6.0 ILLUSTRATIVE PROPOSALS

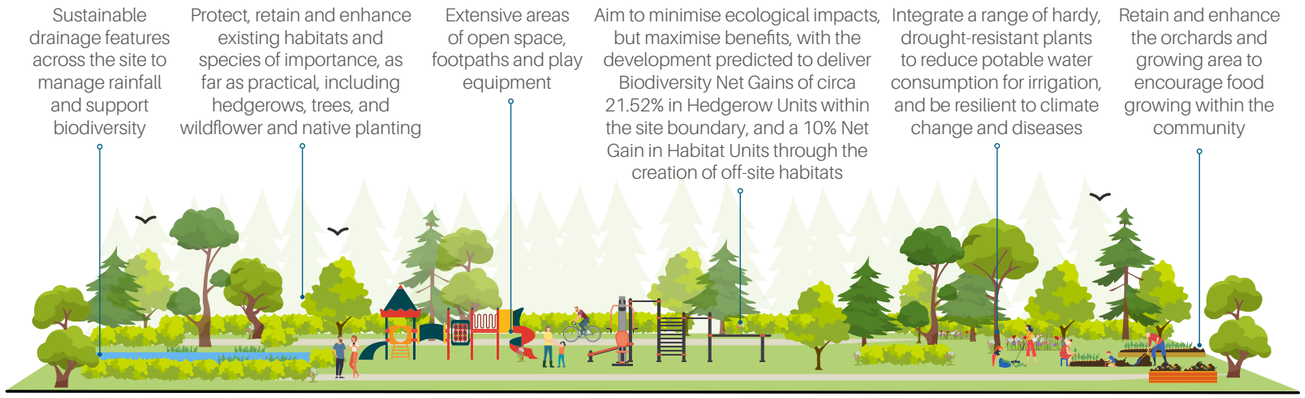
6.17 A Sustainable Development

Sustainability Benefits

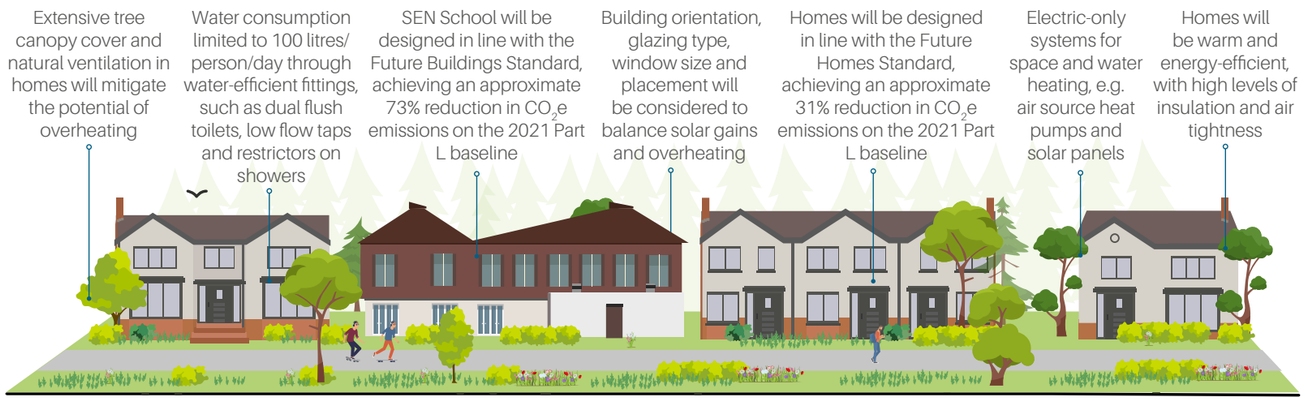
The infographic (right) provides an overview of the sustainability benefits that could be delivered through the proposed development at the Land at LVS Hassocks, Sayers Common, Mid Sussex. The proposal will provide up to 210 homes, a new SEN School, internal access roads and footpaths, car parking including electric vehicle (EV) charging facilities, sustainable drainage systems and associated landscaping and infrastructure.

