

FAIRFAX ACQUISITIONS LTD



DESIGN & ACCESS STATEMENT

PREPARED IN RESPECT OF:

AN OUTLINE APPLICATION

ON LAND AT

NORTHLANDS,

STORRINGTON.

2505

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1.00 INTRODUCTION

1.01 THE DESIGN TEAM

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1.00 INTRODUCTION

1.01 DESIGN TEAM



1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared on behalf of Fairfax Acquisitions Ltd with input from the Design Team, and forms part of their outline planning application submission in respect of the proposed development on land at Northlands Lane, Storrington.

The application description comprises:

Outline application, with all matters reserved for the phased development comprising:

Phase 1- provision of the access road (to be delivered through a subsequent Reserved Matters Application pursuant to Outline Permission DC/24/2006); and Phase 2 - Residential Development of up to 56 dwellings with associated landscaping, pedestrian and vehicular access.

Only the principle of developing the site for up to 56 dwellings, including 35% affordable homes, along with the means of access are to be determined as part of this outline application. Appearance, landscaping, layout and scale are reserved for subsequent determination.

The Scheme is shown on the following application plans:

1. Site Location Plan Nos. 2505/PL.01 Rev.D & 2505/PL.06
2. Site Access Drawing No. ITM16671-GA-025 Rev. D (Appendix to the TA)
3. The supporting plans comprise the following:
4. Illustrative Constraints and Opportunities Plan No. 2505/PL.02 Rev H
5. Illustrative Parameters Plan No. 2505/PL.04
6. Illustrative Coloured Masterplan 2126/PL.05

Plans (1) and (2) referenced above comprise the application plans for the purpose of determining the application, whilst the Plans at (3) to (5) are submitted for illustrative purposes only, but are informed by the various technical assessments of the site and its wider setting. They provide context for the Council's assessment of the potential impact of the scheme upon the Site, its immediate environs and the wider area. The Parameters Plan (4) can be subject to a condition requiring the reserved matters scheme to be in general conformity with this drawing.

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1.00 INTRODUCTION

1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT



1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT / 2

This Statement, which is part of the Validation Requirements of the General Development Procedures Order (GDPO), reflects the findings of the technical reports prepared as part of this submission by the various disciplines - including arboricultural, heritage, ecological, landscape and visual impacts, together with highways and flood risk assessments. Each of the disciplines have assessed the site and the surrounding area, and their base-line findings have fed into the Illustrative Constraints and Opportunities Plan, the Parameters Plan as well as the Illustrative Coloured Masterplan - thereby ensuring that the development will function well and add to the overall quality of the area, as well as being sympathetic to local character and history.

Careful consideration has been given to the importance of demonstrating the mechanisms that will be used in the delivery of design quality within the built environment, and to this end this Statement has the following functions and use:

- i. Provides a concise description of the key issues that have been identified by the various disciplines within the design team.
- ii. It describes how the evaluation of these matters has informed the evolution of the initial design decisions and the Illustrative Masterplan. The illustrative material shows how the development proposals optimize the potential of the site to accommodate and sustain an appropriate level of development, together with enhanced landscape and ecological areas, and transport links.
- iii. This document provides information on how matters such as urban design, composition, access, circulation, open space, ecological and landscape considerations have influenced the illustrative proposals.
- iv. This Design and Access Statement takes all of the above into account and provides a framework for the future delivery of a high-quality residential scheme.

The Statement uses the following criteria:

Assessment - of the planning and physical context of the site.

Evaluation - identifying the site constraints that will guide and inform the development principles.

Design - sets out the vision for the site based upon the key parameters and illustrates a solution.

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1.00 INTRODUCTION

1.03 SITE APPRAISAL

I. The Site and its Surroundings



1.03 SITE APPRAISAL

i. The Site and its Surroundings

The site under consideration is in two phases totaling 7.10 hectares. Only 4.60 hectares is proposed for development and it sits behind the housing that face Melton Drive, on the northern side of the settlement of Storrington and Sullington. It comprises gently sloping grazing land that is bounded by various mixed tree and hedgerow landscape screens and buffers.

To the north is a footpath that runs east to west between the site and the Listed Buildings that form the East Wantley House complex. To the south are the long gardens to the aforementioned detached houses that front Melton Drive. The land on the western boundary has recently been approved for residential development under approval reference DC/24/2006, and access to the application site will be taken off this area of development as an extension to their roadway. There is residential development for 62 new homes nearing completion on the south-east side, approval reference DC/23/0290, with another grazing field above that which extends to the north to abut Water Lane. This area to the north has commercial use off Water Lane with sporadic housing and farmland beyond.

As can be seen from the montage of site photographs (Figs, 4 & 5), there are very dense screens of mixed landscaping around all sides of the site which restrict localized views both in and out. Similarly, there are limited public views of the site from distant locations due to restricted topography, existing built form and existing vegetation.

These substantial belts of tree planting and areas of woodland provide well-defined and recognisable new boundaries to development, which have the benefit of avoiding the perception of encroachment into the wider area.

The site topography sees the land falling some 12 - 14 metres from the south down towards the northern boundary. On site the change in level reads as a gentle slope due to the size of the land under consideration.

