



## DESIGN & ACCESS STATEMENT

PREPARED IN RESPECT OF:

AN OUTLINE APPLICATION

ON LAND NORTH OF:

BALCOMBE ROAD,

HAYWARDS HEATH

2508 Rev.B

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## 1.00 INTRODUCTION

### 1.01 THE DESIGN TEAM

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HIGHWAYS & TRANSPORT	-	SDP
ARBORICULTURALISTS	-	ARBORTRACK SYSTEMS LTD
FLOOD RISK & DRAINAGE	-	ACQUATERRA CONSULTING
ARCHAEOLOGY	-	ARCHAEOLOGY SOUTH-EAST
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### 1.00 INTRODUCTION

### 1.01 DESIGN TEAM



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### 1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared on behalf of Fairfax with input from the Design Team, and forms part of their outline planning application submission in respect of the proposed development on Land North of Balcombe Road, Haywards Heath.

The application description comprises :

***Outline planning application for the erection of up to 125 dwellings, together with the provision of landscaping, open space, and associated development works, with access from Balcombe Road.***

Only the principle of developing the site for up to 125 dwellings (C3 Use), including affordable homes, along with the means of access are to be determined as part of this outline application.

Appearance, landscaping, layout and scale are reserved for subsequent determination.

The Scheme is shown on the following application plans:

1. Site Location Plan No. 2508/PL.01
2. Proposed Access Drawing No. SDP-XX-XX-DR-D-305 Rev P4 (Appendix to the TA)

The supporting plans comprise the following:

3. Illustrative Constraints and Opportunities Plan No. 2508/PL.02 Rev C
4. Overall Parameters Plan No. 2508/PL.07 Rev.A
5. Illustrative Coloured Masterplan 2508/PL.08 Rev. U

Plans (1) and (2) referenced above comprise the application plans for the purpose of determining the application, whilst the Plans at (3) to (5) are submitted for illustrative purposes only but are informed by the various technical assessments of the site and its wider setting. They provide context for the Council's assessment of the potential impact of the scheme upon the Site, its immediate environs and the wider area. The Overall Parameters Plan (4) can be subject to a condition requiring the reserved matters scheme to be in general conformity with this plan.



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### 1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT / 2

This Statement, which is part of the Validation Requirements of the General Development Procedures Order (GDPO), reflects the findings of the technical reports prepared as part of this submission by the various disciplines - including arboricultural, heritage, ecological, landscape and visual impacts, together with highways and flood risk assessments. Each of the disciplines have assessed the site and the surrounding area, and their base-line findings have fed into the Illustrative Constraints and Opportunities Plan, the Overall Parameters Plan as well as the Illustrative Coloured Masterplan - thereby ensuring that the development will function well and add to the overall quality of the area, as well as being sympathetic to local character and history.

Careful consideration has been given to the importance of demonstrating the mechanisms that will be used in the delivery of design quality within the built environment, and to this end this Statement has the following functions and use:

- i. Provides a concise description of the key issues that have been identified by the various disciplines within the design team.
- ii. It describes how the evaluation of these matters has informed the evolution of the initial design decisions and the Illustrative Masterplan. The illustrative material shows how the development proposals optimize the potential of the site to accommodate and sustain an appropriate level of development, together with enhanced landscape and ecological areas, and transport links.
- iii. This document provides information on how matters such as urban design, composition, access, circulation, open space, ecological and landscape considerations have influenced the illustrative proposals.
- iv. This Design and Access Statement takes all of the above into account and provides a framework for the future delivery of a high-quality residential scheme.

The Statement uses the following criteria:

**Assessment** - of the planning and physical context of the site.

**Evaluation** - identifying the site constraints that will guide and inform the development principles.

**Design** - sets out the vision for the site based upon the key parameters and illustrates a solution.



## 1.03 SITE APPRAISAL

### i. The Site and its Surroundings

The Site under consideration extends to circa 9.4 hectares and is located on the northern edge of Haywards Heath opposite the new Penlands Farm development and lies close to the boundary of the High Weald National Landscape.

The Site is adjacent to the Borde Hill RPG (Registered Parks and Gardens) and has a sloping landform which connects to an associated valley bottom, with undulating topography beyond. There is a Grade II Listed Farmhouse to the north, and to the west of the site is South Lodge, also Listed, that is part of Borde Hill RPG.

The site itself comprises three parcels of arable pasture-land, bounded on its western side by linear development and the roundabout constructed as part of the Penlands Farm development. To the south-east is a residential area of Orchard Way and to the north-east beyond the site boundary is a field comprising arable pasture, with the railway line beyond.

The north-western side is bounded by mature woodland, and there are a number of existing hedgerow boundary screens interspersed with trees. One key feature is the mixed tree and hedge field boundary that crosses the site in a north-easterly direction from the rear of the existing frontage units to the edge of the site.

