



**LAND WEST OF BACKSETTOWN, FURNERS LANE, HENFIELD**

**D.05 - DESIGN AND ACCESS STATEMENT**

**ECE Architecture**

# ECE Architecture

April 2023

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# 1.0 INTRODUCTION

# 1.01 INTRODUCTION

The application seeks Planning Permission for the development of a site off Furners Lane in Henfield for the construction of 29 dwellings in total; comprising a mixture of chalet bungalows, houses and apartments, with vehicular access from Furners Lane.

The design proposals have been developed following Pre Application dialogue with Horsham Council ref PE/23/0132.

Henfield is a large village 7 miles north-west of the centre of Shoreham and about 12 miles south of Horsham. Henfield Village High Street is less than 200m to the west of the site and can be easily walked to via a number of different routes. The High Street and surrounding area has numerous shops and other facilities including sustainable transport in the form of bus routes.

The site is an irregular shaped piece of land which fronts Furners Lane on its northern boundary. On its eastern boundary it is bordered by Furners Mead, consisting of mainly bungalows, and to part of the south by The Daisycroft consisting of 2 storey houses. Other boundaries are defined by hedgerows that border fields and the Henfield Bowling Club to the south. Hedgerows surround the perimeter of the site, creating a natural landscape boundary.

The scheme put forward in this application is a landscape led development which provides a mixture of family homes and a policy compliant level of affordable housing (35%).

The proposed development has also been designed as a village extension, creating defined and well designed but set-back, landscaped street frontages, and providing a high quality and articulated entrance to the development from Furners Lane.

The scheme design offers high quality hard and soft landscaping to complement the bespoke design of the layout, alongside buffer landscaping zones to the site edges, providing set backs to existing housing. The scheme makes an efficient use of the site whilst providing large areas of public open space. Resident and visitor parking bays have also been integrated into the layout providing an appropriate level of car parking.

The application includes a full set of plans and elevations for the site proposal. In addition, numerous documents have been prepared to support the application and to help fully consider the proposed development.



Elivia Homes  
Client



Sam Watson Ecology  
Ecologist



Barrell Tree Consultancy  
Arboriculturalist



ECE Architecture  
ECE Architecture  
Architects



ECE Planning  
ECE Planning  
Planning Consultants



GTA Civils & Transport  
Highways Consultant



Landscape Perspective  
Landscape Architect



Arcadian Architectural Services Ltd.  
Energy & Sustainability



Orion  
Heritage Consultant



Savills  
Air Quality Consultant



Motion  
Water Neutrality Consultant

# 2.0 EXECUTIVE SUMMARY

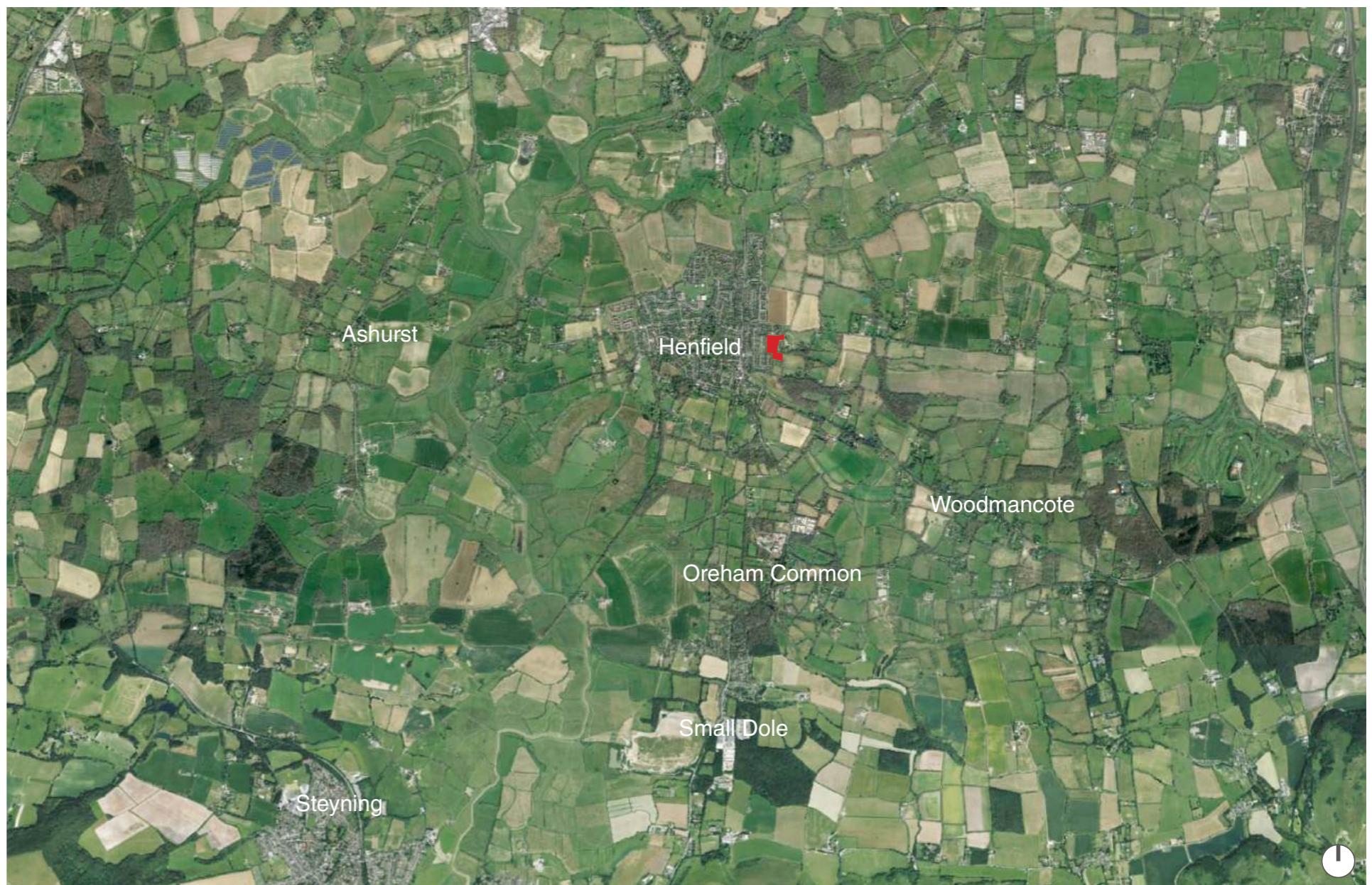
## 2.01 EXECUTIVE SUMMARY

The proposed residential development will set out to deliver a clear design vision which specifically provides the following benefits:

- Provide a development of the highest architectural quality.
- Creating 29 residential homes with 10 affordable homes.
- Retaining the existing boundary trees and landscaping with additional planting introduced wherever possible.
- Integrating existing and new landscaping into the street-scenes to establish a semi-rural character for the development proposal;
- Softening the threshold between streets and buildings with both hard and soft landscaping whilst offering high quality private amenity for all proposed residents.
- Negligible impact on neighbouring properties by carefully considering scale, mass and views in and out of the site.
- Providing a sustainable solution for the site that responds to the opportunities and constraints of the site.

The design approach aims to respect the site's setting in Henfield, drawing upon the architectural vernacular and materials used in both the neighbouring properties and elsewhere in the surrounding area.

These influences have been analysed and incorporated in an interesting and creative way to provide an individual residential development of the highest architectural quality that responds to the local vernacular.



Aerial view of context

# 3.0 SITE DESCRIPTION

## 3.01 SITE DESCRIPTION

The application site is located to the east of the village of Henfield in West Sussex. It is situated to the south of Furners Lane with this road forming the northern boundary. Existing dense residential development is present to the west and south west of the application site. Less dense residential development is located north along Furners Lane and Becksettown to the east with pasture land beyond to the east and south east. The site is located approximately 4 miles from the A23 and 7 miles north-west of the centre of Shoreham. Henfield Village High Street is less than a 200m to the west and can be easily walked to via a number of different routes.

The application site is largely comprised of scrubland, bordered by mature hedgerows and residential gardens. Scrub has been allowed to develop in many areas with two veteran trees located in the north west corner of the site. The site has the potential to form a key part of the local green infrastructure with the correct landscape strategy.

The highest part of the site is the south east corner at AOD +33.0 with a fall to the north east corner at AOD +29.00. The developable area of the site has a slight fall but is generally AOD +30.0. This fall in the site should be considered in regard to access, blue / green infrastructure and key views. The blue and green infrastructure of the site will be enhanced within the green buffer along the eastern and southern boundary.

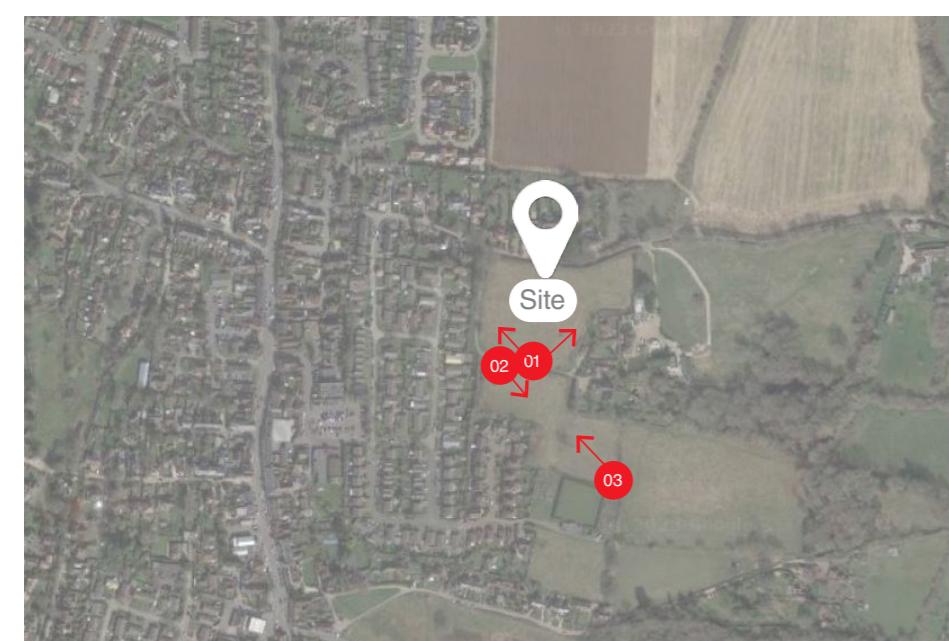
The relationship between the development and the topography should enhance the site and has the potential to have a strong sense of place and connection to the SDNP to the south.



View 1 - Panorama looking west - north - east



View 2 - looking south east from centre of the site



View 3 - looking north west from south east corner

## 3.02 CONSTRAINTS & OPPORTUNITIES

As part of the design process, the constraints and opportunities of the site have been analysed and include the following points:

The existing site boundary vegetation should be retained, reinforced and enhanced to soften views towards the proposed built form. This will also help create a defensible green belt boundary that surrounds the site.