Sustainability is core to this application and has been considered from the very outset of the project. The development proposal expects to deliver a wide range of sustainability benefit that will contribute positively to the local area and help lay the foundations for a thriving place. Residents will receive information packs detailing the sustainability benefits and features of the scheme to encourage uptake and community involvement.

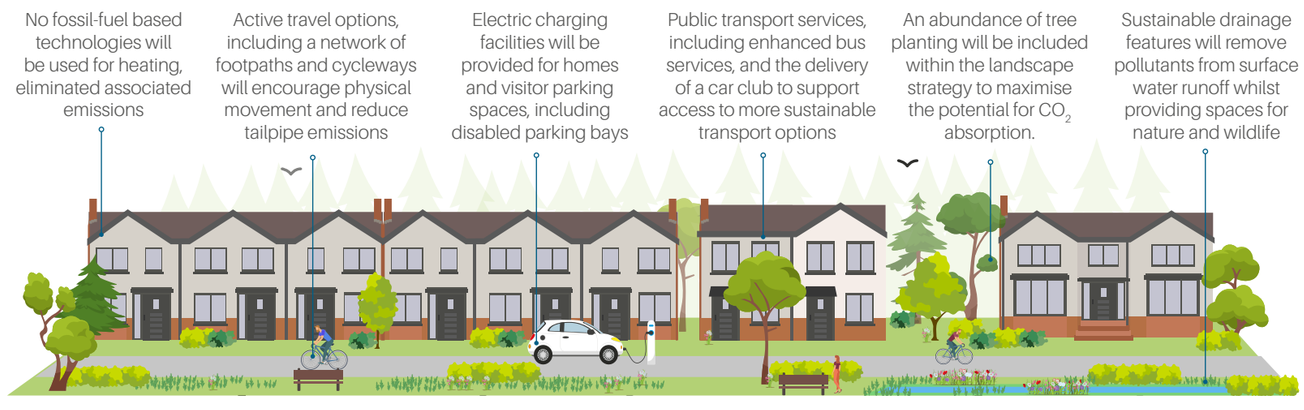
Natural Environment



Built Environment



Emissions



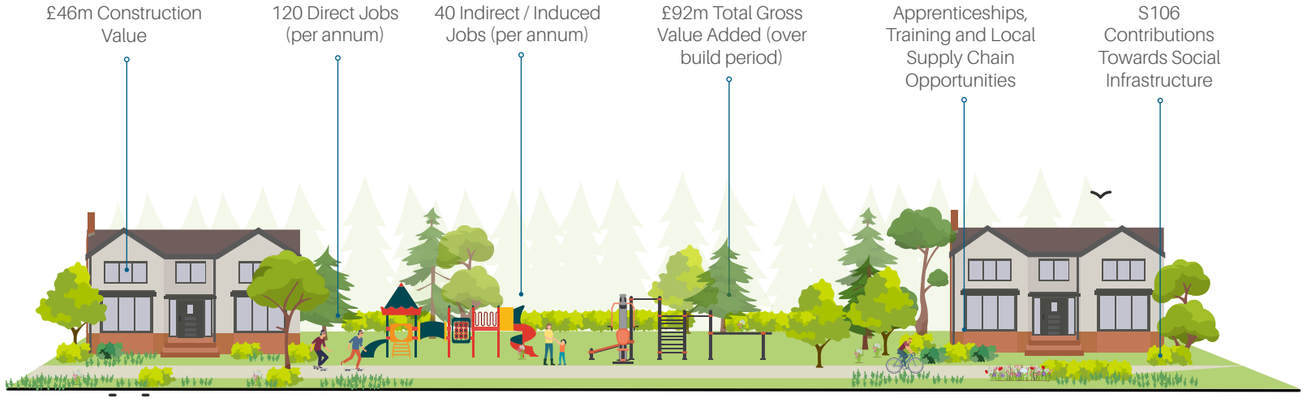
6.17 A Sustainable Development

Socio-Economic Benefits

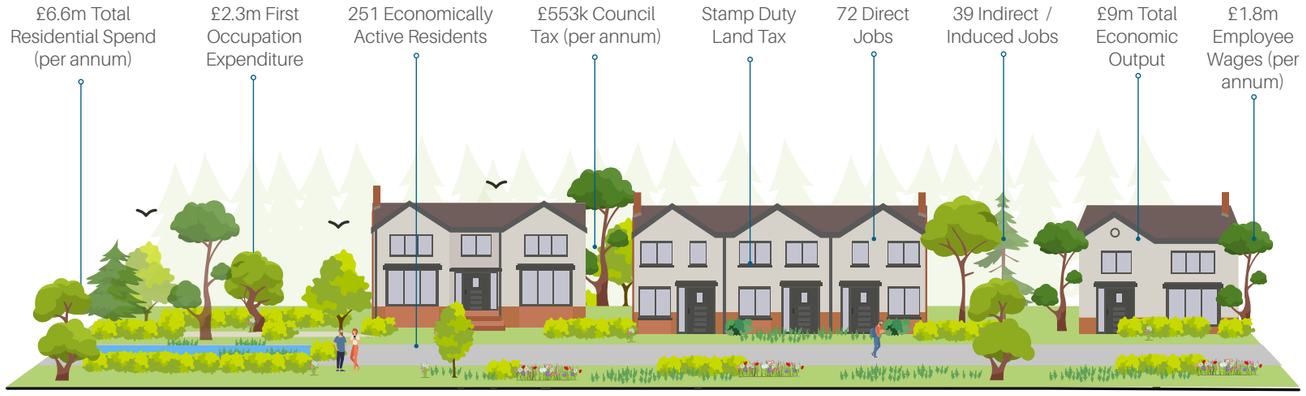
The infographic (right) provides an overview of the socio-economic benefits that could be delivered from the development of the Land at LVS Hassocks, Sayers Common, Mid Sussex. The proposal includes a new sustainable development of up to 210 homes and will make a significant contribution towards meeting a range of local housing needs. It includes a new relocated SEN school. The development will provide open spaces, play facilities, allotments, orchards and active travel opportunities, which will encourage healthy lifestyles for the local community.

Overall, the construction of new housing and social infrastructure will provide benefits for the local economy
and will further deliver social benefits once occupied, which are captured and summarised here (n.b. figures are approximate and rounded).

