

# Land South of Henfield Road, Albourne

---

Design and  
Access Statement

**July 2022**



# Contents

## Proposal Summary Project Team

### 1. Introduction

- 1.1 About this Document
- 1.2 Vision for Land South of Henfield Road, Albourne
- 1.3 Croudace Homes

### 2. Site Context

- 2.1 Planning Context & History
- 2.2 Design Guidance
- 2.3 Movement and Connectivity
- 2.4 Local Amenities
- 2.5 Visual Impact and Landscape
- 2.6 Conservation and Heritage
- 2.7 Character Study

### 3. Site Assessment

- 3.1 The Site
- 3.2 Arboriculture
- 3.3 Topography
- 3.4 Drainage
- 3.5 Ecology
- 3.6 Highways and Access
- 3.7 Site Constraints

### 4. Design Evolution

- 4.1 Previous Scheme
- 4.2 Concept Scheme 6 - Pre-application Response
- 4.3 Concept Development
- 4.4 Framework Plan
- 4.5 Local Consultation

### 5. The Proposals

- 5.1 Parameter Plans
- 5.2 Illustrative Masterplan
- 5.3 Indicative Dwelling Mix
- 5.4 Indicative Tenure Distribution
- 5.5 Indicative Heights and Scale
- 5.6 Settlement and Density
- 5.7 Indicative Car and Cycle Parking
- 5.8 Landscape Character Areas
- 5.9 Public Open Space & Play
- 5.10 Landscape: Community Orchard & Entrance Green
- 5.11 Landscape: Western Edge
- 5.12 Landscape: Central Corridor
- 5.13 Landscape: Southland Park
- 5.14 Landscape: Residential Parcels
- 5.15 Landscape: Planting
- 5.16 Illustrative Residential Character Areas
- 5.17 Illustrative Character Areas
  - 5.17.1 Character Area 1 - Arrival Space
  - 5.17.2 Character Area 2 - Internal Streets
  - 5.17.3 Character Area 3 - Central Green
  - 5.17.4 Character Area 4 - Western Fringe
  - 5.17.5 Character Area 5 - South View
- 5.18 Illustrative Vignettes

### 6. Technical Appraisal

- 6.1 Access
- 6.2 Energy & Sustainability Statement
- 6.3 National Design Guide
- 6.4 Secured by Design

#### Disclaimer

This Design & Access Statement has been prepared by Omega Architects Ltd on behalf of Croudace Homes in support of an Outline Planning Application regarding potential future residential development at Land South of Henfield Road, Albourne. Usage of information contained within this report outside of the stated intended purpose by unauthorised parties without prior written consent from Omega Architects Ltd is done so entirely at risk to said parties.

This report may contain reproductions of mapping data sourced from Open Street Map under Creative Commons licensing and Ordnance Survey under licence no. 100022432. This report may also contain public sector information and data licensed under the Open Government Licence v3.0.



# Proposal Summary

This Design & Access Statement has been prepared by Omega Architects Ltd on behalf of Croudace Homes in support of an Outline Planning Application for development at Land South of Henfield Road, Albourne.

The development of this land would create a high quality, sustainable development comprising of:

- Up to 120 dwellings
- 30% fully integrated affordable housing
- Extensive new public open spaces, wildlife habitat areas and landscape enhancements
- Existing trees and hedgerows retained where possible, including protected hedgerows, plant new trees and create new wildlife habitats
- Vehicular access will be provided from the B2116 Land South of Henfield as well as new footways and cycle links to the existing public right of way footpath running through the site
- Pedestrian routes throughout the site, linking the proposed new homes with the community space and the wider area
- Integrated use of fully sustainable drainage systems, including ditches and ponds, to manage surface water drainage and water quality
- Additional land to facilitate the expansion of Albourne Primary School;
- Land for parking and drop-off to be used by community and visitors to Albourne Primary School;
- Opportunity for inclusion of small community shop

# Project Team



## Applicant

Croudace Homes Group  
Caterham  
Surrey  
CR3 6XQ

Tel: 01883 346 464  
[www.croudace.co.uk](http://www.croudace.co.uk)



## Transport Consultant

Paul Basham Associates  
Suite 4, Hitching Court,  
Blacklands Way, Abingdon,  
OX14 1RG

Tel: 01235 352150  
[www.paulbashamassociates.com](http://www.paulbashamassociates.com)



## Arboricultural Consultant

Barton Hyett Associates  
Barn 2, Oxpens Farm,  
Yanworth, Cheltenham,  
Gloucestershire, GL54 3QE

Tel: 01386 576 161  
[www.barton-hyett.co.uk](http://www.barton-hyett.co.uk)



## Architect

Omega Architects  
The Front Barn  
124 Manor Road North  
Thames Ditton, KT7 0BH

Tel: 01372 470 313  
[www.omega-architects.co.uk](http://www.omega-architects.co.uk)



## Landscape Architect

Allen Pyke Associates,  
The Factory, 2 Acre Road,  
Kingston-upon-Thames,  
Surrey, KT2 6EF

Tel: 020 8549 3434  
[www.allenpyke.co.uk](http://www.allenpyke.co.uk)



## Geo Environmental

Wardell Armstrong  
Third Floor,  
46-47 Chancery Lane,  
London, WC2A 1JE

Tel: 0207 242 3243  
[www.wardell-armstrong.com](http://www.wardell-armstrong.com)



## Planning Consultant

Strutt & Parker  
201 High Street,  
Lewes, East Sussex  
BN7 2NR

Tel: 01273 475 411  
[www.struttandparker.com](http://www.struttandparker.com)



## Ecological Consultant

CSA Environmental  
Dixies Barns, High Street,  
Ashwell, Hertfordshire,  
SG7 5NT

Tel: 01462 743 647  
[www.csaenvironmental.co.uk](http://www.csaenvironmental.co.uk)





# 1. Introduction



Henfield Road (B2116)

Henfield Rd

The Street

Site Boundary

Albourne Primary School

Existing Public Right of Way

Church Lane





# 1. Introduction

## 1.1 About this Document

This document has been produced in support of an Outline Planning Application for the development at Land South of Henfield Road, Albourne, with the intention of explaining the design principles and concepts that have informed the current proposals.

The objective of the Statement is to demonstrate that:-

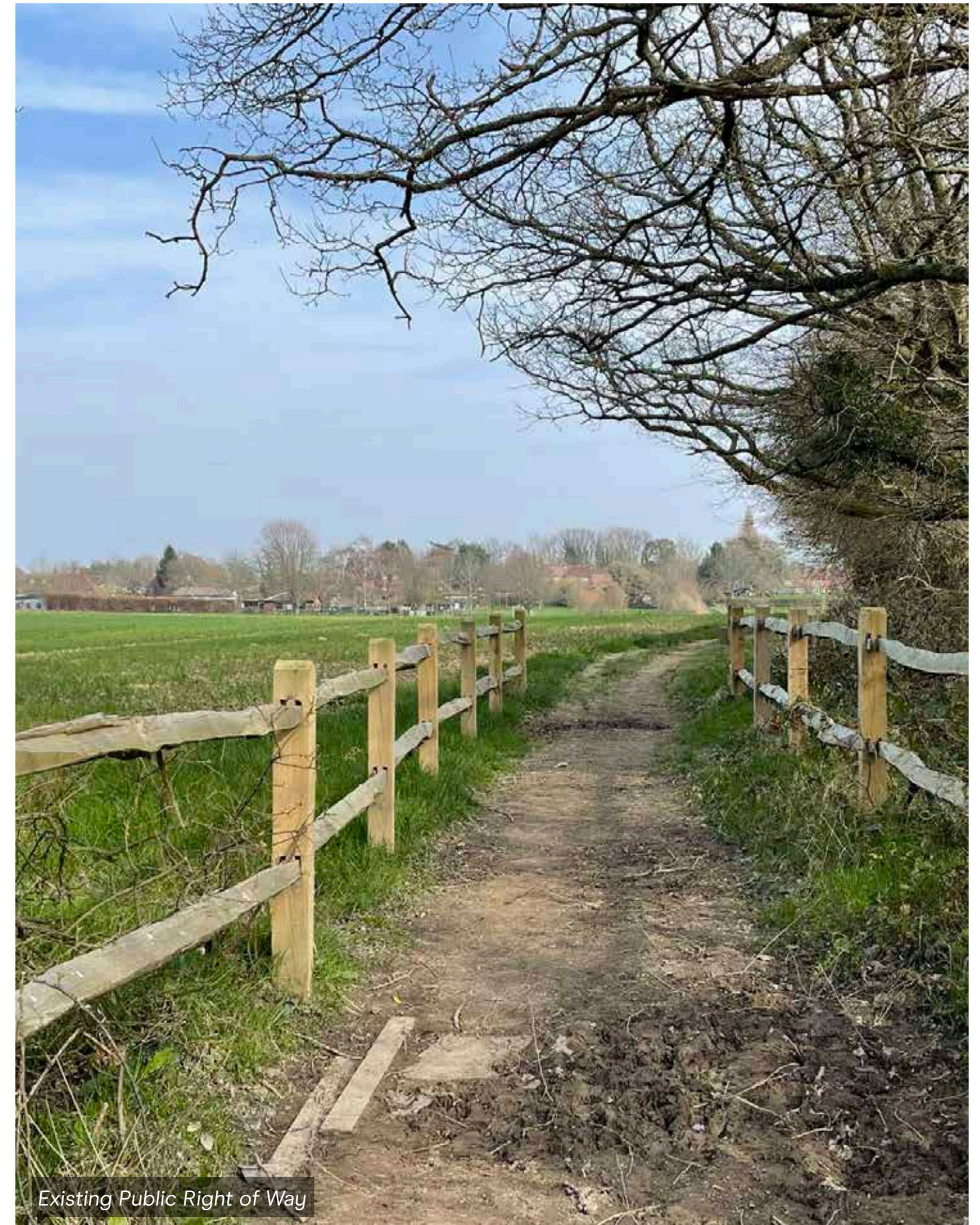
- The application represents a well-considered proposal, incorporating high quality design principles which has developed from our original vision for the site.
- The proposals make good use of the site whilst giving full consideration of the sites proximity to the adjacent listed buildings, the character of the area and amenities of occupiers of neighbouring properties.
- The proposals make significant provision for inclusive design and access.

Obtaining a Planning Permission will provide for the delivery of a high quality, comprehensively planned development which will bear the hallmarks of quality, sustainability and placemaking and which will stand the test of time to be recognised as an exemplar for future developments.

## The Structure of this Document

The document structure and form follows best practice as set out in the Design Council for England Guidance. This document has been designed to be read in conjunction with the Planning Statement and other detailed technical reports and plans submitted in support of the application and is structured as follows:

1. **Introduction & Background** - An introduction to the proposals contained within this application.
2. **Site Context** - An analysis of the site surroundings focusing on site sustainability through local amenities and connectivity and potential design influences such as existing local character, history and planning context.
3. **Site Assessment** - A review of the site and its inherent features such as topography, ecology, drainage and flood risks. All of which are summarised in the constraints page in this section.
4. **Design Evolution** - How analysis of the site and related context have been utilised in creating a cohesive vision and informing the iterative nature of the design process.
5. **The Proposals** - An overview of the proposals submitted as part of the outline Application for the site.
6. **Technical Appraisal** - An appraisal of the proposals against a number of technical considerations such as Access, Secure by Design and also an explanation of Sustainable measures that are proposed within the scheme.





# 1. Introduction

## 1.2 Vision for Land South of Henfield

The vision for the new scheme is to create a sustainable new development by

- Providing much needed new homes within a sustainable development, extending the village of Albourne in a sensitive manner
- Providing a series of community benefits, such as:
  - The provision of a village shop;
  - Assistance with parking at peak times for Albourne Primary School;
  - Additional land to allow for expansion of Albourne Primary School;
  - Additional publically accessible open space for new and existing village residents;
- Seeking to integrate within the surrounding landscape setting in a sensitive manner;
- Providing opportunities for social activities that promote health and well being such as walking, cycling and play;

### Community Benefits



Potential new community shop



Safeguarded land allowing for future expansion of Albourne Primary School as well as additional parking



New buildings delivered to a high standard of design, seeking to complement the character of the surrounding area



Retention of existing trees and hedgerows in addition to planting of new trees and landscaping



Fully accessible, high-quality public open spaces set within carefully considered landscaping



Protection of existing wildlife habitats and creation of new ones



Proposals that are designed to compliment and enhance the existing settlement form of Albourne



Up to 120 dwellings comprising 30% affordable homes to help meet local housing needs



Full retention of the existing public right of way as part of a highly permeable development incorporating new pedestrian and cycle routes



# 1. Introduction

## 1.3 Croudace Homes

Croudace Homes is a well-established five star housebuilder founded in 1946 and to this day remains a family run business. They are committed to building high quality homes backed up with a first class customer service. Their strength lies in the care and attention given to the internal and external design, specification of fixtures and fittings and a quality finish. This applies equally to the buildings, landscaping and surroundings which enhance the street scene.

Croudace is keen to ensure that the homes which are delivered reflect the local character area, with there being no visible differences between the market and affordable units, whilst providing high quality landscaped areas and opportunities for biodiversity enhancement.









## 2. Site Context



# 2. Site Context

## 2.1 Planning Context & History

### The Site

The site is located on the western edge of Albourne, with Henfield Road adjoining the northern boundary and the existing settlement edge along the eastern boundary. This boundary also adjoins Albourne Primary School, with the junction of The Street and the ‘Millennium Garden’ located to the north-east of the site.

To the south is Church Lane, with some existing residential houses facing the southern boundary, and to the west is open countryside. A public right of way crosses the centre of the site in an east-west direction providing access to The Street.



### Planning Background

The adopted Mid Sussex District Council (MSDC) Local Plan includes a housing target for 16,390 dwellings to be delivered over the plan period at an average of 876 dwellings per annum (dpa) until 2023/24. There will be a stepped increase to 1,090 dpa after this date to be delivered between 2024/25 and 2030/31. The Plan allocates large strategic sites to help meet this demand, including the major scheme at Burgess Hill Northern Arc. The recently adopted MSDC Site Allocations Development Plan Document sets out a number of other sites for development to “address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan”.

National Planning Policy has changed since adoption of the MSDC Local Plan, including the establishment of a standard method for calculating housing need to meet expected growth levels. Mid Sussex is now reviewing its Local Plan and has stated that it needs to make provision for some 8,332 more dwellings further to those already allocated in the MSDC Local Plan and Site Allocations DPD. Sustainable sites which can deliver both market and much needed affordable housing are required to meet this need in Mid Sussex.

The Application Site is located in Albourne which the MSDC Local Plan considers a ‘Medium Village’ in the settlement hierarchy meaning it provides “essential services for the needs of their own residents and immediate surrounding communities.” These can “include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.” The proposed development would therefore be sustainable located, and also takes the opportunity to deliver further community benefits to further enhance the facilities available for both existing and future residents.

It is also worth noting that in MSDC’s Local Plan Review Process it considered that “overall, the site represents a sustainable option for allocation.” The Local Plan Review process has been paused and the Regulation 18 stage public consultation document has not been formally published.



## 2. Site Context

### 2.2 Design Guidance

The proposals for the site and design of the new development will acknowledge key design principles outlined in national documentation such as the National Design Guide and Building for a Healthy Life 2020.

