

# Slaugham Parish Neighbourhood Plan

Community Right to Build Order No. 1  
St. Martin Close & Coos Lane, Handcross

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# 1.0 introduction

## 1.1 purpose of the document

This Community Right to Build Order (CRTBO) is being made by Slaugham Parish Council (SPC) in accordance with Regulation 22 of Part 6 of the Neighbourhood Planning (General) Regulations 2012 in order to implement the proposed Policy 20 of the Slaugham Parish Neighbourhood Plan (SPNP). It proposes residential and retail development of land at St Martin Close and Coos Lane, Handcross and is one of two CRTBOs proposed in the SPNP.

The purpose of this document is to provide information on the CRTBO, both to explain its content and to assist the residents of Slaugham in understanding the nature of the proposals, including how this component of the SPNP would be delivered, what kind of place it would create and what facilities it will provide for the community.

## 1.2 how the document is set out

This Section gives a brief background to aspects of this CRTBO, such as the Community Land Trust and Custom Build elements that set it apart from traditional development. Section 2.0 describes the scope and content of the CRTBO and includes proposed planning conditions that will need to be discharged as the provisions of the CRTBO are implemented. The planning statement in Section 3.0 sets the CRTBO in the context of the SPNP and of relevant development plan policy.

Section 4.0 explains the analysis and thinking behind the design proposals, and illustrates the kind of place they will create. It is set out in a format similar to a Design and Access Statement which would normally accompany a planning application.

The Illustrative masterplan in this section includes a set of design principles that will be used to guide and underpin the detailed development of the CRTBO. It includes illustrative plans, 3D sketches and reference images.

These design principles, along with the Development Framework, describe the thinking behind the key design elements that will create a structure for the scheme, and help convey the sense of place and character that will be created through the CRTBO. Sections 5.0 to 9.0 provide the additional statements and information required to support the CRTBO.

## 1.3 scope

To keep the process simple and avoid ‘going through the normal planning application process’ as is a primary aim of the CRTBO, an ‘in principle’ approach has been agreed to the key issues that will affect the development of the site, including; access and highways, flood risk and surface water management, landscape and ecology.

Any further information that may be required to meet technical and statutory compliance and implement the CRTBO has been included within the proposed planning conditions.

This approach will deliver the CRTBO as envisaged in the Localism Act 2011 and the National Planning Policy Framework (NPPF) by simplifying the planning process without compromising the quality of the scheme or the sustainability of the development.

SPC is a qualifying body to make the CRTBO on behalf of the local community. It will be the beneficiary of the CRTBO once approved, prior to the formation of a proposed Community Land Trust. As such it will act as guardian of the quality of the scheme by providing guidance and control of the detailed development and refinement of the scheme, including the selection of materials. This will help make it a locally controlled process as is the intention of the NPPF and the Localism Act 2010.

## 1.4 an important part of the Neighbourhood Plan

This CRTBO is an important part of the SPNP. It will create a mix of high quality, affordable homes that will be allocated on a local basis to the residents of Slaugham, it will also contribute to the funding of a new community hall and other local infrastructure, without having to build on and lose the playing and recreation fields off the High Street.

## 1.5 Community Land Trust

A Community Land Trust is proposed as the means of delivering and managing the schemes as it provides a number of advantages:

- It enables an asset lock which will secure a supply of affordable homes in perpetuity for the benefit of the parish community
- It provides for allocations being made to meet local needs
- It offers a community asset management structure that has the flexibility to meet changing demands and opportunities

The Community Land Trust will act as a client for the detailed development of the schemes which will include finalising the mix and type of dwellings to meet local demands and supporting the community in developing a business plan and a detailed design for the community hall. The Community Land Trust will be open to all residents of Slaugham .

