4.0 LANDSCAPING

4.01 L.V.I.A

An Landscape Visual Impact Assessment (L.V.I.A) has been undertaken by CSA to understand where the key views are and assess the impact the scheme poses. The full appraisal has been submitted as part of this application.

View from tree belt west of site, looking south east

View from south-east corner of field to south of Site

View from south-west corner of field south of Site immediately adjacent to Footpath 2372

4.02 LANDSCAPE STRATEGY

Key

- Site Boundary
- Existing Trees/ Vegetation
- Trees/ Vegetation Removed
- Avenue Trees
- Native Trees
- Ornamental Trees
- Native Hedge Planting
- Native Hedge Block
- Thicket Mix
- Amenity Grass Seeding
- Wildflower Meadow Mix
- SUDS Basin and Swale
- Mown Path
- Play Area - LEAP
- Play Area - LAP
- Trim Trail Equipment
- Recreational Path
- Recreational Hoggin Path
- Habitat Piles
- Post and Rail Fence
- Existing Ditch
- Board walk
- Cycling Route
- Listed Building

4.03 LANDSCAPE PROPOSALS

A Vegetation Enhancement and Boundary Treatment

The new planting, where proposed will be of native species. This will enhance the existing biodiversity and complement the rural aesthetic of the surroundings. Focal avenue trees will define the main road. Native trees and wildflower meadow will be planted along the cycle route, the recreational route and the boundaries to enhance the vegetation. A native hedgerow and thicket will be planted at the western boundary. Both the southern and western boundaries will be planted with wildflower meadows, it will reinforced with native trees and tickets in order to retain the rural character and encourage biodiversity

Tree Species:

Quercus robur

Carpinus betulus

Acer campestre

Thicket Species:

Corylus avellana

Rosa canina

Lonicera periclymenum

Hedgerow Species:

Taxus baccata

Crataegus monogyna

Sustainable Drainage and Swales

Sustainable Drainage Systems (SuDS) and swales are proposed in the scheme. These feature will help maximise the benefits to biodiversity as well as creating an attractive and varied design. The basins will be seeded with a wildflower seed mix.

Species will include:

Plantago lanceolata

Malva moschata

Leucanthemum vulgare

Centurea nigra

Play Strategy

A variety of play opportunities will be provided across the site. There will be provision of a LEAP and two LAPs in sight of the new housing to ensure safety through natural surveillance. The LEAP is located at the centre of the site, with ease of access from the residential areas. The large open amenity space to the south provides a breakout area for kicking a ball around. The LAPs are located near the eastern, and western edges of the residential areas, providing alternate play access. The LEAP and LAPs incorporate inclusive play equipment. Trim trails will be incorporated along the western recreational route providing exercise for adults and teens.

Walking route and Cycle route

A recreational walking route for the public will be created around the site. The route will wind amongst retained and newly planted trees and the proposed SuDS and swales creating a nature friendly walk enhanced with wildflowers. The majority of this route will be hoggin footpath so as not to disturb veteran trees. The Downs Link cycle route will be rerouted away from the main road north of Bridleway 2372_2 to merge back just south of Lock Lane Bridleway 1864. The route will pass though the open space within the Site.

Existing Vegetation

The site benefits from an existing landscape framework with field boundary vegetation to the north, south and west of the site. This includes the mature oak trees both in the boundaries and spread within the site. The majority of the existing vegetation will be retained.

Allotments

All the existing allotments will be retained and two new plots will be added adjoining the existing plots.

Enhanced Habitat Corridor

The existing small agricultural watercourse on southern boundary of the site will be retained and enhanced for ecological and biodiversity value. Habitat piles will be provided alongside the retained watercourse along with marginal native planting. This will help increase biodiversity along the watercourse.

Rural Setting of Listed Building

The land immediately adjoining the listed building will be an area of public green open space bordered with wildflower meadow. This together with the retained mature oak trees will respect the rural setting of the listed building.








4.04 ECOLOGY STRATEGY

Current Ecological Position

Initial surveys were conducted in 2021, with update surveys conducted across the site in 2024. The dominant habitats of the site are arable, with field networks managed under arable rotation. Arable habitats are considered to be common and widespread and are not considered to be ecologically significant. However, the edges of the site provide some interest with neutral grassland, ditches and hedgerows present. The most ecologically significant habitat are the mature oak trees located within the arable field. These are of inherent ecological value.

A range of protected species surveys have been conducted. Breeding bird surveys identified confirmed breeding for starling (red list) and probably breeding of the amber listed dunnock and woodpigeon. Other species of note included bullfinch, song thrush, wren, stock dove, green finch, mistle thrush and yellowhammer. These species were not identified as confirmed breeders, but were recorded present on site during the breeding season. Measures to provide foraging and breeding habitats within the site boundaries including the creation of species rich grassland habitats, native hedgerows and scrub planting, additional tree planting and the provision of nesting boxes within the scheme. Impacts on breeding birds are therefore considered to be negligible.

Reptile surveys identified low numbers of grass snake and slow worm around the margins, with a good population of common lizard. Much of the habitat is located outside the development area, however, where reptiles are found within the application area, these suitable habitat margins are largely to be retained and protected as they are associated with the hedgerows. Sensitive clearance works are recommended to avoid any impacts on individuals. If required further measures, including trapping, could be undertaken. There is plenty of space, post development to support and retain a population of reptiles in the long term.

A total of 6 ponds are found within 250m of the red line boundary. eDNA surveys in 2024 confirmed likely absence of GCNs within the tested ponds. Sensitive clearance works have been recommended. No impacts on the favourable conservation status of GCNs in the local area will occur as a result of the development. No impacts on any ponds are predicted.

