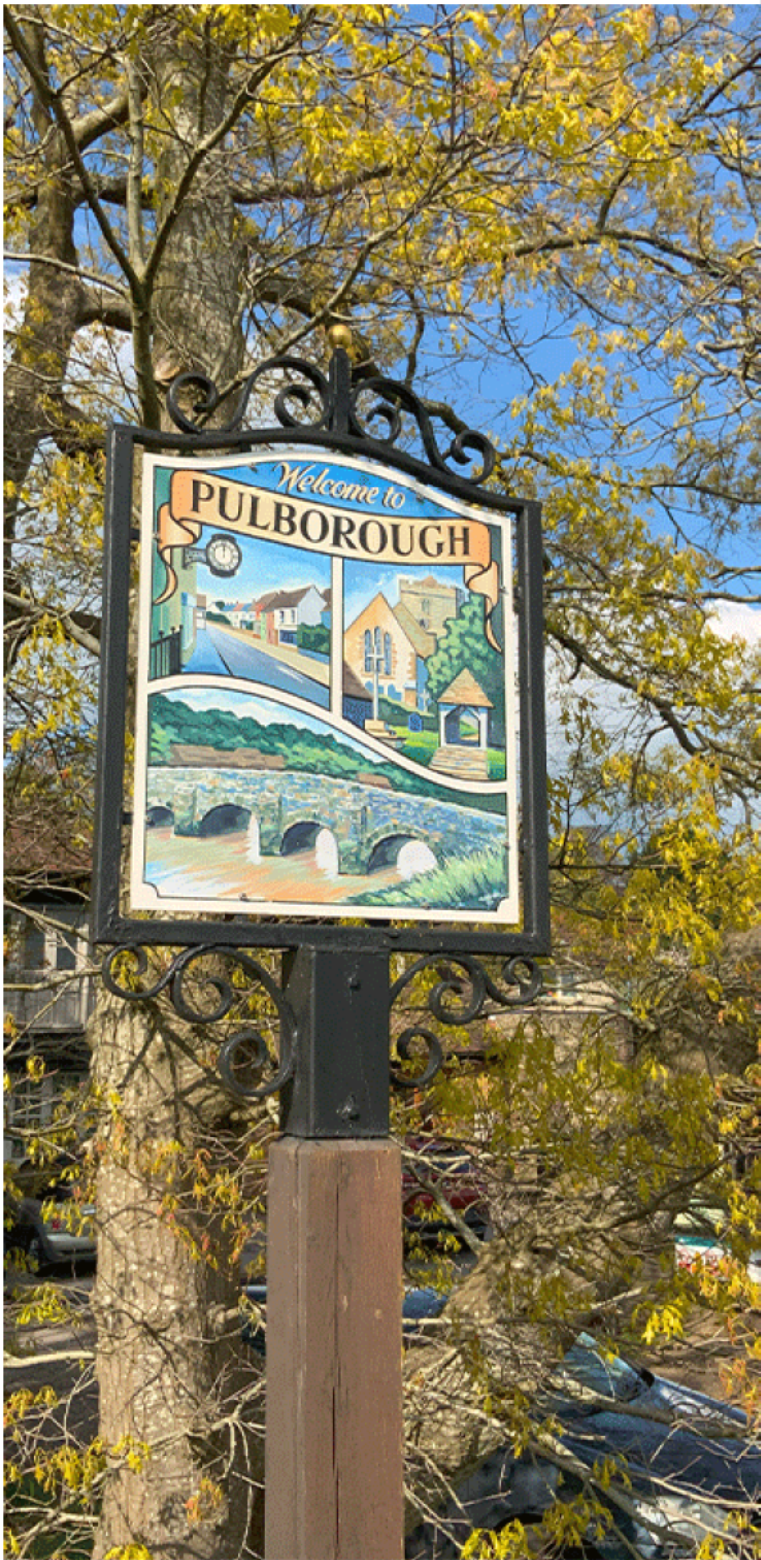


Statement of Compliance

New Farm Place, Pulborough - Alternate Scheme



BDW

CONTENTS

**New Place Farm,
Pulborough
(Alternate Scheme)
Site Address:**
Land at New Place
Farm,
Pulborough

Applicant:
BDW Southern Counties
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LRW

Design Consultant:
Geoff Perry Associates
28 Erdington Rd
Aldridge
Walsall
WS9 8UH
T: 01922 744 900

Prepared by:
Geoff Perry Associates |
Project Ref: A1234
First Issue: May 2026



02

OUTLINE APPLICATION:

- 2.1 Outline Key Principles
- 2.2 Development Framework
- 2.3 Illustrative Layout



04

EVALUATION: DESIGN EVOLUTION

- 4.1 Building Heights
- 4.2 Density
- 4.3 Street Hierarchy
- 4.4 Open Space
- 4.5 Development Framework
- 4.6 New Place Manor

05

DESIGN PROPOSAL

- 5.1 Proposed Layout
- 5.2 Appearance
- 5.3 Street Scenes
- 5.4 Parking
- 5.5 Enclosures



01

INTRODUCTION

- 1.1 Application Overview
- 1.2 Site Overview
- 1.3 Format of the Statement
- 1.4 Purpose of the Statement



03

STAKEHOLDER ENGAGEMENT

- 3.1 Engagement



06

SUMMARY

- 6.1 Overview

INTRODUCTION

01

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

1.1 APPLICATION OVERVIEW

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

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

Whilst up to 170 dwellings were approved under the outline planning permission, Barratt Redrow has brought forward Reserved Matters in phases, with a concurrent application (DC/24/1676) seeking permission for 160 dwellings on the eastern parcel.

This submission forms one of two Reserved Matters applications brought forward for the western parcel. The Alternate Scheme been developed through a parameter-led design approach, placing particular emphasis on alignment with the approved Density, Building Heights and Land Use Parameter Plans established at the Outline Stage. It also presents a different orientation and layout of the 10-units on the Site in a more courtyard type arrangement.

The submission of both the Primary and Alternate Schemes allow the Council to assess two distinct, yet equally viable, design solutions which respond to site-specific constraints and opportunities in different ways, while remaining consistent with the overarching principles established by the OPP.

In this context, the Primary Scheme demonstrates one appropriate interpretation of that flexibility, whereas the Alternate Scheme provides a design solution that more closely aligns with the approved parameters. Together, the applications offer two acceptable approaches to design development, ensuring that ADC can consider and, if deemed appropriate, approve either or both schemes on their respective planning merits.



Outline Permission

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

RM: Application

1.2 SITE OVERVIEW

The application land measures 6.05 acres / 2.45 hectares.

SITE LOCATION PLAN

INTRODUCTION

01

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

1.3 FORMAT OF THE STATEMENT



Introduction
Provides a purpose of the statement and relevant section breakdowns. A briefing of the site, its background and a description of the application of development sets out the scope of works being applied for.



