



Land North of Guildford Road, Rudgwick

Design & Access Statement | August 2025



Client

Welbeck Strategic Land IV LLP



WELBECK LAND

Project Team



Scarp



WELB190309 Land North of Guildford Road, Rudgwick - Design & Access Statement				
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Introduction

Purpose of the Document

This Design and Access Statement (DAS) has been prepared by Thrive Architects on behalf of Welbeck Strategic Land IV LLP ("Welbeck Land") in support of an outline planning application for a residential development, with all matters reserved except access on Land North of Guildford Road, Rudgwick.

This DAS summarises the steps taken to analyse the site and its context, and sets key design principles that are the foundations of the design proposal. It explains the proposed access and movement strategy and sets the framework for a sustainable, high-quality development with regard to landscape, character, density and massing.

In addition, it explains the stakeholder and community consultation undertaken as part of the development process and how that consultation has shaped the application proposals.

Description of Development

The description of development for this Outline Application is as follows:

Outline Planning Application for up to no. 90 residential dwellings including 40% affordable, all matters to be reserved except access.

Parameter Plans

The application is supported by the following Parameter Plans:

- Combined Land Use, Green and Blue Infrastructure and Building Heights Parameter Plan.
- Access & Movement Parameter Plan.

The application is also supported by an Illustrative Layout which shows how the site can be developed in accordance with the Parameter Plans.

Application Summary

FEATURES DESCRIPTION

The Site	The site is a total of 4.41 Ha.
New Homes	Delivery of up to 90 new homes including 40% affordable dwellings.
Landscape Led Design	Comprehensive landscape strategy including buffer planting to minimise impact on surrounding views and retention/enhancement of existing mature trees and landscape features.
Environmental Improvements	Protection of existing habitats and creation of additional habitats and SuDS.
Play Provision	A play area will be provided on-site as well as circular recreational routes around the site green edges.
Proposed Access	A singular access point is to be provided off Guildford Road along with new pedestrian accesses links to the existing bus stop and to Footpath 1386.

Site Location

The site is situated southwest of Rudgwick and northeast of Bucks Green, bounded to the south by Guildford Road (A281). Rudgwick is a village and civil parish which falls within the administrative areas of Horsham District Council and West Sussex County Council. The centre of Horsham is approximately 10km to the south west. The large village of Cranleigh is approximately 5km to the north.

Rudgwick and Bucks Green share a range of services and together are classified as a medium village in the Horsham District Local Plan 2023–2040 Regulation 19, reflecting their moderate provision of facilities and amenities.

The site benefits from a sustainable location, with a variety of existing services and facilities accessible by foot or bicycle.



Planning Policy Background

Horsham Local Plan

The existing local plan is the Horsham District Planning Framework (HDPF) which was adopted in 2015. It is now more than five years old meaning that it is considered out of date. Furthermore, Horsham cannot demonstrate a five-year supply of housing land. The presumption in favour of sustainable development as set out in Paragraph 11 of the National Planning Policy therefore applies.

In the context of the Authority's inability to demonstrate a 5-year land housing supply and delays to the emerging local plan, Horsham District Council has published the Facilitating Appropriate Development (FAD) document to clarify the approach that it will pursue in respect of planning applications for residential development outside of defined settlements. It states that it will consider positively applications which meet certain criteria. Please see the Planning Statement for further details regarding how the proposed application meets these criteria.

Emerging Local Plan

The Application Site has been included as a proposed housing allocation throughout the emerging local plan process. The site was included in the Regulation 18 plan (2020) as a potential allocation and that it could deliver approximately 120 homes.

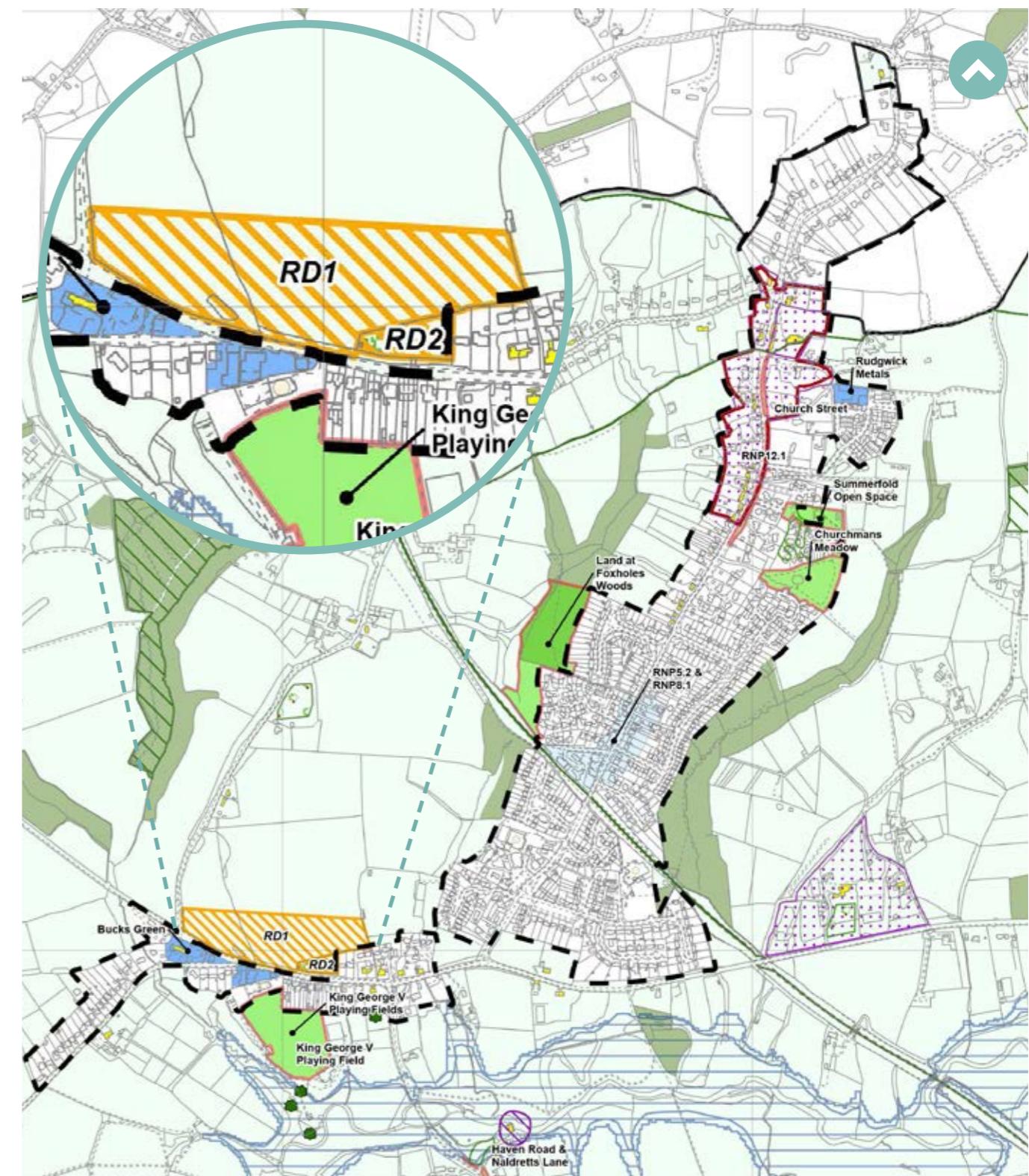
The Regulation 19 plan, which was submitted for to the Secretary of State for examination in 2024, included the site as a proposed allocation for a minimum of 60 dwellings.

It should be noted that the site area was reduced by the Council between versions of the local plan which accounts for the reduced quantum of development.

It has always been the applicant's position that the site could deliver a higher number of houses than the 60 proposed in the emerging plan (albeit on a site with a slightly smaller area than that shown in the Regulation 18 plan).

Examination hearings into the emerging plan started in December 2024. However, the remaining hearings were cancelled by the examining Inspector in a Holding Letter dated 16 December 2024. On 22 April 2025 the Council published the Inspector's subsequent Interim Findings Letter which has recommended that the Plan be withdrawn, principally due to his view that the Council had failed to satisfactorily comply with the legal Duty to Co-operate.

It is not known at the time of writing whether the Council will withdraw the plan or seek to challenge the Inspector's position. In the absence of an up to date plan or emerging planning policy, the application will be determined in accordance with Paragraph 11 of the NPPF and the Council's FAD document.



Local Plan Policy Map



Accessibility

Local Facilities

Rudgwick and Bucks Green village benefits from a wide range of existing day-to-day services and facilities which are in close proximity to the site. There is also a regular bus service to larger service centres nearby including Horsham and Cranleigh.

