

Land off Scamps Hill, LINDFIELD

Design & Access Statement

February 2024

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INTRODUCTION

Vision

This is the Design & Access Statement (DAS) for the proposed residential development at land off Scamps Hill, Lindfield.

This Design and Access Statement for the proposed residential development at land off Scamps Hill, Lindfield, has been prepared by FPCR Environment and Design Ltd on behalf of Gladman Developments Ltd.

The Site comprises of approximately 6.62ha of agricultural land situated to the north of Scamps Hill on the south eastern edge of Lindfield. The site lies opposite a modern residential development located to the south of Scamps Hill.



View of site from Scamps Hill

The submitted planning application seeks outline planning consent for a residential development. The Vision for the development is to provide a number of beneficial elements for the existing and future communities, as follows:

- Approximately 2.51ha of land for circa. 90 new dwellings including affordable housing provision;
- New vehicular access point into the Site from Scamps Hill with a further dedicated pedestrian link to Scamps Hill;
- New recreational routes through proposed open space;
- New LEAP childrens's play area;
- A Green Infrastructure (GI) network will comprise retained habitats of hedgerows and trees which will be complemented with new landscape areas of open space, planting (including an orchard) and a sustainable drainage feature (SuDS).



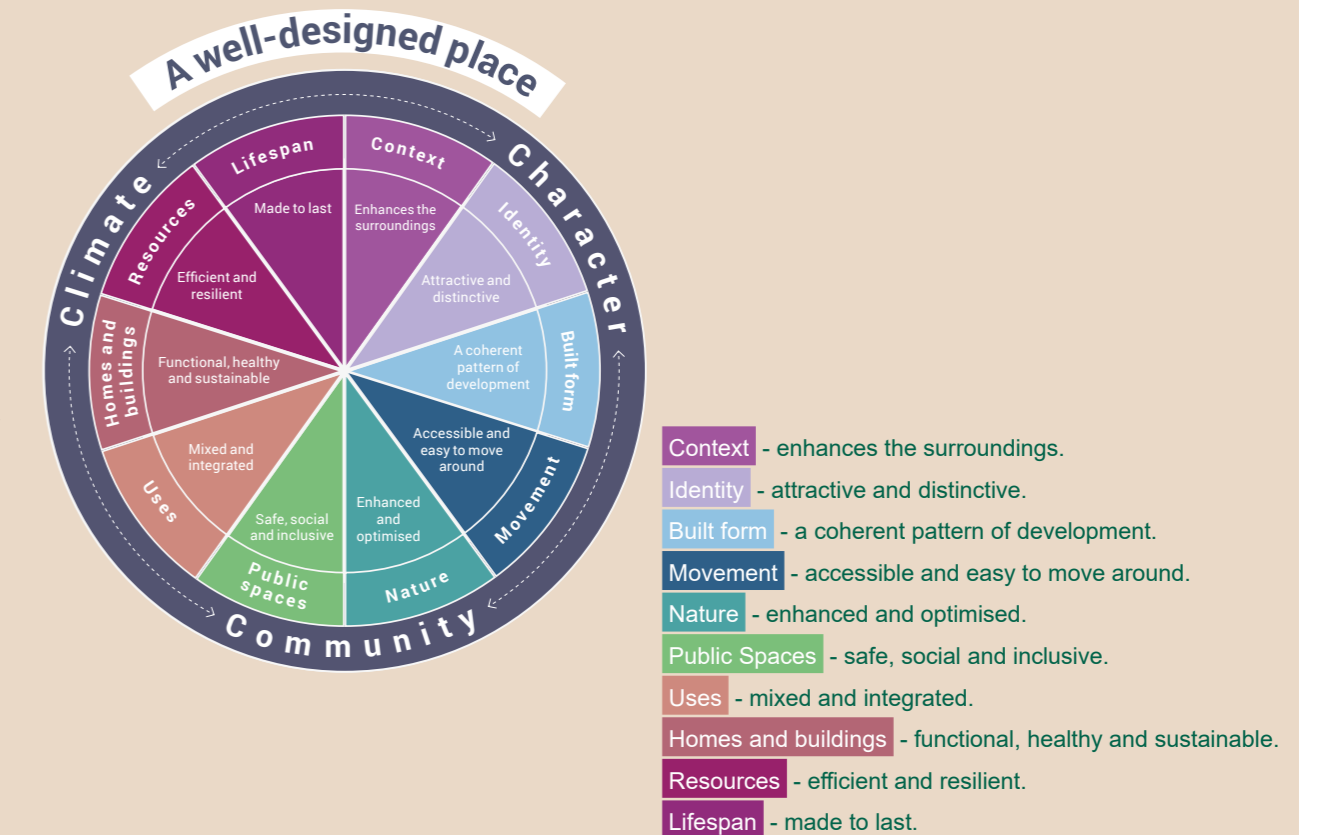
Recent development to the south of Scamps Hill

Implementing Good Design

The vision for the Site has been developed through a detailed understanding of the Site and its context, and has also been guided by best practice. The proposed development of the Site presents an opportunity to create a desirable and inclusive place of high environmental quality for the Lindfield community.

The Ministry of Housing, Communities & Local Government's National Design Guide (January 2021), states:

“Well designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy”.



The Site

The Site lies to the south east of Lindfield, within the county of West Sussex

The Site is located within Mid Sussex District Council, West Sussex and is located to the south east of Lindfield, Haywards Heath.

The site is located adjacent to the east of Lindfield, located along Scamps Hill. Noahs Ark Lane and the Eastern Road Nature Reserve are located to the north, Little Walstead Farm and the Sussex Ouse Valley Way are located to the east and the hamlet of Walstead is located to the south east. Lindfield is located approximately 2km to the north east of Haywards Heath, West Sussex.

The Site is situated at the eastern edge of the village of Lindfield and comprises three pastoral fields bounded by hedgerows and trees.

The Mid Sussex District Council Strategic Housing and Economic Land Availability Assessment (SHELAA) (2020) identifies a number of potential housing and employment Sites within Lindfield and wider rural context. The Site itself is identified as SHELAA Ref: 983, Land at Walstead Grange Scamps Hill Lindfield.

The Site is identified as being ‘relatively unconstrained’ with a ‘reasonable prospect that Site could be developed within the Plan period’ with a ‘medium-long term’ timescale.



Figure 1: Site Location Plan



Site Location

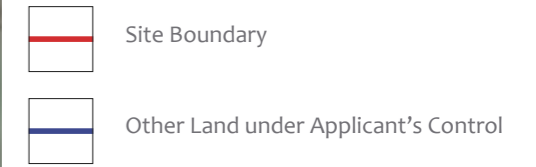


Figure 2: Aerial Photography



PLANNING

Planning Context & Design Guidance

The Design and Access Statement (DAS) follows best practice urban design principles that are aimed at delivering good design.

Purpose of a Design and Access Statement

The purpose of a Design and Access Statement is to explain the design process that has led to the application proposals. The Government’s Planning Practice Guidance states that:

“Design and Access Statements (DAS) set out the narrative for the design approach and design rationale for the scheme. They demonstrate how the local character of an area has been taken into account and how design principles will be applied to achieve high quality design. They set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information”

(Paragraph: 012 Reference ID: 26-012-20191001, Revision date: 01.10.19)

The DAS follows best practice urban design principles that are aimed at delivering good design. The following are the principal documents that have been embraced:

- National Planning Policy Framework (NPPF), (2023), Ministry of Housing Communities and Local Government.
- Planning Practice Guidance (PPG), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Sept 2019, updated 2021), Ministry of Housing, Communities & Local Government.
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010), Communities and Local Government.
- Living with Beauty, (January 2020).
- Building for a Healthy Life, Homes England, (2020).

Good and Well Designed Places

The underlying purpose for design quality and the quality of new development is to create well-designed places that benefit people and communities. The National Planning Policy Framework (NPPF) states: “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities” (Paragraph 131).

Building for a Healthy Life

The scheme has been developed with consideration of the ‘Building for a Healthy Life’ approach, with the latest edition written in partnership with Homes England, NHS England and NHS Improvement. These considerations “are presented to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context.” Building for a Healthy Life is a useful tool for leading design discussions and using as part of a design process. This Design and Access Statement outlines how the BHL considerations have helped inform the design process.

“Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods” BHL 2020

National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that:

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- The layout (or masterplan)
- The form and scale of buildings
- Their appearance
- Landscape
- Materials; and
- Detailing”

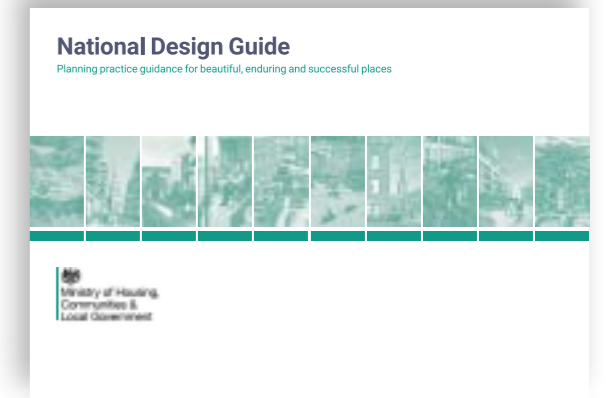
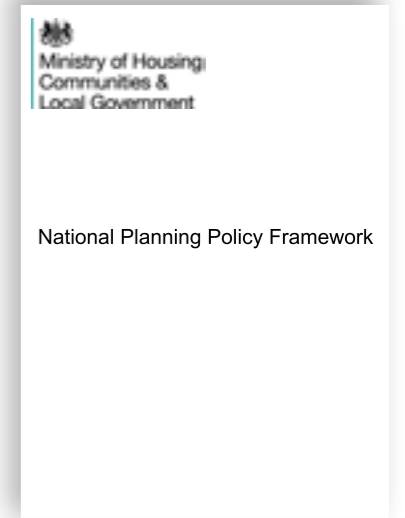
Design responses are provided throughout the DAS to address the characteristics of good design from the National Design Guide. The responses will set out the design rationale for the development and the design principles that are applied to achieve good design. This is delivered through words, photographs diagrams and illustrative plans.

Lindfield Village Design Statement (2011)

The Lindfield Village Design Statement (VDS) is a statutory document intended as supplementary guidance that will be used alongside current local, regional and national planning documents.

The Lindfield VDS seeks to ensure that any future development, large or small, is based on an understanding of the village’s past and present. The VDS highlights the unique qualities of architectural, historical, and natural importance that contribute to Lindfield’s character:

“It is concerned with how planned development should be carried out, so that it is in harmony with its setting and contributes to the conservation and, where possible, enhancement of local environment.”



Adopted Mid Sussex District Plan 2014-2031

The following policies within the adopted local plan are of relevance to this Design and Access Statement;

DP12: Protection and Enhancement of Countryside

'The countryside will be protected in recognition of its intrinsic character and beauty ... The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.'

DP26: Character and Design

'All development and surrounding spaces ... will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages;
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution ... ;

- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- positively addresses sustainability considerations in the layout and the building design;
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre;
- larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development.'

Other policies of relevance include;

DP13: Preventing Coalescence**DP37: Trees, Woodland and Hedgerows****DP22: Rights of Way and other Recreational Routes****DP21: Transport****DP31: Affordable Housing****DP34: Listed Buildings and Other Heritage Assets****DP38: Biodiversity****DP41: Flood Risk and Drainage****The Mid Sussex Local Plan District Plan 2021 - 2039**

The District Council are in the process of reviewing the adopted District Plan. Regulation 19 consultation for the draft District Plan 2021-2039 started on Friday 12th January and is open until 23rd February. Draft policies of relevance to this Design and Access Statement include;

DPS1: Climate Change**DPS2: Sustainable Design and Construction****DPS4: Flood Risk and Drainage****DPS6: Health and Wellbeing****DPN1: Biodiversity, Geodiversity and Nature Recovery****DPN3: Green Infrastructure****DPN4: Trees, Woodland and Hedgerows****DPC1: Protection and Enhancement of the Countryside****DPC4: High Weald Area of Outstanding Natural Beauty****DPB1: Character and Design****DPB2: Listed Buildings and Other Heritage Assets****DPT2: Rights of Way and Other Recreational Routes****Lindfield & Lindfield Rural Neighbourhood Plan 2014-2031**

The Lindfield & Lindfield Rural Neighbourhood Plan 2014-2031 was made in 2016 and sets out a vision and policies for the plan area.

Mid Sussex Design Guide Supplementary Planning Document SPD, November 2020

The purpose of the guide is described as to provide 'clear design principles that aim to deliver high quality new development across Mid Sussex that is inclusive and responds appropriately to its context while prioritising sustainability in the design process.'

This Design and Access Statement follows the guidance outlined within the SPD on understanding the context, establishing the structure, site layout, streets and spaces, high quality and sustainable building design and residential amenity.



UNDERSTANDING THE CONTEXT

Topography

Within the Site the topography falls from a high point of approximately 40m AOD (Above Ordnance Datum) adjacent to Scamps Hill road to the south to a low point of approximately 35m AOD adjacent to the north.

Topography

To the north of the Site the topography gradually falls towards the River Ouse located at approximately 30m AOD, 1km to the north of the Site.

The River Ouse valley extends east to west to the north of Haywards Heath and Lindfield and to the north of the River Ouse the topography rises to 75-80m AOD 2km to the north. The topography rises to the east and south east of the Site with localised high points at Costells Wood at 75m AOD, Pascott's Farm at circa 63m AOD and Awbrook and circa 83m AOD.

The topography steadily rises from 35m AOD at Scamps Hill to circa 50m AOD towards the housing located along Northlands Avenue and Northlands Wood approximately 1km to the south. To the west of the Site, Lindfield and Lindfield Common are broadly located at 35-40m AOD.

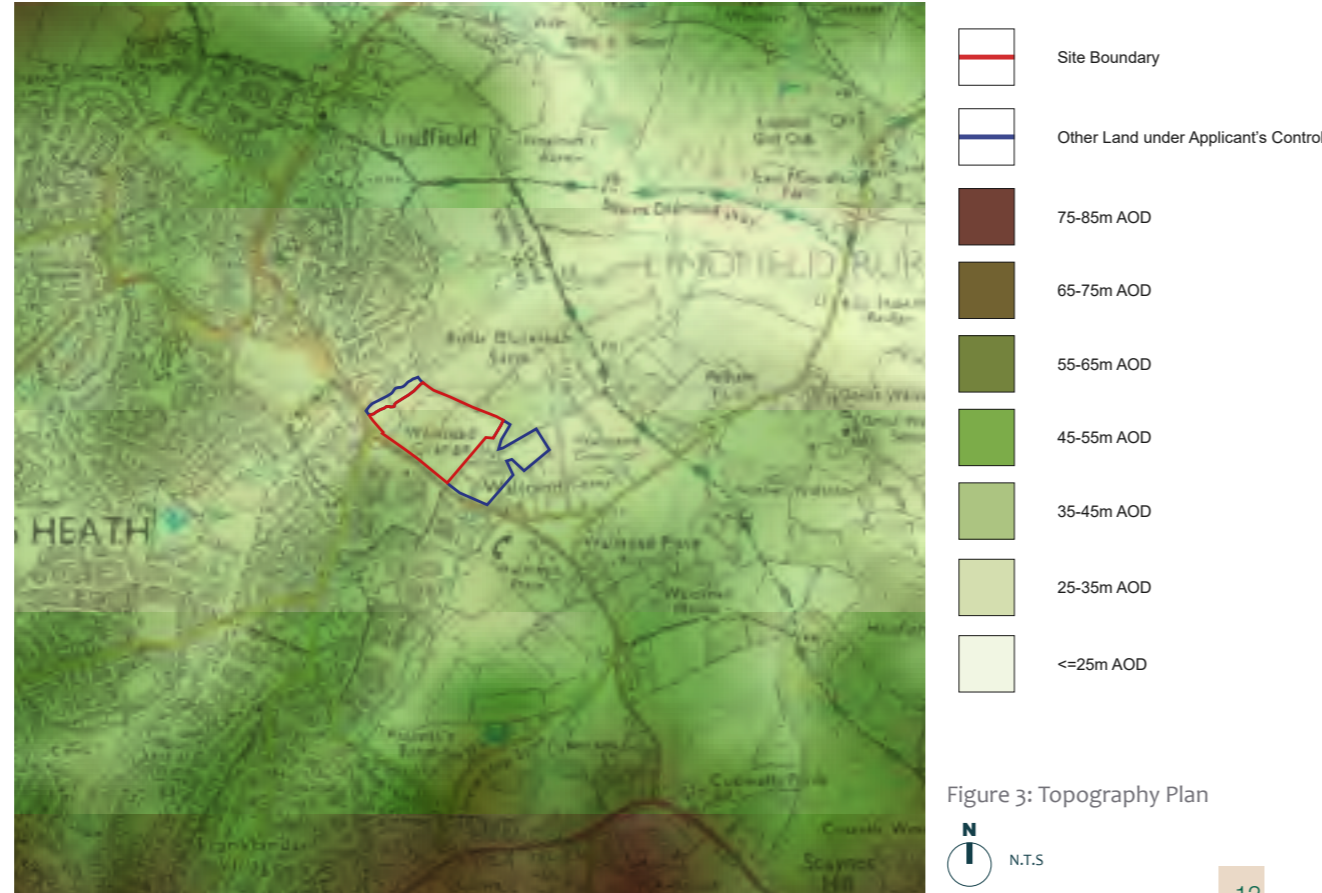


Figure 3: Topography Plan

Landscape

The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

At this very broad landscape scale, the Site lies within Natural England's National Character Area (NCA) 122 High Weald. The LCA covers a very extensive landscape area, stretching from Tonbridge to the north, Rye to the east, Bexhill, Uckfield and Haywards Heath to the south and Horsham to the west.

