

5. Design Proposal

Layout Proposal

Whilst the general layout principles have remained consistent from the initial strategy diagrams and early site layout, refinements have been made to respond to consultation comments, a detailed analysis of levels and buildability. Further consideration has been given to access to dwellings and private amenity space, the refuse collection strategy and cycle storage as the layout has developed through the design stages. Fundamental to the original concept for the scheme has been the landscape strategy and how the development responds to and enhances this, with the positioning of buildings, vehicular routes and pedestrian links all carefully considered to create a distinct sense of place with green spaces at its heart.

Further thought and detail has been applied to roof forms, window orientation and bay window locations to ensure there is a high level of visual interest and architectural quality across the development.

The Proposed Development has been developed with the following objectives in mind:

- A landscape led approach, promoting ecological interventions.
- Achieve a high-quality environment with good public realm and amenity space.
- Develop new homes that reflect the context around the Site.
- Form a strong sense of place where people want to live.
- Create a good mix of accommodation
- Provide a safe and secure environment achieved by the layout and design of the scheme.
- Create sustainable family living.
- Promote sustainable travel.
- Minimise the visual impact of accommodating parking standards.

KEY DESIGN CONSIDERATIONS:

- 1** Main access to the Site is from College Lane, creating a new cycle and pedestrian access into the Site and on to Belmont Lane.
- 2** The entrance sequence has been designed to set development back and respect the Listed Building to the north-west of the Site entrance, enabling a landscape corridor from the entrance along the northern boundary, incorporating SuDS Basins that will promote ecology.
- 3** The central green space has been carefully designed as a continuation of the landscape entrance corridor, providing well-overlooked play spaces and public open space.
- 4** Landscape vistas have been incorporated to maintain green connections north to south, incorporating the cycle corridor.
- 5** The existing eastern planted zone has been retained, to ensure the defensible barrier to the east is maintained.
- 6** Houses have been designed to overlook green spaces, creating positive frontage with a variety of materials and architectural details that reflect local character.
- 7** Lower storey height plots have been located along the southern boundary to respect the gradient of the Site, as this is the highest point.



Landscape Strategy

The most valuable landscape features are concentrated around the edges of the Site. These include mature oak trees, tree belts, the existing pond and ditch, woodland, scrub and other established boundary vegetation.

These features will be retained and protected and will form the permanent green framework for the development. New homes, streets and parking have been arranged within this framework so that the existing vegetation provides enclosure, visual screening and habitat connections from the outset.

New planting will strengthen the retained landscape and extend it through the development. Street trees, hedges, parkland trees, native planting and species-rich grassland will help create a green and established character.

The drainage basins will be integrated into the landscape with reed, marginal and aquatic planting so that they contribute positively to the appearance and biodiversity of the open space.

KEY LANDSCAPE PRINCIPLES

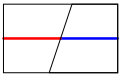
The principal landscape design principles are:

- Retention of the mature trees, woodland, scrub, pond, ditch and boundary vegetation.
- Reinforcement of the wooded eastern edge adjoining Belmont Lane.
- Provision of a large central area of informal public open space.
- Creation of green, tree-lined and hedge-fronted streets.
- Use of planting to soften buildings and parked cars of species-rich grassland and native planting alongside more usable areas of amenity grass.
- Integration of drainage features as attractive planted landscape elements.
- Long-term management to ensure that both retained and new planting establishes successfully.

This approach will allow the development to sit within a strong landscape setting rather than appearing as an abrupt extension into the countryside.



