



Land East of Henfield Road, Cowfold

Design and Access Assessment

May 2026



Design and Access Statement

Land East of Henfield Road

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Revisions

Revision	Notes	Issue Date	By	Checked By
/	Draft Issue	13.05.2026	AC/EB	AK
P1	Issue for Submission	15.05.2026	AC/EB	AK



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1.0 Introduction



Aerial Image Surrounding Site in Context

1.0 Introduction

This Design and Access Statement has been prepared on behalf of Landacre in support of an Outline Planning Application for approximately 40 new residential dwellings on the site to the East of Henfield Road, Cowfold. All matters are proposed to be reserved except for the main site access.

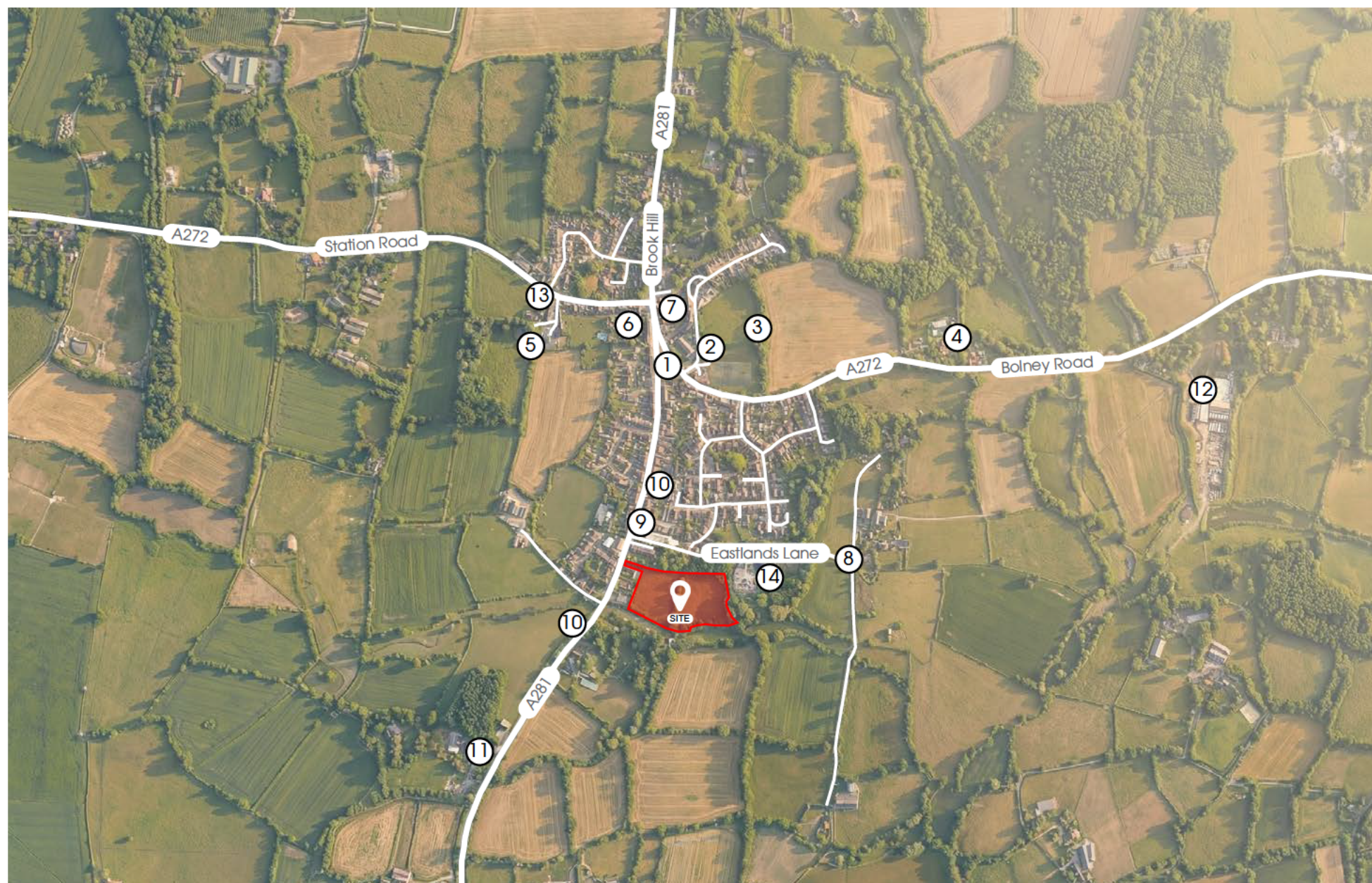
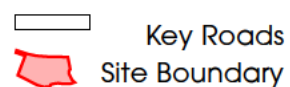
The proposal seeks permission in outline for approximately 40 high-quality residential units, comprising 14 affordable and 26 open market dwellings; and incorporating vehicular access, car parking, landscaping, open space and other associated works and infrastructure.

The site is currently used as a paddock for horse grazing. A significant green corridor runs through the centre of the site on a north-south axis, effectively dividing the land into two distinct parcels. The site topography falls gently towards the south, where a watercourse and existing mature planting form a robust natural boundary to the countryside beyond.

The design approach to the site is landscape-led, respecting the existing watercourses, mature planting, and the central green corridor. The scheme is designed to respond positively to the identified local housing needs, contributing to the delivery of a balanced and sustainable community in accordance with the objectives of Horsham District Council's Local Development Plan.

Key

1. Cowfold Village Hall
2. The Allmond Centre
3. Cowfold Skatepark
4. A Place In The Garden
5. St Peters C of E Primary School
6. St Peters Church Cowfold
7. Co-op Food
8. Sussex Shepherd Huts/ Lodge Holidays
9. Hare And Hounds Cowfold
10. Closest bus stops to the site
11. Jeremy's Two - Farm Shop
12. Industrial estate
13. The Fold Coffee House
14. Cowfold Wastewater Treatment Works



Site Location Plan



2.0 Site Context

2.01 Location

The site is located within the Horsham District in West Sussex. The site comprises 2.59 hectares of land, to the southern edge of the Cowfold build up area.

Its location is defined by its proximity to the primary A272/A281 intersection, a focal point that determines the movement patterns within the village. The location offers direct access to existing footpaths, encouraging pedestrian movement to the village core, thereby minimising reliance on private vehicle use.

Cowfold village centre contains various amenities, with the Co-op fronting onto the roundabout. The site is served by local bus number 17, providing links between Brighton and Horsham. The bus stop is 0.1 mile (2 min walk) away from the site.

The site is accessed via an existing turn-off from Henfield Road. This takes the form of a hard-surfaced asphalt access lane, screened on both sides by vegetation. The lane leads away from the main road and passes between existing dwellings fronting Henfield Road.

The physical boundaries of the site are well defined:

- To the north, the site is framed by established trees and planting, which provide a natural visual screen.
- The north-eastern boundary is adjacent to the existing wastewater treatment facility, while the eastern boundary is defined by a watercourse and thick, mature vegetation, ensuring a natural buffer to the wider landscape.
- The southern boundary is similarly constrained by a watercourse, trees, and vegetation, providing a soft landscape edge.
- To the west the site is separated from the Henfield Road by a strip of land containing existing residential properties and a commercial plant and machinery hire unit.

Key

- Main Road
- Connected Roads
- Footpath
- Bus Stop



Site Location Plan

2.02 Site Character

Cowfold has a strong relationship with the surrounding countryside, characterised by gently undulating ridges and valleys within a pastoral landscape of fields, scattered woodland and mature hedgerows, although this rural character is tempered by the noise and activity of the A272 and A281.