The north-eastern portion of the site sits between existing parcels of frontage or ribbon development and has a slightly isolated feel - particularly as it is bounded to the rear with the mature area of woodland. Infill development in this area should be responsive to this character and could form a positive interface and link between these remote units and the edge of the existing settlement.

In general terms the site is well contained visually from the west, due to the wooded and treed character of Borde Hill Registered Park and Garden and the High Weald National Landscape. There are however localized views from the immediate landscape to the north-west, west, south and east.

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### 1.00 INTRODUCTION

### 1.03 SITE APPRAISAL

#### i. The Site and its Surroundings



## 1.03 SITE APPRAISAL

### The Site and its Surroundings

The development parcels will be situated adjacent to the existing urban edge of Haywards Heath where the existing interface between settlement and open space is comprised of rear gardens with intermittent fencing and hedging.

The proposed access to the land under consideration would be from a re-located roundabout on the boundary edge. This revised roundabout position will, as currently, provide a key gateway point for access to Haywards Heath.

The montage of photographs (Figs. 4 and 5) show various views of the site and frontage area. They show that the site comprises for the most part open areas, with dense screens on many of the boundaries.

For further details regarding the existing landscape and arboricultural features please refer to the accompanying reports prepared by Fabrik and Arbortrack Services respectively.

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### 1.00 INTRODUCTION

### 1.03 SITE APPRAISAL

#### I. The Site and its Surroundings



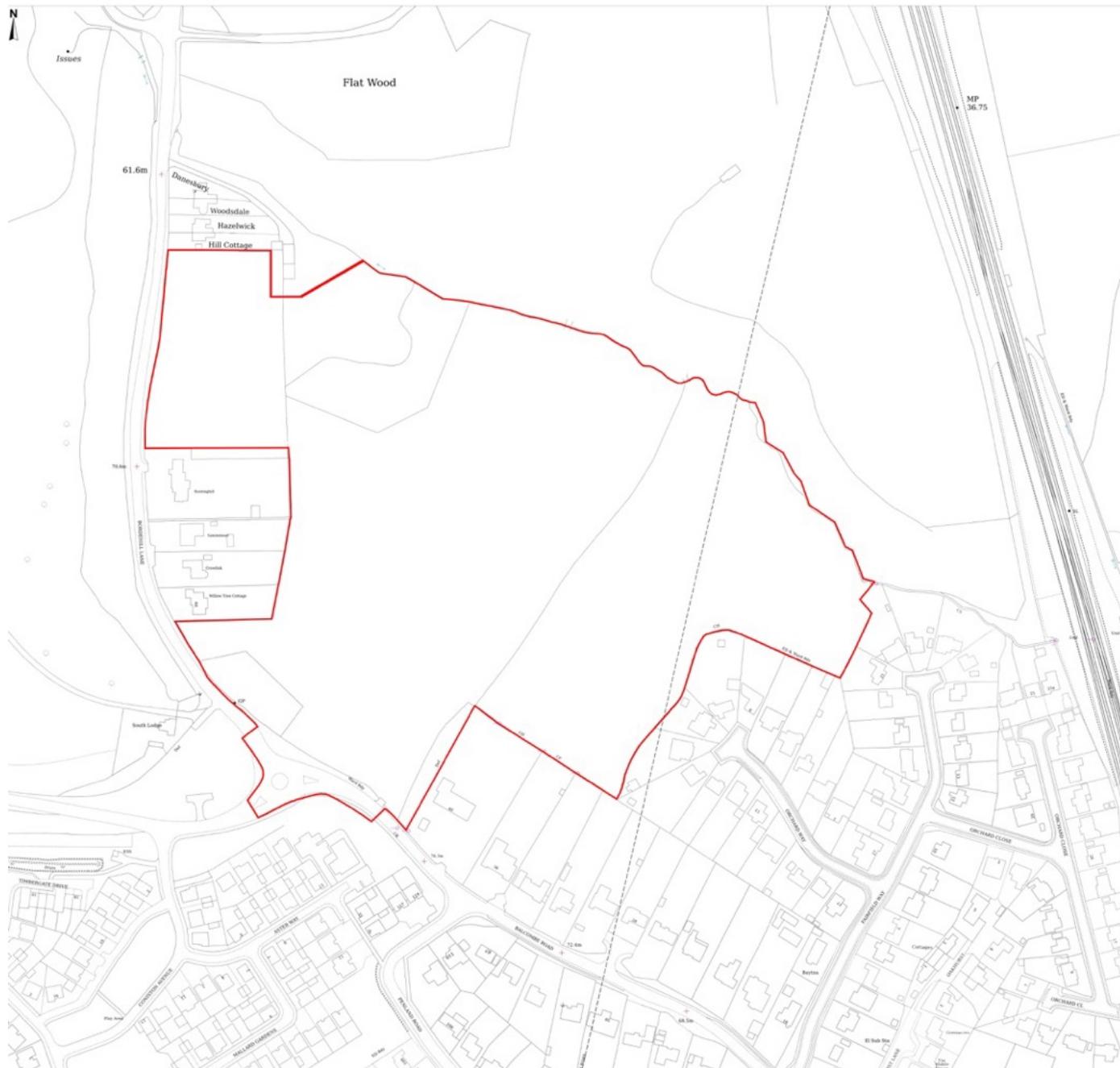


Fig. 2



Fig. 3

## AERIAL LOCATION PLAN



Fig. 4 Existing Site

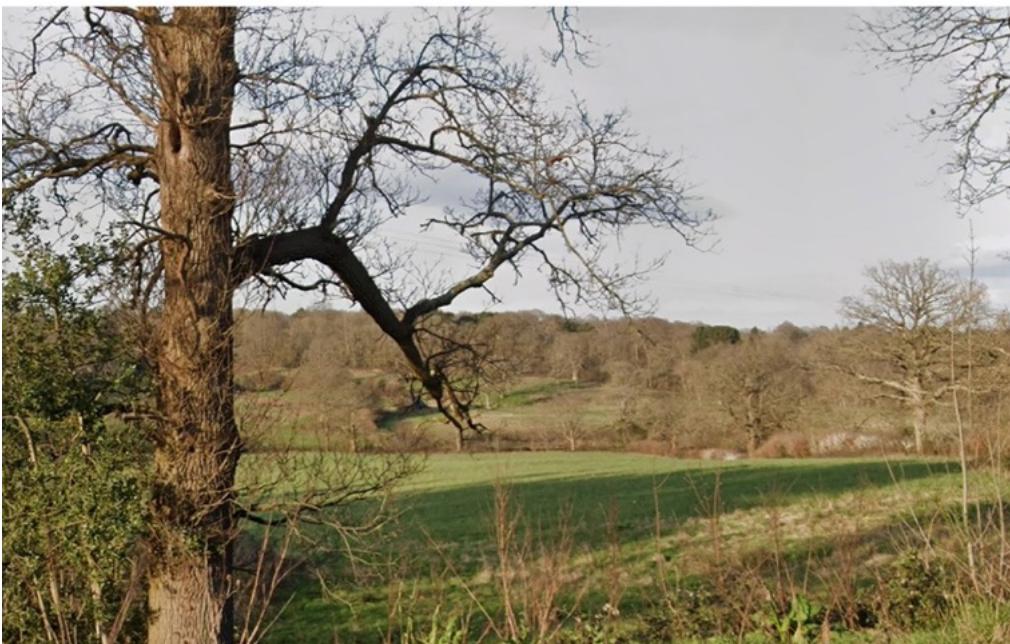


Fig. 5 Existing Site

## 1.03 SITE APPRAISAL

### ii. Site in Context

As can be seen from the Ordnance Survey extract below, the Site (shaded in red) is situated just to the north of Haywards Heath within the boundary of West Sussex.

Being located on the edge of Haywards Heath, the site has access to a variety of transport links, areas of employment, retail, health and leisure. There are also educational establishments in Haywards Heath, together with opportunities for recreation and sport.



Fig. 6

