



Design and Access Statement
Including the Sustainability Statement

Pascotts Farm, Lindfield

Construction of two detached dwellings with separate garaging. Associated hard and soft landscaping works, to include highway crossovers to both

at

Pascotts Farm, Lindfield

Planning Statement

on Behalf of

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1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a Full Planning application for the construction of two new, detached dwellings, each with detached garaging, along with associated hard and soft landscaping works, at Pascotts Farm, Snowdrop Lane, Lindfield.
- 1.2 The application site is situated to the north side of Snowdrop Lane, approximately 60m north east of its junction with Lyoth Lane. It comprises a broadly rectangular paddock with a ribbon of trees along its road frontage. To the north west of the site is the existing dwelling – Pascotts Farm – which sits in its own generously-proportioned grounds.
- 1.3 The proposals seek to construct a pair of two-storey detached dwellings, each with their own detached double garage, and each with its own vehicular access onto Snowdrop Lane. The proposed dwellings will have a traditional, Sussex-style appearance, reflecting their semi-rural setting. The proposed dwellings will sit in their own landscaped grounds, which have been designed to increase the biodiversity of the site.
- 1.4 The site frontage is characterised by a ribbon of mature trees, and accordingly these proposals are informed by a Tree Survey and Arboricultural Implications Assessment, by GHA Trees Ltd.
- 1.5 The application site comprises a paddock in what is a semi-rural area. Accordingly, this submission is accompanied by a Preliminary Ecological Appraisal by Environmental Assessment Services (EAS), and a Dormouse Survey report by GPM Ecology.
- 1.6 The proposals seek to enhance biodiversity, and this application submission is accompanied by the prerequisite BNG reports and calculations. These have been prepared by EAS, and are discussed in greater detail within the Planning Statement.
- 1.7 The application is supported by a Planning Statement prepared by Rodway Planning Consultants, and it must be read in conjunction with this Design and Access Statement.
- 1.8 A Flood Risk Assessment, and a report assessing the Foul and Surface Water drainage aspects, has been submitted in support of these proposals. This aspect is discussed in greater detail, below.
- 1.9 Furthermore, a Highways Technical Note has been prepared by Motion, confirming that the dwellings will not have an unacceptable impact upon the highways network. This aspect is discussed in greater detail, below.

1.10 The proposals placed before the Planning Department are well-considered and demonstrate the following:

- a) The traditional, Sussex-style aesthetic of the proposed dwellings is an appropriate design response to its rural, verdant setting;
- b) The proposed dwellings are sensitive in their scale, and are modest in context with the existing neighbouring properties;
- c) The proposed dwellings will not affect the amenity of the neighbouring occupiers owing to them being positioned a significant distance away, coupled with the presence of existing and proposed boundary screening;
- d) The proposed dwellings will be highly sustainable in both their construction and in their energy use, through the adoption of a 'fabric first' approach, combined with the provision of air source heat pumps for their space heating and hot water requirements;
- e) The proposed hard and soft landscaping works, including works to form the new driveway and parking areas, along with sensitive planting and new paved terracing, will greatly enhance their setting and protect the character and integrity of their rural setting.
- f) The proposals, through their sensitive mitigation measures in respect of landscaping, biodiversity and dormouse habitats, are able to demonstrate that they will not cause harm to the landscape or protected species.

2. Use

2.1 The proposals will create two new dwellings with residential (C3) use. The proposed dwellings are commensurate in scale to their neighbours.

3. Amount

3.1 The proposals include the following:

- a) The construction of two, Sussex-style detached dwellings, following the ribbon of development along this part of Snowdrop Lane;
- b) The construction of detached double garages to serve each of the proposed dwellings;
- c) The formation of vehicular crossovers to individually serve the proposed dwellings, with sensitively detailed parking and turning areas;
- d) Associated hard and soft landscaping works, to include dormouse mitigation measures, tree works and surface water mitigation measures.

