

Land south of Smugglers' Lane

Barns Green, Horsham

Design & Access Statement

Full Planning Application: September 2025

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Sketch model view of internal street

Vision

“ Miller Homes’ vision for the Barns Green site is to create a place which is sensitive to its landscape setting and which will create an attractive residential environment where people will aspire to live. ”



Provision of 68 new homes

A mix of tenures and sizes will be provided including both market and affordable homes.



Enable sustainable development

All new homes are within walking and cycling distance of the village centre, recreation ground and schools.



Affordable housing

35% affordable homes.



Creation of 1.61 acres (0.65 hectares) of open space

Provision of a new public open space for future residents and the wider community to enjoy..



Pedestrian/ cycle link

A new pedestrian/cycle path linking the site to the public footpath network.



Play space

Provision of a variety of play spaces to meet the future needs of the development.



Secure funding for Community Infrastructure Levy (CIL)

The S106 agreement will release funding for improvements to education, transport and other related infrastructure.



1.0 Background

1.1 Introduction

This document has been prepared by OSP Architecture on behalf of Miller Homes in support of a proposed development of 68 dwellings with vehicular and pedestrian accesses, public open space, hard and soft landscaping and associated works including supporting foul and surface water drainage works, and works to existing culverted watercourse on site.

The proposals will provide:

- 68 new high quality dwellings, including affordable homes.
- Vehicular and pedestrian access from Chapel Road.
- The provision of landscape buffers along the boundaries.
- A large area of open space including play area.

This Design & Access Statement has been prepared in accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended and The National Design Guide (September 2019).

The National Design Guide sets out the three cross cutting themes for good design from the NPPF (character, community and climate) and from that 10 characteristics that work together, in more detail, to create well-designed places, nurture and sustain a sense of community and positively address environmental issues affecting the climate.

This statement sets out the analysis of the existing site and context, evolution of the design and the proposed concept for the development of the site.



Site Location Plan

2.0 The Existing Site & Context

2.1 Location

The 3.28 hectare site is located at the western edge of Barns Green, along Chapel Road, one of the primary roads through the village, connecting Billingshurst and Itchingfield.

The village falls with the parish of Itchingfield and is surrounded by a number of smaller communities including Brooks Green and Dragons Green.

Barns Green lies approximately 3 miles from Horsham and 2 miles from Billingshurst and Southwater.



1879 historical OS map of village



1961 historical OS map of village



Aerial photograph showing site and surroundings with photograph viewpoints

2.0 The Existing Site & Context

2.2 Site Description

The site is roughly rectangular in shape and gradually falls from the north west corner to the south east.

The southern boundaries back onto the Sumners Ponds Fishery and Campsite, screened by existing planting.

The eastern boundary runs parallel with Chapel Road, currently screened by an existing hedgerow.

Whilst the inner parts of the site are free of planting, the boundaries are formed of mature trees and hedgerows.

The site is currently accessed via field gates on Chapel Road close to the north-eastern corner (photo 7), the north-western corner (photo 5) and the south-western corner (photo 8).



View 1 north along eastern boundary with Chapel Road



View 4 across the site looking south east towards Chapel Road



View 2 Smugglers' Lane running to the north of the site boundary



View 5 of the access into the site in the north western corner



View 7 Herons Reach and the Post Office from within the site



View 3 into the site from Chapel Road



View 6 of the PRow running outside western boundary



View 8 into the site from gated access in south western corner

2.0 The Existing Site & Context

2.3 Surrounding Context

The character of the immediate surrounding area is a mix of suburban residential and agricultural land. The existing mature trees help to create a backdrop to the built form and define the area. A Public Right of Way runs along the northern boundary.

Residential development fronts the majority of Chapel Road, including a new development, Sumners Fields. These consist of predominantly 2 storey houses in a traditional style, composed primarily of red brown brick and roof tiles, with occasional render and tile hanging.

The village includes a number of listed buildings, some of which are still used for local amenities such as the Post Office and Public House.



Smugglers' Lane - public bridleway alongside northern boundary



Little Slaughterford (Listed), Chapel Road



Chapel Road



Chapel Road



Chapel Road



Chapel Road looking north with the site on the left



The Hordens



New development at Sumners Field, Chapel Road

2.0 The Existing Site & Context



Herons Reach and Post Office (Listed), Chapel Road



Blacksmiths Cottage (Listed), Chapel Road



Sycamore Rise, Two Mile Ash Road



The Queens Head Public House (Listed), Chapel Road



Two Mile Ash Road



Bennetts (Listed), Chapel Road

2.0 The Existing Site & Context

2.4 Existing Trees

A tree survey has been undertaken by the Canopy Consultancy. It identifies individual trees, groups of trees and hedgerows on the site or adjacent to the site which might be impacted by the proposed development.

The trees have been classified in accordance with BS 5837: 2012.

Category ‘A’ - of high quality and value: in such a condition as to be able to make a substantial contribution). These trees will be retained and protected.

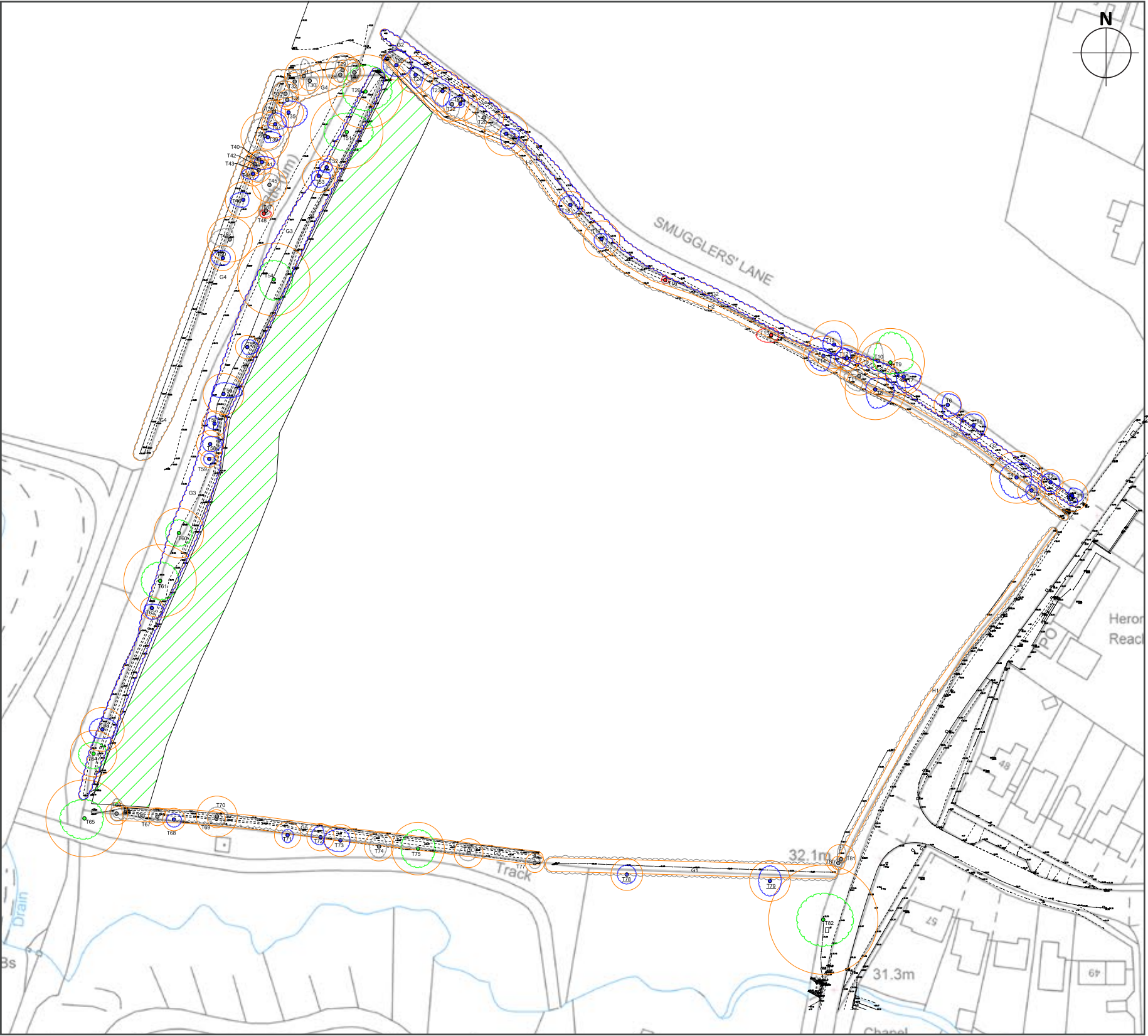
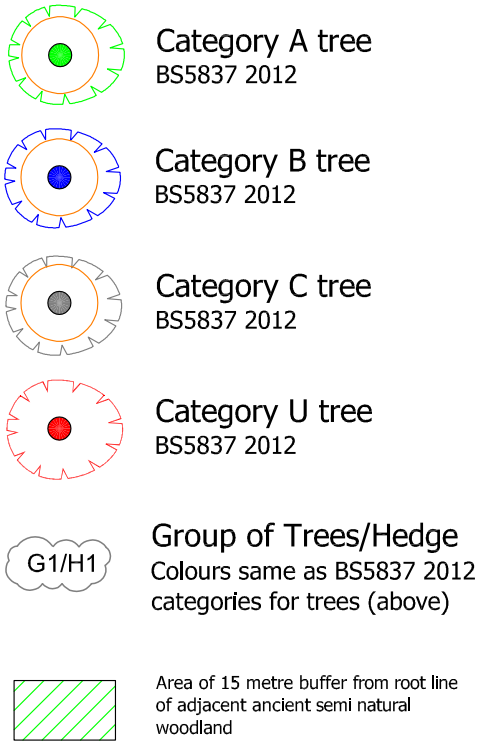
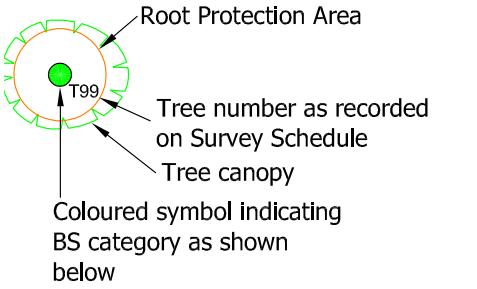
Category ‘B’ - of moderate quality and value: - those in such a condition as to make a significant contribution and will be retained wherever possible.

