

# FORMER THAKEHAM MUSHROOM SITE

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THAKEHAM

DESIGN & ACCESS STATEMENT

**Bellway**

FEBRUARY 2026



“

**WELL-DESIGNED PLACES AND BUILDINGS COME ABOUT WHEN THERE IS A CLEARLY EXPRESSED 'STORY' FOR THE DESIGN CONCEPT AND HOW IT HAS EVOLVED INTO A DESIGN PROPOSAL. THIS EXPLAINS HOW THE CONCEPT INFLUENCES THE LAYOUT, FORM, APPEARANCE AND DETAILS OF THE PROPOSED DEVELOPMENT. IT MAY DRAW ITS INSPIRATION FROM THE SITE, ITS SURROUNDINGS OR A WIDER CONTEXT. IT MAY ALSO INTRODUCE NEW APPROACHES TO CONTRAST WITH, OR COMPLEMENT, ITS CONTEXT. ”**

**(PARA. 16, NDG 2021)**

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# THE VISION

**Development of the former mushroom factory site in Thakeham, offers the opportunity to rejuvenate land occupied by vacant commercial development through the provision of high-quality homes, accessible open space and community facilities.**

The vision is to create a development that is embedded in the wider landscape through the provision of linked accessible green spaces connecting existing residents with the site. Built-form will be at a locally recognisable density and architectural style to integrate seamlessly with the village of Thakeham.

Through careful consideration of a key design elements including layout, landscape, architectural response and interconnectivity, the development will replace inaccessible, derelict built-form with new a neighbourhood accessible to all and integrated into the wider community. The development will provide an array of benefits, including:

- Mix of interconnected open spaces accessible to new and existing residents;
- Houses of all sizes to meet a range of needs;
- Organic layout respectful of surrounding densities and form;
- Tree lined streets incorporating rain gardens and drainage features;
- Provision of a village green;
- Community space;
- Provision of 35% affordable dwellings



# MASTERPLAN OVERVIEW

The proposals put forward with this application can be summarised as follows:



**150**  
HIGH-QUALITY NEW HOMES



SIGNIFICANT NEW  
TREE PLANTING




A LOCALLY EQUIPPED  
AREA FOR PLAY  
(LEAP)

**6.31HA** OF OPEN SPACE



A COMMUNITY  
ORCHARD



**35%**  
AFFORDABLE HOUSING



DEDICATED LAND  
ALLOCATED  
FOR THE  
COMMUNITY  
LAND TRUST

**S106 & CIL**  
CONTRIBUTIONS



NORTHERN  
PARKLAND

LEAP

THE  
VILLAGE  
GREEN

ENTRANCE  
GREEN

Attenuation  
Basin

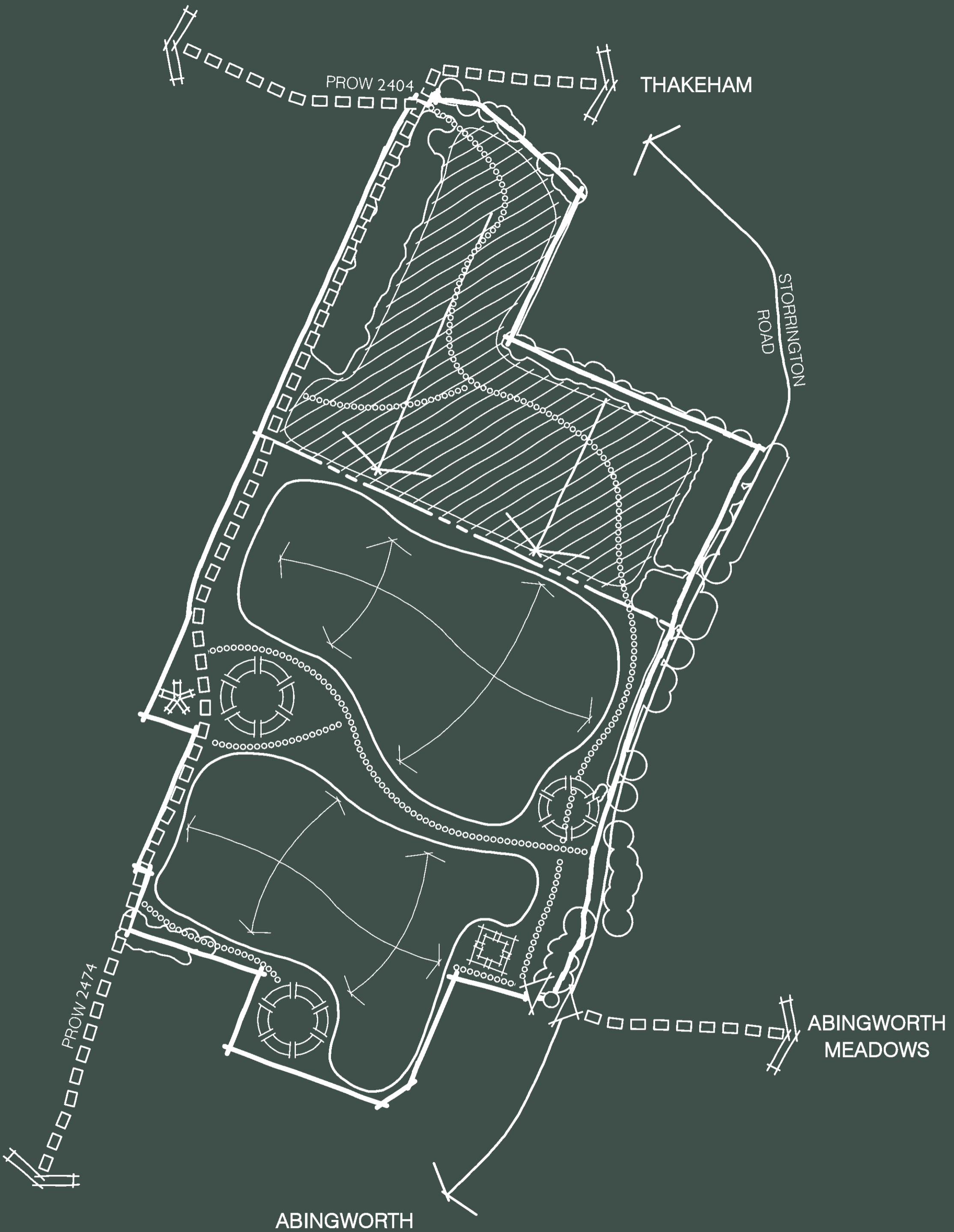
Emergency  
Access

New Pedestrian  
Link

Nursery

Pump House

Potten  
House



# 01. INTRODUCTION.

**This statement has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Bellway Homes Ltd and the wider consultant team, to accompany the Full Planning Application for the residential development of the Former Thakeham Mushroom Site, comprising: “Demolition of existing buildings and the redevelopment of the site to provide 150 dwellings, including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.”**

1.1 This statement has been prepared in accordance with Article 9 of The Town and Country Planning (Development Management Procedure)(England) Order 2015 (DMPO), which requires certain applications to be accompanied by a Design and Access Statement. The DMPO also states the following requirements:

**“(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a Design and Access Statement”) about:**

**(a) the design principles and concepts that have been applied to the development; and**

**(b) how issues relating to access to the development have been dealt with.**

**(3) A design and access statement must:**

**(a) explain the design principles and concepts that have been applied to the development;**

**(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;**

**(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;**

**(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and**

**(e) explain how specific issues which might affect access to the development have been addressed.”**

## PURPOSE OF THE STATEMENT

1.2 The purpose of this Design and Access Statement is:

**“...to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.”**

**(Para. 029, PPG, Reference ID: 14-029-20140306)**

1.3 This document achieves this within the following sections:

- **Section 1: Introduction.** Outlines the purpose of this document;
- **Section 2: Local Planning Context.** Presentation of the key local Planning Policies relevant to the site;
- **Section 3: Site Context.** Considers the site and its surroundings in terms of the local physical, historical and social setting;
- **Section 4 Existing Environment.** Overview of the sites technical and physical context;
- **Section 5: Developing the Design Concept.** Presentation of the design principles that have been derived from a combination of Government Policy and site assessment outlines key stakeholder engagement undertaken, as well as its key findings and design evolution;
- **Section 6: Design Proposals.** Presentation of the key design proposals including the Masterplan Overview, Land Budget, Placemaking Principles, Landscape Strategy, Movement, Community and Sustainable Masterplanning and Phasing; and
- **Section 7: Conclusion.**
- **Appendix 1: Planning Policy Context.** Presentation of the key National Government Planning Policies relevant to the development.
- **Appendix 2: Parameter Plans.** Presentation of the Parameter Plans formally submitted for approval as part of the outline application.

1.4 This Design and Access Statement has been written to respond to the Ministry of Housing, Communities and Local Government National Design Guide (NDG) ten characteristics of well-designed places. This statement should be read in conjunction with the Full Planning Application and its accompanying supporting documents.



THAKEHAM  
'THE STREET'

THAKEHAM  
'HIGH BAR LANE'

AERIAL SITE LOCATION PLAN

**The site covers 13.23 hectares (Ha) and is situated within the Parish of Thakeham, approximately 11 miles South of Horsham and 8 miles north of Worthing. It lies south-west of the existing village of Thakeham and north of Abingworth. Land beyond the western extent of the appeal site is within the Appellant's control and does not form part of this proposed development.**

### THE SITE

- 1.5 The site itself comprises the former Monaghan's Mushroom site with a range of vacant, industrial style buildings (ranging from 1 to 3 storey) previously used as workshops, warehouses, offices and canteen alongside large areas of hardstanding. The buildings and hardstanding are visible from Storrington Road at the site access, where a large stretch of this boundary is devoid of soft landscaping. The remaining boundaries tend to be defined by existing hedgerows and/or vegetation. A single agricultural field occupies the northern extent of the site measuring circa 4.5ha. The site is vacant.
- 1.6 Topographically the site falls from north to south with a high point situated to the north at 69AOD falling to 41AOD in the south. Views of the South Downs National Park are afforded from the north of the site.
- 1.7 The eastern edge of the site is for the most part bound by the B2139 (Storrington Road) and linear planting along the boundary edge. Storrington Road traverses a broadly north-south direction and connects the settlements of Thakeham and Abingworth. At its most southerly point the site abuts a small existing development of terraced housing along Massey Close.
- 1.8 The southern boundary of site is predominantly enclosed by tree planting, beyond which sits development along Hardbarrow Woods. Planning approval for 28 dwellings has been granted to the south west of the site at 'Land to the North of High Bar Lane'.
- 1.9 Public Right of Way (PRoW) 2474 runs along the western boundary of the site and connects with the existing bridleway 2404 and 2474 north and south respectively. Beyond this sits further disused factory buildings with associated hardstanding, open fields and tree belts.
- 1.10 The northern edge of the site is bound by Town House Farm and Dukes Hill.



SITE PHOTOS

# 02. LOCAL PLANNING CONTEXT.

**“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:**

- **development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or**
- **outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”**

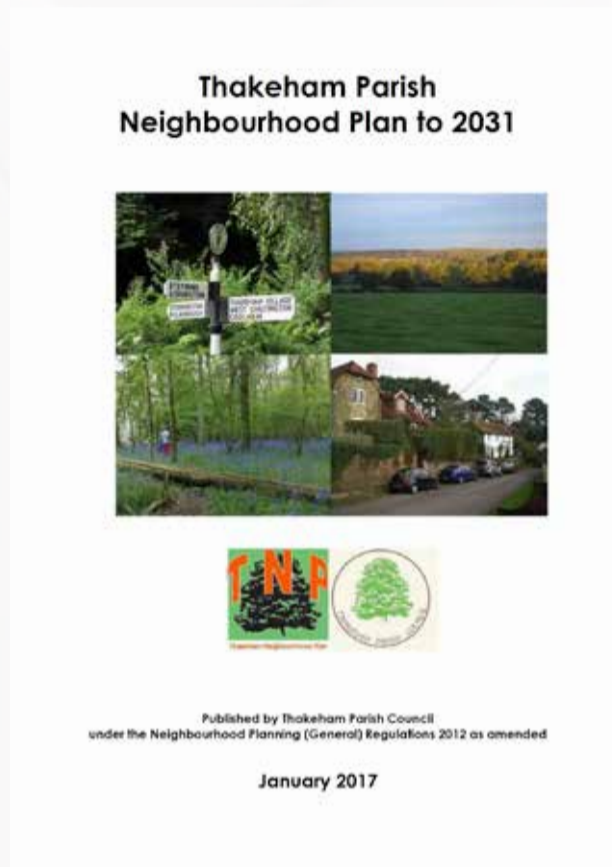
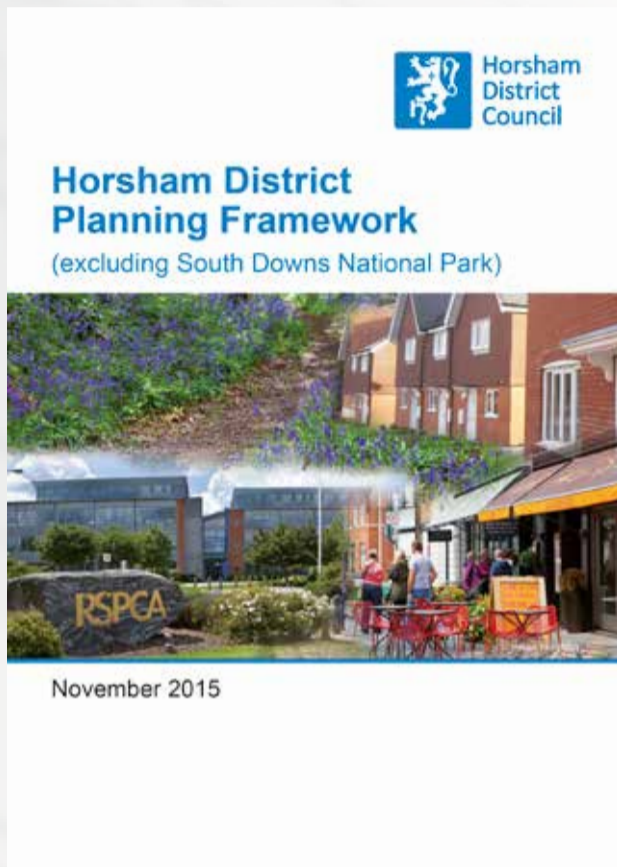
**(Para. 139, NPPF 2024)**

2.1 The development proposals will be formulated with due regard to the policies that make up the statutory Local Development Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (December 2024), National Design Guide (published in 2019, updated in January 2021), and the National Model Design Code (January 2021).

## **PLANNING HISTORY**

- 2.2 The Site has a long Planning History relating to its former use as a Mushroom factory which comprised the growing, processing and distribution of mushrooms, together with the associated administration function and welfare facilities.
- 2.3 The most relevant application relates to the proposal for 247 dwellings which was dismissed at appeal on 13th June 2025. The main issues identified at appeal were:
- Scale and location
  - Sustainability of the location
  - Pluvial flood risk



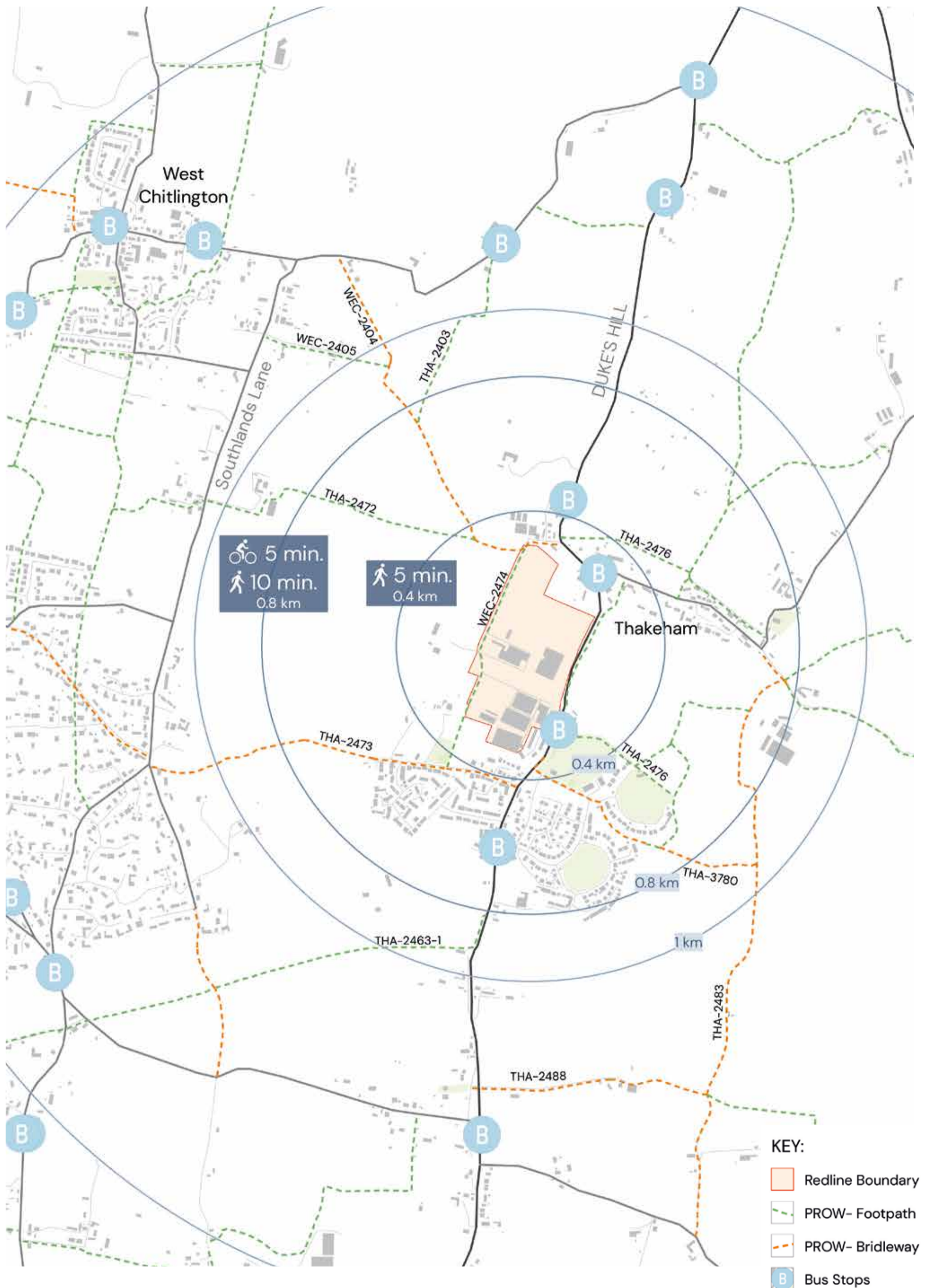


## LOCAL PLANNING AND DESIGN GUIDANCE

- 2.4 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.5 The statutory Development Plan for the Horsham District Council comprises the Horsham District Planning Framework (HDPF) 2015, Policy Maps and any Made Neighbourhood Plans.
- 2.6 Thakeham has a designated Neighbourhood Area that was approved by Horsham District Council on the 19th December 2013. The Thakeham Parish Neighbourhood Plan to 2031 was made in January 2017.

## NEIGHBOURHOOD PLAN

- 2.7 The Site forms part of NP Site Allocation Policy Thakeham 3: Storrington Road – Mushroom Site. This Policy seeks the retention of agricultural and horticultural uses upon the Site, with the following alternative uses also considered suitable;
  - D2- Recreational use compatible with the countryside location;
  - Solar array
  - B1 light industrial / commercial
  - Tourism



CONTEXT PLAN

# 03. SITE CONTEXT / UNDERSTANDING THE PLACE.

**“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.”**

**(Para. 39, NDG 2021)**

- 3.1 This section provides a summary of the assessment of the site and its surroundings that has been undertaken.

## **STREET PATTERN AND CONNECTIVITY**

- 3.2 The site is well connected to the wider Parish of Thakeham, benefiting from direct access to the B2139 and existing bus stops directly at the site access. The plan opposite illustrates the location of the site within the context of the local access and movement network.
- 3.3 Storrington Road is single carriageway road with running lanes in both directions. Northbound travel provides routes to Billingshurst and Horsham, whilst southbound travel provides routes to Storrington. The speed limit adjacent to the current site entrance is 40mph, dropping to 30mph just before Woodland Cottages.
- 3.4 To the east of the site current footpath provision on the eastern side of Storrington Road runs from just south of the site entrance to High Bar Lane, at which point footpath provision switches the western side of the street. The site benefits from Public Right of Way (PRoW) 2474 running along the western boundary of the site, providing connection with the existing bridleway 2404 and 2474 north and south respectively. Onward walking routes connect to West Chiltington, West Chiltington Common, Storrington and Thakeham.
- 3.5 Bus services along Storrington Road include the No.71, 74a & 74b. Providing transport connections to Storrington and Horsham. The nearest train station is in Pullborough, around 8.2km away from the site. Bus connections from the site to station are limited to once week.

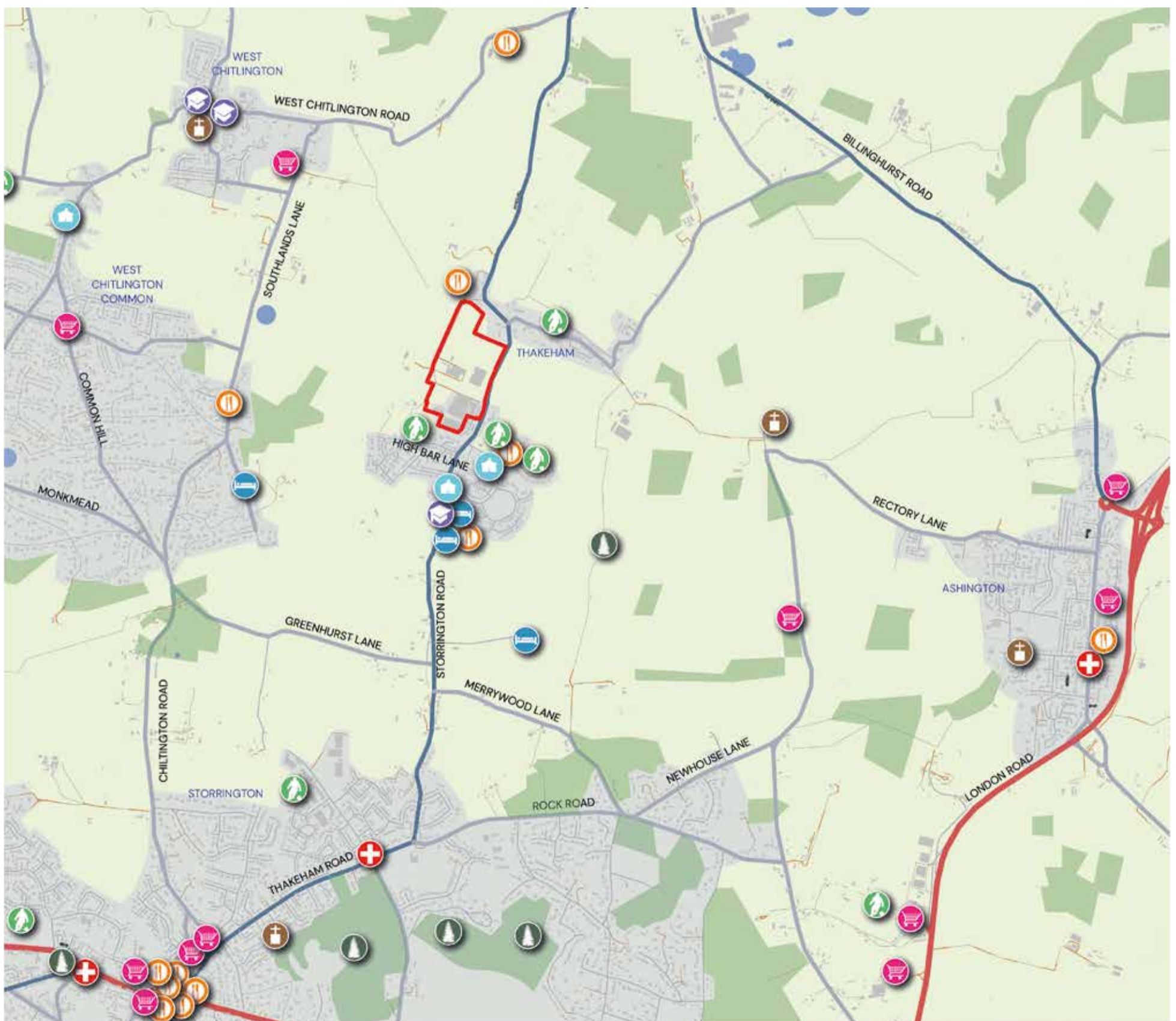


**WIDER SITE CONTEXT**



### LOCAL FACILITIES

- 3.6 The Existing Local Facilities Plan (presented opposite) shows the location of key local facilities and services in relation to the site. Local facilities in easy walking distance of the site include the play area, sports pavilion, village hall and local shop in Abingworth Meadows and the High Bar Lane play area/ recreation ground, all of which are within 500m of the centre of the site.
- 3.7 Other facilities within walking distance of the site include Thakeham Community Hub, Abbingworth Hall Hotel, The White Lion and The Five Bells Inn. For further information please refer to the Transport Assessment (TA) submitted as part of this application



LOCAL FACILITIES PLAN

**“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”**

**(Para. 46, NDG 2021)**

## **HISTORICAL GROWTH**

- 3.8 Thakeham, once known as ‘Tacham’, has a long and layered history stretching back to at least 1073. The oldest surviving structure is the nave of St Mary’s Church, built in the 12th century, hinting at even earlier settlement in the area. The parish’s sunken lanes, known locally as “hollows”, are a striking reminder of its medieval past.
- 3.9 The heart of the village lies along The Street, where many 18th-century homes still shape the character of the place. From this historic centre, the village gradually expanded southward toward Abingworth in the late 1700s.
- 3.10 In 1912, Arthur George Linfield bought Town House Farm, located between Thakeham and Abingworth, and turned it into a thriving mushroom farm. The business grew steadily through both World Wars, and by the mid-20th century, it had become a major horticultural hub. The Linfield family led the way in adopting new methods, from glasshouse construction to composting and mechanisation.
- 3.11 Ownership changed hands several times in the decades that followed, with production eventually ending in 2018 under Monaghan Mushrooms. Since then, part of the site has been redeveloped for housing, following planning approval in 2013.
- 3.12 Today, while the site still echoes its agricultural roots, it’s marked by disused industrial buildings and open storage. A clear sign that its commercial chapter has closed, and a new one is ready to begin.
- 3.13 The historical analysis shows the extent to which the site has been developed over time. Most importantly the consistent retention of open space/farmland to the north creating a clear separation between built form and Thakeham ‘The Street’. South of this point, all other areas within the red line have been utilised for built form at some point in history.



