

3.5 Approved Design & Landscape Strategy

At the time the DLS was prepared and approved, the Moated House was still listed. The possibility of converting this to a community use including as a pub/ restaurant was being explored. Given the concealed location within the development and lack of road frontage, the feasibility for this type of use is limited. Further details on this land use consideration are provided within the submitted Planning Statement.

The key DLS guidance is to interconnect the linkages to north and south of the site, and to consider the site as an integral element of the east-west greenway.

The constructed linkages to and from the greenway on the perimeter of the site achieve this. The north western bridge is to be removed due to its dilapidated condition.

Principles

The Moathouse site should:

- Consider the provision of new community uses
- Respect the status of the historic house and gardens
- Provide accessible parking
- Provide cycle parking if converted to community use.
- Propose design responses to the site which respect the heritage and age of the property
- Create clear links to adjacent public spaces
- Ensure integration of existing lane and boundaries, and public right of way along the southern boundary, as a key link between the various public open spaces, east to west, and to service routes north and south.



Illustrative axonometric sketch of the moathouse (DLS, p56)

3.6 Approved outline masterplan

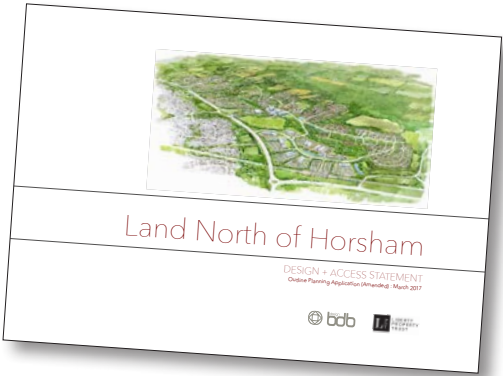
Planning Conditions and S106 Agreement

The outline consent for the masterplan includes a number of planning conditions and S106 obligations that are required to be addressed by subsequent applications. The conditions and obligations relevant to this application are set out below, alongside commentary on how compliance is achieved.

Condition 2:

The detailed design of the proposals will have regard to, and broadly accord with, the principles set out on the following parameter plans and supporting documents;

- Land Use Parameter Plan Drawing No. 2153A-100Q
- Density Parameter Plan Drawing No. 2153A-101P
- Building Heights Parameter Plan Drawing No. 2153A-102S
- Movement and Access Parameter Plan Drawing No. 2153A-103S
- Green Infrastructure Parameter Plan Drawing No. 2153A-105R



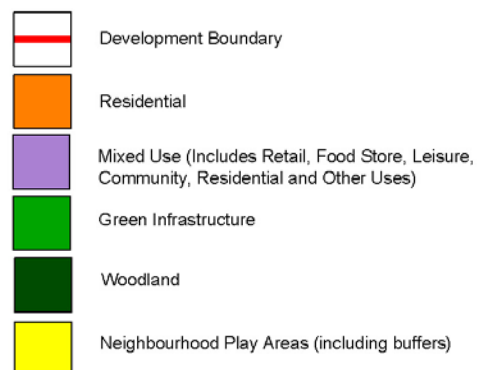
3.6 Approved outline masterplan

Land use response:

The Moathouse sits entirely within the mixed use zone in line with the approved Land Use Parameters Plan.

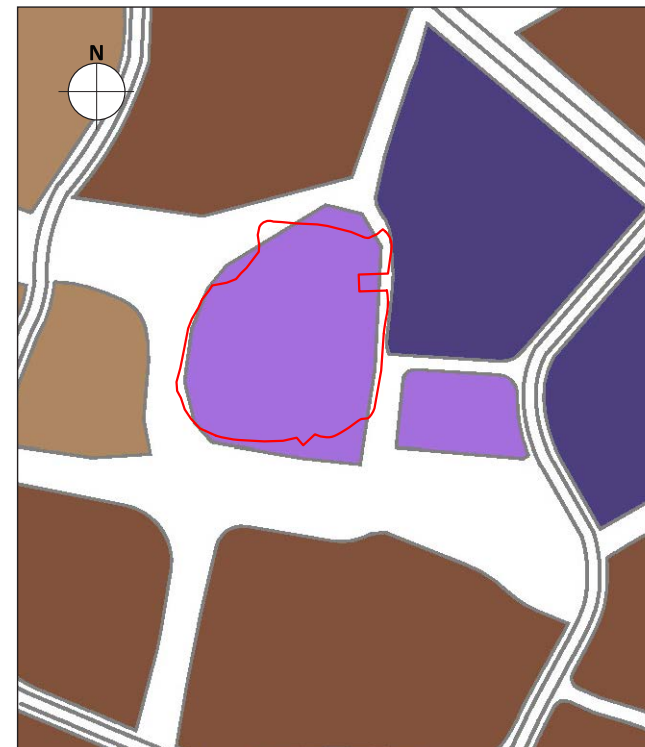


Extract of Land Use Parameter Plan



Building heights response:

The proposed buildings within the moathouse site will range from 8.5m to 9.3m ridge height which is below the 12m maximum ridge height specified for the mixed use zone on the building heights parameter plan.



Extract of Building Heights Parameter Plan



Green infrastructure response:

The proposed development is in line with the parameters set out within the Green Infrastructure Plan approved at outline stage, with the proposed development sitting outside any of the zones specified on the plan and with the woodland within the site being retained as part of the proposals.