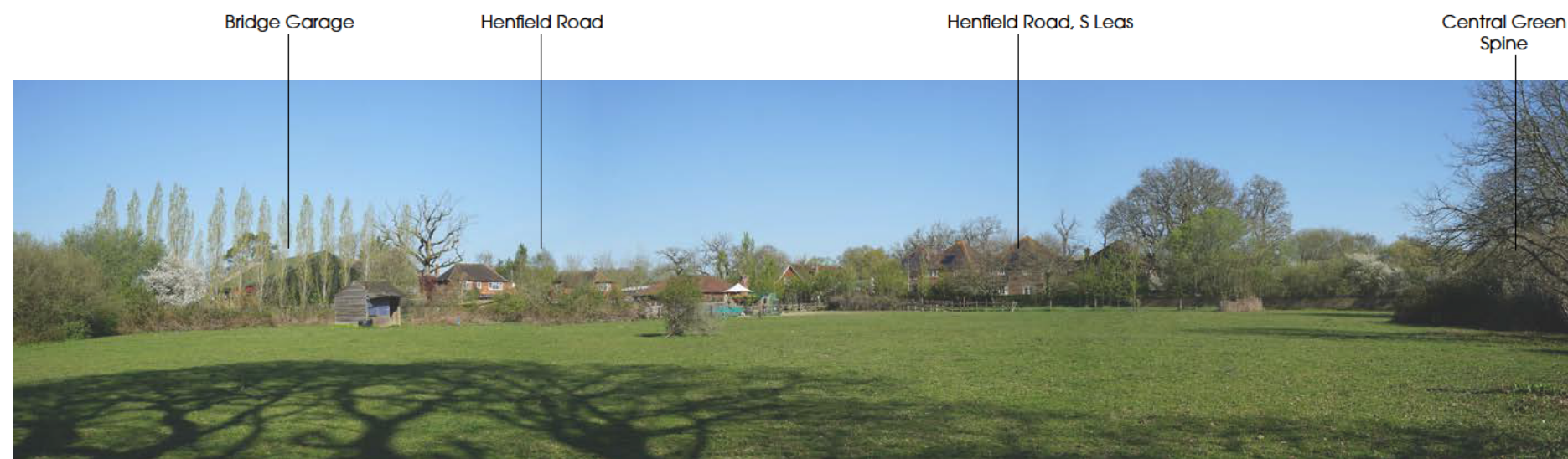
The site itself slopes gradually southwards, creating a clear opportunity to incorporate sustainable drainage in the southern part of the site. A central belt of trees forms a strong green spine through the site, while boundary hedgerows and shrub planting provide robust natural enclosure and screening.

In contrast, the western edge has a closer relationship with the existing settlement, where residential properties along Henfield Road providing a clear transition between the site and the existing settlement. This gives the boundary a more developed character than the softer landscaped edges on the remaining sides.

The existing trees within the site make an important contribution to its character and appearance. An appropriate landscape-led approach will work with this existing vegetation and topography to balance the site's natural assets against the influence of the wastewater treatment works to the north-west and any daytime background noise from the surrounding road network.



Photograph Location Key



1. View looking north-west across the site to Henfield Road (A281)



2. View looking across the site to the south-west



3. View looking towards the Oakapple Close

2.03 Cowfold Architectural Character

Cowfold possesses a distinct character derived from its historic agricultural roots and its evolution into a linear settlement along the A272 and A281. The Conservation Area to the north of the village is defined by a mixture of brick detailing, decorative headers above windows and doors, hanging tiles, painted brick, a mix of pitched-roof porches, chimneys, traditionally pitched roofs, and finials.

Whilst our application site lies outside of the designated Conservation Area boundary, we recognise our responsibility to preserve the visual integrity of the wider village. Unlike the dense, historic core of the Conservation Area, our site is situated at the 'soft edge' of the village. The character of this area is defined by the transition from built form to open countryside.



Photograph Location Key



1. Listed building, A281, 2 storeys, white render



2. Barleycroft, 2 storey, red brick and hanging tiles



3. A281, 2 storey, multi brick



4. Hare and Hound, A281, 2 storey, painted brick



5. A281, 2 storey, red brick



6. Oakfield Rd., 2.5 storey, red brick



7. A281, 2 storey, red brick and hanging tiles



8. A281, 2 storey, red brick and hanging tiles



9. Acorn Ave, 2 storey, brick



10. A281, 2 storey, painted brick



11. A281, 2 storey, white render



12. Station Road, 2 storey, multi brick

2.04 Site History

The following analysis draws on historic Ordnance Survey mapping at two key intervals, supplemented by contemporary aerial imagery, to show how the village of Cowfold and its immediate landscape have evolved over time. Taken together, these records illustrate a transition from a dense, nucleated crossroads settlement to a landscape defined by an organic, incremental pattern of expansion.

This analysis helps to contextualise the character of the site and its position within this enduring, yet evolving, village grain.

1896 – Nucleated village within a rural landscape

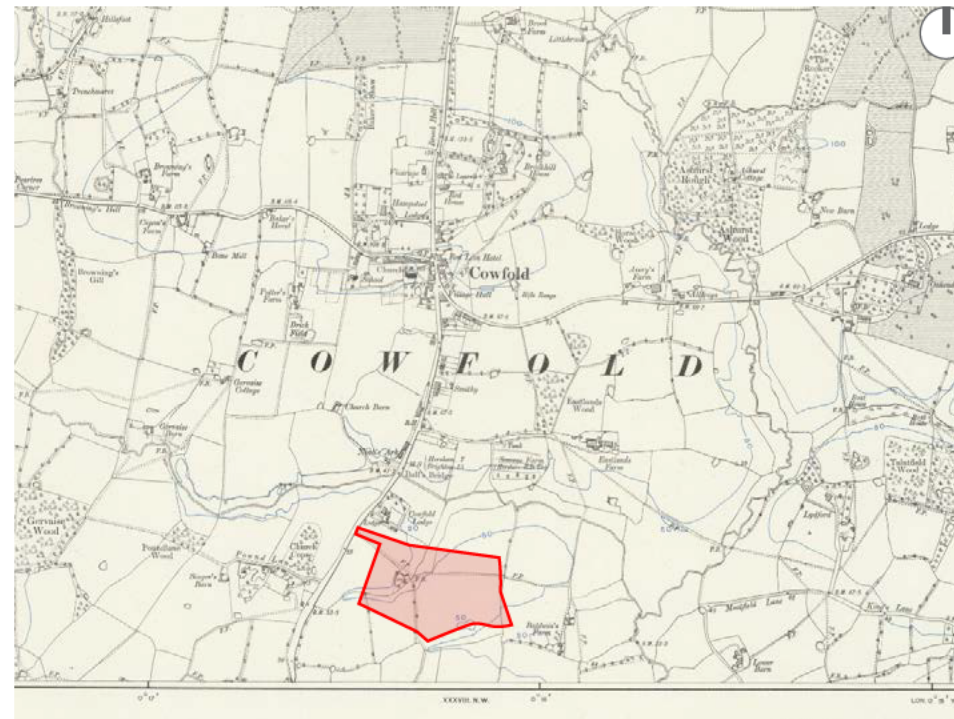
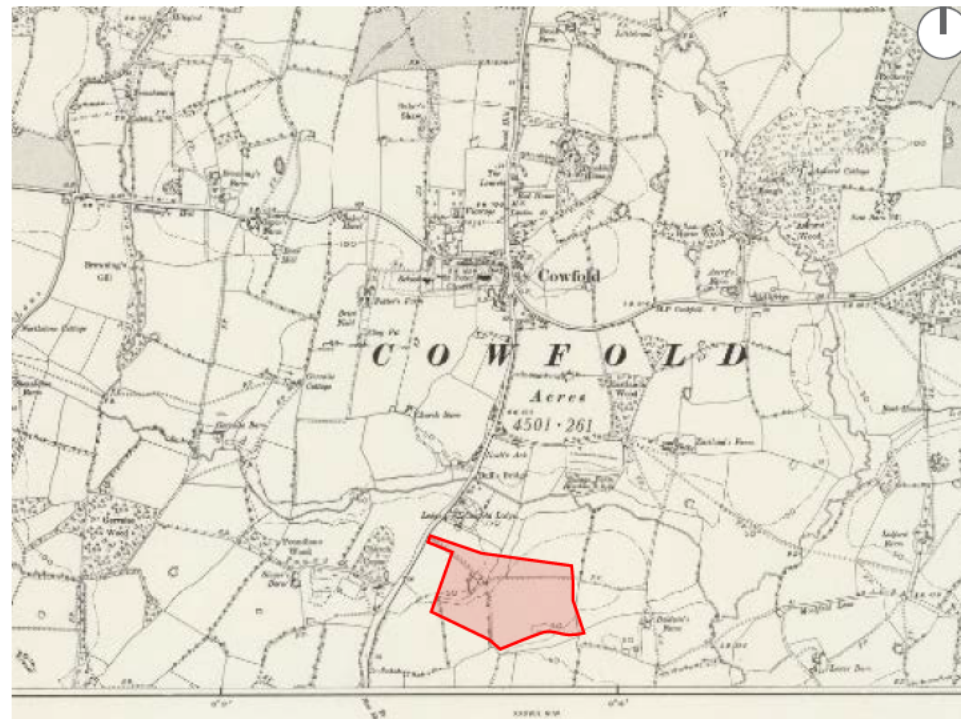
Cowfold exhibits a classic nucleated settlement pattern centred on the historic crossroads, where the intersection of east-west and north-south routeways has historically encouraged an intensification of development, forming the village's established core. Beyond this dense centre, the surrounding landscape is characterised by more sporadic, peripheral development.