4. Layout

- 4.1 The layout of the proposed dwellings and their site context can be viewed on the accompanying proposal drawings.
- 4.2 The two proposed dwellings offer the broadly the same accommodation across their ground floors, with well-proportioned accommodation to take advantage of the rear aspect to their rear gardens. Each property has a Study and a Snug to the front, with a Formal Drawing Room and open-plan Dining/Kitchen/Sitting Room to the rear. The Kitchens are adjacent to a Utility and separate Boot Room, with external access available from both. A guest WC and large built-in storage cupboards complete the accommodation. One of the proposed cupboards offers the option for a future lift installation, thus future-proofing the dwelling.
- 4.3 The two proposed dwellings also offer the broadly the same accommodation across their first floors, which are arranged as five Bedrooms. To Plot A, all five are served by En Suites, with all-but-one of Plot B's Bedrooms having access to an En Suite. In both instances, the Main Bedroom is additionally served by a Dressing Room.
- 4.4 Externally, both dwellings have their own detached double garage with parking for two cars. To the side of these garages are secure stores for bicycles and bins. A covered log store is also provided, with each house having a wood burning stove to the Formal Drawing Room.

5. Scale

- 5.1 The proposals have been developed to respect the character of the area, by following the prevailing ribbon pattern of development, to make the best possible use of land available.
- 5.2 The proposed dwellings are considered to be appropriate to the site in terms of their scale, form and appearance. The Site Block Plan illustrates how the width and depth of the plots is very much in keeping with the adjacent properties. The proposals do not comprise overdevelopment in relation to the size of their plots and the surrounding development, with the dwellings giving due regard to their spacing.
- 5.3 The dwellings have been positioned on the site to take into consideration its constraints, including the presence of the tree belt to the front of the site, the existing pond, and its topography. Through close liaison with the appointed project consultants, a development scheme has been prepared that demonstrates a thorough understanding of the site, and how it relates to the existing area – including features of local distinctiveness.
- 5.4 The proposed dwellings will be mostly two-storey, with single-storey element to the side, with detached garaging positioned adjacent to the dwelling. The proposed dwellings present a traditional, Sussex-style vernacular with material selections to reflect this. The design and detailing of the roof form in particular,

ensures the scale and massing of the dwellings remains modest in the context of its neighbours.

- 5.5 The design of the proposed dwellings is discussed in greater detail in Section 7, Appearance.

Residential Amenity

- 5.6 The proposals will not have any detrimental impact on the amenity of the neighbouring properties. The proposed dwellings are a significant distance from their neighbours, with the rear of Plot B being 39.6m from the rear of Pascotts Farm at its closest point.
- 5.7 The presence of established boundary treatments, comprising mature hedging, trees, and timber fencing, plus the planting of new native hedging, ensures that privacy is maintained not only between the proposed dwellings and their neighbours, but between the two proposed dwellings themselves.

Dwelling Space Standards

- 5.8 The proposed dwellings will comfortably meet the space standards for a 5-bedroom, two-storey, 8-person dwelling. The minimum standard for such a dwelling is 128 sq.m, with the proposed internal floor area being 401.06 sq.m for Plot A, and 338.57 sq.m for Plot B.

Highways and Parking

- 5.9 The proposed dwellings will each have their own vehicular and pedestrian access from Snowdrop Lane, the positions of which can be viewed on the accompanying site plan drawings.
- 5.10 A Highways Technical Note has been prepared for this application, by Motion, whose Technical Note concludes that:

'the development proposals benefit from suitable and appropriate access arrangements having regard to relevant design guidance. Car and cycle parking have also been provided in accordance with local policy standards. In addition, the development proposals will result in a negligible increase in vehicular movements during both the morning and evening peak hours, as well as over an average weekday.

On the basis of the above, it is concluded that there is no reason as to why the development proposals should be resisted from a highways or transportation perspective.'