Bat surveys have been conducted in 2022 and 2024. Common pipistrelle was the most frequently recorded species with a total count of 4233 calls, which makes up approximately 72.27% of all 5857 recorded calls over the survey period. The second and third most frequent species were Myotis sp., at 16.75% and soprano pipistrelles at 9.53%. The other species account for the remaining 1.45%. Recommendations for low level lighting, new planting, new habitat creation and the provision of new roosting opportunities have been proposed. It is considered that the development will not impact on the ability for bats in the local area to forage and utilise the site. New roosting opportunities provided within the development would provide some limited enhancements.

The surveys conducted across the site in 2021, 2022 and 2024 provide a robust baseline of the ecological value of the site. The proposals will result in achieving in excess of 10% biodiversity net gain within the red line boundary. All mature trees are being retained and new habitats created, including habitats of high ecological value, are being proposed.

Ecology Proposals

The surveys conducted across the site in 2021, 2022 and 2024 provide a robust baseline of the ecological value of the site. The proposals will result in a net gain of 21.07% biodiversity net gain in habitat units and a 22.95% net gain in linear habitats whilst also satisfying the trading summary.

All mature trees and veteran trees are being retained in newly created habitats which form significant new areas of green infrastructure. Newly created habitats include species rich wildflower grassland habitats, new native scrub and tree planting are considered to be of high ecological value and provide significant ecological enhancements. All habitats will be managed to maximise their ecological value.

In addition to habitat enhancements, other features such as bird and bat boxes, the use of hedgehog highways and creation of log piles and hibernacula, are also to be included within the scheme.

5.0 DESIGN DEVELOPMENT

5.01 CONCEPT PLAN

Utilising the landscaping strategy, one of the key concepts is where the open space is used to break up the residential parcels, with houses fronting onto the green open spaces. These units are considered key frontages and their appearance will be designed to reflect this.

There are some key focal buildings within the site, which mark the site entrance and the transition between the two fields. These building have extra architectural detailing to reflect their importance.

The open space is provided adjacent to the listed building to the east of the site acting as a buffer from any residential development.

Key

- Key Gateway/Focal Building
- Listed Building with Open Space Buffer to Development
- Dwellings to Front Central Open Space Areas
- Key Open Space Areas
- Tree Lined Street
- Attenuation Ponds/ Swales
- Primary Road
- Secondary Roads
- Cycle Link to Lock Lane

Concept Plan Diagram

5.02 ROAD HIERARCHY

The scheme has been designed to have a hierarchy of roads to help with finding a way through the site, as shown in the plan on the right.

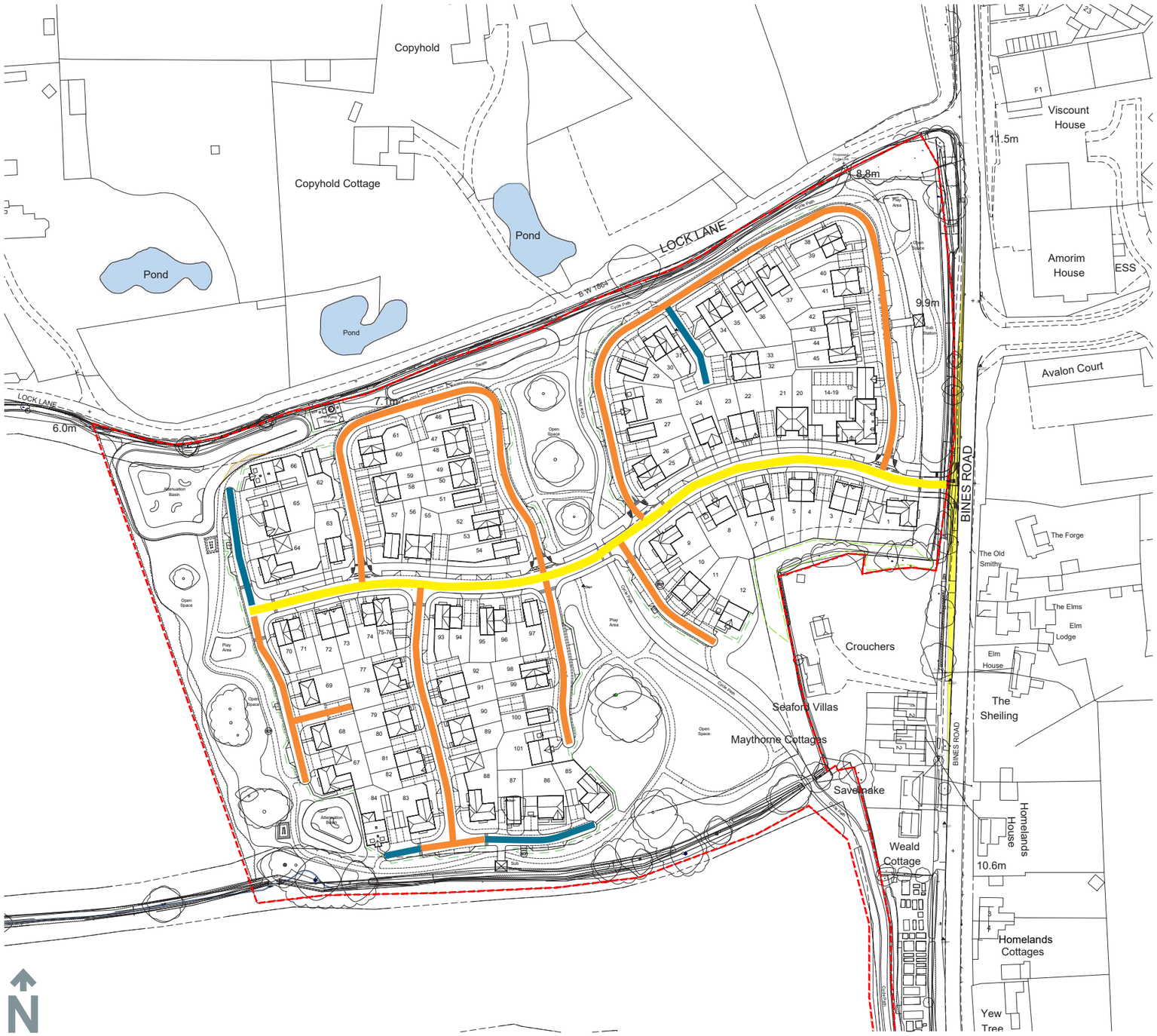
The proposed main avenue that comes off of Bines Road is proposed to be 5.5m wide and will stretch through to the western end of the site connecting the two fields and the open space areas. This will have a tree lined verge one side, and also contain a 3m wide pedestrian and cycle link.

