



RASCALS FARM | SOUTHWATER

DESIGN AND ACCESS STATEMENT | DECEMBER 2025



**Barratt
Redrow**



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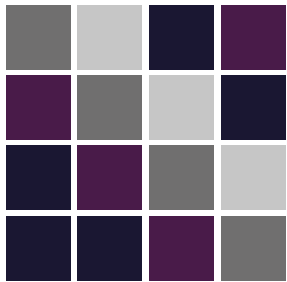
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RESIDENTIAL DESIGN



GREENLANDSCAPE
STUDIO

LANDSCAPE DESIGN



ENGINEERING

Job No.	CB_17_420_600
Rev	A
Date	DECEMBER 2025
Signed off by	CLIENT

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DELIVERING HIGH
QUALITY BESPOKE
HOMES THAT ARE
DESIGNED AND
INFORMED BY THE
LOCAL CONTEXT

I. INTRODUCTION

ABOUT THIS DOCUMENT

I.1 This document has been written on behalf of Barratt Redrow to support a Section 73 for residential development along with landscape proposals for the site known as Rascals Farm, Shipley Road, Southwater RH13 9BG (herewith known as the site).

I.2 The Section 73 Application comprises of 100 new residential dwellings of mixed type and tenure together with green infrastructure including landscape, informal open space and areas of play. A number of detailed technical and environmental surveys have been undertaken to respond to the constraints and opportunities of the site and to inform the development proposals following the Outline Planning Permission (APP/Z3825/W/20/3257700 and DC/20/0695) and subsequent Reserved Matters Approval for the erection of up to 96 residential units and associated development including vehicular and pedestrian access.

I.3 The Design and Access Statement structure follows the headings of the National Design Guide, published in September 2023, and complies with the regulations of the guidance in the DCLG document 'Guidance and Information Requirements and Validation' March (2010) Design and Access Statement (2006).



FIGURE I.1: STRATEGIC LOCATION PLAN



SITE LOCATION

I.4 The site is 14.855ac/ 6.012ha and located on the southern edge of Southwater, accessed from the east by Shipley Road. To the south and south-west is open countryside, and ancient woodland bounds the site to the north and north-east.

I.5 Figure I.1 shows the location of the site in its wider context and Figure I.2 shows the proposed Section 73 Application boundary, which is identical to the approved Reserved Matters Application.



 SITE BOUNDARY
14.855ac / 6.012ha

WHAT3WORDS:
///uproot.plotted.adventure

Scale @ A2:

Scale 1:1250



FIGURE I.2: SITE LOCATION PLAN 

2. SITE CONTEXT

PLANNING CONTEXT

2.1 A Planning Statement accompanies this document and planning application. Full policy listings are set out in the Planning Statement for reference. We have sought to be fully policy compliant in terms of the design, as well as incorporating design credentials from the Shipley Parish neighbourhood and the design character documentation for both Shipley Parish and Southwater, given the site's geographical location.

LANDSCAPE CONTEXT

2.2 The site is currently in use as an area of equine land with a residential dwelling and associated garden, as well as an area of disused field/paddock which is overgrown with scrub and sapling trees. The site is enclosed by mature vegetation on all site boundaries, creating a visually enclosed landscape.

2.3 An area of ancient replanted woodland is located along the northern and part of the north eastern site boundary. A Public Right of Way which runs along the northern site boundary provides access to this area of woodland.

2.4 A Landscape and Visual Impact Assessment was carried out for the outline application by ACD in 2020. This assessment concluded that development on the site would not be uncharacteristic, providing the boundary vegetation is enhanced using native species and building heights do not exceed the height of the existing site boundary vegetation. The landscape context for this Section 73 remains unchanged to the approved Reserved Matters Application.





SHIPLEY ROAD

SHIPLEY ROAD

FIGURE 2.1: AERIAL IMAGE LOOKING NORTH EAST ACROSS THE SITE



EXISTING FACILITIES

2.5 The locality to the site has a range of facilities associated with a settlement of this size, with a range of retail, employment, leisure and community uses, all of which are located within 2km.

2.6 A local bus service operates close to the site access point as well as a series of Public Rights of Way; providing sustainable points of travel. Access to these facilities remain identical to the approved Reserved Matters.

FIGURE 2.2: SOUTHWATER COUNTRY PARK



FIGURE 2.3: FAIRBANK ROAD



FIGURE 2.4: WORTHING ROAD

CHARACTER ASSESSMENT FROM THE RESERVED MATTERS APPLICATION

2.7 The evolution of the architectural design has been guided by an understanding of the localised vernacular via the use of both the Shipley and Southwater Design Statements. The following pages summarise the key design points to inform the proposed architectural elevations, features and detailing. References are directly taken from these documents.

MATERIALS

WEATHERBOARDING

2.8 Often used in conjunction with natural or painted brickwork or tile hanging, timber weatherboarding has been used in a number of locations around the parish on both old and new properties. This is almost always applied to only the upper floor. The boards may be painted white, if a traditional dwelling house, or black, or be treated with preservative and left unpainted to develop the attractive silver-grey of weathered timber. The boards should be narrow and parallel-sided and have a ‘feathered’ profile.



Weatherboarding

RENDER

2.9 There are properties within the parish that have utilised render. It can be said that this is harmonious with the earlier wattle and daub found on half-timbered buildings, so long as the surface finish is flat and relatively rough.



Brooks Green Road, Coolham

TILE HANGING

2.10 Extensively used across the parish, generally in conjunction with natural brick to the lower half. Sometimes with contrasting colour bands within the tile hanging, but in most cases single colour tiles incorporating decorative feature club tiles.



Decorative tiles

DETAILS



Roof detailing

ROOF DETAILING

2.11 Often seen on some of the older buildings within Shipley is the omission of fascias altogether, with guttering fixed via rafter brackets to the ends of exposed timber rafters.



Brick chimneys

BRICK CHIMNEYS

2.12 Many dwellings within the parish have been constructed using clay bricks from local brickworks, and consequently often quite large and elaborately detailed chimneys. Due to the rural location and non-availability of fuels such as gas, this is a dominant feature within the parish, and should be included, wherever possible, to maintain the same characteristics.



Porches

PORCHES

2.13 Many of the houses have porches over the front doors. These may be small porticos suspended from the front wall, or be carried on upright posts. In that case, the roof is tiled to match the main roof and of the same pitch. The porch is normally of modest size and open fronted and sided, and only very rarely an enclosed front-hall with an outside door.