Mid Sussex Landscape Character

The Mid Sussex Landscape Character Assessment has been undertaken at a District wide level and identifies the distinctive landscapes within the district. The assessment subdivides the landscape into ten Landscape Character Areas. The Site falls entirely within the Landscape Character Area Ouse Valley.

The Site and its wider context

The Site and its wider landscape context are not subject to any national, local or other landscape designations. It is judged that the site and the immediate landscape is of medium landscape value.

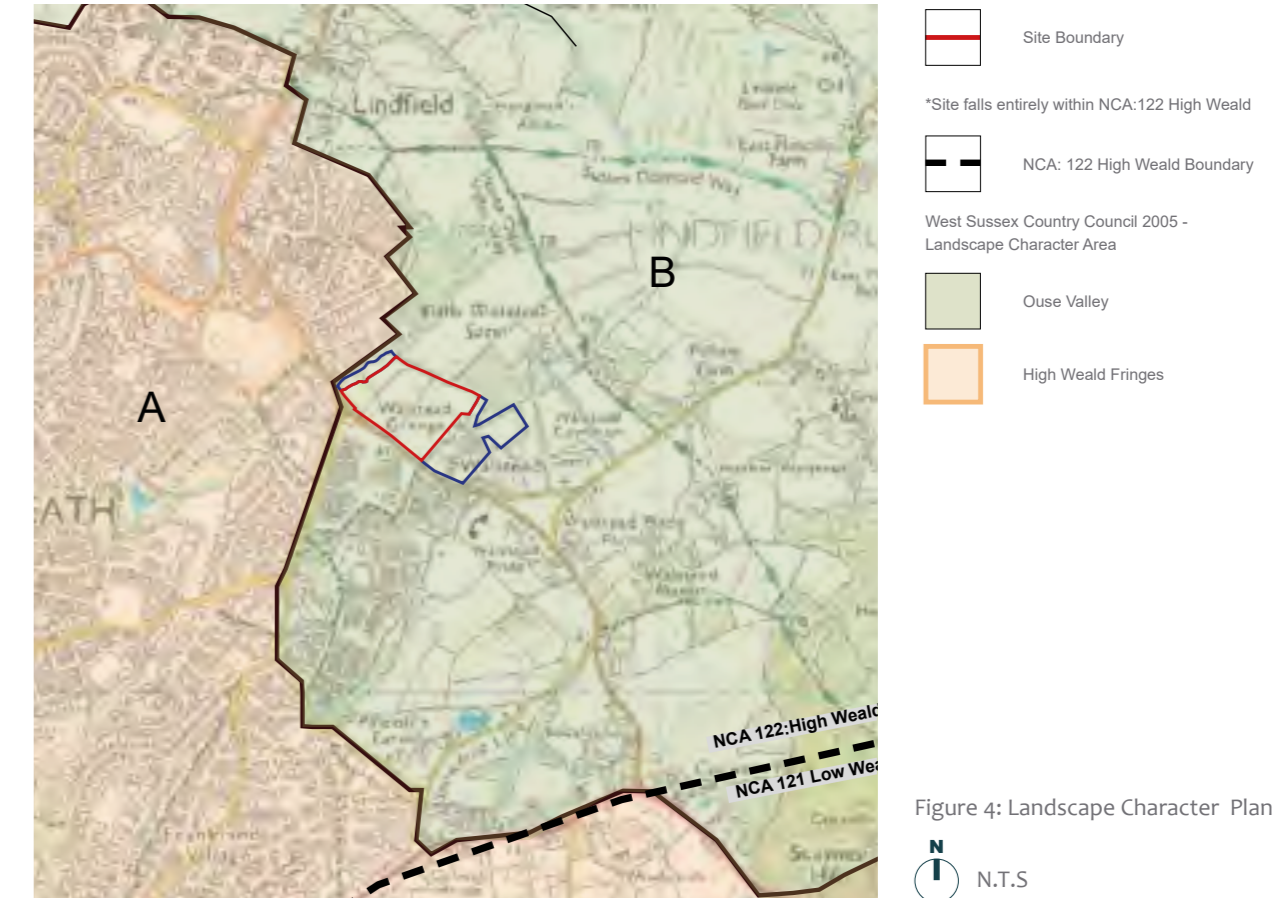


Figure 4: Landscape Character Plan

Visual Amenity

A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area.

The visual appraisal sought to establish the approximate visibility of the site from the surrounding locations and receptors. The visual baseline analysis results in a number of reasoned conclusions which are summarised below:

- Views are full, partial to glimpsed from residential users of East Wick and Noahs Ark Lane located to the north;
- Views are full to partial for residential users of Scamps Hill located to the south;
- Views are partial to glimpsed for residential users of Gravelye Lane and Kidbrook located to the south;
- Views are full, partial to glimpsed views from residential users of Walstead Grange and Tythe Cottage located to the east;
- There are glimpsed to no views from the PRoW - 2LR footpath (Sussex Ouse Valley Way) located approximately 680m to the north and adjacent to the north of Walstead Common.
- There are partial to glimpsed views from the PRoW - 5LR footpath where the PRoW meets at the junction off Scamps Hill to the south.
- There are full, partial to glimpsed views from vehicular users of Noahs Ark Lane and East Wick located to the north;
- There are full, partial to glimpsed views from vehicular users of Scamps Hill located to the south;
- Glimpsed views from vehicular users of East Mascalls Lane located to the east;
- Glimpsed to no views from users of Walstead Burial Ground located to the east;
- Partial to glimpsed to no views from users of Lindfield Common located to the west; and
- There will be full, partial to glimpsed views from users of Lindfield Enterprise Park located to the west.

Viewpoint Locations

A series of viewpoints have been selected which support the visual appraisal.

Photographs were taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users.

