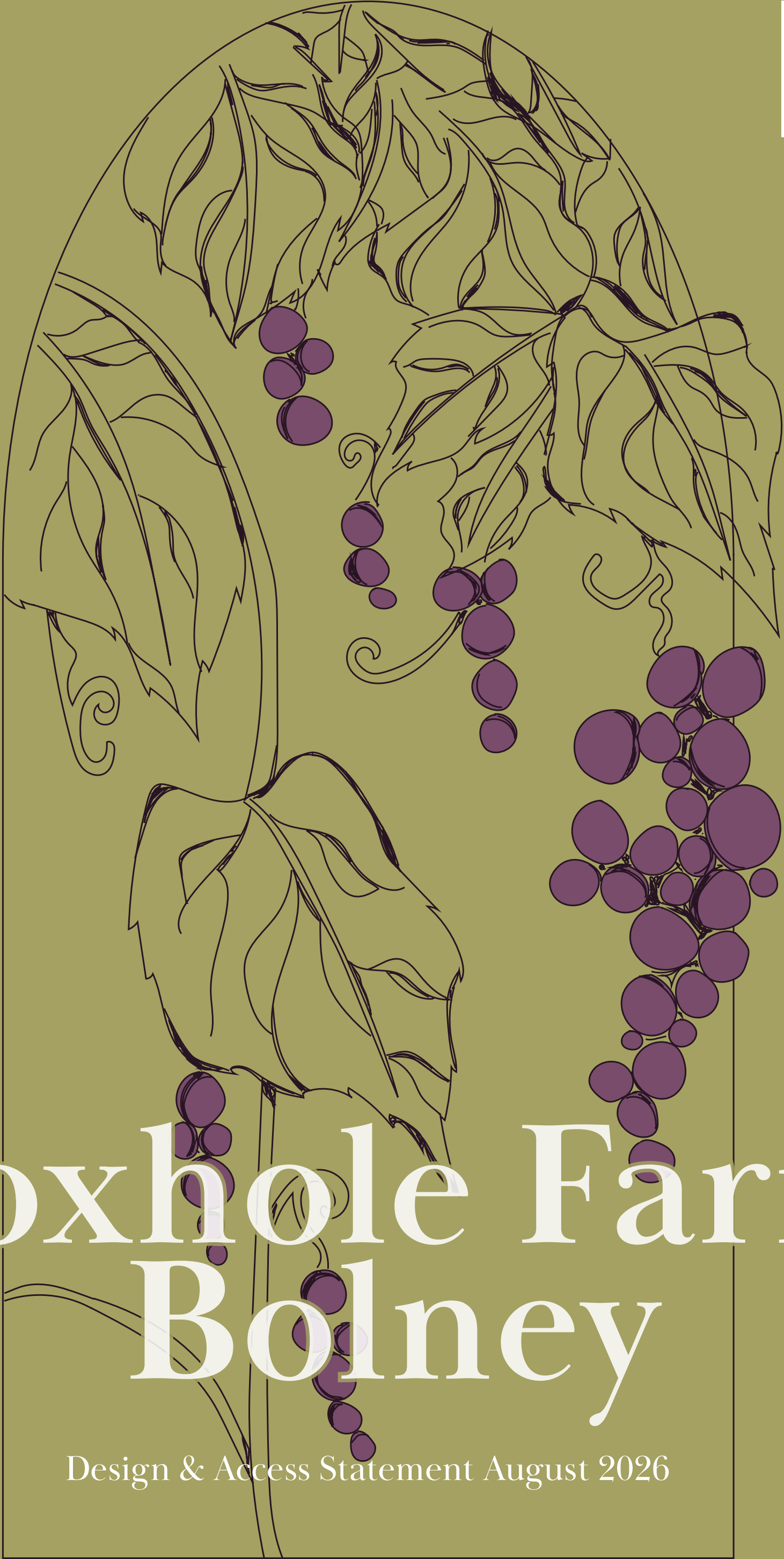




Foxhole Farm Bolney

Design & Access Statement August 2026



CALA250729 Foxhole Farm, Bolney Design & Access Statement				
Document Status	Revision	Issue Date	Author	Checker
PLANNING	A	03.08.26	SC/HP	
This document is the copyright of Thrive Architects Ltd. All rights reserved. Plans and/or images may use map data licensed from Ordnance Survey © Crown copyright. All rights reserved. Licence number 100007359. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Thrive Architects Ltd.				



Contents



Introduction & Site Background

Introduction	6
The Site	8
Site Analysis	10
Existing Site Sections	14
Local Facilities & Amenities	16
Local Context Appraisal	18
Local Vernacular	19
Constraints	24
Opportunities	26
Illustrative Masterplan	28



Consultation Process

Pre-Application	32
Response from Pre-Application	36
DRP	38
Response from DRP	42



Detailed Planning Application

Proposed Layout	46
Parameter Plans	48
Housing Mix	58
Parking Plan	60
Character Areas	62
Appearance & Materials	64
Landscape Masterplan	72
Drainage Masterplan	76
Sustainability	78



Conclusions

Summary	82
---------------	----







Part 1:

Introduction & Site Background

Introduction

About This Document

This Design Concept document has been prepared on behalf of Cala Homes to provide supporting information for Reserved Matters Approved development of land at Foxhole Farm, Bolney.

The Design & Access Statement sets out the design rationale and process which has informed the design proposals.

In summary, the proposals for this comprise.

- 198 dwellings
- A mix of 1, 2, 3, 4 and 5 bedroom homes
- Policy compliant 30% affordable housing, to be 45 social and affordable rent and 15 affordable ownership/First homes
- Predominantly two storey development
- Foul water pumping station
- Electricity Substation 2x
- Access from the A272 Cowfold Road. Northern area will be accessed from a country estate road through countryside open space from the southern area
- Car parking and cycle storage to all homes to meet West Sussex County Council (WSCC) Guidance on Parking at New Developments (September 2020)
- Public open space, New publicly accessible countryside open space, play elements, views towards South Downs and listed church, Community orchard, Community allotments and connection of the public rights of way outside of the boundary, to the north of the Site
- Retention of significant mature trees within the site and new woodland planting to the north west.



Cala Homes

About Cala Homes

Cala Homes pride themselves on creating communities with a true sense of place. Founded in 1975 and, they have over 50 years of experience crafting premium homes and operate nationwide. Cala Homes bring quality and sensitivity to every development they build, ensuring it complements its surroundings and meets the highest standards.

Cala Homes have received numerous awards for the quality of their developments and customer service, most recently the Homes for Scotland Development of the Year, a HBF 5-star rating, numerous NHBC Pride in Job Awards and the Sunday Express Property and Construction Awards.



The Site

Site Location and Extent

The Site is located adjoining the existing built-up western edge of Bolney village and comprises agricultural land extending to approximately 16.88 hectares / 41.72acres. The Site forms a logical extension to the settlement boundary, positioned immediately adjacent to established development along its eastern edge.

The eastern boundary adjoins the edge of Bolney village and runs parallel to The Street, providing a clear relationship with the existing settlement pattern. The western boundary is defined by Foxhole Lane, which runs in a north–south direction and meets the A272/Cowfold Road at a junction to the south of the Site. The A272 provides strategic connectivity and intersects with the A23 approximately 0.8km to the east.

The Site benefits from substantial tree cover along its boundaries, particularly adjacent to Foxhole Lane, which provides effective screening and limits views into the Site from publicly accessible vantage points.

