

Design & Access Statement

Land East of College Lane, Hurstpierpoint



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Revisions

Revision	Notes	Issue Date	By	Checked By
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1.0 Introduction



1.0 Introduction

1.01 Introduction

This Design and Access Statement has been prepared in support of a detailed Planning Application for a residential development at Land East of College Lane, Hurstpierpoint, Hassocks, BN6 9AF. The proposal seeks to deliver 6 high-quality dwellings (Class C3) with the creation of parking, landscaping, and relocated access from College Lane.

Currently, the application site is vacant land located on the eastern side of College Lane, on the northern outskirts of Hurst Wickham. The site is currently accessed via a field gate from the north-west corner of the site onto College Lane.

The site represents a sustainable location for residential development, consistent with the Council's decision at the nearby 147-149 College Lane. In that instance (DM/24/1139), Mid Sussex District Council granted full planning permission for seven detached dwellings, acknowledging the suitability of the area for this scale of residential development.

This statement should be read with the accompanying application documents and drawings produced by the project team, including the separate planning statement, which addresses the planning policy context for the proposed development and the planning merits of the site and the proposals, the drainage strategy, ecology report, arboricultural report and transport statement.

Overall, the scheme has been carefully designed to avoid a fragmented form of development, instead achieving a cohesive continuation of the existing and approved built form. In doing so, the proposal integrates harmoniously with the established settlement pattern, respecting the local vernacular, and creating a sensitive, considered transition to the open countryside beyond.

1.02 Executive Summary

The proposed residential development delivers a clear design vision which provides the following benefits:

- The creation of 6 new homes, comprising of a mix of 2, 3 and 4-bedroom houses of varying sizes and layouts.
- The retention of existing high-quality boundary trees which contribute to the site's established green structure.
- A considered architectural approach which references the local context in scale, form, materiality and detailing.
- Integration of existing and new landscaping, with the addition of shrubs, hedges and trees, to establish a semi-rural character within the development proposal.
- A negligible impact on neighbouring properties by carefully considering positioning, scale, mass and views within the site.
- Providing a sustainable design solution that responds to the unique opportunities and constraints of the site.
- Ecological enhancements to meet the 10% minimum requirements.

The design approach seeks to respect and complement the setting of the site on the eastern edge of Hurstpierpoint, drawing on the architectural character and materials found in the neighbouring properties and the local area.

These influences have been applied in a thoughtful and creative way, resulting in an individual and high-quality residential development that enhances the transition between the built-up area and the surrounding countryside.



Site Satellite Image



1.03 About Remmus Designer Homes

Remmus Homes is a boutique property developer creating individually designed, high-specification homes in carefully chosen locations across Sussex and the wider South East. From selecting the right site through to construction and aftercare, the company remains closely involved at every stage, ensuring that each home is thoughtfully designed for its surroundings and the way it will be lived in.

Rather than producing standard homes from a catalogue, Remmus takes a considered, individual approach to every development. Its homes combine distinctive architecture, carefully selected materials, refined interiors and premium specifications as standard. Attention to detail extends throughout each property, from the layout and landscaping to the kitchens, bathrooms, finishes and practical features that make a home comfortable and enjoyable every day.

Small by choice and director-led, Remmus places genuine care, quality and customer service at the heart of its work. Homebuyers receive personalised support throughout the process, including access to dedicated construction and aftercare teams. The result is a collection of distinctive homes that feel connected to their setting, built to last and designed with their future owners in mind.

Awards:

UK & International Property Awards

Highly Commended, Sussex Heritage Trust

Sussex Business Club Awards



St Giles Place, Graffham



Barnfield Shaw, Wisborough Green



Webster Cottages, Cuckfield



Barnfield Shaw, Wisborough Green



Hammonds Mill Place, Hassocks



2.0 The Site



2.01 Site Location

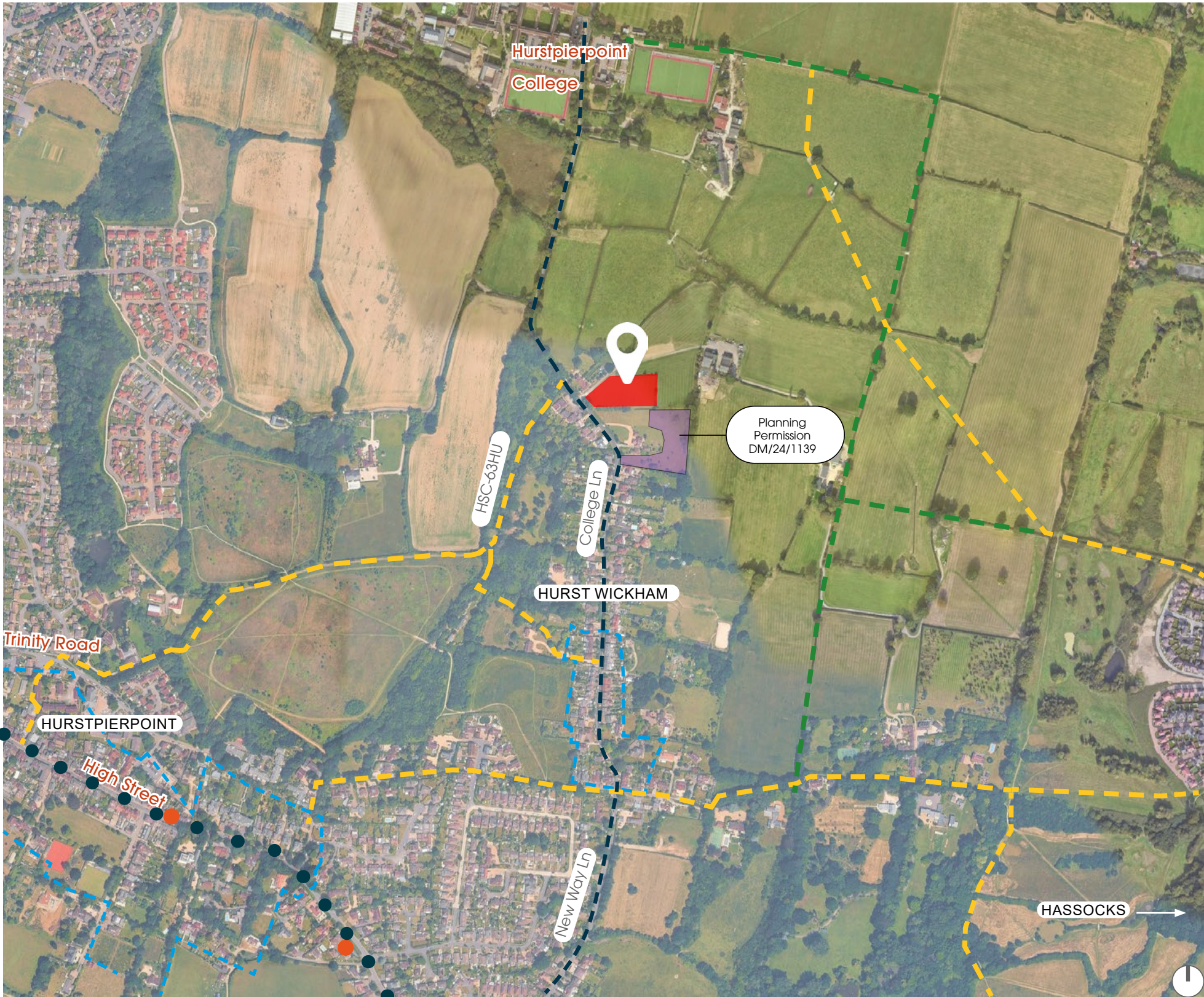
The site is located north of Hurst Wickham village, within the parish of Hurstpierpoint, approximately 1.5 miles west of Hassocks and 4 miles south-west of Burgess Hill. Hassocks provides rail connections (Brighton–London line) and other high-quality public transport links.

The site is positioned at the edge of the defined settlement boundary, on the eastern side of College Lane, forming a logical transition between the existing built environment of Hurst Wickham and the open countryside to the east.

It is located within a 15-minute walk of bus routes running along the main Hassocks Road, with services to Hassocks, Burgess Hill and further afield.

The site is located within close proximity to the Public Rights of Way (PRoW) network. The footpath HSC-63HU is located to the immediate west of the proposed site access and provides an off-road pedestrian route south-west to Hurstpierpoint village centre, approximately an 18 minute walk.

When viewed as part of the broader grain of the village, the site acts as a logical infill opportunity. The site’s strategic location, in conjunction with the consented development to the south, provides an opportunity for a modest, sensitively designed scheme of six units.



Site Aerial Image

- Key
- Main Road
 - Connected Roads
 - Footpath/Pedestrian
 - Restricted footpath
 - Bus Stop
 - Conservation Area

2.02 Local Facilities

Hurst Wickham is a quiet residential area between Hurstpierpoint and Hassocks in Mid Sussex. Hurst Wickham benefits from attractive views over the South Downs, and residents enjoy easy access to the surrounding countryside and the wider South Downs National Park.

