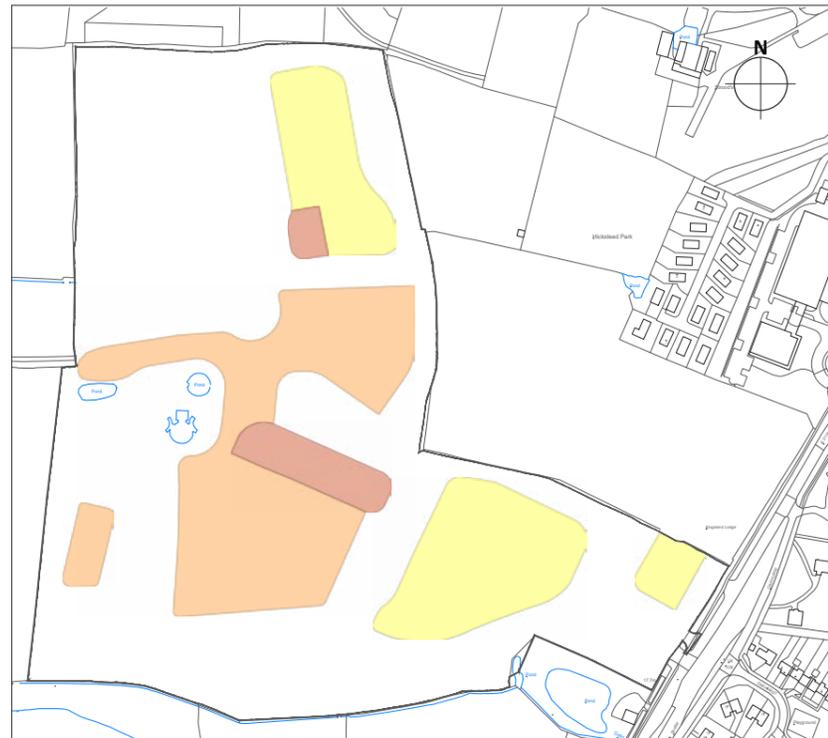


5.0 DETAILED PROPOSALS

5.3 Parameter Plans

Density Parameter Plan



Density parameter plan

KEY	
	Lowest Density
	Medium Density
	Highest Density

Green Infrastructure Parameter Plan



Green Infrastructure parameter plan

KEY	
	Developable area
	Public open space
	Community allotments, cemeteries and orchards
	Play areas
	SuDS Strategy
	Teenage Play
	Teenage Play
	On-site trees to be retained
	Existing off-site trees to be retained

6.0 ILLUSTRATIVE PROPOSALS



6.0 ILLUSTRATIVE PROPOSALS

6.1 Vision

Our vision for the land at LVS Hassocks is to deliver a well-designed, sustainable new neighbourhood that complements the character of Sayers Common and supports its planned growth, as part of the Sayers Common Sustainable Community which is proposed by Mid Sussex District Council in the Submission Draft Local Plan.

- The proposed development will look to ensure that whilst the residential element of the scheme is in outline only all the proposed dwellings are designed to reflect the traditional Sussex vernacular, and use locally appropriate materials.
- They will be predominantly two storeys, with some 2½-storey buildings located at key focal points.
- Key views, such as that of the chapel will be retained, the setting of adjacent heritage assets will be respected and the landscape character of the Site followed.
- In addition, all the proposed dwellings will be energy-efficient, low-carbon, and climate resilient. The intention being that they are all-electric, incorporating air-source heat pumps and solar panels.
- They will also be designed to Future Homes Standard or better, progressing toward net zero and passive house performance.

Understanding the Heritage of the Site

The proposed development takes an informed and proportionate approach to our understanding of the history of the Site, with specific design measures including:

- The retention of the former chapel and the use of this structure as a focal point within the scheme.
- The arrangement of the proposed development to the north of the former chapel, in particular the reference to the curved nature of the former Monastic Arc.
- The retention of the circular pond to which the Monastic Arc (and in turn the new development) addresses and which forms a relic of the earlier 19th century landscape.
- The retention of the treelined approach and the 'grove' at its northern end, both elements of 19th century design landscape.
- The proposed development will be understood as part of the ongoing evolution of the Site which, as per earlier phases of change, retains an understanding of the varied history.
- No designated or non-designated heritage assets beyond the bounds of the Site have been identified as having the potential to be sensitive to the change that would occur.