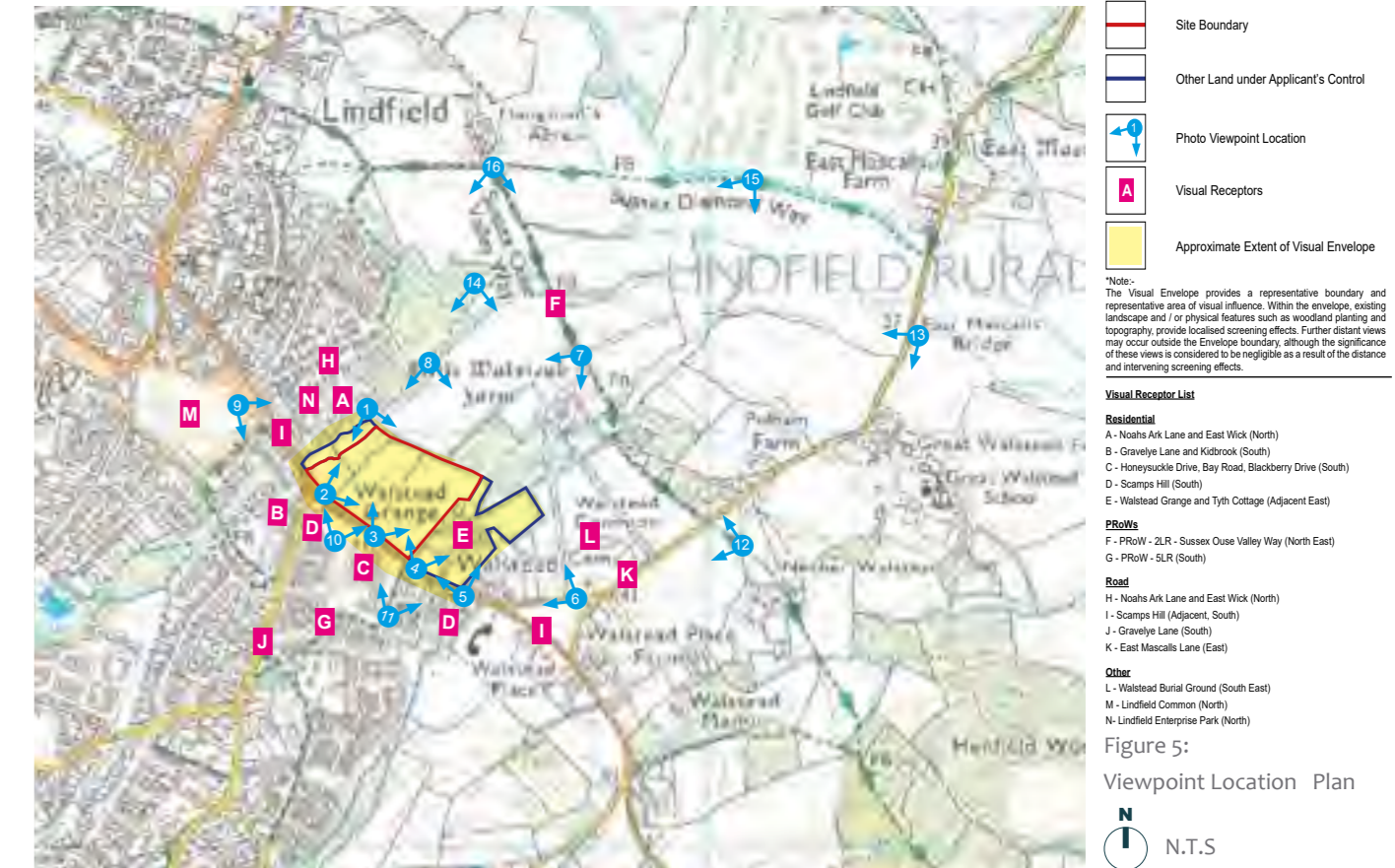


Figure 5: Viewpoint Location Plan



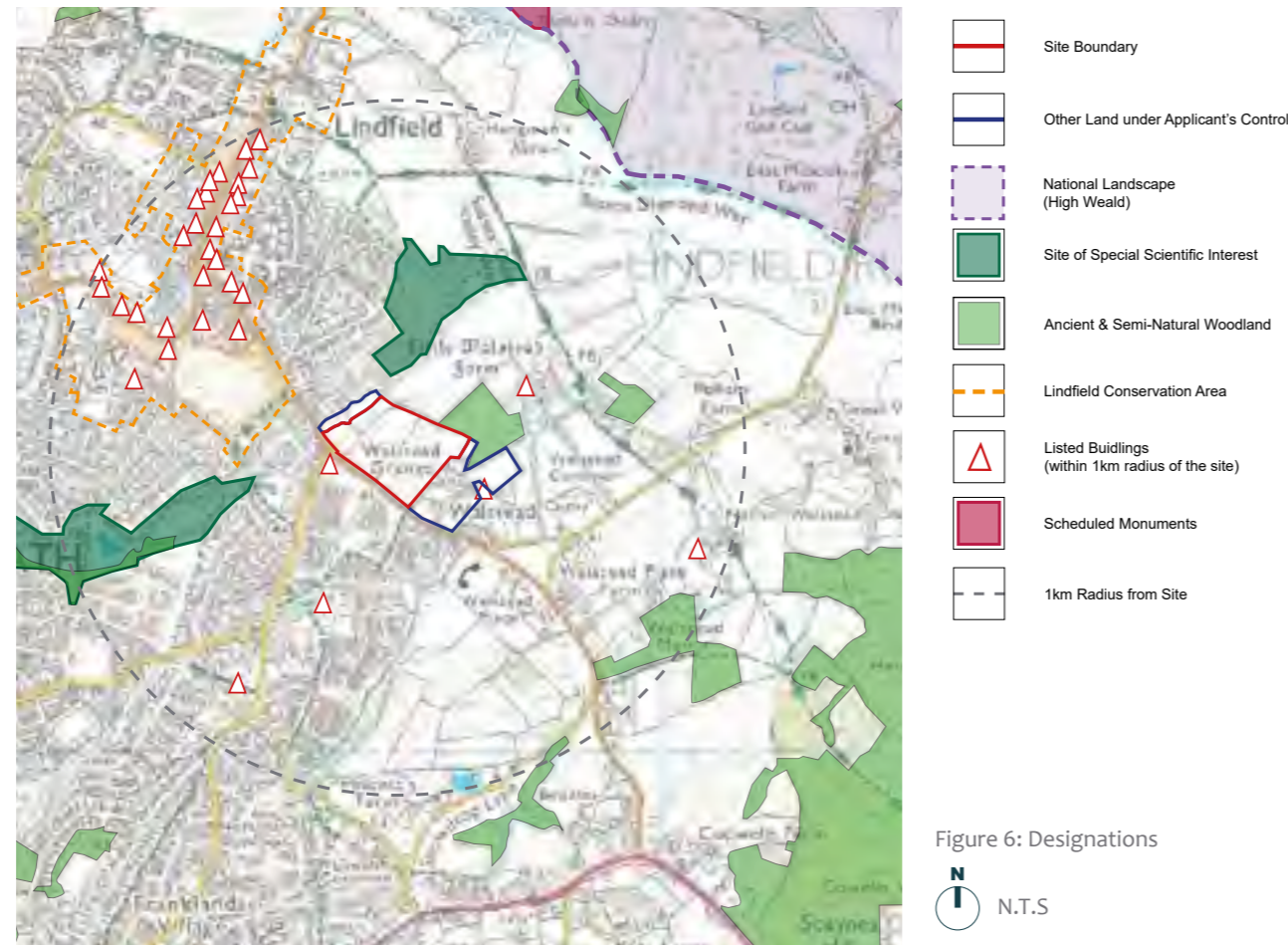
Designations and Historical Context

There are no statutory or non-statutory landscape designations covering the site. The High Weald Area of Outstanding Natural Beauty (AONB) is located approximately 0.8km to the north east.

The nearest PRoW Footpath to the site is PRoW 5LR located directly to the south of Scamps Hill road. The PRoW 66CU is located within the Eastern Road Nature Reserve, approximately 200m to the north.

The PRoW Footpath 40bCU/2LR (Sussex Ouse Valley Way) is located approximately 680m to the north and adjacent to the north of Walstead Common, approximately 250m to the south east. The PRoW 1LR (Sussex Diamond Way) is located approximately 680m to the north to 1.4km to the north east.

In the wider context the PRoW 32LR and 44LR are located within the High Weald AONB approximately 1.4km to 1.7km to the north east. The PRoW 2LR (Sussex Ouse Valley Way) crosses East Mascalls Lane approximately 570m to the east and continues further in to the wider landscape to the south east.



The nearest Listed Buildings are the Grade II Listed buildings Tythe Cottage and Grayfriars. Tythe Cottage is located adjacent to the site to the east, while Grayfriars is located to the south of the junction of Gravelye Lane and Scamps Hill, located adjacent to the site to the south. In the wider context the Grade II* Listed Little Walstead Farmhouse is located beyond woodland approximately 0.2km to the north east and the Grade II Nether Walstead is located approximately 0.7km to the east.

The Lindfield Conservation Area is located approximately 150m to the west at Lindfield Common.

There are no Scheduled Ancient Monuments within or close to the site. However, the nearest Scheduled Ancient Monument is the Motte and Bailey Castle 240m east of Dean's Mill located approximately 1.1km to the north.

Little Walstead Wood is an Ancient Semi-Natural Woodland located adjacent to the application Site to the north east.

Based on the limited recorded heritage from the periods, and an understanding of the area's archaeological resource, the site is considered to have low potential for

archaeological remains from the earlier prehistoric periods, Iron Age and Romano-British periods. Whilst there is more recorded archaeology of medieval and post-medieval date in the study area, the potential for significant archaeology to be present within the site is considered to be low.

With regards to the setting of designated heritage assets, the proposed development is anticipated to cause less than substantial harm at the lowermost end of the spectrum to the Grade II Listed Greyfriars. Analysis of historic mapping suggests that this asset originated as a lodge to the still-extant Gravelye House.

Consideration has also been made of the setting of the non-designated Walstead Grange, which the site lies within the associated landholding of. The built form of the proposed development will be set back beyond the former parkland area associated with the house, where tree planting will be restored. Those elements that make the greatest contribution to the significance of the asset through setting will remain legible following the development. Overall harm will be minor.



Extract from the First Edition Map of 1884



Extract from the Ordnance Survey Map of 1954

Flood Risk & Drainage

The site lies within the catchment of the River Ouse.

Reference to the Gov. UK Surface Water Flood Risk Map (shown here as Figure 8) identifies sporadic areas risk within Lindfield and more extensive areas of risk generally linked to the various ditch and watercourse networks.

All areas of surface water flooding are outside of the application boundary.

The proposal is for residential development, which is classified by the NPPF as 'More Vulnerable', and will be located in the Zone 1 area of flood risk.