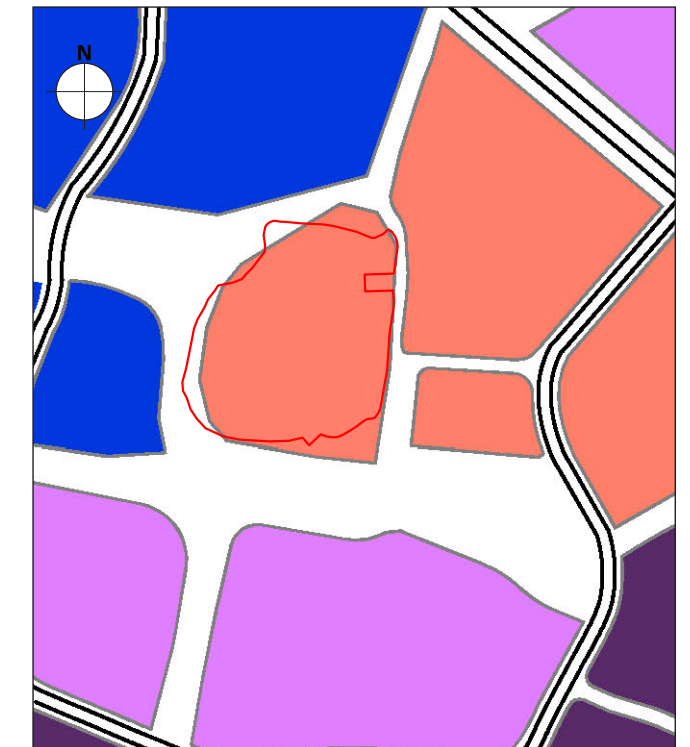


Extract of Green Infrastructure Parameter Plan

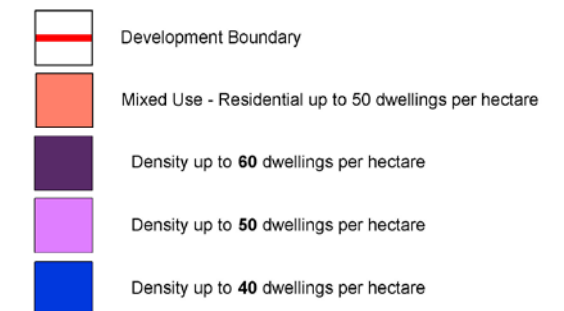


Density response:

The proposed development is in line with the parameters set out within the Green Infrastructure Plan approved at outline stage, with the proposed development sitting outside any of the zones specified on the plan and with the woodland within the site being retained as part of the proposals.



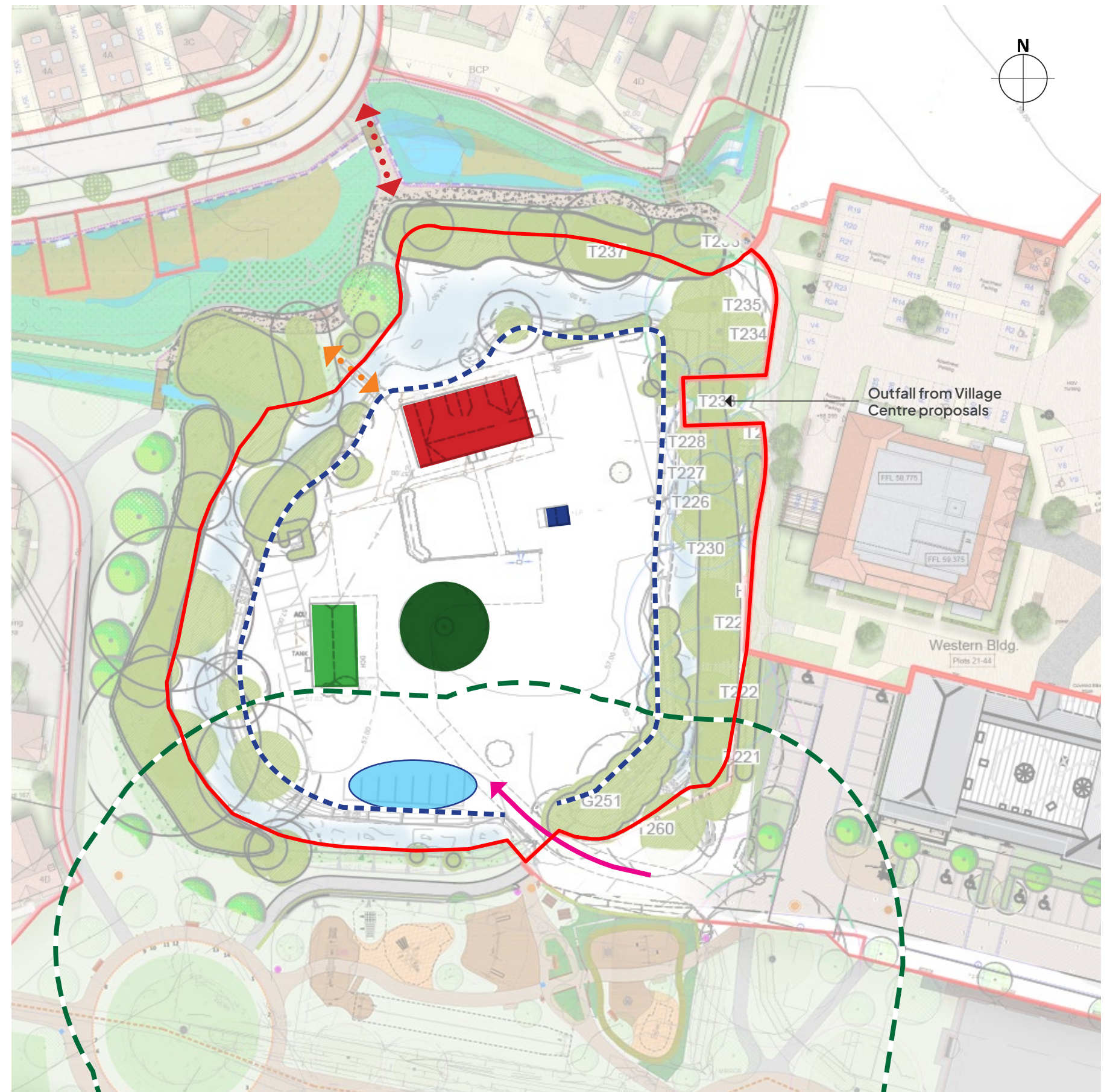
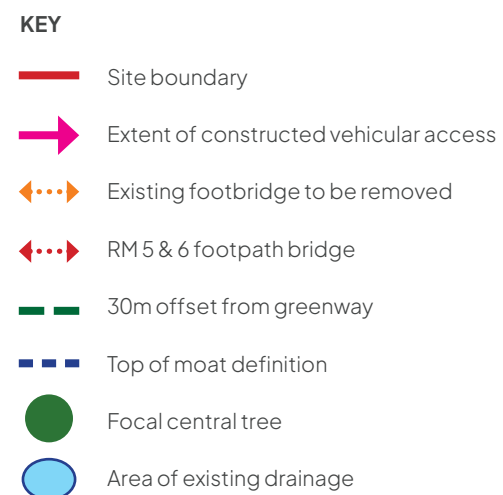
Extract of Density Parameter Plan



