

Design & access statement

Land North of The Rise, Partridge Green





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Revisions

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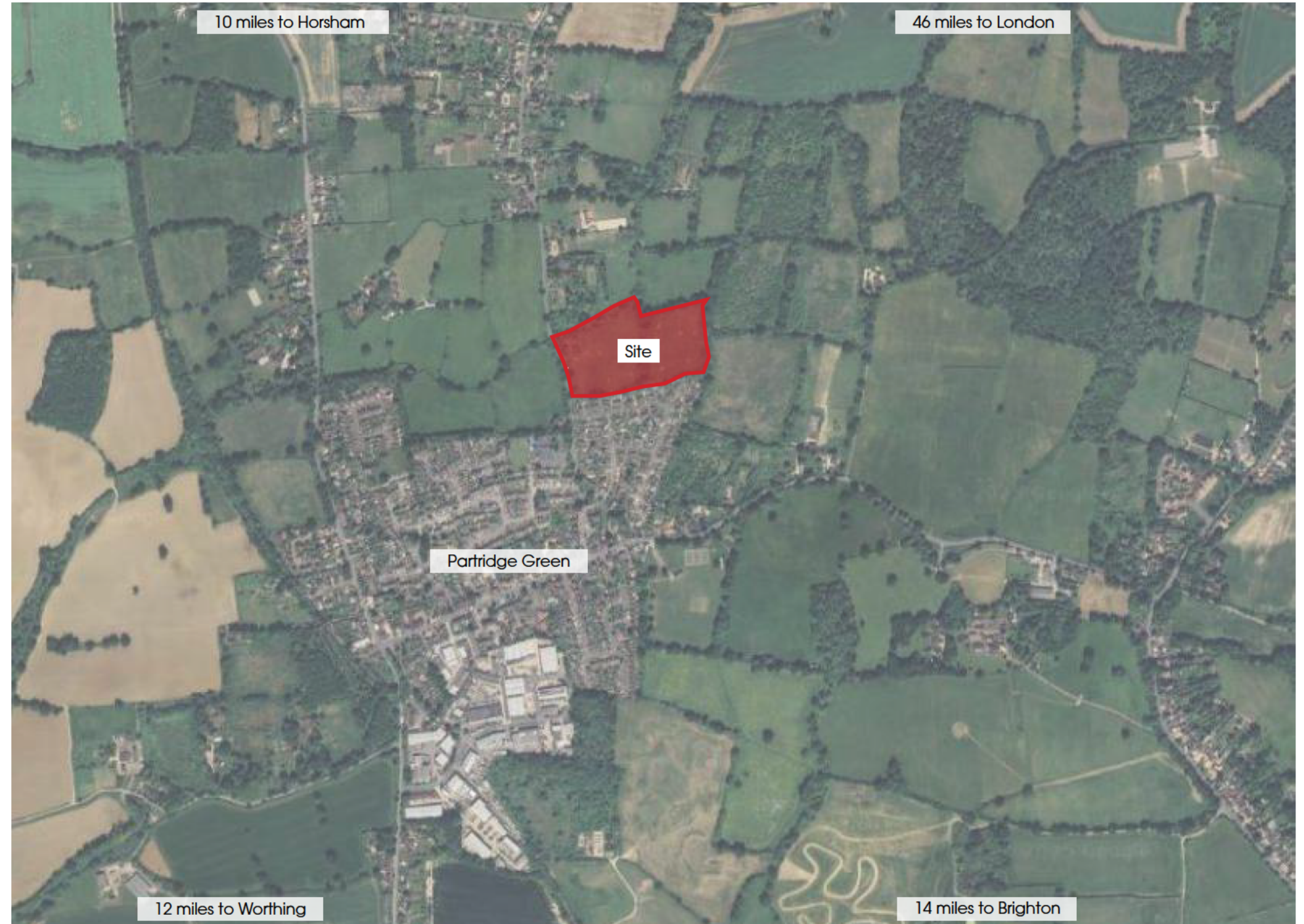
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Introduction 1.0

1.0 Introduction

This Design and Access Statement has been prepared in support of the Reserved Matters planning application for the proposed residential development at Land North of The Rise, Partridge Green. The scheme comprises 55 dwellings and aims to deliver at least 40% affordable housing, together with associated access, landscaping, open space and drainage infrastructure. The statement explains the design principles that underpin the proposal and demonstrates how the development responds positively to its context, the approved outline parameters and relevant national and local planning policy.



Extended Aerial View of Site



2.0 Site

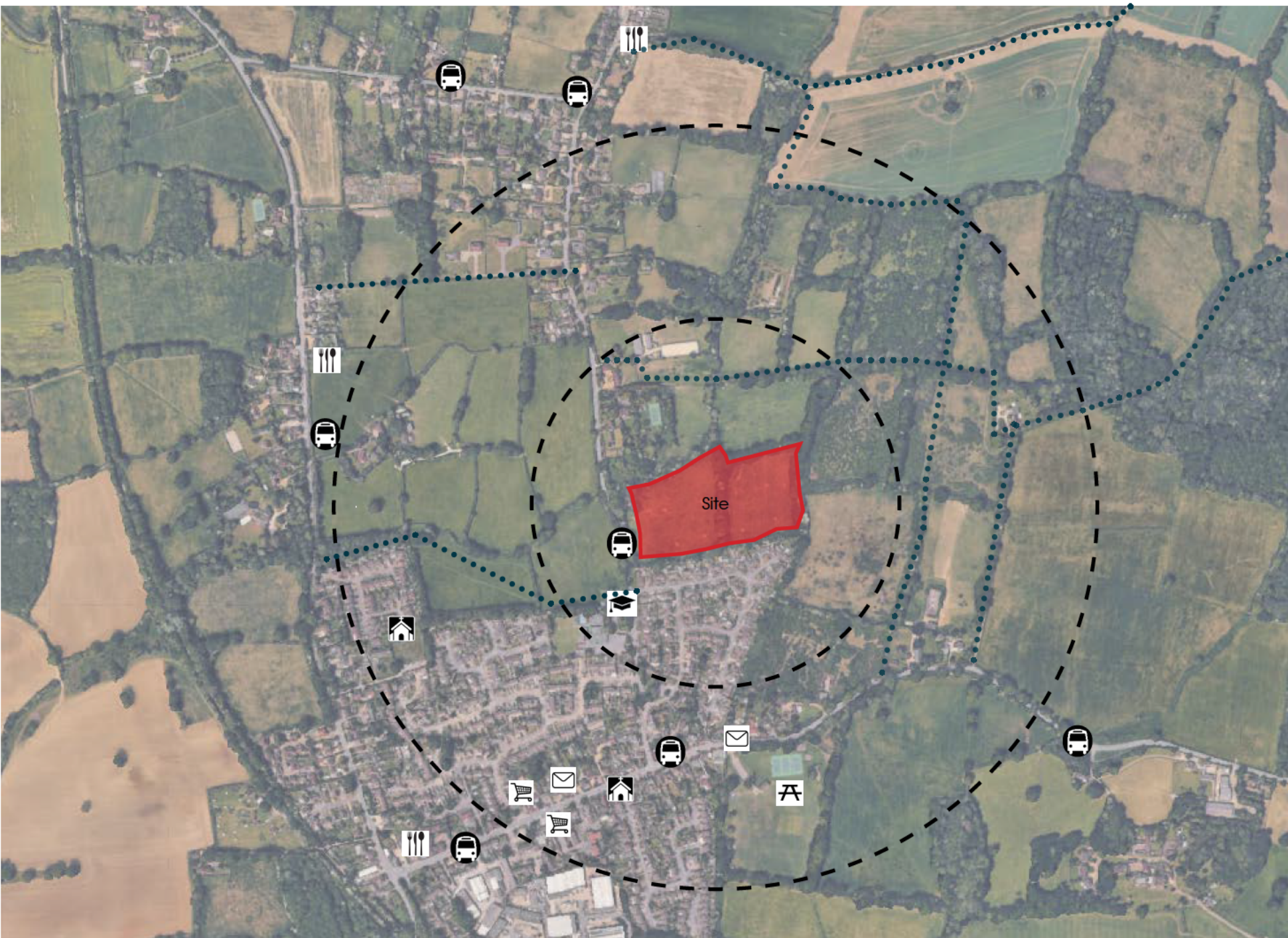
2.01 Local Amenities and Accessibility

The Land North of The Rise, Partridge Green, is located on the northern edge of the village of Partridge Green, within the administrative area of Horsham District in West Sussex. The site lies immediately north of The Rise residential area and is well related to the existing built form of the village, providing a logical and contained extension to the settlement boundary.

