

# LAND TO THE REAR OF CHESAPEKE, REEDS LANE, SAYERS COMMON

## DESIGN & ACCESS STATEMENT

DS-01 - REV.A



ANTLER HOMES

MARCH 2025



Design & Access Statement prepared on behalf of Antler Homes PLC, for a Full Planning Application for 27 Homes, associated access road, parking & open space .  
This document should be read in conjunction with all design information and technical reports submitted in support of this application.





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## OVERVIEW

This Design & Access Statement (DAS) has been prepared on behalf of Antler Homes PLC, in support of a Full Planning Application for a residential development comprising 27no. high quality residential dwellings, associated access road, parking and open space on land to the rear of Chesapeake, Reeds Lane, Sayers Common, West Sussex.

## PURPOSE OF DOCUMENT

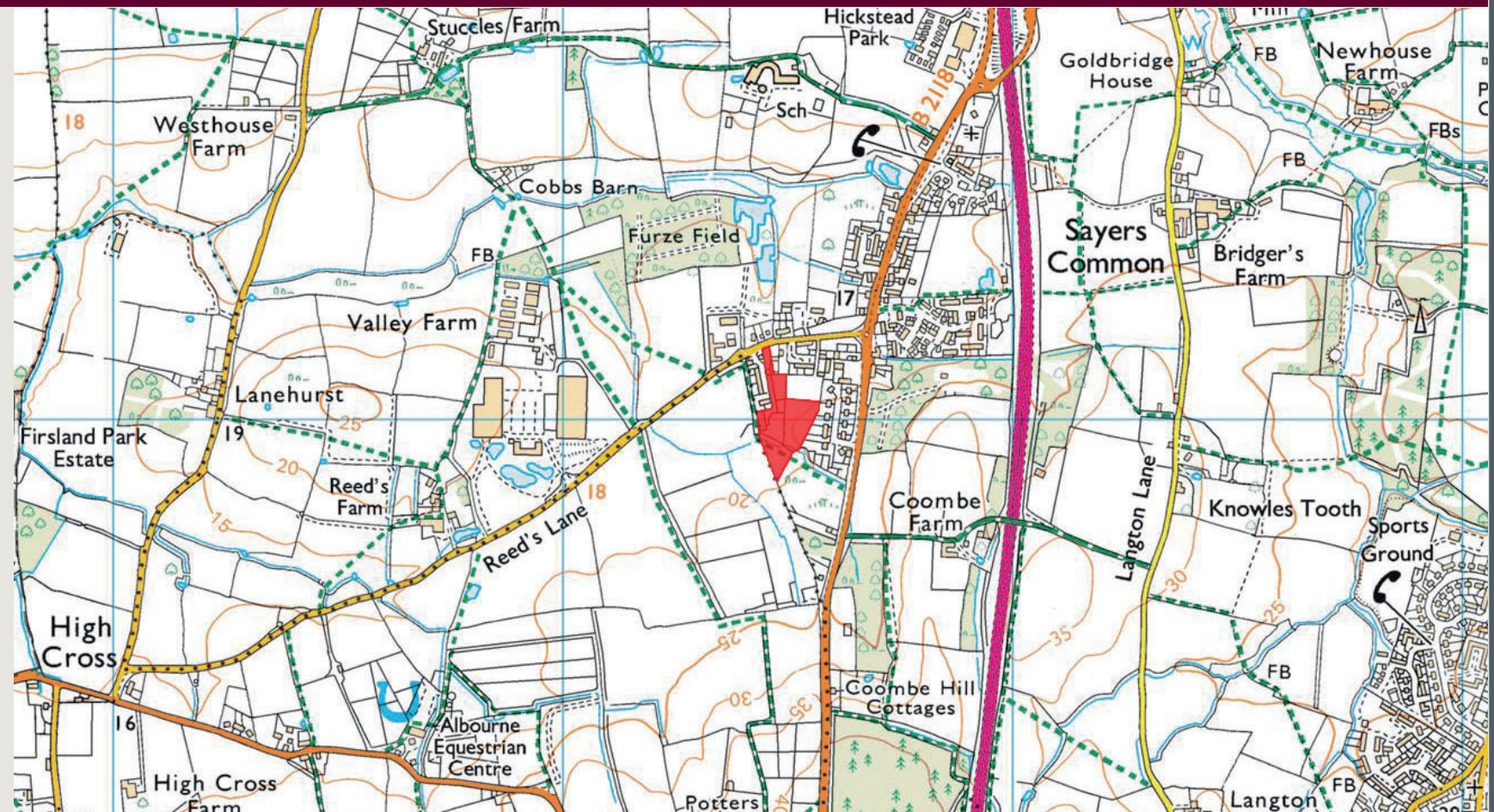
The key purpose of the DAS is to explain the design process, which has led to the vision and application proposals. The DAS will be used by the Local Authority to ensure that the detailed design and the appearance of the place embrace the design principles that have been set out within the DAS.