3.7 Constraints and opportunities

A site and arboricultural survey have been prepared as a basis for considering the site. Internally the site is notionally flat towards the farmhouse front elevation from the southerly access at circa 57m AOD.

-  The farmhouse is proposed to be retained. Although delisted this building remains a non-designated heritage asset and emerging proposals need to respect its setting as an extensive green frontage, with focal central tree.
 -  The small outbuilding fronting the farmhouse is in poor condition and is to be demolished. This is at a similar figure ground angle as the farmhouse.
 -  The larger outbuilding can be considered for replacement with a building or buildings of similar bulk and scale. This currently has (residential) accommodation to upper parts over garaging.
- The northern facade of the Moathouse is an integral element of the streetscape of RM 5 & 6, as three expressed gables, at the bend of the loop road.
 - A key constraint is the 30m non-habitable offset from the established east-west greenway which considerably restricts the developable site area.



Constraints plan

3.8 Existing farmhouse

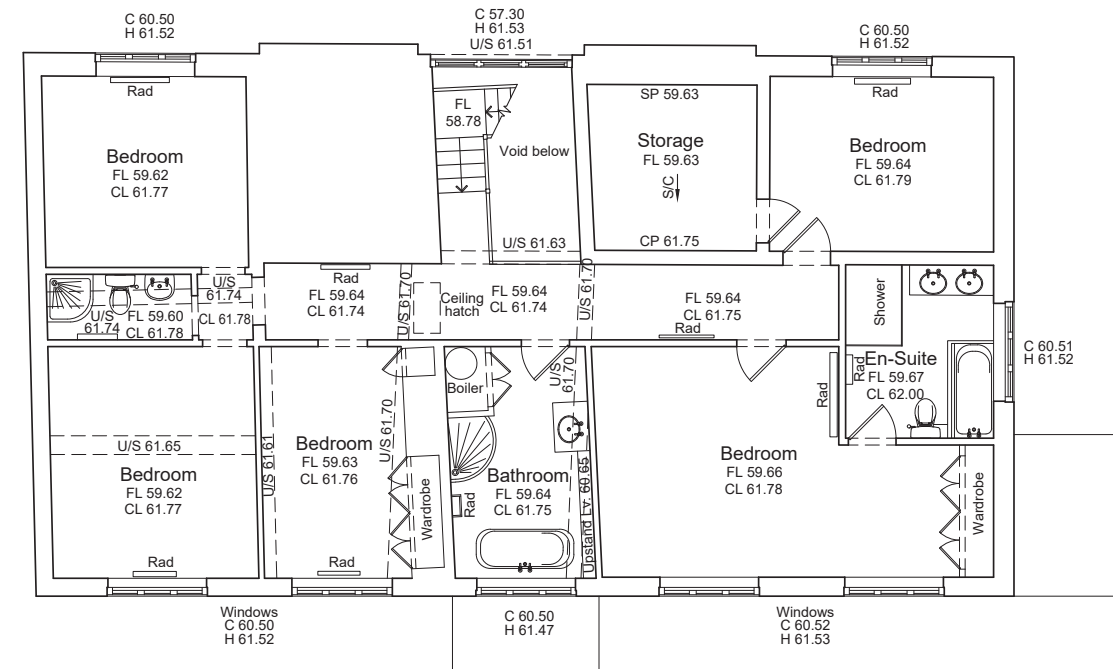
The existing farmhouse is to be retained as part of the proposals and converted into two, semi-detached dwellings. The floorplans of the existing farmhouse building illustrate a large, 5 bedroom dwelling with a 5 window frontage, central porch and another lean-to porch to the eastern gable.