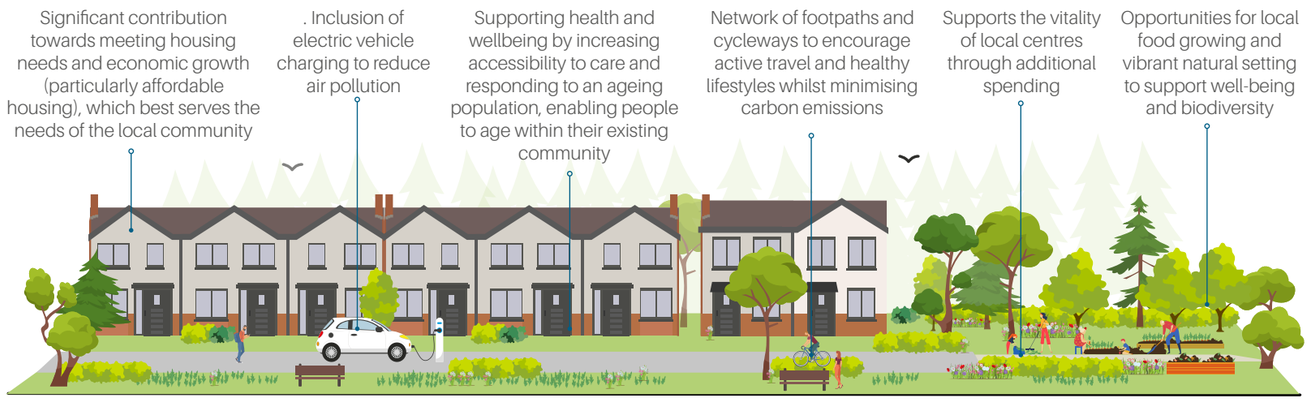
Construction Phase



Operational Phase



Wider Benefits



6.18 Sustainability & Energy Statement

A Sustainability and Energy Statement has been compiled by Iceni Projects to accompany the application. The purpose of this Sustainability and Energy Statement is to provide an independent verification that the design of the proposed development is in accordance with the sustainability objectives of relevant planning policy at all levels and is a 'good practice' example for sustainable design.

A summary of the report follows, for complete details please refer to the Sustainability and Energy Statement submitted with the application.

The targets set out in the Wates Sustainability Strategy have been integral to the master-planning process with the following specific commitments. The proposed development will therefore:

- Incorporate a range of sustainable technologies, such as PV panels, rainwater harvesting and EV charging points that will be sensitively integrated into the design.
- Maximise the opportunity for building efficiency and the reduction of carbon emissions embodied within the construction process.
- Deliver homes that are Net Zero Carbon Ready by adhering to the technical requirements set out in the Future Homes Standard.
- Provide an effective and deliverable Travel Plan which will include an EV car club.
- Avoid overheating through appropriate design (such as dwelling orientation).
- Utilise water efficiency measures to reduce the need for mains water use through the installation of fittings which target a water use of 100 litres/person/day.

Given that the application to secure planning permission for residential development falls within the outline component of the hybrid application, full details of the Sustainability and Energy Statement will be provided at the reserved matters stage.

It is understood that the proposed dwellings will be constructed to deliver homes that are Net Zero Carbon Ready, by adhering to the technical requirements set out in the Future Homes Standard. Further requirements are set out in the National Planning Policy Framework (2024).

The application site's performance against policy, industry best practice and standards has been considered across its full lifecycle. This covers the design, construction and operation of the proposed development and includes several thematic areas: energy, CO_2 emissions, water management and flood resilience, materials, waste, pollution, health and wellbeing, landscape and ecology, transport, and climate resilience.

A review of the proposed development's sustainability targets against the planning objectives and best practice identifies the opportunities and constraints of the Site and sets the targets for the design team. The Sustainability and Energy Statement demonstrates that the proposed development would meet the key policy objectives by incorporating relevant measures for each of the thematic areas considered.

By undertaking this sustainability appraisal at such an early stage of the project, the potential impact of the sustainable development has been maximised.

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7.0 CONCLUSION

7.0 CONCLUSION

The Site is located on the northern edge of Sayers Common,with existing residential development to the south and south-east.

Along with the proposed replacement school, this Site represents an opportunity to deliver a high quality and attractive residential development that responds to the future housing needs of Mid Sussex in a manner that is sensitive to the Site and its setting.

A key feature of the concept and illustrative layouts is the retention of the majority of existing trees and hedgerows along the boundaries and within the Site, together with the creating a new focus around the retained former chapel.

This landscape-led approach will enable the provision of a generous amount of open space. There is the potential to provide a high quality landscaped setting on this Site with informal open spaces including amenity green space and play areas.

Consultation with key technical consultants has enabled a thorough assessment of the opportunities and constraints of this Site which has, in turn, informed the preparation of an initial concept proposals. These proposals identify key layout and design parameters and ww a landscape and ecology led approach for this site.

The development has been sensitively designed and Wates has been keen to ensure that the final scheme is created in collaboration with the local community by taking an effective community-led approach. The proposals are part of the wider masterplan for Sayers Common and as such the deign team have been working collaboratively with MSDC and the other site promoters to ensure that a cohesive, integrated and masterplanned development is brought forward at Sayers Common.