1892 HISTORICAL PLAN



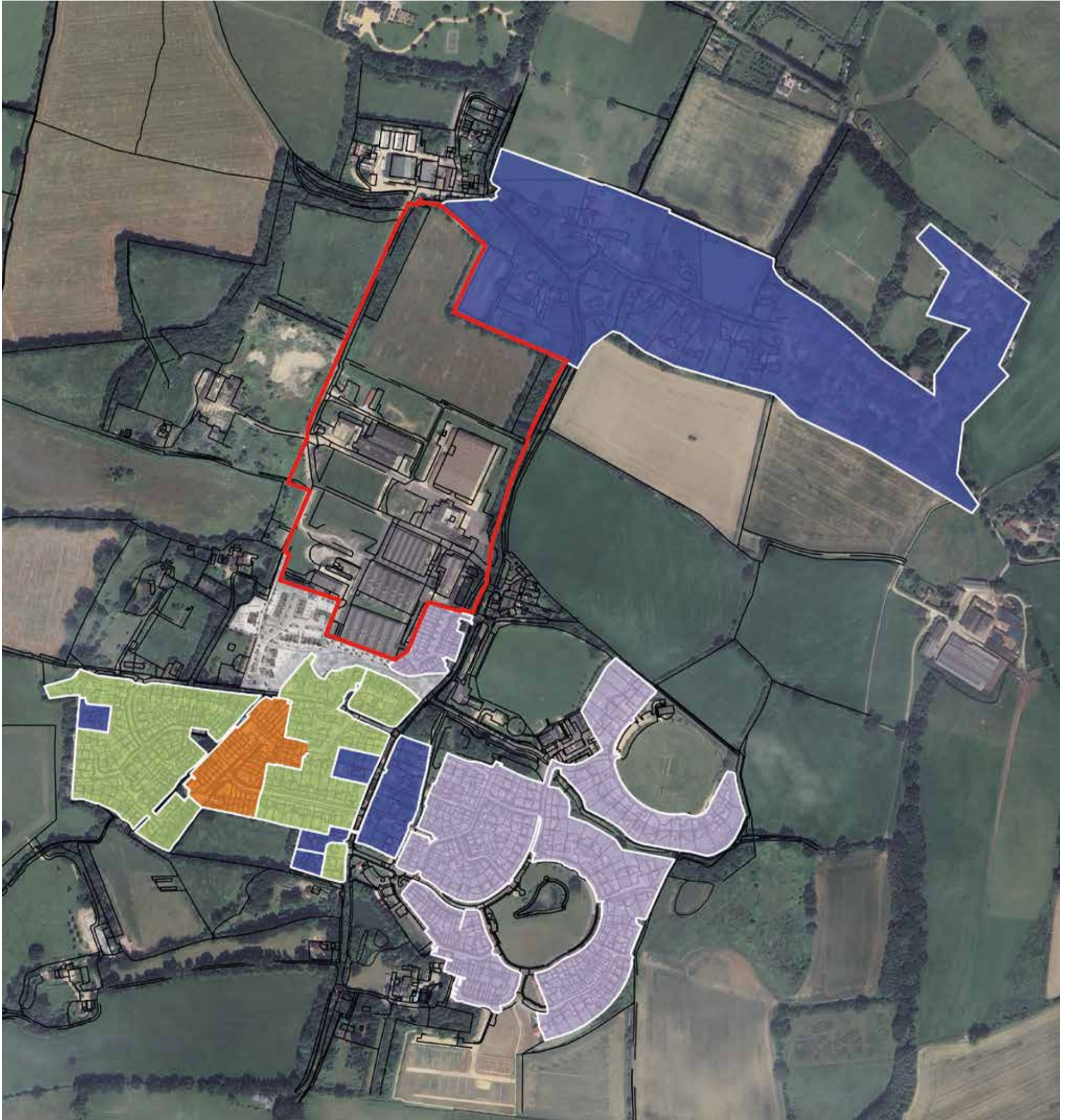
1939 HISTORICAL PLAN



2001 AERIAL PHOTO



2025 AERIAL PHOTO



**“Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.”**





**(Para. 52, NDG 2021)**

## **LOCAL CHARACTER**

- 3.14 The National Design Guide states that well-designed new development is influenced by:
- “...an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;”*
- (Para. 53, NDG 2021)**
- 3.15 An analysis of the existing built form of Thakeham and Abingworth can help identify patterns of development and key design components. Together these character generators and design components can help to inform the design approach.
- 3.16 The immediate site context is predominantly residential, where a range of architectural styles, detailing, materials and thereby character is evident, as demonstrated across the following pages.
- 3.17 Four character areas have been chosen to study as each area illustrates a morphological expansion of the area with contrasting urban forms and building details as each area provides a palette of design references that may be drawn from. This will allow the proposed design response to reflect local character.
- 3.18 Each character area is identified on the plan opposite and accompanying photographs across the following pages.



### **Key:**

-  Character Area 1
-  Character Area 2
-  Character Area 3
-  Character Area 4



# CHARACTER AREA 1: HISTORIC THAKEHAM

<b>Typologies</b>	The most historically rich area is Thakeham, the village grew around the 12th century church, St. Mary's and the main street called 'The Street' which is a conservation area. The Street's older properties hold a tudor-house characteristic with some later homes being 18th and 19th century style.
<b>Materials</b>	<p><b>Walls:</b></p> <ul style="list-style-type: none"> <li>• White Render and Timber were used for the Tudor homes and later buildings imitate the character by painting modern brick walls white</li> <li>• Red/ Brown Brick- Varying texture and tones laid in a stretcher bond throughout the village.</li> <li>• Occasional Brick details, tile hanging and black weatherboarding can be found along the street.</li> </ul> <p><b>Roofs:</b></p> <ul style="list-style-type: none"> <li>• Clay tiles Pitched roofs are finished in red/brown tiles</li> <li>• Brick Chimneys: Prominent features on many dwellings, often matching the main façade material</li> </ul> <p><b>Windows:</b></p> <ul style="list-style-type: none"> <li>• White-Framed Casement Windows: Typically, timber for newer buildings</li> <li>• Latticed darker framed windows- reinforcing the Tudor heritage.</li> </ul>
<b>Architectural details</b>	<p><b>Roof Profile:</b> Pitched roofs with regular use of hipped and gable features</p> <p><b>Decorative brick work:</b> Quoins and stone details add subtle richness to façades</p> <p><b>Street Furniture:</b> Slim black streetlamps and traditional signage reinforce the village character</p>
<b>Front Gardens</b>	<p><b>Informal Planting:</b> Front gardens feature shrubs, large hedges and small trees, softening the built edge</p> <p><b>Low Brick and Stone Walls:</b> These define boundaries while maintaining openness and visual permeability</p>
<b>Parking</b>	<p><b>On-Street Parking:</b> Common in the centre of the street, using unmarked locations such as passing place or where the road widens from one track road.</p> <p>Lanes and Driveways for homes that are newer or further away from the public house. Homes are set far back away from The Street creating clear boundaries.</p>



## CHARACTER AREA 2: POST WAR SUBURBAN

<b>Typologies</b>	Terraced houses each with individual entrances and repeated layouts. Predominantly two-storey.
<b>Materials</b>	<p><b>Walls:</b></p> <ul style="list-style-type: none"> <li>• Brown and Red Brick- Varying texture and tones laid in stretcher bond, contributing to a consistent character</li> <li>• Tile hanging to upper storey adds contrast</li> </ul> <p><b>Roofs:</b></p> <ul style="list-style-type: none"> <li>• Clay tiles Pitched roofs are finished in brown tiles</li> <li>• Brick Chimneys: Prominent features on many dwellings, often matching the main façade material</li> </ul> <p><b>Windows:</b></p> <ul style="list-style-type: none"> <li>• White PVC Frames: Casement-style windows with side and hinged openings, consistent across both storeys</li> </ul>
<b>Architectural details</b>	<p><b>Decorative Front Doors:</b> Each dwelling features a white door with glazed panels and individual detailing some with different colours for individual identity.</p> <p><b>Repetitive Elevation:</b> Balanced façade composition repeated for terraced and semi-detached dwellings.</p>
<b>Front Gardens</b>	<p>Deep front gardens regularly hard surfaced to accommodate parking.</p> <p><b>Soft Landscaping:</b> Includes shrubs, flowering plants, and small planters contributing to visual amenity</p> <p><b>Boundary Treatments:</b> Irregular use of boundary treatments including hedging, low wall and fencing.</p>
<b>Parking</b>	<b>Off-Street Parking Bays:</b> A large proportion of dwellings have converted front gardens to parking spaces. In addition garages are provided in clusters at the end of roads and on street parking is prevalent



# CHARACTER AREA 3: POST WAR SUBURBAN

<b>Typologies</b>	Predominantly detached and semi-detached two-storey dwellings with occasional use of terrace form. Mix of parking typologies
<b>Materials</b>	<p><b>Walls:</b></p> <ul style="list-style-type: none"> <li>• Red Brick- with burn spot tones laid in stretcher bond, contributing to a consistent character. Sand colour brick features throughout</li> <li>• Tile hanging and weatherboarding to upper storey adds contrast and softens the roofline. A small amount has white rendered elements to hint at local heritage</li> </ul> <p><b>Roofs:</b></p> <ul style="list-style-type: none"> <li>• Clay tiles pitched roofs are finished in brown tiles</li> <li>• Brick Chimney: Located on the gable end, constructed in matching brick with a terracotta pot</li> </ul> <p><b>Windows:</b></p> <ul style="list-style-type: none"> <li>• Predominantly white UPVC casement windows with intermittent use of glazing bars in some areas.</li> </ul>
<b>Architectural details</b>	<p><b>Pitched Roof with Gable End:</b> Reinforces traditional form. Features of hipped roofs and gable fronts to add rhythm and interest to elevations.</p> <p><b>Decorative Brickwork:</b> Corbelling, string courses, and patterned gables add subtle richness to façades</p> <p><b>Decorative Front Doors:</b> Range of front door styles and colours.</p> <p><b>Garage integration:</b> Mix of detached, semi-detached and integrated garages with matching up and over doors.</p>
<b>Front Gardens</b>	<p><b>Soft Landscaping:</b> Includes lawn, flower beds, and ornamental planting, contributing to visual amenity and biodiversity</p> <p><b>Defined Boundaries:</b> Inconsistent use of boundary types including low fencing, brick walls and shrubbery</p>
<b>Parking</b>	<b>Off-Street Parking Bays:</b> Each unit is served by a surfaced parking area directly in front of the house or to the side, allowing for one or more vehicles per dwelling. Garages are common place for the majority of detached dwellings.



# CHARACTER AREA 4: MODERN RESIDENTIAL

<b>Typologies</b>	Predominantly detached and semi-detached two and two and half storey dwellings. Occasional use of terraced dwellings and limited number of apartments
<b>Materials</b>	<p><b>Walls:</b></p> <ul style="list-style-type: none"> <li>• Multi-Red Brick Facades: Uniform red brick laid in stretcher bond, contributing to a consistent character</li> <li>• Tile hanging, render and dark cladding add texture to built-form facades.</li> </ul> <p><b>Roofs:</b></p> <ul style="list-style-type: none"> <li>• Predominantly Red/Brown Mix Roof Tiles- dark grey tiles used to accentuate key plots and add variety. Some contrasting colour curved tile ridges used on hipped structures.</li> <li>• Brick Chimney: Intermittent use of apex chimneys, predominantly located on gable ends, constructed in matching brick with a terracotta pot</li> <li>• White Timber Detailing:</li> </ul> <p><b>Windows:</b></p> <ul style="list-style-type: none"> <li>• White-Framed Casement Windows: UPVC with simple divisions</li> <li>• Balanced Openings: Window placement reinforces the domestic scale.</li> </ul>
<b>Architectural details</b>	<p><b>Pitched Roof with Gable End:</b> Reinforces traditional form. Features of hipped roofs and gable fronts to add rhythm to elevations.</p> <p><b>Decorative Brickwork:</b> String courses, and patterned front gables add subtle richness to façades</p> <p>Pitched Roof with canopy above entrance</p> <p><b>Muted Coloured Doors:</b> Soft green and blue tones with some natural wood doors to introduce individuality</p> <p><b>Garage integration:</b> Mix of garages including detached and integral styles</p>
<b>Front Gardens</b>	<p><b>Soft Landscaping:</b> Low shrubs, flowering plants, and informal borders contribute to biodiversity and visual softness</p> <p>Planting defines the threshold between public and private realm with regular use of hedging and some tree planting within front gardens.</p>
<b>Parking</b>	<p>Private Driveway for larger plots offering direct access to both house and garage set back off the road</p> <p>Allocated spaces/ small driveway for modest front garden units</p>



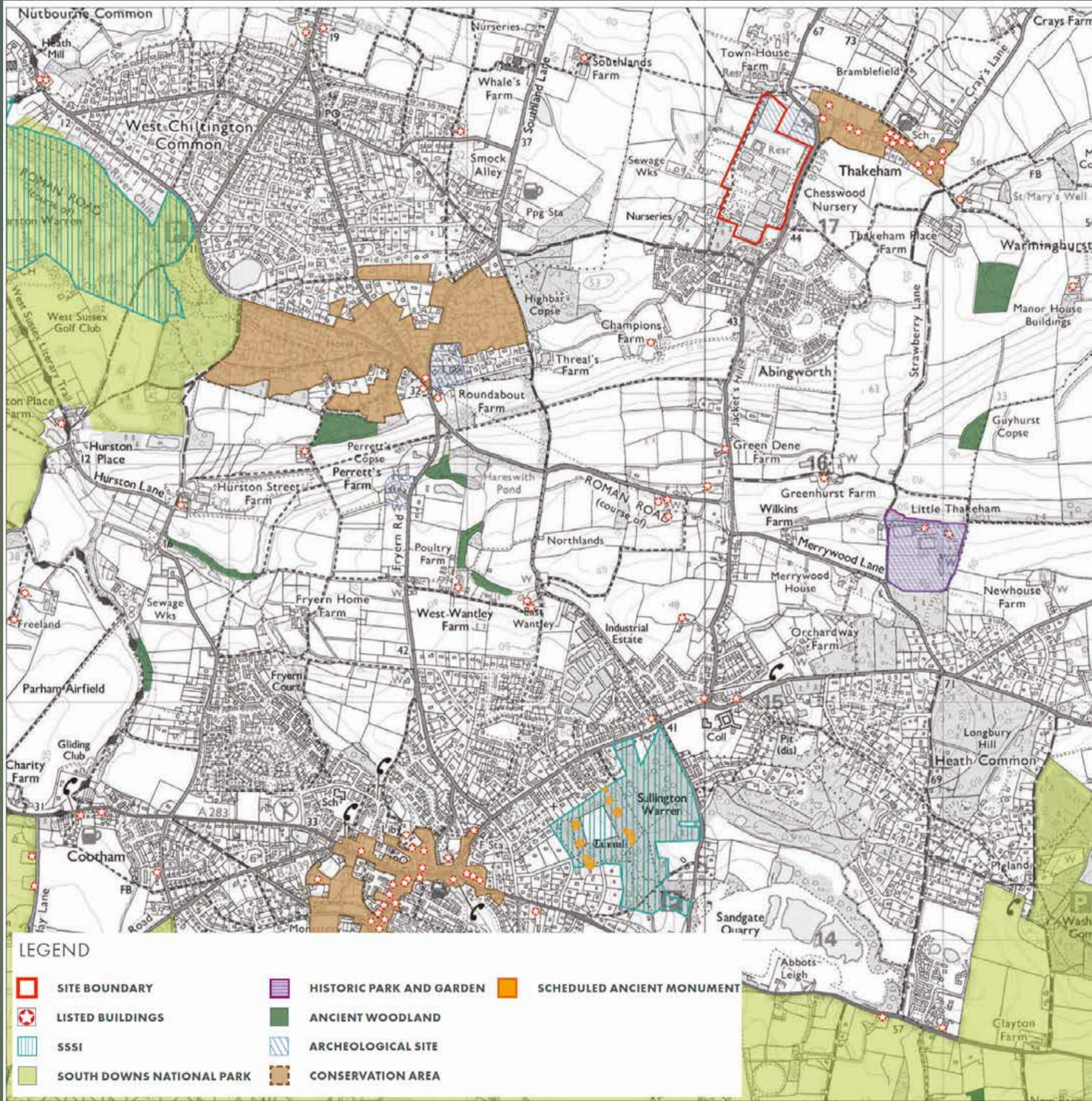
# 04. EXISTING ENVIRONMENT.

**“Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation...”**

**(Para. 43, NDG 2021)**

- 4.1 The results of the various site studies are used to inform and structure the development proposals. These are illustrated, where appropriate, on the Opportunities and Constraints Plan presented later. Full reference should be made to the appropriate supporting technical reports:







LANDSCAPE DESIGNATIONS PLAN

## LANDSCAPE AND VISUAL

- 4.2 The site is not subject to a landscape designation at the national, regional or local level and does not lie within a viewing corridor protected by policy. The South Downs National Park (SNDP) extends into the southern parts of the study area.
- 4.3 There are two Registered Parks and Gardens within the study area, the Grade II\* Listed Little Thakeham, located 1.4km (0.87 miles) to the south-east of the site and the Grade II\* Parham, located 3.5km (2.17 miles) to the west of the site. To the south and west of site are Sites of Special Scientific Interest (SSSI) at Sullington Warren SSSI, located 2.1km (1.3 miles) to the south, Hurston Warren SSSI located 2.3km (1.43 miles) to the west, Parham Park SSSI located 3.6km (2.23 miles) to the south-west and Marehill Quarry located 3.6km (2.23 miles) to the north-west.

### Public Rights of Way Context

- 4.4 There is a good PRoW network within and around Thakeham, connecting the site to areas beyond Thakeham including Abingworth in the south adjacent to the site and the South Downs National Park further south and to the west. Those PRoW crossing the site and those within proximity include:
- Footpath 2474 crosses north to south through the centre of the site
  - Footpath 2472 adjacent to the northwestern corner of the site
  - Bridleway 2404 adjacent to the northern boundary of the site
  - Footpath 2476 to the northeast of the site
  - Footpath 2479 to the east of the site
  - Footpath 2487 to the southeast of the site
  - Bridleway 3780 to the southeast of the site
  - Bridleway 3676 to the south of the site.

## LANDSCAPE CHARACTER

- 4.5 As part of the L&VIA the contextual landscape character was assessed and can be summarised as follows:
- 4.6 The landscape character of the study area is defined by its landform, vegetation, land use and time depth. These factors have all informed the historic settlement pattern and growth. The rural character, field patterns and landform are characteristic of the local area and contribute to the landscape quality and scenic quality of the study area. The study area is broadly representative of the character area within which it sits. It has medium recreation value and conservation value with a number of areas designated for their ecological and heritage importance.
- 4.7 Considering the above factors, the overall value of the contextual landscape character is considered to be Medium

LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- EXISTING COPPICE / SCRUB / BRAMBLES TO BE RETAINED
- RETAINED PUBLIC RIGHTS OF WAY
- THAKEHAM CONSERVATION AREA
- PRIORITY HABITAT WOODLAND
- 50 CONTOURS
- ROAD CORRIDOR
- RECENTLY COMPLETED RESIDENTIAL DEVELOPMENT AT ABINGWORTH FARM
- SUNKEN LANE
- PROPOSED GREEN CORRIDOR
- PROPOSED SENSITIVELY LOCATED DEVELOPMENT PARCEL
- PROPOSED OPEN SPACE
- PROPOSED RESTORED HISTORIC TREED HEDGEROWS
- EXISTING 90 DEGREE VIEW CORRIDORS THROUGH THE SITE
- EXISTING SITE ACCESS
- 1 DEVELOPMENT PARCEL ON FORMER ARABLE LAND.
- 2 RETENTION OF DISTANT VIEWS TO THE ELEVATED ESCARPMENTS OF THE SDNP TO THE SOUTH



LANDSCAPE CONSIDERATIONS PLAN

## LANDSCAPE AND VISUAL CONSIDERATIONS

- 4.1 This section summarises the key landscape and visual appraisal from the supporting LVIA that supports the application at Land West of Storrington Road.
- 4.2 The landscape and visual appraisal of the site has identified a number of opportunities and constraints, with considerations listed below for incorporation into the proposed development. These have underpinned the rationale for evolution of the masterplan and aim to provide enhancements, where possible, and minimise landscape and visual harm.

### Constraints within the site are identified below:

- The site's features of merit should be protected, including trees, hedgerows, arable fields, plus those undeveloped areas within the most elevated locations, to retain existing views to the escarpment within the South Downs National Park (SDNP)
- The existing settlement edge is situated to the south of the site and as such, the character of development should reflect the village fringe setting
- The character and amenity of views from the SDNP should be retained
- Whilst the site does not lie within a strategic or local gap defined by policy, development parcels should be sensitively located, with a layout that retains the sense of separation between Thakeham and Abingworth
- New homes should be offset from the existing trees and vegetation enclosing the site to respect the extent of root protection areas
- The alignment of the PRoW that crosses the site should be retained
- The rural character of the adjacent roads and lanes should be retained, particularly that section of 'sunken lane' at Storrington Road, immediately adjacent to the northern section of the site.

### Opportunities within the site are identified below:

- The site is not covered by any landscape or landscaperelated designations
- The site does not exhibit any rare landscape features, nor is it wild or tranquil
- Whilst there are distant views of the site from the elevated position south of Storrington (within the SDNP), the site forms a small part of the wider panorama and where the existing built form is already discerned
- The site has a limited local visual envelope, as a result of the existing physical and visual containment provided by the sloping landform, woodland blocks, hedgerow trees and intervening built form enclosing the site
- The replacement of the existing large-scale built form within the site (which is incongruous with the residential dwellings to the south) with new homes, would be sensitive to the village setting, in that they would be of a smaller scale and would have a greater sense of visual porosity, allowing for views through the site, from Storrington Road
- The established vegetation within the site provides a mature and robust landscape structure in which development parcels can be set within. Existing boundaries of treebelts and hedgerows are in many places intact and provide enclosure
- Supplementary planting of hedgerows and trees should bolster the green infrastructure network, in accordance with published landscape character assessment recommendations
- Connections with the existing PRoW network and forming a circuitous route around the site should increase opportunities for recreation
- Restoration of historic internal field boundaries should extend characteristic landscape elements and create definitive boundaries for development parcels and therefore visually encloses the site in views from Thakeham, maintaining physical and visual separation
- Restoration of the gently sloping landform within the east of the site, from that of the existing steep (engineered) embankments, should create further improvements to landscape character
- The inclusion of locally characteristic building forms and sympathetic contemporary architecture with high quality detailing, architectural features and natural building materials - to ensure excellent design and build quality.

**Development considerations:**

- Retain those landscape features of merit within the site, including hedgerows and trees where practicable, and supplement with additional planting to bolster the existing green infrastructure and maintain the treed skyline. Thus, in accordance with Para 136 of the NPPF (Dec 2023), existing vegetation enclosing the site is to be retained and enhanced, where practicable, to maintain the strong degree of physical and visual enclosure, thus providing a robust and defensible boundary and reducing the presence of built development
- Areas of public open space are to be well-related to the existing vegetated boundaries and are to be situated on the more elevated sections of the site to optimise those opportunities to view the wider treed landscape and distant views to the ridgelines of the SDNP, whilst retaining settlement separation
- Historic field boundaries are to be restored through the provision of new native hedgerows and tree belts, which in turn form the green definitive edge to the extent of the new homes, as characteristic to those hedgerows that form the village boundaries to the east
- Green open space and canopy tree planting should be interspersed within the site following the contours to set the new homes into a robust landscape framework, strengthening green infrastructure, enhancing the integration of the new homes within the landscape and contributing positively to the sense of place, in accordance with the NPPF. Planting species should be locally appropriate and be tolerant to climatic change
- The quantum of open space to be provided is to be in accordance with policy requirements and supplementary planning guidance
- The open space strategy is to provide a variety of spaces, including both equipped play spaces and naturalistic areas that can be enjoyed by both new and existing nearby residents
- The residential parcels should utilise the existing site access, be situated on the site's lowest slopes, and be offset from existing vegetation to be retained. Root protection areas should be determined by an arboricultural survey
- Local connectivity is to be enhanced and opportunities for recreation are to be increased by introducing new pedestrian routes through the site.