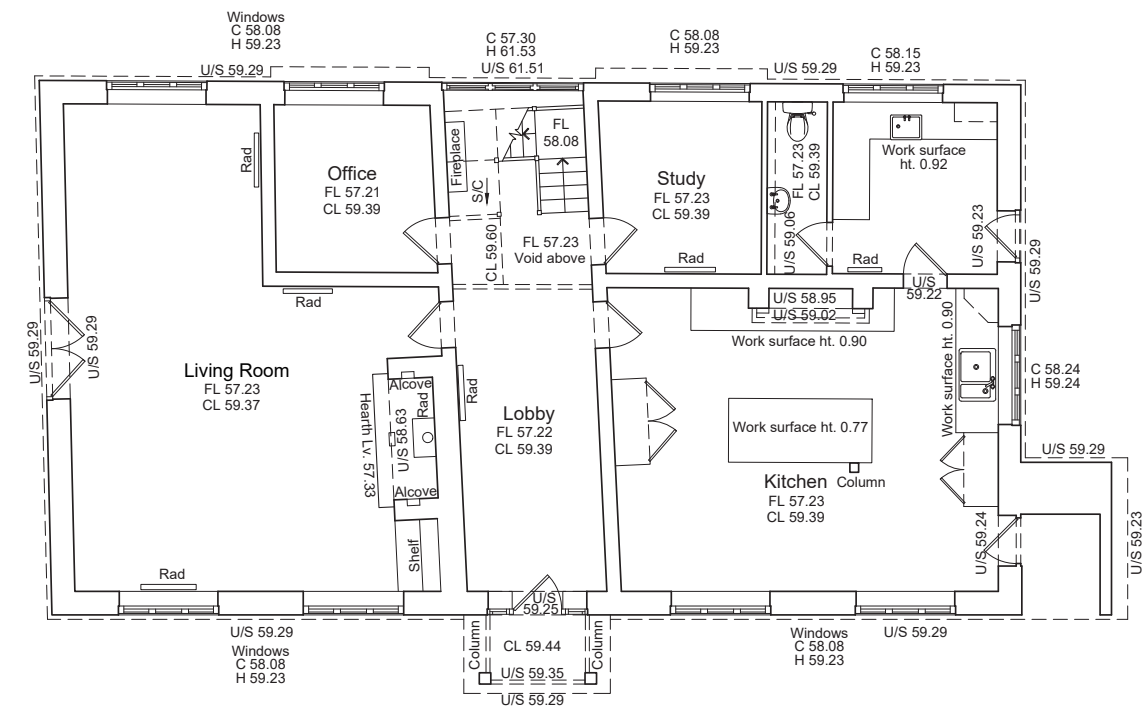
Front Elevation



Rear Elevation



Main House First Floor



Main House Ground Floor

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4.0 Design Process

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4.1 Introduction

Legal & General are committed to engaging with the local authority, stakeholders and residents at an early stage of the design process in order for their comments and views to be taken on board through the design evolution. A programme of consultation has been undertaken alongside the preparation of sketch layouts to develop the proposals.

4.2 Scheme evolution

The proposals have been developed from an initial brief as follows:

This green setting suggests a landscaped courtyard of residential dwellings overlooking the central space, with appropriate parking and associated access using a “hard and soft” mews approach consisting of smaller homes in terraces and of varied forms to create a sense of farmstead enclosure and visual interest.

This brief formed the starting point for the evolution of the scheme through the following steps.

Feasibility sketch A

A disposition of dwellings is initially considered which has a predominance of central parking and a close proximity to the eastern corner of the farmhouse, with inefficient use of the site to the north east of the retained farmhouse.

An emerging farmstead enclosure is considered with the buildings having been “converted for residential use”.



- 1. Implement shed / haybarn outer
- 2. Farmworkers cottages
- 3. Implement overbuildings
- 4. Redundant space
- 5. Existing farmhouse
- 6. Barn Building
- 7. Farm steading
- 8. Non habitable exclusion zone

Feasibility sketch A

Progressed feasibility sketch B

A more formal courtyard setting for the farmhouse has been considered, initially for 15 dwellings, including 4 maisonettes to the east in an L shaped configuration.

The appropriate overall parking provision is provided, with no parking within the central green.

A linear linkage footpath is shown from the existing bridge to the amenity provision at the Greenway to the south. This is superseded by the condition of the existing bridge - to be removed.

Parking Requirements			
East	2bm	3	5.1
	3bm	1	2.1
South	2b	3	5.1
	3b	1	2.1
West	3b	3	6.3
	4b	1	2.7
Moathouse	2b	1	1.7
	3b	2	4.2
Total		15	29.3 + 3 Visitors = 32.3
Provided			32