About New Farm Place
A brief overview of the approved Outline Application and the supporting parameter plans which set out the key principles of design.



Stakeholder Engagement
Outline the relevant stakeholders which have been involved in the discussion of concepts and influenced the development design. This may include pre application discussions and exhibition events.



Delivering Key Design Principles
This covers the concept of design to conformity of the proposed parameter plans.



Design Proposals
The aspects of a building or place which determine the visual impression it makes. The detail aspects include, streets and placemaking, the external built form and architectural styles. Characters aid in creating memorable places.



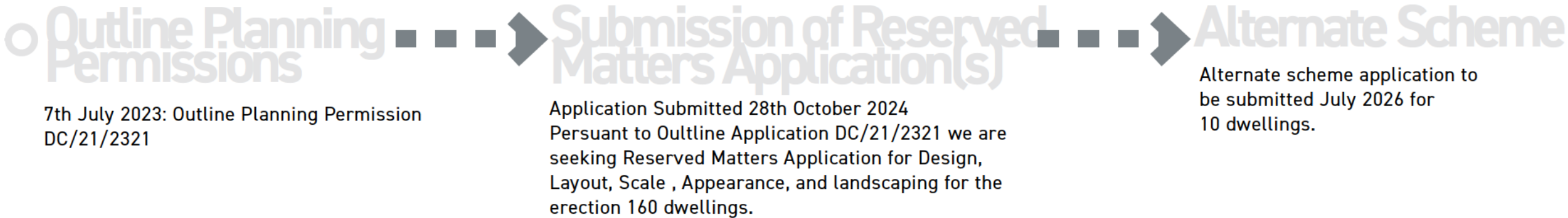
Summary
Concludes the proposed development, providing a summary of the key aspects of the design approach for consideration for approval.

1.4 PURPOSE OF THE STATEMENT

This statement provides a comprehensive description of the 'detail design' approach and the key principles which underpin the proposed masterplan. They are supported by a series of plans and illustrations which conform to the approved parameter plans. The level of detail is appropriate and relative to the context and scope of the application.

The purpose of this Statement is to demonstrate compliance of the proposed development with the principles set out in the approved outline application and Parameter Plans

Condition 2
"Approval of the details of the layout of the development, the scale of each building, the appearance of each building, and the landscaping of the development (hereinafter called "the Reserved Matters") shall be obtained from the Local Planning Authority in writing before any development is commenced."



OUTLINE APPLICATION CRITERIA

Design Influences

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

OUTLINE APPLICATION:
COMPLIANCE REVIEW

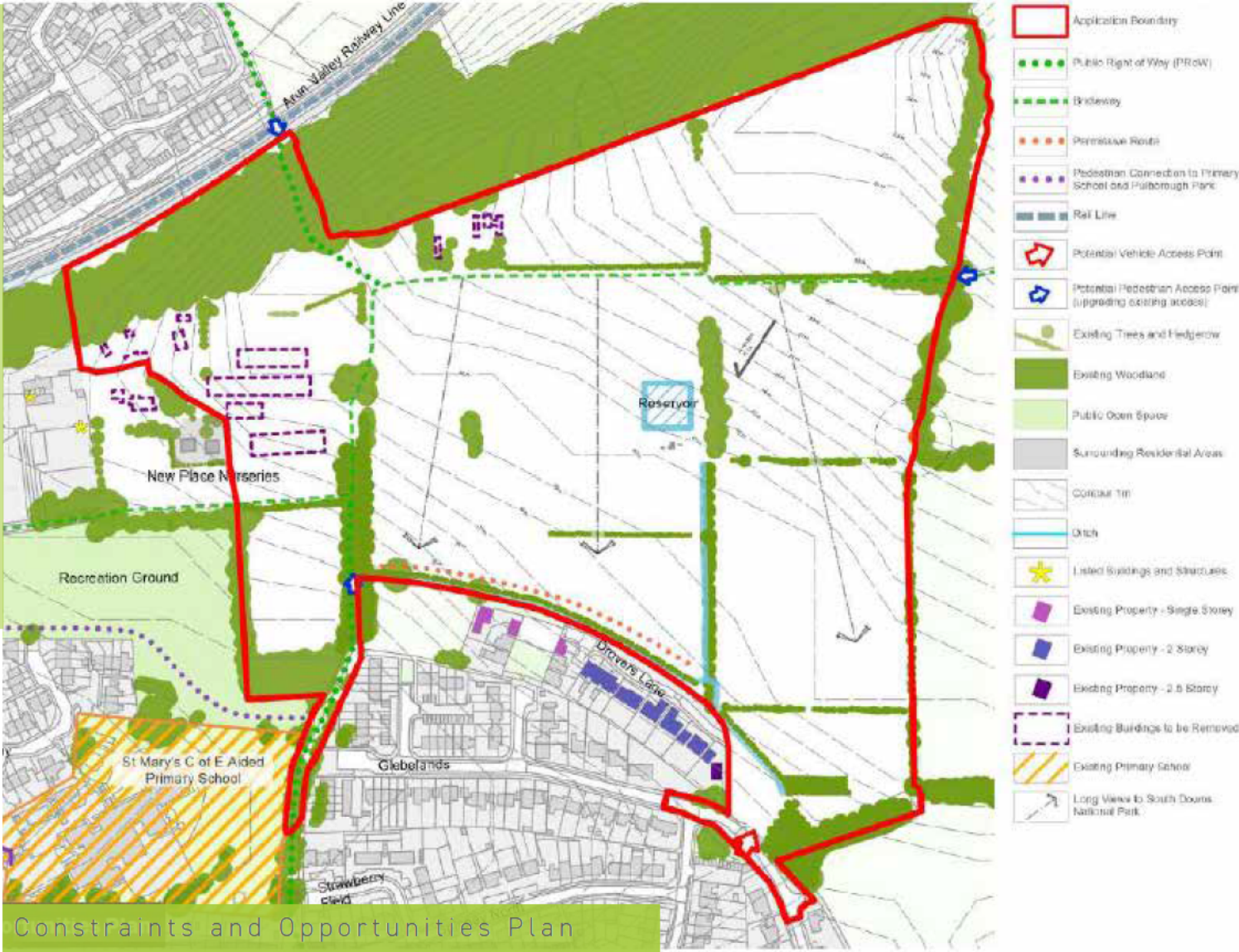
02

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

2.1 Outline Key Principles

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

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



OUTLINE: COMPLIANCE REVIEW

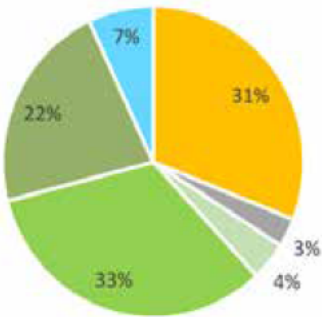
OUTLINE APPLICATION

02

2.2 DEVELOPMENT FRAMEWORK

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

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



2.3 ILLUSTRATIVE LAYOUT

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

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



ENGAGEMENT

03

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

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



3.1 ENGAGEMENT

Timeline:-

The initial scheme for Phase 1 was drafted with the BDW house type range.

