landscape setting and character of the site has been appraised as part of the context analysis.
DG1	Has the applicant identified the potential opportunities for new development to make a positive contribution to the character of a settlement?	Yes	This is explained in the character assessment and appearance and character section. The sections describes what character needs to be taken forward into the new development to positively contribute to the character of the village.
DG2	Has the applicant prepared a detailed Site Appraisal and identified the constraints and opportunities that apply to their site?	Yes	Opportunities and constraints have been included.
DG5	Has the design incorporated the use of sustainable urban drainage as an integral part of the layout and landscape structure? Does the proposal highlight the areas of the site that might be located on a flood plain? Are there areas of the site prone to flooding?	Yes	Ponds at lowest points of the site – encourage sustainable drainage systems. None of the proposed dwellings are located in an area of medium or high risk of surface water flooding.
DG5	Where applicable has the design sought to retain, enhance and / or re-establish surface water features as positive features?	N/A	There are no existing water features.
DG6	Have landscape features with high biodiversity/ecological value been retained and incorporated within the proposals?	Yes	A connected green infrastructure network that positively responds to the arboriculture, ecology and landscape assessments is proposed.
DG6	Have new habitats been created within the landscape structure to encourage additional species?	Yes	Due to the loss of a large area of grassland, compensation and mitigation are necessary for breeding bird species. A number of general site enhancements is also recommended, including the installation of nest boxes and bat roosting boxes, as well as the planting of native shrubs and trees. 3.16 highlights the aim to deliver a minimum 10% increase in biodiversity.



Principle	Mid Sussex Design Guide Guidance	Compliance yes/no	Comments / Recommendations
DG7	Does the proposal highlight if the design works with the topography and integrate the buildings within the landscape?	Yes	The topographical survey and flood risk assessment has informed the locations of SUDS and subsequently the location of development. Buildings are arranged indicatively to work with levels.
DG7	Have important views been identified and does the layout of development respond appropriately to these?	Yes	Views have been identified and whilst not important or recognised, they help to structure the layout.
DG8	Does this movement network respond to topography and landscape features and integrate public rights of way? Can the site connect back to an existing neighbourhood and be integrated with an existing street network?	Yes	Public right of way intersects the site and will be and integrated. The site connects into existing village along the B2118 and via the footpath network.
DG10	Does the design acknowledge, respond to, celebrate, enhance and preserve any heritage assets and historic landscapes within the proposals?	Yes	The site is in the setting of three listed buildings at Coombe Farm. The Illustrative Masterplan displays a set back from these assets. The density and heights plans display low levels around this area to respond appropriately to the buildings.
DG12	Does the design provide a clear street hierarchy and network of open spaces?	Yes	Focal open space connections have been identified e.g. pond and place spaces.
DG13	Does the design provide enclosure of street space and continuous frontages with corners of blocks appropriately emphasised?	Yes	Positioning apartments and keynote buildings at block corners reinforces the architectural definition of the corner and enhances the legibility of the street layout – emphasises the edges and junctions of development blocks. Continuous frontages run along the street.
DG14	Does the proposal provide an appropriate sense of enclosure appropriate to the street hierarchy and achieve a human scale?	Yes	With most buildings being 2-storey and having active frontages that face out onto the street, the development will relate to human scale.
DG15	Does the structure or layout of the proposed development appear easy to navigate and easy to understand?	Yes	The indicative perimeter block layout promotes permeability and legibility.
DG16	Has the applicant demonstrated how their proposals provides a positive edge with building frontages facing site boundaries served by roads that run adjacent to the site edge?	Yes	The indicative layout demonstrates how active frontages overlook the public realm.
DG16	Has the applicant demonstrated a sensitive response to the rural edge? This will normally require less density and additional soft landscaping along the boundary.	Yes	To the southern parcel there is a lower density and landscape buffers in addition to the existing areas of woodland.
DG17	Are traffic calming measures integrated within the design of the streets?	Yes	The street hierarchy supports a pedestrian friendly environment where vehicle speeds are reduced.
DG17 & DG8	Are the proposals designed as social spaces with the needs of pedestrians, cyclists and public transport users put above the needs of the motorist? Does the proposal create direct and attractive connections through the site for pedestrians, cyclists and vehicular modes?	Yes	The pedestrian friendly environment that connects social spaces prioritises a living and sociable place.

Principle	Hurstpierpoint & Sayers Common Neighbourhood Plan	Compliance yes/no	Comments / Recommendations
DP26	Is of high-quality design and layout and includes appropriate landscaping and greenspace.	Yes	A site responsive design that has regard to the surrounding landscape features and incorporates these into the open space strategy.
DP26	Contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance. Does the design create a grid network of streets and perimeter blocks?	Yes	Perimeter blocks and active frontages along street animate and provide natural surveillance.
& DG12	Creates a sense of place while addressing the character and scale of the surrounding buildings and landscapes. Protects the identity and character of towns and villages.	Yes	This is highlighted in the ‘Character Assessment’ in section 02 – taking into consideration the surrounding form, landscape, typology, architecture and building heights, influencing the design to take forward e.g. have a linear development pattern as this would match the existing grain.
DP26	Protects open spaces, trees and gardens that contribute to the character of the area.	Yes	Supports green connections. The scheme works with natural landscape of the site and has regard to surrounding woodland.
DP26	Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29).	Yes	The site is well enclosed from surrounding views, and having regard to the setting of the existing buildings will not impact their amenity.
DP26 & DG47	Creates a pedestrian-friendly layout that is safe, well connected, legible and accessible.	Yes	Street hierarchy – primary and secondary streets and access points highlighted, as well as pedestrian access and indicative leisure routes.
DP26	Incorporates well integrated parking that does not dominate the street environment, particularly where high-density housing is proposed. Is there a good relationship of the parking, gardens, front defensible space, balconies with the adjacent building?	Yes	Parking does not dominate the street – good relationship between parking, gardens and front defensible space, having regard to development density and the public realm.
DP26	Take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed-use element	Yes	The incorporation of a mixed-use element will not be necessary as the development has less than 300 units (210). The central area of open space with a play area is at a meeting point of a number of routes through the scheme and will become a natural focus.