Existing local service and facilities close to the site include:

FACILITY / SERVICE	APPROX. DISTANCE FROM THE SITE*
Rudgwick Village Hall	Less than 150m
Rudgwick Recreation Ground	Less than 150m
The Fox Inn Public House	Less than 150m
Sports Field	Less than 150m
Bus Stops	Less than 150m
Rudgwick Primary School & Pennthorpe Preparatory School	1km
Supermarket (including Post Office)	1km
GP surgery & Pharmacy	1.1km
Hairdresser	1km

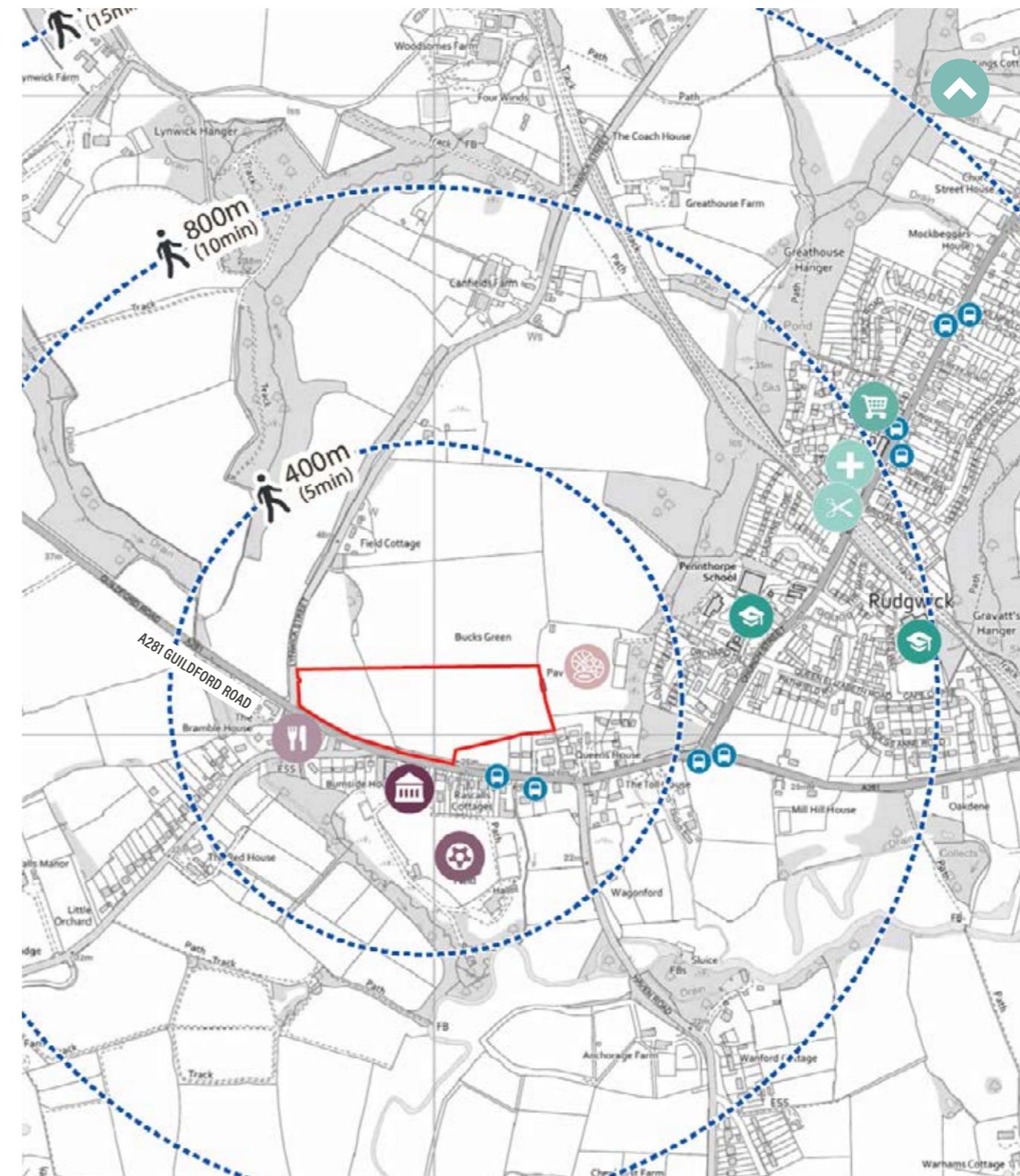
* Walking distance from the site centre

According to Planning for Walking (2015) by the Chartered Institute of Highways and Transportation, around 80% of journeys of less than 1 mile (1.6km) are made by foot. As such all of these services are within practical walking distance of the site.

As well as everyday services there are a number of businesses within the village, particularly along the Guildford Road and across from the site's southern boundary, e.g. car sales showroom and forecourt etc. As such there are a number of potential employment opportunities close by.

The site also benefits from an hourly bus service to Horsham and Guildford on weekdays, this serving going direct to Horsham railway station where onward connections to destinations including London and Southampton are available. This bus route provides access to a wide range of facilities and employment opportunities in Horsham and other nearby towns and villages.

In addition, bus services will be enhanced by those proposed as part of the Dunsfold Park development, some of those services are likely to operate along the A281 past the site.



Facilities Plan

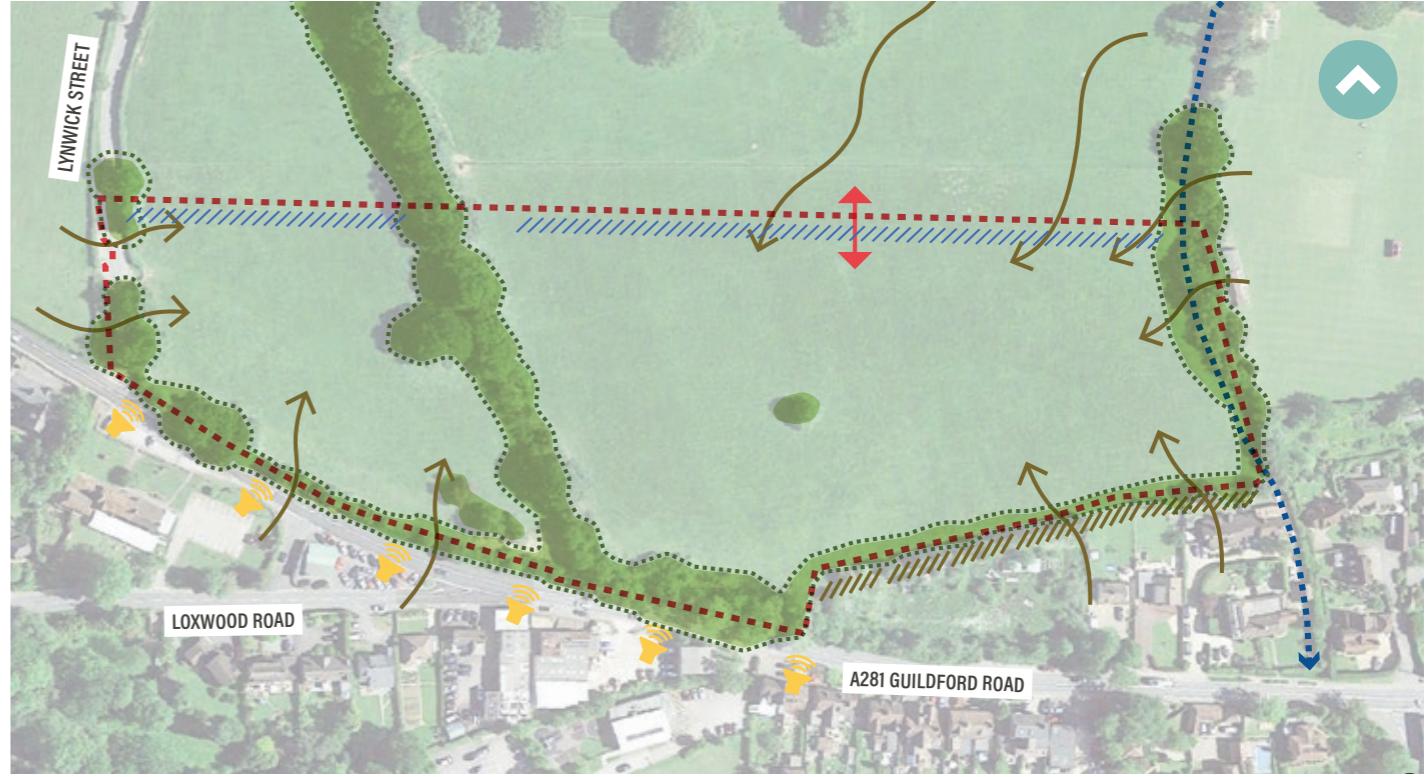


Landscape

An analysis of the existing site was undertaken to form the development of the initial architectural and landscape layout. This includes an assessment of both potential limitations on the design as well as features which can be of benefit.

Constraints Plan

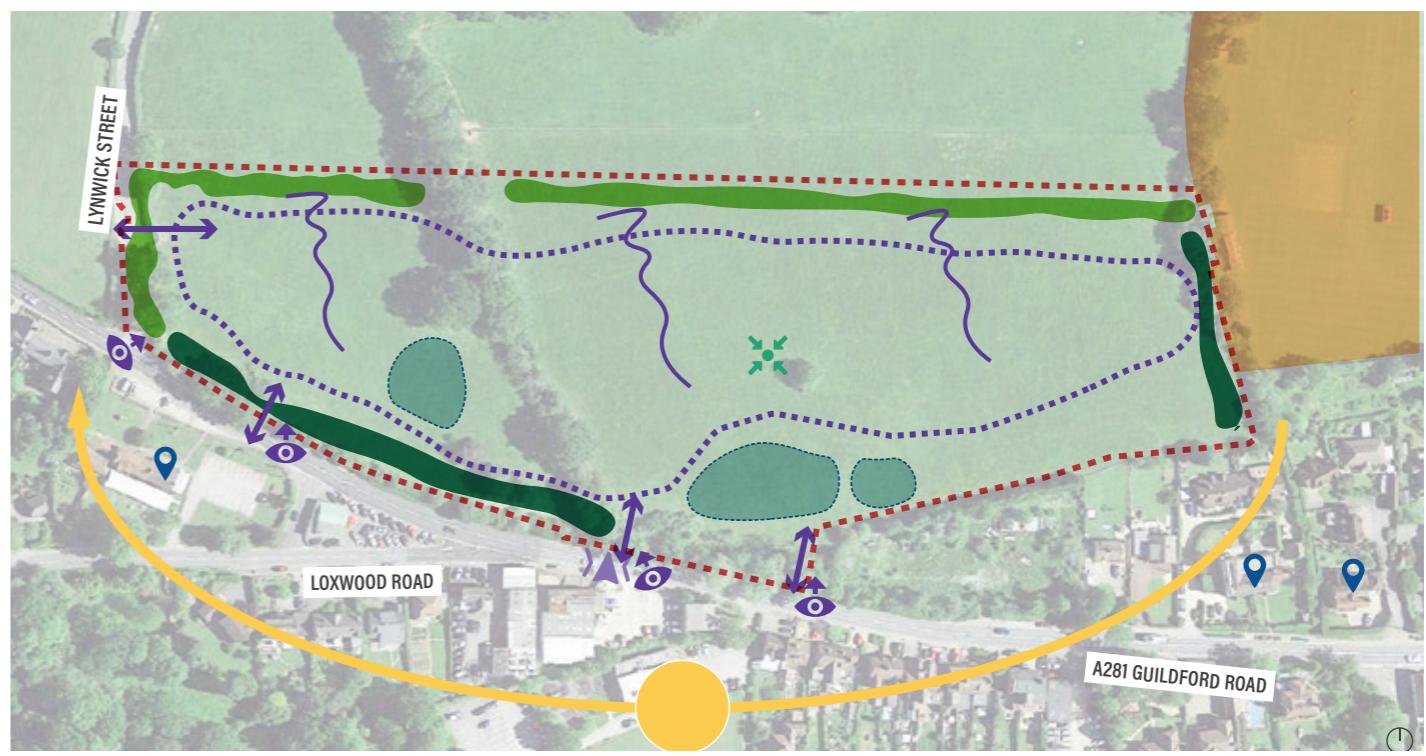
- Site boundary
- Public footpath
- ||||| Visually open edge
- |||| Existing trees
- Avoid Root Protection Areas (RPA) for trees and hedgerow
- |||| Open views from housing
- ⚠ Noise impact from road
- ↔ Retained field access
- Views into site



