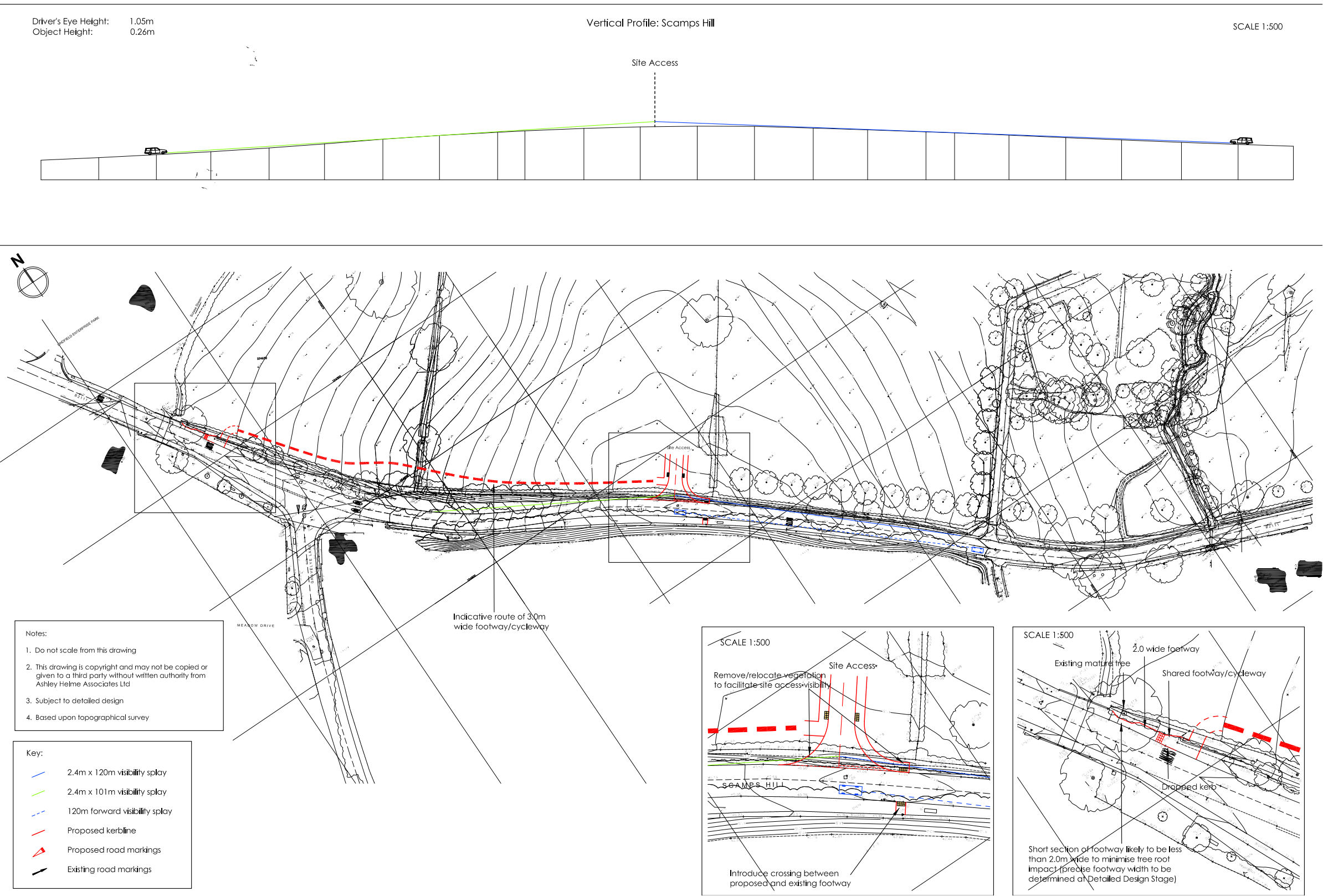


3.4 ACCESS

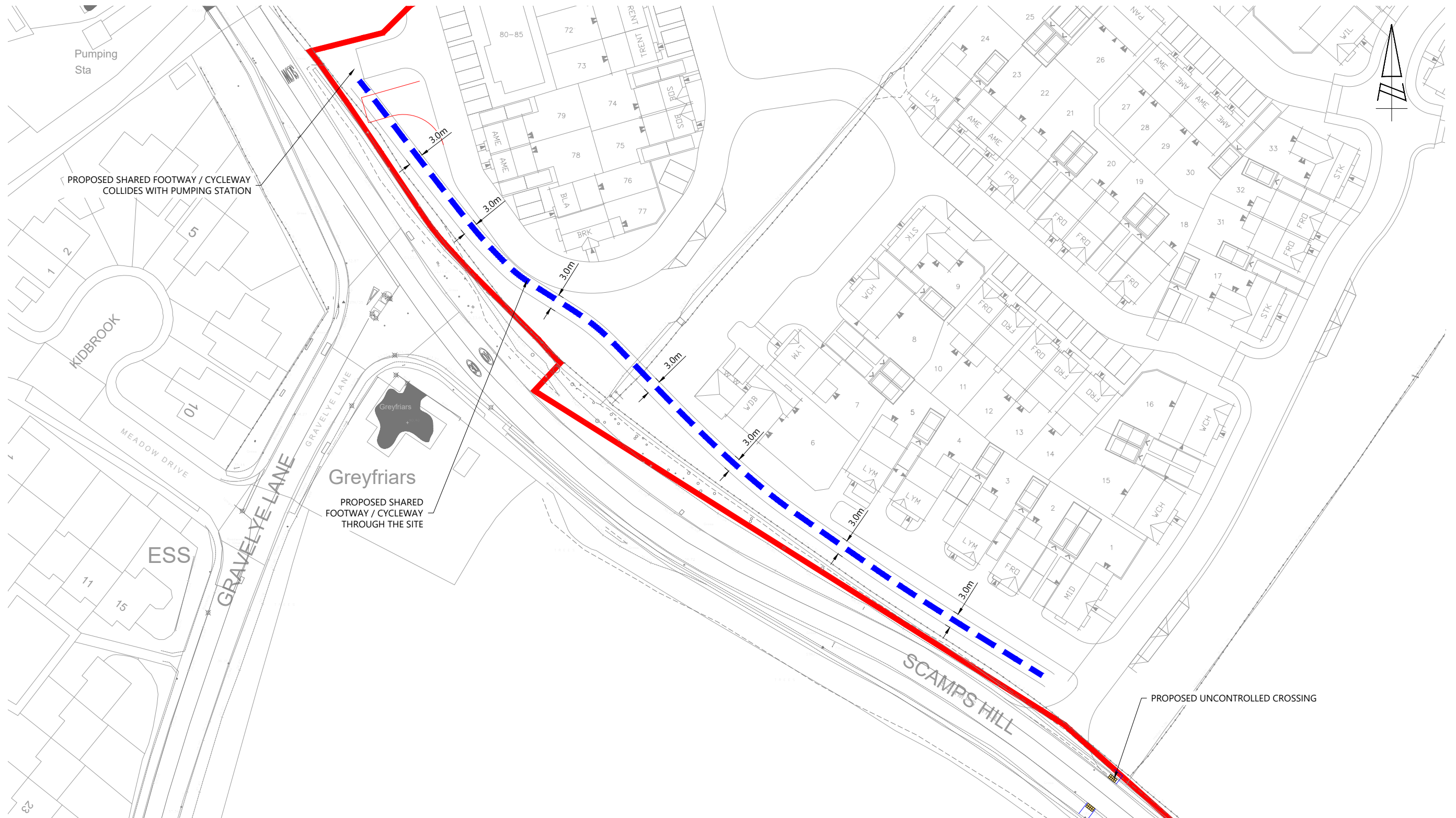
Access to the site is approved under the outline planning permission (Ref. DM/24/0446) as shown on the Proposed Access Arrangements Plan 1723/08/B.



Approved Proposed Access Arrangements Plan 1723/08/B.

3.4 ACCESS

Proposals for the new vehicle junction accessing the site have been prepared by i-Transport, along with details of the proposed cycle path and access point for this in the north-west corner of the site.



Shared footway / cycleway and uncontrolled crossing

3.5 CONSTRAINTS & OPPORTUNITIES PLAN

A series of technical reports have been produced to assist the development of the site. These have been compiled into an overarching constraints plan. This sets out the key considerations that will need to be acknowledged and addressed through the design development of the site.

Included within these considerations are the proposed location for the vehicle access into the site from Scamps Hill, the diversion of a surface water main across the site and the flood zones to the north of the site.

Ground topography falls across the site from a high point near the proposed vehicle access location to the outer edges of the site to the north and east.



Constraints & Opportunities Plan



04 DESIGN EVOLUTION

4.1 LANDSCAPE STRATEGY

In line with the Vision for the site, the designs must be context driven and as such led by the aspirations to respect the landscape setting and existing landscape features within the site. These features can be proposed as a focus for the areas of proposed open space, and inform the spatial layout design to propose a positive aspect onto green infrastructure and promote healthy living.