#### NATIONAL:

- National Design Guide
- National Planning Policy Framework
- Building for a Healthy Life (2020)

#### REGIONAL / LOCAL:

- Mid-Sussex Design Guide SPD (2020)
- Albourne Neighbourhood Plan (2016)
- Mid-Sussex Affordable Housing SPD (2018)
- South Downs Landscape Character Assessment (2020)
- Mid-Sussex Waste Storage and Collection Guidance for New Developments (2015)
- WSCC Guidance on Parking at New Developments (2020)





# 2. Site Context

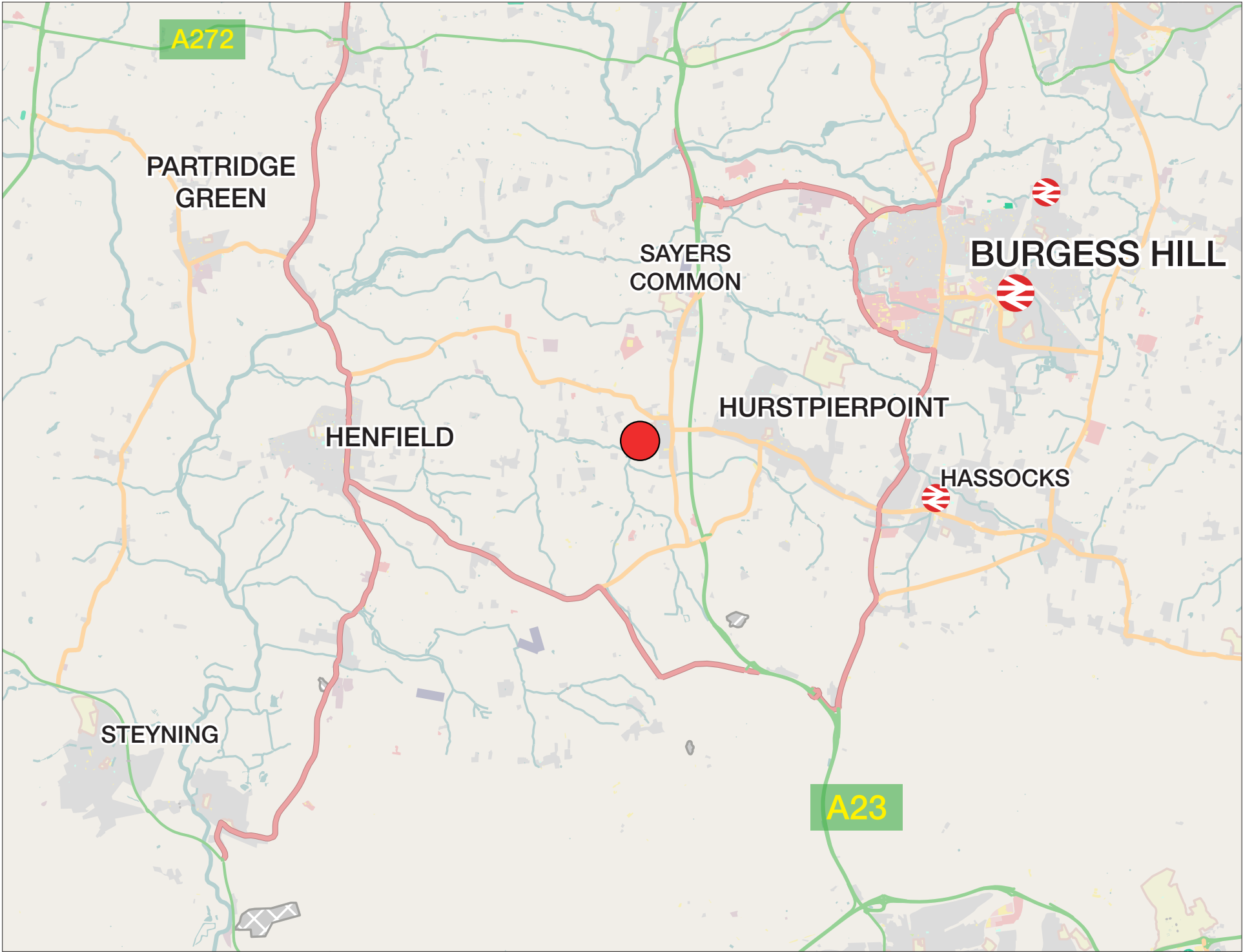
## 2.3 Movement and Connectivity

The site is accessed by Henfield Road, which provides access via the B2118 to the A23 through Sayers Common to the north or the B2117 to the south.

There is a bus service through Albourne, with a stop adjacent to the site, that provides access to Sayers Common, Burgess Hill, Billingshurst and Horsham. The nearest railway station is located in Hassocks which is a 9 minute drive or can be accessed directly by the bus route.



Bus Stop Timetable Located Close to Site



- Site Location
- ⊘ Rail Station
- Major Road
- Secondary Road
- Tertiary Road



# 2. Site Context

## 2.4 Local Amenities

Within Albourne is located the Albourne Primary School and playing fields with facilities for young children to the north-east of the village.

Sayers Common to the north offers a community shop and a pub, and Hurstpierpoint to the east provides a large number of shops and facilities including the Holy Trinity church.



Hurstpierpoint



Amenities Plan

### Key

- Orange dot: Restaurant/Pub/Hotels
- Brown dot: Local / Government Facilities
- Blue dot: School Facilities
- Yellow dot: Religious Buildings
- Red dot: Medical Facilities
- Purple dot: Shops
- Green dot: Paths



## 2. Site Context

### 2.5 Visual Impact and Landscape

Allen Pyke Associates undertook an initial landscape and visual assessment and baseline study of the site, to inform the emerging site layout.

The boundary of the South Downs National Park lies approximately 1.5km to the south. The elevated scarp formed by Wolstonbury Hill, Newtimber Hill and Devil's Dyke is readily visible from a public footpath which cuts across the Site and from the village edge.

The most sensitive landscape features within the Site include a small orchard to the north, mature hedgerows and trees along the boundaries and the public footpaths contained within its boundary. The Site and its setting are typical of the Low Weald landscape, however the landscape is not rare and the nearby settlement edge and A23 road corridor reduce any sense of tranquillity or remoteness. The most sensitive visual receptors are residents and walkers currently enjoying views across the Site towards the South Downs Scarp and / or the Conservation Area.

A complete Landscape and Visual Impact Assessment (LVIA) is included with the application. It has been prepared by Landscape Architects, Allen Pyke Associates Ltd and provides an assessment of the potential landscape and visual effects of the proposed residential development at Henfield Road, Albourne, Mid Sussex.





# 2. Site Context

## 2.6 Conservation & Heritage

Albourne has a single Conservation Area comprising the historic core of The Street and the surrounding area.

The Conservation Area has boundaries onto countryside to the west and south. The countryside is considered as a backdrop to the conservation area and part of its setting, but not an important part of its conservation.

There are also a number of listed buildings located within the conservation area boundary as well as a further two listed buildings located in the vicinity of Henfield Road to the north.

A Built Heritage Assessment Report was completed by RPS Group and is submitted with this application. The report concludes that the impact of the proposed development on the Conservation area and listed buildings is at the lower end of less than substantial harm.

**KEY:**

Site Boundary

Conservation Area

Listed Building / Structure

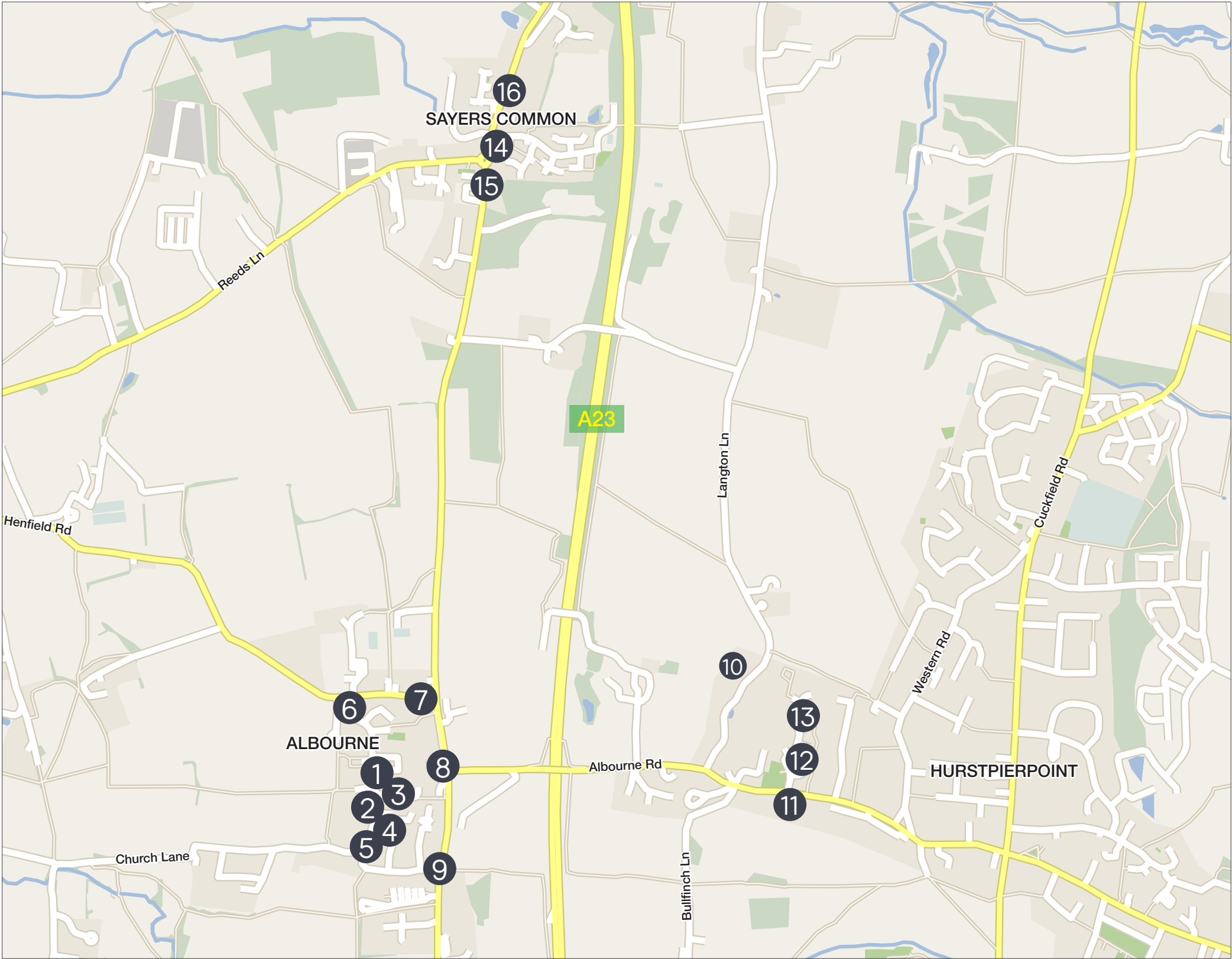
A map of Albourne showing the Site Boundary, Conservation Area, and Listed Buildings. The Site Boundary is a red line. The Conservation Area is a green shaded area. Listed Buildings / Structures are marked with blue pins. The map shows a network of roads, including Henfield Road, and surrounding countryside.

Henfield Road, Albourne | 17  
Design & Access Statement | July 2022

# 2. Site Context

## 2.7 Character Study

A character study of the local area has been conducted to understand local characteristics that may help inform the design for the site in terms of its layout and urban pattern, and also provide potential architectural references that can be used at a later date when designing the appearance of buildings within the development.





## 2. Site Context

### Character Study - Albourne





## 2. Site Context

### Character Study - Sayers Common and Hurstpierpoint







Please keep  
the public  
footpath

### 3. Site Assessment



# 3. Site Assessment

## 3.1 The Site

A comprehensive visual assessment of the site was undertaken earlier this year. The images shown below and on the facing page were taken during this visit to the site and surrounding area and assist to identify the key constraints and opportunities that would be addressed through the evolution of the development proposals.





# 3. Site Assessment





# 3. Site Assessment

## 3.2 Arboriculture

A detailed tree survey has been produced for the site by Barton Hyett Associates. The findings of this survey have informed the proposed development, the design of which has responded to the arboricultural constraints and opportunities identified. The aspiration for the proposals will be to retain as many trees as possible, in particular the below ground constraints in the form of root protection areas around existing trees will be respected wherever possible.

KEY

Category A Tree - High quality  
(Retention highly desirable)

Category A - Hedgerow, Group, Woodland - High quality  
(Retention highly desirable)

Category B Tree - Moderate quality  
(Retention desirable)

Category B - Hedgerow, Group, Woodland - Moderate quality  
(Retention desirable)

Category C Tree - Low quality  
(May be retained but should not constrain development)

Category C - Hedgerow, Group, Woodland - Low quality  
(May be retained but should not constrain development)

Category U Tree - Very low quality  
(Mostly unsuitable for retention)

Category U - Hedgerow, Group, Woodland - Very low quality  
(Mostly unsuitable for retention)

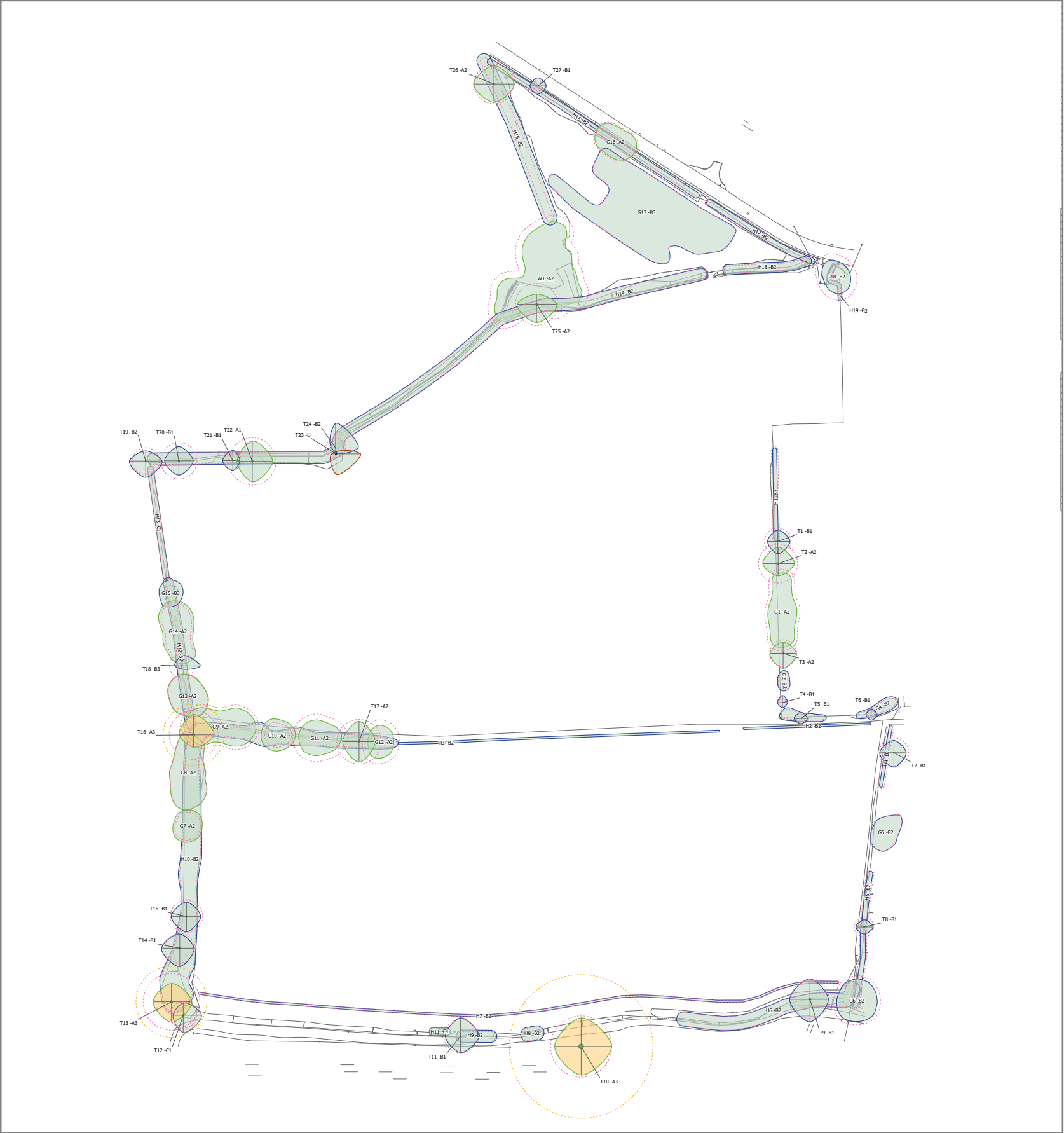
Root Protection Area (RPA) - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree's viability

Shrub mass/offsite tree/out of scope (OOS)

Tree/Group/Hedgerow not on topographical survey. Location given is an estimate

**Ancient Tree / Woodland or Veteran Trees**  
Ancient tree/woodland or Veteran tree: Important trees that require special consideration

Ancient tree/woodland or Veteran tree buffer: As per published standing advice from Natural England and the Forestry Commission



Tree Survey

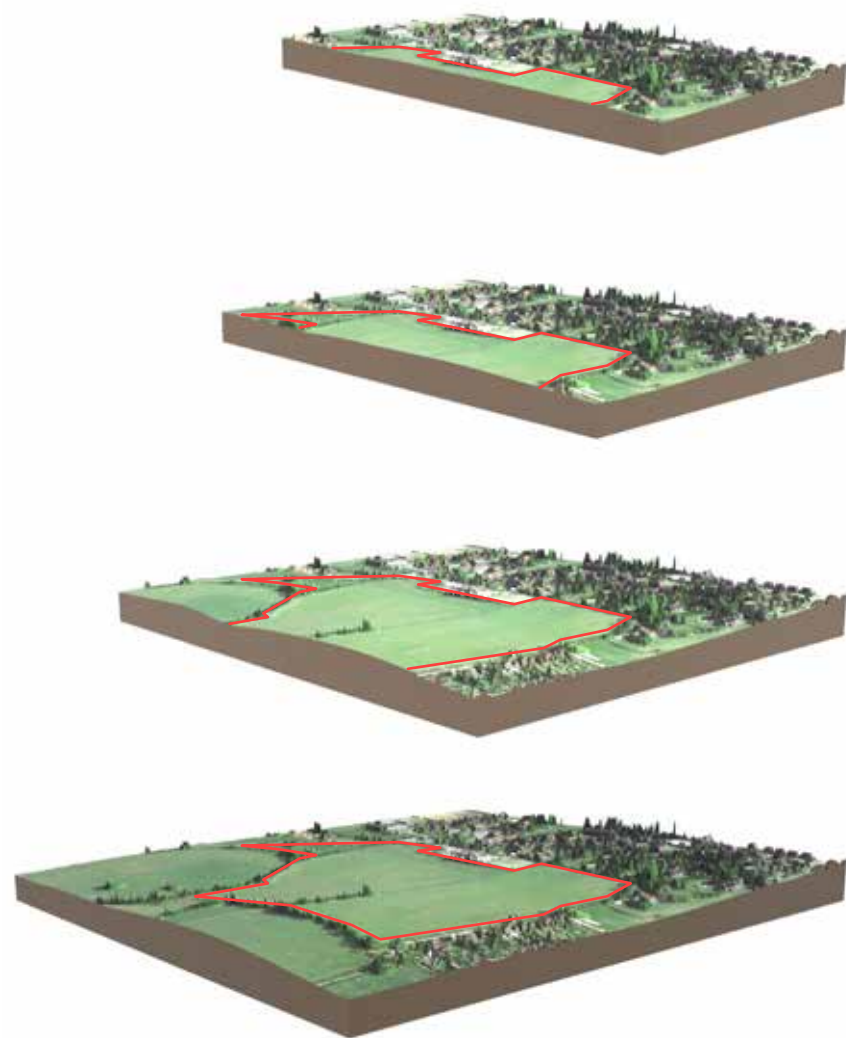


# 3. Site Assessment

## 3.3 Topography

The highest part of the site is located to the west, just south of the public right of way and framed by the tree line adjoining this route. The site falls to the south to Church Lane, and to the north where a stream passes along the boundary.