- First Pre app submitted: 20 March 2024
- On site meeting held: June 2024.
- Pre app response received: 10 September 2024. (response attached)

- Application submitted: 28 Oct 2024
- Application validated: 28 Jan 2025

- Officer comments received: 14 March 2025

• On the 28 April 2025 the new Redrow scheme was introduced to officers. Barratts in 2024 procured Redrow Homes. As part of this merger, Barratts have a directive to review any current sites to see if there is any viability in substituting between the BDW and the Redrow range. Geographical factors also played a part. In this instance it can be demonstrated that the Redrow range of dwellings form this proposal.

• Revised scheme shown to officers: 15 May 2025. The first interaction with the Redrow range looked at an alternative approach to levels and how we can both work with them and look into cost saving measures. The site topography is a challenge for this scheme and the new approach was a more grid like structure with a straighter road network. The feedback received was that this linear layout moved away too far from the initial principles and layout form set out in the outline application. Following this advice another version of the layout has been produced to be in keeping with the original strategy.

Phase 2 surveys and assessments have taken place.

EVALUATION: DESIGN EVOLUTION

04

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



ILLUSTRATIVE MASTERPLAN

- or
- 1. Building Heights
 - 2. Density
 - 3. Street Hierarchy
 - 4. New Place man-
 - 5. Framework

DELIVERING THE PROPOSED DESIGN CRITERIA

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

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

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

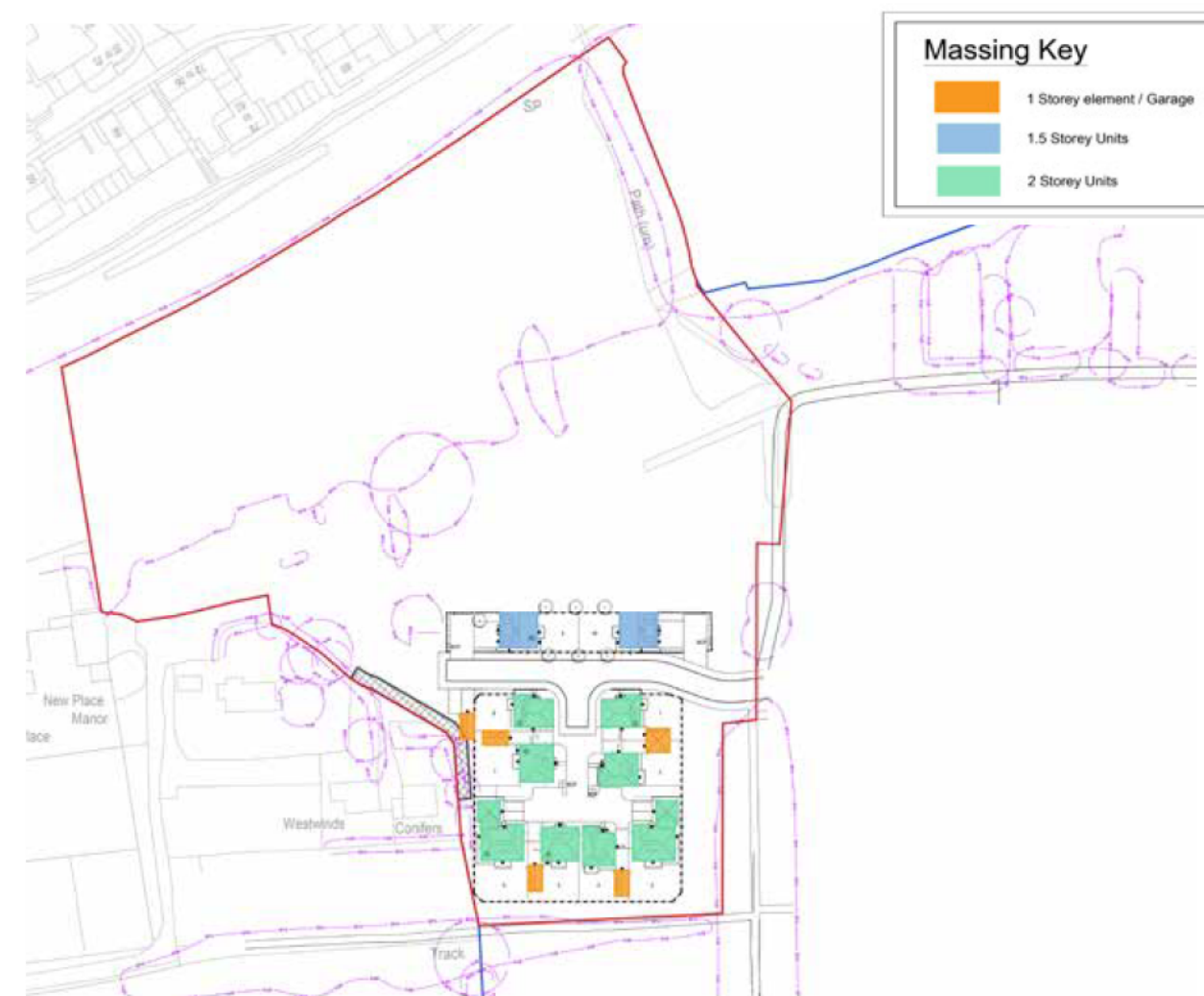
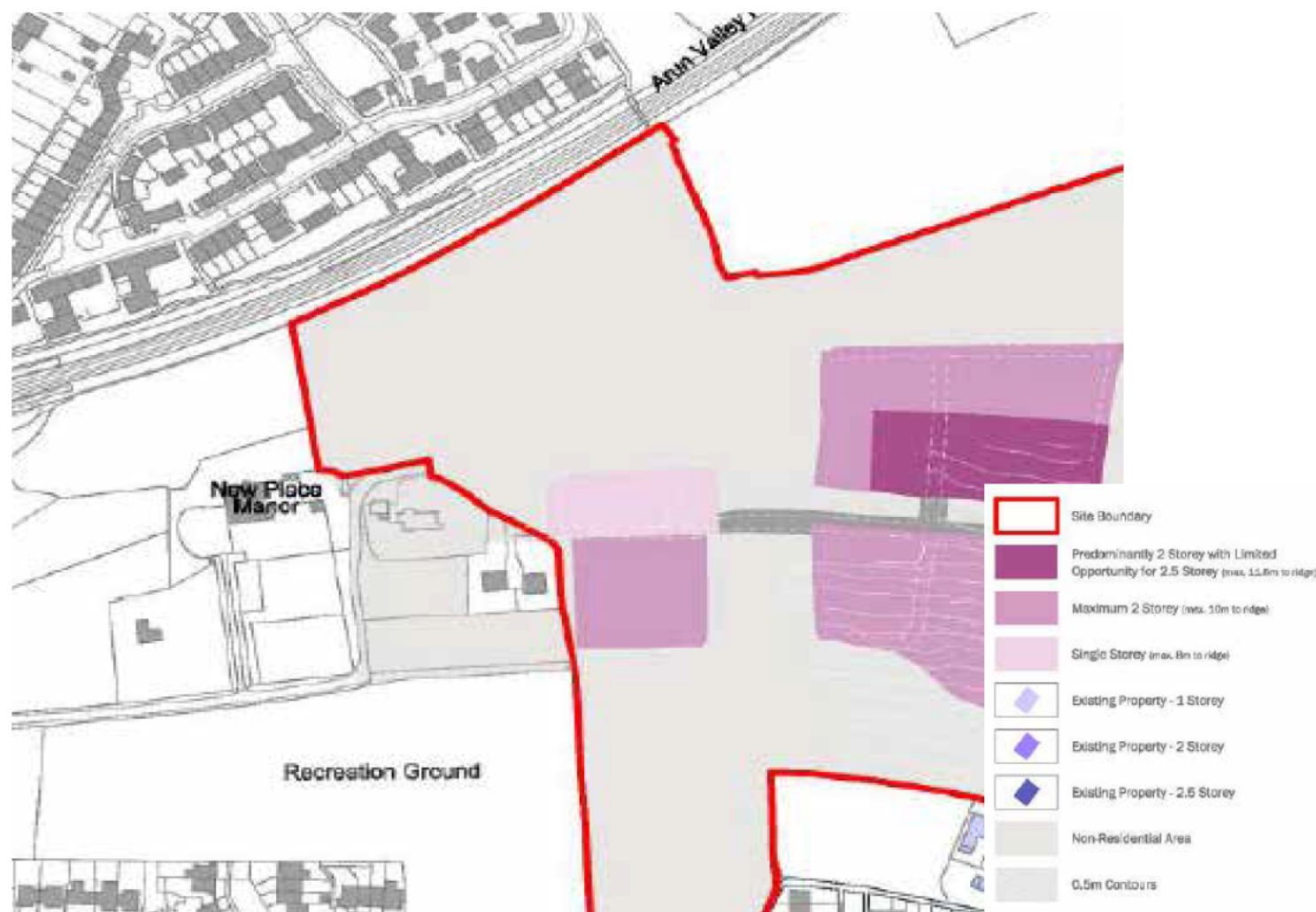