Landscape-Led Design

Forming a soft, green settlement edge:

The proposed development would form the northern point of Sayers Common. To respect this location and form a transition into the countryside beyond, substantial landscape buffers and native tree, shrub and hedgerow planting has been incorporated into the northern edge of the proposal.

Retain and enhance the existing landscape structure:

The Site comprises an extensive network of existing, well-established trees. The majority would be retained and at times the network would also be enhanced. This would reduce visual effects on those outside of the Site and provide a green, leafy development within that is shaped by the existing tree network.

Providing new public open space:

The existing landscape structure would also aid the distribution of public open spaces through the Site. Given the extensive tree network, open spaces would be woven throughout the development providing frequent opportunities for play areas, informal open spaces, recreational paths and native planting. At the core, focused around the existing chapel, would be the community park comprising a large play area, community growing space, orchard, ponds, existing cemetery and informal open spaces. Together this would encourage an active and healthy community.

Protecting views from the South Downs (Wolstonbury Hill):

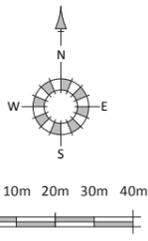
Distant views of the proposed development would be perceptible from elevated points within South Downs National Park. From these elevated locations the existing trees throughout the Site would break up the mass of the development and often screen views of the proposed dwellings. This would also increase as the proposed planting establishes, and therefore visual effects would be limited and further reduce over time.

Retaining and enhancing public rights of way:

The existing bridleway route through the Site would remain. The proposed development has also been designed to mostly set back dwellings from the bridleway and front on to the bridleway to improve surveillance and safety. Similarly, built form is set back and fronting onto the existing footpath to the north of the Site. To enhance this network a footpath connection between the bridleway and footpath has been proposed, located along the eastern edge of the development along an existing tree belt. Play areas, benches and further circulation routes are also proposed along or just off these routes, further enhancing this experience for walkers, cyclists and horse riders.



Aerial view of the Site from the north west



KEY

- Site boundary
- F2 Field numbers
- Existing chapel retained as community hub
- Retained trees
- Potential development parcels
- Relationship/ vista between London Road and chapel maintained
- Indicative location of proposed school
- School playing fields
- Open spaces
- Potential SuDS (Sustainable Drainage Systems) strategy
- Pumping station
- Potential primary street
- Other routes
- Pedestrian routes
- Square
- Play areas (LEAP and LAPs)
- Public Rights of Way (footpaths and brideways)
- Existing retained orchard, cemetery and food growing area
- Existing ponds retained
- Potential location for transplanted commemorative tree

6.0 ILLUSTRATIVE PROPOSALS

6.2 Illustrative Site Layout

The illustrative Site layout has been developed from a comprehensive understanding of the constraints and opportunities, the visual impact on the landscape, planning policy compliance and most importantly, the local context.



Illustrative aerial view from the south east

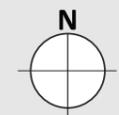
The potential benefits of the scheme include:

- A new low-carbon SEN School to replace the existing school facilities.
- Up to 210 net-zero carbon ready homes, of which 30% would be a mix of affordable ownership and affordable rented tenures.
- A dedicated on-site pick-up /drop-off area for taxis within the school grounds, removing vehicles from Public Right of Way HSC-9HU and removing congestion at the Site access, which currently creates issues on London Road.
- Potential for a community-owned business to be run from within the existing Chapel, run-by and for the community - in partnership with Plunkett UK who will engage with the local community to understand what business would be of benefit to local people.
- Upgrades to the existing public rights of way and improved footpath and cycle connections to the village centre.
- New public open space.
- Public transport improvements, including contributions to enhanced local bus services and bus stops.
- Electric Vehicle charging points for every home.
- Potential for Electric Bikes to encourage sustainable travel and leisure.
- An electric car club available to new and existing residents.
- Green Travel Plan with initiatives to encourage sustainable transport .
- Introduction of sustainable urban drainage system to manage flood risk and enhance biodiversity.
- Financial contributions will be made via a legal agreement with Mid Sussex District Council towards new and improved facilities such as education, health, and policing.



Key Illustrative Layout Features:

1. New entrance from London Road.
2. Primary route through Site.
3. Secondary roads.
4. Shared surface lanes.
5. Shared surface mews.
6. Existing chapel retained as community hub.
7. New school site.
8. Central amenity space with children's play area.
9. Other Local Areas for Play (LAPs).
10. Community food growing area.
11. Communal orchards.
12. Existing public bridleway.
13. SuDS features.
14. Existing cemetery retained.