Most local facilities and amenities are shared with two larger villages, Hassocks and Hurstpierpoint, rather than being concentrated in Hurst Wickham itself. Consequently, residents typically rely on the shops, schools and community facilities in these two villages.

Hurstpierpoint has a good range of shops meeting everyday convenience needs, particularly for residents without access to a car. Shops are mainly along the High Street, between Western Road and South Avenue. The High Street is rich in period buildings and independent businesses, reinforcing the semi-rural, village character of the locality.

It is the retail and commercial hub of the village and is well served by a variety of goods and services, with visitor parking. The village centre at Trinity Road hosts many sports and social clubs, a cinema and a theatre. Additionally, Hurstpierpoint contains two major historical landmarks: the parish church of Holy Trinity and St John's College/Hurstpierpoint College.



Hurstpierpoint College



Parish Church of Holy Trinity (c) John Salmon



High Street Shopping



Hurstpierpoint Theatre

2.03 Site Character

The application site extends to approximately 0.48 hectares on the eastern side of College Lane. The site slopes from south-west to north-east and is currently undeveloped, comprising modified grassland with no existing buildings or structures.

The western boundary is defined by College Lane, which is characterised by a diverse mix of terraced, semi-detached and detached residential dwellings with associated gardens, and is delineated by existing trees and hedgerows.

To the east, the landscape opens into agricultural fields interspersed with traditional agricultural barns. This boundary is defined by mature trees and hedgerows.

The wider area is semi-rural, with residential dwellings mostly located to the south.



1. View looking north-east



2. View looking along the southern boundary



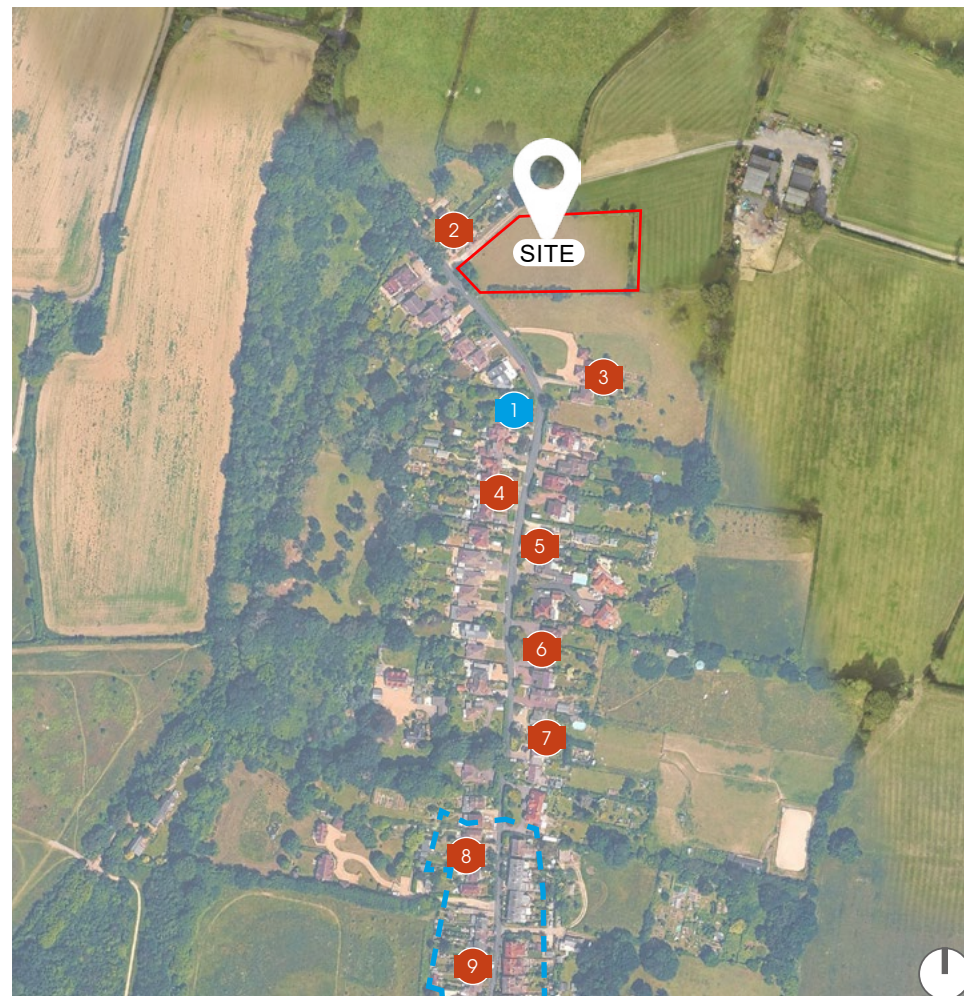
3. View looking east



2.04 Architectural Character

Hurst Wickham's architectural character is semi-rural, linear, and strongly vernacular, with a settlement pattern and building stock that reflect its origins as a hamlet rather than a planned village. It has a strong sense of enclosure created by the narrow, winding road, steep banks in places, hedges, trees, brick retaining walls and raised buildings.

Properties along College Lane are generally set back from the road with front gardens being a combination of soft landscape and hardstanding for car parking. Frontages are generally open or marked by hedgerow. Most buildings date from the early 20th century, although some are older; the wider conservation area also includes mid- to late 19th-century workers' cottages and terraces.



Photograph Location Key



1. Listed building, Grove Cottage 2 storey, slate roof, painted brick



4. 114 College Ln 2 storey, red brick



7. 117 College Ln, 1.5 storey, painted brick



5. 141 College Ln, 1.5 storey, dark boarding, brick



8. Conservation Area 2 storey, pebbledash render



2. 163 College Ln 2 storey, red brick



3. 147 College Ln 1.5 storey, multi brick



6. 123 College Ln, 2 storey, multi brick and hanging tiles



9. 8. Conservation Area 2 storey, buff brick and quoining

2.05 Adjacent Approved Scheme

The approved 7-dwelling scheme to the site's southern boundary draws upon established local motifs, such as traditional pitched roof forms, barn hips and a material palette of dark-stained timber and clay tiling. The material choices are intended to reinforce the rural, semi-rural setting and create a cohesive appearance.

Dark-stained timber cladding is utilised as the primary facing material to provide a recessive, natural aesthetic, complemented by traditional brick plinth detailing at the base of the buildings. These elements are unified by the use of clay roof tiling, which serves to anchor the development within the historic Sussex rural vernacular.

To elevate the architectural integrity of the dwellings, the design incorporates a suite of thoughtful details that provide visual interest and character. Each home features bespoke elements, including dormer windows, projecting bay windows, and overhanging porches.

Given its close proximity to the site, the proposal reflects the form and materiality of the approved scheme. This will support a seamless relationship with the existing dwellings along College Lane and provide a clear edge to the settlement.



Application Ref: DM/24/1139 Example of Proposed Street Scene



Application Ref: DM/24/1139 Example of 2 bed dwelling Front Elevation in Plot 7



Application Ref: DM/24/1139 Example of 4 bed dwelling Front Elevation in Plot 1 and 4



Application Ref: DM/24/1139 Example of 3 bed dwelling Front Elevation in Plot 1,2,3,5



Photograph Location Key



2.06 Site History

The following analysis draws on historic Ordnance Survey mapping at key intervals, supplemented by later mapping and contemporary evidence, to show how Hurst Wickham has evolved over time. Together, these records show a shift from a small 19th-century rural hamlet centred on a few cottages to a linear residential settlement extending northwards along College Lane, with early 20th-century houses progressively filling out the streetscape and the southern half of the hamlet now recognised as a Conservation Area.