Opportunities Plan

- Site boundary
- Sun path
- |||| Native tree/shrub belts to define outer edge of expanded settlement/enclose views of new built form
- ~~~~ Gently sloping land
- Central green space with children's play
- Potential connection to playing field
- Opportunity for circular walk
- Opportunity for SuDS basin in lower part of site
- ↔ Potential pedestrian connection
- 📍 Grade II listed building
- Potential vehicular entrance
- █████ Retention and reinforcement of existing tree/shrub vegetation

Landscape Constraints Plan



Landscape Opportunities Plan



Heritage

Heritage Impact Assessment

A Heritage Impact Assessment has been prepared in support of this application by HCUK group.

The assessment focuses on the local heritage assets within the area surrounding the site and identifies those most capable of being affected by the proposed development as follows:

- Goblin's Pool Hotel (Grade II, UID: 1026992)
- The Queen's Head Public House (Grade II, UID: 1026991)
- The Fox Inn (Grade II, UID: 1354189)
- Old Cottage (Grade II, UID: 1285580)
- Field Cottage (Grade II, UID: 1026973)

On the basis of the information available, the proposed development is found to have the potential to entirely preserve the significance of the five listed buildings.

While resulting in a change on the application site, the proposals would amount to a minor change within the setting of the assets which have limited to no intervisibility with the site. All significance and special interest embodied within the fabric of the listed buildings would be entirely unaffected. The proposed development would not, in any way, erode an ability to understand their heritage values typically as a series of 17th century rural and village dwellings.



Field Cottage



The Old Cottage



Goblin's Pool Hotel



Queen's Head Public House



C. early 20th Century photo of the Queen's Head Public House



The Fox Inn

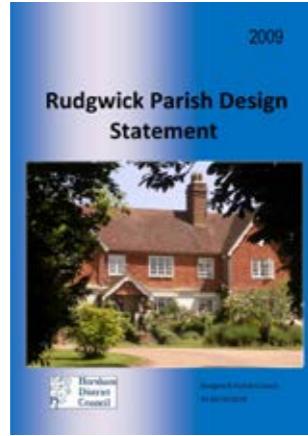
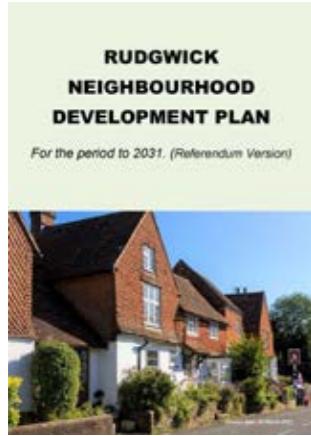




Character Assessment

Context Analysis

An analysis of the local context has informed the design of the proposals. The analysis included a site visit, a desktop study and a review of local policies and guidances including the Rudgwick Neighbourhood Development Plan - March 2021 (NDP) and Rudgwick Parish Design Statement - 2009 (PDS).



Key design policy

A key policy within the NDP that informed the design process is RNP9.1 - Street Scene: ***"New buildings should be placed to form consistent building lines along streets"***

The character of Rudgwick is strongly shaped by its local street scenes; common features such as grass verges, landscaping, natural boundary treatments, well-defined frontages, and consistent building lines all play a key role in reinforcing the village's distinct sense of place and overall attractiveness.

Development Patterns

The PDS clearly outlines development patterns in Rudgwick, particularly highlighting Bucks Green as a linear settlement and defining this area as a 'linear community' that primarily evolved along Guildford Road.

Rudgwick has also a largely linear character with development clustered along the B2128 Church Street, and the A281 Guildford Road.

The development pattern of the village is distinctive with houses generally set back from the main streets and within a landscape dominated with frontage of hedgerows and street trees.

Houses are predominantly two storey in scale, mainly detached and semi-detached properties arranged loosely in a linear form along Church Street and Guildford Road.

The site will be integrated into these linear patterns of development by creating new frontages along Guildford Road where possible, and endorsing a clear definition of perimeter blocks with consistent building lines.



Guildford Road, Bucks Green - Linear Settlement



Character Assessment

Village Character & Appearance

Rudgwick Conservation Area is in the northern part of the village and represents the historic core of the village forming a linear pattern along Church Street.

The historic clusters of the traditional buildings around the church and the listed buildings on Guildford Road, reinforce the distinctive local vernacular with a mix of formal Georgian double fronted houses and informal cottage groupings with steeply pitched roofs, clipped eaves, verges and casement windows.



Rudgwick - Conservation Area



Church Street, Rudgwick



Building Materials

Brick and tile hanging form the main materials in Rudgwick and local areas.

There is an extensive use of tile hanging to buildings, particularly to the first floor and often utilising decorative tile detailing. Other distinctive materials include; white weatherboarding, orange/red clay roof tiles and red/orange bricks and painted bricks.



Boundary Treatments

Front gardens have well defined boundaries and include mainly a variety of soft landscaping in the form of low and tall hedges, trees and low planting.

Low brick walls and some low picket fences are also common features.





Site Characteristics

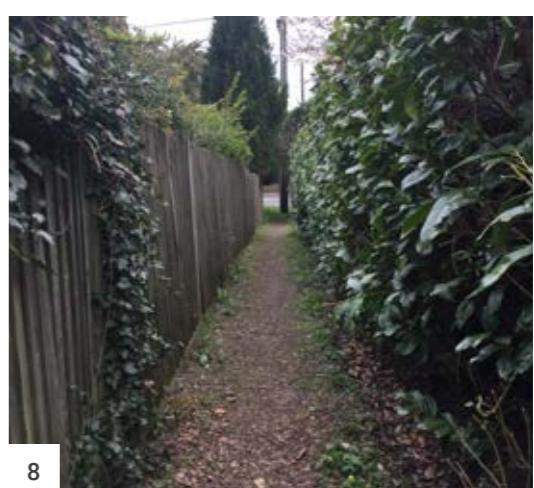
The Site

The site comprises a broadly rectangular parcel of land, approximately 4.41 hectares in size, located on the south-western edge of Rudgwick. It consists of two pastoral fields with a gently undulating topography, rising from the southern boundary towards the north.

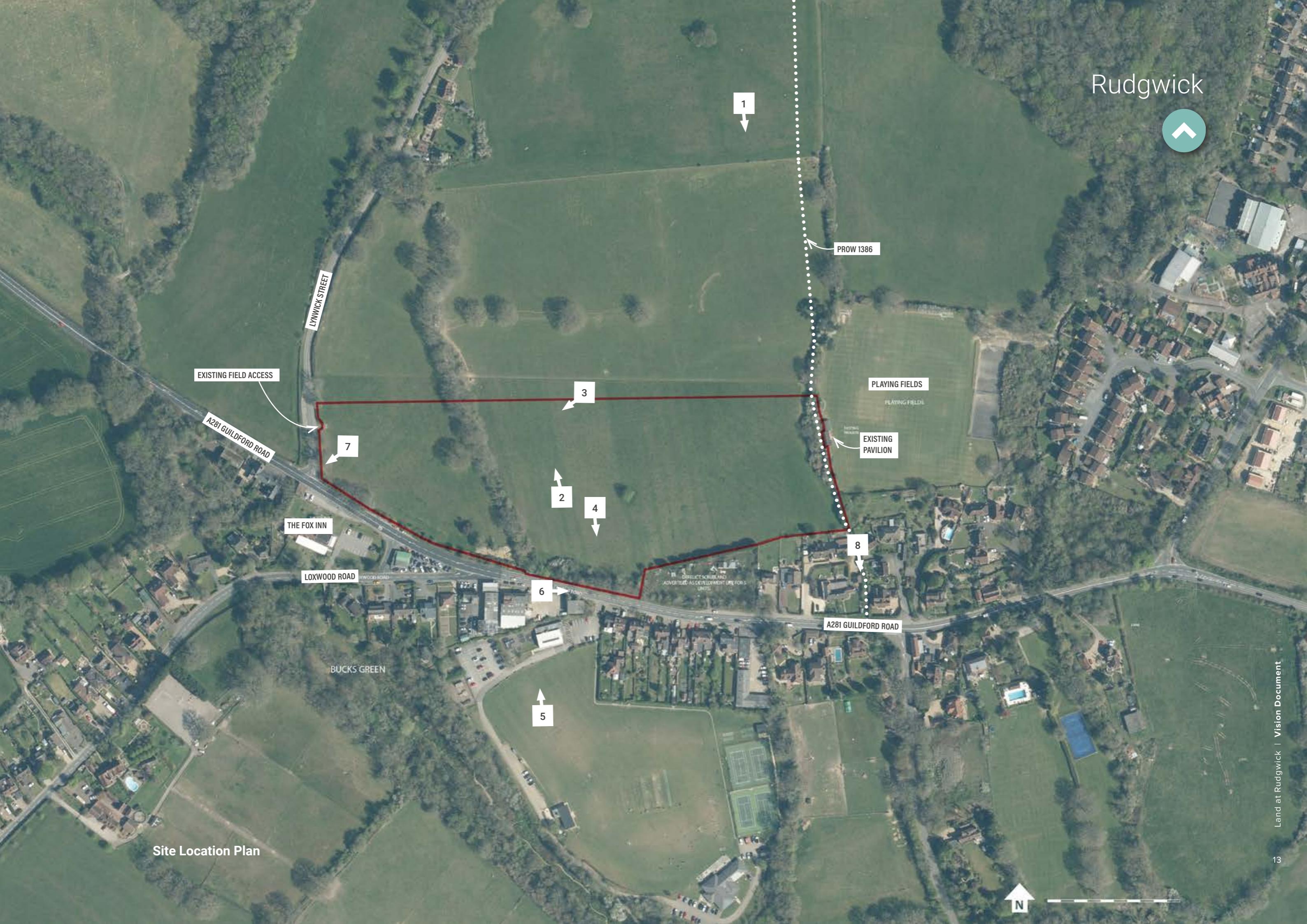
The site is well-defined by belts of mature trees and hedgerows along its western, southern, and eastern boundaries. Internally, a belt of mature trees divides the two fields, with a small number of additional trees scattered across the site.

Surrounding land uses are predominantly agricultural to the north and west. To the south, a mix of development includes residential and commercial uses to the south of Guildford Road, and residential properties backing directly onto the site's south-eastern boundary. To the east, the site adjoins playing fields associated with Pennthorpe Preparatory School.

An existing field access is currently along Lynwick Street. A public right of way (Footpath 1386) runs along the eastern boundary, linking Guildford Road to Lynwick Street near Canfields Farm (see map overleaf).



Rudgwick



Site Location Plan