Looking at a wider context, the site is on the northern side of Storrington, which sits within the administrative boundaries of Horsham District Council. A little to the north is West Chiltington, with Sullington to the east and Pulborough some way to the west.

Storrington has an array of shops, public houses and restaurants along its High Street/West Street, and there is a small shopping 'centre' accessed off School Hill that includes a Waitrose.

Storrington has a doctor's surgery, opticians, dentists and there are several churches and community groups in the village. There is a charity run leisure centre which has indoor and outdoor facilities, including a sports hall, health suite and cafeteria.

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1.03 SITE APPRAISAL

i. The Site and its Surroundings



1.03 SITE APPRAISAL

ii. The Site and its Surroundings

As a result of the above the application site is in a sustainable location. There are a variety of transport links nearby, including bus routes connecting to Horsham, Worthing, Pulborough and Chichester. The bus operators include Stagecoach and Compass Travel. Whilst there is no railway station serving the village nearby Pulborough and Amberley are on Southern's Mainline West route, also known as the Arun Valley Line.

Road connections allow for ease of access to the south coast and London via the A24, and the A27 to the south runs east to west linking the Pevensey area in East Sussex with Whiteparish (Salisbury) in Wiltshire.

The montage of photographs of existing properties around the site and nearby (Fig. 7) show that there is not a common design theme or historic architectural style prevalent in the area. The design of housing in and around Storrington, very much reflecting the era in which the units were built, therefore there is a mixture of architectural form, features and materials and no cohesive form.

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1.03 SITE APPRAISAL

I. The Site and its Surroundings





Fig.2



Fig.3



AERIAL LOCATION PLAN



Fig.4



Fig.5

1.03 SITE APPRAISAL

ii. Site in Context

As can be seen from the Ordnance Survey extract below, the Site (shaded in red) is situated on the north-east of the existing settlement edge.

Being located on the edge of Storrington, the site has access to a variety of transport links, areas of employment, retail, health and leisure. There are also educational establishments nearby, together with opportunities for recreation and sport.