Shared surface roads with a width of 4.8m then lead off the main avenue to service individual parcels. The use of shared surface roads allows a more rural feel within the site and reduces the amount of hard surfacing within the development.

A few smaller private drives then feed off the shared surface areas where only a few plots are being accessed, further reducing the scale of the road network at the site fringes.

Key

- 5.5m Proposed Tree Lined Main Avenue
- 4.8m Shared Surface Road
- 4.1m Private Drive



Road Hierarchy Diagram

5.03 ACCESS STRATEGY AND HIGHWAYS

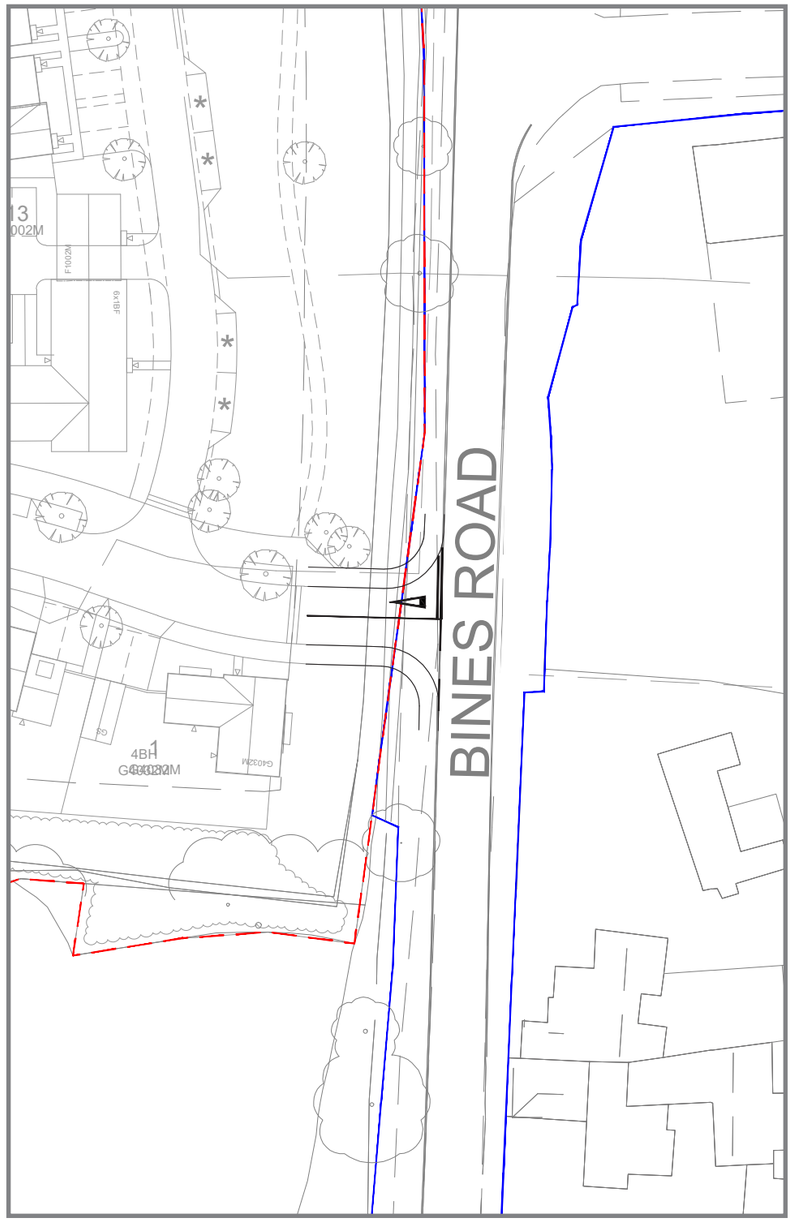
The site is well situated so that it is in a short walking distance from local amenities such as pubs, cafes, a convenience store and bus stops. This makes the site accessible to sustainable transport especially through the bus links that create a route from Partridge Green down to Brighton. This opens opportunities for commuting which is then further encouraged through the cycle routes already in place by the council or the national cycle routes.

The proposed development will provide a total of 245 car parking spaces and a review of census data demonstrates that this is sufficient to accommodate all parking demand associated with the development proposals. 161 cycle parking spaces will also be provided across the development. For the houses, cycle parking will be provided within rear gardens, whilst cycle parking for the flats will be located in communal cycle stores.

