

Cedar Cottage

Sandygate Lane, Lower Beeding



Design & Access Statement

April 2026

Contents

1.0 Background		4.0 Design process	
1.1 The Purpose of this Document	4	4.1 Introduction	20
1.2 Site Location	4	4.2 Pre-Application Advice & Consultation	20
1.3 Vision	6		
2.0 Site & local context		5.0 Proposals	
2.1 Site Description	10	5.1 Proposed Layout	22
2.2 Local Context	11	5.2 Amount	23
2.3 Landscape Analysis	12	5.3 Tenure	23
2.4 Local Facilities & Amenities	14	5.4 Scale	23
		5.5 Appearance	24
3.0 Design framework		5.6 Materials & Detailing	25
3.1 Introduction	16	5.7 Streetscenes	26
3.2 National Planning Policy Framework	16	5.8 Landscape	28
3.3 Local Planning Policy	16	5.9 Access, Parking & Servicing	29
3.4 Other design guidance	16	5.10 Sustainability	31
3.5 The National Design Guide	16	5.11 Crime Prevention and Community Safety ..	32
3.6 Site Considerations	17	5.12 Inclusiveness - Access for All	32
3.7 Site Opportunities	18	5.13 Secure by Design	32
		6.0 Conclusions	
		6.1 Summary	34

Design Team

Applicant: BlackOnyx Becketts Limited www.blackonyxgroup.com	
Architect: OSP Architecture www.osparchitecture.com	
Planning Consultant: WHALEBACK www.whaleback.co.uk	
Flood Risk & Drainage Consultant: Glanville www.lloydbore.co.uk	
Arboricultural Consultant: Simon Jones Associates www.sjatrees.co.uk	
Highways Consultant: Glanville www.glanvillegroup.com	

25109 : April 2026
Ordnance Survey data © Crown Copyright. All rights reserved. Licence number AC0000851327

1.0 Introduction

1.0 Background

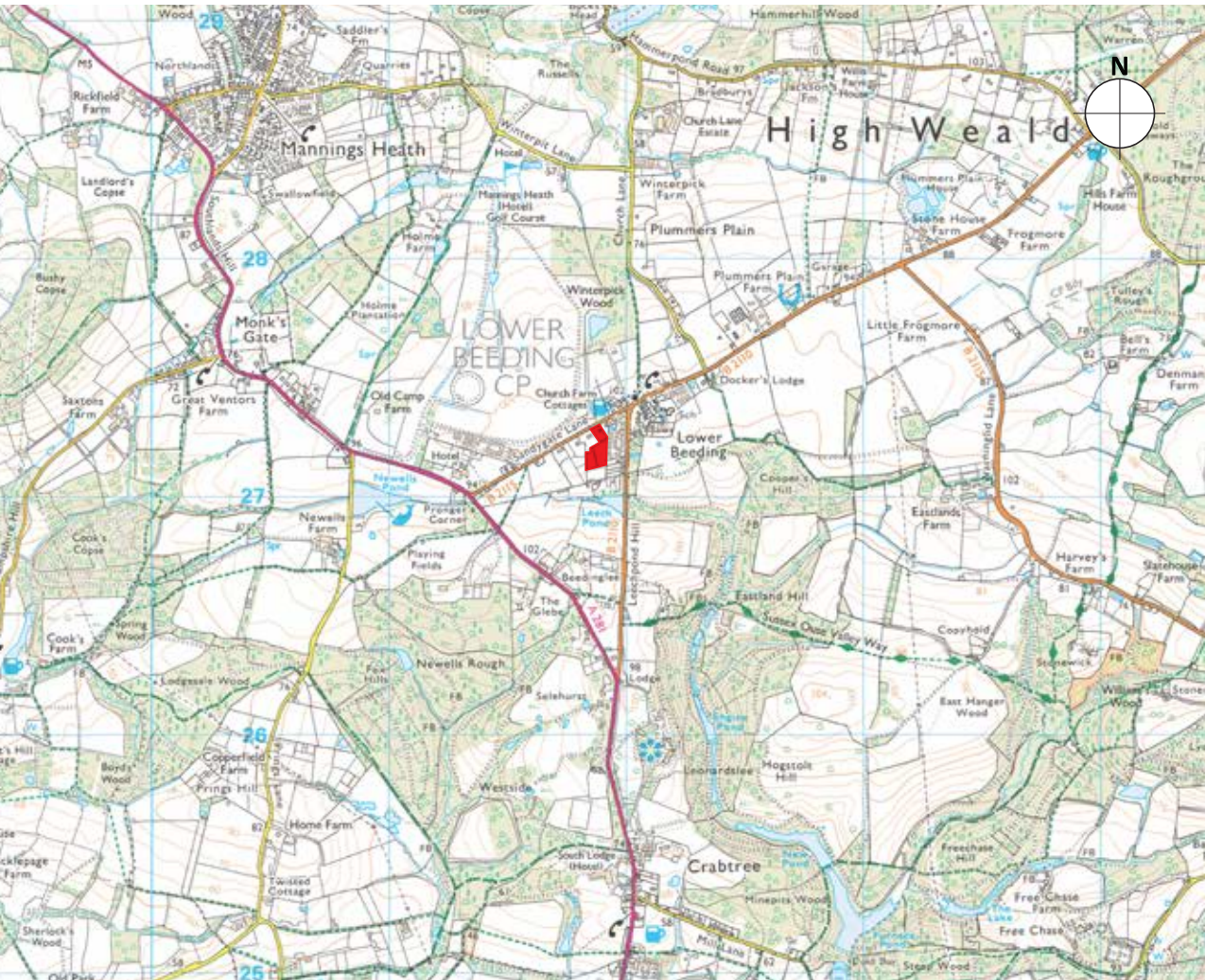
1.1 The Purpose of this Document

This Statement accompanies a Full planning application for the development of Land at Cedar Cottage, Sandygate Lane, Lower Beeding on behalf of BlackOnyx Becketts Limited.