Ensure that any proposed built form is suitably offset from the root protection areas of existing trees that are to be retained.

Ensure that any proposed built form is suitably offset to provide significant separation distance to existing dwellings to the western and southern boundaries.

Significant green and open spaces are to be located on the eastern and southern side of the development to strengthen green infrastructure and enhance the integration of built form within the landscape. Additional green space on the western boundary will help reduce overlooking issues between Furners Mead and new dwellings. Where possible the scheme will look to create an extension to the rural countryside edges with additional open space.

There is an opportunity for the site to be accessed via a new vehicular entrance off of Furners Lane and a pedestrian access from Furners Mead.

### Key:

—	Site Boundary
●	Existing Trees and Hedgerows
↔	Residential Interface
↔	Sensitive Edge to Countryside
—	Road Network
↔	Key Views
○	Proposed Site Access Point
→	Site Falls
●	Existing Pond
—	Power Lines
—	Existing Access
↔	Access Points
↔	Pedestrian Footpath
...	Green Infrastructure to be retained



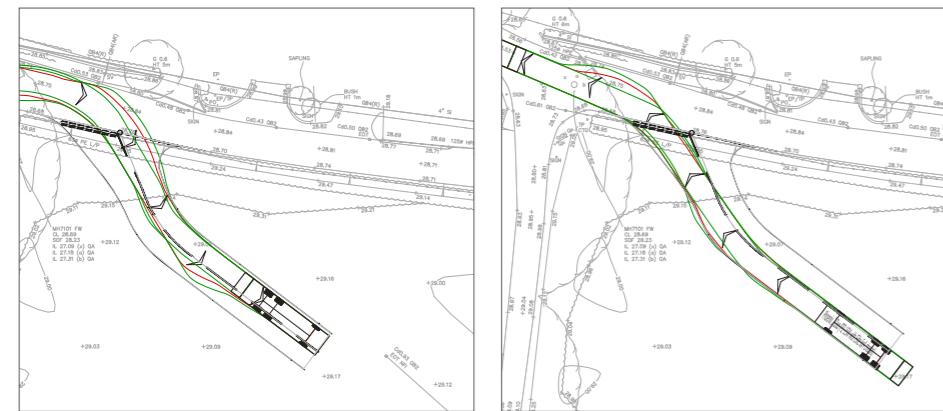
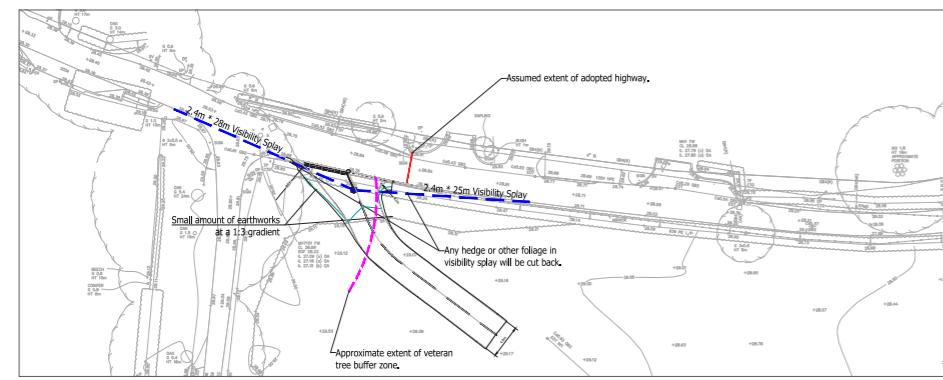
## 3.03 SITE ACCESS

The Neighbourhood Plan allocation proposes vehicular access via Furners Mead, noting that this must not have an unacceptable impact on the amenities of the occupiers of adjacent residential properties. It does however state subject to appropriate technical issues being satisfied the site also has the potential to be served by an alternative and/or additional access from Furners Lane to the north of the site.

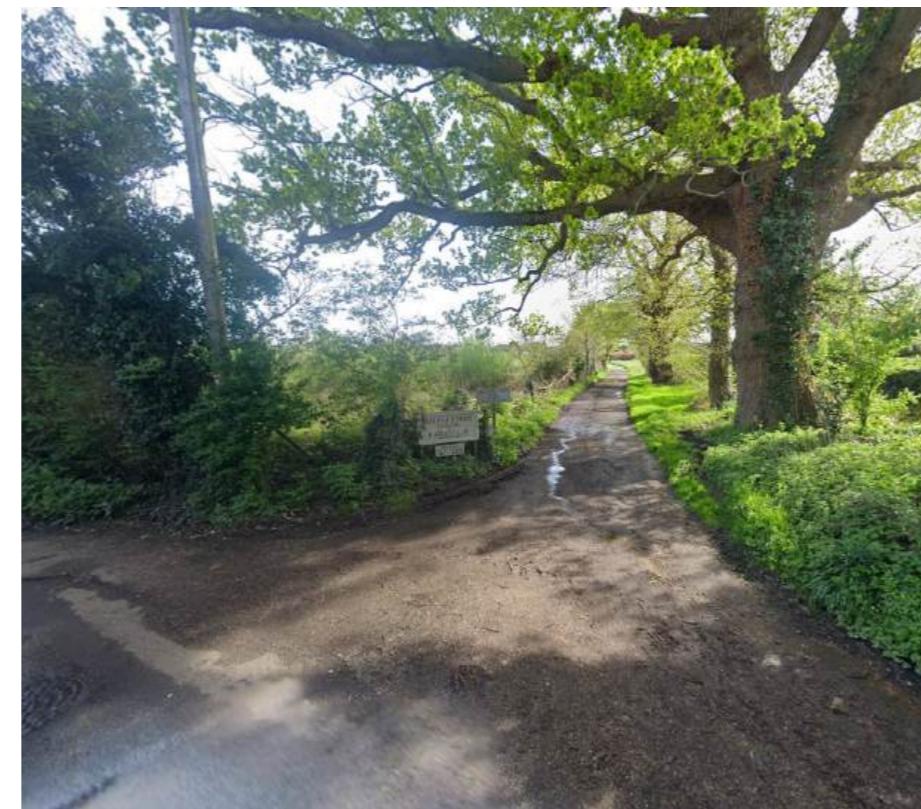
Legal issues have prevented forming the vehicular access from Furners Mead, and so detailed designs for an access from Furners Lane have been developed. The position of this access has been determined by both the extent of the adopted highway of the lane running along the northern boundary and the veteran tree buffer zone required for the two TPO'd Oak trees located in the north west corner of the site. The access arrangement is designed to discourage vehicles leaving the development from turning east onto the unadopted section of Furners Lane, while achieving adequate visibility splays.

These proposals have been consulted on with West Sussex County Highways at a pre-application meeting who are in principle in agreement with the proposals, subject to further supporting technical assessment. As this section of Furners Lane has no pavements, it is proposed that the public footpath linking the site and Furners Mead (FP 2548-1) will be re-surfaced to its full width to provide a direct link into the centre of the village.

The existing track serving Backsettow House & Farmstead running along the western boundary, that also serves as a public footpath (FP 2548), will be stopped up as a vehicular access, and retained solely as a public footpath, with a new permeable surface to improve the setting of the TPO'd veteran Oak trees. Backsettow House & Farmstead will be accessed from the new access road.



New crossover on Furners Lane - Visibility splays and vehicle tracking



Existing crossover on Furners Lane



Existing pedestrian access on Furners Mead

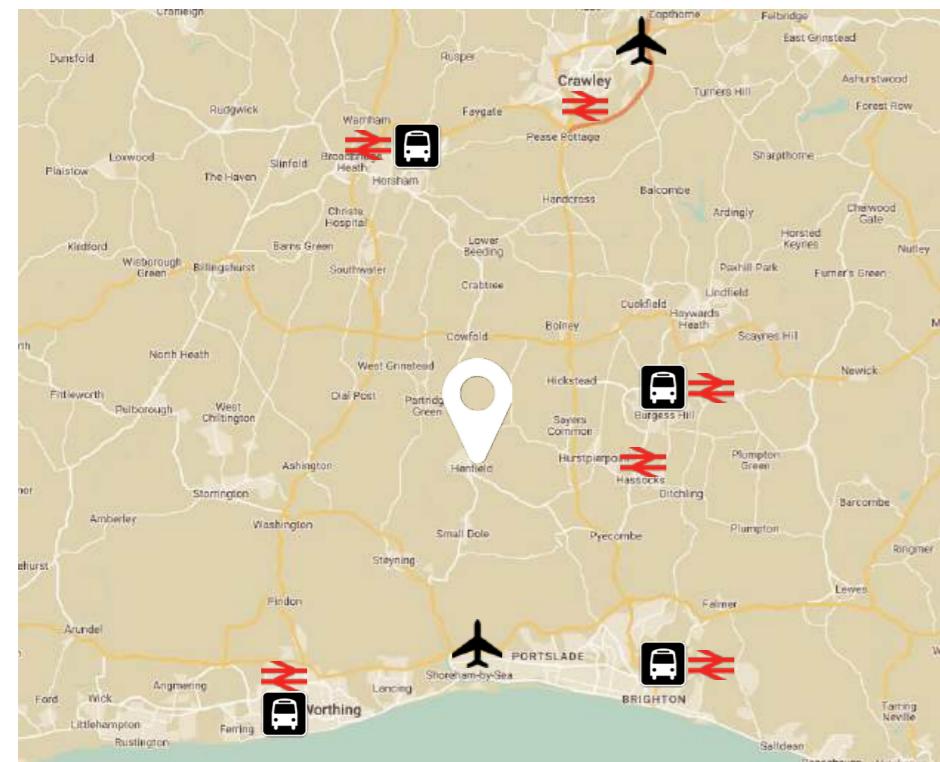
# 4.0 CHARACTER ASSESSMENT

## 4.01 LOCAL CONTEXT - HENFIELD VILLAGE

The site is situated on the eastern edge of Henfield, a well established and serviced village. Henfield has a strong sense of identity and a welcoming community network.