Category ‘C’ - of low quality and value: currently in adequate condition to remain until new planting could be established.

Category ‘U’ - in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management.

The existing trees are located along the boundaries of the site. Tree loss would be kept to a minimum with the vast majority being retained and supplemented by new tree planting.

An area of Ancient Woodland lies to the west of the site. A 15m landscape buffer will be maintained along this edge.

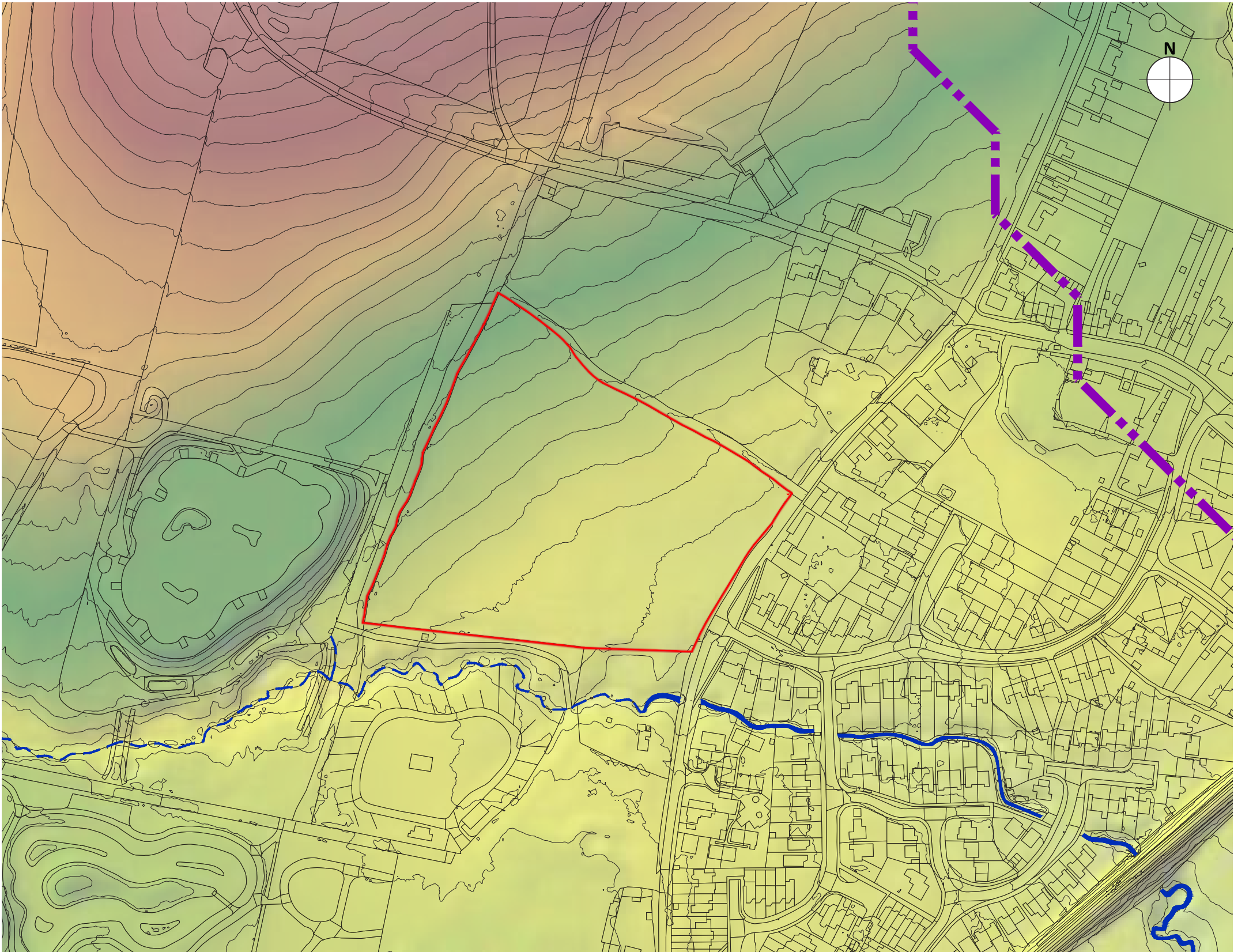
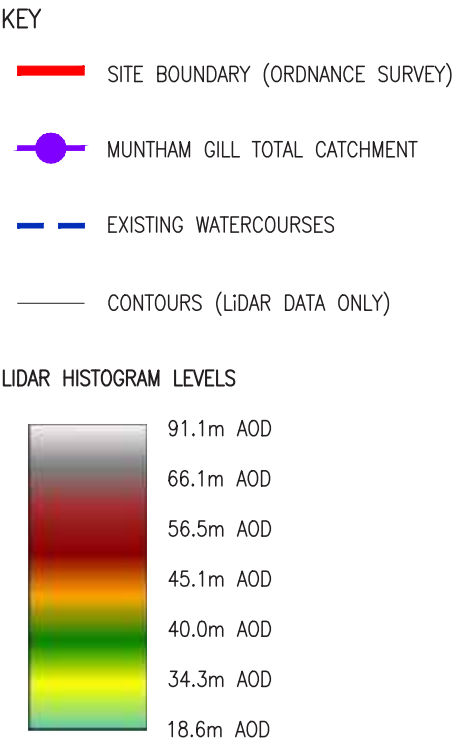


Tree constraints plan (Canopy Consultancy)

2.0 The Existing Site & Context

2.5 Topography

The topographical and lidar surveys show the levels of the site which fall gradually from the northern corner, as well as any existing watercourses. This information will be used to inform the proposed building levels and surface water drainage strategy.



LIDAR survey (TS Wood Consulting)

2.0 The Existing Site & Context

2.6 Flooding

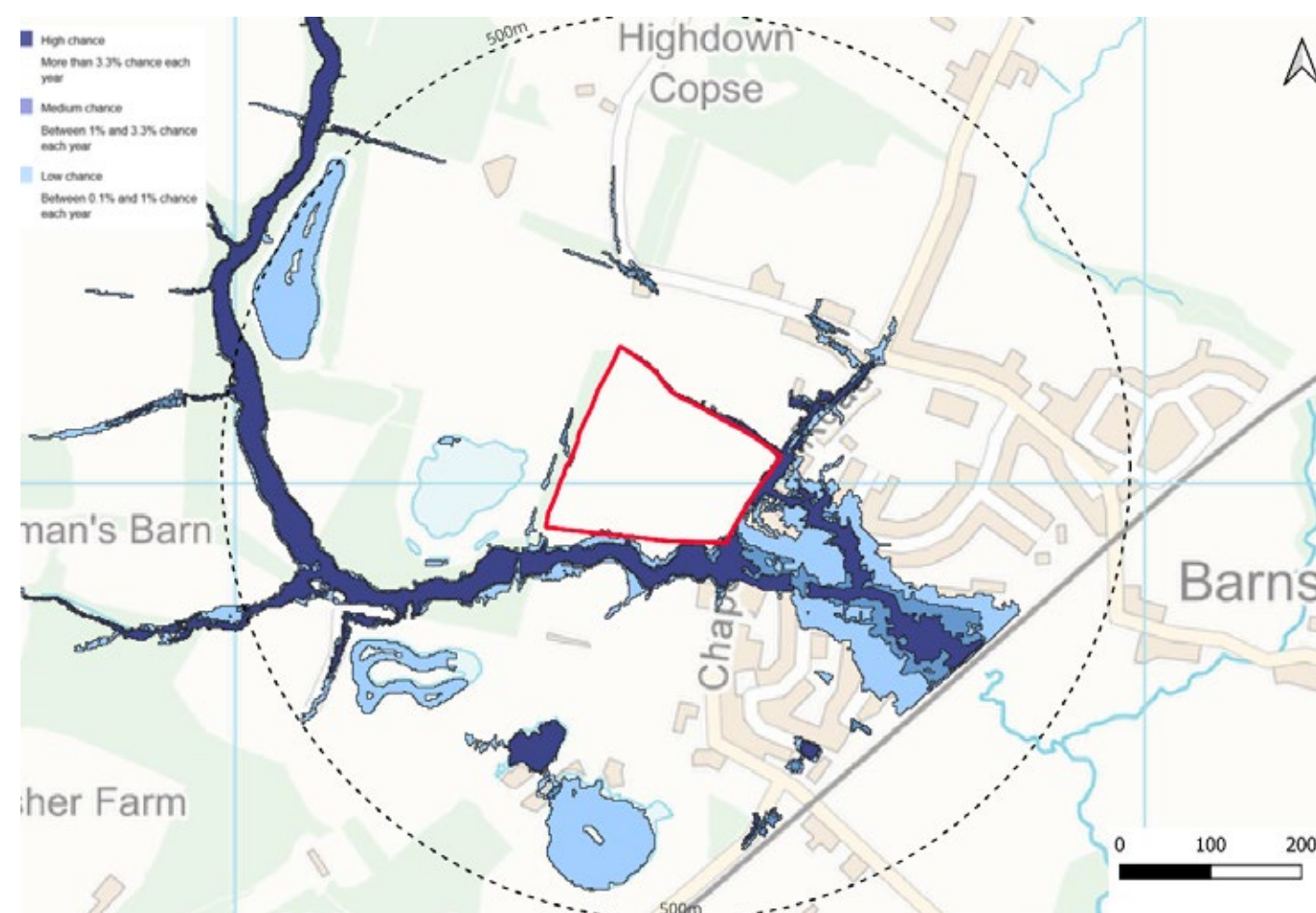
A Flood Risk Statement has been produced by TS Wood Consulting to provide a detailed analysis of the flood risk posed to the site.