8.0 APPENDICES

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8.1 Issues Raised During the First Pre-Application Meeting Regarding the School Scheme

Connectivity to the south

Connections to the south were not considered viable due to the need to remove existing trees, the potential for flooding and the fact the the adjoining development consisted of a continuous row of dwellings and a wet pond with no obvious point of connection that could be explored as illustrated below:

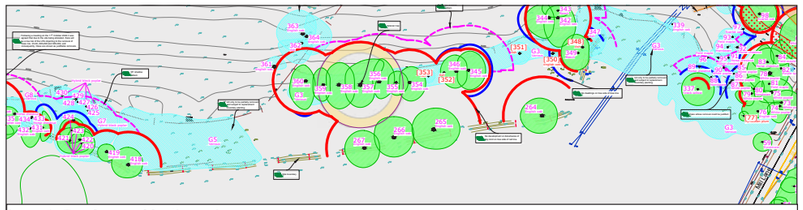


Image 1 - Tree Survey of Southern edge.

Southern boundary connection analysis

Existing Trees

Numerous trees are located along the southern boundary; and in the only location where a connection might be located (to avoid the existing houses and the permanently wet pond), it would necessitate the removal of some small specimens and be likely to harm two large mature oaks (nos. 418 and 419) by encroaching into their root protection areas.

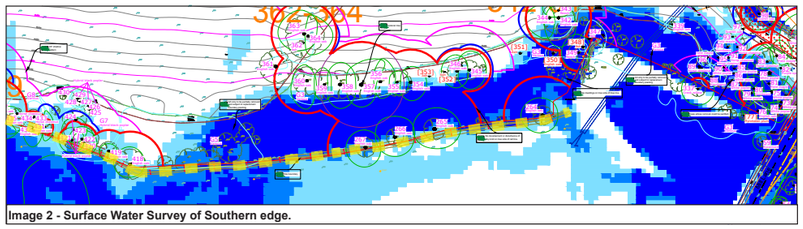


Image 2 - Surface Water Survey of Southern edge.

Flooding

There is a ditch/ depression along the southern boundary (marked with a yellow dash) that frequently floods, especially in winter. The wider area is also prone to surface water flooding. Together this means that flooding would intermittently prevent a connection to the south of the site, particularly during the winter months.

Image 3 -Aerial Photograph of Southern edge.

Southern Development Design

Houses to the south of the site back on to the majority of the boundary.
Where public open space is located, the landscape comprises further tree planting and a permanently wet pond, limiting opportunities for a connection.

Image 4 - Winter view of the southern boundary

Southern boundary connection analysis

Image 5 - Summer view of the southern boundary

“Secured by design” Principles

A southern connection would create an isolated route with limited natural surveillance.
It would also reduce the safety of those existing properties by encouraging open public movement to the side / rear of the properties where limited overlooking/ surveillance can be achieved.
In addition, it would likely require comprehensive lighting which would have negative impacts on existing ecological habitats.
Therefore, to include a connection and provide a safe route, the southern development would have needed to design in a connection rather than a route now being retrospectively incorporated.

Image 6 - Winter view of the southern boundary (from Google Maps)

Conclusion

Due to existing houses backing onto the southern boundary, only a small proportion of the land to the south is publicly accessible, limiting opportunities for a connection.
Where the land is publicly accessible there is dense tree planting along the boundary and a ditch that frequently floods, the land is also prone to surface water flooding, and there is a permanently wet basin. For these reasons, a connection to the south of the site is unfeasible without removing existing trees and proposing significant infrastructure on third party land. And even if this were to occur, the route would have little surveillance, cause a security risk for existing dwellings, and lighting would potentially harm existing habitats.