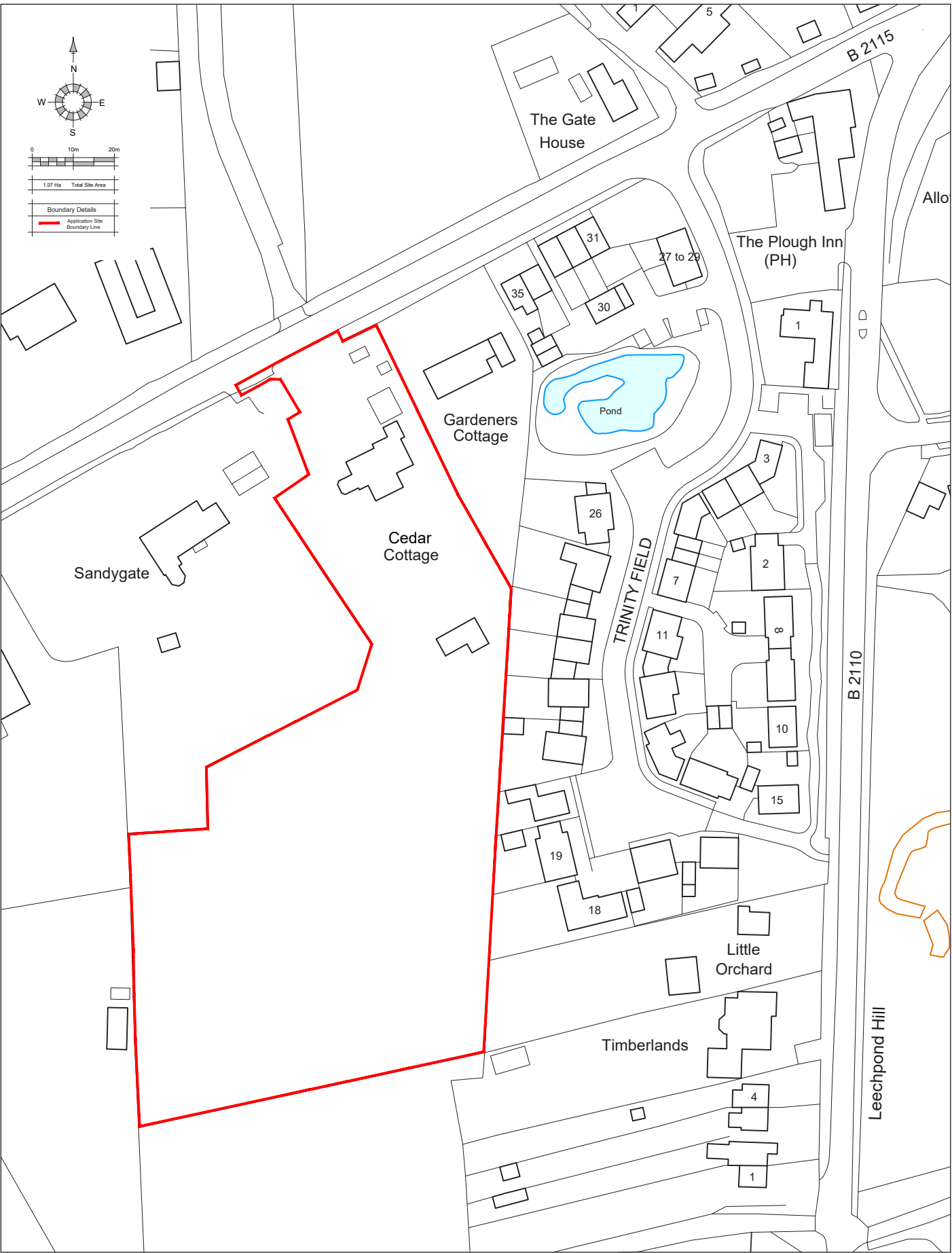
This statement has been prepared in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and subsequent amendments, and in the light of the Government's Planning Practice Guidance relating to Design and Access Statements.

1.2 Site Location

The 1.07 hectare site lies on the western edge of Lower Beeding. Adjacent to the eastern boundary is the recent residential development of Trinity Fields, with access to the rear of The Plough, sweeping southwards past a landscaped pond area, extending the village in a southerly and westerly expansion. The village is centrally located within the wider Lower Beeding Parish as the principal settlement.



Site context plan (site marked in red - NTS)



Site location plan (1:1250)

Holy Trinity Church, Lower Beeding



Vision

“An attractive sustainable addition to the rural village of Lower Beeding, which will integrate with and enhance the local community.



2.0 Existing Site & Context

2.0 Existing Site & Context

2.1 Site Description

The site is located on the southern side of Sandygate Lane in the village of Lower Beeding. It currently comprises Cedar Cottage, a detached dwelling with access from Sandygate Lane and its curtilage, together with two paddocks to the rear. The garden contains a wide variety of ornamental trees and shrubs.

The site is located at the western edge of the village of Lower Beeding between the properties Sandygate and Gardeners Cottage. The Trinity Fields development sits directly adjacent to the eastern boundary of the site, and to the north is The Gallops, a housing development for 22 dwellings currently under construction. To the west of the site are further detached residential properties with large rear gardens, and to the south is a small field with mature trees to the shared boundary. Beyond that are a small number of detached properties accessed from Leechpond Hill. The site is therefore adjoined by residential land uses on all sides.

The site features a mature tree and hedgerow belt to its southern boundary. There are two trees within the garden of the adjoining property to the east (Gardeners Cottage) which are subject to a Tree Preservation Order (TPO/1422).

The site directly adjoins the settlement boundary of Lower Beeding to the east, with good accessibility to larger settlements in the development plan. The village core contains a church, pub (the Plough Inn), a primary school and children's nursery. The village is served by regular bus services to Horsham, Haywards Heath and beyond.

The site is located approximately 90m from the boundary of the High Weald National Landscape to the east. There is an extensive network of public rights of way within the area which provide good access to the countryside surrounding the site. There are no Public Rights of Way within or adjacent to the site. The site is not located within a Conservation Area nor are there any Listed Buildings in close proximity and lies within Flood Zone 1.



Existing view looking south from Sandygate Lane



North elevation of existing dwelling



West elevation of existing dwelling



South elevation of existing dwelling



View looking south east from edge of paddock



Aerial photograph of the site and surrounding context showing photograph viewpoints

2.1 Site Description



2.2 Local Context

The photographs on this page present a snapshot of the local area immediately adjacent to the site. They demonstrate the local character of the area which is typical of the wider context. The area is predominantly low to medium density residential dwellings that are mostly two storeys and have external facades and roofs in traditional materials typical of the area, and present a cohesive domestic vernacular architecture in terms of scale, massing and materiality.