**Development should be located:**

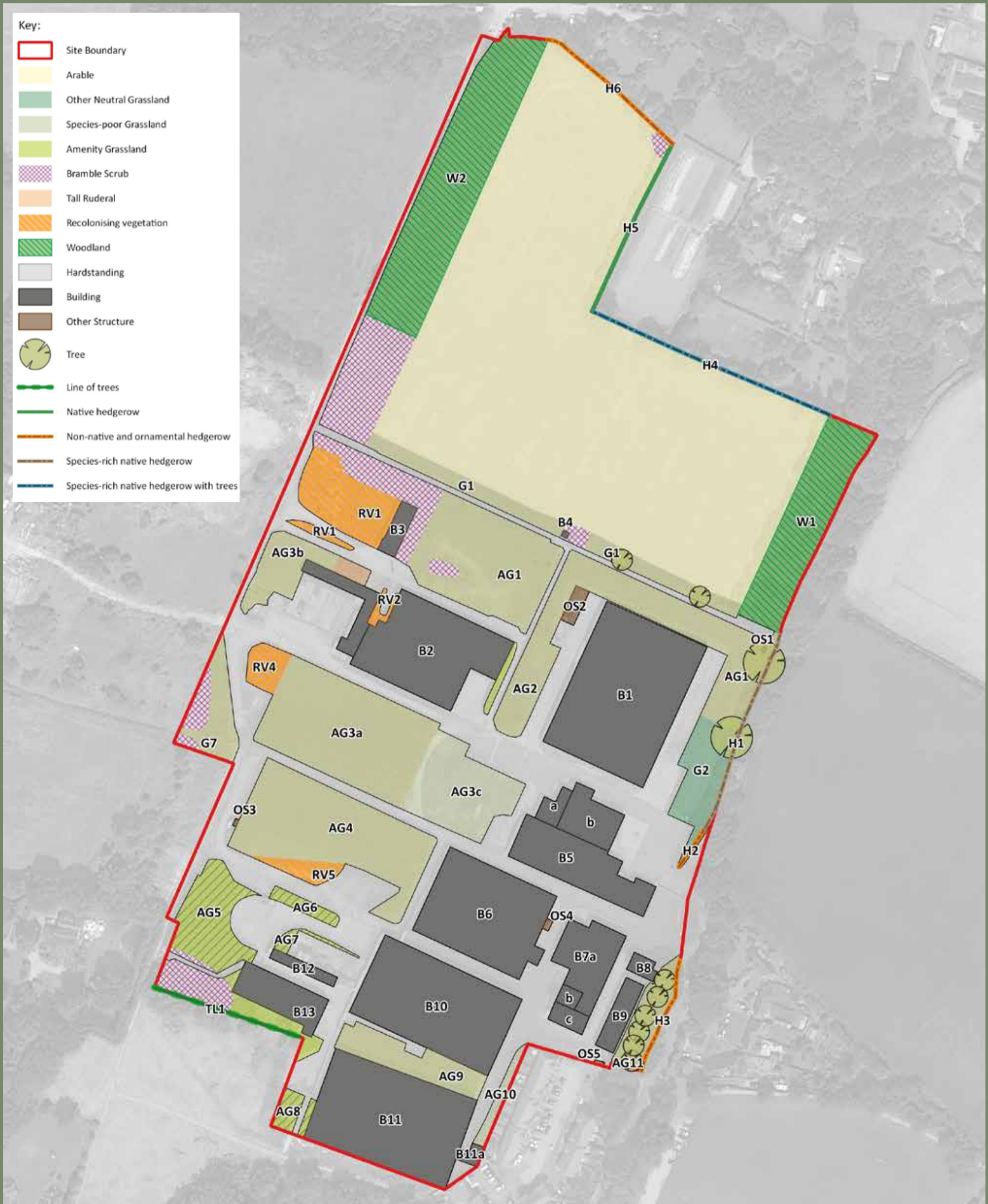
- As an extension to Abingworth
- In locations no further north than that existing extent of built form to retain the physical and perceived separation between Abingworth and Thakeham
- In areas that currently comprise built form east of the PRow.

**Furthermore, proposed new homes should:**

- Be designed to be sensitive to the rural setting
- Contribute positively to the sense of place and local distinctiveness
- Respond appropriately to the character and appearance of their surroundings in regard to scale, massing, density, layout and materials
- Be limited in height to respect the domestic scale of those dwellings within proximity and to continue the existing precedent of built form set below the treed skyline
- Be of an excellent quality, drawing reference from those successful components of the recently completed homes within Abingworth, to the southeast
- Outward facing on sensitive edges to development parcels, to provide a positive interface with the proposed areas of public open space and those retained arable fields.

**ECOLOGY**

- 4.3 Aspect Ecology carried out an Ecological Appraisal of the proposed development, based on the results of a desktop study, Phase 1 habitat survey and a number of detailed protected species surveys.
- 4.4 The Phase 1 habitat survey has established that the site is dominated by habitats not considered to be of ecological importance, whilst the proposals have sought to retain those features identified to be of value. Where it has not been practicable to avoid loss of habitats, new habitat creation has been proposed to offset losses, in conjunction with the landscape proposals.
- 4.5 The habitats within the site support several protected species, including species protected under both national and European legislation. Accordingly, a number of mitigation measures have been proposed to minimise the risk of harm to protected species, with compensatory measures proposed, where appropriate, in order to maintain the conservation status of local populations.
- 4.6 The proposals have sought to minimise impacts and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm to biodiversity. On the contrary, the opportunity exists to provide a number of biodiversity net gains as part of the proposals.



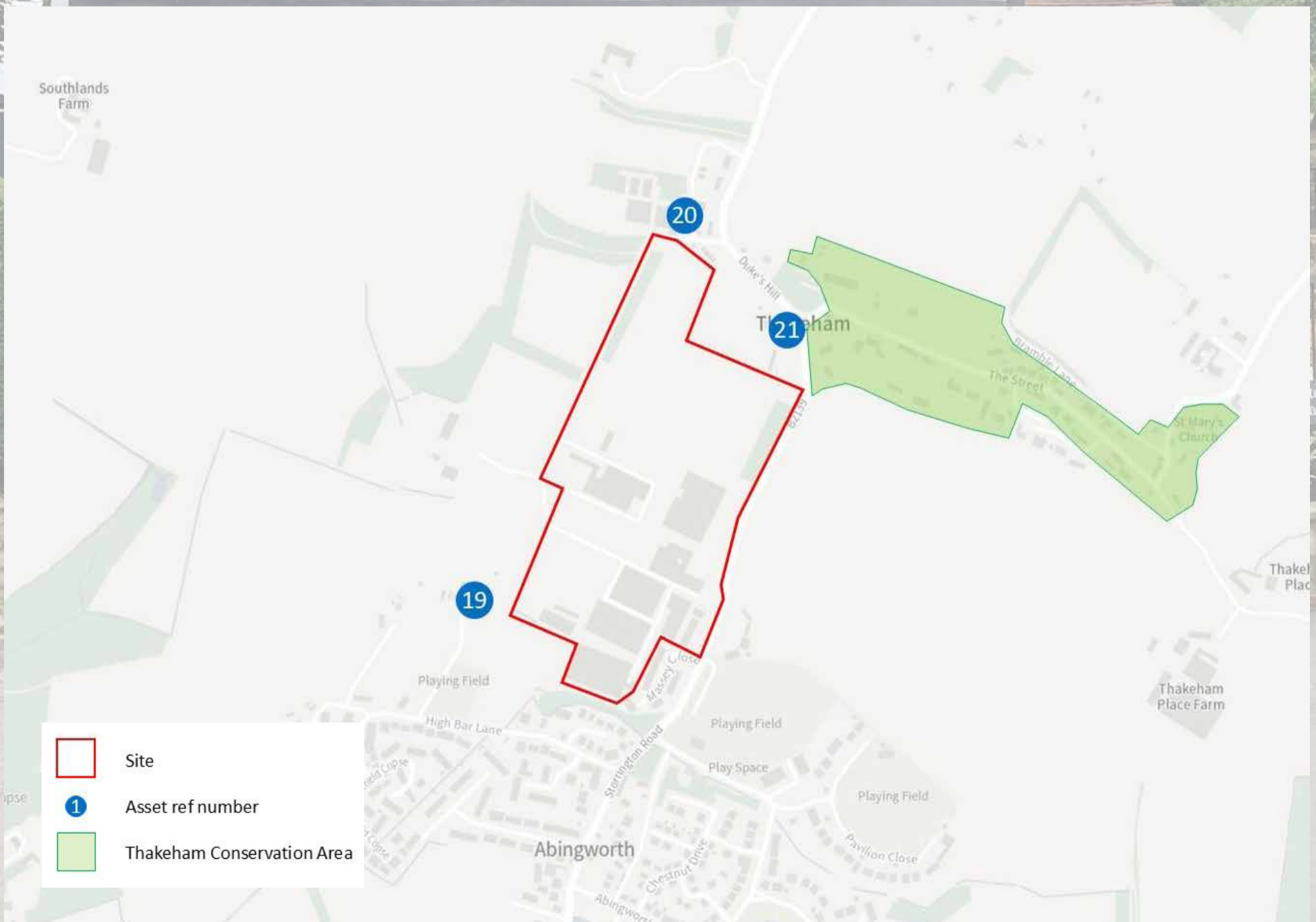


## HERITAGE

4.7 A Heritage Statement was prepared by Smith Jenkins Plann & Heritage as part of this planning application. One designated asset and three non-designated heritage assets were scoped in to the report. They are as follows:

- Thakeham Conservation Area
- Old House
- Townhouse Farm
- Yard to the South West of Rectory

4.8 The impact of development on the above assets is discussed below (for detailed information please refer to the Heritage Statement submitted as part of this application).



HERITAGE ASSETS PLAN

### **Thakeham Conservation Area**

4.9 The Thakeham Conservation Area derives its significance from its character and appearance which is experienced through the historic and architecturally interesting buildings situated along the enclosed linear central road and the area around the church. Its setting makes a positive contribution to its significance through the surrounding agricultural fields defining it as a historic rural settlement. The Site is considered to make a low, but positive contribution to its significance through its agricultural interest as a mushroom farm although this is only experienced through its historic interest, as the built fabric on the Site is all modern

### **Old House**

4.10 The southwest extent of the Site is in close proximity to Old House, with this area of the Site containing former buildings of the mushroom farm. There does not appear to be any inter-visibility between this part of the Site and Old House with dense modern planting separating the two. The Site's historic use as a farm would be appreciable in terms of activity, noise and lighting, however this is a modern and industrialised form of cultivation that does not reflect the historic arable nature of the local landscape. The Site generally forms what is part of the historic rural wider setting of the heritage asset, but the industrialisation of the Site and limited visibility means this makes a neutral contribution to its significance

### **Yard South West of the Rectory**

4.11 The Yard South West of the Rectory is located to the north-east of the Site, on the junction of Storrington Road/Duke's Hill. The asset is a historic barn and former yard now known as 'South Hill Barn'. The Site is located to the south of the asset, and separated from the red line boundary by a field, also enclosed with dense boundary vegetation. The northern area of the Site is currently comprised of a large, open field providing a buffer between the asset and the former extent of the mushroom farm. Whilst forming part of the wider agricultural setting of the asset, the industrialisation of the Site and the limited visibility from the asset means it makes a neutral contribution to its significance

### **Townhouse Farm Historic Farmstead**

4.12 Townhouse Farm Historic Farmstead (ref: MWS13811) is located to the north of the Site, on Duke's Hill. The original farmhouse located at Townhouse Farm which was dismantled and rebuilt. Therefore, although Townhouse Farm was a historic farmstead the loss of all of the original buildings means that the historic and architectural interest has not been preserved. The HER records the fact that a farmstead was at this location but, in accordance with Historic England's guidance that the inclusion of a site or structure in an HER does not itself identify it as a non-designated heritage asset',... this report finds that the building no longer possesses sufficient heritage significance to be identified as a non-designated heritage asset and has therefore been scoped out of further assessment.

4.13 This report has concluded that the application proposals preserve the significance of the identified assets including the Thakeham Conservation Area and the Old House and Yard Non-Designated Heritage Assets.

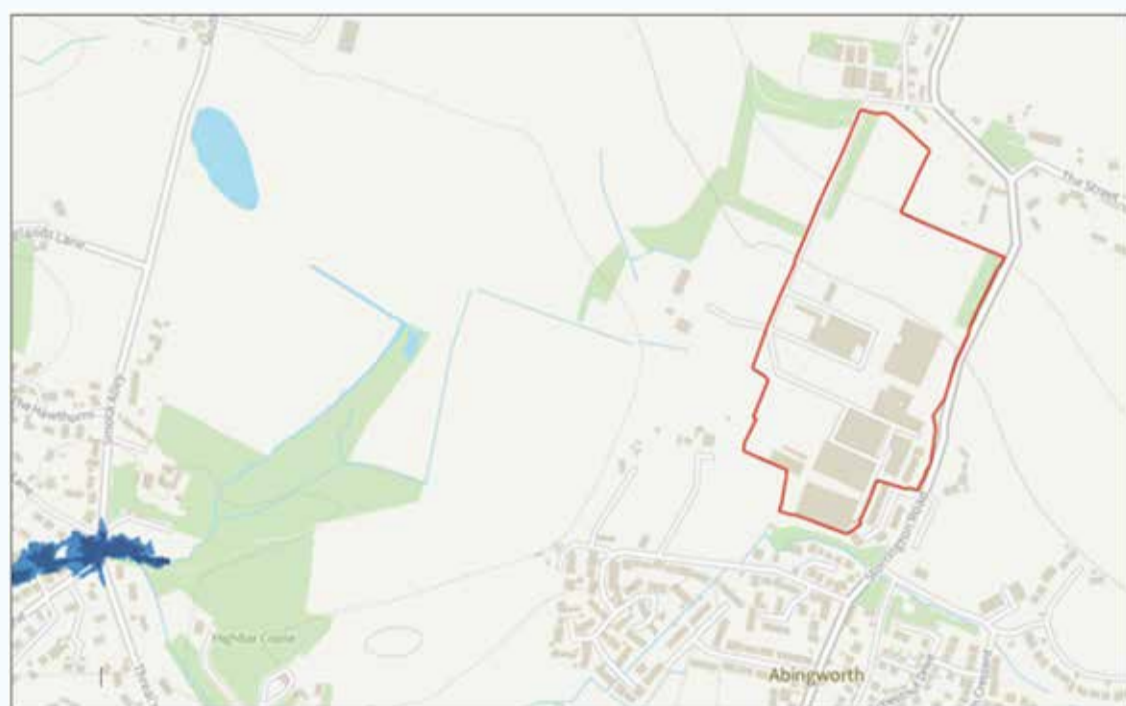


## FLOOD RISK ASSESSMENT

4.14 Ardent were instructed to undertake a flood risk assessment (FRA) for the proposed development at the former Thakeham Mushroom Site.

4.15 The findings of the assessment concluded the potential risk of flooding from other sources at the site including surface water, groundwater, sewers and artificial sources are considered low under the end condition. This risk level would be achieved through the development by implementing the proposed surface water drainage and finished levels to dwellings. A summary of the pre and post development risks are highlighted in the table below.

FLOODING TYPE	PRE-DEVELOPMENT	POST-DEVELOPMENT	COMMENTS
Tidal/Fluvial	Very Low Risk	Very Low Risk	No risk to the site.
Surface Water Flooding	Low to High Risk	Low Risk	Risk considered as brought by on-site sources only, and therefore reduced through appropriate drainage provision.
Groundwater Flooding	Low Risk	Low Risk	Existing risk level maintained or reduced with a standard freeboard to proposed units.
Sewer Flooding	Low Risk	Low Risk	Existing risk level maintained or reduced with a standard freeboard to proposed units.
Artificial Sources	Low Risk	Low Risk	No risk anticipated to either the site or general surrounding area.
Overall assessment of site risk = Low and suitable for residential development			



FLUVIAL FLOOD EXTENT



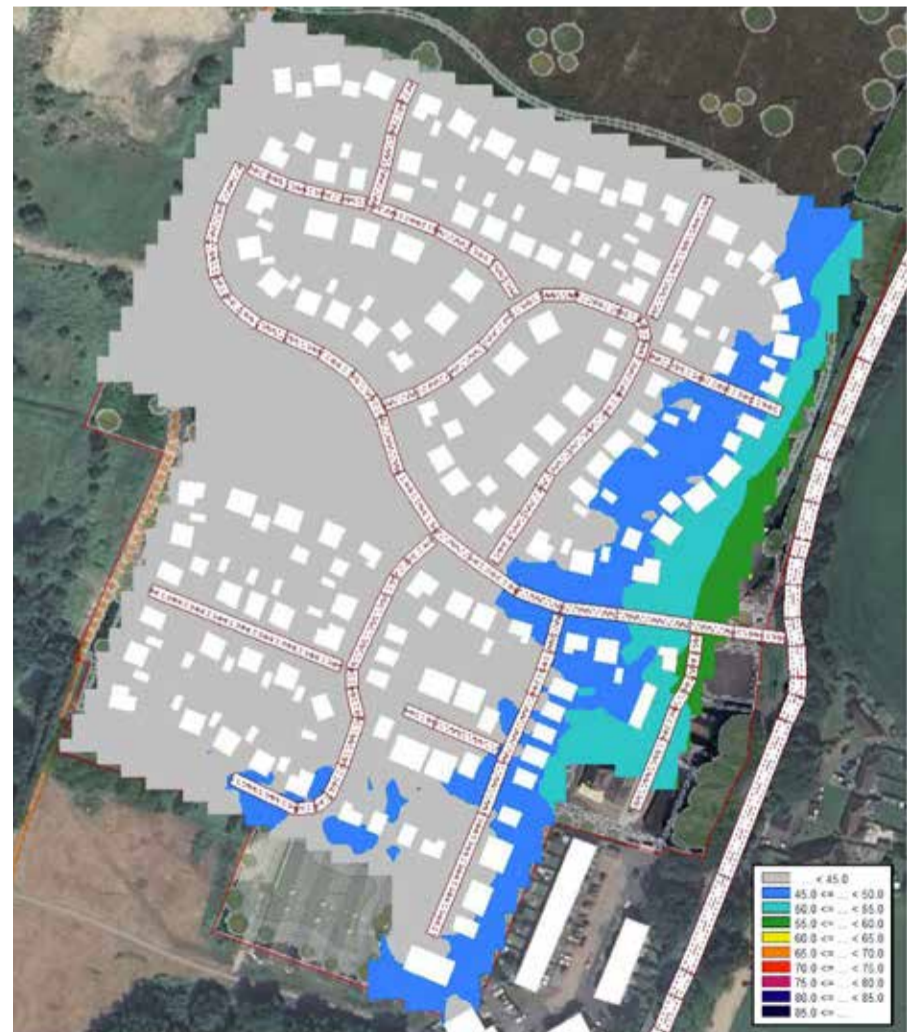
HIGH RISK FLUVIAL FLOODING EXTENT

## NOISE ASSESSMENT

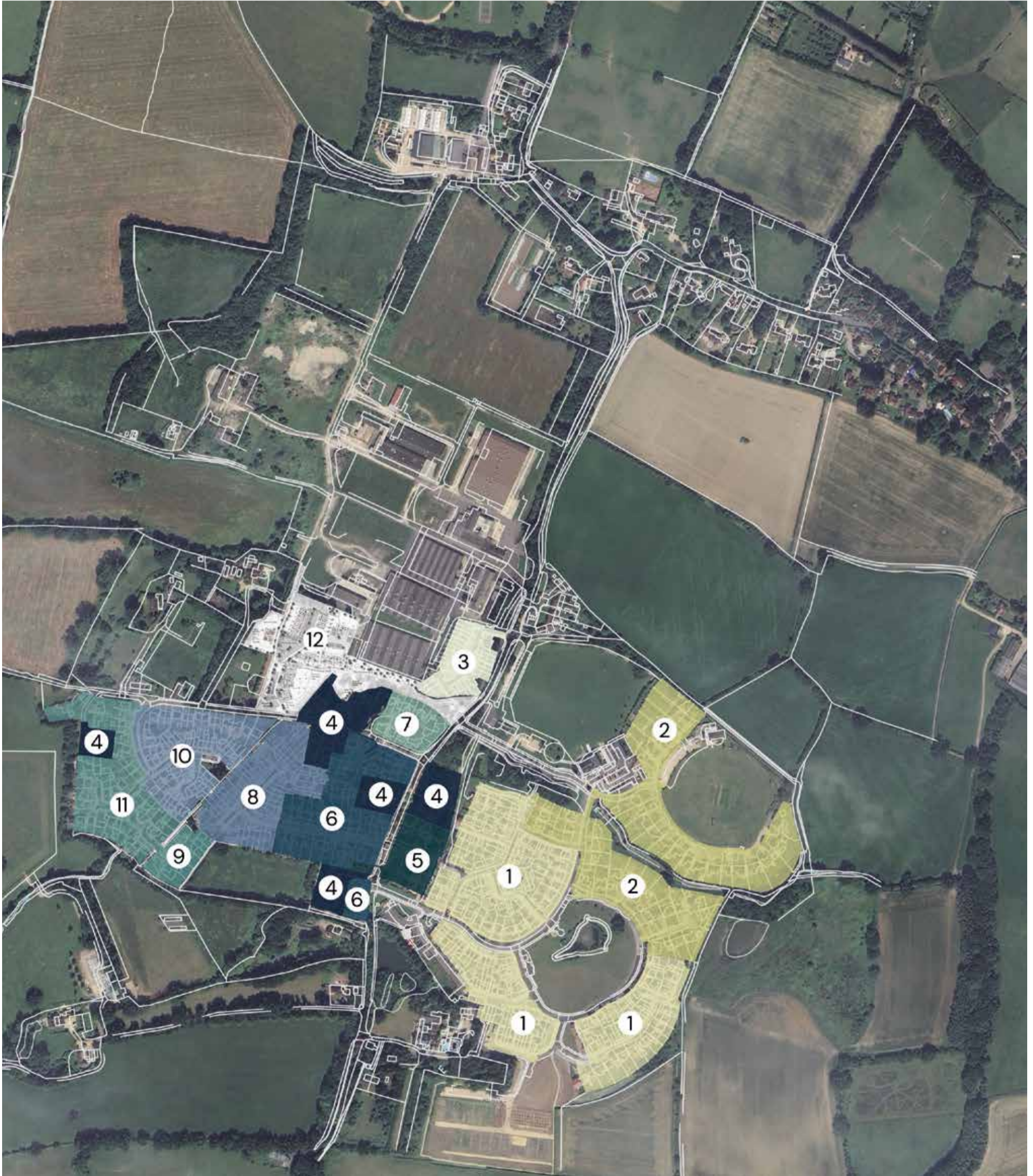
- 4.16 Cass Allen were instructed to assess noise affecting the proposed development. A 3D noise model was used to calculate road traffic noise levels at all facades and external amenity areas of the proposed development.
- 4.17 Noise affecting the development has been assessed in accordance with ProPG guidance. The design of the development is considered to be acceptable subject to the adoption of standard thermal double glazing and ventilation. This can be investigated further at the detailed design stage and may be secured by the imposition of a noise related planning condition by the Local Planning Authority.
- 4.18 Compliance with noise criteria in Building Regulations Part O has also been assessed. All windows to bedrooms may be assumed to be openable during the night-time for the purposes of the overheating assessment.
- 4.19 The site is suitable for the development in terms of noise levels and that planning permission should be granted subject to the imposition of suitable planning conditions.



NIGHT-TIME NOISE LEVELS



DAY-TIME NOISE LEVELS



DENSITY PLAN

**Understand the density of existing built form in the surrounding area is crucial to ascertain an appropriate response for future development. Whilst mirroring what has come in the past is not always the most prudent approach, in a rural environment such as this, a sympathetic response is needed to bed the proposals in their surroundings.**

### DENSITY STUDY

- 4.20 As illustrated on the plan opposite, there are a range of densities in the study area. The design approach (as highlighted later in the document), is to retain the open field to the north of the site and situate built form in and around the areas of existing or historical built form use.
- 4.21 Thakeham has a distinct, traditionally rural scale and character that is evident as soon as one turns off from Storrington Road on to The Street. On the other hand, Abingworth is an area that has development incrementally over time, with more recent development patterns and character. The overriding experience within Abingworth is traditionally styled residential development, that incorporates landscape features. It is Abingworth which the site is more closely related.
- 4.22 Given the site's proximity and its relationship to Abingworth, it is appropriate the proposed density aligns with the existing character and pattern of development in Abingworth as opposed to Thakeham Conservation Area. As shown opposite the prevailing density is between 25-35dph (noting the highest density area is located adjacent to the site along Massey Close.
- 4.23 It would be reasonable to assume an average density of 30dph would be appropriate for this site, with variations allowing a less dense northern edge in closest proximity to Thakeham Conservation Area and slightly higher density in the southern section of the site in closer proximity to Massey Close and other existing built form in Abingworth.



