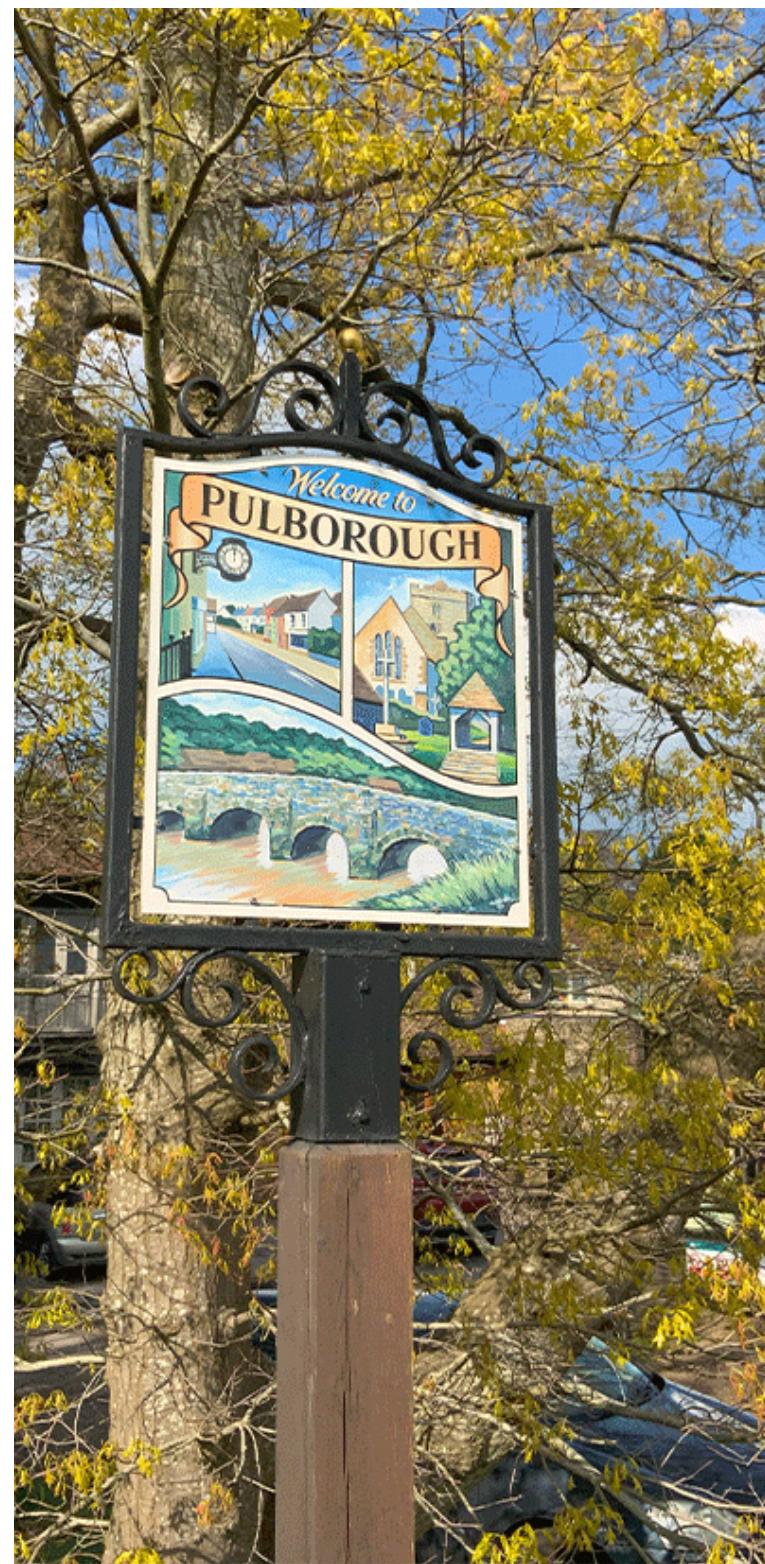


Statement of Compliance

New Farm Place, Pulborough



BDW

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New Place Farm,
Pulborough
Site Address:
Land at New Place
Farm,
Pulborough

Applicant:
BDW Southern Counties
Compton House
The Guildway
Land at New Place
Farm,
Pulborough

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Project Ref: A1192
First Issue: July 2025



04

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06

SUMMARY

- 6.1 Overview

INTRODUCTION

01

This chapter sets out the purpose of the statement and relevant section breakdowns. Providing a brief analysis of the Site and its disposition to the New Place Farm development. A description of the application of development sets out the scope of works being applied for.

1.1 APPLICATION OVERVIEW

This Design Compliance Statement has been written in support of a Reserved Matters Application for proposed residential development at New Farm Place, Pulborough on behalf of Barratt (BDW Southern Counties).

New Farm Place currently benefits from outline planning permission with Horsham District Council DC/21/2321, (with all matters reserved except for access from Glebelands) for the demolition of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure

This application seeks permission for 160 dwellings in accordance with the Outline Planning Permission. This application for Reserved Matters provides details for residential road, layout, scale, appearance of buildings and landscaping.



Outline Permission

Outline planning permission (with all matters reserved except for means of access from Glebelands) for the demolition of existing structures and the redevelopment of the site with a residential development scheme of up to 170 dwellings, a countryside park, associated earthworks and infrastructure

ORM: Application

1.2 SITE OVERVIEW

The application covers the majority of the approved planning boundary with a small parcel to the West not included and to be delivered via a future Reserved Matters Application

The application land measures 34.47 acres / 13.95 hectares.

INTRODUCTION

01

This statement is broken down into chapters which enable the design of the scheme to be introduced, reviewed, discussed and presented as a design approach to achieve the support of the Local Authority and active stakeholders in this application submission. Chapters are as follows:

1.3 FORMAT OF THE STATEMENT		1.4 PURPOSE OF THE STATEMENT
	Introduction Provides a purpose of the statement and relevant section breakdowns. A briefing of the site, its background and a description of the application of development sets out the scope of works being applied for.	
	About New Farm Place A brief overview of the approved Outline Application and the supporting parameter plans which set out the key principles of design.	
	Stakeholder Engagement Outline the relevant stakeholders which have been involved in the discussion of concepts and influenced the development design. This may include pre application discussions and exhibition events.	
	Delivering Key Design Principles This covers the concept of design to conformity of the proposed parameter plans.	
	Design Proposals The aspects of a building or place which determine the visual impression it makes. The detail aspects include, streets and placemaking, the external built form and architectural styles. Characters aid in creating memorable places.	
	Summary Concludes the proposed development, providing a summary of the key aspects of the design approach for consideration for approval.	
		Condition 2 "Approval of the details of the layout of the development, the scale of each building, the appearance of each building, and the landscaping of the development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before any development is commenced."

