

# 4.0 PROPOSALS



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### 4.01 SITE LAYOUT

The proposed layout will provide the following:

- Provision of a 34 dwellings ranging from 2 bed maisonettes to 3 bed houses in keeping with the surrounding area
- Delivery of 10 affordable dwellings, containing a mixture of first homes/social rented and shared ownership properties, in a variety of dwelling sizes
- Traditional building designs that respect the character of Ansty, are of modest height and utilise locally distinctive materials to deliver a development whose character conserves and enhances the local area.
- A landscape led scheme that retains and enhances important boundary features and existing trees, includes tree lined verges and boundary planting, and respects the countryside edge to reflect the rural character of the settlement and the transition from built form to countryside.
- Creation of a safe main access into and out of the site utilizing the existing access via Marwick Close and Upton Drive that minimizes impact on landscape character
- Provision of local areas of open space suitable for future residents and for use by the wider community
- Areas for ecological enhancement
- A drainage strategy that respects the SuDs hierarchy taking into account ground conditions and the sites topography.
- Using design and layout to promote energy efficiency incorporating a strategy to deliver low carbon energy generation



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## 4.02 HOUSING MIX & TENURE

	HOUSE TYPE	NO. OF UNITS
AFFORDABLE	Two Bedroom Flat	3
	Two Bedroom House	5
	Three Bedroom House	2
		10
PRIVATE	Two Bedroom House	6
	Three Bedroom House	18
		24
	<b>TOTAL</b>	<b>34</b>

All buildings are two storeys - as per the streetscenes.



Proposed Tenure Plan

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## 4.03 MOVEMENT



Proposed Movement Diagram

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## 4.04 REFUSE ARRANGEMENTS, CYCLE STORAGE & CAR PARKING

PARKING ALLOCATION	AMOUNT
Allocated Space	70
Allocated Garage	4
Visitor Space	7
<b>Total</b>	<b>81</b>



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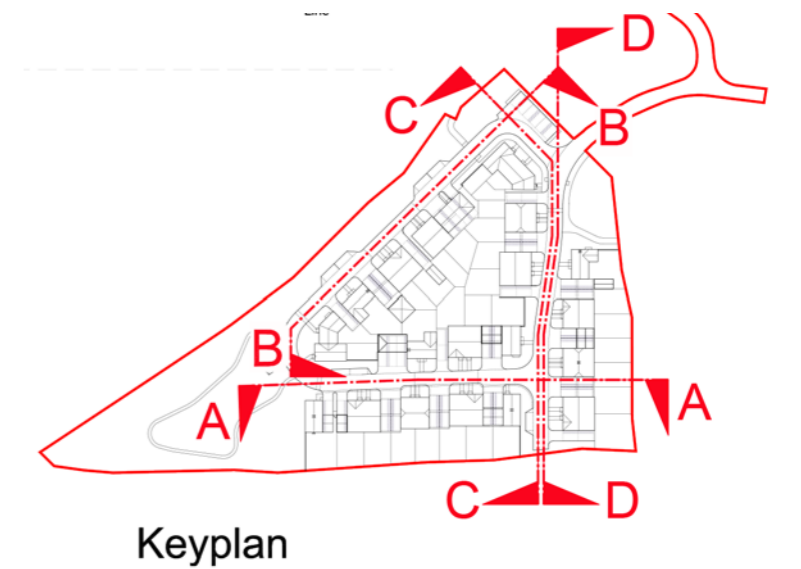
## 4.05 MATERIALS



Materials Distribution Diagram

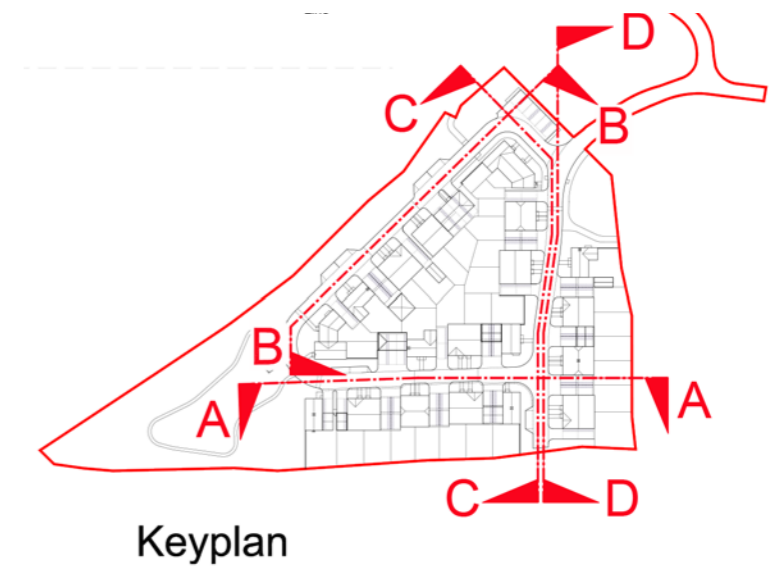
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## 4.06 STREET SCENES



