4.01 Proposed Site Layout

The proposed layout provides 80 dwellings and will deliver a landscape-led, sustainable neighbourhood that integrates well with the local community and its rural surroundings. The scheme focuses on offering attractive, energy-efficient homes that meet local housing needs, including an appropriate level of affordable housing.

The key features of our proposals include:

- The scheme proposes affordable housing provision which will be of a high standard to further benefit the community. 24 units out of 80 (30%) will be affordable dwellings
- Provide high-quality homes with a sustainable mix of dwelling sizes to promote a diverse community
- Provision of public open space along the western boundary as well as in the centre of the development complementing the existing PRoW and provide passive surveillance. An area of informal play will also be incorporated, offering additional recreational value for residents and supporting a well-used, welcoming landscape
- A new vehicular access point is proposed to the south of the site via Reeds Lane, which will also serve pedestrian and cycle access
- Retention of the existing boundary trees and landscaping within the site along with additional significant native planting introduced
- The site layout will also be fully compliant in terms of parking provision, in the form of driveways, tandem parking, and lay-by spaces for visitors
- Creation of pedestrian-friendly pathways and cycling infrastructure to encourage active lifestyles
- Sustainability at the 'core' of the design and masterplanning approach
- Creation of additional pedestrian link to Reeds Lane as well as to the east of the site connecting development with Elivia Scheme
- Opportunity for development in the vicinity of Furze Fields to address this natural feature providing residents with an attractive outlook
- The site layout will incorporate a fully considered drainage strategy that will utilise sustainable drainage features such as swales and attenuation pond

Illustrative Site Plan

4.02 Scale

Throughout the development, dwelling heights are a mix of 2 and 2.5 storeys. Garages and car ports are 1 storey.

Eaves lines for 2 storey dwellings will be at first floor window head with 40-50 degree roofs predominantly used to maximise the visual quality of the development whilst keeping massing as low as possible. 2.5 storey dwellings are positioned either side of the public right of way which links Reeds Lane to the wider footpath network

Corner turning dwellings will be used at key junctions to address both roads and to provide a more active frontage.

Key

- Site boundary
- 1 Storey
- 2 Storey
- 2.5 Storey

Building Heights Plan

4.03 Use, Amount and Density

Use

The site is proposed for residential development, providing 80 dwellings, including 30% affordable homes. The scheme delivers a mix of dwelling sizes from 1-bedroom flats to 4-bedroom houses to support a diverse community, with high-quality, energy-efficient homes designed to integrate with the surrounding rural context.

Amount

Affordable Dwellings	No.
1-2 Bedroom Flats	12
2-Bedroom Houses	5
3-Bedroom Houses	7
	TOTAL: 24 (30%)
Open Market Dwellings	**No.**
2-Bedroom Houses	11
3-Bedroom Houses	36
4-Bedroom Houses	10
	TOTAL: 56 (70%)

Density

The site has an overall area of 4.45Ha, however a number of constraints restrict the amount of developable land. These constraints include the retention of existing trees and the requirement for drainage solutions including swales and an attenuation basin.

This results in a net developable area of 2.12Ha. Based on a scheme of 80 dwellings this would results in a gross density of 37.7dph