1881 – Established college within rural landscape

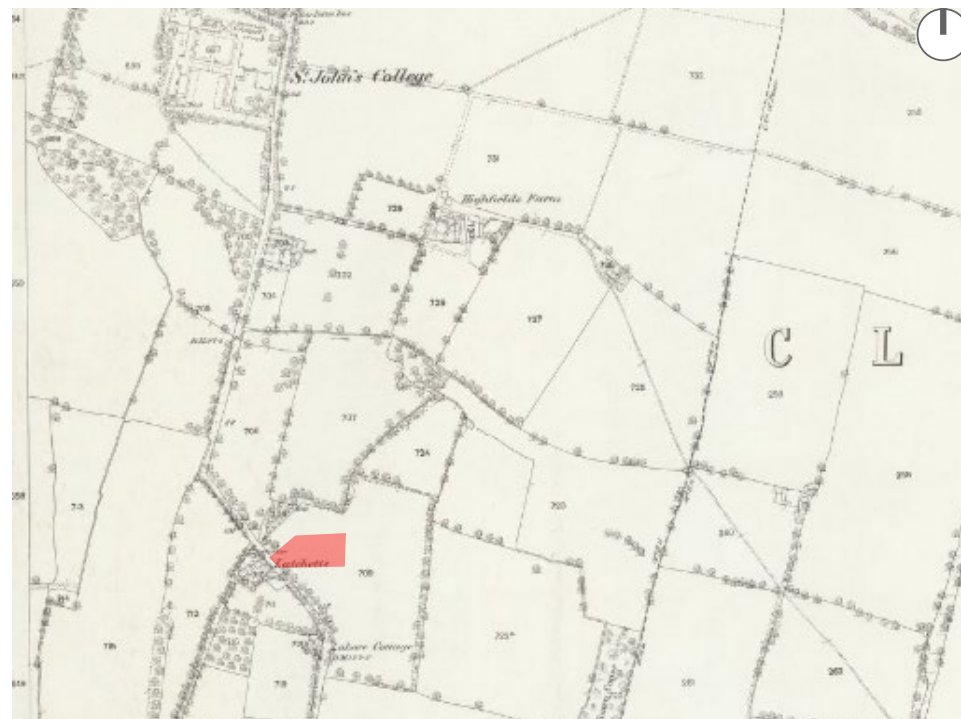
Hurst Wickham is described as having developed as a hamlet to the east of Hurstpierpoint. St John's College by the 1870s was firmly established as a major local institution, set in open countryside to the north of Hassocks Road. College Lane around 1881 was largely rural, with farm buildings and a small cluster of cottages, but no continuous housing along the lane as seen today.

1963 – 20th century expansion

Following the opening of Hassocks railway station nearby, new housing appears in Hurst Wickham before 1900. By the mid-20th century, Hurst Wickham had evolved from a farm hamlet into a linear residential settlement with brick terraced and semi-detached cottages and villas along College Lane, with additional houses infilling and extending the lane.

Present day – Modern Residential Morphology

On the modern map, the linear hamlet of Hurst Wickham is located along College Lane, midway between the B2116 (Hassocks Road) and Hurstpierpoint College. It evolved independently of Hurstpierpoint and retains a distinct character and semi-rural appearance, due to its narrow lane, mature hedges and trees, and the way buildings sit within the landscape.



Key
[Red Arrow] Site Boundary



2.07 Environmental Considerations

Flood Risk

A review of Environment Agency flood risk mapping identifies that the site is not within Flood Zones 2 and 3. The site’s natural topography falls gently towards the north-eastern boundary. There is no likelihood of flooding within a 1000-year event affecting the site.

The wider design approach for the site is to reserve the northern part of the site for attenuation pond and the inclusion of drainage features.

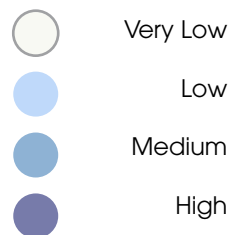
Detailed information regarding the site’s hydrological performance and flood mitigation measures is provided within the Flood Risk Assessment (FRA) and Drainage Strategy prepared by Motion, which accompanies this application.

Ecology and Biodiversity

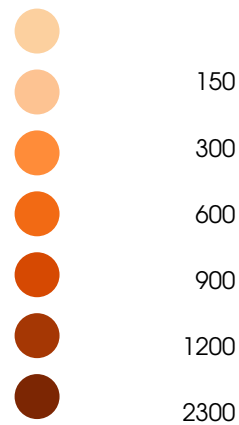
The site is situated within a semi-rural setting. The development site comprises a parcel of land measuring approximately 0.48ha. It currently consists of species-poor modified grassland, bounded by existing trees and hedgerows. As part of our commitment to delivering a 10% Biodiversity Net Gain, a full Ecological Impact Assessment (EclA) has been undertaken.

The overall strategy focuses on the retention of high-value habitats, supplemented by native boundary planting, wildflower grasslands and the installation of integrated hedgehog homes, bat and bird boxes to provide long-term ecological enhancement. See the full supporting reports prepared by Eco Support.

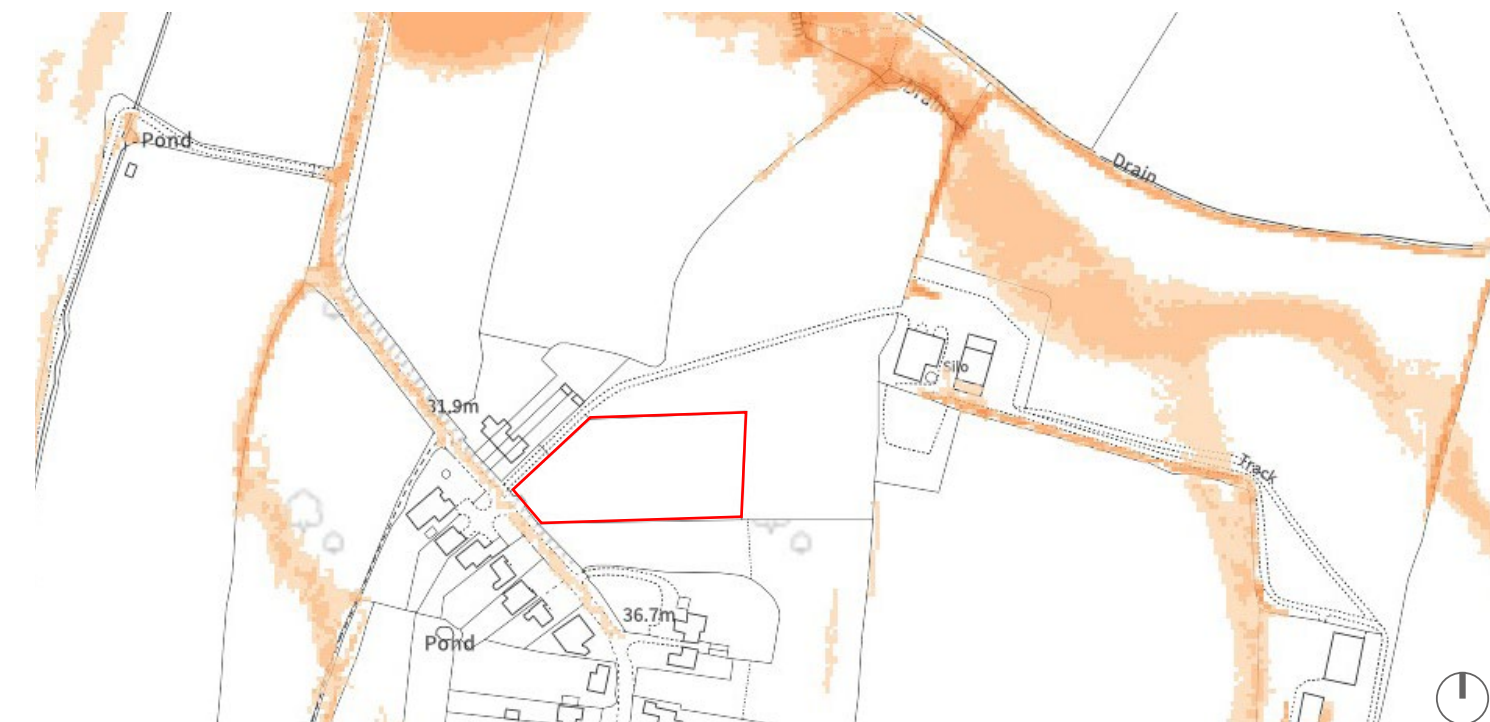
Key Flood Risk



Key Surface Water depth in mm



Flood Zone 2 & 3 (flood-map-for-planning.service.gov.uk/map)



Surface Water 1 in 1000 Year Map (flood-map-for-planning.service.gov.uk/map)