Illustrative site layout

A23

Furze Field

Linden Homes Sayers Meadow

Hickstead Park

Stroods Farm

Proposed school site

public bridleway

Communal orchard

Communal food growing area

Cemetery

Chapel/
community hub

LAP

LEAP

Pond

Pond

LAP

Public bridleway

LAP

Pumping station

Sub-station

SuDS basin

LONDON ROAD

6.0 ILLUSTRATIVE PROPOSALS

6.3 Amount

The proposals, whilst illustrative incorporate a diverse range of dwelling size including one and two bedroom flats, two, three and four bedroom houses as set out in the table below and on the plan (right).

The proposed development will result in the provision of up to 210 dwellings on a site of circa 11.779ha (14.409 – 2.63 (the school site) = 11.779ha), i.e. a density of 17.83 dph. However, as 6.09ha is set aside for green infrastructure, 0.48ha encompasses the spine road, 0.10 other access roads and 0.03ha the Community Building, the net residential area is only circa 5.09ha. Up to 210 dwellings on an area of circa 5.09ha would generate a density of 41.26dph net.

The housing mix complies with policies DHP6, 7, 8 and 12 of the Submission Draft Local Plan in terms of self and custom build housing, the housing mix, affordable provision (including tenure split and space standards), and accessibility in terms of M4(2) and M4(3) (2) (a) and (b).

All dwellings comply with Nationally Described Space Standards (NDSS) and Building Regulations M4(2) standards.



Dwelling size distribution diagram

6.0 ILLUSTRATIVE PROPOSALS

6.4 Tenure

30% of the new homes will be provided as affordable dwellings in a range of tenures to be agreed as part of the S106 agreement.

Affordable Dwellings		
Unit Type	Quantity	%
1 Bedroom flat	16	25.4
2 Bedroom flat	9	14.3
2 Bedroom house	20	31.7
3 Bedroom house	16	25.4
4 Bedroom house	2	3.2
Total	63	30.3



Tenure distribution diagram

6.0 ILLUSTRATIVE PROPOSALS

6.5 Building Heights

Proposed dwellings will be predominantly 2 storeys high with some occasional 2.5 storey buildings at key focal points. Some dwellings will have single storey garages.

The building heights parameter plan below illustrates the maximum heights proposed across the Site as part of future reserved matters planning applications.



Building heights parameter plan

KEY	
	Up to 2 st max (Up to 9m)
	Up to 2.5 st max (Up to 11.5m)

6.6 Separation Distances

The proposed development has been designed to ensure that it does not adversely impact upon the privacy and amenity of the existing residents located in properties adjacent to the Site.

In the context of the above, it is fair to say that as shown on the illustrative masterplan, most of the properties that abut the Site are situated some distance from the Site boundaries and separated by intervening vegetation, such that any impacts will be minimal. To this end we note that the properties proposed along the southern boundary of the Site are over 50m from those to the south in Sayers Meadows, and over 80m from Kingscote, a Grade 2 listed building located to the south, on London Road (as illustrated top right). Similarly, the proposed dwellings, as set out in the illustrative layout over 60m from the houses to the east, on the opposite side of London Road. Given the distances involved and both existing and proposed new planting there will be no adverse impact on the privacy and amenity of the occupants of these properties.

Whilst a number of the proposed dwellings will be located adjacent to the proposed SEN school, the actual distance between built form is in excess of 70m (as illustrated bottom right) and the proposed orientation of said dwellings and boundary treatment will ensure there is no adverse overlooking.

Whilst it is also acknowledged that during the construction phase, the proposed development will have an impact upon the amenities of local residents in terms of general noise and disturbance, we can confirm that the applicant is prepared to agree to a condition that prevents any development being carried out except between the hours of 8am and 6pm Monday to Friday and 8am – 1pm on Saturdays, with no construction work taking place on site on Sundays and Public Holidays, and to submit a Construction Environmental Management Plan (CEMP) prior to any development commencing. Furthermore, as set out in the Design and Access statement for the school, the proposed contractors will liaise with the school and ensure that any known noisy activities are undertaken outside term times as far as is practically possible.



Plan showing distances from new dwellings to boundary & nearest adjacent buildings



Plan showing separation distances between the new school and the proposed dwellings

6.0 ILLUSTRATIVE PROPOSALS

6.7 Appearance

The composition of the various building elements within the overall design is critical to the coherence of the street scene and the achievement of the required quality of urban design within the overall development.