PROPOSED MASTERPLAN

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

Outline Applicant's Proposal

BUILDING HEIGHTS



APPROVED PLAN

4.1 BUILDING HEIGHTS

For Phase 2 to the West building heights are noted as 2 storey to the Lower area to the South and single storey further North at the higher point of the land. Dwellings to the North are in closer proximity to New Place Manor.

PROPOSED MASSING

In the proposed planning layout the massing is 2 storey for all dwellings across the scheme other than the two northern dwellings which are 1.5 storey chalet bungalows.

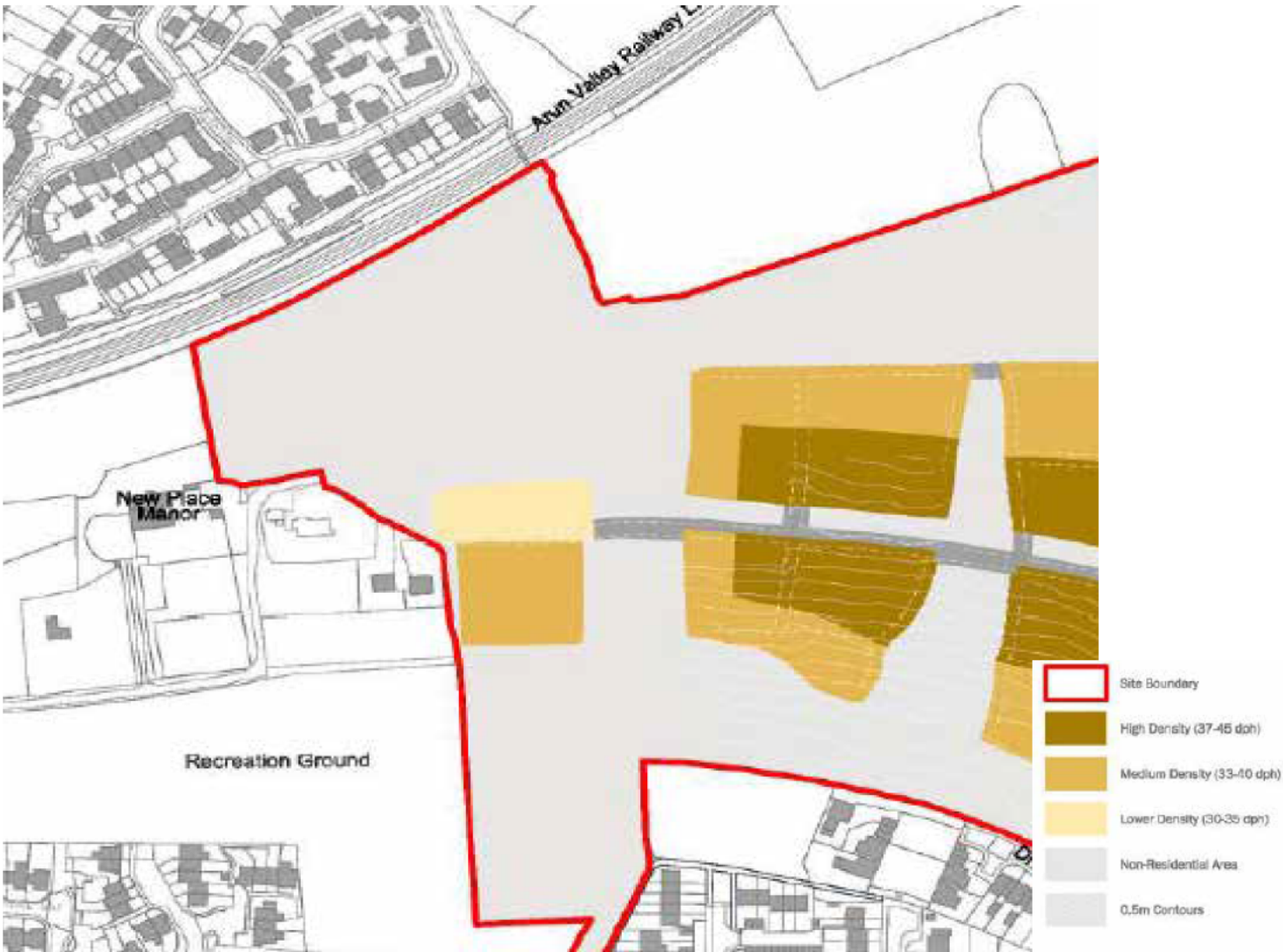
Through assessing the site topography and working with engineers we have a scheme that responds well to its surroundings. Street scenes show the level differences and how they positively respond to the site topography.