2.08 Opportunities and Constraints

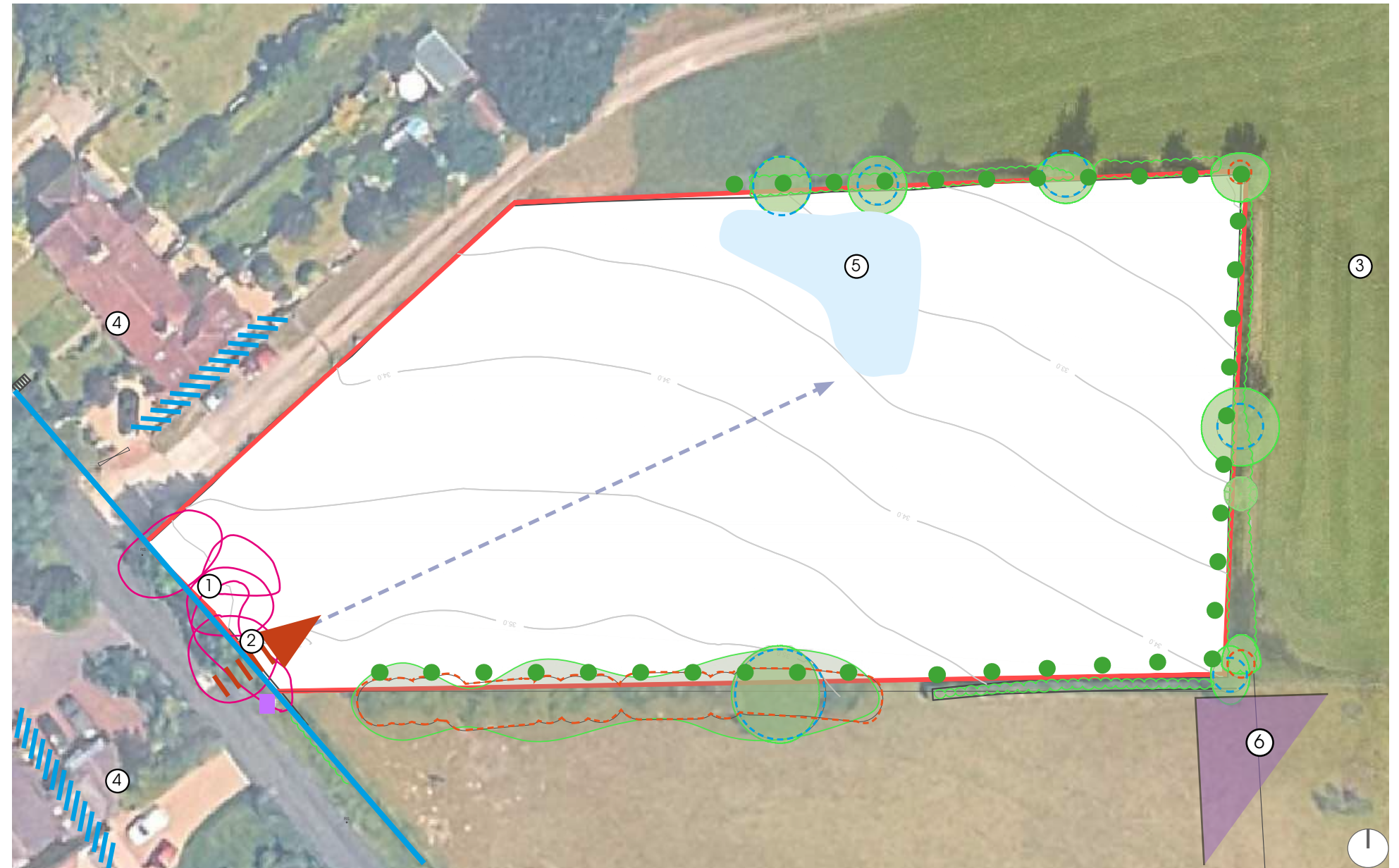
The following section identifies the main opportunities and constraints presented by the site and its surroundings. These factors have played an important role in informing the design development, helping to ensure that the proposals respond appropriately to existing features, neighbouring development and the wider landscape setting.

Opportunities

- The site benefits from green buffers around much of its perimeter, providing natural screening, visual containment and a strong landscape framework for development.
- The site offers a clear opportunity for sensitive infill development by aligning the new detached and semi-detached dwellings with the existing linear pattern of College Lane.
- Utilising the existing street lighting and 30mph zone along College Lane, the site facilitates safe pedestrian and cycle access.
- Beyond simple retention, there is opportunity to exceed the mandatory 10% BNG.

Constraints

- A design approach that avoids positioning habitable structures directly beneath these canopies to prevent future pressure for inappropriate pruning or felling.
- The existing tree line along the western boundary (College Lane) and the existing hedgerows and tree groups along the southern and eastern boundaries will need to be considered in the layout.
- The site slopes downwards from south-west to north-east, and this should be taken into account in the layout, levels and drainage design. Building levels must be carefully managed to prevent excessive cut-and-fill.



Key

1. Site Access
2. Electric Supply Point
3. Agricultural Land
4. Residential Area
5. Opportunity for Swale
6. Planning Consent DM/24/1139

Key

- Site Boundary
- Electric Power Supply
- Main Access
- Power Lines
- RPA (Root Protection Area) A
- RPA (Root Protection Area) B
- RPA (Root Protection Area) C

- Existing Trees
- Existing shrub
- Trees to be removed
- Topography Fall
- Proposed attenuation pond
- Residential Interface
- Contour Intervals - 0.5m

Opportunities and Constraints Plan



3.0

Engagement

3.01 Pre- Application History and Feedback

Following positive engagement with the Local Planning Authority to refine the development proposals, the scheme has moved from an initial 8 dwelling scheme to the current 6 dwelling proposal.

A primary objective throughout this process has been to address the Council's concerns regarding the transition between the built-up area and the open countryside.

- **Pre-Application DM/23/0062 (February 2023):** Initial dialogue regarding an 8 dwelling scheme. Feedback from officers provided the baseline for a more sensitive design approach, focusing on density and the relationship with College Lane.
- **Pre-Application DM/26/0648 (May 2026):** A refined 7 dwelling scheme was submitted for comment. The officer's response acknowledged that "an argument could be made that the site could be viewed as an infill development given the recent approval of 7 houses to the south and the existing development to the north."

To address residual concerns regarding the quantum of development and its visual impact, the scheme has been reduced to 6 dwellings. This layout provides a spacious, lower-density transition that complements the approved development to the south, respects the rural edge and ensures a high-quality, sustainable form of development. On this basis, the revised scheme is considered to provide an acceptable response to the site's context and planning considerations.



Feasibility Site Plan 8 dwellings submitted for pre- planning advice



Feasibility Site Plan 7 dwellings submitted for pre- planning advice

3.02 Pre- Application Response

In direct response to officer feedback, the following material design changes have been implemented:

1. The rear dwellings have been repositioned and the massing reduced, particularly along the southern and western boundaries, to create a lower-density transition towards the countryside.
2. The design reduces the urban feel at the site entrance through the strategic use of soft landscaping.
3. The site's sustainable drainage (SuDS) strategy has been enhanced, with a dedicated attenuation pond significantly increased in scale, providing a central green space that breaks up the built form and reinforces the rural character as a part of green infrastructure.
4. To reduce the visual dominance of vehicles, the layout has been reconfigured with integrated parking solutions which are hidden from key views.
5. A Biodiversity Net Gain (BNG) strategy has been prepared by Eco Support, ensuring a minimum 10% gain is achieved.

Collectively, these refinements ensure that the development maintains an appropriate relationship with the existing street scene on College Lane, and directly addresses the design changes suggested by the Planning Officer.



Revised Site Plan



4.0

Design and Access



4.01 Site Layout

The site layout has been designed to respond to the landscape, taking its lead from the natural topography, existing line of trees and the bounding hedgerows. The layout ensures all six dwellings integrate with the site’s natural features, minimising the visual impact of the built form.

The western portion of the site accommodates the new access, with homes positioned and designed to provide a cohesive continuation of the existing built form while respecting the linear settlement pattern of College Lane.

From the entrance green, the route curves towards the central green space, where the dwellings reduce in height to respond to the site’s topography and benefit from views across the proposed green space. Enhanced planting and a proposed pond will be integrated with the existing hedgerows and tree-lined boundary to the north through soft landscaping. This area serves as a natural visual buffer, reinforcing the rural setting while providing a robust Sustainable urban Drainage System (SuDS).

To the east of the site, the dwellings provide a strong view along the main driveway while remaining sensitive to the surrounding area in scale and materiality.

Key

- Site Boundary
- 1. Main Access Road designed to prioritise low traffic speeds
- 2. Visitor Parking Bays with landscape integration
- 3. Tree Lined Streets
- 4. Proposed attenuation pond and SuDS Integration
- 5. Boundary Buffers retained for privacy and screening
- 6. Additional Planting
- 7. Turning area for fire/refuse