The proposed access, which was agreed with WSCC to be suitable through pre-application discussions, will take access from Bines Road and is positioned c.70m south of the existing access to the industrial park opposite. The access will take the form of a 6m wide bellmouth junction with 7.5m radii. A 2m wide footway will flank both sides of the site access and will connect with the footways currently present along Bines Road. Within the site the northern footway will increase to 3m wide with the southern footway remaining at 2m. In addition, a cycle path is proposed which will run through the site connecting to the bridleway along Lock Lane which borders the site to the north and running south through the site before connecting to Bines Road opposite the Downs Link PRoW. Crossing points with tactile paving and dropped kerbs are proposed at the site access, along with near the Bines Road junctions with High Street and Star Road. Visibility at the site access has been demonstrated to be achievable.

The internal layout has been designed to create an attractive and permeable pedestrian and cycle environment. Internal junction visibility at 25mph and forward visibility at 15mph has been assessed and is shown to be achievable. A refuse vehicle and fire tender are able to manoeuvre around the site with refuse vehicles able to get within 25m of all dwellings and bin collection points (BCP). The BCP's have been located so that residents do not have to carry their bins over 30m and so that refuse collectors do not have to drag the bins further than 25m to the refuse vehicle in line with Manual for Streets.

A review of the trip generation associated with the proposed development demonstrates that the site could generate up to 70 two-way vehicle trips in the AM peak and 55 during the PM peak hour. As agreed with WSCC, three junctions were therefore modelling, including the site access, High Street / Bines Road and Partridge Green Road / A281 junctions. The results demonstrate that these junctions will continue to operate within their theoretical capacity and therefore the proposed development will not have a severe impact on the local road network.



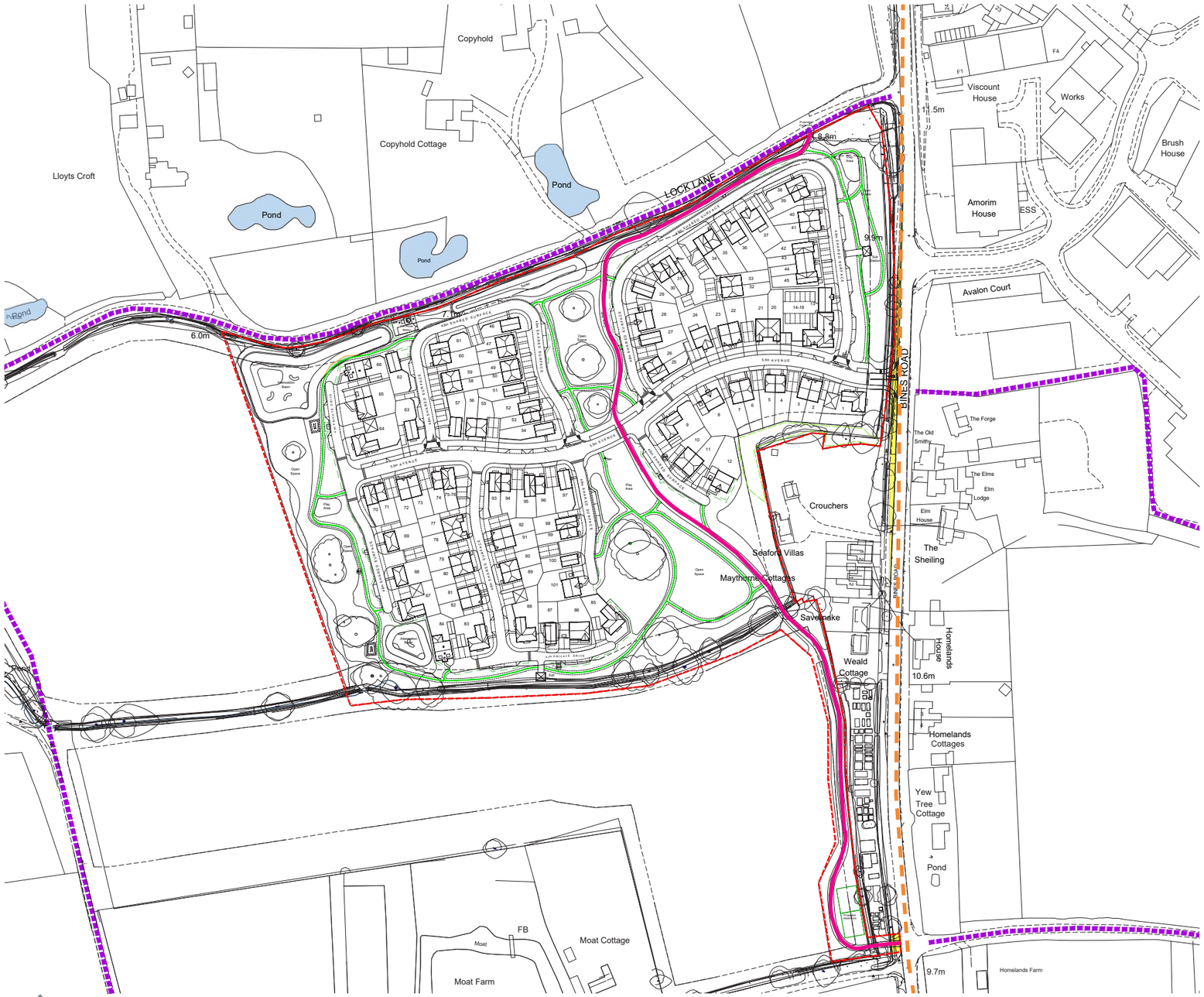
Access Diagram

5.04 PEDESTRIAN & CYCLE LINKS

The existing Downs Link route passes to the east of the site along Bines Road, which is a relatively busy road with no pavement to the south of the application site. A 3m wide pedestrian and cycle link is proposed through the centre of the site, providing an alternative safe and secure route for Downs Link users

A Public Right of Way currently exists along Lock Lane to the north, this being on the road itself and not segregated from vehicles. The scheme proposes a connection from the application site to Lock Lane providing a cycle/pedestrian link between the two.