Flemish Bond brickwork

FLEMISH BOND

2.14 There are a large number of properties scattered about the parish that incorporate this detailing. Historically utilising an old brick making technique whereby the red bricks were re-presented into the furnace giving a blue/purple glaze.



Contrasting quoins

BRICK QUOINS

2.15 This is a strong detail in much of the parish, utilising subtle contrasts such as this building along Bakers Lane.

BOUNDARIES

BRICK WALLS

2.16 Walls are generally brick, not stone or stone/brick mix. They have flat tops along their length, not being scalloped or castellated, with buttresses not protruding above the top edge.

HEDGES

2.17 Hedges may be dense imported species or rougher native species, but kept well trimmed.

OPEN LAWN

2.18 The open lawn frontage from the house to the road that is popular in much of recent English suburbia and small-town America is not suitable in an English village, and only very rarely present in the parish.



Village hedge



Village driveway

PRINCIPLES TO TAKE FORWARD

- The site will need to respond to the local built form and landscape setting, responding to the immediate context by delivering the richness and variety of the core of the village.
- Buildings to be predominantly 2 storey.
- A range of roof forms are to be used. Chimneys may be used on focal buildings to support the sites legibility and to vary the roofscape.
- White uPVC casement windows will be used across the development with varying levels of detail and interest to support the proposed character areas.
- Red brick will be the base material across the site. Cladding, tile hanging and render will be considered where appropriate and used in response to the legibility of the site and the integration within the wider landscape setting.
- Building details will be chosen to support the variation of on-site character. Simple detailing with changes in material, supported by subtle changes in brick detailing and roof tiles.
- Given the setting of the site, more natural and varied boundary definitions will be proposed, supporting the verdant character and the retained vegetation on the development.

CONSTRAINTS & OPPORTUNITIES

2.19 A series of constraints and opportunities are presented on the site, which have been subject to a series of surveys and other technical and non-technical assessments as part of the Reserved Matters Application and remain relevant to this Section 73 Application:

- Topographical Survey;
- Noise Assessment;
- Landscape & Visual Impact Assessment;
- Transport Assessment;
- Flood Risk Assessment;
- Ground Investigation;
- Ecological Assessment;
- Arboricultural Assessment;
- Planning Policy Appraisal;
- Archaeological Assessment;
- Heritage Assessment;
- Air Quality Assessment; and
- Hydrology Assessment.

CONSTRAINTS AND OPPORTUNITIES SUMMARY

2.20 There are a wide variety of constraints and opportunities that have influenced the design, form and layout of the proposals. The following section seeks to summarise the key elements:

TOPOGRAPHY

2.21 The topography varies between the northern and southern fields, with land sloping to the north and south in the respective fields. This has influenced the proposed drainage strategy and requires a pump station to the south-east of the overall site. The form and layout of the buildings have also been considered to work with the existing terrain.

ACCESS AND MOVEMENT

2.22 Vehicular connection points come from the approved access design to the north. Pedestrian access points will derive from the approved vehicular access point and the north-west via the Public Rights of Way.

EXISTING VEGETATION

2.23 This Section 73 Application includes an arboricultural element. FLAC has undertaken the baseline tree survey, compliant to British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations ensuring tree quality and value has been a consideration of the S73 design process.

2.24 The tree survey has enabled an analysis of the impact of the S73 layout upon the trees. This analysis has identified that the tree retention and removal balance remains the same as previously approved for Outline Planning Consent with the exception of two oaks removed to facilitate drainage connection in the south-west corner of the site and two clusters of ash trees to the south of the site's access, now displaying advancing symptoms of Chalara ash dieback. These infected ash trees have been downgraded within the survey and are recommended for removal in the interests of safety of

users of the highway, Shipley Road.

2.25 The RM layout retained established treed buffers around the site's boundaries. The two boundary veteran trees are afforded their 15x stem diameter no-development Veteran Tree Buffers and the Ancient Woodland boundary is provided with a 15 metre buffer per Natural England's Standing Advice. This remains true for the S73.

2.26 Included within the S73 planning submission material is a Tree Protection Plan. The Tree Protection Plan includes details relating to the phasing of tree protection, arboricultural site monitoring and physical tree protection barriers demonstrating the feasibility of tree protection during the construction phase.

DRAINAGE AND HYDROLOGY

2.27 Drainage features are located in the lowest points of the northern and southern fields and are provided in the form of open drainage features with some tanking proposed in the southern field to maximise storage for the site.

2.28 Two bore holes are being provided on the development to deliver water neutrality to the north and east of the development with supported infrastructure.