Partridge Green is positioned approximately 10 miles south-east of Horsham and around 14 miles north-west of Brighton, benefiting from strong road connections via the A281. The village offers a range of local services and facilities within walking and cycling distance of the site, including a primary school, local shops, and public houses, with wider employment, retail and leisure opportunities available in Horsham and Brighton. The surrounding context is characterised by a mix of established residential development to the south, with open countryside extending to the north, east and west, placing the site at the interface between the built settlement and the rural landscape.

Key

-  Bus Stops
-  Retail/Commercial
-  Eatery
-  Post Office
-  Church
-  Park
-  School
-  Public Right of Way



Aerial View of Site and Amenities

2.02 Planning Context

Partridge Green is located within the administrative boundary of Horsham District Council (HDC) and West Sussex County Council. The site is located within the village of Partridge Green, a Category 2 settlement, as defined within the Horsham District Local Development Framework.

At a national level, the most recent (2024) National Planning Policy Framework (NPPF) places a strong emphasis on delivering a sufficient supply of homes through sustainable and well-designed developments. Paragraph 60 of the NPPF states that “it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and that land with permission is developed without unnecessary delay.” This policy underpins the presumption in favour of sustainable development and reinforces the importance of housing delivery as a national priority.

At a local level, Horsham District Council’s current adopted Local Plan is the Horsham District Planning Framework (HDPF), which was adopted in November 2015, and is therefore more than five years old. This contains planning policies to guide development proposals. A revised local plan is currently at Examination, although there is not known whether the plan will be found sound and adopted at this time. Of note, Strategic Policy HA12 – Partridge Green Housing Allocations of the draft plan allocates Land North of the Rise for 55 homes (PG2).

Partridge Green and the site falls within the parish of West Grinstead. The parish has a Made Neighbourhood Plan, although it does not allocate any housing sites, but contains policies that guides aspects of new development. The proposed scheme fully accords with national, local and parish planning policies, as set out in detail in the accompanying planning statement.

Outline planning permission was granted (at appeal (APP/ Z3825/W/23/3324144 and DC/22/0301) on 27 May 2025, which includes planning permission for access into the site from Littleworth Lane. As such, the principle of development on this site is established. This application is for ‘Reserved matters approval for appearance, landscaping, layout and scale for 55 residential dwellings, (including 22 affordable homes)’ and the proposals fully accord with the outline planning permission.



Aerial View of Site



2.03 Site Description

The site in Partridge Green comprises an area of open land located north of The Rise and accessed from Littleworth Lane. The land is currently undeveloped and forms part of the village-edge transition to the surrounding countryside. The site is generally level, with only subtle variations in topography across the parcel.

A Public Right of Way runs in proximity to the site, contributing to local connectivity and reinforcing the semi-rural character of the area. Existing residential development lies to the south at The Rise, while Littleworth Lane forms the eastern edge, providing the principal access and linking the site back into the wider village.

The boundaries are defined by a combination of existing residential curtilages, hedgerows, and mature vegetation, which help to contain the site visually and establish a clear distinction between the built-up area and the adjoining countryside beyond.





2.04 Local Character

Partridge Green is a rural village characterised by incremental growth around a historic core, with the parish church and traditional village centre forming its focal point. Subsequent 20th-century expansion has introduced a series of residential estates, predominantly arranged as cul-de-sacs and short loops extending from principal routes.

Development in the vicinity of the site is primarily suburban in character, particularly along The Rise, which comprises post-war and late 20th-century housing. Littleworth Lane retains a more semi-rural character, with softer edges, hedgerows, and intermittent built form. This contrast between the structured suburban grain of The Rise and the looser, greener character of Littleworth Lane defines the immediate context of the site.

Features and materials found within Partridge Green are:

Roofs:

- Pitched
- Hipped
- Gable

Materials

- Brown Brick
- Red Brick
- Tile Hanging
- Weatherboarding

Details:

- Bay Window
- Brick Banding
- Soldier Course Window Headers
- Hipped Porches



2.04 Local Character

The proposed scheme for 55 dwellings will respond positively to this context by reflecting the established scale, massing, materiality, and landscape structure of surrounding development, while reinforcing the soft, landscaped settlement edge that defines this part of the village.

The key influential areas of Partridge green which have helped to establish the character of the scheme are:

1. Burrell Close: 20th Century cul-de-sac reflecting the pattern of pitched roofs and white weatherboarding used within Partridge Green
2. High Street: Principle route through the village predominantly consisting of red and brown brick, with occasional tile hanging
3. Littleworth Lane: adjacent to the site with more traditional materials and brick detailing
4. The Rise: road south of the site comprising predominantly of bungalows with white weatherboarding

Burrell Close:

Terraced Houses with White Weatherboarding



High Street:

Detached House with Tile Hanging



Littleworth Lane:

Detached house with brick detail



The Rise:

Semi-detached bungalow with white boarding



2.06 Opportunities and Constraints

The site presents a number of clear opportunities for well-considered residential development, alongside identifiable constraints that have informed the evolution of the layout.

Its position adjacent to existing housing at The Rise provides an opportunity to create a logical and cohesive extension to Partridge Green, reinforcing the existing settlement edge while maintaining access to local services and facilities. The generally level topography supports efficient site planning and accessibility, while existing hedgerows and vegetation offer the potential to retain and enhance green infrastructure, strengthening the landscape framework and biodiversity value.

Key

-  Site Boundary
-  Vehicular Route
-  Existing Hedgerow and Trees
-  Proposed Pedestrian Routes
-  Potential Drainage Basin Location
-  Net Developable Area
-  Water Course
-  Low Surface Water Flood Risk
-  High Surface Water Flood Risk
-  Listed Building





2.07 Heritage

All the listed buildings within the wider vicinity of the site are Grade II Listed. These designated heritage assets are primarily concentrated within the historic core of the village and along established routes, and are physically separated from the application site by existing residential development and intervening landscaping. As such, the site does not form part of their immediate setting and does not contribute to their significance. The development will preserve the setting of nearby listed buildings and will not result in harm to their significance, in accordance with national and local heritage policy.

1. Blanche's
2. Barn to North of Beauchamps
3. Beauchamps
4. Keepers Mead
5. Old Priors
6. Deans Cottage
7. Virginia House
8. Joles Farmhouse
9. Eastcot
10. Medway House
11. Haynes





Design Development 3.0

3.01 Design Development

The layout has evolved through an iterative design process, informed by site constraints, surrounding context, technical requirements, and place making principles.

Careful consideration has been given to the relationship between built form, movement routes and landscape features.

The development has been structured to create a clear and legible layout, with a defined street hierarchy and well-connected routes that integrate with the wider area. Building positions have been arranged to provide active frontages, natural surveillance of streets and open spaces, and a strong sense of enclosure where appropriate.