The Site exhibits an undulating topography. Ground levels are approximately 37m AOD at the northern edge, rising to a maximum elevation of approximately 42m AOD at the central area before falling to around 24m AOD along Cowfold Road to the south.

The Site itself does not lie within a Conservation Area. However, parts of Bolney village are designated as Conservation Area in two separate locations:

- A northern section located to the north-east of the Site encompassing The Street
- A southern section centred around the church located to the south-east.

There are no statutorily listed buildings within the Site boundary. However, nearby designated heritage assets include:

- The Grade I listed St Mary Magdalene Church, located to the east on the opposite side of The Street
- The Grade II listed Walnut and Well Cottage, positioned adjacent to the Site’s eastern boundary
- A number of listed buildings along Lodge Lane to the north.

Design Policy

The proposed scheme has been developed with reference to relevant national and local design guidance, ensuring that the design approach responds appropriately to established planning policy, local character, and best practice principles. Below are a list of the guidance the current proposal will follow.

- National Design Guide
- National Model Design Code
- Building Better, Building
- Beautiful Commission
- Adopted Mid Sussex District Plan (2014-2031)
- Submission (Reg. 19) Mid Sussex
- District Plan (2021-2039).

Mid Sussex Design Guide Supplementary Planning Document (SPD).

The MSDG Supplementary Planning Document establishes a comprehensive framework of design principles intended to deliver high-quality development that is inclusive, responds appropriately to its context, and prioritises sustainability throughout the design process.

The guidance is structured across ten chapters, each setting out key design principles aligned with the characteristics identified within the National Design Guide (NDG).

The proposed masterplan has been developed with careful consideration of these principles. While the scheme responds holistically to all relevant aspects of the MSDG, the adjacent table highlights the key criteria most relevant to the proposal. It provides a summary of how the design responds to these requirements and identifies where further supporting information can be found within this document and the accompanying technical reports.



Planning Background

The Site falls within the administrative jurisdiction of Mid Sussex District Council (MSDC), which acts as the Local Planning Authority.

The Site is identified as a proposed allocation in the Mid Sussex District Plan 2014–2031, reflecting its role in meeting the District’s housing needs.

Outline application approval was obtained on the 18th November 2025 for the following.

- The erection of up to 200 residential dwellings, including provision for affordable housing
- A community building (Use Class F1), incorporating land for education provision
- Associated vehicular access, ancillary parking, and landscaping
- The creation of a new vehicular access point from the A272 Cowfold Road, together with pedestrian and cycle-only access to The Street
- The formation of an internal network of roads, foot ways, and cycleways throughout the Site
- The provision of countryside open space, children’s play areas, a community orchard, allotments, sustainable drainage systems, and landscape buffers.

A review of the Site’s planning history on the Mid Sussex District Council planning portal identifies the following relevant applications:

- 11/00052/FUL (January 2011) – Application for the construction of an equestrian manège for private use only. Approved
- 05/02905/AGRDET (December 2005) – Proposed replacement agricultural building. Approved under Agricultural Determination.

These applications reflect the Site’s previous minor development activity and continued agricultural use.