Outline Planning Permissions

7th July 2023: Outline Planning Permission
DC/21/2321

Submission of Reserved
Matters Application(s)

Application Submitted 28th October 2024
Persuant to Oultine Application DC/21/2321 we are seeking Reserved Matters Application for Design, Layout, Scale , Appearance, and landscaping for the erection 160 dwellings.

OUTLINE APPLICATION CRITERIA

Design Influences

1. Access and Connectivity
2. Green Infrastructure
3. Local Character and Context
4. Ecology
5. Drainage
6. Heritage

OUTLINE APPLICATION: COMPLIANCE REVIEW

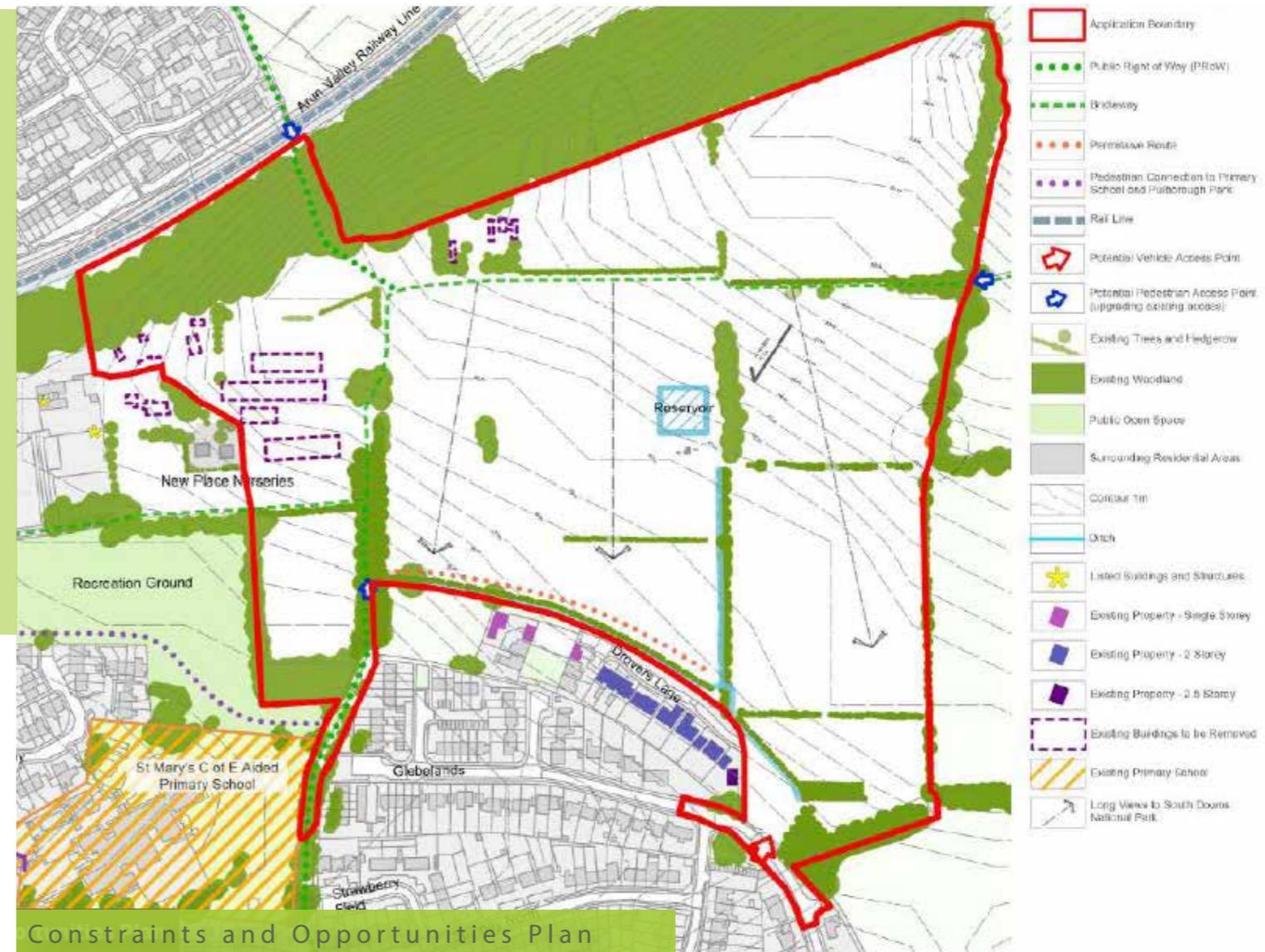
02

A brief overview of the approved Outline Application' (July 2023) and the supporting Parameter Plans which set out the principles of the proposal, by which all Reserved Matters application submission must conform to.

2.1 Outline Key Principles

The Outline application was prepared to agree principle of development and agree point of access into the scheme. The supporting drawings and documents set out a vision for the development including design aspirations future RM applications must take into consideration when developing detailed proposals.

The Outline established design aspirations at a high level, the framework of the scheme including land take for residential parcels and public open space areas. These principles established via known constraints with the vision clearly set out and implemented within the adjacent concept plan and evolution of this into the Illustrative layout.



OUTLINE: COMPLIANCE REVIEW

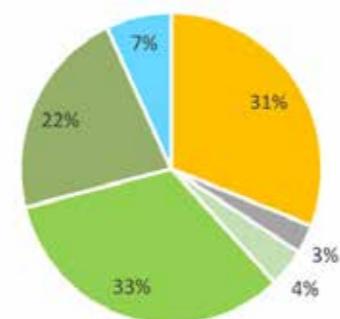
OUTLINE APPLICATION

02

2.2 DEVELOPMENT FRAMEWORK

The approved Development Framework Plan establishes the broad distribution of land uses and the primary site access positions, the key aspects of the proposal which are fundamental to delivering the application. It demonstrates how the Site could be developed to deliver the following:

- 5.10ha of residential development area providing approximately 170 new homes
- 35% affordable housing.
- A mix of house types appropriate to the local need, constructed to minimum size requirements specified by the Council.
- 66% of the site is to be open space, consisting of 6.08ha of accessible, Multi-Functional Green Space (both Neighbourhood and Strategic, in the form of new countryside parkland), 3.52ha of Naturalistic Open Space and 1.13ha of land required for surface water attenuation.
- 400sqm area of Local Equipped Children's Play (LEAP); and
- Associated infrastructure.