Layout Presented For Outline Planning

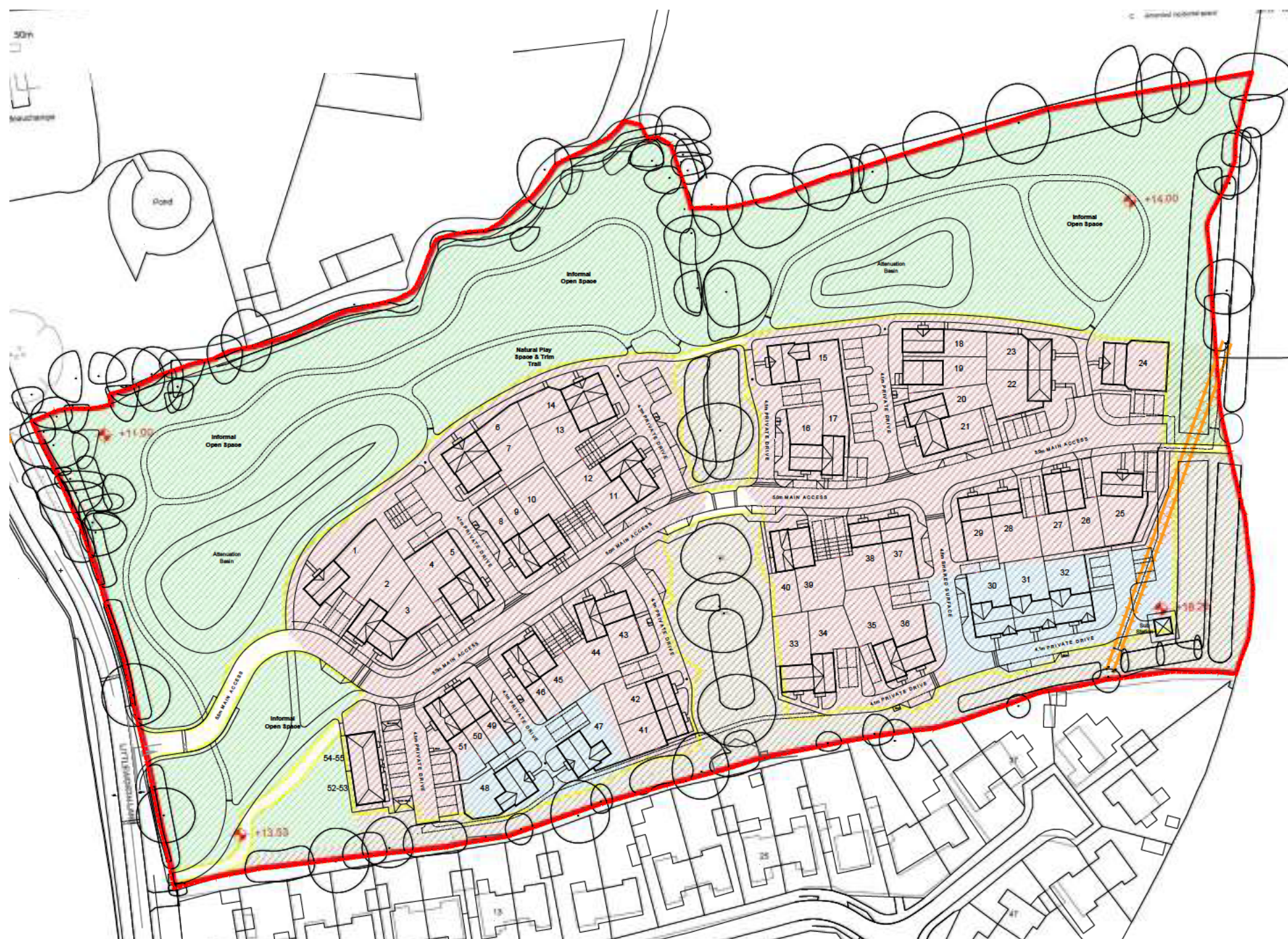
3.01 Design Development

The layout has evolved from the plans approved at outline stage as set out in Condition 5, with refinements made to the disposition of dwellings, open space and movement routes to improve connectivity, strengthen street definition, and respond more effectively to site constraints and landscape features.

The disposition of dwellings has responded to environmental factors, including boundary treatments, existing vegetation, drainage requirements, and amenity considerations.

Adjustments to plot orientation and density have been made to optimise the layout while maintaining a high-quality residential environment.

Overall, this reserved matters layout scheme is in substantial compliance with the parameter plans set out in Condition 5. It also represents a balanced response to technical constraints and design aspirations, delivering a cohesive, well-connected, and contextually appropriate development.



Layout with Parameters Plan Overlay

3.02 Layout Development

Key design changes from the layout presented at Outline stage are as follows:

1. Fewer detached dwellings - 8 in total.
2. All car ports and pergolas removed
3. Area around Plots 4-9 and 17-20 adjusted and rotated to remove shared road.
4. Each section of the site has been rationalised with more semi-detached and terraced dwellings with parking in front.
5. Plots 29-30 changed to semi-detached bungalows with a parking area closest to the power lines and substation.
6. Plot 25 has been moved and rotated to avoid the power lines to the east
7. Increased planting between the public open space and the rear gardens within the northern part of the site.
8. LEAP positioned between the main site access and the pedestrian route connecting to the rise.



Interim Layout

3.02 Layout Development

Key design changes from the iteration presented to the Officers are as follows:

1. 2m wide footpath reinstated to northern boundary with open space.
2. Reduction in Number of detached units - 6 in total.
3. To the south-east section, the secondary road has been moved west. This allows further plots to be semi detached.
4. Plots 30-32 are now shown as a terrace of 3 bungalows with parking arranged in a courtyard. This provides access to the substation.
5. A 'trim trail' play space is shown adjacent to the 2m wide footpath within the open space to the north of the site.
6. An increase in corner plots facing the open space to the north of the site
7. Private drive added to the North West part of the site for access to parking and to the 2m wide footpath
8. Plots 18-21 rotated to allow access to parking to provide a further route through to the open space
9. Retained single storey dwellings along the south of the site, comprising of detached bungalows and a terrace of bungalows in the east



Proposed Layout

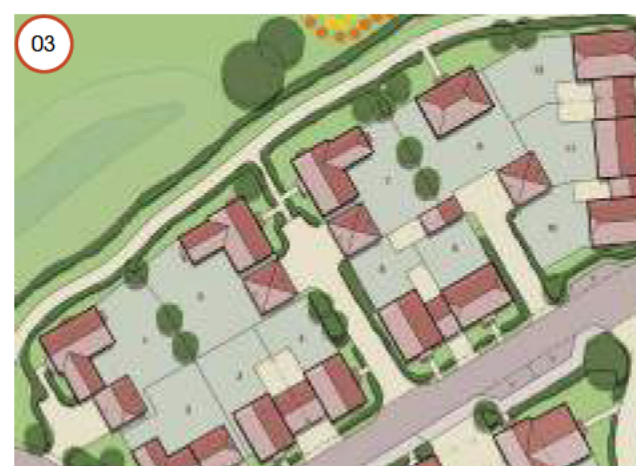
3.02 Layout Development

Key design changes from the iteration presented to the Officers are as follows:

1. Re configuration of dwellings to allow a private drive to be reinstated for access to parking and the public open space. Corner turn dwellings introduced to create a more active frontage to the open space.
2. Plot 24 changed to detached dwelling with parking and access amended to suit. This creates better connectivity to the public footpath and the open space.
3. Terraced houses introduced and moved south in the final proposed layout to allow private drive to be reinstated, allowing access to parking and 2m wide footpath adjacent to the public open space.



Outline Application Layout



Interim Layout



Proposed Layout



3.02 Layout Development

The south-eastern corner of the site has undergone more substantial revisions to improve the relationship between built form, existing landscape features and site constraints.

1. The secondary road serving the private drives for Plots 30–36 has been shifted slightly westwards. This provides greater separation and usable space for the dwellings adjacent to the overhead power lines and the existing hedgerow along the eastern site boundary.
2. Plot 25 has been rotated to create a more active frontage onto the main access road.
3. A terrace of bungalows has been introduced along the southern boundary, providing an appropriate built edge and responding sensitively to neighbouring properties.
4. Plots 33–36 have been rearranged and rotated to remove the need for triple tandem parking, resulting in a more practical and legible parking arrangement.
5. The dwellings located to the north of the main access road have been reorientate to reduce the amount of frontage parking directly facing the main access, improving the overall streetscape and character of the street.



Interim Layout



Proposed Layout



Proposed Scheme Design^{4.0}

4.01 Proposed Site Layout

The proposed layout provides 55 dwellings and will deliver a landscape-led, sustainable neighbourhood that integrates well with the local community and its rural surroundings. The scheme focuses on offering attractive, energy-efficient homes that meet local housing needs.