The development will use a unifying palette of materials, but variations in form, size and style will give the proposals a distinctive character area on the edge of Sayers Common. The architectural details employed by the new dwellings will refer back to existing buildings in the surrounding streets as illustrated.



The proposed materials palette should complement the existing monastic arc and retained chapel



Illustrative street scene

6.0 ILLUSTRATIVE PROPOSALS

6.8 Illustrative Street Elevations



Key plan A-A



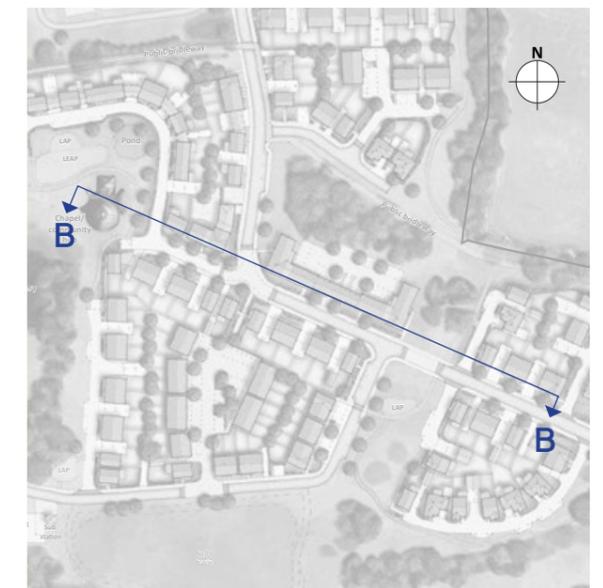
Street elevation A-A



Street Scene B - B

Street elevation B-B

6.0 ILLUSTRATIVE PROPOSALS



Key plan B-B



Key plan



6.0 ILLUSTRATIVE PROPOSALS

6.10 Movement and Connectivity

In addition to the footways at the Site access, cycle and pedestrian connectivity along Bridleway HSC-9HU will be maintained. The removal of traffic from the route arising from the new school access arrangements will enhance the route.

There are footways along either side of London Road (B2118) which provide the main walking route between the Site and local facilities in Sayers Common. In addition to the footway network, there are a series of PRow connections that connect the Site to the wider recreational PRow network. Bridleway 9Hu routes through the northern extent of the Site and continues west onto Twineham Lane. Footpath 27Hu provides a connection underneath the A23 and provides recreational walking routes towards Hurstpierpoint and Burgess Hill to the east. The footpath can be accessed from Berrylands Farm and connects with Footpath 24Hu.

The footway to the east of the B2118 to the north of the Site is to be widened from Bridleway 9HU to the B2118 / Mill Lane roundabout, to provide off-road connectivity to existing cycle facilities along B2118 north of Mill Lane, which form part of the National Cycle Network Route 20.

6.11 Parking

A variety of car parking options will be provided. The majority of homes will have parking on plot at the front or side of their property, with some having a garage for secure storage. Visitors will be able to park in bays off the street.

Car and cycle parking will be provided in-line with parking standards and designed to reduce the impact on the landscape setting. Cycle parking will be provided within garages or a cycle storage shed within the rear garden.

Electric charging points will be provided for each dwelling in accordance with the Building Regulations. Space has been allowed for on-street charging points to accommodate pillars without obstructing footways.

6.12 Servicing and Refuse Collection

The refuse strategy has been considered with regard to the requirements of MSDC. Refuse vehicle turning areas can be accommodated within the Site to ensure compliance with the refuse carry and collection distances and to limit undue and excessive reversing distances.

Bin and bike storage will be provided for the houses either in rear gardens and/or garages. Passageways to the rear gardens of terraced properties will enable bins to be brought out to the street on collection day. The number and types of refuse bins and recycling boxes should will comply with MSDC requirements.

The apartments will be provided with communal bin stores attached to the building.