The site is located wholly within Flood Zone 1 (Low Risk) and following detailed hydraulic modelling is also at Very Low risk of surface water and all other sources of flooding.

In accordance with LPA and LLFA deculverting policy, a historic culverted watercourse that runs along the frontage of the site will be opened up to form a new watercourse which will provide flood

alleviation to the existing properties along Chapel Road along with added biodiversity and ecological benefits.

A surface water drainage strategy based on Sustainable Drainage Systems (SuDS) including rainwater harvesting, permeable pavements, bio-retention and detention basin will be provided for the new housing in accordance with local and national policy requirements to provide water quality, bio-diversity and amenity benefits alongside resilience for extreme rainfall events.



Flood risk map

2.7 Ecology

Ecological survey work has been undertaken by Ecology Partnership to inform the design proposals.

The proposals seek to retain the majority of features of greatest ecological value on the site in the form of hedgerows and tree lines. New habitats of ecological value will also be created including extensive wildflower grassland and flowering lawns, and native tree and shrub planting. A 15m buffer from the ancient woodland will be fenced off and planted with a new species-rich native hedgerow, as well as native shrubs and grassland, created

a protected biodiversity area mimicking a natural ecotone. The species-poor native hedge near the road will be replaced with a species rich hedgerow further back fringing the new housing development and providing attractive views into the open space from Chapel Road.

These changes to what is currently species-poor cattle pasture have been calculated to result in significant net-gains of over +40% in biodiversity values of habitats, over +20% for hedgerows and +120% for watercourses (as a result of the de culverted watercourse).



Proposed habitats plan - Ecology Partnership

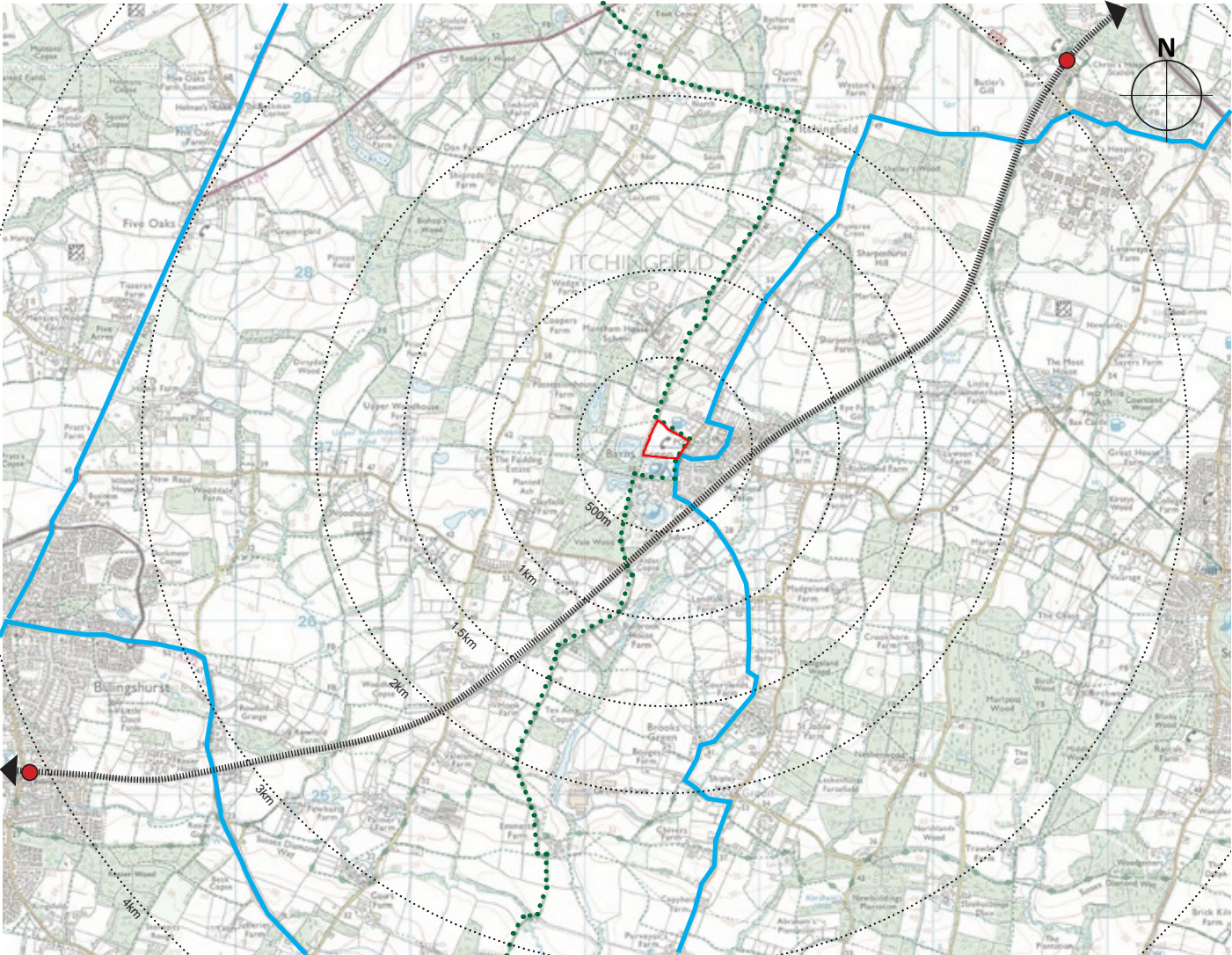
2.0 The Existing Site & Context

2.8 Connections

The nearest bus stops to the site are on Chapel Road, approximately 150m of the site providing services to Horsham, Storrington and Loxwood.

Christ's Hospital railway station lies just over 3.7km to the north-east providing regular services between Bognor Regis and London Victoria.

The site is well connected to the public footpath network in the surrounding area, including a direct link to the West Sussex Literary Trail which passes alongside the boundaries of the site. This long-distance trail extends 87km between Horsham and Chichester.



Map showing bus routes (blue), railway stations (red), railway lines (black) and West Sussex Literary Trail (green)

2.9 Adjacent Development Site

The adjacent site to the south (Summers Fields) gained planning permission for 32 dwellings, 6 commercial units and a reception building for the existing camp site in October 2023 (planning ref: DC/21/2697).

The site is currently under construction.



Site layout for Summers Fields, Chapel Road - ECE Architecture (planning ref: DC/21/2697)



Site Section A-A



Site Section C-C



Site Section I-I

Elevations for houses and commercial units for Summers Fields, Chapel Road- ECE Architecture (planning ref: DC/21/2697)