The DAS follows the approach that is contained within National Planning Practice Guidance (NPPG), which came into force on 6th March 2014. This states that:

“A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.”

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

In accordance with the above guidance this DAS has been structured as follows:



## DOCUMENT STRUCTURE

1. INTRODUCTION
2. ASSESSMENT
3. EVALUATION
4. DESIGN
5. SUSTAINABILITY
6. CONCLUSION

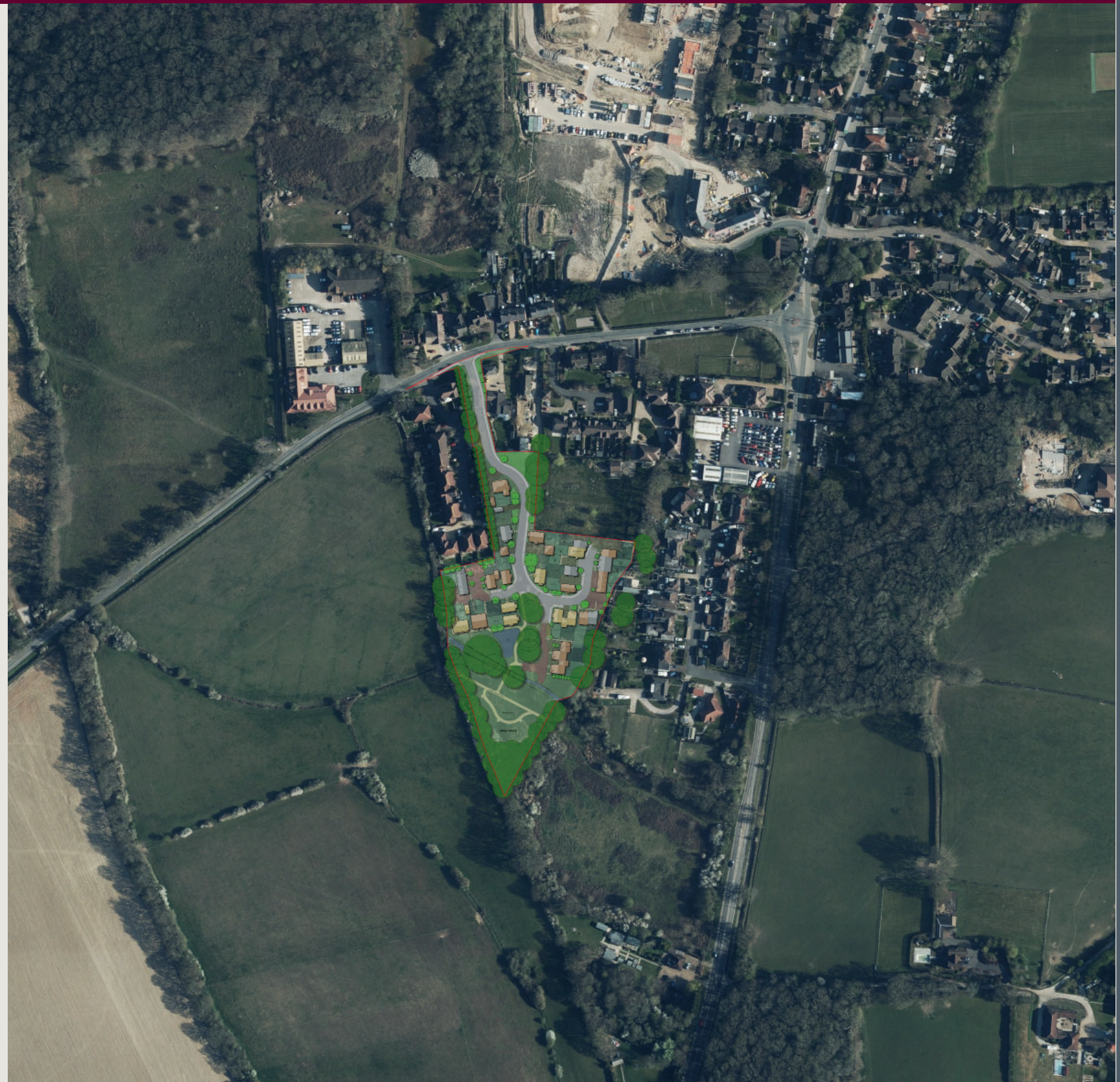


## VISION STATEMENT

“To create a high quality, attractive new residential development that offers a range of private and affordable housing , that responds to and enhances the local area and integrates into the wider community.”