1919 – Historical evolution, village still distinct

Ordnance Survey records from 1909 confirm that the historic core remained largely intact at the turn of the 20th century, with civic infrastructure continuing to anchor the village. Notable additions during this period include the construction of the Village Hall in 1896, reinforcing the site's function as a community hub. The interwar and mid-20th-century periods saw further expansion.

Present day – Modern Residential Morphology

On the modern map, Cowfold remains a settlement where the interplay between open space and built form defines its character. The village has grown over time through an organic pattern of development, particularly to the south-east. In this context, the site now reads as a logical extension to the existing settlement.



Key
 Site Boundary

2.05 Flood Risk and Drainage Considerations

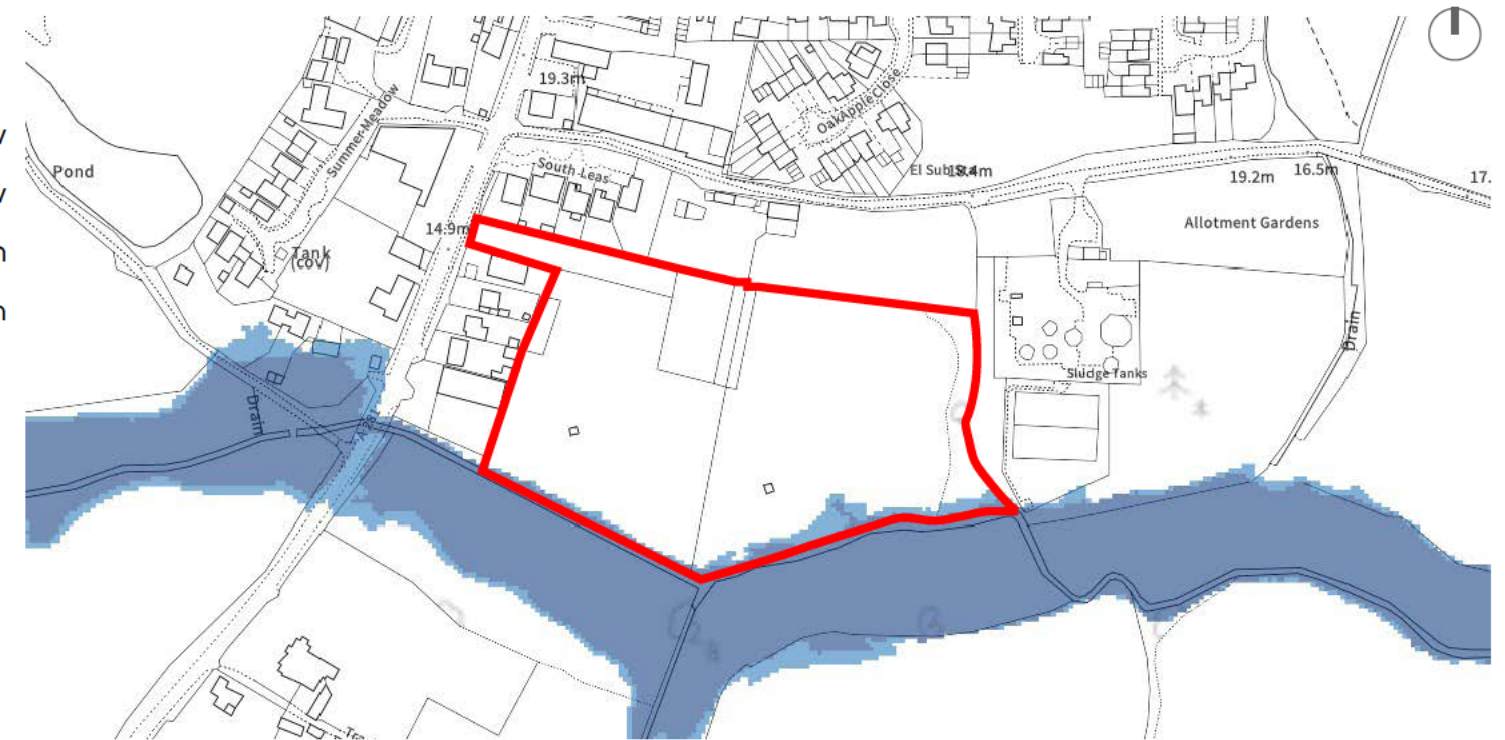
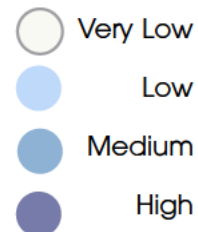
A review of Environment Agency flood risk mapping identifies that a small portion of the southern site boundary, associated with the adjacent watercourse, falls within Flood Zones 2 and 3. In addition, the site's natural topography falls gently towards the southern boundary and the adjacent watercourse.

These constraints have informed the layout of the proposed development and have been incorporated into the wider landscape-led design approach for the site. Accordingly, the southern part of the site has been reserved for swales and related drainage features, while residential dwellings are directed away from this area.

The Drainage Strategy successfully demonstrates that these measures will manage surface water run-off effectively, ensuring that the proposed development does not increase the risk of flooding either on the site itself or within the adjacent watercourse.

Detailed information regarding the site's hydrological performance and flood mitigation measures is provided within the Flood Risk Assessment (FRA) and Drainage Strategy prepared by GTA Civils, which accompany this application.