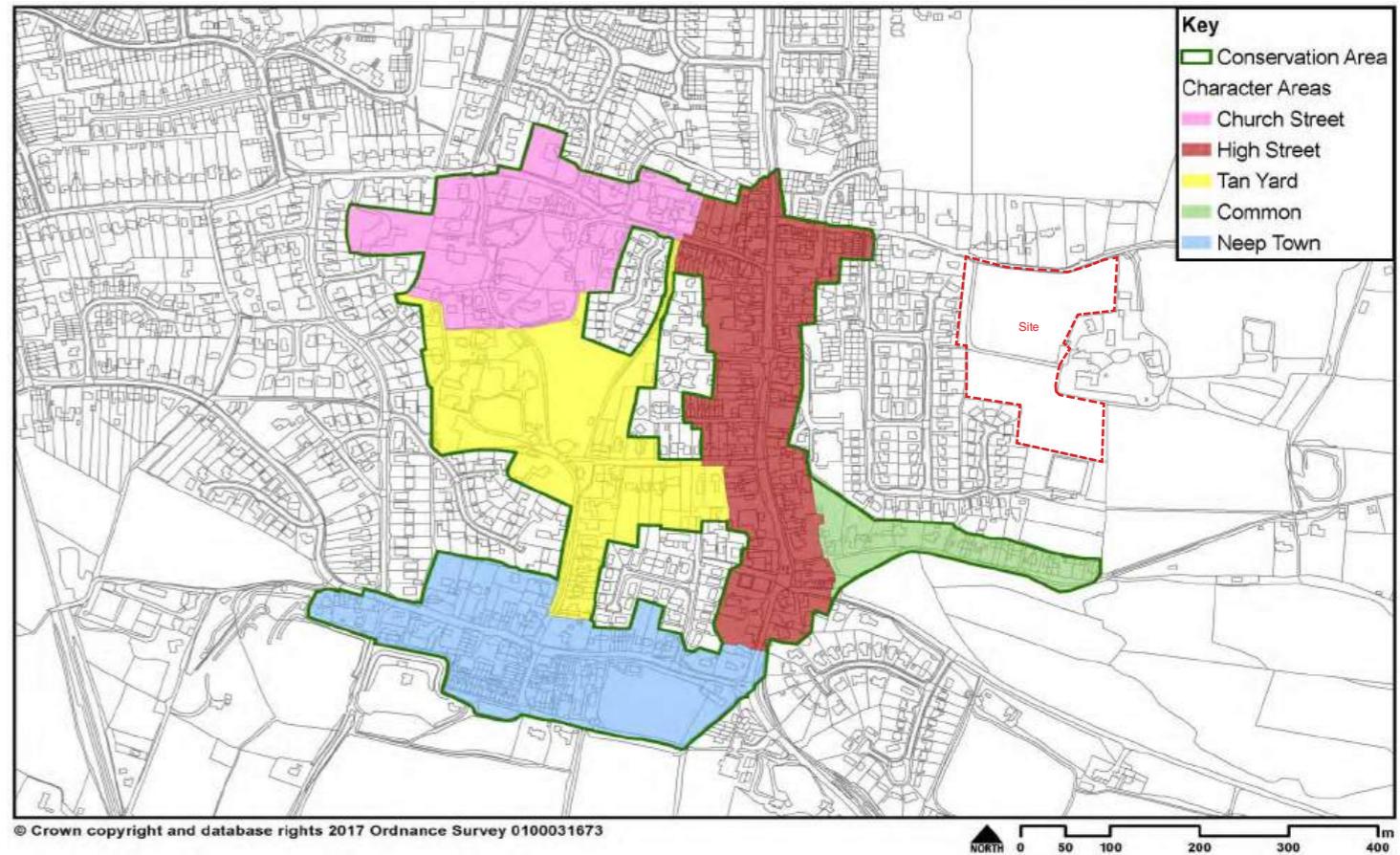
The local shops and services are well used and the local educational and medical services are a key part of the community. The compact nature of the village and extensive footpaths encourages residents to walk to local amenities.

There are many community hubs throughout the village including The Henfield Hall, Henfield Haven, Scouts Group HQ, Henfield Library, St Peters Church, Henfield Evangelical Free Church, The White Hart, The Plough and The George Hotel. Events run throughout the year including a weekly market, arts & craft fairs, Henfield History Group and The WI.



## 4.02 HENFIELD'S LOCAL CHARACTER

The area to the west of the site is predominantly characterised by residential development of varying styles with areas of open land to the south and north that is either of equestrian or agricultural use. The local context comprises predominantly traditional architectural style, with some examples of more contemporary forms. On this and the following page are a series of examples taken from the local context demonstrating the varied architectural and material palette that the area possesses.



### High Street

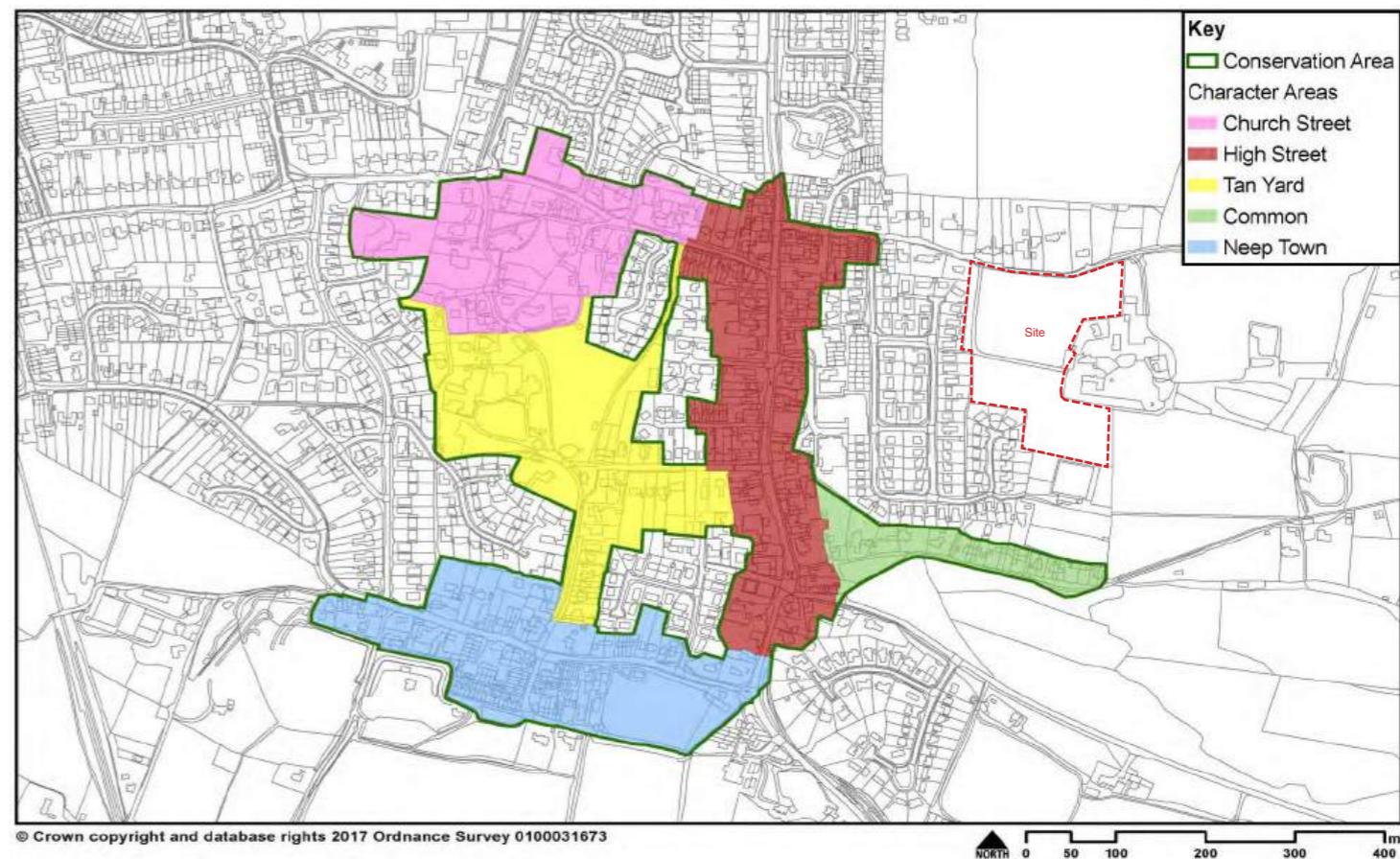
The character of the High Street is not uniform. At its north end, it feels quite rural because of the modest scale of the cottages and gardens in front of St Anthony's and Redbarn. The remainder is more urban because the buildings mostly stand on the street line and there are continuous frontages in places.



### Common

The houses in this character area are a disparate group. They include several historic properties displaying features of the local vernacular. All the houses are set back behind front gardens and at the east end of Henfield Common North there are wide grass verges as well.

## 4.02 HENFIELD'S LOCAL CHARACTER



### Tan Yard

Here the rural character is particularly pronounced, thanks not only to the dominance of vegetation, but also to the careful management of the Tanyard as a flower meadow. There are medium-range views across it, and the presence of mature trees helps to limit the negative visual impact of 20th century residential development that has encroached on its northern end.



### Church Street

Most of the historic properties present their rear elevations to it (which in any case are hidden behind fences and hedges), and those that do front it are mostly modern. The road meanders and inclines and declines; there are several prominent mature trees and the character varies between rural and suburban, because of the quantity of post-war residential development in the vicinity.

## 4.03 HERITAGE

The first documentary reference to the Henfield area dates from 770, when Osmund, king of Sussex, granted an estate to then Warbald and his wife Titburh to endow St Peter's Church. However, there is no evidence that at this date the Church was surrounded by a village. This implies that the Anglo-Saxon settlement was dispersed and the Church probably functioned as a minster, i.e. a mother church serving a large area, from which daughter parishes only later evolved. By the time of the Domesday Book, the Church formed part of Stretham/Henfield Manor, which had passed to the bishops of Selsey (from 1075 Chichester). The bishops' manor was located on a site outside the modern village right on the banks of the Adur. The rectory became a prebend in c. 1219, and a vicarage was created around the same time.

A market was granted in 1234, but there are no documentary references to shops, trade guilds or urban professions from this time, suggesting that it did not bring about much growth. The local economy was based largely on agriculture, mainly arable farming in areas of cleared woodland, although also livestock to a limited degree. St Peter's Church was rebuilt in the 13th century and enlarged in the 15th, when the north chapel and tower were built.

A number of timber framed houses from before 1500 survive in the village, including the George Inn. A period of growth began in the 16th century, when the first references to shopkeepers and a wider range of trades and industries appear. There was significant brewing activity, although the largest industry seems to have been tanning, which continued until 1840. Bricks were made and sand and sandstone were extracted. There are thirty surviving buildings in Henfield dating from the 16th and 17th centuries, all of them timber-framed.