Landscape Elements

1. LEAP play area of approximately 400 sqm, set back 20m from adjacent dwellings, incorporating timber play equipment and complementary landscape features.
2. Community orchard integrated with areas of wildflower grassland.
3. Boundary woodland and scrub planting to strengthen existing vegetation and create continuous wildlife foraging corridors.
4. Retention of existing trees, enhanced with native hedgerow and scrub planting to form a north-south wildlife corridor.
5. Open grassland providing informal amenity space, punctuated by scattered parkland trees.
6. Circular perimeter jogging route around the site, animated with timber trim trail elements.
7. 3m-wide footway/cycleway connection.
8. Landscaped attenuation basin designed as an integrated landscape feature.



Landscape Strategy Plan

4.2 DEVELOPMENT FRAMEWORK

An understanding of the framework for the site, compliant with the parameters of the approved outline application and reflecting the key aspirations to respect the landscape setting, provide landscape focussed open spaces and assist movement through the site, is established to inform the design for the development layout.



4.3 LAYOUT EVOLUTION - ILLUSTRATIVE MASTERPLAN

An indicative masterplan was provided within the Design and Access Statement of the Outline planning application, indicating how the illustrative framework plan could be designed.



Illustrative Masterplan from Design & Access Statement

4.3.1 LAYOUT EVOLUTION - PRE APPLICATION

An initial pre-application meeting has been conducted where the emerging proposals for the site layout were presented. Comments were received from Council officers, with the key points summarised below:

1. Ensure public amenity and play is more closely related to smaller dwellings such as apartments
2. Maintain adjacent building line
3. Consistent building line
4. No frontage parking on Primary route
5. Reduce terraced housing – typology and to reflect ground levels
6. LEAP accessibility is located away from the smaller dwellings
7. Apartment blocks
 - Screen parking / courtyard
 - Ensure all apartments have private amenity
 - Integrate bins and bikes to block
 - Dual aspect views
 - Locate flats/maisonettes close to open space
8. Affordable Housing
 - Improve mix of dwelling types – more houses and fewer apartments
 - Reduce affordable clustering - 10 max



Initial Layout for pre Application Meeting

4.3.2 LAYOUT EVOLUTION - PROPOSED REVISIONS

A revised layout has been produced that seeks to address the comments received from Council officers during the initial pre-application meeting:

- Development blocks tightened to improve building alignment and street definition
- Removal of frontage parking from key routes
- LEAP relocated closer to the centre of the proposed open space to improve accessibility
- Smaller dwellings incorporated closer to the LEAP
- Inclusion of additional play area (LAP) adjacent to apartment buildings
- Improved layout for development parcels to the north-west – proposal for contained courtyards
- Review of building locations to provide frontages over streets and vistas
- Review of frontages over green spaces and corridors



Revised Layout addressing Pre Application comments



05 LAYOUT PROPOSALS

5.1 THE SITE LAYOUT

The development layout proposes 87 new dwellings across the site, the layout design has had regard to the principles set out in the Illustrative Framework Plan referred to in condition 4 of the outline permission and incorporates the following elements:

1. New pedestrian and vehicle access into site from Scamps Hill in accordance with the access approved at outline stage;
2. New pedestrian and cycle access into site from Scamps Hill/Lewes Road as approved within the outline application;
3. Proposed pedestrian/cycle route set behind the existing treeline/hedgerow away from the main road, and providing access between Lewes Road and new area of open space to the south-east of the site;
4. Extensive area of new public open space with circuitous footpath routes around edge of space;
5. Proposed LEAP, relocated from Outline proposals to be more centrally located within the open space, improving accessibility and ensuring it is overlooked by more properties than the previous location to the north;
6. Existing trees and hedgerow to be retained with limited new gaps formed for road and pedestrian footpath connectivity;
7. Buildings arranged in perimeter blocks with outwardly facing homes, front doors and habitable room windows directly overlooking surrounding streets and open spaces;
8. Private parking areas with gates for 4no. properties within centre of development block;
9. Focal building incorporating maisonettes with individual front doors, designed as terraced cottages, in prominent location at head of arrival street;
10. East-west shared surface streets providing direct connectivity between new area of open space with central areas of development and green corridor to north of site;
11. Apartment buildings located at lowest part of the site to suite larger building forms, and designed around courtyard with parking contained within.
12. Similar approach for development cluster to western corner with garden walls around edges of to contain parking and create courtyard aesthetic;
13. Proposed pumping station with adjacent area of turning for maintenance vehicles (within courtyard).
14. Proposed LAP located within proposed green corridor and adjacent to proposed apartment buildings;
15. Area of surface water attenuation.

5.1 THE SITE LAYOUT



5.2 PROPOSALS IN CONTEXT

The development proposals have been assessed against the wider built context across Lindfield. The development blocks and urban grain are consistent with the new development close to the site to the south of Scamps Hill.