Constraints and Opportunities

Constraints & Opportunities

The following design constraints and opportunities have been identified from the initial technical work and are summarised as follows:

- Need to retain existing significant trees and hedgerows including those central to the site.
- New access to be formed from Guildford Road.
- SuDS to be provided along the low lying ground to the southern part of the site.
- Respecting the setting of several listed buildings near the site including the Fox Inn, to the south-west, and around half a dozen houses along the Guildford Road to the east.
- Opportunity to reinforce the vegetation along the northern boundary and define a distinct landscaped edge to the village with new planting.
- Opportunity to create a new footway along the northern side of the Guildford Road and set within the site boundary.
- Creation of links to public right of way along eastern boundary.
- Potential pedestrian links along Guildford Road to an existing bus stop and Rudgwick to the east, and the Fox Inn to the west.

Key

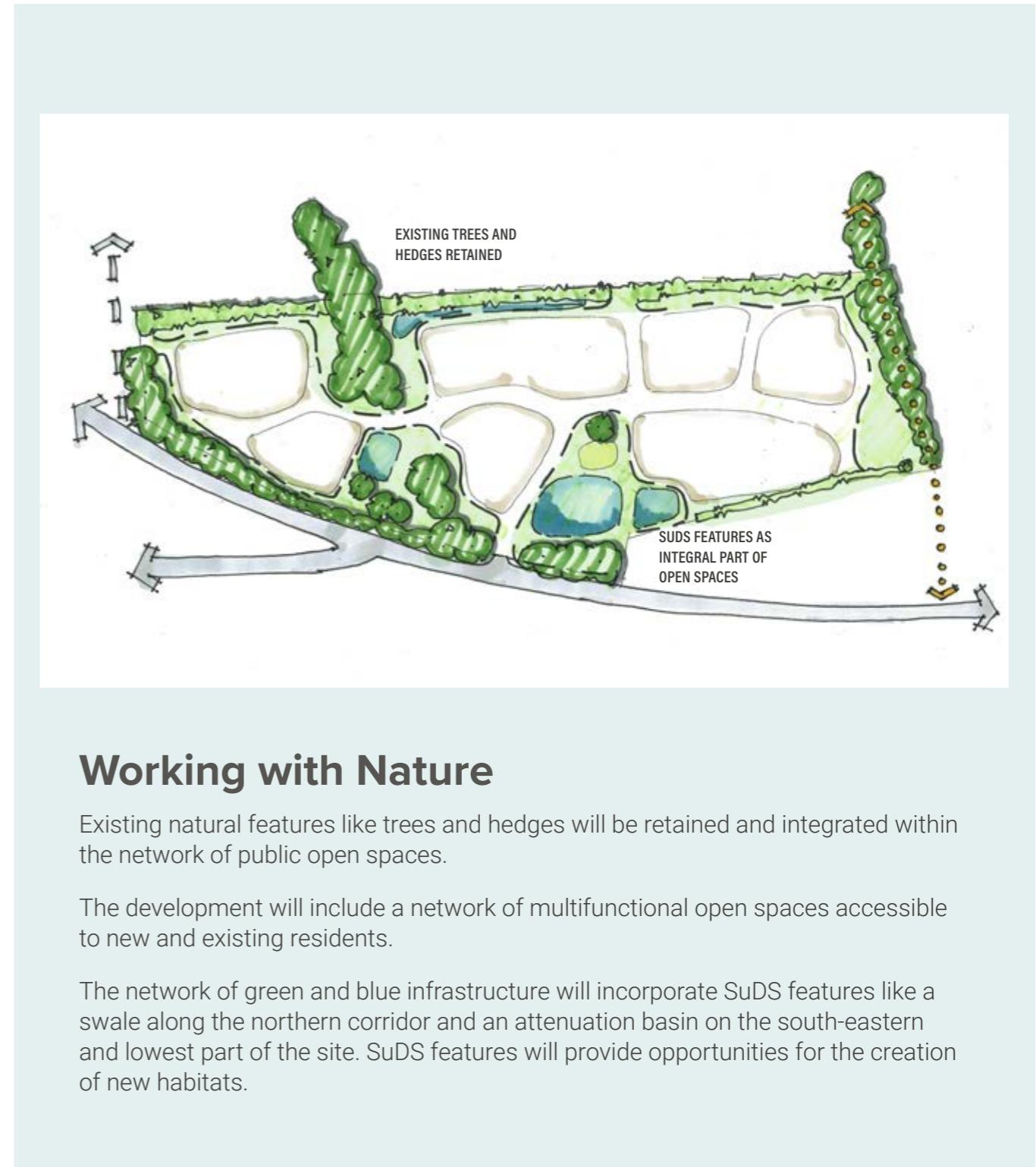
- Site Boundary
- Principal Vehicular Access Point
- Potential Pedestrian Access
- Potential Farmland Access
- Public Right of Way
- Potential New Pedestrian Trim Trail
- Playing Field
- Existing Vegetation
- ~ Contour
- Low Flood Risk Area
- Indicative SuDS & Swale locations
- Indicative RPA/Buffer Zone
- Sympathetic Planting Buffer
- Village Hall
- Derelict Adjacent Scrubland
- Sensitive Edge to Existing Buildings
- Bus Stop
- Indicative Location of Play Space
- RPA





Design Principles

“ The Vision for **Land North of Guildford Road** is to create a context-responsive high quality place that includes strongly landscaped streets and corridors, a network of interconnecting green spaces, walking and cycling opportunities, energy efficient buildings and opportunities for a healthy living neighbourhood. ”

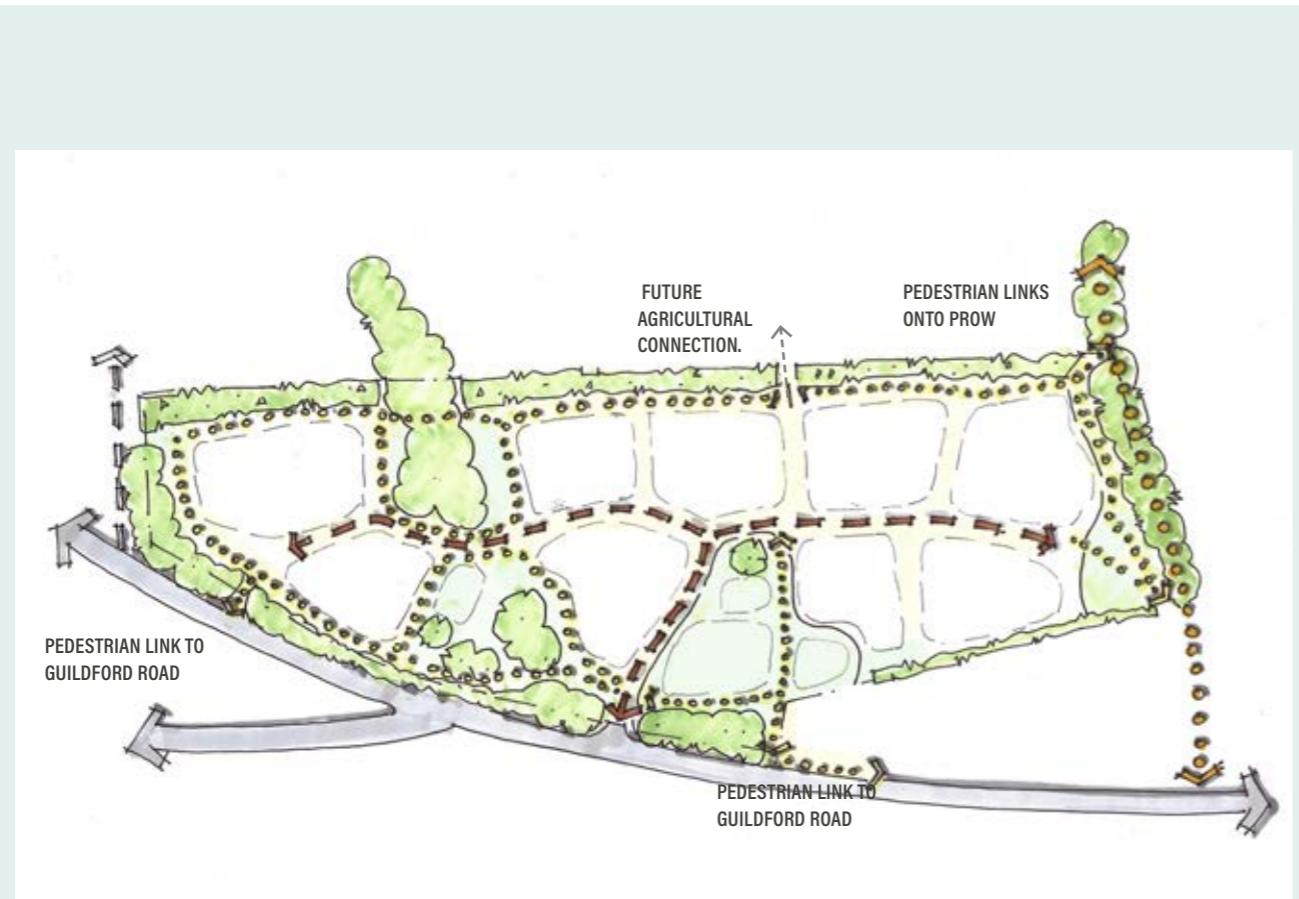


Working with Nature

Existing natural features like trees and hedges will be retained and integrated within the network of public open spaces.

The development will include a network of multifunctional open spaces accessible to new and existing residents.

The network of green and blue infrastructure will incorporate SuDS features like a swale along the northern corridor and an attenuation basin on the south-eastern and lowest part of the site. SuDS features will provide opportunities for the creation of new habitats.



Permeable network of routes

The development will provide a network of well connected routes that will link into adjacent existing footpaths and public transport facilities.

The new vehicular access will be off Guildford Road to the south of the site. A new pedestrian only access will be created to the east of the access street and further north to the east connecting into footpath 1386.

A leisure pedestrian route is also proposed along the periphery of the site as part of the green corridors.



Context Responsive

The development will positively respond to the natural and townscape context of the site and the local area.

Lower density development will be located in the most sensitive areas, with open spaces and buffer planting created to screen development and positively respond to views from the north.

All site boundary vegetation will be retained and enhanced to minimise and soften views of the development. A green buffer will be maintained along the south-eastern boundary to respect the setting of the adjacent listed buildings and the back gardens of existing properties.



Engagement



2019

Call for Sites

Since 2019, the site has been promoted to Horsham District Council through their Call for Sites process. The submission included technical assessments conducted at the time, along with an initial development vision for 120 dwellings. These elements highlighted the site's sustainability and proposed a context-responsive approach to development.



December 2021 - January 2022

Pre-application

A pre-application meeting for 105 dwellings was held with Horsham District Council in December 2021. The Council accepted the site's suitability for residential development, subject to demonstrating Water Neutrality. They acknowledged its Development Plan was 'out of date' with no demonstrable five-year housing land supply.

As such, the 'Presumption' would apply, with significant weight afforded to the benefits of the additional housing. A number of technical comments were raised in response to the proposal, which the project team carefully considered during the development of the design layout.



April 2025 to date

Public Consultation

Welbeck Land launched consultation on two design options for land north of Guildford Road, Rudwick in April 2025, featuring a community letter sent to 1,056 local addresses in the area, a dedicated project website, which provided further information on the design proposals and included an online survey, providing residents with the opportunity to submit feedback on the design options. 145 feedback responses were submitted on the proposals, including 138 responses from the online feedback form and five email responses.



The key themes from the feedback received included:

- **Housing Need:** While over a quarter of respondents expressed support for affordable housing for local people, others raised concerns about the scale of development, highlighting a desire to preserve the village character.
- **Infrastructure:** Residents raised concerns over increasing pressures on existing infrastructure including oversubscribed schools, lack of GP and dental services, and insufficient utilities.
- **Traffic and Road Safety:** Concerns were raised over the safety impacts of increased vehicle numbers on the existing roads, namely Guildford Road, as well as increased traffic congestion and poor public transport links in the local area.
- **Loss of Green Space and Environmental Impact:** Feedback saw residents raise concern with the loss of existing green open space, fearing loss of views and existing wildlife, and biodiversity.