- 5.11 The development proposals provide sufficient off-road parking for at least 4No. cars to each Plot, which exceeds the WSCC recommended guidance for vehicular parking levels. The Highways Technical Note includes a swept path analysis, to demonstrate that this parking is achievable while maintaining adequate space for manoeuvring. This swept path analysis further demonstrates that safe entry and exit in a forward gear can be achieved. The proposals also provide secure, covered storage for bicycles in a store adjacent to the Garage. An electric car charging point will also be provided.

Sustainable Construction

- 5.12 The proposed dwellings will include low carbon and renewable energy sources to minimise the total carbon emissions of the dwellings. The Sustainability Statement is provided in Section 9, and concludes that the proposed dwellings will offer very high levels of sustainability both in their construction, and in their ongoing energy use.

Drainage

- 5.13 The site comprises a paddock to the front of an existing dwelling, Pascotts Farm, whose foul drainage is served by an existing sewage treatment plant. A Flood Risk and Drainage Assessment has been undertaken by EAS Ltd, who have recommended that the new dwellings be connected to the existing sewage treatment plant. Their report acknowledges that the existing tank will need to be checked, and potentially renewed in order for this connection to occur, but overall they deem this to be the most appropriate, compliant solution.
- 5.14 The proposed dwellings will utilise sustainable methods for their surface water discharge, as set out in the aforementioned report. The report explains the design philosophy is for surface water to be drained into an attenuation storage swale, with a controlled overflow through a vortex valve to the existing drainage ditch located to the north west corner of the site. This ditch then flows north, down the hill, until it meets an eastern flowing tributary of the River Ouse. Rainwater gardens have also been provided, which additionally assist with achieving Biodiversity Net Gain.

Trees

- 5.15 The site presents a strong verdant character along its frontage with Snowdrop Lane, and accordingly the application is accompanied by a Tree Survey and Arboricultural Implications Assessment.
- 5.16 The tree survey report details which trees are to be removed and which are to be retained. The removal is limited to a small group of oaks, and hornbeam and hazel hedging. The tree survey report explains that each of the retained trees are at a satisfactory distance from the proposed buildings and are highly unlikely to give rise to any inconvenience. Where necessary, the driveway areas are to be formed using 'no-dig' methods to protect the roots of the retained trees.
- 5.17 In assessing the site as a whole, the tree survey report concludes that *'a small number of trees will be lost to facilitate the proposed scheme. However, new trees can be planted following approval from the Local Planning Authority to ensure a sustainable tree stock for the future. Subject to precautionary measures as detailed above, the proposal will not be injurious to trees to be retained.'*

Ecology

- 5.18 This application is accompanied by the required Preliminary Ecological Assessment (PEA) and Dormouse Survey reports. The PEA and Dormouse Survey reports outline measures to protect priority species during the works, and proposed enhancements to ensure the development does not have a detrimental impact upon protected and priority species.

5.19 Dormouse Survey and Mitigation

The dormouse survey, prepared by GPM Ecology, explains that *'despite dormice not having been observed, they need to be considered as undetected and probably present on site during certain times of the year, or during different years for the following four reasons, as set out by Wells et al 20251 (p23):*

- 1. The dormice habitat on site is of excellent quality for dormice.*
- 2. The site is connected to good quality habitat with three dormice nests located within the same hedgerow complex less than 1km away, during the 2025 survey season.*
- 3. Dormice are widespread within the landscape, as detailed in the desk-study*
- 4. As noted in Point 2 above, dormice are present within 10km of the site.'*

The report goes on to state that:

'...although they were not present at the time of the survey, the site is considered likely to support dormice and it is estimated that the site has a potential dormice density of 0.224 dormice (0.16 in scrub + 0.064 in the hedge) on site. Due to the small area of habitat present on site and very low population density it is considered that a detailed Non-license Method Statement could be considered for this project and would need to be agreed in detail by the LPA.