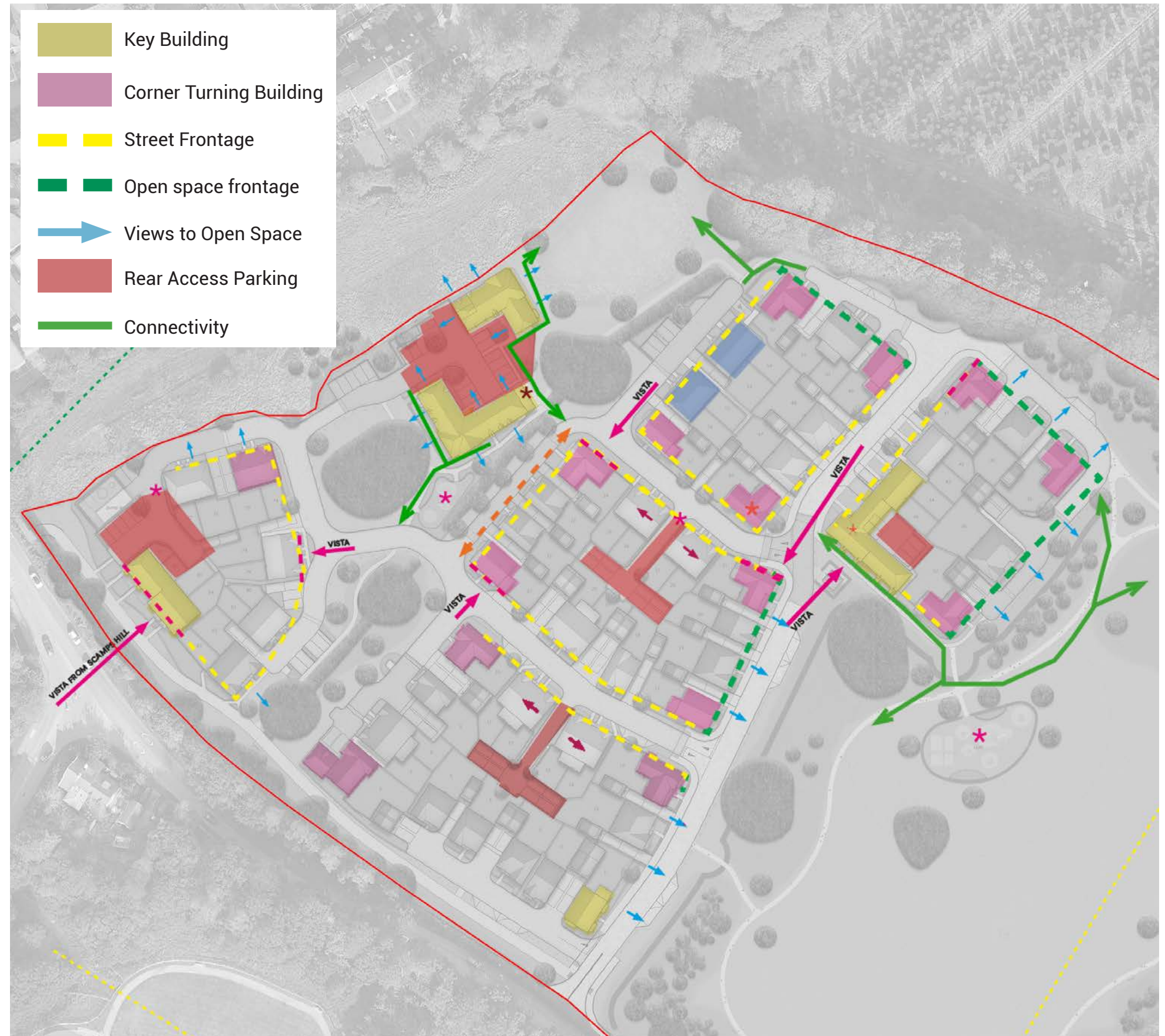


Settlement Pattern

5.3 DESIGN PRINCIPLES

Key design principles adopted across the layout design have been illustrated on the adjacent diagram.

- Perimeter block approach to the formation of development parcels
- Aligned building frontage to the edges of blocks forming clear structure to street edges
- Buildings orientated to benefit from views over adjacent open spaces
- Buildings specifically located overlooking junctions facing the approaching street
- Buildings on corners designed as dual frontage offering habitable windows from both public realm facing elevations
- Connecting footpaths linking private drives and cul-de-sacs with adjacent streets and spaces
- Key buildings highlighted that can be provided with enhanced form, materials or detailing to heighten their importance within the site and streetscape:
 - House located adjacent to primary access
 - Maisonette block located at head of arrival street
 - Apartment buildings forming courtyard cluster within the lower 'meadows' area
 - Terraced cottages positioned to face the end of Gravelly Lane
- Where on-plot parking is not provided to the sides of properties, parking is located in courts behind buildings and screened from the public realm.