Key

- Site boundary
- 4 Bedroom
- 2 Bedroom
- 3 Bedroom
- 1-2 Bed Flats

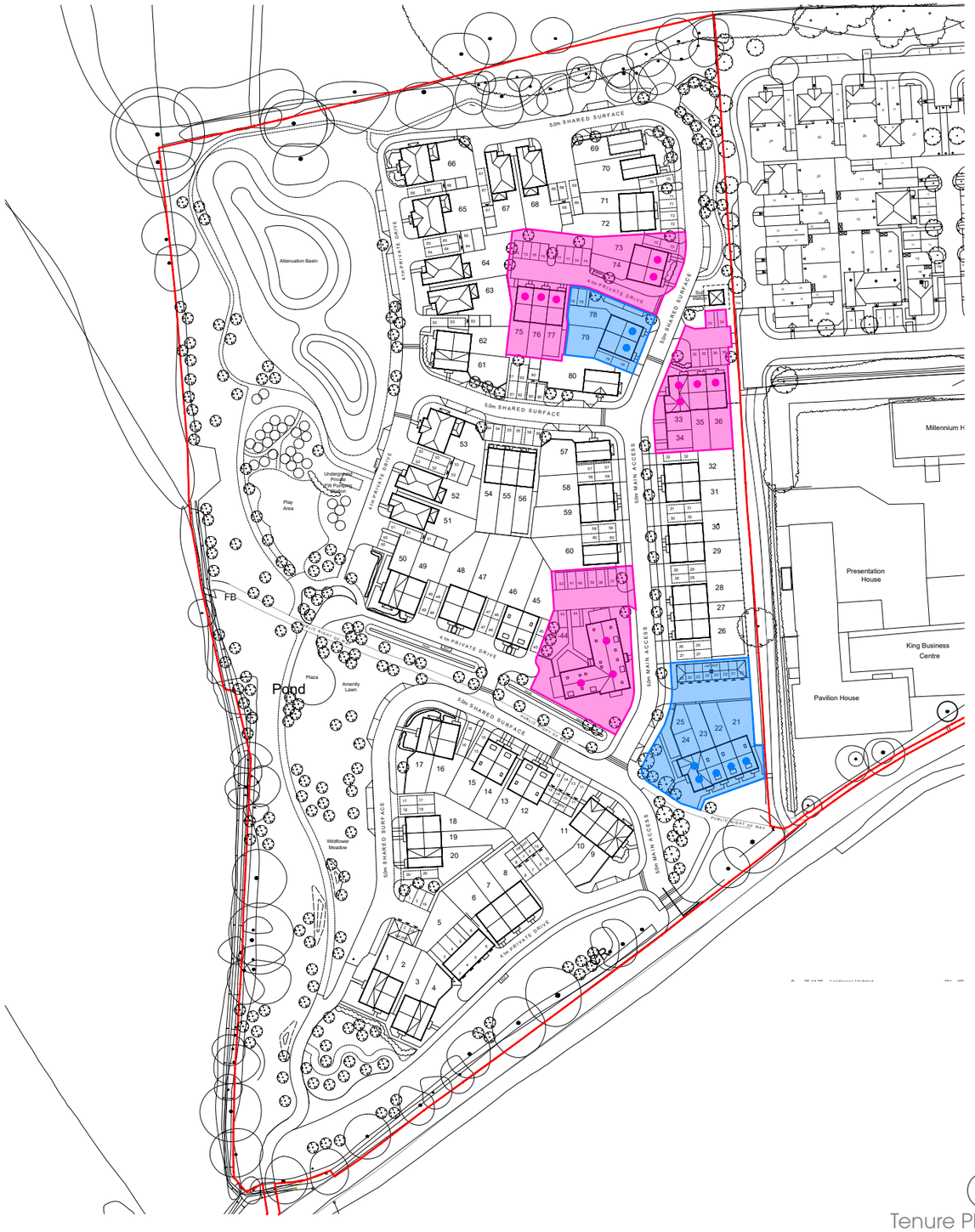
Use and Amount Plan

4.04 Tenure

In accordance with local planning policy, 30% of the proposed homes will be delivered as affordable housing, providing a total of 24 dwellings. These will comprise a mix of 1, 2 and 3 bedroom properties.

The tenure and unit mix follow the requirements set out by the Affordable Housing Officer, with the affordable provision split between shared ownership and affordable rent. This approach ensures the scheme contributes meaningfully to local housing need while offering a range of homes suitable for different household types.

Affordable Dwellings	No.	%
Affordable Rent	17	21%
Shared Ownership	7	9%
	Total: 24	30%



Tenure Plan

Key

- Site boundary
- Affordable Rent
- Shared Ownership

4.05 Access & Highways

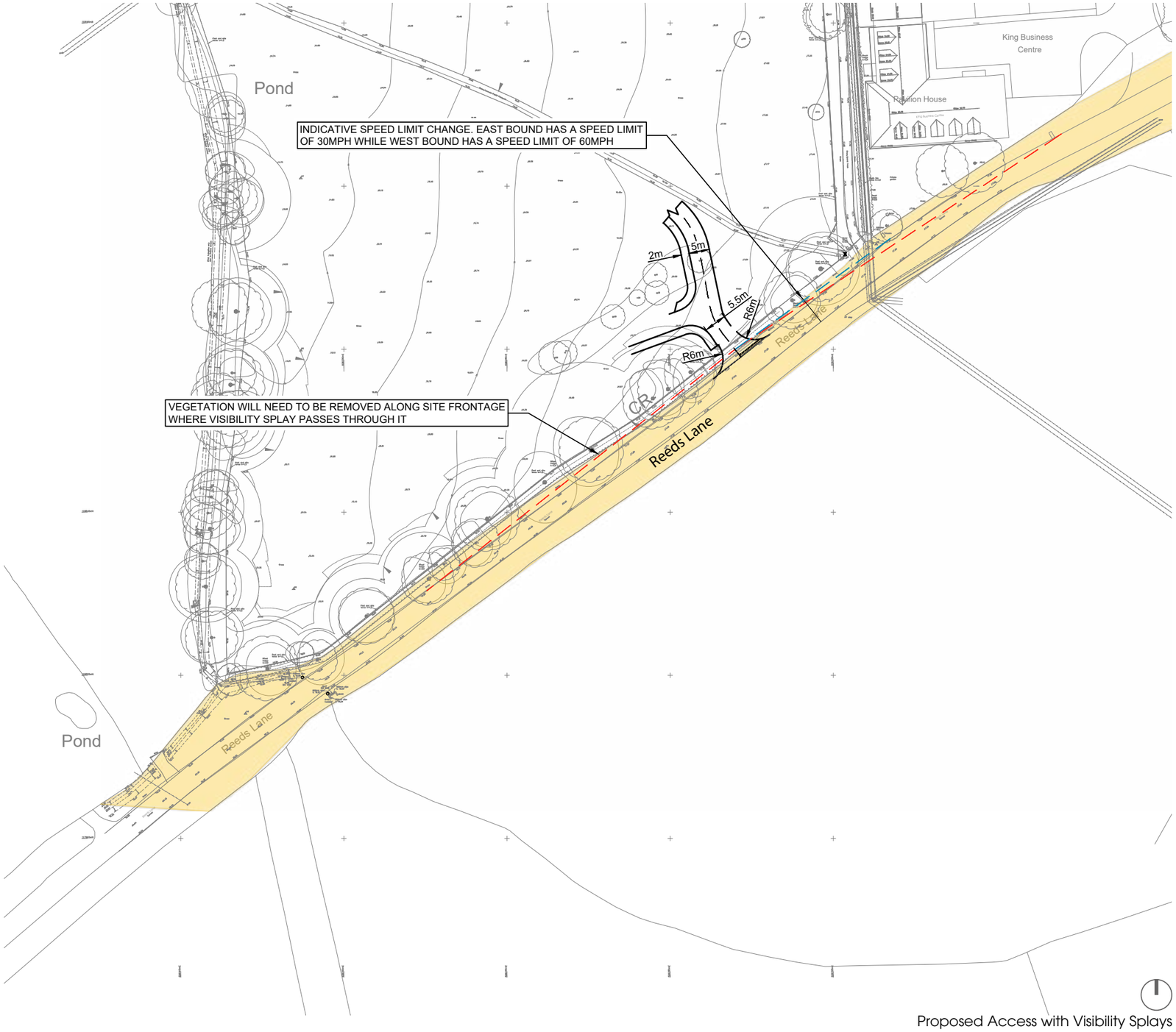
The proposed access to the site is situated along Reeds Lane in Sayers Common, West Sussex, and has been designed to adhere to visibility splay requirements whilst avoiding the loss of any trees along the site boundary to incorporate this. Access will be via a 5.5m wide carriageway, with a 6m radius bellmouth access at the southern boundary of the site on Reeds Lane. A 96m visibility splay is provided in both directions based on observed road speeds (in line with DMRB standards).