## 1.6 Custom Build

The NPPF calls for ‘custom build’ opportunities to be included in local plans as part of the housing mix. This has been allowed for in the CRTBO and referred to as ‘self build’ opportunities which offers benefits in terms of affordability, local engagement and design, and for which there is believed to be local demand,. The self build element will be delivered through the Community Land Trust model which has a history of successfully supporting community based self build schemes.

The self build element will be delivered as serviced plots with an outline design controlled by a design code. This will ensure they fit within the overall design of the scheme and provide the flexibility to meet a range of different needs.

Interest in, and local demand for the self build houses will be explored with the residents of Slaugham in the period leading up to the referendum.

## 1.7 a community shop

The CRTBO makes provision for a A1/A3 retail/café unit. The intention is that this will be run by the Community Land Trust working in partnership with local businesses, including the Post Office to provide a focus for the community and doorstep needs that support the other village shops.

## 1.8 housing demand and mix

The draft layout illustrated in this document has been developed alongside a housing needs survey carried out by Action in Rural Sussex (AIRS). The layout has the flexibility to accommodate a range of different houses within the proposed design framework which will allow the mix to be finalised during the detailed design stage to meet local needs.

## 2.0 the order

## 2.1 description of the development

This Order is for;

The development of up to 76 dwellings, including 38 affordable dwellings, of a commercial unit of up to 200 sq.m. GIA for an A1 retail and/or A3 café use and associated access and landscaping works on land off St. Martin Close, Handcross and off Coos Lane, Handcross, Mid Sussex.