UTILITIES

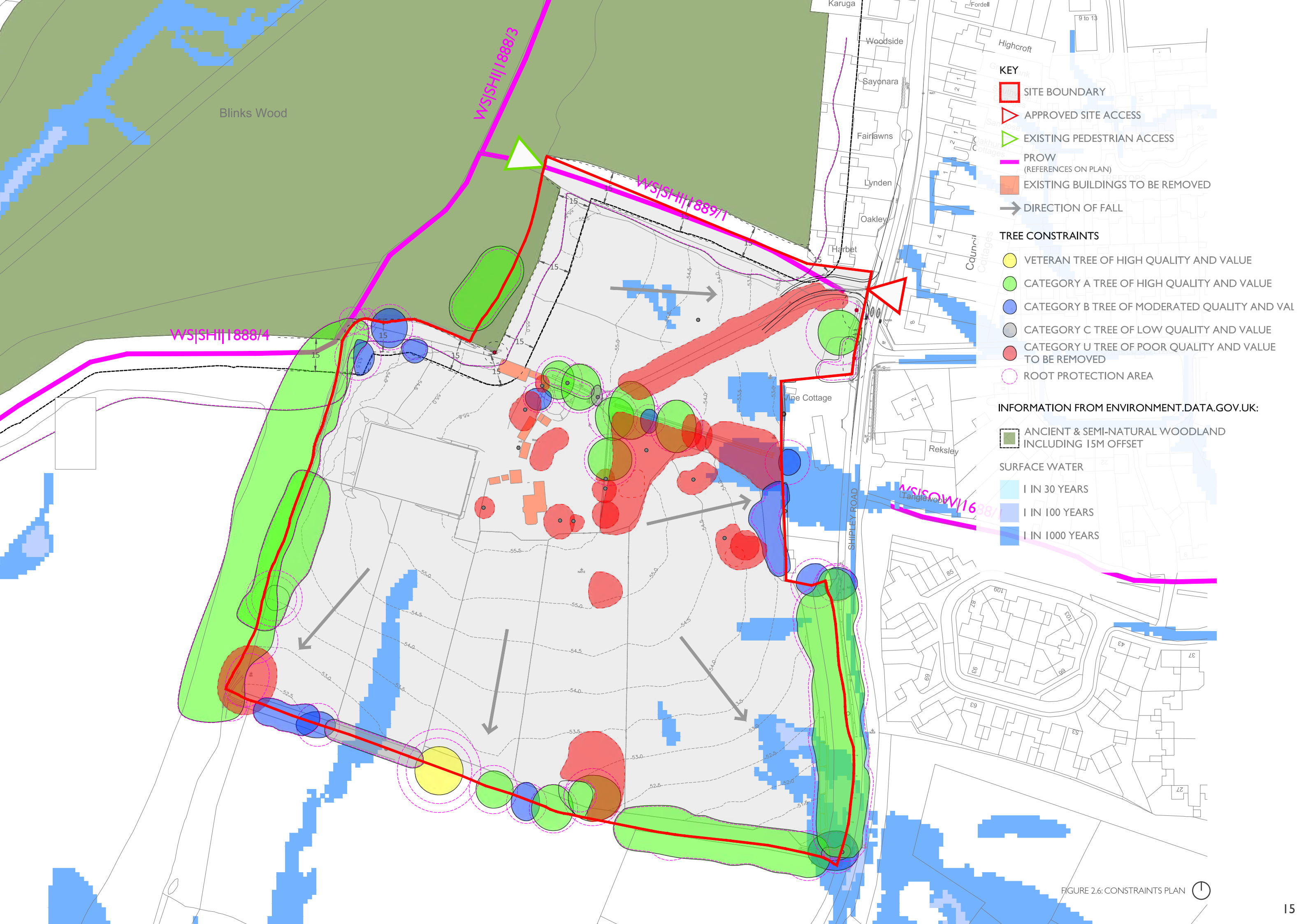
2.29 A pump station and substation are required for the development, both of which are in the northern field. The substation has been moved closer to the site entrance.

2.30 Easement for an existing rising mains runs through the southern parcel and constrains development in this area.

2.31 In the north, existing overhead powerlines have influenced the extent of development in the northern field.

EXISTING BUILDINGS

2.32 All the existing buildings on the site will continue to be demolished.



- KEY**
- SITE BOUNDARY
 - APPROVED SITE ACCESS
 - EXISTING PEDESTRIAN ACCESS
 - PROW (REFERENCES ON PLAN)
 - EXISTING BUILDINGS TO BE REMOVED
 - DIRECTION OF FALL
- TREE CONSTRAINTS**
- VETERAN TREE OF HIGH QUALITY AND VALUE
 - CATEGORY A TREE OF HIGH QUALITY AND VALUE
 - CATEGORY B TREE OF MODERATED QUALITY AND VALUE
 - CATEGORY C TREE OF LOW QUALITY AND VALUE
 - CATEGORY U TREE OF POOR QUALITY AND VALUE TO BE REMOVED
 - ROOT PROTECTION AREA
- INFORMATION FROM ENVIRONMENT.DATA.GOV.UK:**
- ANCIENT & SEMI-NATURAL WOODLAND INCLUDING 15M OFFSET
- SURFACE WATER**
- 1 IN 30 YEARS
 - 1 IN 100 YEARS
 - 1 IN 1000 YEARS

FIGURE 2.6: CONSTRAINTS PLAN

3. DESIGN EVOLUTION

APPROVED PLANNING LAYOUT

3.1 Figure 3.1 shows the approved Reserved Matters layout that was subject to much consultation and evolution.



FIGURE 3.1: APPROVED PLANNING LAYOUT





PROPOSED PLANNING LAYOUT

3.2 A pre-application meeting was held based on the Redrow led design used to acquire the site. The layout was not felt to fully follow the principles of the Reserved Matters layout and Cooper Baillie were brought on board to re-work the previous architect's design to deliver 96 dwellings.

KEY FEATURES

- 1 New sub station location
- 2 Removal of apartment buildings
- 3 Water treatment was no longer needed as the water neutrality issue was overcome and therefore the treatment buildings have been removed
- 4 Revised apartment block design that still frames the views and spaces
- 5 Loss of Sub Station
- 6 Play area space has been relocated

FIGURE 3.2: PROPOSED APPLICATION LAYOUT



4. DEVELOPMENT CHARACTER

DEVELOPMENT FRAMEWORK

4.1 The proposed framework continues to respond to the constraints and opportunities of the site, ensuring the existing landscape and vegetation enclosing the site is given prominence within the development. Residential homes are to be integrated within the landscape led setting, enabling the overall development to deliver a sequence of routes, streets and spaces. The principles in Figure 4.1 continue in the S73 Application design principles.

- KEY
- SITE ACCESS
 - PEDESTRIAN ACCESS
 - PROPOSED BLOCK STRUCTURE
 - PUBLIC OPEN SPACE
 - PROPOSED ROAD
 - FOCAL SPACE
 - PUMP STATION
 - SUB STATION
 - FRONTAGE
 - SuDS
 - OPEN SPACE PATH
 - PUBLIC RIGHT OF WAY
 - EXISTING TREES
 - PROPOSED TREES
 - FOCAL BUILDING



FIGURE 4.1: APPROVED FRAMEWORK PLAN

- 1 The overall block structure remains very similar to the approved Reserved Matters layout
- 2 Focal buildings remain in the same location
- 3 Green links and tree lined streets remain as before

KEY

- ▬ SITE BOUNDARY
- ▴ PROPOSED SITE ACCESS
- ▴ PROPOSED PEDESTRIAN ACCESS
- ▬ ROAD STRUCTURE
- ▬ PEDESTRIAN ROUTES
- ▬ PEDESTRIAN/CYCLE LINKS
- ▬ PROPOSED BUILDING
- ▬ BUILDING FRONTAGE
- ▬ FOCAL SPACE
- ✱ FOCAL BUILDING
- ▬ PUBLIC OPEN SPACE
- ▬ INDICATIVE PLAY AREA LOCATIONS
- ▬ INDICATIVE SuDS
- ▬ PUMPING STATION
- ▬ SUB STATION
- ▬ PUBLIC RIGHT OF WAY
- EXISTING TREES AND HEDGEROWS
- PROPOSED TREES
- PROPOSED SuDS PLANTING