Site Analysis

South Field



△ South Boundary



△ West Boundary



△ North Boundary



△ East Boundary

Middle Field



△ North Boundary - Towards Farm



△ Foxhole Lane Boundary



△ East Boundary - Towards the Street



△ South Boundary - Towards Southern Field

Site Analysis

Middle Field & Public Right of Way



△ East Boundary - Towards St. Mary Magdalene East Boundary



△ West Boundary - Towards Farm Outbuilding



△ North Boundary - Towards Northern Field



△ Public Right of Way - Entrance From The Street



△ Public Right of Way - Entrance From Foxhole Lane

North Field



△ North Boundary - Towards PRow



△ East Boundary - Towards The Street

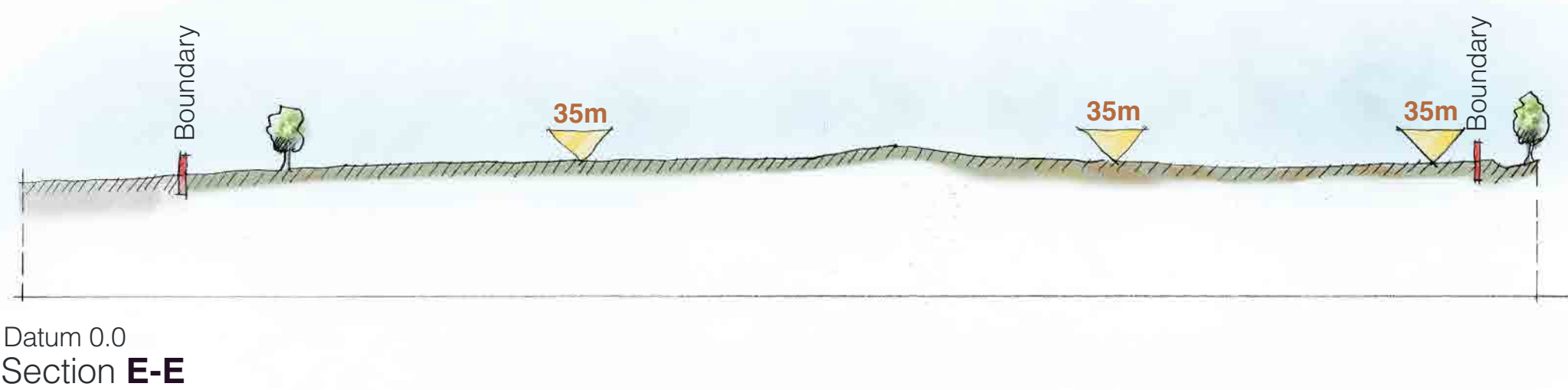
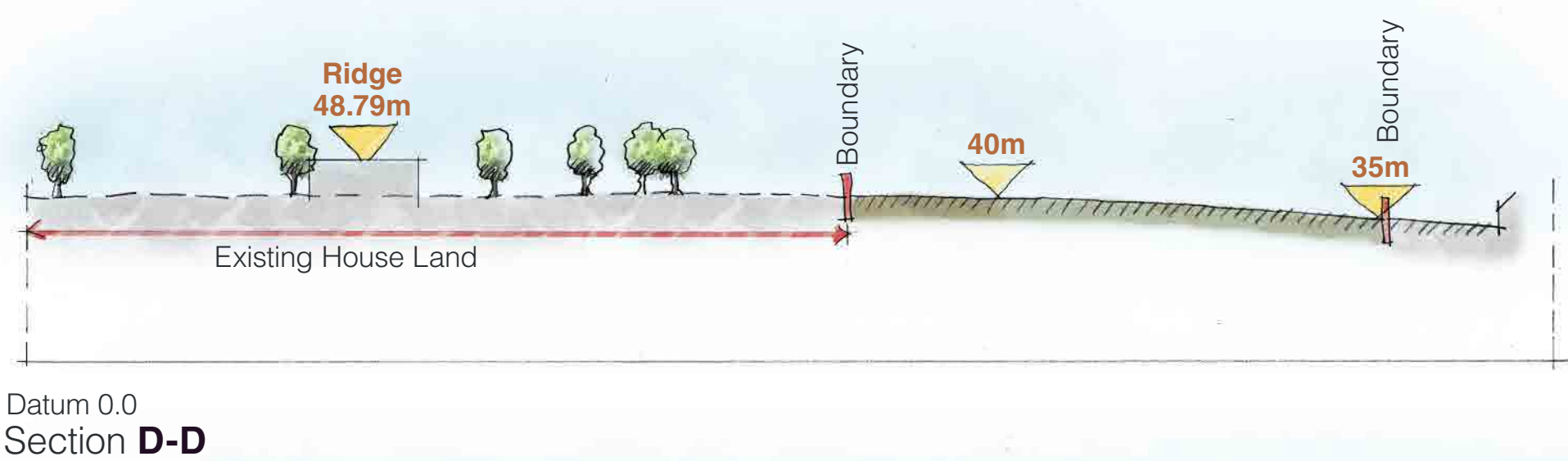
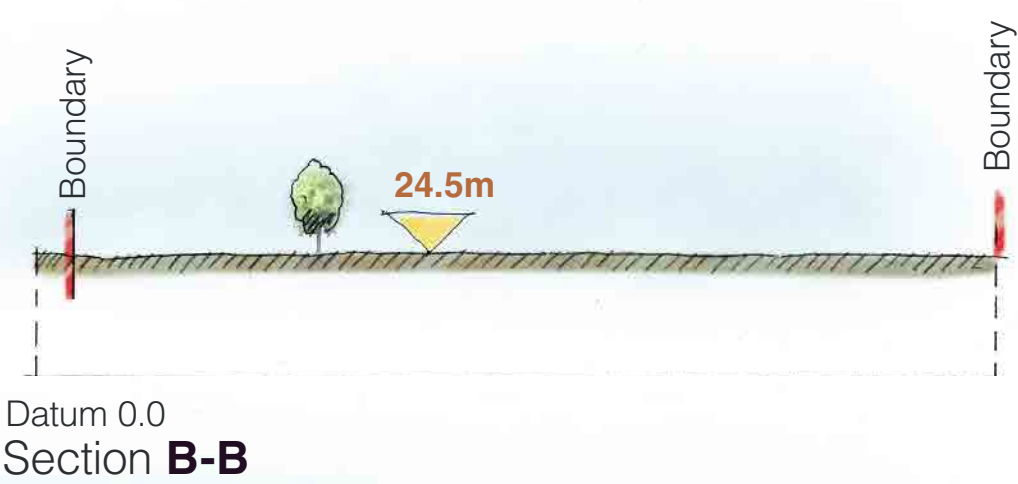
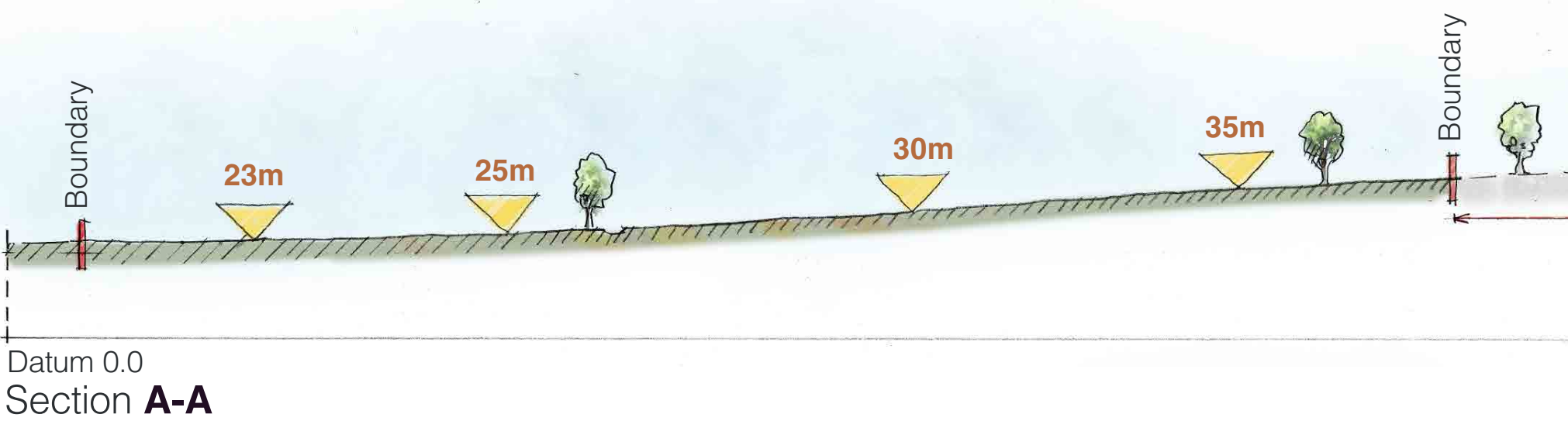


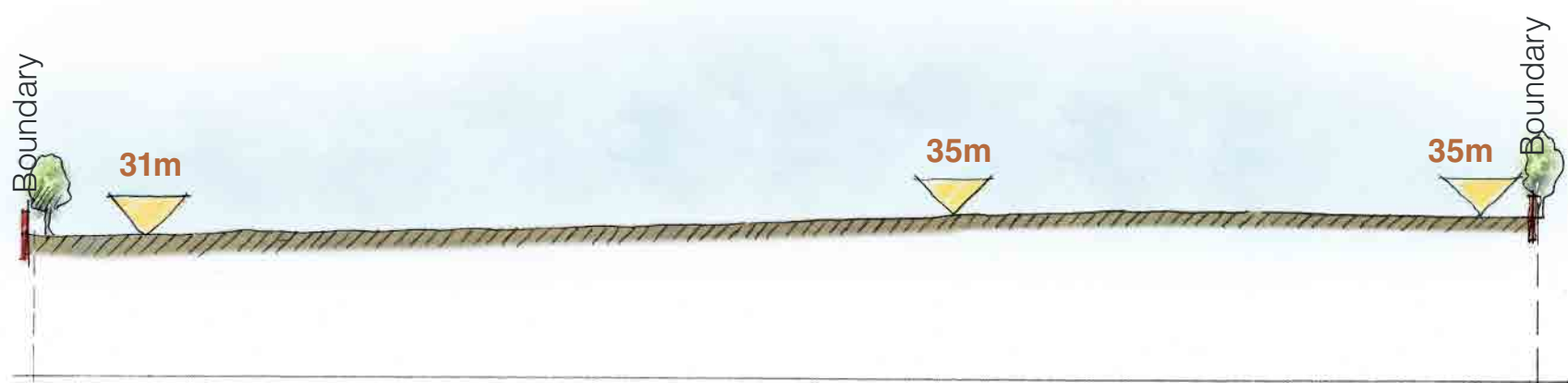
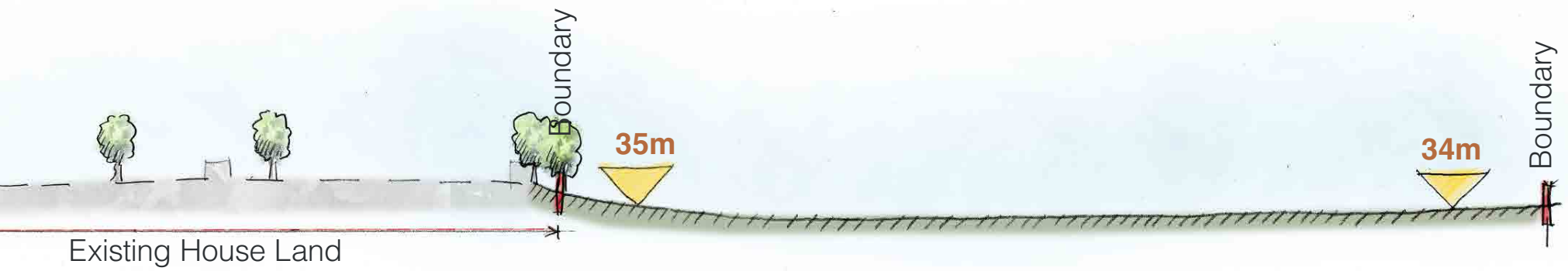
△ West Boundary - Towards Foxhole Lane