FRAMEWORK PLAN

2.3 ILLUSTRATIVE LAYOUT

The Illustrative Layout is underpinned by the site appraisal analysis, outputs from public and key stakeholder consultations, and robust design strategies described in this section of the DAS. The Illustrative Masterplan is not a fixed plan but demonstrates one solution derived from the application of the design strategies and policies. Below notes key points that the plan delivers.

- Existing trees and hedgerows retained to protect and enhance ecological value.
- East to West street planting follows the contours to filter views of the development and visually break up building massing in views from the south to filter views of the development.
- Central view corridor affording long range views southwards to the South Downs National Park.
- Development positioning to respect the setting of the listed New Place Manor.
- Countryside Park with recreational routes.
- Equipped play space in central location.
- Denser development within central areas.
- Amenity of existing dwellings is respected.
- Dwellings overlook key spaces.
- Soft development edge and enhance boundary planting to filter views from wider countryside.
- New Orchard planting makes reference to site's previous function.
- Planting to maintain amenity and privacy from neighbouring dwellings.
- Surface water attenuation basins located on lowest lying areas of the site.



ILLUSTRATIVE LAYOUT

ENGAGEMENT

03

Is the process by which the applicant has involved people who may be affected by the decisions or can aid in a positive influence to the implementation of its decisions; ultimately driving the schemes evolution.

This may include pre application discussions, local resident leaflet drop, and local councillor meetings.



3.1 ENGAGEMENT

Timeline:-

The intial scheme was drafted with the BDW house type range.

- First Pre app submitted: 20 March 2024
- On site meeting held: June 2024.
- Pre app response received: 10 September 2024. (response attached)
- Application submitted: 28 Oct 2024
- Application validated: 28 Jan 2025
- Officer comments received: 14 March 2025
- On the 28 April 2025 the new Redrow scheme was introduced to officers. Barratts in 2024 procured Redrow Homes. As part of this merger, Barratts have a directive to review any current sites to see if there is any viability in substituting between the BDW and the Redrow range. Geographical factors also played a part. In this instance it can be demonstrated that the Redrow range of dwellings form this proposal.
- Revised scheme shown to officers: 15 May 2025. The first interation with the Redrow range looked at an alternative approach to levels and how we can both work with them and look into cost saving measures. The site topography is a challenge for this scheme and the new approach was a more grid like structure with a straighter road network. The feedback received was that this linear layout moved away too far from the intialy principles and layout form set out in the outline application. Following this advice another version of the layout has been produced to be in keeping with the original strategy.

EVALUATION: DESIGN EVOLUTION

04

The concept of the design has been created via various design criteria / site constraints and opportunities. Here we are comparing the approved outline approach to the reserved matters detail proposals.



ILLUSTRATIVE MASTERPLAN



PROPOSED MASTERPLAN

1. Building Heights
2. Density
3. Street Hierarchy
4. Open Space
5. Framework

DELIVERING THE PROPOSED DESIGN CRITERIA

The Outline approval set out the delivery of the design framework and illustrative layout; any future work undertaken must seek to address within reason these design cues.

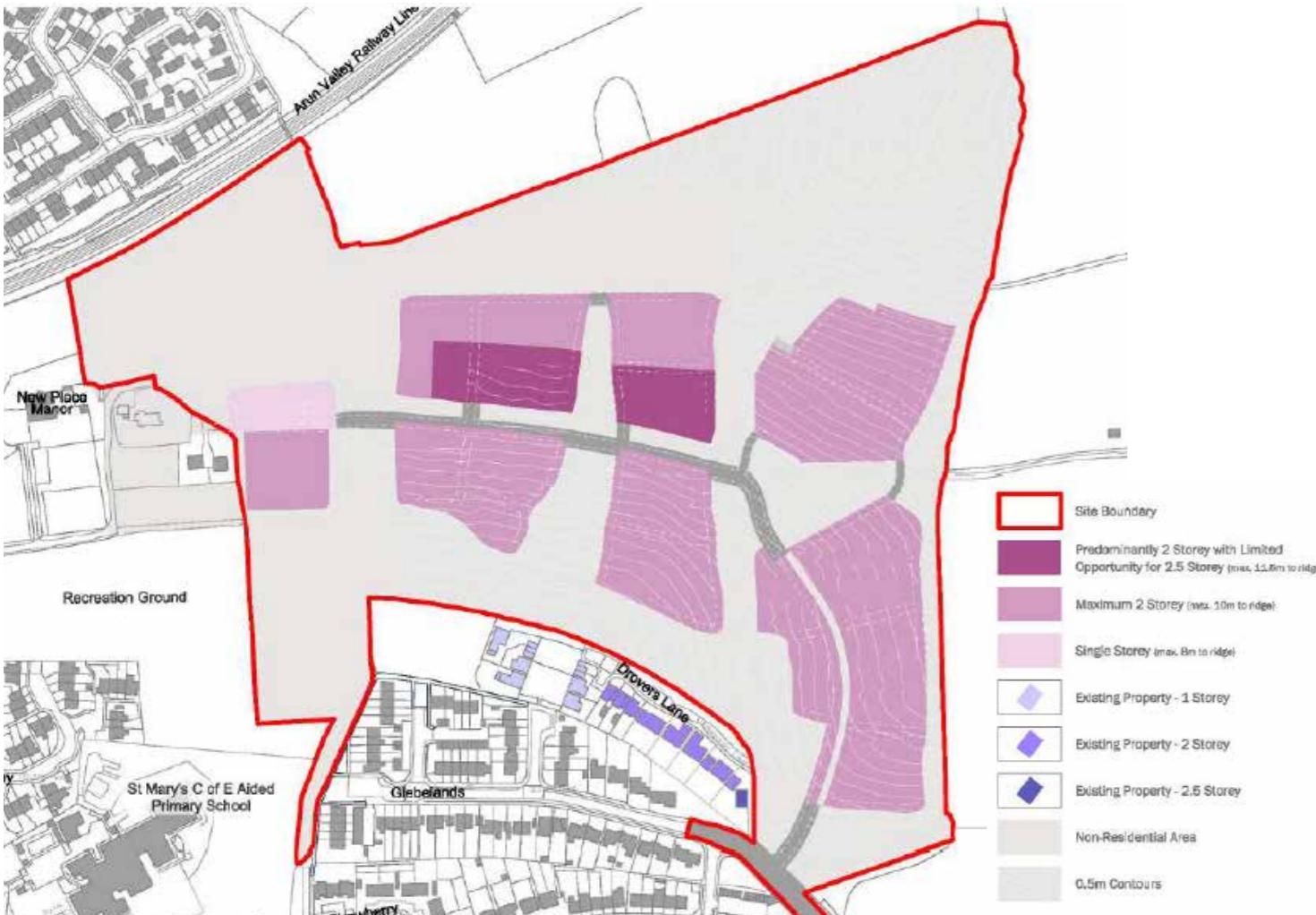
Similarly, in order to highlight compliance with the work undertaken to date, the applicant and involved consultants produced a series of parameters and guidance to influence the block arrangements and layout form in an attractive open space setting that would ultimately guide the detailed layout in the same format the framework concluded.