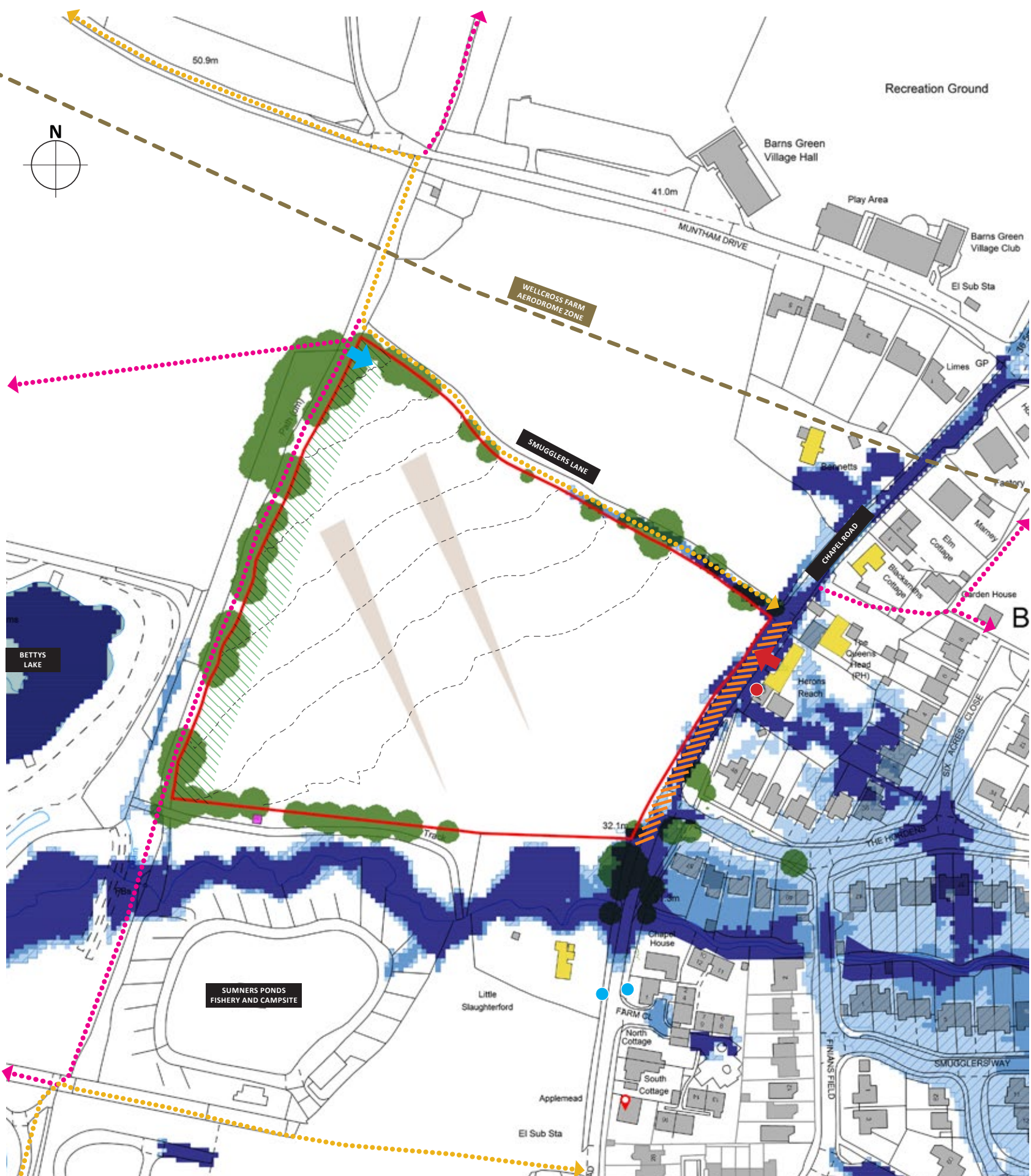
3.0 Design Framework

3.1 Existing Site Constraints

When bringing forward proposals, both the site constraints and opportunities are evaluated. These help to shape the development to ensure that the proposals fully respect and respond to the natural features of the area.

The site constraints are considered to be:

- Existing green infrastructure of boundary hedgerows and tree belts.
- The site gently slopes down from the north-western corner to the south-east.
- Ancient Woodland adjacent to the western boundary.
- The site's relationship with existing buildings on Chapel Road, including several listed buildings.



Site constraints plan

3.0 Design Framework

3.2 Opportunities Plan

The plan highlights the opportunities for the development of the site which include:

- Provision of new market and affordable homes to meet the growing housing need.
- Creation of high quality homes in keeping with the character of the existing surrounding context, taking inspiration from the built form of development in Barns Green.
- Provision of a new vehicular and pedestrian access point from Chapel Road.
- The inclusion of new footpath and cycle links from within the site to improve connectivity with the existing village including the Public Rights of Way.
- Enhancement of existing habitats with significant additional tree and hedge planting which will attract a wide variety of species, and the provision of attractive open spaces.
- The creation of a large area of public open space with play area fronting onto Chapel Road.
- The site is already well enclosed but additional planting will strengthen boundaries and deliver enhanced visual screening and help the ecological value of the site.

KEY

Site boundary

Site access

Existing trees

Surrounding built form

Ancient Woodland

Potential Development Parcels

Open Space / Landscape Buffers

SuDs Basin

Potential Vehicular Access Routes

Potentail pedestrian access route

The map illustrates the site's layout and surrounding context. A red line marks the site boundary. A red arrow indicates the site access point from Chapel Road. Green areas represent existing trees and ancient woodland. A large orange-shaded area in the center is designated for potential development parcels. Light green areas represent open space and landscape buffers. A blue-shaded area is labeled as a SuDs basin. Dashed orange lines show potential vehicular access routes, and a dashed blue line shows a potential pedestrian access route. The map includes labels for nearby features: Betty's Lake, Summers Ponds Fishery and Campsite, Little Slaughtertford, Applemead, El Sub Sta, Chapel House, North Cottage, South Cottage, Farm Cl, Herons Reach, The Queens Head (PH), Blacksmiths Cottage, Elm Cottage, Maney, Garden House, Six Acres Close, The Hordens, Smugglers Way, Finnis Field, Bennetts, Limes GP, El Sub Sta, Barns Green Village Club, Barns Green Village Hall, Play Area, and Recreation Ground. Roads shown include Muntham Drive, Smugglers Lane, and Chapel Road. Distances are marked: 50.9m, 41.0m, 1.3m, and 1.1m. A north arrow is located in the top left corner.

Land South of Smugglers' Lane, Barns Green | Design & Access Statement

Site opportunities plan

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3.0 Design Framework

3.3 The National Design Guide

The National Design Guide was initially published by the Ministry of Housing, Communities and Local Government in September 2019 and updated in January 2021. It is a response to the ‘Living with Beauty’ report published in January 2020 by the Building Better, Building Beautiful Commission.

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

The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities in the form of ten characteristics. The choices made in the design process contribute towards achieving these characteristics and shape the character of the place.

The 10 characteristics of the National Design Guide

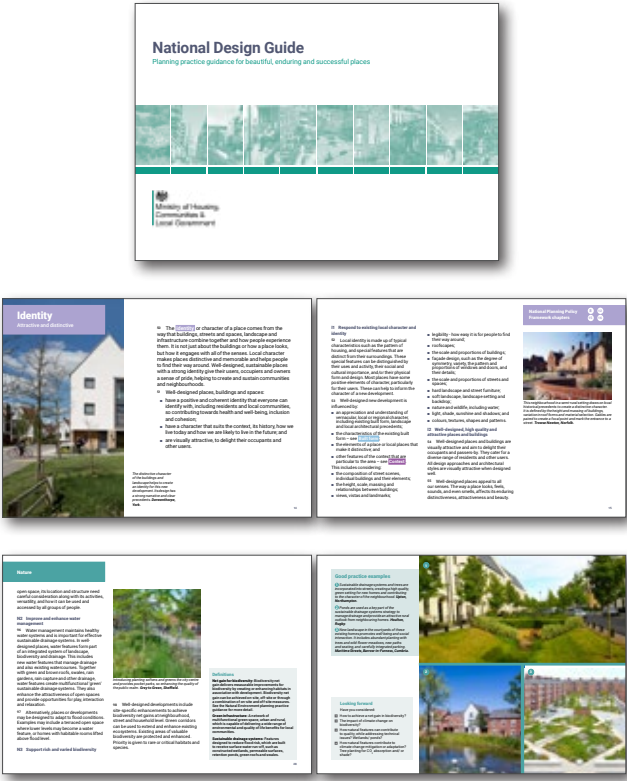
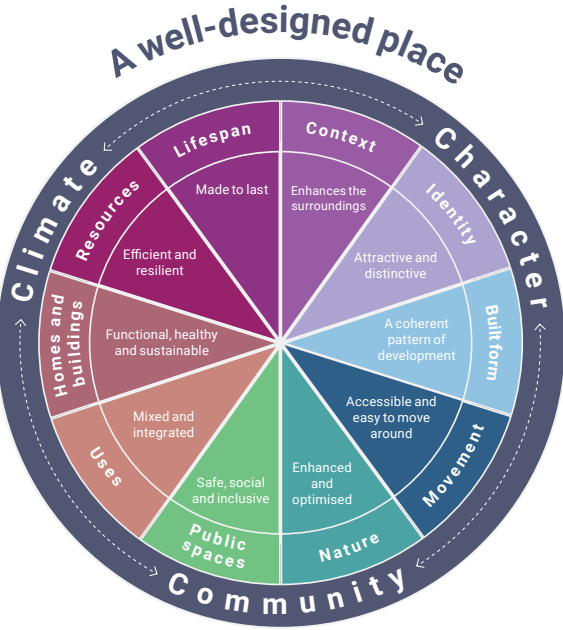
Well-designed places have individual characteristics which work together to create its physical distinctiveness. The ten characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework. The ten characteristics which are set out in the Design Guide and will be extensively considered in the design development of this scheme are:

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and Buildings
- Resources
- Lifespan

3.4 Other design guidance

In addition to the National Design Guide, the emerging development proposals have been designed with reference to a number of relevant design guides as follows:

- Manual for Streets (2007) (MfS 2, September 2010);
- Secured by Design;
- Building for a Healthy Life (2020); and
- Itchingfield Parish Neighbourhood Plan



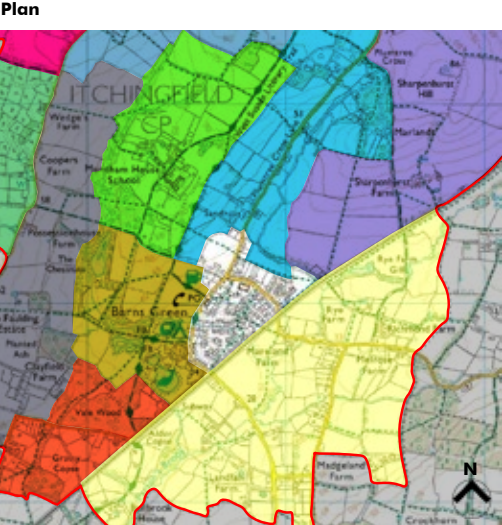
LANDSCAPE CHARACTER AREA L - BARNES GREEN VILLAGE

Key Characteristics

- Historic buildings along Sandhills Road and Chapel Road include a number of listed cottages, the Queens Head Pub, village store and post office.
- Suburban developments between Chapel Road and Two Mile Ash Road with most recent development north of Two Mile Ash Road which has been built using some traditional materials and styles. Front gardens, driveways, and roadside parking contribute to a suburban character.
- Important small pastoral fields on rising ground to north and west provide important green gaps that contribute to a settlement with rural character and provides a transition to the wider countryside.
- Views north to Muntham Estate wooded ridge line gives the sense of an enclosed village.
- Train line creates clear boundary between village and Parson's Brook Valley Plain LCA to the south. Two main roads pass through the village as well as suburban residential side roads.