The key features of our proposals include:

- The scheme will deliver at least 40% affordable housing which will be of a high standard to further benefit the community.
- Provide high-quality homes with a sustainable mix of dwelling sizes to promote a diverse community
- Provision of public open space along the northern and western boundary with a trim trail incorporated, offering additional recreational value for residents and supporting a well-used, welcoming landscape
- A new vehicular access point is proposed to the west of the site from Littleworth Lane.
- Retention of the existing boundary trees and landscaping within the site along with additional significant native planting introduced
- The site layout will also be fully compliant in terms of parking provision, in the form of driveways, tandem parking, and lay-by spaces for visitors
- Creation of pedestrian-friendly pathways to encourage active lifestyles
- The site layout will incorporate a fully considered drainage strategy that will utilise sustainable drainage features such as attenuation basins



Proposed Site Layout

4.02 Scale

The layout and building heights have been developed in accordance with the approved outline planning submission, with regard to the site's landscape setting and edge-of-settlement context within Partridge Green. The development comprises one- and two-storey dwellings, ensuring the scale remains appropriate and reflective of the village's character.

Single-storey dwellings are located in the most sensitive parts of the site, including along key boundaries and adjacent to existing residential properties to the south, to maintain a considerate relationship and minimise visual impact. Variation in building heights creates a more natural roofscape, responding to the semi-rural setting. Hipped roofs are used throughout to soften the visual presence of dwellings, particularly along site edges and corner plots, aiding integration into the surroundings.



Key

- 1 Storey Dwellings
- 2 Storey Dwellings

Storey Heights Plan



4.02 Tenure

The scheme comprises 55 dwellings with at least 22 affordable housing units (40%), exceeding the policy requirement of 35%, and aligns with Policy 15 (Housing Provision) and Policy SNP10 (Residential Space Standards). The affordable housing provider is being secured and may seek to offer additional units beyond this.

A tenure-blind approach ensures a consistent standard of architectural quality, materials, and access to amenity spaces across all homes, with no visible distinction between tenures. The affordable housing is provided through a mix of shared ownership and affordable rent, enabling the scheme to respond effectively to local housing need while accommodating a variety of household types. These affordable homes are distributed throughout the site in a pepper-potted arrangement.

Affordable Dwellings	No.
1 Bedroom Maisonettes	4
2-Bedroom Houses	11
3-Bedroom Houses	3
4-Bedroom Houses	4
TOTAL: 22 (40%)	

Key

- Affordable Rent
- Shared Ownership



Tenure Plan

4.03 Use, Amount and Density

Use

The scheme delivers a mix of dwelling sizes from 1-bedroom maisonettes to 4-bedroom houses to support a diverse community designed to integrate with the surrounding rural context of Partridge Green. The overall amount of built form is moderated through generous landscape buffers, attenuation areas and informal open spaces, ensuring that development does not appear over-intensive and that green infrastructure forms a defining characteristic of the scheme.

Dwelling Size	No.
1 Bedroom Maisonettes	4
2 Bedroom Bungalows	6
2-Bedroom Houses	19
3-Bedroom Houses	16
4-Bedroom Houses	10
TOTAL: 55 (100%)	

Density

The site has an overall area of 4.19Ha, however a number of constraints restrict the amount of developable land. These constraints include the retention of existing trees and the requirement for drainage solutions including attenuation basins. This results in a net developable area of 1.99Ha. Based on a scheme of 55 dwellings this would result in a net density of 27.6dph

Key

	1 Bed Dwellings
	2 Bed Dwellings
	3 Bed Dwellings
	4 Bed Dwellings



Dwelling Size Plan

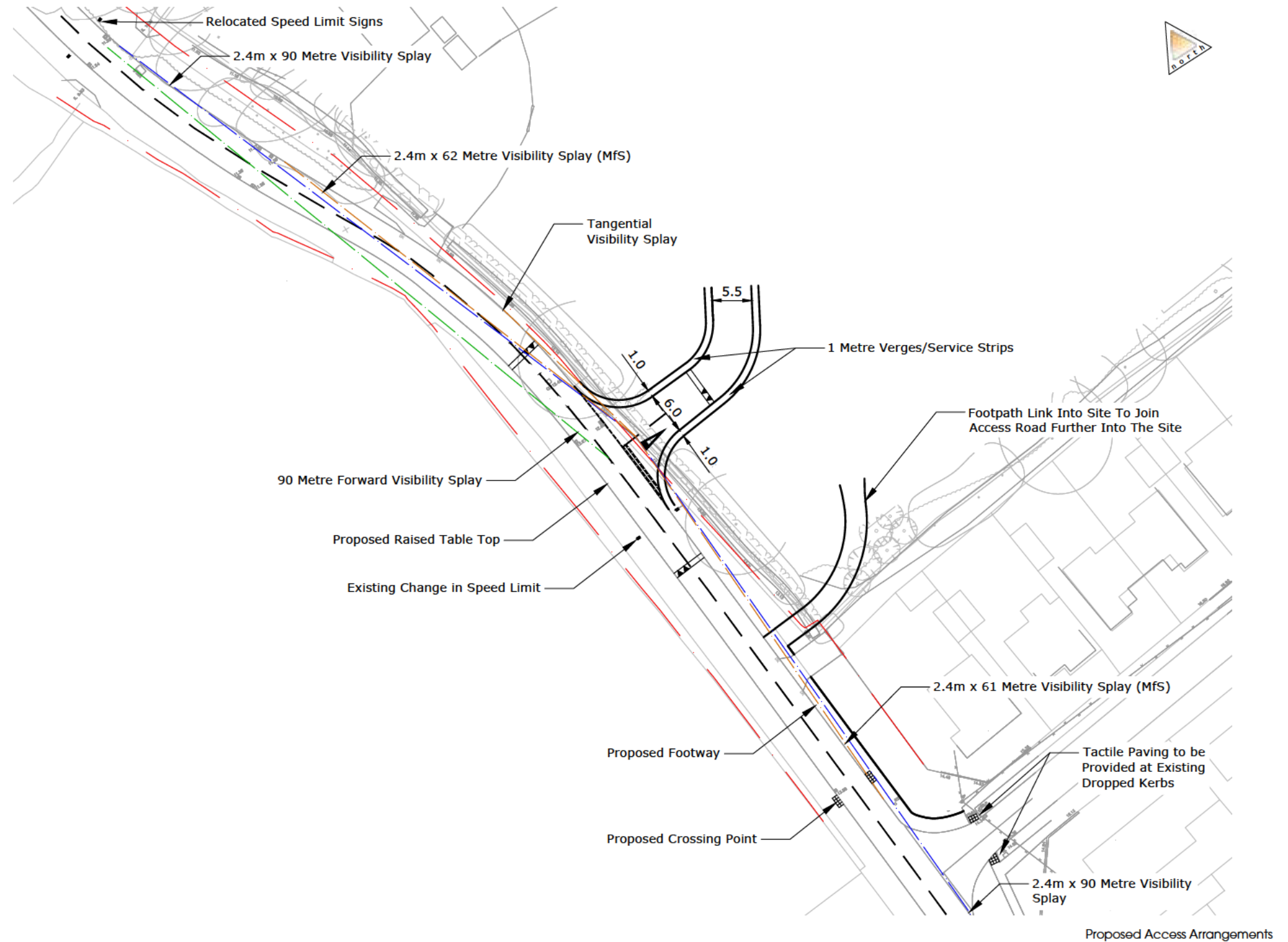
4.05 Access and Highways

The outline planning application approved a new vehicular access in the form of a priority junction onto Littleworth Lane. The access measures 6 metres in width at its junction with Littleworth Lane, narrowing to 5.5 metres and then 5 metres as it extends into the site. The 30mph speed limit along Littleworth Lane will be extended to the north of the site, this will be accompanied by traffic calming features which includes a raised tabled at the site access.

As approved under the outline permission, a new 3 metre wide footway will be provided to the south of the site access and will extend into the site. The proposals include extending this footway, measuring 2 metres in width, to connect with the existing footway at The Rise to the south of the site. Improvements are proposed to the existing dropped kerbs at The Rise which include tactile paving. In addition, a new pedestrian crossing point will be provided just north of The Rise to facilitate safe crossing of Littleworth Lane, comprising dropped kerbs and tactile paving.