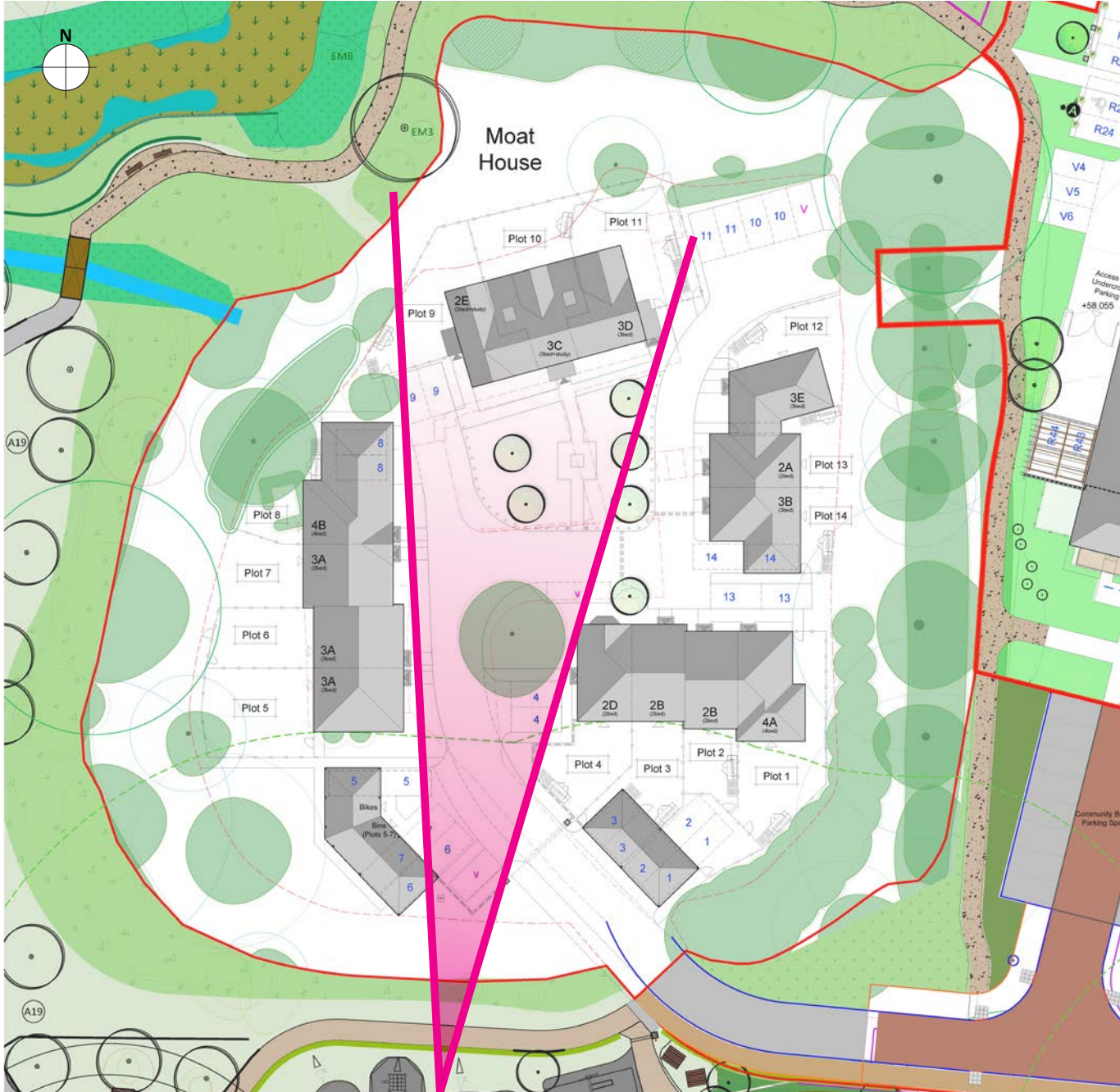
Progressed Feasibility C

A similar CAD drawn approach but for 14 dwellings, again with parking encroaching into the central green. An amalgamation of approaches B&C was therefore considered appropriate, at a client workshop held on 26th June 2025.

A key factor is the current open aspect to the farmhouse, viewed from the greenway which the client is keen to maintain.



Feasibility sketch B



Feasibility sketch C

Greenway Viewpoint

4.3 Pre-application meeting with HDC

A pre-application meeting was held with HDC in August 2025. A document was presented to explain the rationale behind the conceptual design for the site. The layout shown had evolved through the design process shown on the previous pages to provide 6no. two bedroom dwellings and 8no. three bedroom dwellings, 14 in total.

The homes are arranged around a farmstead quadrangle creating a sense of enclosure yet a clear open aspect from the Greenway to the retained farmhouse facade.

The layout complies with HDC parking requirements by providing 30 parking spaces including 3 visitors spaces.

In response, the planning officers comments were:

- Concerns the proposal is overly dense with cramped layout. Encourage the removal of plots 1-4 which would also open up views to the Moat House from the south. Suggest closer to 10 units.
- Suggest a community use is explored in southern part of Moat near the play area as non-residential uses can be located within the 30m buffer. Concerns proposed layout would result in an enclave of private housing. Lack of permeability resulting in a gated community. Needs alternative use to draw people into the space.
- HDC noted previous discussions on temporary healthcare use while L&G gauge market demand. Residential use potential fall back if no alternative uses found. Café specifically mentioned but L&G raised concern re competition with the Village Centre café use.
- HDC concerns re. conversion of Moat House into three units. Suggest two. Concerns about size of gardens for the three units, most prominently in relation to Plot 10. Reduction in units likely mitigates issues with gardens. OSP concerned with internal layouts of a two-unit conversion. Likely unbalanced unit sizes.