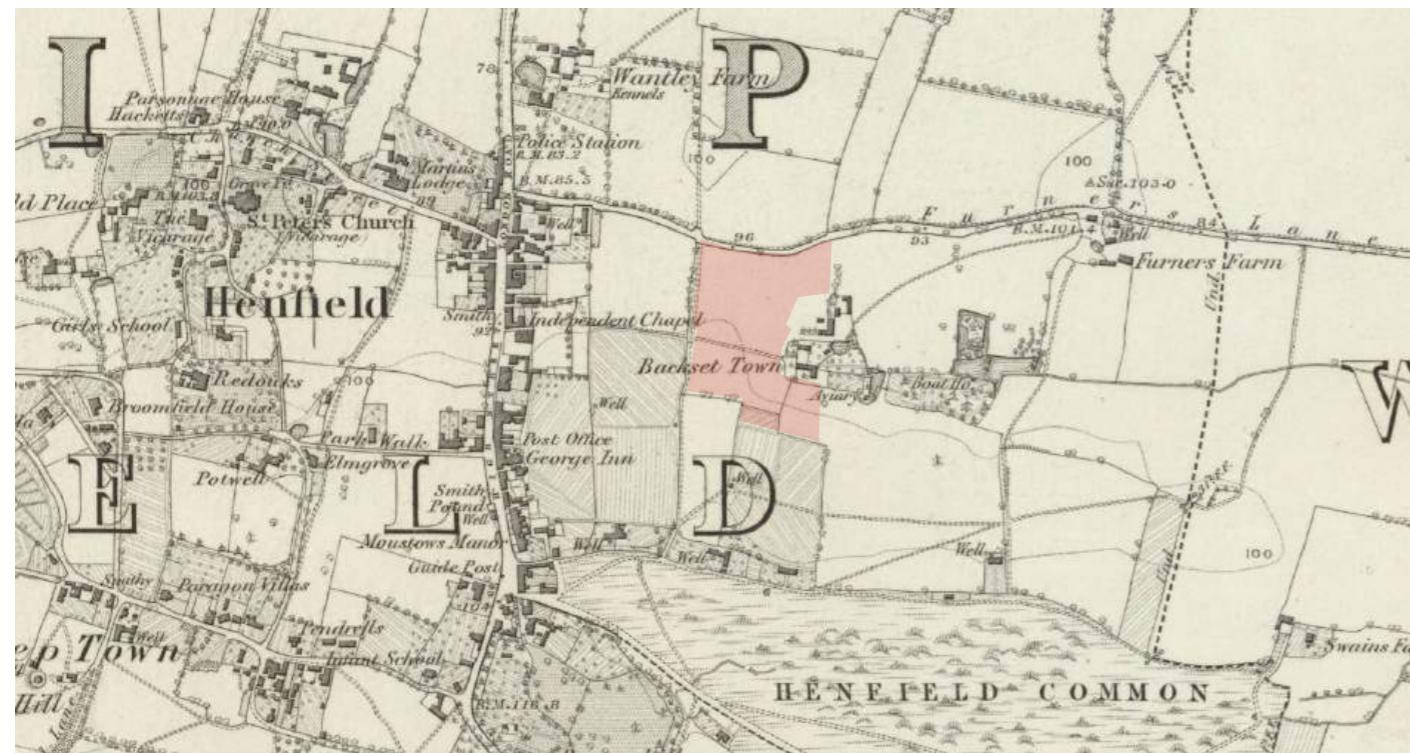
During the 18th century some older buildings were refronted in brick or with tile-hanging, but there was little new construction. However, when Brighton rose to prominence as a bathing resort, travellers began passing through the village and the White Hart and George Inns catered to the coaching trade. The route from Horsham was turnpiked in 1771, and the road out of Henfield to Brighton was turnpiked in 1777. A national school was established in 1812. In the early decades of the 19th century there was modest growth and scattered terraces of cottages began to appear. Henfield became popular with people seeking a country retreat, including Nathaniel Woodard (1811-1891), founder of Lancing College, who lived at

Martyns on Church Street.

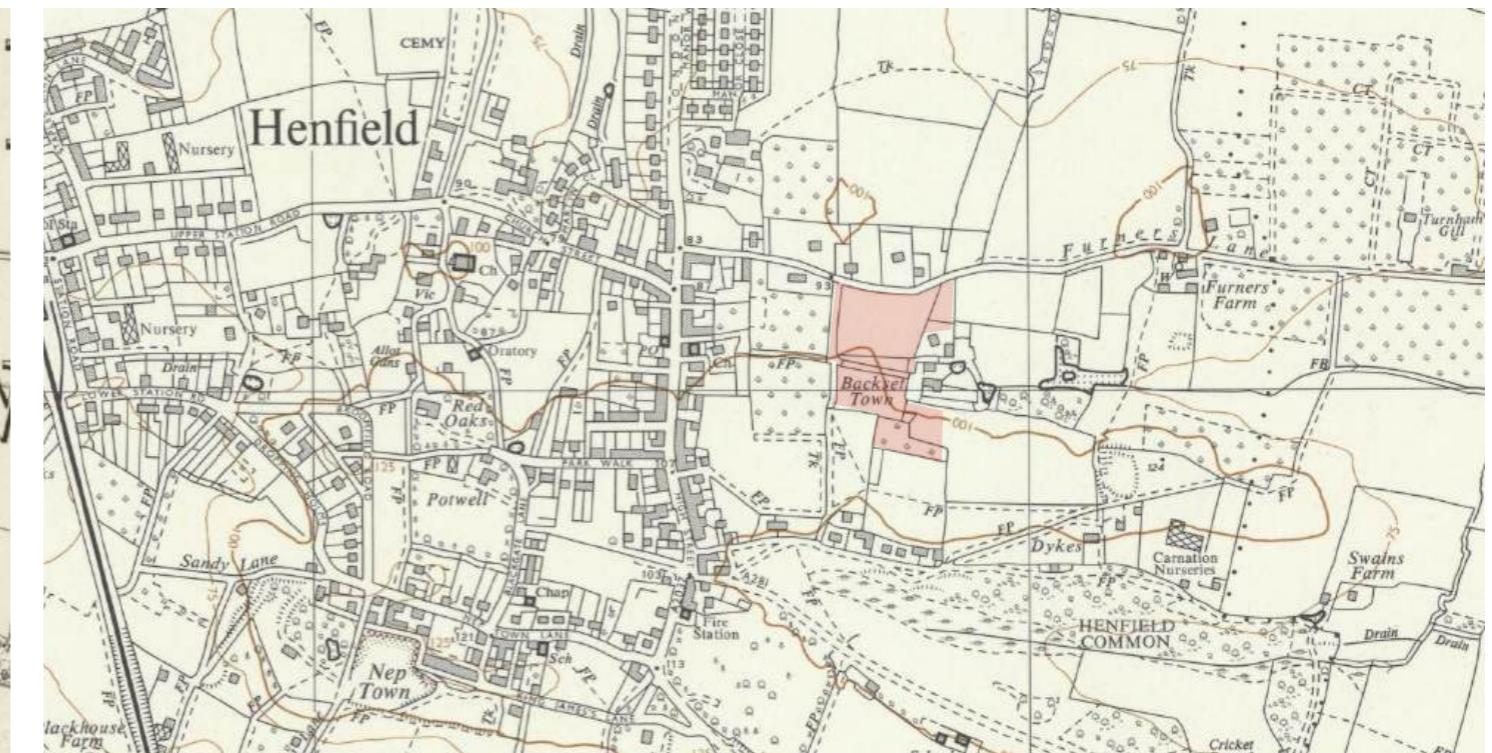
The growth of Henfield was given a renewed stimulus by the arrival of the railway in 1861, when a station opened serving a new line from Horsham to Shoreham on a site some distance to the west of the centre. Although the railways sent the coaching trade into terminal decline, with Horsham and Brighton now only 30-40 minutes' travel away, Henfield began to attract commuters.

A steam mill was built near the station, and villas and terraced houses began to go up here and elsewhere. The fertile sandy soil was good for cultivation and market gardens were established to replace those that had been lost to Brighton's expansion.

Population growth accelerated in the 20th century, initially through the construction of local authority housing in the 1920s and 1930s, followed by commercial development. There was a substantial amount of new construction in the centre on High Street, Church Street and Furners Lane. Although the station closed in 1966, Henfield continued to expand, becoming an important commercial centre for the surrounding area.



1879 OS Map



1963 OS Map

## 4.03 HERITAGE

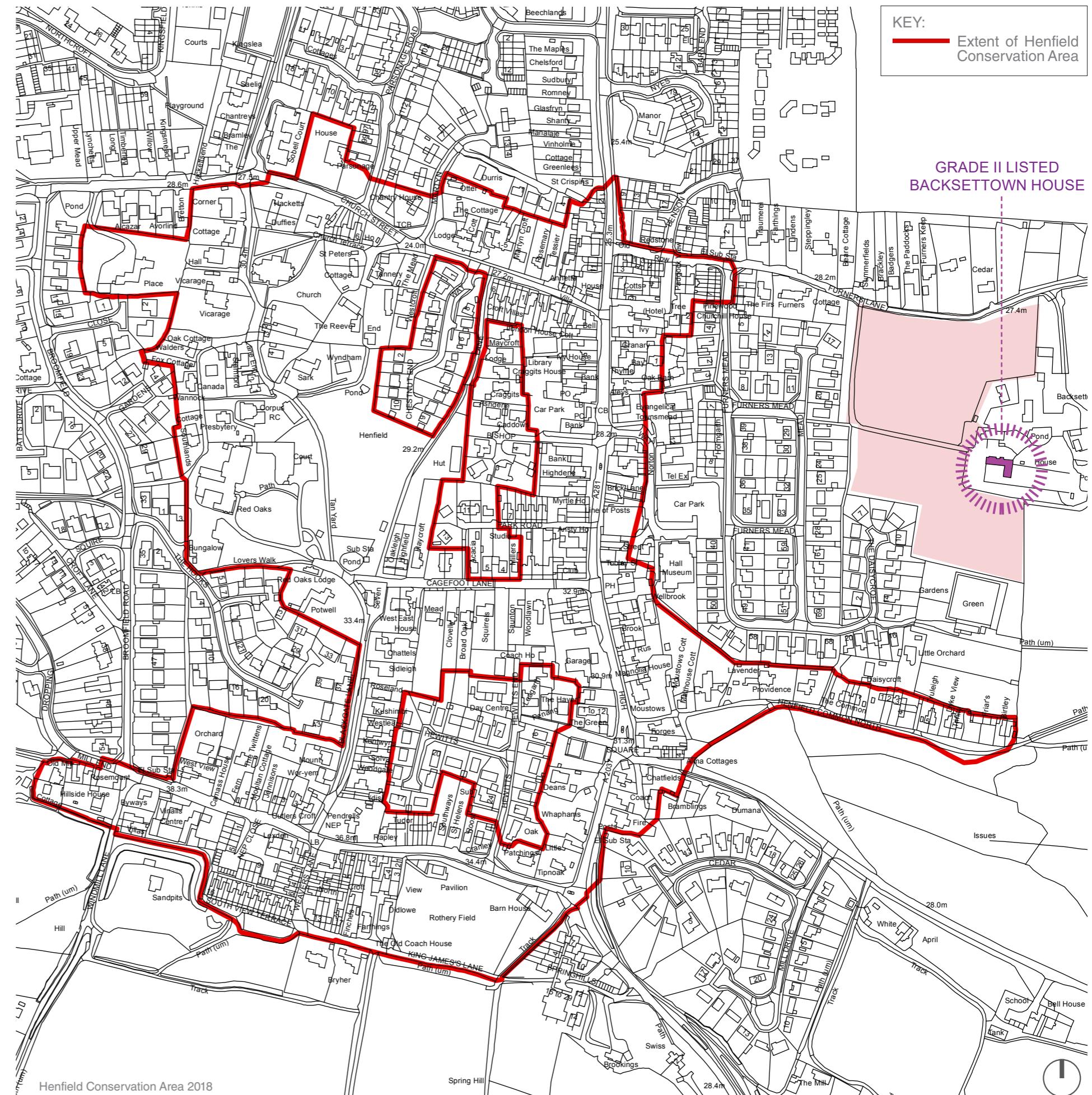
The area west of Backsettown has historically been open fields with pathways and tracks used to access the main house and connect Furners Lane to the common. The layout and use of the area has changed little over the last 150 years. Some tree and hedge lines can be seen in historical maps surrounding the site. Although the main house at Backsettown is listed, the site is not located within the Henfield Conservation Area.