Key Character Description

Barns Green is a rural village set within the southern valley plain of the parish. It is a predominantly flat landscape with slopes rising to the Muntham Estate ridge to the north and west. Barns Green is the largest concentration of residential settlement in the parish and contains a number of important community facilities such as the Queens Head pub, village school, village hall, playing fields, post office and store. Historic settlement is concentrated along the roadsides with the more modern developments in the east of the village. The village is bounded by Parsons Brook to the north-west, the railway line to the south, Muntham woodland the west and Sumners camping and fishing ponds to the south-west.



4.0 Design Process

4.1 Initial Sketch Layout Plan

Following on from the design principles highlighted on the opportunities plan, a sketch layout was produced to show how a residential development could be accommodated taking into account the site constraints. The site access was shown in the north-eastern corner

of the site, immediately adjacent to Smugglers’ Lane public right of way and the south-eastern part was kept free of development to create a large open space at the front of the site.



Initial concept plan



Initial sketch layout plan

4.0 Design Process



Sketch layout plan shown at pre-app meeting (changes highlighted in blue boxes)



Sketch street scenes showing the dwellings through the middle of the site



Sketch street scenes showing the dwellings fronting onto Chapel Road

4.2 Amended Scheme

Whilst the design concept was maintained, as a result of more detailed flood modelling and highways design, the layout was further adjusted to show the site access midway along the boundary with Chapel Road to ensure visibility splays are acceptable. The apartments were consolidated into a single building and more of the affordable dwellings were reprovided as houses.

Sketch street scenes were also produced to show how the dwellings would be designed with building forms and materials that were in keeping with the existing surrounding context, particularly the frontage with Chapel Road.

were still in the design process and that further technical studies were being carried out, the Planning Officers suggested the following areas of the scheme that could be improved or reconsidered:

- It was felt that the vista through the middle of the development should either be opened up to allow views of the woodland to the west, or terminate in a building.
- Provision of 1 bed market dwellings and larger affordable houses.
- The removal of the “exposed” garage on the Chapel Road frontage.
- Provision of a loop road along the Ancient Woodland buffer edge in place of the cul-de-sacs.
- The introduction of chimneys to the elevations fronting onto Chapel Road.
- Providing additional windows or bays on side elevations to corner-turning units.
- The side and rear elevations of the apartments should carry through the details and materials shown on the front.

4.3 Pre-app meeting

A pre-app meeting was held with Horsham District Council on 18 June 2025. The sketch layout and street scenes were presented and the design of the scheme was explained.

Whilst it was acknowledged that the proposals

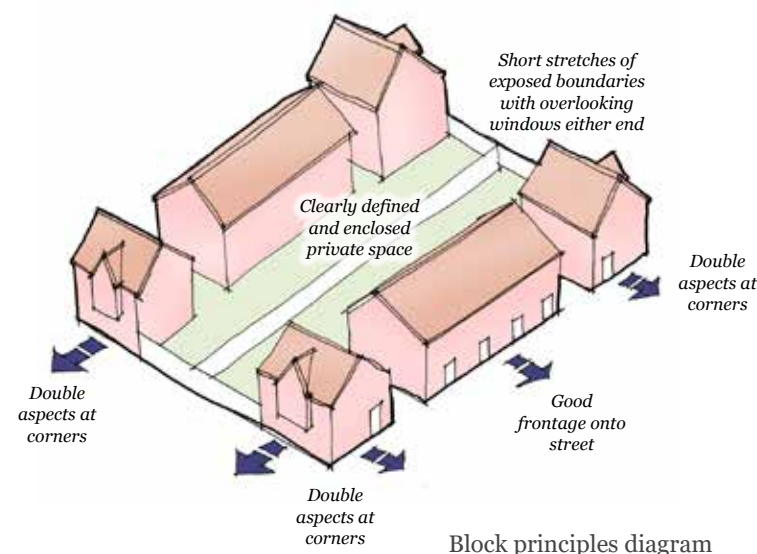
5.0 Proposals

5.1 Design Principles

In addition to de-culverting the existing watercourse along the eastern boundary of the site, a new open space will be created at the heart of the village, including an attenuation basin and play area. Chapel Road will also be slightly realigned to allow for better parking provision for the existing post office and shop opposite the site entrance.

Many of the proposed dwellings will benefit from the green buffers and frontages, helping to create a sense of place influenced by the attractively designed and planted green spaces. The site is already well enclosed on all boundaries, and these will be further enhanced with additional trees and planting to plug gaps where necessary, including a species rich hedgerow along the built development edge. The dwellings along the western side of the site will also front onto the 15 metre Ancient Woodland buffer.

The use of smaller development parcels enables the creation of perimeter blocks, where the homes front onto streets and open spaces. This provides definition to and surveillance of the public realm, with active frontages along streets. The site layout also



enables a clear definition of the public space provided by the public realm, the semi-private space of front gardens, and the private space of the residential properties and their private gardens. These design principles are important in delivering a legible and safe scheme, where frontages are activated and spaces are well overlooked.

The proposed site layout plan for the site shows the following:

- 68 dwellings of high quality design, in keeping with the character of the surrounding area.
- Accommodation mix of 2 bedroom apartments, and 2, 3, 4 and 5 bedroom houses (in accordance with local housing need);
- A density of 20.7 dwellings per hectare gross based on a site area of 3.28 hectares;
- 24 affordable units would be delivered as part of this development which equates to 35% of homes proposed;
- Over 1.12 hectares of open space (34% of site area) including play area and Ancient Woodland buffer.
- Provision of cycle and pedestrian links through the site to improve connectivity and linkages with the village centre and facilities and services;
- Sustainable drainage systems (SuDS);
- The retention of the existing boundary tree belts and hedgerows. Gaps would be strengthened with additional planting in consideration of long distance views; and
- Supplementing existing tree belts with additional planting (trees, hedgerows and shrubs) and on-site open space and play facilities.



Sketch model view from Chapel Road



Sketch model internal view looking south-east

5.0 Proposals

5.2 Layout

An iterative process has progressed the concept towards a proposed layout. The following design principles have informed the development of the proposals:

- Delivering a scheme which embodies the characteristics of the area.
- Making optimum use of the land for the delivery of new homes, with development form and density appropriate to the location.
- Delivering a development with a range of house sizes, types and tenures in response to local need.
- Conserving and enhancing the landscape, ecology, heritage and natural resources around the site with green corridors and linkages.
- Respecting the amenity and setting of neighbouring residential development.
- Maximising the linkages between the site and surrounding area and provide opportunities for walking and cycling.
- Developing an inclusive, safe and secure residential environment.
- Providing suitable on-site arrangements for vehicular access, servicing and parking, including the emergency services and statutory authorities.

Proposed Site Layout ►



5.0 Proposals

5.3 Amount

The proposed site layout plan shows 68 dwellings at a density of 20.7 dwellings per hectare (gross) based on a site area of 3.28 ha. However, taking into account the open space along the eastern edge of the site and ancient woodland buffer along the western edge, the developable area is 1.89 ha resulting in a net density of 35.9 dph.

A mix of housing types has been explored to demonstrate the site’s capacity to deliver a new community. The site can accommodate a range of types, sizes and tenures of housing, which will deliver a balanced community to meet a variety of local needs. 35% affordable housing will be provided.

The proposed density and mixture of unit types allow for the creation of a variety of character areas within the development. The dwelling types include apartment blocks, terraces, semi-detached and larger detached houses.

Overall Dwelling Mix	Amount	Percentage
1 Bedroom House	3	4%
2 Bedroom flat	6	9%
2 Bedroom house	19	28%
3 Bedroom house	25	37%
4 Bedroom house	12	18%
5 Bedroom house	3	4%
Total	68	

Affordable Mix	Amount	Percentage
2 Bedroom flat	6	35%
2 Bedroom house	7	41%
3 Bedroom house	2	12%
4 Bedroom house	2	12%
Total	17	

Shared Ownership Mix	Amount	Percentage
2 Bedroom house	3	43%
3 Bedroom house	4	57%
Total	7	



Housing mix and tenure plan

5.0 Proposals

5.4 Scale

The proposed site layout plan and site sections/ elevations show two storey houses and apartments.

The proposed height of the buildings has been guided by a Landscape and Visual Impact Assessment, along with a study of the character of the local area which identifies the predominantly two storey character of the residential development in the local area.

The proposed buildings will be assimilated onto the site and contained within its landscape setting formed of existing landscape features and enhanced by new planting.

The Landscape and Visual Impact Assessment which accompanies this application considers that the visibility of the site in the surrounding landscape is limited by landform, woodland and hedgerows. The greatest effect on views into the site will be from Chapel Road where the de-culverted watercourse and the creation of a large aopen space will provide a positive contribution to the village character and amenity.

KEY
2 storeys



Storey heights plan

5.0 Proposals

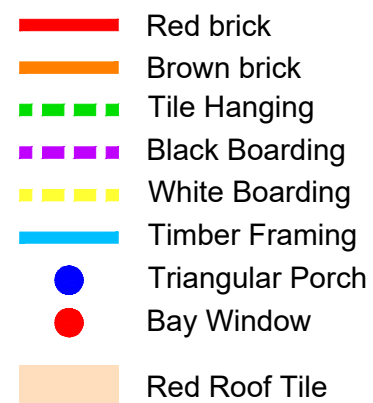
5.5 Appearance

In combination with the street hierarchy, the proposed development site will have a number of distinct character areas. These areas sometimes overlap, but provide a coherent structure to the development helping to relate the site with the character of Barns Green and the immediate surrounding context.

The proposed scheme has been divided into the following character areas which are defined through the use of different materials and components.