FIGURE 4.2: PROPOSED FRAMEWORK PLAN

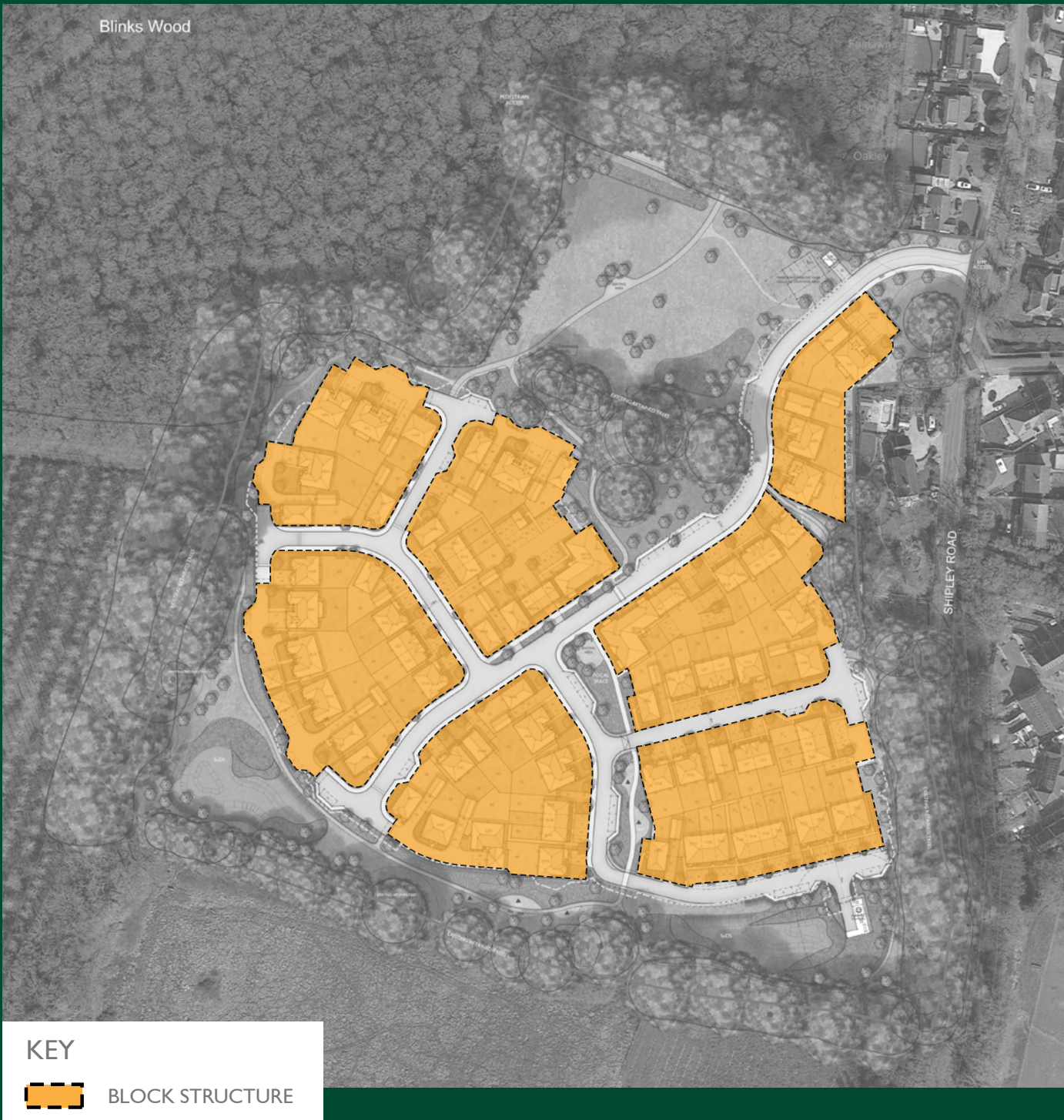
BLOCK STRUCTURE

4.2 The block structure is highly permeable with strong degrees of natural surveillance, through the perimeter block forms, and with all views terminating on buildings or vegetation to enable a heightened sense of legibility and continue in Figure 4.4.

FIGURE 4.3: APPROVED BLOCK STRUCTURE PLAN



FIGURE 4.4: PROPOSED BLOCK STRUCTURE PLAN



BUILDING HEIGHTS

4.3 Building heights within the site were in keeping with the village with predominantly 2 storey dwellings with the occasional 2.5 storey apartment buildings. The principles of which remain the same in the S73 application.

FIGURE 4.5: APPROVED BUILDING HEIGHTS PLAN



FIGURE 4.6: PROPOSED BUILDING HEIGHTS PLAN



LAND USE

4.4 The development is to provide 96 residential dwellings with extensive informal open space and landscaping. The table below sets out the breakdown of the various components to be delivered, with the overall quantum of residential the same as the Reserved Matters.