To the east of Albourne Village the land is relatively level however there is a very gentle fall across the site towards the east.



3D LIDAR Digital Surface Model with cutaways along north-south axis



3D LIDAR Digital Terrain Model



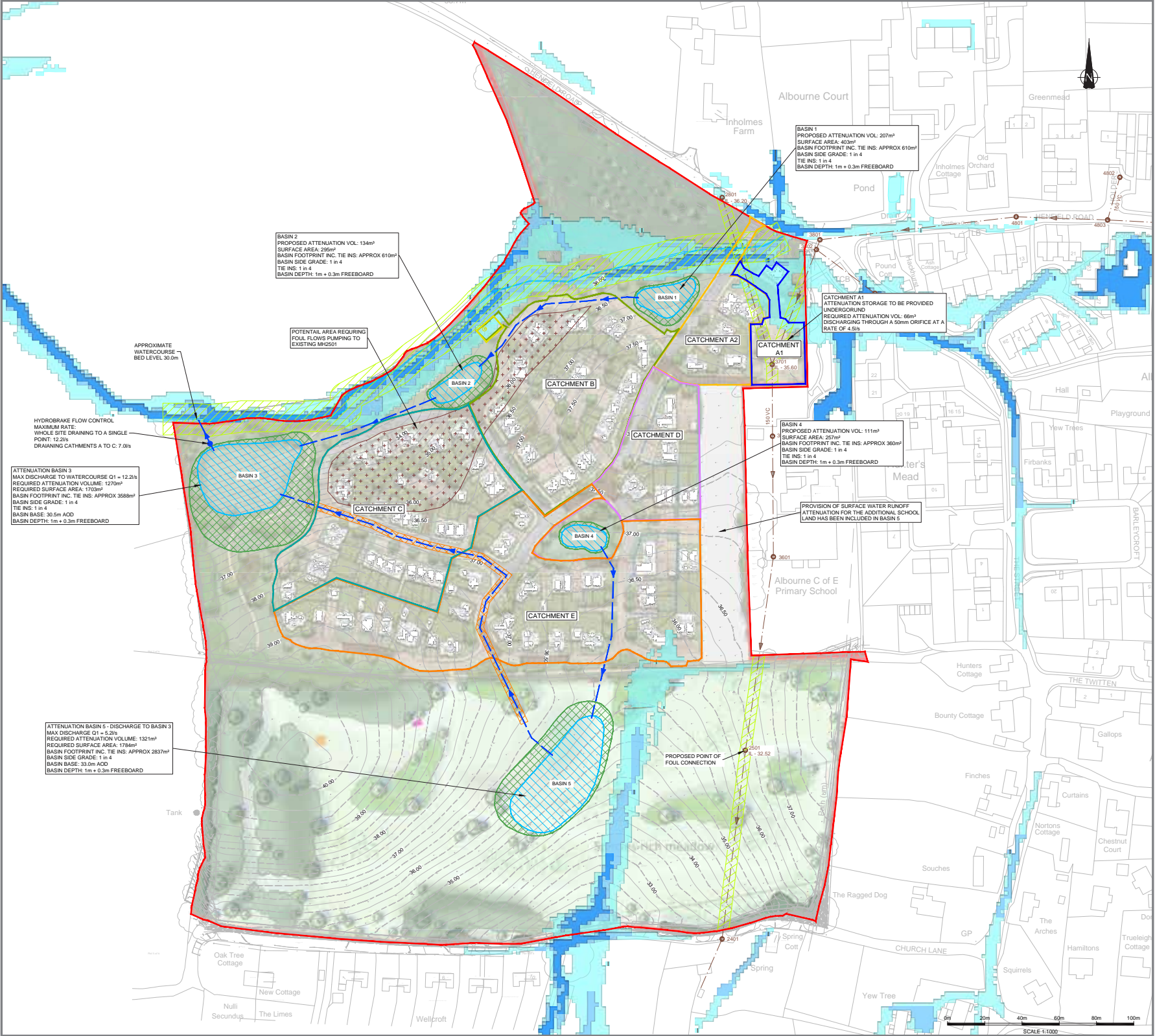
# 3. Site Assessment

## 3.4 Drainage

Wardell Armstrong have been commissioned by Croudace Homes to produce a Flood Risk Assessment and Drainage Strategy to accompany an outline planning application.

It is proposed to utilise Sustainable Drainage Systems to manage surface water runoff from the proposed development in line with current best practice. The development will utilise attenuation basins to reduce runoff to the greenfield runoff rate of 12.2l/s for all events up to and including the 1 in 100 yr + climate change event.

Foul drainage will discharge via pumping Southern Water network, capacity will be provided by Southern Water once the application is approved.



Indicative Drainage Strategy



# 3. Site Assessment

## 3.5 Ecology

CSA Environmental was instructed by Croudace Homes Ltd to undertake an Ecological Impact Assessment (EclA) of the proposed development. To inform this assessment, a desktop study followed by a suite of targeted species and habitat surveys were undertaken; with just wintering bird and dormouse surveys to be completed at the time of writing.

Opportunities for ecological enhancement may be secured by planning condition, including the provision of a range of semi-natural habitats, particularly in the southern POS; significantly diversifying habitats available on-Site and providing a variety of opportunities for a range of species. Other enhancements include planting of species known to benefit wildlife, infill planting within the orchard, the provision of bat and bird boxes, log piles, insect boxes and integrating hedgehog *Erinaceus europaeus* gaps within new fencing.

Based on successful implementation of the proposed avoidance, mitigation and enhancement, the development is not anticipated to result in any significant residual negative effects on important ecological features. Furthermore, it has been demonstrated that the scheme can secure a significant net gain in biodiversity through on-site habitat creation. The scheme is considered to accord with all relevant nature conservation legislation, as well as with the provisions of Strategic Policy DP38 of the Mid Sussex District Plan 2014-2031.



Ecological Impact Assessment



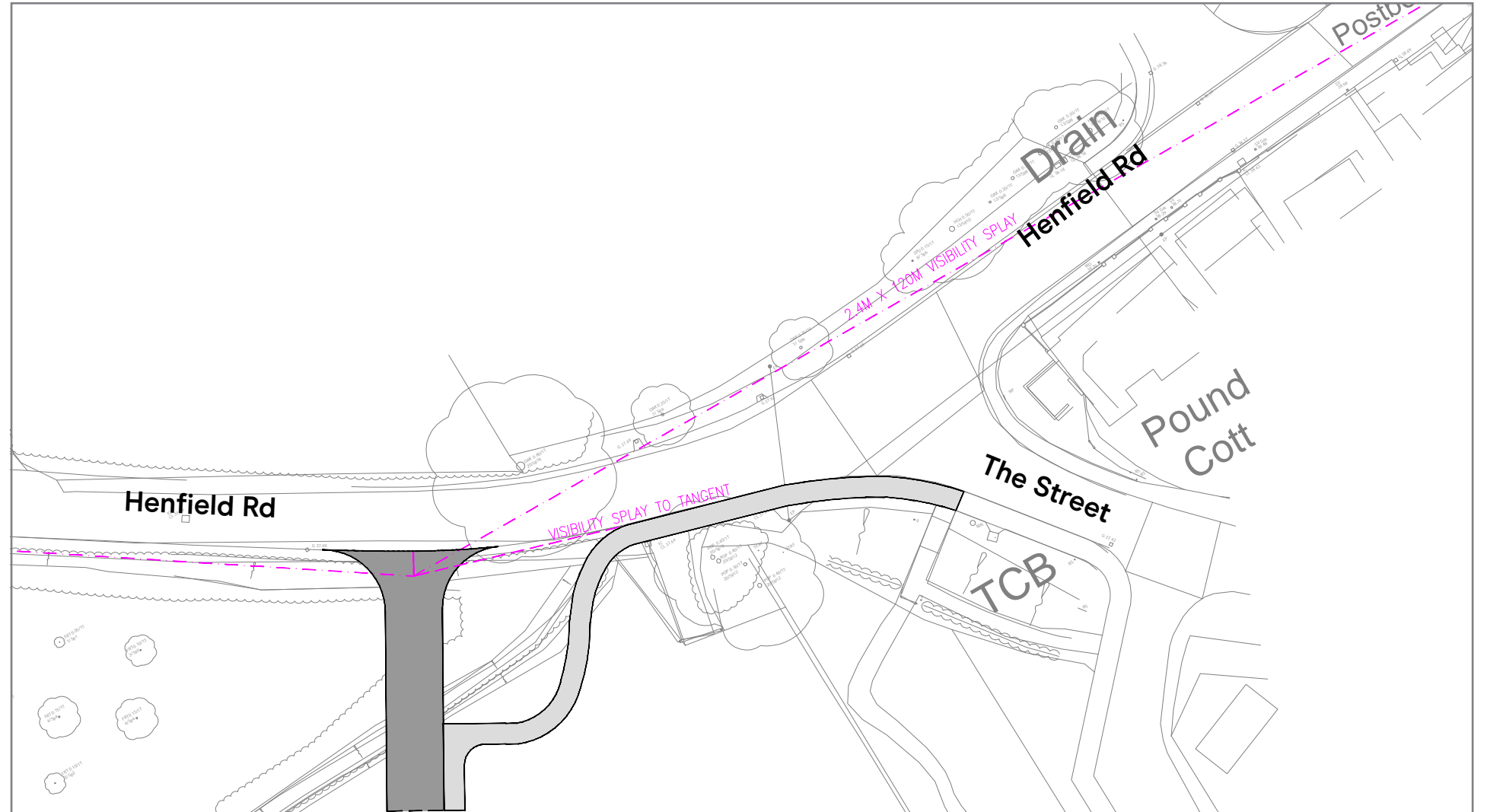
# 3. Site Assessment

## 3.6 Highways and Access

The potential pedestrian/cycle movement into and across the site has been assessed to ensure sustainable forms of movement are given precedence, in particular to ensure direct and safe access with the rest of the village.

The proposed vehicular access into the site is taken from Henfield Road, west of the junction with The Street. Appropriate distances between these junctions will be provided, along with visibility splays onto the road and the junction will be designed to accommodate traffic movement to facilitate the residential development and other potential uses proposed.

Internally within the development, pedestrian and cycle movement is given precedence in the route hierarchy to ensure ease of movement through the site. All roads and access will be tracked to ensure they are of appropriate width to accommodate all types of vehicle.



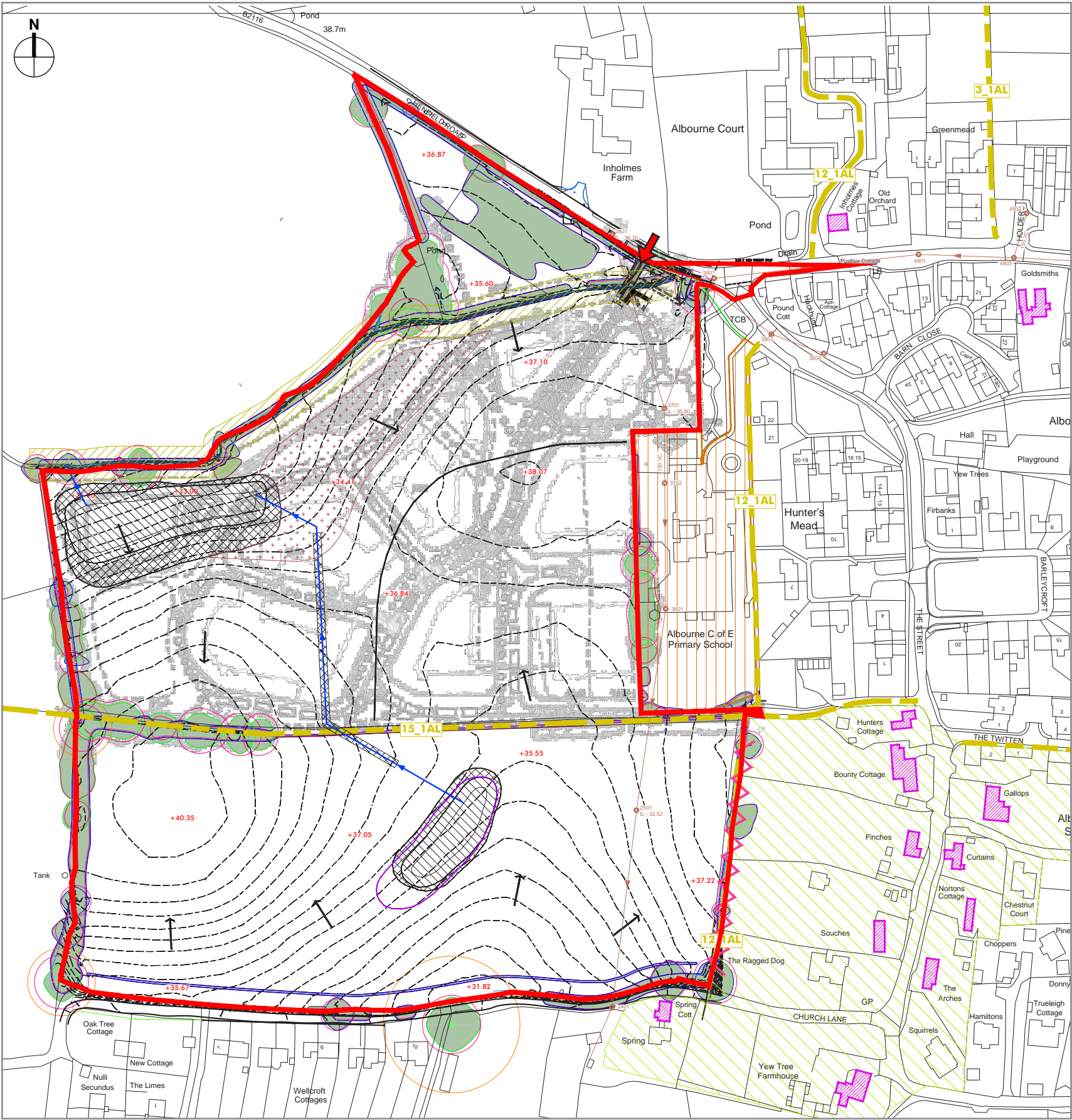
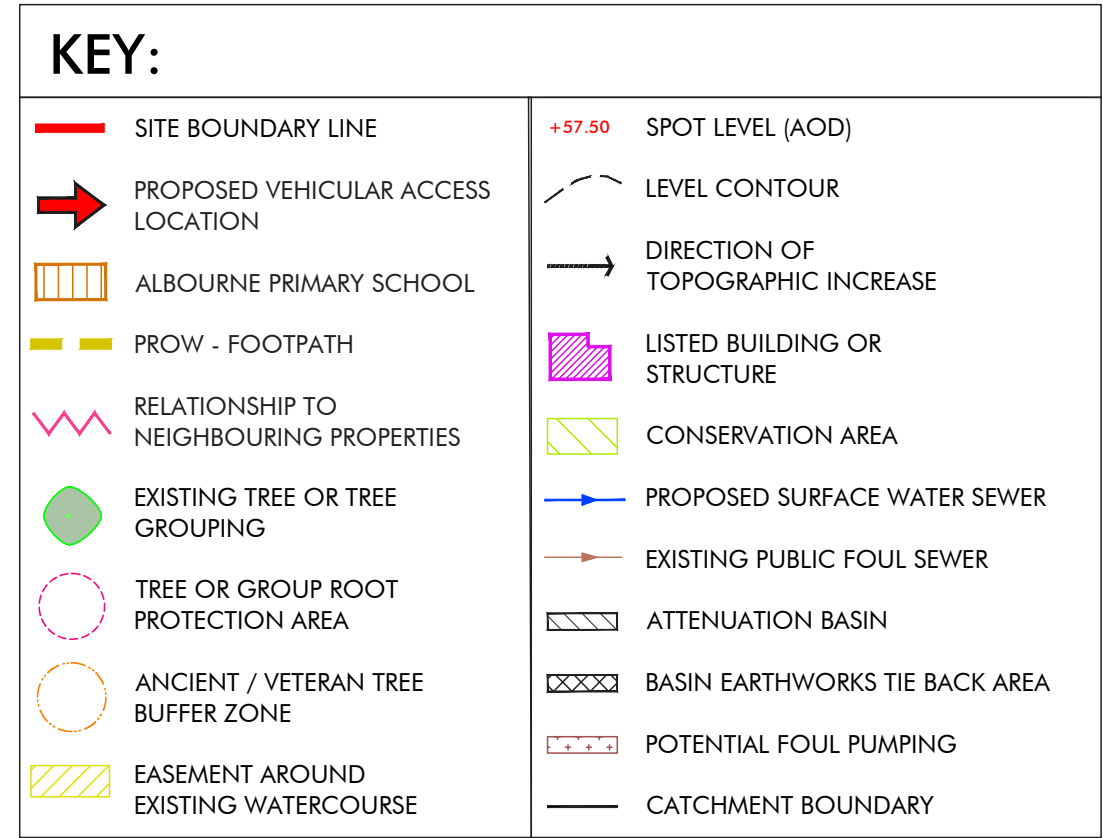
Proposed Access Arrangements



# 3. Site Assessment

## 3.7 Site Constraints

The technical surveys and reports as described in the preceding pages have been collated to form a constraints plan that can be used as a base for the development of proposals for the site.