Sandygate Lane



Trinity Fields



Trinity Fields



Brick Kiln Close



Church Farm Courtyard



Trinity Fields



Trinity Fields



Church Close



Fir Tree Close



Handcross Road



Handcross Road

2.3 Landscape Analysis

The site currently comprises Cedar Cottage and its garden with access from Sandygate Lane, together with two paddocks to the rear. The garden contains a wide variety of ornamental trees and shrubs, and the paddocks are lined by native trees and hedgerow vegetation.

The site is located at the western edge of the village of Lower Beeding between the properties Sandygate and Gardeners Cottage. The Trinity Fields development sits directly adjacent to the eastern boundary of the site, and to the north is The Gallops housing development currently under construction. To the west of the site are

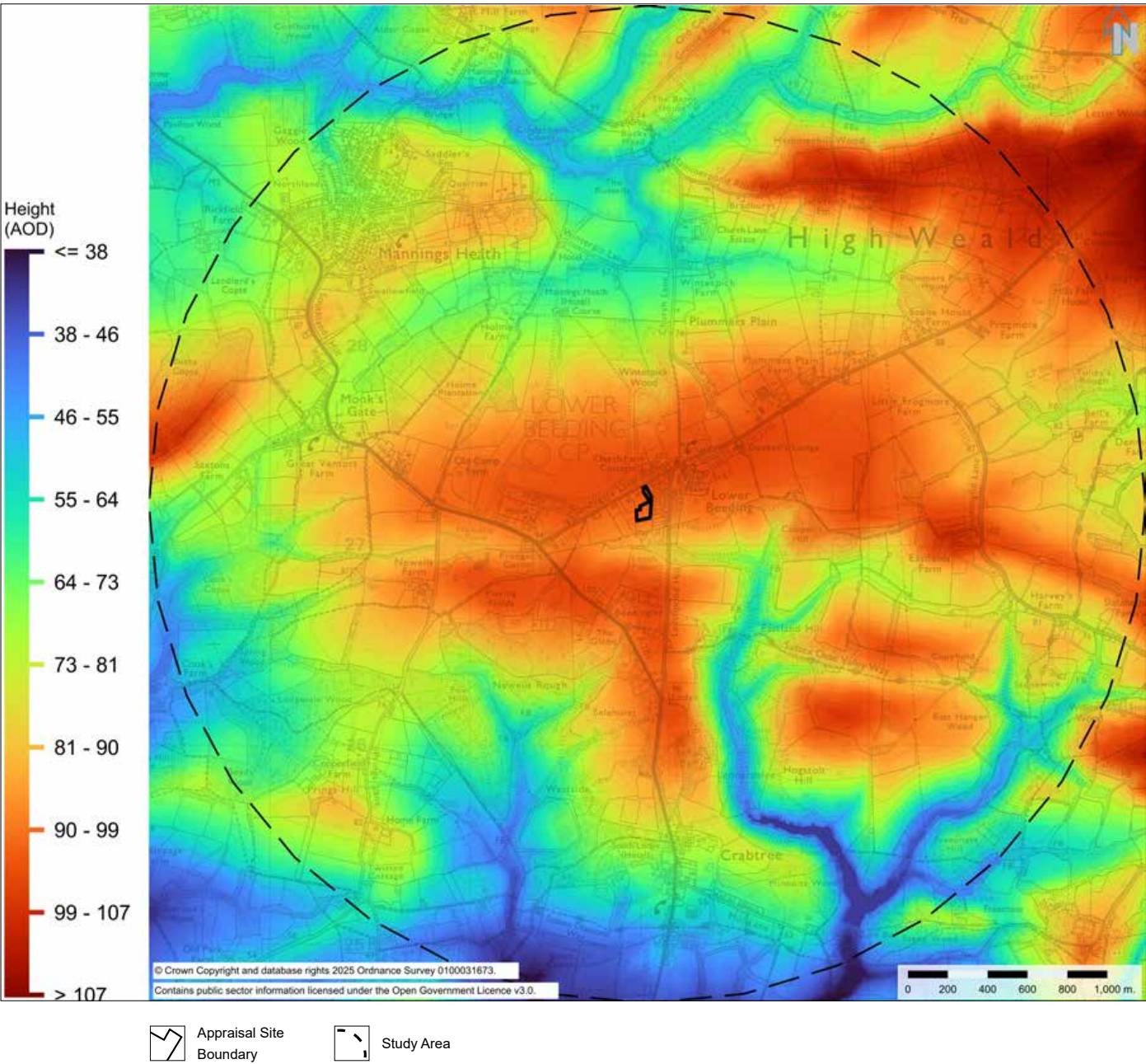
further detached residential properties with large rear gardens, and to the south is a small field now covered in natural regeneration scrub, with mature trees to the shared boundary. Beyond that are a small number of detached properties accessed from Leechpond Hill.

There are no public rights of way within or adjacent to the site.