A network of either mown paths or surfaced paths around the open spaces allow circulatory routes for dog walkers, which supplement the use of the pedestrian priority shared surface roads.



Key

- Site Boundary
- Existing Downs Link
- Existing Public Right of Way
- Proposed Pedestrian/Cycle Route Through Site Linking to Lock Lane
- Proposed Pedestrian Links Into and Around Site

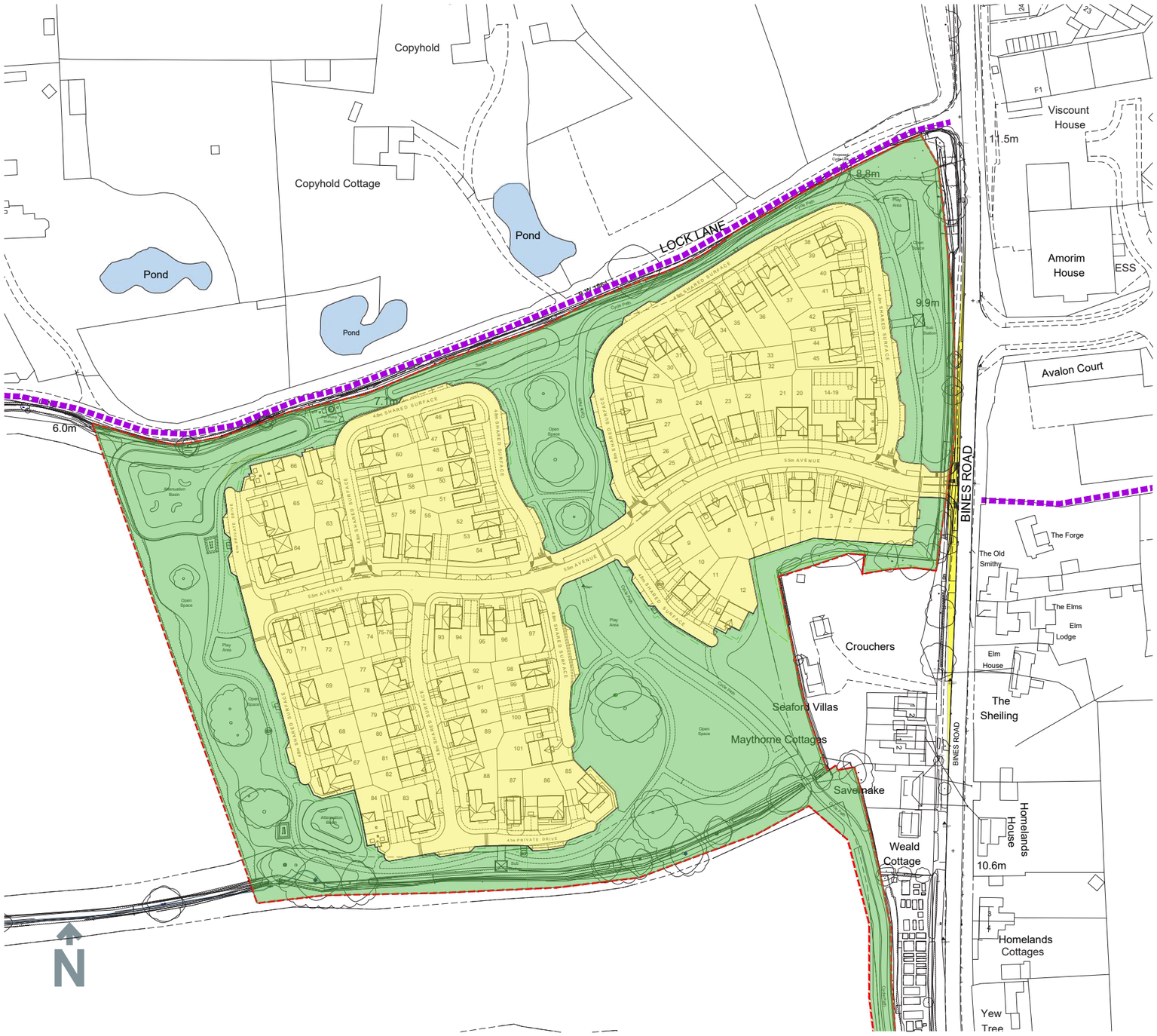
Pedestrian and Cycle Links Diagram

5.05 LAND USE

The proposal looks to break the site up into two residential parcels that would equate to a total developable area of 3.44Ha. For 101 dwellings this would equate to a density of 29 dwellings per Hectare, which would reflect the sites rural nature whilst also making best use of the land.

Based upon the gross site area of 6.3Ha, this amounts to a gross density of 16 dwellings per Hectare.

The open space area amounts to 2.93Ha, which equates to approximately 46% of the overall site; which exceeds the required policy amount.



Key

- Residential Parcels 3.44Ha
- Open Spaces, Landscaping and SUDs Features 2.93Ha

Land Use Diagram

5.06 PROPOSED LAYOUT

This proposed layout is the culmination of the design analysis, public consultation and technical constraints, alongside the comments from the earlier pre-application enquiry.

The site has been designed to suit its rural location, and would be an attractive addition to the village of Partridge Green.

The site has little impact on the amenity or outlook of any adjacent dwellings and is located in an appropriate location to form a sustainable development within its own right.