The design incorporates minor vegetation removal along the site frontage to ensure clear visibility splays. The proposal also accounts for the existing 30mph speed limit to the east and 60mph speed limit to the west, with the visibility splay ensuring safe access for vehicles entering and exiting the site.

The proposals include a paved pedestrian link from the south-east site corner along the edge of Reeds Lane towards the village until it links up to the existing footway, ensuring a suitable pedestrian link is provided. Within the site this footpath continues westwards to the south-west site corner where it feeds out onto Reeds Lane. This allows for pedestrian links to future development to the south and west.

Further pedestrian and cycle links are provided to the north-east of the site to the recently approved residential scheme.

The design of the access is subject to approval from local highway authorities



Proposed Access with Visibility Splays

Key

Site Boundary

Adopted Highways

4.06 Street Hierarchy

The site layout plan shows vehicular and pedestrian access primarily from the south via Reeds Lane, leading into a main spine road that runs through the eastern section of the development towards the northern part of the site. From this spine road, a series of smaller roads branch westwards, creating a looped and well-connected internal street network. Pedestrian routes are clearly defined, with dedicated footpaths and crossing points throughout the site, enhancing pedestrian movement.

Parking on site will be provided fully in accordance with West Sussex parking standards, and design guidance on parking across various planning policy documents. In addition 24 visitor spaces are proposed.

Summary of proposed parking arrangements as follows:

- 2 spaces per 2- and 3-bedroom house
- 2 to 3 spaces per 4-bedroom house (including garages)
- 24 visitor spaces (approximately 1 per 3.1 dwellings)
- Cycle parking will be provided for each dwelling to encourage sustainable travel.
- 1.5 spaces for 1 & 2 bedroom flat
- EV charging will be provided in accordance with relevant parking standards and policy (DPT4).

Accessibility Approach Diagram

Key

- Site Boundary
- Vehicle Access Point
- Principal Road
- Proposed Footpath Links
- Raised Pedestrian Crossings
- Shared Surface

4.07 Overarching Landscape Strategy

The landscape design principles draw inspiration from within and outside existing site characteristics of Sayers Common, aspiring to create a welcoming and active environment for its residents. The design aims to bring both urban and rural ideas to offer its residents a variety of opportunities.

- Fostering a sense of pride and ownership in the use of the space, creating opportunities for community interaction and social cohesion.
- Developing vibrant, dynamic spaces that encourage an active lifestyle for all by a network of pathways within the POS connecting public and semi-public spaces within natural and semi-natural settings.
- Wildflower meadows and amenity grasslands with formal and informal paths intended to connect its residents to nature, nurturing natural play and exploration opportunities. This hierarchy of walking routes encourages residents to adopt an active and healthy lifestyle, while providing an opportunity to appreciate and conserve biodiverse landscapes.