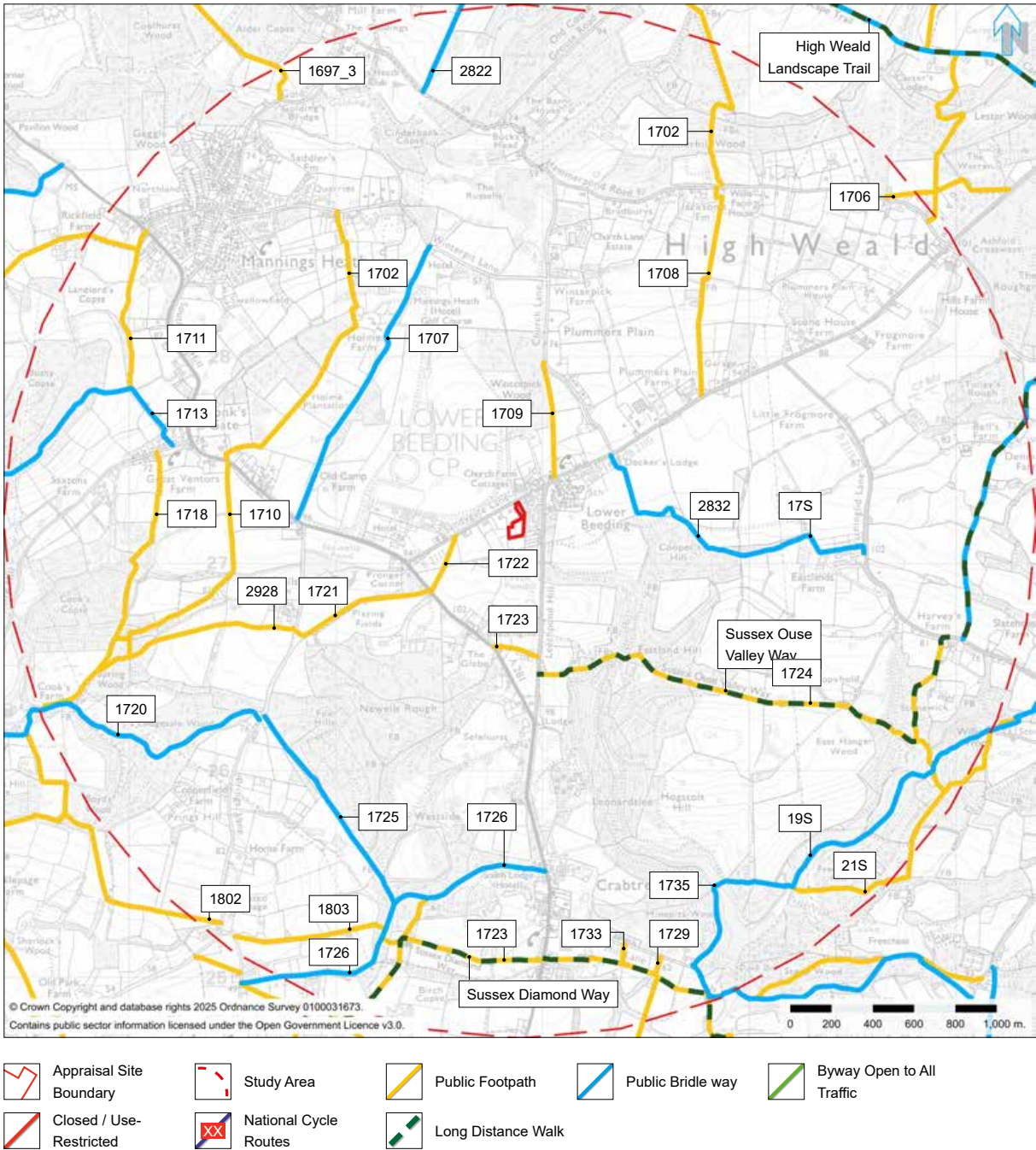
The wider landscape setting is typical of the High Weald area, being a ridge of a high ground comprising predominantly farmland and woodland, incised by steeply sided ghyll streams. There is high coverage of Ancient Woodland within the study area, although none within or adjacent to the site.

There is an extensive network of public rights of way within the study area which provide good access to the countryside surrounding the site.

The site is close to the edge of the High Weald National Landscape.



Surrounding topography (LLoyd Bore)



Locations of Public Rights of Way (LLoyd Bore)

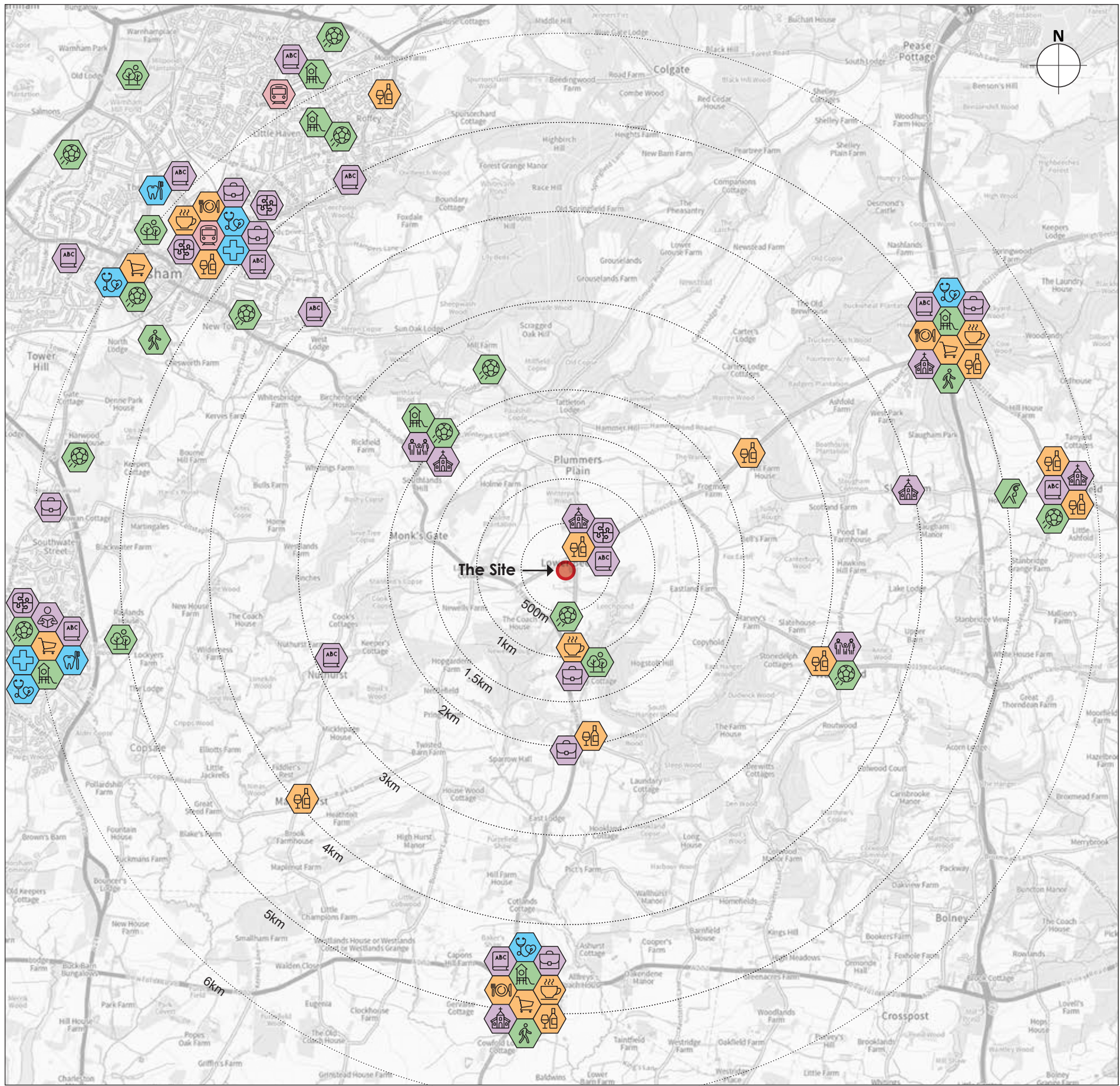


Landscape Analysis drawing (Lloydbore)

2.4 Local Facilities & Amenities

The Local Amenities plan on this page indicates the variety of local facilities and amenities within a 6km radius and demonstrates that site is within a sustainable location. Refer to Glanville Highways and Transport assessment for details of highway network.