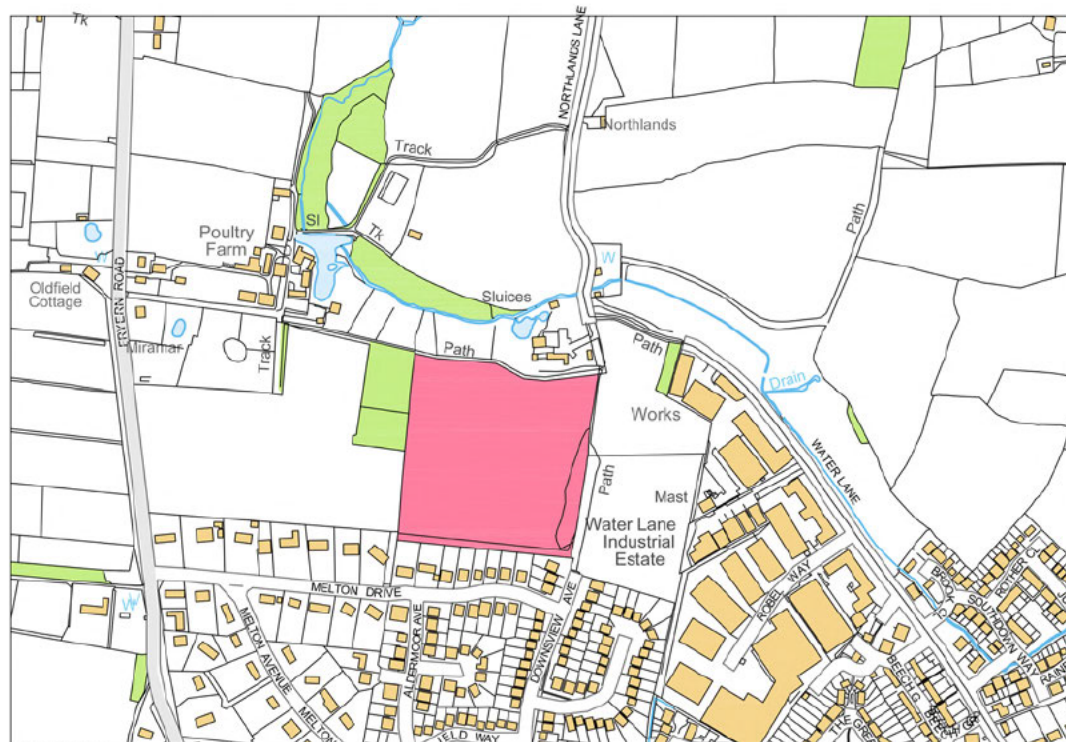


Fig.6

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1.00 INTRODUCTION

1.03 SITE APPRAISAL

II. Site in Context

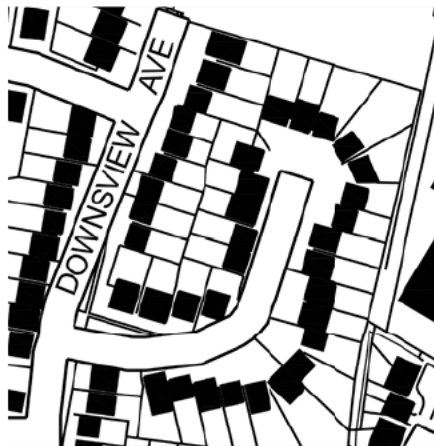


1.03 SITE APPRAISAL

iii. Character of Area

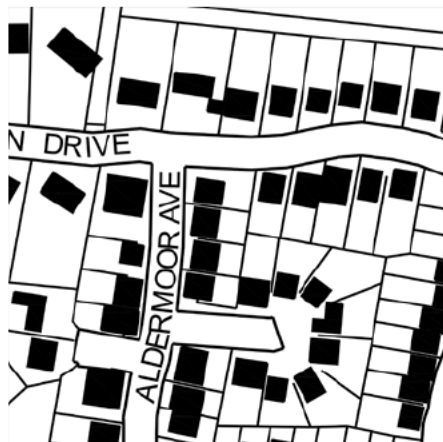
As part of the assessment of the area in which the development will sit, we have looked in detail at neighbouring development patterning.

As can be seen from the images below that show the local grain of development, the area around the application site has a typical edge of settlement form. It is this patterning that will inform the Illustrative Masterplan layout.



←
Pattern of development
off Downsview Avenue.

→
Pattern of development
around Melton Drive.



←
Pattern of development
nearby showing a mixture
of detached and terraced
units.

→
Pattern of development
showing a mix of terraced
and semi-detached units.



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1.00 INTRODUCTION

1.03 SITE APPRAISAL

III. Character of Area



1.03 SITE APPRAISAL

iii. Character of Area

The montage of photographs below show the variety of housing styles and unit types in the immediate vicinity.



Fig. 7

1.03 SITE APPRAISAL

iv. Settlement Character

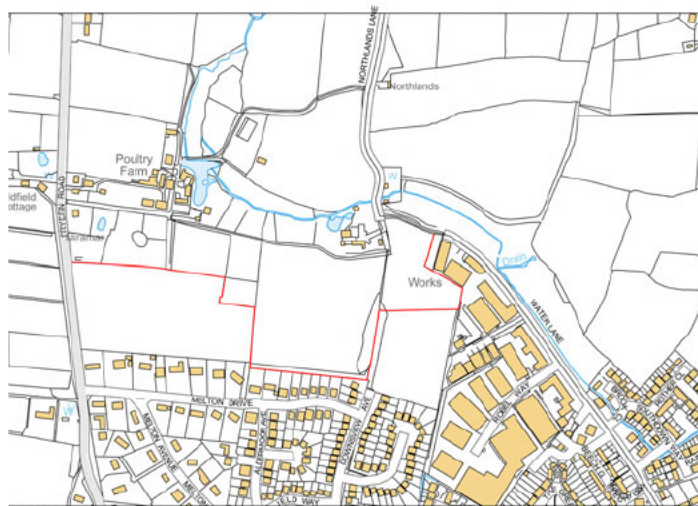
The edge of settlement character and patterning of the neighbouring areas, the opportunity for well-screened boundaries and the provision of formal and informal areas of open space will be key factors in determining the scheme design and layout.

Good principles of spatial relationship should be observed – i.e. public spaces are located in appropriate places and don't get mixed with private spaces.

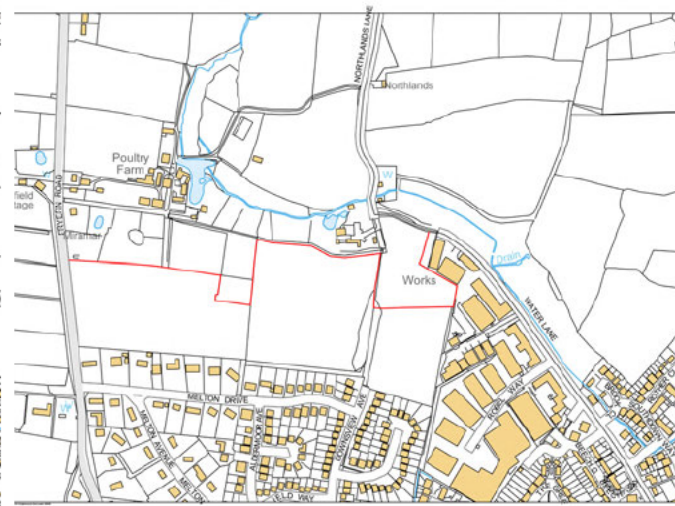
By using many of the existing development characteristics in the design response, the development proposals should sit comfortably in the locality.

v. Settlement Integration

The integration of the site within an extension to the settlement area offers a sensible expansion on the northern side of Storrington.



Existing edge of settlement (showing existing development)



Proposed edge of settlement

Figs. 8 & 9

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1.00 INTRODUCTION

1.03 SITE APPRAISAL

IV. Settlement Character

V. Settlement Integration

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - of the planning and physical context

The site appraisal provided in this Statement and those provided by CSA Environmental show the application site in relation to its physical context. The Aerial Location Plan, Location Plan, and Illustrative Masterplan (Figs 2,3,15) show that the site sits adjacent to a mainly residential area on the edge of the settlement of Storrington.