8.0 APPENDICES

8.1 Issues Raised During the First Pre-Application Meeting Regarding the School Scheme

Location of apartment buildings in south western corner

Whilst other locations were explored, it was felt that the apartments typology was most suited for field F5 on the western boundary, due to the constraints within this area. The information (right) was produced to explain the reasons behind this proposal.

Field F5 - South-western corner

Whilst other locations were explored, it was felt that the apartments typology was most suited for field F5, due to the constraints within this area. The proximity of existing retained mature trees, potential for overshadowing and the restricted access arrangements would have posed difficulties for housing.

Various options were considered in this area including the plan below for 15 houses, but for an efficient design, the access road would have had to be located between the houses with rear gardens tucked under the canopies of the existing retained trees, this would reduce the guarantee of this vegetation remaining in the future, let alone being enhanced. And consequently, could result in greater landscape and visual effects to the west of the site, including sensitive receptors along the bridleway. It also created an unsatisfactory relationship with the retained food growing area, Nuns' cemetery and the countryside to the west.

Dismissed option for houses in Field F5

Apartments Typology - Farmstead narrative

To better relate to the existing surrounding land uses (food growing area, Nuns' cemetery and countryside to the west), it was felt that as part of the architectural approach, a farmstead narrative should be created for the proposed apartments, giving the impression that these buildings and place have developed and evolved over time.

Key elements of the 'primary' form:

- A basic rectangular footprint.
- A simple yet varied roof form - hipped or gabled.
- Appropriate spacing between buildings to create enclosure of a courtyard.
- The use of chimneys.

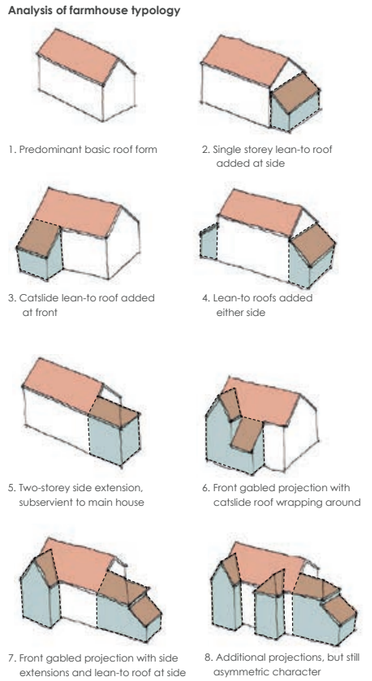
Glimpses of these buildings from the west of the site would be more appropriate given the primarily rural character of the landscape compared to a row of uniform dwellings, as per the dismissed option.

Key elements of the 'incidental' form:

- Single storey lean-to roof added at the side or both sides.
- Two-storey side extension, subservient to the main house.
- Front or rear gabled projections to increase the depth to part of the main house.
- Additional projections and adornments, all retaining an asymmetric character.

Current "farmstead" arrangement for apartments in Field F5

Over time, the enhanced vegetation along the western boundary would further limit views and reduce effects on this landscape.



Farmstead Assessment Framework Diagram

8.0 APPENDICES

8.2 Building for a Healthy Life

Integrated Neighbourhoods

Natural Connections

The illustrative masterplan has been conceived to ensure that there is good connectivity both within the Site and to the local and wider pedestrian and cyclist network, local public transport and facilities.

The illustrative layout is designed to be permeable with good connectivity via attractive streets, greenways and open spaces.

Walking, cycling and public transport

The layout provides a good balance of street design with segregated footways and on carriageway cycling within a traffic calmed environment encouraging active modes of travel and discouraging use of the private car for short journeys.

Facilities and services

The layout has been designed to maximise active frontages and regular places where routes meet of a human scale to encourage social interaction. Benches provided in key locations will assist those with mobility difficulties to walk more easily between places.

Homes for everyone

The neighbourhood will comprise a diverse mix of new homes including one and two-bedroom apartments and two, three and four-bedroom houses.