FIGURE 4.7: APPROVED LAND USE PLAN

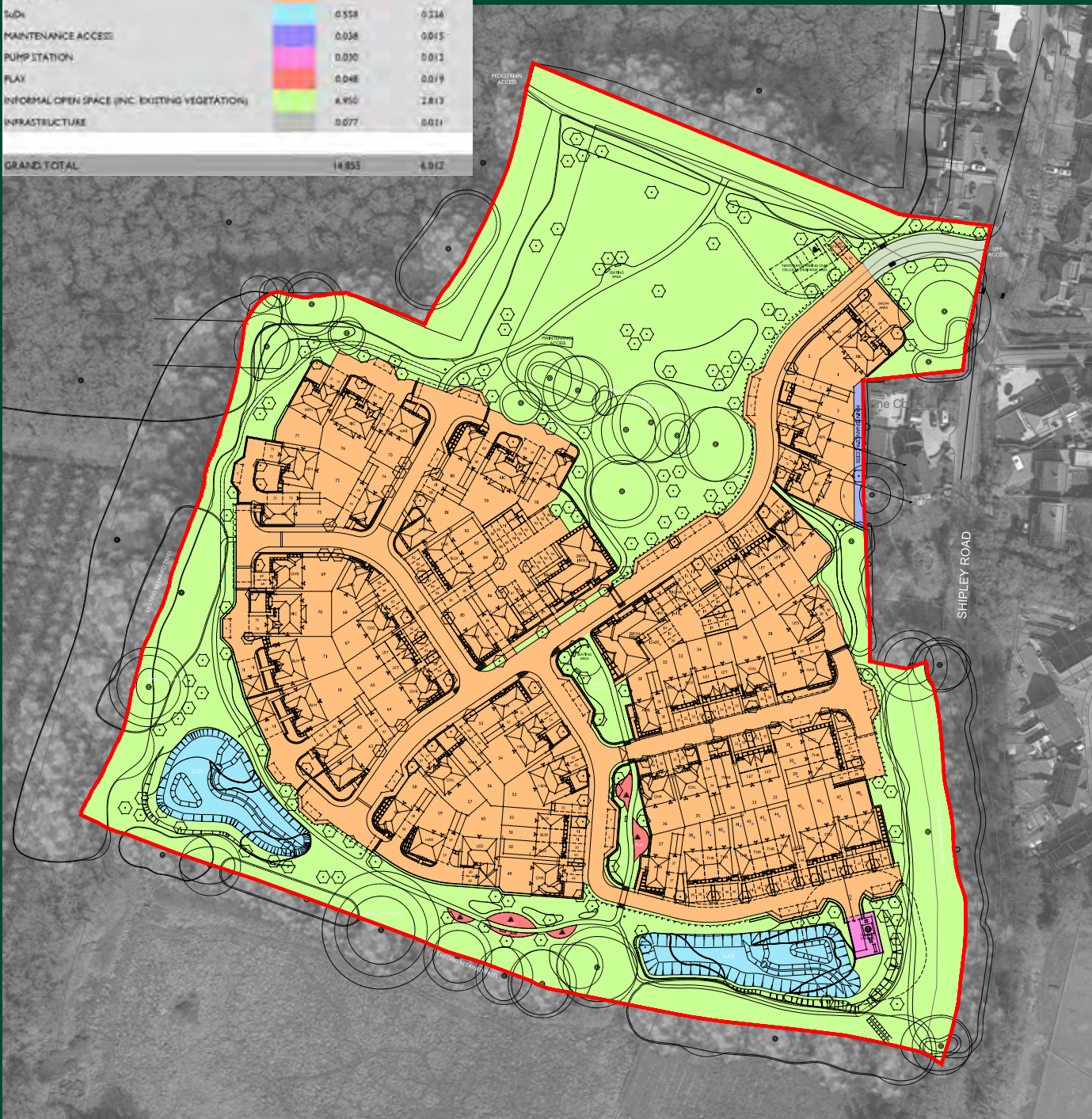


FIGURE 4.8: PROPOSED LAND USE PLAN

HOUSING MIX

4.5 The development is to provide 96 dwellings of mixed type and tenure. Figure 4.10 shows a range of 1-5 bedroom dwellings that will help deliver a sustainable community with the homes located throughout the site to support and define the development character. Below shows the mix comparisson of 4 - 2 bedroom dwellings.

Reserved Matters Mix:

- 4 Bedroom - 6 - 6%
- 3 Bedrom - 50 - 50%
- 2 Bedroom - 34 - 34%

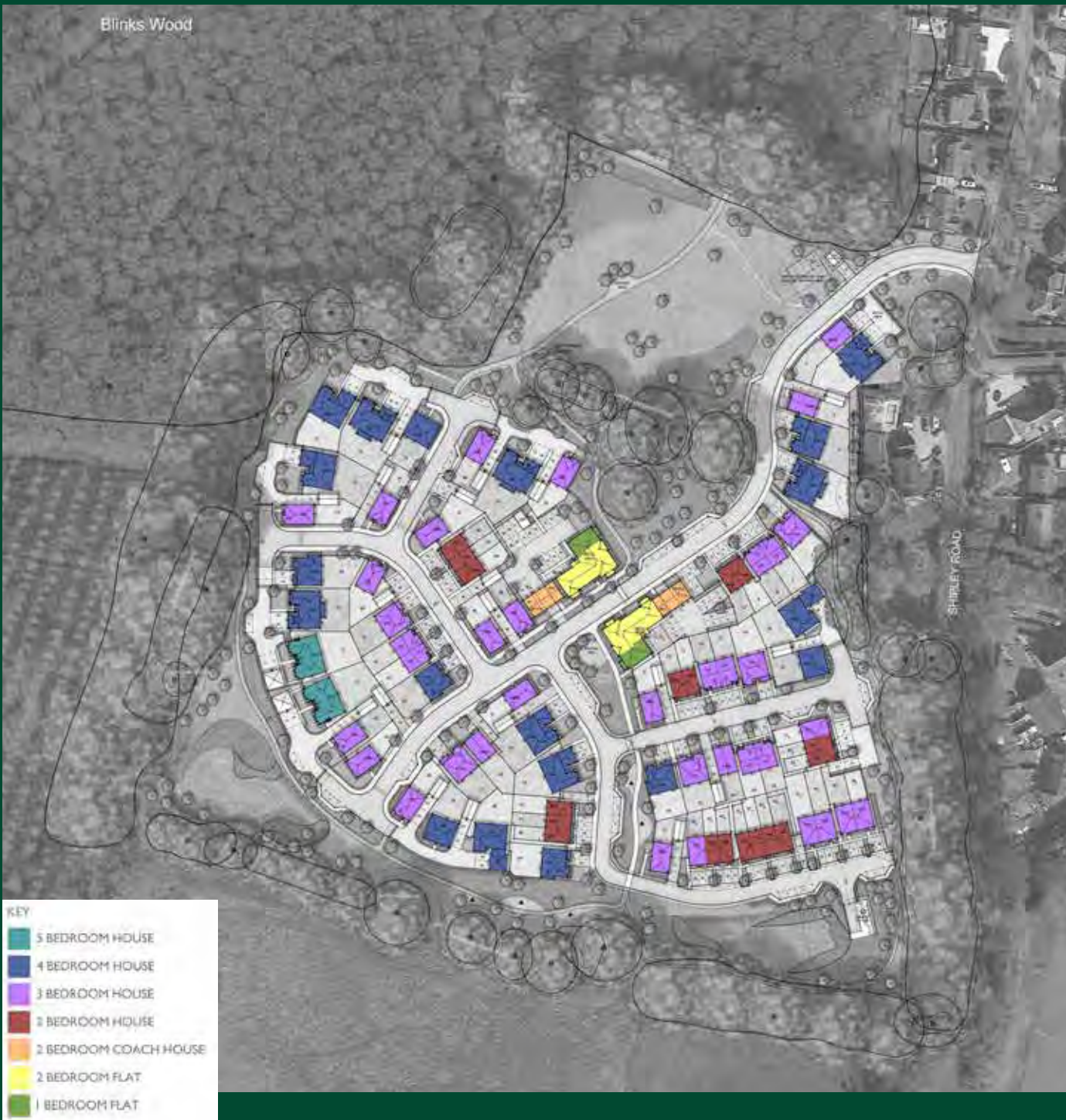
Section 73 Mix:

- 4 Bedroom - 19 - 20%
- 3 Bedroom - 37 - 37%
- 2 Bedroom - 32 - 33%

FIGURE 4.9: APPROVED HOUSING MIX PLAN



FIGURE 4.10: PROPOSED HOUSING MIX PLAN



AFFORDABLE HOUSING

4.6 This submission provides 35% affordable housing located across the development and the mix is complaint with the local planning policy. The design of the homes are to be tenure blind and will ensure the affordable housing is well integrated within the site with a mix of affordable rent and low cost ownership housing. Figure 4.12 shows how the designation of affordable homes has changed from the Reserved Matters Application.

FIGURE 4.11: APPROVED AFFORDABLE HOUSING PLAN



FIGURE 4.12: PROPOSED AFFORDABLE HOUSING PLAN



5. ARCHITECTURAL STYLE

EXTERNAL FINISHES

5.1 The overall proposed materials seek to respond to the local character and provide a new distinctive quarter of high quality homes that are well designed and bespoke to their location. The proposals follow the principles of the approved Reserved Matters Application.

EXTERNAL MATERIALS KEY

BRICK 1 - BROWN / RED MOTTLED BRICK WITH BRICK 3 CONTRASTING FEATURE BRICKS.

BRICK 2 - RED / BROWN BRICK, WITH BRICK 3 CONTRASTING FEATURE BRICKS.

COLOURED THROUGH RENDER.

TILE 1 - RED / BROWN ROOF TILE

TILE 2 - DARK BROWN ROOF TILE

VERTICAL TILE HANGING WITH DECORATIVE CLUB TILES TO MATCH MAIN ROOF COLOUR.

WHITE COMPOSITE CLADDING.

BLACK COMPOSITE CLADDING.

FLEMISH BOND BRICKWORK PATTERN

BRICK QUOINS

GRP CHIMNEY

SAGE GREEN WINDOWS

NOTES

ALL BOXED EAVES ROOFING SYSTEMS TO BE ANTHRACITE GREY WHITE UPVC WINDOWS UNLESS DEPICTED OTHERWISE

ALL RAIN WATER PIPES TO BE BLACK UPVC.

BRICK AND TILE COLOURS TO BE DISCUSSED, AND TO CONFORM WITH THE LOCAL VERNACULAR.

FOR DOOR COLOURS PLEASE REFER TO STREET SCENES AND VISUALS

FIGURE 5.1: APPROVED EXTERNAL FINISHES PLAN



EXTERNAL MATERIALS KEY

BRICK 1 - DARK RED MULTI BRICK WITH RED STOCK CONTRASTING FEATURE BRICKS.

BRICK 2 - LIGHT RED MULTI BRICK, WITH RED STOCK CONTRASTING FEATURE BRICKS.

COLOURED THROUGH RENDER.

VERTICAL TILE HANGING WITH DECORATIVE CLUB TILES TO MATCH MAIN ROOF COLOUR.

TILE 1 - RED / BROWN ROOF TILE

TILE 2 - GREY ROOF TILE

WANDY EDGE BOARDING

RENDER & WOOD TUDOR GABLE FEATURE

TILE HANGING FEATURE

NOTES

ALL BOXED EAVES ROOFING SYSTEMS TO BE WHITE

WHITE UPVC WINDOWS

ALL RAIN WATER PIPES TO BE BLACK UPVC

BRICK COLOURS TO BE DISCUSSED, AND TO CONFORM WITH THE LOCAL VERNACULAR

FOR DOOR COLOURS PLEASE REFER TO STREET SCENES AND VISUALS

FIGURE 5.2: PROPOSED EXTERNAL FINISHES PLAN



APPROVED STREET SCENES



FIGURE 5.3: LOCATION PLAN



LIGHT COLOUR
RENDER AS A
FOCAL MATERIAL



TALLER BUILDING ELEMENTS HAVE
MUTED TONES TO BLEND IN WITH
THE LANDSCAPE SETTING



FEATURE BOARDING
IN GABLE ROOFS



TONAL RED BRICK

MATERIALS

5.2 Materials consist of brick and render to respect the existing vernacular of the village and the site's immediate context.