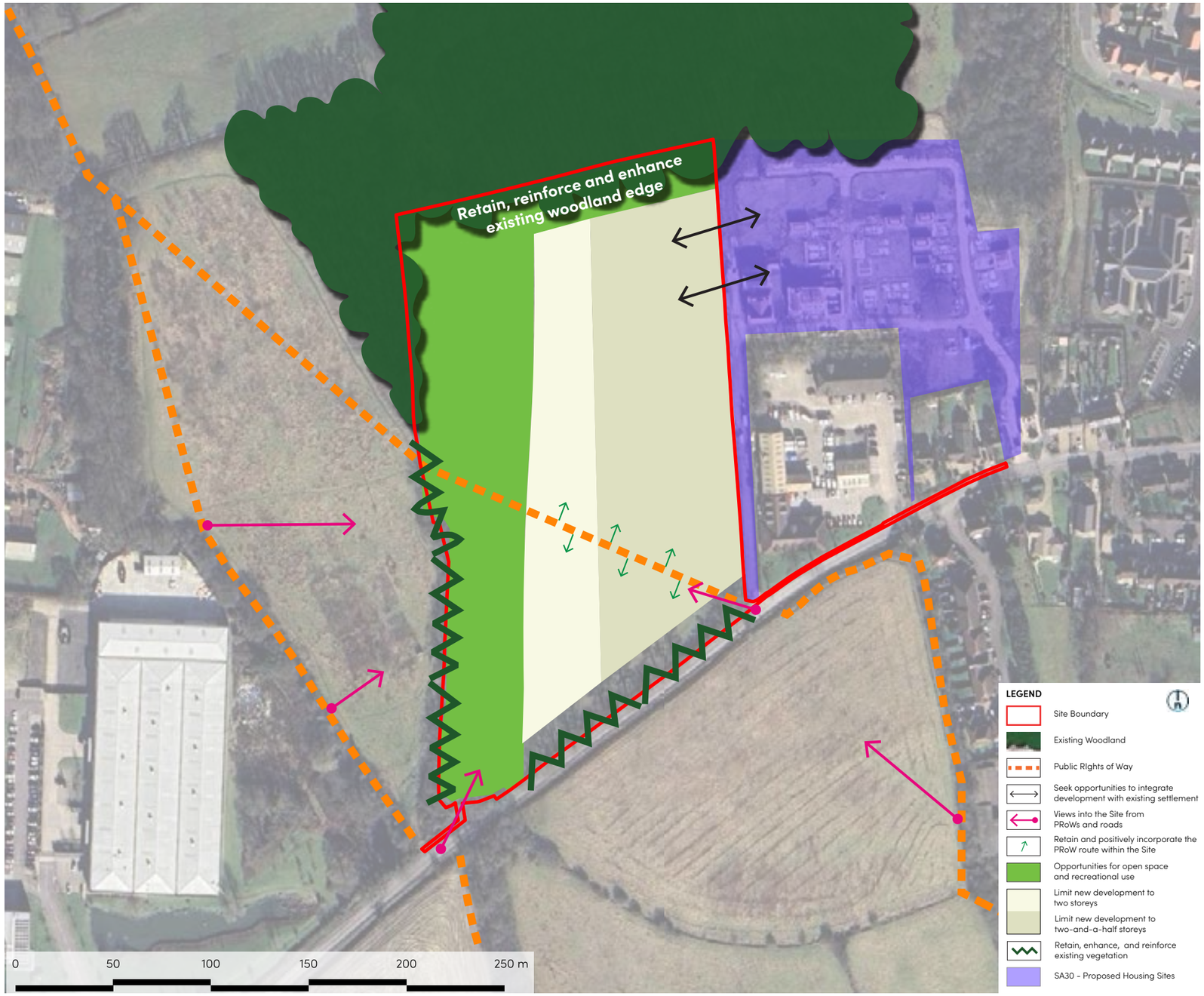
The images above are a collection of photographs taken during our visit to the site, capturing key site characters.
*Images with a red box are aspiring visuals from the internet.

Figure 1: Site photographs & Reference Imagery
Source: FINC Architects & Google

4.08 Development Principles Plan

A series of design principles have been identified based on the baseline analysis, policy and evidence base. These principles are illustrated on Landscape Development Principles Plan.

- Retain the existing structure of vegetation that defines and encloses the Site's southern, western and northern boundaries;
- Retain and positively incorporate the PRoW route within the Site, with new opportunities for permeability and recreation incorporated along the route;
- Reinforce tree planting along the western edge of the Site to provide further enclosure and reduce visual impact on views from the PRoW network further west;
- Provide a buffer of open space within the western part of the Site, allowing for the flood zone and providing space for SuDS features, wetland landscape enhancements and open space for play, recreation and habitat enhancements;
- Concentrate development within the eastern part of the Site, where existing influences of built form are strongest. Seek opportunities to integrate the Proposed Development with the existing settlement edge through pedestrian connectivity;
- Limit new development to two storeys, particular on the western edge, with occasional two-and-a-half storeys further easy to provide some articulation of rooflines; and
- Provide native canopy tree planting within the western open space, integrating built development within the landscape and reinforcing the strongly treed character of the landscape.



4.09 Landscape Context

Introduction

A Landscape & Visual Study (LVS) has been prepared on behalf of Reside in connection with a proposed residential development comprising 80 dwellings with associated open space (the Proposed Development) on Land at Reeds Lane, Sayers Common (the Site). Key findings of the LVA are set out below.

Landscape Character

The Site comprises a single grassland field with an area of approximately 4.5ha. It is bounded to the south by Reeds Lane, where a strong belt of trees and hedgerow defines the boundary. The southern part of the western boundary is defined by a ditch and canopy trees including mature oaks, however further north, the Site is contained by a patch of woodland that becomes increasingly wide, and links with the block of woodland that contains the northern edge of the Site. The eastern boundary is defined by a track which provides access to land to the north of King Business Centre – at the time of field surveys this track was in use for construction traffic, with a temporary construction compound located within the Site's eastern extent. Existing hedgerows provide minimal containment to King Business Centre.