## 2.2 site plan

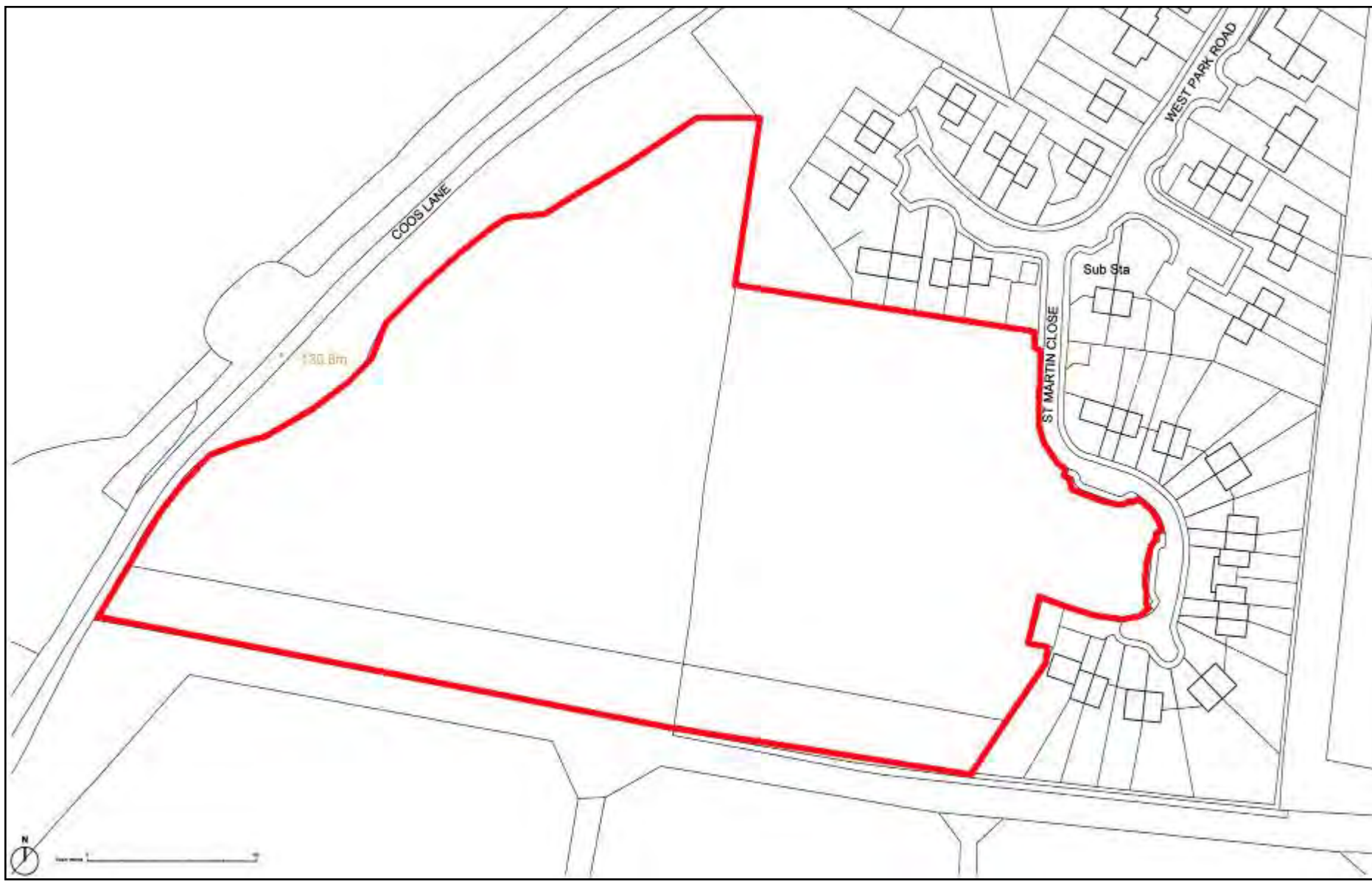


Fig 1: site plan



## 2.3 conditions

This Order is subject to with the following conditions:

### Time Limit

- 1) The development must be begun during the plan period 2011-2016 and carried out and delivered in accordance with Policy 4 of the Slaugham Parish Neighbourhood Development Plan

Reason: To ensure conformity with Slaugham Parish Neighbourhood Development Plan

### Pre-Commencement Conditions

- 2) A Transport Statement, with content to be agreed in writing with the local authority and county highways, must be provided prior to detailed design development

Reason: To ensure the impacts (trip generation, impact on existing highway capacity, accessibility of site to local services inter alia) of the proposals are properly assessed and understood prior to design development.

- 3) A Stage One Safety Audit in accordance with WSCC Audit Policy, must be provided prior to commencement on site

Reason: To ensure safety of proposed vehicular access arrangements

- 4) Details of the access arrangements, including a construction specification, to the site from the public highway shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Highways Authority), prior to the commencement of development on site. No dwellings shall be occupied until the access has been constructed in accordance with the approved details.

Reason: In the interests of road safety and to comply with Policy T4 of the Mid Sussex Local Plan

- 5) No development shall commence on site unless and until details of the layout and specification of and construction programmes for the roads, footpaths and casual parking areas, the foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority. No house shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

Reason: To secure satisfactory standards of access and drainage for the proposed development and to accord with Policy T4 of the Mid Sussex Local Plan.

- 6) No development shall commence on site until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained and to accord with Policy CS13 of the Mid Sussex Local Plan.

7) No development shall commence on site prior to development of a detailed construction management plan to be submitted to and approved in writing with the Local Planning Authority. The construction management plan shall include the following details;

- a) Public safety, amenity and site security
- b) Delivery times and routes
- c) Traffic management
- d) Wheel wash facilities
- e) On site facilities (loading/unloading areas, site compound, contractor parking)

The scheme shall only be implemented in accordance with the approved details.

Reason: In order that the development does not prejudice either public safety or amenity, to accord with Policy T4 of the Mid Sussex Local Plan.

8) Prior to commencement on site developers must complete a S106 agreement with the Local Authority.

Reason: To ensure infrastructure structure contributions as identified both within the NDP and by the local authority. (For more information on this matter see Section 7\_ Planning Obligations)

9) Prior to commencement on site developers must complete a S278 Agreement as required under the 1980 Highways Act – Works within the Highway, with West Sussex County Council as the Highways Authority to cover off-site highways works.