-  Bus stop
-  Railway station
-  Cycle route
-  Shop
-  Post Office
-  Cafe
-  Restaurant/take-away
-  Pub/bar
-  Doctors surgery/hospital
-  Dentist
-  Pharmacy
-  Place of Worship
-  Library
-  Community use
-  Employment
-  School/college
-  Nursery/pre-school
-  Playground
-  Sports facilities
-  Swimming pool
-  Sports centre/hall
-  Public open space
-  Parkland/forest



Local amenities plan (1:25,000)

3.0 Design Framework

3.0 Design Framework

3.1 Introduction

This section sets out the key policies and guidance which form the framework within which the design of the scheme has been developed.

Further considerations include the relevant policies of the Planning Practice Guidance and Supplementary Planning Guidance.

For more detailed planning information please refer to the Planning Statement prepared by Whaleback which accompanies the application

3.2 National Planning Policy Framework

The NPPF was published in 2012 and has been updated on a number of occasions since, the latest being in December 2024. The document sets out national guidance relating to design. Paragraph 131 states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Paragraph 135 explains that planning decisions should aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Further detailed guidance on design issues was provided in March 2014, within the Government's Planning Practice Guidance. The Guidance explains that planning should promote:

- Local character (including landscape setting)
- Safe, connected and efficient streets
- A network of green spaces (including parks) and public places
- Appropriate security measures and address crime prevention
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods

A well designed place is defined as one which is functional, supports mixed uses and tenures, is adaptable and resilient, has a distinctive character, is attractive and promotes ease of movement. Public spaces should be lively. Guidance is provided on layout, building form, scale, details and materials.

3.3 Local Planning Policy

Please refer to the supporting Planning Statement by Whaleback submitted with the application that includes a review of the local planning policy context.

3.4 Other design guidance

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

- Manual for Streets (2007) (MfS 2, September 2010);
- Secured by Design;
- Living with Beauty (2020);
- Building for a Healthy Life (2020); and
- Places Where People Want to Live (2018).



3.5 The National Design Guide

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

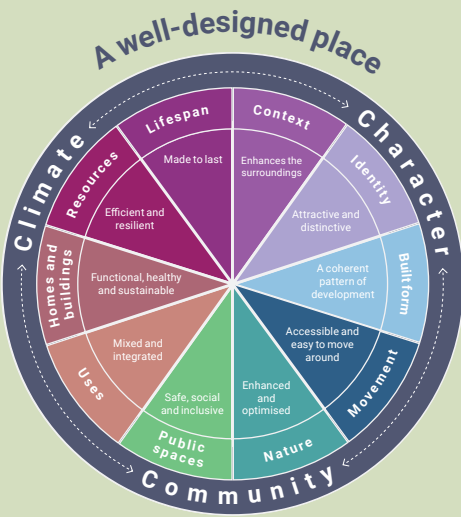
This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

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

The 10 characteristics of the National Design Guide

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

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



The ten characteristics of well designed places (National Design Guide, September 2019)

3.6 Site Considerations

A number of constraints and opportunities have been identified following the assessment of the site and its surrounding context. Utilising the site surveys undertaken during the design process, the following site considerations have been used to inform the design proposals.

The key constraints on the site are the topography, the existing trees and hedgerows and the relationship between the site and the adjacent existing context.

The privacy and landscape impact have also been a key consideration that has informed the design approach. The key constraints are listed below and illustrated on the constraints plan.

The key constraints include:

- Maintaining access into adjacent property of Sandygate.
- Presence of trees considered of high arboricultural and landscape value as both RPA and canopies have to be taken into account within the layout design of the development.
- Presence of existing native shrubs and hedgerows around the edge of the site and their ecological value.
- Ensuring a positive interface between existing residential gardens and the dwellings along the eastern and western boundaries.
- Ensuring safe pedestrian and cycle access and circulation into the site from Sandygate Lane.
- Views into the site from Sandygate Lane.
- Integrating the scheme with the local context in terms of materials, detailing and character.



Site constraints plan

3.7 Site Opportunities

During the preliminary design stage and development of the scheme it was important to utilise clear design principles which are embedded in the site and drawn from the local context.

The design team have extensive experience in developing similar sites as sensitive extensions to existing settlements. The opportunities presented by the site are considered to be:

- To deliver a high quality, sustainable residential layout which can be integrated into the existing village context.
- Potential to provide a number of new and affordable homes to assist in meeting local housing requirements.
- Retention and enhancement of tree and landscape features and opportunity to enhance structural vegetation along the site boundaries.
- Potential to introduce ecological features to enhance the amenity value of the green space and add potential for increased biodiversity.
- Opportunity to respect the visual amenities of the wider landscape setting and the importance of minimising the visual impact of the proposals with the retention and enhancement of the existing vegetation structures.



Site opportunities plan

4.0 Design Process

4.0 Design Process

4.1 Introduction

The design process has been informed by the requirement to provide a landscape-led scheme using the appropriate type and amount of high quality homes within the setting and context of an edge of settlement semi-rural location.

The proposed development respects the characteristics of the site and wider context and is predicated on an analysis of the site constraints and opportunities to arrive at a scheme that offers new dwellings that are sympathetic and seek to create an attractive and sustainable environment

4.2 Pre-Application Advice & Consultation

Following a pre- application submission to Horsham District Council in August 2025, advice was subsequently received from HDC on 6/11/2025 (HDC Ref PE/25/0189).

Advice was sought for the demolition of Cedar Cottage and the erection of 24 new dwellings. The provisional housing mix was 8 x 2 bed houses, 14 x three bed houses and 2 x four bed houses.

Prior to submitting the pre-application initial feedback from HDC Planning Officers was considered, and the number of dwellings was reduced from 26 to 24.