Layout presented at the pre-application meeting with HDC in August 2025



5.0 Proposals

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5.1 Design principles

An iterative process has progressed the concept towards outline design status. The following design principles have informed the development of the proposals:

- Delivering a scheme which embodies the characteristics of the area;
- making optimum use of the land for the delivery of new homes, with development form and density appropriate to the location;
- delivering a development with a range of house sizes, types and tenures in response to local need;
- conserving and enhancing the landscape, ecology, heritage and natural resources around the application site with green corridors and linkages;
- respecting the amenity and setting of the neighbouring listed building and other surrounding residential development;
- maximising the linkages between the application site and surrounding area and provide opportunities for walking and cycling;
- developing an inclusive, safe and secure residential environment; and
- providing adequate on-site arrangements for vehicular access, servicing and parking, including the emergency services and statutory authorities.

5.2 Site layout

The proposal will aim to create a new residential neighbourhood, with a soft development edge and views out to the wider area. It will provide safe, accessible routes through the development to the green open space for new and existing residents to enjoy.

The proposed site layout provides the following:

- 11 dwellings of high quality design in keeping with the character of the surrounding area;
- an accommodation mix of 2, 3 and 4 bedroom houses in accordance with local housing need;
- a density of 27.5 dwellings per hectare gross based on a site area of 0.4 hectares;
- dedicated vehicular access via Moat Way;
- provision of cycle and pedestrian links into the application site to provide connectivity with the surrounding areas;
- the retention of the existing boundary trees and hedgerows and additional planting (trees, hedgerows and shrubs); and
- views from the east-west greenway towards the existing farmhouse retained.



Pedestrian links providing access to routes along the east-west greenway to the surrounding area



Dwellings arranged around a central green with a retained existing tree forming the focal point



Parking provision to meet HDC standards with EV chargers provided for every dwelling



Existing farmhouse retained and remodelled as part of the proposals



Potential for biodiversity gains through the creation of new green infrastructure



Much needed, high quality homes designed to reflect the context of the local area

Proposed site layout in context ►

RM5

RM5

RM3

RM6

East/West Greenway



Moat House

Plot 2

Plot 1

Plot 3

Plot 4

Plot 11

Plot 10

Plot 9

Plot 8

Plot 7

Plot 6

Plot 5

Village Centre

FFL 58.775

FFL 59.375

Western Bldg.

Plots 21-44

Community Building

5.3 Amount

The proposals incorporate a range of dwelling sizes including two, three and four bedroom houses as set out in the table below.

Unit Type	Quantity	%
2 Bedroom house	4	36.4
3 Bedroom house	6	54.5
4 Bedroom house	1	9.1
Total Dwellings	11	

5.4 Tenure

All 11 dwellings are private tenure.

5.5 National Described Space Standards

All eleven dwellings within the scheme have been designed to meet or exceed, the Nationally Described Space Standards (NDSS). The homes provide well proportioned internal layouts with adequate room sizes, storage provision and ceiling heights to support a high standard of living.

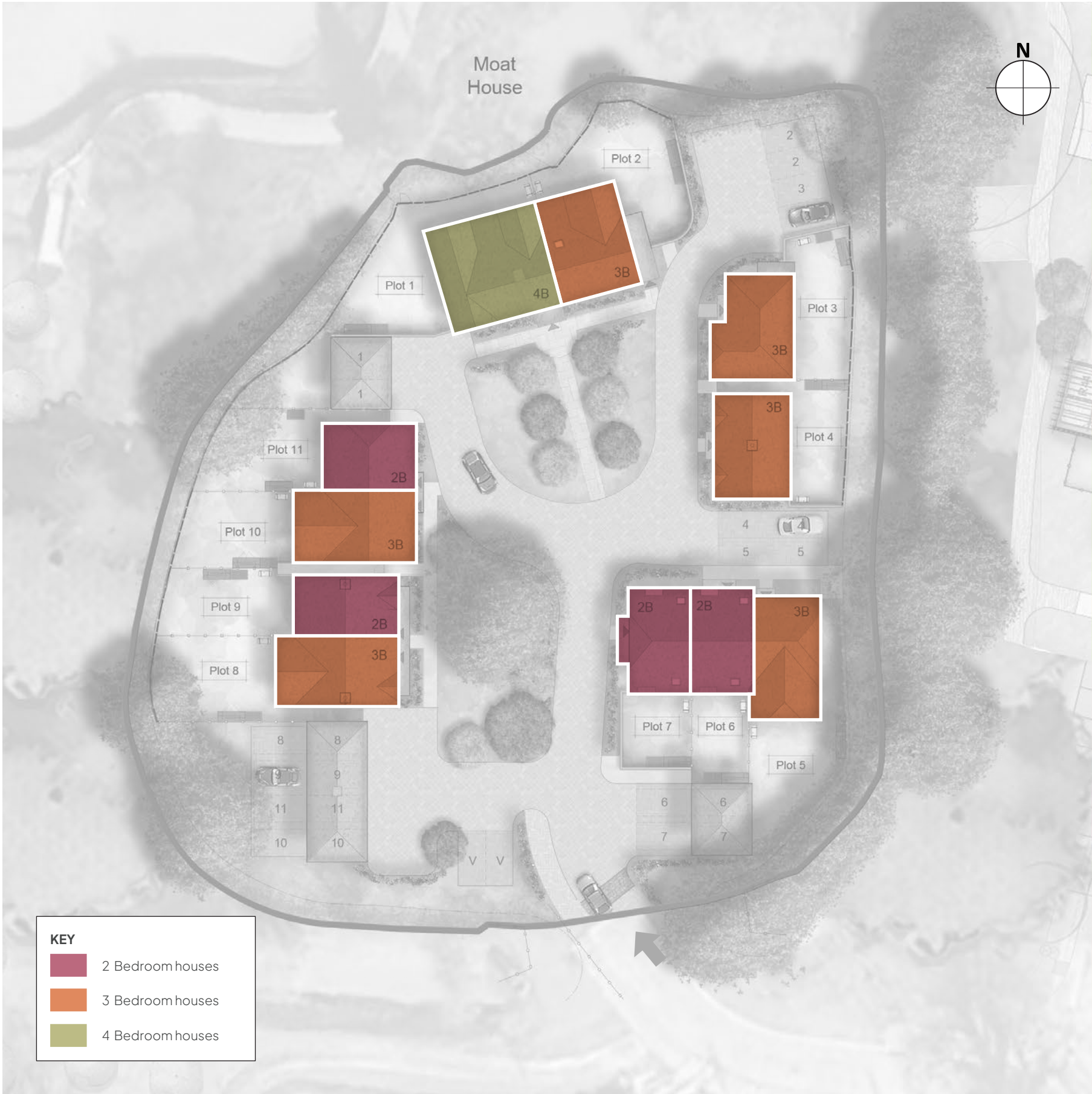
The range of 2, 3 and 4 bedroom houses offers flexibility for different household types, including families and downsizers, and ensures that each dwelling benefits from:

- Clearly defined living, dining and kitchen spaces
- Adequate bedroom sizes suitable for their intended occupancy
- Sufficient internal storage and utility space
- Direct access to private external amenity space

The provision of compliant internal space standards reinforces the long term adaptability and sustainability of the homes.

5.6 Scale

All of the dwellings are two storeys high.



Proposed dwelling size distribution diagram

5.7 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 development.

Materials

The proposals will complement the local vernacular of the retained farmhouse using established materials, details and features. Key materials will be red/brown brickwork with red/brown tile roofs. Secondary materials (occasional use only) will be vertical tile hanging and horizontal boarding applied to gables and the first floor of some dwellings.

As part of the proposals, the roof of the retained farmhouse will be re-tiled to replace the existing concrete tiles with Alban Sussex Blend clay tiles to match those proposed for the new dwellings.

Materials palette



Wienerberger Olde Henfield
Multi brick



Wienerberger Olde Cranleigh
Multi brick



Wienerberger Alban Sussex Blend
roof tile



Vertical tile hanging



Cedral Lap C50 black cladding



Black rainwater goods



White UPVC windows
(Plots 1 - 4 & 8 - 11)



Black UPVC windows
(Plots 5, 6 & 7)



Proposed dwelling materials distribution diagram

5.7 Appearance

Architectural detailing

The architectural details are guided by the existing retained farmhouse building which serves as the focal point of the development. The dwellings will use a unifying palette of materials, but variations in form, size and style will give the proposals a distinctive character.

The detailing will include:

- Horizontal brick bands;
- brick window arches;
- brick window cills;
- brick plinths;
- Lean to and flat roof porches;
- hipped roof and flat roof dormer windows;
- splayed and box bay windows;
- cottage style front doors; and
- brick chimneys.