The following chapter explores the proposed design criteria and the design rationale.

The approved [left] and the proposed masterplan [right] are shown side by side. The following pages will demonstrate each design criteria side by side, demonstrating compliance.

Outline

BUILDING HEIGHTS



APPROVED PLAN

4.1 BUILDING HEIGHTS

Dwellings will be typically 2 storeys in height. Limited 2.5 storey houses may be appropriate in central locations where the additional mass would positively contribute to the street; enclose a key space; add variety to the roofscape; or terminate an important vista and where the impact to any long range views could be softened by adjacent structure planting. Maximum ridge heights are stated.

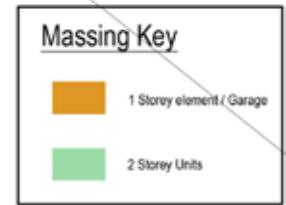
Dwellings in close proximity to New Place Manor will be limited to single storey to avoid undue impact on the setting of the listed building.

Applicant's Proposal

- ✓ Dwellings conform to the massing principles
- ✓ Ridge heights do not exceed the stated maximum ridge height

Dwellings conform to the massing principles

Ridge heights do not exceed the stated maximum ridge height



PROPOSED MASSING

Massing for the proposals is 2 storey for all dwellings across the scheme. The only elements of single storey are associated garaging. With challenging topography the massing is important to minimise the impact of distance views.

There are a handful of existing bungalows South of the site. The layout provides adequate standoff between these bungalows and proposed 2 storey dwellings.

Land to the West closer to New Place Manor doesn't form part of this application.

Outline → Applicant's Proposal

DENSITY



APPROVED PLAN

4.2 DENSITY

The Design Code sets out the guiding principles that have influenced the design of the site. These principles are established within the Design Code in response to Condition 4 of the Outline Permission.

The Typology Plan (shown above), is informed by the context of Faversham's predominantly low density housing structure. However, the Design Code highlights Policy CP3 identifying a need for smaller, affordable houses, thus informing the mixed tenure of the proposal accommodating a varied mix of dwelling types.

- ✓ Predominately medium dph
- ✓ Low density to Northern edge and North East Corner
- ✓ Low density edge - Salters Lane
- ✓ Centrally a mix with short terraces (3-4 dwellings), semi-detached houses, and some detached houses

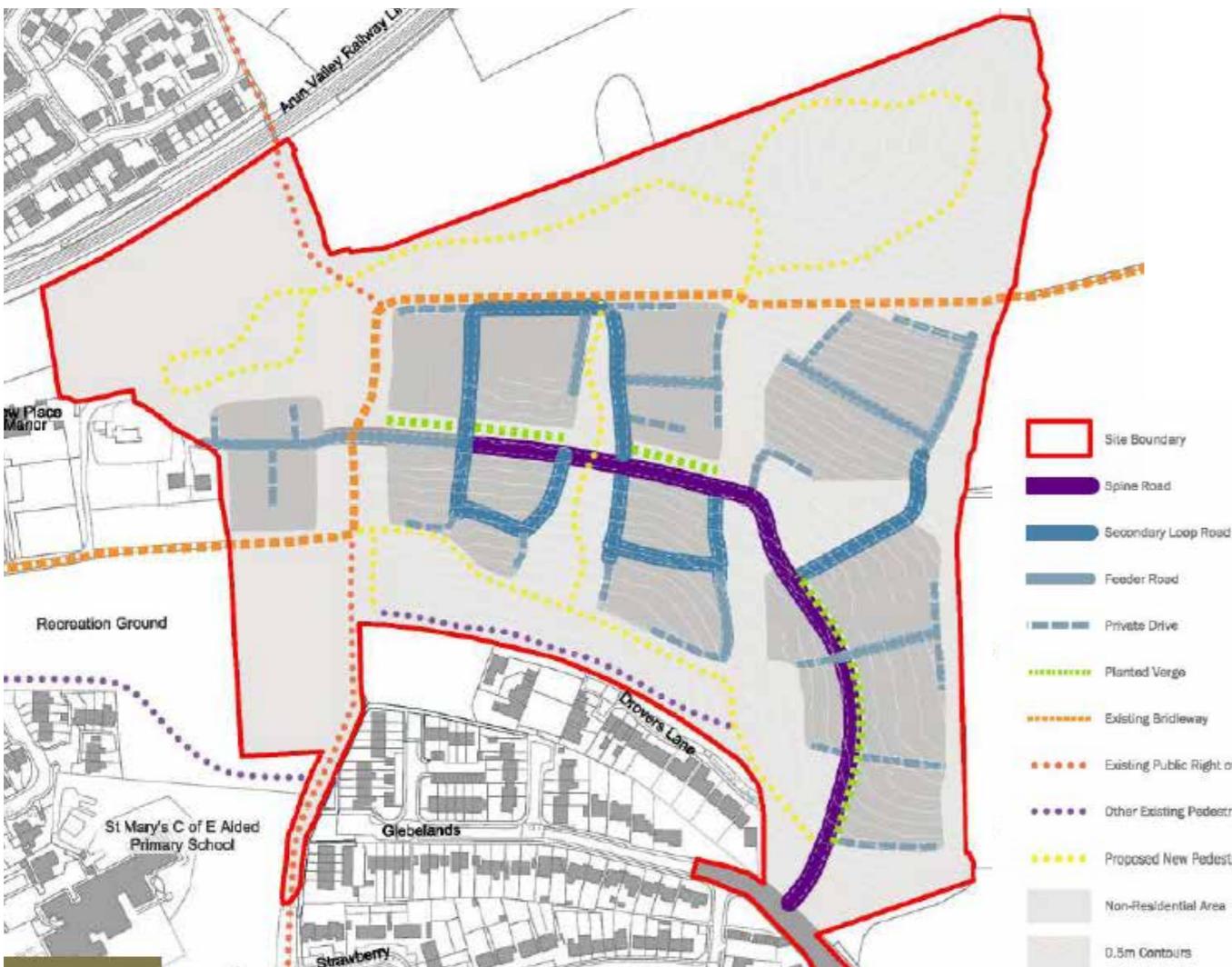


PROPOSED OCCUPANCY

The Redrow range plots generally low to medium density for ideal plotting arrangement, with high focus on 3 and 4 bed integral garage units. This range offer various dwelling sizes and bedroom mix to conform with housing needs and mix policies. Denser plotting of semi detached and terrace units are located centrally. Larger 4 bed dwellings are located in the North East corner and along the Northern boundary with an attractive outlook to the Public Open Space. Denser units are shown centrally however it is important within design to acknowledge and respect the primary route with side parking arrangements to create an attractive boulevard route and create a balanced approach. The above Occupancy plan shows the distribution of dwellings based on bedroom mix.