Pedestrian access will be provided throughout the site via 2 metre wide footways or shared surface streets, depending on location. Pedestrian connectivity will also be provided to the adjoining site to the east (planning reference DC/24/0428). The proposed internal road network will be formed of low speed and lightly trafficked residential streets with carriageway widths which render them suitable for on-carriageway cycling in accordance with LTN 1/20.

Car and cycle parking will be provided in accordance with West Sussex County Council's 'Guidance on Car Parking in Residential Developments'. Refuse collection is proposed to take place from the internal access road. Communal bin collection points will be provided for dwellings served by private drives, while properties fronting the main spine road would present bins at the carriageway edge on designated collection days. All bin collection points are located within acceptable distances for both residents and collection operatives. The site layout has also been designed to accommodate a fire appliance in accordance with Building Regulations.



4.06 Street Hierarchy

The proposed development incorporates a clear and legible street hierarchy that responds to its context and supports safe and efficient movement throughout the site.

A **primary street** forms the main access route through the development, providing a strong sense of arrival and connecting directly to the surrounding highway network. This street is characterised by consistent building lines and active frontages to create enclosure and reinforce its importance within the layout.

Secondary streets and shared surfaces branch from the main street, serving smaller groups of dwellings. These streets have a reduced carriageway width and on-street parking. This helps create a more intimate residential character while maintaining clear connectivity.

Tertiary streets and private drives serve limited numbers of dwellings and adopt a shared surface approach where appropriate. These areas prioritise pedestrians, reduce vehicle speeds, and create a quieter residential environment.

The hierarchy ensures a logical transition from more active, connected streets to quieter residential areas, supporting place making objectives and reflecting the character of the surrounding suburban context.

Key

-  Site Boundary
-  Vehicle Access Point
-  Principal Road
-  Shared Surface
-  Private Driveway
-  Pedestrian Footpath



4.07 Landscape Strategy

The site's landscape defines its character and function, shaped by natural features, vegetation, and context. The design preserves key elements while enhancing biodiversity, usability, and overall cohesion. The Landscape Strategy is founded on:

- Maintaining an area of accessible open space within both field parcels in the northern / lower parts of the site
- Protecting and enhancing existing field boundaries, including the internal field boundary
- Encouraging the natural regeneration of hedgerow oaks and planting new ones
- Including feature trees such as oaks, street trees and ornamental trees throughout the development
- Seeking to improve the settlement edge in a positive and more sensitive way, respecting and reinforcing the gap between Partridge Green and Littleworth
- Knitting into the surrounding field patterns and hedgerows by providing new hedgerows that defines the northern boundary between housing and open space
- Providing a clear hierarchy of pedestrian and cycle footpaths;
- Screening out-facing boundary fencing through proposed native hedge planting;
- Integrating permeable paving where possible;
- Integrated a natural play trail within the open space close to the development edge; and
- Maintaining an area of open space between the proposed development and Littleworth Lane in response to the sensitivity to the settlement edge /character of Littleworth Lane.



Proposed Landscape Plan

4.07 Landscape Strategy

The materials palette will be high-quality and carefully chosen to complement the rural setting on the edge of Partridge Green.

The strategy aims to create a landscape that uses natural, locally sympathetic materials with warm, earthy tones drawn from the surroundings. Paths through open spaces will use softer, rural finishes such as mown grass routes and self-binding gravel.

Resin-bound gravel will be used for key circulation routes around the edge of the development, providing a durable yet understated surface that sits comfortably within the rural context.

Together, these materials will create a robust and practical landscape while maintaining the countryside character.

Key

- Site Boundary
- Proposed Permeable Resin Bound Gravel
- Proposed Self-Binding Gravel
- Proposed Grass Track
- Proposed Natural Stone Threshold



Proposed Hard Landscape Plan



4.07 Landscape Strategy

The landscape design balances hard and soft elements to create a functional and visually cohesive environment. Hard landscaping, including paths and paving, while soft landscaping such as planting introduces texture, seasonal interest, and ecological value. Together, they form a complementary framework that supports both practical use and environmental quality.

The overall planting strategy should be informed by Horsham District Landscape Character Planting Guide ensuring that all proposed vegetation aligns with the established character of the local landscape.

Overall, the strategy should be low-maintenance, resilient species that reflect the local landscape context, while placing strong emphasis on the long-term landscape structure and ecological value of the site.

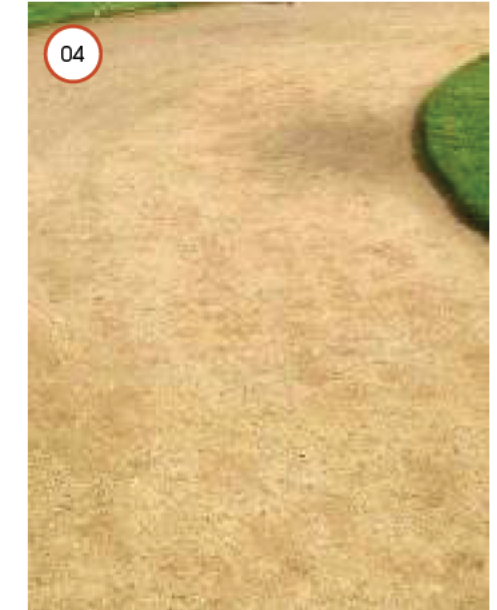
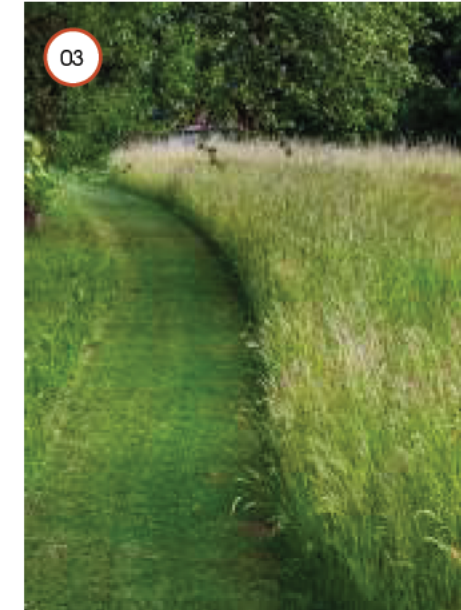
Hard Landscape

1. Resin Bound Gravel
2. Natural Stone Threshold
3. Mown Grass
4. Self Binding Gravel

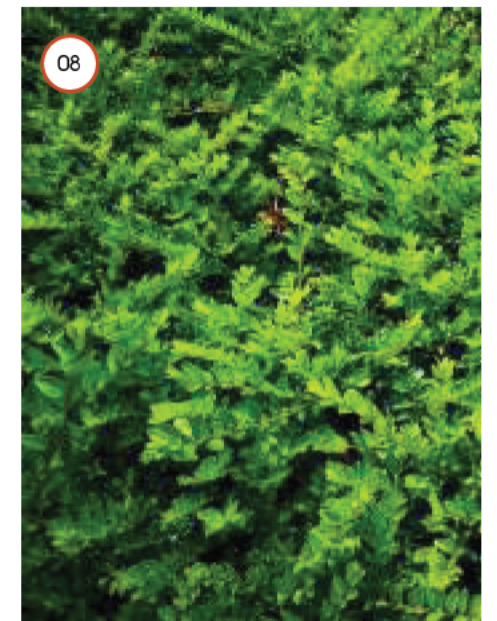
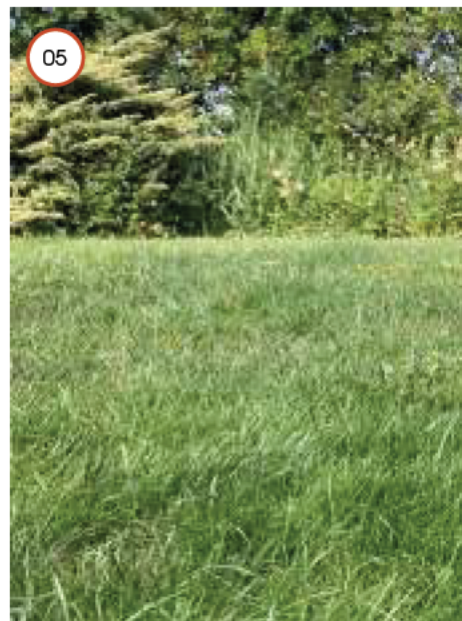
Soft Landscape

5. Amenity Grass
6. Meadow Grass
7. Grass Verge
8. Native Hedge

Hard Landscape Proposals



Soft Landscape Proposals





4.08 Drainage and Flood Risk

The Flood Risk Assessment and Drainage Statement approved for the outline planning permission confirmed that developing the Site would not increase the risk of flooding within the Site or elsewhere. The Flood Risk Assessment and Drainage Statement also confirmed that there was a satisfactory strategy, incorporating sustainable drainage techniques, for the disposal of surface water runoff, and wastewater, from the proposed development.