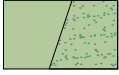
KEY



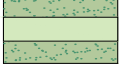
APPLICATION BOUNDARY /
LAND WITHIN APPLICANT'S CONTROL



PROPOSED GRASS: PRIVATE FRONT / REAR



PROPOSED GRASS: AMENITY PUBLIC /
SPECIES RICH GENERAL PURPOSE



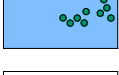
MOWN GRASS PATH



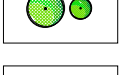
PROPOSED PLANTED BEDS / SCRUB



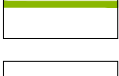
PROPOSED REED BEDS / MARGINAL
PLANTING



PROPOSED PERMANENT WATER &
AQUATIC PLANTING



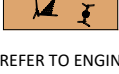
PROPOSED TREES



PROPOSED ORNAMENTAL HEDGES
0.6m HIGH



PROPOSED NATIVE HEDGE 1.2m HIGH



LEAP SAFETY SURFACE & ILLUSTRATIVE
PLAY EQUIPMENT

REFER TO ENGINEER DRAWINGS FOR HARD SURFACING

40 Design Proposal





Biodiversity

BIODIVERSITY AND EXISTING HABITATS

The Site comprises predominantly grazed modified grassland of relatively low ecological value, together with habitats of greater value around its peripheries, including plantation woodland, mature trees and treelines, scrub, a pond and associated ditches. The development has been designed in accordance with the mitigation hierarchy, with the principal peripheral habitats retained and enhanced wherever possible. This will include enhancement of the existing woodland through appropriate management and supplementary native planting, alongside strengthening of retained treelines, woodland-edge habitats and other boundary vegetation. Development is therefore focused primarily within the lower-value grassland areas, while maintaining and improving ecological connectivity around the Site.

The retained habitats will be protected during construction and integrated into the Site's green infrastructure. New habitat creation will include native tree and shrub planting, species-rich grassland, scrub and woodland-edge planting, and wetland habitats associated with the sustainable drainage features. These measures will create a more diverse and structurally varied habitat network across the Site.

WILDLIFE ENHANCEMENTS

The scheme will incorporate a range of measures to provide additional opportunities for wildlife, including bird nesting features, bat roosting features and invertebrate habitat features.

Hibernacula, log piles and other refuges will also be provided within suitable areas of open space for reptiles, amphibians, hedgehogs and invertebrates. Native and wildlife-friendly planting will be provided, creating opportunity to provide additional sources of nectar, fruit and shelter. Where lighting is deemed required, a sensitive lighting approach will be implemented to retain dark routes along important boundary vegetation for bats and other nocturnal wildlife, where practicable.

BIODIVERSITY NET GAIN

The Proposed Development will comply with the statutory Biodiversity Net Gain requirements and will deliver a minimum 10% net gain in biodiversity value. This will be demonstrated through the statutory biodiversity metric and secured through the subsequent Biodiversity Gain Plan, with the detailed habitat proposals coordinated alongside the landscape strategy.

Play Strategy

An equipped Local Equipped Area for Play will be located within the main public open space. It will be enclosed by a native hedge, providing a clear and attractive boundary while allowing the wider landscape to remain open and informal.

The surrounding open space will support a broader range of play beyond the equipped area. Open grass, paths, trees, changes in vegetation and contact with the natural environment will provide opportunities for informal games, exploration and imaginative play.

Locating the play area within the main green space will also encourage natural surveillance and allow it to form part of a wider recreational landscape rather than being treated as an isolated facility.

ACHIEVING OPEN SPACE REQUIREMENTS

The scheme provides a combination of usable amenity space, equipped play, informal recreation space and natural and semi-natural open space.

Closely mown grass will be focused in areas where it is most useful for recreation and play. Elsewhere, species-rich grassland, native planting, retained vegetation and wetland habitats will provide a more varied landscape and contribute towards Biodiversity Net Gain.

An earlier assessment of the layout demonstrated that the identified amenity and play areas were sufficient to meet the relevant requirements, while the remaining open space could appropriately be treated as natural or semi-natural space. Although the layout has since evolved and the precise figures have changed, the Proposed Development continues to provide a policy compliant level and range of open space.

The Proposed Development provides a range of open spaces for play, recreation and nature. The suggested requirements for the proposed 100 homes, based on an estimated population of 221 people, result in a required onsite provision of 552m² LEAP, 1768m² Amenity Space and 3978m² Natural and Semi Natural Green space. The Proposed Development exceeds these requirements.



The Proposed Development exceeds MSDC requirements for open space. The main public open space includes a Local Equipped Area for Play, amenity grass, informal parkland, trees and mown paths.

Natural and semi-natural open space includes retained woodland, scrub, trees, pond and ditch, together with species-rich grassland, native planting and planted drainage basins.

Together, these spaces provide flexible play and recreation space while supporting wildlife, Biodiversity Net Gain and an attractive setting for the new homes.