Comments addressed from the Pre-Application:

- **Affordable provision:** There are 24 dwellings, 8 (33%) of which are allocated as affordable 3 x three bed and 5 x two bed.
- **Strengthening green infrastructure to western and southern boundaries:** landscaping has been increased in these areas, and throughout the site.
- **General layout principles:** A new settlement edge (such as this proposed development) should reflect the best locally characteristic examples of settlement edges within the countryside. The proposals seek to achieve this through sympathetic and characterful planning and design to complement and strengthen the character of the setting.
- **Parking / servicing:** It is considered that the parking is appropriate in terms of provision, and excessive parking is avoided. Integrating parking areas with landscaping is considered beneficial, and all parking areas benefit from natural surveillance.
- **Drainage:** A full drainage design is submitted with the Planning Application.

- **Open Space:** The site area is 1.09 hectares, with 24 dwellings. In addition to robust landscaped boundaries, including the retention of existing trees, there is a central landscaped public open space around the key feature of a retained English oak (tree 19). As well as shared green spaces and landscaping, each dwelling has a private garden.
- **Building typologies and street character:** The development of the site layout and building types following the pre-application has provided more variety and scale to that is sympathetic to the edge of settlement / semi-rural characteristics of the site. The houses have been designed to complement the traditional materials, massing and detailing found within the local vernacular, and this is carried through to the character of the street with varying external paving materials combined with soft landscaping and appropriate boundary treatments, including hedges. Close board fencing is only used to enclose rear gardens and is softened with hedge planting where appropriate.
- **Residential Amenity:** In the pre-app response from HDC, Plots 22-24 where highlighted as a potential issue. Theses plots have been moved further away from the eastern boundary. The rear elevations are approximately 20m from the adjacent rear elevations on Trinity Road.
- **Access and Parking:** A full access and movement design and transport statement are submitted with the planning application. The proposed design complies with West Sussex parking standards.

In principle, HDC consider that the benefits of the proposals would not be significantly and demonstrably outweighed by conflict with existing and emerging spatial policy.



Illustrative street scene submitted as part of pre-application discussions

5.0 Proposals

5.0 Proposals

5.1 Proposed Layout

The proposed scheme creates a strong landscape led design approach, which creates legible well scaled streets that follow good design principles while respecting local context and character, which will meet the requirements of the Council's design related policies and guidance.

The building typologies, building relationships and public realm create strong places throughout the site, which ensures social cohesion, well-being and health are at the foundation of this future community.

The key features of the layout are:

- 24 new dwellings of two storey scale and in keeping with the surrounding area.
- An accommodation mix including 2, 3 and 4 bedroom dwellings.
- An appropriate density ratio of 22.2 dwellings per hectare on the 1.07ha site.
- New vehicular and pedestrian access from Sandygate Lane.
- Retention and enhancement of the existing trees and vegetation along the boundaries.
- Dwellings overlooking areas of open space for natural surveillance.
- Informal open spaces within the development together with enhanced landscaping.
- A comprehensive drainage scheme has been designed for foul and storm drainage, and incorporates permeable and impermeable surfaces.
- Properties set back from boundaries with well proportioned gardens, similar to those found in the close proximity, which will also create buffers to existing dwellings.
- Sustainable homes that meet NDSS (Nationally Described Space Standards).

Proposed site layout ►



5.2 Amount

This scheme provides 24 homes in a mix of 2, 3 and 4 bedroom, individually designed dwellings. The traditional house types will be a combination of terraced, semi-detached and detached typologies.

House Type	No. units	%
2 Bedroom	7	29.2
3 Bedroom	15	62.5
4 Bedroom	2	8.3
Total	24	100%



Proposed dwelling mix plan

5.3 Tenure

This scheme provides 33% (8) of the dwellings as affordable homes in a mix of 5no. 2 bedroom and 3no. 3 bedroom houses.

House Type	No. units	Tenure
2 Bedroom	5	Affordable
3 Bedroom	3	Affordable
2 Bedroom	2	Private
3 Bedroom	12	Private
4 Bedroom	2	Private
Total	24	



Proposed tenure distribution plan

5.4 Scale

The scale of the proposed dwellings will be in keeping with the character of the properties found in the locality. All of the proposed buildings will be 2 storeys high with the exception on the garages which will be single storey.



Proposed building heights plan

5.5 Appearance

The composition of the various building elements within the overall design is critical to the coherence of the street scene and the achievement of the required quality of design within the proposed development.

The dwellings will use a unifying palette of materials, but variations in form, size and style will create a distinctive character area on the edge of Lower Beeding. The proposals will integrate with and compliment the character of the surrounding areas, using established materials, details and features which are reflective of West Sussex rural vernacular.



Plots 4 & 5 - front elevation



Plot 6 - front elevation

Local Precedents



5.6 Materials & Detailing

Key materials will be red multi stock brickwork, with brick details such as banding, window headers and cills. The roofs will be either red/ brown or grey coloured roof tiles.

Secondary materials (occasional use only) will be white horizontal boarding and tile hanging.

Primary palette of materials



Red multi stock brick



Red/brown roof tiles

Secondary palette of materials



Tile hanging



Brown horizontal boarding

- KEY
- RED/BROWN FACING BRICK
 - BROWN HORIZONTAL BOARDING
 - TILE HANGING TO FIRST FLOOR
 - TILE HANGING TO GABLE ENDS
 - RED/BROWN PLAIN ROOF TILES
 - FLAT ROOF