Constraints Plan









## THE POUND

THIS POUND BELONGED TO THE MANOR  
OF ALBOURNE AND IS THOUGHT TO DATE  
FROM THE 17<sup>TH</sup> CENTURY. STRAYING  
ANIMALS WERE IMPOUNDED HERE UNTIL  
THEIR OWNER PAID A FINE.

RESTORED 1987

ALBOURNE PARISH COUNCIL

## 4. Design Evolution



# 4. Design Evolution

## 4.1 Previous Scheme

An Illustrative Concept Plan (Concept Plan 6) exploring development potential on the site was previously developed by Croudace Homes in July 2021 and submitted to MSDC for pre-application advice.

This concept plan which is shown adjacently has the following features:

- 125 dwellings located to the north of the footpath in block configurations ranging from low (25dph) to mid (35dph) densities.
- Community orchard located at the far north of the site.
- An area of land safeguarded for the school accessed from the proposed future housing development area totalling 1.09ha.
- SuDS drainage basins located in the north-western corner and south of the existing public right of way footpath.
- Potential locations for Play Areas located south of the existing footpath.



Illustrative Concept Plan 6



# 4. Design Evolution

## 4.2 Concept Scheme 6 - Pre-application Response

Concept Scheme 6 was submitted to MSDC for pre-application advice in September 2021 with a pre-application meeting with council planning officers taking place on 2nd November 2021 and a formal written response to proposal being issued on 29th November 2021.

Some of the key points and planning advice relating to the development proposals contained within the written response that have been used to shape and guide the design evolution of the scheme are as follows:

- Regarding development layout:

*“While the principle of organising the development in the form of perimeter blocks is acceptable, the repeated development blocks have little relief nor a central focus and risk generating a scale and form of development that is inappropriately urban for this rural edge site. The open spaces, play areas and the public square are unfortunately positioned at the edges of the layout; as stated under design principle DG4 in the Mid Sussex Design Guide (MSDG), open space should normally be provided as an integral part of new development and should be located where it is safe, most accessible and central to a scheme rather than isolated towards the edge; by following these principles the open space can also break up the development area and become the organising focus of the layout.”*

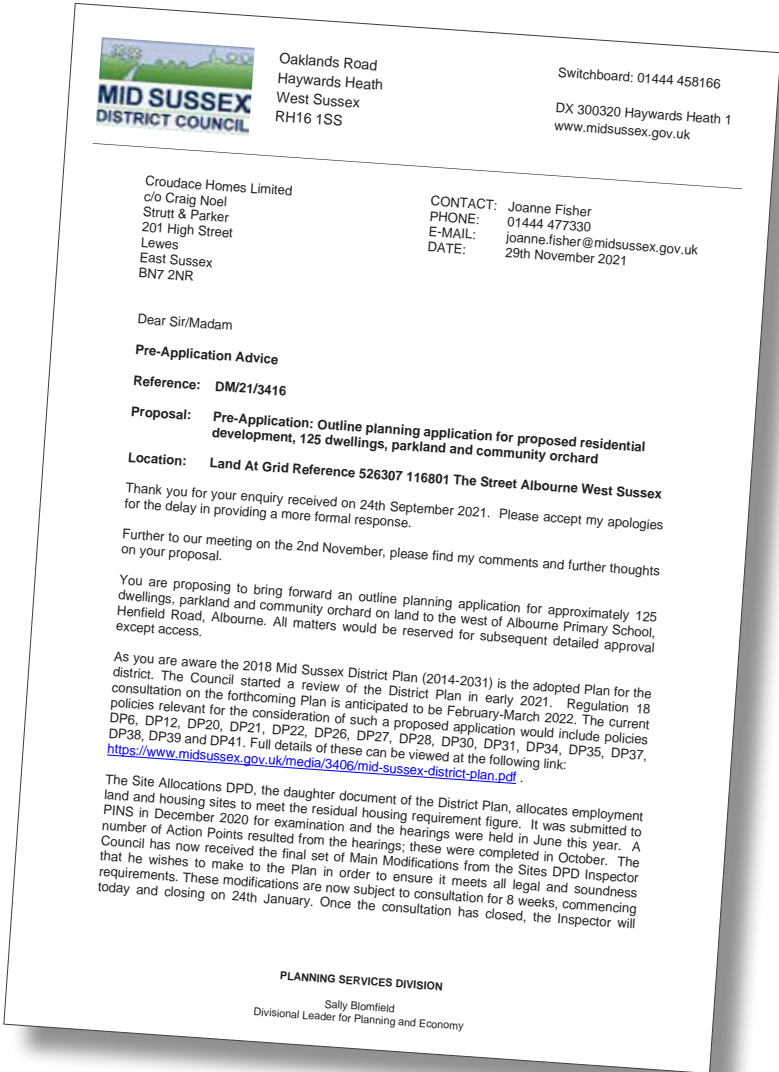
- Regarding land south of the existing footpath:

*“The site enjoys open views towards the S Downs, and is highly visible from PROW which the scheme is likely to have an adverse impact upon. Therefore an LVIA will be needed to demonstrate its impact upon the landscape, and the scheme will need to build in measures (soft planting/trees) to mitigate this. I would also question the visual impact of locating the play areas in the open land to the south.”*

- Regarding safeguarded school land:

*“As drawn, the safeguarded land for the school risks becoming an odd empty void if the school choose not to use it. This will unattractively reveal the back gardens of parcel C and the paraphernalia associated with them. To the south of the PROW, the safeguarding area also unfortunately carves out a rather spuriously shaped space in the open land.*

*The rear of the houses in parcel A will also be unattractively visible along the permeable boundary with the small open space adjacent to the driveway to the school.”*





# 4. Design Evolution

## 4.3 Concept Development



Framework Plan 1:

Further framework plans were formulated in response to the pre-application advice, and are illustrated below. Key points raised within the pre-application advice were addressed as follows: Repeated development blocks - the revised framework proposals have sought to create a more informal layout to the scheme, in particular to the edges of the development facing open countryside;

Central focus - in response to the concern about all open space being to the edges of the site, the revised framework plan proposes an area of open space which is linked directly with the access into the site by a central street, forming a space. This space could link with the public right of way through the site; Land south of the public right of way - to incorporate a more informal structure to the development, the design team assessed whether some development south of the public right of way could be appropriate, in two small clusters set within the landscaped space. However it was felt that locating development here would create a visual impact to views from the south, and therefore not pursued.



Framework Plan 2:

This plan evolved the internal structure of the development to highlight and provide views through the development on a north to south basis. This is a key asset for the site in terms of views towards the South Downs, and as such it was felt that a corridor could be created through the scheme from the entrance through to the southern edge that offered these views.

The proposal first reviewed within the Illustrative Concept Plan for additional safeguarded land for the school south of the PRoW, was also removed at this stage to avoid any further urbanising south of the footpath.



# 4. Design Evolution

## 4.3 Concept Development



Framework Plan 3:

A further plan was created which sought to create a much bigger central area of open space within the development at a key nodal point for movement through the scheme. This space could be seen from the entrance to the site and once within the space, views to the south, west and north can be created to ensure ease of movement and wayfinding for residents and visitors.



Framework Plan 4:

During the design evolution of the scheme the design team were assessing the layout with regards to landscape, open space, vehicle tracking and drainage. A further version of the framework plan was produced picking up comments received from the team on these points, in particular changing the layout to incorporate an extra attenuation basin to the north of the scheme. This has been introduced within an arrival space for the development.



# 4. Design Evolution

## 4.4 Framework Plan

The Framework Plan for the site provides a basis on which design parameters can be based and on which subsequent Reserved Matters applications should conform. A summary of the key elements of the Framework Plan is provide below:

### Key Principles of the Framework Plan:

1. Primary vehicle access from Henfield Road
2. Pedestrian access into the site from Henfield Road;
3. Potential location for community shop within landscaped arrival space;
4. Potential 'gate' access into Millennium Garden;
5. Space created for parking/drop-off for users of Albourne Primary School;
6. Central 'green' within the development;
7. Central street linking the access with the 'Green';
8. Potential additional land for Albourne Primary School;
9. Potential green streets allowing for pedestrian/cycle movement, tree planting and/or swales;
10. Outwardly facing roads to the development;
11. New areas of public open space to the north and west of the development, incorporating surface water attenuation basins, play opportunities and informal pedestrian routes;
12. Existing public right of way linking The Street with the countryside to the west;
13. Land south of the public right of way to be landscaped, incorporating surface water attenuation basins, play opportunities and informal pedestrian routes.







# 4. Design Evolution

## 4.5 Local Consultation Summary

Croudace Homes (Croudace) is committed to consulting with the local community regarding the proposals to develop land at Henfield Road, Albourne to bring forward a development of up to 120 new homes and community enhancements, including space for the local primary school to expand and a village shop.

Residents and stakeholders were given the opportunity to give feedback regarding the proposals via a host of different channels. A website, freephone information line and project email address were made available throughout the process for interested parties to receive further details and to provide feedback. A virtual consultation was held between 28th June 2022 and 11th July 2022.

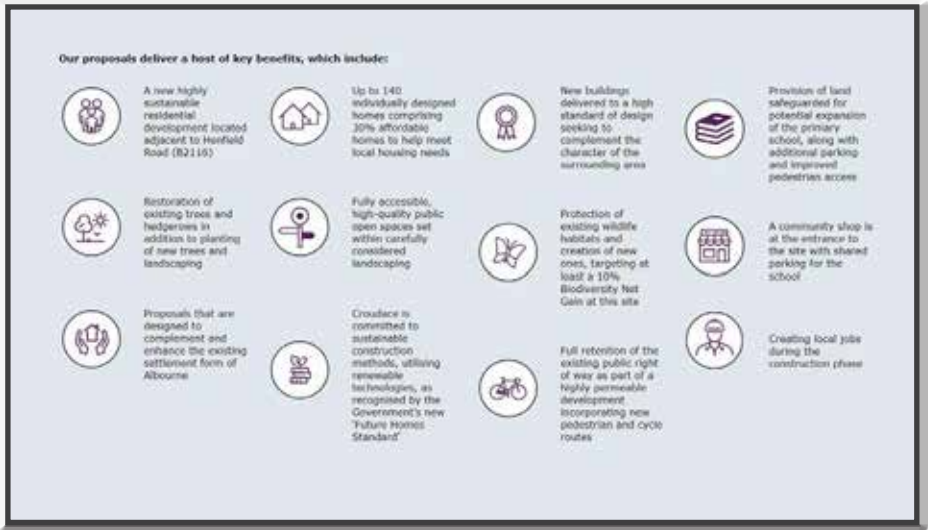
A newsletter was sent to 3,107 addresses on the 28th of June 2022, providing information about Croudace Homes' emerging plans as well as advising them of the consultation and how to access the consultation website. Paper copies of the plans as well as feedback forms with prepaid return envelopes were available on request, to ensure the consultation was inclusive.

During the initial consultation period, we received 28 feedback responses, via the website and email concerning the redevelopment of land off Henfield Road, Albourne. Of the feedback received, positive feedback supported the principle of affordable housing and new homes, however also commented that the level of current infrastructure needs to be improved to help bring about any benefits for the local community.

All feedback received to date has been carefully reviewed and utilised as a key design driver in guiding design evolution and creating the proposals for development.

## Resident engagement - Website

## Resident newsletter







## 5. The Proposals

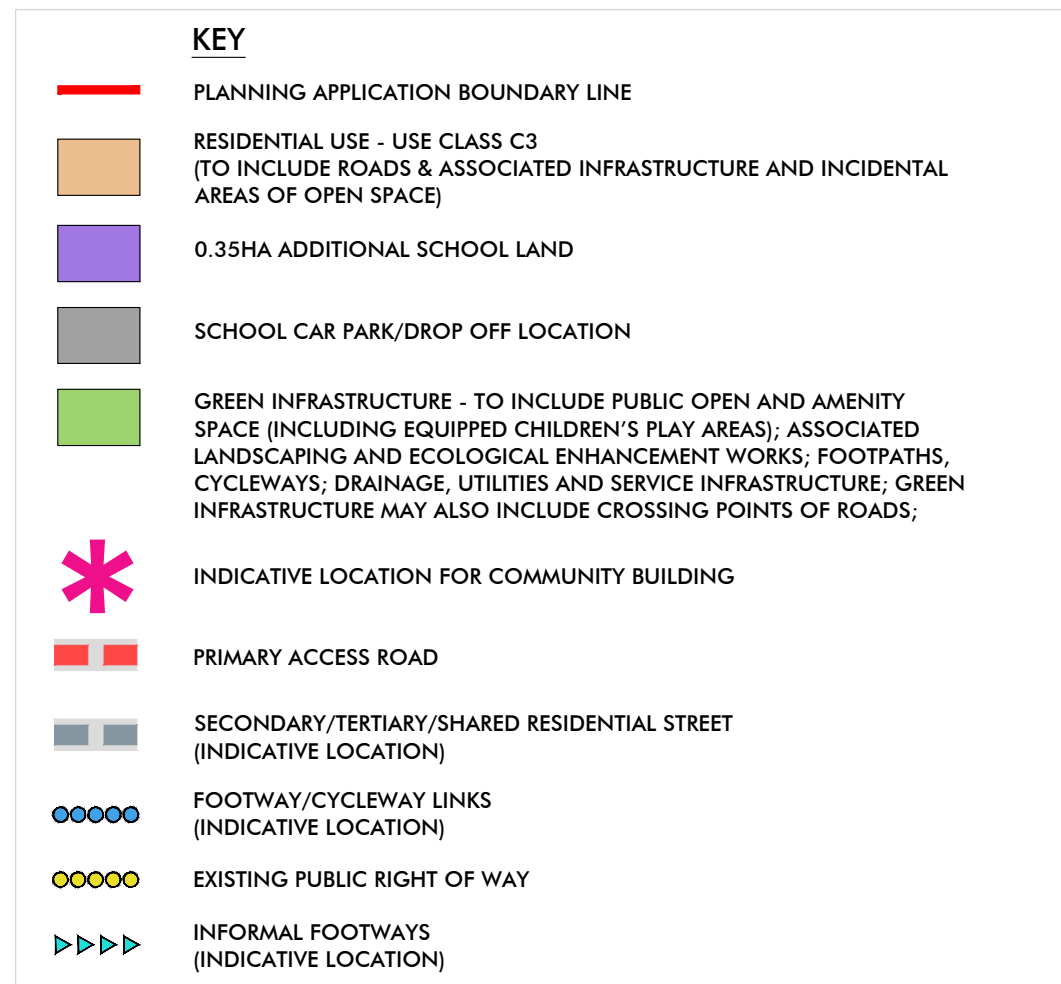


## 5. The Proposals

## 5.1 Parameter Plans

Land Use:

This plan identifies the proposed land uses within the site; the main area being for residential use, with other uses for community shop, community and school parking, and additional school land to the eastern side of the site.