Site Layout

4.02 Access

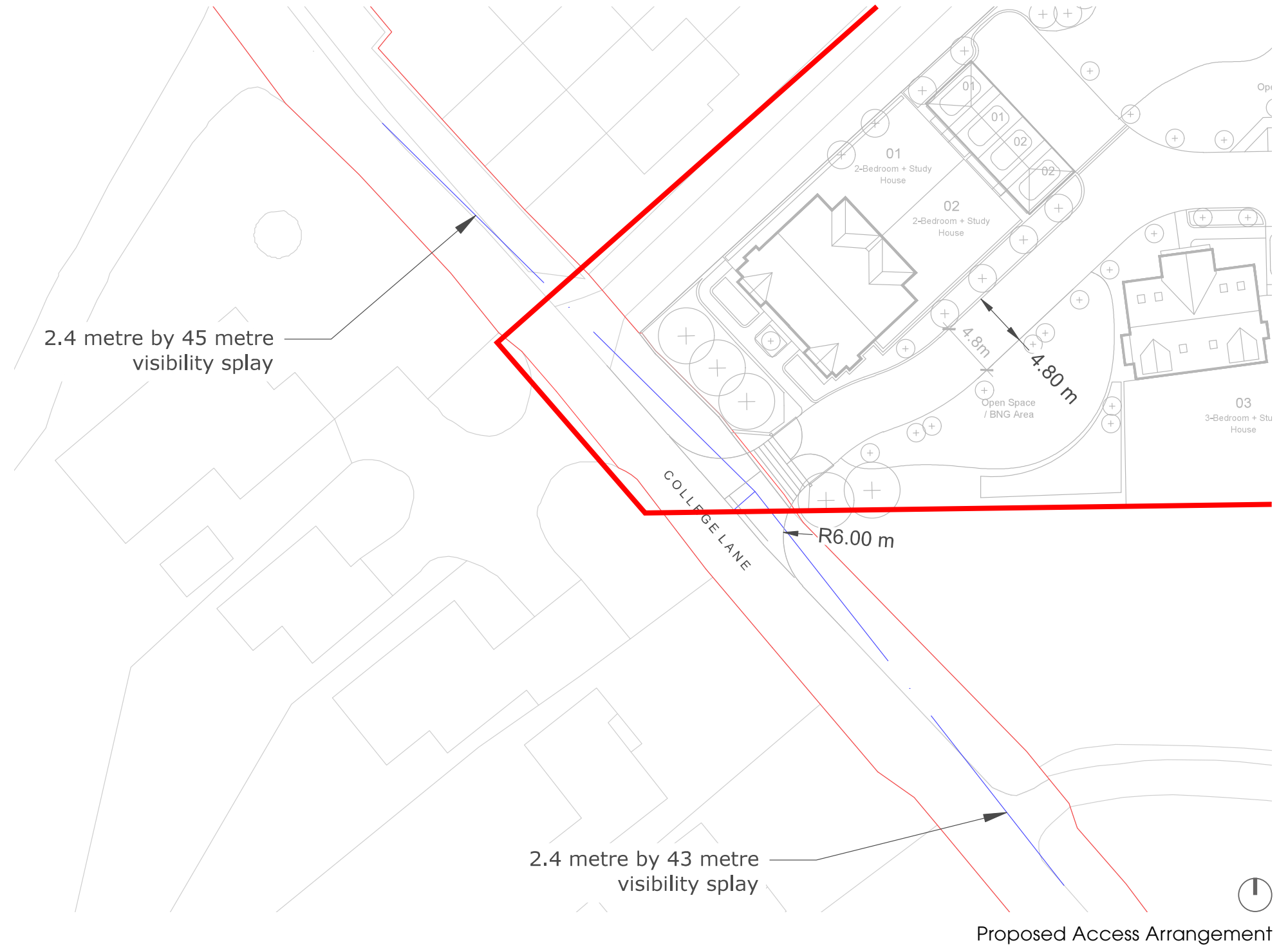
As detailed in the Highway Statement prepared by Motion, the existing gated access to the site will be closed, and a new vehicular access will be constructed approximately 10 metres to the south-east to serve the development.

The proposed access will be formed as a bellmouth junction with 6-metre kerb radii, an arrangement previously deemed acceptable during pre-application correspondence with West Sussex County Council (WSCC).

The access road will comprise a 4.8-metre wide shared surface. To ensure the development integrates sensitively into its rural surroundings, the access driveway will be set within extensive soft landscaping and strategic tree planting on both sides.

To ensure highway safety, the access has been designed to provide clear visibility splays of 2.4m x 42.9m to the south (for northbound traffic) and 2.4m x 44.7m to the north (for southbound traffic), based on recorded 85th percentile speeds.

Furthermore, the internal layout has been designed to ensure that all servicing and delivery vehicles can enter and exit the site in a forward gear, with sufficient space provided for turning within the site curtilage.





4.03 Movement and Parking

In accordance with the West Sussex County Council (WSCC) 'Guidance on Parking at New Developments,' the scheme provides a total of 18 car parking spaces, 12 secure cycle parking spaces (2 per dwelling) and two visitor bays to ensure the site is self-sufficient.

The parking strategy has been carefully designed to minimise visual impact on the public realm. Semi-detached dwellings benefit from a bespoke car barn structure, with larger 3-4-bedroom units featuring detached garages.

To support sustainable travel, all parking areas are equipped with Electric Vehicle (EV) charging points.

Furthermore, secure, sheltered cycle storage is provided within the curtilage of each property, with infrastructure capacity included to allow for future electric cycle charging.

Number of Bedrooms	Quantity	Car Parking Spaces per dwelling	Cycling Parking Spaces per dwelling
2	2	1.7	1
3	1	2.1	2
4+	3	2.7	2
TOTAL	6	13.6	10