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### 1.00 INTRODUCTION

### 1.03 SITE APPRAISAL

#### II. Site in Context



## 1.03 SITE APPRAISAL

### iii. Character of Area

As part of the assessment of the area in which the development will sit, we have looked in detail at neighbouring development patterning.

As can be seen from the images below that show the local grain of development, the area around the application site has a typical edge of settlement form. It is this patterning that will inform the Illustrative Masterplan layout.



←  
Ribbon development  
facing Borde Hill Lane.

→  
Pattern of development  
in Penlands Farm Estate.

←  
Pattern of development  
in Orchard Close Area.

→  
Pattern of development  
Penlands Farm Estate -  
units overlooking road  
and public areas.



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### 1.00 INTRODUCTION

### 1.03 SITE APPRAISAL

### III. Character of Area



## 1.03 SITE APPRAISAL

### iii. Character of Area

The montage of photographs below show the variety of housing styles and unit types in the immediate vicinity.



Fig. 7

## 1.03 SITE APPRAISAL

### iv. Settlement Character

The edge of settlement character and patterning of the neighbouring areas, the well-screened boundaries and the provision of formal and informal areas of open space will be key factors in determining the scheme design and layout.

Good principles of special relationship should be observed – i.e. public spaces are located in appropriate places and don't get mixed with private spaces.

By using many of the existing development characteristics in the design response, the development proposals should sit comfortably in the locality.

### v. Settlement Integration

The integration of the site within an extension to the settlement area offers a sensible expansion to the edge of Haywards Heath.



Existing edge of settlement of Haywards Heath



Proposed edge of settlement of Haywards Heath

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### 1.00 INTRODUCTION

### 1.03 SITE APPRAISAL

#### IV. Settlement Character

#### V. Settlement Integration

## 1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

### ASSESSMENT - of the planning and physical context

The site appraisal provided in this Statement and those provided by Fabrik show the application site in relation to its physical context. The Aerial Location Plan, Location Plan, and Illustrative Masterplan (Figs 2,3,15) show that the site sits adjacent to a residential area to the north of Haywards Heath.