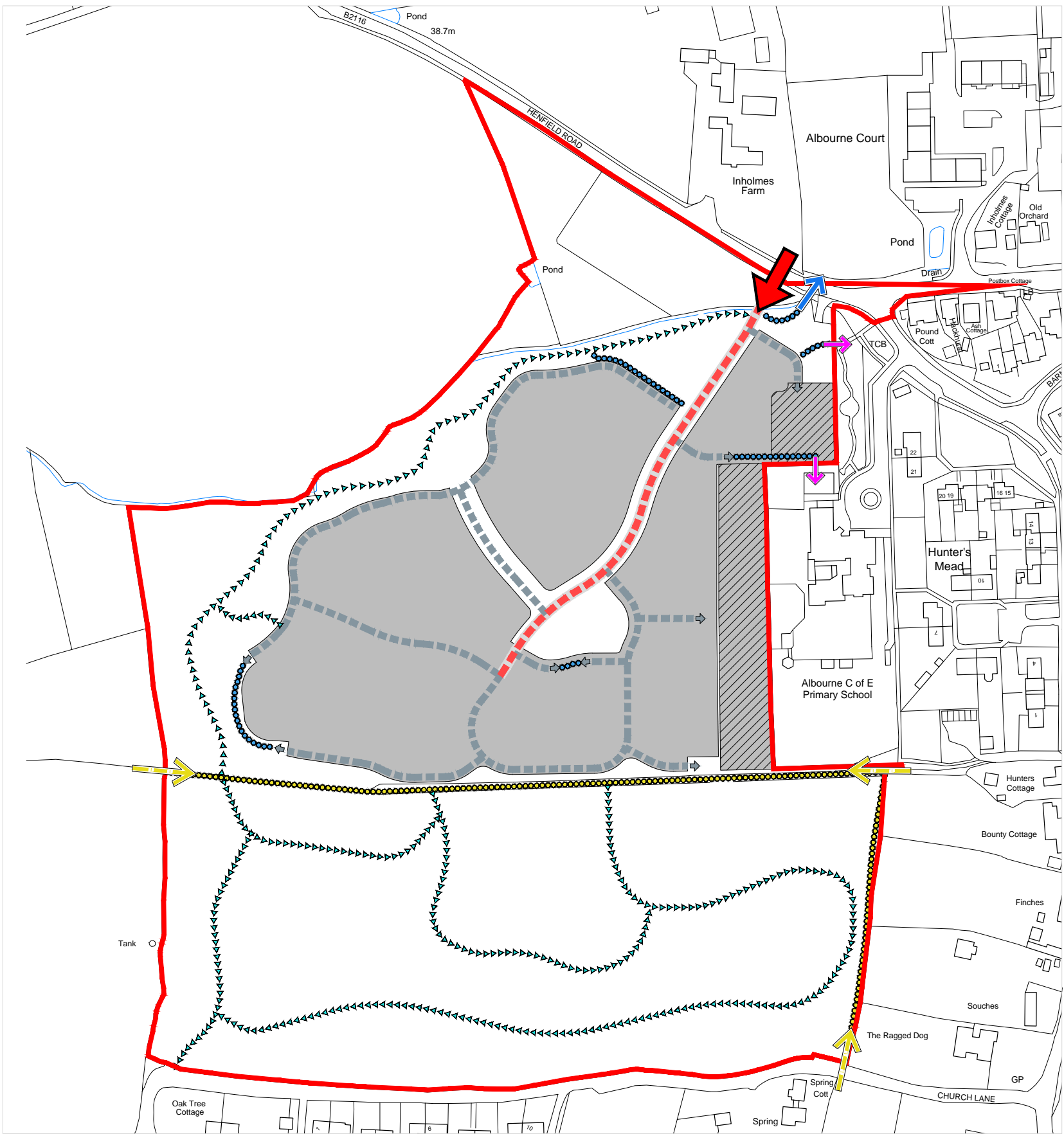
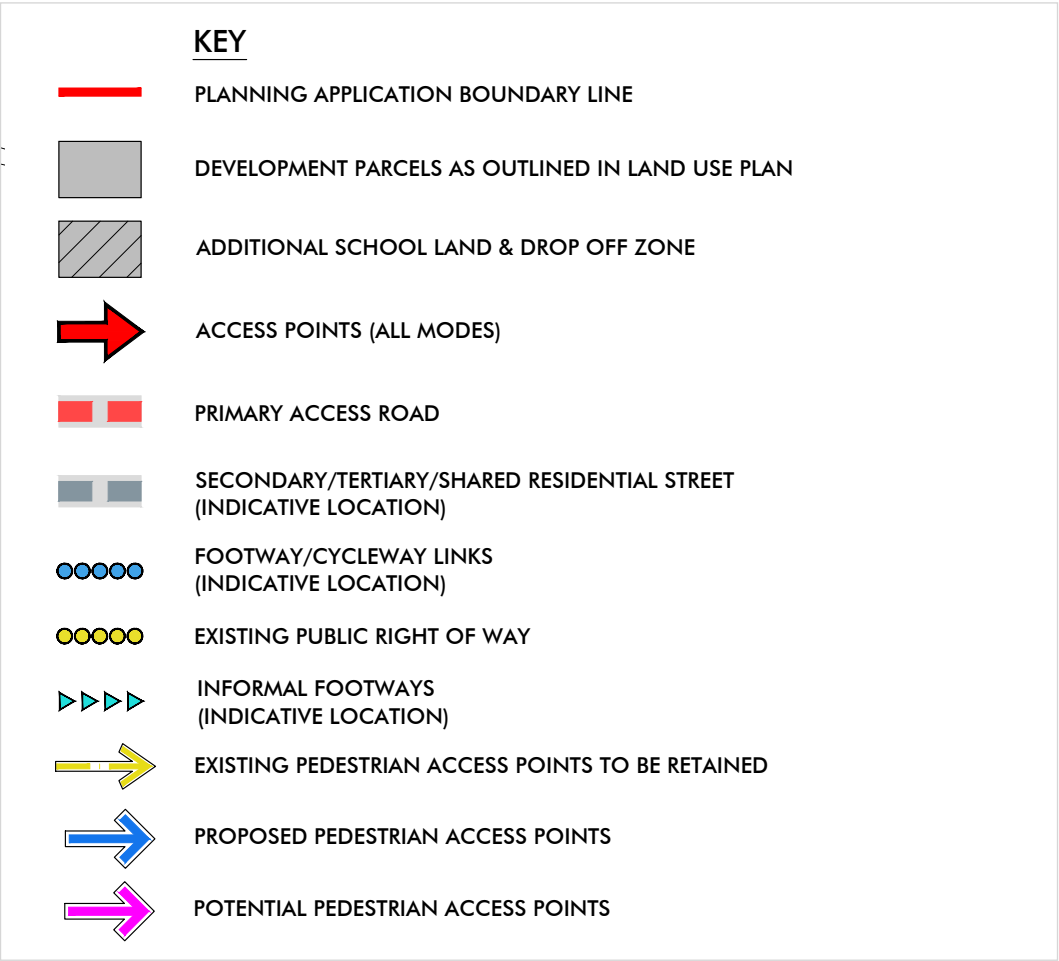


# 5. The Proposals

## 5.1 Parameter Plans

### Access and Movement:

This plan identifies all access points into the site, whether existing or proposed. It then established the principal movement corridor through the site. Other secondary/tertiary streets are indicated, serving the development parcels, however these are shown indicatively and are therefore not proposed as fixed. The same rationale applies for the potential pedestrian/cycle routes through the open space around the site.





# 5. The Proposals

## 5.1 Parameter Plans

### Building Heights:

This plan proposes that all buildings within the new development should be limited to two storeys, with the exception of some possibilities for increased height up to two and a half storeys around the central street and central open space within the development, away from the edges.

KEY

PLANNING APPLICATION BOUNDARY LINE

RESIDENTIAL: UP TO 2 STOREYS

POTENTIAL LOCATIONS FOR 2.5 STOREY BUILDINGS

ADDITIONAL SCHOOL LAND

COMMUNITY BUILDING

A detailed site plan map of Henfield Road, Albourne. The map shows a large area outlined in red, representing the planning application boundary. Within this boundary, there are several blue-shaded areas representing residential zones up to two storeys. Small blue squares indicate potential locations for 2.5 storey buildings. A hatched area represents additional school land, and a pink asterisk marks the location of a community building. The map also shows surrounding features such as Henfield Road, Albourne Court, Inholmes Farm, Pond, Drain, TCB, Pound Cott, Ash Cott, Postbox Cottage, Hunter's Mead, Albourne C of E Primary School, Hunters Cottage, Bounty Cottage, Finches, Souches, The Ragged Dog, GP, Church Lane, Spring Cott, Spring, Oak Tree Cottage, and a Tank. A scale bar indicates 38.7m.

42 | Henfield Road, Albourne  
Design & Access Statement | July 2022

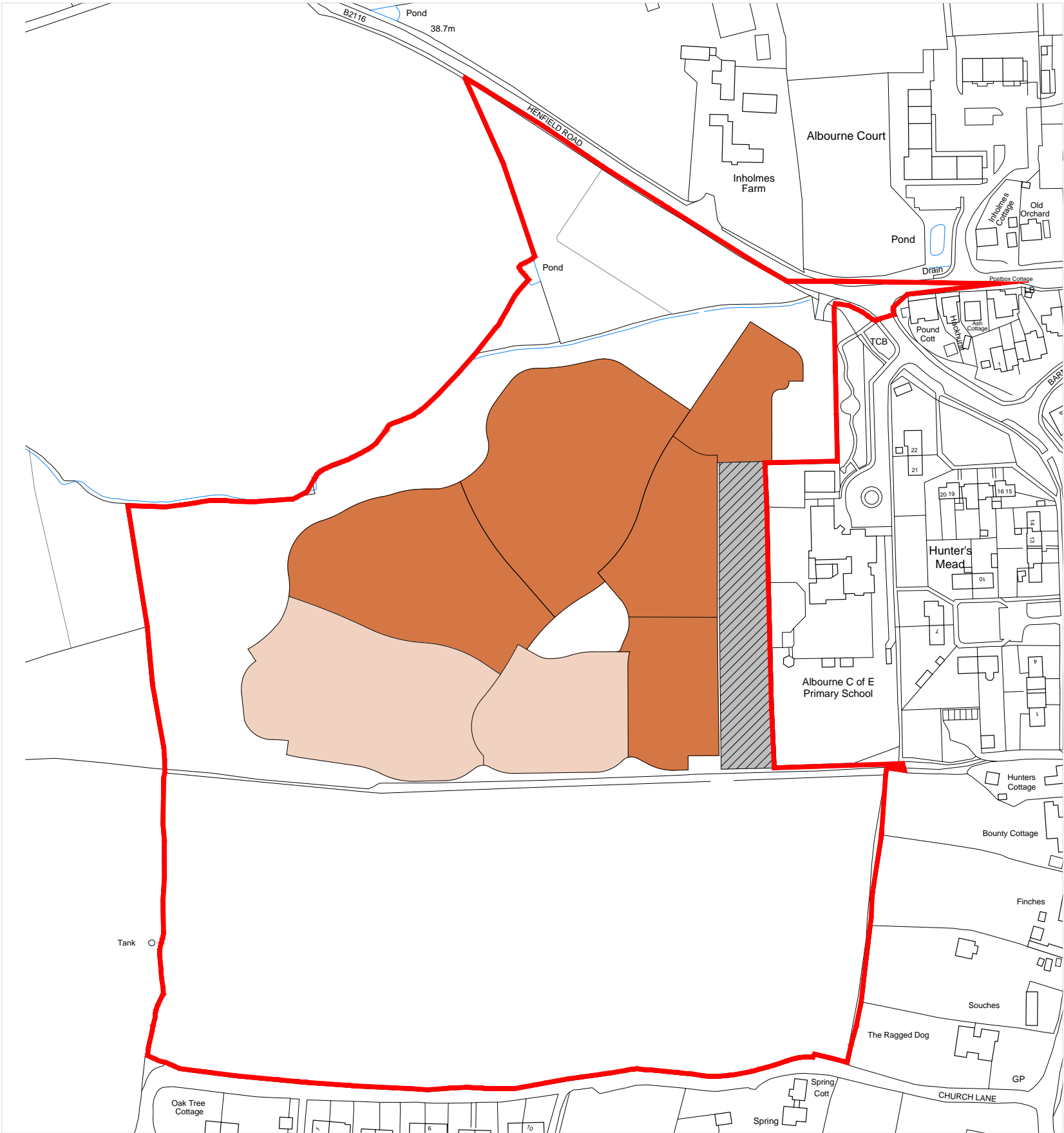
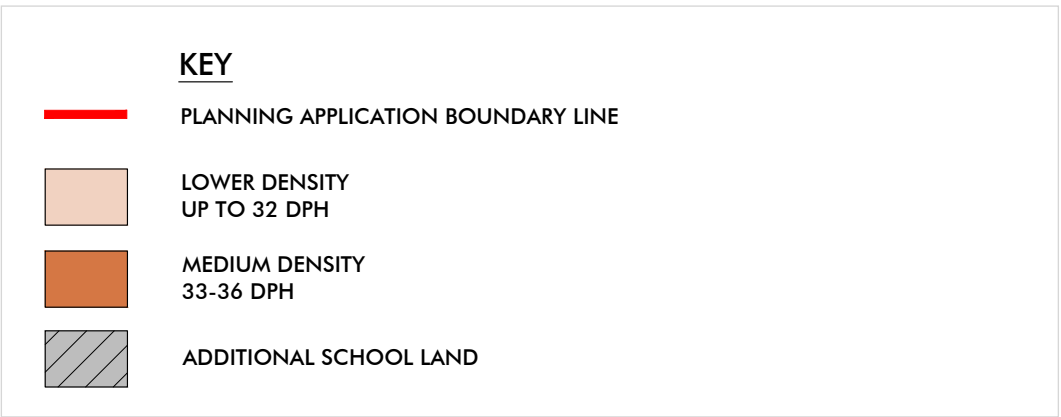


# 5. The Proposals

## 5.1 Parameter Plans

Density:

This plan proposes that the main parts of the development allow for a density of buildings up to 36 dwellings per hectare. It is felt that the development parcels to the south and south-west are the most sensitive in terms of visual impact, and therefore a slightly reduced density limit is proposed here of up to 32 dwellings per hectare.





# 5. The Proposals

## 5.1 Parameter Plans

Green Infrastructure:

This plan indicates the extent of public open space within the site, and indicates potential locations for different types of areas of play, locations for SUDs, existing and retained trees.

**KEY**

PLANNING APPLICATION BOUNDARY LINE

STRUCTURAL OPEN SPACE  
(COMPRISING - OPEN SPACE, AMENITY & PLAY SPACE, LANDSCAPING, SUDs, HABITAT CREATION, CYCLEWAYS AND FOOTWAYS)  
STRUCTURAL OPEN SPACE MAY ALSO INCLUDE CROSSING POINTS OF TERTIARY ROADS

SUDs - ATTENUATION BASIN / FEATURE

INDICATIVE LOCATION LEAP - LOCAL EQUIPPED AREA FOR PLAY

INDICATIVE LOCATION POCKET PARKS / TRIM TRAILS / PLAY STATIONS

PRIMARY ACCESS ROAD

RETAINED EXISTING LANDSCAPE/ECOLOGICAL FEATURES





# 5. The Proposals

## 5.2 Illustrative Masterplan

An Illustrative masterplan has been produced, providing an indication of how the site could be developed using the landscape parameters, opportunities and concepts for development as outlined within Section 4 of the document.

### Key Features of the Illustrative Masterplan

1. Pedestrian access from Henfield Road and The Street - potential for second 'gated' pedestrian access from the Millennium Garden and potential expansion of space;
2. Potential community shop, located in an accessible location for the existing community of Albourne, and adjacent to parking/drop-off to Albourne Primary School ensuring good levels of footfall;
3. Parking/drop-off area with new pedestrian and cycle gate into Albourne Primary School;
4. Local area of play located adjacent to parking area and Millennium Garden;
5. Key building overlooking access into the site and parking square to the rear
6. Arrival space to incorporate new planting, surface water attenuation features, play opportunities and informal pedestrian routes, and offer connections with Orchard land to the north;
7. Houses orientated to overlook arrival space and provide positive frontage towards Henfield Road;
8. Dual sided tree lined street from arrival space to central green;
9. Central green allowing for views south towards South Downs and ease of connectivity to all parts of the development; houses around space to overlook and to be sited to create an attractive and interesting space;
10. 'Green' streets incorporating tree-lined margins accessing the southern edge and incorporating informal pedestrian and cycle connections with the existing public right of way;
11. Southern edge of development to include more detached properties to reduce density, and to be orientated outwards to provide surveillance over public right of way and views to the South Downs, and provide an attractive edge to the development;
12. Additional land for potential expansion of Albourne Primary School;
13. Street to provide opportunity for integration of swale offering surface water movement from central open space towards attenuation basins on north-western edge;
14. Western edge of development to include more detached properties to reduce density, and to be orientated outwards to provide surveillance over public open space;
15. Location of potential pumping station to facilitate development - to be screened by landscaping where possible whilst allowing vehicle access and turning from main street network;
16. New areas of public open space to the north and west of the development, incorporating surface water attenuation basins, play opportunities and informal pedestrian routes;
17. Existing access of public right of way to the site;







Pond

TCB

Additional land  
for Albourne  
Primary School

Albourne C of E  
Primary School



# 5. The Proposals

## 5.3 Indicative Dwelling Mix

The illustrative masterplan indicates a potential development of up to 120 new homes, with a firm focus on providing a range of dwellings that are reflective of local needs and requirements.