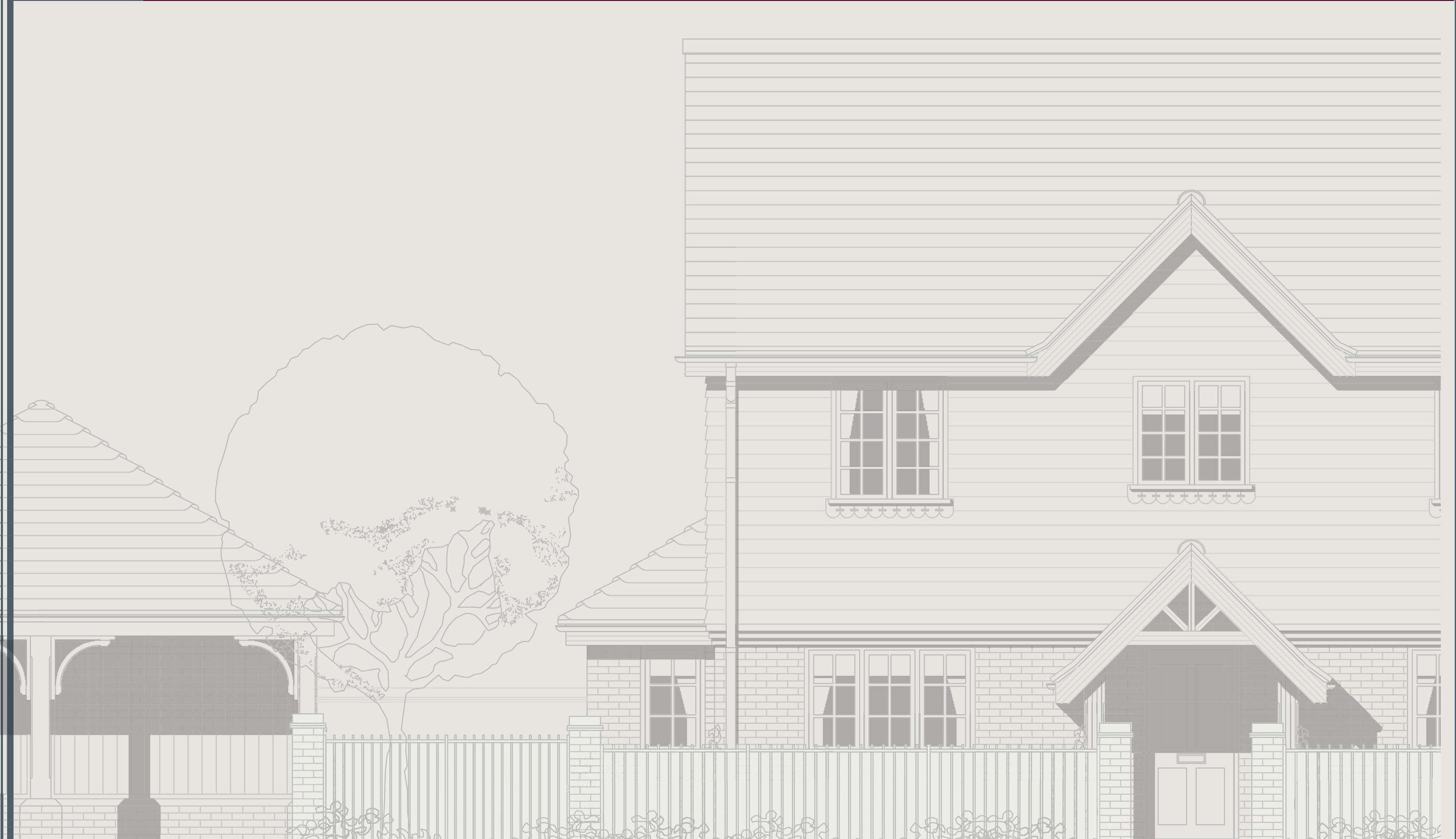
## OBJECTIVES

- >To create a high quality and attractive development.
- >To create a development that reflects its geographical location and is sympathetic to the local environment.
- >To create an environment that is in keeping with the local area and vernacular.
- >To create a safe and secure environment.
- >High emphasis on creating spaces with character and a strong sense of place
- >Sustainability to be at the forefront of our approach.
- >Enhancing the local area and facilities for local people.
- >Respect and enhance the landscape framework.
- >Creating a positive, long lasting legacy.



\*IMAGE ABOVE IS INDICATIVE





## LOCATION &amp; SURROUNDINGS

The site comprises approximately 1.5 hectares of land on the South-Western edge of Sayers Common village, within the parish of Hurstpierpoint and Sayers Common.