Backsettown House is an extended 15th Century Hall House. The Grade 2 Listing reads:

Originally called East Henfield, later “Eackside-of-the-Town,” which has been corrupted into Backsettown. L-shaped C16 or earlier timber-framed building with red brick infilling. The south-east wing is the older portion which contained the hall. The south front of the west wing and west front of the south-east wing have been refaced with red brick, grey headers and red mathematical tiles. Hipped roof of Horsham slabs. Casement windows. Two storeys. Two windows to each wing. Stepped stone and brick chimney breast on north wall. The south-east wing has a small porch with a pediment-containing a door of four moulded panels. West wing has a doorway with flat hood and door of six moulded panels.



Grade II Listed Backsettown House



## 4.04 ACCESSIBILITY & TRANSPORT

The site is proposed to be accessed from Furners Lane via a new vehicular access adjacent to the existing track serving Backsettow, which would be subsequently reduced in size to become a footpath. The site is well positioned to connect into the strategic highway, being in the vicinity of the A23, A24, A27 and A272. All of these routes provide good connections to regional facilities and hubs for further travel.

From the site, the High Street is just a 3 minute walk away, where there is a significant range of facilities. The site incorporates a public footpath along the western boundary and is within easy walking distance of the Downs Link to the west which takes pedestrians across Sussex and Surrey. The Downs Link is a long-distance route for walkers, horse riders and cyclists which follows two disused railway lines. It crosses the Surrey Hills, the Low Weald, the South Downs and the Coastal Plain. The Downs Link connects with other long-distance routes, including the North Downs Way, South Downs Way, Wey South Path, Greensand Way, Sussex Border Path and National Cycle Network routes 2 and 22.

Both pavements and footpaths enable pedestrians to reach the local facilities in Henfield. The Parish is well served by an extensive network of footpaths and twittens which allow residents and visitors to enjoy Henfield and the surrounding countryside. The integration of the village community with the surrounding countryside has been managed very successfully in the past and the varied and rich wildlife is valued by all who live and visit the area. It is considered a high priority that this balance should remain and be protected.

The nearest bus stop to the site is located approximately 250 metres to the west, on the High Street. This bus stop serves the 100 route to Burgess Hill and Horsham, the 106 route to Worthing and the 17 route to Brighton and Horsham. Train stations can be accessed directly from the bus services.



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# 5.0 PLANNING POLICY & PUBLIC EXHIBITION

# 5.01 THE ALLOCATED SITE

## Henfield Neighbourhood Plan

The site is currently greenfield land, however has been allocated for residential development within the Henfield Neighbourhood Plan. This Neighbourhood Plan was formally made on 23 June 2021, following a successful referendum on 6 May 2021 with 90.53% of the votes cast in support of the Henfield Parish Neighbourhood Plan.

**Policy 2.3 Land West of Backsettow, off Furner's Lane, Henfield** allocates the sites for up to 30 residential units, setting out the following criteria:

P2.3.1 Land west of Backsettow, off Furners Lane, Henfield is allocated for approximately 30 single storey dwellings, subject to the following criteria:

a. The proposal demonstrates an understanding of the elements which contribute to the character of the site and these inform the design and layout of the site. The proposal must be of an appropriate scale and massing in keeping with the character of the surroundings. In particular it should respect the single storey nature of the properties in Furners Mead to the immediate west of the development area part of the site. The proposal should also provide the landscape buffer and open space to the east of the site.

b. The proposal preserves the setting of the Backsettow House, the listed building to the east.

c. The proposal should provide dwellings suitable for older and downsizing households in order to meet local housing needs. The provision of single storey dwellings will be particularly supported.

d. The proposal takes account of the amenities of adjoining residential properties.

e. The proposal takes account of visibility and key views (see photograph on page 35).

f. The proposal maintains and enhances the site's rural character, retaining existing field boundaries, hedgerows and trees where appropriate and enhancing with native species. Mature trees should be protected and maintained.

g. A full ecological and biodiversity assessment should be submitted as part of the application. Any reasonable mitigation proposed by the assessments must be implemented in full.



Policy 2.3: Land west of Backsettow, off Furners Lane, Henfield - Housing Allocation Plan, pg. 33

### Key:

- Site
- Approximate Boundary Of Conservation Area
- Development Area
- Green Space Landscape Area

h. A comprehensive transport assessment should be submitted with the application. Any reasonable mitigation to make the application more acceptable in planning terms must be implemented in full.

i. Vehicular access into the site is provided from Furners Mead and in a way which does not have an unacceptable impact on the amenities of the occupiers of adjacent residential properties.

j. All roads, cycle ways and footpaths should conform to West Sussex Highway Standards.

k. Any external lighting should be designed to minimise light pollution and supports the dark skies policy of the South Downs National Park.

l. The part of the site outside the built-up area boundary is safeguarded, designed and provided to an agreed timetable as open space for recreational use by the residents and wider community.

m. The public rights of way are retained and enhanced, and upgraded to cycleways where appropriate.

n. The proposal includes an adequate number and positions of electric vehicle charging points to enable residents to choose to use electric vehicles.

o. The development of the site delivers any reinforcement of the sewerage network which directly arises from the construction of the proposed new homes.

p. The development of the site takes place on the basis of a comprehensive drainage strategy. The strategy should address how seasonal groundwater would be satisfactorily accommodated within the development of the site.

## 5.02 PLANNING POLICY

### Horsham Planning Policy

The design of the development has considered the key policies within the Horsham District Planning Framework (2015). This has been outlined within the accompanying planning statement as part of this application.

### Water Neutrality

The site falls within the Sussex North Water Supply Zone as defined by Natural England. Therefore any proposed development in this area must demonstrate no adverse impacts upon the defined Arun Valley SAC, SPA and Ramsar sites.

To accompany this submission, a Water Neutrality Statement is submitted to demonstrate that the proposal can achieve water neutrality through necessary offsetting measures.

### Pre Application Advice

An earlier iteration of the scheme was submitted for Pre Application Advice in 2023. Written feedback to this was given in September 2023 by Angela Moore of Horsham District Council.

Some of the key points raised were as follows:

- Agreed with the principle of development on the land for 29 units, based on the allocation of the land in the Henfield Neighbourhood plan.
- Requested a greater proportion of single storey dwellings 'suitable for older and downsizing households'.
- Increase the number of 3 bed affordable units to respond to stated need in the local area.
- Extensive landscape buffer on the east side of the site welcomed.



- No objections from Council's Heritage Officer.
- Request to adjust the layout at the south of the site where the scheme backs onto the properties on The Daisycroft to improve separation distances and buffering.

Following this advice, the layout and design of the development has been adjusted to respond to these points. In particular the following has been undertaken:

- The mix of dwellings has been adjusted to provide a greater number of detached chalet bungalows which consist of single storey living with an additional bedroom on an upper floor.
- The number of 3 bed affordable units has been increased slightly to better accommodate the local requirement.
- The layout at the southern portion of the site has been amended to provide more of a buffer with the properties on The Daisycroft.



## 5.03 PUBLIC EXHIBITION FEEDBACK

A virtual public Exhibition was held in September 2024 to present the development proposals to nearby residents. This was advertised by a leaflet drop and posters in the local area.

The Exhibition contained 9 Exhibition boards presenting the proposals, and a feedback form offering residents to provide feedback online.

A total of 28 feedback forms were provided. The responses have been summarised and tabulated by ECE Planning in a Statement of Community Involvement which is submitted as part of this planning application.

The submission looks to respond to some of the points raised in the feedback such as:

- An upgrading of the footpath between the site and Furners Mead to allow for pedestrian access from the site into the centre of Henfield whilst avoiding Furners Lane.
- Access to the site from Furners Lane rather than through Furners Mead as was originally discussed.



### WELCOME

**Welcome**  
The purpose of this Public Exhibition is to present our proposals for the development of the Land west of Backsettow, Furners Lane, Henfield and to allow you to raise any questions/thoughts you may have and provide feedback through the website.  
We look forward to hearing your views.

**Project Team**  
Multi-disciplinary design team, including:  
ECE Architecture - Architects  
ECE Planning - Planning Consultant  
Landscape Perspective - Landscape Architects  
S. Watson Ecology - Ecological Consultant  
Arcadian Architectural Services - Energy & Sustainability Consultant  
Barrell Tree Consultancy - Arboricultural Consultants  
Abstract - Drainage Consultants  
GTA Civils & Transport - Highways Consultant  
Orion Heritage - Heritage Consultant  
Savills - Air Quality Consultants  
Motion - Water Neutrality Consultant

**Elivia Homes**  
Elivia Homes delivers homes across the South of England with regional offices in Whitley, Hampshire (Southern), Woburn Green, Bucks (Central) and West Malling, Kent (Eastern/Millwood Homes).  
In March 2022 sister companies Vindictus Homes and Crayford Homes came together to form Elivia Homes. Elivia Homes has now successfully acquired Kent-based Millwood Designer Homes in January 2023.  
Elivia prides itself on creating designed homes in exceptional locations that help people and places thrive, building approximately 200 private and affordable homes per year.

**LAND WEST OF BACKSETTOW, FURNERS LANE, HENFIELD**

### DESIGN DEVELOPMENT

**Opportunities and Constraints**  
As part of the design process, the constraints and opportunities of the site have been analysed and include the following points:

- The existing site boundary vegetation should be retained, reinforced and enhanced to soften views towards the proposed built form. This will also help create a defensible green belt boundary that surrounds the site.
- Ensure that any proposed built form is suitably offset from the root protection areas of existing trees that are to be retained.
- Ensure that any proposed built form is suitably offset to provide significant separation distance to existing dwellings to the western and southern boundaries.
- Green and open spaces to be located in the eastern side of the development to help reduce overlooking issues, strengthen green infrastructure and enhance the integration of built form within the landscape. Where possible look to create an extension to the rural countryside edges with additional open space.
- There is an opportunity for the site to be accessed via a new vehicular entrance off of Furners Lane.

**Protected and enhance existing landscape features**  
The site will seek to provide significant green infrastructure and accommodate biodiversity enhancement as part of a landscape-led approach to sustainable placemaking.

**Provide new and improved connectivity**  
The proposed scheme prioritises the importance of an enhanced network of pedestrian and cycle friendly routes into and through the site, encouraging sustainable active travel within Henfield.

**Built form to respond to neighbouring context**  
New homes are to be designed sensitively to the existing neighbouring properties of Furners Mead and The Daisycroft. Homes highlighted yellow above are all single storey units with some accommodation within the roof space.

**Provide a green settlement edge**  
The provision of a new green open space for new and existing residents to enjoy. Particular design consideration has been to respect the rural nature of Backsettow House to the east.