- Chapel Road Frontage
- Residential Streets
- Woodland Edge

Key buildings are located on corners and junctions of streets and it will be important to ensure that these have active fenestration to both frontages.



Character areas and building materials plan

5.0 Proposals

5.6 Materials & Details

Chapel Road character area



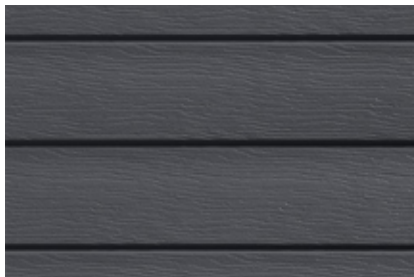
Red multi stock brick



Brown multi stock brick



Tile hanging



Black boarding



Red roof tile

Residential Streets character area



Red multi stock brick



Brown multi stock brick



Tile hanging



Red roof tile

Woodland Buffer character area



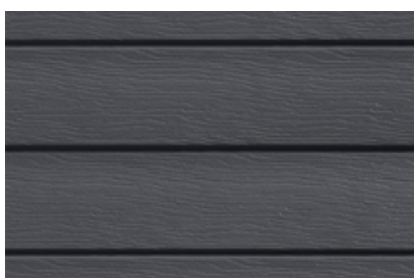
Red multi stock brick



Tile hanging



White boarding



Black boarding



Red roof tile

Components



Gable porches



Lean-to porches



Bay windows



Framing (apartments)



Finials



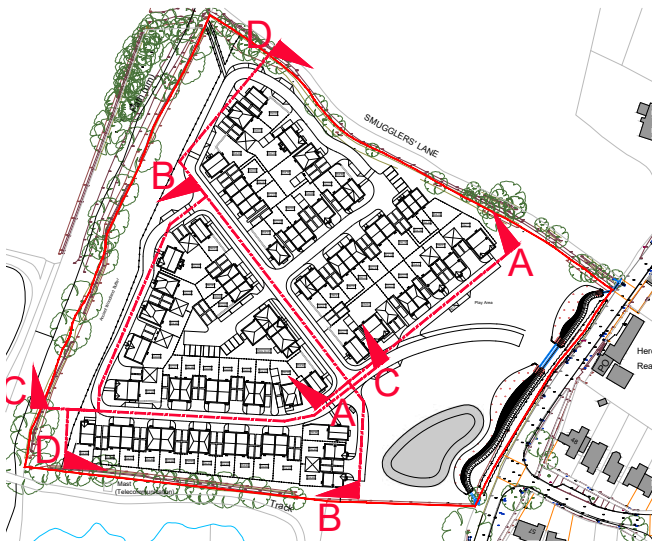
Chimneys

5.0 Proposals

5.7 Architectural Approach

As part of the development of the architectural approach to the proposed buildings, reference is made to the character of the surrounding area with distinctive gable ends fronting onto the street, the inclusion of chimneys and bay windows. The composition of the various building elements within the overall design is critical to the coherence of the street scene and the achievement of the required quality of urban design within the overall development.

The development will use a unifying palette of materials, but variations in form, size and style will create a distinctive character area in this part of the village. The key materials will be locally sourced bricks and plain tile hanging to wall surfaces, with contrasting bricks used for details such as window headers or banding. Roofs will be either gabled or hipped with plain red tiles.



Key plan



Plot 54 Path Road Path Plot 7

Proposed site section A-A



Plot 68 Plot 67 Plot 66 Road Path Plot 54

Proposed site section B-B



Plot 6

Plot 5

Plot 4

Plot 3

Plot 2

Plot 1



Plots 32-37

Plot 38

Plot 39

Plot 40

Plot 41

Path

Road

5.0 Proposals



Proposed site section C-C



Proposed site section D-D



Key plan

5.0 Proposals

5.8 Landscaping

The proposed site layout plan provides an overview of the areas which make up the key structural elements of the landscape and ecology strategy for the site.

The proposals include an area of naturalistic play located at the front of the site to benefit both residents of the existing village as well as the new development.

Whilst the existing hedgerow at the front of the site will need to be removed due to the widening of Chapel Road and the de-culverting of the existing watercourse, a new species rich hedgerow will be created further back. Additional planting will also be provided around the site.

The principal landscape matters that have derived from the landscape and ecological assessments have been used to inform the strategy for the proposed development are as follows:



Examples of mixed native hedgerow planting

- Attractive mixed, native tree belts with an understorey of mixed, native shrubs would be provided along the boundaries to screen views towards proposed residential development;
- The use of hard and soft landscape features within the development which complement the architectural forms and which reflect the character and appearance of the townscape within the surrounding area;
- A mixture of attractive native street trees would be provided within the development to break up views towards built form and to soften car parking areas;
- Proposed planting would all be native and locally appropriate to increase the biodiversity value of the site; and
- Tree-lined streets in accordance with NPPF para 131.



Informal, naturalistic, low key and adventurous play

Planting

Planting softens the built form, humanises scale, mitigates the microclimate, provides a seasonal sense of place and provides biodiversity opportunities as well as delivering attractive places that people want to use and enjoy. Tree planting in particular can respond to and extend the landscape structure into the site by framing key spaces through the planting of avenues or individual specimen street trees, or within open space. The following principles have been applied to the soft landscape design:

- Selection of plants considers the local context and species found locally.
- Selection of plants which consider the form and eventual scale of the space and elevation, whilst also considering future maintenance requirements of the proposed built form.
- The selection of attractive tree and shrub planting which will enhance the design by responding to the articulation of the space in framing spaces and defining pedestrian connectivity and vehicle movement.
- Planting will be appropriate in terms of setting and will not pose a threat or nuisance, for example through the specification of clear stem trees adjacent to pedestrian routes.
- A strategic response to species selection in terms of suitability to location, considering building shadows etc.
- The selection of plant species to increase biodiversity potential and reduce long term maintenance requirements.



A guiding principle on the choice of species is the climate, aspect and soil type of the site. Species selection will fulfil the following:

- To realise the landscape strategy of the private and public / communal realms.
- To illustrate the typical choice of species and establish approval with the Local Authority at an early stage. This will also assist the developer when considering early procurement or contract growing to ensure availability at the correct time.
- To be appropriate to the context of the existing vegetation structure of the site and the intrinsic natural fauna of the site. The selection of native species will provide opportunities for improving and extending biodiversity, throughout the site.
- To be robust for the proposed uses of the development and the technical requirements of the site and its construction.
- To be relatively maintenance free once established.

Lighting Strategy

The proposals will include a highly sensitive lighting strategy that is carefully designed to avoid impact on ecology and improve safety, security and amenity for residents.

5.0 Proposals

KEY

Application Site boundary

Ancient woodland buffer (15meters)

Soft Landscape - Planting

Existing trees and hedgerows to be retained

Proposed native tree planting

Proposed street trees

Proposed mixed native scrub to ancient woodland buffer and hedgerow enhancement

Proposed mixed native hedgerow to village green

Proposed native hedgerow to plot frontages

Proposed ornamental planting to plot frontages

Proposed biodiverse wildflower grass seed mix to Ancient Woodland Buffer, hedgerow buffers and Village green marginsProposed biodiverse Flowering Lawn seed mix to village green public open space and vergesProposed private rear gardensProposed mown path through POS areasProposed attenuation basin to be seeded with native wildflower/grass mixProposed wildflower grass seed for swales/watercourseProposed natural play area (LAP)Proposed block paving to streets fronting the Village Green, Parking Courts and bays where shownProposed tarmac surfacing to highwaysProposed tarmac surfacing to footwaysProposed threshold paving to crossing pointsProposed self-binding gravel paths to public open spaceProposed slab paving to private access footpaths

Informal, naturalistic, low key and adventurous play



Landscape Strategy Plan - Deacon Design

6.0 Access & Movement

6.1 Vehicular Access and Network

The proposed site layout plan provides information relating to the street network. The street hierarchy identifies the primary access road through the scheme which will provide access to the various parts of the development.

All routes within the scheme are designed to be consistent with a 10mph vehicle speed. Road spaces are designed to encourage lower speeds in terms of road width, turning radii at junctions and peripheral landscaping.

The traffic impacts of the proposed development on the wider highway network have been assessed, and it has been concluded that the proposed development will not lead to a significant increase in vehicle movements during peak travel periods and therefore not have a material impact on the local highway network.

As part of the proposals, Chapel Road will be widened at the entrance to the site to allow for parking for the benefit of the post office and shop opposite.

All access proposals have been subject to an independent Road Safety Audit and the transport proposals have been subject to pre-application consultation with WSCC.

6.2 Public Transport Accessibility

The site is served by existing bus stops on Chapel Road, providing services to Billingshurst, Horsham and Storrington. The site is within 2 miles of Christ's Hospital railway station which provides regular services between Bognor Regis and London Victoria.

New occupiers of the development will be encouraged to take the opportunity for bus travel from the site through the provision of information in a 'Travel Pack' created for new residents.

6.3 Cycle/ Pedestrian Access and Network

Pedestrian and cycle access to the site is more extensive than that for vehicles and includes a link to the existing public rights of way to the north-west. Whilst this link is provided across the 15m Ancient Woodland buffer, it uses an existing point of entry into the site and will be fenced off to prevent egress onto the buffer elsewhere along its length.