EVALUATION - identification of the site constraints and opportunities that will guide and inform the development proposals.

The site and surroundings appraisal section provide a series of photographs of the site (Figs. 4 & 5), and these demonstrate that the site is open, with trees and hedge screens principally on the perimeter, leaving fairly un-constrained areas that are suitable for development. The tree, ecological and landscape reports and assessments prepared by Arbortrack, Ecology Co-op and CSA Environmental respectively, that accompany this Statement indicate that the principal constraining features are on the boundaries - as are the opportunities to improve wildlife corridors and strengthen the planting / landscaping.

DESIGN - sets out the vision for the site and identifies key parameters and illustrates the solution.

The vision for the site is to construct a well-designed layout that sits comfortably in this sustainable location on the edge of the settlement of Storrington.

The key parameters are established and identified via the assessment and evaluation of the site and the Design Principles and Solution section that follows will show the evolution of the design of the Illustrative Masterplan.

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1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND
ACCESS CRITERIA

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - CONSTRAINTS

- ACCESS. Safe pedestrian and vehicular entrances.
- LANDSCAPE. Visual impact on existing landscapes and features.
- ARBORICULTURE. Retain and protect important trees on or adjacent to the site.
- ECOLOGY. Protect and enhance existing bio-diversity features.
- CONNECTIVITY. Important to link the site to the surrounding areas.
- LOCAL SETTING. Respect existing settlement characteristics.
- SURFACE WATER. Ensure any surface water is accommodated within the site boundaries.

ASSESSMENT - OPPORTUNITIES

- Site represents an opportunity for a modest development on the edge of the settlement of Storrington that will provide much needed new housing (including affordable units), and areas of open space and regeneration.
- The site represents an opportunity for a new area of development that does not have impact on neighbouring properties or the wider area.
- The development proposals allow areas on the perimeters for the creation of new wildlife and ecological corridors which will run around the developable area, and link to the wider area.
- Surface water can be used as part of the bio-diversity enhancement measures.

THE ASSESSMENTS PROVIDED BY THE CONSULTANT TEAM GENERATED THE ABOVE CONSTRAINTS AND OPPORTUNITIES CRITERIA, WHICH INFORMED THE DEVELOPABLE AREA SHOWN ON THE FOLLOWING CONSTRAINTS AND OPPORTUNITIES PLAN

CONTENTS

1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





Fig. 10

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - MOVEMENT

- The Movement Plan that follows builds upon the Constraints and Opportunities Plan and shows the pattern of roadways sitting within the area of land identified for development.
- The Movement Plan shows the principal vehicular access being taken off Fryern Road in a location previously agreed with County Highways for the adjoining development.
- The roadway “contains” most of the development as part of its perimeter block typology. This protects the existing landscape features and allows for the creation of ecological corridors.
- I-Transport Planning will provide in their Transport Statement further information and detail in respect of the access and in particular footpath links to the periphery of the site and beyond.
- Various road widths and surfaces could be used to provide differing character areas within the development layout.
- The Movement Plan that follows shows a variety of routes through the site for footpath links. These will contribute to the reduction in the reliance upon cars for getting to, not only the local neighbourhood, but to areas further afield.

THE ESTABLISHMENT OF A PERIMETER BLOCK FORM OF ROAD PATTERNING WILL CONTAIN DEVELOPMENT AND HELP DETERMINE THE ORIENTATION OF THE UNITS WITHIN ANY LAYOUT.

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1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





Fig. 11

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA

ASSESSMENT - PARAMETERS

- A modest sized scheme can be created within the site that provides a housing mix that will reflect local need, whilst making good use of the land available without impacting upon landscape, ecological features, or neighbouring properties.
- A carefully designed layout will see the safe retention of the important trees and existing boundary hedgerows which will be supplemented with additional landscaping, using native species.
- Linked to the improved landscaping is the creation of enhanced ecological margins that will improve biodiversity of the site and importantly link to the countryside beyond.
- The surface water will be accommodated mainly on the edge of the development. The water detention features will also bring ecological benefits as part of a holistic approach to biodiversity.
- The Parameters Plan that follows is a compilation of the information shown on the Constraints and Opportunities Plan and the Movement Plan.

THE PARAMETERS PLAN HAS BEEN SUBMITTED AS A DRAWING FOR CONSIDERATION AS IT OUTLINES THE CONSTRAINTS AND OPPORTUNITIES AND GIVES A FIRM FOUNDATION FOR A FUTURE MASTERPLAN.

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1.00 INTRODUCTION

1.04 APPLICATION OF THE DESIGN AND ACCESS CRITERIA





Fig. 12

2.00 PLANNING HISTORY AND POLICY

Matters related to both the planning history of the site and planning policy are dealt with in the Planning Statement that forms part of the submission and has been prepared by ECE Planning.