Table 4.2 – Car Parking Standards

Key

Shared Surface Circulation

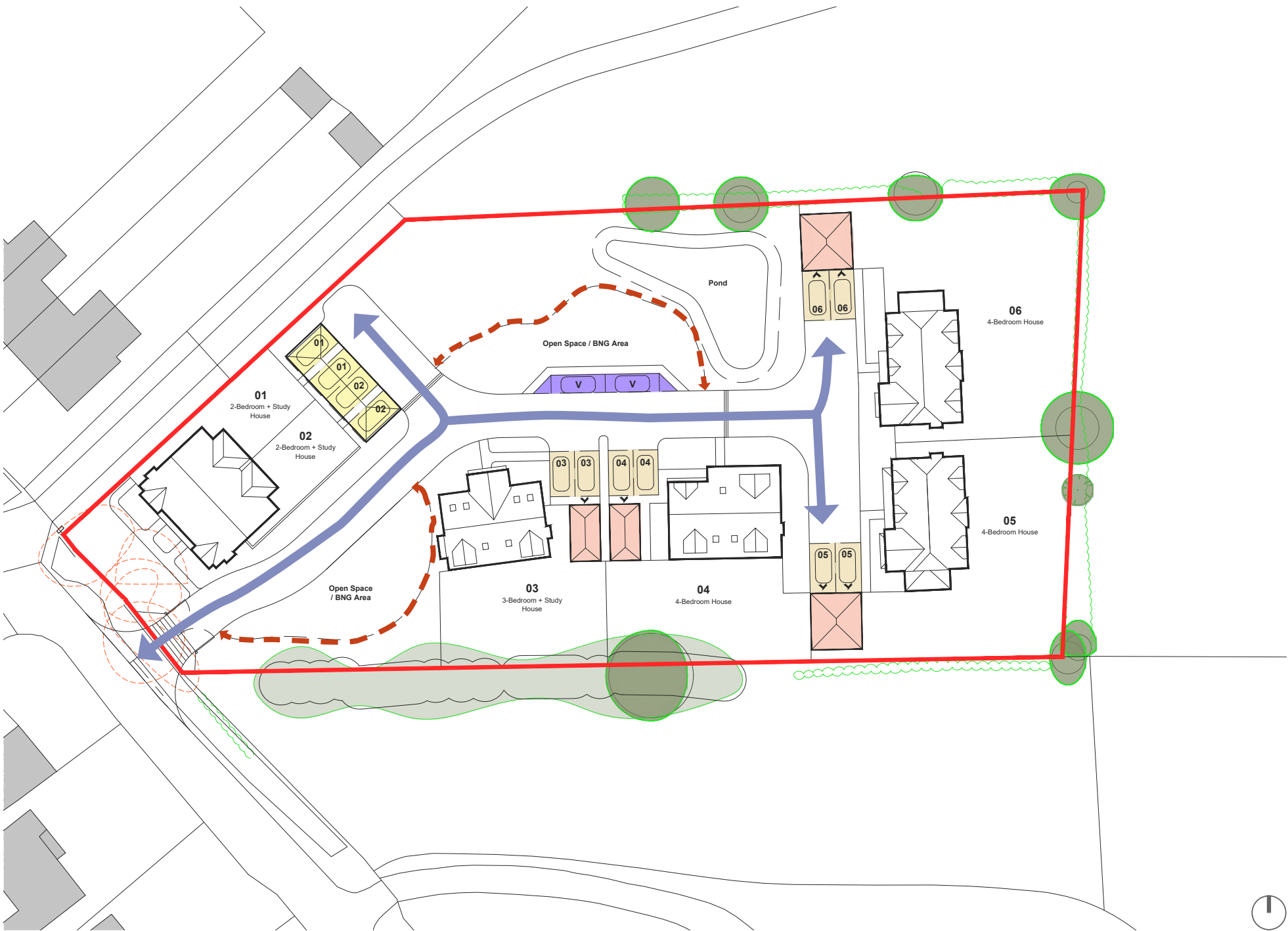
Mown Path

Visitors Parking

Resident Car Parking Space

Resident Car Barn Spaces

Garages



Movement Plan

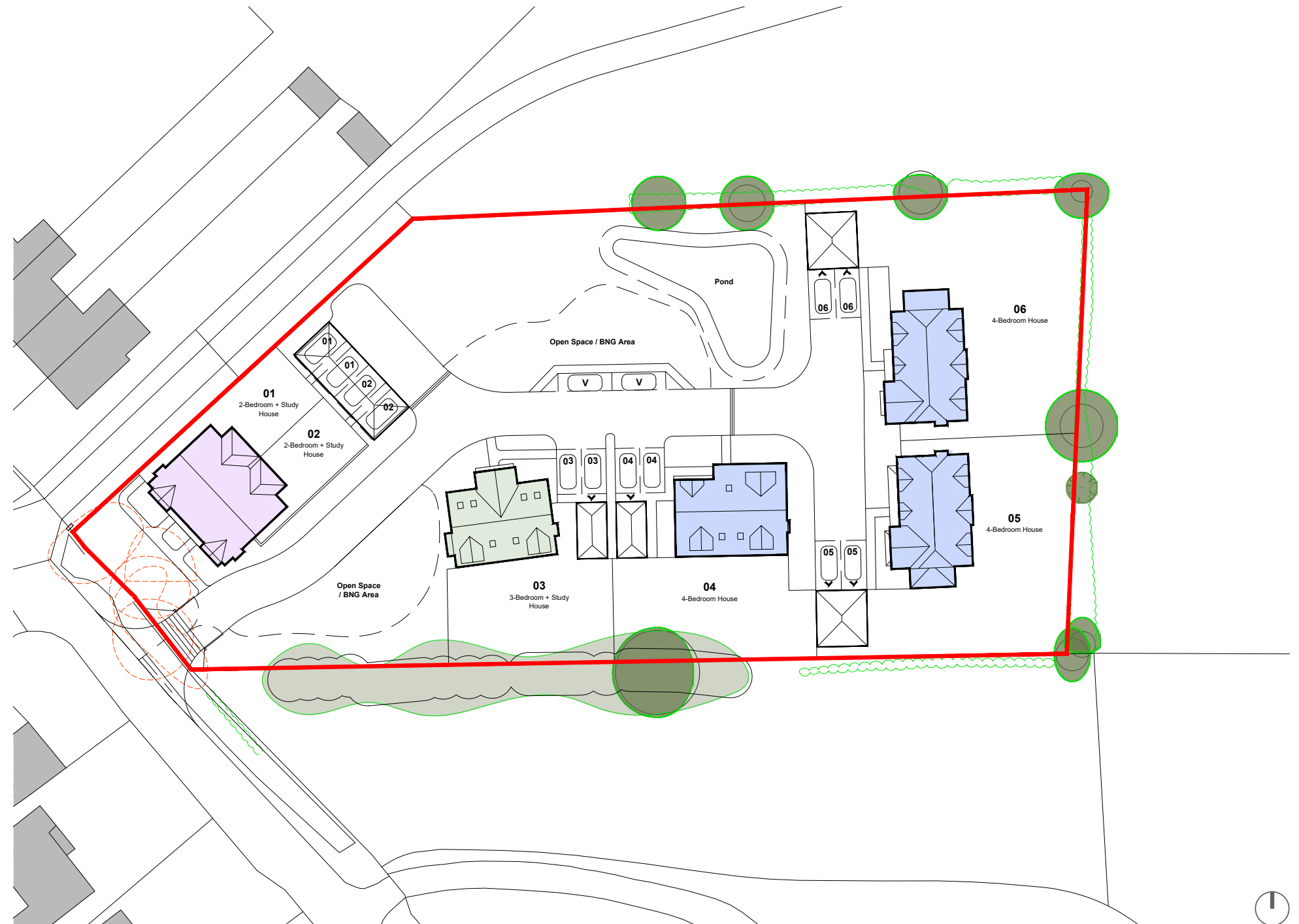
4.04 Tenure Mix

The proposal seeks to deliver a high-quality residential scheme comprising six dwellings, designed to sit comfortably within the 0.48-hectare site.

The mix has been carefully balanced to provide a range of family-sized homes, as detailed below:

- 2 x 2 -bedroom (+ Study) semi-detached homes
- 1 x 3 -bedroom (+ Study) detached home
- 3 x 4-bedroom detached homes

Plots 1 and 2 have been designed to meet Part M4(2) 'accessible and adaptable' accessibility standards.



Key

- 2 Bed House
- 3 Bed House
- 4 Bed House



Tenure Plan

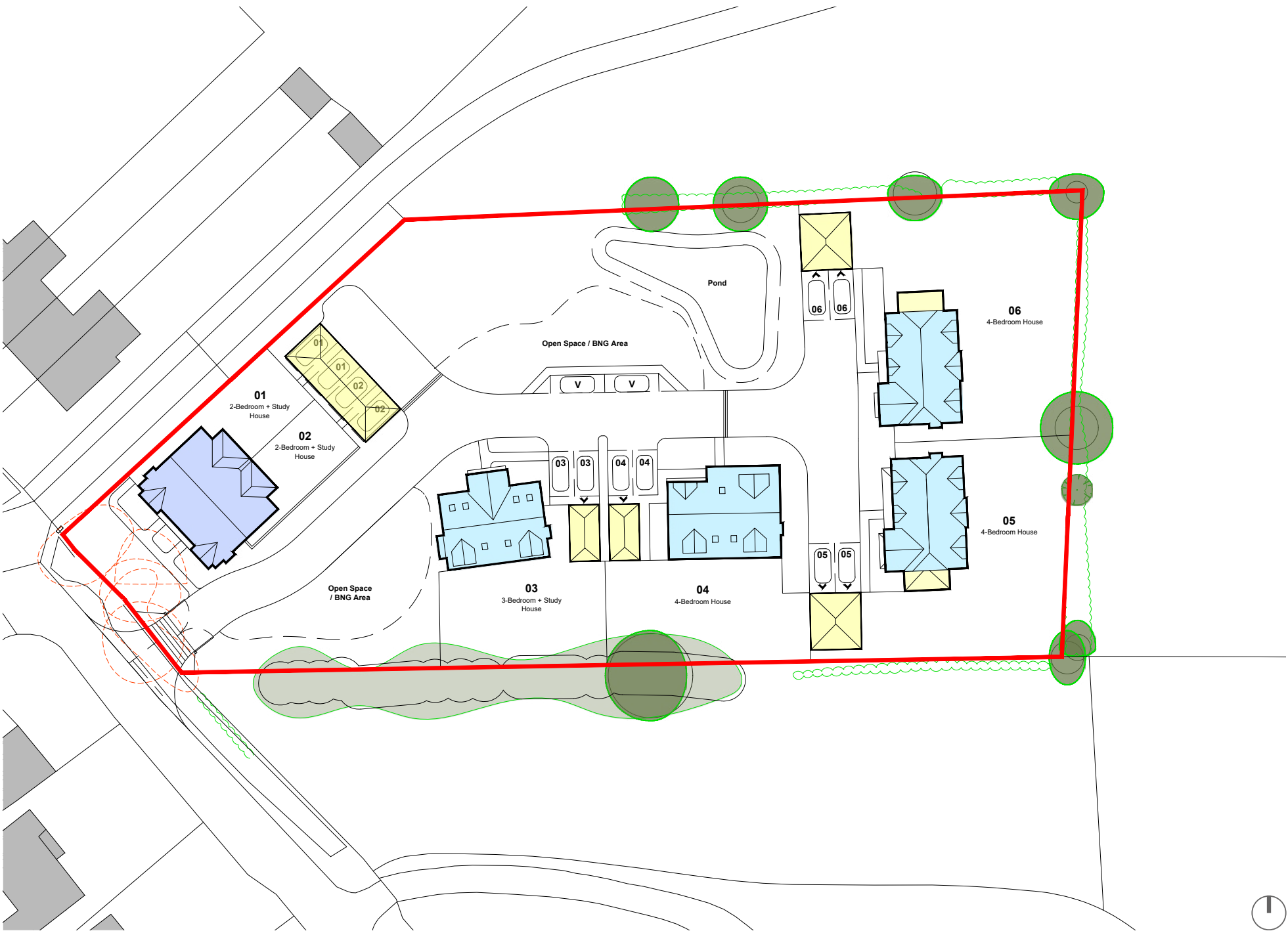


4.05 Building Heights / Scale

The development adopts a predominantly 1.5-storey profile, with only a pair of 2-storey semi-detached dwelling fronting College Lane.

This variation is intentional; by utilising 1.5-storey forms at key transition points, the massing respects the visual amenity of neighbouring properties and prevents the development from appearing overly dominant within the semi-rural context.

The roof lines have been articulated to break up the massing, echoing the local vernacular of Hurst Wickham’s historic cottage forms.