Materials distribution plan

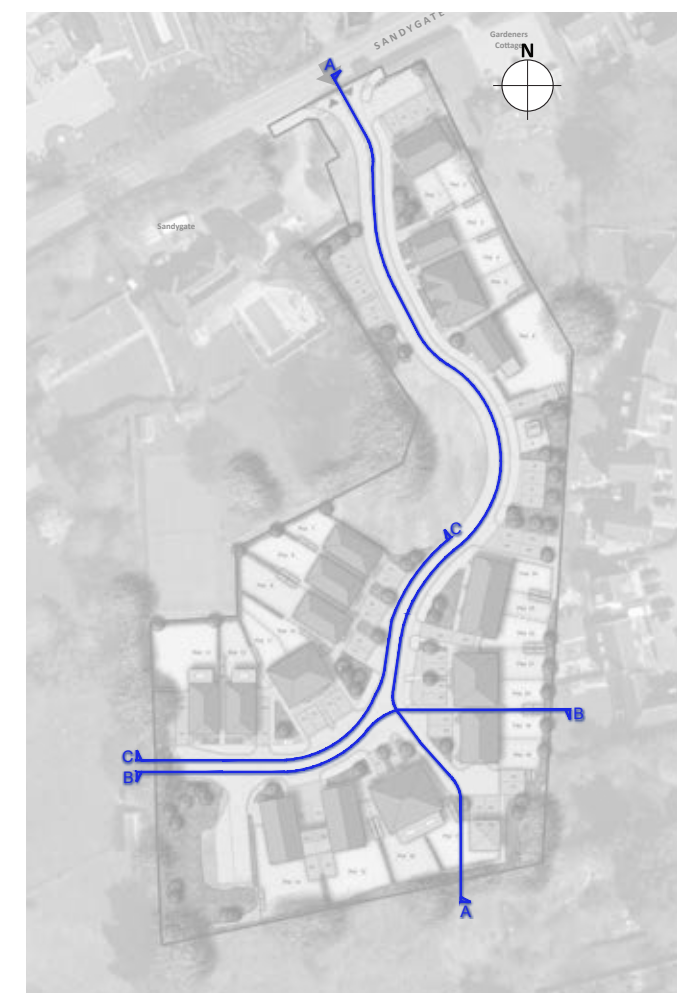
5.7 Streetscenes



Street scene A-A



Street scene B-B



Key plan



Street scene C-C

5.8 Landscape

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

The proposals include an area of public open space located at the centre of the site surrounding the existing oak tree situated just outside the western boundary to benefit residents of the new development.

The landscape strategy for the proposed development is as follows:

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

Planting

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

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



Indicative landscape layout ►

5.9 Access, Parking & Servicing

Glanville Highways Consultancy has prepared a Transport Assessment submitted as part of the Planning Application, as summarised here:

Movement strategy

Vehicular access to the site is in the form of a simple priority T-junction off Sandygate Lane, slightly to the east of the existing driveway.

The access has been designed with a maximum 5.5m wide carriageway and 2.0m wide footways on either side. The footways will tie into the existing footway along Sandygate Lane.

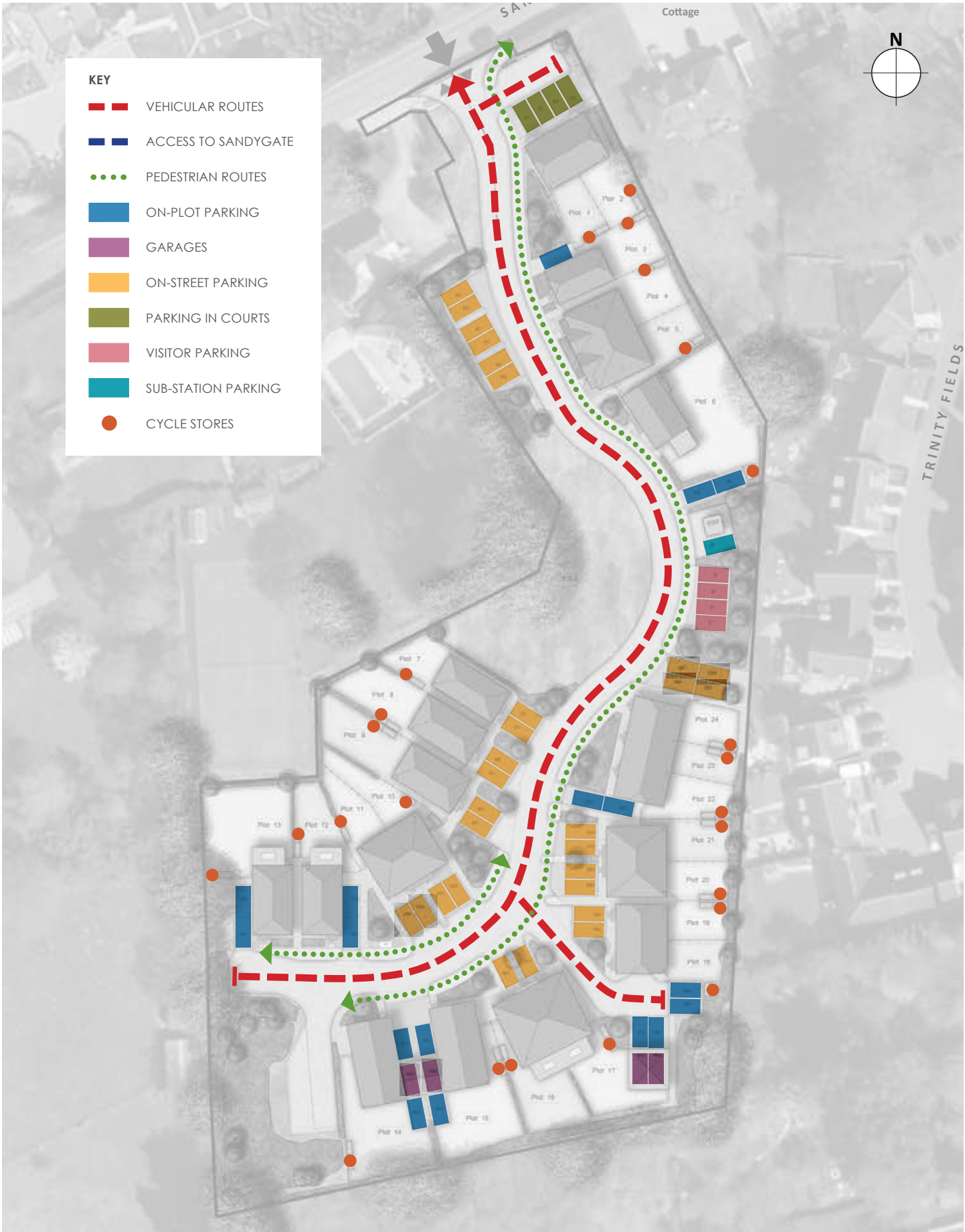
Visibility splays in accordance with the recorded 85th percentile vehicle speeds can be achieved from the site access. The site access is therefore expected to operate safely.

Parking provision

A variety of car parking options will be provided. The majority of homes will have parking on plot at the front or side of their property, with some having a garage for secure storage. Visitors will be able to park in bays off the street.

Car and cycle parking will be provided in-line with HDC parking standards. Cycle parking will be in a cycle store within the rear garden.

Electric charging points will be provided for each dwelling in accordance with Building Regulations. Space has been allowed for on-street charging points to accommodate pillars without obstructing footways.