The Site slopes gently from east to west, with the ditch along the western boundary marking the low point in local landform. At the time of field surveys, surface water was present in the south-western part of the Site.

The Site is largely open with minimal vegetation within its interior, save for a number of relatively recently planted oak trees. Low voltage overhead power lines cross the Site from south-west to north-east.

As a result of the Site's robust vegetated northern, southern and western boundaries, there is a strong sense of enclosure. However, the eastern boundary is not well contained, resulting in intervisibility with existing built form (and ongoing construction activities) which influences the character of the Site. Furthermore, the existing use of part of the Site as a construction compound emphasises the sense of an urban fringe location, with the otherwise strongly enclosed boundaries separating the Site from the wider landscape.

At a wider scale the presence of large scale built form further to the west of the Site along Reeds Lane emphasises the sense of a fragmented, urban fringe landscape.

On the basis of the above, the Site is not considered to be representative of the key characteristics of its containing LCA 4 Hickstead Low Weald. It is not perceived as wild or remote and its condition and perceptual qualities are influenced by existing adjacent development and ongoing construction activity.

Conclusion

The Proposed Development would introduce changes to the physical fabric and perceived character of the landscape. These changes would also be visible to visual receptors in the local area.

However, whilst the Site is largely open agricultural land, its character is strongly influenced by existing adjacent development as well as overhead power lines and temporary construction activities. The Site is not designated and has no notable historical or cultural associations, while its condition and perceptual qualities are under noted urbanising influences. These factors reduce the Site's sensitivity to development of the type proposed and they also limit the Site's representativeness of the key characteristics of the wider landscape, as identified by published landscape character assessment.

Furthermore, as identified in the visual appraisal, the Site has a highly restricted visual envelope due to the combination of landform and robust existing vegetation as well as large scale existing development further west of the Site which influences the character of the wider landscape to the west of Sayers Common.

As a result of the above, whilst the character and physical fabric of the Site will inevitably be negatively affected by the Proposed Development, these effects will be limited and localised.

Furthermore, the Proposed Development would introduce a positively designed residential neighbourhood with new public open space including opportunities for play and information recreation with enhanced pedestrian permeability and habitat creation. The Proposed Development also includes new planting comprising a rich palette of native and ornamental trees, as well as native scrub, hedgerow and ornamental planting. As such, the Site's individual landscape features and components will be subject to long term positive change once established.

Due to the Site's robustly vegetated boundaries to the north, west and south, which would be largely retained as part of the Proposed Development, visual effects beyond the Site's boundaries would be limited to filtered, partial views from the PRoW network to the immediate west and south of the Site and glimpsed views from Reeds Lane. In all views, the Proposed Development would be seen in the context of existing built form to the east, limiting the scale of perceived change.

Due to the strong pattern of vegetation, gently undulating landform and built form to the east and west of the Site, no views have identified in the wider landscape.

The growth and establishment of proposed planting will also assist in reducing the impact of the Proposed Development on local visual receptors, particularly through the reinforcement of the western boundary with native tree and shrub planting. Once established, proposed tree planting within the development layout and open space will assist with integrating and assimilating new built form within its landscape setting, thereby reducing the potential for negative visual effects within the Site's restricted visual envelope.

On the basis of the above, the Site is considered to have the capacity to accommodate the Proposed Development without widespread or substantial negative landscape and visual effects. The Proposed Development has been subject to a landscape-led iterative design process to ensure it can be successfully integrated within its landscape and townscape context.

4.10 Views

The Site is visible in open, close-range views from a section of PRoW HSC-1AL approximately 180m in length where it crosses through the Site, as demonstrated by Viewpoint 1. Existing built form at the King Business Centre and ongoing construction of housing on land to the north of King Business Centre forms the backdrop to views to the east. Low voltage overhead power lines are also a notable feature crossing the northern extent of the Site.

From the PRoW network to the west of the Site, existing trees provide strong filtering and enclosure of the Site interior, although existing built form within and around King Business Centre remains visible beyond the trees. Similar views are available from a localised area on PRoW HSC-3AL as shown by Viewpoint 2.

- Further north, the strong pattern of woodland that contains the northern and north-western parts of the Site results in diminished visibility from the local PRoW network.
- Located on Reeds Lane approximately 235m west of the Site, shows that the combination of flat landform and strong intervening tree belts and large scale built-form at the AVTrade Global Headquarters results in no intervisibility with the Site interior, albeit existing trees on the southern boundary can be seen along the road further east.
- In close range views from Reeds Lane, dense trees and hedgerow along the southern Site boundary strongly filter or screen views of the Site interior as demonstrated by Viewpoint 5. The lack of pavements on this section of the road is such that the majority of receptors will be travelling in vehicles with views experienced briefly and transiently.

In summary, whilst there are open, close range views from within its interior, the Site's visual envelope is restricted by the combination of landform and the strong structure of hedgerow, canopy trees and woodland as well as existing built form which lies to the east and west, resulting in partial, filtered or glimpsed views from the PRoW and road network to the immediate south and west of the Site. On this basis, the Site is considered to have a highly restricted visual envelope.