PLANNING HISTORY AND POLICY

2.00 PLANNING HISTORY AND POLICY

3.0 DESIGN PRINCIPLES AND SOLUTION

3.01 NATIONAL DESIGN GUIDE 2021

The National Design Guide 2021 (NDG) seeks to address the question of how we recognise well-designed places. This has been done by the government via the introduction of the NDG which outlines and illustrates 'how well-designed places that are beautiful, enduring and successful can be achieved in practice'.

3.02 TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



The ten characteristics of well-designed places

The NDG lists the Ten Characteristics of Well-designed Places detailed below, and also the Components for Good Design which are noted on the following pages.

CONTEXT - enhances the surroundings

IDENTITY - attractive and distinctive

BUILT FORM - a coherent pattern of development

MOVEMENT - accessible and easy to move around

NATURE - enhanced and optimised

PUBLIC SPACE - safe, social and inclusive

USES - mixed and integrated

HOMES AND BUILDINGS - functional, healthy and sustainable

RESOURCES - efficient and resilient

LIFESPAN - made to last

Fig. 13

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.03 COMPONENTS FOR GOOD DESIGN

The Components for Good Design as identified in the National Design Guide are as follows:

LAYOUT

Layout shows the routes through a scheme and the blocks of development - illustrating how they are arranged to relate to each other to create streets, open spaces and areas of built form.

The Layout defines the following:

- the structure and settlement pattern;
- the grain - pattern of development blocks and plots;
- the broad distribution of different uses, and their densities and heights.

FORM

Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their:

- size and shape in plan;
- height;
- bulk - their volume;
- massing - how bulk is shaped into a form;
- building lines - the alignment of building frontages along a street;
- relationship to the plot boundary - and whether they share party walls or not.

In the case of spaces, their form is influenced by the buildings around them.

The form of a building or a space has a relationship with the uses and activities it accommodates, and also with the form of the wider place where it is situated.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.03 COMPONENTS FOR GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.03 COMPONENTS FOR GOOD DESIGN

SCALE

Scale is the height, width and length of each building proposed within a development in relation to its surroundings.

This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. Enclosure is the relationship between the height of the buildings across a space, and the dimensions of the space itself.....different degrees of enclosure influence how people use different spaces, by creating differences in character that suit different activities.

APPEARANCE

Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, decoration, lighting, colour and texture. In the case of a space, it's landscape also influences its appearance.

LANDSCAPE

Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape - such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape - trees, shrubs and other planting.

MATERIALS

The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.03 COMPONENTS FOR GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

DETAILING

Detailing affects the appearance of a building or space and how it is experienced. It also affects how well it weathers and lasts over time.

CONTEXT

The application proposals seek to ensure through careful design and siting that a modest residential and employment development scheme can be delivered on land on the edge of Storrington that will sit comfortably in the surrounding area, without having an undue impact on neighbouring properties, landscape or ecological features. See Figs. 14 & 15

IDENTITY

The form of the proposals and the extent of the developable land is informed by the Constraints and Opportunities Plan (Fig.10) which identifies key components of future development.

Future submissions will develop a local distinctiveness of design, detail and materials to ensure that the houses reflect the local vernacular.

BUILT FORM

The extent of the built form is shown on the Illustrative Masterplan (Fig.15). Whilst the nature of the proposed units will be part of future Reserved Matters submissions, it is envisaged that the majority of the new residential properties will be principally two-storey in height to eaves level. As a result, they will accord with the form of the neighbouring housing. There will be a small area on the southern boundary where 1 1/2 storey units are appropriate.

MOVEMENT

The I-Transport Plannings Transport Statement that forms part of the application package, details how the access location will provide the basis for safe vehicular and pedestrian and cycle access and egress.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