TONAL RED
BRICK



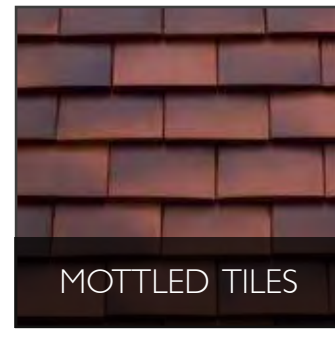
RED MULTI-BRICK



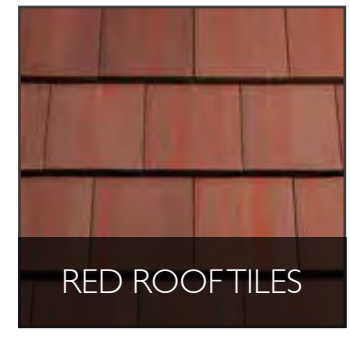
COMPOSITE
CLADDING



LIGHT COLOUR
RENDER



MOTTLED TILES



RED ROOFTILES

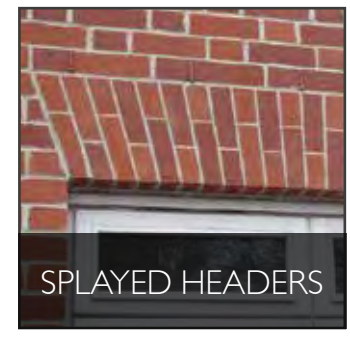
FEATURES



CHIMNEYS



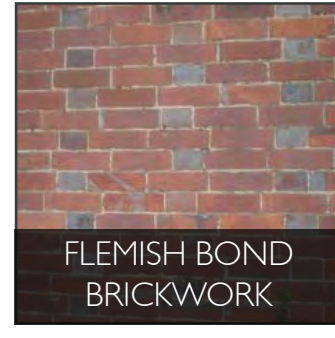
PORCHES



SPLAYED HEADERS



DECORATIVE TILES



FLEMISH BOND
BRICKWORK



BRICK QUOINS

PROPOSED STREET SCENES



FIGURE 5.4: LOCATION PLAN

MOCK TUDOR GABLE FEATURE



01



RED/BROWN ROOF

OVERTON
PLOT 46
RL: 54.300

BUXTON
PLOT 11
RL: 54.400

BUXTON
PLOT 11
RL: 54.400

BUXTON
PLOT 12
RL: 54.400

HENLEY
PLOT 13
RL: 54.475

HENLEY
PLOT 14
RL: 54.475

AMBURY
PLOT 15
RL: 54.475

OVERTON
PLOT 46
RL: 54.300

TILE HANGING



02



WHITE UPVC
WINDOWS

AMBURY
PLOT 17
RL: 55.300

HENLEY
PLOT 18
RL: 55.300

STAFFORD GREEN
PLOT 19
RL: 55.300

OVERTON
PLOT 47
RL: 55.300

OVERTON
PLOT 48
RL: 55.300



LEITCHWORTH
PLOT 41
TEL: 01525

LEITCHWORTH
PLOT 46
TEL: 01525

OXFORD CREST
PLOT 47
TEL: 01525

STRATFORD CREST
PLOT 48
TEL: 01525

COLOURED
THROUGH RENDER



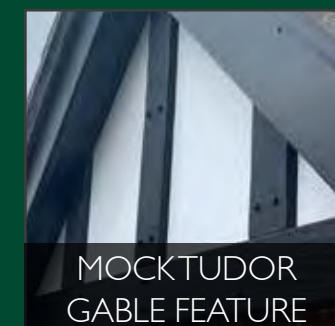
LEITCHWORTH
PLOT 41
TEL: 01525

LEITCHWORTH
PLOT 46
TEL: 01525

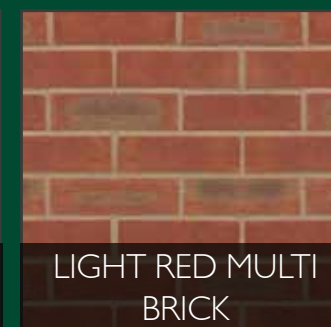
OXFORD CREST
PLOT 47
TEL: 01525

STRATFORD CREST
PLOT 48
TEL: 01525

KEY DETAILS



MATERIALS



APPROVED VIEW



PROPOSED VIEW



6. LANDSCAPE DESIGN

LANDSCAPE STRATEGY

6.1 The landscape strategy for the proposed development has been informed by the existing landscape and visual context of the site and surrounding area and draws upon the principles established in the Outline Planning Application:

- To maintain existing key landscape features such as mature hedgerows or trees through sensitive sighting and arrangement of the development proposals.
- To retain and enhance the existing boundary vegetation with native species.
- To retain and enhance the existing Public Rights of Way and establish new routes through the open space network, improving connectivity between new and existing communities and the wider natural environment.
- To retain and enhance existing habitats through the introduction of new planting and focused management.
- To provide additional natural play opportunities in accessible locations.

6.2 The landscape strategy will contribute towards creating an attractive place that responds to the attributes of the site and local context by providing high-quality open spaces, as well as a permeable and green street scape.

RETENTION OF EXISTING FEATURES

6.3 Landscape features on site are largely limited to existing field boundaries. The field boundaries consist of a mix of native hedgerows with native tree planting. They are a key characteristic of the site. The initial zoning of the masterplan has ensured this structural vegetation is largely preserved with minimal vegetation loss in the centre of the site. Loss of existing vegetation is minimal but will be mitigated by a substantial net increase in tree and native scrub planting. The landscape strategy aims to significantly enhance the open spaces that remain on site.

KEY LANDSCAPE SPACES

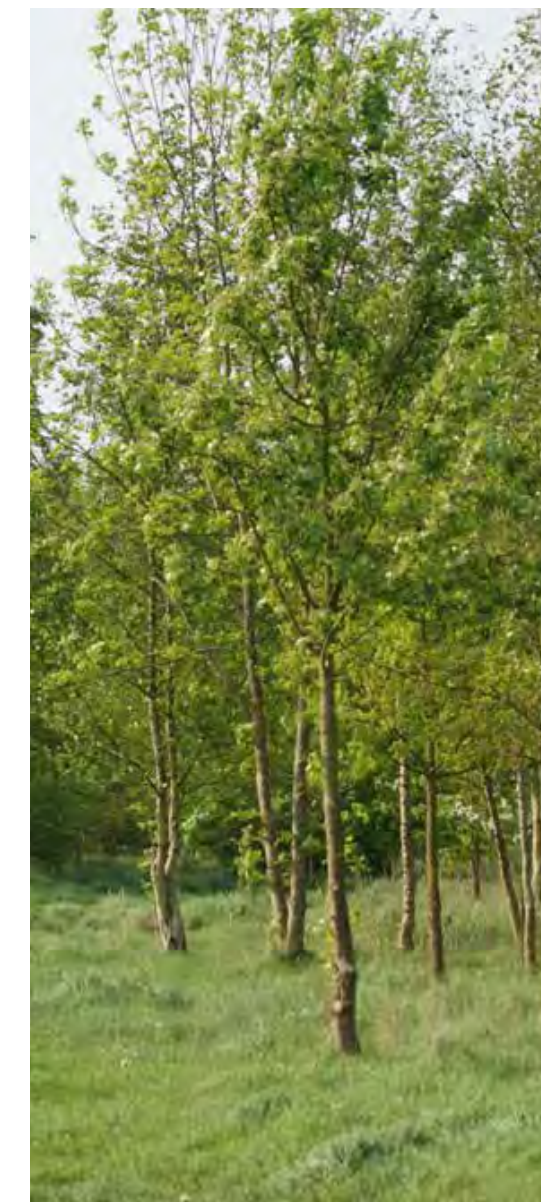
6.4 The proposed public open spaces are a key feature of the development. They will provide opportunities for a range of informal landscape uses, such as play, general recreation as well as seating for quiet contemplation. Multifunctional spaces will create social space for new residents, offering a safe and attractive amenity space with natural surveillance from the adjacent properties and offer opportunities to create new habitats and enhance biodiversity in line with the ecologist recommendations.