Figure 2: LVA Viewpoint 3 - View south-east from PRoW HSC-1AL
Source: FINC Architects

Figure 3: LVA Viewpoint 3 - View east from PRoW HSC-3AL
Source: FINC Architects

Figure 4: LVA Viewpoint 3 - View north-east from Reeds Lane
Source: FINC Architects

4.11 Illustrative Landscape Masterplan

KEY

- Site boundary
- Existing PRoW
- 1 Existing vegetation retained
- 2 Focal area with feature paving, planting mixes and seating
- 3 Proposed amenity grassland
- 4 Proposed wildflower meadow with scattered trees
- 5 Proposed SUDs basin with inundated planting, reeds & marginal planting mixes
- 6 Proposed native scrub planting for boundary enhancement
- 7 Proposed trees
- 8 Community orchard
- 9 Play area (LEAP)
- 10 Swale & Rain gardens with incidental play features such as boulders and fallen logs
- 11 3.5m Shared Cycle path
- 12 Timber Boardwalk

4.12 Landscape Character Areas

The design will respond positively to the existing ecological networks and take advantage of the existing vegetation, resulting in character areas based on the landscape fabric, allowing the definition of semi-private and public spaces across the site.

The site is divided into a sequence of character areas based on different landscape design programming for each part. They present an opportunity to create spatial variety and define areas of activity and usage.

WOODLAND TRAILS

SUDS & ECOLOGY

PLAY

IDENTITY & FOCUS

OPEN VIEWS

ARRIVAL ZONES

Figure 5: Landscape Diagrams
Source: FINC ARCHITECTS

1 WOODLAND TRAILS

The existing trees along the northern and northwestern part of the developed area provide opportunities for residents to enjoy the tranquil and natural experiences the POS has to offer. The design proposes meandering pathways branching out from the primary footpaths, capturing the views and shades created by the woodland. Seating opportunities for all abilities would be provided along the way.

Apart from ecological benefits, the design proposes enhancing these areas with a native rich species planting and providing strategic buffer planting along the site boundary.

Shade loving wildflower meadows around existing woodland trees

Photograh of existing trees along the north of the site

Creating incidental breakout spaces between existing trees

2 OPEN VIEWS - POCKET PARKS & MEADOWS

An extensive wildflower meadow along the western boundary will maximise a sense of openness, allowing the afternoon sun to sweep across the site. Additionally, this follows the pathways leading from Reeds Lane over the ditch into the site which is a combined pedestrian-cycle route. The existing vegetaion along the boundary here frames the wildflower meadows and the site creating a unique identity.

While the views along the west are far and wide, the wildflower meadows along the sourthern boundary create frames views of Reeds lane proviidng oppurtunity for pocket gardens, community gardening and pause points.

Mown paths are proposed to route people away from the primary access path to create an opportunity for natural exploration. Insect hotels and bird boxes would be proposed in this area.

Species rich wildflower meadows

Incidental seating opportunities

Informal mown grass paths

3 SUDS & ECOLOGY

The existing ditch along the western part of the site with the PRoW crossing sets the tone for an active engagement with the blue infrastructure on the site, and the design proposes to explore opportunities to engage further with the SUDS basin and potential swales and raingardens.

Marginal planting and reeds along the basins and swales can be integrated well into the community through engagement and play. Glacial boulders, fallen logs could encourage natural play experiences.

Raingardens and swales with informal bridges for easy access

Photograh of existing ditch along the PRoW in the western part of the site

Reeds and marginal planting along SUDS basin

4 PLAY

Placed a prominent part of the public open space, this zone provides opportunities of play, recreation while providing a safe and secure environment. An attractive planting plate that combines both native and non native species provides the required background for this engaging zone.

Rain gardens and swales to provide opportunity for play

Design with nature

Play equipments made from natural materials

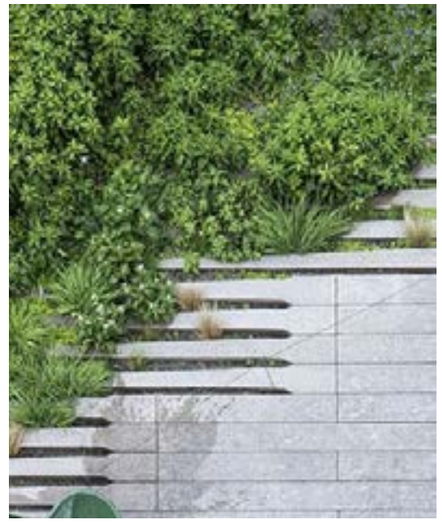
5 IDENTITY & FOCUS

A strong visual and physical access is maintained through the architectural language of the design proposal, and the POS aims to draw its users to a focal area that celebrates this arrival. Feature planting beds with year-round interest and multi-stem trees, along with seating and gathering opportunities, are proposed within this area.

Additionally, the design proposed high-quality warm colour block paving to set in contrast to the remaining footpath hierarchy with metal edging or concretet kerbs where required.

Feature multi-stem trees with attractive planting beds

Low level planting with seating maintaining connectivity and cohesiveness



Integrate proposed and natural features

6 ARRIVAL ZONES

Pocket arrival plazas anchor the entrances, providing a sense of identity and arrival. These pockets aim to be characteristic of feature paving and planting strategy. Signage reference to the development – a logo is proposed to be included as an art feature.