**Key:**  
- Site Boundary  
- Existing Trees and Hedges  
- Existing Trees  
- Existing Edge of Greenbelt  
- Footpath  
- Cycle Path  
- Existing Footpath  
- Existing Cycle Path  
- Existing Green Infrastructure  
- New Green Infrastructure

**LAND WEST OF BACKSETTOW, FURNERS LANE, HENFIELD**

### PROPOSALS

**Description of Proposals**  
The proposed development will comprise of 29 new homes ranging from 1 bed apartments to 4-bedroom houses. The height of the dwellings vary from one to two storeys in response to the context, blending the proposed roofscape into the existing surroundings.

A large proportion of chalet type 1.5 storey dwellings have been included in the scheme, particularly on the western side of the site, adjacent to the bungalows in Furners Mead. All other dwellings are 2 storeys and respond to the scale of the existing buildings along the northern and western boundaries. The site has been further expressed through changes in roof pitches using a mix of tiled roofs and feature gables, while chimneys also add further visual interest.

The material selection has been carefully considered to reflect the local vernacular of Henfield. Red and brown multi-bricks are complimented by tile hanging, whilst white weatherboarding has also been used across the site. The majority of the dwellings will have a mix of gable ends, finials, brick banding and a plinth course will add character.

**Example Street Scene A**  
**Example Street Scene B**  
**Example Street Scene C**

**Close-up images of building materials:**  
Red Brick, Red multi brick, Vertical tile hanging, White weatherboard, Tile roof, Slate roof

**LAND WEST OF BACKSETTOW, FURNERS LANE, HENFIELD**

# 6.0 LANDSCAPING & SUSTAINABILITY

## 6.01 ARBORICULTURE

The trees on the site have been surveyed and categorised by BS 5837:2012 - Trees in relation to the design, demolition and construction.

The masterplan has been carefully considered to take account of these constraints, with any proposed built form planned to respect the setting of trees and take into consideration their root protection areas. The boundary trees are proposed to be retained and predominately meet with the proposed open space, which will help to add to the landscape setting of the site.

The only trees to be removed are Category C unprotected trees that line the existing access drive to Backsettow House. The existing trees and hedges across the site will be complemented by and significantly added to by the landscape proposals that accompanies this submission.



## 6.02 ECOLOGY

To ensure existing wildlife continues to forage and nest within the site the proposed development has been carefully designed to minimise effects on existing habitats.

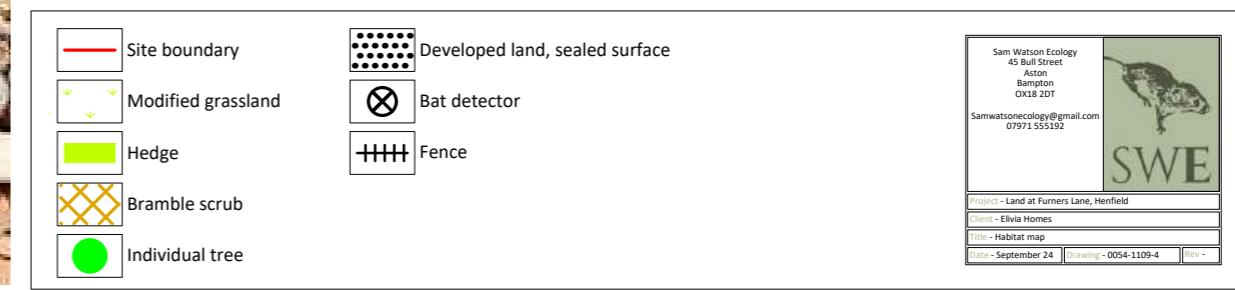
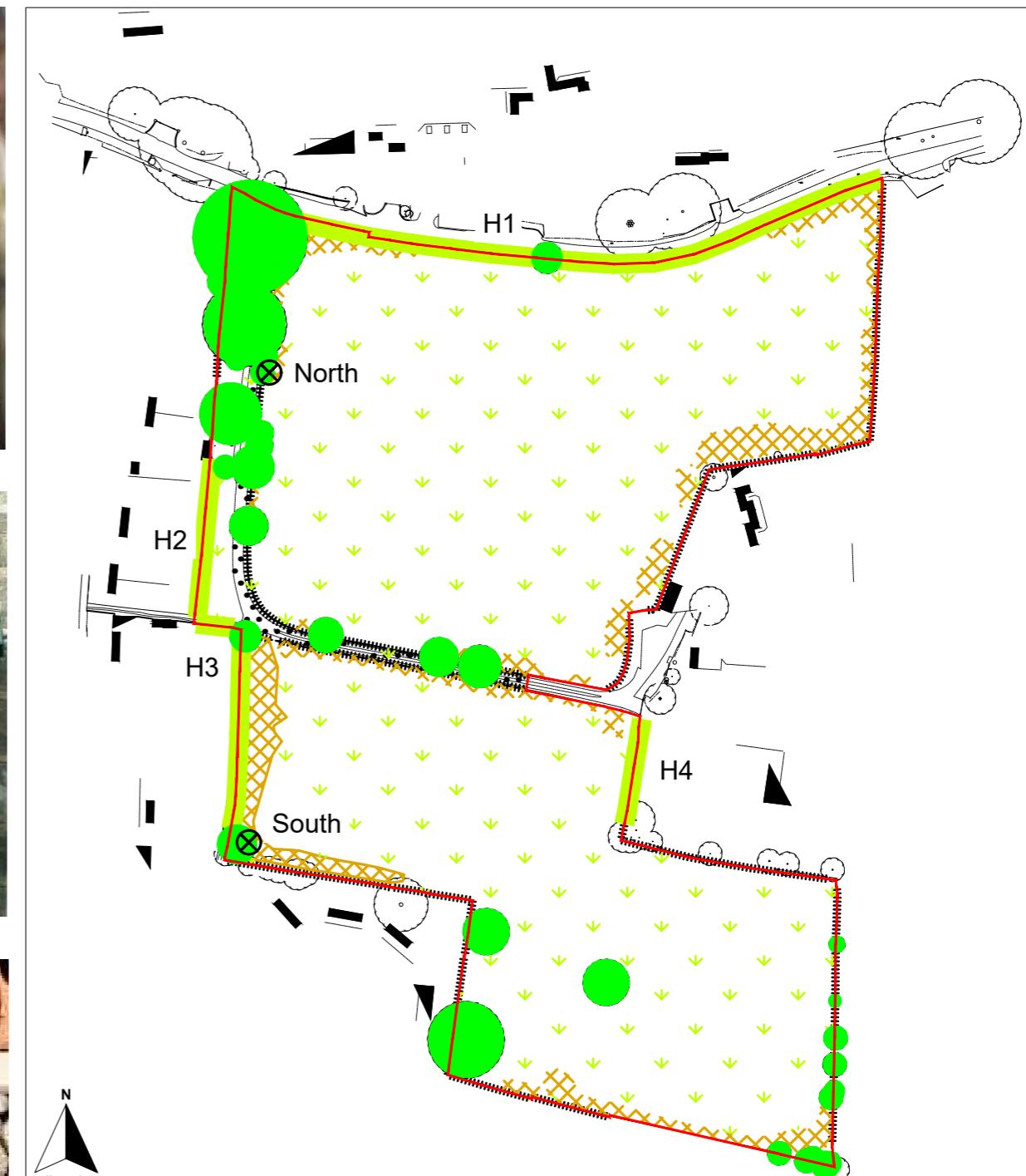
A broad range of planting and ecological features have been proposed across the site to enhance these existing habitats and provide additional habitat and foraging opportunities with the hope that the site attracts more wildlife.

A suite of habitat and protected species' surveys have been carried out to identify the ecological constraints and opportunities on the site. This includes a reptile survey, great crested newt survey, dormouse survey, bat surveys, and detailed habitat surveys. The habitat survey found the site to be dominated by species-poor grassland that is of no particular ecological value, with the boundary hedgerows, where present, also of limited value.

The site does support a good population of common lizard and a low population of slow worm, but the surveys for great crested newts and dormouse were both negative, indicating that these species can be considered absent from the site. The intention is to retain and enhance the site's ecological interest, in part through the use of the Metric 4.0 to assess the likely impact of the proposal on biodiversity and secure at least a 10% net gain.

In order to improve biodiversity across the development, the following enhancements are proposed to the site:

- Installation of 5 bird boxes on new buildings or retained trees.
- Installation of 5 bat boxes on new buildings or retained trees.
- Installation of 2 insect boxes/habitats within the development.
- Ensuring at least one gap in the base of each garden fence to allow hedgehogs to move through the development.



## 6.03 LANDSCAPING

The proposed landscape design produced by Landscape Perspective has been carefully shaped to ensure that the development will be in keeping with the existing landscape character and its effects on the surrounding landscape and visual receptors will be minimised.

Where possible existing vegetation will be retained and reinforced, with additional native planting proposed throughout the site to extend the site's green infrastructure network.

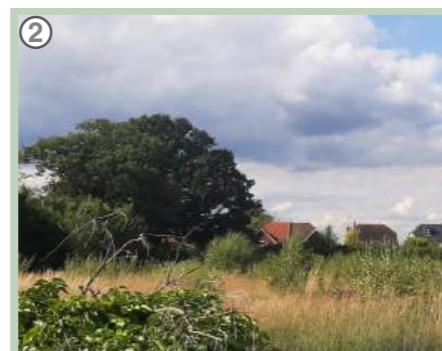
Two veteran trees in the north west corner of the site are retained and the access road has been relocated to provide a meaningful buffer zone.

Within the proposed development area, ornamental planting has been proposed to ensure that year round interest is provided along with a more formal appearance.

A minimal lighting scheme consisting of low level bollards, designed in a way to avoid any impact on ecology across the site will be proposed.



1 Hedgerows, trees and ornamental planting softens the facade of the built form, help to determine public - private boundaries and provide habitat and foraging opportunities.



2 Veteran Oak trees in the northwest corner of the site and tree line are protected. Providing ecological benefits and screening.



3 Established boundary planting and trees retained and extended across the site.



4 Paths through open spaces allow for the seasonal interest of wildflower meadows and will improve biodiversity compared to the current species poor grassland.



5 Open swales will aid drainage across the site whilst adding visual interest and planting variation to the open spaces.



6 Example of the balancing pond, located in the north east corner of the site. Will aid drainage and improve biodiversity on the site.

## 6.04 SUSTAINABILITY

The development incorporates the following sustainable characteristics across the site:

- The homes will be constructed using highly insulated elements in order to maximise energy efficiency whilst retaining thermal mass. The improvement in standards over the minimum required by the current Building Regulations will average in excess of 20%;
- The houses will be heated using air source heat pumps;
- The air tightness of the homes will demonstrate at least a 50% improvement over the minimum required by the Building Regulations;

- All homes will be fitted with 100% dedicated low energy/ LED light fittings;
- All kitchen appliances, where supplied will be A+ and A rated (washer dryers will, where fitted, be to the highest available environmental standard);
- All houses will be provided with electric vehicle charging points.