HIGHER DENSITY DEVELOPMENT ALONG MASSEY CLOSE



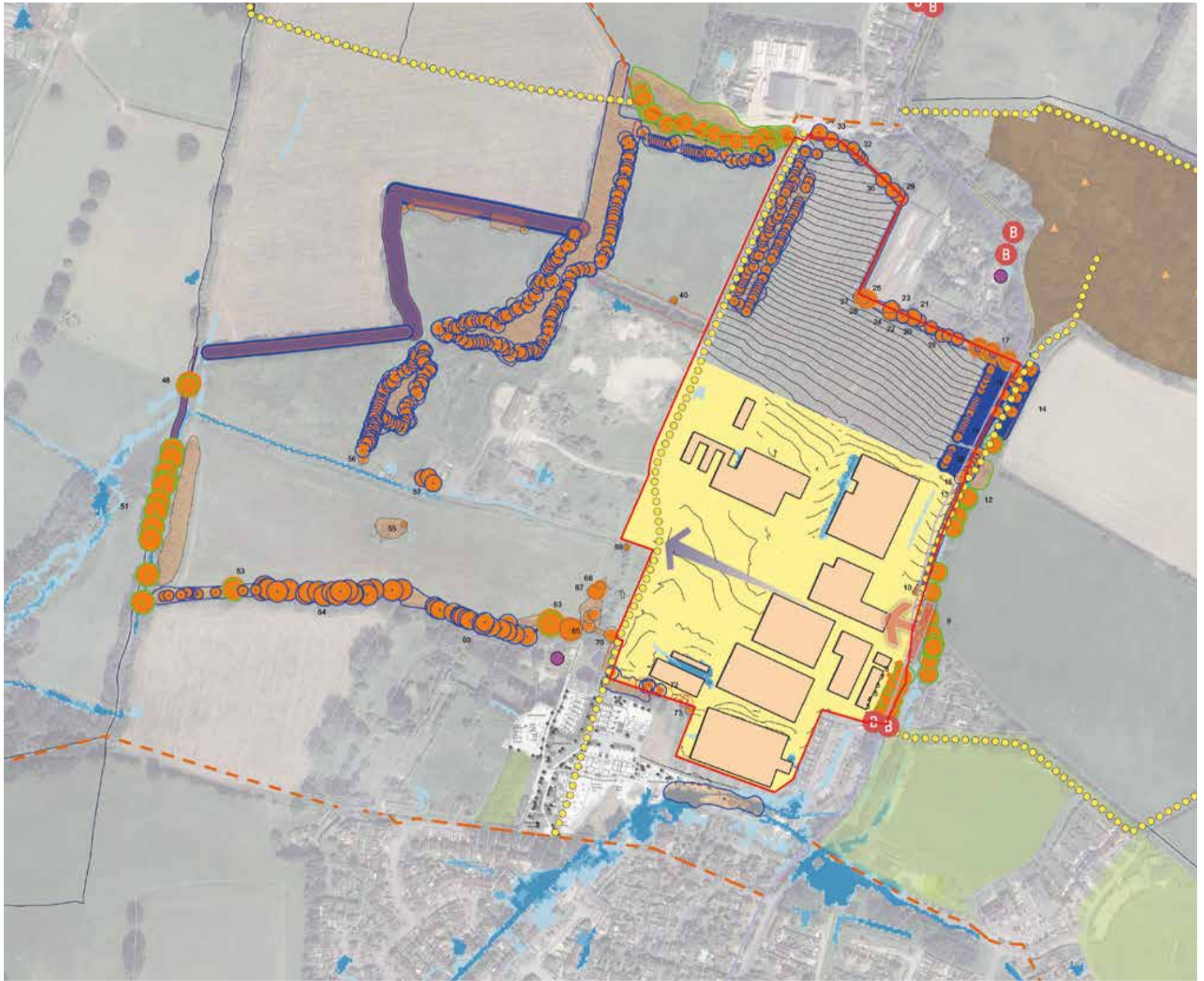
LOW DENSITY DEVELOPMENT AT ABINGWORTH MEADOWS



LOW/MEDIUM DENSITY AT HARDBARROW WOODS




















#### Key:

- |                                     |  |
|-------------------------------------|--|
| ① 140 Units @29.2 DPH<br>2018       | ⑦ 12 Units @27.3 DPH<br>1930-1950              |
| ② 45 Units @11 DPH<br>2018          | ⑧ 37 Units @26.6 DPH<br>1960-1980              |
| ③ 24 Units @40.5 DPH<br>2018        | ⑨ 8 Units @23.5 DPH<br>1999                    |
| ④ 20 Units @11.9 DPH<br>Before 1900 | ⑩ 51 Units @35.3 DPH<br>1991-1995              |
| ⑤ 7 Units @12.7 DPH<br>1960-1990    | ⑪ 36 Units @23 DPH<br>1996-2002                |
| ⑥ 38 Units @22.3 DPH<br>1991-1995   | ⑫ 28 Units @33 DPH<br>Neighbouring Development |



CONSTRAINTS AND OPPORTUNITIES PLAN

Key:

- |   |   |   |
|---|---|---|
|  Site Boundary           |  Potential Heritage Significance |  Existing Buildings                              |
|  Existing B Road         |  Site Contours                   |  Hardstanding & Historical Extent of development |
|  Existing PRow Footpath  |  RoF Surface Water               |  Non-Designated Heritage Asset                   |
|  Existing PRow Bridleway |  Existing trees- Class A         |   |
|  Proposed Site Access    |  Existing trees- Class B         |   |
|  Key view point          |  Existing trees- Class C         |   |
|  Playing Field           |  Listed Building- Grade II       |   |
|  Conservation Area       |  Existing Bus Stop               |   |

## CONSTRAINTS AND OPPORTUNITIES

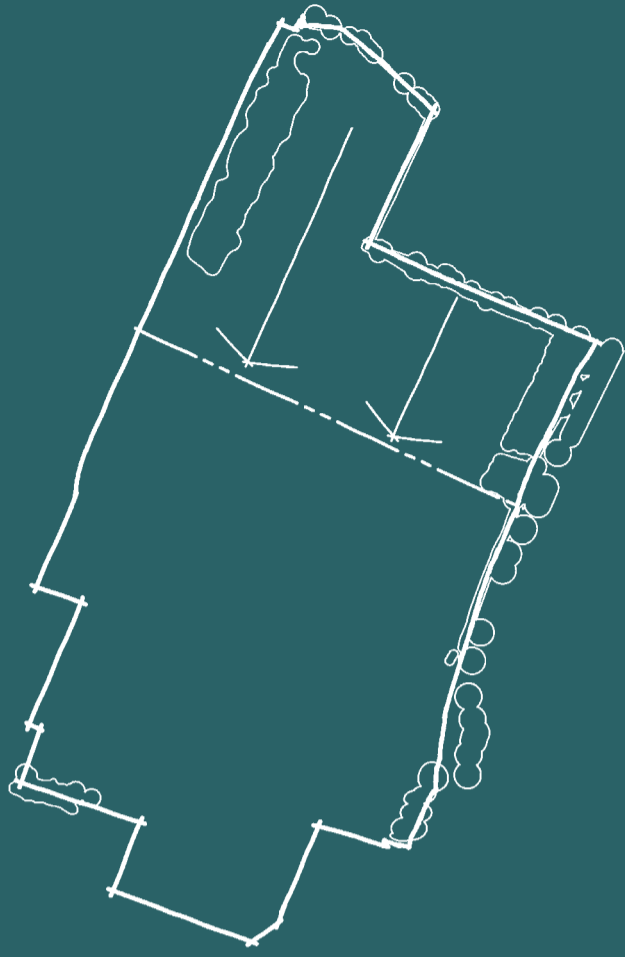
4.24 The constraints and opportunities presented by the site are utilised to inform and structure the development proposals. These are outlined below through a series of layers that form our Composite Opportunities and Constraints plan opposite.

### CONSTRAINTS

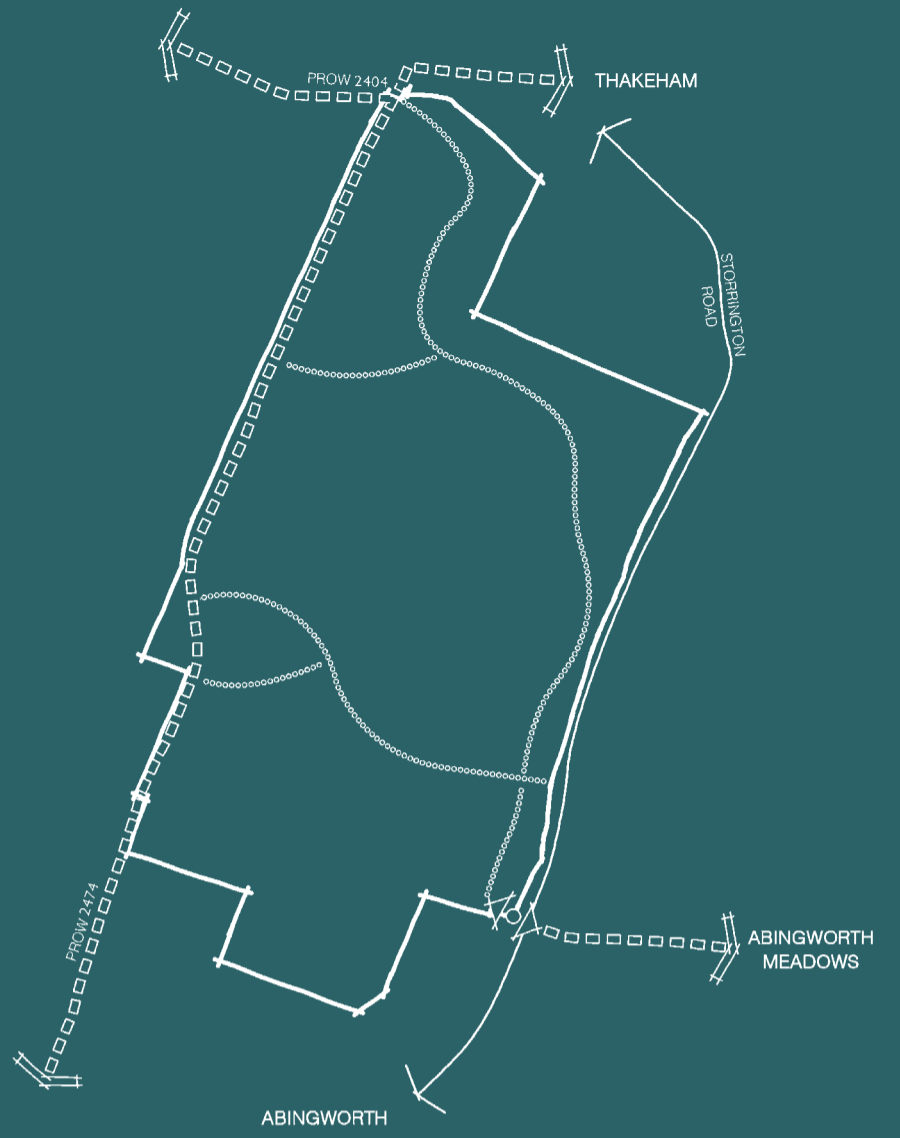
- Respond sensitively to neighbouring dwellings especially those along Massey Close.
- Proximity of the site to Thakeham Conservation area must be considered as well as the setting of Old House to the west of the site.
- Existing built form on site will require careful demolition
- Relationship between proposed built form and Public Right of Way must be considered carefully
- Drainage?
- Existing vegetation on site boundary requires a degree of clearing to facilitate revised junction access
- Potential archeological interest in northern field
- Proposed access arrangements
- Landscape setting and key views should be respected when considering scale and location of development parcels.
- Consideration should be given to newly proposed development adjoining the site to the south.
- Enclosed nature and alignment of the sunken land

### OPPORTUNITIES

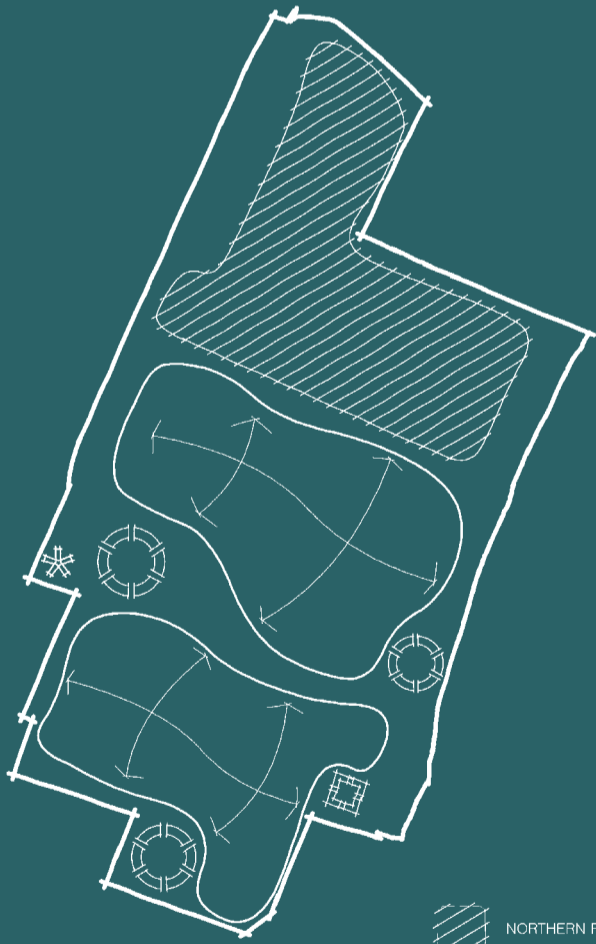
- To replace derelict and unsafe built form subject to anti-social behaviour, with a new development integrated with the surrounding villages.
- To retain most existing vegetation on site with an opportunity to significantly increase landscape provision within the future proposals.
- To provide a range of new housing choices varying in size and tenure
- The public right of way running along the western extent of the site offers the opportunity to link the site to its wider environment and offer upgrades to the current provision.
- Topographically the site benefits from long distance views to the South Downs National Park
- To create a mobility hub with several transport choices
- Opportunity to improve the local bus service for the benefit of the wider community
- To create a range of new open space typologies accessible to new and existing residents.



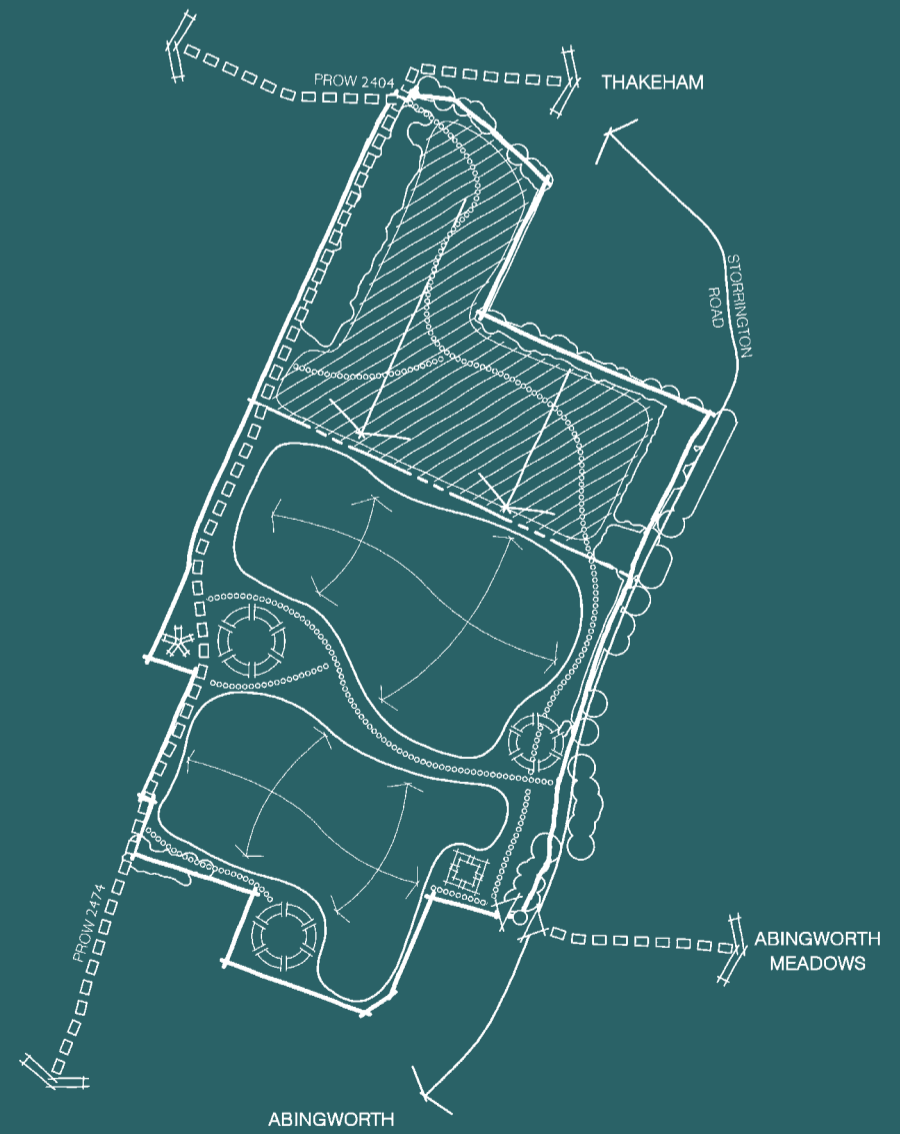
**SITE**



**MOVEMENT**



**COMMUNITY**



**PLACE MAKING**

-  NORTHERN PARKLAND
-  KEY OPEN SPACE
-  LEAP
-  COMMUNITY LAND TRUST LAND & MOBILITY HUB

# 05. DEVELOPING THE DESIGN CONCEPT.

**“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.**

**(Para. 137, NPPF 2024)**

## SUSTAINABLE STRUCTURING

- 5.1 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.
- 5.2 Plan-makers, as well as decision makers should apply a presumption in favour of sustainable development, which will mean that:  
***“All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”.***  
**(Para 11(a), NPPF 2024)**
- 5.3 The application of key urban design objectives will ensure a high-quality layout is achieved, whilst the early identification of the sites features will ensure that the proposals are sensitively assimilated into the landscape and urban fabric.
- 5.4 To maximise the sustainability and environmental sensitivity of the project the design concept has been prepared using several design components as follows:
  - **Site** – the sketch opposite illustrates the key features on site. As shown a significant proportion of the existing site is brownfield land with disused factory buildings dominating the landscape. Broadly confining development to the historical footprint of previous built form and strengthening the natural assets of the landscape responds to the existing site features in a sustainable and appropriate form.
  - **Movement** – the concept plan opposite illustrates high-level principles of potential movement corridors within the site. This includes key routes crossing the site and lower category routes including integration into the existing Public Right of Way running along the western boundary.
  - **Community** – the sketch opposite illustrates the broad disposition of land-uses and how their arrangement creates a sensitive approach to the existing environment. Generous areas of open space will act as community assets with multi-functioning use.
  - **Place Making** – the concept plan opposite illustrates a hierarchy of streets and spaces arranged in an organic pattern to reflect the rural nature of the site. The outward facing nature of the layout will provide views of natural space for a high proportion of dwellings with a distinct character.

## THE DESIGN CONCEPT

- 5.5 The principles which have been developed provide a framework by which to create a distinctive place, with a consistent and high-quality standard of design. These principles have been derived from the site assessment, in conjunction with the delivery of a high-quality development which achieves the criteria set out within the NPPF, namely:

### Function and Quality

***“...will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”***

***(Para. 135(a), NPPF 2024)***

- New development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context;
- Retention of the existing landscape features on the site where possible;
- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- In-built ‘robustness’ – the ability of the development, including individual buildings, to adapt to changes such as use, lifestyle and demography over time;
- Provision of Sustainable Drainage systems to ensure that the development does not increase the risk from flooding in the area;
- New development at Thakeham will be designed to deliver the proposed residential use and will represent value for money in terms of lifetime costs;
- Make efficient use of the site through proposing a development with an appropriate density; and
- It will be intuitive, comfortable, safe and easy for all to use

### Visually Attractive

***“...are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”***

***(Para. 135(b), NPPF 2024)***

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users, which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features will help to soften the built form, particularly towards the eastern countryside edge of the development
- Minimise the impact of the development on the open countryside and surrounding context;
- New development will be set within a considered and attractive landscape setting; and
- Enrich the qualities of the existing place, with distinctive responses that complement the setting, respect the grain of the local area and acknowledge the established local character.

### Response to Context

***“...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”***

***(Para. 135(c), NPPF 2024)***

- Integration of the development into the existing surrounding built form and the local area, particularly in relation to development block form, scale, height and massing;
- Consider how distinctive elements of the local vernacular and the best examples of local buildings relate to the space they enclose, and how this might be reflected within the proposals and can be used to inform the architecture of the proposed development;
- Consider carefully the specification of materials that respect/enhance the local vernacular;
- Respond to the existing site topography including the consideration of key views in and out of the site, particularly views to the South Downs National Park;
- Retention of the existing landscape features and habitats on the site; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.

### Strong Sense of Place

*“...establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”*

**(Para. 135(d), NPPF 2024)**

- Allow the key characteristics identified within the Local Character Analysis to influence the character of the development;
- Position key spaces & focal points where movement corridors converge to encourage activity and vitality;
- Creation of a development which allows ease of movement for all types of users and provides equal employment, social, community, leisure and retail activity opportunities for all;
- Consider how open spaces will best meet the recreational needs of the local community, thereby encouraging social interaction;
- Consider how the type and positioning of enclosures and soft landscape will clearly define the ownership of the space between buildings;
- Incorporate existing and proposed landscape features into the proposals, to enhance the richness and attractiveness of the streetscape; and
- Consider carefully texture, colour, pattern and durability of materials and how they are used.

### Accessibility

*“...optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks”*

**(Para. 135(e), NPPF 2024)**

- Integration of the proposed development into the existing movement network of footpaths, cycleways, bus routes and vehicular routes, with public transport provision in easy walking distance of the new dwellings;
- Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel;
- Creation of a legible and permeable development, that is easy to navigate for all users, with a clear movement hierarchy providing easily recognisable routes, balancing the street as a space alongside its function as a movement corridor;
- Enhancement of the existing public rights of way network as an integral part of the development, particularly facilitating sustainable access to surrounding facilities;
- Ensure a mix of appropriate residential tenures to further promote the economic and social success of the scheme; and
- Consider the potential for a variety of uses to be included within the development to promote its economic and social success, and to reduce the need to travel.

### Safe, Inclusive and Accessible Places

*“...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”*

**(Para. 135(f), NPPF 2024)**

- Convenient, safe and direct access for all residents
- Provision of a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity;
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in the methods of enclosure of private spaces;
- Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities; and
- Control of access to private areas, particularly rear gardens and parking courts.



# 06. DESIGN EVOLUTION.

An integral part of the design process has been its evolution from concept to final layout. Time has been taken to review each stage as wider design team, ensuring input from all disciplines. The process also included a review of the previously refused scheme to ensure lessons were learnt and an appropriate design response was achieved.

6.1 The timeline below illustrates some of the stages within the design journey. Key changes have been highlighted to explain how the rationale for the final design has been achieved.

## NUMBER 2 – AUGUST 2025 (Initial Design Concept)

- Meandering tree lined spine road
- Network of blue and green links
- Creation of central village green
- Long distant views to wider countryside
- Softened edges to development parcels
- LEAP located near PROW

## NUMBER 3 – SEPTEMBER 2025

- Significant increase in size of Village Green
- LEAP and Village Green linked to provide one large community space
- Road network amended to facilitate efficient layout





### NUMBER 1 – PREVIOUS APPLICATION (2024)

- Proposed development of 247 dwellings and flexible nonresidential floorspace

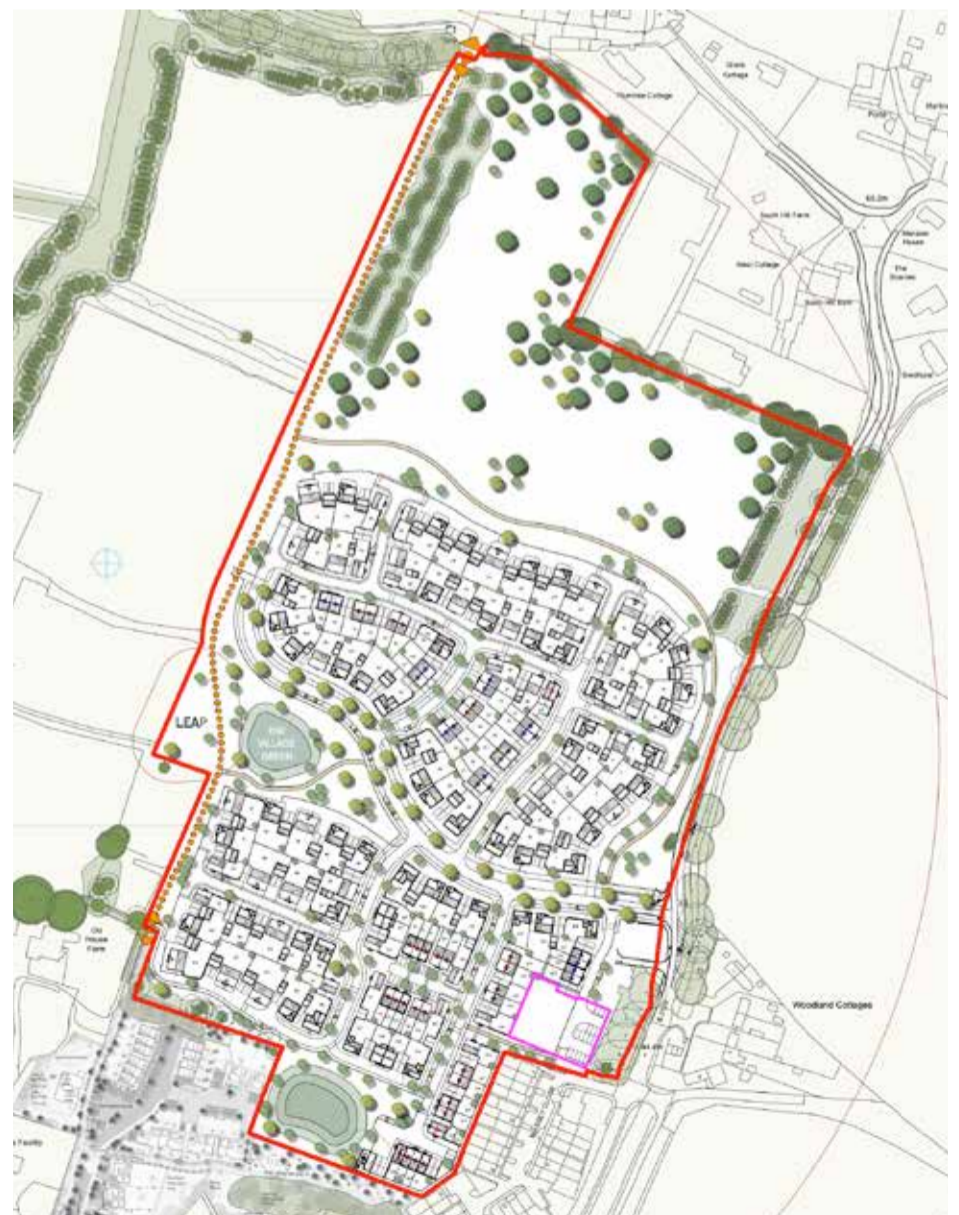
### NUMBER 4 – NOVEMBER 2025

- Large reduction in unit numbers resulting in a more locally identifiable density
- Overall width of spine road corridor increased to accommodate more soft landscaping and create a stronger entrance corridor to the scheme
- Parcel edges further softened to create organic edge to the village green
- Greater permeability within the internal parcel structures
- Removal of 2 storey apartment block



### NUMBER 5 – DECEMBER 2025

- Road structure within northern parcel amended to reduce linear form and create localised focal space.
- Introduction of Community Land Trust area.
- Update attenuation design
- Tree lined verges increased throughout the site



## Welcome and Introduction

The Bellway team welcome you to this public exhibition, where we are seeking your views on our proposals for the land west of Storrington Road in Thakeham.



Bellway began as a small family business in 1965 - with a passion for building exceptional quality homes in carefully selected locations. Inspired by the needs of real families. This remains integral to our approach after 56 years. We are delighted to have been awarded **Entrepreneur status** by the Home Builders Federation for the ninth year running.

Please look through our new proposals for this site, which have been revised and amended to address the concerns that the local community raised.

We welcome your feedback on our proposals. We have feedback forms available, and you can send us your thoughts and comments through our online consultation portal.