Alongside engagement with the local community, Welbeck Land has also consulted local stakeholders including Rudgwick Parish Council, Horsham District Council ward member for Rudgwick, Horsham District Council Leader, Rudgwick Primary School, and The Fox Inn Pub. Engagement letters were sent via email to the representatives listed, introducing the two design options and Welbeck Land, notifying them of the launch of the consultation, and offering to meet to discuss the proposals in further detail.

As a result separate meetings were arranged with Rudgwick Primary School and Rudgwick Parish Council's Bucks Green Housing Development Task and Finish Group in June 2025 to provide an update and discuss the proposals in greater detail. Key themes raised during the meetings included:

- **Infrastructure Capacity:** Concerns were raised about the ability of existing village infrastructure to support further development, particularly in relation to school capacity, drainage, and sewage treatment.
- **Education Provision and S106 Contributions:** The Primary School highlighted the lack of available places in their upcoming cohort and queried whether S106 contributions from the development could be used to fund necessary improvements.
- **Access to School and Pedestrian Safety:** Questions were raised about whether the proposals would enable safe walking routes to the Primary School, including improvements to the existing Public Right of Way and the provision of a new crossing on Church Street.
- **Housing Mix and Design:** There was support for the inclusion of smaller homes and a request for bungalows, in line with Local and Neighbourhood Plan policies. Concerns were raised about the inclusion of 2.5 storey buildings outside the village centre, which was seen as being in conflict with the Neighbourhood Plan.

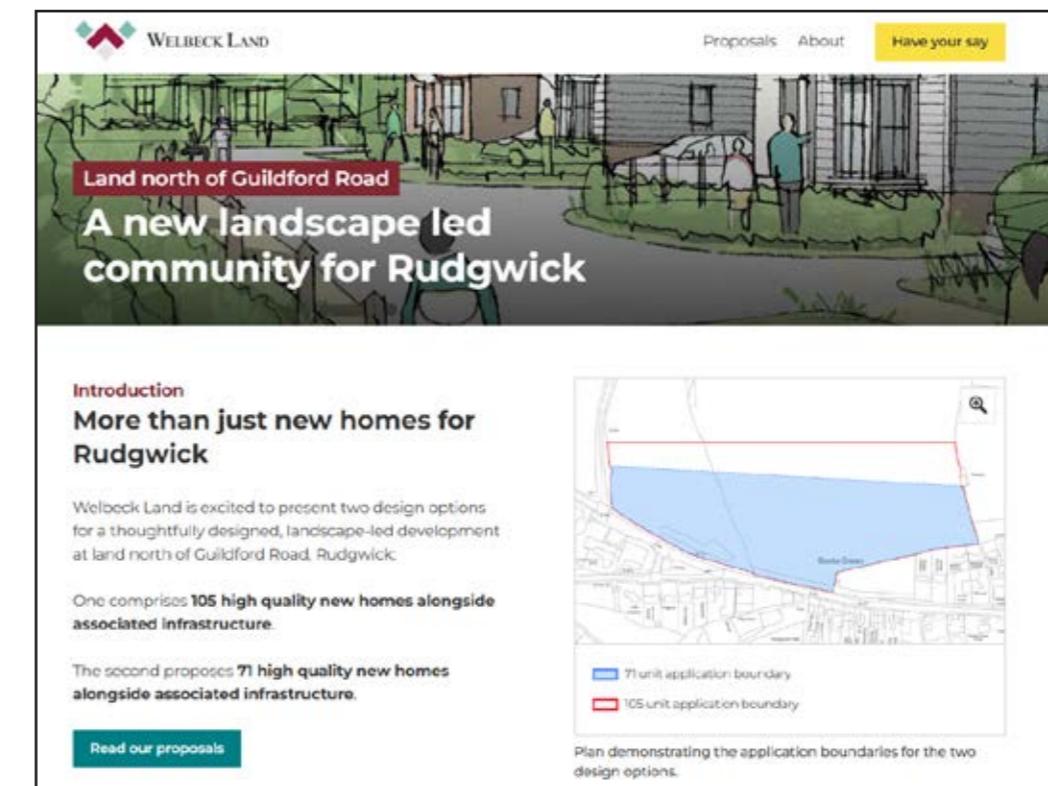
• **Traffic and Road Safety:** Safety on Guildford Road was a key concern, particularly in relation to speeding and recent accidents. Suggestions included relocating the existing pedestrian crossing closer to the site entrance and introducing traffic calming measures.

• **Flood Risk and Drainage:** Ongoing drainage problems along Guildford Road were noted, along with concerns about whether the proposed development would be able to manage surface water runoff effectively in the context of increasingly heavy rainfall.

- **Active Travel and Connectivity:** There was a desire for improved footpaths along Guildford Road to encourage safer pedestrian access and reduce car dependency.

Engagement was then ongoing with subsequent updates provided throughout the consultation process.

For the full information on the consultation undertaken and the feedback received on the proposals, please view the Statement of Community Involvement.





Illustrative Masterplan

The Illustrative Masterplan shows how the site could be developed to sensitively respond to its setting, wider landscape and townscape context. Key features of the scheme include:

Key Features

Layout and Spaces

- The layout of informal perimeter blocks and a main linear street with strong landscape features creates a soft, leafy character that relates well to the local context.
- A low density informal edge of development is located to the north, with a more fragmented frontage facing a landscaped green corridor with new tree and hedgerow planting.
- 90 New Homes. All houses provide active frontages to the site edges and green corridors to provide passive surveillance.
- A network of multifunctional open spaces throughout the development including, green corridors, an orchard and play spaces. Open spaces incorporate SuDS features and native planting.

Access and Routes

- An all-modes access from Guildford Road that leads into a linear street running east-west along the development and links into more informal and shared surfaces street.
- New pedestrian links to the east to connect with footpath 1386 and further pedestrian links to the south to connect with Guildford Road.
- Hierarchy of streets to provide a legible place with informal private lanes to the development edges, shared surface streets, tree lined streets and an access street connecting with Guildford Road.

Landscape

- The development adopts a landscape-led approach, preserving high-quality natural features such as existing hedgerows and trees while introducing additional hedgerows, grassland planting, incidental green spaces, and landscaped street verges.
- An integrated Sustainable Drainage System (SuDS) network is incorporated, featuring detention basins, and swales to effectively manage surface water drainage.

Key

- Proposed access to the site from Guildford Road
- Active frontages to site edges & corridors
- Proposed pedestrian connections
- Play space
- Retained hedges & Proposed landscape buffer
- SuDS



Illustrative Layout



Parameter Plans

Land Use, Green & Blue Infrastructure & Building Heights

The development comprises:

- A residential area split into three main development blocks separated by new open spaces and green corridors.
- A network of open spaces which includes green corridors, play areas and SuDS features.
- Building heights within the development will be limited to two storeys with a small element of 2.5 storeys at the centre of the site.

Key

- Site Boundary
- Proposed Vehicular Site Access
- Retained Agricultural Field Access
- Proposed Pedestrian Access
- Indicative Location of Primary Access Road
- Indicative Location of Substation
- Indicative Location of Proposed Trim Trail
- Indicative Location of Play Space
- Indicative Location of Public Right of Way (P.R.O.W.)
- Indicative Location of Proposed Swale
- Indicative Location of Proposed Landscape Buffer
- Indicative Location of Proposed Landscape Buffer to Existing Properties (Minimum of 3m)
- Indicative Location of Conveyance Swale
- Indicative Location of SUDS
- Indicative Location of Public Open Space
- Existing Trees & Hedges
- Upto 2.5 Storeys
- Developable Area Up to 2 Storeys



Combined Land Use, Green & Blue Infrastructure and Building Heights Parameter Plan



Access & Movement

The internal movement strategy encourages walking and cycling with a network of well connected, safe, attractive streets and routes. New routes will connect with the wider network of footpaths improving public access in the local area.