Outline

STREET HIERARCHY



APPROVED PLAN

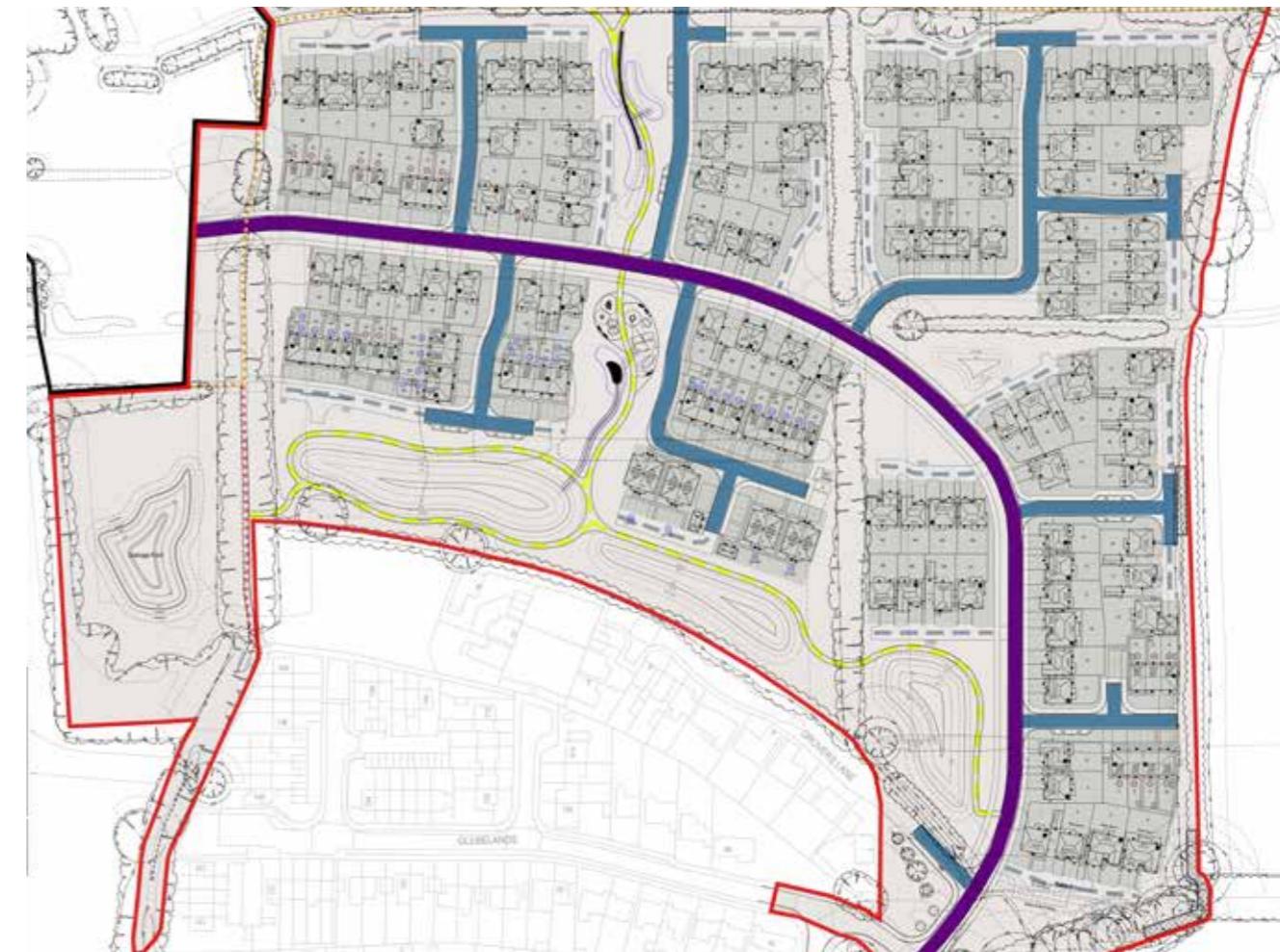
4.3 STREET HIERARCHY

This Street Hierarchy Plan, (shown above), identifies key access, movement and permeability of the proposal.

Hierarchy of the routes includ Primary Route through the middle of the site with secondary routes branching off. Private drives / tertiary routes to the edges. This plan shows good connectivity and permeability with road network and footpath links through the scheme.

Applicant's Proposal

- ✓ Spine Road
- ✓ Secondary Street / Feeder Routes
- ✓ Private Drives
- ✓ Access Point off Glebelands
- ✓ Existing and Proposed pedestrian connections. PROW and bridleways



PROPOSED STREET HIERARCHY

Similar to the approved drawing the site consists of the main Spine road through the centre of the scheme with secondary roads branching off to serve housing parcels. Tertiary routes are shown more to the site edges where the category of road steps down to private shared driveways. Roads have been carefully assessed with the levels of the site to ensure they adequately achieve gradient requirements. The secondary roads are positions in a way to reach development parcels in suitable locations. Pedestrian connections around the scheme including existing and proposed routes offer excellent permeability.