There are no significant water bodies in the area which are considered as presenting a source of risk to the development.

It is concluded that the development can be delivered in accordance with the NPPF so as not to be at risk of flooding from external sources or from within the development, and so as not to increase flood risk to the surrounding area and is therefore appropriate.



Figure 7: Flood Risk & Drainage



Facilities

The Site is located with good access to the centre of Lindfield, existing community amenities and the local public transport network.

Local amenities within walking distance of the Site include the bus stops along Scamps Hill and Gravelye Lane, shops, a doctor's surgery and local primary schools. There are public rights of way within the site's context which provide connections to the surrounding area.

There are regular bus services operating to Haywards Heath. The nearest bus stops are located in close proximity to the site along Scamps Hill and Gravelye Lane.

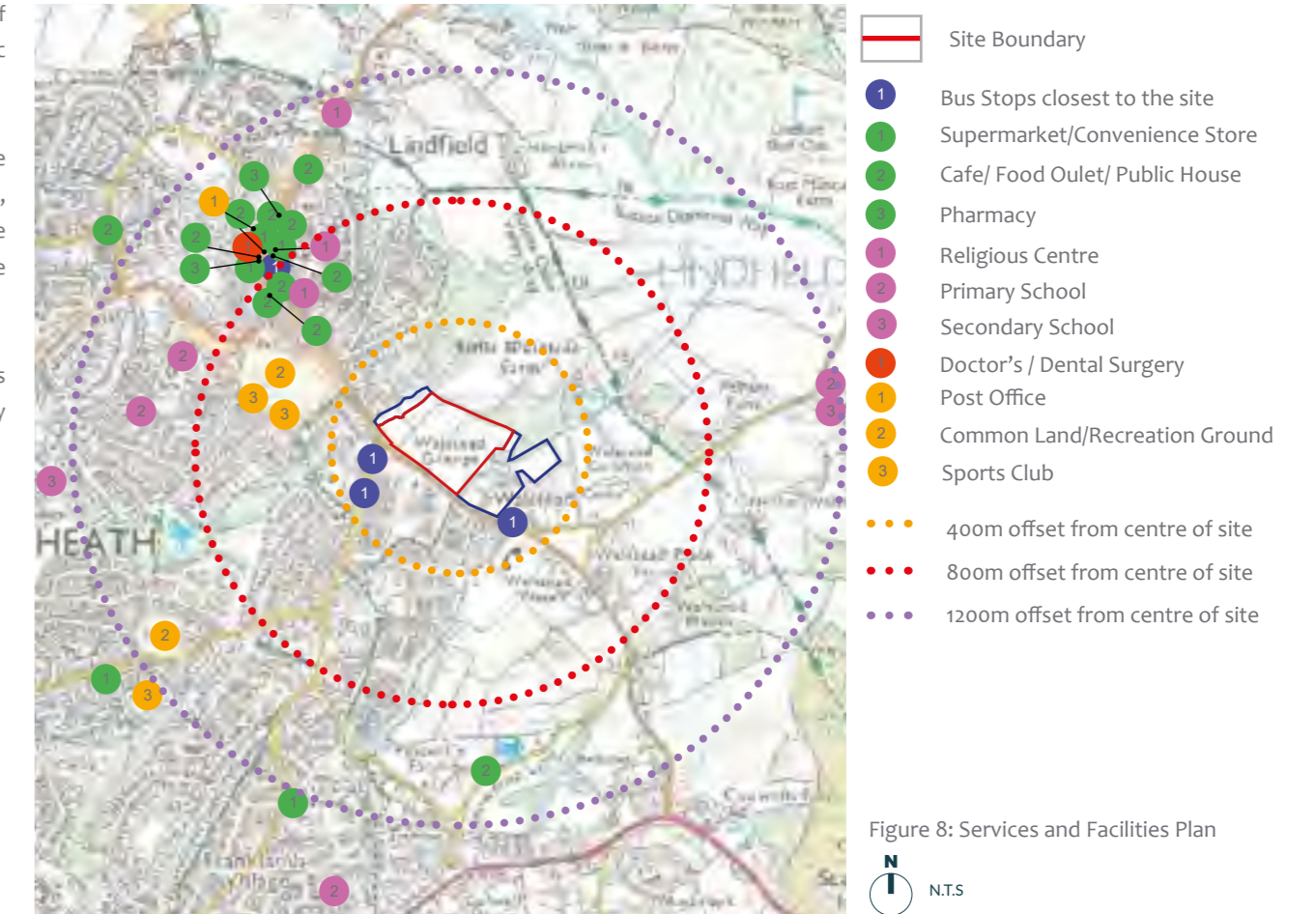


Figure 8: Services and Facilities Plan



Local Character - Buildings & Materials

Responding to local character is an important part of placemaking.

Site and Immediate Context

The site is situated at the eastern edge of the village of Lindfield and comprises three pastoral fields bounded by hedgerows and trees. An assessment of landscape character of the Site and its immediate context has been carried out, providing a finer level of assessment than the published studies. The Site was visited on 26th January, 2024.

Immediately adjacent to the north of the site lies adjacent to an area of conifer plantations and the Ancient and Semi-Natural woodland of Little Walstead Wood, with the Grade II* Listed Little Walstead Farmhouse located approximately 200m further to the north. The Grade II Listed Tythe Cottage is located approximately 100m to the east at Walstead with Walstead Common and Walstead Place Farm located approximately 230m and 380m to the south east. The housing of Honeysuckle Drive, Bay Road and Langmere Lane are located off Graveley Lane to the south of Scamps Hill to the south. Scrase Stream is located adjacent to the Site to the west with the Lindfield Enterprise Park E Wick and Noahs Ark Lane located beyond to the west. Scrase

Stream continues out to the wider landscape to the north west adjacent to the conifer plantation with the Eastern Road Nature Reserve located beyond to the north west.

The site boundaries are well contained by existing features:

- **To the north:** the combined vegetation of the Eastern Road Nature Reserve, Conifer Plantation, and the Ancient and Semi-Natural woodland of Little Walstead Wood encloses the site;
- **To the east:** the site is enclosed by existing green infrastructure surrounding the Grade II Listed Tythe Cottage and Walstead Grange;
- **To the south:** the Site is enclosed by the existing green infrastructure located along Scamps Hill and the existing residential properties located further to the south; and
- **To the west:** The Site is enclosed to the west by the existing built form of Lindfield.

Local Character and Materials

The local character depicts a mix of materials and styles however the use of traditional materials have been depicted by those available locally, particularly those within

the historic village centre to the west of the site. Beyond Walstead Grange to the east of the site is the Grade II listed Tythe Cottage. This is an 18th century red brick property with weather-boarding to the upper floor. A further listed building, Grayfriars, is located to the south of the site off Scamps Hill. This property was built in circa 1830 possibly as a toll-house or lodge and is a stuccoed building with a slate roof.

To the west of the site are two relatively small scale industrial units. These are brick built with metal roof. Properties along Lewes Road adjacent to the site include brick built bungalows and brick and render terraced properties. Along Scamps Hill to the south east of the site properties tend to be brick built featuring weatherboard. To the south of Scamps Hill these tend to be detached properties set back from the road, on the northern side of the road there are linked properties. To the south of the site beyond Scamps Hill is a modern residential estate with a range of different sized properties, These are brick built with tile roofs and include reference to some local design features such as weather-boarding



Locally used materials include a mix of red brick, render, the use of weatherboarding and slate and clay tiles. Feature details include the use of bay windows, chimneys, lintel details and porches. Boundary treatments evident in the local area are a mix of timber fencing, low brick walls, shrub and hedgerows.



Arboriculture

A BS5837 Tree Survey has been undertaken to assess the condition and quality of existing trees and hedgerows within and immediately adjacent to the site.

A total of twenty-nine individual trees, sixteen groups of trees, one woodland and seven hedgerows were surveyed as part of the arboricultural assessment. The survey was conducted in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

The surveyed tree cover was predominantly distributed along field boundaries or focused within the residential garden of the site. Tree cover was recorded in the form of mainly mature specimens of mixed species with English oak *Quercus robur* being dominant.

Overall tree cover was considered to be in good condition and moderate to high value from an arboricultural perspective.

The survey identified the following:

- No significant tree loss will be required to facilitate the proposed development by virtue of the constraint led proposals which have sought to incorporate the majority of the tree stock.

- The proposed built element of the development is to be located within the two northern field parcels and incorporate the existing tree cover. The existing trees and hedgerows situated around the field boundaries are to be retained and formed into landscape buffer strips and green corridors for the open space provision of the development, which will also serve the purpose of providing partially filtered views between the site and wider landscape. The southern field parcel has been allocated as an area of greenspace with parkland trees to be planted and an orchard. This area will allow planting along the ancient woodland edge to provide a more natural taper and scalloping which will replace the current stark and abrupt edge to the woodland due to agricultural pressures.