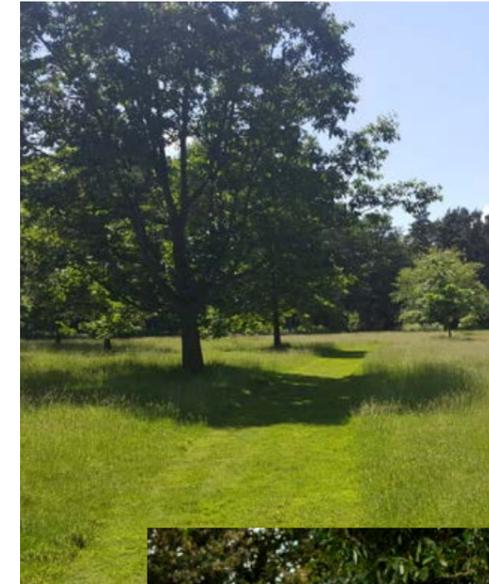
Movement network plan

6.0 ILLUSTRATIVE PROPOSALS

6.13 Landscape Strategy

Landscape mitigation and features would be incorporated as shown on the illustrative landscape masterplan. The mitigation aims to reflect the nearby landscape character, integrate the development into the landscape and reduce potential landscape and visual harm, whilst the landscape features aim to provide an enjoyable and logical development that is appropriate within the Site's context:

- The proposed housing parcels have been shaped to slot within the existing vegetation network; ensuring that the majority of the existing hedgerows and trees are retained, and these would also be reinforced where necessary;
- Houses and the school building have been set back for the Site's boundaries. This allows for additional native tree, hedgerow and shrub planting to be proposed along the edges of the Site; reducing visual harm for those outside of the Site, integrating the development into the landscape, and reinforcing the enclosed, wooded character of the Site. This would also allow for a soft, green settlement edge along the northern and western edges of the Site, and a transition into the countryside, and provide a green, leafy entranceway off London Road framed by existing and proposed trees and hedgerows;
- Further trees, hedgerows and shrubs have been proposed throughout this site (within both the open spaces and housing parcels); breaking up the hard materials, further creating a green, enclosed character which is reflective of the existing landscape, and enhancing with site's wildlife value;
- This approach of retaining the existing trees and proposing further trees throughout would mean that views of the development from the elevated South Downs would be heavily filtered by the tree canopies. Reducing visual harm from the National Park;
- Native trees, hedgerows and shrubs have been focused alongside the existing bridleway within the Site and footpath immediately north. This reduces visual effects for those using the public rights of way (PRoW);
- A public footpath is proposed along the eastern boundary of the Site, connecting the public bridleway and footpath, and improving movement around Sayer Common and into the countryside;
- Numerous play areas have been distributed throughout the development ensuring that all dwellings are within a short walking distance from a play area;
- Various teenage facilities such as a fitness trail, social seating, basketball hoop and swings would be incorporated into the Site; catering for a range of interests which have been selected with both boys and girls in mind;
- A larger play area has been proposed beside the existing chapel, along with social seating, the community growing space, orchards and ponds to deliver a central hub for the development which would provide opportunities for community events and activities, and generally help to foster a sense of community;
- Footpaths, both surfaced and mown grass, are proposed throughout the Site, improving connectivity into the PRoW network and encouraging a healthy and active lifestyle;
- Open space furniture would be timber, as would the play and fitness equipment which would also comprise some natural features such as logs, boulders and earth mounds. These have been proposed as they reflect the sites countryside edge location and retain a natural and rural aesthetic.



6.0 ILLUSTRATIVE PROPOSALS

6.14 Landscape Masterplan

-  PROPOSED HOUSING DEVELOPMENT
-  PROPOSED SCHOOL
-  EXISTING TREES AND VEGETATION RETAINED
-  EXISTING CEMETERY
-  EXISTING CHAPEL
-  EXISTING COMMUNITY ALLOTMENTS
-  EXISTING RELOCATED COMMEMORATIVE TREE
-  PROPOSED INDIVIDUAL TREES
-  PROPOSED ORCHARDS
-  PROPOSED NATIVE WOODLAND
-  PROPOSED NATIVE SHRUB PLANTING
-  PROPOSED NATIVE HEDGEROW
-  PROPOSED ORNAMENTAL HEDGEROW
-  PROPOSED ORNAMENTAL PLANTING BEDS
-  PROPOSED ATTENUATION BASINS, SWALES AND RAIN GARDENS
-  PROPOSED FITNESS TRAIL
-  PROPOSED LOCALLY EQUIPPED AREA FOR PLAY (LEAPS)
-  PROPOSED LOCAL AREA FOR PLAY (LAPS)
-  PROPOSED SOCIAL SEATING
-  PROPOSED TEENAGE PROVISION
-  PROPOSED EARTH MOUNDS
-  PROPOSED WILDFLOWER GRASSLAND
-  PROPOSED AMENITY GRASS



Landscape masterplan (SLR)

6.0 ILLUSTRATIVE PROPOSALS

6.15 Open Space Strategy

In addition to the Landscape Strategy an Open Space review and design process has been carried out to ensure that the proposed development provides sufficient open spaces and adheres to local policies.