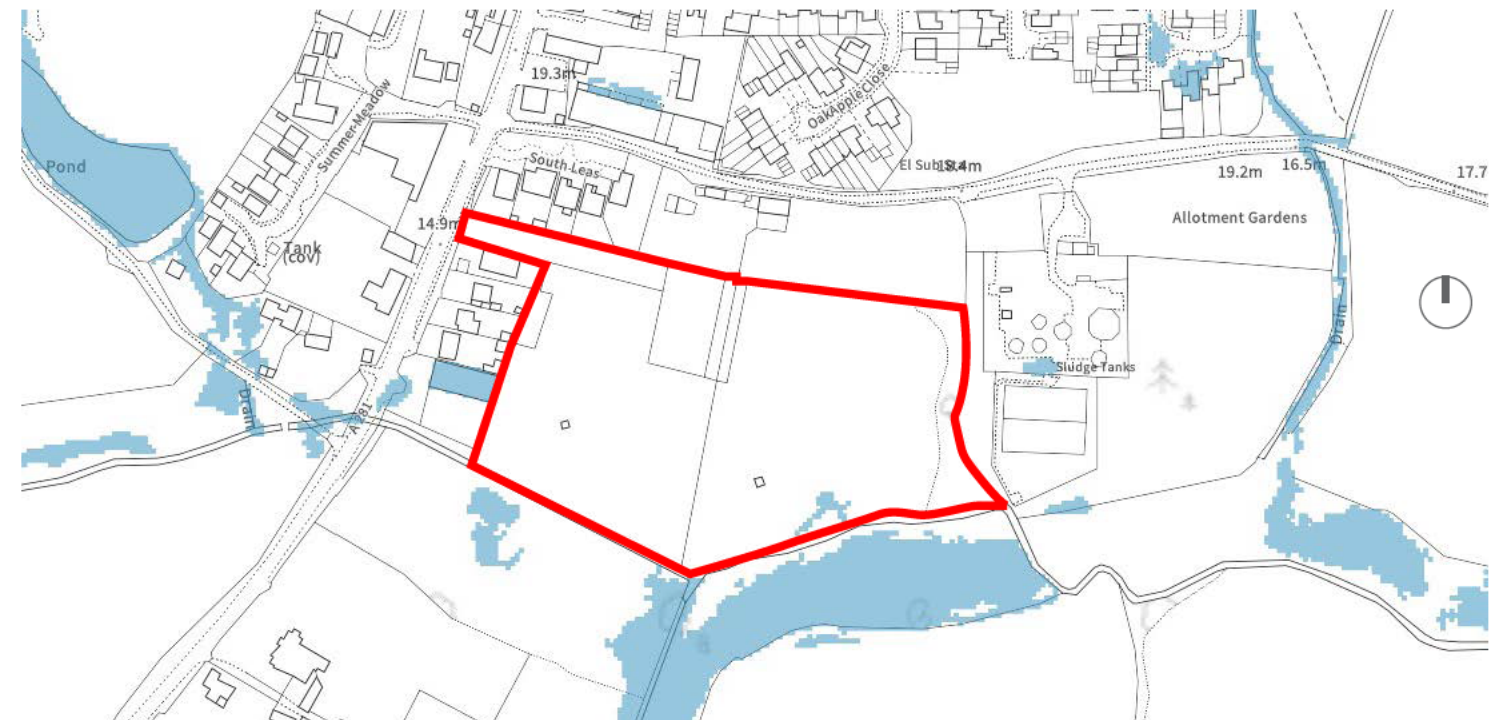
Key



Flood Zone 2 & 3 (flood-map-for-planning.service.gov.uk/map)



Example of the Swale



Surface Water 1 in 1000 Year Map (flood-map-for-planning.service.gov.uk/map)

3.0 Consultation

3.01 Community Engagement

In line with Horsham District Council's commitment to community involvement, Landacre conducted a public consultation to share the vision for the site with the local community. To facilitate an open and transparent dialogue, three large-format consultation boards were prepared which clearly articulated the site appraisal, the landscape-led design strategy, and the proposed design approach.

The consultation event provided an opportunity for local residents of Cowfold to review the emerging proposals, consider the site's development potential, and provide feedback to help inform the evolving scheme. The proposals have been refined through the design process, whilst continuing to reflect the original landscape-led vision that respects the setting of the village and contributes positively to local housing need.

Henfield Road, Cowfold



Introduction



- Local Context Key**
1. Cowfold Village Hall
 2. The Almond Centre
 3. Cowfold Skatepark
 4. A Place in the Garden
 5. St Peter's C of E Primary School
 6. St Peter's Church Cowfold
 7. Co-op Food
 8. Sussex Shepherd Huts
 9. Hare and Hounds Cowfold
 10. The 2 closest bus stops to the site
 11. Jeremy's Two - Farm Shop
 12. Industrial estate
 13. The Fold Coffee House
 14. Cowfold Wastewater treatment Works
- Key Roads
Site Boundary

Surrounding Context - Cowfold

Our proposal site extends to approximately 2.59 hectares and is located on Henfield Road in Cowfold. The site is currently open land and is broadly enclosed by a mix of residential development, established vegetation and watercourses, helping to define a clear site edge.

brought forward as an outline application and will deliver 40 new homes, designed to respond positively to the character of Cowfold and the surrounding area.

The emerging layout and design will take cues from the local vernacular, with a traditional architectural approach featuring red roof tiles, red multi brick, red tile hanging and white painted brick.



Panel 1

Henfield Road, Cowfold



The Layout



- Local Context Key**
1. Site Access
 2. Swales
 3. Retained Green Corridor
 4. Retained Planting on Boundary
 5. Informal Open Space
 6. Tree-lined Streets
 7. Open Space Frontages
 8. Chalet Bungalow
 9. Parking Court
 10. Single story car barn
 11. Additional Planting on Boundary
 12. 2.5 Storey Homes

The layout for Henfield Road has been shaped by a landscape-led approach, with the homes carefully arranged to create a considered and coherent new neighbourhood. The proposal seeks to make the most of the site's natural features, including the green corridor running through the site and the water environment along its boundaries.

The scheme will deliver 40 new homes, made up of a mix of maisonettes, chalet bungalows and 2.5-storey terraces, although the majority of homes will be two storeys in height. This variety will help create a balanced and attractive

development that responds to the village setting.

Informal areas of open space are proposed in the north-east corner of the site and to the south, between the swales, providing a more spacious landscape setting within the development. The access arrangement will serve both vehicles and pedestrians, helping to create a safe and clear movement pattern through the site. Further technical work, including appropriate environmental and ecological assessments, will support the detailed design of the scheme as it progresses.



Panel 2

Henfield Road, Cowfold



The Appearance



- Environmental Benefits**
- Biodiversity improvements
 - High-quality landscaping
 - Creating attractive gardens
 - Energy-efficient buildings with solar panels
 - Cycle parking
 - Close proximity to village amenities
 - Delivering sustainable drainage systems
 - Providing electric vehicle charging points
 - Informal recreation space and children's play area
 - Delivering a development that is attractive, pleasant, green, and sustainable



Main access to the site will be taken from Henfield Road



The layout will be designed with safe, low speed streets that prioritise pedestrians and cyclists



Walking and cycling routes will connect through the site linking to Cowfold Village



Public open space will be integrated throughout the site, ensuring homes are well connected to green space



All new homes will include electric vehicle charging points, supporting the shift towards more sustainable travel