Drainage & Utilities

SUDS STRATEGY

A Sustainable Drainage System (SuDS) strategy has been developed in accordance with the National Planning Policy Framework (NPPF), CIRIA SuDS Manual (C753) and West Sussex County Council guidance. Due to the site's low permeability ground conditions, infiltration is not considered a suitable primary drainage solution. Instead, surface water will be managed through a combination of attenuation features, including detention basins, filter drains, rain gardens, permeable paving and other SuDS measures where appropriate. Surface water runoff will be attenuated on-site and discharged at a controlled greenfield runoff rate to the existing watercourse along the northern boundary. The drainage system has been designed to accommodate rainfall events up to and including the 1 in 100-year event with a 45% allowance for climate change, ensuring there is no increase in flood risk on or off the Site.

SURFACE WATER DRAINAGE

The Site currently has no formal surface water drainage network, with runoff naturally draining northwards towards the existing ditch/watercourse along the northern site boundary. The Proposed Development will introduce a sustainable surface water drainage system that attenuates runoff before discharging to this existing watercourse at a restricted rate equivalent to greenfield conditions. The strategy incorporates two surface water attenuation basins located adjacent to the northern boundary, together with flow control measures and supporting SuDS features, to provide on-site storage, improve water quality and manage runoff during extreme rainfall events. The drainage system has been designed to ensure post-development runoff does not exceed existing greenfield rates and will not increase flood risk on or off the Site.

FOUL WATER DRAINAGE

The Site currently has no existing foul drainage infrastructure. Southern Water records confirm the presence of an adopted public foul sewer within College Lane to the west of the Site. The Proposed Development will connect to this existing public sewer via a new gravity outfall located within the north-western corner of the Site. A pumping station will be provided to convey foul flows from the north-eastern part of the development to the gravity connection point, with the final design and location to be confirmed during the detailed design stage.

FLOOD RISK

The Site lies entirely within Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. The Flood Risk Assessment concludes that the Proposed Development is not at significant risk from fluvial, tidal, groundwater, sewer or reservoir flooding. While limited areas of localised surface water ponding are identified adjacent to the northern boundary and across a small section of the proposed access, all proposed dwellings are located on higher ground outside the mapped flood extents. Finished floor levels and the site access will be raised where necessary, and the proposed SuDS strategy will ensure flood risk is not increased elsewhere. Overall, the Proposed Development is considered appropriate for the Site and can be accommodated safely for its lifetime, including allowances for future climate change.

UTILITIES

The existing overhead cables have a pole mounted transformer which will be relocated into the substation. Substation location is determined by the connection of the low voltage cable connected to the pole located offsite to the south. New utilities connections for example potable water and Openreach are assumed to be from College Lane.



Access & Movement

ACCESS

Vehicles will access the Site via a new priority junction off College Lane. This junction will be provided with 6m kerb radii and will adjoin a 5.5m wide spine road leading into the wider Site. The layout of the access sequence has been designed in accordance with Manual for Streets methodology.

A 2.0m wide footway along the southern side of the access is also proposed, which tapers to re-join the alignment of the existing footway provision of approximately 1.5m in width, onto College Lane. In addition, it is proposed to provide an additional footway build-out, north of the proposed Site access, together with an uncontrolled crossing point along College Lane. This will take the form of a 2.0m build-out within the existing highway verge and will tie into a dropped kerb uncontrolled crossing with tactile paving. This will be delivered under the Section 278 Agreement.

A fire tender is accessible within 45m to all homes and apartment blocks, in line with Building Regulations Part B requirements.

MOVEMENT

A network of wide pedestrian footways are provided within the Site, adjoining the internal spine road. In addition, the Proposed Development also provides an internal 3.0m wide shared foot/cycleway through the Site, adjoining Belmont Lane, where there is an existing Bridleway, to the east of the Site and terminating along the northern boundary of the proposed Site access discussed above. Such infrastructure has the added benefit of significantly reducing the time taken to walk and cycle to/from Hassocks station. This would equate to a reduction of approximately 0.4km walking distance, measured from the centre of the Site, equating to approximately 7 minutes of journey time savings.