The following design considerations have been made;

- A significant offset from the listed building (Crouchers) and the development scheme has been accounted for.
- Appropriate drainage facilities provided for on-site
- Generous open space provisions surrounding the boundary edges and central corridor north to south of the site; influenced by the existing tree lines and RPA's.
- Tree lined streets creating a green planted frontage to the main avenue, prioritising landscaping across the street scape.
- Hierarchy of roads for navigation around the site to encourage a reduction of speed with changes in hard-standing and narrowing of roads.
- Cycle link proposed to link to Lock Lane as an extension to the Downs Link.
- Retention and enhancement of site boundary vegetation as a buffer to the surrounding environment.
- Properties facing open spaces and play areas for natural surveillance.
- Corner turning dwellings for active frontages to open spaces and facing roads.
- Key plots to aid way finding with detailed architectural feature and design.
- Scale ranging from 1 to 2 storeys in keeping with the surrounding context.
- 1.5 storey chalets to accommodate landscape sensitivities along the western boundary

Proposed Site Layout

5.07 MATERIALS

The material palette has been honed and the number of materials reduced to enable a simple, refined design approach to reflect the local vernacular with an aim of achieving a crisp contemporary aesthetic.

A consistent and tactile detail is sought through material choice, detailing and application, with red multi bricks having inherent variation.

Additional features such as weatherboarding to dwellings are utilised to enhance variation in the street scenes.

These materials are reflecting of the local area utilising a similar material palette.

Detailing

- White uPVC windows
- Fascias and Soffits in White uPVC
- Guttering and downpipes in White
- Hipped, gable and lean-to porch canopies

Walls

- Red multi brick
- Tile Hanging
- White weatherboaarding

Features

- Triple brick banding
- Scalloped tiles

Roofs

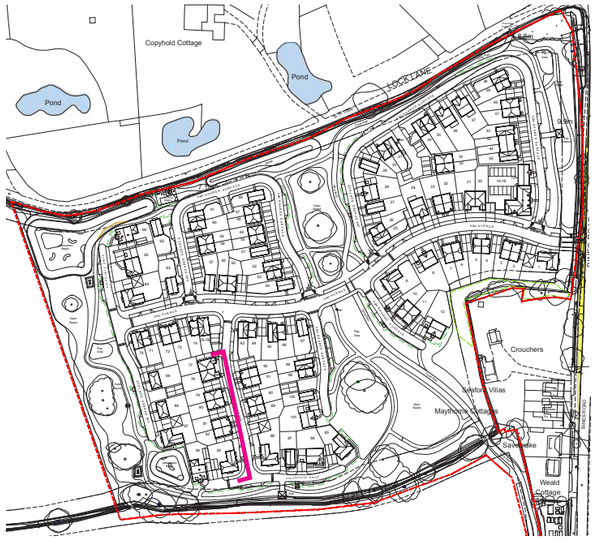
- Hipped, front-to-back and gable front roof styles
- Grey slate tiles
- Red clay tiles

KEY:

- Slate Roof Tiles
- Red Clay Roof Tiles
- Red Multi Brick
- Tile Hanging
- White Weatherboarding

Materials Plan

5.08 STREET SCAPE



Proposed Materials and Detailing

1. Tile Hung
2. Feature Chimney
3. Scallop Detailing
4. Gablets
5. Hipped Roof

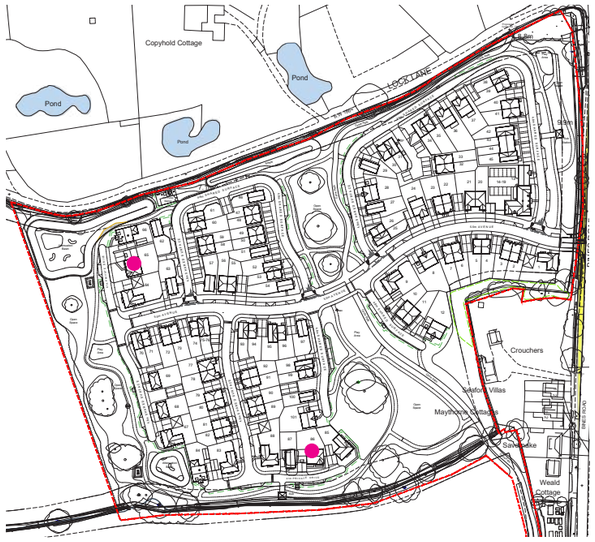
Existing Materials and Detailing Site Context

- White uPVC windows
- Fascias and Soffits in White uPVC
- Guttering and downpipes in White
- Hipped, gable and lean-to porch canopies

Proposed Materials and Detailing

Existing Materials and Detailing Site Context

5.09 HOUSE DETAILING AND MATERIALS

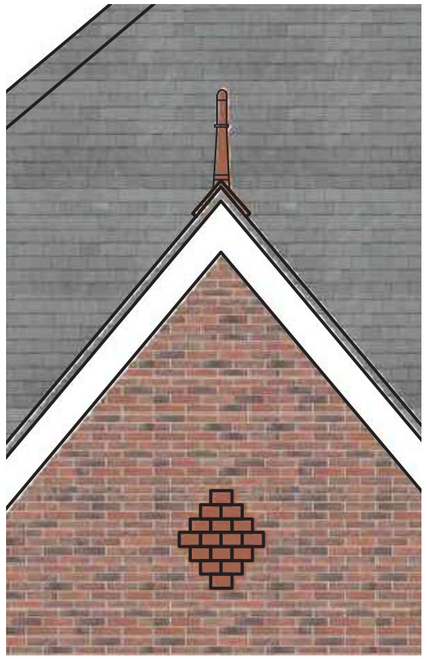


5 bedroom house with integral garage. Location of these shown on the key map adjacent.