Design Principles

5.4 PEDESTRIAN MOVEMENT FRAMEWORK

Pedestrian movement through the site and proposed development has been assessed first above all other forms of transport/movement. This includes a new proposed cycle route included within the southern edge of the development with a new access point to the western corner of the site linking with the proposed open space.

- ● ● ● Pedestrian Routes
- ● ● ● Cycle Route



Pedestrian Movement

5.4.1 MOVEMENT FRAMEWORK

The site layout provides the following street hierarchy:

- Shared spaces streets leading from the primary street with a minimum width of 5m;
- Junction and forward visibility based on a design speed of 20mph and 15mph at the bends;
- Several pedestrian accesses to the public open space to the east.

The internal site layout has been designed to be a low-speed environment with much of the internal layout being designed incorporating shared space principals suitable for on-carriageway cycling.

- Primary Route
- Shared Surface
- Private Drives



Street Hierarchy

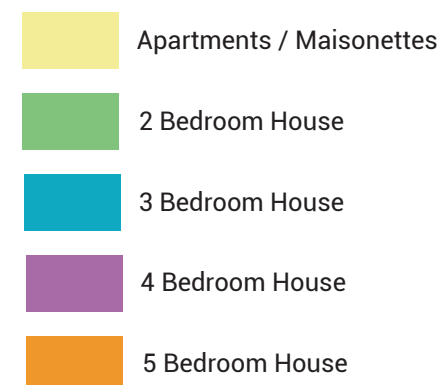
5.5 DEVELOPMENT CAPACITY

Dwelling Mix

The development provides 87no. new homes, with a good range of homes from 1 to 3 bedroom apartments and 2 bedroom houses, up to larger family 3, 4 and 5 bedroom homes.



Dwelling Distribution

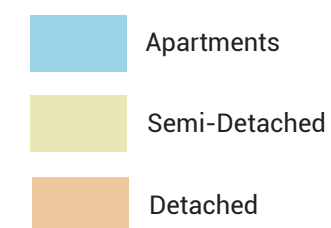


Building Typology

Building typologies across the site reflect those found in the surrounding area and adjacent development areas. Small apartment/maisonette blocks have been proposed to frame corners or contain development blocks, with the rest of the built form comprising similarly sized footprints of detached or semi-detached buildings. Terraced forms have been mainly avoided, in particular to the streets running east to west where gradients will fall towards the north-east edge of the site.

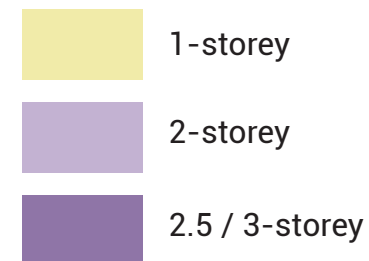


Building Typology



5.6 MASSING

Building forms through the development are generally proposed at two storeys in height. The tallest buildings are proposed at the lowest levels of the site, to the north-western edge, as two and a half and three storey buildings incorporating apartments. The location of these taller blocks, when viewed from Scamps Hill, will relate as placed opposite to the current industrial buildings to the north-west within Enterprise Park.



Building Heights



Proposed streetscene section facing Scamps Hill (behind existing hedgerow)

5.6 MASSING



Illustrative birds eye sketch of site from the east overlooking proposed open space

5.7 LANDSCAPE MASTERPLAN



- 1 Amenity open space comprising of an open grassed parkland area with scattered large scale trees, providing space for informal recreation.
- 2 A LEAP play area centrally located off the circular walking route, within easy reach of the site access, offering a shared amenity for both proposed and existing communities.
- 3 Community orchard with integrated seating.
- 4 Ancient woodland buffer planting to protect and enhance existing habitats.
- 5 Proposed native hedgerow and tree planting to strengthen and complement the alignment of existing trees and reflect the historic field boundaries.
- 6 A site-wide circular jogging route, animated with fitness trim trail elements.
- 7 Existing hedgerows retained and enhanced through additional planting.
- 8 A LAP play area positioned on the western side of the site to distribute play opportunities.
- 9 A landscaped attenuation basin designed as a wildlife area.
- 10 A proposed 3m-wide footway/cycleway link along the southern boundary.
- 11 Residential streets including tree planting and landscaped boundaries.
- 12 Vegetation along the Scamps Hill boundary will be retained and enhanced with additional planting to improve screening and strengthen the landscape character.