The indicative distribution of these dwellings on the illustrative masterplan is based upon the previously covered evaluation and analysis to ensure a contextually appropriate built form in relation to the site and surroundings. This will be finalised at reserved matters stage.

**KEY:**

SITE BOUNDARY

1 OR 2 BEDROOM APARTMENTS

2 BEDROOM HOUSE

3 BEDROOM HOUSE

4 BEDROOM HOUSE



Indicative Dwelling Distribution



# 5. The Proposals

## 5.4 Indicative Tenure Distribution

Potential options for how the tenures could be accommodated are shown on the adjacent plan, with affordable dwellings provided at a level of 30% of the total number of dwellings and carefully incorporated within the development to ensure they are pepper-potted and not all located together. This will be be finalised at reserved matters stage.



**KEY:**

SITE BOUNDARY

PRIVATE RESIDENTIAL

AFFORDABLE RESIDENTIAL

Indicative Tenure Distribution



# 5. The Proposals

## 5.5 Indicative Heights and Scale

Residential building heights as shown adjacently within the illustrative masterplan are two storeys across the development with a few single storey subsidiary structures such as garages and refuse / cycle stores. Any taller properties, up to two and a half storeys, should be located centrally to the development around the central open space or the street linking this space with the entrance to the site.

### KEY:

— SITE BOUNDARY

1 STOREY

2 STOREY

2.5 STOREY



Indicative Storey Heights



# 5. The Proposals

## 5.6 Settlement and density

The proposed development provide a significant number of new homes to Albourne, designed to integrate with the existing settlement around a key area of the village, adjacent to the primary school. This ensures the Albourne settlement area, by extending westward with the proposed development, would have the primary school and potential community shop proposed as part of this scheme, at its centre.

The illustrative masterplan indicates how the built form reduces away from the centre of the development, by proposing lower density housing around the outer edges of the site and goes no further west than the dwellings on Church Lane.

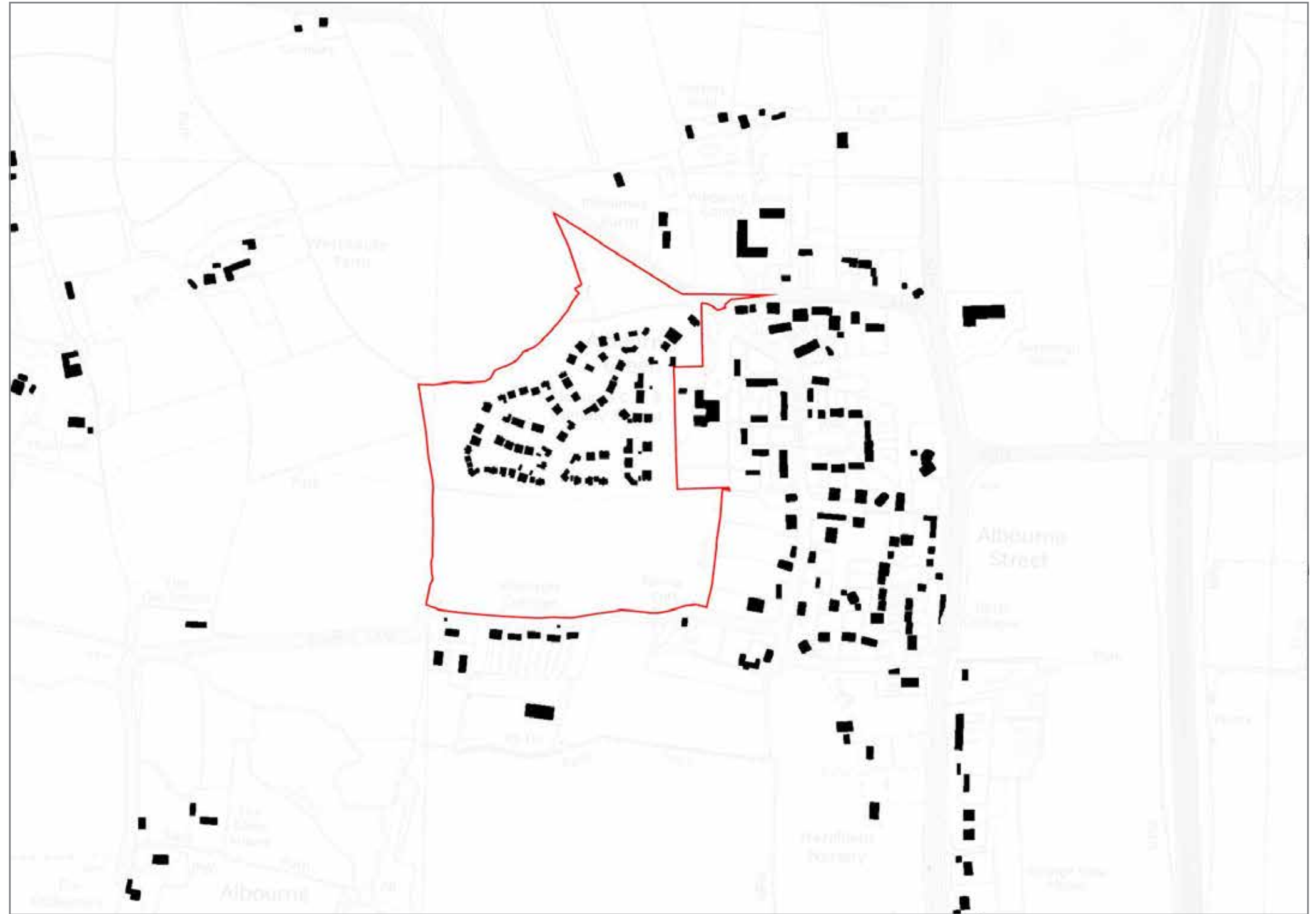


Figure Ground Plan of Albourne with Illustrative Masterplan Included



# 5. The Proposals

## 5.7 Indicative Car and Cycle Parking

Parking across the new residential development should be in line with West Sussex County Council requirements and calculated using their Residential Car Parking Provision Tool. This outlines how much unallocated parking should be incorporated within the development in addition to the proposed allocated parking for each dwelling.

For the illustrative masterplan of 120 dwellings, the table is shown adjacent and requires 67 unallocated spaces along with 245 allocated parking spaces provided as follows:

- 1 bedroom dwelling = 1 parking space
- 2 bedroom dwelling = 2 parking spaces
- 3 bedroom dwellings = 2 parking spaces
- 4 bedroom dwelling = 3 parking spaces

Visitor/unallocated parking has generally been included within the illustrative masterplan in parallel form in clusters of 2 or 3 spaces where planting can screen the bays within the landscape setting, or within parking courtyards where serving apartments blocks. They are spread liberally across the illustrative masterplan to ensure accessibility for all residents.

In addition the new dwellings will include provision for secure and accessible cycle parking to meet local authority requirements.

A parking square has also been proposed within the illustrative masterplan adjacent to Albourne Primary School, where a new pedestrian access would be created. The illustrative masterplan indicates 30no. parking spaces in this square, with an ‘in and out’ system forming a loop through the residential development to assist increased movement at drop-off and pick-up times for the school.

### Electric Vehicle Charging Points

The site is also able to deliver significant levels of electric charging points, which will be secured through the reserved matters application. Charging points could potentially be provided for all houses with communal points located in parking courtyards for apartments.



Ward	District	Parking Behaviour Zone
Bolney	Mid Sussex	1

Ward Finder			
Postcode	BN6 9DH	Ward	Bolney

Number of Bedrooms	Number of Habitable Rooms	Number Of Units Of this Type	Parking Demand if 100% Unallocated
1	1 to 3	15	23
2	4	42	72
3	5 to 6	43	95
4+	7 or more	20	54
Total		120	244

PARKING DEMAND INCLUDING ALLOCATED PARKING				
Number of Bedrooms	Number of Habitable Rooms	Enter Total Number of Allocated Spaces	Unallocated Parking Demand	Total Parking Required if Design Allocated Used
1	1 to 3	15	13	28
2	4	84	15	99
3	5 to 6	86	28	114
4+	7 or more	60	11	71
Total		245	67	312

West Sussex County Council Residential Car Parking Provision Tool.



# 5. The Proposals

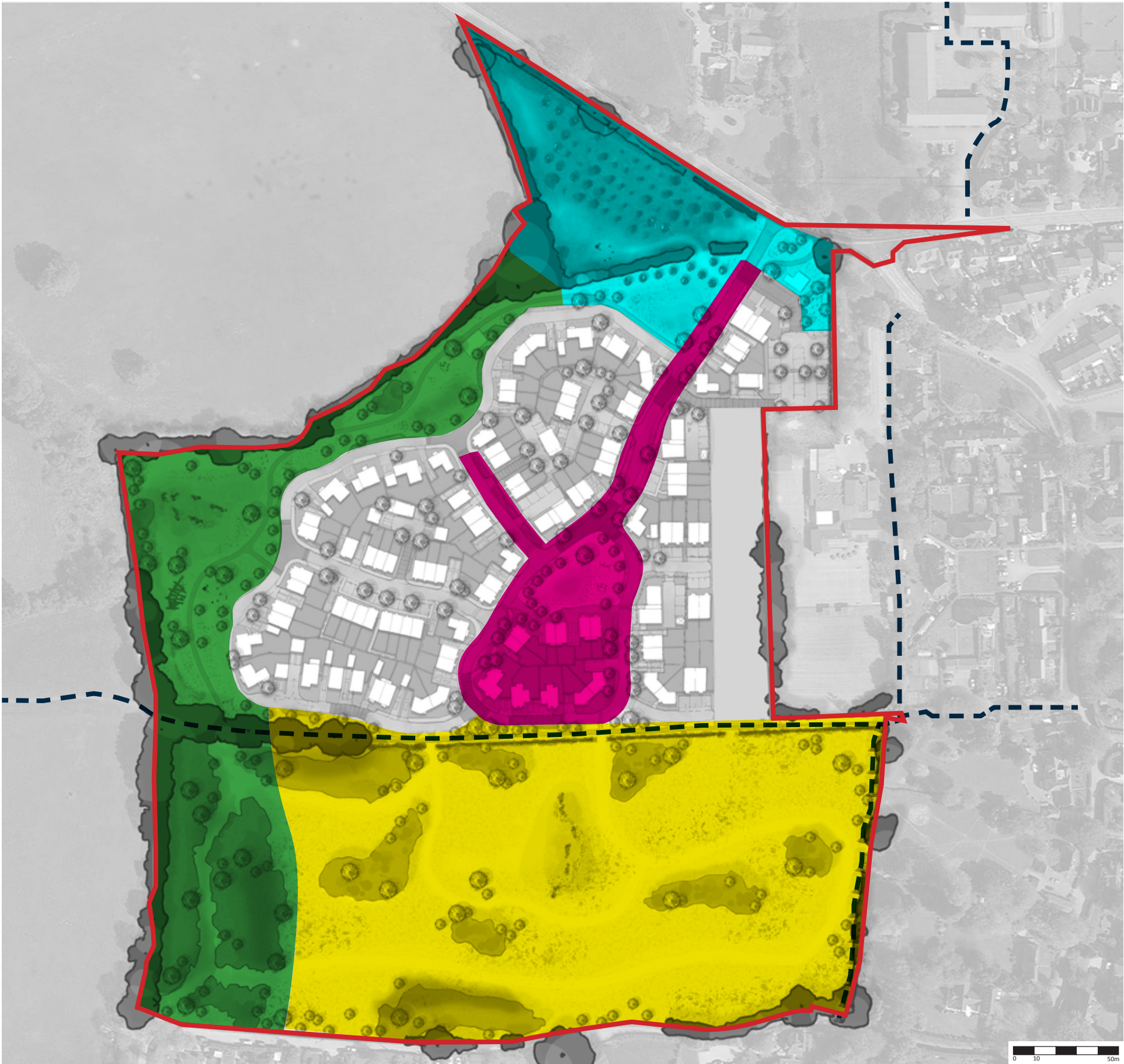
## 5.8 Landscape Character Areas

The public realm is made up of a number of distinct character areas described further on the following pages of the landscape strategy.

The residential parcel will have its own identity, with a different planting palette to reflect its functionality and use. Materials, trees and planting will be used to improve legibility, appearance and ecological benefits.

- Application boundary
- Community Orchard and Entrance Green
- Western Edge
- Central Corridor
- Southern Parkland
- PRoW

Landscape Character Areas





# 5. The Proposals

## Community Orchard & Entrance Green

In order to create a welcoming and attractive entrance into the site, the existing Orchard will be enhanced as part of the Entrance Green, providing footpath connections, social gathering spaces, meadow grassland and SUDs.



Natural, incidental play



Orchard trees

## Western Edge

The linear open space along the western edge of the site will feature retained hedgerows and tree-belts framing proposed sustainable drainage basins and meandering footpaths to promote active access to the countryside and existing public right of way network to the west.

The area will further include naturalistic play and educational features as well as new woodland planting to enhance local skyline views.



Naturalistic play elements overlooked by houses



New woodland planting

## Central Corridor

This central area of public amenity space will run in a general north-south direction allowing for wildlife and amenity connectivity whilst allowing for occasional glimpses towards the South Downs.



Incorporating play in SUDs



Attenuation basin overlooked by housing

## Southern Parkland

An informal naturalistic open landscape characterised by managed meadow grassland with seasonal wildflowers and mown paths.

Features will include informal seating to allow for appreciation of the views towards the south, west and east.



Rainwater attenuation in parkland setting



Mown path network through meadow



# 5. The Proposals





# 5. The Proposals

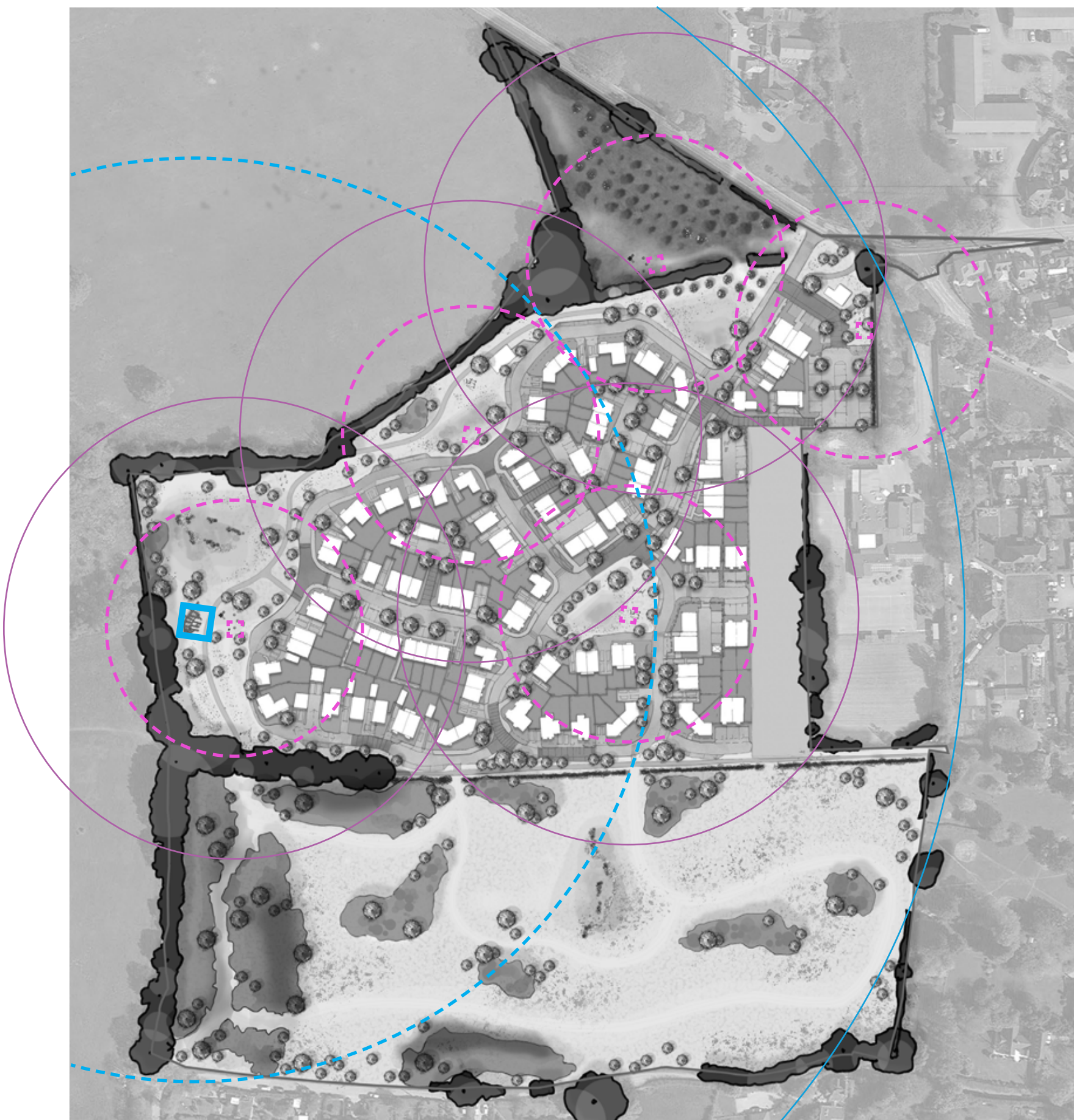
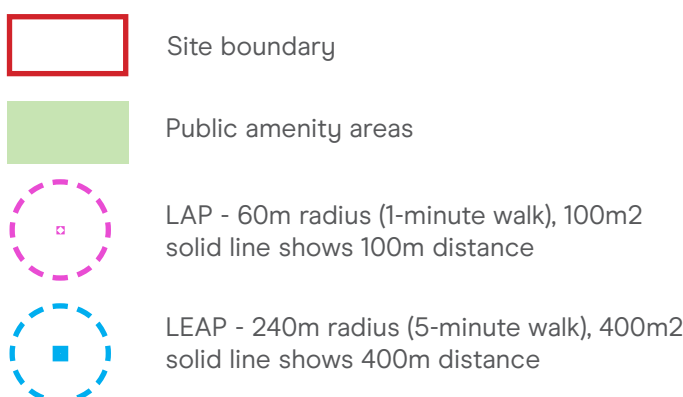
## 5.9 Public open space & Play

The proposals are for up to 120 residential units for the site. According to FIT (Fields in Trust) guidance, this requires the provision of LAPs (distributed to provide coverage for 0-3 year old play within 100m walking distance of every dwelling) and a LEAP on site.