Outline

.....➔

Applicant's Proposal

DENSITY



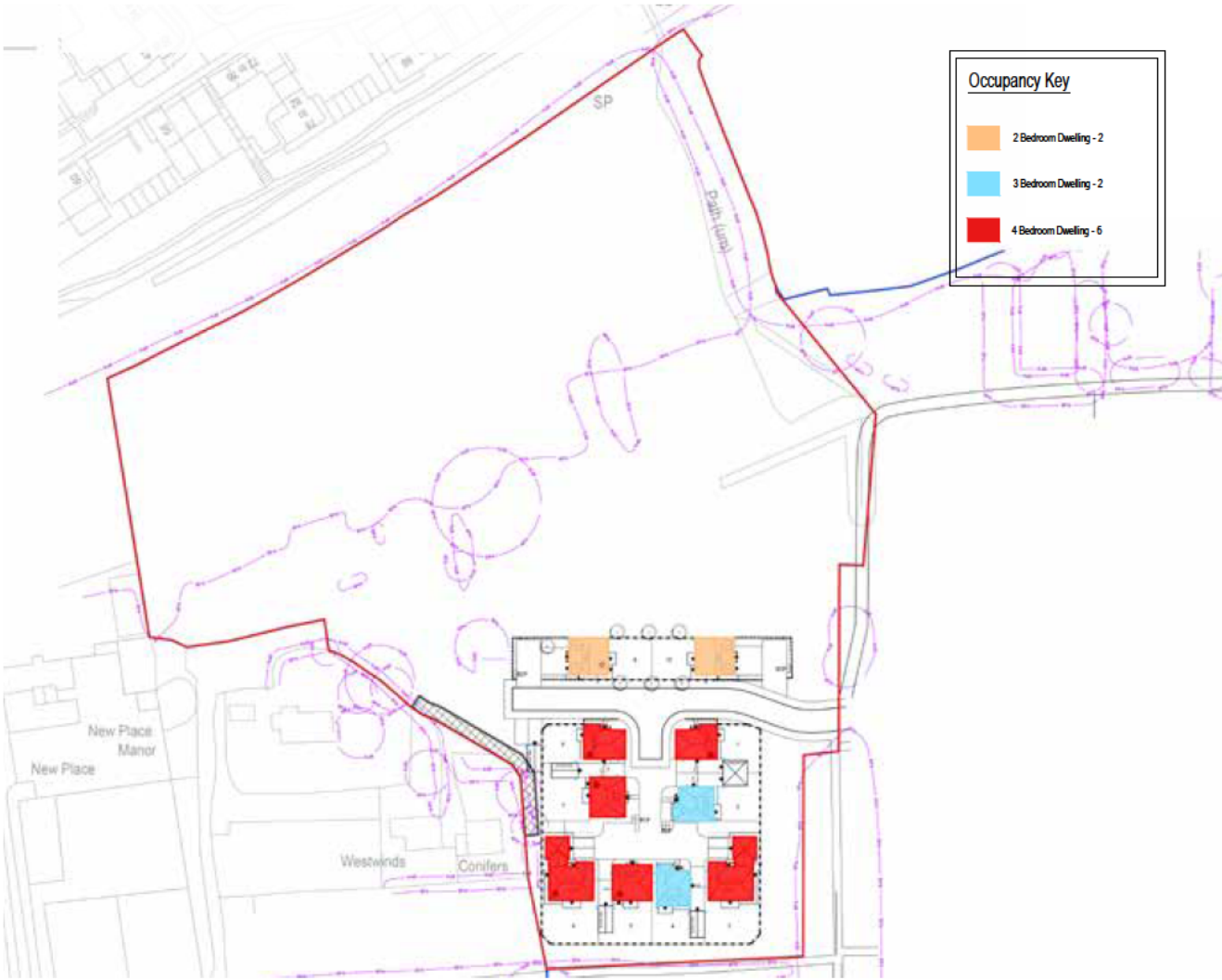
APPROVED PLAN

4.2 DENSITY

The dwellings in the site are ranging from high density to low density. For phase 2 of the site it has been approved that it should be low and medium density.

Which means there would be smaller amount of larger houses than the rest of the site.

✓ 17 dwelling per hectares / low density



PROPOSED OCCUPANCY - CONDITION 23

The above Occupancy plan shows the distribution of dwellings based on bedroom mix. A mixture of 2, 3 and 4 bedroom units are indicated. This Phase is a medium to low density to the south and low density north of the spine road a set out in the approved plan.

