4.18 Ecology

A suite of ecology surveys has been completed at the site in order to determine the habitats present, the opportunities these offer to relevant faunal species and whether the site supports protected species.

The site is noted to predominantly comprise species-poor grassland with other habitats present including lowland mixed deciduous woodland, individual trees, bramble scrub and a ditch along the western boundary. The site is bounded by native hedgerows with trees to the south and west. Mature woodland is present immediately adjacent to the northern boundary.

With regard to protected species, surveys found the bat activity at the site to be mostly of common and widespread species. The southern boundary contains a number of mature oak trees that hold potential for roosting bats. Low numbers of slow-worm and grass snake were recorded during specific reptile surveys. Opportunities for nesting birds are present, mainly at the boundaries of the site. The presence of all other protected species has been scoped out based on detailed survey and assessment work.

The development footprint has been positioned in order to avoid significant impacts on habitats of greatest value within the site, these being the woodland to the north and boundary hedgerows with trees. A lighting strategy has been developed that results in dark corridors along the majority of the southern and entirety of the western and northern boundaries retaining commuting and foraging opportunities for bats.

The location and design of the access have been carefully considered to result in minimal impact to the southern hedgerow and the mature trees present here.

The landscape proposals comprise a range of species-rich habitats with planting mixes focused on planting of a variety of native species of value to wildlife. Key commuting corridors for wildlife along the southern and western boundaries have been buffered with scrub and species-rich grassland planting and a wetland area comprising both permanent and seasonally inundated ground will increase foraging and breeding opportunities for a variety of native species.

4.12 Sustainability

Reside Developments consider sustainability to be fundamental to delivering a successful new development and thriving community. The proposed scheme will be designed to respond pro-actively to the challenges of climate change, ensuring that environmental responsibility is embedded in every stage of the design and construction process.

Ensuring the scheme promotes sustainable transport modes will be at the core of the development. This will be achieved through creating an attractive development that has well-established pedestrian links, encouraging movement by foot, bicycle and utilising the existing bus service. There will be a provision of bicycle storage on the site.

Sustainability and addressing the impacts of climate change are fundamental principles guiding the development. The proposal aims to deliver new homes that prioritise sustainability both now and in the future. Dwellings will be orientated to make the best use of natural daylight and sunlight.

Proposed constructions will optimise the building fabric, glazing, and structure to minimise energy consumption in the first instance by using low U-values and good air tightness, and ensuring that building services systems run as energy-efficiently as possible.

The development will then seek to reduce energy consumption further through the specification of mechanical and electrical systems with efficiencies that surpass the requirements of the Domestic Building Services Compliance Guide.

Dwellings will be designed and constructed in accordance with the amended Approved Document L1 of the Building Regulations, which forms part of the Government's road map towards the new Future Homes Standard in 2025. The designs of the dwellings will also be 'future-proofed' to ensure that sufficient photo-voltaic panels can be installed to achieve the Future Homes Standard, should it be required at this development

Sustainability Objectives

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

- Considering the need to address climate change, ensuring lower water use and efficiency, creating energy efficient design and layouts;
- Managing surface water through the provision of a Sustainable Drainage Systems to reduce the risk of flooding;
- Creating a place where a sense of community can be developed and where a safe and attractive environment can be created;

BE LEAN: Fabric First Approach

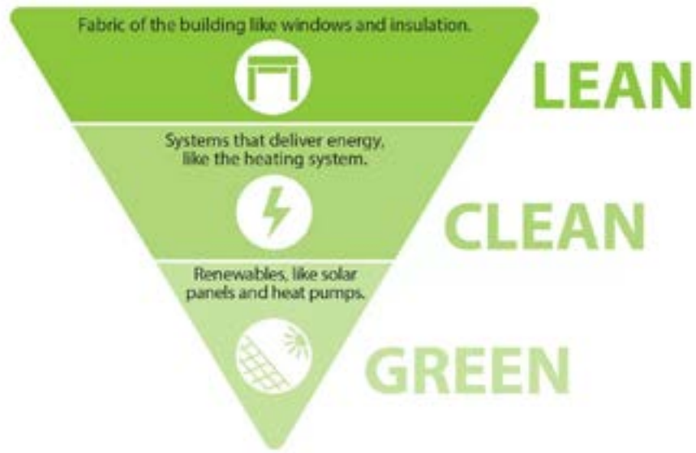
The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) Is designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