## History of the Site

This site is located to the west of Storrington Road where the former Mushroom Factory was located. The site comprises derelict buildings, located in the central and southeastern parcels, which are bespoke to mushroom growing, processing and packaging.



Commercial mushroom growing began in Thakeham in 1913, and over the following 109 years the opportunities here were varied and diverse.

In 2022, despite the best efforts of the owners it was decided to end commercial mushroom growing at this location with the operation no longer financially viable.

A previous planning application was brought forward by Bellway Homes for 247 homes in 2024.

We have revised our approach to bring forward a new smaller scheme that we hope will better suit the local community.



## Our Vision

The vision for the former mushroom factory is to create a distinctive sense of place where the community can thrive.

Recognising the pivotal role that history and landscape play in shaping a community, the aim is to create a locale residents can take pride in calling home, which not only serves as a residential area but also as a place where people can relax, engage in recreational activities, and socialise.

New planting, green spaces and the alignment of streets all take cues from the local area and build upon the high-quality neighbourhood design principles established in Abingworth Nucleus.



The natural edges of the site connect to new green corridors and open spaces, creating a range of landscape and biodiversity opportunities.

Through understanding the 'sense of place', we seek to create a neighbourhood that feels 'native' and 'local' to Abingworth.



## Site Context

The site, located off Storrington Road, currently comprises derelict industrial and light commercial buildings and hardstanding, presents a number of opportunities to deliver new homes.

A mixture of rural built form, individual farmsteads, agricultural fields and small woodland copies form the site's immediate context.

To the south of the site lies Abingworth and to the north is the historic village of Thakeham.

In close proximity to the site are local amenities, including Thakeham Village FC, Abingworth Meadows Cricket Ground, The Meadows Cafe and Store and Thakeham Community Hub.




## Previous Application

The previous planning application brought forward by Bellway was for 247 homes. This application included 35% affordable homes with a mixed range of affordable housing including first homes, shared ownership and affordable rent. The previous application proposed commercial and non-residential uses as part of a broader scheme of redevelopment.

To the north of the residential areas of the site, land would be retained as new public open space open for residents to enjoy. This would have been for existing residents of the local area and new residents.

This application was refused and Bellway have striven to address the reasons for refusal to deliver a scheme that can continue to make a positive contribution to the local community.

The intention of this application was to deliver homes in this area to meet the housing demand being felt in the local area and across Horsham.




## Our new Proposal

Our new proposal is a reduced scheme that utilises the former factory site and provides vital open space for the public to use. Compared to our previous plans we are now proposing 150 new homes, which is a reduction of 97 homes. This will dramatically reduce the density of the development, with the removal of apartment buildings and the retention of family sized homes to meet the housing need in the local area.



Bellway's commitment to deliver affordable housing has not changed, and will continue to deliver a sizable percentage of these new homes as affordable. 35% of the homes built will be affordable homes, with both affordable rent and shared ownership homes.

This affordable housing will be vital in providing housing opportunities for those on the Council's housing register, as well as first-time buyers.

Access to the site will be off Storrington Road at the existing junction to the former Mushroom Factory. To the north of the application area, the previously proposed open space has been kept in the proposals, where opportunities for green infrastructure will be provided, including new walking routes, parklands, a play area, new tree planting and others to create a welcoming and pleasant environment.



## Site Layout

Bellway's proposals for the former Mushroom Factory is set out in the below image. The residential aspect of the development is set to the southern half of site, with access from Storrington Road.

To the north of the site there will be an extensive public parkland open to all residents.

To the southern boundary of the site Bellway are proposing an attenuation pond that will mitigate against surface water run-off and any potential flood risk, although this site has been assessed to be at a low risk of flooding from all sources.



The area in pale yellow has been identified as land that could be provided to the Community Land Trust for the delivery of community infrastructure or community housing.



## Building Heights




## Tenure Plan




## Key Benefits

The former Mushroom Factory presents opportunities to deliver benefits for the site and the local area. Currently, the site is a derelict factory site that has been inactive for a number of years.

With our proposals we will be able to deliver the following benefits:

- Social and Economic Benefits:** This application makes effective use of land to provide our homes in an area of high housing demand, within a Local Planning Authority with a significant shortfall in housing stock. Bellway has a strong track record for the delivery of housing, including the delivery of new homes in the local area.
- Social and Economic Benefits:** The application will deliver new homes in the area and introduce new residents to Thakeham. This will support the local economy and contribute to the vibrancy of existing community facilities.
- Social and Environmental Benefits:** The application will create a mix of home types, providing a range of public open spaces to support a range of activities and social improvement, including walking routes.
- Social Benefits:** Affordable housing delivered as part of the proposal, with 35% affordable new homes and 10% shared ownership homes, will ensure that residents such as first-time buyers will have the opportunity to get onto the housing ladder.
- Economic Benefits:** Bellway will be making financial contributions to the local community, in addition to the new housing, through the Community Infrastructure Levy and a Section 106 Agreement, which will provide funding for local projects and support community infrastructure in Thakeham, Abingworth and the wider area.
- Environmental Benefits:** Bellway will be building homes that are highly energy efficient, and will not use any grey materials. This was an area of concern with the previous application, and we will deliver a scheme that is green, sustainable and eco-friendly.
- Environmental Benefits:** The application provides a high quality and sustainable development which truly enhances the existing vibrant industrial environment.
- Environmental Benefits:** Improvement in the visual quality of the site through the re-development of a former factory (change to a new residential community). This will improve the visual quality of the site along with the proposed landscaping, roads and a more pleasant environment.
- Environmental Benefits:** Residential use will result in less intensive activity than the previous food growing and processing that occurred at the former Mushroom Factory. The former use included a significant number of HGVs and bus movements travelling through Thakeham. A new residential development will not have the same level of activity as the former factory.



## Design and Architecture

The local area has guided the design of the homes we hope to deliver.

Ensuring the local identity of Thakeham and Abingworth is respected is paramount to Bellway Homes and we are proposing that homes we will build will utilise traditional materials and forms to create a familiar and welcoming environment.

The development will feature a distinctive architectural palette, which will include:

- Hung tiles and bricks** - Hung tiles and red/brown brick are common across traditional and newer housing stock within the local area.
- Roofs and Chimneys** - Hipped-roofs are prominent along Storrington Road, with further examples within both Abingworth Meadows and key buildings in Thakeham.
- Gables** - Gables are an identifiable feature within the local vernacular of nearby homes.
- White tones** - White render homes are found within Thakeham and along Storrington Road, and will contrast well with the use of red brick.
- Dark tones and weatherboarding** - black weather boarding can be seen in homes in the southern parts of Abingworth Meadows. This will provide a further contrast with white rendered homes further developing a distinctive character and enhancing a rural character.




## Landscaping

As part of any successful new community there is the need for open and green spaces for residents to enjoy, and to contribute to a biodiverse environment.

Bellway is committed to responsible and sustainable practices with their 'Better with Bellway' promise.

We can learn more about Better with Bellway here: <https://sustainability.bellway.co.uk>

Bellway Homes will be delivering a series of sustainability initiatives, including:

- Bat boxes, bird boxes and hedgehog highways
- Native planting throughout the site
- A net gain to biodiversity of 10%

Bellway's proposals for the former mushroom factory will be led by a landscape plan that will seek to unify the proposals within its wider setting. This will be achieved through retaining and improving the existing boundary planting along Storrington Road which will ensure a green border around the site's area.

To the west of the site there will be further open spaces which will soften the development into the rural edge. This will include a new play area, footpaths and green spaces. This will create a pleasant environment that will be a positive benefit to both physical and mental wellbeing.

To the north of the site, Bellway will be providing a large open parkland area that will be publicly open to all residents. This will create a green buffer between the development and the existing residential properties to the north in Thakeham, as well as provide great opportunities for biodiversity and green infrastructure.




## Sustainable Transport

Since the appeal decision, we have been focusing on options on how to improve sustainable travel measures for the site and have been engaging with the Parish Council to explore a range of potential options.

We welcome your views on which sustainable transport measures could be most beneficial for the local area.

**Integrated Mobility Hub**

- A proposed mobility hub that could include a bike hire, delivery lockers, electric minibus charging and a car club.
- It could support cycling, reduce delivery trips and expand EV infrastructure, complementing Abingworth Meadows.

**Demand Responsive Transport Options**

- Demand Responsive Transport (DRT) options can include an on-demand minibus with bookings via app, online or phone.
- It could support cycling, reduce delivery trips and expand EV infrastructure, complementing Abingworth Meadows.
- DRT could complement West Sussex's Book a Bus, West Sussex Minibus and the Thakeham-Storrington electric minibus, expanding flexible local transport options.

**DiD-a-ride minibus**

- A diD-a-ride electric minibus could directly serve the Thakeham Mushroom site, using a new charging point.
- Thakeham Parish Council and Selsey Community Transport plan to operate it, with school runs morning and afternoon and an hourly or 15 hourly daytime service, supporting education, leisure and retail trips throughout the day.





## Engagement and Next Steps

We value your input as we refine our plans for the former Mushroom Factory on Storrington Road. Your feedback on housing types, green spaces, and community facilities will help shape the final proposal.

Next steps include continued consultation with the community and submitting a planning application to Horsham District Council.

We are committed to transparency and will keep you informed throughout the process.



SCAN ME FOR MORE INFORMATION

You can also see this information and give us feedback at [www.bellway-storringtonread.co.uk](http://www.bellway-storringtonread.co.uk)

Please leave your feedback by completing one of the forms or on one of the iPads.

Thank you for attending, and we hope you have found this event helpful and informative. Your feedback is crucial in creating a neighbourhood that meets your needs.



## COMMUNITY ENGAGEMENT PROCESS

*“Local communities can play a vital role in achieving well-designed places and buildings and making sure there is a relationship between the built environment and quality of life. Communities can be involved in design processes through approaches such as co-design, design workshops and other engagement techniques, so that places and buildings reflect local community preferences, improve their quality of life and fit well into their surroundings.”*

**Para. 17, NDG 2021**

- 6.2 On Wednesday 14th January 2026 a public consultation event was undertaken at Thakeham Village Hall between 4pm and 8pm. It was well attended by local residents and key stakeholders.
- 6.3 To inform residents of Thakeham/Abingworth invitation letters were distributed to local residents in advance of the event. The invitation letter set out the purpose of the event and its time, date and location. It provided advance email and telephone contact channels for queries.
- 6.4 On 9th January 2026, the CCP issued an email invitation to a range of key stakeholders to attend the event including District ward members, West Sussex County Council ward member, Horsham District Council Cabinet members and the Thakeham Parish Council.
- 6.5 The in-person consultation event was very successful and attracted a broad section of the local
- 6.6 community. It was attended well, with a range of responses both in support and opposition to the proposals.
- 6.7 Further detail on the consultation process and community involvement is set out in the accompanying Statement of Community Involvement.



# NEW SITE LAYOUT



## COMPARISON OF PREVIOUS SUBMISSION

6.8 By way of comparison the refused application from 2024 and the currently proposed layout are shown below. Whilst design was not a reason for refusal, a number of fundamental changes have been made in this subsequent application. They are outlined below:

- 1: Built form limited to two storey in height
- 2: Apartments removed from the scheme
- 3: Commercial property removed
- 4: New provision of land to be handed over to the Community Land Trust
- 5: Significant reduction in frontage parking
- 6: More organic parcel shapes especially in the northern part of the site
- 7: Reduction in dwellings numbers from 247 to 150
- 8: Lower density development more akin to the surrounding area
- 9: Previous rectilinear road structure changed to a more organic pattern
- 10: Provision of new open space including a large village green



OLD SITE LAYOUT



NORTHERN  
PARKLAND

LEAP

THE  
VILLAGE  
GREEN

ENTRANCE  
GREEN

Attenuation  
Basin

New Pedestrian  
Link

# 07. DESIGN PROPOSALS.

**“Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.”**

**(Para. 109, NDG 2021)**

## COMMUNITY

7.1 The development proposals include the following;

### Residential – up to 150 dwellings (Class C3)

7.2 The development proposals provide approximately 6.2 Ha of residential development, achieving up to 150 dwellings, allowing space for a range of dwelling types suitable for people of different ages and lifestyles.

7.3 The proposed housing mix is as follows:

1 bed dwellings	6
2 bed dwellings	42
3 bed dwellings	70
4 bed dwellings	20
5 bed dwellings	12
<b>Total</b>	<b>150</b>

## Public Open Space and Green Infrastructure

7.5 Horsham District Council’s Open Space policy requires a development of 150 dwellings to provide 1.67ha of open space in a variety of typologies. The layout provides a significant uplift on this figure, with total provision equating to 6.31ha.

7.6 A detailed break-down of the types of open space within the layout is provided within the Landscape Strategy presented later in this document.

### KEY

	SITE BOUNDARY		AFFORDABLE RENT DWELLINGS
	OPEN MARKET DWELLINGS		SHARED OWNERSHIP DWELLINGS
	INDICATIVE COMMUNITY LAND TRUST AREA		RETAINED EXISTING VEGETATION
	INDICATIVE DRAINAGE		LOCAL EQUIPPED AREA FOR PLAY
	INDICATIVE PLANTING		PUBLIC RIGHT OF WAY



## DENSITY

- 7.7 The development will achieve an average density of 25 dwellings per hectare (dph) across the site, providing a balanced approach to housing and greenspace. It is reflective of the surrounding area, helping to assimilate the proposals into the surrounding areas.
- 7.8 As illustrated on the plan opposite density within Abingworth ranges from 11dph to 41 dph. Most character areas sit between 20 and 30 dph which is reflected in the approach taken for this site. An average density of 25dph allows for the formation of differing densities across the development; higher densities will be concentrated around existing built form and within the core of the parcels. In contrast, lower density edges fronting onto open space will create an appropriate level of development to a rural edge.

### Key:

- |                                     |  |
|-------------------------------------|--|
| ① 140 Units @29.2 DPH<br>2018       | ⑦ 12 Units @27.3 DPH<br>1930-1950              |
| ② 45 Units @11 DPH<br>2018          | ⑧ 37 Units @26.6 DPH<br>1960-1980              |
| ③ 24 Units @40.5 DPH<br>2018        | ⑨ 8 Units @23.5 DPH<br>1999                    |
| ④ 20 Units @11.9 DPH<br>Before 1900 | ⑩ 51 Units @35.3 DPH<br>1991-1995              |
| ⑤ 7 Units @12.7 DPH<br>1980-1990    | ⑪ 36 Units @23 DPH<br>1996-2002                |
| ⑥ 38 Units @22.3 DPH<br>1991-1995   | ⑫ 28 Units @33 DPH<br>Neighbouring Development |



EXISTING DENSITY PLAN



**TENURE PLAN**

## AFFORDABLE HOUSING

- 7.9 It is proposed that 35% of the dwellings provided are to be affordable housing, in accordance with Policy 16.
- 7.10 The 52 affordable dwellings have been distributed across the site and designed to be indistinguishable from open market dwellings. Both affordable rent and shared ownership dwellings are provided with unit types ranging from 1 bedroom maisonettes to 4 bedroom houses. A detailed breakdown of the affordable mix is shown below:

### Affordable Rent

1 bed dwellings	6
2 bed dwellings	15
3 bed dwellings	13
4 bed dwellings	2
<b>Total</b>	<b>36</b>

### Shared Ownership












2 bed dwellings	6
3 bed dwellings	8
4 bed dwellings	2
<b>Total</b>	<b>16</b>



AFFORDABLE HOUSING ELEVATIONS



**KEY**

 SITE BOUNDARY	 GREEN STREETS	 KEY OPEN SPACE	 FOCAL SPACE	 PUBLIC RIGHT OF WAY
 KEY PEDESTRIAN ROUTE	 KEY BUILDING	 CORNER TURNER BUILDING	 LOCAL EQUIPPED AREA FOR PLAY	
 LONG DISTANCE VIEW	 SITE ACCESS			

**PLACE MAKING PLAN**

**The design of the development proposals is broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity and privacy of both existing and proposed residents. The resulting continuity of built form assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment.**

### **IDENTITY**

- 7.13 The proposals have been developed with a coherent identity to assimilate the site with its surroundings. The proposed character areas for the site are set out later in this Design and Access Statement. The plan opposite highlights the placemaking design principles for the site highlighting the key features that the development

#### **Continuity and Massing**

- 7.14 Key development frontages, such as those overlooking areas of public open space and following the primary movement route, will be particularly prominent and critical to the appearance of the development and the public realm. Further details can be found in the character areas section of this document.
- 7.15 A limited number of existing dwellings abut the site boundary and are located along Massey Close. Proposed dwellings back onto the boundary in this location to create coherent development block

#### **Key Buildings**

- 7.16 Key buildings are designed to be distinct from adjacent built form but follow the principles set within the overarching character of the development. Their locations generally terminate vistas, over-look key spaces or accentuate important corner plots. They provide points of interest within the development to aid legibility without distracting from the overall character.

#### **Corner Turners**

- 7.17 In addition to key buildings, corner turning dwellings will provide animation and surveillance to both facades of the building facing the public realm.

### **The LEAP**

- 7.18 Connected to the Village Green, the LEAP is easily access by all residents and the local community. Its position offers the opportunity for parents to enjoy the open space of the Village Green with direct line of site of the LEAP.

#### **Incidental Focal Spaces**

- 7.19 Several incidental internal open spaces are provided within the development parcels. They provide key points of references within the scheme playing a vital role in creating a legible development. In addition, the provide opportunities to strengthen planting with the public realm and provide opportunities for rain garden treatments.

#### **Green Streets**

- 7.20 Tree lined verges are a prominent feature within the development connecting residential streets to the wider landscape. All primary and secondary streets include verge tree planting to strengthen verdant identity of the development.

#### **Front Gardens**

- 7.21 Dwellings fronting the Village Street will be afforded generous front gardens adding to the open, verdent character of this route. As the primary route into the site it is important the spatial characteristics of the design including setback distances set the tone for the wider development.



NORTHERN  
PARKLAND

VILLAGE  
GREEN

FOOTBALL  
PITCHES

CRICKET  
PITCH

CENTRAL  
GREEN

ALLOTMENTS

## CONNECTED OPEN SPACES

7.22 Connecting significant areas of open space within the development to those within the wider settlement, is key to integrating the site into its surroundings. The proposals add to the existing network of green spaces to create an area wide asset for the whole community to enjoy.

### Northern Parkland

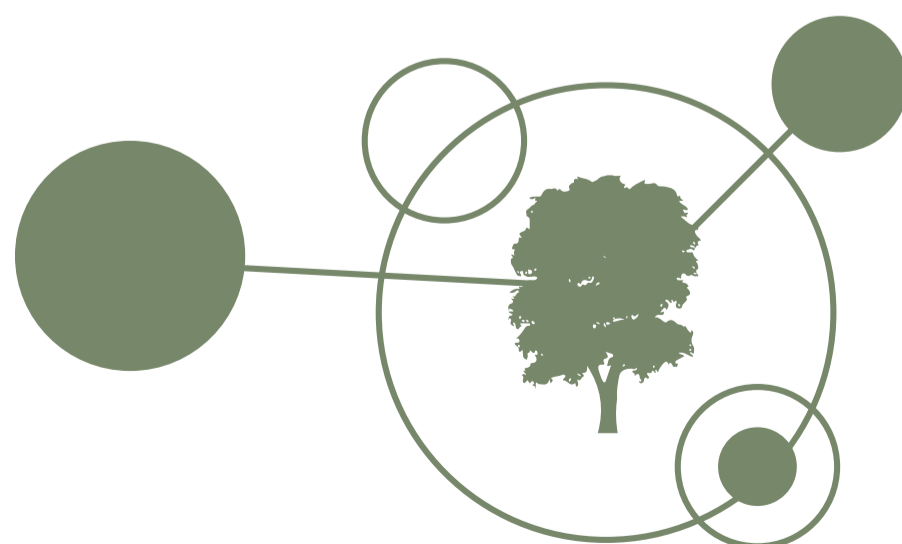
7.23 The Northern Parkland will comprise an extensive area of wildflower meadows framed by the existing boundary vegetation with new scattered trees and structural planting. Recreational access through the parkland will encourage people into the space and to connect with nature.

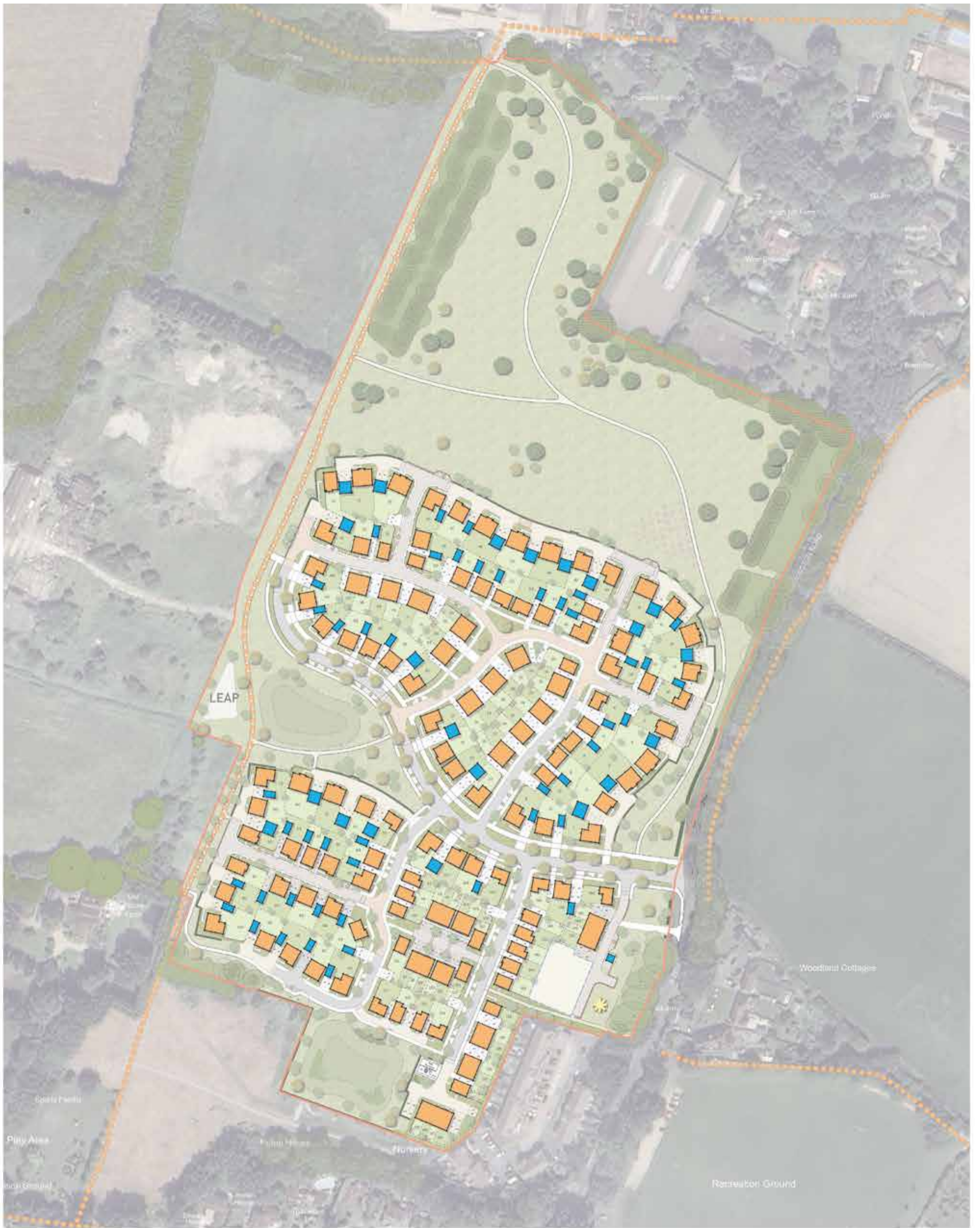
7.24 Retaining open space in this area respects this historical use of land in this part of site and results in a sensitive gap between proposed development and non-designated heritage assets.

### The Village Green

7.25 The village green separates the northern and southern parcels, acting as the heart of the layout. Partially visible from the site entrance, the green will become more impactful as residents travel along the main street, opening up to long distance view west of the site to the wider countryside.

7.26 The Village Green is well overlooked by dwellings providing active frontages and natural surveillances over the space. Its position next to the Public Right of Way means the benefits of the space can be enjoyed by all local residents.





**KEY**

- SINGLE STOREY
- TWO STOREY



**BUILDING HEIGHTS PLAN**

**Building heights are consistently two storey across the site which is reflective the majority of houses within the village of Abingworth and Thakeham.**

### **BUILDING HEIGHTS**

- 7.27 The range of housetypes (from 1 bedroom maisonettes to 5 bedroom houses), with different depths will ensure contrast in both built form massing and subtle variation in ridge height roof pitch. This will result in varied streetscene reflective of the rural nature surrounding the site. Limiting building heights to 2 storey will ensure the amenity and privacy of existing properties along Massey Close.
- 7.28 The proposed building heights will ensure views south across the site are unaffected as stated in the LVIA:

***“The development will have no adverse effects on the setting to the South Downs National Park, its natural beauty or public enjoyment. Furthermore, the proposed public open space on Site will contribute to the social wellbeing of the population who live and work in the area. Views back towards the SDNP will also be retained, in accordance with Strategic Policy 30: Protected Landscapes”***



**INDICATIVE STREETSCENE**



**ACCESS AND MOVEMENT PLAN**

**“Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.”**

**(Para. 75, NDG 2021)**

## **MOVEMENT**

- 7.29 The movement plan opposite shows the key routes through and connections to the site. Layered alongside the street hierarchy, the plan illustrates key principles for active travel including walking and cycling.
- 7.30 The site benefits from direct access from Storrington Road via a newly proposed junction with ghost island. This has been designed in line with WSCC guidance and is in accordance with Manual for Streets.
- 7.31 The masterplan shows the disposition of land uses and the proposed structure for movement within the site to deliver a permeable and legible development. The location of the site adjacent to the existing and established community of Abingworth is a positive characteristic. Movement routes will be stitched into the existing wider network, creating a permeable development that connects to and benefits new and existing residents.