5.7.1 LANDSCAPE IMAGES



Footway along greenway and hedgerow



Managed native scrub planting



Houses fronting onto native hedgerow



Development fronting open space



Greenspace incorporating attenuation basins



Community orchard



Existing trees incorporated into development



Wildflower grasses



Fitness running routes



Natural play



Equipped play area with timber play equipment

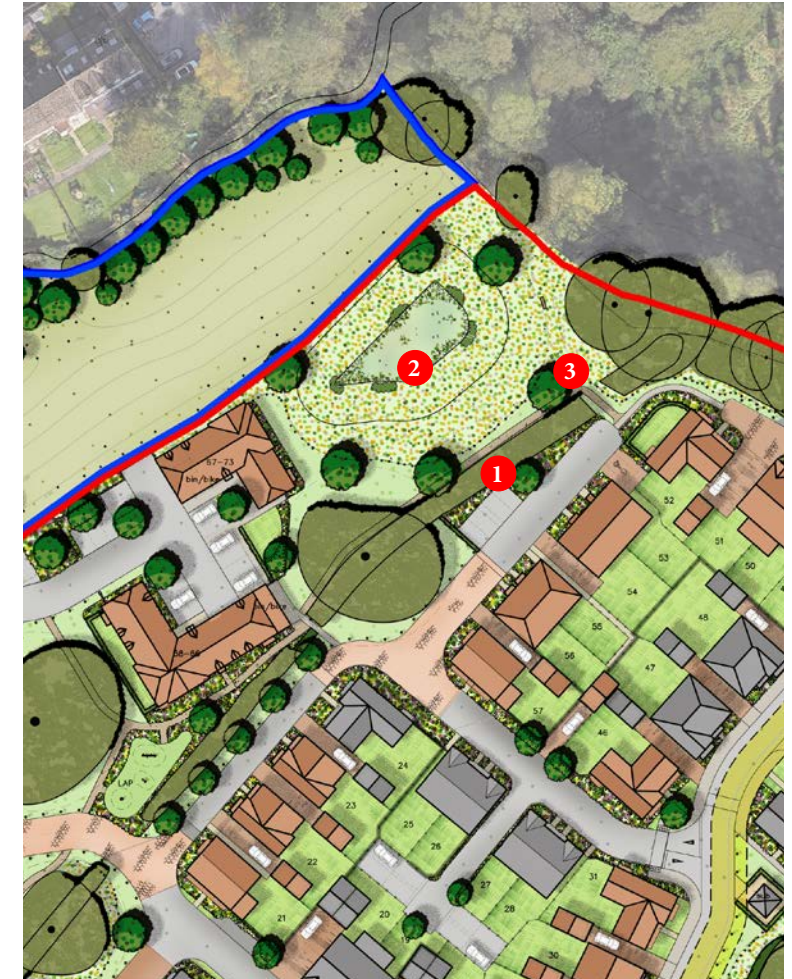


5.7.2 SUSTAINABLE URBAN DRAINAGE (SUDS)

An attenuation basin along the north-western edge of the site will be used to manage Sustainable Urban Drainage (SuDS). It is designed to function as a natural landscape feature, enhanced with native marginal aquatic plants. This approach creates an attractive setting while supporting and enhancing local biodiversity.

Landscape Elements

- 1 The existing hedgerow will be retained and enhanced through additional planting.
- 2 A dry attenuation basin will be established, planted with native marginal aquatic species and wildflower grassland to support biodiversity.
- 3 A circular footway will provide access for maintenance while also contributing to site connectivity.



Legend

- Existing trees/hedgerows
- Proposed trees
- Attenuation basin & aquatic planting
- Mown path