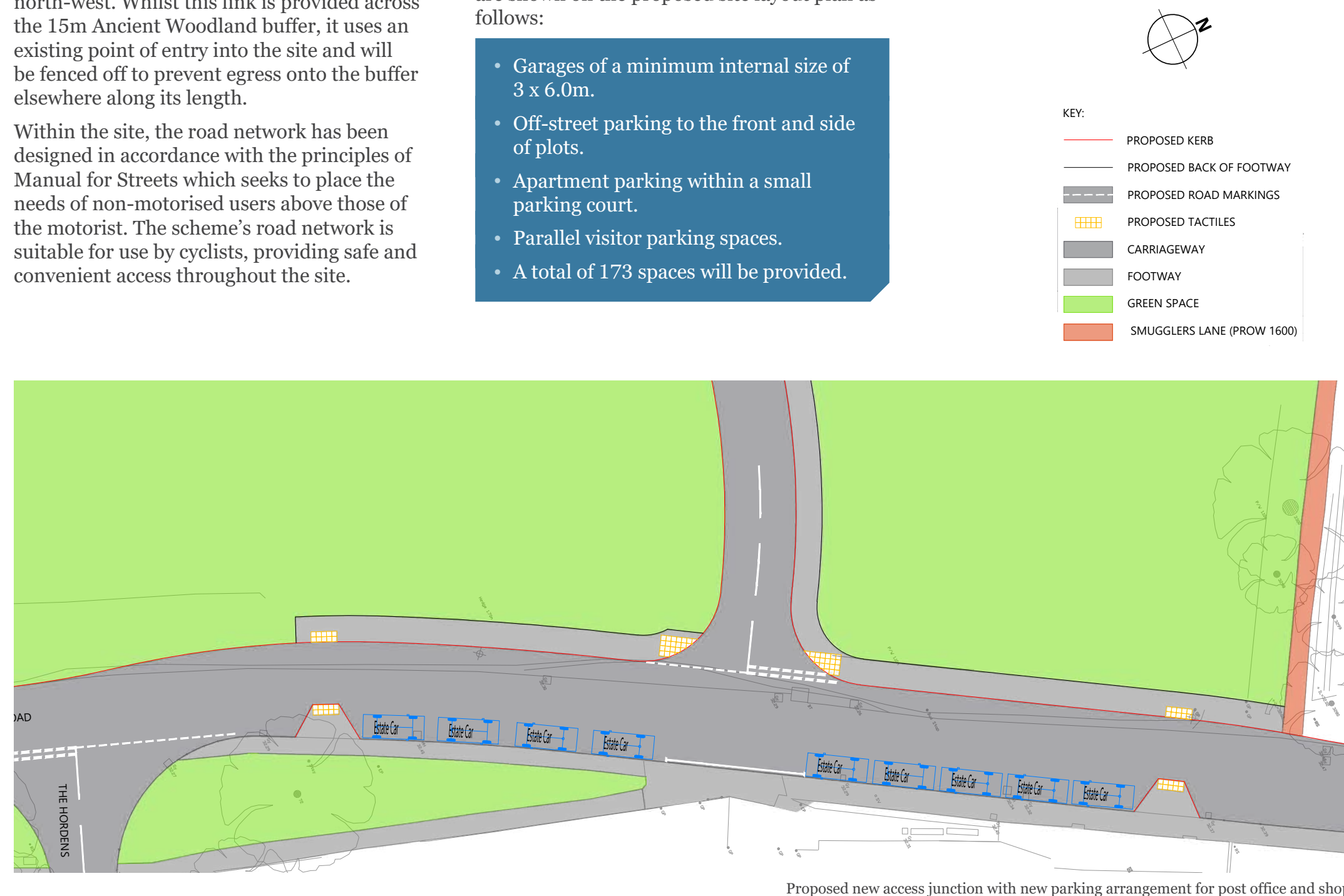
Within the site, the road network has been designed in accordance with the principles of Manual for Streets which seeks to place the needs of non-motorised users above those of the motorist. The scheme's road network is suitable for use by cyclists, providing safe and convenient access throughout the site.

6.4 Parking Strategy

Car and cycle parking is proposed to be provided in line with West Sussex County Council's parking standards. In terms of vehicle parking, a range of parking solutions are shown on the proposed site layout plan as follows:

- Garages of a minimum internal size of 3 x 6.0m.
- Off-street parking to the front and side of plots.
- Apartment parking within a small parking court.
- Parallel visitor parking spaces.
- A total of 173 spaces will be provided.

Cycle parking will be provided within garden sheds for houses and communal cycle stores for the apartments.



6.0 Access & Movement

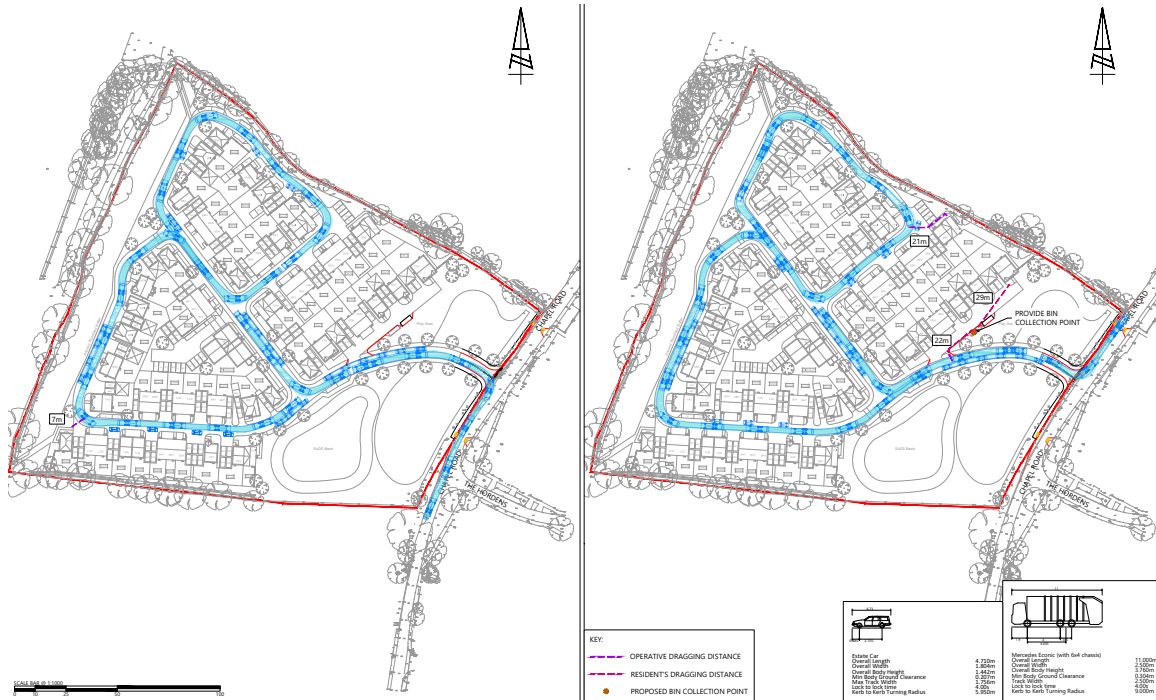
6.5 Waste and Recycling Strategy

The refuse strategy has been considered with regard to the requirements of West Sussex County Council. The network of streets has been designed to provide routes which are suitable for refuse collection vehicles. Refuse vehicle turning areas can be accommodated within the site to ensure compliance with the refuse carry and collection distances.

The number and types of refuse and recycling bins provided for each property will comply with the requirements of the local authority. The refuse provision will be primarily in the form of bins kept in rear gardens with rear access or within garages. The apartments will have integral communal bin stores.



Movement and access diagram (vehicular - blue, pedestrian - green)



Refuse vehicle tracking diagrams, i-Transport

6.6 Inclusive Access

Inclusive access for people by a range of modes and for those with disabilities and mobility impairments is an important consideration. The proposed development has been designed to encourage accessibility by public transport, walking and cycling, as well as providing vehicular access.

The design of the public realm includes consideration of the needs of people with mobility or other impairments. The development has been designed to comply with Approved Document Part M of the Building Regulations (2015 with 2016 amendments) and the requirements of the Equality Act, 2010 as follows:

- The proposed development places an emphasis on pedestrian, mobility impaired, cycle and public transport over car travel;
- The building layout has been designed

to take precedence over the highway design and the development has been designed to allow movement choice. Means of travel other than the car are encouraged by the provision of enhanced pedestrian and cycle linkages;

- Speed restraint has been designed into the development. The built form, landscaping, priority junctions, changes in surface material, tighter corners and narrowing will all help to reduce speed; and
- Dwellings will be designed to enable access for people with disabilities as appropriate, including provision of level access to dwellings and internal layouts to allow for wheelchair or mobility impaired access in accordance with Approved Document Part M of the Building Regulations (2015 with 2016 amendments).

7.0 Sustainability

7.1 Sustainable Living

Miller Homes are building homes in a way that allows us to build better places for people to belong. We are building better homes for homeowners to live in, better places where healthy communities can flourish, better places for the environment and nature to prosper.



Renewable energy

Renewable sources of energy are key to our carbon reduction strategy. As well as reducing carbon emissions when we are building homes, we also hand over our new homes with a renewable electricity tariff in place.



Building responsibly

From working towards net zero, diverting the amount of waste we send to landfill and increasing the percentage of material we recycle, we are focused on our sustainability responsibilities.



Quality homes

We want to help create communities with the right infrastructure in place to support local needs for years to come. This means providing good access to open spaces, amenities, transport, connections, schools and workplaces. Our approach to placemaking encompasses social, environmental and economic sustainability criteria. The homes we build will always be in desirable places where our customers want to live.



Reducing waste

Billions of tonnes of resources are extracted annually causing damage to the environment and resulting in huge volumes of carbon emissions. Many of these resources ultimately end up as waste. We are focused on reducing our use of raw materials, avoiding landfill and increasing recycling rates, as well as avoiding waste in the first place.