- The main vehicular access for the proposed development is to be forged off Scamps Hill and in order to facilitate the main access, a small section of hedgerow H2 will need to be removed to allow enough space for construction of the roads and the required visibility splays. Internal vehicular access will be accommodated by a widening of an existing gateway through hedgerow H1.

- A proposed new public cycleway/footpath is to be positioned internally along the south western perimeter of the development, parallel with Scamps Hill. To facilitate the route of the path a section of tree group G1 will need to be removed.
- The proportion of overall tree stock to be removed should not raise any objection on arboricultural grounds as the vast majority would be retained. Mitigation for the losses will be provided as part of the landscaping proposals, through the provision of new planting as part of the scheme. It is considered that new planting throughout the scheme will result in a net gain of trees and hedgerows on the site, this is in line with the intentions of the NPPF.

Tree Retention Plan



Figure 9: Tree Retention Plan

Ecology

An Ecological Appraisal has been undertaken to provide an ecological baseline and to determine the site’s ecological importance.

A survey of the site and land immediately adjacent to the site boundary was undertaken:

- A Preliminary Ecological Appraisal was undertaken in November 2020, with the habitats classified using the Phase 1 Habitat Methodology from JNCC (2010).
- An update UKHab survey and desk study were carried out in October 2023, to inform the latest assessment of the site.

The site comprised three field compartments, with modified grassland present in one field compartment, and species-poor neutral grassland within the other field compartments.

Mature hedgerows and lines of trees bound the Site, and small areas of bramble and blackthorn scrub were present in some areas.

Scrase stream runs to the north of the Site, and Northlands brook runs to the south-east of the site, into Little Walstead Wood.

The survey identified key ecological issues and recommended mitigations and enhancements for the site as set out opposite.



The proposals achieve a Biodiversity Net Gain of >10% through on-site and off-site creation and enhancement, demonstrated by the Defra Metric 4.1

Recommended mitigations and enhancements for the site:

- Proposed habitat creation and enhancement includes species-rich modified and other neutral grasslands, creation of a Sustainable Urban Drainage System, species-rich hedgerow planting and native scrub and tree planting.
- The existing mature broadleaved trees throughout the site will be retained by the proposals, along with the majority of the hedgerows, with small losses required for site access. In compensation, lengths of species-rich hedgerow will be created within the green infrastructure.
- The hedgerows and trees will be adequately protected and buffered during the works according to the root protection areas (RPA’s), in accordance with BS 5837 (2012) Trees in Relation to Design, Demolition and Construction.
- Himalayan balsam, an invasive species listed on Schedule 9 of the WCA 1981 (as amended), was recorded along Scrase stream. The grasslands and SuDs in this area will be monitored and managed to ensure this species does not spread.
- Preliminary protected species surveys have been undertaken to date with further surveys recommended for bats, reptile, dormice, breeding birds, badgers, and riparian mammals.
- Where present, such species requirements will be incorporated into the green infrastructure with specific habitat creation and enhancements.
- General faunal enhancements include the provision of bird boxes, bat boxes, hedgehog highways and hibernacula. The planting scheme within the site has also been designed with biodiversity in mind, and will provide additional benefits to local wildlife.

ESTABLISHING THE STRUCTURE

Constraints and Opportunities

The existing characteristics and features of the Site and surrounding context have been analysed.

The assessment of the site and its context identified a number of constraints and opportunities associated with the proposed development. These are summarised below and illustrated on the constraints and opportunities plan opposite. This analysis has informed the design of the proposals.

Constraints

- Arboriculture; Consideration to the root protection areas (RPA) of the trees and hedgerows located within the Site and along the Site boundaries;
- Arboriculture; A 15m offset will be provided to the boundary of the Ancient Woodland adjacent to the north east of the Site;
- Topography; Within the Site the topography is gently sloping between approximately 40m to 35m AOD;
- Visual: Potential for views from residential, vehicular and footpath receptors located in close proximity to the Site;

- Ecology; Local Nature Reserve located to the north west of the Site;
- Heritage; Grade II listed 'Grayfriars' property located off Scamps Hill to the south of the Site, Grade II listed 'Tythe Cottage' to the east of the Site;
- Noise; Potential noise constraint from Scamps Hill.

Opportunities

- The scheme should be visually attractive, respecting the context, form and typology of existing built form and neighbouring local vernacular;
- Provide new housing, increasing variety and choice;
- Opportunity to provide an integrated network of public open spaces incorporating play facilities, extensive landscape, sustainable drainage areas and ecological habitats;
- Opportunity to create new footpath connections through areas of open space and provide a link towards the centre of Lindfield;

- Existing vegetation across the Site will be retained, conserved and enhanced where feasible. Any losses will be mitigated with new native species in line with the existing character of the Site including introducing parkland trees and providing new planting to complement the adjacent ancient woodland;
- Opportunity to deliver a range of SuDS feature in an appropriate location drive by existing topography to form an attractive amenity feature and create new habitats;
- Opportunity to establish areas of open space in the east of the site and within the surface water flooding area in the west;
- Proposals will seek to provide a net gain in biodiversity by creating new habitats, such as species-rich grassland, hedgerow and scrub planting; and
- The opportunity to create high quality public spaces for use by existing and proposed residents for social interaction, play, and amenity.



Figure 10: Constraints Plan

Consultation

Consultation has taken place during the design of the development which has given a better understanding of how to develop the site and meet the needs of the local community.

Public opinion has been sought with leaflets sent out to houses and businesses in the vicinity of the Site. This information also contained a link to the consultation website and online survey which has been prepared to convey the proposals to the public. These have been available for the public to view at www.your-views.co.uk/lindfieldscampshill/.

Local Councillors, Lindfield Parish Council and the Local MP have also been contacted to consult on the proposals. This also included a copy of the leaflet and an opportunity to meet to discuss the proposals.

GLADMAN

HAVE YOUR SAY

A new housing development of approximately 90 new homes at Lindfield.

To view these proposals in more detail and provide your comments, please visit:
www.your-views.co.uk/lindfieldscampshill

Community Benefits

- Housing for all
- Public open space
- Ecological enhancements
- Thriving community
- Economic benefits
- Community footpaths

Alternative ways to contact us

Your Views Lindfield
Gladman House
Alexandria Way
Congleton, CW12 1LB

your-views@your-views.co.uk
(please use 'Lindfield' as the subject line)

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

A Well-Designed Place

Three key elements of a high-quality and well-designed development are: Climate; Character; and Community.

Climate

With regard to Climate it is important that the site:

- Is in a convenient location that is within walking / cycling distance to local homes and other facilities.
- Provides a good quality internal and external environment for users, promoting health and well being.
- Layout, form and mix of uses provide their own resources to minimise the impacts on the surrounding area.
- Is a well-managed and maintained environment to ensure longevity and vitality.

Community

With regard to Community it is important that the site:

- Is safe and accessible for all, with a range of housing tenures provided to ensure that people of all ages and demographics are able to enjoy and benefit from the new development.
- Incorporates green infrastructure into the street scene to create a quality external environment that encourages residents outside.
- Plays host to well-located public spaces that support a wide variety of activities and encourage social interaction.
- Provides a series of different, interconnecting green spaces that will give residents flexible and varied open spaces on their door step.
- Forges new footpath links across the site that will tie in with existing routes and provide useful connections to the surrounding area for all residents.
- Encourages people to come together in community centric open spaces or buildings such as a Community Hub.

Character

With regard to Character it is important that the site:

- Retains existing landscape features such as trees and hedgerows to give an instant maturity to the scheme.
- Creates new landscape features that can be integrated into the wider green infrastructure network.
- Provides a legible street environment that will aid movement through the site and beyond. Cycle and pedestrian routes will be included and given priority where possible.
- Higher development densities will be located within the centre of the site to enable the development to blend with the surrounding landscape context.
- Creates a positive and coherent identity through a variety of design and landscape measures.



SITE LAYOUT, STREETS AND SPACES

Development Framework

Study of the Site & context surveys and analysis of the constraints and opportunities have informed the development framework.

The development proposals are illustrated by the Framework Plan, which indicates the parameters of the development.

The Development Framework Plan identifies the following:

- The Site boundary;
- The means of vehicular and pedestrian access into the Site;
- The location and extent of proposed land uses; and
- The amount of built development (Net Developable Area).

The development includes 2.51 hectares of land for proposed residential development. At an average density of 36 dwellings per hectare, this will provide up to 90 new dwellings.