Outline

STREET HIERARCHY

Applicant's Proposal



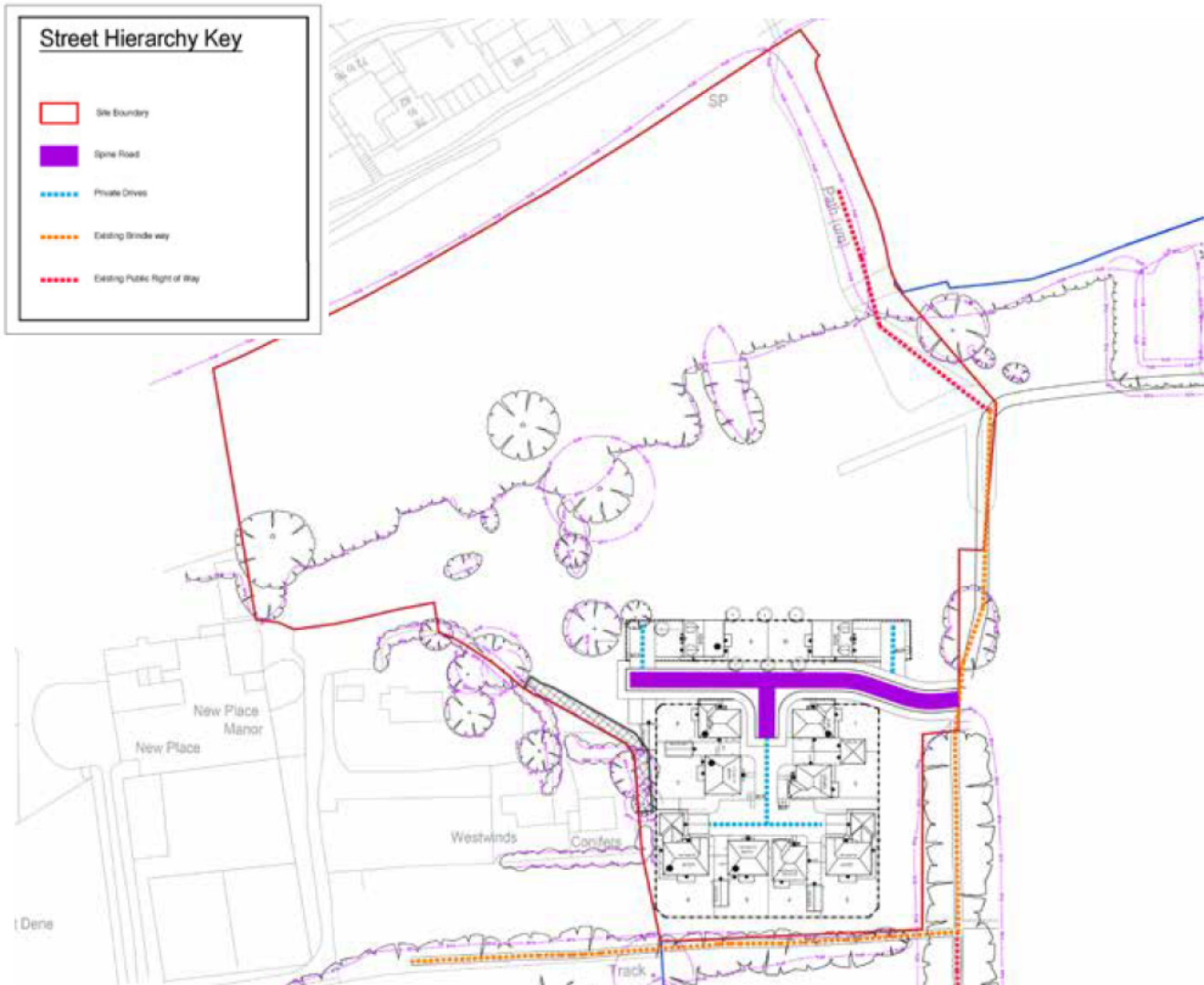
APPROVED PLAN

4.3 STREET HIERARCHY

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

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

- ✓ Spine Road
- ✓ Private Drives
- ✓ Access Point from east side of Pulborough site
- ✓ Existing and Proposed pedestrian connections. PROW and bridleways



PROPOSED STREET HIERARCHY

Similar to the approved drawing the site consists of the main Spine road through the centre of the scheme with private roads branching off to serve housing parcels. Roads have been carefully assessed with the levels of the site to ensure they adequately achieve gradient requirements. The private roads are positioned in a way to create very private areas for the larger plots. Pedestrian connections around the scheme including existing and proposed routes offer excellent permeability.

Outline

OPEN SPACE

Applicant's Proposal



Figure 24. Landscape Strategy Plan

- Increased public access to open space that provides opportunities for play and informal recreation
- Additional tree and hedge planting, areas of native shrubs and species enriched grassland will contribute to visual amenity and habitat diversification
- A well designed landscaped strategy for the POS area to the North.



APPROVED

4.4 LANDSCAPE STRATEGY

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

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

PROPOSED

The scheme delivers a well worked landscape strategy to the North of this Parcel. The open space, formally defined as a 'Multi-Functional Green Space' has been considered in depth, with features including: Wildflower meadow mounds with orchard trees to create visual interest within the POS. Informal mown grass paths and seating opportunities are proposed to encourage residents to explore and pause within the landscape. A self binding gravel path creating connections along the desire lines between the existing PROW, proposed dwellings, and the heritage area. A planting palette of herbaceous and shrub species to create focal points around the key areas to provide sense of space and visual interest. We are also repurposing the old barn building located with this green space.

Outline

----->

Applicant's Proposal

DEVELOPMENT FRAMEWORK



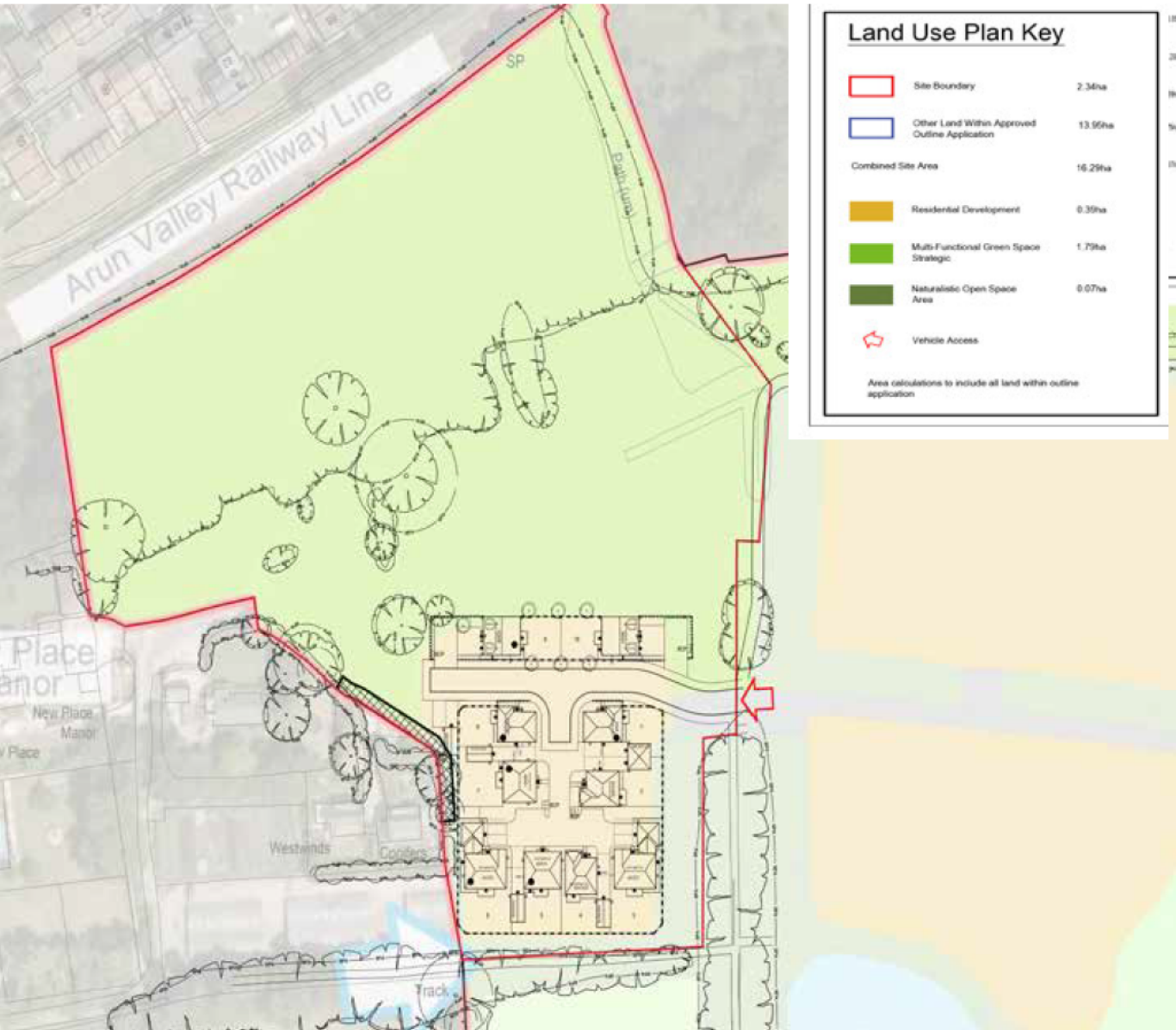
	Application Boundary	16.29ha
	Residential Development	5.10ha
	Infrastructure Area	0.46ha
	Multi-Functional Green Space Neighbourhood (to also include Equipped Play provision of 400 sqm)	0.62ha
	Multi-Functional Green Space Strategic	5.46ha
	Naturalistic Open Space Area	3.52ha
	Surface Water Attenuation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