Material Palette



Red Multi Brick



White Painted Brick



Red Tile Hanging



Red Roof Tiles



Panel 3

4.0 Design Approach

4.01 Opportunities and Constraints

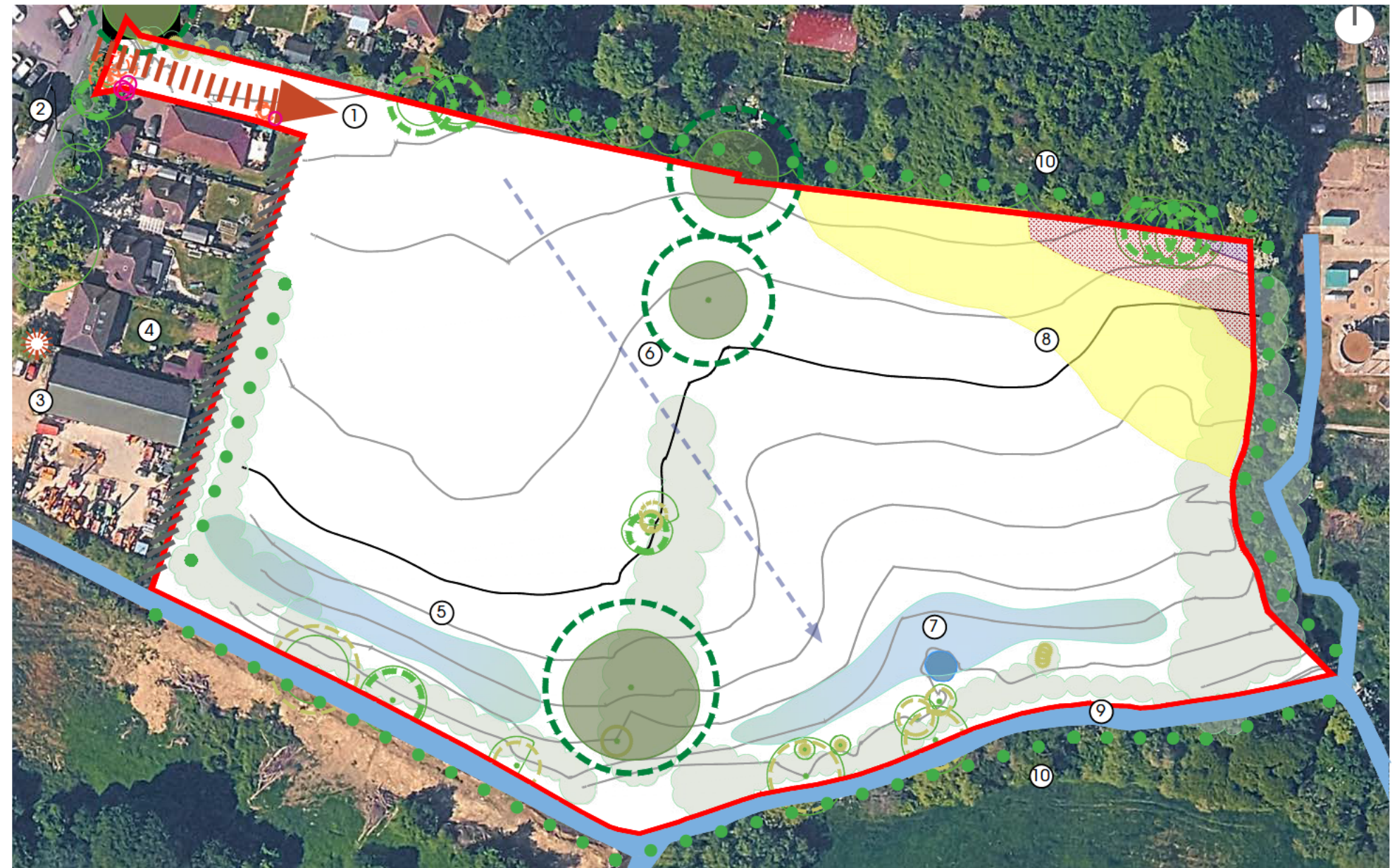
The following section identifies the main opportunities and constraints presented by the site and its surroundings. These factors have played an important role in informing the design development, helping to ensure that the proposals respond appropriately to existing features, neighbouring development and the wider landscape setting.

Opportunities

- The site benefits from green buffers around much of its perimeter, providing natural screening, visual containment and a strong landscape framework for development.
- A mature tree line running north south through the centre of the site provides native landscape character and creates opportunities to strengthen planting and improve links between the northern and southern green buffers.
- The site gently slopes southward, creating a natural drainage route and supporting the potential for a gravity led surface water strategy.
- The residential area to the west creates a clear residential interface, allowing development to respond sensitively through appropriate scale and landscape buffering.

Constraints

- Existing trees along the site boundaries and within the central green area will need to be protected; root protection areas will need to be avoided in the layout and may reduce flexibility in parts of the site.
- The residential area to the west has a sensitive residential interface, requiring careful design, layout and buffering, particularly in relation to back to back garden relationships.
- The site falls gently to the south and this should be taken into account in the layout, levels and drainage design.
- Part of the site is affected by odour from wastewater treatment, which may be more noticeable to those with a greater sensitivity to smell.



Illustrative Opportunity and Constraints Plan

Key

1. Site Access
2. Electric Supply Point
3. Existing Bus Stop
4. Residential Area
5. Opportunity for Swale
6. Retained Green Line
7. Pond
8. Odour Zone
9. Watercourse
10. Green Buffer

Key

- Site Boundary
- Electric Power Supply
- ➔ Main Access
- ☀ Bus Stop
- RPA (Root Protection Area) A
- RPA (Root Protection Area) B
- RPA (Root Protection Area) C

- Existing Shrub
- Existing A Cat Tree
- Existing green buffer
- Trees to be removed
- Odour Contour 1.5 - 3.0 ouE/m³
- Odour Contour 3.0 - 5.0 ouE/m³
- Odour Contour 5.0 - 10.0 ouE/m³

- ➔ Topography Fall
- Proposed Swales
- Existing Watercourse
- Residential Interface
- ~ Contour Intervals - 0.5m

4.02 Illustrative Site Layout

The site layout has been designed around the landscape, taking its lead from the natural topography, existing tree belts and boundary screening. The cluster-based layout ensures all 40 dwellings celebrate the central tree belt and benefit from private or shared green space, minimising the visual impact of the built form.

The western cluster accommodates the principal site access, with homes nestling alongside the established shrub boundary that borders the neighbouring residential gardens. The central cluster is arranged around the retained and enhanced green spine, with the tree belt providing a natural and attractive heart to the development.

Non-habitable uses and structural planting are concentrated along the north-east boundary, forming a combined acoustic and visual buffer. This area incorporates an informal natural play space within a wider expanse of public open space, with informal pathways encouraging outdoor recreation.

The development takes full advantage of the natural southerly fall of the land. Two swales along the southern boundary are soft-landscaped to blend seamlessly with the existing shrub and hedgerow buffers, providing a natural, low-maintenance drainage solution that manages surface water run-off in accordance with sustainable development principles.



Site Layout

Key

— Site Boundary

1. Main Access Road designed to prioritise low traffic speeds
2. Pedestrian access
3. Visitor Parking Bays with landscape integration

4. Tree Lined Streets
5. Chalet Bungalows
6. Proposed Swale and SuDS Integration
7. Boundary Buffers retained for privacy and screening
8. Existing Tree Spine, retained as a central belt

9. Additional Planting
10. Car Barn
11. Open Space Frontage
12. Informal Open Space

4.03 Tenure Mix

The proposed development comprises a total of 40 dwellings, providing a balanced and sustainable housing mix. The scheme is designed to accommodate a diverse range of households, from individuals and young families to those requiring more spacious family accommodation.

The proposal delivers a compliant 35% affordable housing provision (14 dwellings), with the remaining 65% (26 dwellings) provided as open-market housing.

This tenure-blind design approach ensures that both affordable and market homes are indistinguishable in their external quality and character.

TENURE	1 BED	2 BED	3 BED	4 BED	TOTAL
AFFORDABLE RENTED	2	6	2	0	10 (25%)
SHARED OWNERSHIP	1	0	3	0	4 (10%)
OPEN MARKET	0	3	17	6	26 (65%)
TOTAL DWELLINGS	3	9	22	6	40
Total: 40 dwellings, 2.53 Ha approx. to red line - (15.8Dw/Ha)					
Parking Generally; • 1 car space per 1-Bedroom Flat • 1-1.5 car spaces per 2 and 3 Bedroom Flat • 2-3 car spaces per 2 and 3-Bedroom House (Incl. garages) • 26 visitor car spaces in lay-by arrangements • 1 EV Charge Point per dwelling					

Tenure Table



Illustrative Tenure Plan

Key

- 1 Bed House
- 2 Bed House
- 3 Bed House
- 4 Bed House
- Affordable Rented
- Shared Ownership

4.04 Building Heights / Scale

The proposed development comprises buildings of 1.5 and 2 storeys. This approach reflects the character of the surrounding area in Cowfold, where the prevailing built form is generally 2 storeys, with some 1.5-storey dwellings.