Landscaped attenuation basin



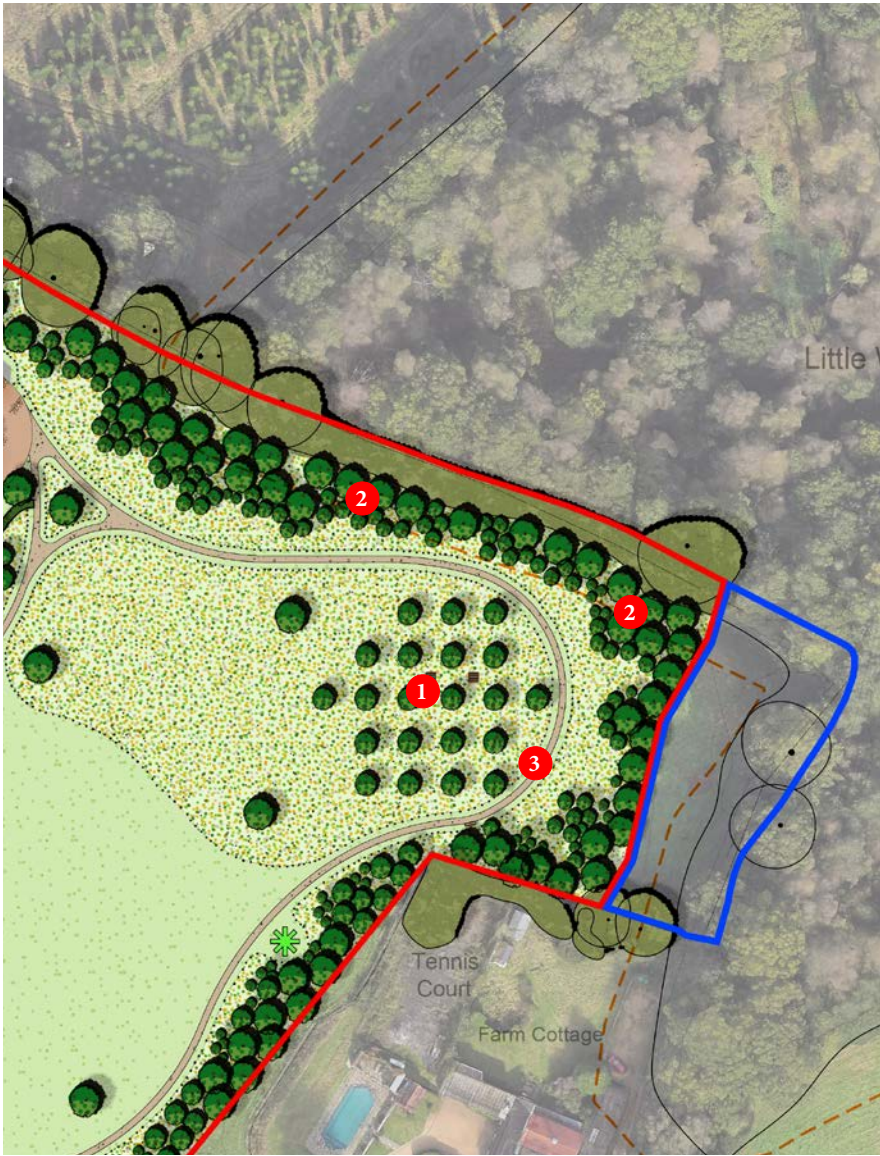
Landscaped attenuation basin

5.7.3 COMMUNITY ORCHARD AND GROWING GARDEN

The community orchard is situated on the north-eastern side of the site, offering space for community fruit trees. It is underplanted with wildflower grassland and includes a picnic tables. Positioned directly off the circular walking route, it adds interest and variety to the walk.

Landscape Elements

- 1 Community orchard with wildflower grassland and a picnic tables
- 2 Woodland buffer and fringe planting to the Ancient Woodland boundary, providing protection to the existing surrounding landscape assets
- 3 Circular walking route around the community orchard



Legend

- Existing trees & vegetation
- Proposed woodland buffer planting
- Community orchard
- Wildflower grassland
- Hoggin gravel path



Community Orchards



Timber picnic table

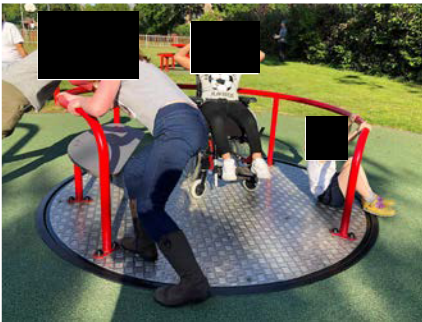
5.7.4 PLAY STRATEGY

The LEAP play area will feature a variety of play equipment constructed from timber, creating a natural and inviting aesthetic. The selected equipment offers diverse play experiences and includes inclusive elements designed to accommodate children with a range of abilities and needs. A playhouse and dedicated seating area for children will encourage interactive and social play.

The LEAP is located directly off the main footpath offering easy access for residents, the play area will be enclosed by hedging and railings to provide a safe environment. Designed with over a 20m offset to the adjacent properties, whilst still providing natural surveillance with houses fronting onto the play area.



Butterfly Seesaw (Inclusive)



Wheelchair Carousel (Inclusive)



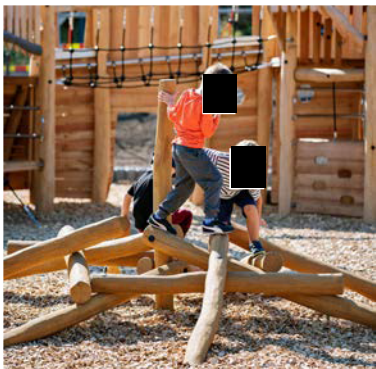
Play Hut with Stairway (Inclusive)



Swing Combination (Inclusive)



Playhouse with Saddle Roof (Inclusive)



Crawling Pyramid



Kids Table with 4 Sitting Poles (Inclusive)

Play Strategy Location Plan



Legend

- Circular jogging route
- LEAP - Play area
- LAP - Play area
- Trim trail fitness elements

A circular walking and jogging route is proposed around the perimeter of the development. This accessible route will be enhanced with fitness trim trail equipment and will provide direct access to the play area, helping to promote healthy, active lifestyles.