Condition 13 of the Appeal Decision Notice for outline planning application DC/22/0301 Referenced APP/Z3825/W/23/3324144 and Dated 27 May 2025 requires a Foul and Surface Water Drainage Statement to be submitted that builds on the Flood Risk Assessment and Drainage Statement approved for the outline planning permission. The Foul and Surface Water Drainage Statement will provide a more detailed analysis of the Site with respect to the foul and surface water drainage, and include reference to a Desk Study, Site Investigation & Risk Assessment Report recently undertaken for the Site.

Greenfield Runoff Rate Estimation and Hydraulic Network Modelling Calculations for the 1 in 2, 1 in 30 and 1 in 100 year critical rainfall events using the most Up-to-date FEH 2022 data and climate change allowances - and including a 10% allowance for Urban Creep where appropriate - will be provided.

Residual risk will be addressed through the provision of a surface water drainage management and maintenance plan that provides a framework through which the Site's surface water drainage system should be managed in perpetuity.

In conclusion, the Foul and Surface Water Drainage Statement submitted for the reserved matters application will meet the requirements of the Flood Risk Assessment and Drainage Statement approved as part of the outline planning permission and Condition 13 of the Appeal Decision Notice for outline planning application DC/22/0301 Referenced APP/Z3825/W/23/3324144 and Dated 27 May 2025.

4.09 Ecology

The development will retain the most important ecological features of the site. The north of the proposed development will provide open greenspace for residents, and maintain ecological connectivity with the surrounds. In this area, grassland will be retained and enhanced to increase the number of wildflowers. Scattered native trees will be planted through the grassland. A native hedgerow will be planted along the southern edge of the greenspace, creating a natural buffer. Across the site, trees are being retained with only a few small areas of clearance.

Street trees will be planted across the developed part of the site, with some new trees groups and infill tree planting to the site boundaries. Planting of mixed native scrub around the edges of woodland and retained trees will enhance biodiversity and improve 3D structure for foraging bats. Wood piles and deadwood will be retained onsite, if required these will be carefully relocated by hand. Careful working methods will ensure any reptiles or amphibians occurring onsite will not be harmed.

A connection to a footpath to the east will not require any tree felling, and necessary scrub clearance will be done outside the breeding bird season. Woodland along the east edge of the site will be enhanced through careful management and additional planting of trees and understorey herbs / wildflowers. The planting and management of the retained and provided habitats at the site will be set out within an Ecological Management Plan (EMP). Additional benefits for a range of protected and Priority species are set out within a Biodiversity Enhancement Strategy (BES) through the provision of bird boxes (general garden birds, house sparrow terraces and swift bricks), bat boxes (summer and hibernation), insect hotels and hedgehog houses, and a refuge / hibernaculum for reptiles and amphibians.

External lighting will be designed in accordance with best practice to avoid light spill onto greenspace and retained trees, especially those trees with veteran features that might be used by bats for roosting. The impact assessment of lighting will be informed by an updated tree survey for bats as the last survey is more than 3 years old.



Key

- ◆ 24x Bat box
- ★ 15x Garden bird box
- 8x Log pile
- 3x Hedgehog house
- ★ 15 total Swift brick (x3)
- ★ 10x House sparrow terrace
- 1x Basking mound

Ecology Enhancement Plan

4.10 Sustainability

The proposed scheme will be designed to respond proactively to the challenges of climate change, ensuring that environmental responsibility is embedded in every stage of the design and construction process.

Ensuring the scheme promotes sustainable transport modes will be at the core of the development. This will be achieved through creating an attractive development that has well-established pedestrian links, encouraging movement by foot, bicycle and utilising the existing bus service. There will be a provision of bicycle storage on the site.

Sustainability and addressing the impacts of climate change are fundamental principles guiding the development. The proposal aims to deliver new homes that prioritise sustainability both now and in the future.

Proposed constructions will optimise the building fabric, glazing, and structure to minimise energy consumption in the first instance by using low U-values and good air tightness, and ensuring that building services systems run as energy-efficiently as possible.

Dwellings will be designed and constructed in accordance with the amended Approved Document L1 of the Building Regulations, which forms part of the Government's road map towards the new Future Homes Standard in 2025. The designs of the dwellings will also be 'future-proofed' to ensure that sufficient photo-voltaic panels can be installed to achieve the Future Homes Standard, should it be required at this development

Sustainability Objectives

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

- Considering the need to address climate change, ensuring lower water use and efficiency, creating energy efficient design and layouts;
- Managing surface water through the provision of a Sustainable Drainage Systems to reduce the risk of flooding;
- Creating a place where a sense of community can be developed and where a safe and attractive environment can be created;

BE LEAN: Fabric First Approach

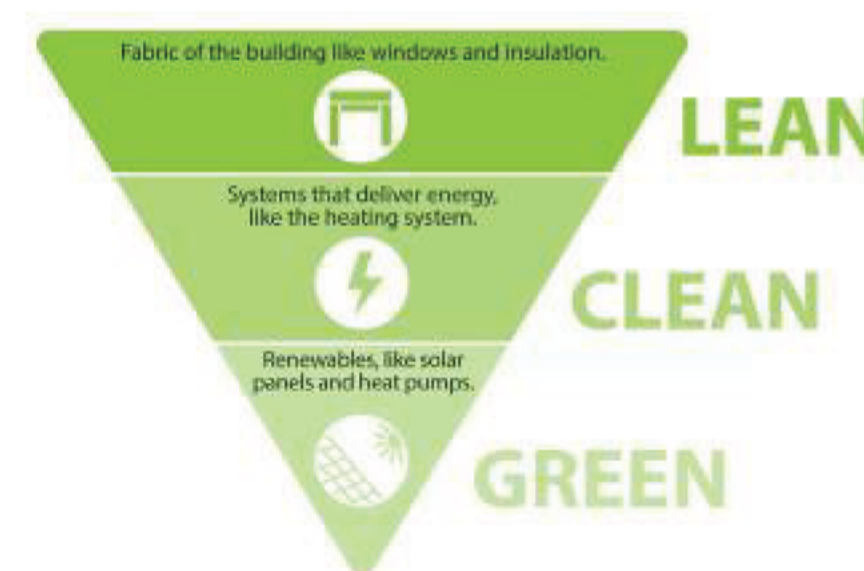
The specification of the building fabric and thermal envelope (insulation, glazing, air permeability etc.) is designed to drive down heat losses from the dwellings, minimise energy consumption and reduce running costs.

BE CLEAN: High-Efficiency, all-electric

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

BE GREEN: Renewable Energy Generation

In order to achieve the sustainable objectives the building will generate a proportion of its own electrical demand, with all houses equipped with Air Source Heat Pumps (ASHPs)



4.10 Sustainability

Throughout the site there are a number of sustainable design features, including:

- **Sustainable, future-proofed homes:** All dwellings will be 100% electric, gas-free, and built with the intention to exceed current energy efficiency standards and to work towards the Future Homes Standard, optimising fabric, glazing, and building services to minimise energy use and CO₂ emissions. The homes will be heated using air source heat pumps, providing an efficient, low-carbon heating solution.
- **Maximising passive and active design strategies:** Homes will be oriented to optimise daylight and sunlight where possible, with high-performance building envelopes and renewable technologies incorporated to reduce energy demand and long-term costs.
- **Promotion of sustainable transport and connectivity:** The development will encourage walking and cycling. Through well-designed pedestrian links and cycle storage.
- **Sustainable Drainage System:** A comprehensive drainage strategy incorporating permeable paving, and attenuation basins to manage surface water sustainably, reduce flood risk, and enhance biodiversity through natural landscape integration.
- **Renewable and Low Energy Systems:** EV charging points will be provided to all dwellings and consideration will be given to Smart energy systems, including home energy monitoring and demand-responsive heating controls to enhance energy efficiency and reduce carbon emissions.