### EVALUATION - identification of the site constraints and opportunities that will guide and inform the development proposals.

The site appraisal section provides a series of photographs of the site (Figs. 4 & 5), and these demonstrate that the site is relatively open, with trees and hedge screens principally on the perimeter, leaving fairly unconstrained areas that are suitable for development. The tree, ecological and landscape reports and assessments prepared by Arbortrack, Ecology Co-op and Fabrik respectively, that accompany this Statement indicate that the principal constraining features are on the perimeter or along an existing field boundary - as are the opportunities to improve wildlife corridors and strengthen the planting / landscaping.

### DESIGN - sets out the vision for the site and identifies key parameters and illustrates the solution.

***The vision for the site is to construct a well-designed layout that sits comfortably in this sustainable location - on the settlement edge of Haywards Heath.***

The key parameters are established and identified via the assessment and evaluation of the site and the Design Principles and Solution section that follows will show the evolution of the design of the Illustrative Masterplan.

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### 1.00 INTRODUCTION

### 1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

## 1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

### ASSESSMENT - CONSTRAINTS

- **ACCESS.** Safe pedestrian and vehicular entrances.
- **LANDSCAPE.** Visual impact on existing landscape and features, and nearby RPG.
- **ARBORICULTURE.** Retain and protect important trees on or adjacent to the site.
- **ECOLOGY.** Protect and enhance existing bio-diversity features.
- **CONNECTIVITY.** Important to link the site to the surrounding areas.
- **LOCAL SETTING.** Respect existing settlement characteristics.
- **SURFACE WATER.** Ensure any surface water is accommodated within the site boundaries.

### ASSESSMENT - OPPORTUNITIES

- Site represents an opportunity for a modest development on the edge of the settlement of Haywards Heath that will provide much needed new housing (including affordable units).
- The site represents an opportunity for a new area of residential development that does not have impact upon neighbouring properties or the wider area.
- The development proposals allow areas on the perimeters for the creation of new wildlife and ecological corridors which will link around the developable areas.
- Surface water can be used as part of the bio-diversity enhancement measures.

**THE ASSESSMENTS PROVIDED BY THE CONSULTANT TEAM GENERATED THE ABOVE CONSTRAINTS AND OPPORTUNITIES CRITERIA, WHICH INFORMED THE DEVELOPABLE AREA SHOWN ON THE FOLLOWING CONSTRAINTS AND OPPORTUNITIES PLAN**

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### 1.00 INTRODUCTION

### 1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





## 1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

### ASSESSMENT - MOVEMENT

- The Movement Plan that follows builds upon the Constraints and Opportunities Plan and shows the pattern of roadways sitting within the area of land identified for development.
- The Movement Plan shows the vehicular accesses being taken off Balcombe Road.
- The roadway “contains” most of the development as part of its perimeter block typology. This protects the existing landscape features and allows for the creation of ecological corridors.
- SDP will provide in their Transport Statement further information and detail in respect of the access and in particular footpath links to the periphery of the site and beyond.
- Various road widths and surfaces could be used to provide differing character areas within the development layout.
- The Movement Plan that follows shows a variety of non-vehicular routes through the site, and various other footpath and cycle links. These will contribute to the reduction in the reliance upon cars for getting to, not only the local neighbourhood, but to areas further afield

**THE ESTABLISHMENT OF A PERIMETER BLOCK FORM OF ROAD PATTERNING WILL CONTAIN DEVELOPMENT AND HELP DETERMINE THE ORIENTATION OF THE UNITS WITHIN ANY LAYOUT.**

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### 1.00 INTRODUCTION

### 1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





Fig. 11

## 1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

### ASSESSMENT - PARAMETERS

- A modest sized scheme can be created within the site that provides a housing mix that will reflect local need, whilst making good use of the land available without impacting upon landscape, ecological features, or neighbouring properties
- A carefully designed layout will see the safe retention of the important trees and existing hedgerows and will see them supplemented with additional landscaping, using native species.
- Linked to the improved landscaping is the creation of enhanced ecological margins that will improve the bio-diversity of the site.
- The surface water will be accommodated principally on the edges of the parcels of development, where the land falls naturally. The water detention feature will also bring ecological benefits as part of an holistic approach to bio-diversity.
- The Overall Parameters Plan that follows is a compilation of the information shown on the Constraints and Opportunities Plan and the Movement Plan.

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### 1.00 INTRODUCTION

### 1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

**THE OVERALL PARAMETERS PLAN HAS BEEN SUBMITTED AS A DRAWING FOR CONSIDERATION AS IT OUTLINES THE CONSTRAINTS AND OPPORTUNITIES AND GIVES A FIRM FOUNDATION FOR A FUTURE MASTERPLAN.**





## 2.00 PLANNING HISTORY AND POLICY

Matters related to both the planning history of the site and planning policy are dealt with in the Planning Statement that forms part of the submission and has been prepared by Woolf Bond Planning.