## **PEDESTRIAN AND CYCLE ACCESS STRATEGY**

- 7.32 The development of an integrated pedestrian and cycle network within the site is seen as a key part of the transport infrastructure for the site. Pedestrians are led into the site multiple access points shown on the plan opposite. This includes north and south access points via the PRow, a footpath connection next to Massey Close and formal footpath provision as part of the new access junction.
- 7.33 A dedicated shared foot/cyclepath will run the length of the Village Street on its northern side, providing a convenient off carriageway connection to Storrington Road. Cycle use is encouraged within the development through the high degree of permeability and low design speeds.





**STREET HIERARCHY PLAN**

**A clear hierarchy of streets is proposed creating an integrated movement network. Variation in the street types proposed aids in the creation of a legible and permeable development, whilst also providing for, and encouraging pedestrian and cycle movement, and delivering necessary vehicular connections.**

## **STREET HIERARCHY**

- 7.34 Streets will be designed as key aspects of the public space, the nature and form of which will vary according to their connectivity, function and location within the development proposals. The development proposals have been influenced by "Manual for Streets 1 & 2", which encourages designers to move away from standardised prescriptive measures and to adopt a more innovative approach, to create high-quality places for all users, ages and abilities.
- 7.35 Incorporating nature, particularly tree planting, within the streets is a key principle in the design of new developments. Para 136 of the NPPF reinforces the importance of trees within new developments, and the collaborative nature of discussions required to achieve successful tree planting within streets for technical disciplines, as well as placemaking purposes:
- "Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users".***
- (Para 136, NPPF 2024)**
- 7.36 The development and internal road network will be designed encourage low vehicular speeds and streets will be defined by the building layout, so that buildings and spaces, instead of roads, dominate the street scene. The design will promote safe walking and high permeability through the site and aims to limit the potential for anti-social behaviour.
- 7.37 The proposed street hierarchy recognises the need to combine the function of the street as a movement corridor, alongside its placemaking function, and the importance of each of the street types in terms of its movement and place function varies within the hierarchy. The following street typologies are proposed for inclusion within the layout (as described on the following pages):
- Village Street
  - Secondary Street
  - Shared Surface Street
  - Private Drives

## VILLAGE STREET

- 7.38 The Village Street provides access to the site from Storrington Road. Its wide cross-section will afford a sense of space providing long distant views to the wider countryside. The route will accommodate all movement choices with the inclusion of a dedicated foot/cyclepath.
- 7.39 Verge widths will vary along the street ranging from 2.5m to 5m in width. This will provide considerable space to accommodate tree planting, soft landscaping and visitor parking. Front garden depths will range from 3m to 7m create a clear identity to the street that is dominated by high quality soft landscaping.

### Street Specification

VILLAGE STREET	
CARRIAGEWAY WIDTH	5.5m
FOOTWAY WIDTH	2m
FOOT/CYCLEPATH WIDTH	3m
VERGE WIDTH	2.5-5m
BUILDING SETBACK	3-7m

## SECONDARY STREET

- 7.40 Secondary streets radiate north and south from the village street, spreading the green routes further into the site through the provision of tree lined streets. A narrower carriageway and single-sided verge will convey a step down in the street hierarchy, adding to the legibility of the site. The changes will encourage lower traffic speeds, creating a safe environment for on-street cycling.
- 7.41 The verge width is predominantly 2.5m in width, widening at focal spaces within the layout. Similarly, building setbacks will generally be 2m, increasing at key locations.

### Street Specification

SECONDARY STREET	
CARRIAGEWAY WIDTH	4.8m
FOOTWAY WIDTH	2m
FOOT/CYCLEPATH WIDTH	N/A
VERGE WIDTH	2.5m
BUILDING SETBACK	Generally 2m



### SHARED SURFACE STREET

- 7.42 Shared surface streets connect internal roads to the periphery of the built form, linking secondary streets to private drives. Spatially, they consist of a 4.8m shared surface with 1m service margins to the sides. The shift from a carriageway/footway arrangement to a single surface will denote another step in the street hierarchy.
- 7.43 As with all shared-surfaces, the interaction between users will help to maintain slow vehicular speeds, create a safe environment for all users including pedestrians and cyclists.

#### Street Specification

SHARED SURFACE STREET	
SHARED SURFACE WIDTH	6.8m (inc service margin)
FOOTWAY WIDTH	N/A
FOOT/CYCLEPATH WIDTH	N/A
VERGE WIDTH	N/A
BUILDING SETBACK	2-4m

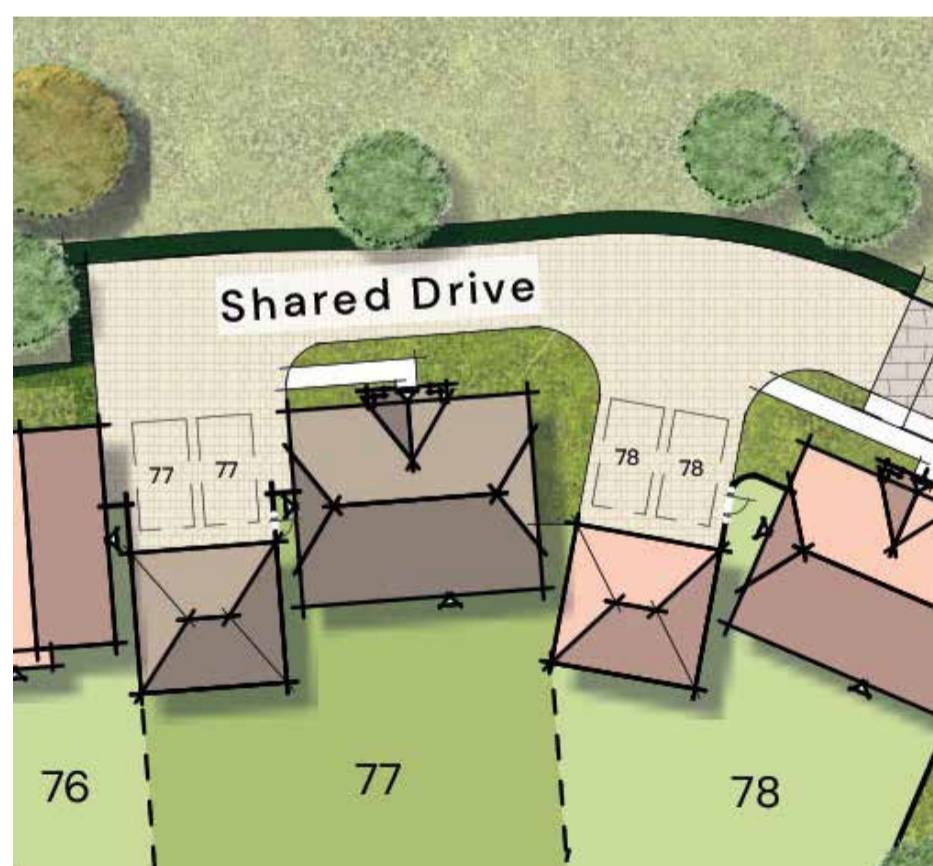


### PRIVATE DRIVES

- 7.44 Private drives are situated along the outer edges of the built form, providing an organic rather than engineered edge to the development parcels. The unadopted nature of these streets means narrower surface widths reducing the impact of hardstanding on the streetscene.
- 7.45 Each private drive will serve only a small number of dwellings creating the ideal environment for informal play, cycling and walking. In a small number of cases, bin collection points are provided to ensure refuse collection complies with the appropriate drag distances.

#### Street Specification

SHARED SURFACE STREET	
SHARED SURFACE WIDTH	Variable width, generally 3.5-4.5m
FOOTWAY WIDTH	N/A
FOOT/CYCLEPATH WIDTH	N/A
VERGE WIDTH	N/A
BUILDING SETBACK	2-5m





**KEY**

- ALLOCATED PARKING SPACE**  
 (288 SPACES)
- GARAGE PARKING SPACE**  
 (76 SPACES)
- VISITOR PARKING SPACE**  
 (30 SPACES)
- UNALLOCATED PARKING SPACE**  
 (4 SPACES)



**PARKING STRATEGY PLAN**

## PARKING

7.46 Parking provision aligns with guidance in the West Sussex County Council document: Guidance on Parking at New Developments. The site falls within Parking Behaviour Zone 1 meaning provision should be within 10% of the following:

Number of bedrooms	PBZ1	Number of dwellings	Required Provision
1	1.5	6	9
2	1.7	42	71.4
3	2.2	70	154
4+	2.7	32	86.4
<b>Total</b>		<b>150</b>	<b>320.8</b>

- 7.48 As the table above illustrates, policy suggests the provision of 321 allocated spaces. The proposed development provides 326 allocated spaces (following guidance rules that garages count as 0.5 space). All garages have minimum internal dimensions of 3m x 6m. See parking plan opposite for further details on quantum and distribution of spaces.
- 7.49 Council guidance suggests appropriate allowance for visitor parking should be 0.2/spaces per dwelling. This would equate to 30 visitor spaces for a development of 150 dwellings. The proposed development has accommodated 30 visitors spaces located evenly throughout the development.
- 7.50 All parking is provided in a location that is both convenient to the user. In curtilage spaces are designed to be unobtrusive to the street scene with spaces positioned behind the building line and only a very small provision of frontage parking.
- 7.51 Cycle parking is provided at a rate of 1 space per 1 & 2 bedroom dwellings and 2 spaces for 3 bedroom dwellings and above. Spaces would be accommodated either in garages or sheds in rear gardens.





**KEY**

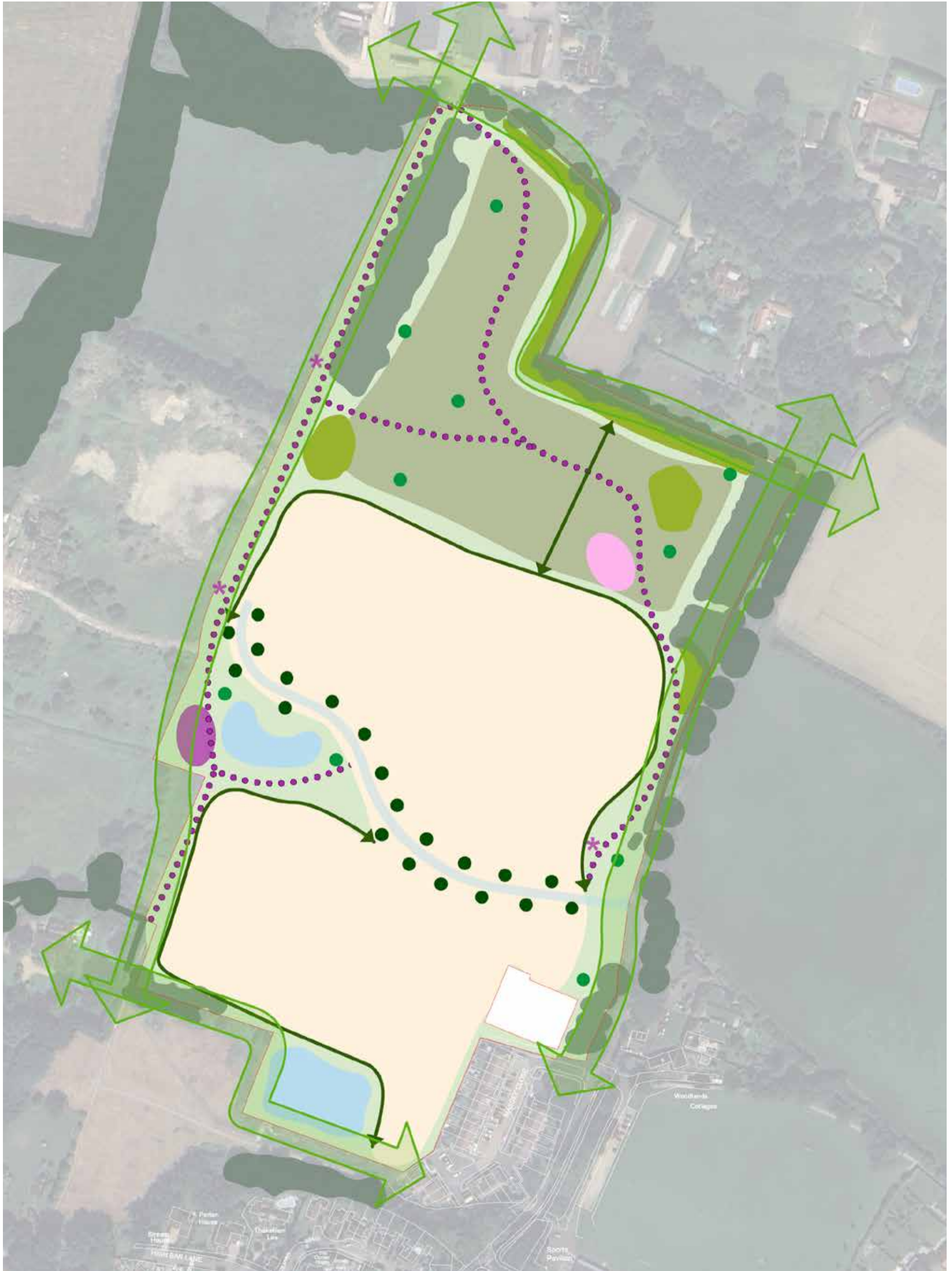
	SITE BOUNDARY
	PARKS & GARDENS
	AMENITY GREENSPACE
	NATURAL & SEMI-NATURAL GREENSPACE
	PROVISION FOR CHILDREN & YOUNG PEOPLE (PLAY)
	ALLOTMENTS (COMMUNITY ORCHARD)
	SUDS

**OPEN SPACE TYPOLOGIES**

## OPEN SPACE PROVISION

- 7.52 The provision of considered, well designed and multi-functional open space is a fundamental principal that underpins the landscape strategy for the development. The existing vegetation, topography and field pattern creates the landscape framework within which the development layout has evolved and has informed the landscape approach to the public open space.
- 7.53 Open space provision is mandated in HDC's Horsham District Planning Framework, Policy 43 Community Facilities, Leisure and Recreation, and their Open Space, Sport & Recreation Review (June 2021) defines open space typologies and requisite standards of provision. The adjacent Open Space Typologies Plan illustrates the disposition of the required open space typologies within the proposed scheme, and the table below summarises how the proposed development satisfies policy requirements (based on 150 new dwellings at an assumed occupancy rate of 2.4 persons per dwelling). Overall, the development will provide 6.31 hectares of open space against a requirement of 1.67 hectares, which amounts to an over-provision of 4.64 hectares.
- 7.54 Specifically, the Parks & Gardens will be provided for by the recreational space within the Northern Parkland and will be of a more naturalistic character (comprising meadows and a predominance of native tree planting) to facilitate Biodiversity Net Gain (BNG). The central Village Green will form the Amenity Greenspace, with the eastern half of the Northern Parkland and green corridors to the site boundaries comprising Natural and Semi-natural Greenspace.
- 7.55 The play area within the Village Green will account for the Provision for Children and Young People, which will be enhanced by opportunities for recreation and 'play along the way' within the wider landscape.
- 7.56 Finally, the allotment provision has been interpreted as a community orchard, which will be located within the Northern Parkland as this is an appropriate form of productive landscape at the scale required by this development (0.02 hectares).
- 7.57 As prescribed within the Open Space, Sport & Recreation Review, the proposed SuDS features have been excluded from the open space quantum, although there is the opportunity to design these features as accessible spaces that contribute towards amenity. More information is provided within the subsequent sections on Landscape Character Areas and Play and Recreation Strategy.

Typology		"Provision Ha per 1000"		Site Requirements Ha	Site Provision Ha	Balance Ha
Parks & Gardens		1.37		0.49	1.96	1.47
Amenity Greenspace (excluding SuDS feature)		0.58		0.21	0.51	0.30
Natural & Semi-natural greenspace (excluding SuDS feature)		2.43		0.87	3.72	2.85
Provision for children & young people	Children	0.09	0.05	0.03	0.04	0.01
	Young people		0.04			
Allotment		0.18		0.06	0.08	0.02
<b>TOTAL</b>		<b>4.65</b>		<b>1.67</b>	<b>6.31</b>	<b>4.64</b>



LANDSCAPE CONCEPT PLAN

## LANDSCAPE DESIGN INTENT

7.58 The landscape strategy will seek to weave together the various threads of landscape structure, multifunctionality, recreation, biodiversity and drainage to create a robust landscape that helps knit the new housing into the local context. The existing vegetation will form the basis for a green framework within which open space areas can deliver a variety of benefits for the local community and wildlife.

7.59 The following strategic objectives underpin the landscape approach:

- The retention of the existing boundary vegetation to form the basis of a robust green framework, with removals kept to a minimum to facilitate access.
- New structural landscaping will be used to strengthen the existing vegetation to create a robust framework and ecological connectivity via enhanced green corridors, which will be achieved in the following ways:
  - » New deciduous woodland planting to supplement the existing tree belt and copse within the north of the site.
  - » New mixed native scrub planting along the northern boundary.
  - » New native hedgerow planting within open space areas and to the edges of the residential parcels.
  - » New tree lines to the site boundaries.
- The creation of a parkland within the north of the site that will provide new and enhanced habitats (which will make significant contributions towards BNG) and a recreational resource for the new community.
- The creation of a Village Green at the heart of the new community that will contribute towards placemaking and where people can meet, rest and play.
- Maximise opportunities for BNG within the proposals through habitat enhancement and creation. Creating opportunities for wildlife will be a thread that runs throughout the entire site and not just restricted to open spaces.

- New tree planting will be undertaken to ensure there is a net increase in tree numbers across the site. A variety of native and ornamental species will be proposed that will broaden the existing species profile on site to increase long term resilience. Species will be proposed that are appropriate to the immediate context and will provide opportunities for wildlife.
- Open space areas will be designed to be inclusive, which will be achieved through creating:
  - » Walking and exercise routes with year-round access with gentle gradients where necessary.
  - » Places where people can rest along walking routes, ensuring that seating is accessible and provided with back and armrests.
  - » Legibility within the landscape using signage, waymarkers and landmarks (such as focal trees).
  - » Calm spaces for relaxation.
- Open spaces will be designed to create a range of opportunities for play and recreation through equipped play, informal wider play, amenity spaces and exercise routes.
- The creation of a new orchard that will provide a food source for the local community.
- SuDS features will be integrated within the landscape and detailed design will be encouraged to consider ecology and amenity.
- The creation of a residential landscape scheme that enlivens the street scene, creates variations in character and reinforces the hierarchy of residential spaces.

### KEY

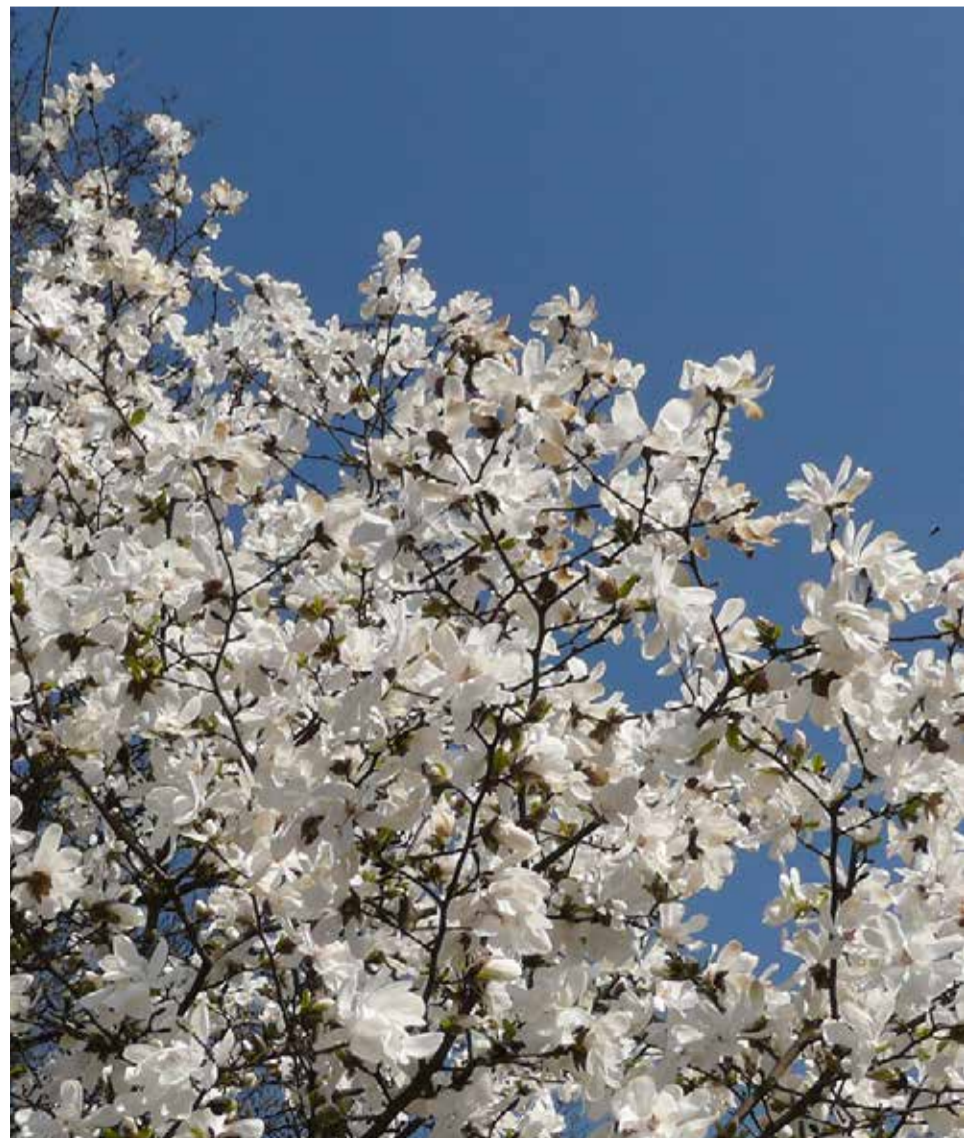
	EXISTING VEGETATION RETAINED		PRINCIPAL HEDGEROW PLANTING
	NEW ECOLOGICAL HABITAT		RECREATIONAL ROUTE
	GREEN CORRIDOR		PLAY ALONG THE WAY
	STRUCTURAL LANDSCAPING		PLAY SPACE
	PRINCIPAL TREES		PRODUCTIVE LANDSCAPE
	SPINE ROAD WITH AVENUE TREE PLANTING		SUDS

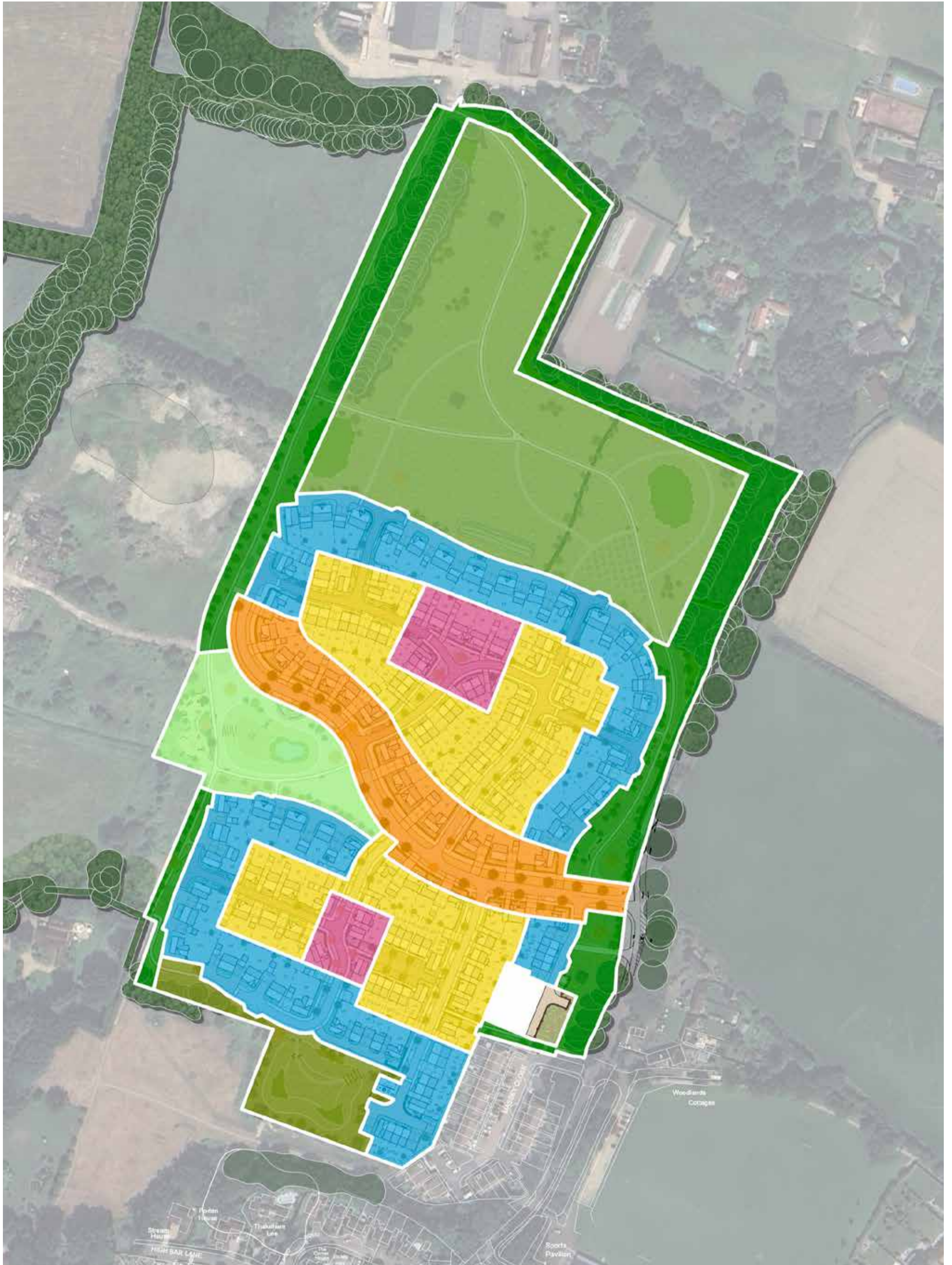


LANDSCAPE MASTERPLAN

## LANDSCAPE MASTERPLAN









- 7.60 The Landscape Masterplan illustrates the realisation of the strategic objectives and how the landscape can be designed to create spaces of differing function and character that achieve BNG, integrate sustainable drainage features and create opportunities for play and recreation.
- 7.61 The following sections consider the masterplan in more detail and provides narrative on how the strategic objectives have been met.