Key

1 Storey

1.5 Storey

2 Storey

Building Height/Scale Plan

4.06 Landscaping and BNG

The landscape design is fundamental to the site's integration. The proposed development has been designed to fit sensitively within the existing landscape features of the site. The existing mature hedgerows and tree belts along the eastern, southern and northern boundaries will be fully retained, ensuring the maintenance of the local rural landscape character and providing essential visual enclosure from surrounding public vantage points.

New tree planting within the scheme will compensate for the minor loss of low-grade trees required to facilitate the access point, resulting in a net improvement to the site's landscape structure.

During construction, retained hedgerows and trees will be protected from damage via fenced buffer zones and dust-suppression screening.

To maintain site permeability for local mammal populations, new garden fencing will incorporate dedicated hedgehog highways (15cm x 15cm gaps).

Central to the scheme is the inclusion of a new swale area; this feature has been designed to serve a dual purpose, providing a robust Sustainable Drainage System (SuDS) while simultaneously creating a new wetland-edge habitat that will enhance the site's biodiversity.

The site is self-sufficient, the design successfully delivers all required ecological gains within the application boundary, delivering a 19.57% net gain in area habitats and a 30.59% gain in hedgerows. Further details can be found in the report by Eco Support.

Key

-  Existing Trees Retained
-  Existing Tree / Shrub Groups Retained
-  Removed Trees
-  Green zone
-  Proposed landscape



Landscape Plan

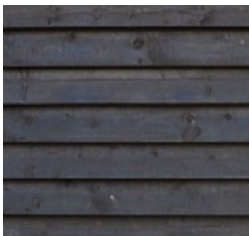


4.07 Materials Plan

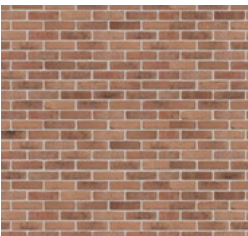
The material palette has been carefully curated to reinforce the semi-rural setting and create a cohesive visual identity. Dark-stained timber cladding is utilised as the primary facing material to provide a recessive, natural aesthetic, complemented by traditional brick plinth detailing at the base of the buildings.

It is paired with grey roof tiles, while those with red clay roof tiles are paired with red brickwork to reflect traditional Sussex character. To further elevate the red brick facades, elegant quoining has been incorporated.

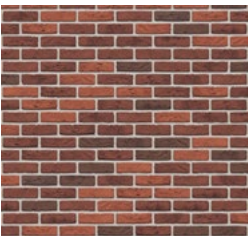
Each home features bespoke elements, including appropriately designed dormer windows, projecting bay windows, and overhanging porches. Furthermore, the inclusion of chimneys on all plots, adds a sense of verticality and traditional rhythm to the development, further enhancing the quality of the street scene.



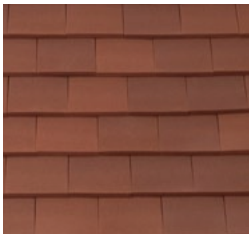
Black Boarding



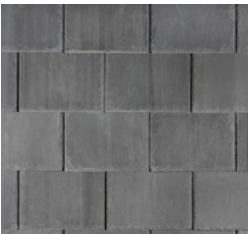
Red Brick



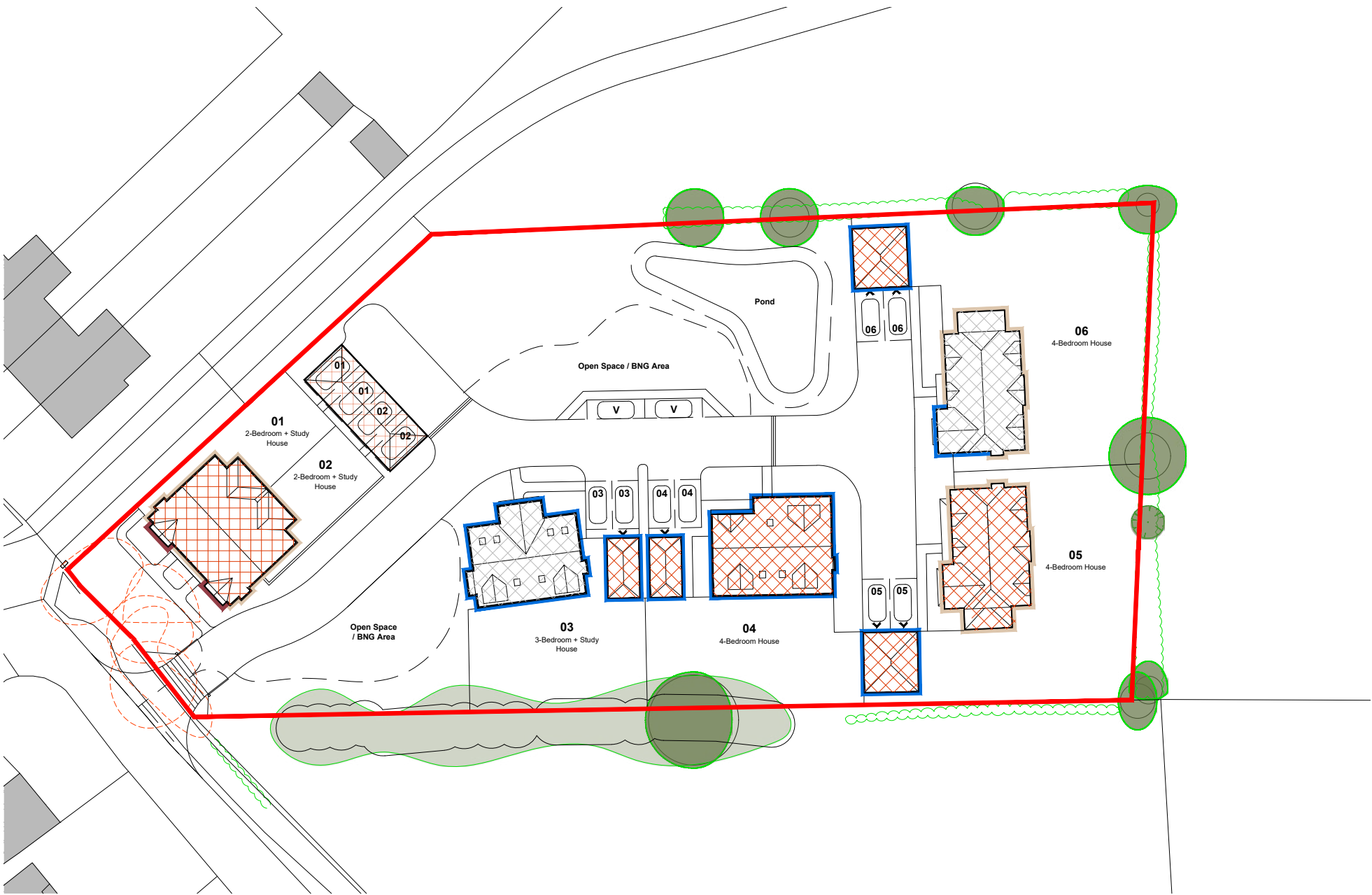
Multi Red feature Brick



Red Roof Tile



Slate Roof



Key

- Red Tile Hanging
- Red Brick Quoining
- Black Boarding
- Red Roof Tiles
- Grey Roof Tiles

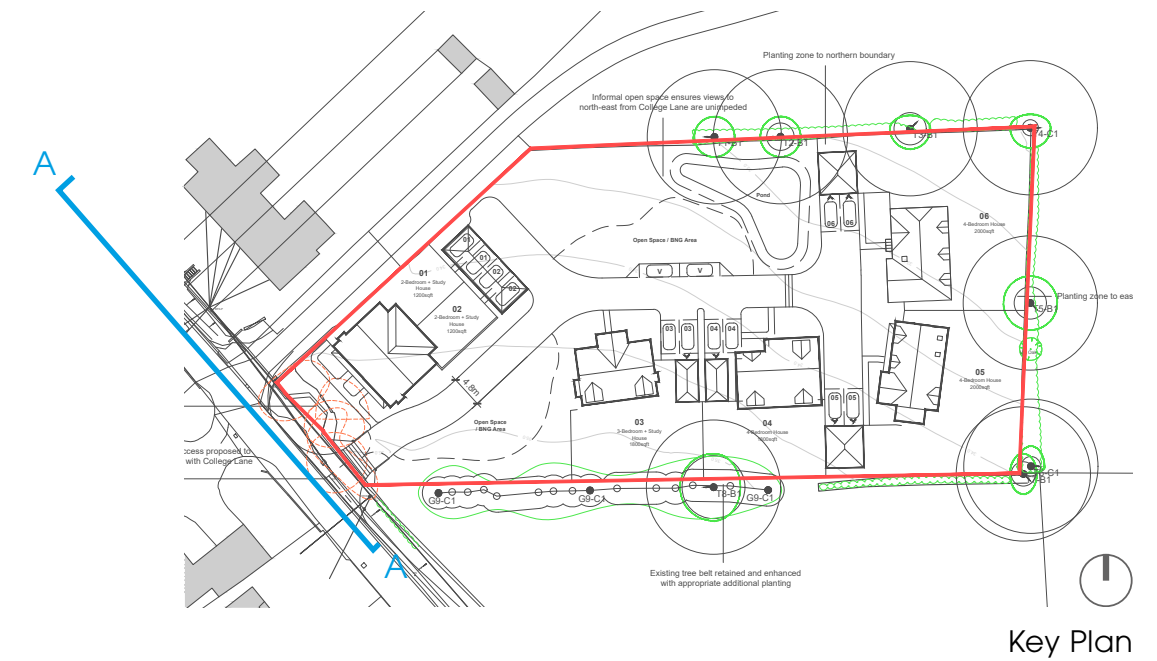


Materials Plan

4.08 Appearance Plots 1-2

Plots 1 and 2 have been sensitively designed to respond to the existing linear character of College Lane. The dwellings continue the established form of the neighbouring properties while introducing additional character through the use of double storey bay windows.