A new vehicular access is proposed to the south of the site frontage. This all modes access complies with the standards required, including visibility, which is based on the existing speeds of traffic on Guildford Road.

An agricultural field access is safeguarded to the north and new pedestrian links proposed to the south and east connecting onto the existing network of footpaths.

Key	
	Site Boundary
	Proposed Vehicular Site Access
	Retained Agricultural Field Access
	Proposed Pedestrian Access
	Indicative Location of Primary Access Road
	Indicative Location of Secondary & Tertiary Streets
	Indicative Location of Edge Streets
	Agricultural Field Access
	Developable Area
	Public Right of Way (P.R.O.W)
	Indicative Location of Proposed Footpaths
	Proposed Pedestrian Footpath & Crossing Point
	Proposed Pedestrian Footpath Access to Bus Stop
*	Existing Bus Stop





Access Strategy

Highway Improvements

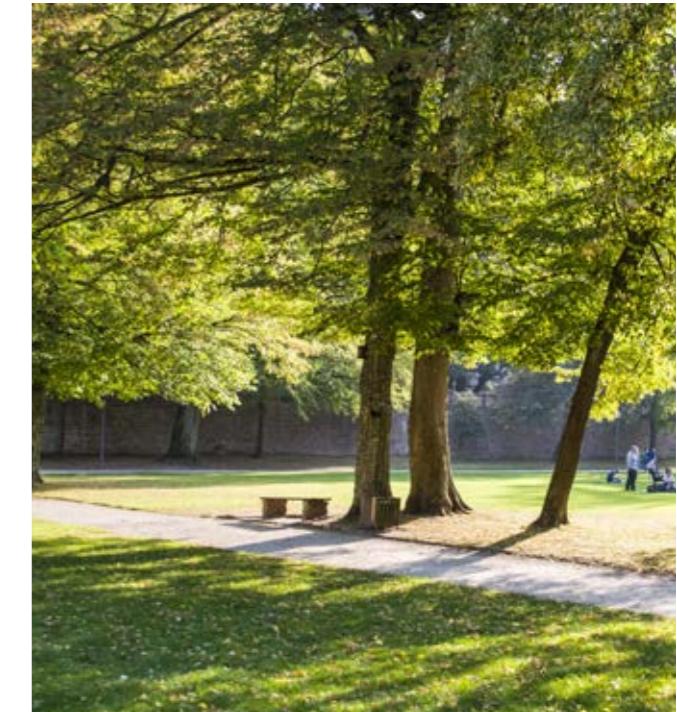
Access to the site will be via a new access onto the A281 Guildford Road, with pedestrian accesses onto footpaths and crossings at several key locations. A new footway is also proposed along the northern side of the A281 to connect the site to the existing bus stop. In addition, a minor amendment is proposed to the existing lay-by on Guildford Road to facilitate one of the proposed crossing points.

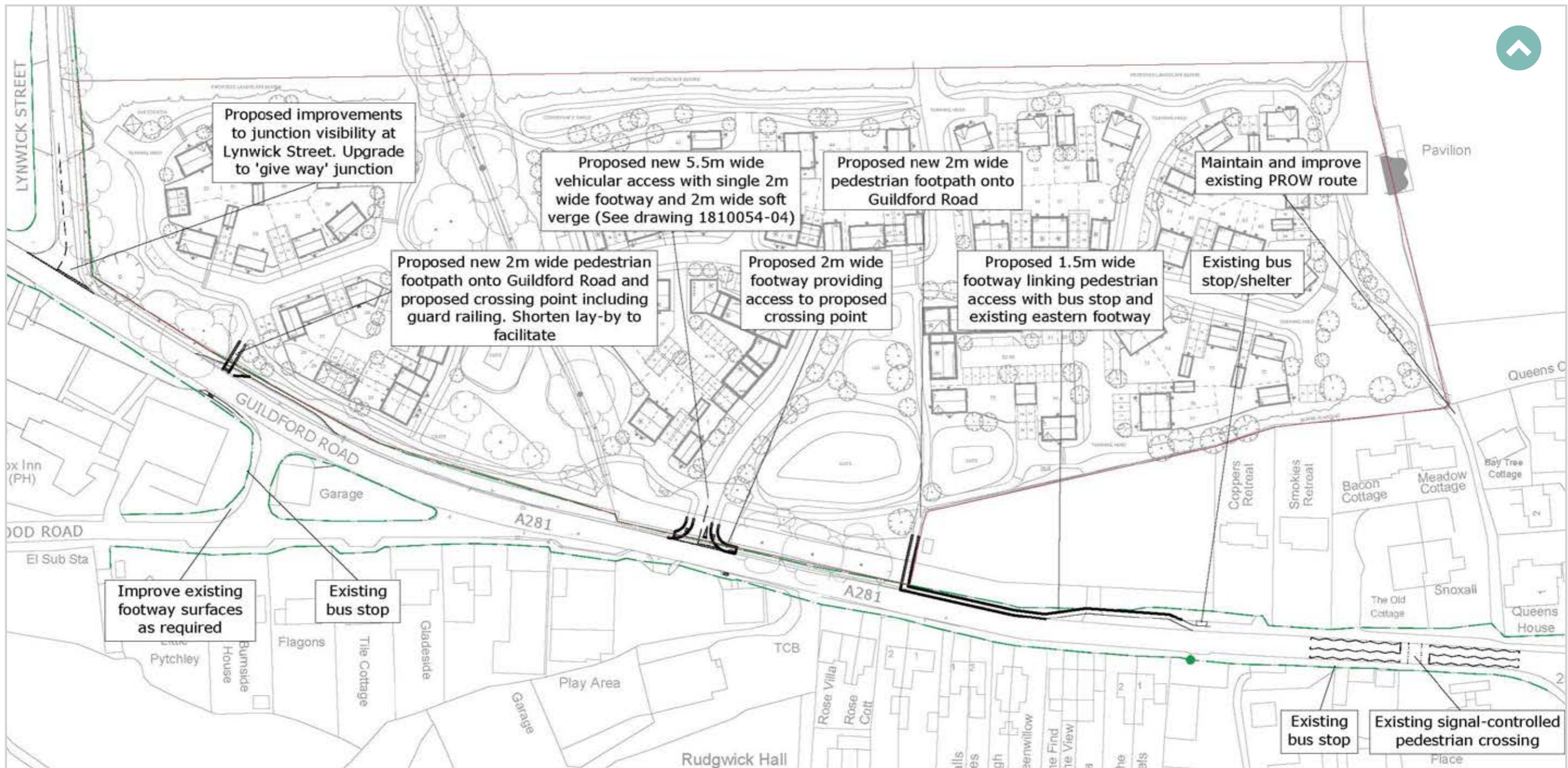
The vehicular access would be taken from Guildford Road on the southern boundary of the site. The access would be a priority junction with a 6m junction radii and a 2m footway on both sides of the access. The eastern footway leads to the new pedestrian crossing point.

It is proposed to improve junction visibility at the existing junction of Lynwick Street with Guildford Road through the removal of vegetation and the subsequent maintenance of visibility envelopes. It is intended that this junction would be improved to enable its conversion to a 'give-way' priority junction from the current 'stop' signage.

Opportunities for Improvements:

- The addition of a new footway on the northern side of Guildford Road, along the southern boundary of the site, connecting the proposed eastern pedestrian access to the existing pedestrian network and bus shelter to the east.
- A new uncontrolled pedestrian crossing comprising dropped kerbs and tactile paving approximately 50 metres to the east of Lynwick Street (and requiring amendment to the existing lay-by).
- A new uncontrolled pedestrian crossing located to the immediate east of the proposed site access junction connecting to the existing footway on the southern side of Guildford Road.
- Sightline improvements at the junction of Lynwick Street and Guildford Road to comprise the cutting back of vegetation.





Proposed Access Strategy Plan



Drainage Strategy

Flood Risk

The site is located entirely in Flood Zone 1, as indicated by the latest Flood Map for Planning. According to the Environment Agency's long-term flood risk map, the site is classified as being at low risk of flooding from surface water.

Surface Water Drainage

BGS mapping, local borehole logs and the BGS infiltration SuDS GeoReport indicate the site is underlain by Weald Clay formation, with minimal potential for infiltration. Additionally, no superficial deposits that may have infiltration potential were recorded on site. Therefore, drainage through infiltration is not considered a viable solution.

The surface water drainage strategy involves capturing runoff at source, retaining it on-site within attenuation basins and attenuation crates, and discharging it into the existing watercourse located approximately 170m west of the site boundary, adjacent to Loxwood Road.

There are isolate areas of low surface water flood risk present on site, a small area located in the southeast corner and a larger area located in the centre of the development. The flood risk will be managed through the use of levels and diverted into the open space areas of the site.

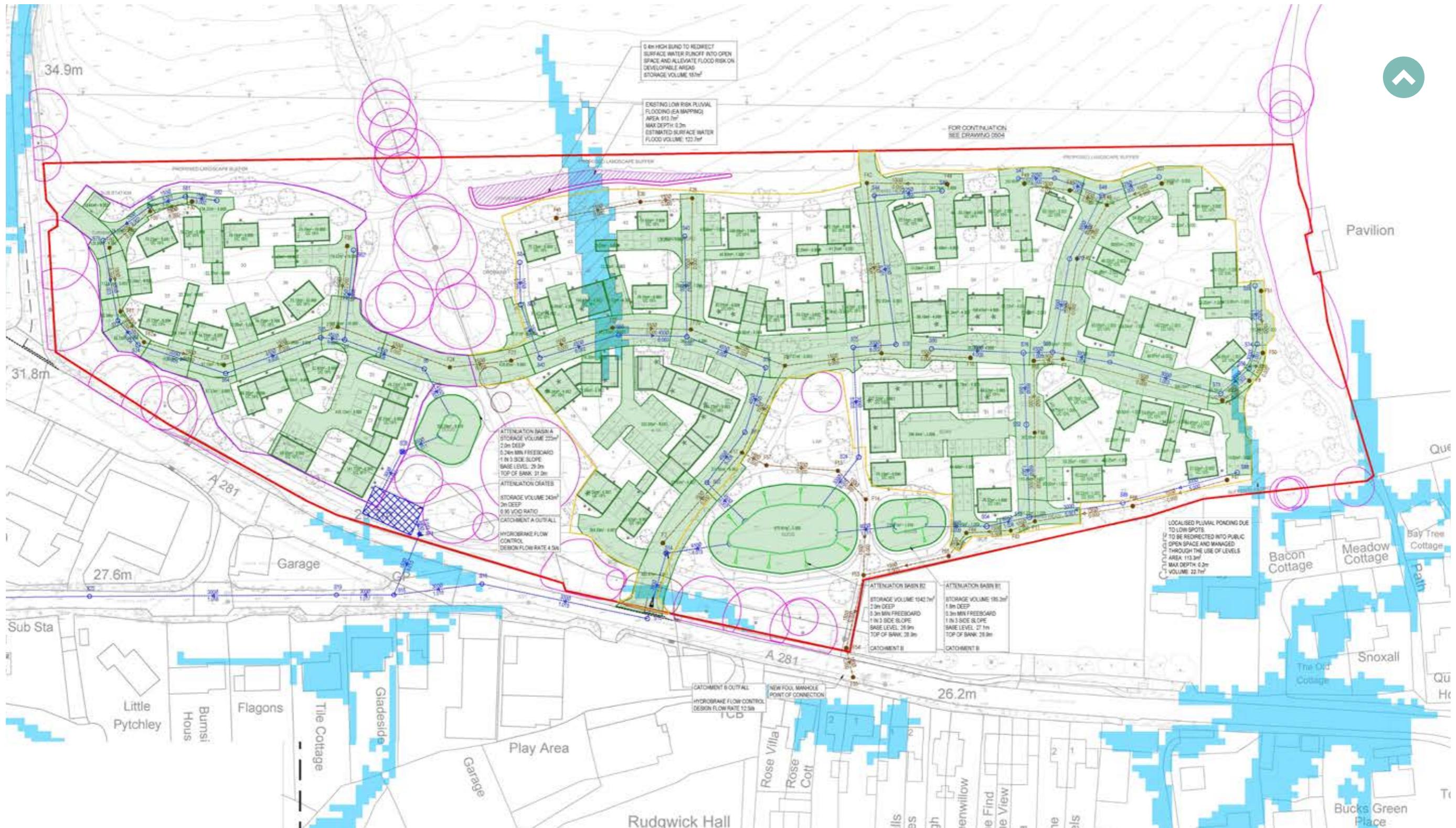
All run-off (up to and including the 1-in-100-year rainfall event (+45% Climate Change)) shall be no greater the proposed impermeable area's Qbar (17.8 l/s), per section 3.3.1 of The CIRIA SuDS manual. The flow rate will be restricted by a Hydrobrake flow control.

Foul water will be directed to an existing Southern Water manhole (Ref: 9901) located on Guildford Road, near the site entrance. The connection will be subject to a Section 106 agreement.



Key

	PLANNING APPLICATION BOUNDARY
	SURFACE WATER SEWER
	FOUL WATER SEWER
	SURFACE WATER CHAMBER
	HYDROBRAKE
	FOUL WATER CHAMBER
	HEADWALL
	ATTENUATION CRATES
	ROOT PROTECTION AREAS
	ATTENUATION BASIN
	RISK OF SURFACE WATER FLOODING (YEARLY CHANCE 2040-2060)
	SURFACE WATER RETENTION BUND
	CATCHMENT A TOTAL AREA: 0.66ha
	CATCHMENT B TOTAL AREA: 2.06ha
	43.12m² - 0.001
	DRAINABLE AREAS





Landscape Strategy

Landscape Vision

The Vision for the landscape is to create a green, welcoming setting that supports daily life and brings people together through well-connected, inclusive spaces.



Community landscape and encouraging a healthy lifestyle



Celebrating local wildlife and nature



Playful spaces for younger residents of all abilities



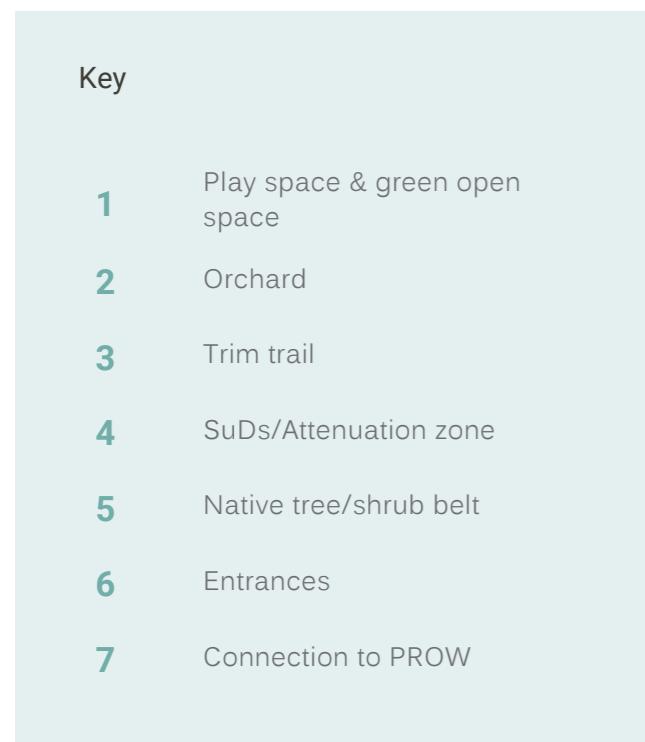
Utilising SuDS and retention ponds



Aspirational Montage - SCARP



Landscape Masterplan



Landscape Masterplan - SCARP



Landscape Character Typologies

The site is divided into a series of landscape character areas as a mechanism to distinguish the different areas of the site.

The landscape character area:

- █ Green Streetscape
- █ Orchard
- █ Green Open Space & Play
- █ Fitness Trails
- █ Sustainable Drainage Systems
- █ Structural Vegetation

A structured palette of materials and planting will be used across the different character areas to provide differing characters but still create visual unity and a cohesive landscape design.

Further details regarding each character areas can be found within the SCARP Landscape DAS submitted as part of this application.



Landscape character areas plan - SCARP



Biodiversity & Ecology Strategy

Ecological surveys have been conducted to inform the development and the master planning and landscape design. The baseline habitats consisted of a mixture of low value habitats, such as the grazed grassland, and habitats of higher value, notably the mature trees and tree lines. Surveys have identified a range of species utilising the site, including a number of bat species and common bird species.