APPROVED

4.5 FRAMEWORK PLAN

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

Applicant's Proposal



Land Use Plan Key	
	Site Boundary 2.34ha
	Other Land Within Approved Outline Application 13.95ha
Combined Site Area 16.29ha	
	Residential Development 0.39ha
	Multi-Functional Green Space Strategic 1.79ha
	Naturalistic Open Space Area 0.07ha
	Vehicle Access
Area calculations to include all land within outline application	

PROPOSED - CONDITION 23

The plan above has been produced as a comparative plan against the Outline Framework drawing that of which we are in broad accordance with. As can be seen the same principles have been brought through in terms of access, development parcels which ensures best use of land and an attractive street-scene we are in strict accordance with.

The open space, formally defined as a 'Multi-Functional Green Space' has been considered in depth and features including an Orchard Walk, Access paths, Feature Planting and Repurposing of the old barn building. The alternate scheme has been designed to be parameter-led.

Outline> Applicant's Proposal

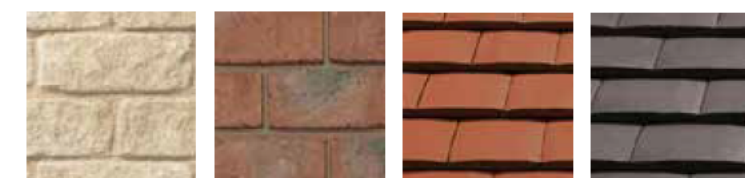
NEW PLACE MANOR



4.6 NEW PLACE MANOR - CONDITION 20

With the location of Phase 2 close to New Place Manor the site need to repeat in terms of proximity, appearance and material choices. The site itself does not contain any designated heritage assets. The nearest listed buildings are the Grade II* listed "New Place Manor" and the Grade II listed "Archway and Garden Wall at New Place Manor", which are located adjacent to the west of the Site respectively.

- ✓ Material to be used will be predominately stone with some multi red brick.
- ✓ Red brick quioning features around openings similar to the Manor.
- ✓ Decorative stone boundary walling around the dwellings.
- ✓ Exposed rafters.
- ✓ Diamond lattice windows like the manors tradtional windows.



PROPOSED

Proposed elevations utilise design features taken from the Manor building. Materials have been carefully selected in the same way utilising a combination of a red multi brick and re-constituted stone for the main materials for units and also for boundary walling. Red brick quioning detailing around the windows and doors. Diamond lattice effect window detailing.

The walling around the private drives and the enclousers of the garderns will be a mixture of brick and stonework similar to garden walls around the manor. Roof tiles will be predominately red tiles with some grey roofs for added variation.

DESIGN PROPOSAL

05

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

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

5.1 PROPOSED LAYOUT

- 1 – Primary Access served via Phase 1 which comes off Glebelands to the South East.
- 2 – Primary Residential Street - Primary street 5.5m wide with dedicated green verge with boulevard trees forming green route through site.
- 3 – Shared Private Drives - Private drives with outward facing development offering a softer edge to adjacent pos. Encourage lower vehicle speeds through surface materials.
- 4– Dual aspect dwellings on all prominent corners.
- 5– Large areas of open space and green corridors connecting spaces. Retaining mature existing trees with further proposed landscaping complimenting the scheme.
- 6 - Pedestrian connectivity linking green spaces, PROW and lesiure routes connecting to site boundaries.
- 7 – Cycle Storage and Bin Storage provided throughout. Compliance with NHBC drag distances adhered to (refer to separate layout plan).
- 8 – All private units with Phase 2.



DETAILED PROPOSED LAYOUT

DESIGN PROPOSALS

5.2 APPEARANCE

The facing brick and roof tiles chosen will compliment materials of New Place Manor. Additional brick detailing has been added to the street scene frontages and to create elevational interest. The site is a mix of red multi brick and reconstituted stone. There will be 2 roof tiles offering a variation in colour whilst working together to complement street scenes. There is a small portion of other materials used to selected house types such as tile hanging, Wayney edge boarding and a small amount of tudor boarding. A palette of door colours is proposed for front and garage doors.



Materials



Reconstituted Stone



Red Multi Brick



Red Brick Detailing



Red Roof Tile



Grey Roof Tile

Materials Plan



DESIGN PROPOSALS

5.3 STREET SCENES

The following street scenes show the mix of proposed dwellings, with varying built form, roof configurations and elevation treatments creating a varied streetscape with interest and character. These views show how the houses work with the topography that slopes from North to South.

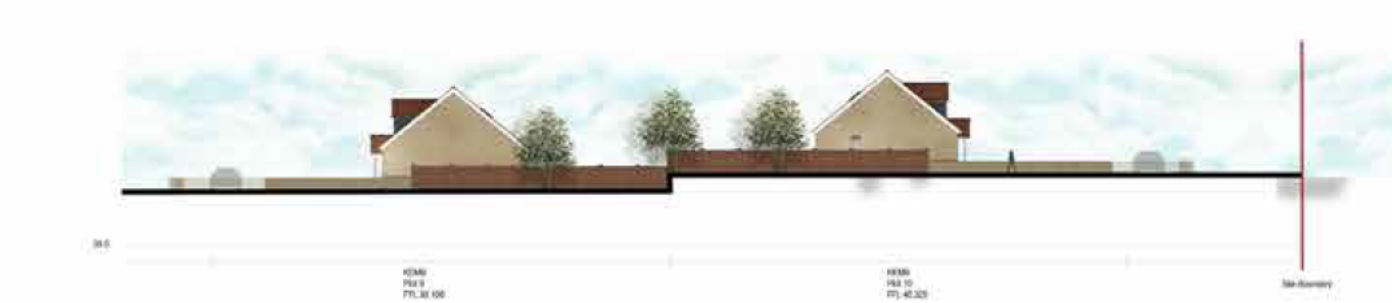
STREET SCENE AA



STREET SCENE BB



STREET SCENE CC



STREET SCENE DD



DESIGN PROPOSALS

5.4 PARKING

Urban design emphasizes the importance of a non-parking dominated public realm and a balanced approach achieved through design, siting and landscaping. Anti-social parking should be discouraged and mitigated through physical means such as 0.9m high walls. Examples of appropriate parking solutions can be demonstrated in the following images that this Reserved Matters proposal implements and also complies with following parking standards.