The arrangement of 1.5 and 2-storey dwellings responds to different parts of the site as defined by levels, planting and open space.

The 1.5-storey units are positioned on higher ground to reduce the visual prominence of the built form. Their lower scale also creates a softer transition at the site entrance, where the development is approached via the existing access lane from Henfield Road, passing between existing dwellings. This helps the proposed development sit more comfortably within its immediate context and frame views of the green spine, mature trees and open space.

The 2-storey dwellings are used to define key parts of the scheme and provide enclosure where appropriate. They are also positioned to overlook the landscape to the south and north-east of the site. This creates a consistent rhythm of development across the site and reflects the prevailing residential character of Cowfold village.

Overall, the variation in height across the site will create a legible and responsive form of development, with a varied roofscape that responds positively to the site's character.



Illustrative Building Heights / Scale Plan

Key

- 2 Storey
- 1.5 Storey

4.05 Land Budget Plan and Landscaping

The proposal is based on a landscape-led approach, with green space acting as the primary organising feature of the layout. The proposed green network is structured around three key components: the retention and enhancement of existing landscape features, the integration of swales and SuDS features, and new planting to strengthen biodiversity and green infrastructure.

- The existing belt of mature trees will be retained and enhanced. This will create a high-quality ecological corridor and strengthen the landscape structure of the site.
- The site's natural topography has been utilised to incorporate two soft-landscaped swales, designed in collaboration with GTA Civils. This approach helps to slow and filter surface water before it enters the watercourse, reducing flood risk both on the site and in the surrounding area. At the same time, it provides a natural and biodiversity-rich amenity space for residents.
- Existing dense shrub and hedge boundaries will be retained, enhanced and managed to provide a robust ecological screen. Additional planting, including native species and nectar-rich flora along the swales, is proposed to increase the site's ecological value beyond its current condition. Private gardens are also thoughtfully edged with planting so that they blend seamlessly into the wider green infrastructure network.

In total, the scheme proposes approximately 1.15 hectares / 44% of the site as publicly accessible green space, including landscaped swales, retained green corridors, and the informal recreational area in the north-east corner. Overall, the proposed development is expected to deliver biodiversity net gain comfortably in excess of the required 10%.



Illustrative Land Budget Plan

Key

- Existing Trees Retained
- Existing Tree / Shrub Groups Retained
- Removed Trees
- Green zone

4.06 Key Site Sections



Illustrative Site Section A-A



Illustrative Site Section A-A Continued



Illustrative Site Section B-B



4.07 Materials

The material strategy for the site draws directly from Cowfold's established architectural identity. High quality, complementary finishes have been selected to ensure the development sits comfortably within the existing village vernacular. The scheme comprises three distinct material typologies:

- White-painted brick dwellings paired with red roof tiles.
- Traditional red brick dwellings featuring brown roof tiles.
- First floor tile hung dwellings, which combine a lighter red brick ground floor with red roof tiles.



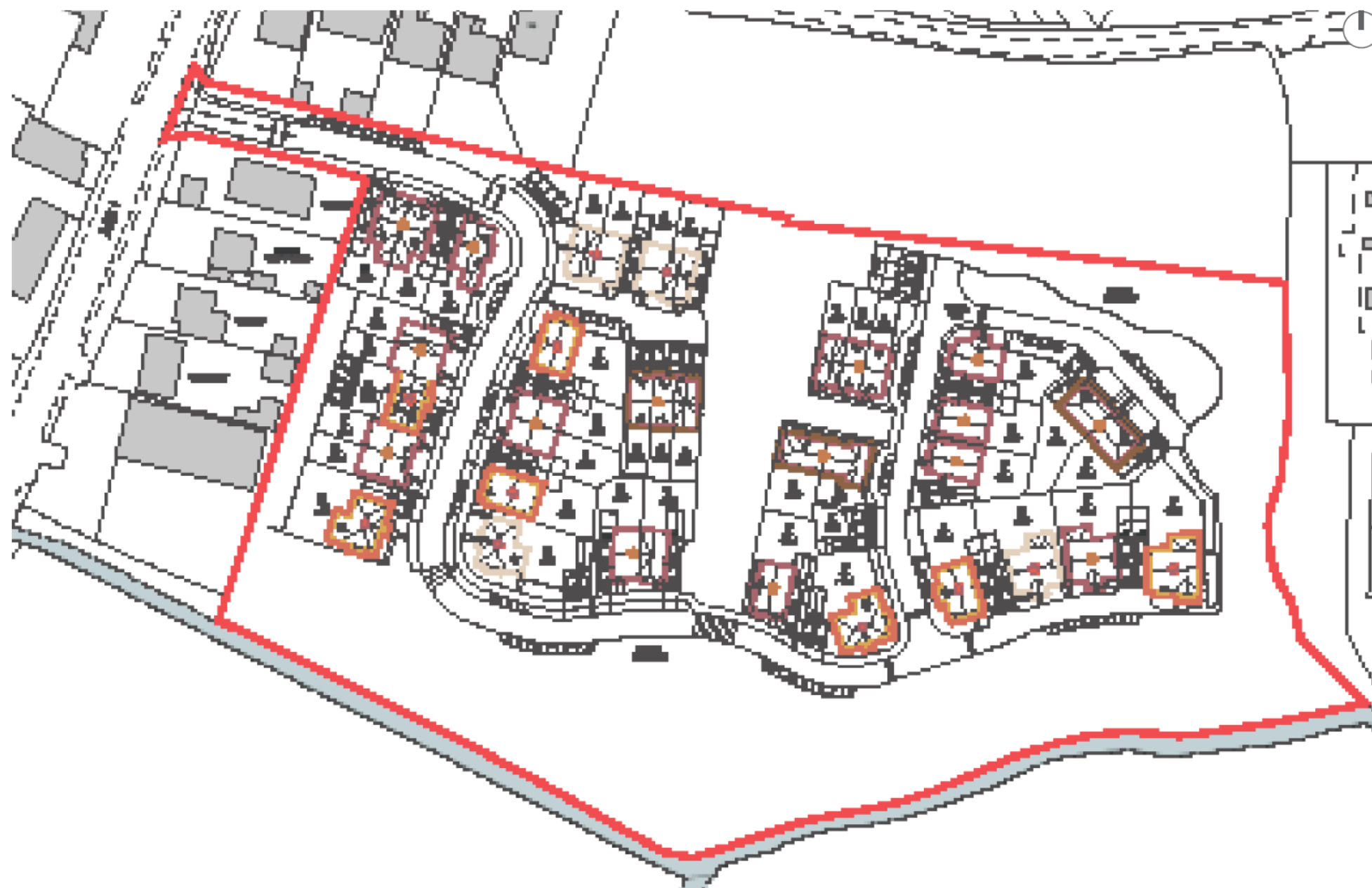
Red multi-brick Painted white brick Black boarding Brown tile roof



Ground level lighter red multi-brick First-floor Clay tile hanging Red tile roof

Key

	White Painted Brick		Black Boarding
	Red Multi Brick		Red Roof Tiles
	Lighter Red Multi-Brick		Brown Roof Tiles
	Clay Tile Hanging		



Illustrative Material Plan

4.08 Design Character

The design approach is rooted in a thorough understanding of the local built environment, drawing from the established architectural traditions of Cowfold to inform both the form and detailing of the proposed dwellings. Dwellings has been designed to convey a sense of character, and visual interest.