The design of the development has ensured that the mature trees and tree lines are retained within the scheme, ensuring continual landscape connectivity. New habitats created around the edges of the development will be native species rich habitats including scrub, mature trees and species rich grasslands. Additional features of interest include wet grassland habitats (SuDS) and new native orchard planting.

In addition, opportunities to provide additional features for species include:

- Bat roosts for crevice dwelling Pipistrelles and Myotis species.
- Colourful bird boxes for nesting species.
- Beetle loggeries at ground level.
- Invertebrate hotel at ground level.
- Nectar-rich flowering plants for butterflies and bees.



Biodiversity & Ecology Plan - SCARP





Appearance

Architectural Character & Appearance

The proposed architectural character draws inspiration from the traditional forms and detailing found throughout the village, helping to create a distinct and authentic sense of place. Buildings will predominantly be two storeys in height, featuring steeply pitched roofs that reflect an informal cottage style and contribute to a cohesive village character.

A limited number of apartment buildings will be located at the centre of the development. These will have a maximum height of 2.5 storeys and will be designed as articulated forms, resembling large country houses to blend seamlessly with the surrounding context.

This section outlines the proposed palette of materials, boundary treatments, and key architectural features across the development. It is followed by illustrative sketches and elevations of key areas, demonstrating a high-quality design approach that will contribute to a strong and enduring character for the scheme.

Traditional Materials

The materials palette will reflect the local vernacular including; tile hanging, white weatherboarding, plain tile roofs, the distinctive red/orange brick and painted brick.

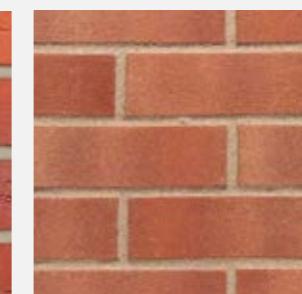


Main Materials

PLAIN RED AND BROWN ROOF TILES



RED AND ORANGE BRICK WALLS



Complementary Materials

TILE HANGING PLAIN OR WITH SOME DECORATIVE PATTERNS



WHITE BOARDING



PAINTED BRICKS



Building Features

Roofs will feature steep pitches and incorporate hipped forms with clipped gables. Half-hipped roofs with gables may also be used to add variation and interest. A range of architectural elements will further enrich the façades, including:

- Chimney stacks, which will help define the rooflines and may also be positioned on gable ends or main elevations to create focal points.
- Traditional enclosed or open side porches, contributing to the village character.
- Windows will be vertically proportioned, typically in sash or casement styles, consistent with traditional detailing. Occasional bay windows on prominent façades, such as those terminating key vistas or located at important corners. Dormer windows will be used sparingly, primarily where lower rooflines help to articulate and break up the building massing along the street.



Boundary Treatments

The design of planted frontages and their boundaries will play an integral role in shaping the character of the streetscape, drawing on local vernacular influences. Open-plan frontages will be avoided where possible, in favour of defined boundaries that provide a sense of enclosure while still allowing for overlooking and maintaining an overall sense of spaciousness.

The use of soft landscaping will reinforce the semi-rural character of the development, contributing to its integration with the surrounding landscape.

In some areas, particularly along the main street running east to west, low brick walls may be used in place of, or in combination with, hedges to provide a more formal edge.

Elsewhere, low picket fences paired with hedging or low planting will help define property boundaries, especially around key public spaces and site edges.

Where the sides of gardens face the public realm, boundaries will be marked by brick walls that match those used in the adjacent homes, ensuring a consistent and high-quality appearance.





Entrance Gateway

This part of the new development responds positively to the existing linear settlement pattern along Guildford Road, with the exception of areas where mature trees and hedgerows have been retained to preserve the site's established landscape character. The design seeks to create a strong and positive frontage to Guildford Road wherever possible, respecting the existing streetscape and reinforcing its character.

A short row of houses is proposed near the main access point along Guildford Road. This leads into an open space framed by a more continuous building frontage, helping to establish a clear sense of arrival and defining a welcoming entrance or gateway into the site.

Toward the western edge of the site, the frontage will continue the linear pattern of Guildford Road, with buildings and existing trees contributing to the enclosure and rhythm of the street.

Around the site's entrance and along the main frontage with Guildford Road, the development will include a variety of housing typologies—such as short terraces, semi-detached and detached homes, and small apartment buildings.

Two small 2.5-storey apartment blocks or maisonettes will be positioned near key features like the central green space, providing visual focus and reinforcing the space's enclosure. These buildings will be appropriately scaled, with direct access to ground-floor units and architectural features such as lowered eaves to help articulate and break up their façades.

A carefully considered parking strategy is integral to maintaining the attractiveness of the streetscape. A mix of parking solutions will be implemented, including predominantly on-plot parking, small, well-overlooked rear parking courts, and limited frontage parking.

Parking areas will be landscaped as much as possible, to minimise the visual impact of hard surfacing, ensuring the integration of greenery throughout the site and supporting the development's overall semi-rural character.