Feature seating opportunities

Planting mix to include key set of native shrubs and bulbs - a feature that will be transpired throughout the site

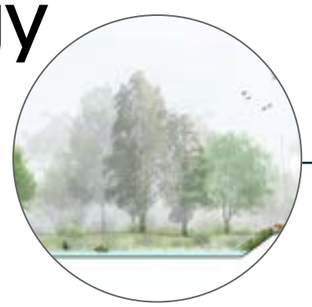
Contemporary yet traditional warm coloured block paving with silver grey concrete kerbs

4.13 Softscape Strategy

The soft landscape palette has been crafted to give the site a naturalistic feel, fostering a lush and biodiverse environment as a backdrop for the residential scheme.

The planting strategy will provide visual interest through different textures, forms, colour, and seasonal variation, and comprises the following objectives:

- Improve and strengthen biodiversity and create seasonal interest.
- Frame and define spaces, creating attractive spaces.
- Combining native and noon native species for trees and shrubs with a keen eye on climate resilient varieties that are suitable for the soil type.
- Resonating with the architectural intent of scale and rhythm, where possible, with avenue trees, verge planting.



AQUATIC & MARGINAL PLANTING

ORCHARDS

SWALES & RAINGARDENS

WILDFLOWER MEADOWS

A TREE STRATEGY

The design includes a palette of native and woodland tree species as well as non-native tree species and cultivars that resonate with the overall open space character of the scheme.

Apart from ecological benefits, trees add character and provide identity to open spaces, and the design proposes a selection of trees that are not only hardy and drought-resilient but also respect the architectural design principles, scale, vistas, and overall style.

3 broad categories of trees proposed are:

- Avenue trees for the streets. These would be selected for their robustness and draught-resilient characteristics.
- Large & medium-sized native trees for the public open spaces
- Feature ornamental trees

Avenue trees such as Ginko bilboa

Large POS trees such as Fagus sylvatica (Beech)

Feature trees such as Prunus

Malus sylvestris

Native fruiting trees such as Malus domestica

B ORNAMENTAL PLANTING MIX

The selection of ornamental plants will be carefully considered to provide seasonal interest, diverse structures and forms, and valuable habitats. Particular emphasis will be placed on maximizing the inclusion of plants that support pollinating insects, enhancing both ecological and visual benefits.

Plant species to be considered include:
Achillea 'Terracotta'
Anemone hupehensis var. japonica 'Pamina'
Camellia japonica 'Apple Blossom'
Ceanothus thyrsiflorus var. repens 'Ken Taylor'
Dryopteris filix-mas
Echinacea purpurea
Hydrangea macrophylla 'White'
Philadelphus 'Manteau d'Hermine'
Salvia nemorosa 'Caradonna'
Verbena bonariensis

Achillea 'Terracotta'

Dryopteris filix-mas

Salvia nemorosa 'Caradonna'

C AQUATIC AND MARGINAL PLANTING

The design includes a carefully selected palette of native species that enhance both ecological and visual benefits. A detailed planting list will be developed at a later stage.

Native aquatic plant species to be considered include:

Alisma plantago-aquatica, Butomus umbellatus, Glyceria maxima, Mentha aquatica

Native marginal plant species to be considered include:

Angelica sylvestris, Carex pendula, Ranunculus flammula, Silene flos-cuculi, Stachys palustris, Typha latifolia and Iris pseudacorus.


Iris pseudacorus


Geum rivale


Angelica sylvestris


Mentha aquatica


Glyceria maxima


Mentha aquatica

D SCRUB PLANTING & HEDGEROWS

The planting strategy includes a selection of hardy species likely to withstand site conditions. The proposed species aim to contribute positively to biodiversity.

Native scrub plant species to be considered include:

Cornus sanguinea, Corylus avellana, Crataegus monogyna and Ilex aquifolium.

Native hedgeplant species to be considered include:

Cornus sanguinea, Euonymus europaeus, Fagus sylvatica, Lonicera periclymenum, Taxus baccata ‘Fastigiata’ and Viburnum opulus ‘Compactum’.


Cornus sanguinea


Fagus sylvatica


Euonymus Europaeus


Viburnum opulus


Ilex aquifolium (holly)


Rosa canina

4.14 Hard Landscape Strategy

Overall Strategy

The design takes a more traditional approach in the treatment of the main street with the selection of the hardscape materiality and providing visual hierarchy to the development. The design incorporates traffic-slowing measures with raised tables featuring contrasting colour variations, and secondary streets are differentiated with block paving with banding at transitions.