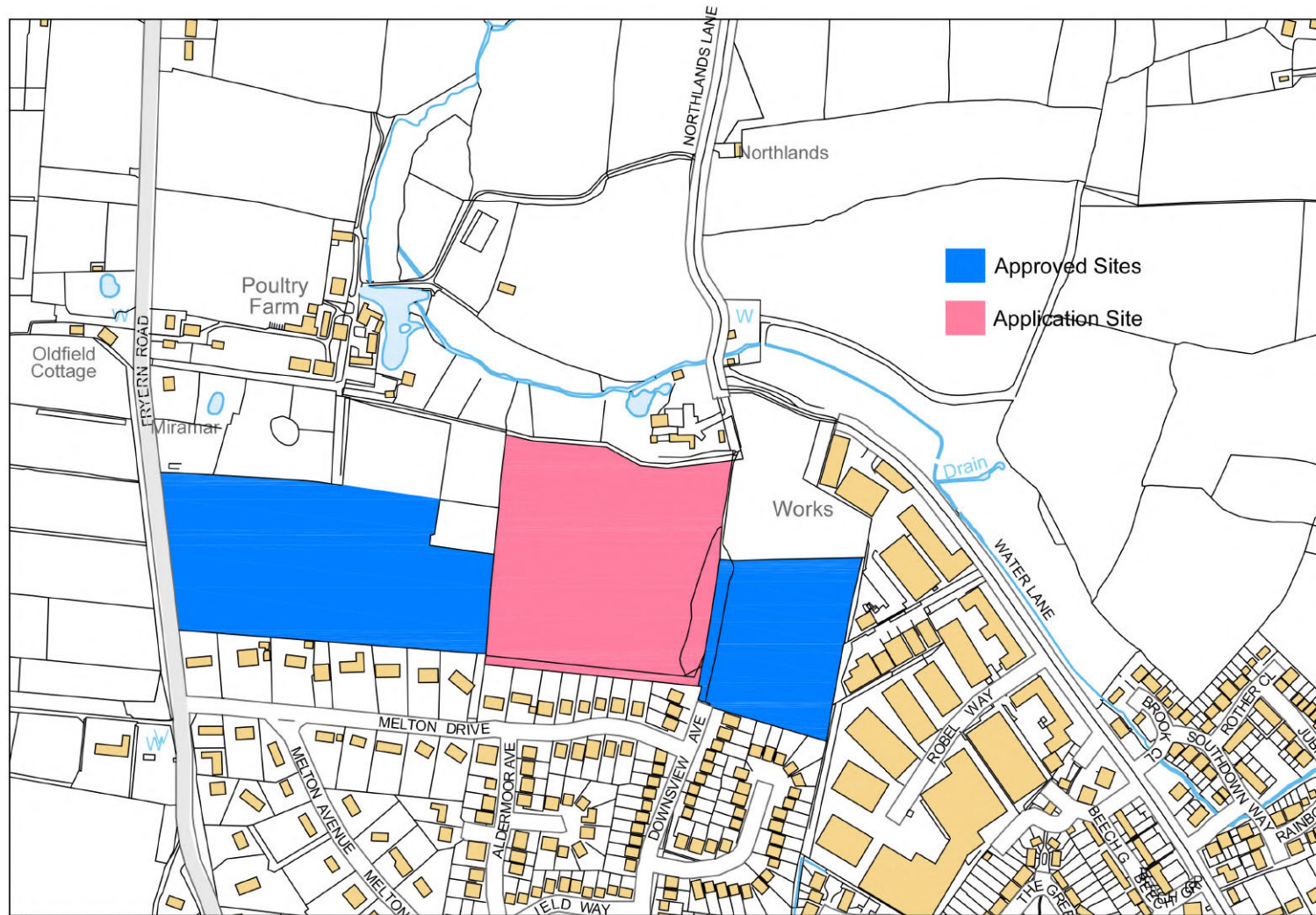


Fig. 14

Proposed Context of development in relation to the existing settlement edge

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT...../

NATURE

The proposal will deliver the mandatory 10% of bio-diversity net gain and ecological enhancement and reinforcement - see Ecology Co-op's Statement.

As can be seen from the drawings, the acknowledgement of existing ecological and bio-diversity margins is constant, as is the opportunity to enhance these to create high quality corridors on the perimeter of the development.

PUBLIC SPACES

As can be seen on the Illustrative Masterplan, areas of Public Open Space, Formal Play, Seating and General Recreation have been proposed throughout the scheme.

USES

The proposed new residential development sits comfortably alongside existing similar uses.

HOMES AND BUILDINGS

All the proposed homes will be functional and sustainable. They will accord with the 'Technical housing standards - nationally described space standards'. As a result, they will have good sized accommodation and usable room sizes with ample storage. Each home will have its own amenity space which will contribute to the development being functional, healthy and sustainable.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES CONT...../

RESOURCES

The proposal will include not just renewable and energy generating schemes, but also enhanced ecological margins and water management measures, providing a holistic approach to the use of resources and the existing environment.

See Section 4.0

LIFESPAN

The proposed homes will be constructed to a lifetime standard and could include various flexible spaces and sustainable and energy generating features. The properties will be Part M compliant providing easier access for those less ambulant or wheelchair bound.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.04 APPLICATION OF THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

LAYOUT

The Illustrative Masterplan (Fig.15) that is part of the submission package has been informed by the Constraints and Opportunities Plan (Fig.10) and the Parameters Plan (Fig.11). The information on these three drawings has been informed by the various technical assessments and reports that have been prepared by the consultant team.

The Illustrative Masterplan is supplied as supporting information, with the Layout itself to be subject of future Reserved Matters submissions.

The drawings that underpin the Illustrative Masterplan have helped identify the key constraints and opportunities, including a safe access and egress location, key landscape features and trees that are to be retained, areas suitable for enhanced wildlife corridors and locations that are suitable for the accommodation of surface water run-off. The extent of the developable area that has been identified also looks to ensure that there is limited impact on the Listed Buildings at East Wantley House.

The result of the assessments is a well-contained area of development that has little impact on either neighbouring properties or the wider area. The containment of the developable land allows for good landscape and ecological margins that will comprise existing and enhanced planting and screening.

There are a number of key components to the Layout shown on the Illustrative Masterplan, all of which contribute to the whole.

Firstly, the vehicular access will be through the existing consented residential land on the western side of the site under consideration. The access off Fryern Road is in a location previously agreed with the highway authority as being safe for both ingress and egress.