Their materiality includes feature brick quoining and cottage-style windows, complemented by clay tile roofs and tile hanging to the bay windows. Chimneys frame the elevations, incorporating a prominent feature found throughout the High Wycombe area.



Street Scene A



4.09 Appearance Plot 3-6

Plots 3 and 4 reduce in height to respond to the existing site levels and to remain sensitive to the surrounding area. As a prominent dwelling on the approach through the site, Plot 3 has a strong front elevation that overlooks the central open space. Black boarding is used predominantly horizontally across the elevations, with sections of vertical boarding providing variation and highlighting features such as the Juliet balcony.

Plot 4 reduces further in height through the use of a catslide roof as the buildings approach the existing and approved dwellings to the south. Its appearance complements Plot 3 through the use of horizontal black boarding with vertical detailing. Dormer windows provide additional light and outlook to the bedrooms, with views across the central green space.

Plots 5 and 6 incorporate the materiality used across the site and, as the main view along the driveway, form a distinct pair. Black boarding and brick quoining provide defining features, while the two bay windows to Plot 5 add visual interest and provide additional space to the principal rooms. Plot 6 draws attention to its Juliet balcony through the use of black boarding.

All dwellings feature chimneys, reflecting a characteristic feature of the local area and contributing to a cohesive architectural language across the site.



Plot 05

Plot 04

Plot 03

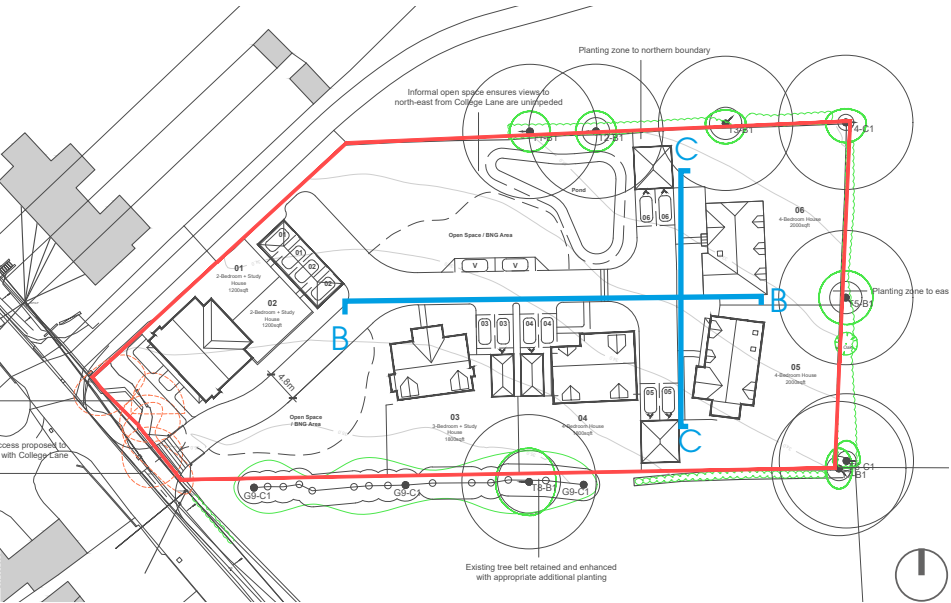
Street Scene B



Plot 06

Plot 05

Street Scene C



Key Plan

4.10 Perspective View - Site Access/Plots 1-2



4.11 Perspective View - Green Space/ Plots 3-6



Visualisation CGI



5.0 Sustainability



5.01 Energy and Sustainability

Sustainability Objectives

A series of commitments and goals are set out to facilitate the delivery of a well rounded sustainable development. These include:

BE LEAN: Fabric First Approach

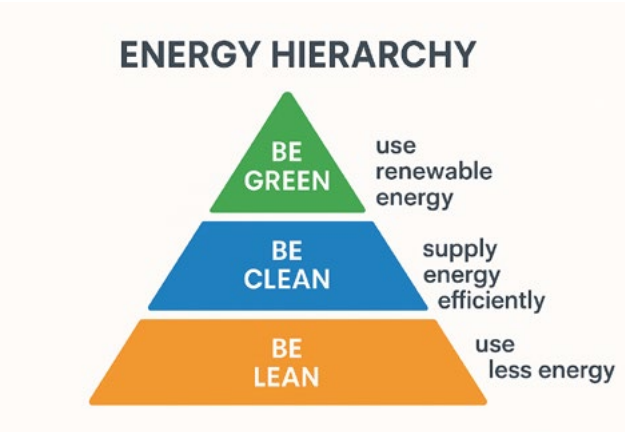
The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

BE CLEAN: High-Efficiency, all-electric

Ultra high-efficiency heating & hot water systems. Energy efficient LED lighting and appliances.

BE GREEN: Renewable Energy Generation

An energy strategy that can rely on electricity generated from low carbon sources. Air source heat pumps provide the heating and hot water requirements.



Sustainability Approach

Central to the development principles is a sustainability approach that addresses the impacts of climate change through conscious construction and design, ensuring the provision of energy-efficient homes for the future.

Some of the key design moves to achieve these objectives:

1. Retention of existing trees and hedgerow with provision of additional soft landscaping to enhance biodiversity
2. Provision of attenuation pond to support sustainable drainage strategy with BNG provision.
3. Electric vehicle charging points provided for car parking spaces to all dwellings.
4. The layout provides excellent pedestrian connectivity to Hurstpierpoint village centre and local bus services, encouraging low-carbon travel and reducing reliance on the private car.
5. Dwellings are orientated to make the best use of natural daylight and sunlight, and where possible will have roof forms angled for efficient installation of future PV panels.
6. Proposed construction should optimise the individual building forms, fabric, glazing, and structure to minimise energy consumption. This will lower U-values and provide better air tightness, ensuring that the building services systems run as efficiently as possible.
7. Enhancing the thermal performance of the building envelope will help to future-proof the structure and yield the greatest CO2 saving.
8. The development will be solely electric through the use of air source heat pumps for heating. Adding renewable technology should then yield maximum carbon reductions with lower long-term costs for home owners.



Air source heat pumps for efficient heating and cooling



Local play spaces that encourage a connection to nature



Electric Vehicle Charging Point



6.0 Conclusion

6.01 Conclusion

The proposed development of six high-quality residential dwellings at Land East of College Lane, Hurstpierpoint, represents a carefully considered and sensitively designed scheme that responds thoughtfully to its edge-of-settlement location.

In planning terms, the site constitutes a logical infill opportunity, building upon the established precedent set by the adjacent consented seven dwellings development to the south. Following constructive pre-application engagement with Mid Sussex District Council, the scheme has been refined to address concerns regarding urban character, resulting in a proposal that maintains a linear relationship with the existing street scene along College Lane.

The material palette takes its cue from the neighbouring consented development, and surrounding area ensuring a cohesive and complementary appearance, whilst the predominantly 1.5-storey profile ensures the development remains visually contained within its surroundings.

The design prioritises landscape integration by retaining high-quality mature hedgerows and tree lines, while integrating wildlife features like bat and Swift bricks to support the local ecological network.

The scheme demonstrates a strong commitment to environmental responsibility, delivering a statutory Biodiversity Net Gain of +19.57% for area habitats and +30.59% for hedgerows, significantly exceeding the mandatory 10% threshold.

Overall, the proposed development strikes an appropriate balance between delivering much needed housing in a sustainable location and respecting the sensitive semi-rural character of Hurst Wickham. The scheme's modest scale, refined massing, strong landscape framework, and commitment to biodiversity enhancement collectively demonstrate that the development can be integrated harmoniously into the existing settlement pattern.

It is considered that the proposal presents a compelling case for detailed planning approval.



Illustrative Sketch View



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