Traditional detailing including corbelling and diapering brickwork articulate gable elevations, adding historical depth and visual texture, whilst soldier course headers and stone cills provide a quality finish. Scalloped tile features, a recognised detail within the area, are applied sparingly to prominent gables, introducing subtle rhythm.

To create variety and visual interest within the roofscape, the design incorporates a mix of gable, front to back, barn hip and fully hipped roof forms, alongside selectively placed dormer windows. These forms draw from Cowfold's traditional vernacular, helping the development sit comfortably within the village context. The street scenes are further enriched by gable fronted houses on key frontages, together with bay windows and a mix of lean to and gabled entrance porches.



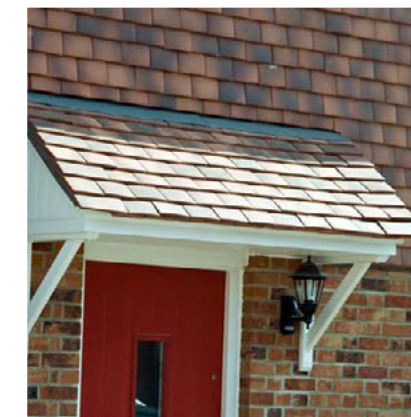
Roof Finials



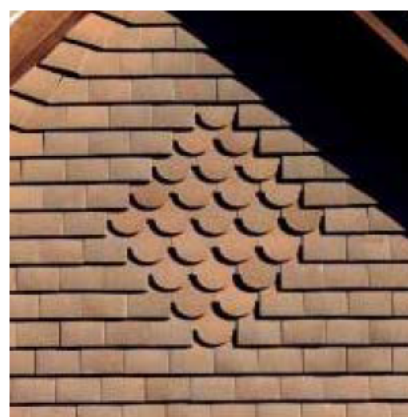
Corbelling on
Red Brick Houses



Bay Window



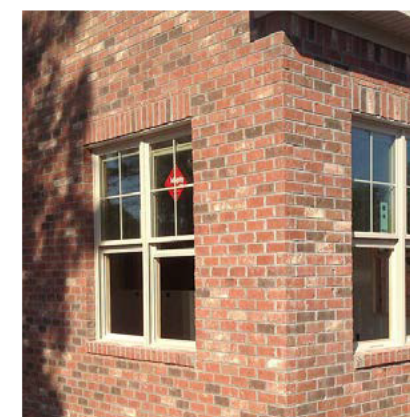
Lean to Porch



Vertical Hanging
Feature Scalloped Tiles



Verge Course of
Brickwork



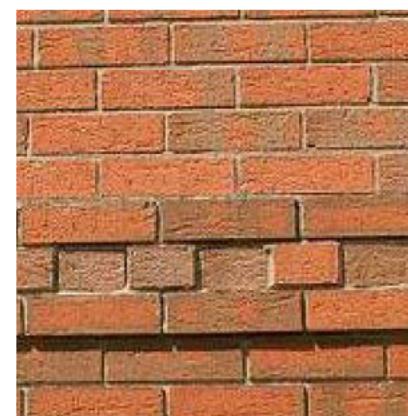
Brick Window Cill and
Header



Lean to Porch with
Timber Posts



Diapering



Three-course Brick
Banding

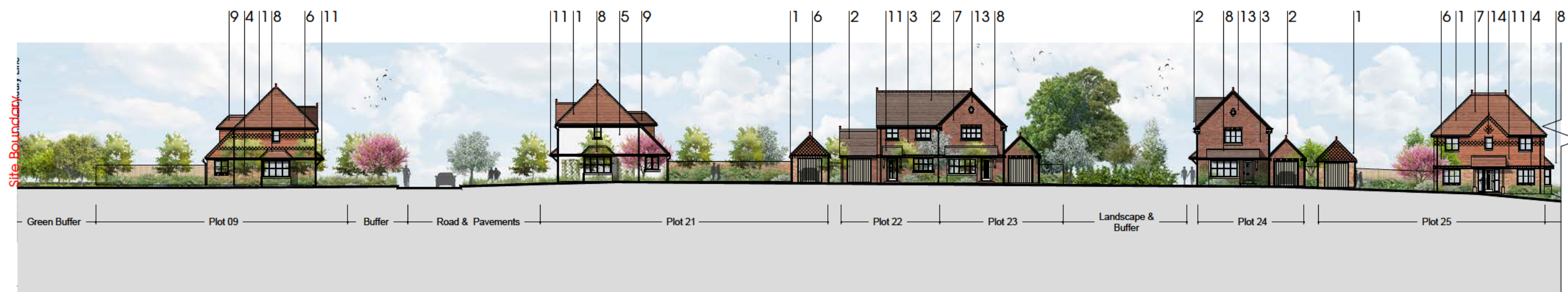


Stone Window Cill

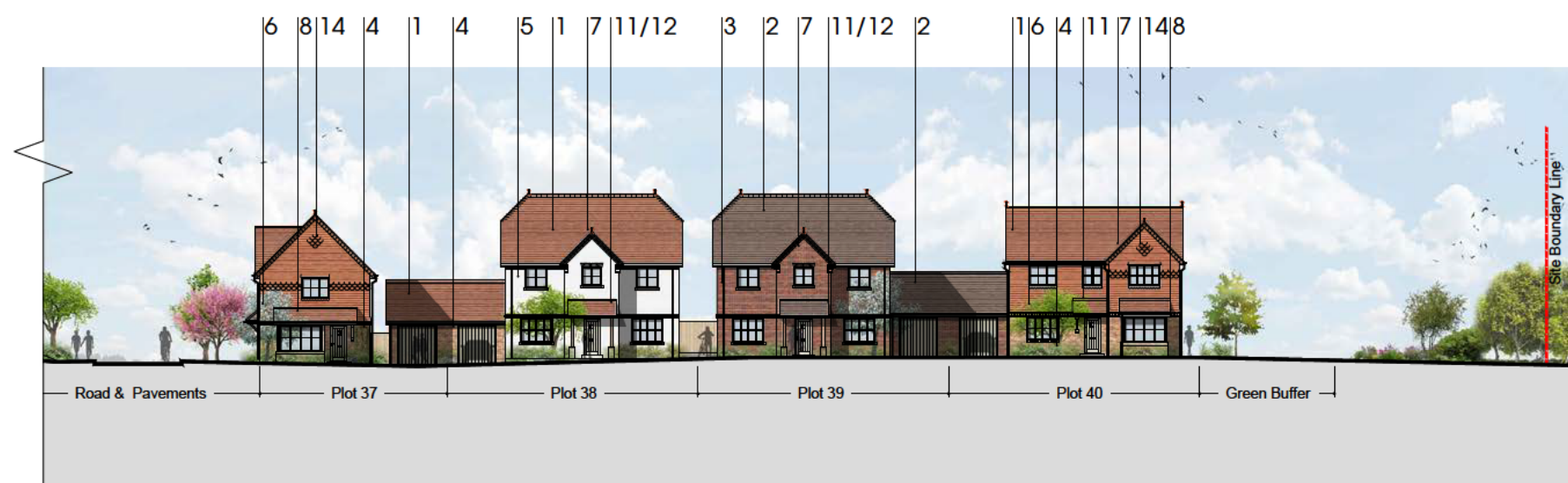


Gable Porch

4.09 Indicative Street Elevations A-A



Illustrative Site Elevation A-A



Illustrative Site Elevation A-A Continued

Key

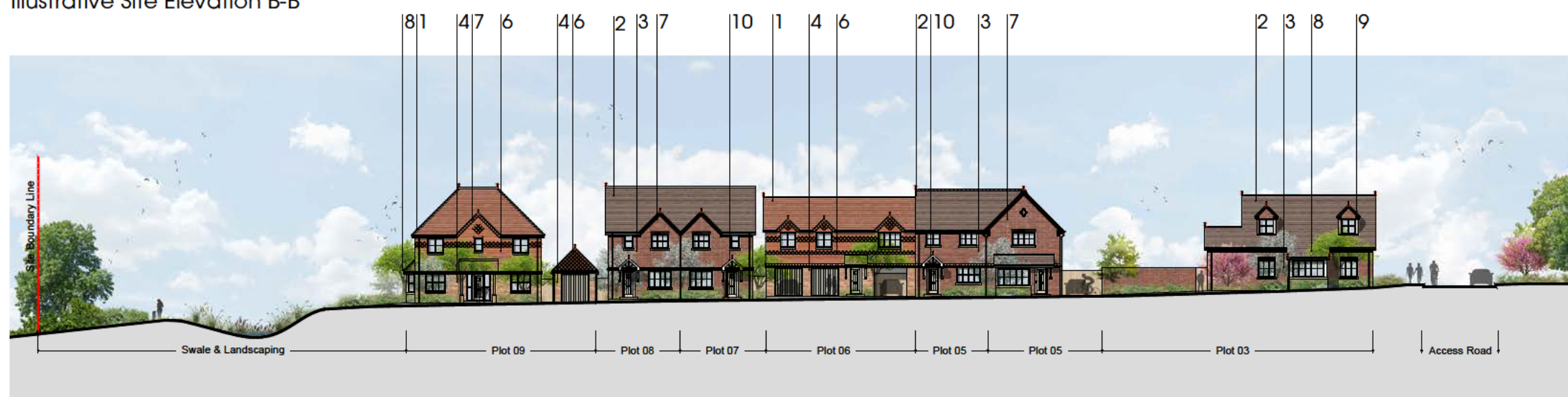
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|----------------------------|----------------------|---------------------|
| 1. Red Roof Tiles | 6. Clay Tile Hanging | 11. Lean-to Porch |
| 2. Brown Roof Tiles | 7. Gable Front | 12. Timber post |
| 3. Red-Multi Brick | 8. Bay window | 13. Diapering |
| 4. Lighter Red-Multi Brick | 9. Dormer | 14. Scalloped Tiles |
| 5. White-Painted Brick | 10. Gable Porch | |



4.10 Indicative Street Elevations B and C



Illustrative Site Elevation B-B



Illustrative Site Elevation C-C

Key

- | | | |
|----------------------------|----------------------|---------------------|
| 1. Red Roof Tiles | 6. Clay Tile Hanging | 11. Lean-to Porch |
| 2. Brown Roof Tiles | 7. Gable Front | 12. Timber post |
| 3. Red-Multi Brick | 8. Bay window | 13. Diapering |
| 4. Lighter Red-Multi Brick | 9. Dormer | 14. Scalloped Tiles |
| 5. White-Painted Brick | 10. Gable Porch | |



4.11 Perspective View- Plots 09-21



South-west of open space, looking north-east

4.12 Perspective View- Plots 37-40



South-east of open space, looking north-west

5.0 Access

5.01 Movement & Parking

Connectivity to Cowfold village is a key consideration in the layout of the scheme. The site is located within approximately an 8 minute walk of the village centre, providing convenient access to local shops, services and other day to day amenities.

The development has been designed to support pedestrian and cycle movement, with links into the existing pedestrian network and convenient access to local public transport. This helps to encourage more sustainable travel choices and reduces reliance on the private car for short local journeys.

Internally, the road layout adopts a clear hierarchy, designed to create a legible and attractive residential environment.

- The principal carriageway will be a minimum of 5.5 metres in width.
- A 2 metre wide pedestrian footway will be provided where appropriate.
- In locations where pedestrians and vehicles share the same surface, the street width will be approximately 6 metres.

Parking provision includes driveway parking, single and double garages, with visitor spaces incorporated within small landscaped bays.

The proposals also support the transition to more sustainable forms of transport through the provision of electric vehicle charging infrastructure. Each dwelling will be provided with access to an EV charging point.

Key

- Primary Vehicular Circulation
- Shared Surface Circulation
- Pedestrian Circulation
- Footpath
- Bus Stop
- Visitors Parking
- Resident Car Parking Space
- Garages



Illustrative Movement Plan

6.0 Sustainability

6.01 Energy and Sustainability

Sustainability Objectives

A series of commitments and goals are set out to facilitate the delivery of a well rounded sustainable development. These include:

BE LEAN: Fabric First Approach