## PLANNING HISTORY AND POLICY

### 2.00 PLANNING HISTORY AND POLICY

### 3.0 DESIGN PRINCIPLES AND SOLUTION

#### 3.01 NATIONAL DESIGN GUIDE 2021

The National Design Guide 2021 (NDG) seeks to address the question of how we recognise well-designed places. This has been done by the government via the introduction of the NDG which outlines and illustrates 'how well-designed places that are beautiful, enduring and successful can be achieved in practice'.

#### 3.02 TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



Fig. 13

The NDG lists the Ten Characteristics of Well-designed Places detailed below, and also the Components for Good Design which are noted on the following pages.

**CONTEXT** - enhances the surroundings

**IDENTITY** - attractive and distinctive

**BUILT FORM** - a coherent pattern of development

**MOVEMENT** - accessible and easy to move around

**NATURE** - enhanced and optimised

**PUBLIC SPACE** - safe, social and inclusive

**USES** - mixed and integrated

**HOMES AND BUILDINGS** - functional, healthy and sustainable

**RESOURCES** - efficient and resilient

**LIFESPAN** - made to last

### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.03 COMPONENTS FOR GOOD DESIGN

The Components for Good Design as identified in the National Design Guide are as follows:

##### **LAYOUT**

Layout shows the routes through a scheme and the blocks of development - illustrating how they are arranged to relate to each other to create streets, open spaces and areas of built form.

The Layout defines the following:

- the structure and settlement pattern;
- the grain - pattern of development blocks and plots;
- the broad distribution of different uses, and their densities and heights.

##### **FORM**

Form is the three-dimensional shape and modelling of buildings and the spaces they define.

Buildings and spaces can take many forms, depending upon their:

- size and shape in plan;
- height;
- bulk - their volume;
- massing - how bulk is shaped into a form;
- building lines - the alignment of building frontages along a street;
- relationship to the plot boundary - and whether they share party walls or not.

In the case of spaces, their form is influenced by the buildings around them.

The form of a building or a space has a relationship with the uses and activities it accommodates, and also with the form of the wider place where it is sited.

### DESIGN PRINCIPLES AND SOLUTION

#### 3.00 DESIGN PRINCIPLES AND SOLUTION

#### 3.03 COMPONENTS FOR GOOD DESIGN

### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.03 COMPONENTS FOR GOOD DESIGN

##### **SCALE**

Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced.

Enclosure is the relationship between the height of the buildings across a space, and the dimensions of the space itself.....different degrees of enclosure influence how people use different spaces, by creating differences in character that suit different activities.

##### **APPEARANCE**

Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, decoration, lighting, colour and texture. In the case of a space, it's landscape also influences its appearance.

##### **LANDSCAPE**

Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape - such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape - trees, shrubs and other planting.

##### **MATERIALS**

The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.

##### **DETAILING**

Detailing affects the appearance of a building or space and how it is experienced. It also affects how well it weathers and lasts over time.

## DESIGN PRINCIPLES AND SOLUTION

### 3.00 DESIGN PRINCIPLES AND SOLUTION

#### 3.03 COMPONENTS FOR GOOD DESIGN

### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

##### **CONTEXT**

The application proposals seek to ensure through careful design and siting that a modest residential development scheme can be delivered on land to the north of Haywards Heath that will sit comfortably in the surrounding area, without having an undue impact on neighbouring properties, landscape or ecological features. See Figs. 14 & 15

##### **IDENTITY**

The form of the proposals and the extent of the developable land is informed by the Constraints and Opportunities Plan (Fig.10) and the Overall Parameters Plan (Fig.12) which identify key components of a future development.

Future submissions will develop a local distinctiveness of design, detail and materials to ensure that the houses reflect the local vernacular.

##### **BUILT FORM**

The extent of the built form is shown on the Illustrative Masterplan (Fig.15). Whilst the nature of the proposed units will be part of future Reserved Matters submissions, it is envisaged that the new properties will be principally two-storey in height to eaves level. As a result, they will accord with the form of the neighbouring residential properties.

##### **MOVEMENT**

The SDP Transport Statement that forms part of the application package, details how the access location will provide the basis for safe vehicular and pedestrian and cycle access and egress.

## **DESIGN PRINCIPLES & SOLUTION**

### 3.00 DESIGN PRINCIPLES AND SOLUTION

#### 3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



Existing Context of the site in relation to settlement edge



Fig. 14

Proposed Context of development in relation to neighbouring settlements

### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES/CONT....



MASTERPLAN INCLUDED IN THE PRE-APPLICATION SUBMISSION.



MASTERPLAN SUBMITTED IN RESPONSE TO PRE-APPLICATION COMMENTS MADE BY THE PLANNING OFFICERS.



MASTERPLAN FORMING PART OF THE APPLICATION PACKAGE.