Architectural Strategy

HOMES TO REFLECT THE LOCAL CHARACTER

Thakeham is committed to delivering sustainable, landscape-led developments and has a track record of doing just that across the South of England. Schemes built in Mid-Sussex over recent years, including The Millrose, Potters Kiln and Templegate in Burgess Hill, as well as the multi award-winning Woodgate development are all examples of how Thakeham homes are designed and built to a high standard and use high-quality materials that reflect the area's local character.

REINTERPRETING HURSTPIERPOINT CHARACTER

The existing scale, form, and identity of Hurstpierpoint are all important considerations in designing a successful scheme that is responsive to the local character but also subtly unique to create a sympathetic, yet authentic new extension to the village. In-depth observations have informed the design process, culminating in a high-quality development that reflects the local vernacular. The buildings in Hurstpierpoint share the following common characteristics:

- Building heights are varied, with 1, 1.5, 2 and 2.5-storey buildings commonplace within the village.
- Building composition is also mixed, with terracing prevalent within the historic centre, detached and semi-detached housing located outside of the conservation area and apartment blocks of up to 3-storeys evident within more-recent developments. The roofscape is as important as the elevations which offer visual interest and variation.
- Red brick is the predominant facing material. This is often combined with similar red/brown vertical hanging tiles, weatherboarding and roof tiles.
- Garages are typical and help to visually link built form, whilst providing a practical use for residents.
- Space to the front of houses is often limited with small front gardens to maximise public realm and rear garden depths.

Our proposal delivers a scheme of varied scale, built form and materiality to reflect the local character of Hurstpierpoint.





SCALE

Bungalows utilised alongside 2 storey dwellings to create a varied and interesting street scene. Building scale has been considered alongside the topography of the Site.

FORM

Detached, semi-detached and terraced houses of a similar scale and massing to existing homes seen throughout Hurstpierpoint

FOCAL BUILDING

Additional elevation details added to key buildings, to enhance the appearance of these and aid wayfinding.

ROOF FORMS

Front-to-back pitched roofs reflect the existing character of Hurstpierpoint, whilst gables help to punctuate the street scene.

FENESTRATION

Window, door and bay window proportions and locations carefully considered to maximise sunlight, and views out of homes.

Street Scene F

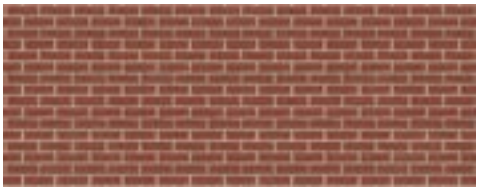


Material Strategy

STREET SCENES AND MATERIALITY

The proposed dwellings have been designed to create a visually impressive and cohesive community, which is both distinctive and respectful to the local character. The design of the built form responds to the local character area analysis described previously, with the proposed materials drawing inspiration from these.

The material palette of Hurstpierpoint is traditional and dominated by clay-based materials in red or brown hues. Where brick elevations are used, vertical tile hanging or weatherboarding is often utilised to add additional interest and create variation in the street scene. Front doors are generally traditional in style and can be seen in a variety of colours.

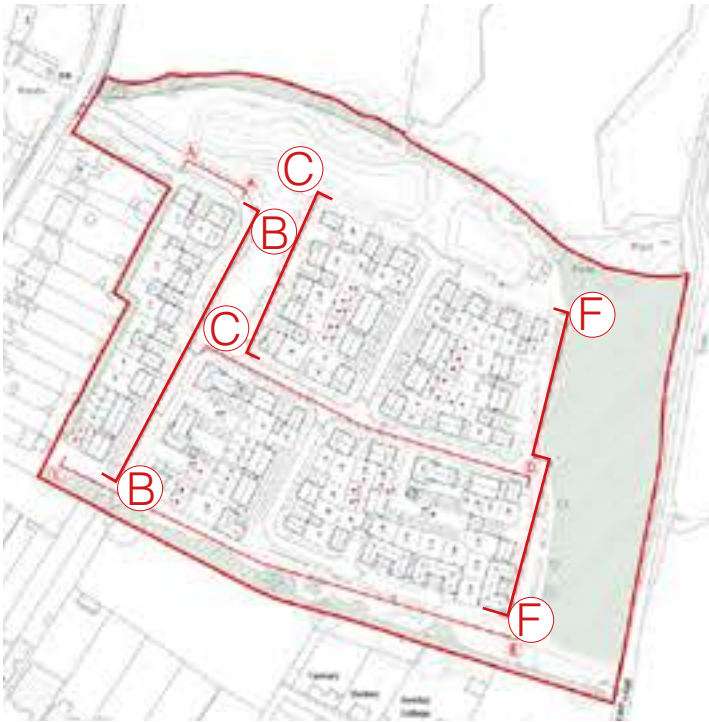


INDICATIVE WALL MATERIALS

- Red Tone Brick
- Red/Brown Tone Brick
- Light Weatherboarding
- Red Hanging Tile