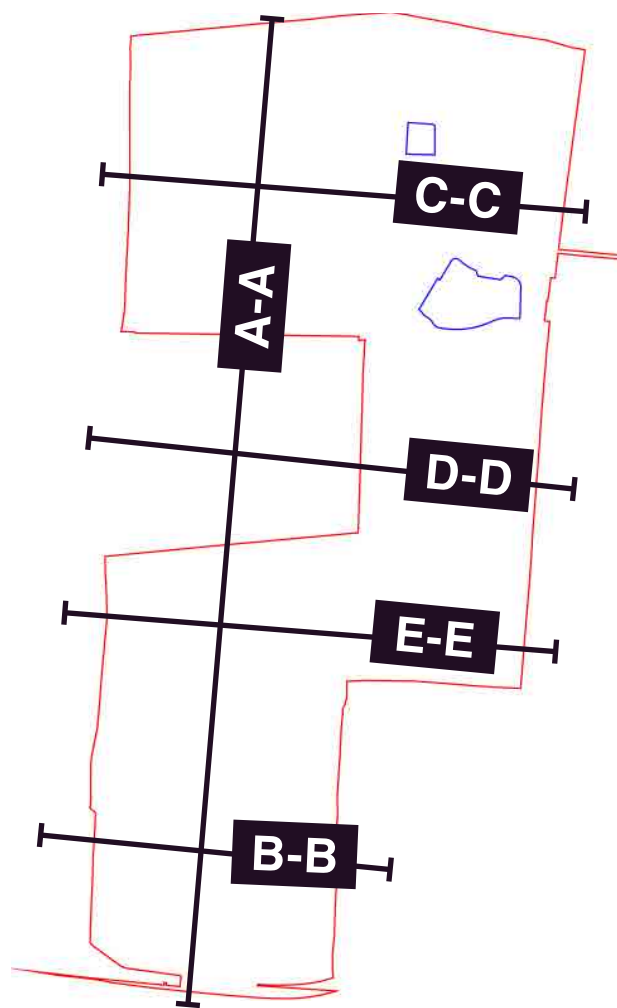
△ South Boundary - Towards Middle Boundary and Foxhole Farm

Existing Site Sections





Datum 0.0
Section **C-C**

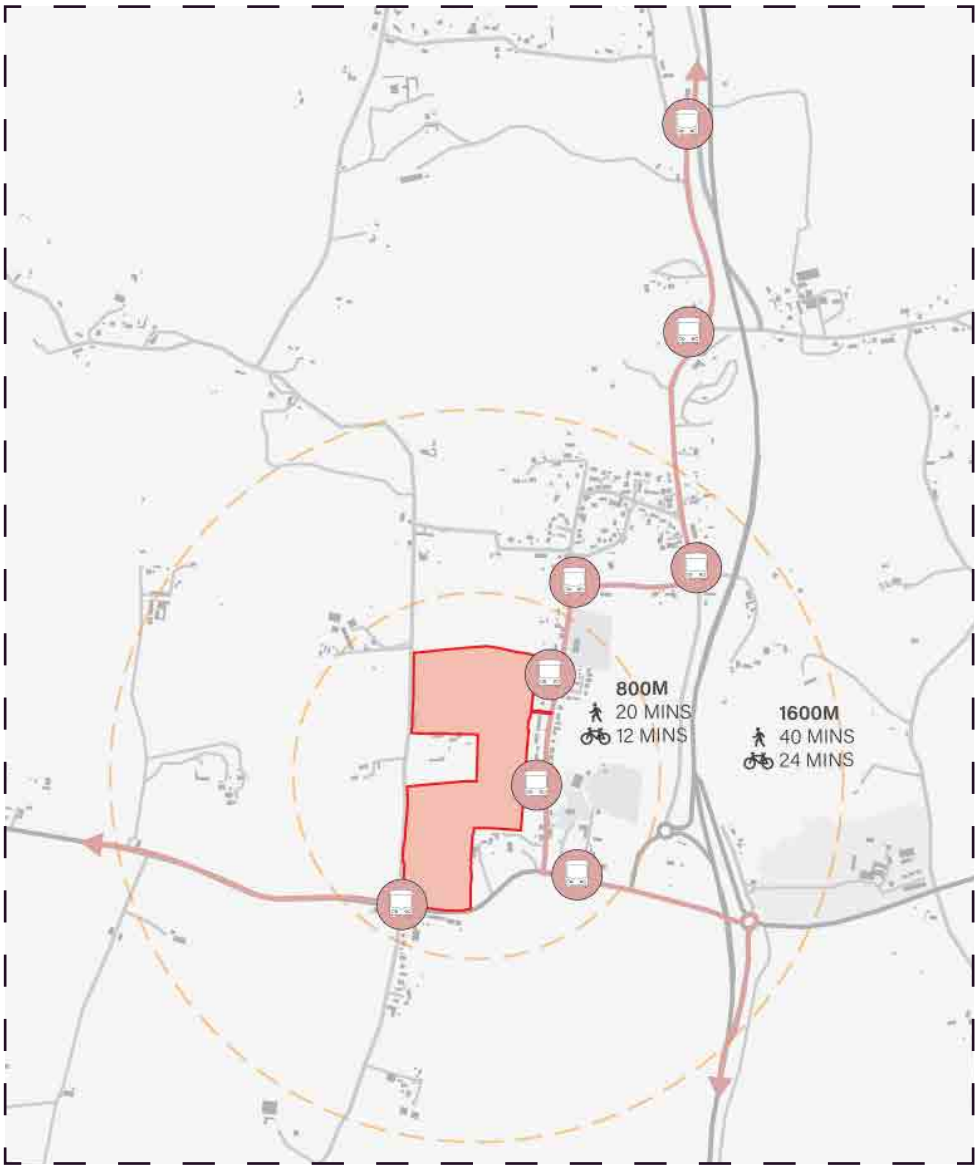


Local Facilities & Amenities

The National Travel Survey identifies that approximately 80% of all journeys up to 2km are undertaken on foot. The Site is well located to take advantage of this, with a wide range of services and facilities within walking distance, including:

- Bolney C of E Primary School
- Bolney Nursery Garden Centre
- Maryland Employment Area
- Rawson Hall (village hall, community café, and post office)
- Bolney Cross Village Stores and Service Station
- Bolney Cricket Club
- Bolney Wine Estate
- The Bolney Stage Public House

In addition, a number of further facilities are located within approximately five miles of the Site, a distance recognised in national guidance as being generally achievable for most cyclists. This accessibility supports sustainable travel and reduces reliance on the private car.