The following table and drawing demonstrate how the Site fulfils the various open space requirements.

OPEN SPACE PROVISION							
DP15 Provision Standard Requirements for Open Space, Sport and Recreational Facilities							
Open Space Typology	Quantity guideline (m2 per person)	Walking Guideline (metres from dwellings) (m)	Provision required assuming 504 people (2.4x210 new homes) (Ha)	On Site Provision (Ha)	Provision Surplus to Requirements (Ha)	Definitions/ Notes	
Formal Outdoor Space	Outdoor Sports	16	1,200	0.81Ha	-	-	These areas include playing pitches, courts and greens comprising natural or artificial surfaces. This would be provided through a financial contribution, as requested within draft housing allocation DPSC7.
	Equipped/ Designated Play Areas	2.5	LEAPs - 400 NEAPs - 1000	0.13Ha	0.11Ha	-0.02Ha	These are designated play areas for children and young people. On site, 4 small play areas and one large play area would be proposed. These would cater for a range of ages as well as abilities as inclusive equipment would be incorporated. A fitness trail, basketball hoop, adult swings and two areas of social seating would also be provided, catering for a range of teenage interests. These facilities have been distributed throughout the site so that all dwellings have good access. They have also been located along key circulation routes, further improving access and encouraging use by those using the PROWs. The remaining provision would be provided through a financial contribution, as requested within draft housing allocation DPSC7.
	Other Outdoor Provision	3	700	0.15Ha	-	-	This comprises larger facilities for older children such as a Multi Use Games Area or skateboard park. Whilst the SEN School does incorporate a MUGA it is not feasible for this to be a public asset due to security and safety measures. Therefore, this would be entirely provided through a financial contribution, as requested within draft housing allocation DPSC7.
Informal Outdoor Space	Parks and Gardens	8	710	0.40Ha	0.52Ha	0.12Ha	This comprises a range of parks such as country parks and urban parks, and formal gardens. A more formal park character would be located at the existing chapel. This would comprise the existing orchard, growing area, ponds and cemetery, and the proposed large play area, social seating, circulation paths and open spaces in between which would cater for a range of uses such as a community events, picnicking or informal play/ sports. It is also envisaged that the chapel would be repurposed which would introduce a further facility. The gathering of these facilities creates a destination within the site which would draw in both new and existing residents and encourage a sense of community.
	Amenity Green Space	8	480	0.40Ha	1.99Ha	1.58Ha	This comprises informal recreation spaces such as village greens and incidental green spaces. This is formed by a network of informal open spaces within and on the periphery of the development parcels which are determined by the existing vegetation network. Therefore, well-established trees form a key feature and the integrated nature of these spaces within the parcels mean that all residents would have good access. Dwellings also often front onto these open spaces, providing visual amenity along with safe spaces with good surveillance. In addition to the existing trees, the spaces would comprise open grasslands, swales, circulation routes and areas of play.
	Natural and Semi-Natural Space	18	720	0.91Ha	3.31Ha	2.41Ha	These are spaces that are managed for wildlife needs rather than residents, comprising woodland, scrub, grasslands, heath or wetlands. For this site, these areas comprise the larger areas of existing vegetation and the proposed drainage basins. The existing vegetation would often be enhanced by native tree and shrub planting, and the proposed basins, that would be seasonally wet, would comprise a native grassland mix. They would also comprise ecological features such as log piles, bug hotels, bird boxes etc.



Open space strategy plan (SLR)

6.0 ILLUSTRATIVE PROPOSALS

6.16 Ecological Masterplan

The ecological survey work including the habitat and faunal surveys and assessment, have been utilised to design an ecologically informed masterplan that can avoid, retain, mitigate, compensate and enhance the Site for the ecologically sensitive and protected habitats and species present.

The ecologically informed masterplan retains important ecological features including hedgerows and trees (including veteran), woodland, orchard and ponds and provides appropriate buffers to such features. This will maintain key features for faunal species, whilst there are opportunities for new habitat creation and enhancement of existing habitats within the Site. Accordingly, together with provision of appropriate avoidance and mitigation measures, it is considered that faunal species will be maintained under the scheme.



Post development habitats plan (Aspect Ecology)