It connects to the proposed developable area through a length of relatively low-quality hedge screening.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

The second key feature is the road pattern within the site. As can be seen on the Illustrative Masterplan the development is mainly contained by the perimeter block typology of the road network that wraps around the built form constraining it and consequentially protecting the peripheral landscape buffers and ecological margins. This form of development not only limits the sprawl of built form but also, with the houses facing the road serving them, provides passive surveillance of the perimeter of the site.

The exception to this perimeter block form is the area at the southern end which sees a number of units sitting outside of the perimeter roadway, sitting behind a screen of trees, with the existing woodland buffer on the boundary beyond.

The third key component of the Layout is the retention of a wide landscape area at the heart of the site that runs from south to north along the route of a previous field boundary and which retains some good quality trees that are likely to be part of the hedgerow. There are houses on either side of this landscape area that front the open space, providing passive visual surveillance and helps create an active frontage to this area of public realm.

There are bands of east-west structural planting on the Masterplan which are intended to break up and soften longer range views from the north of the site.

There is a variety of areas set aside for recreation or play, including the central area mentioned above, the more formal playspace located on the north-eastern side and the peripheral landscape buffers that include walkways around the site - linking to the neighbouring developments and the nearby footpath network.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

Whilst it is envisaged that most of the development will comprise units that are two storey to eaves, the Illustrative Parameters Plan has a hatched area at the southern end of the site where it is felt that accommodation with a reduced eaves height would be more appropriate.

As can be seen from the Illustrative Masterplan there are opportunities for the creation of differing character areas, and these can be further enhanced by choosing differing road widths, material finishes and carriageway edging details.

Whilst the Layout will be the subject of reserved matters submissions, the Illustrative Masterplan supplied does provide a clear framework, based on established constraints and opportunities for future applications.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN





Fig. 15

ILLUSTRATIVE MASTER PLAN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

FORM

Form encompasses a number of aspects of a scheme, including size and shape, height, bulk, building lines and relationships to boundaries.

The form of the illustrative proposals has been carefully considered and determined in particular by the relationship of the development to existing ecological and landscape features, as well neighbouring properties and boundaries.

The drawings in this application package clearly demonstrate the form of the layout shown on the Illustrative proposals is wholly appropriate for the location in terms of size, shape and building lines. Whilst future Reserved Matters applications will have more detail in respect of height and bulk it is, as mentioned earlier, envisaged that the new houses will be predominantly two-storey to eaves, with a small area of 1 ½ storey units on the southern part of the site – thereby ensuring the whole development sits comfortably in this location.

APPEARANCE

The architectural style and detail of the proposed built forms, and the materials, will be subject to future Reserved Matters applications. It is anticipated that the appearance will be traditional, to accord with the location, and the materials palette will be in keeping with the area.

LANDSCAPE

The Illustrative Masterplan shows suggested locations for the structural landscaping which will be the subject of future Reserved Matters submissions.

MATERIALS AND DETAILING

As mentioned in the Appearance section, it is anticipated that a local vernacular and material palette would be appropriate for this location and will be part of future submissions. The following page illustrates some of the facing and roofing materials that could be used.

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

APPEARANCE

RESIDENTIAL

Whilst matters related to appearance, fenestration and material choices will be part of the subsequent Reserved Matters application. It is anticipated that the new housing will be principally 2-storeys to eaves level, with well-proportioned roofs above.

Shown adjacent is an indication of the materials palette that could be used - with red multi-stock bricks being the principal facing material, although a number of units could have render, and some of the ancillary structures such as garages could have a boarded finish.

SUGGESTED MATERIALS PALETTE



Variety of roof tile colours

to include :

Slate Grey

Farmhouse Red

Rustic Red

Breckland Brown

ALL to be small format tiles



Variety of shades of red multi-stock

facing brick

to include quoining

where

appropriate



Additional facing materials to

be used in limited

locations:

Render

Horizontal boarding



DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN

3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

CHARACTER STUDIES AREAS



- 1 Frontage development to the access road.



- 2 Units orientated using perimeter block typology to police pedestrian links, play spaces and landscape features.

FIG.16

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN



3.0 DESIGN PRINCIPLES AND SOLUTION CONT..../

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN CONT..../

CHARACTER STUDIES AREAS



- 3 Typical area of perimeter block typology with the roadway in front of the units providing a buffer to perimeter landscaping.



- 4 Units facing an area of open space.

FIG.17

DESIGN PRINCIPLES & SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

3.05 APPLICATION OF THE COMPONENTS OF GOOD DESIGN OF GOOD DESIGN



4.00 SUSTAINABILITY

Matters related to sustainability and renewable energy measures are as listed below. Further renewable energy sources and energy saving features would be part of Reserved Matters submission.

As mentioned earlier, the scheme will not only provide thermally efficient properties with energy generating features, but also the development proposes various ecological and landscape improvements that will contribute to the site's overall sustainability levels.

Energy savings and subsequent reduction in CO² emissions have been targeted through implementation of the following:

- exceeding good or best practice standards for thermal insulation of opaque and glazed elements;
- achieving air permeability of 3.0m³/h.m² at 50Pa in dwellings;
- high efficiency LED lighting to be provided throughout;
- high efficiency heat recovery ventilation systems;
- boiler plant efficiency >89%;
- integration of water conservation appliances such as low flow fittings to reach a target water usage of 110 litres per person per day.