## **LANDSCAPE CHARACTER AREAS**

7.62 The realisation of the strategic objectives will create a landscape of varying character, where spaces are created that serve differing functions with contrasting characteristics. To express this, a series of landscape character areas (LCA) have been identified as follows and on the adjacent plan, with LCA 5 to 8 intended to reflect the change in built form and street hierarchy:

-  **LCA 1: Northern Parkland**
-  **LCA 2: Village Green**
-  **LCA 3: Green Links**
-  **LCA 4: Southern Open Space**
-  **LCA 5: Village Street**
-  **LCA 6: Focal Squares**
-  **LCA 7: Village Core**
-  **LCA 8: Edge Lanes**

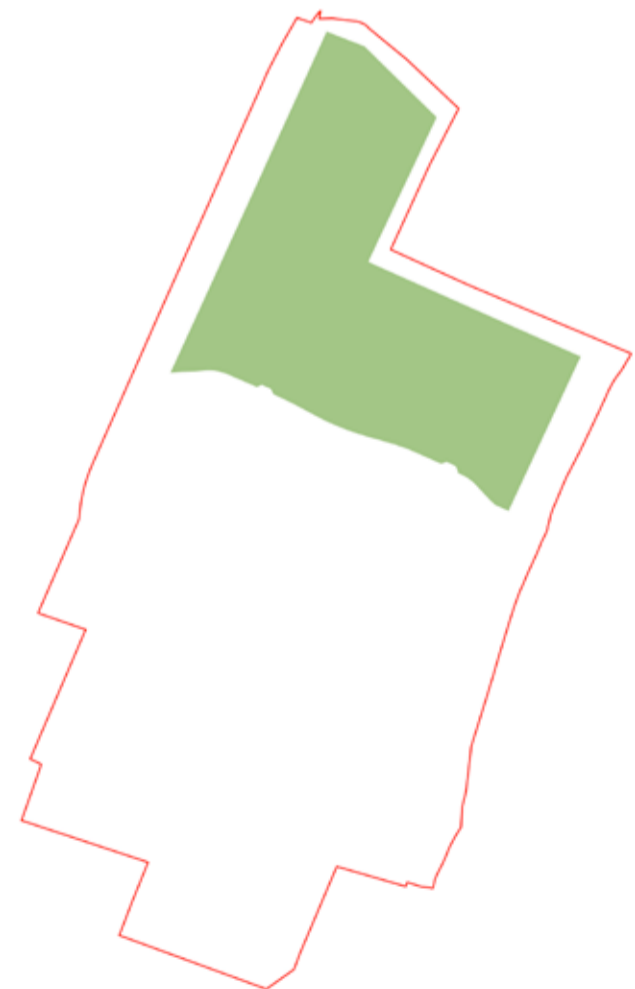


# LCA 1 NORTHERN PARKLAND

7.63 The Northern Parkland will be created on the upper elevations of the site and will comprise an extensive area of wildflower meadows framed by the existing boundary vegetation with new scattered trees and structural planting. Recreational access through the parkland will encourage people into the space and to connect with nature.

## Key design objectives:

- 1: The existing boundary vegetation will be retained.
- 2: New native scrub planting will be installed along the northern boundary to strengthen the retained vegetation and contribute towards BNG.
- 3: New woodland planting will contribute towards the landscape structure and habitat diversity.
- 4: New native hedgerow planting will be used to define the development edge and reinstate the original field pattern as a reference to the prevailing landscape character.
- 5: Focal tree planting will create future landmarks within the landscape.
- 6: New tree planting as specimen or in small groups or lines will reinforce landscape structure.
- 7: Fruit tree planting in the form of a community orchard will create opportunities for local food production.
- 8: Species-rich wildflower meadows will be established that will contribute towards BNG.
- 9: A butterfly bank will be created within the southern meadows.
- 10: Primary walking routes will be created via surfaced footpaths, with secondary paths created as mown routes through the meadows.
- 11: Occasional seating will enable people to stop and rest to take in the surroundings.
- 12: Information panels and waymarkers will help with wayfinding and provide information about local habitat and orchard species.





# LCA 2 VILLAGE GREEN

7.64 Located off the main street, a new Village Green will be created at the heart of the development as a focal point for the new community. The green will be designed as an attractive amenity space, where residents can meet, relax and play in a welcoming environment.

## Key design objectives:

- 1: Focal tree planting will create landmarks and add seasonal displays of colour or floral interest.
- 2: Mixed tree planting will create structure by defining edges, small groupings and enclosure to the play space.
- 3: New hedgerow planting will define the southern edge to the Village Green and an open aspect along the north will encourage access into the green.
- 4: Wildflower meadow margins will be created alongside the new hedgerow planting.
- 5: A large lawn area will encourage informal recreation.
- 6: The creation of a focal seating space located off the Main Street and overlooking the lawn and SuDS basin will encourage people to use the space.
- 7: A SuDS basin will be created within the green, the design of which will be consistent with the theme of amenity; this could take the form of areas accessible for informal play and permanent water with marginal planting. Detailed design will consider opportunities to vary and slacken the basin profile.
- 8: A LEAP will provide equipped play for children of a range of ages.
- 9: Enhancement of the existing PRoW to a bridleway.
- 10: Occasional seating will enable people to rest and supervise young children at play.





# LCA 3 GREEN LINKS

7.65 The treatment of the site boundaries will play an important dual role in assimilating the new housing within the landscape (by filtering views of the new housing) and as movement corridors for local wildlife. Where present, existing vegetation will be retained and supplemented with new planting to reinforce the strength of the boundary condition and provide additional habitats that will contribute towards BNG.

## Northern boundary

### Key design objectives:

- 1: The existing mixed hedgerows and tree planting will be reinforced with new mixed native scrub planting and trees that will strengthen the boundary and contribute towards BNG.
- 2: Species-rich wildflower meadows (forming part of the Northern Parkland) will be established adjacent to the scrub that will create ecotones.

## Eastern Boundary

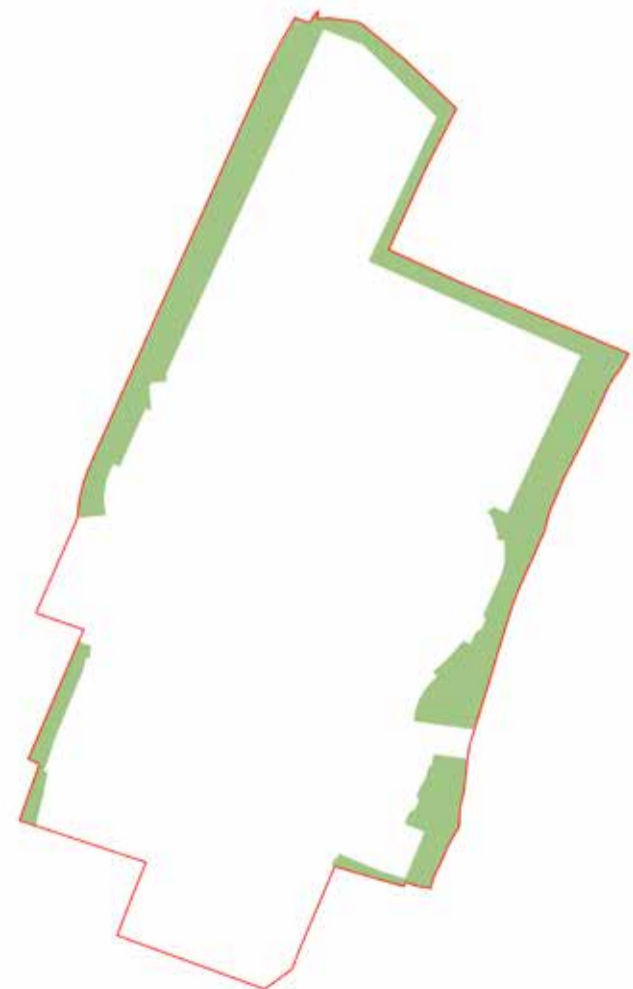
### Key design objectives:

- 3: The existing woodland and hedgerow will be retained and supplemented by new native hedgerow planting to compensate for the removals required to facilitate access.
- 4: Scattered tree planting in informal groups will mirror the existing character of the boundary.
- 5: New focal tree planting will be installed at the entrance to the development.
- 6: New species-rich meadows will help create an ecotone and contribute towards BNG.
- 7: A surfaced footpath will form part of the wider recreational network.
- 8: Natural landscape elements within the meadows will create informal 'play along the way' for all ages.
- 9: Timber post and rail fencing will enclose turning heads whilst providing a visual connection into the open space.

## Western Boundary

### Key design objectives:

- 10: At the northern extent, the existing woodland block will be retained.
- 11: New woodland planting will reinforce the existing block and contribute towards BNG.
- 12: The canopies of new tree planting will create ecological connectivity along this boundary. Hedgerows have not been included so as not to compromise connectivity between this and future phases of development.
- 13: The new tree planting will be set within species-rich meadows that will contribute towards BNG.
- 14: A surfaced footpath will run along the route of the existing public footpath that connects into the wider network.
- 15: Natural landscape elements within the meadows will create informal 'play along the way' for all ages.
- 16: Timber post and rail fencing will enclose turning heads whilst providing a visual connection into the open space.





# LCA 4 SOUTHERN OPEN SPACE

## The Southern Open Space

7.66 Along the southern boundary, an area of open space will be created with a naturalistic character that will help to screen and filter views of the housing from the south. The existing tree belt will be retained, and a new SuDS basin will be created within the space.

### Key design objectives:

- 1: The existing broadleaf tree belt will be retained; there are several Lombardy poplar that are not suitable for retention and so these will be removed and replaced with mixed native specimen.
- 2: Additional mixed native trees will be planted along the boundary and around the SuDS basin.
- 3: New native hedgerows will be planted along the boundary to enhance ecological connectivity, and hedgerows will enclose the private drive and pumping station.
- 4: A new SuDS basin will be created, the detailed design of which will consider opportunities for relaxed profiles and potential informal amenity access.
- 5: New mixed shrub and tree planting will be used to accent and frame the basin to help blend the feature into the landscape.
- 6: Damp tolerant planting will contribute towards BNG, subject to detailed basin design.
- 7: Species-rich meadows will be established within and around the basin and to the margins of the retained tree belt and new hedgerows. This will aid ecological connectivity and BNG.



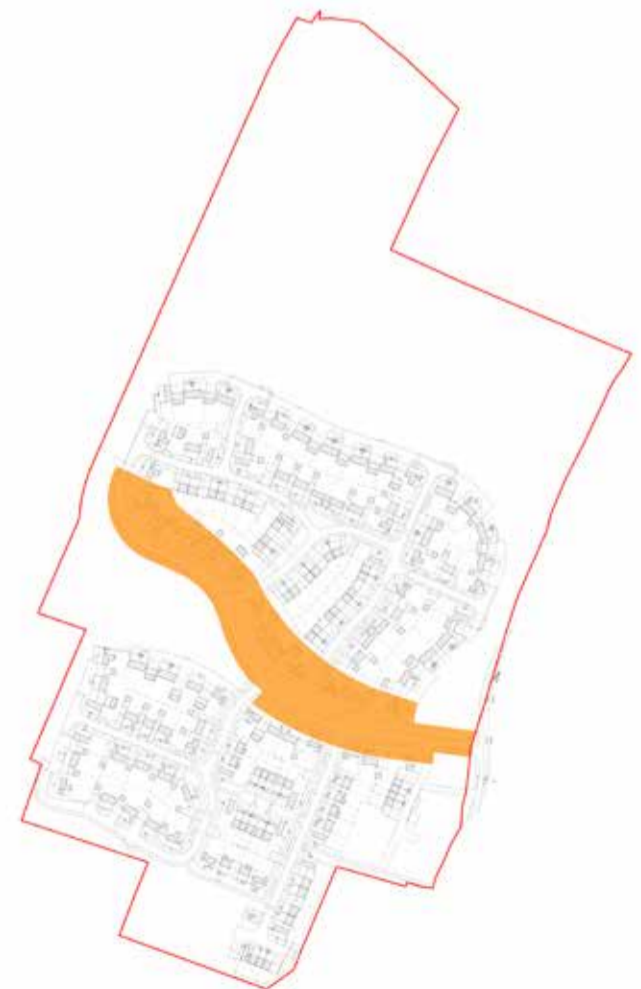


# LCA 5 VILLAGE STREET

- 7.67 The principal route into the site, or Village Street, will be defined by a double avenue of street tree planting of medium stature, which will help to define its place within the overall hierarchy of streets. The avenue trees will be planted within roadside verges which, along the southern side of the street, will also accommodate swales and bioretention features as part of the SuDS strategy.
- 7.68 A consistent landscape treatment to dwelling frontages will help to unify the streetscape and key spaces and junctions will be defined by feature paving and focal tree planting.

## Key design objectives:

- 1: The avenue will comprise single species tree planting of uniform canopy with 2m clear stems that will be managed to avoid conflicts with vehicles and road users.
- 2: Alternative tree species will be used to define the main junction, comprising contrasting foliage colour.
- 3: Verges will be landscaped with a low maintenance grass seed mix, with bioretention features and swales along the southern side of the road installed to convey surface water. Swales and bioretention features will be designed to accommodate tree planting as an integral part of the surface water strategy.
- 4: A consistent dwelling frontage of hedgerow planting will help to provide unity within the streetscene.
- 5: Plot frontages will also comprise mixed ornamental planting and lawns.
- 6: The Village Street will be surfaced in macadam with block paving used to demarcate the main junction.





# LCA 6 FOCAL SQUARES

7.69 There are two focal squares within the development, one within the northern parcel and one within the south. They are intended to aid with legibility and provide a moment of interest within the streetscene. The squares will be defined by focal trees within planted verges, consistent dwelling frontage treatments and feature paving.

## Key design objectives:

- 1: New focal tree planting displaying colour or flowering interest will help to differentiate the squares from the adjacent streets.
- 2: Ornamental hedge planting to dwelling frontages overlooking the Focal Squares will contrast with adjacent frontage treatments.
- 3: Bioretention features will be designed into the verges that will be planted with suitable damp tolerant species, which will contribute towards BNG.
- 4: The focal squares will be surfaced with feature block paving.
- 5: Opportunities for informal seating will be included as appropriate.



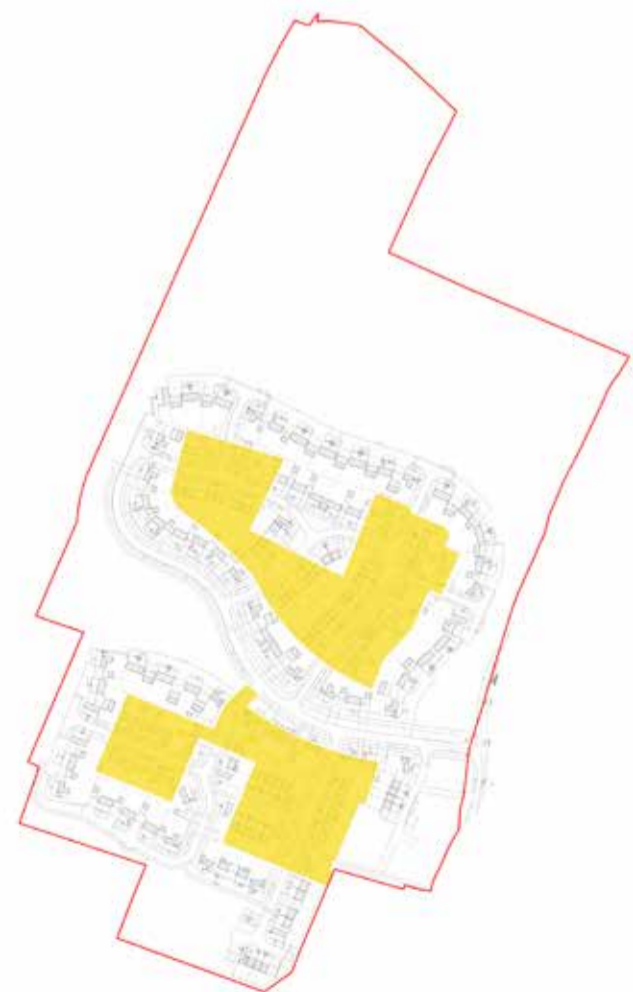


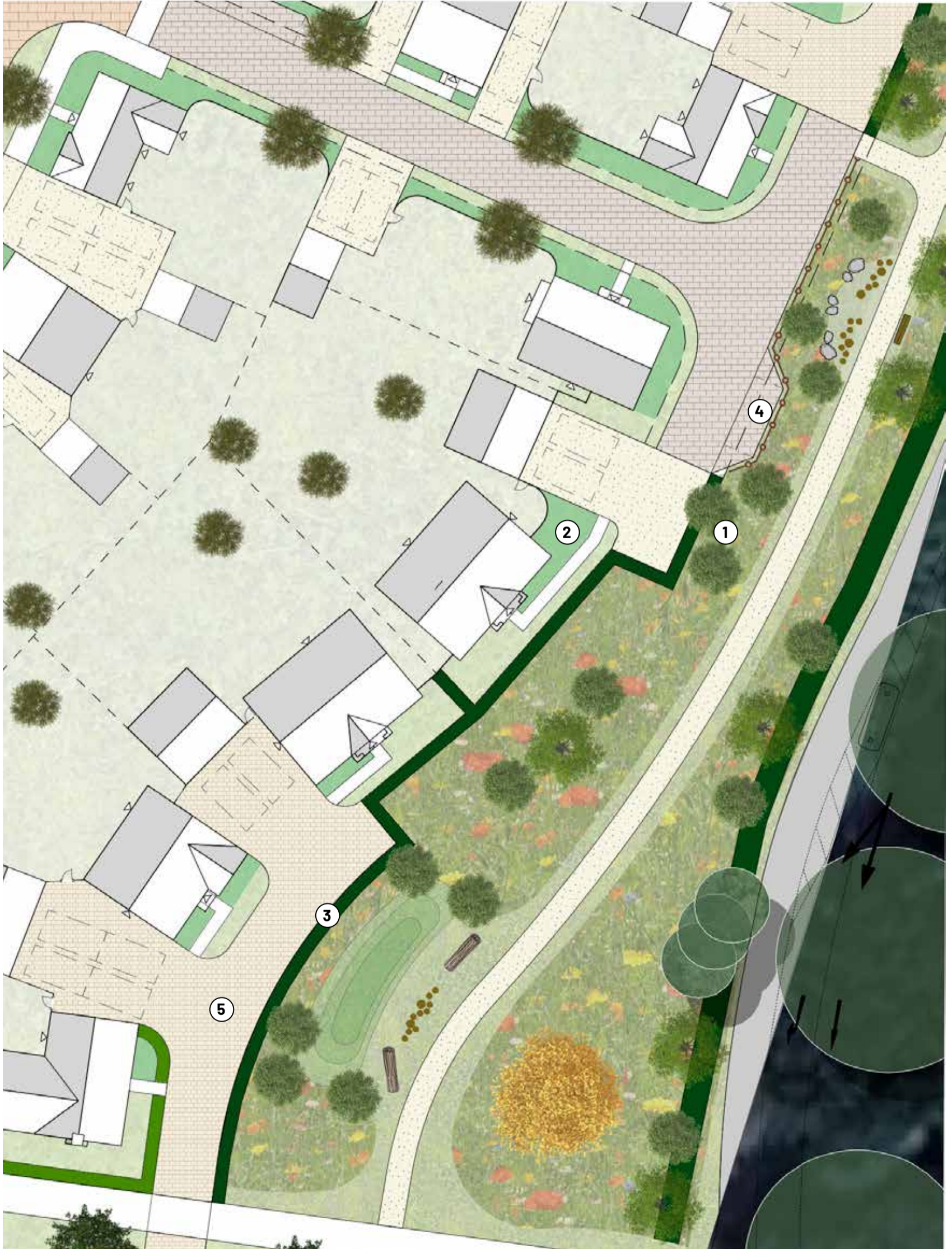
# LCA 7 VILLAGE CORE

7.70 The Village Core areas are located within the development parcels and step down in scale from the Village Street. Where present, verges along the secondary streets within the Village Core will be planted with smaller street trees and the landscape treatment to the new dwellings and parking courts will tend to reflect the tighter urban grain.

**Key design objectives:**

- 1: The reduction in scale of the streetscene will be reflected in the approach to tree planting with small to medium sized tree planting within verges, side gardens and parking areas.
- 2: Dwelling frontages will typically comprise mixed planting beds of ornamental species, using a greater percentage of variegated leaf form and ornamental grasses.
- 3: Hard landscape treatments will comprise macadam for the Secondary Streets transitioning to block paving for the Shared Surface Streets.





# LCA 8 EDGE LANES

7.71 The Edge lanes will comprise the turning heads and Private Drives to the periphery of the development, where the landscape treatment will reinforce a settlement edge character. Overlooking the Northern Parkland, Green Links and Southern Open Space, tree planting will predominantly be located within the adjacent open spaces and species proposed to dwelling frontages will convey a naturalistic character.

**Key design objectives:**

- 1: Tree planting will mainly be proposed within the adjacent open space areas to enable the trees to flourish and avoid any conflicts with the built form.
- 2: Dwelling frontages will typically be planted with mixed ornamental planting of naturalistic character, namely green foliage, larger leaf size and including deciduous species. Herbaceous species will also be used to provide seasonal colour and opportunities for wildlife.
- 3: Native hedgerow planting will enclose the Private Drives.
- 4: Timber post and rail fences will enclose turning heads that will prevent parking or vehicular access to the adjacent open space whilst providing a more open aspect to encourage recreational access.
- 5: Edge Lanes will be surfaced with tumbled block paving in muted tones to reinforce a more rustic character.



## SOFT LANDSCAPE APPROACH

7.72 The choice of plant species will be an important factor in achieving the strategic design objectives for the scheme. Careful consideration in choosing the right plant for the right location will be important in creating a landscape that can flourish and fulfil the following aims:

- Enrich habitat diversity on site and contribute significantly towards BNG.
- Broaden the existing species profile and increase landscape resilience.
- Create spatial definition.

- Enliven the streetscene and dress dwelling frontages.
- Provide a food source for the local community and wildlife (in particular pollinators).
- Provide sensory experience, particularly in relation to play.
- Reinforce character definition across the development.

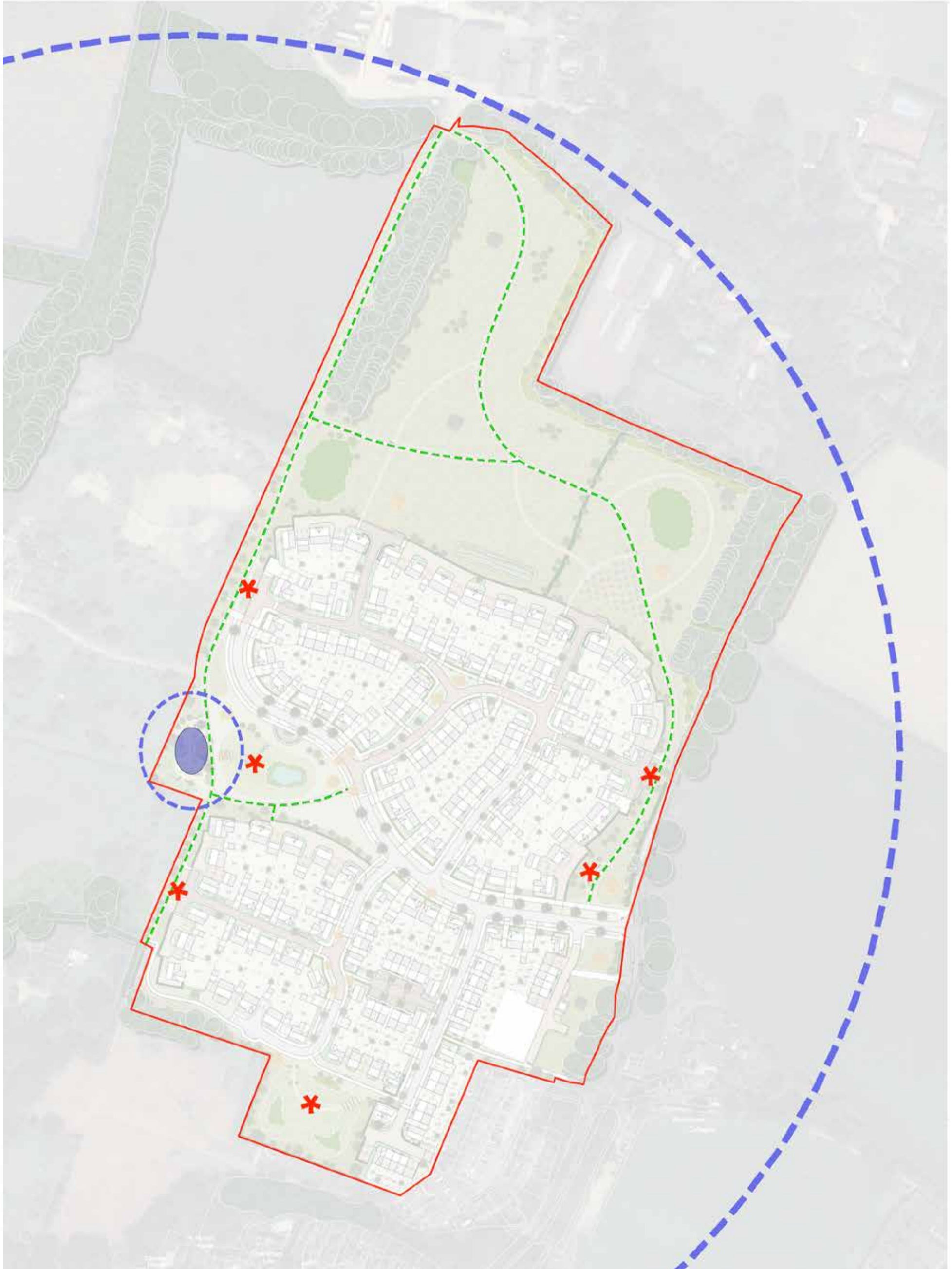
7.73 The indicative planting palettes below identify the general approach to the various planting typologies and provide key species that could be used to achieve the overall aims.