INDICATIVE ROOF MATERIALS

- Red Tone Tile
- Brown Tone Tile



Street Scene B



Material Strategy



ELEVATIONAL TREATMENT

Half-height weatherboarding, half-height hanging tile and feature hanging tile within gables helps to add interest to key buildings.



BAY WINDOWS

Generously proportioned bay windows add interest to key buildings.



PORCHES/ENTRANCES

Entrance canopy detailing is varied and sympathetic to the local context, with a variety of roof forms, bracketry, posts and plinths all utilised to create an inviting entrance to the homes.



DETAILING

Subtle details, including segmental arch window heads, projecting brick cills and projecting brick bands enhance elevations whilst remaining true to the character of Hurstpierpoint.



GLAZING STYLES

Carefully curated glazing styles help to emphasise the traditional style of architecture whilst giving the development a subtly unique character.

Street Scene C



Accommodation Schedule

STANDARDS

- 40% of dwellings will be designed to meet Part M4(2) standards for Accessible and Adaptable Dwellings.

PRIVATE HOMES		
	Proposed Mix (no.)	Proposed Mix (%)
1 Bedroom Apartment	6	9%
2 Bedroom Bungalow	7	10%
2 Bedroom House	15	21%
3 Bedroom House	20	29%
4 Bedroom House	22	31%
Total (Private)	70	100%
AFFORDABLE HOMES		
	Proposed Mix (no.)	Proposed Mix (%)
1 Bedroom Apartment	6	20%
2 Bedroom Apartment	6	20%
2 Bedroom House	11	37%
3 Bedroom House	7	23%
Total (Affordable)	30	100%
Grand Total	100	100%

Residential Typologies

The proposed layout provides 100 new homes including bungalows, houses and apartments. The scheme provides a wide range of home types ranging from 1 bedroom apartments to 4 bedroom houses.

The diagram on this page shows the wide variety of typologies located across the layout, creating a mixed neighbourhood. A wide variety of building typologies with varied roof forms creates a richness to the street scene.

Total number of bungalows: 7

Total number of houses: 75

Total number of apartments: 18

KEY

1 Bedroom apartment

2 Bedroom apartment

1 Bedroom bungalow

2 Bedroom bungalow

2 Bedroom house

3 Bedroom house

4 Bedroom house

*

Affordable housing



Street Hierarchy

The proposed layout introduces a new legible street layout that has a clear hierarchy to ensure a safe, pedestrian priority environment. Access to the Site from College Lane will provide a 5.5 wide road. Residential streets and private drives will provide access to the individual houses and apartments with widths varying from 5.5m to 4.1m. The roads on Site have been designed to accommodate refuse vehicles and fire tenders for the purposes of servicing, and emergencies.



Site access

Primary street

Secondary street

Private drive

Parking court

Cycle access

Pedestrian access

Pedestrian route

Pedestrian & cycle route

Hard Landscape Strategy

Areas of hard landscape within the Proposed Development will be designed with a range of surface materials, utilising a variety of texture and colour. This helps to define function and use, enlivens external areas, defines more intimate spaces and visually breaks up larger spaces.

Hard surface materials will contribute to the coherence, quality and unified feel of the Proposed Development and will include permeable surfaces where feasible to promote sustainable drainage.

Block paving will be used to define some parking spaces, courtyards and tertiary streets, helping to minimise the perception of a traffic dominated environment. Raised tables and contrasting stones will be used to define crossing points and junctions as well as helping to maintain low vehicular speeds through the Proposed Development.

- KEY
- Tarmac
- Tarmac footway
- Aggregate Footpath
- Block paving
- Block paving porous (style 1)
- Block paving porous (style 2)
- Rumble strip
- Paving slabs (style 1)



External Materials

The proposed material palette is sympathetic to the local vernacular. The materials have been selected to ensure the creation of a high-quality development, that integrates positively into its surroundings.