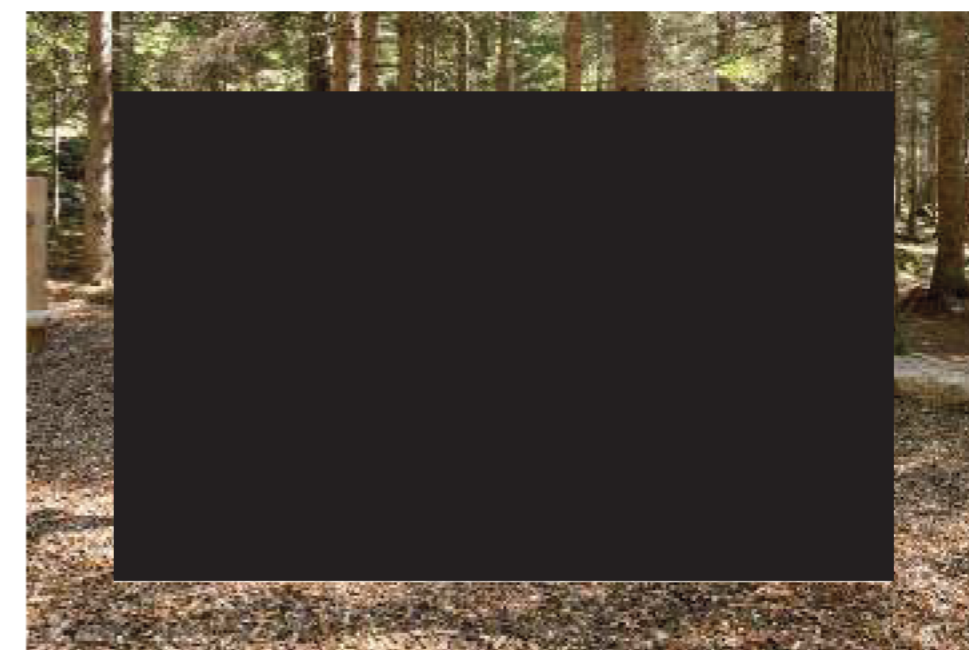
EV Charging



Air Source Heat Pump



Attenuation Basin



Play Area



Character and Identity^{5.0}

5.01 Proposed Character Areas

The development is structured around two distinct character areas, which guide the architectural expression and material palette across the site. This approach establishes a clear design framework while allowing each area to possess its own subtle identity.

The dwellings are based on a traditional vernacular form, incorporating gable, hipped and pitched roof profiles and a mix of 1 storey and 2 storey homes. These familiar roofscapes and proportions reflect those found within the surrounding residential context, reinforcing continuity with the existing built environment.

While maintaining an overall cohesive language, each character area introduces measured variations in detailing and material treatment. These subtle distinctions assist with legibility and wayfinding, creating visual interest within the street scenes and helping to define different parts of the development. Collectively, the design draws upon established local forms, proportions and materials to ensure the scheme integrates sensitively with its setting while retaining a strong and unified identity.



Key

- Site Boundary
- Character Area A
- Character Area B

5.02 Character Area A

Character Area A occupies a central position within the site and is structured around the principal east-west access route, which forms the primary spine through the development. This route establishes a strong sense of arrival and movement, with dwellings positively addressing the street to create an active and well-defined frontage.

The built form within this area comprises a mix of 2 storey semi-detached and terraced houses. The dwellings are a range of 2, 3 and 4 -bedroom houses, supporting a balanced housing mix suitable for a variety of household types.

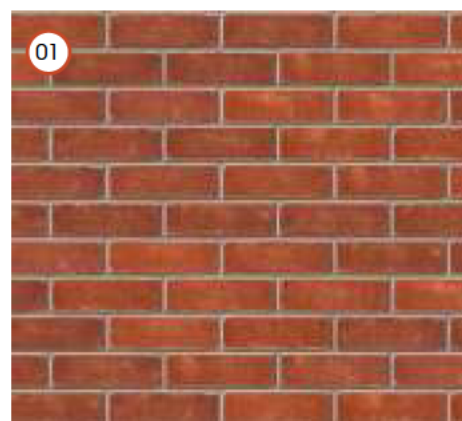
The consistent two-storey scale along the main route creates a sense of enclosure and continuity, reinforcing the legibility of the street and contributing to a cohesive character.

Materials

The materials specific to this character area include: Red multi-brick, red tile hanging and brown roof tiles. The limited material palette in this area aids in differentiating from Character Area B and helps with way finding throughout the site

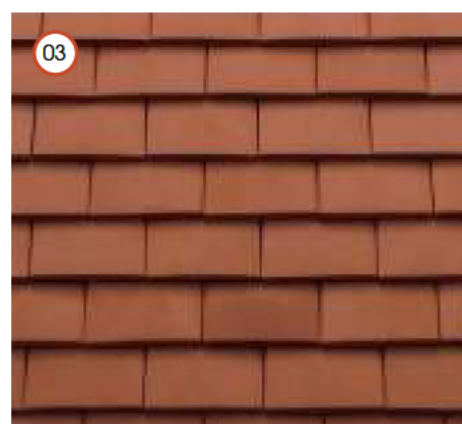


Primary Materials



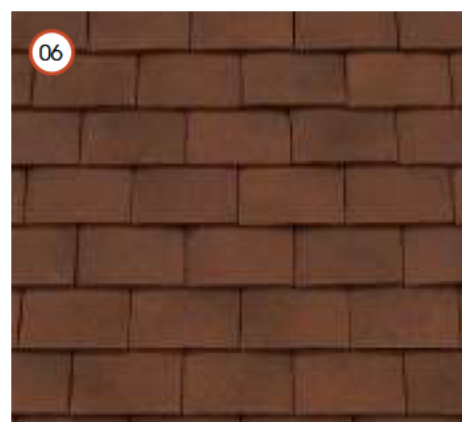
Red Multi-Brick

Secondary Material



Red Tile Hanging

Roof Materials



Brown Roof Tiles



5.03 Character Area B

Character Area B is located along the outer edge of the development, forming a transition between the built form and the adjoining public open space. Its position at the perimeter creates an important interface with the landscape, ensuring that the development responds sensitively to its edge-of-settlement context. The area comprises a mix of 2, 3 and 4 bedroom semi-detached and detached houses, alongside 2-bedroom bungalows and 1-bedroom maisonettes. This range of dwelling types supports a diverse and inclusive community.

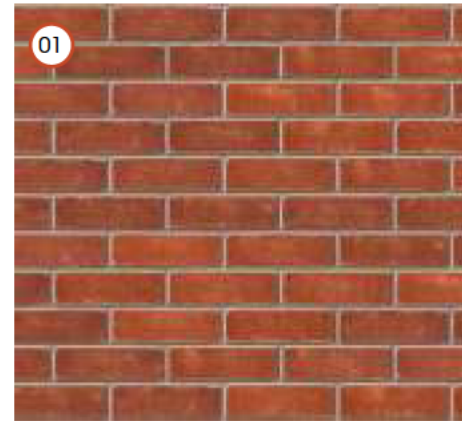
Variation in building height plays a key role in softening the visual impact of the development when viewed from the open space and surrounding countryside. The stepping down of built form towards the site boundary reduces perceived massing, creates a more gradual transition to the landscape, and enhances the overall sense of openness.