### Water

- Water reducing bathroom appliances will

be fitted and the daily water consumption per person will be less than 75 litres (excluding external water use), which is the enhanced standard required by the Building Regulations.

- Water meters will be fitted to all homes.

the use of a Site Waste Management Plan and on-site water and energy use will be monitored.

### Sustainable Travel

- Sustainable active travel will be promoted across the proposal. This will be achieved through creating an attractive development that has good pedestrian access links to Henfield, encouraging movement by foot, bicycle and utilising the existing bus service. There will be a provision of secure bicycle storage for each home and electric vehicle charging points.



Electric Vehicle Charging Point



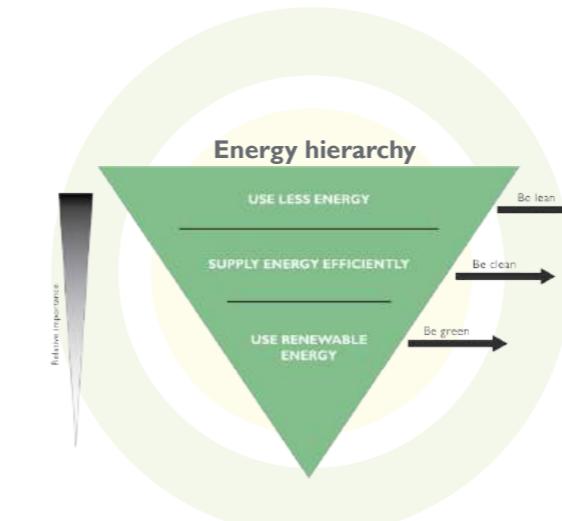
Secure Bicycle storage

### Materials

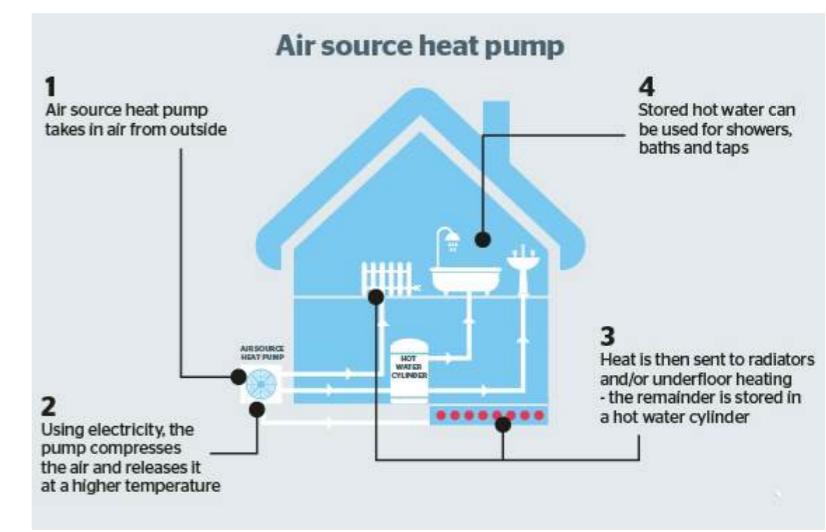
- Materials will be selected for their environmental rating and preference will be given to those materials, which score an A+, A or B rating in the 'Green Guide to Specification'.

### Construction Management

- All construction waste will be minimised through



The Energy hierarchy



Principles of an Air source heat pump

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# 7.0 LAYOUT, USE, ACCESS & AMOUNT

## 7.01 LAYOUT

The Masterplan has been designed to occupy the western half of the site in a singular parcel of development. The proposal includes a generous green open space to the eastern boundary, retaining its rural edge character of the site. Located near the primary access to the north western corner to Furners Lane is an informal open space offset from the existing veteran trees. The proposed layout accommodates 29 dwellings and will create a landscape-led and sustainable place to live that integrates with both the local community and the surrounding rural context.

The scheme will improve the existing landscaping on the site by providing a significant increase in planting, that includes an open space as a biodiversity enhancement zone.

The proposed layout takes account of the existing boundary trees, with dwellings set back significantly from crown spreads of existing trees, to provide visibility and avoid overshadowing.

An open space is proposed to the east of the site, including a balancing pond and biodiversity enhancement areas.

The scheme will offer affordable housing provision which will be of a high standard to further benefit the community.

The site layout will also offer a fully compliant parking provision, in the form of driveways, parking to the front of dwellings, garages and lay-by spaces for visitors.

The site layout will incorporate a fully considered drainage strategy that will utilise sustainable drainage features such as permeable paving, attenuation, swales and a balancing pond within the open space to the east.



## 7.02 CONCEPT / SITE STRATEGY



### 01. Protect and enhance existing landscape features

The design seeks to provide significant green infrastructure and accommodate biodiversity enhancement as part of a landscape-led approach to sustainable place making.



### 02. Provide new and improved connections

The proposed scheme prioritises the importance of an enhanced network of pedestrian and cycle friendly routes into and through the site, encouraging sustainable active travel within Henfield.

## 7.02 CONCEPT / SITE STRATEGY



03. Built form to respond to neighbouring context

New homes are to be designed sensitively to the existing neighbouring properties of Furners Mead and The Daisycroft. Homes highlighted yellow above are all single storey units with some accommodation within the roof space.



04. Provide a green settlement edge

The provision of a new green open space for new and existing residents to enjoy. Particular design consideration has been to respect the rural nature of Backsettow House to the east.

## 7.03 ACCESS

Vehicle access to the site will be from Furners Lane with a relocated crossover slightly further east than the existing access to give a buffer to the Veteran Oak Trees. This access arrangement will measure 4.8m wide and is designed in accordance with all relevant Highways Guidance. It will incorporate suitable visibility along Furners Lane. The angle of the new access road will discourage traffic leaving the site from turning east onto the unadopted section of Furners Lane.

The existing access road will be turned into a footpath which will run along the western edge of the site and connect with the footpath access onto Furners Mead.

Further details and specification can be found with the supporting highways documentation.

### Street Hierarchy:

The internal site layout has been designed in line with the most recent local and national guidance including the Manual for Streets. The roads vary in widths:

- 4.8m with a single sided 1.8m footway
- 4.1m shared surface private drive

### Provision for deliveries and servicing:

The site access and proposed layout have been designed to ensure that both refuse vehicles and fire appliances can enter the site, serve the dwellings and turn around acceptably.

#### KEY:

- Main Access from Furners Lane
- 4.8m Secondary road
- 4.1m Shared surface and private drives
- Pedestrian paths



## 7.04 USE & AMOUNT

The development proposal is for 29 residential dwellings comprising of a mix of 1 & 2 bed apartments, and 2, 3 and 4 bedroom houses.

This amount provides a gross density of 10dw/Ha. When excluding the open space to the east this increases to a net density of 19.8 dw/Ha, indicating an appropriate use of land which will be in-keeping with surroundings.

This density is considered wholly appropriate for the site position given the need to make an appropriate use of land whilst being of an acceptable scale and massing for the surrounding locality. This approach is considered to successfully reflect the residential character of the surrounding area.

The form of the proposed development is comparable to the surrounding residential development in providing a mixture of single storey dwellings with some accommodation within the roof space, and 2 storey detached dwellings, indicating that the proposed scheme will be very well integrated with the immediate surroundings.

### KEY:

- 1 bedroom dwelling (2 number)
- 2 bedroom dwelling (6 number)
- 3 bedroom dwelling (11 number)
- 4 bedroom dwelling (10 number)



## 7.05 TENURE

The proposed site layout provides 29no. dwellings and has been carefully considered to accommodate a range of sizes, types and tenures to respond to the local housing needs. The residential mix consist of one, two, three and four bed properties.

Within this provision 10no. (35% approx.) dwellings are allocated as affordable tenure (7no. affordable rent, 3no. shared ownership). These homes have been primarily positioned in the centre of the site. 19no. (65% approx.) dwellings are open market.

The homes have been designed as tenure-blind, with affordable dwellings featuring the same high quality materials and detailing as private dwellings

Horsham District Council Policy 16 notes a particular need for dwellings for older residents, which would in turn free up family sized dwellings. Neighbourhood Plan Policy 2.3 focuses on dwellings for downsizing households, with single storey dwellings supported within this context. Evidence in support of the emerging Local Plan suggests a need for family housing as well, particularly those with a focus on 2 and 3 bedrooms.

Single storey dwellings are included within a wider mix which also includes 1½ / 2 storey dwellings to deliver 2 and 3-bedroom properties to meet the need for both smaller, family sized dwellings and older residents. Approximately 28% of the properties are proposed to be built to M4(2) or M4(3) regs to ensure suitability for older occupants and to allow for future adaptability, with several properties being wheelchair accessible. A mix of dwelling types, sizes and tenure would engender truly mixed communities.



### Key:

-  Affordable Dwellings
-  Open Market Dwellings

## 7.06 PARKING STANDARDS

The scheme provides allocated and vehicle parking for all dwellings in the development to the following levels:

- One allocated parking space for each of the 4 flats.
- Two allocated parking spaces for each of the 25 houses and bungalows.
- One of the open market dwellings benefits from an additional parking space (Unit 28).
- All open market dwellings have a single or double garage on their plot. However as these garages do not meet the WSCC guidance of 6m x 3m they are used for storage and secure cycle parking. The exception to this are units 23 and 26 which do meet the space standards and are therefore included within the allocated parking provision. Units without private garages will be provided with separate cycle stores in their rear gardens.
- 15 number visitor parking spaces are located across the site.

The development provides a total of 70 parking spaces across the site.

- 55 Allocated Car Parking Spaces
- 15 Visitor Car Parking Spaces
- 15 Private Garages
- 12 Cycle stores within back gardens



## 7.07 HOUSING STATEMENT

All dwellings have been designed to meet the Nationally Described Space Standards (NDSS) and accord with the NPPF which sets out to ensure new developments are sustainable and provide an appropriate amount and mix of development.

The affordable dwellings are designed in accordance with Building Regulations Part M4(2), with the exception of the 1st floor flats Units 12 & 19. Both ground floor flats 11 & 20 have been designed in accordance with Building Regulations Part M4(3) to provide 2 wheelchair accessible dwellings.

Further details and mix is included within the supporting Planning Statement.