Figure 11: Framework Plan



Green Infrastructure

The proposed development has been informed by the existing landscape resource which will also be enhanced with new Green Infrastructure.

The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice design guidance. The existing landscape resource, as well as the visual receptors and amenity of the site have been considered in the planning and design process and have informed the resultant scheme which include the following:

A. Existing GI to be Retained

The majority of the site's existing vegetation will be retained, with removal limited to short sections of hedgerow to provide site access. Hedgerows and trees along the boundaries of the site will be retained and complemented by new planting, particularly along the eastern and north eastern boundaries to create a green edge to the adjacent Ancient Woodland.

B. Area of Public Open Space

A generous area of open space will enclose the development on its eastern side. This will aid legibility around the Site and enhancing the character of the place. This area of public open space will include play provision and orchard planting, enhancing the amenity value of the development and providing space for people to enjoy the outdoors near to where they live.

C. Play Provision

A total of 0.04ha of play provision for children and young people will be provided in the form of a new LEAP.

D. Proposed Pedestrian/Cycle Link

A 3m wide pedestrian and cycle link will run along the site's southern boundary, adjacent to Scamps Hill.

E. Public Rights of Way (PRoW) and Footpaths

Safe, healthy and attractive routes for pedestrians will provide efficient connections across the site, supporting connectivity to wider PRoW network in the area including the existing PRoW 'West Sussex LIR 5LR/1'.

F. Natural Public Open Space

Areas including proposed woodland, scrub, trees including an orchard, hedgerows, and wildflower grassland will provide relaxing environments for new and existing residents to enjoy, as well as providing benefits to local wildlife.

G. Green Corridors

Green Corridors through the Site will include blocks of retained vegetation, linking the green spaces within the development together, providing enhanced biodiversity, as well as many other environmental and amenity benefits.

H. Tree Lined Routes

Tree-lined streets and on plot landscaping will provide attractive routes through the built development, helping to further integrate the built development into its surroundings.

I. Blue Infrastructure

An attenuation basin within open spaces provides sustainable drainage solutions, habitat creation, and enhanced visual amenity.



- ① Proposed Planting adjacent to Ancient Woodland
- ② Proposed Orchard Planting
- ③ Mown Grass Pathways
- ④ Proposed Planting to Proposed Development Edge
- ⑤ Proposed Trees planted in Parkland Locations
- ⑥ Retained Vegetation
- ⑦ Proposed Avenue Trees
- ⑧ Proposed 3m Shared Footway / Cycleway
- ⑨ Proposed Pedestrian Link
- ⑩ Local Equipped Area of Play (LEAP)
- ⑪ Potential Location for SUDs Basin
- ⑫ Existing Watercourse

Figure 12: Green Infrastructure Plan



Illustrative Masterplan

An Illustrative Masterplan has been produced to provide an indication of how the layout could be set out to accommodate 90 units. At this stage this is indicative only.

The adjacent plan sets out how the movement routes, sustainable urban drainage, green infrastructure and public open space combine to form a unique and sustainable area of residential development that will bring a host of benefits to new and existing residents, as follows:

- The retention of the majority of the Site's existing vegetation with removal limited to hedgerow to provide Site access from Scamps Hill to the south.
- Hedgerows, trees and tree groups to the Site boundaries and across the Site will be retained and complemented by new planting.
- Tree-lined streets and on plot landscaping will provide attractive routes through the built development, helping to further integrate the built development into its surroundings.

- The creation of a new SuDS basins through the open space of the Site will provide sustainable drainage and habitat creation.
- New habitat buffer to the north east and east of the Site allowing for an appropriate offset to Little Walstead Wood and the Grade II Listed Tythe Cottage.



Figure 13: Illustrative Masterplan



Placemaking

The arrangement and the design of streets is the underlying element of placemaking and the creation of attractive places.

The key urban design principles that are expected to be adopted at the detailed stage, for perimeter block and plot design are as follows:

- To arrange buildings, so that they enclose and overlook the public realm (streets and green space).
- To create a range of perimeter block sizes (depth-length) to add character and contrast.
- To ensure that blocks are practical and efficient.
- To allow solutions that provide attractive plot designs seeking, wherever practicable, to maximise solar gain and light penetration through building orientation.
- To ensure that plots and buildings are safe and secure, with risk of crime designed out.

- To draw reference from local character in terms of building form and scale and the use of materials, details and colours.
- To use closed blocks (back to back properties) as the preferred approach, as this will allow for more secure private rear gardens.
- To provide changes in density. This will create character within the place and variation in house types and plot arrangements. Densities should be based on the 'character streets' so that blocks along the Primary Streets, for example, will be of a higher density than the blocks on the Green Lanes.



Appearance

The architectural response to the development aims to create houses of high quality traditional architecture. Simple, elegant details and styles which reflect traditional local character found within Lindfield are to be used in order to create a place that is both distinctive and individual without creating a pastiche of what has gone before.

Landmark buildings represent an opportunity for occasional dwellings of high quality modern design, which embody principles of sustainable energy efficient design.

Architectural details are to accord with the following themes:

- Simple form utilising well proportioned buildings and a refined materials palette.
- High quality materials are to reflect the range of treatments throughout Lindfield.
- Details should not distinguish between market and affordable housing.
- A firm commitment to the use of traditional building materials on a proportion of the plots.
- Materials could include a mix of red brick, stone, render, the use of weatherboarding and slate tiles.
- Feature details could include the use of bay windows, chimneys, stone cills, joint detailing, contrasting brick banding and lintel details.
- Boundary treatments could include a mix of timber fencing, estate railings, shrub and hedgerows.



Examples of local architecture from the Lindfield Village Design Statement

Density and Building Heights

The average density for housing parcels across the site is approximately 36 dwellings per hectare.

The residential density of 36 dwellings per net hectare is considered to be an appropriate density given the site's settlement edge location. It also reflects the surrounding urban edge which is of a low-medium density and landscaped focus with tree lined streets, parks and greenspace.

An average density of 36dph will typically comprise a mix of 2 and 2.5 storey height terraced, semi-detached, detached, and apartment house types, with private frontages, rear garden space and on-plot parking with some on-street and shared courtyard parking.

There will be a range of higher and lower densities to provide opportunities for different plot arrangements and house types.

The density mix should be based on a gradation of densities from the centre to the edge. Higher densities - albeit these will not be particularly high - occur along the Primary Streets. This approach will reinforce these streets as the principal routes of the development and will thus encourage a good sense of legibility.

Densities should reduce near the edges of the development parcels where blocks lie adjacent to 'Greenspace' or 'Green Corridors'. The Lanes should be designed as low density streets.

In general, it is anticipated that the higher density arrangements will be in the order of around 40 dwellings per hectare (dph) and will be realised by the use of plots closer to the street edge with a greater use of linked dwellings and smaller frontages. Whilst lower densities at around 30 dph will be characterised by larger detached properties, with deeper frontages and gardens.



Street Pattern

A regular off-set grid of streets is proposed in keeping with the character of the existing pattern of development in the area.

Street Pattern

The development's street pattern is based on a pattern of connected streets.

This will create streets that are easier to navigate for pedestrians and cyclists.

It will also produce streets and perimeter blocks that are practical and efficient in their design. It will also encourage the use of vistas and views of keynote buildings as streets intersect.



Street Types and Hierarchy

Indicative Street Types - Character Streets

Traditional places are organised on distinctive street types and, in general, a hierarchy of higher order streets such as a Primary Road or Main Street and lower order streets such as Lanes.

This occurs within the area, and a higher and lower order streets will be used for the development.

A series of street types will be introduced and these will act as 'character streets'.

The principle is that there should be around three 'character streets' each having variations in width, building form, densities and landscape treatment. These should be:

- **Primary Streets;**
- **Secondary Streets;**
- **Green Lanes (including Shared Driveways).**

Information on the above three street types is set out on the following pages.

During the detailed design stage these street types could be refined further with additional street types, following the principles set out within this Design and Access Statement.

Primary Streets

These will form the main streets through the site from the entrance off Scamps Hill.

The carriageway will generally be 5.5m width, with 2m footpaths to either side.

Shared surfaces are created at key nodes/junctions. Where possible a verge with tree planting will be provided, with the footpath offset behind the verge.

A mix of side and frontage parking will be provided, with larger lengths of frontage parking broken up with planting.



Secondary Streets

These will be lead from the primary streets.

Secondary streets will generally have a reduction in scale with 5m carriageway.

They will either have a single footpath to one side, or a shared surface and no segregated footpath.

Parking will be provided to frontage and side.



Green Lanes

These lanes front onto the green spaces around the site.

The Green Lanes are generally paved private drives.