Affordable homes will be seamlessly integrated into the new neighbourhood ensuring that it is tenure blind with similar architectural design features, specification of materials and landscaping.

Distinctive Places

Making the most of what's there

The concept for the masterplan has been to create a gradation of density, height, form and massing which responds to the transition from built form to rural edge with the densest buildings within the centre of the Site.

A memorable character

The architectural concept for the illustrative masterplan has resulted from a layered approach to the responses made, building up a concept with a strong framework of streets and green spaces which will create a memorable and legible place.

A rich and varied sequence of places and spaces are incorporated which will provide a visually stimulating place with many opportunities for social interaction. The range of spatial types and scale within the masterplan provide a spatial hierarchy as well as a varied public realm experience which is held together as a coherent place with a strong identity by the consistent architectural approach.

Well defined streets and spaces

The illustrative masterplan framework has been conceived around a traditional approach to block structure ensuring that there is clear demarcation between private and public realm and creates a secure place where the boundaries of private space are well protected. It also ensures that there are active frontages throughout and there is good natural surveillance of all areas of public realm. The edges of streets and spaces are clearly defined with strong and active building frontages.

Easy to find your way around

The structural framework of the streets and spaces which have resulted from the carefully layered concept development process overlaid and reinforced with the architectural approach will create a very legible place which is easy to find your way around. The sequence of framed and open views and vistas will reinforce the strong sense of place.

8.0 APPENDICES

8.2 Building for a Healthy Life

Streets for All

Healthy streets

The traffic calmed character of the place is announced with trees lined streets in planted verges.

The squares and open spaces will have the potential for seats to be incorporated to enable residents to meet and chat providing regular opportunities for social interaction within the new community.

Although this is only an illustrative layout, care has been taken as part of the landscape and planting strategy to ensure that the visual, smell and audio senses are stimulated providing a layer of sensory richness to the experience of the place.

Vehicular crossings into side streets at junctions from the loop street into community lanes and courts will generally be well defined which will raise a level of alertness by the driver to pedestrian activity, the junction reading as a pavement cross-over giving visual priority to the pedestrian.

Cycle and car parking

Cycle and car parking will be provided to meet current standards. Secure cycle storage will be provided for both the apartments and houses.

Where parking spaces are located on plot these are generally located behind the building line to avoid the cars intruding into the street scene.

Landscaping and kerbs in streets and lanes will be designed to avoid the potential for anti-social car parking in undesignated spaces.

Green and blue infrastructure

Landscape proposals, and an Ecological Impact Assessment accompany this application.

The design of the new neighbourhood will enable people to appreciate and respect the natural environment. All open space areas will be subject to good natural surveillance from the active frontages of the new homes which overlook them.

The high level of permeability within the Site and connectivity via the network of open spaces and footpaths to the surrounding area will give residents access to the natural environment in and around the Site.

Back of pavement, front of home

The traditional approach to the block layout of the illustrative masterplan ensure that there is clear demarcation of public and private realm. All areas of open space will be clearly designated as either with no left over spaces where management responsibility is unclear.

Rear garden boundaries where they are exposed will be free standing brick walls of a minimum 1.8 metres in height. These will generally be softened and given further protection by having shrub or hedge planting in front. This also adds to the ecological value of these boundary treatments.

The opportunity for shrub and hedge planting in front gardens will also be provided. Consideration will be given to how this can be managed to ensure that there is a coherent and consistent treatment to street frontages. The front gardens will also provide opportunities for social interaction.

Well integrated waste and cycle storage will be provided to both houses and apartments. Apartments will have communal storage rooms and house storage will generally be in rear gardens. Careful consideration will be given to the siting of utility boxes, external pipes and flues to ensure that these are as discretely positioned as possible.

OSP Architecture
Broadmede House
Farnham Business Park
Weydon Lane
Farnham
Surrey
GU9 8QT
Tel: 01252 267878
www.osparchitecture.com