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		
	4p	70	79		2.0
3b	4p	74	84	90	
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	
	8p	125	132	138	4.0

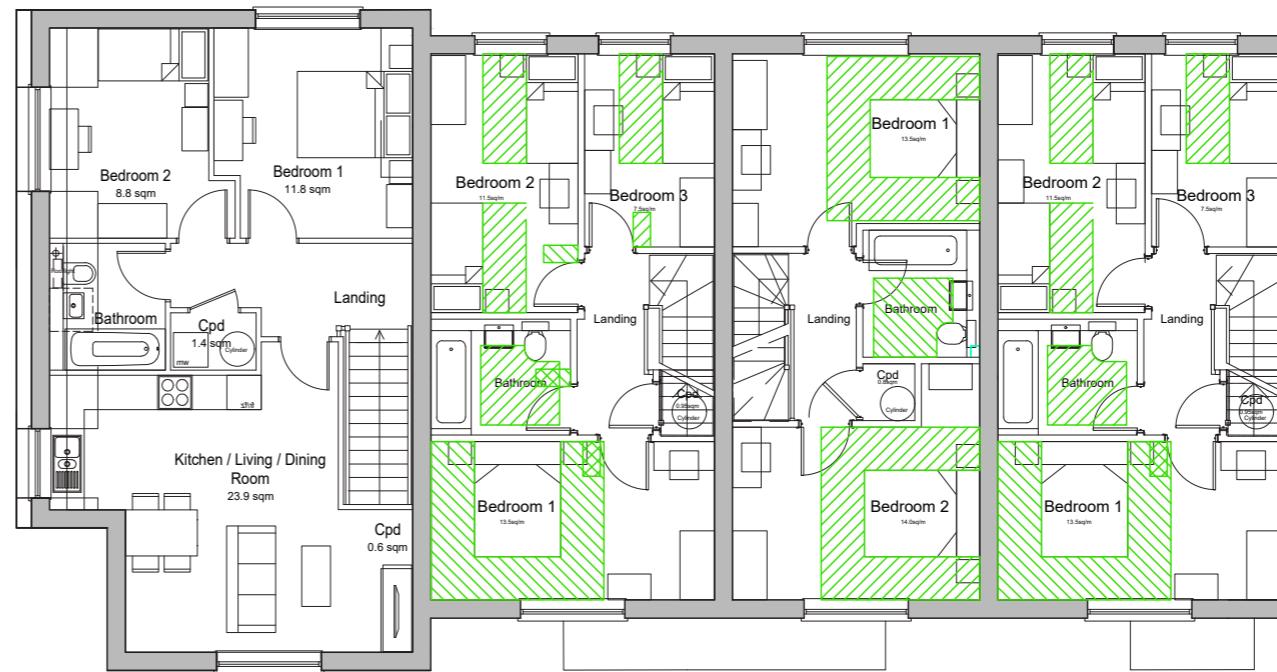
NDSS technical area requirements

Plot 12 & 19  
2 Bed Flat

Plot 13 & 18  
3 Bed House

Plot 14 & 17  
2 Bed House

Plot 15 & 16  
3 Bed House



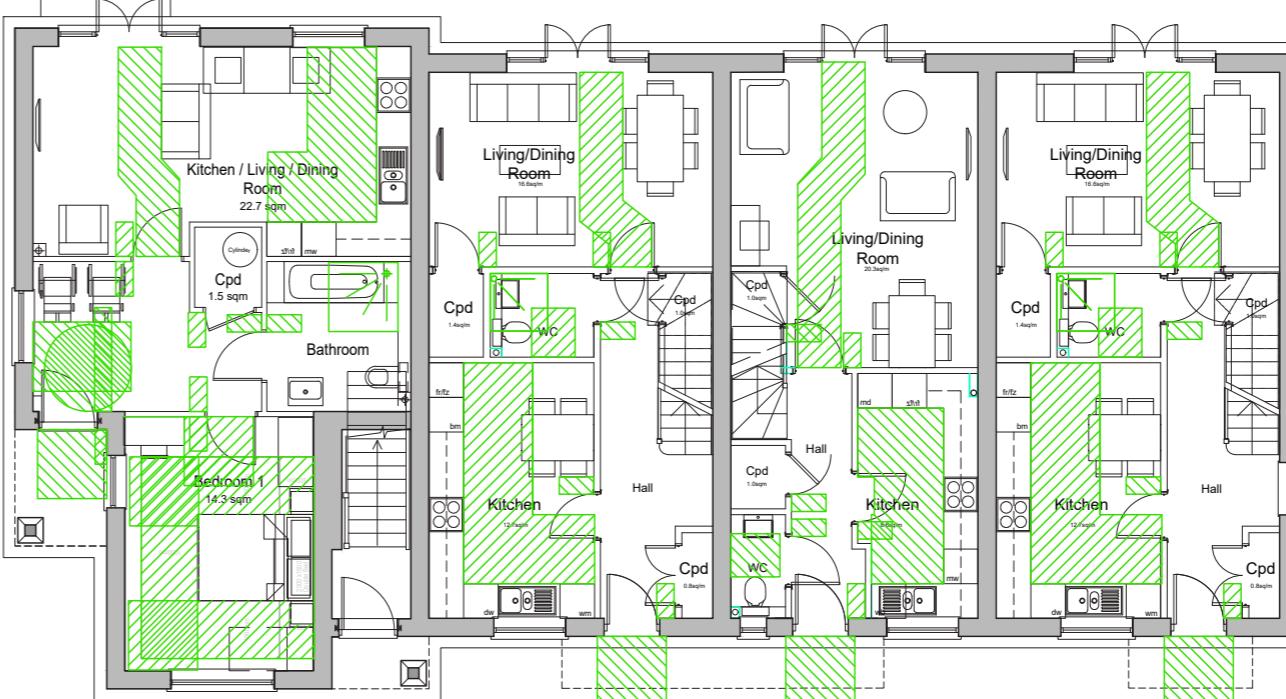
Typical Affordable Housing Block - First Floor

Plot 11 & 20  
1 Bed Flat - M4(3)

Plot 13 & 18  
3 Bed House

Plot 14 & 17  
2 Bed House

Plot 15 & 16  
3 Bed House



Typical Affordable Housing Block - Ground Floor

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# 8.0 SCALE & APPEARANCE

## 8.01 MASSING

The form of the proposed dwellings is comparable and in keeping with the surrounding homes on Furners Lane, Furners Mead and The Daisycroft.

The layout proposes a variety of building heights including single storey garages, chalet bungalows of 1 ½ storeys and 2 storey dwellings. The chalet bungalows are sited adjacent to the existing bungalows on Furners Mead, whilst the 2 storey dwellings are located in the northern portion of the site, separated from Furners Mead by the established tree line and open space. Generally the mix of storey heights offers an opportunity to fully reflect the Henfield vernacular and the requirements of Horsham District Council Policy 16 to deliver a variety of dwelling sizes and types.

### Key:

- 1 Storey
- 1.5 Storey
- 2 Storey



## 8.02 SCALE

As mentioned on the previous page, the scale of the properties responds to the surrounding buildings. The proposed street scenes demonstrate the spacing and roof forms that sit comfortably in its location. Section AA shows the 2 storey dwellings that sit to the north of the site, whilst Section GG demonstrates the chalet bungalows on the southern portion of the site located closer to Furners Mead.



## 8.03 LOCAL CHARACTER

The area surrounding the site is predominantly characterised by residential development of varying styles and character, with areas of open land to the east and north, either of open fields or agricultural use.

The local context comprises of largely traditional architectural styles demonstrating the rich history of Henfield. Below are a series of examples taken from the local context demonstrating the varied architectural and material palette that the area possesses.



Materials of surrounding context, chimney detail

Combination of brick types

Herringbone brickwork

Front / side elevation

Render with quoining

Slate hanging tile



Use of Flint to prominent elevations.



Common use of porches and dormers.



Local used of grey slate cladding.



Combined use of brick, flint and clay tile hanging.



Horizontal weatherboarding.



Homes fronting green space



Cohesive elevation treatment of brick and render.



Brick detailing under eaves and roofline.

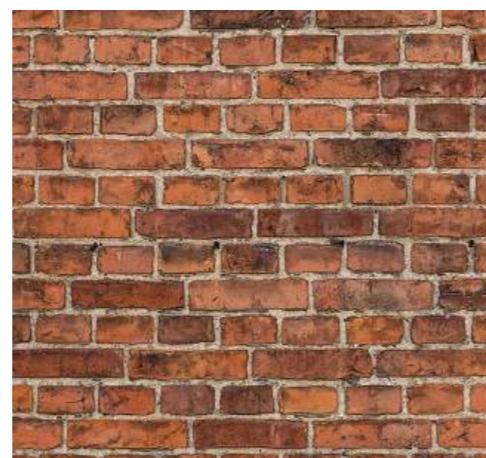
## 8.04 MATERIALS

The material selection has been carefully considered to reflect the local vernacular of Henfield. Red and brown multi-bricks are complimented by tile hanging, whilst weatherboarding has also been used across the site. Traditional features such as brick banding and a plinth course will add character.

All materials chosen have multiple local precedent within Henfield. The use of weatherboarding reflects not only buildings on the High Street but also the agricultural aesthetic of local farm buildings.

A small selection of materials repeated through the site will ensure a simple palette avoiding a busy facade with windows and detailing breaking the elevation up. This simple palette aims to give the development its own identity and rhythm, whilst clearly responding to the local architectural vernacular.

The images opposite demonstrate examples of proposed materials, however there are excellent alternative materials which have the same visual effect but with longer lasting qualities.



1. Red brick



2. Red multi brick



3. Vertical Tile Hanging



4. Red/Brown roof tiles



5. Dark Grey roof tiles/slates



6. White Horizontal Weather boarding



7. Grey Horizontal Weather boarding



8. Taupe Horizontal Weather boarding



Section BB

## 8.05 MATERIAL STRATEGY

The distribution of materials across the site has been considered in order to balance each street scene whilst also allowing for a certain order in terms of house type and material.

In general, the site consists of primarily brick and tile hung dwellings, interspersed with elements of weatherboarding. White weatherboard is used at strategic points to draw the eye through the development. Taupe weatherboard is used as a softer, secondary material that complements the red multibrick and hung tile. The dark grey weatherboard is used on a garage and car port in certain strategic locations to reflect the rural edge nature of the site.

The roof tile colour are generally paired with the wall material. Brick and tile hung dwellings have red/brown roof tiles. Whilst Weatherboard dwellings have dark grey roof tiles.

As mentioned on the previous page, these materials, or similar with the same visual effects but longer lasting qualities may be used on the development.

Materials Key:	
White Weatherboard	
Dark Grey Weatherboard	
Taupe Weatherboard	
Red/Brown Tile Hanging	
Red Mixed Stock Brick	
Brown Roof Tiles	
Dark Grey Roof Tiles	



## 8.07 VIEW 01



View from the north west corner of the site, looking south east

## 8.06 VIEW 02



View west along the road that bisects the development and leads to Backsettow House

# 9.0 CONCLUSION

## 9.01 CONCLUSION

This Planning Application proposes 29 new dwellings at the proposed site, and follows the principle established for the allocation of approximately 30 dwellings as set out in the Henfield Neighbourhood Plan which was made in June 2021.

The proposals provide detail for consideration on the delivery and design of this approach indicating how an appropriately designed

housing scheme within a highly sustainable location can meet Horsham Council's housing requirements and contribute towards the locally generated housing need.

The proposals respond to the local vernacular and site specific constraints to provide a residential development which would sit comfortably in the local context. A significant portion of the land is

given over to open space to maintain and define the village edge with fully designed landscaping proposals to enhance the current biodiversity levels on the site.



View 03: View north east towards plots 01, 02 and 03