Fitness jogging route



Trim trail fitness equipment

LAP Images



Log weave



Springer

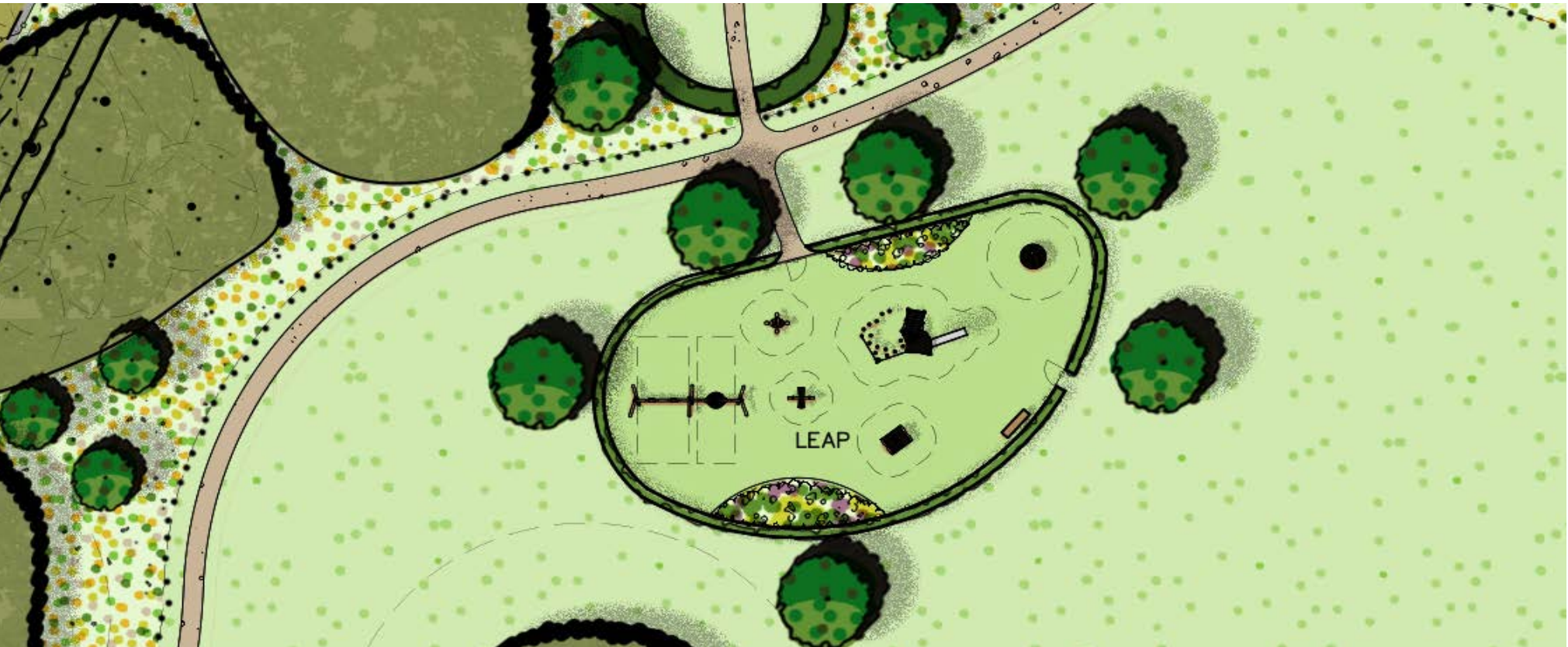


Spinner dish

The proposed development will include a LAP, intended to encourage informal play and create opportunities for social interaction along the perimeter circular walk.

5.7.4 PLAY STRATEGY

LEAP Play Area Plan



Legend

- Existing trees & vegetation
- Proposed trees
- Hedge planting
- Shrub planting
- Wildflower grassland
- Hoggin gravel path
- Play equipment & grass matta safety surfacing
- Benches

LAP Play Area Plan



Legend

- Existing trees & vegetation
- Proposed trees
- Hedge planting
- Shrub planting
- Amenity grassland
- Hoggin gravel path
- Play equipment & grass matta safety surfacing
- Bollards