Healthy communities

Beyond delivering new homes and developments, we shape spaces that encourage real communities to grow and prosper. From investing in the communities we create, building homes that are affordable and taking care of nature, we constantly look for ways to promote local pride.



Affordable housing

A lack of affordable housing is one of the biggest challenges facing people across the UK. We help address this issue by increasing the supply of new housing and by making our homes affordable to a wider range of people.



7.0 Sustainability

7.2 Healthy Placemaking

As part of the vision for the proposed development and in accordance with Horsham District Council’s requirements, the scheme will use a variety of dwelling types and create spaces to encourage a mixed community at different life stages. From a single young person looking for their first home, through to the elderly couple hoping to downsize, the proposed environment will create a series of spaces that can be used by all and are sustainable to accommodate future needs.

Healthy Placemaking

The proposed scheme seeks to deliver opportunities for people to lead healthier lives. The site is located within walking and cycling distance of a wide variety of existing facilities and amenities, and these movement methods will be encouraged over the use of the car. The proximity of green spaces and the variety of residential house types will all help to achieve a strategy for healthy placemaking.

Key aspects of the principles for healthy placemaking of the scheme include:

- Enable exercise in normal patterns of daily life.
- Provide easy access to education, accessible facilities and available green spaces.
- Limit the causes and effects of vehicle emissions.
- Provide safe, sociable and productive public environments.
- Good urban and transport design.

Some of these principles have been addressed by the location of the site. However, as the scheme progresses, there are further urban design decisions that can be made to help ease the challenge of health conditions caused by a modern lifestyle.

Shopping - exercise

Due to its location with local shops and facilities in the surrounding area, the proposed site offers the opportunity to function as a “Walkable Neighbourhood”.

A post office and shop are located opposite the site, whilst other shops are available in Billingshurst and Horsham. Some of these offer a home shopping service helping to minimise shopping trips.

Education - exercise

The site is well located for the nearby primary school, accessed by a good network of pedestrian and cycle routes. Although some car drop-off and pick-up is inevitable, the good accessibility around the site by means other than the car will help limit its use. The proposals will encourage “Safe-routes-to-school” and “Walking bus” strategies.

Employment - exercise

The employment areas of Billingshurst and Horsham are accessible from the site by cycling or by bus. Existing bus routes near the site allow for direct commuting into Horsham. Christ’s Hospital railway station has good services between Bognor Regis and London.

To help alleviate traffic and avoid the stress of commuting to work, homeworking will also be encouraged.

Leisure - exercise

The site will provide additional extensive areas of open space to those already available in the area, providing a variety of formal and informal outdoor activities, including play areas. The play spaces will allow for disabled play.

Air quality

The aim for the design is to limit the causes and effects of vehicle emissions by providing alternatives to private car use through walking

or cycling to destinations both within the site and those nearby. The use of the bus for longer journeys will also be encouraged.

The landscape buffers around the development site will help to reduce noise and emissions from traffic.

Loneliness and isolation, through limited social interaction and fear of crime

The proposals for the site will provide safe, sociable and productive public environments which will contribute to a lively social environment both on the site and within the wider community.

The green links, landscape buffers and open spaces will create places to meet allowing interaction with a wide variety of other users.

The inclusion of private rear gardens and amenity space offer the benefits of outdoor activity and the means for healthy food production if required.

Interaction of vehicles, cycles, pedestrians

It is proposed that the site will be limited to a maximum traffic speed of 10 mph and generally promote a pedestrian priority and cyclist environment, which will assist in creating a safe environment for people of all ages.

8.3 Secured by Design Principles

The guide has been produced to encourage greater attention to the principles of crime prevention and to the attributes of safer places. The aim of the guide is to show how planning has helped to deliver sustainable environments highlighting key requirements to achieve a sustainable community.

The guide focuses on seven attributes that are relevant to crime prevention:

- Access and movement: places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.
- Structure: places that are structured so that different uses do not cause conflict.
- Surveillance: places where all publicly accessible spaces are overlooked.
- Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.
- Physical protection: places that include necessary, well-designed security features.
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

- Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

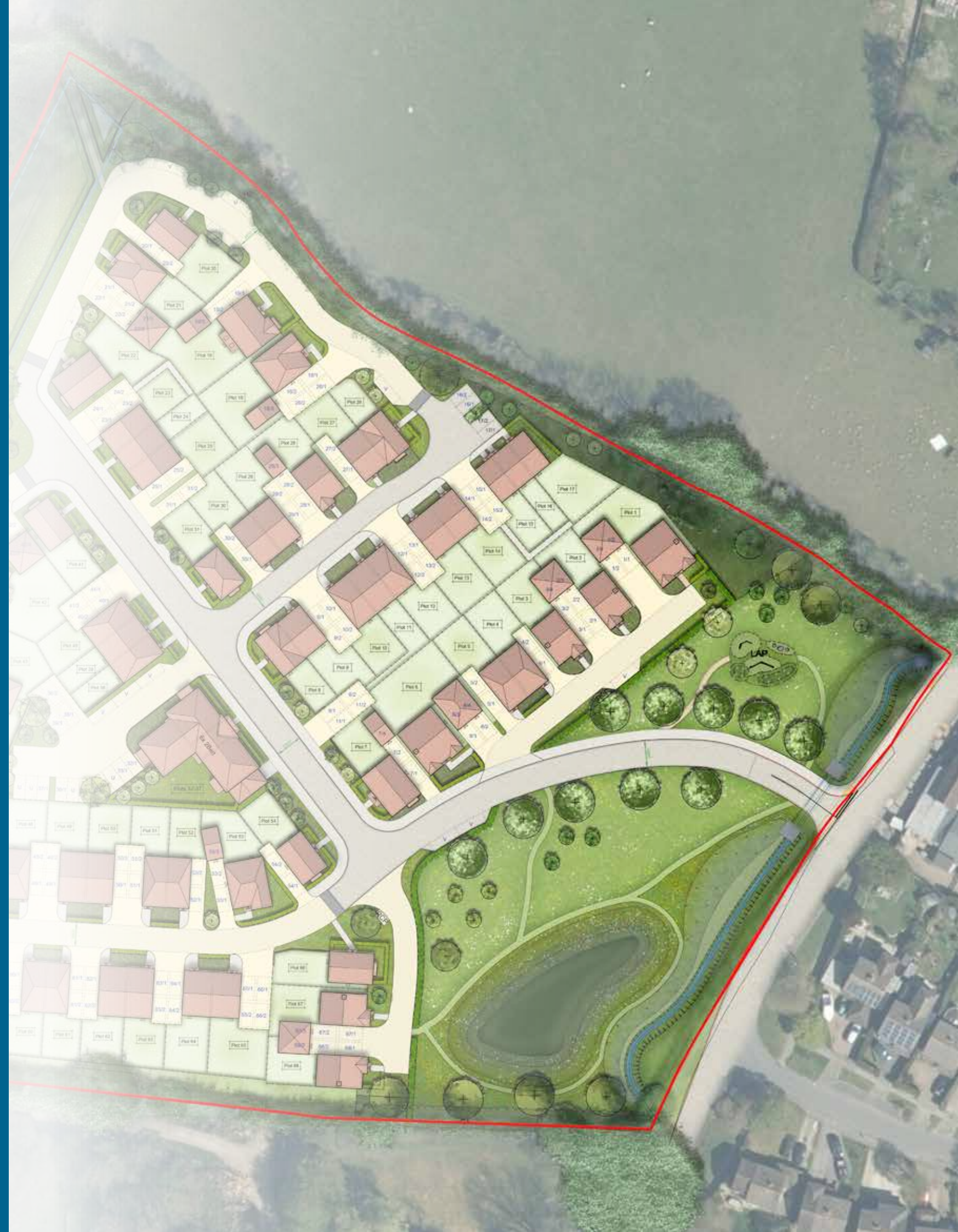
In particular, the development will incorporate the following features:

- Secured by Design principles are to be adopted across the site.
- Pedestrian access and movement routes which are overlooked by the surrounding houses so that they feel safe, both in the daytime and at night.
- Parking which is convenient for and overlooked by the units which it serves.
- Habitable room windows to dwellings providing natural surveillance to all areas of the public realm within the site.
- House frontages which are open to public realm to have a defensible zone in the form of private margin or front garden.
- Lighting will be provided to ensure good standards of illumination of all areas of the public realm within the scheme.

8.0 Conclusion

Miller Homes are seeking to deliver a high quality development which meets the vision for the application site. This Design & Access Statement has explained how the design of the proposed development has evolved from analysis of the site and its context. The process has been shaped around placemaking, and delivering a scheme which fulfils the vision for the site.

- ✓ The principles of the development have been given due regard to local and central government design policies. It has also evolved out of a clear understanding of assessments of the constraints, opportunities and character of the surrounding area.
- ✓ The proposals will deliver much needed new homes, including affordable homes, to help address the acute housing crisis in the district.
- ✓ The green frontage of the development will provide a naturalistic play area and public open space, enhancing the heart of the village of Barns Green.
- ✓ The residential site will accommodate a broad range of house types to reflect local need, create a high quality environment in which to live and complement the character of the existing surrounding area.
- ✓ The proposed development will seek to respect the character of the surrounding area, and seeks to preserve the privacy and amenity of adjacent residents. The proposed buildings, in scale, style, design and materials, are appropriate and sympathetic to the surrounding area.
- ✓ The visual impact of cars and hard landscaping will be kept to a minimum. The provision of a variety of parking options, the use of a mixed palette of road and path surfaces, and the extensive use of planting will help soften the impact of parking and hard landscaping.
- ✓ The proposed buildings and the external landscape will be of high quality design, in scale, style, design and materials, is appropriate and sympathetic in relation to the existing surroundings.



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