KEY

Brick type 1 & Roof tile 1

Brick type 2 & Roof tile 2

Hanging tiles - Gable only

Hanging tiles - Half

Weather boarding - Half

Focal building



Boundary Treatment

Front gardens will be defined by hedges, or kept open, as is commonplace in Hurstpierpoint . Rear gardens will generally be defined by close board fencing, with the exception of key boundaries visible in the public domain whereby brick screen walls are proposed. Where boundaries are visually prominent, hedgerows or new planting will be utilised to soften the enclosure.

- KEY
- 1.8m Timber fence
- 1.8m Brick screen wall
- 1.2m Post & rail fence



Tenure Mix

30 of the 100 dwellings are affordable homes, equating to 30%, in compliance with planning policy requirements.

The affordable homes are well-located and dispersed into three clusters throughout the Proposed Development and include one and two-bedroom apartments. The remainder of affordable dwellings are two and three-bedroom houses.

The development has been designed as tenure-blind, with affordable dwellings featuring the same high quality materials and detailing as private dwellings.

KEY

Private

Affordable shared ownership

Affordable rented



Scale

Following the main design principles, the new scheme has a similar scale to the surrounding context, creating a well-integrated neighbourhood.

Buildings are generally 2 storey, with a limited number of 1, 2 and 3 storey buildings.

Bungalows are positioned along the southern edge of the Site, where ground levels are highest, while 2.5 & 3 storey buildings are located within the central parcel areas and lower-lying areas. This approach helps to reduce the visual impact of the development on the surrounding area.

KEY

1 Storey

2 Storey

2.5 Storey

3 Storey



Parking Strategy

The parking strategy has been developed in accordance with WSCC guidance and falls within the accepted flexibility permitted by the parking standards providing a total of 189.5 No. allocated and 50 unallocated spaces are provided on the Site.(Noting garages have been counted at .5 of a parking space in accordance of the WSCC guidance.

Parking spaces have been designed to meet West Sussex County Councils size requirements, and all dwellings will have access to dedicated electric vehicle charging points.

Appropriate resident long-stay cycle parking spaces has been provided with reference to WSCC's adopted 'Guidance for Parking at New Developments' document. It is considered that houses can cater for cycle parking demand via sheds or garages, while the proposed apartments will provide secure and sheltered cycle parking, within an external storage facility.

KEY

107 Driveway spaces

28 Parking court spaces

40 On street spaces

29 Garage spaces (counts as 0.5 spaces each)

204 Allocated spaces

1 Substation spaces

50 Visitor spaces

51 Total spaces

Secure cycle storage*Cycle storage within garageCommunal cycle store

*Locations are indicative



Refuse Strategy

Refuse storage and collection has been considered in collaboration with our Transport Consultants and has been designed to meet the West Sussex County Council design guidance. The Site Layout has been designed to accommodate refuse vehicles throughout the road network, enabling vehicles to safely access and turn within the smaller residential streets and parking areas.

Refuse collections for houses will be from the curtilage in most instances and from dedicated refuse collection points in a small number of instances. Apartments will have accessible and secure refuse stores with bins sized appropriately to ensure maximum operative collection distances are adhered to.

Swept Path Analysis has been undertaken using a refuse vehicle of approximately 10.5m in length. The proposed Site access junction, the internal Site spine road, and the residential cul-de-sacs are able to accommodate the manoeuvres required by the refuse vehicle without conflict. The refuse strategy for the Site has been carefully designed to comply with the recommended refuse drag distances for both residents and operatives, introducing refuse collection points where necessary to ensure compliance with such distances.

KEY

 Communal refuse store

 Refuse storage area*

 Refuse collection point

 Kerbside collection point*

 Refuse vehicle tracking

*Locations are indicative

Refer to transport consultant report for further information on vehicle tracking



Sustainable Development



ENERGY EFFICIENCY

The scheme adopts a “Fabric-First” approach, focusing on thermally efficient, well-oriented buildings to reduce energy demand, operational energy consumption, and carbon emissions as outlined in the Sustainability Statement. Key design features include southerly roof orientation where possible for natural energy gain, combined with effective insulation (wall, loft, roof, and underfloor) to maintain comfort and low energy costs. Buildings are also designed for airtightness, targeting an air permeability of $4\text{m}^3/\text{m}^2@50\text{Pa}$ or less, achieved through custom thermal bridge details to minimise heat loss and drafts.