Materials

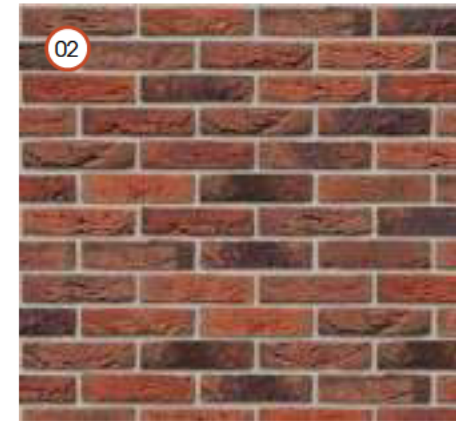
The materials and detailing specific to this character area include: Red Brick, and Dark Red Brick, Red Tile Hanging, White and Dark Weatherboarding and Brown and Grey Roof Tiles.



Primary Materials

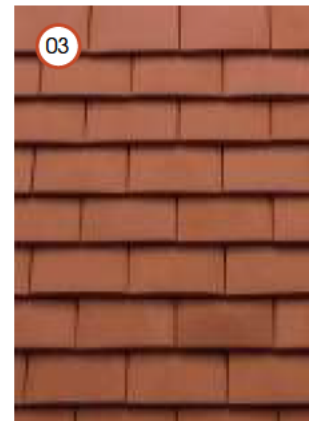


Red Brick

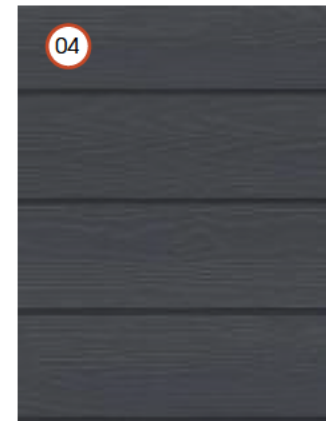


Dark Red Multi Brick

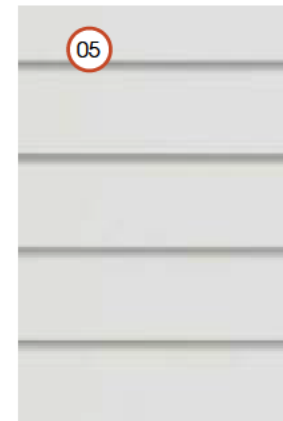
Secondary Material



Red Tile Hanging

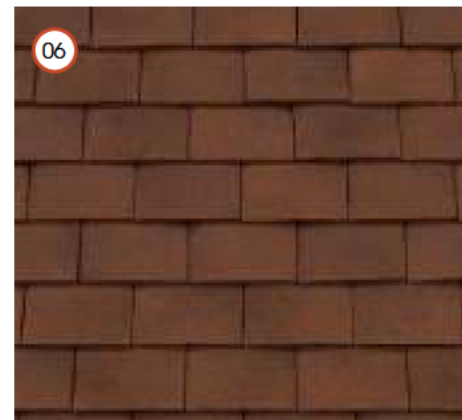


Dark Grey Weatherboarding



White Weatherboarding

Roof Materials



Brown Roof Tiles



Grey Roof Tiles



5.04 Detailing

A coordinated palette of architectural detailing is applied across the site to create visual interest and a clear sense of place. Variation is achieved through subtle changes in façade treatment, material application, and detailing, reinforcing legibility between streets and corners and contributing to a well-articulated streetscape.

Across both character areas, dwellings incorporate mono-pitch porch canopies. Canted brick cills are used consistently to add refinement and depth to window openings, enhancing the quality and robustness of the elevations. On dwellings finished predominantly in a single primary material, additional detailing is introduced to provide richness and articulation such as dentil course at ground floor window height, which further enhances facade definition, introducing a subtle horizontal rhythm that complements the building proportions and reinforces the traditional design language. Arched soldier courses above window openings create visual emphasis and reflect traditional brickwork techniques commonly found within the locality.

Together, these architectural elements establish a coherent and well-considered scheme that respects local character, provides variety across the development, and delivers a high-quality residential environment.



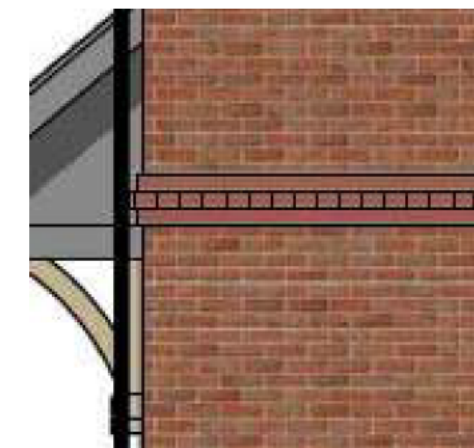
Mono-pitch Porches



Soldier Course Window Headers



Canted Brick Cill



Dentil Course Brick Detail



Street Scene B-B



5.05 Proposed View





Design Compliance^{6.0}

6.01 Design Compliance

National Design Guide Compliance

The National Design Guide provides information on the broad design principles which are key to successful sustainable developments. The guide has been a key tool in our design process to ensure we are creating a sustainable development. The following pages outline where the proposal meets the guidance.



Context

- The development has considered the surrounding context in Partridge Green, reflecting the local character through materiality, form and architectural details.
- The development identifies both opportunities and constraints, ensuring the design is well-informed and tailored to the character of the site.



Identity

- The development has been designed to have a positive and coherent identity
- The scheme is well designed and harnesses the principles of the local vernacular. The facade design shows examples of symmetry, variety, pattern and considered proportions.



Built Form

- The development promotes sustainable place making through a walkable layout with clear street hierarchies and easy access to the wider community.
- The building forms are sympathetic to the area and the proposed site use, with low-rise forms and active frontages.



Movement

- The development is designed to be safe and accessible for all users, priority has been given to pedestrian movement creating routes that are safe, direct, convenient and accessible for people of all abilities.

6.01 Design Compliance



Nature

- The development integrates existing and new natural features into a multifunctional landscape that enhances biodiversity, supports water management, and builds climate resilience.



Public Spaces

- The development provides well-located public spaces. Planting and trees enhance these spaces by offering shade, improving air quality and helping to address climate change.
- A trim trail in the public open space promotes an active lifestyle and enhances the public space for the community



Uses

- The development includes a well-integrated mix of housing types that are socially inclusive, meeting the needs of people at all stages of life.
- The development delivers at least 40% affordable housing to meet local housing needs and support a mixed and balanced community



Homes and Buildings

- The development demonstrates careful attention to detail, with well-integrated refuse and recycling storage that is accessible yet discreet, avoiding visual clutter. Cycle storage is conveniently located and sensitively incorporated into the overall design.



Resources

- The traditional design approach creates a durable and adaptable appearance that will last well over time, contributing to a strong sense of place and long-term visual quality.
- The development will incorporate sustainable energy solutions, with all homes equipped with Air Source Heat Pumps (ASHPs).



Life span

- The development has been designed to be robust and easy to maintain, with clear management and maintenance responsibilities in place to ensure its long-term resilience, attractiveness and overall quality.
- The traditional aesthetic with a simple palette of materials ensures there is little maintenance requirements for the residents giving the buildings a longer life span.



7.0 Conclusion



7.01 Conclusion

In conclusion, the proposed development of 55 homes at Partridge Green represents a valuable opportunity to deliver at least 40% affordable housing in a sustainable and well-connected village location. The scheme responds positively to the identified local housing need by providing a mix of high-quality homes.

The development has been carefully designed to respect the character of Partridge Green, drawing on the surrounding settlement pattern, landscape context, and local vernacular. The layout promotes a legible and attractive neighbourhood with strong pedestrian connections, high-quality public realm, and generous green infrastructure. The design approach ensures that new homes integrate sensitively with the edge-of-village setting while creating a safe, inclusive, and welcoming place for future residents.

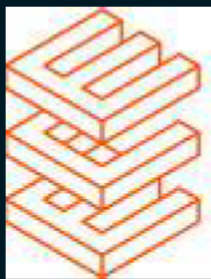
Environmental considerations have also informed the scheme, with sustainable drainage, biodiversity enhancements, and energy-efficient homes contributing to a development that supports long-term environmental resilience.

Overall, the proposal will deliver much-needed homes, enhance the local environment, and create a cohesive extension to the village that reflects the aspirations of the community and the principles of good design. The scheme therefore represents a sustainable and positive addition to Partridge Green and is considered suitable for planning approval.



7.01 Conclusion





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