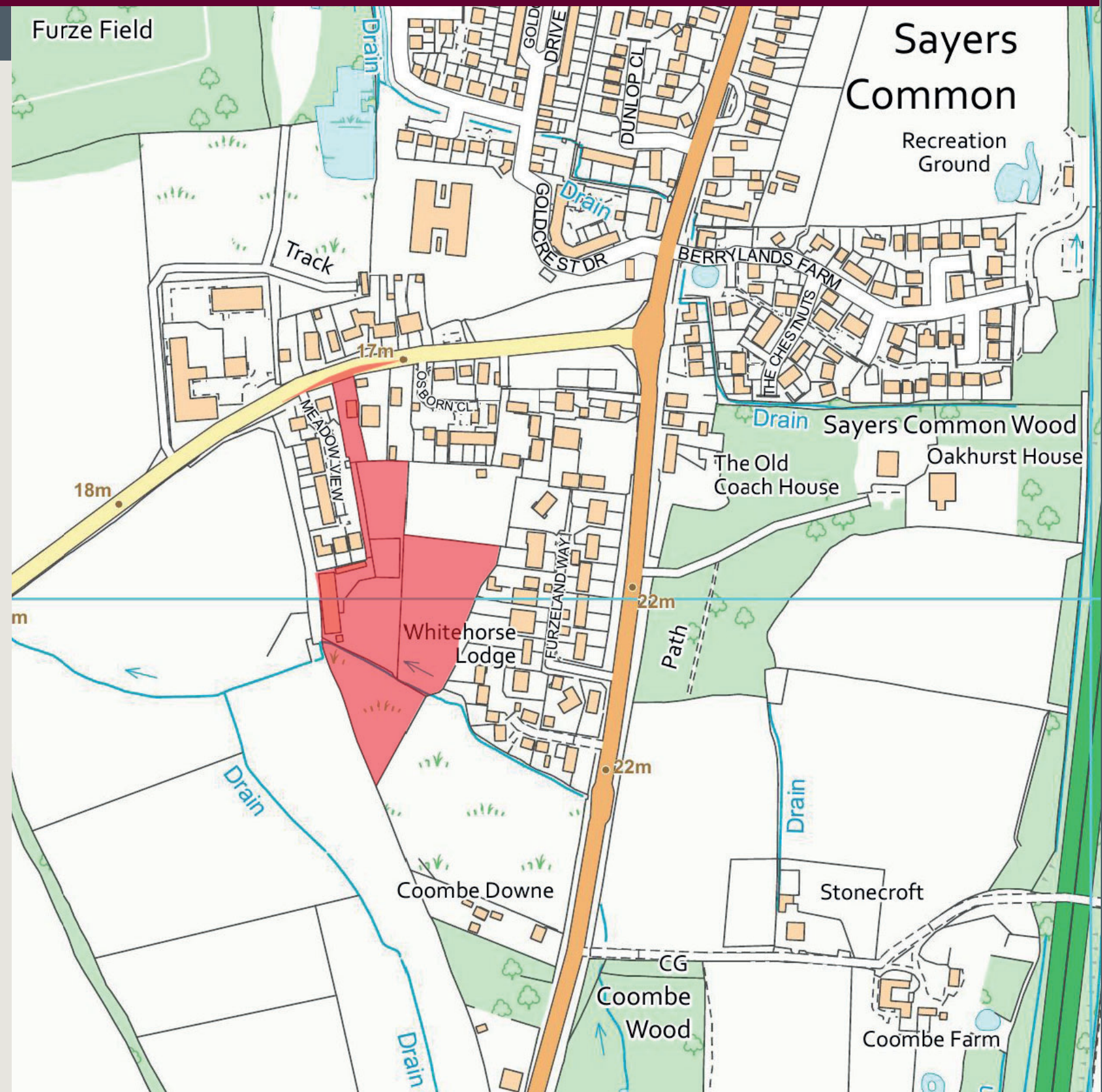
The site is sustainably located, within practical walking or cycling distance of a range of everyday services and facilities within Sayers Common village and Hurstpierpoint. The site benefits from access to bus stops serving regular bus routes to Crawley, Horsham, and Brighton.

The nearest railway station is Hassocks railway station, situated approximately six kilometres from the site. It is located on the Brighton Main Line and is managed by Southern Rail. Hassocks railway station can be accessed by bicycle or via bus route 273, as well as by car.

Albourne C of E Primary School is located approximately 2km from the site, within reasonable cycling distance. The school is also accessible by bus routes 100 and 273. Downlands Community School is located approximately 6.5km from the site. A dedicated bus service, route 590, operates from Sayers Common to the school.

Overall, the site is well connected to nearby facilities as well as those further afield. The facilities within Sayers Common are located within a 10-minute walk from the site. Further afield, the facilities and services in Hurstpierpoint are a 12-minute cycle from the site.