Energy savings are further supported by A+++ appliances, LED lighting for both indoor and outdoor areas (with motion sensors or daylight cut-off for external lights), and smart meters to help occupants monitor usage and access cost-saving tariffs. Together, these measures promote sustainable, energy-efficient living while enhancing the comfort and security of the development.

MAXIMISING RENEWABLE ENERGY

The Energy Opportunities map and feasibility study has helped identify the best low-carbon technologies for this development. All home will feature low-carbon Air Source Heat Pumps (ASHP) for efficient fossil-fuel free heating.

Thakeham will comply with current Building Regulations through energy-efficient designs and renewable technologies. Renewable energy will be managed with advanced inverters, smart systems, and wiring for future battery installation to enable energy storage and usage.



SUSTAINABLE MATERIALS

While preserving a distinct local architectural style, Thakeham is equally focused on minimising the environmental impact of materials. We specify materials rated ‘A+’ or ‘A’ in the BRE Green Guide, with a minimum of ‘C’ for all materials. Where possible, materials are locally sourced, renewable, recycled, part of a circular economy, or selected for their low embodied carbon. This includes shifting to timber frame construction and optimising concrete use in foundations. By reducing embodied carbon, selecting high-rated materials, and designing for longevity, we consider each building’s full lifecycle. Aligned with Thakeham’s commitment to construction innovation, our specifications also include prefabricated and modular systems within Category 3 of the MMC framework.

TOWARDS WATER NEUTRALITY

To improve water and energy efficiency, we'll install taps, showers, and toilets with low or aerated flow rates to target a usage of 110 litres per person per day, reducing demand without sacrificing comfort.

WASTE AND RECYCLING

Each building will include internal recycling bins to facilitate easy separation of recyclable waste for local council collection, along with ample external space for bin storage. Where appropriate, facilities will also be provided to support composting of food and garden waste, encouraging sustainable waste management practices.



SUSTAINABLE TRANSPORT

Thakeham follows a sustainable travel hierarchy, prioritising the most eco-friendly transport options to make them the easiest choice. We envision streets with fewer single-occupancy cars, reducing carbon emissions, improving air quality, and fostering community interaction. To support this goal, every home will be equipped with fast electric car charging sockets, addressing a common barrier to electric vehicle adoption. This feature empowers residents to confidently transition to electric vehicles, making it easier for them to see their current vehicle as their last fossil-fuelled car.

FUTURE-PROOF HOMES

Thakeham's fabric-first design approach ensures homes are built to thrive in a changing climate. The ultra-high thermal efficiency of our building envelopes stabilises indoor temperatures—keeping warmth in during winter and heat out in summer, with natural shading to prevent overheating.

To manage evolving rainfall patterns, we've incorporated high-capacity gutters and Sustainable Urban Drainage Systems. Inside, Air Source Heat Pumps provide efficient heating without fossil fuel dependence, aligning with the UK's grid decarbonisation.



6. Summary

Conclusion

The Proposed Development will deliver an exemplary new community within Hurstpierpoint. The scheme provides 100 sustainable new homes with 30% affordable through a range of different housing typologies.

The proposal for the Site has been designed in accordance with the relevant local and national planning policies.

In summary, the following benefits of the scheme include:

- Make a significant contribution to much needed housing delivery in the district and wider area, through delivery of 100 new sustainable homes in a mix of 1, 2, 3 and 4 bedrooms, incorporating bungalows to meet varying needs.
- 30% Affordable housing provided on Site.
- Electric car charging points and secure cycle stores for every home.
- Improved Site attenuation and flood management.
- New ecological habitat, providing a biodiversity net-gain on-site in excess of 10%.
- Pedestrian and cycle infrastructure throughout the Site, providing opportunities to connect to the existing public rights of way network.
- Multi-functional green space across the site, providing opportunities for play, general amenity, sustainable drainage, and biodiversity.





*Leaving our
finger print*



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