Fig. 15

The images above show the evolution of the layout shown on the Illustrative Masterplan. The left-hand image is the Masterplan submitted with the Pre-application package earlier in the year. The middle image is overlain with the areas that have been re-designed to accord with comments made as part of the Pre-application response and the last image is the Illustrative Masterplan that has evolved.

### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT..../

##### **NATURE**

The proposal will provide significant levels of bio-diversity net gain and ecological enhancement and reinforcement - see Ecology Co-op's Statement.

As can be seen from the drawings, the acknowledgement of existing ecological and bio-diversity margins is a constant, as is the opportunity to enhance these to create high quality corridors on the perimeter of the development.

##### **PUBLIC SPACES**

As can be seen on the Illustrative Masterplan, areas of Public Open Space, Formal Play, Seating and General Recreation have been proposed throughout the scheme.

##### **USES**

The proposed new residential development sits comfortably alongside existing houses in this predominantly residential area.

##### **HOMES AND BUILDINGS**

All the proposed homes will be functional and sustainable. They will accord with the 'Technical housing standards - nationally described space standards'. As a result, they will have good sized accommodation and usable room sizes with ample storage. Each home will have its own amenity space which will contribute to the development being functional, healthy and sustainable.

## DESIGN PRINCIPLES & SOLUTION

### 3.00 DESIGN PRINCIPLES AND SOLUTION

### 3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT...../

##### **RESOURCES**

The sustainability measures for the development are embodied in the report prepared by Pinnacle ESP. The proposal will include not just renewable and energy generating schemes, but also enhanced ecological margins and water management measures, providing an holistic approach to the use of resources and the existing environment.

See Section 4.0

##### **LIFESPAN**

The proposed homes will be constructed to a lifetime standard and could include various flexible spaces and sustainable and energy generating features. The properties will be Part M compliant providing easier access for those less ambulant or wheelchair bound.

## DESIGN PRINCIPLES & SOLUTION

### 3.00 DESIGN PRINCIPLES AND SOLUTION

#### 3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

##### LAYOUT

The Illustrative Masterplan that is included within this Design and Access Statement has been informed by the Constraints and Opportunities Plan, the Movement Plan and the Overall Parameters Plan. The information on these three drawings has in turn been informed by the various technical assessments and reports prepared by the consultant team.

The Illustrative Masterplan is supplied as supporting information, with the Layout itself to be the subject of future Reserved Matters applications.

The drawings that underpin the Illustrative Masterplan do help identify key elements - including safe access and egress locations, existing important tree and landscape features, landscape and ecological margins together with suitable locations for accommodating surface water run-off.

The Illustrative Masterplan follows closely the landscape parameters guidance prepared by Fabrik, in particular the disposition of the developable areas, which have been generated by their analysis of the views of the site from nearby receptors.

As can be seen from the Illustrative Masterplan the layout is generally underpinned by the principles of perimeter block typology, whereby the development roads enclose the majority of the developable areas and consequentially provide buffering to the existing landscape features and ecological margins.

The easing of the majority of the units back from the frontage, down the slope, allows for the access off the slightly elevated roundabout to be accommodated across the change in ground level. The access drops with the contours to a crossroad junction, before becoming part of the perimeter road pattern.

## DESIGN PRINCIPLES & SOLUTION

### 3.00 DESIGN PRINCIPLES AND SOLUTION

### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

The access to the eastern most parcel of developable land is via an existing gap in the hedgerow - so that there is ecological continuity of this edge of field margin. Once within this area the roadway encloses much of the layout, albeit a small number of units are shown with a back garden to back garden relationship with existing properties in Orchard Way. To maintain the privacy of the existing homes additional screen planting will be provided.

To the north-west is a developable area that faces Borde Hill that allows for an 'infill' area of frontage development orientated to face outwards. It is set back slightly from the existing road frontage to allow for enhanced landscape buffering to be proposed.

The central area of proposed development is bounded by landscape features including trees and hedges, and an area of woodland to the north. Apart from a few proposed houses behind the four existing frontage units the perimeter block typology contains the built form and provides legibility. The units on the south-eastern side of this part of the layout overlook a linear landscape feature that includes the existing field boundary with a deep open margin on either side - allowing for informal footpath links that provide connections through the layout. Where perimeter block isn't used the houses have back garden to back garden relationship with enhanced landscape screening.

The density of proposed units is modest and reflects the edge of settlement location and the sensitive approach taken to addressing the topography. A sloping site tends to generate less density as there is a need to use smaller modules of built form - ie detached or semi-detached houses with parking alongside. This patterning reduces the need for unsightly retaining structures that terraces would necessitate.

The Illustrative Masterplan provides a sound base for the future reserved matters submissions. It shows a sensitive approach has been taken to development resulting in a constrained layout that has little impact on neighbouring properties or the existing landscape features.