BE CLEAN: High-Efficiency, all-electric

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

BE GREEN: Renewable Energy Generation

In order to achieve the sustainable objectives the building will generate a proportion of its own electrical demand, with all houses equipped with Air Source Heat Pumps (ASHPs)



4.12 Sustainability

Throughout the site there are a number of sustainable design features, Including:

- Sustainable, future-proofed homes: All dwellings will be 100% electric, gas-free, and built with the intention to exceed current energy efficiency standards and to work towards the Future Homes Standard, optimising fabric, glazing, and building services to minimise energy use and CO_2 emissions. The homes will be heated using air source heat pumps, providing an efficient, low-carbon heating solution.

- Maximising passive and active design strategies: Homes will be oriented to optimise daylight and sunlight where possible, with high-performance building envelopes and renewable technologies incorporated to reduce energy demand and long-term costs.

- Promotion of sustainable transport and connectivity: The development will encourage walking, cycling, and public transport use through well-designed pedestrian links, cycle storage, and integration with the existing bus network.

- Sustainable Drainage System: A comprehensive drainage strategy incorporating permeable paving, swales, and an attenuation basin to manage surface water sustainably, reduce flood risk, and enhance biodiversity through natural landscape integration.

- Renewable and Low Energy Systems: Subject to further detailed design, the development could incorporate solar photo-voltaic (PV) panels on roofs to generate renewable electricity alongside the provision of Air Source Heat Pumps to all dwellings. EV charging points will be provided to all dwellings and charging sockets provided to cycle storage areas. Consideration will be given to Smart energy systems, including home energy monitoring and demand-responsive heating controls to further enhance energy efficiency and reduce carbon emissions.

EV charging points throughout the site

Air source heat pumps for efficient heating and cooling

Attenuation basin to manage surface water sustainably

PV Panels on roofs to generate renewable energy

Pedestrian and cycle routes

Local play spaces that encourage a connection to nature

5.0 Character and Identity

5.01 Proposed Character Areas

The scheme will be divided into two individual character areas, these will help to inform the design and material treatment reflected throughout the site. The form of the dwellings is of a traditional vernacular with gable and hipped roof forms and a mix of 2 and 2.5 storey dwellings

The character areas have subtle differences between them to assist with way finding and variation within the street scenes.

Material Palette

The material palette for the development has been carefully selected to reflect the architectural detailing traditionally found in Sayers Common, while also drawing inspiration from the palette and finishes of more recent local developments. This approach ensures a sensitive integration with the surrounding context.

Key

- Site Boundary
- Waterfront Character Area
- Main Street Character Area

Character Areas Map

5.02 Waterfront Character Area

This character area is positioned either side of the Public Right of Way and overlooks the open space to the west of the site. The dwellings in this area consist of semi-detached and detached dwellings of 3 and 4 bedrooms.

Materials

The materials specific to this character area include: Dark Red Multi Brick, Dark grey Weatherboarding and Brown roof tiles

Primary Material

Dark Red Multi Brick

Secondary Material

Dark Grey Weatherboarding

Roof Material

Brown Roof Tiles

5.02 Waterfront Character Area

Street scenes AA and EE are located in the Waterfront character area. This area consists of dark red multi brick as the primary material dark grey weatherboarding as a secondary material and brown roof tiles as the only roof material. This limited material palette creates a unique language along the western side of the site overlooking the open space.

Street Scene AA

Key -NTS

Street Scene EE

5.03 Main Street Character Area

This character area is positioned along the main site access up to the northern boundary of the site. The dwellings are a mix of 1 bed maisonettes, detached, semi-detached and terraced dwellings, also including the flat block which contains 1-2 bed flats.