KEY

1. Brick gable detail
2. Front to back porch
3. Triple brick banding
4. Splayed headers
5. Decorative Finial

Front Elevation



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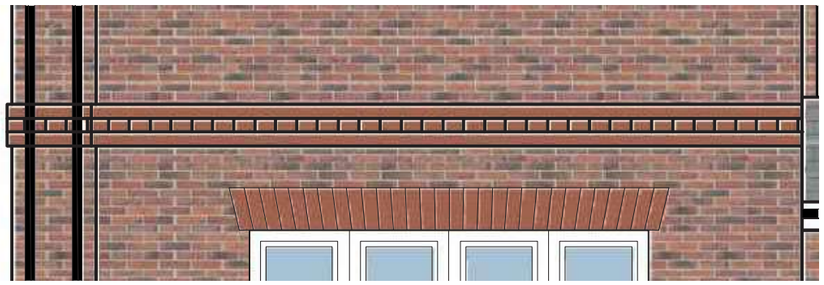

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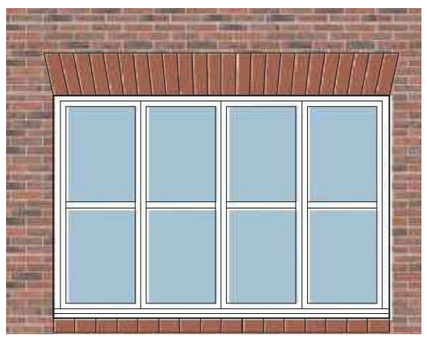

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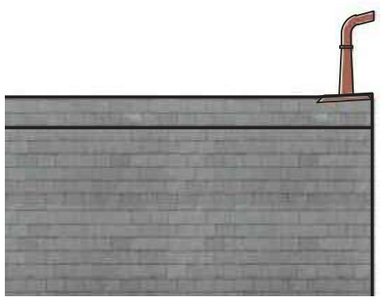


05

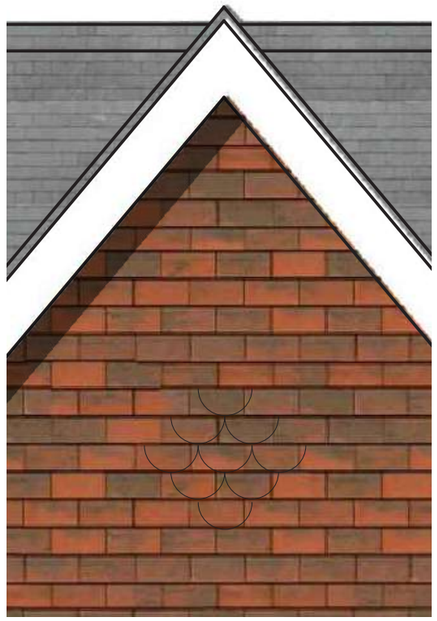
5.09 HOUSE DETAILING AND MATERIALS

4 bedroom house. Location of these shown on the key map adjacent.

Front Elevation

KEY

1. Scallop gable detail
2. Single brick band and inset porch
3. Triple brick banding
4. Splayed headers
5. Decorative Finial



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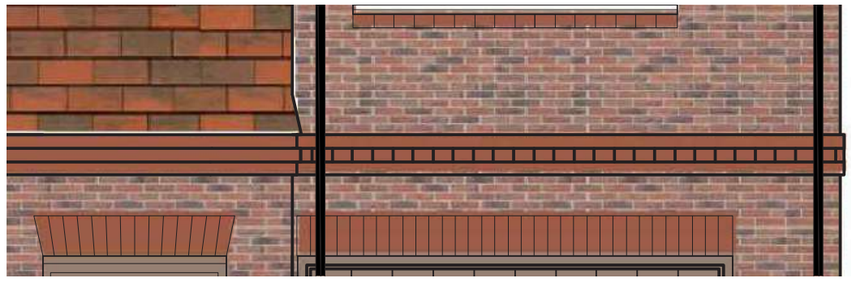

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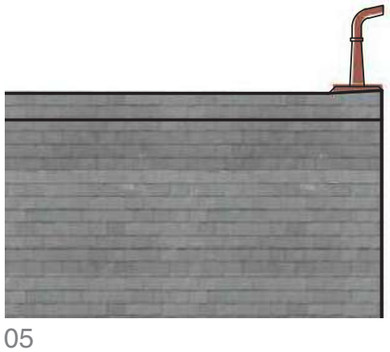

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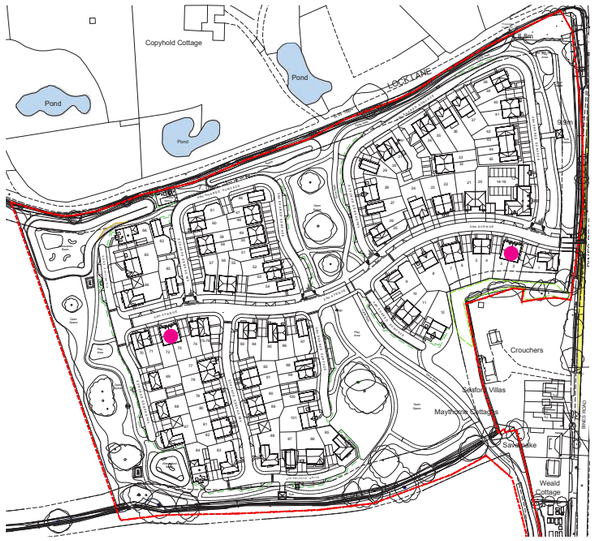
5.09 HOUSE DETAILING AND MATERIALS



3 bedroom house. Location of these shown on the key map adjacent.