### DESIGN PRINCIPLES & SOLUTION

#### 3.00 DESIGN PRINCIPLES AND SOLUTION

#### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN





## ILLUSTRATIVE MASTERPLAN

Fig. 16

### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

##### **FORM**

Form encompasses a number of aspects of a scheme, including size and shape, height, bulk, building lines and relationships to boundaries.

The form of the Indicative proposals has been carefully considered and determined in particular by the relationship of the development to existing ecological and landscape features, as well neighbouring properties and boundaries.

The drawings in this application package clearly demonstrate the form of the layout shown on the Illustrative proposals is wholly appropriate for the location in terms of size, shape and building lines. Whilst future Reserved Matters applications will have more detail in respect of height and bulk it is, as mentioned earlier, envisaged that the new houses will be predominantly two-storey to eaves – thereby sitting comfortably in this location.

##### **APPEARANCE**

The architectural style and detail of the proposed new homes, and the materials, will be part of future applications. It is anticipated that the appearance will be traditional, to accord with the location, and the materials palette will be in keeping with the area.

##### **LANDSCAPE**

The Illustrative Masterplan shows suggested locations for the structural landscaping which will be the subject of future Reserved Matters submissions.

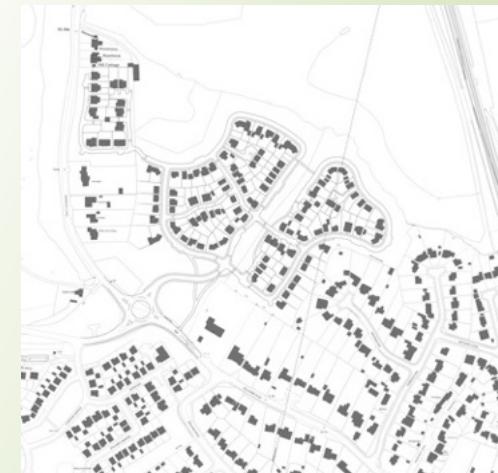
##### **MATERIALS AND DETAILING**

As mentioned in the Appearance section, it is anticipated that a local vernacular and material palette would be appropriate for this location and will be part of future submissions. The following page illustrates some of the facing and roofing materials that could be used.

## DESIGN PRINCIPLES & SOLUTION

### 3.00 DESIGN PRINCIPLES AND SOLUTION

### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

##### APPEARANCE

Whilst matters related to appearance, fenestration and material choices will be part of the subsequent Reserved Matters application, it is anticipated that the new housing will be principally 2-storeys to eaves level, with well-proportioned roofs above.

Shown adjacent is an indication of the materials palette that could be used - with red multi-stock bricks being the principal facing material, although a number of units could have render, and some of the ancillary structures such as garages could have a boarded finish.

##### SUGGESTED MATERIALS PALETTE



Variety of roof tile colours

to include :

Slate Grey

Farmhouse Red

Rustic Red

Breckland Brown

ALL to be small format tiles



Variety of shades of red multi-stock facing brick

to include quoining

where

appropriate



Additional facing materials to

be used in limited

locations:

Render

Horizontal boarding

## DESIGN PRINCIPLES & SOLUTION

### 3.00 DESIGN PRINCIPLES AND SOLUTION

### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

##### CHARACTER STUDIES AREAS



1 Units fronting Borde Hill Lane with units set back from front tree and hedge screen. Traditional orientation.

2

Units visually policing central green area with formal and informal footpaths through landscape.

Change of road surfacing and finish to bring a different typology to the layout.

FIG.17

## DESIGN PRINCIPLES & SOLUTION

### 3.00 DESIGN PRINCIPLES AND SOLUTION

### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



### 3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

#### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

##### CHARACTER STUDIES AREAS



3 Perimeter block typology with houses overlooking important landscape features.



4

Different character area with proposed units having a back garden to back garden relationship.

## DESIGN PRINCIPLES & SOLUTION

### 3.00 DESIGN PRINCIPLES AND SOLUTION

### 3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



FIG.18

#### 4.00 SUSTAINABILITY

Matters related to sustainability and renewable energy are included in the report prepared by Pinnacle ESP and could include measures as listed below. Further renewable energy sources and energy saving features would be part of Reserved Matters submission.

As mentioned earlier, the scheme will not only provide thermally efficient homes with energy generating features, but also the development proposes various ecological and landscape improvements that will contribute to the site's overall sustainability levels.

Energy savings and subsequent reduction in CO<sub>2</sub> emissions have been targeted through implementation of the following:

- exceeding good or best practice standards for thermal insulation of opaque and glazed elements;
- achieving air permeability of 3.0m<sup>3</sup>/h.m<sup>2</sup> at 50Pa in dwellings;
- high efficiency LED lighting to be provided throughout;
- high efficiency heat recovery ventilation systems;
- boiler plant efficiency >89%;
- integration of water conservation appliances such as low flow fittings to reach a target water usage of 110l/p/day;

#### SUSTAINABILITY

#### 4.00 SUSTAINABILITY

## 5.0 ACCESS AND HIGHWAYS

The Transport Statement prepared by SDP provides information in respect of the access arrangements for vehicles and pedestrians off Balcombe Road via a repositioned roundabout.