- 01 Wykehurst Place (Historic Landmark)

02 Chapel Barn (Wedding Venue)

03 Ormonde Hall (Heritage Building)

04 Garstons Farmhouse (Farm Stay)

05 Amber Lodge Hickstead (Self Catering Accommodation)

06 The Hide Away (Indoor Accommodation)

07 Travelodge Hickstead (Hotel)

08 The Hickstead Hotel (Hotel)

09 Mayfield Cottage (Lodging)

10 Playdells Farm (Lodging)

11 East Lodge Bolney (Lodge)

12 Bolney Grange Garage (Vehicle Repair)

13 Maidenhead Aquatics Hickstead (Aquarium Shop)

14 Bolney Nursery

15 Track Right Equestrian and Country Store (Tack Shop)

16 The Half Moon (Pub)

17 The Bolney Stage (Pub)

18 Spirit of the Downs Limited (Distillery)

19 The Cider Tap & Brew House (Bar)

20 Starbucks (Coffee Shop)

21 The Coffee Box (Coffee Shop)

22 Food Box (Fast Food)

23 Secret Cellar Events (Wine Club)

24 The Eight Bells, Bolney (Pub)
- 25 Bolney Village Chapel (Chapel)

26 St. Mary Magdalene Bolney (Church)

27 Cutting Fitness (Personal Trainer)

28 Fitz Gym

29 Aniska Lodge Nursing Home

30 Bolney Cricket Club (Cricket Ground)

31 The Rawson Hall (Village Hall)

32 Farney Close School Ltd Bolney Court

33 Bolney Under Fives (Pre-School)

34 Bolney C of E Primary School

35 Woodfield Waggers (Dog Day Care Centre)

36 Bolney Park Farm (Horse Boarding Stable)

37 Hazeldean Farm

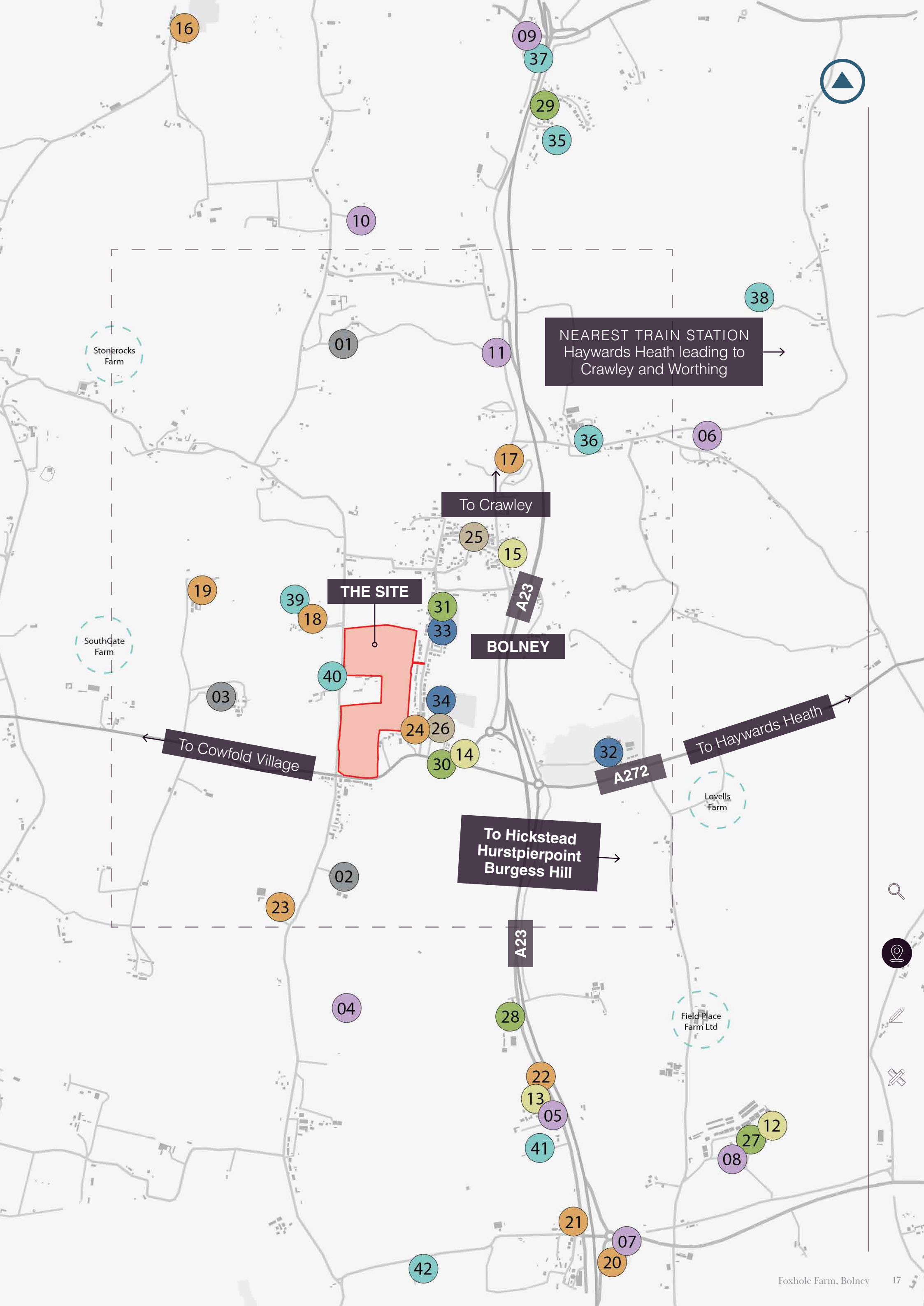
38 Broxmead Stables (Stable)

39 Bolney Wine Estate

40 Foxhole Vineyard

41 Hickstead Lodge Cattery (Pet Boarding Service)

42 Badgers Wood Lake (Fishing Pond)



Local Context Appraisal

Village Character and Context

Bolney village is characterised by a predominantly rural identity, with a strong sense of local heritage and traditional settlement form. However, noise from the surrounding road network, including the A23 and A272, is noticeable and reduces the village’s sense of tranquillity and remoteness.

The settlement comprises distinct components, including the historic cores at the northern and southern ends of the village, the linear form of The Street, and Crosspost along the A272. These individual character areas are perceived separately but collectively contribute to the cohesive settlement pattern and identity of Bolney village.

More broadly, Bolney's built environment includes examples of architecture from later periods including Victorian cottages and terraces and early twentieth century detached sub urban housing, a commonality in the materials palette is distinctive to the area including, red brick, render, tiled roofs, timber boarding and tile hanging.

Village Character and Features

The prominent character areas and features of Bolney village are described as follows:

- Northern Historic Core (Bolney Common) – This area has an informal character, with a varied relationship between the building line and the lanes. There are no kerbs or formal foot ways, and the lanes loop through the area. Buildings are generally set within a green setting, with well-vegetated gardens and landscape spaces contributing to a verdant street scape
- Cul-de-Sac Developments – Small pockets of cul-de-sac development infill parts of the village in and around the historic cores. These areas are generally consistent in age and architectural style, complementing the historic character of the village
- Linear Development on London Road – Development along London Road maintains a consistent building line, with properties fronting directly onto the main road, reinforcing the linear character of this part of the village
- The Street – The Street exhibits linear development with a continuous frontage. A notable feature is the change in levels between the carriageway and the properties to the west, which contributes to the area’s distinctive character
- Southern Historic Core – The southern core displays varied architectural forms, with historic buildings sited close to the carriageway edge. Ground levels rise from The Street, particularly to the east. St Mary Magdalene Church is a prominent structure in this area, although it is largely obscured from direct view along The Street
- Recent Eastern Development – Recent development on the eastern side of the village is strongly influenced by surrounding highways infrastructure. Visual connectivity with the rest of Bolney is limited, with views generally extending eastwards over the rolling, wooded landscape.



Local Vernacular

Northern End of Village – Architectural Character

The northern end of Bolney village exhibits a variety of traditional materials and architectural detailing. Buildings comprise a mixture of red brick, tile-hanging, and painted timber cladding.

Smaller cottages are generally modest and unadorned, reflecting their domestic scale and vernacular character. In contrast, larger farmhouses and community buildings display greater variation in materials and detailing, including chimneys, porches, and decorative timber elements, contributing to the area’s distinctive character and sense of place.