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## 4.07 LANDSCAPE STRATEGY

The proposed landscape infrastructure seeks to strengthen and enhance the existing landscape pattern and to introduce a number of habitat and recreational amenity features to benefit local residents. These include:

- Strengthening of all boundary vegetation where necessary with a mix of native trees and scrub creating wildlife buffers/corridors;
- Creation of a small semi natural open space in the wooded south western corner of the site incorporating informal natural play features and habitat enhancements in the form of wildflower meadow, tree, scrub and hedge planting, creation of log piles and hibernacula, bug hotels and bat boxes;
- Creation of a small community orchard close to the site access in the north eastern site corner;
- Amenity street tree planting with underplanting of a mix of low growing native and ornamental shrubs throughout the proposed residential area;
- Incorporation of a sustainable urban drainage system (SuDS) with a swale/water attenuation feature on the southern boundary seeded with a wet meadow mix.

Overall the strategy is designed to address the specific requirements of policy DPA17 delivering an inward facing development within a strong landscape infrastructure that allows rear gardens and planting to create a softer transition to countryside edges with the retention and enhancement of boundary vegetation and key landscape features.

-  EXISTING TREES
-  PROPOSED STRUCTURAL TREES
-  PROPOSED LOW LEVEL/ CLIMBING NATIVE SHRUB PLANTING
-  PROPOSED MEADOW GRASSLAND
-  PLANTED / TURF VERGE
-  EXISTING & PROPOSED WOODLAND BUFFER
-  PROPOSED NATIVE HEDGEROW
-  BENCH
-  WET MEADOW

### POTENTIAL ECOLOGY FEATURES WITHIN WOODED PUBLIC SPACE

#### Stag Beetle Habitats/ logpiles

Onsite logs retained in a discreet location, to retain moisture and to provide a decaying wood source both for food and in which to lay eggs.

See [www.wildlifetrusts.org](http://www.wildlifetrusts.org) for more detail for habitat creation



#### Bat Boxes

Kent bat boxes or similar located on on south facing walls and within the woodland buffer zone. If self-made bat ensure the wood used is rough sawn for grip and untreated.



#### Bug Hotel

Located in a discreet area within the woodland buffer zone

#### Native Hedgerows

Creating ecological connectivity and provide visual enclosure.



### OPEN SPACE & WOODLAND PLAY



Species rich grassland with mown paths for access



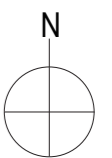
Informal Natural Play within wooded public space



**OPEN SPACE & ORCHARD**  
with species rich grass, seating and mown path for access. Could include local heritage species.

Woodland buffer - for interaction with nature and creation of bramble and mixed scrub understorey habitats and enhanced grassland

Link to Public Right of Way



Proposed Landscape Masterplan

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### 4.08 SUSTAINABILITY

The proposed scheme will seek to deliver a sustainable development, both in terms of technical requirements and the ecological and recreational value of the site.