6.5 The landscape strategy aims to create a complementary setting for the new homes and to deliver a multifunctional and high-performance network of open space which diversifies the lives of the new and existing communities while enhancing natural habitats. The landscape proposals will include a network of green infrastructure comprising areas of largely informal and naturalistic open space and incorporating enhanced structural planting, naturalised surface water attenuation ponds and improved or new habitats.





FIGURE 6.1: APPLICATION LAYOUT



NORTHERN OPEN SPACE

6.6 The large area of public open space to the north of the site has a mature wooded boundary to the north and west. A Public Right of Way runs along the northern boundary and will be enhanced to improve accessibility to the wider landscape. Informal mown paths are introduced through the open space to create connectivity for the new residents.

6.7 The open space will mainly consist of the retention of the existing grassland, over seeded with a species rich mix to enhance its biodiversity value. Areas of scrub are introduced along the PRow and along the road to create a sense of enclosure.

6.8 Seating is included within the centre of open space to provide a resting point for users of the Public Right of Way or an area of quiet contemplation for new residents.



GREEN EDGE

6.11 The Green Edge creates a linear park around the eastern, southern and western site boundaries and ensures that built form is set away from the existing boundary vegetation which is retained and enhanced with new native tree and scrub planting.

6.12 The Green Edge is a multifunctional space, providing space for recreation, play and habitat, as well as natural drainage through the introduction of SuDS ponds which have been integrated into the landscape with suitable native shrub and wetland planting.

6.13 An informal mown footpath runs through the Green Edge connecting to the northern open space and the PRow with timber play features integrated along the way.

PLAY STRATEGY

6.14 Play space is integrated along the Green Edge, creating a play route through the open space encouraging children to interact with the natural environment.

6.15 Play features consist of simple timber structures and other natural materials suitable for a more rural environment and creating an enhanced sense of imagination.

6.16 In addition, the inclusion of insect hotels within the open space provide educational aspects to this play route as well.



DRAINAGE STRATEGY

6.17 Surface water generated by the majority of the development will drain to attenuation basins; one located in the south-west of the site, and the other located in the south-east. In addition to attenuation, the basins will provide aesthetic and biodiversity benefits. There are attenuation tanks located within parking courtyards, private roads and open space to provide additional storage upstream of the basins. Flows from the basins will be discharged to the existing ditch on site at a restricted rate, equivalent to the greenfield runoff rate of the development. Surface water generated by the smaller northern catchment will drain to a cellular storage tank beneath the area of open space. Flows will be treated using a proprietary treatment device before discharging at the greenfield rate to the existing highway drainage.

6.18 The SuDS features have been designed to accommodate surface water runoff generated by a 1 in 100 year plus climate change storm, as well as account for urban creep in line with local and national policy. This is to ensure flood risk is not exacerbated anywhere upstream or downstream of the site.

WATER STRATEGY

6.19 The potable water strategy would seek to incorporate efficiency measures, such as water reuse and recycling to reduce water consumption across the development. This could be achieved by the use of water butts, rainwater harvesting and greywater harvesting.

FOUL STRATEGY

6.20 For the majority of the site, foul flows will drain by gravity to a pumping station located to the south-east of the site. Flows will be pumped towards the north and connect into a foul gravity system on site, before discharging into the Southern Water public foul sewer along Shipley Road.



7. ACCESS AND MOVEMENT PERMEABILITY

- 7.1 The overall principles remain identical between the RMA and S73 applications.
- 7.2 The site is highly permeable, offering pedestrian routes throughout and into the proposed open spaces.
- 7.3 The development ties in with the proposed wider Public Right of Way network for pedestrians and the block structure is designed to maximise the connections through the proposed development to these points of access.

FIGURE 7.1: APPROVED PERMEABILITY PLAN



PUBLIC RIGHT OF WAY

7.4 The entry and exit points of the Public Right of Way will remain unchanged and the proposed footpath will be significantly enhanced by landscape planting that will not only provide a definitive route through the site but offers an attractive and pleasant environment for users of the PRow.

FIGURE 7.2: PROPOSED PERMEABILITY PLAN



STREET HIERARCHY & SITE ACCESS

7.5 The road hierarchy has been simplified and seeks to minimize the dominance of roads, with an emphasis on private drives adjoining the landscape features of proposals and providing a softer edge to the development.

FIGURE 7.3: APPROVED STREET HIERARCHY PLAN



FIGURE 7.4: PROPOSED STREET HIERARCHY PLAN



PARKING

7.6 Parking has been designed to meet West Sussex standards and to ensure it does not overbear the street scenes, whilst also being convenient for residents and visitors.

7.7 The parking strategy proposes a mix of garages, driveways, lay-bys and parking courts with visitor parking evenly distributed across the site.



7.8 The principles of the Reserved Matters has remained largely unchanged excluding the key change in parking strategy where parking spaces have been allocated and the use of garages in place of car ports.



BIN & CYCLE STORAGE

7.9 For the houses, an area of hard-standing will be provided to ensure refuse and recycling can be stored within the garden with provision of a side gate to access the street.

7.10 The development will be designed so that a large refuse vehicle can manoeuvre through the street network. Bins will be allocated within a 10m carry distance of refuse vehicles and within 30m of a resident's boundary. Bin collection points (BCP) will be strategically located where these standards are not achievable.

FIGURE 7.7: APPROVED BIN AND CYCLE STORAGE PLAN



FIGURE 7.8: PROPOSED BIN AND CYCLE STORAGE PLAN



8. CONCLUSION

8.1 The Section 73 Application delivers the same urban design principles as the Reserved Matters Application with minor subtle variation to quantum and articulation of architectural detailing.

8.2 The structure, form and landscape design remain identical, or similar, to deliver a high quality place to live.