Local Vernacular

Centre of Village – The Street

The central part of Bolney village along The Street is characterised predominantly by the use of red brick and tile-hanging, with a generally consistent and plain architectural style.

Some buildings feature more ornate detailing, drawing inspiration from elements found in the historic southern core of the village. These details provide visual interest and a subtle reference to the village's architectural heritage, while maintaining the overall cohesive character of the street scape.



Southern End of Village – The Street

The southern end of Bolney village exhibits a more varied architectural character. Buildings feature elements of half-timbering and tile-hanging, often with decorative banding, alongside rendered and brick elevations.

While frontages are generally modest, a number of properties incorporate projecting bays and porches, adding depth and articulation to the street scape. These features contribute to the distinctive character and visual interest of the southern historic core.



Local Vernacular

Southern End of Village – Cowfold Road

The southern end of the village along Cowfold Road is characterised by the use of brickwork with decorative banding and motifs, complemented by tile-hanging. The majority of buildings are semi-detached and share a broadly consistent form. Occasional porches and bay windows provide subtle variation and articulation, contributing to the rhythm and visual interest of the street scape.

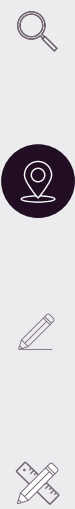


Davy Drive and Magdalene Rise

Davy Drive and Magdalene Rise are located on the south-eastern edge of Bolney and comprise relatively recent residential development. The area is predominantly characterised by two-storey dwellings, constructed using a palette of brick, tile-hanging, and timber boarding.

Architectural detailing includes features such as tile-hanging and subtle variations in brickwork, adding visual interest to the elevations.

The development consists of a mix of semi-detached and detached dwellings, arranged in a perimeter block layout with active frontages addressing streets and areas of open space. Buildings typically incorporate casement windows and covered porch entrances, contributing to a cohesive and contemporary interpretation of traditional village character.



Constraints

The accompanying plan sets out the site constraints and opportunities that have been informed by the initial surveys and technical assessments prepared as part of the previous planning application.

- | | |
|-----|---|
| 1. | Northern Boundary: maintain the character of Public Right of Way Footpath 44Bo in accordance with Policy DPA14 |
| 2. | Contours in Undulating Pattern |
| 3. | Undulating topography: avoid development on the highest ground near Foxhole Farmhouse to protect views from St Mary Magdalene Church, while managing lower areas for surface water flood risk |
| 4. | Existing hedgerow field boundaries to be retained and incorporated into the design |
| 5. | Linear Contours |
| 6. | Southern Boundary: mitigate road noise from Cowfold Road (A272) for future and existing residents |
| 7. | A272 Cowfold Road: northern area accessed via a country estate road through countryside open space from the southern area |
| 8. | Existing overhead lines to be rerouted |
| 9. | Eastern Boundary: protect amenity and avoid overlooking of rear gardens along the western side of The Street |
| 10. | Well and Walnut Cottage (Grade II Listed): located east of the Site and separated by gardens, with filtered inter-visibility to the largely undeveloped central area |
| 11. | St Mary Magdalene Church (Grade I Listed): preserve views to and from the church from the Site’s high point to maintain its setting. |





△ Constraints Plan



Opportunities

1. New pedestrian link to existing PRow while maintaining the character of Footpath 44Bo	6. Opportunity for linear development that follows contours
2. Opportunity for organic layout working with the contours	7. Open southward views towards the South Downs
3. Provide green infrastructure and amenities including community orchards, exercise areas, children’s play areas and a new purpose-built community building	8. New vehicular access point on Cowfold Road (Criterion 4)
4. New countryside open space between the northern and southern parcels in accordance with Criterion 6 of Policy DPA14	9. Improve the Site’s appearance through under-grounding the existing overhead power line
5. Incorporate a landscaped buffer zone along the southern edge	10. New pedestrian and cycle link to The Street (Criterion 5)
	11. Preserve key views from St Mary Magdalene Church.





Retain Foxhole Farm

△ Opportunities Plan



Illustrative Masterplan

A illustrative masterplan and parameter plans formed part of the approved Outline which took in account of the site analysis as set out in the previous pages. An initial sketch layout proposal adjacent follows the Illustrative Masterplan and looks to adhere to the parameter plans.

A list of the plans are below:

- Illustrative Masterplan
- Parameter Plan - Land Use
- Parameter Plan - Access and Movement
- Road Hierarchy
- Parameter Plan - Green Infrastructure
- Parameter Plan - Building Heights
- Parameter Plan - Density.





3

3

16

15

10

14

4

10

5

17

14

13

12

10

11

9

10

2

8

7

6

18

2

8

14

14

10

14

14

14

10

5

16

14

14

1





Part 2:

Consultation Process

Pre-Application

Key principles of the Illustrative masterplan have been taken forward on the initial sketch layout.

1. New vehicular access from Cowfold Road

2. New pedestrian / cycle links to The Street

3. New pedestrian link to existing PRow

4. Secondary informal 'rural' lanes / mews

5. New publicly accessible countryside open space

6. Viewpoint with seating area and interpretation

7. Community orchard

8. Community hub building

9. Children's play areas (LEAPs and LAPs)

10. Outdoor gym

11. Community allotments

12. Outdoor educational space

13. SuDS basins

14. Foul water pumping station

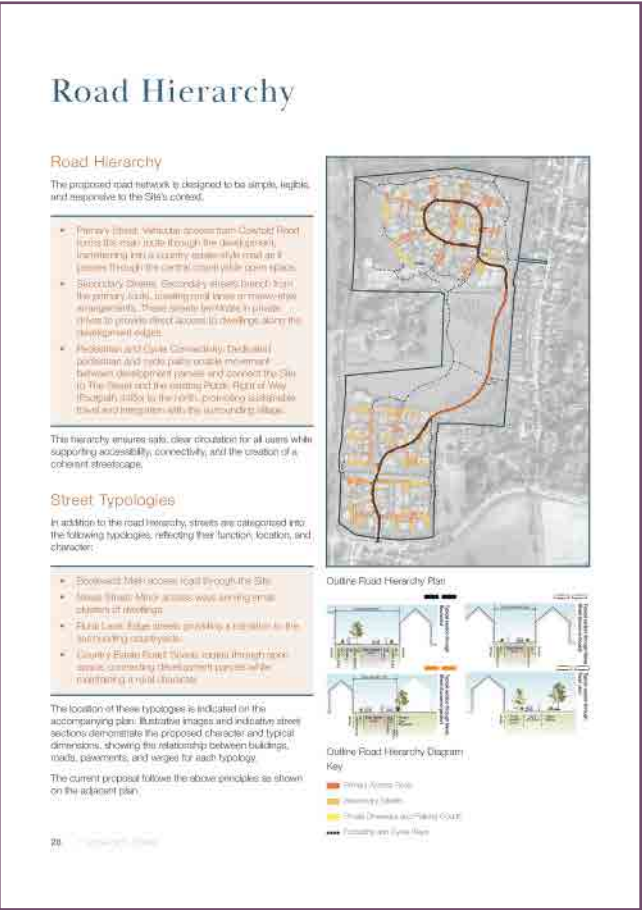
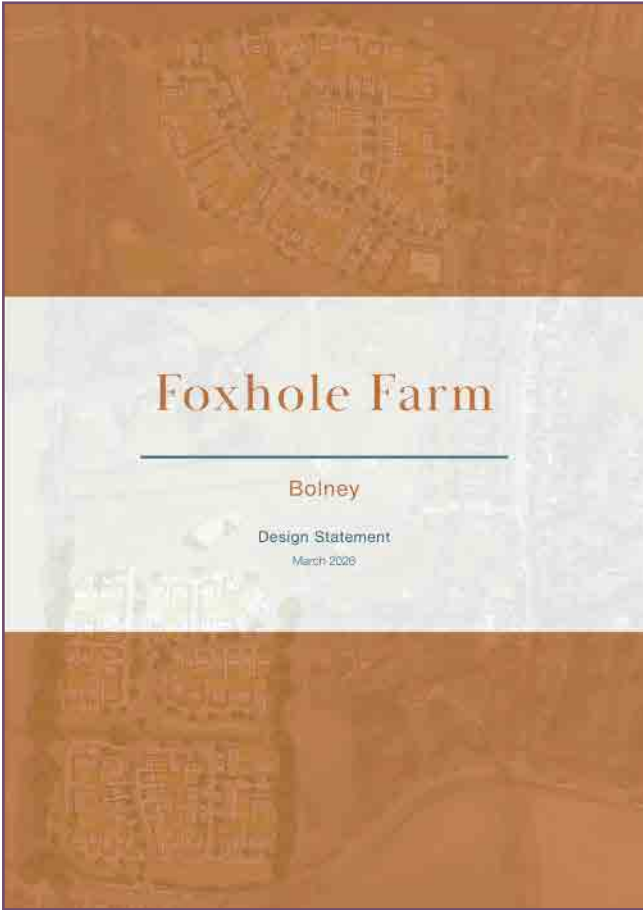
15. Electricity Substation