Newly created habitat will need to be planted-up to compensate for the loss of 80m of hedgerow and 0.02ha of scrub foraging and breeding habitat for dormice. This can be achieved by planting-up a block of mixed hazel scrub adjacent to the development, with an area of 0.045ha (10m x 45m), will compensate for the loss of the habitat on site, though Wells et al 20251 (p33) would not expect dormice to colonise such habitat for up to 7 years. In addition to this planting, compensation planting will also be required to improve the existing hedgerow habitat. All planting will need to be designed and agreed with a Landscape Plan for the site.

The proposals therefore include this newly-created habitat to the south west of the site, which would be fully enclosed by post and rail timber fencing to protect it against any encroachment.

- 5.20 In addition to the above, it is proposed to provide a number of further ecological enhancements on the site for wildlife. These enhancements are listed as follows:

- Existing Pond – The PEA explains that *'the pond within the site should be enhanced for the benefit of local wildlife. This will also need to be delivered*

in a form suited to a residential garden habitat. An assessment of the pond should be made in relation to its condition and potential to hold water. It may be necessary to install a lining to deliver a pond feature which holds water throughout the year which is likely to be more suited to a garden habitat. Planting should include marginal, emergent and submerged aquatic species, and should avoid invasive species.'

- Bat Boxes – The PEA recommends that roosting and nesting features for bats be included within the proposed development. These are to be positioned within the mature trees upon the south eastern boundary of the site.
- Bird Boxes – Several nest boxes for different species of bird (sparrow, tits, robins, thrushes and wrens) are to be erected around the site, in particular within the mature trees upon the south eastern boundary of the site.
- Composting – Each dwelling should be provided with a dedicated area for composting.
- Rainwater Harvesting – The PEA recommends that each dwelling is provided with water butts to collect rainwater for garden irrigation purposes.

Waste and Recycling

- 5.21 The proposals include provision for bin storage, for both landfill waste and recycling, as well as green waste.

6. Landscaping

- 6.1 The site is rural in its character, with a belt of trees flanking its south eastern boundary where it fronts onto Snowdrop Lane. As discussed above, the accompanying tree survey report explains how the proposed dwellings deal sensitively with the constraints presented by the trees.
- 6.2 The proposed dwellings will sit within well-proportioned front and rear gardens, with new native hedge planting to their boundaries as indicated on the site plan drawing. The hedging ensures mutual privacy, while also providing further compensatory planting for dormice. The landscaping is key to ensuring the dwellings integrate with their surroundings.
- 6.3 The proposed vehicular accesses are sensitively positioned to minimise their impact upon the retained trees. Where noted, the driveways and parking areas will receive a permeable surfacing treatment over a 'no dig' sub base, as detailed in the accompanying tree survey report. The surface treatment will be of a granular type to reflect the rural character of the site.
- 6.4 It is proposed to lay paving to the rear of the property to provide areas for outdoor seating. The extent of this paving is modest, being finished in a sandstone-type material.

- 6.5 As explained in para. 5.19, to the south west of the site it is proposed to plant a block of mixed hazel scrub. This will provide compensatory planting for Dormice, as well as offering biodiversity enhancements.

7. Appearance

- 7.1 The current appearance of the site can be reviewed from the existing plans supplied with this application. The proposed dwellings, by virtue of their sensitive design and detailing, are able to demonstrate an extremely high standard of design quality.
- 7.2 The proposed dwellings will be elevated in a combination of sandstone, brick and tile. The dwellings will each have projecting plinth walls of natural coursed sandstone, reflecting the fact that the site sits upon a sandstone ridge. Above the plinth, facing stock brick forms their ground floor walls, with their first floor walls then receiving plain clay hung tiles. These materials are typical of the local Sussex vernacular, and are prevalent on the adjacent properties.
- 7.3 The pitched roofs will receive plain clay tiles to compliment the hung tiles and facing brick. The roofs have been designed to be characterful, with the use of 'eyebrow' features over the first floor windows. These are a feature to be found on a number of dwellings within Lindfield, and it is appropriate to recreate these in this instance. The proposed roof windows to Plot B will be of the conservation type in thermally-broken metal frames, with a powder-coated finish in black. The roof windows will be detailed so as to sit flush with the proposed plain clay tiled roof finish.
- 7.4 The proposed windows and doors will be of painted timber construction, in a colour to be agreed. The front entrance door will be of timber construction and have a painted finish, also in a colour to be agreed.
- 7.5 The elevations will be further enhanced through the use of timber joinery to the barge boards and rafter feet, with these receiving a painted finish, as indicated by the elevation drawings. The Juliet balconies to the rear elevation will be formed of a toughened glass sheet simply supported with galvanised fixings.
- 7.6 The detached garage buildings will be elevated in featheredge timber boarding, fixed horizontally, over plinth walls in facing brick. The pitched roofs will be finished in the same plain clay tiles as the roofs of the dwellings.