On that basis and based on the preliminary accommodation schedule FIT guidance suggests that 683m<sup>2</sup> (0.025ha/1000p) of equipped play (LEAP and LAPs) are required to be provided within the development. Amenity green space provision is required at 1,638m<sup>2</sup> (0.6ha/1000p) as well as natural and semi-natural green space of 4,914m<sup>2</sup> (1.8ha/1000p).

Community growing space is recommended at 819m<sup>2</sup> (0.3ha/1000p) but not a requirement below 250 proposed units.

The total proposed public open space including areas of existing retained green space and vegetation totals at approximately 6.77ha (67,700m<sup>2</sup>) which is 60% of the overall site.





# 5. The Proposals

## 5.10 Landscape: Community Orchard & Entrance Green

The existing orchard will be enhanced to provide a rich, vibrant, productive space for the existing and expanded community.

The boundary hedgerow towards Henfield Road will be broken to create the site access. Where required, native infill planting will strengthen the hedge.

The grassland within the orchard will be managed to enhance bio-diversity and to attract pollinators. A small, informal, non-intrusive gathering space will be created in the south-west corner of the orchard area. This will include seating as well as natural play elements.

The Entrance Green extends to either side of the access road and will consist of species rich amenity grassland with naturalising bulbs where appropriate around the community building and the SUDs basin. The SUDs basin will be seeded with a suitable wildflower meadow mix.

A further LAP will be created south-east of the community shop.

### Materials

- Non-intrusive seating area with timber furniture and natural play items
- Bound gravel footpaths



View of existing orchard



Imaginative sculptural seating and natural play



Imaginative sculptural seating providing play opportunity



## 5. The Proposals



Meadow grassland SUDs basin close to residential dwellings

### Planting strategy

- Use of heritage variety fruit trees to infill traditional orchard
- Management of meadow grassland in orchard as per traditional orchard designation
- Individual trees along entrance road and to frame community building
- Native bulbs to colonise verge planted with meadow grass
- Mixed, wildlife-friendly planting to east of access



Local provenance heritage Apple 'Blenheim Orange'



Traditional orchard with space for community to socialise



# 5. The Proposals

## 5.11 Landscape: Western Edge

The existing hedgerows and tree-belts will be retained alongside drainage features designed to encourage biodiversity and amenity value. Footpaths along the western edge will promote active access to the countryside and existing public right of way network to the west.

Naturalistic play and educational features will add value for younger residents.

New woodland areas along the elevated parts of the Site will enhance local skyline views and provide opportunities for community /school innovations and long-term engagement and investment by the local community.



Single-aspect lane facing parkland



New woodland planting with mown grass or loose-fill footpath



## Materials

- Footpath in self-bound gravel surface meandering through Western Edge
- Block paved, single aspect lane with very low design speed fronting the park
- Incidental play opportunities along Western Edge walk utilising natural play items and providing seating
- Main play area with timber equipment to suit the setting
- Robust timber bollards at regular intervals along road verge to prevent use by vehicles



Housing overlooking parkland edge



Attenuation basin with species rich meadow and wetland planting to base



# 5. The Proposals



Incidental natural play items on shallow earth mounds



Doorstep play & ecological element along footpath routes



Climbing structure for older age groups and social play

## Planting strategy

- Use of native tree and shrub species to create buffer to countryside
- Creating a new woodland pocket through groups of woodland trees, under-storey species and meadow grassland
- Individual and lines of feature trees along Western Edge
- Improvement of dry SUDs basins through introduction of marginal planting to shallow wetland swales at the basin bottom
- Native bulbs to colonise verge planted with meadow grass



Field Maple



Silver Birch



Woodland creation with low-key material paths



SUDs basin with wet swale along base



Meadow pockets amongst managed grassland



Naturalising native bulbs



# 5. The Proposals

## 5.12 Landscape: Central Corridor

Street trees, planted verges, roadside raingardens and a central area of open space will run in a general north south direction, permeating the residential parcel and connecting it with the Western Edge and Entrance Green.

These corridors will provide opportunities for wildlife and amenity connectivity whilst allowing for occasional glimpses towards the South Downs.

### Materials

- Block paved raised tables for traffic calming and pedestrian priority crossing
- Timber knee rail to edge of green space to deter vehicle access and prevent children running into traffic
- Timber play items in SUDs setting
- Timber seating



Block paved surface at raised level to create pedestrian priority crossing



Single-aspect drive/lane in block paving overlooking green space





# 5. The Proposals

## Planting strategy

- Selection of tree species within road verges suitable for streetscape with wildlife benefits
- One large parkland tree within the central green as landmark and to provide shade for play items and seating
- Species-rich amenity grass and SUDs meadow to central green
- Raingardens with wetland planting to increase bio-diversity and create visually attractive wetland verge
- Native bulbs to colonise verge planted with meadow grass



Informal play within SUDs



Informal bridges crossing SUDs and providing play opportunity



Raingarden with bridge crossing



Tree planting to soften and break up parking bays and courts



Raingarden with visually attractive, seasonal planting



# 5. The Proposals

## 5.13 Landscape: Southern Parkland

An informal naturalistic open landscape characterised by managed meadow grassland with seasonal wildflowers and mown paths. Informal seating and habitat features will allow for appreciation of the views towards the south, west and east. Views to the south from the school will also be retained.

Structure planting with specimen trees will be located to allow for filtering of views towards the extended settlement edge whilst maintaining key vistas to the distant South Downs.

### Materials

- Timber seating and picnic benches throughout the Southern Parkland
- Timber information boards along the northern edge associated with the Public Rights of Way



Interpretation boards at key locations along PRow



Picnic area and communal seating under parkland trees



Parkland with meadow, mown paths and groups of trees with scrub



Existing Public Footpath

Rainwater attenuation basin

Mown path through meadow



# 5. The Proposals

## Planting strategy

- Parkland trees set within grassland
- Native boundary shrub panting with meadow verge
- Mown path network
- Native hedgerow along northern edge with PRow
- Attenuation basin with SUDs meadow mixtures and potentially wetland meadow to base



Native parkland trees - Lime



English Oak



Field Maple



Native hedge with biodiverse grass verge



Native mixed hedgerow



Attenuation basin with potentially wet base



Parkland with scrub, tree groups and mown paths through meadow



# 5. The Proposals

## 5.14 Landscape: Residential parcels

The development parcel is framed by public open spaces on all sides, which are interconnected by the verges, pocket green and raingardens along the central corridor.

From a single access off Henley Road, the residential units are accessed via a number of smaller loop roads and shared surface streets. Frequent changes in surface materials from blacktop to block paving and raised table nodes will calm traffic and create a varied streetscape.

Where parking spaces are proposed in blocks along the road, the bays will be broken up by tree planting to provide shade and soften the appearance.

### Materials

- Blacktop loop road
- Block paved raised table at crossings and nodal points
- Block paved parking areas and single aspect lanes
- Timber street furniture and boundary treatments such as post and rail to frontages



Block paved raised table crossings and junctions



Parking broken up by tree planting



Shared surface road with defensible frontage planting



Raised table crossing

Blacktop surface

Street trees in verges

Block paved single-aspect lane



Low hedge to frontage



# 5. The Proposals

## Planting strategy

- Use of feature tree species to improve legibility and create distinct character
- Defensible frontage planting comprising robust shrubs with intermittent colourful accents and grasses
- Bulb planting in key areas to provide seasonal wildlife benefit and colour
- Hedges to frontages overlooking shared surface streets to reinforce private-public separation
- Unifying, simplistic frontage treatment along edges to public open space
- Species rich lawn to front gardens to encourage bio-diversity



Trees in verges



Species-rich lawn



Mixed, flowering defensible planting to front gardens



Flowering, year-round interest defensible planting to dwelling frontages



Prunus 'Sunset Boulevard'



Amelanchier lamarckii 'Ballerina'



Malus 'John Dowie'



Prunus maackii 'Amber Beauty'



# 5. The Proposals

## 5.15 Landscape: Planting

- Residential area - Domestic scale trees with narrow crown; Ornamental shrubs and herbaceous
- Open Spaces
- Native hedges and buffer planting
- Native wetland planting
- Wildflower Meadow / Rough Grassland (also all open spaces)



Carpinus betulus 'Frans Fontaine'	Prunus 'Sunset Boulevard'	Amelanchier lamarckii 'Robin Hill'	Sorbus aucuparia	Pyrus 'Chanticleer'
Street trees				
Malus tschonoskii	Malus 'Rudolph'	Sorbus aria	Tilia cordata	Alnus glutinosa
Street trees		Public Open Spaces		
Acer campestre	Quercus robur	Prunus avium	Carpinus betulus	Betula pendula
Public Open Spaces				



# 5. The Proposals



Acer campestre  
(Field maple)



Carpinus betulus  
(Common hornbeam)



Corylus avellana  
(Common hazel)



Rosa canina  
(Rosehip)



Fagus sylvatica  
(Beech)



Crataegus monogyna  
(Common hawthorn)



Ilex aquifolium (Holly)



Sambucus nigra (Elder)



Ligustrum vulgare  
(Privet)

Native hedge and buffer mixes



Aquilegia vulgaris  
(Granny's Bonnet)



Lythrum salicaria  
(Purple Loosestrife)



Iris Pseudacorus  
(Yellow Flag Iris)



Mentha Aquatica  
(Water Mint)



Lychnis flos-cuculi  
(Ragged Robin)



Persicaria bistorta  
(Bistort)



Filipendula ulmaria  
(Meadow Sweet)



Ranunculus lingua grand.  
(Water Buttercup)



Mentha pulegium  
(Pennyroyal)

Native wetland mixes - swales and raingardens



# 5. The Proposals



Choisya ternata  
'Sundance'



Ferns



Caryopteris 'Heavenly  
Blue'



Lonicera nitida 'Maigrun'



Spirea japonica  
'Candlelight'



Cistus 'Silver Pink'



Pittosporum tenuifolium  
'Tom Thumb'



Ornamental grass



Hebe 'Mrs Winder'

Ornamental shrubs and herbaceous



Ceanothus thyrsiflorus  
var. repens



Syringa meyeri 'Palibin'



Hebe albicans



Viburnum davidii



Euonymus 'Emerald and  
Gold'



Sarcococca hookeriana  
'Digyna'



Lavender 'Munstead'



Prunus lusitanica



Cornus sanguinea

Ornamental shrubs and herbaceous



# 5. The Proposals



Achillea millefolium



Centaurea nigra



Daucus carota



Galium verum



Knautia arvensis



Leontodon hispidus



Leucanthemum vulgare



Rough grassland

Wild flower meadow mix



Plantago lanceolata



Poterium sanguisorba -  
(Sanguisorba minor)



Primula veris



Prunella vulgaris



Ranunculus acris



Rhinanthus minor



Rumex acetosa



Primula vulgaris



Malva moschata

Wild flower meadow mix



# 5. The Proposals

## 5.16 Illustrative Residential Character Areas

The Illustrative masterplan can be divided into a series of areas that relate to their immediate context, that can therefore provide differing character within the development.

The intention is for a cohesive development with a strong design principle for the buildings to reflect the nature of the site and its surroundings whilst referencing local character.

The five defined character areas of the illustrative masterplan are detailed on the following pages and are as follows:

1. Area One - Arrival space
2. Area Two - Internal streets
3. Area Three - Central Green
4. Area Four - Western fringe
5. Area Five - South View



Character Area Plan



# 5. The Proposals

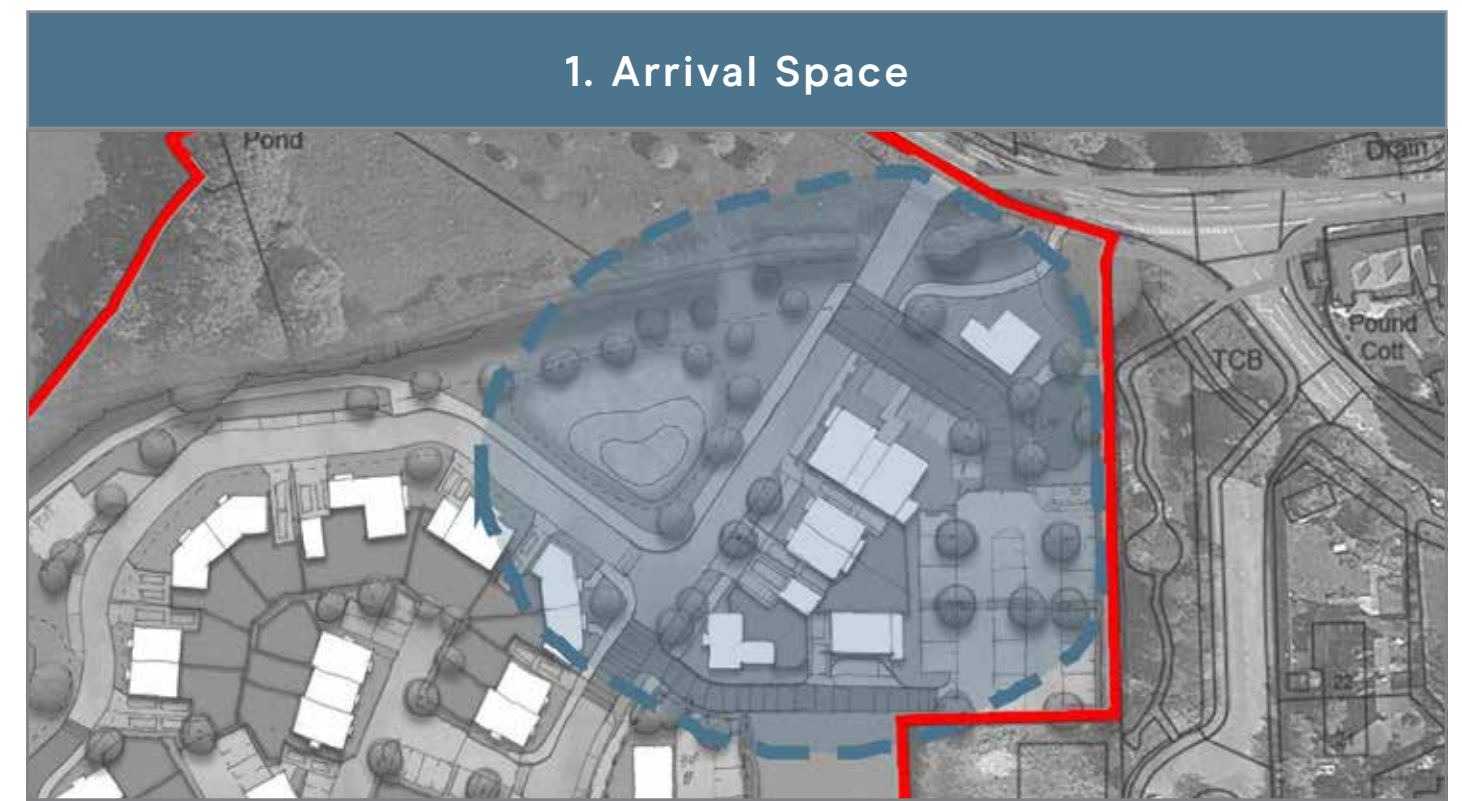
## 5.17 Illustrative Character Areas

### 5.17.1 Character Area 1 - Arrival Space

This area would comprise the space around the main access into the site from Henfield Road, allowing for the creation of an attractive arrival area which offers positive frontage towards Henfield Road and to the new public realm being created adjoining the Millennium Garden and Albourne Primary School.