OPEN SPACE

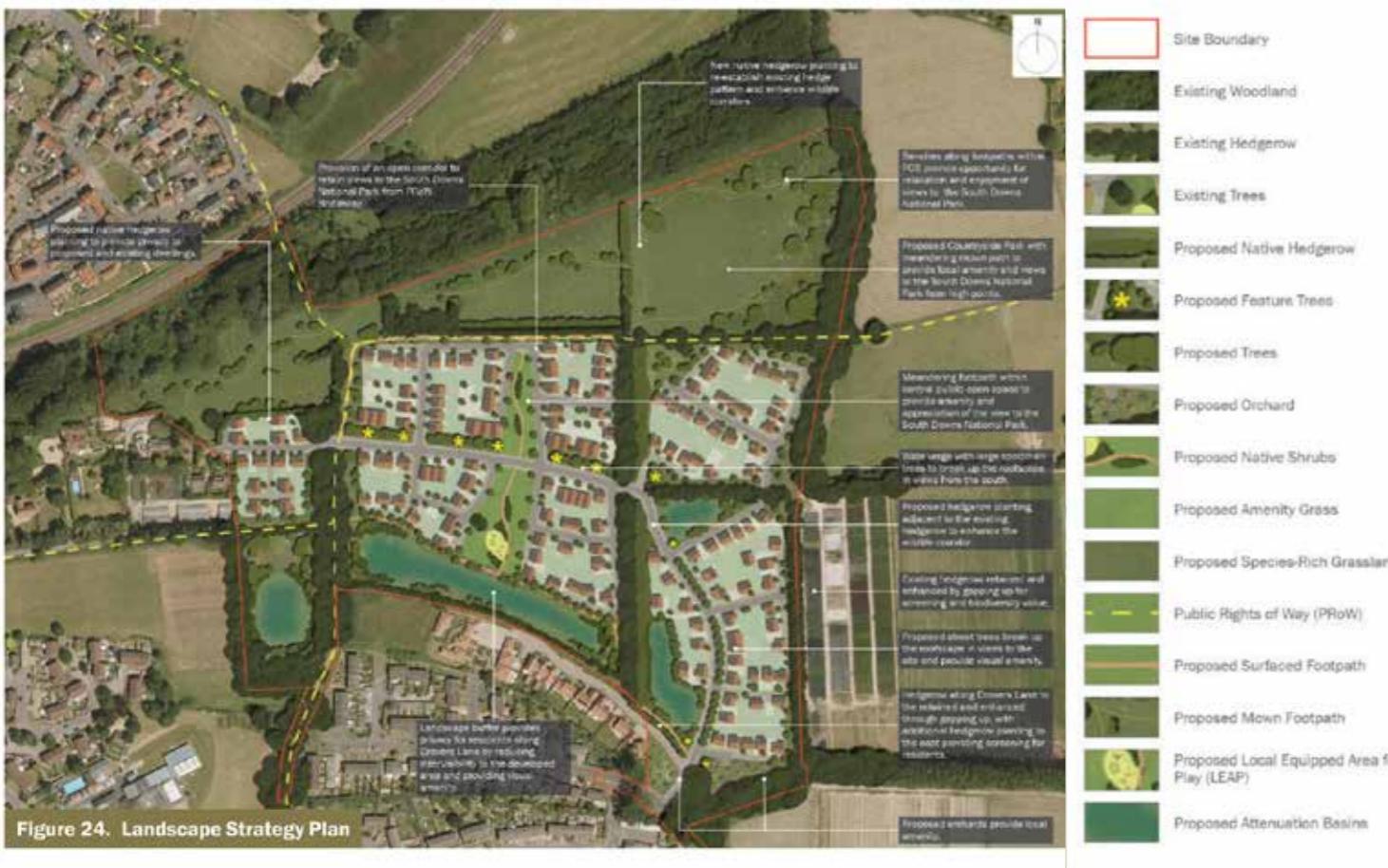


Figure 24. Landscape Strategy Plan

APPROVED

4.4 LANDSCAPE STRATEGY

The Illustrative Landscape Strategy has informed the masterplan for the proposed development. A network of connecting green spaces is created, enhancing biodiversity and habitats on Site as well as connecting public open spaces and enhancing visual amenity of these spaces.

The green corridors at the Site boundaries incorporate, and protect, existing hedges and mature trees

Applicant's Proposal

- ✓ Increased public access to open space that provides opportunities for play and informal recreation
- ✓ Additional tree and hedge planting, areas of native shrubs and species enriched grassland will contribute to visual amenity and habitat diversification
- ✓ Landscape Buffer to dwellings along the Southern bounday
- ✓ Provision of open space corridor to retain views to the South Downes National Park from PROW Bridleway
- ✓ Substancial Northern POS delivering amenity space and views to the South Downs national Park from high points.
- ✓ Spine Road delivering Boulevard Route
- ✓ Central Play Area (LEAP)



PROPOSED

The landscape proposals are set out and based on the outline landscape strategy. The green corridors at the Site boundaries incorporate, and protect, existing hedges and mature trees, as well as providing new hedge and tree planting. Green corridors within the Site run north-south and east-west along existing hedgerows. A LEAP is located centrally within the scheme along green routes. SuDS attenuation features are proposed to provide additional amphibian habitat and other ecological and social interest. This combination of POS and green corridors provides a multi-functional green infrastructure that is linked both across the Site and to the wider countryside.

Outline → Applicant's Proposal

DEVELOPMENT FRAMEWORK



	Application Boundary	16.29ha
	Residential Development	5.10ha
	Infrastructure Area	0.46ha
	Multi-Functional Green Space Neighborhood (to also include Equipped Play provision of 400 sqm)	0.62ha
	Multi-Functional Green Space Strategic	5.46ha
	Naturalistic Open Space Area	3.52ha
	Surface Water Attenuation Area	1.13ha
	Vehicle Access	
	Pedestrian Access	

APPROVED

4.5 FRAMEWORK PLAN

The Development Framework Plan establishes broad distribution of land uses and the primary site access positions, the key aspects of the proposal which are fundamental to delivering the application. It demonstrates how the site could be developed.



PROPOSED

The proposed land use plan above has been produced as a comparative plan against the Outline Framework drawing. As can be seen the same principles have been brought through in terms of access, development parcels, multiple green space typologies, drainage and infrastructure. The plans can be compared by eye to make sure the principles have been followed and also in more detail with the figures stated in the keys.

Land Use Plan Key	
	Site Boundary 13.95ha
	Other Land Within Approved Outline Application 2.34ha
	Combined Site Area 16.29ha
	Residential Development 5.82ha
	Infrastructure Area 0.49ha
	Multi-Functional Green Space Neighborhood 0.50ha
	Multi-Functional Green Space Strategic 5.28ha
	Naturalistic Open Space Area 3.63ha
	Surface Water Attenuation Area 0.57ha
	Vehicle Access
	Pedestrian Access

Area calculations to include proposed layout for future layout in 'Other Land within approved outline application'.

DESIGN PROPOSAL

05

The aspects of a building or place which determine the visual impression it makes. The detail aspects include, streets and treatments to aid in placemaking, the external built form and architectural styles. Defining areas of the scheme by Characters that aid in creating memorable places.