Plots 1 & 2
The existing farmhouse,



Plot 3
3 bedroom detached house

Plot 4
3 bedroom detached house

5.7 Appearance



Plot 5
3 bedroom terraced house

Plot 6
2 bedroom terraced house



Plot 7
2 bedroom terraced house



Plot 8
3 bedroom semi-detached house

Plot 9
2 bedroom semi-detached house



Plot 10
3 bedroom semi-detached house

Plot 11
2 bedroom semi-detached house

5.7 Appearance

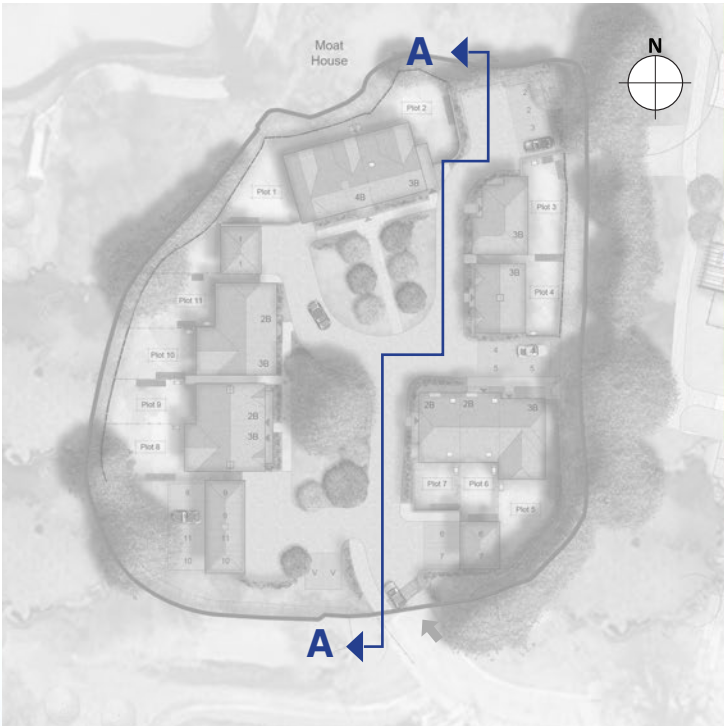


Illustrative view north towards the retained Farmhouse

Key plan

5.7 Appearance

Street scenes



Key plan



Street scene A-A



Key plan



Street scene B-B

5.8 Landscape strategy

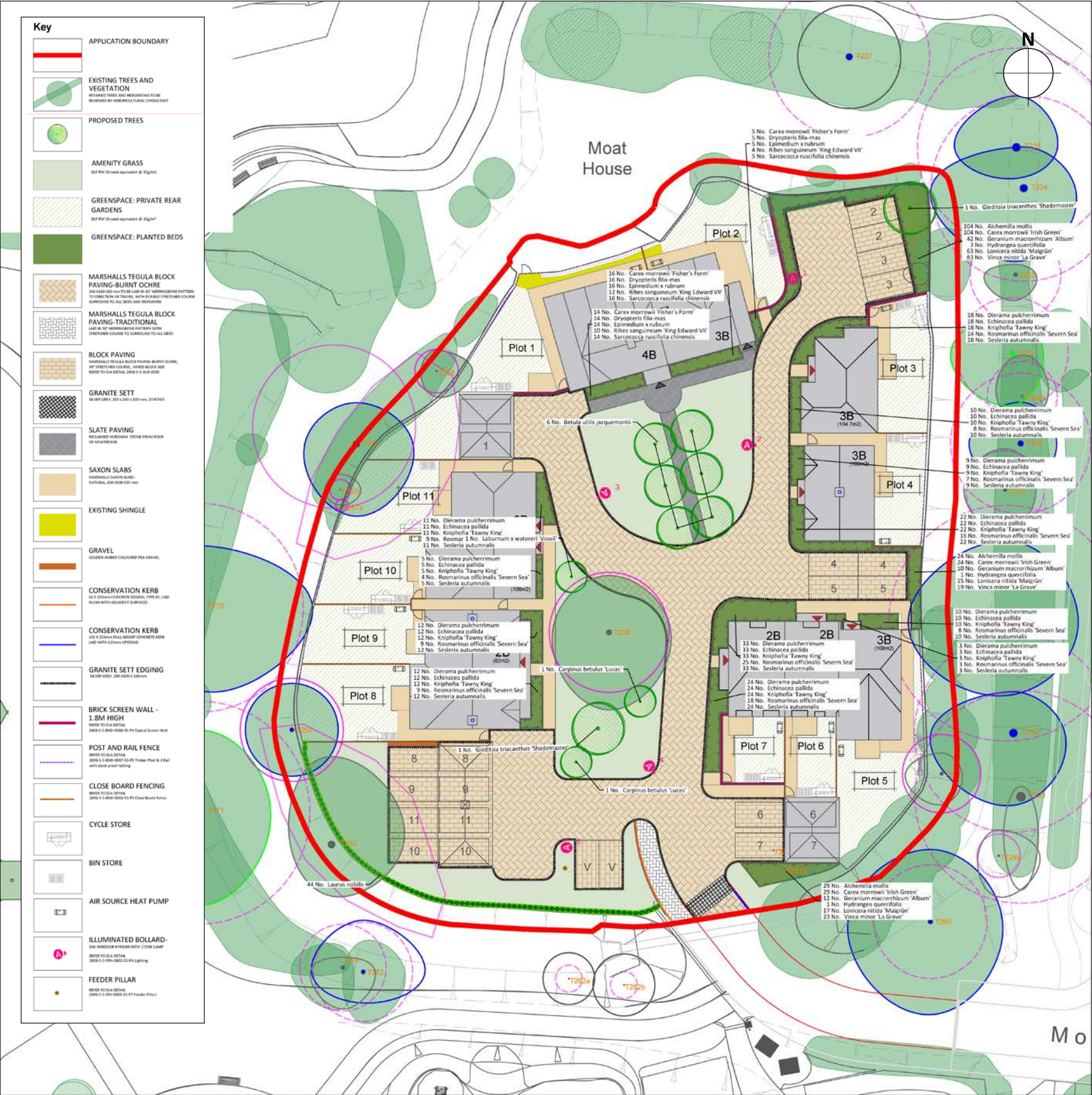
The landscape strategy for the proposed development is as follows:

- 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;
- 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.



Landscape plan (David Jarvis Associates)

5.9 Access & movement

Access

Moat Way will be extended further west to provide access into the application site. A carriageway width of 4.8m will be maintained and the 2m wide footway on the south side of the access road will be extended into the site to facilitate pedestrian access.

The access road connects to the driveways serving the parking spaces of Plots 6 and 7 to the east, and the parking spaces of Plots 8 to 11, along with two visitor parking spaces, to the west.

Heading north, the access road continues as a shared surface and splits into three distinct routes: one driveway branches northwest to serve the parking spaces of Plot 1, a second leads northeast to a shared parking courtyard between Plots 2 and 3, and a third eastern spur serves the parking spaces allocated to Plots 4 and 5.

Parking

Parking has been designed in accordance with the required amount set out in West Sussex County Council parking standards

In summary the proposal comprises of:

- 22 allocated spaces made up of 2 spaces for each dwelling.
- 2 visitor parking spaces.
- A total of 24 car parking spaces.

Electric vehicle charging

In compliance with Part S Building Regulations, each dwelling will be fitted with an electric vehicle charging point.

Cycle parking

The location of the site will allow people to use methods of transport other than the car. To assist this choice, all houses have private gardens, allowing for each to have 2no. cycle storage spaces in a secure store in the back garden.

KEY

- ➔ Site access
- Vehicular route
- Allocated on-plot parking spaces
- Visitor parking spaces
- Cycle stores



Access, movement and parking diagram