Principle	National Design Guide Guidance	Compliance yes/no	Comments / Recommendations
DG27-28	Has tree planting and soft landscaping been provided within street designs?	Yes	Yes, indicative tree planting has been identified.
DG31-32	Has the applicant demonstrated that their proposals do not cause unacceptable impacts on adjacent properties in respect of daylighting, sun lighting and overlooking?	Yes	The indicative location of dwellings demonstrates that matters of daylight, sunlight and overlooking can satisfactorily be addressed.
DG31-32	Has the applicant demonstrated that their proposals do not adversely impact on views of the wider townscape?	Yes	The site is well enclosed from surrounding views and can therefore be developed without impacting on the wider countryside.
DG34	Is development taller and / or more compact along main streets to increase the sense of enclosure?	Yes	Where appropriate dwellings are more compactly sited to define the primary street (with street trees).
DG36	Does the proposal provide a mix of residential dwelling types and tenures to meet local needs?	Yes	The scheme illustrates a mix of dwellings and tenures.
DG38	Does the new development adopt a simple form in keeping with the character of the area? If not is the reason justified?	Yes	The form of development is indicatively simple, a linear perimeter block pattern consistent with that emerging in the village.
DG39	Does the scheme incorporate variations in height responding to the location within the proposal, for instance reflecting the street hierarchy, enhancing legibility of an important corner or node or emphasising a particular use?	Yes	The indicative location of apartments supports a balanced community, has regard to site characteristics, proximity to open space and to support a more compact form of development where appropriate.
DG39	Is the location of any apartment buildings justified and justifiable?	Yes	Location of apartment buildings located near the entrance of the site and on corner edges – enhances legibility.
DG40	Does the development ensure that all streets and public spaces have good natural surveillance from buildings?	Yes	The boundary treatments would be defined at the reserved matters application stage. The illustrative masterplan demonstrates there is scope for a variety of boundary treatments.
DG40	Does the development clearly define public and private space through the use of appropriate boundary treatments? If not, is this justified?	Yes	Street hierarchy e.g. primary, secondary and pedestrian routes carve out the site and define public and private spaces – legible.
DG40	Does the urban extension promote development at a range of densities in order to aid legibility and to increase distinctiveness?	Yes	As described by the Illustrative Density Parameters Plan.
DG45	Does the proposal demonstrate that privacy will be achieved for new and existing residents?	Yes	Privacy for existing residents located nearby has been taken into consideration through the design process. The layout demonstrates that new residents will be afforded a good degree of amenity and privacy
DG46	Does the proposal provide suitable and useable external amenity space for all residents?	Yes	Key green / open areas have been identified – play space.

Principle	National Design Guide Guidance	Compliance yes/no	Comments / Recommendations
DG46	Is private outdoor amenity space designed as an extension of the living space with direct access provided?	Yes	Private gardens and amenity spaces are located adjacent to dwellings.
	Do ground floor homes in apartment blocks have access to a well-defined, rear, private area that provides both ‘defensible space’ and good quality external amenity?	Yes	Apartments are located to be afforded access to private and communal amenity space. by detailed design dwellings could be provided with balconies.
DG47	Does the proposal avoid providing north facing single aspect apartments?	Yes	To be detailed at the reserved matters stage. As illustrated all apartments would be dual aspect.
DG48	Is the proposal designed to minimise the impacts of noise, air and light pollution? (orientating or organising buildings so that the principle habitable rooms and sitting-out areas face away from the source of the pollution; constructing barriers such as garages or walls between the source of the pollution and dwellings; using landscape features including trees and earth mounding, to absorb air/noise pollution and deflect light; and avoiding parking where it will create noise and headlight nuisance from vehicle movements.	Yes	<p>The scheme has been designed having regard to the surrounding constraints and opportunities.</p> <p>Details of noise mitigation along the eastern boundary would be provided as part of the reserved matters application stage.</p>
Landscape character / natural features / topography	Are there any existing features such as trees, hedgerows, watercourses, or areas of woodland that have value and should be retained?	Yes	Surrounding ancient woodland, mature trees, pond, hedgerows, and deciduous woodland are of high value will be retained. There will be a 10m green buffer for the Ancient Woodland.
Geology and ground conditions	Has the existing geology of the site been acknowledged? Are there areas of the site which are difficult to build on, contaminated or less porous than others?	Yes	<p>Existing areas of low surface water flood risk will be managed through reprofiling the site and diverting surface water to flood compensation areas outside of the proposed development.</p> <p>Development is not proposed on areas that are at risk of flooding.</p>
Archaeology	Has the proposal acknowledged if it is likely that there are any archaeological remains within the area? Is an archaeology study required?	Yes	The site is considered to have low potential for all archaeological periods. The proposed development is not expected to have any below-ground archaeological impacts, and further archaeological investigation is deemed unnecessary.



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