This chapter summaries how the design criteria and detailing are met.

5.1 PROPOSED LAYOUT

- 1 – Primary Access off Glebelands to the South East corner of the site.
- 2 – Primary Residential Street - Primary street 5.5m wide with dedicated green verge with boulevard trees forming green route through site.
- 3 – Secondary Street – Secondary routes leading to serve development parcels. Footpath to one side of road .
- 4 – Shared Private Drives - Private drives with outward facing development offering a softer edge to adjacent pos. Encourage lower vehicle speeds through surface materials.
- 5 – Dual aspect dwellings on all prominent corners. Feature render units around the scheme to aid with placemaking and wayfinding.
- 6 – Large areas of open space and green corridors connecting spaces. Retaining mature existing trees with further proposed landscaping complimenting the scheme. Centralised 400 sq.m LEAP. BMX track to the Countryside park to the Northern Edge.
- 7 - Drainage points at the sites low points offering attenuation measures and biodiversity.
- 8 - Pedestrian connectivity linking green spaces, PROW and leisure routes connecting to site boundaries.
- 9- Visitor Parking – Paralell bays at strategic points throughout the layout.
- 10 – Cycle Storage and Bin Storage provided throughout. Compliance with NHBC drag distances adhered to (refer to separate layout plan).
- 11 – Tenure blind affordable dwellings – elevated to same high standard as the private dwellings.



DETAILED PROPOSED LAYOUT

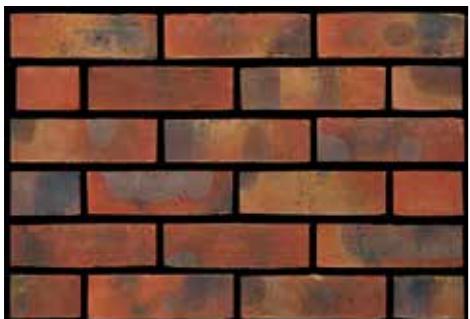
DESIGN PROPOSALS

5.2 APPEARANCE

The facing brick and roof tiles chosen will compliment the surrounding area. Render and additional brick detailing has been added to the street scene frontages and to create elevational interest. Render is used as a feature material to key buildings and corner plots acting as nodal buildings as you manouvre through the scheme. The site has 2 main macing bricks and 2 roof tiles offering a variation in colour whilst working together to complement street scenes. There is a small portion of other materials used to selected house types such as tile hanging, Wayney edge boarding and a small amount of tudor boarding. A palette of door colours is proposed for front and garage doors.



Materials



Red brick



Buff brick



White Render



Red Roof Tile



Grey Roof Tile

Materials Plan



FRONTAGE PARKING

DESIGN PROPOSALS

5.3 STREET SCENES

The following street scenes show the mix of proposed dwellings, with varying built form, roof configurations and elevation treatments creating a varied streetscape with interest and character. These views show how the houses work with the topography and where retaining details are required.



Street Scene A-A



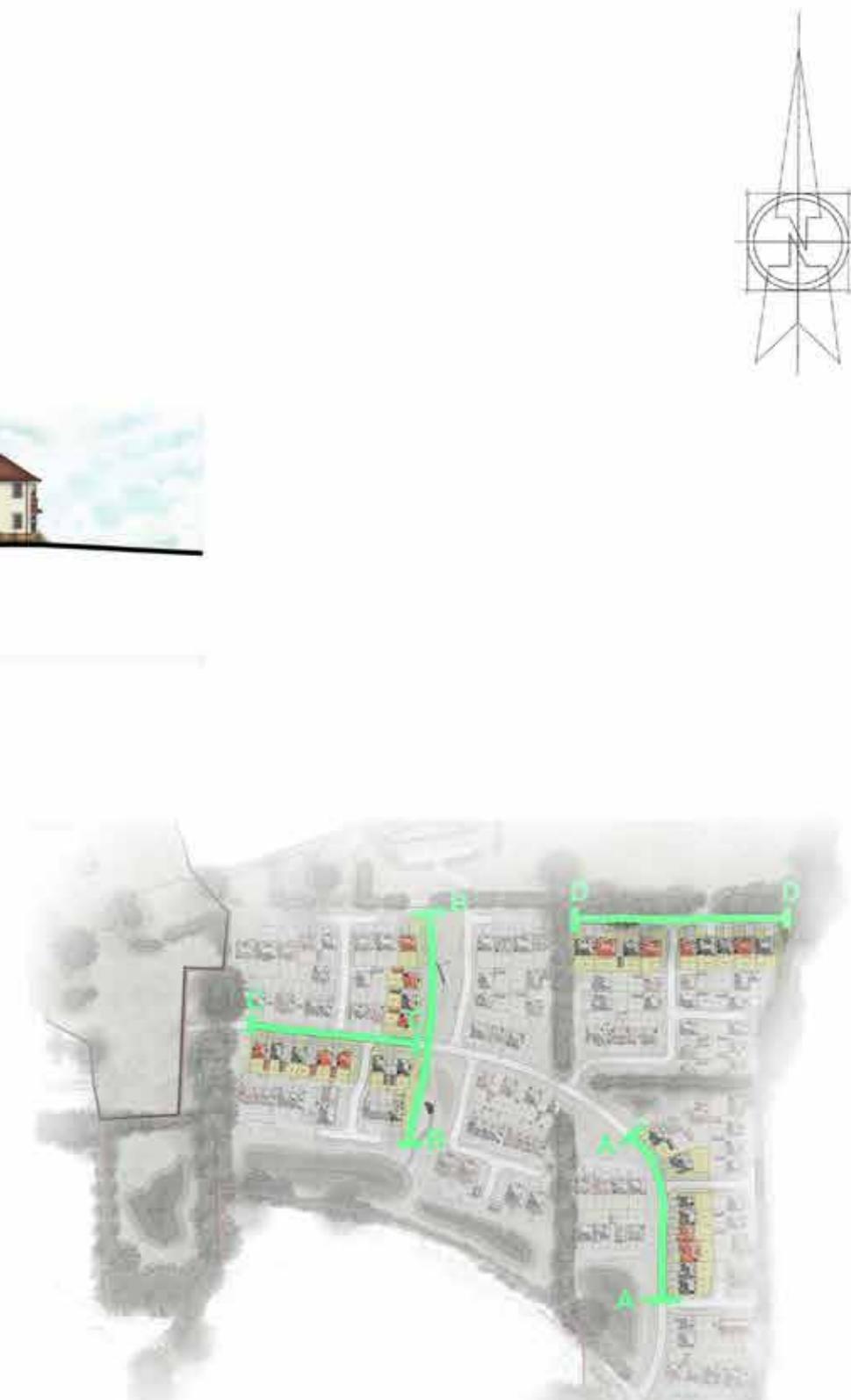
Street Scene B-B



Street Scene C-C



Street Scene D-D



DESIGN PROPOSALS

5.4 PARKING

Urban design emphasizes the importance of a non-parking dominated public realm and a balanced approach achieved through design, siting and landscaping. Anti-social parking should be discouraged and mitigated through physical means such as bollards. Examples of appropriate parking solutions can be demonstrated in the following images that this Reserved Matters proposal implements and also complies with following parking standards.