As can be seen from the Transport Statement, the proposal will bring forward enhanced pedestrian movement opportunities that will connect the site to the locality and wider area

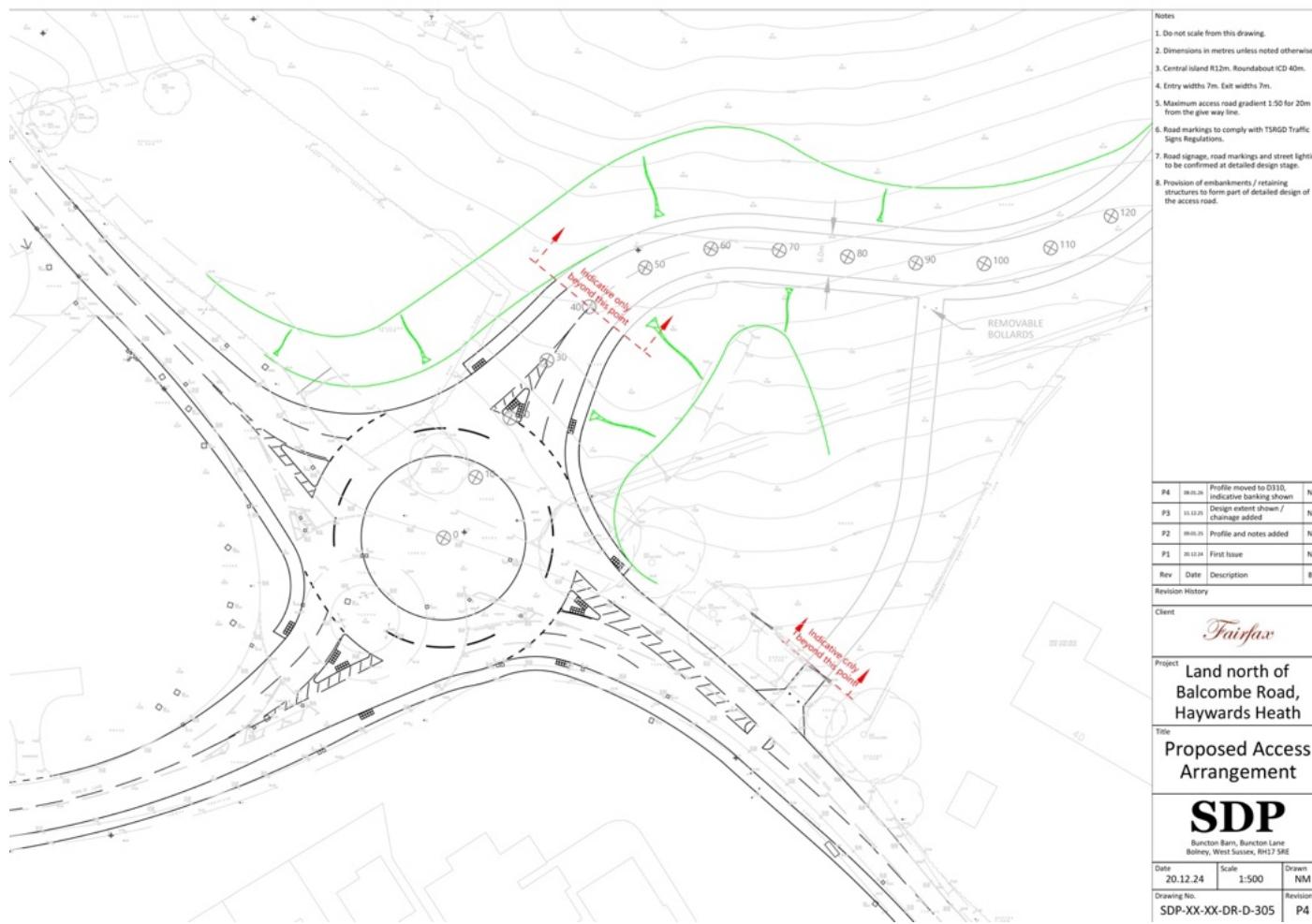


Fig. 19

## ACCESS & HIGHWAYS

### 5.00 ACCESS AND HIGHWAYS

## 6.0 SUMMARY

The proposals embodied in this submission show that the opportunity exists for the creation of a high-quality landscape and ecology led residential scheme to be provided in this sustainable location.

The illustrative material demonstrates how a residential scheme, including new affordable homes, can be delivered without having undue impact on the site's immediate neighbours, the wider area or key landscape and ecological features.

The site is available, sustainable and importantly, deliverable.

Planning Conditions on an Outline Permission can ensure compliance with NPPF 24, providing a development that has a strong sense of place, identity, and provides for publicly accessible amenity areas.

## SUMMARY

### 6.00 SUMMARY