Movement & parking distribution plan

5.9 Access, Parking & Servicing

Servicing & Refuse Collection

Refuse collection will take place from the kerbside on the estate road network within the development, with vehicles arriving and departing via the site access from Sandygate Lane. Vehicle tracking has demonstrated that a refuse vehicle would be able to enter and exit the site in forward gear from Sandygate Lane. Vehicle tracking has also demonstrated that a fire tender would be able to safely enter and exit the site via the proposed site access.

Traffic Generation and Impact

The site has been calculated to generate an anticipated 11 two-way vehicle trips in the AM peak hour (08:00-09:00) and 12 two-way vehicle trips in the PM peak hour (17:00-18:00). This level of traffic generation equates to one additional vehicle approximately every 5 minutes on the local highway network, which is immaterial, and will not have any adverse impacts with regards to congestion or delay.

Summary Points

- The site lies in a sustainable location to support the scale of development proposed, with access to local facilities and amenities by active travel modes, and access to public transport services. The site is therefore able to accommodate the development without future residents being reliant upon the private car for all journeys.
- Recorded road collision data demonstrates that there is no pre-existing collision pattern on the local highway network that could be exacerbated by the proposals.
- The traffic impact of the development on the local highway network is negligible, with an anticipated additional 11 two-way vehicle trips in the AM peak hour and 12 two-way vehicle trips in the PM peak hour on the local highway network.
- The development is in accordance with the National Planning Policy Framework (December 2024), which is in favour of sustainable development and advises that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.’*

KEY

BIN STORES

REFUSE COLLECTION POINT

REFUSE COLLECTION VEHICLE
SWEEP PATH



Refuse collection strategy plan

5.10 Sustainability

Domestic waste and recycling

Storage and collection of refuse and recyclable waste has been considered as an integral part of the design process.

Provision will be made within dwellings for the storage of recyclable waste to assist in encouraging recycling within the household. This space will generally be provided either in kitchens or utility rooms.

External residual and recyclable waste storage will be within rear gardens for houses.



Community

A Home Owners' Pack will be provided with the dwellings which will contain at least the following information:

- Local transport services.
- Utility suppliers.
- Energy efficiency.
- Local amenities.
- Refuse collection.
- Recycling facilities.
- Local organisations and community groups.
- Environmental technologies installed in the home.
- Water efficiency information.

Energy

The new houses will provide the following in their specification:

- Air tightness standards will be enhanced demonstrating an improvement above the Building Regulations.
- Improved thermal detailing.
- Insulation will exceed Part L of the Building Regulations by 25%.
- All windows will be double-glazed.
- A Home Owners' Pack will be provided.
- Electric vehicle charging points will be provided for every property.

Flooding

To slow down the surface water run-off rates and reduce the risk of flooding elsewhere, the following drainage features have been incorporated into the proposed development:

- The amount of hard landscaping will be minimised, whilst the use of porous and permeable surfaces will be maximised.
- All surface water will be disposed of through the use of a SuDS strategy.

Open space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape context. Each plot has a rear garden in excess of 100m² and there is generous landscaped public open space towards the Potters Lane access point.



Adaptability

The new homes will be designed to provide the opportunity for residents to work at home, having sufficient space and facilities and being equipped with suitable outlets that will enable the occupants to have data access and necessary power supplies.

Parking

Sustainable transport seeks to reduce the use of the car and thus encourage alternative modes of transport. The number of parking spaces provided is considered to be appropriate or higher than required for the proposed mix and the location of the site.

Cycling

In order to encourage cycling as an alternative mode of transport to journeys by car, these proposals are well integrated with the pedestrian and cycle movement network in the surrounding area which will provide safe and convenient access by cycle to local facilities.

Cycle storage is provided in secure, covered and dedicated garage space.



Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

- Use of 'A' rated materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible.
- Use of timber, the source of which is certified by FSC / PEFC or an equivalent approved certification body where practical.
- Use of insulation materials with zero ozone depletion potential.

5.11 Crime Prevention and Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Safer places – the Planning System and Crime Prevention" (Office of the Deputy Prime Minister, April 2004). In particular, the development will incorporate the following features:

- Traditional streets that are overlooked by the surrounding houses so that they feel safe, both in the daytime and at night.
- Exposed back garden boundaries will be minimised to minimise the risk of unauthorised entry to properties from the rear.
- Secured by Design principles will be adopted where possible across the site.



5.12 Inclusiveness - Access for All

The dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010).

The village location provides a sense of integration and inclusiveness and the proposals, arranged in clusters as a single character area encourages a sense of community, as well as a sense of place.

Ease of accessibility by all modes of movement is a design priority of the proposals, to encourage this sense of wellbeing.



5.13 Secure by Design

The scheme has been designed to ensure that all areas of the layout will be subject to active surveillance from primary habitable rooms.

Boundaries between private gardens will be constructed as 1.8m close-boarded fences and boundaries between private gardens and the public realm will generally be constructed as timber infill panels within a brick pier wall to 1.8m height.

Lockable gates will generally be provided at the street end of rear passageways to enable these to be secured but remain visible for surveillance.



6.0 Conclusion

6.1 Summary

- A Landscape-led scheme of 24 new high quality, traditional style homes creating a unique setting.
- A mix of family housing to serve local need and contribute to the economic vitality of Lower Beeding.
- The vernacular of the proposed development respects the semi-rural character and history of the surrounding area with the scale, style, design and materials appropriate and sympathetic to the village and be accordance with the Neighbourhood Plan.
- The provision of a new safe access into the site from Sandygate Lane, with additional pedestrian routes and connectivity.
- The scheme is appropriate to the size and scale of the village and local character with the maximum two storey scale of the proposed dwellings to help minimise the visual impact.
- The use of a mixed palette of road and path surfaces, and the extensive use of planting will help soften the impact of parking and hard landscaping, and reinforce the traditional aesthetic.
- The landscape character of the area surrounding the site will be preserved by the retention and enhancement of the boundary trees and hedges, whilst creating new ecological habitats and biodiversity gains.
- New landscape features, including tree planting, mixed shrub planting and areas of amenity space, including informal open space, will integrate the site with the surrounding context.
- Parking provided to meet local policy requirements and designed to ensure that the impact on the street scene is minimised.
- All dwellings are designed to meet the building regulations M4(2) standard of accessible and adaptable dwellings. This provides for future adaptability and is suitable housing for a variety of future owners.
- Creates an attractive and secure living environment with a sense of place and high standards of amenity.



This page has deliberately been left blank



Tel: 01252 267878
www.osparchitecture.com