Parking will be predominantly to frontages with some integral parking and occasional side parking.

These lanes are lower density edges with a higher proportion of detached and semi-detached dwellings.



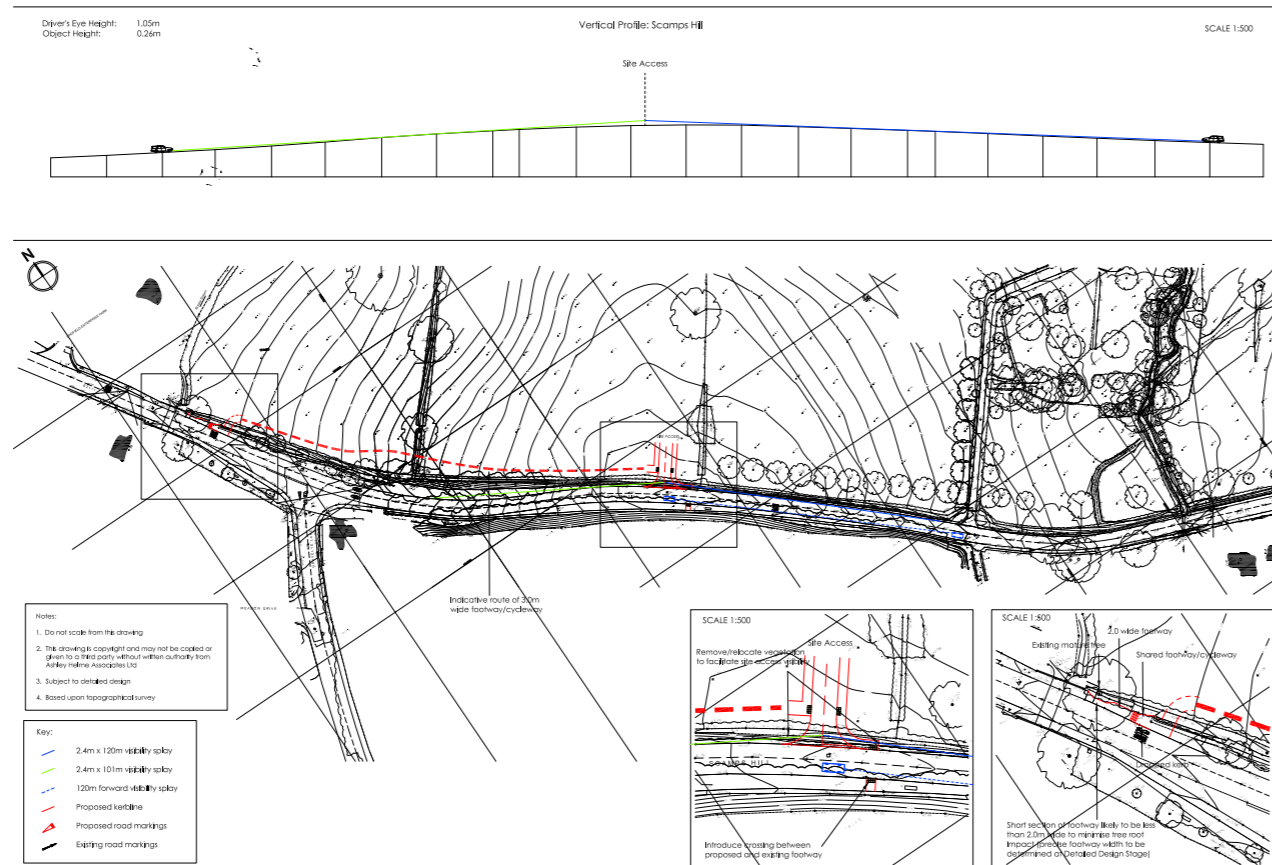
Access

Vehicular Access and Public Transport

The scheme is to be served by a new priority-controlled T junction formed on Scamps Hill. This proposed access point offers appropriate provision for all users, including those with mobility impairment. The internal road layout for the Site is to be the subject of reserved matters application(s). There are existing public transport opportunities near to the Site, with the option of frequent travel by bus to/from key centres such as Haywards Heath. The rail station at Haywards Heath offers frequent travel to a wide range of key destinations. Existing bus services that call at stops near to the Site also call near to the rail station. This means that longer journeys can be completed by bus and rail. The rail station is located within a convenient cycle ride of the Site and the station includes extensive cycle parking.

Pedestrian and Cycle Links.

Encouraging walk and cycle journeys is recognised as important. There is good walk infrastructure between the Site and nearby amenities, thereby offering opportunity to foster a sustainable community. The proposed development includes a package of measures to encourage walk and cycle trips. The scheme will deliver about 180m of new shared footway/cycleway within the Site. This will be complemented by a range of additional measures on the local highway network



Conclusion

The aim is to design a high-quality development with a strong sense of place that responds well to its existing context, will stand the test of time and meet the needs of current and future generations.

Conclusion

The proposed development is for a residential scheme delivering up to 90 dwellings along with associated public open space (POS), play and Green Infrastructure (GI) including an orchard and attenuation features set within a landscape framework of retained and proposed GI.

The proposals have been developed by understanding the existing situation of the site in relation to the settlement, in accordance with best practice in urban design and with reference to both national and local design guidance.

The aim is to design a high-quality development with a strong sense of place that responds well to its existing context, will stand the test of time and meet the needs of current and future generations.

Sustainability and The Opportunity for Benefits

The NPPF sets out the three dimensions to sustainable development: economic, social and environmental. It establishes that decisions on planning applications should play an active role in guiding development towards sustainable solutions, but in doing so should take the local circumstances into account, to reflect the character, needs and opportunities of each area.

Climate Change Resilience

The adjacent graphic illustrates Gladman’s holistic approach to climate change resilience.

This includes:

- Sustainable Urban Drainage System
- Provision of Public Open Space
- Renewable Energy
- Sustainable Transport Measures
- Energy Performance
- Construction Management Plan



Building for a Healthy Life

Building for a Healthy Life is accepted as a useful design tool for residential masterplanning and the application proposals have responded to the 12 considerations as follows:

Integrated Neighbourhoods

Natural Connections: Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

Response: New pedestrian routes within the site will link to the existing footway network providing direct links into the surrounding areas. Access routes throughout the development will be welcoming, legible, and safe.

Walking, Cycling and Public Transport: Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

Response: The development is within close range of Lindfield centre. Several footpaths, cycleways, and bus routes are within easy reach to provide safe and sustainable journeys.

Facilities and Services: Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

Response: The development is in close proximity to Lindfield centre. New recreational spaces will be located across the site.

Homes for everyone: A range of homes that meet local community needs.

Response: The accommodation mix would reflect the needs and aspirations of the local community. The design would include a range of dwelling sizes across the site to provide a mixed community. Provision for affordable homes and homes suitable for the elderly will also be created.

Distinctive Places

Making the most of what's there: Understand and respond.

Response: The layout and green infrastructure for the scheme responds to its context. At a detailed level, features will be included in the design, to develop local distinctiveness. The site's green infrastructure will complement existing landscape features and SuDS features take advantage of the site topography whilst contributing to biodiversity.

A memorable character: Create places that are memorable.

Response: The design approach retains the existing vegetation wherever possible which will give immediate character for the development. At a detailed design stage, architectural details / materials would reference local character and spaces within the site that have been considered for character benefits.

Well defined streets and spaces: Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

Response: The scheme is based on a series of development blocks. There would be a clear definition of the private and public realm and properties would overlook the public space.

Easy to find your way around: Use legible features to help people find their way around a place.

Response: The layout for the scheme follows a simple approach with 'Primary Street' type to allow residents and visitors to easily navigate their way around. The relationship with the green infrastructure would allow easy orientation.

Streets For All

Healthy streets: Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

Response: The building layout has defined the street network, so that highways and car parking do not dominate. Where main pedestrian routes cross the streets levels could be raised to give pedestrians priority, and to assist in calming traffic. At a detailed stage methods for traffic calming will be incorporated into the development's layout.

Cycle and car parking: Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

Response: Pedestrian and cycle routes will be safe, attractive, and efficient. Car parking would be integrated into the overall layout and design. Car parking would be within curtilage, primarily to the side of dwellings.

Green and blue infrastructure: Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

Response: The site layout incorporates SuDS proposals within the open space which will provide biodiversity benefits and opportunities for the community to interact within the landscape.

Back of pavement front of home: Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterfull and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

Response: Boundary features to fronts of properties will be well considered providing definition for public/ private spaces transitions. A variety of boundary conditions would be proposed depending upon location such as low walls, hedges and shrub planting. Front garden depths help define the street character and the building layout will allow for bins and recycling stores to be stored out of sight to minimise their impact on the streetscene.