Front Elevation

KEY

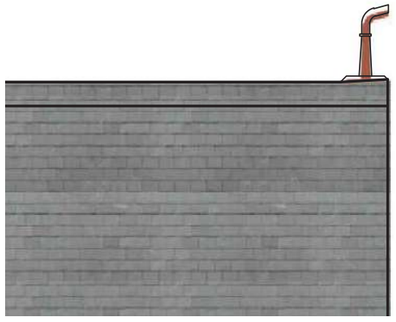
1. White weatherboarding gable detail
2. Bay
3. Front to back porch
4. Single brick banding
5. Decorative Finial

01

02

03

04



05

6.0 SUSTAINABILITY

6.01 SUSTAINABILITY

Croudace Homes promotes sustainable development including approproate energy use, sustainable design and transport respectively.

All dwellings are provided with cycle storage provision either in the garages for the houses of where a garage isn't provided, a purpose made cycle store will be provided in the rear gardens of these homes.

Houses will also be provided, as a minimum. with EV ready external socker that will allow users to charge an electric/hybrid vehicle. The 1-bedroom maisonettes, FOG and some dwellings incorporate either frontage parking or a small discreet courtyard, screened by buildings.

A Travel Pack will be provided to each household of the development that will include details of sustainable transport and location of services within walking distance.

Sustainable Design

Passive Solar Design

Where possible, houses have been 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, it isn't possible to orientate all the dwellings in this way.

Part L plus specification

The table opposite describes approach to thermal performance, air-tightness and ventilation of the proposed homes.

Energy Efficient Appliances

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

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.

Water Resource Strategy & Management

Water Saving Devices

The chart below describes the fitting options that will be taken to meet Part G of the building regulations:

Water Efficiency Measures – flows in litres	
Item	Output
W.C.	4/2.6 litre dual flush
Taps	6 litres per minute (l/m)
Shower	9 l/m restricted flow
Bath	170 litre max capacity
Kitchen Taps	6 l/m restricted flow
Washing Machine	52 litre per cycle (Normal)
Dishwasher	13 litre per cycle (Normal)

EV charging points fitted to all dwellings

	PRIVATE HOUSES (Gold Houses)	PRIVATE HOUSES (Silver Houses)	PRIVATE (Bronze Houses) / AFFORDABLE HOUSES	AFFORDABLE APARTMENTS
EXTERNAL WALLS	102.5mm brick 150mm cavity 100mm Kingspan TW50 insulation 100mm insulation block (352.5mm overall thickness) U-Value: 0.18 W/m2 K			
GROUND FLOOR	PC Beam and Block floor 150mm Kingspan TF70 rigid insulation 75mm screed U-Value: 0.13 W/m2 K			PC Beam and Block floor/PC Hollowcore 150mm Kingspan TF70 rigid insulation 75mm screed
ROOF	400mm Earthwool Loft Roll 44 U-Value: 0.11 W/m2 K			
WINDOWS	Double glazed U-Value: 0.12 W/m2 K			
AIRTIGHTNESS	3.5			
VENTILATION SYSTEM	Mechanical Ventilation with Heat Recovery			
HEATING & HOT WATER	Air Source Heat Pump Underfloor heating to ground floor Radiatiors to upper floors	System Boiler (Ideal) Underfloor heating to ground floor Radiatiors to upper floors Pipework to allow for future ASHP	Combi Boiler (Ideal) Underfloor heating to ground floor Radiatiors to upper floors Pipework to allow for future ASHP	Combi Boiler (Ideal) Underfloor heating Pipework to allow for future ASHP installation
RENEWABLES	PV On a plot by plot basis			

Part L - specification table

Cycle friendly Masterplan

7.01 CONCLUSION

PROJECT SUMMARY

This Design & Access Statement identifies the locational context, design influences and key principles that have informed the development of the scheme at Bines Road, Partridge Green. The Site Layout details a sustainable development proposal which provides up to 101 residential dwellings including a 45% affordable provision, along with landscape amenity.

Scheme informed by the National Design Guide, NPPF (December, 2023) and Horsham District Council's Local Plan.

A professional project team has fully informed the design development to ensure that all relevant design and environmental aspects relating to the site have been considered in detail. Technical reports have been prepared covering the necessary aspects of the scheme and are included within the submission.

The design of the Site Layout has evolved significantly through discussions with Horsham District Council as well as statutory and non-statutory consultees, and through detailed technical investigations.

The Site Layout provides a sustainable addition to Partridge Green, with an excess of 10% Biodiversity Gain, and is designed to create a safe, inclusive and interactive environment. It sets out an overall framework for a legible development scheme with varying scale, massing, and detailed design, establishing a strong sense of place.

The Site Layout proposes an appropriate landscaped and softened boundary to the sensitive edges, with open space and a strong landscape buffer utilised.

The variety of open space proposed will facilitate community interaction, and will provide high quality recreational settings and landscape play areas for children. Spacious, legible pedestrian and cycle movement routes are provided around the site including a Cycle Link with access to Lock Lane.

The Site Layout responds successfully to all the site characteristics to create a high quality, sustainable addition to Partridge Green that limits scale and massing towards the site extents, negating any impact on nearby residents, whilst also providing tangible and significant community benefits.

SUMMARY OF KEY POINTS

The aim of the scheme is to:

- Comprehensively redevelop the site and deliver 101 new homes with a Landscape-led design approach;
- Achieve a biodiversity gain in excess of 10% on the site.
- 45% affordable housing provision
- Cycle Link with access to Lock Lane.
- Create a succinct architectural style with a distinct feel to the west of settlement of Partridge Green; retaining coherent features across the whole site;
- Scheme is fully electric fitted with ASHP's and no gas;
- Responds creatively to the built and cultural heritage assets within the locality.

ECE
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