Planting Type	Indicative Species
<b>Woodland</b>	"Canopy: Quercus robur, Quercus patraea, Fagus sylvatica Understorey: Acer campestres, Corylus avellana, Crataegus monogyna, Prunus avium "
<b>Native Scrub</b>	Cornus sanguinea, Corylus avellana, Crataegus monogyna, Prunus spinosa, Rosa arvensis
<b>Mixed Native Hedgerow</b>	"To include at least 7 woody species, such as: Acer campestres, Corylus avellana, Crataegus monogyna, Malus sylvestris, Rosa canina, Viburnum lantana"
<b>Single Species Hedgerow</b>	"Native (development edges): Carpinus betulus Formal (Village Street): Ligustrum ovalifolium Semi-formal (Village Core): Prunus lusitanica"
<b>SuDS Planting</b>	"Species choice will depend upon ground conditions: Cornus flaviramea, Deschampsia cespitosa, Dryopteris filix-mas, Filipendula ulmaria, Iris pseudacorus, Juncus effusus, Ligustrum vulgare, Sambucus nigra"
<b>Focal Trees</b>	Acer platanoides 'Deborah', Liquidambar styraciflua, Quercus palustris
<b>Native Trees</b>	Acer campestre, Alnus glutinosa, Carpinus betulus, Prunus avium, Sorbus aucuparia,
<b>Street Trees</b>	"Village Street: Tilia cordata 'Greenspire' Village Core: Acer campestre 'Elsrijk', Corylus colurna, Gleditsia triacanthos 'Sunburst', Sorbus aucuparia 'Streetwise', Ulmus 'New Horizon' Edge Lanes: Prunus serrula, Magnolia 'Susan'"
<b>Fruit Trees</b>	Malus domestica sp., Prunus domestica sp. Pyrus communis
<b>Onamental Planting - Play Space</b>	"To comprise non-toxic species that are robust and provide texture, colour and scent, such as: Choisya 'Aztec Pearl', Hebe albicans, Lavandula angustifolia 'Hidcote', Pennisetum alopecuroides 'Hameln', Potentilla fruticosa 'Abbotswood'"
<b>Onamental Planting - Village Street</b>	"To comprise predominantly evergreen species that convey formal character, such as: Escallonia 'Red Hedger', Hebe rakaiensis', Pennisetum alopecuroides 'Hameln', Perovskia 'Blue Spire', Photinia 'Little Red Robin'"
<b>Onamental Planting - Village Core</b>	"To comprise evergreen species and grasses that convey urban, architectural forms, such as: Calamagrostis x acutiflora 'Overdam', Euonymus 'Jean Hugues', Hebe 'Great Orme', Lonicera pileata"
<b>Onamental Planting - Edge Street</b>	"To comprise evergreen and herbaceous species that convey naturalistic character, such as: Asplenium scolopendrium, Bergenia cordifolia, Rudbeckia sp, Skimmia confusa 'Kew Green', Viburnum tinus 'Eve Price'"

## HARD LANDSCAPE APPROACH

- 7.74 The choice of hard landscape within the public realm is a key component with regards to placemaking and will help to reinforce spatial hierarchy and enhance the usability of the landscape.
- 7.75 Principally, variations in surface treatments will help define the hierarchy of streets, such as macadam to the Village Street, grey or buff block paving to the more formal Focal Squares and Village Core and a multi-coloured tegula block to reflect the rural edge character of the Edge Lanes. Throughout the public open space, self-binding gravel footpaths will facilitate year-round access whilst reflecting the naturalistic character of the Northern Parkland and Green Links.
- 7.76 Hard boundary treatments within the public realm will be restricted in favour of hedge planting where appropriate; where required, timber post and rail fencing or bollards will create sympathetic edge conditions, for example, timber post and rail fencing will be used to enclose turning heads onto private drives that will prevent vehicular access but still retain visual permeability between the housing and open spaces.
- 7.77 Similarly, the choice of street furniture will complement the rural edge character of the open space areas through a predominance of timber furniture in more simple rustic forms.










## PLAY & RECREATION

- 7.78 To realise the strategic objective of delivering open spaces with a range of opportunities for play and recreation, a strategy has evolved that aims to meet the needs of the local community and create fun, challenging and inclusive spaces that encourage play and exploration.
- 7.79 The plan opposite illustrates the disposition and broad types of play; to fulfil policy requirements, an equipped play space will be included within the Village Green, that will in essence be based on a Local Equipped Area for Play (LEAP) and will be located well within the recommended 400m walking distance from all new homes.
- 7.80 To encourage wider play and exploration within the landscape, incidental moments such as localised playful earth mounding, log stepping stones or timber steps into a SuDS feature, will be located throughout the open space. This will encourage children to interact with the landscape using their imagination, offer older children and adults the opportunity to exercise and practice their motor skills or simply create spaces for pause.
- 7.81 Surfaced walking routes throughout the open space will enable walking within a pleasant environment both within the development and beyond.
- 7.82 Key design objectives for the LEAP:
- Equipment should be focussed on young children and those beginning to go out and play independently.
  - The play space should be at least 400m<sup>2</sup>.
  - The character of the play space will nestle within the Village Green and comprise predominantly natural materials with painted elements in muted, earthy tones.
  - Earth mounding, tree planting and ornamental planting beds will ground the play space within the green and provide wider play and sensory stimulation.
  - The play space will create challenge to enable children to test their capabilities whilst being accessible to a range of physical abilities.
  - The design of the play space will take account of the existing play space off High Bar Lane to the south by offering different challenges and equipment.

### KEY

-  SITE BOUNDARY
-  LEAP WITH 20m BUFFER ZONE
-  400m WALKING ISOCHRONE FROM LEAP
-  RECREATIONAL FOOTPATH
-  OPPORTUNITIES FOR INFORMAL 'PLAY ALONG THE WAY'





CHARACTER AREAS PLAN

**“The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.”**

**(Para. 50, NDG 2021)**

## **CHARACTER AREAS**

- 7.83 Character Areas are a useful way of helping assimilate the design proposals within its surroundings, whilst providing a continuity of themes across the development and helping to generate a sense of place.
- 7.84 Each Character Area will contain its own individual design components whilst complimenting the overarching design ethos for the site. These components of character include the built form elements, building setbacks, landscape treatments, architectural detailing and materials.
- 7.85 The site has been divided into three proposed Character Areas each with a clearly defined character relating to the site’s context and surroundings. The following pages describe how the character areas should be designed in such a way to help create a varied and diverse townscape. The Character Areas are detailed below as follows:

- CA1: Village Walk**
- CA2: Thakeham Meadow**
- CA3: Abingworth Core**



VILLAGE WALK

CA1



THAKEHAM MEADOW

CA2



ABINGWORTH CORE

CA3



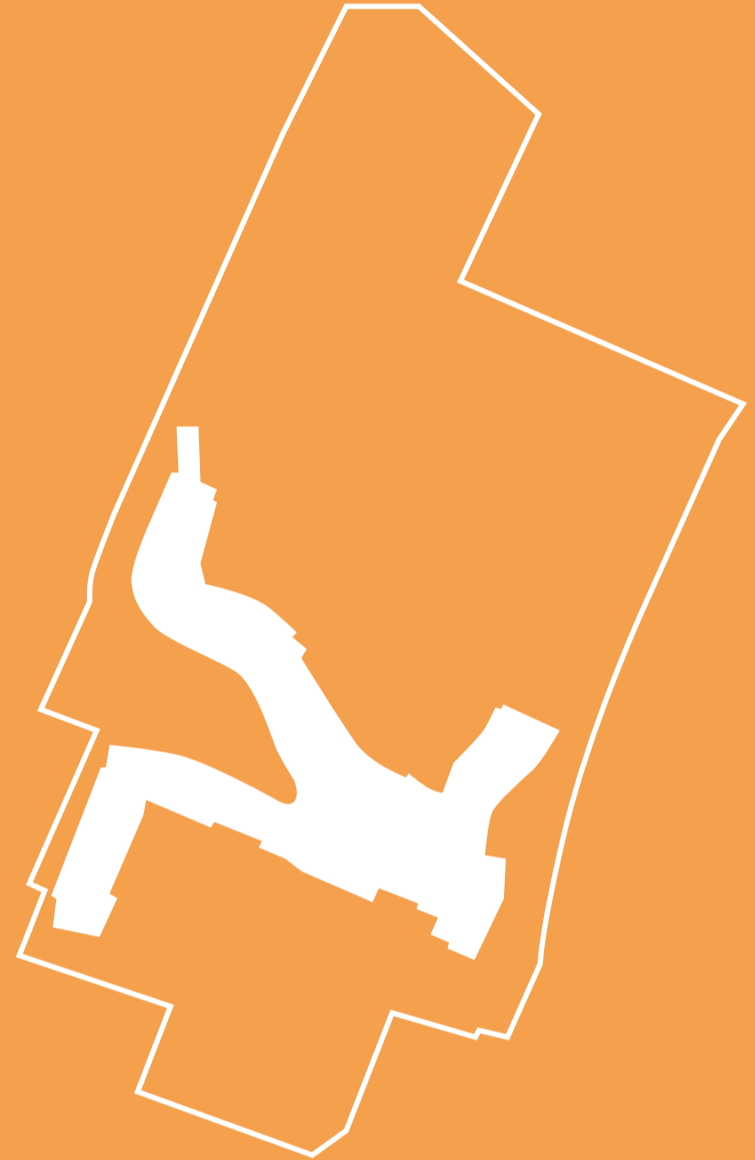


INDICATIVE STREETSCENES

# CA1

## CA1: VILLAGE WALK

<b>Density</b>	<b>Low Density</b>
<b>Built-Form</b>	Predominantly wide fronted detached units with width equal to or greater than depth. High proportion of dwellings will have strong levels of articulation through projecting elements and architectural features. Some features applied to key buildings/gateways others applied sporadically to create an appearance the has developed over time.
<b>Urban Grain</b>	Fine urban grain with sinuous road layout resulting in an organic rural appearance and strong level of permeability.
<b>Materials</b>	Mix of multi-red bricks, and red & brown roof tiles. No grey roof tiles. Black eaves and windows. Tile hanging and black weatherboarding used to high percentage of dwellings
<b>Public Realm</b>	Dwellings front on to a range of open spaces include the Village Green, the entrance space and the Public Right of Way all of which will be connected by the approach taken within this character area.
<b>Landscape</b>	Generous front garden depths will convey a sense of openness and create distinct sense of place. Wide verges will accommodate street tree planting and rain garden treatments.



**LOCAL DESIGN CUES**

**CHIMNEYS**



**DARK COLOURED WINDOWS**



# VILLAGE WALK



**APEX CANOPY**



**BLACK EYES**



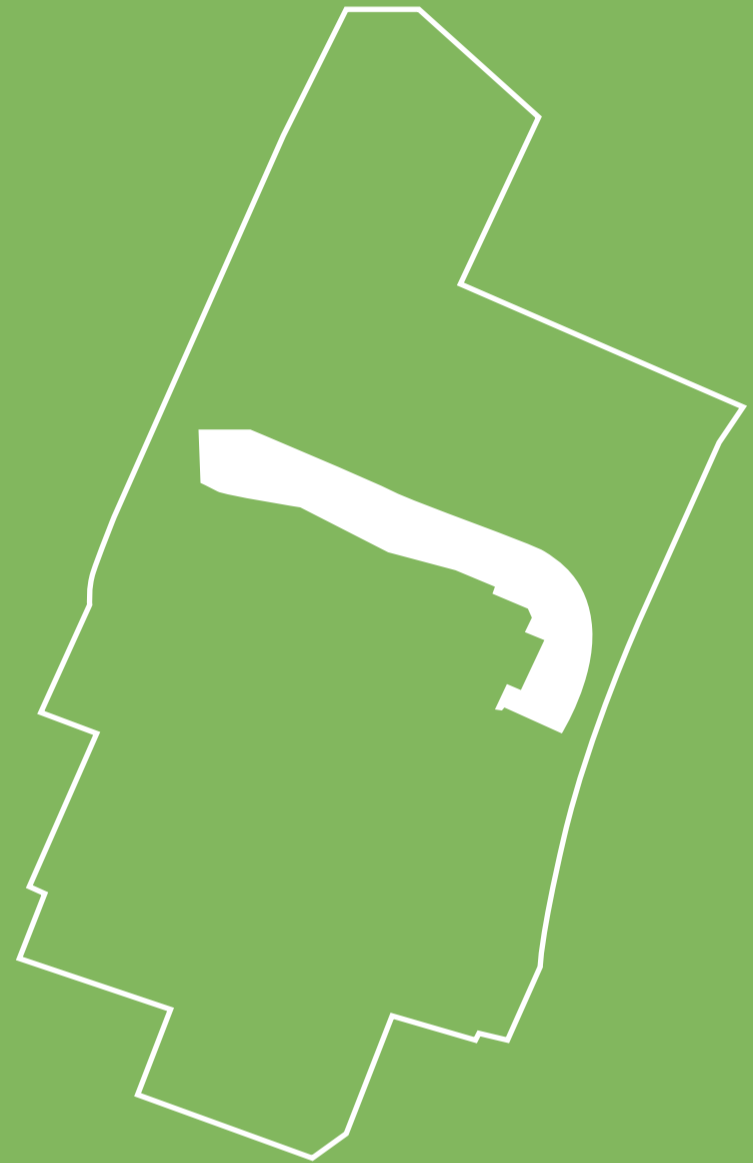
**WEATHER BOARDING**



# CA2

## CA2: THAKEHAM MEADOW

<b>Density</b>	<b>Low Density</b>
<b>Built-Form</b>	Larger detached wide fronted units with balanced elevations and strong level of articulation. Consistent use of exposed rafter feet and regular use of half hipped roof profile connecting to the historic core of Thakeham.
<b>Urban Grain</b>	Fine urban grain with sinuous road layout resulting in an organic rural appearance and strong level of permeability.
<b>Materials</b>	Mix of multi-red bricks, and red & brown roof tiles. No grey roof tiles. White eaves detailing and windows in contrast to CA1 and no weatherboarding.
<b>Public Realm</b>	Dwellings front on to the northern open space. Predominantly private drives surfaced in block paving and edged with hedging.
<b>Landscape</b>	Mixed depth front gardens incorporating hedge and shrub planting. Further text from landscape.



EXTERNAL CHIMNEY STACK



LOCAL DESIGN CUES

WINDOW STYLE



# THAKEHAM MEADOW



HIPPED ROOF



EXPOSED RAFTER FEET



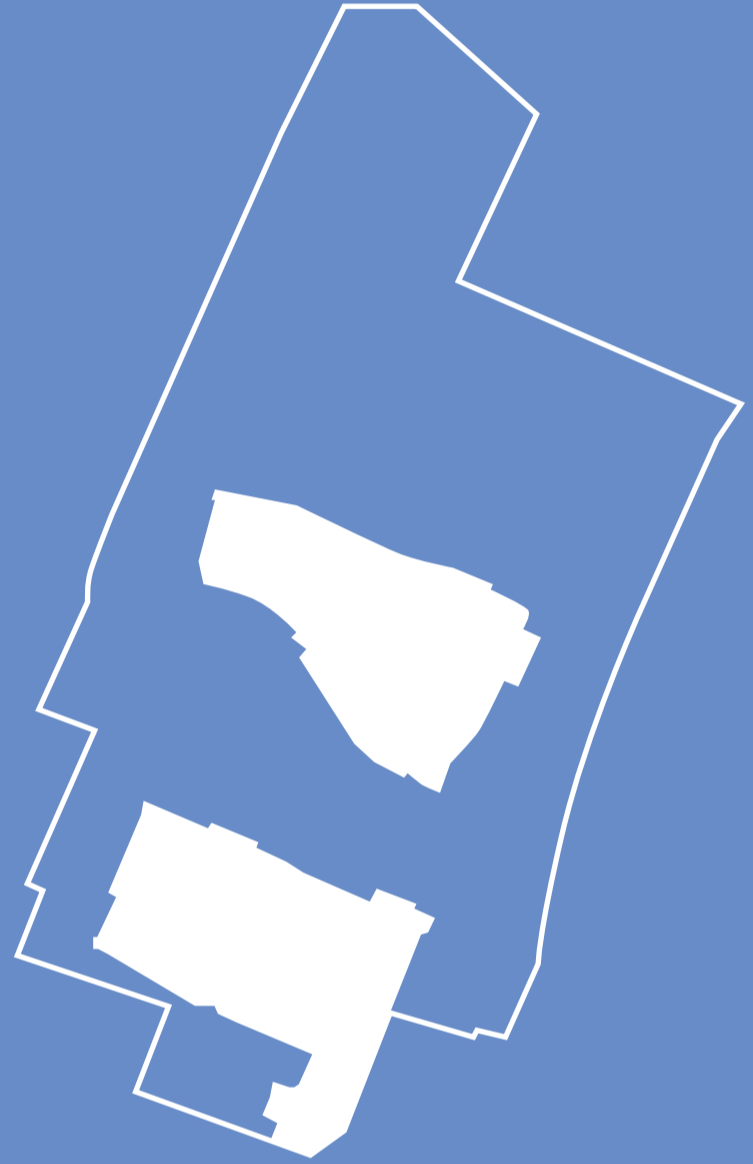
TILE HANGING



# CA3

## CA3: ABINGWORTH CORE

<b>Density</b>	<b>Medium Density</b>
<b>Built-Form</b>	Predominantly detached and semi-detached dwellings with small number of short terraces.
<b>Urban Grain</b>	Slightly higher density than CA1/2 arranged in small development blocks providing permeable network of streets and spaces.
<b>Materials</b>	Mix of multi-red and brown multi bricks. Grey roof tiles introduced, with red roof tiles used on focal buildings only. Limited use of dark weatherboarding and tile hanging on key buildings. Consistent use of brick banding on all dwellings.
<b>Public Realm</b>	Mix of secondary streets and shared surfaces, along with several key incidental open spaces. Surface treatments include asphalt and block paving
<b>Landscape</b>	Building setbacks generally around 2m in depth with shrub planting to front gardens. Results in a more intimate streetscene which opens up at focal spaces. Tree planted verges to large number of streets.



ARCHED BRICK HEADER



LOCAL DESIGN CUES

FEATURE TILE HANGING



PITCHED CANOPY



# ABINGWORTH CORE



GABLES



BROWN ROOF TILE





**MATERIALS PLAN**

## MATERIALS

- 7.89 The materials palette for Thakeham Meadows has been inspired by the character assessment presented earlier in this document.
- 7.90 The materials palette consists of a mix of red and brown brick types synonymous with the area. A mix of roof tile colours are proposed with red and brown used in all character areas by grey just used in the core areas. Additional feature materials include dark weatherboarding and tile hanging.
- 7.91 The distribution of materials does vary between areas, but is not a sole determinant of character. Using multiple materials within each character area in a structured but not monotonous way will create variety within the streetscene for each character area.





**KEY**

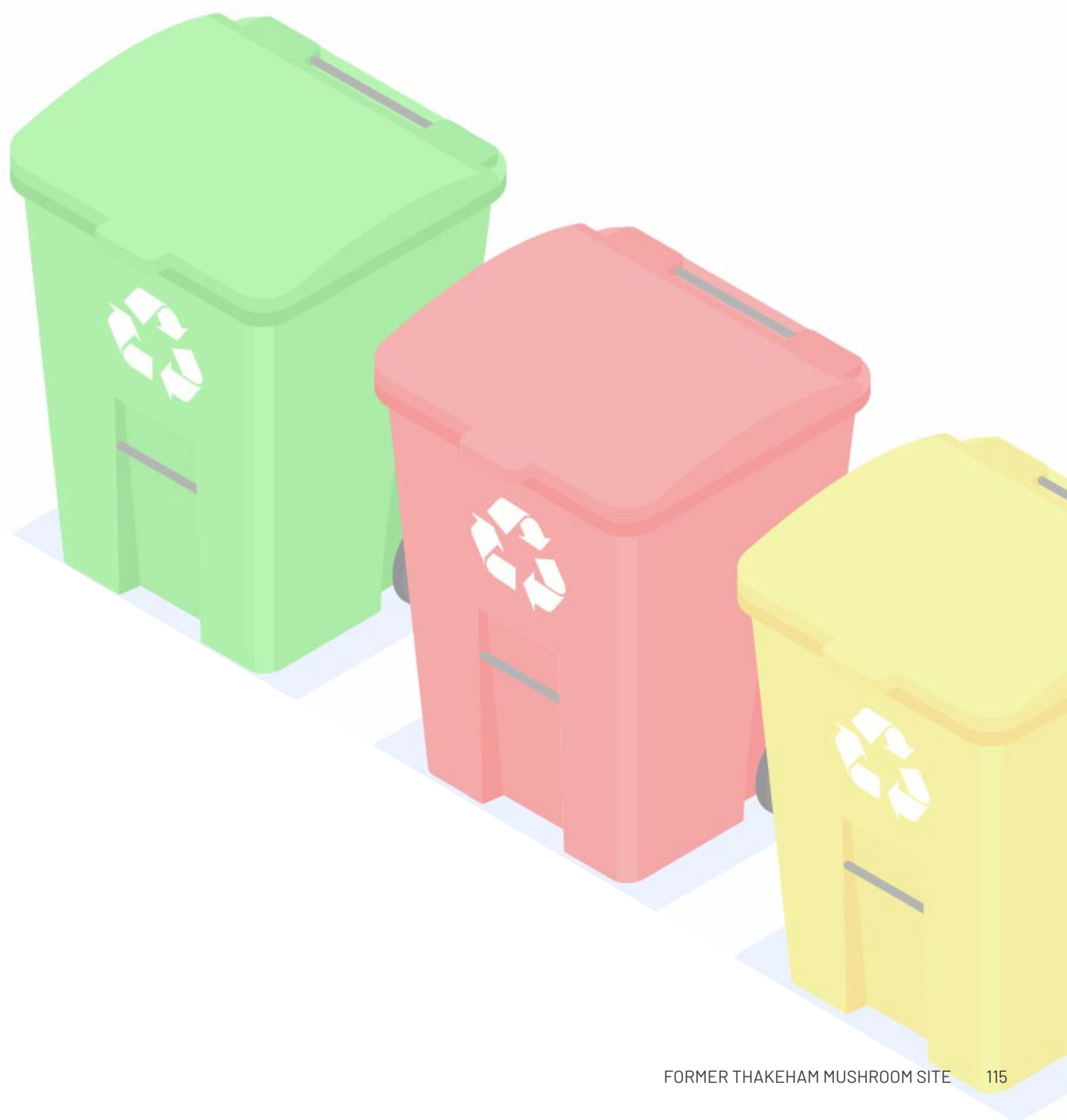
	REFUSE VEHICLE TRACKING MOVEMENTS		RESIDENT MOVEMENT TO BIN COLLECTION POINT (30M MAXIMUM DISTANCE FOR RESIDENT MOVEMENT)
	BIN COLLECTION POINTS		REFUSE OPERATIVE COLLECTION MOVEMENT (25M MAXIMUM DISTANCE FOR WASTE OPERATIVE MOVEMENT)



**REFUSE STRATEGY PLAN**

## REFUSE STRATEGY

- 7.92 The accompanying plan shows the refuse strategy for the site.
- 7.93 The majority of roads will be designed to an adoptable standard to allow refuse vehicles to access the vast majority of the site.
- 7.94 Where necessary, bin collection points are located in convenient locations within 25m of the adoptable extent and 30m from the individual dwellings.



# NORTHERN PARKLAND

LEAP

THE  
VILLAGE  
GREEN

ENTRANCE  
GREEN

Attenuation  
Basin

Emergency  
Access

New Pedestrian  
Link

44.4m

# 08. CONCLUSION.

**“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This ‘story’ will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application.”**

**(Para. 16, NDG 2021)**

- 8.1 This Design and Access Statement has set out a clear explanation of the design process, community engagement and consultation undertaken with the local community and other key stakeholders. The design of the proposals has also included a comprehensive and thorough assessment of the site and its immediate context, and the development of a clear set of principles to guide the design of the site.
- 8.2 The plans and design approach, together with the supporting illustrative strategies, demonstrate how the vision for Thakeham can be delivered to meet the three key NPPF objectives of sustainable design
- A social objective;
  - An economic objective
  - An environmental objective.
- 8.3 The development of Thakeham provides a unique opportunity to create housing choice for the local area and provide areas of truly accessible public open space, whilst also improving public access across the site and the enhancing the wider existing pedestrian network.
- 8.4 The masterplan is founded on best practice urban design principles, community integration and sustainable development, with strong links to the wider area. The development will be a highly desirable place to live for the 21st century and beyond, reflecting the desirable elements of the local vernacular. The proposals respect the local character of Thakeham, but also move the community towards a more sustainable future, through an increase in housing choice, and a logical addition to the existing pattern of built development.
- 8.5 Development will accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.
- 8.6 The development proposals will offer the following main benefits:
- Make a positive contribution to the area, and appropriately mark the gateway to Abingworth with a high-quality design;
  - The creation of an integrated and sustainable residential community with a sensitive relationship to the existing settlement;
  - Create attractive new architecture and green spaces that will ‘fit’ in with the context;
  - The delivery of 150 new homes in a range of dwellings types, sizes and tenure, offering an accessible and acceptable choice of lifestyles;
  - New homes designed to be inclusive and accessible for the demographic that it serves;
  - Delivery of new open spaces or the benefit of both new and existing residents in the area.
  - Providing a development that is well connected, readily understood and easily navigated, with the delivery of a new access from Storrington Road to the east of the site;
  - The creation of legible routes through the development, complementing existing routes;
  - The creation of a strong landscape structure, focused around the retained features, responding to the local area, and enhancing and optimising the immediate locality;
  - Promoting the objectives of sustainable development through layout and design.
  - integrated landscaping that enhances the setting of the proposals through a series of connected landscape spaces and features;
  - The provision of SUDs is included within the proposals; and
  - Ensures the scheme delivers safe and secure environments which encourage a sense of ownership and community.

### Office Location

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