SUSTAINABILITY

4.00 SUSTAINABILITY

5.0 ACCESS AND HIGHWAYS

The Transport Statement prepared by I-Transport provides information in respect of the access arrangements for vehicles and pedestrians off Crawley Road.

As can be seen from the Transport Statement, the proposal will bring forward enhanced pedestrian movement opportunities that will connect the site to the locality and wider area.

ACCESS & HIGHWAYS

5.00 ACCESS AND HIGHWAYS

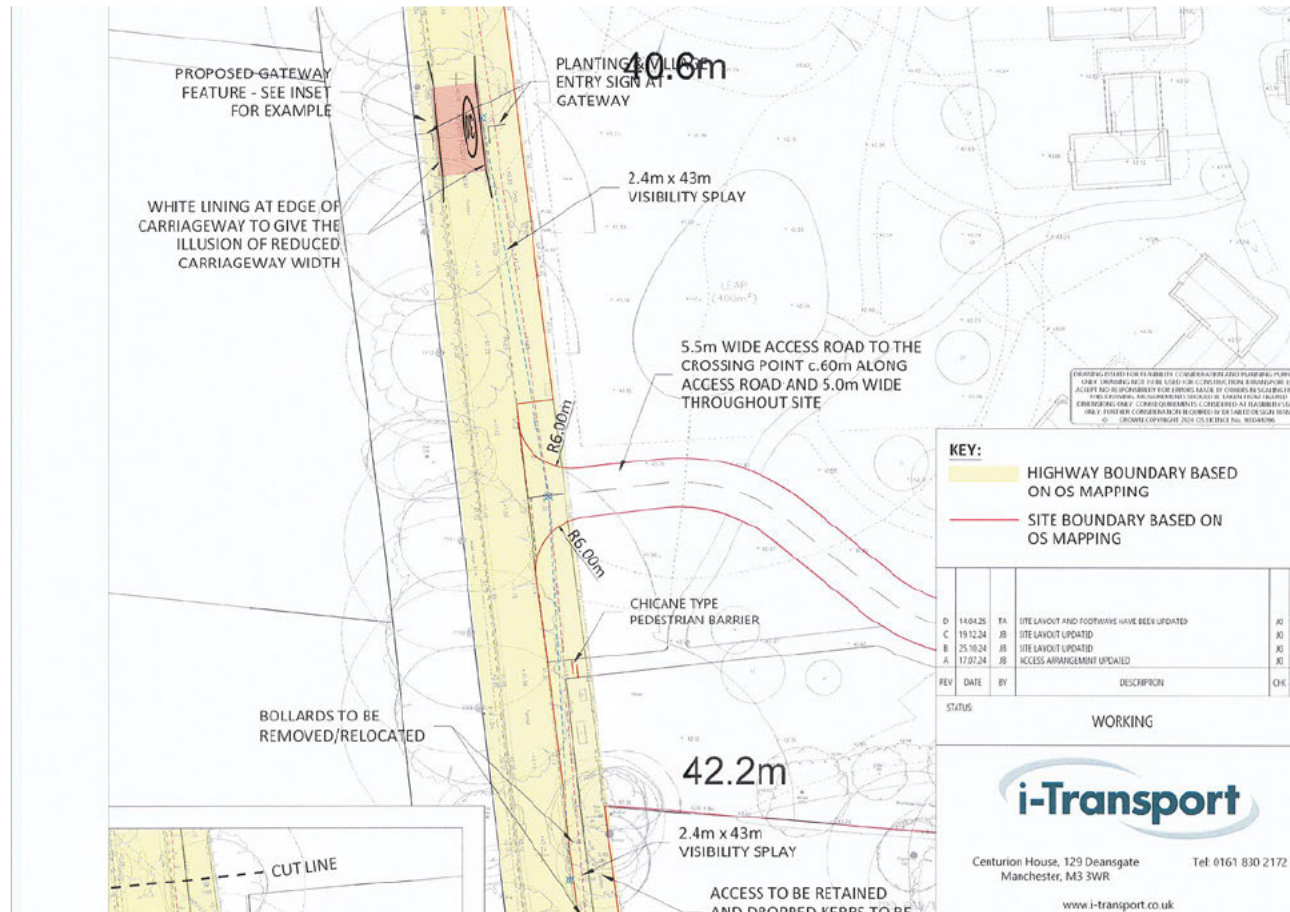


Fig. 18

6.0 SUMMARY

The proposals embodied in this submission show that the opportunity exists for the creation of a high-quality landscape and ecology led residential scheme to be provided in this sustainable location.

The illustrative material demonstrates how a residential scheme, including new affordable homes, can be delivered without having undue impact on the site's immediate neighbours, the wider area or key landscape and ecological features.

The site is available, sustainable and importantly, deliverable.

The proposed development will have a strong sense of place, identity, and will provide publicly accessible amenity areas.

SUMMARY

6.00 SUMMARY