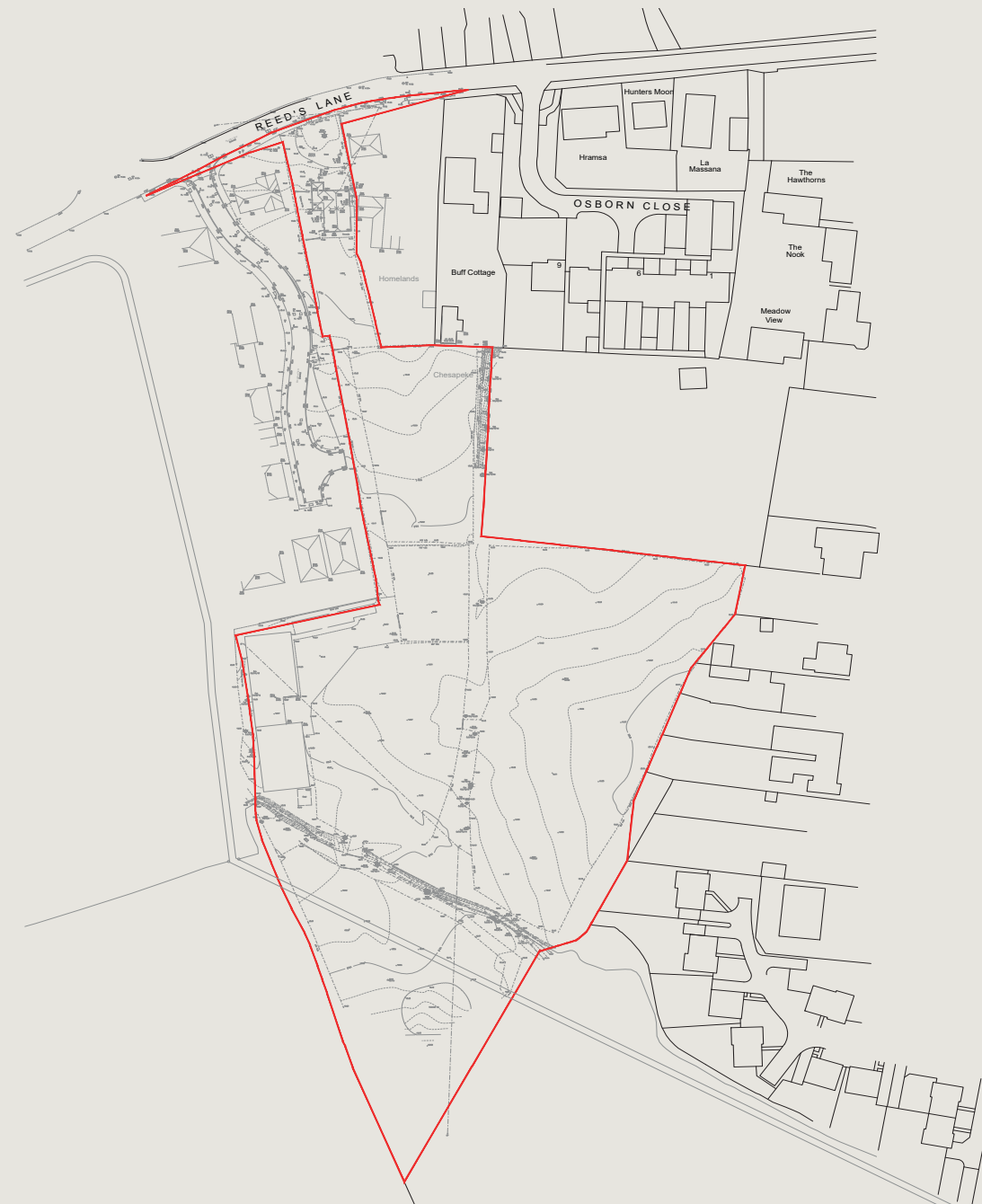
The site is also planned to be adjacent to the facilities required to be provided as part of the development at Land South of Reeds Lane, Sayers Common. The proposals presently include 2FE primary and 4FE Secondary schools, a new library, employment floorspace, leisure facilities, healthcare provision, and a new neighbourhood centre, as required in Policy DPSC3. If delivered, these facilities will add additional services and facilities to the existing provision.





## SITE LOCATION PLAN

The site lies to the south of Reeds Lane and to the east of Meadow View, comprising a single dwelling, open fields, some small to large sized outbuildings and areas of hardstanding. The site is generally level, sloping gradually from north-west to south-east. Existing residential development borders the site's northern, eastern, and north-western boundaries, with green fields bordering the western and southern extents of the site. The site boundaries are lined with existing trees and hedgerows, and the rear curtilages of existing residential properties. For exact species and position of trees please see Arboricultural reports and surveys that accompany this Planning Application.





## AERIAL IMAGE