The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

BE CLEAN: High-Efficiency, all-electric

Ultra high-efficiency heating & hot water systems. Energy efficient LED lighting and appliances.

BE GREEN: Renewable Energy Generation

An energy strategy that can rely on electricity generated from low carbon sources. Air source heat pumps provide the heating and hot water requirements.

ENERGY HIERARCHY



Sustainability Approach

Response to the impacts of climate change within the construction and design are central to the development principles, in order to deliver sustainable energy efficient homes for the future.

Some of the key design moves to achieve these objectives:

1. Retention of existing trees and hedgerow with provision of additional soft landscaping to enhance biodiversity
2. Provision of a series of swales to support sustainable drainage strategy with swales to aid with BNG provision.
3. Electric vehicle charging points provided for car parking spaces to all dwellings.
4. Sustainable modes of transport will be achieved through the design of a considered development with good pedestrian access links to Cowfold village centre, which encourages movement by foot, bicycle and utilising the existing bus service.
5. Dwellings are orientated to make the best use of natural daylight and sunlight, and where possible will have roof forms angled for efficient installation of future PV panels.
6. Proposed construction should optimise the individual building forms, fabric, glazing, and structure to minimise energy consumption. This will lower U-values and provide better air tightness, ensuring that the building services systems run as efficiently as possible.
7. Enhancing the thermal performance of the building envelope will help to future-proof the structure and yield the greatest CO2 saving.
8. The development could be solely electric through the use of air source heat pumps for heating and solar collectors for hot water. Adding renewable technology should then yield maximum carbon reductions with lower long-term costs for home owners.



Air source heat pumps for efficient heating and cooling



Local play spaces that encourage a connection to nature



Electric Vehicle Charging Point

7.0 Conclusion

7.01 Conclusion

This Design and Access Statement demonstrates that the proposed development of approximately 40 dwellings on land east of Henfield Road, Cowfold, has been shaped by a clear and robust understanding of the site, its context, and the characteristics of the wider village. The scheme has evolved through a landscape-led design process which responds positively to the site's existing assets, including its mature tree belts, central green corridor, natural topography, and watercourse boundaries.

Built development is focused within the most appropriate and least sensitive parts of the site, while substantial areas of green infrastructure are retained and enhanced to create a soft and sympathetic transition to the surrounding countryside. The illustrative layout respects the setting of the village, including the Conservation Area to the north, and draws from Cowfold's established architectural language in terms of scale, form, and materiality.

In addition to providing 40 new homes, including 14 affordable dwellings, the development will make an important contribution towards identified local housing needs and support the creation of a balanced and sustainable community. The scheme promotes accessibility and inclusion through a clear movement hierarchy, safe vehicular access from Henfield Road, opportunities for pedestrian connectivity, and convenient access to local services and public transport. The proposed development also incorporates sustainable drainage, biodiversity enhancements, and an energy conscious design approach, ensuring that environmental considerations are embedded throughout the scheme.

Overall, the proposals represent a logical, well considered and policy-responsive form of development, delivering new housing in a sustainable location while safeguarding landscape character, enhancing ecological value, and creating an attractive and functional place to live. It is therefore considered that the outline application represents an appropriate and positive extension to Cowfold and should be supported.





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