Materials

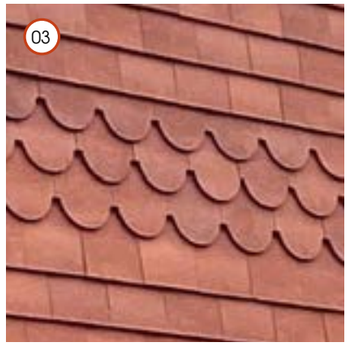
The materials and detailing specific to this character area include: Light Red and Dark Red Multi Brick, Tile Hanging and Brown and Grey Roof Tiles.

Primary Materials

Dark Red Multi Brick

Light Red Multi Brick

Secondary Material



Red Tile Hanging

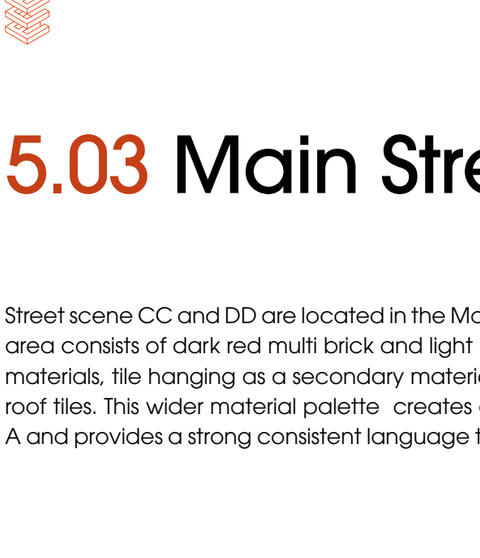
Roof Materials

Brown Roof Tiles

Grey Roof Tiles

5.03 Main Street Character Area

Street scene CC and DD are located in the Main Street Character Area. This area consists of dark red multi brick and light red multi brick as the primary materials, tile hanging as a secondary material, and both brown and grey roof tiles. This wider material palette creates a contrast to character area A and provides a strong consistent language through the centre of the site.



Key -NTS

Soldier Course Header and Cill
Tile Hanging Detail
Gable Porch
Soldier Course Header and Cill

Street Scene CC

Tile Hanging Detail
Soldier Course Header and Cill
Pitched Roof Porch

Street Scene DD

5.04 Detailing

The elevations follow a traditional design approach, as we feel this is in keeping with the village vernacular.

A mix of porch styles including gable, pitched and flat-roofed porches. The variation add visual interest throughout the site. Tile hanging and soldier course headers and cills introduce texture to the façades, reinforcing the vernacular character.

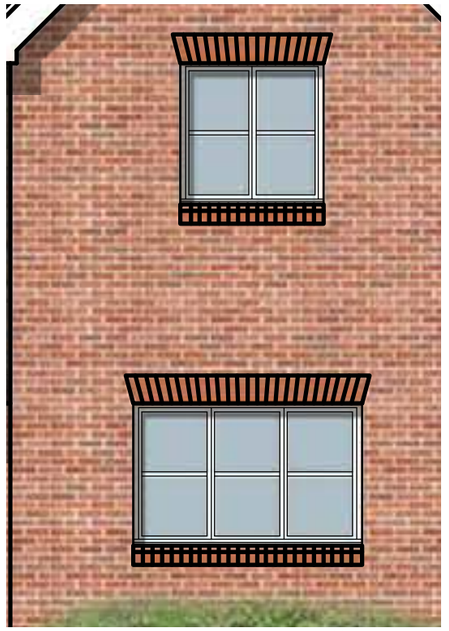
Bay windows are used on corner turning plots to create active frontages from both roads, enhance natural surveillance and contribute to more engaging and well-defined street scenes.