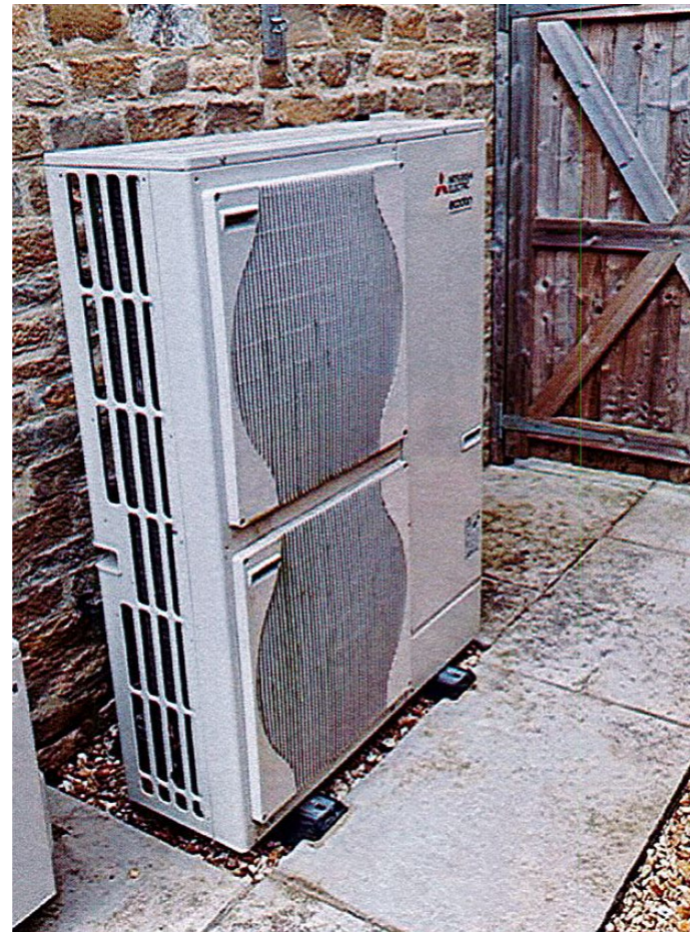
#### Technical Matters

All dwellings will be designed to the Technical Housing Standards as set out in the Nationally Described Space Standards – 2015 (Amended 19 May 2016).

The scheme has been designed to optimise solar gain and natural lighting through the orientation of most of the dwellings/gardens to the south, east and west..

#### Air Source Heat Pumps

Each dwelling is served by an ASHP.



#### Electric Vehicle Charging

Part S Building Regulations requires that each dwelling has an Electric Vehicle Charging Point (EVCP) serving at least one space within the allocated curtilage.



#### Technical Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rate materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible.
- Use of timber, the source of which is certified by FSC/PEFC or an equivalent approved certification body where practical.
- Use of insulation materials with zero ozone depletion potential.

#### Open Space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape.



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## 4.08 SUSTAINABILITY

### Inclusiveness – Access for All

In accordance with the guidance and requirements for access, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010).

As (M4(2) compliant homes these are capable of future adaptability and conversion as occupancy needs dictate. Hence the dwellings are flexible/adaptable for sustainable living.



### Domestic Waste and Recycling

Storage and collection of refuse and recyclable waste will be considered as an integral part of the design process.



### Crime Prevention and Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Promoting healthy and safe communities" (National Planning Policy Framework 2024).

The scheme will have due regard to the principles of Secured by Design.



### Public Transport

The Ansty Cross bus stops (Bus 89) are located within a 5 minute walk of the site, north west along Bolney Road. The south west route provides access to Horsham, and the eastbound route to Cuckfield and Haywards Heath.



### Cycling

Cycle storage will be provided within each demise to encourage movement by all modes of transport including walking and cycling.



### Economic

The proposals will also be economically sustainable, providing new homes of a range of sizes and ten dwellings allocated as affordable dwellings. The construction jobs and subsequent maintenance (via a management regime) will generate ongoing employment and economic benefits for the local community.



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# 5.0 CONCLUSION

## CONCLUSION

This Design and Access Statement demonstrates how the scheme has been shaped by a clear understanding of Ansty's local character, informed by a thorough analysis of the site's constraints and opportunities.

Key considerations include the retention of hedgerows to the boundaries and safeguarding trees to Bolney Road and copse to the west to reinforce the rural edge, and maintain the tree lined character of the existing streetscene, and the rural character of the PROW to the south. Dwellings are set back within a traditional perimeter block layout allowing development to face onto the street and attractive boundary planting around the site, delivering a soft transition from the built environment to the countryside beyond.

The resulting proposal delivers an appropriate and well-considered development that meets the relevant planning criteria, makes efficient and effective use of the land, and is underpinned by a strong landscape framework. This framework draws on existing site features while strengthening outward connections, including footpath links to the PROW to the south and Bolney Road together with enabling connection to future residential development to the east.

The scheme has been assessed against all relevant national and local planning policy and guidance. The design process has been rigorous and carefully considered, resulting in a high-quality proposal that responds positively to the character of the surrounding area and the specific constraints of the site. Overall, the development represents a sustainable and visually coherent residential scheme set within a well-integrated and thoughtfully designed landscape.





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