Small apartment block with lower eaves to articulate the facade





Illustrative view of access gateway



Central Street

The central street follows a linear alignment, incorporating gentle bends and curves to help moderate vehicle speeds and echo the character of traditional linear village streets. Serving as the main movement corridor within the development, this street connects the primary all-modes access point from Guildford Road with the wider internal street network.

At either end, the central street terminates in landscaped green spaces that provide pedestrian links to existing streets and public footpaths, enhancing connectivity beyond the site. The route passes through a number of open spaces and is flanked by grass verges and tree planting, creating a soft, green setting and reinforcing the site's semi-rural character.

Where the street intersects open spaces, its design shifts to adopt a more informal and subservient character, allowing the landscape to take visual precedence. These changes in character help reinforce the identity of key spaces within the development.

Buildings along the central street are arranged to define a clear frontage and create perimeter blocks with generally consistent building lines. However, long, uninterrupted frontages will be avoided. Instead, varied spacing between buildings will promote a sense of openness and reflect the area's semi-rural context.

The built form along this route will primarily consist of two-storey semi-detached and detached houses with small terraces. Small clusters of apartment blocks or maisonettes

will be located near the entrance gateway, introducing variation in building typologies and reinforcing the enclosure of larger open spaces.

Parking will predominantly be provided on-plot, with limited on-street provision. Careful attention will be paid to the placement and design of parking to ensure that the street environment remains attractive, coherent, and pedestrian-friendly.



Linear winding street with tree and landscape planting





Typical illustrative elevations and features



Green Edges

The development is designed to integrate sensitively with its surrounding landscape, with the northern, eastern, and western edges defined by new building frontages set behind generous planting buffers. These green edges will help soften the transition between the built form and the open land to the north.

Along the northern boundary, the buffer will include hedgerow planting, swale features, and informal tree planting to create a soft, natural edge. To the east, the layout will incorporate a green corridor and open space, preserving existing boundary trees and providing a respectful buffer to the nearby properties along the southeastern boundary.

Buildings along these edges will generally follow the alignment of existing and proposed planting. However, varied building setbacks will be used to introduce an informal and organic character to the layout, avoiding rigid uniformity.

The street network will primarily consist of short, informal lanes and private drives, enhanced by grass verges to reinforce the rural, landscape-led character of the scheme.

The built form will predominantly comprise detached houses, with a smaller number of semi-detached dwellings to introduce variety. Homes will typically feature wide frontages and simple rectangular footprints, complemented by some L-shaped and T-shaped layouts to add architectural interest. The positioning of buildings, along with the inclusion of soft landscaping between plots, will help create a visually permeable and green edge to the development.

Parking will be largely accommodated on individual plots, ensuring it is well-integrated and unobtrusive. Some homes will include garages or car barns, supporting an uncluttered streetscape and maintaining the overall rural and informal character of the development.



Fragmented frontage with landscape gaps and planting



Typical illustrative frontage, elevations and features



Typical illustrative elevations and features



Sustainable Development

The proposed development on land north of Guildford Road, will be designed with sustainability in mind, incorporating a range of features to address the issues of water neutrality, climate adaptation / mitigation and to facilitate a meaningful shift towards a low and zero carbon future.

Low Carbon Energy

- The dwellings will be 'zero-carbon ready', and will be futureproofed to become operationally zero carbon over time.
- High fabric standards will be specified to meet Future Homes Standard requirements for thermal efficiency.
- There will be no natural gas connection to the proposed development.
- Energy demand will be met from low and zero carbon sources.

Climate Resilience & Adaptation

- The development designs will anticipate future changes in the climate.
- Overheating risk will be reduced through passive design measures as required by Approved Document O.
- Open space and landscaping will provide multiple benefits.
- Surface water will be managed with the integration of SuDS.

Water Neutrality

- Water efficient fixtures, fittings and rainwater harvesting will be specified to achieve a target water use of 85 litres per person per day.
- Residual potable water demand will be offset using the Council's SNOWS scheme to deliver the required target of water neutrality in this location.





Energy

Reducing Carbon Emissions from Transport

- High quality broadband will be provided as required by Approved Document R.
- Accessibility to local services and sustainable transport options will encourage residents to prioritise active travel and public transport over private car use.
- Electric vehicle charging infrastructure will be incorporated in line with the requirements of Approved Document S.

Circular Economy - Materials & Waste management

- The adoption of sustainable design and construction principles will reduce the embodied carbon of the development.
- Construction waste will be minimised, and the use of recycled materials will be maximised through considered waste management practices.





Thrive Architects Ltd
Building 300, The Grange
Romsey Road, Michelmersh,
Romsey
SO51 0AE

Tel: 01794 367703
Fax: 01794 367276
www.thrivearchitects.co.uk