Gable Porch

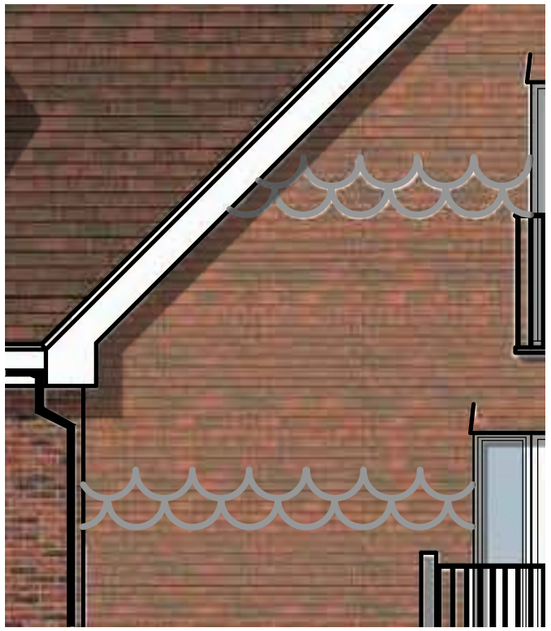
Flat Roof Porch

Pitched Porch

Bay Window



Soldier Course Header and Cill



Tile Hanging Detail

5.05 Proposed View

6.0 Design Compliance

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National Design Guide Compliance

The National Design Guide provides information on the broad design principles which are key to successful sustainable developments. The guide has been a key tool in our design process to ensure we are creating a sustainable development. The following pages outline where the proposal meets the guidance.

Context

- The development has considered the surrounding context in Sayers Common, Reflecting the local character through materiality, form and architectural details.
- The development identifies both opportunities and constraints, ensuring the design is well-informed and tailored to the character of the site.

Identity

- The development has been designed to have a positive and coherent identity
- The scheme is well designed and harnesses the principles of the local vernacular. The facade design shows examples of symmetry, variety, pattern and considered proportions.

Built Form

- The development promotes sustainable placemaking through a walkable layout with clear street hierarchies and easy access to local transport and services.
- The building forms are sympathetic to the area and the proposed site use, with low-rise forms and active frontages.

Movement

- The development is designed to be safe and accessible for all users, priority has been given to pedestrian and cycle moment creating routes that are safe, direct, convenient and accessible for people of all abilities.

6.0 Design Compliance

Nature

- The development integrates existing and new natural features into a multifunctional landscape that enhances biodiversity, supports water management, and builds climate resilience.

Public Spaces

- The development provides well-located public spaces. Planting and trees enhance these spaces by offering shade, improving air quality and helping to address climate change.

Uses

- The development includes a well-integrated mix of housing types and tenures that are socially inclusive, meeting the needs of people at all stages of life.
- The architectural approach is tenure blind with each dwelling treated with the same detailing, materiality and features.

Homes and Buildings

- The development has been designed for a diverse range of users.
- The development demonstrates careful attention to detail, with well-integrated refuse and recycling storage that is accessible yet discreet, avoiding visual clutter. Cycle storage is conveniently located and sensitively incorporated into the overall design.

Resources

- The traditional design approach creates a durable and adaptable appearance that will last well over time, contributing to a strong sense of place and long-term visual quality.
- The development will incorporate sustainable energy solutions, with all homes equipped with Air Source Heat Pumps (ASHPs).

Life span

- The development has been designed to be robust and easy to maintain, with clear management and maintenance responsibilities in place to ensure its long-term resilience, attractiveness and overall quality.
- The traditional aesthetic with a simple palette of materials ensures there is little maintenance requirements for the residents giving the buildings a longer life span.

7.0 Conclusion

7.0 Conclusion

The proposed scheme at Sayers Common offers a well-considered, landscape-led residential development that responds to its setting and local needs. The development seeks to create a sustainable and attractive new neighbourhood that complements the existing character of Sayers Common and benefits from excellent accessibility and proximity to local services.

A summary of the key benefits that the proposals of the site can deliver include:

- Opportunity to deliver 80 high-quality dwellings with a sustainable housing mix;
- Provision of 24 affordable homes (30%) in accordance with local policy;
- Provide a fully integrated sustainable urban drainage scheme including swales and SuDs;
- A landscape-led layout approach, which will include new planting across the site and a positive relationship between housing and open space.

The design and layout of this development reflects the principles of "Secured by Design" in relation to natural surveillance, perimeters, physical security, landscaping and lighting. The design endeavours to create a safe environment that is also attractive.

Reside looks forward to working with Mid Sussex District Council, the community and key stakeholders into the next stages and will actively and positively engage with the Council to discuss how the site can best come forward to meet the Council's housing targets.

ECE Architecture

reside.

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