16. New woodland planting

17. Country estate road through countryside open space.

Amount

The illustrative layout demonstrates how 200 no. dwellings can be successfully accommodated within the development area while achieving respecting the site constraints and also achieving high quality place making.





Pre-Application



△ Massing Model



Response from Pre-Application

Pre-Application Review Summary

A pre-application meeting was held with Mid Sussex District Council (MSDC) on 16 April to review the emerging proposals. Overall, officers were supportive of the scheme and welcomed the design approach, noting that it broadly follows the principles established by the Outline Planning Permission. Positive feedback included the removal of flats from the southern boundary, acceptance of front parking arrangements, the layout of plots adjacent to the orchard and north of Kangaroos, and the retention of roadside trees outside private ownership.

MSDC provided a number of design recommendations aimed at refining the proposal. These included further breaking up parking areas with tree planting where possible, exploring an alternative arrangement in the north-west corner adjacent to the pumping station, reviewing parking adjacent to Kangaroos to ensure no adverse noise impacts, and replacing the westernmost 1.5-storey dwellings with chalet bungalows. Officers also encouraged greater architectural variety and the use of materials more reflective of the southern part of the village, favouring red and brown brickwork with tile hanging whilst discouraging buff brick and boarding. A detailed lighting scheme will be submitted at the Reserved Matters stage.

In respect of landscape and heritage matters, MSDC requested that the Heritage Statement fully assesses all relevant heritage assets and identifies any mitigation measures, with the Landscape Strategy responding appropriately to those considerations. Additional landscaping measures were suggested, including enhanced screening within the southern parcel, landscaping around the pumping station, and retention of the central open space as predominantly green open space. Further consideration will also be given to comments received from Place Services regarding soft landscape treatment.

The Council was generally supportive of the proposed affordable housing approach, including the provision of First Homes. Minor amendments to the distribution of affordable housing units were suggested to achieve a more balanced tenure arrangement, and officers confirmed that detailed M4(3) accessibility specifications would be required.

The principle of custom/self-build plots was accepted, subject to the preparation of plot passports and subsequent Reserved Matters applications. MSDC also provided clarification regarding the required number of custom-build plots.

With regard to open space and recreation provision, officers accepted the proposed reduction in Local Areas for Play (LAPs), subject to appropriate justification, and requested improved demonstration of accessibility to on-site and off-site play provision. Repositioning of one play area and early engagement with the Parish Council regarding allotment provision were also recommended.

Overall, the pre-application response was positive, with comments focused on refinement and enhancement of the scheme rather than fundamental changes to the development principles. The design has subsequently evolved to address the matters raised where appropriate and to support the submission of a high-quality Reserved Matters application.





DRP

A Design Review Panel was held on 10 June, at which the scheme was presented. The submitted proposals have been updated to incorporate the comments received through the pre-application process.

Foxhole Farm, Bolney

Design Review Presentation

June 2026

Site Analysis

A

North Boundary - Towards Farm

B

East Boundary - Towards St. Mary Magdalene

C

East Boundary - Towards The Street

D

South Boundary - Towards Middle Boundary and Foxhole Farm

Existing Site Sections

Local Context

Bolney Village

Davy Drive and Magdalene Rise

Emerging Layout

- Created a better visual approach for pedestrian access by hiding car parking and screening of pump station
- Frontage parking reviewed and broken up
- LEAP/LAP brought closer to the development distributed around the site as part of the natural trail

Landscape Masterplan

The Landscape Masterplan is a carefully considered response to the site's opportunities and constraints, with a clear landscape-led ethos.

Pedestrian connectivity is prioritised, with a carefully designed network of routes providing links into and within the site.

Views are maintained from the more open higher central part of the site.

Street trees provide shade and richness within the street scene. Generous tree planting around the site boundaries and within the open space increases tree cover, provides a rich verdant landscape, and helps to screen views of the development where appropriate and identified as necessary from the LVIA.

Fruit trees are an example of plants that provide food for people and nature, creating a shared and biodiverse community orchard.

Play is provided in 6 locations across the site, interlinked by a pedestrian route, and discussed in more detail below.

Parking is carefully considered, and is generally on-plot, but is not allowed to dominate the streetscene where street parking is indicated thanks to clever planting and location.

Overall this is a vibrant and nature-rich environment for the benefit of existing and future residents of the village.