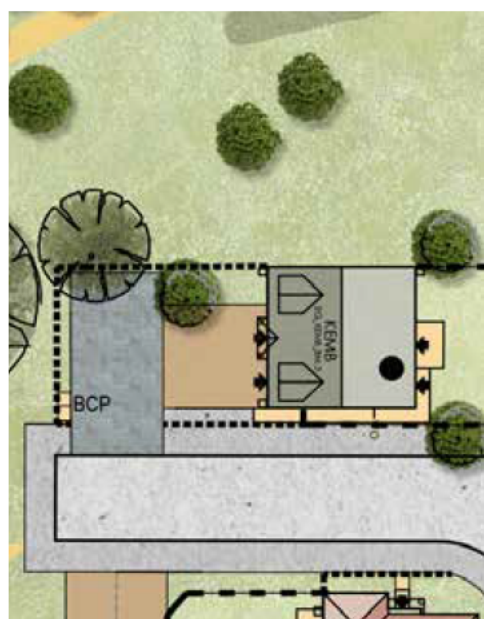
on plot



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



Garages to be internal. Driveway to be buff coloured block paving..



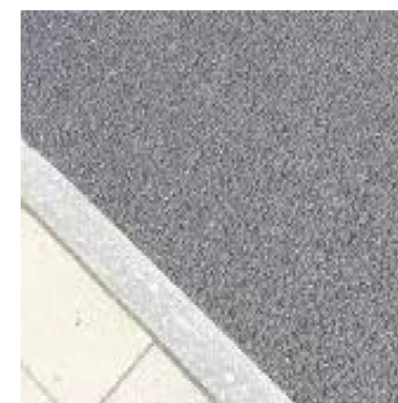
FRONTAGE PARKING

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

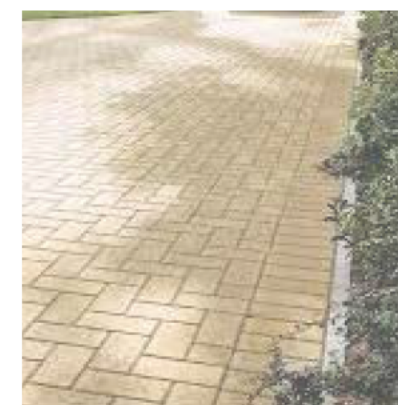


BLOCK PAVING

- ✓ Private roads will be charcoal block paving and to contrast the driveways will be buff coloured block paving.
- ✓ Larger plots with internal garage to have own private drive for complete privacy



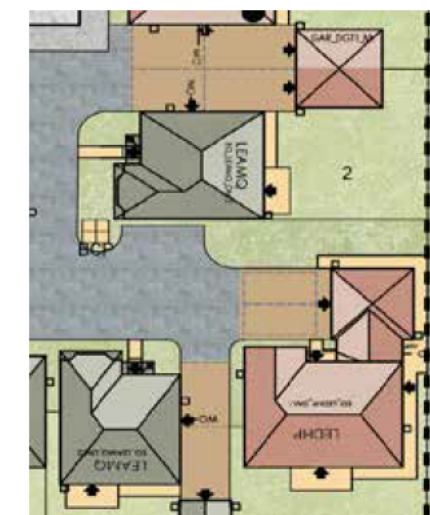
Tarmac to adoptable pavements and the main road.



Buff Block paving for parking spaces



Shared Private drives to be charcoal block paving.



PRIVATE DRIVES



- ✓ Landscaped strips should break up the appearance of multiple parking spaces. Parking to not dominate streets

DESIGN PROPOSALS

5.5 ENCLOSURES

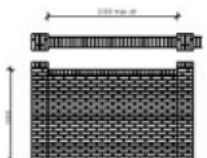
The following Enclosures Plan shows the proposed boundary treatments, as illustrated rear gardens are to be separated by 1.8m high close board fencing with timber posts. Exposed boundaries are to be 1.8m high screen walls. Surrounding the private roads is a 0.9m high stone wall creating features of frontages and defining private enclosure.

Enclosures Plan

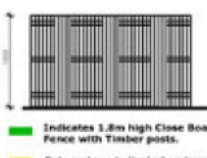
ENCLOSURES LEGEND

Legend

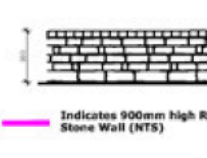
This drawing is to be read in conjunction with materials schedule



Indicates 1.8m high Screen Wall



Indicates 1.8m high Close Board Fence with Timber posts.
Gates where indicated on layout



Indicates 900mm high Reconstituted Stone Wall (NTS)

For enclosures within Public Open Space refer to Full Landscaping designs



Stone Wall 0.9m high.



1.8m high Close Board Fence with Timber posts.



1.8m high Screen Wall



SUMMARY

06

6.1 OVERVIEW

This Design Compliance Statement has been written in support of a Reserved Matters Application for proposed residential development at New Place Farm, Pulborough Phase 2, on behalf of applicants Barratt (BDW Southern Counties).

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

This submission forms one of two Reserved Matters applications brought forward for the western parcel, alongside PP:14946627 (the "Primary Scheme"). Together, these applications present two complementary design responses to the approved Outline Planning Permission.

This application seeks permission for 10 dwellings. This document also provides details for Layout, Scale, Appearance of Buildings and Landscaping. Compared to the primary scheme, the Alternate Scheme introduces chalet bungalows along the northern boundary, reorientation of dwellings along the southern boundary and introduces a new courtyard arrangement.

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

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

- Enhance the existing habitat and create newhabitat through the retention of and supplementation of existing trees / hedgerows (where possible) and the provision of new native planting throughout.
- Improve energy efficiency through siting, design and orientation of buildings.
- Use simple traditional construction detailing and materials to achieve a robust and high quality build.
- Use of building materials where possible capable of being recycled.
- An element of construction waste reduction or recycling.
- A balanced mix of three, four and five bedroom dwellings
- New landscaped areas, open space and footpaths to facilitate recreation and enjoyment whilst respecting the heritage asset to the west
- Orchard tree planting and additional landscaping
- A sensitive use of materials
- Measures to encourage urban wildlife within plots and gardens.