on plot



On plot frontage parking.
Soft Landscaping to reduce visual impact of parked cars



Garage and driveway set behind building line. Driveway materials match footway

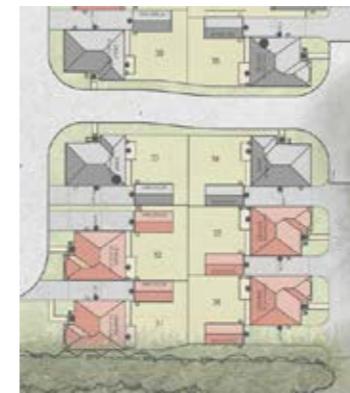


Rear of plot parking. Driveway materials match carriageway and footway



FRONTAGE PARKING

- ✓ Balance approach to parking types
- ✓ Where frontage parking is provided, landscape strips should soften the appearance of parking spaces
- ✓ Surface materials for driveways should complement the streetscape in colour and or materials
- ✓ Integral garages types offer convenient parking with access to the dwelling and can act as a secure store if required



SIDE PARKING



Planting adjacent to visitor car parking space.



Unallocated on street visitor parking



Unallocated visitor parking (2 bays) with tree planting footway

- ✓ Detached garages shown as single garages with no party wall delivering private driveway spaces
- ✓ Side parking enabling non dominant parking to the public realm. Parking set back between dwellings
- ✓ Detached garages should be perceived as ancillary to the dwelling



VISITOR PARKING

- ✓ Visitor parking will be provided close to key spaces;
- ✓ Landscaped strips should break up the appearance of multiple parking spaces. Parking to not dominate streets
- ✓ Unallocated visitor parking dispersed throughout the scheme.

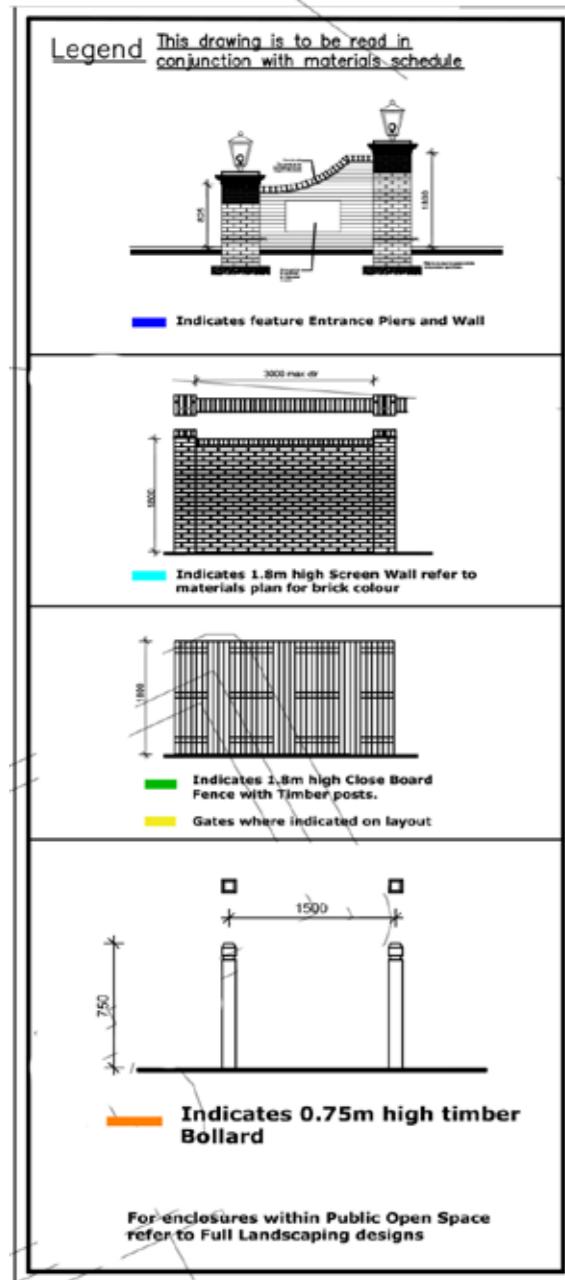
DESIGN PROPOSALS

5.5 ENCLOSURES

The following Enclosures Plan shows the proposed boundary treatments, as illustrated rear gardens are to be separated by 1.8m high close board fencing with timber posts. Exposed boundaries are to be 1.8m high screen walls with the brick to match the associative dwelling. Feature screen wall is indicated to the West that will create an entrance detail to the land to the West. Timber bollards are shown in places to divide the public and private realm.

Enclosures Plan

ENCLOSURES LEGEND



SUMMARY

06

6.1 OVERVIEW

This Design Compliance Statement has been written in support of a Reserved Matters Application for proposed residential development at New Place Farm, Pulborough, on behalf of applicants Barratt (BDW Southern Counties).

The purpose of this document is to provide the Local Authority with a comprehensive design review of the detailed proposal in line with the approved Outline Planning Application and the benchmark for any pursuant Reserved Matters Application thereafter.

This application seeks permission for 160 dwellings. This document also provides details for Layout, Scale, Appearance of Buildings and Landscaping.

This document demonstrates that proposed development will respond positively to site opportunities and constraints and will represent sustainable development. It will successfully integrate with the existing local community in a positive way. It is considered that the proposal is compliant with Horsham District Council's requirements and is consistent with the aims and objectives of current Government Planning Policy.

The development will achieve sustainability building construction in line with current Building Regulations. The development will also seek to:

- Enhance the existing habitat and create new habitat through the retention of and supplementation of existing trees / hedgerows (where possible) and the provision of new native planting throughout.
- Improve energy efficiency through siting, design and orientation of buildings.
- Use simple traditional construction detailing and materials to achieve a robust and high quality build.
- Use of building materials where possible capable of being recycled.
- An element of construction waste reduction or recycling.