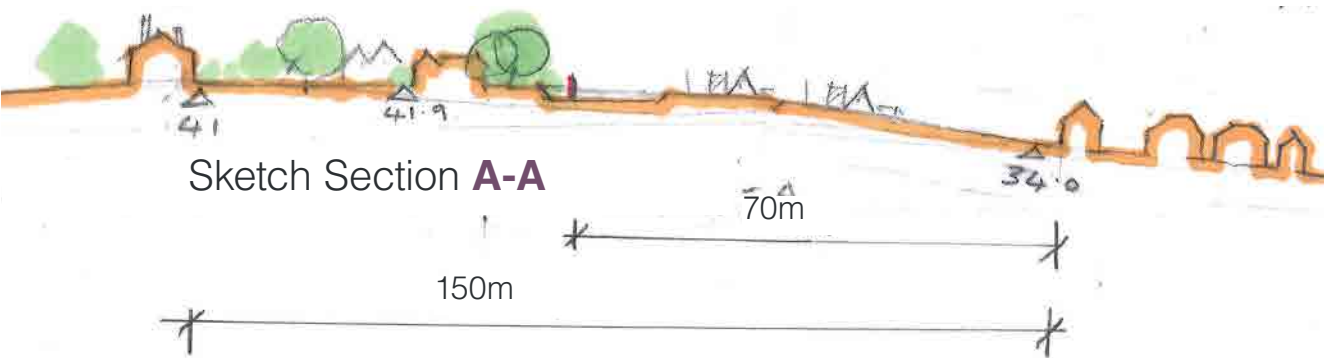


DRP

Typical Street Scene - South Field



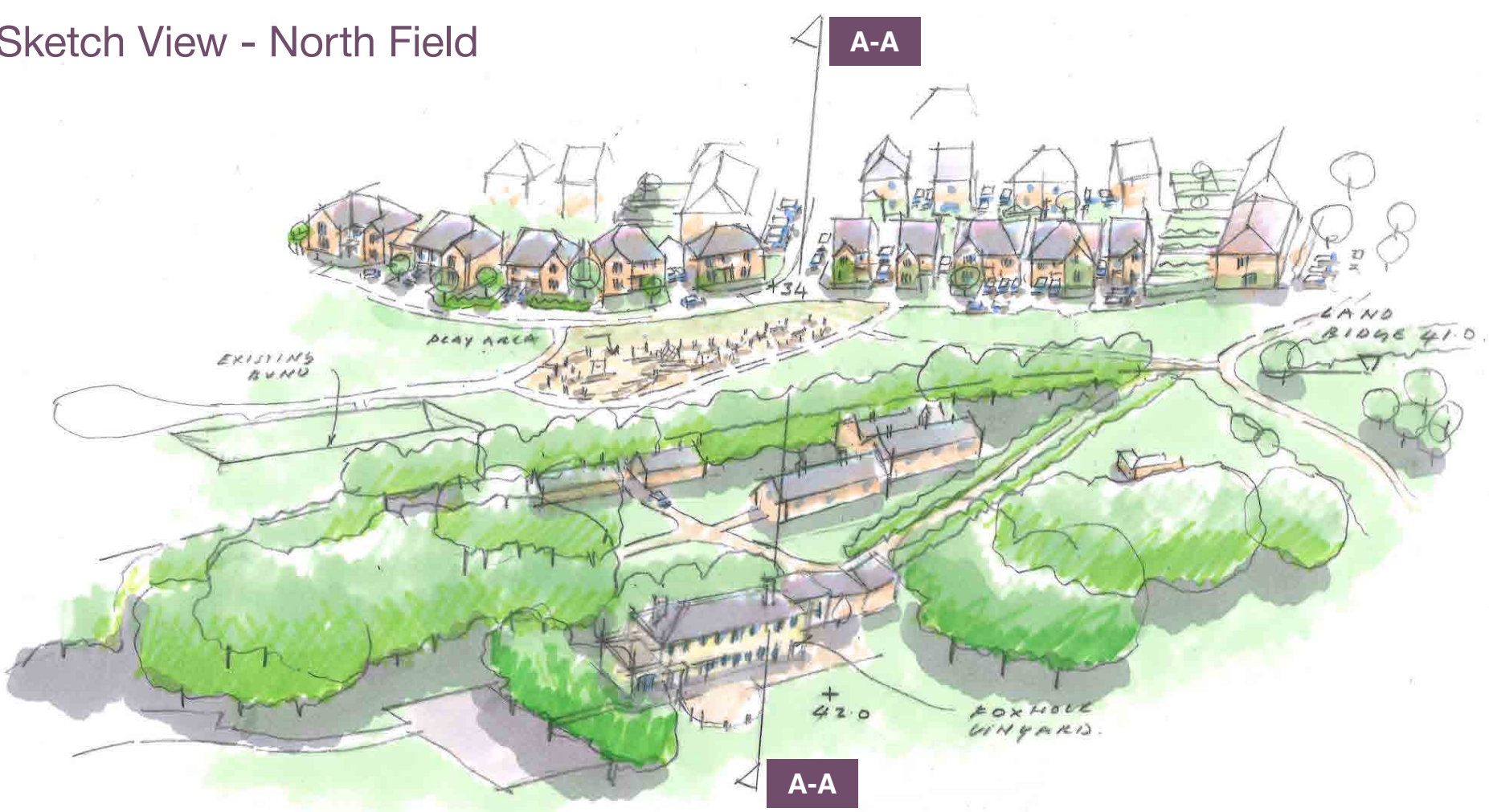
Typical Street Scene - North Field



Sketch View - South Field



Sketch View - North Field



Response from DRP

Following the Design Review Panel meeting on 10 June 2026, the proposed development has been reviewed against the Panel's comments and recommendations. The applicant welcomes the constructive feedback provided and has considered each point carefully in the ongoing evolution of the scheme.

The table below summarises the Panel's observations together with the design team's response, demonstrating how the development seeks to address the issues raised while maintaining a balanced and deliverable framework that responds positively to its village-edge setting.

DRP Feedback	Revised Design Response
The proposed density is perceived to be excessive, resulting in an over-development of the site.	The density was established at the Outline stage. The proposed development delivers an overall net density of approximately 28 dwellings per hectare , representing a balanced approach that responds appropriately to the character of the surrounding village while ensuring the efficient use of land.
Greater opportunity exists along the northern boundary to enhance the Public Right of Way (PRoW).	The Public Right of Way will be integrated within a landscaped green corridor and overlooked by new homes, providing an attractive environment with natural surveillance. Additional planting and landscape enhancements will reinforce the quality and character of this route.
The layout currently lacks clear and intuitive wayfinding.	A clear hierarchy of streets will be established through the use of distinctive house types, materials, landscaping features and focal points, improving legibility and assisting movement throughout the development.
The landscape buffer between the two development parcels should play a more positive role within the scheme.	The landscape strategy has been refined to create a more informal parkland setting between the development parcels. Groups and clusters of trees will be incorporated to provide a softer landscape character and effective screening to neighbouring properties to the east. Dedicated footpaths will be separated from the roadway to reduce perceptions of urbanisation and encourage a more pedestrian-friendly environment.
Improvements are required to the overall structure and movement network of the development.	The proposed layout incorporates looped street arrangements across the development parcels, supplemented by only limited lengths of cul-de-sac and private drives. This approach promotes improved connectivity whilst maintaining a residential character.
The hierarchy of streets should be more clearly expressed.	A clear street hierarchy has been provided through a combination of primary routes, shared-surface streets and block-paved private drives, supported by appropriate landscape treatments and materials.
The proposed link road should incorporate measures that naturally moderate vehicle speeds.	The link road has incorporated traffic-calming measures, including carriageway narrowing and raised table crossings, to encourage low vehicle speeds and support a safe pedestrian environment.
Further consideration should be given to the design of the junction with Cowfold Road.	The access arrangement was approved as part of the outline planning permission. Detailed landscape proposals will enhance the arrival experience, with planting and landscaped verges flanking the access road and helping to protect the amenity of adjacent dwellings.
The scheme lacks a strong sense of place and local character.	While the development incorporates a range of proven house types, a comprehensive materials strategy ensures the scheme reflects local character and establishes a distinctive identity. Variations in built form, landscape treatment and the introduction of focal buildings will strengthen placemaking and reinforce a clear sense of place. The development will also support community interaction through accessible open spaces, high-quality public realm, and well-connected pedestrian and cycle routes, helping it function as an integrated extension of the village rather than a separate enclave.
The orientation of a number of dwellings does not maximise opportunities for photovoltaic installation and solar gain.	The layout has been developed to maximise opportunities for renewable energy generation. In the northern parcel, hipped roof forms provide flexibility for photovoltaic panel placement. Within the southern parcel, the majority of dwellings are orientated north–south, creating favourable south-facing roof slopes, while east–west orientated dwellings continue to benefit from access to solar gain throughout the day.





Thrive Architects Ltd

Building 300, The Grange,
Romsey Road, Michelmersh,
Romsey, SO51 0AE

Tel: 01794 367703

Fax: 01794 367276

www.thrivearchitects.co.uk