8. Access

- 8.1 The proposed dwellings have been designed to afford excellent access throughout their ground and first floor rooms, with all circulation spaces, door widths and sanitary accommodation complying with the requirements of Approved Document M. The well-proportioned ground floor accommodation includes space for the future installation of a lift, offering the potential for independent living if required.

- 8.2 Where not required to be of the 'no-dig' type, the driveway and parking areas will comprise a permeable resin-bound crushed stone finish, complementing the brick and tile hung finishes of the houses. This will provide a suitable hard surface for ease of access for wheelchair users.

9. Sustainability Statement

- 9.1 The proposals have been developed to ensure the proposed dwellings achieve a very high level of sustainability, primarily through low energy use. It is envisaged the following will be incorporated:
- a) The thermal performance of the new building fabric will far exceed the standards determined by Building Regulations Part L. This will be achieved through high levels of thermal insulation to its walls, windows, roofs and floors. In addition, reductions in air permeability will be provided, as will reductions in thermal bridging, thanks mainly to its quality construction and careful detailing;
 - b) A high level of airtightness will be achieved throughout the new building fabric, in conjunction with a mechanical ventilation and heat recovery (MVHR) system to further reduce heat losses;
 - c) High performance double-glazed windows and doors with gas-filled cavities, formed in sympathetic, painted timber frames;
 - d) Water usage will be reduced through the installation of flow reducing / aerating taps, reduced capacity showers, and low-flush cisterns.
 - e) The installation of low energy light fittings throughout the property, to reduce electricity consumption;
 - f) The proposed dwellings will each use an Air Source Heat Pump to provide for their space heating and hot water requirements. The final number and size of the pump(s) is to be determined by the mechanical services engineer.
 - g) The Formal Drawing Room in both dwellings will receive a wood burning stove, which will provide each dwelling with a carbon-neutral form of secondary heating.
 - h) The provision of an electric car charging point, to encourage the use of electric vehicles.
 - i) Ecological enhancements to the site, including the provision of composting facilities.

10. Conclusion

10.1 By virtue of their design and detailing, the proposed dwellings demonstrate an exceptionally **high standard of design**. The proposals will result in two dwellings of strong architectural merit.

10.2 The following can be concluded:

- a) The traditional, Sussex-style aesthetic of the proposed dwellings is an appropriate design response to its rural, verdant setting;
- b) The proposed dwellings are sensitive in their scale, and are modest in context with the existing neighbouring properties;
- c) The proposed dwellings will not affect the amenity of the neighbouring occupiers owing to them being positioned a significant distance away, coupled with the presence of existing and proposed boundary screening;
- d) The proposed dwellings will be highly sustainable in both their construction and in their energy use, through the adoption of a 'fabric first' approach, combined with the provision of air source heat pumps for their space heating and hot water requirements;
- e) The proposed hard and soft landscaping works, including works to form the new driveway and parking areas, along with sensitive planting and new paved terracing, will greatly enhance their setting and protect the character and integrity of their rural setting.
- f) The proposals, through their sensitive mitigation measures in respect of landscaping, biodiversity and dormouse habitats, are able to demonstrate that they will not cause harm to the landscape or protected species.