'Artro' Permeable block paving, colour slate by Tobermore or equivalent approved

'Artro' block paving, colour by Tobermore or equivalent

'Municipality' Bollard lights by Artform urban furniture or

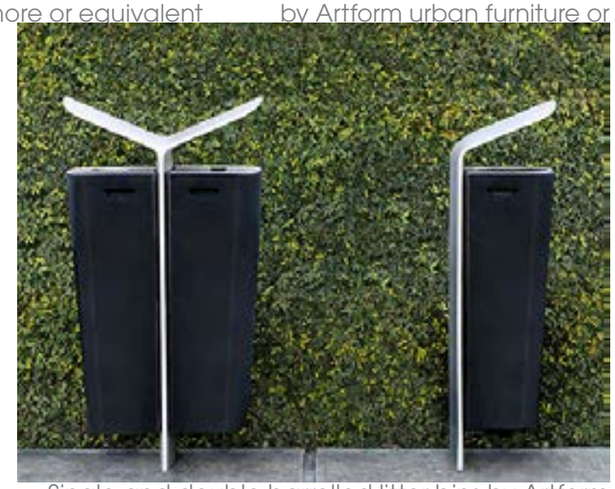
Furniture Strategy

The furniture palette will be designed to be robust, high quality and appropriate to the site. The material selection will seek to complement the streetscape within the development as well as provide a contemporary look within the recreational spaces.

The seating is designed to accommodate a range of abilities, ensuring inclusivity for all visitors and strategically placed around the site.

Litter bins by Woodscape or equivalent approved

Cycle stands from Artform urban furniture or equivalent approved



Single and double barrelled litter bins by Artform urban furniture or equivalent approved

4.15 Play Strategy

The design proposed a strategically located LEAP area of play trailing from the PRoW and well connected within the POS network. An attractive centrepiece combining 2 or more play experiences, such as slides, climbing challenges, or coordination active play, is proposed as the primary attraction to the play area, with other complementary play equipment such as tunnel challenges, climbing walls, and other safe and robust timber equipment suitable for younger children, complementing the experience.

Additionally, natural features such as boulders, fallen logs, and stepping stones, carefully designed within the woodland and SUDS features, are proposed in the north and north-west of the development, providing opportunities for play along the way.

Play equipment from Playequip or equivalent is proposed, which provides robust and sustainable timber equipment with stainless steel fixings for long-lasting durability.

Some equipment images are included here:

- Playground Trampoline
- Double wooden swing
- Inclusive roundabout
- Robinia Climbing Frame
- Playground tunnel
- Jungle trim trail
- Playground stumps
- Fallen logs
- Playground glacial boulders

Robinia Climbing Frame

Playground Logs

Double Wooden Swing

Playground Trampoline

4.16 Drainage & Flood Risk

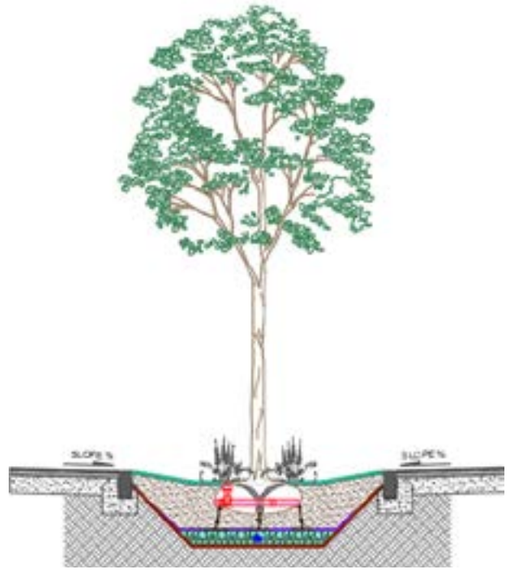
The site is located within Flood Zone 1. There is an area of the site to the west which is shown to be at risk of surface water flooding, which follows the line of the existing ditch on the western boundary. The proposals ensure that no built development is located within the surface water flood extent and therefore there is no significant risk of flooding to the proposed properties.

The proposed drainage strategy for the site incorporates Sustainable Drainage Systems (SUDS) across the site, including rainwater harvesting, swales, rain gardens, permeable paving and a detention basin with wetland areas. These systems will provide surface water management to control run-off into the ditch on the western boundary to existing greenfield rates and therefore not increase flood risk.

In relation to foul drainage, a pumping station will be located at the lowest point of the site, outside of the surface flood area, with a foul rising main connection to the public sewer in Reeds Lane.

The existing drainage strategy has been designed to control run-off from the site by providing interception and attenuation, ensuring the effective management of surface water in alignment with local planning policy (DPS4) and the new National Standards for SuDS.

Rain Garden Example



Typical Section Through Rain Garden

Surface Water Flooding Map

Proposed Detention Basin

Example Detention Basin

4.17 Noise

The site is bounded by Reeds Lane, a moderately trafficked road that represents the principal source of ambient noise across much of the site, albeit at a moderate level. The site also lies in proximity to several commercial premises, most notably the King Business Centre to the east, where some mechanical plant is located on the western side of the premises.

A detailed noise survey has been undertaken to accurately quantify the prevailing noise climate.

Noise mitigation has been embedded within the development proposals through the provision of a distance buffer between Reeds Lane and the closest proposed plots. As a result, road traffic noise levels fall within the 'low risk' category as defined in ProPG: Planning & Noise (2017), meaning only modest measures are required to ensure compliance.

Most neighbouring commercial premises do not present noise implications for the proposed development. However, the identified plant at King Business Centre has been assessed in accordance with relevant British Standards, which indicates the need for targeted mitigation to safeguard residential amenity and protect the interests of neighbouring businesses.

A noise mitigation scheme involving the use of physical acoustic barriers has been developed to ensure that noise is minimised and managed to acceptable levels at all proposed dwellings, ensuring that the application falls in line relevant local and national guidance.