Buildings could include a single stand-alone building within a landscaped area to the far north-east of the site which could be used as a community shop, in close proximity to the existing community of Albourne. Also a key building at the site entrance, announcing the arrival to the development with a distinctive design would be a positive asset to the setting.

Buildings to the west of this space start to reduce in height and form to mark the edge of the development facing the new open space and countryside to the west.



## Precedent & References



Abode, Great Kneighton



Bolnore Village



Barton St Mary



Bolnore Village



# 5. The Proposals

## 5.17 Illustrative Character Areas

### 5.17.2 Character Area 2 - Internal Streets

One of the key aims of the illustrative masterplan has been to create wide streets allowing for views through the development to the open spaces and countryside beyond, in particular the north-south axis with views towards the South Downs.

These streets should have capacity to include generous street tree planting, but should also allow for liner parking bays within the verge for use by visitors to the development.

Some of the streets align the contours and as such could be used to transfer surface water through SUDs into some of the outer attenuation basins.

As these streets are all within the development, it is felt they can incorporate a higher density of built form than the edges with use of some terraces and small apartment buildings to important corners.



## Precedent & References



Bolnore Village



Upton, Northampton



Bolnore Village



Upton, Northampton



# 5. The Proposals

## 5.17 Illustrative Character Areas

### 5.17.3 Character Area 3 - Central Green

This space forms an important part of the illustrative masterplan and assists wayfinding through the site. As such the group of buildings around this space should be varied and offer interest, and draw the eye on the approach into the space from the various routes leading through it.

The central space could be multi-functional, offering potential for play and surface water attenuation along with extensive new planting.



## Precedent & References



Highwood, Horsham



Trumpington Meadows



Hartest



Horsham



# 5. The Proposals

## 5.17 Illustrative Character Areas

### 5.17.4 Character Area 4 - Western Green

This area comprises the street along the western edge of the development with buildings orientated to face outwards towards the open space. In the main, a reduced density has been proposed here within the illustrative masterplan to ensure an appropriate edge to the countryside - this has been achieved using detached dwellings with parking to the side to increase gaps between buildings.



## Precedent & References



Bolnore Village



The Frythe, Welwyn



Cheshunt



Upton, Northampton



# 5. The Proposals

## 5.17 Illustrative Character Areas

### 5.17.5 Character Area 5 - South View

This area has similar characteristics with Area 4, however would be more visible due to the open nature of the land to the south and falling topography to Church Lane. Linear development edges is not uncommon here, with houses along Church Lane being visible within the landscape, however it is felt that with the building forms here should be more detached with a lower density. Building colours should be muted to ensure the new housing sits within the countryside and does not stand out.



## Precedent & References



Edenbrook



Arborfield Green



Hartest



Bolnore Village



# 5. The Proposals

## 5.18 Illustrative Vignettes



*Illustrative view of 'Central Green' character area*



# 5. The Proposals

## 5.18 Illustrative Vignettes



Illustrative view from south-west looking toward 'South View' character area

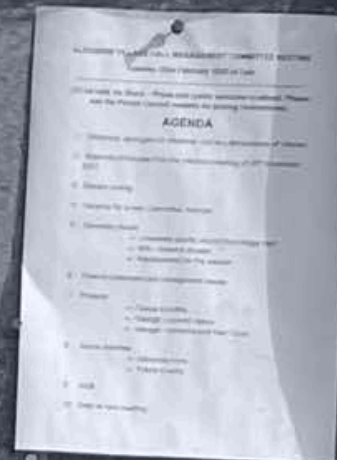
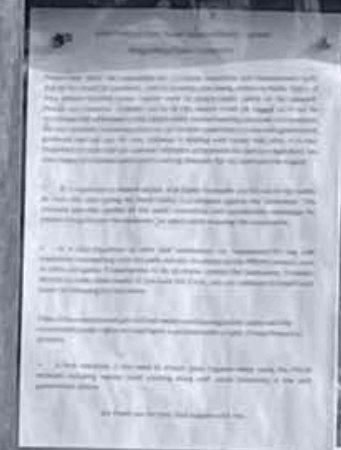




Aerial view from north-west of the site



## ALBOURNE PARISH COUNCIL



## 6. Technical Appraisal



# 6. Technical Appraisal


## 6.1 Access

A Transport Assessment has been prepared and is submitted with this planning application. Within this is a review of the site’s sustainability credentials with regard to accessibility by various modes of transport and proximity to local services and facilities.

With regard to accessibility within the site, road and footpath levels will be designed to meet required standards regarding maximum gradients.

Access between footpaths and parking spaces to access doors will be in full accordance with AD Part M. All external spaces serving the dwellings will be designed to accommodate ambulant disabled and wheelchair access.

The residential accommodation should be designed to comply with Council Policy with regard to provision of dwellings meeting Part M of the Buildings Regulations standards.

 HM Government

The Building Regulations 2010

Access to and use of buildings

M

APPROVED DOCUMENT

Volume 1: Dwellings

M4(1) Category 1: Visitable dwellings

M4(2) Category 2: Accessible and adaptable dwellings

M4(3) Category 3: Wheelchair user dwellings

2015 edition incorporating 2016 amendments – for use in England\*

M4(2)

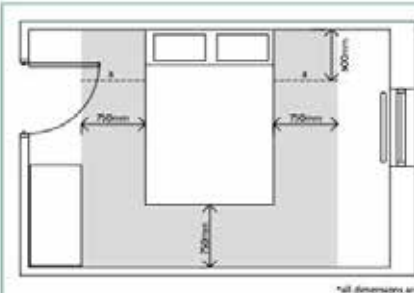


Diagram 2.4 – Clear access zones to principal bedroom

Notes:  
1. Clear access required to window and no localized obstructions impeding on access zone.  
2. Bedside furniture permitted in zone 1.  
3. Bed size in accordance with the furniture schedule in Appendix D.

Sanitary facilities

Washroom, bathroom and shower room should be designed to provide clear access and other adaptations that could impose a load of up to 100kg to ensure those required to comply with this guidance need not be required if adaptations are fitted that impose high point of use.

It is considered suitable for many types of adaptations but where high point of use is required if adaptations are fitted that impose high point of use.

It is suitable and convenient for some wheelchair users, in for showering, dwellings should comply with all of the provisions of Diagram 1.3 and the basin does not need to be in the entrance storey that provides a WC and basin (which may be in the entrance storey).

In one or two bedrooms, the WC (together with its associated clear access zone) should meet the provisions of Diagram 1.3 and the basin does not need to be in the entrance storey that provides a WC and basin (which may be in the entrance storey).

In three or more bedrooms, the room with the WC and basin (together with its associated clear access zone) should meet the provisions of Diagram 1.3 and the basin does not need to be in the entrance storey that provides a WC and basin (which may be in the entrance storey).

M4(1)

Doorway clear opening width (mm)	Corridor clear passageway width (mm)
750 or wider	900 (when approached head on)
750	1000 (when approach is not head on)
775	1050 (when approach is not head on)
800	900 (when approach is not head on)

NOTE: A standard 826mm door leaf up to 44mm thick will be deemed to satisfy a requirement for a clear opening width of 775mm.

Private stairs and changes of level within the entrance storey

1.36 To provide easy access between rooms on the entrance storey, a stepped change of level within the entrance storey should be avoided where possible. If internal steps or stairs on the entrance level are unavoidable, they should comply with the provisions of Part K.

Sanitary facilities

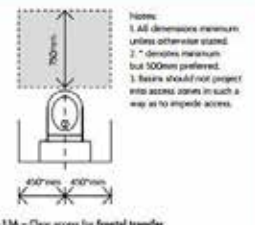
Washroom, bathroom and shower room should be designed to provide clear access and other adaptations that could impose a load of up to 100kg to ensure those required to comply with this guidance need not be required if adaptations are fitted that impose high point of use.

It is considered suitable for many types of adaptations but where high point of use is required if adaptations are fitted that impose high point of use.

It is suitable and convenient for some wheelchair users, in for showering, dwellings should comply with all of the provisions of Diagram 1.3 and the basin does not need to be in the entrance storey that provides a WC and basin (which may be in the entrance storey).

In one or two bedrooms, the WC (together with its associated clear access zone) should meet the provisions of Diagram 1.3 and the basin does not need to be in the entrance storey that provides a WC and basin (which may be in the entrance storey).

In three or more bedrooms, the room with the WC and basin (together with its associated clear access zone) should meet the provisions of Diagram 1.3 and the basin does not need to be in the entrance storey that provides a WC and basin (which may be in the entrance storey).



Example 1.3A – Clear access for frontal transfer



# 6. Technical Appraisal

## 6.2 Energy & Sustainability Statement

Croudace Homes are committed to ensuring that the new development will deliver a number of environmental benefits above conventional residential design, such as ensuring high levels of energy efficiency and use of renewable energy wherever possible. Full details of these measures will be provided within subsequent Reserved Matters applications and at planning condition stage, however environmental measures that are currently being considered are summarised as follows:

### Sustainable Design

#### Passive Solar Design

Where possible, houses are orientated with a southern aspect which will utilise the energy from the sun and reduce the demand for non-renewable energy to provide heating and lighting. However, due to site constraints, such as the singular access side, it is not possible to orientate all dwellings in this way.

#### Natural Ventilation

Windows will be fitted with trickle ventilation (where necessary) in accordance with Part F of Building Regulations. Windows will also be of a size that will meet the requirement for purge ventilation contained within Part F.

#### Heat Loss

To eliminate heat loss, Croudace Homes will build to a high fabric efficiency with target U-values of:

- Walls – 0.22 W/m<sup>2</sup>k
- Floor – 0.18 W/m<sup>2</sup>k
- Roof – 0.16 W/m<sup>2</sup>k
- Windows – 1.7 W/m<sup>2</sup>k

Walls will be built with 50mm insulation within the cavity and windows will be double glazed and argon filled as a minimum. Roofs will be built with a minimum of 250mm insulation at ceiling level and floors will have 75mm rigid insulation with 30mm rigid perimeter up stands minimum.

#### Energy Efficient Appliances

All homes will be fitted with 'A' rated appliances.

#### On-Site Renewable/Energy Generation

If it is not possible to meet the current building regulations part L1A through fabric efficiency alone, it has been concluded that PV is the most effective option for achieving this. It is proposed that PV collectors (panels or tiles) are mounted to the roof areas to provide a contribution to the electrical demand of the units.

#### Water Resource Strategy & Management

A number of fitting options will be reviewed in order to meet Part G of the building regulations, such as dual flush to WC's, restricted flows to taps and showers, and restricted cycles to washing machines and dishwashers.

Any water-using appliances supplied such as washing machines and dishwashers will be 'A\*/A=' rated according to the DEFRA labelling scheme to minimise energy and water use. These efficient appliances will also save energy.

Every house will be provided with a rain water butt to provide irrigation for gardens.

#### Electric Vehicle Charging Points

The site is able to deliver significant levels of electric charging points, which will be secured through the reserved matters application.

### Waste, Recycling and Composting Facilities

#### Designing for enhanced recycling and waste management

Where possible, pre-fabricated components will be used for the development. This is likely to be in the form of Floor joists, Roof trusses, Door Canopies and Staircases.

Careful planning will be carried out before the development commences and materials will only be ordered in the quantity required, reducing the amount of waste created during construction.

#### Storage and Composting Facilities

All dwellings on site will have a location within their curtilage where bins for refuse and recycling can be stored. A bin store will be provided to the flats. A smaller bin will be able to be stored within the kitchen, usually under the sink.

### Health, Safety and Well-being

#### Air Pollution

The proposed development has a layout that will allow safe access to and from the surrounding area by walking, cycling and public transport and therefore reduce carbon emissions of residents. The use of renewable energy sources and high fabric efficiency will also reduce the carbon footprint of the development.

#### Light Pollution

Individual lights will be fitted to dwellings with PIR to reduce energy consumption and compact fluorescent lamps will be fitted.

#### Sustainable Construction

All timber on the site will be sourced from FSC sources and materials will have a BRE green guide rating as high as feasibly possible.





# 6. Technical Appraisal

## 6.3 National Design Guide

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide sets out ten characteristics which are based on national planning policy, practice guidance and objectives for good design as shown in the National Planning Policy Framework.

The ten characteristics are described opposite.



## THE TEN CHARACTERISTICS

### Context

- Understand and relate well to the site, its local and wider context
- Value heritage, local history and culture

### Identity

- Respond to existing local character and identity
- Well-designed, high quality and attractive
- Create character and identity

### Built Form

- Compact form of development
- Appropriate building types and forms
- Destinations

### Movement

- An integrated network of routes for all modes of transport
- A clear structure and hierarchy of connected streets
- Well-considered parking, servicing and utilities infrastructure for all users

### Nature

- Provide high quality, green open spaces with a variety of landscapes and activities, including play
- Improve and enhance water management
- Support rich and varied biodiversity

### Public Spaces

- Create well-located, high quality and attractive public spaces
- Provide well-designed spaces that are safe
- Make sure public spaces support social interaction

### Uses

- A mix of uses
- A mix of home tenures, types and sizes
- Socially inclusive

### Homes & Buildings

- Healthy, comfortable and safe internal and external environment
- Well-related to external amenity and public spaces
- Attention to detail: storage, waste, servicing and utilities

### Resources

- Follow the energy hierarchy
- Selection of materials and construction techniques
- Maximise resilience

### Lifespan

- Well-managed and maintained
- Adaptable to changing needs and evolving technologies
- A sense of ownership



# 6. Technical Appraisal

## 6.4 Secured by Design

The utilisation of Secured by Design principles as a fundamental part of the design process ensures that the proposals meet best practice for crime prevention.

The proposals can be submitted to the local Crime Prevention Design Adviser during the application process to understand thoughts on the layout and 'macro' issues regarding community safety around the site, such as active frontage, natural surveillance, boundary treatments.

### National Guidance

The attributes of sustainable communities are identified which are of particular relevance to crime prevention within Safer Places: The Planning System and Crime Prevention. These attributes and how the development of the site responds are set out below:

### Access and Movement

The development will achieve safer access and movement by ensuring that primary routes for pedestrians, cyclists and vehicles are direct and lead to where people want to go, with as little segregation as possible. Where footpaths are required, they are as straight and wide as possible and overlooked by surrounding buildings.

The movement framework is based upon a pattern of streets and shared spaces, removing the need for underused alleyways, short-cuts, footpaths and a large number of minor access points that can become vulnerable to, or facilitate crime.

### Structure

The development is structured to give careful consideration to the relationship between existing dwellings with the proposed new houses.

As few as possible sides of the buildings will be exposed to the public realm. Active frontages will be provided onto streets a movement framework that focuses people and vehicles on to well defined routes. Defensible space will be provided by private or communal gardens that can only be accessed from the surrounding buildings.

Continuous frontages will also reduce the opportunities for graffiti on blank façades, such as gable ends.

### Surveillance

Spaces will be overlooked by buildings or uses, with windows and doors facing onto the street where possible to create an active frontage with surveillance.

### Ownership

A clear distinction will be provided between public, semiprivate/communal and private spaces. This is achieved using appropriate demarcation such as fences walls or hedges. Careful selection of these demarcations is proposed in order to achieve the appropriate aesthetic and feel for an area.

High fences, walls and landscape treatment that actively impede access are most appropriate in places that are vulnerable to crime, such as the back of dwellings, and have been provided accordingly. Railings and hedges will be used to signify the public / private divide.

## Physical Protection

These security measures will be installed without compromising the quality of the local environment. Crime prevention measures that adversely affect the way a place looks and feels can undermine the aim of safe and sustainable communities.

Measures, such as grilles and barbed wire, are often unattractive and increase the fear of crime by suggesting that an area is unsafe.

The main aim for the development is to plan in security from the outset.

## Activity

The public realm will be designed to ensure it is well overlooked by the surrounding properties, with habitable room windows ensuring surveillance throughout the day.







The Front Barn  
124 Manor Road North  
Thames Ditton, Surrey, KT7 0BH

Telephone: 01372 470 313  
[www.omega-architects.co.uk](http://www.omega-architects.co.uk)