Reason: To ensure provision of such off - site works to the highways as maybe necessary to mitigate the impact of the development, and to comply with prevailing technical and safety standards.

10) A full tree survey compliant with “BS5837:2005 Trees in Relation to Design, Demolition and Construction” and the record of Tree Preservation Orders within the site, its boundaries and immediate vicinity of the site as necessary, as held on the Land Charges Register by the local authority, must be obtained by the developer prior to detailed design development of the proposals, and, further to these requirements, no development on site shall commence prior to proposals being submitted to and approved in writing by the Local Planning Authority giving full details of all existing trees and hedgerows on the land, detailing those to be retained, together with measures for their protection in the course of development, and these works shall be carried out as approved.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy B1 of the Mid Sussex Local Plan.

11) No development shall take place until further reptile surveys have been carried out in accordance with the Natural England Technical Information Note TIN102: Reptile Mitigation Guidelines to confirm the presence or absence of reptiles on the site and to inform a Reptile Mitigation Strategy, which shall include suitable habitat enhancement measures, and shall be agreed with the Local Authority prior to commencement on site.

Reason: To protect the ecological value of the site and to accord with policy C5 of the Mid Sussex Local plan.

- 12) Prior to commencement on site developers must submit an assessment of the proposed development's CO2 demand along with proposals for the reduction of this CO2 demand by at least 20% by using decentralised (on-site) renewable energy sources, unless it can be demonstrated by the developer that this is not viable or feasible, for approval by the Local Authority.

Reason: To ensure the Strategic Objectives 1) of DP38 Renewable Energy in New developments, to promote sustainable development that makes the best use of resources and increases the 'self-sufficiency' of communities within Mid Sussex, and its ability to adapt to climate change, is met.

- 13) An on-site 'community energy systems', such as Combined Heat and Power, will be implemented to meet the energy needs of the development if the development has a site area greater than 2 hectares. The suitability of the type of scheme implemented will be dependant on meeting the requirements outlined in DP39 Renewable Energy Schemes and will be agreed with the Local Authority prior to commencement on site.

Reason: To ensure the requirements outlined in DP39 Renewable Energy Schemes are met.

# 3.0 planning statement

## Introduction

This statement provides an assessment of the planning policy context in support of the proposed Community Right to Build Order (CRTBO).

### Mid Sussex Local Plan 2004

The Mid Sussex Local Plan became the adopted development plan for the District in 2004. The majority of its policies have been saved for the purpose of considering planning applications. The application site is located outside but adjacent to the built up area boundary for Handcross and lies within the defined boundary of the High Weald Area of Outstanding Natural Beauty (AONB). There are therefore a number of key policies to which the Order must respond. The relevant extracts of each policy are highlighted below, accompanied by a short statement on how the Order proposals have responded to that context.

### Countryside

#### Policy C1

*Outside built-up area boundaries, as detailed on the Proposals and Inset Maps, the remainder of the plan area is classified as a Countryside Area of Development Restraint where the countryside will be protected for its own sake. Proposals for development in the countryside, particularly that which would extend the built-up area boundaries beyond those shown will be firmly resisted and restricted to:*

- (d) in appropriate cases, proposals for quiet informal recreation and/or tourism related developments;*
- (e) proposals for facilities which are essential to meet the needs of local communities, and which cannot be accommodated satisfactorily within the built-up areas;*
- (g) proposals which significantly contribute to a sense of local identity and regional diversity.*

The CRTBO will implement Policy 4 of the Neighbourhood Plan, which together with Policy 3 of the Plan, provides the justification for the allocation, which is considered essential to meeting the long term affordable housing needs of the local community that cannot be met from any other site within the built up area of the parish. Not only will these needs be met through the housing type and tenure, but the intention to set up a Community Land Trust to deliver the provisions of the CRTBO will ensure that local people continue to govern and manage this housing asset in perpetuity.

As such, the housing scheme permitted by the CRTBO make a significant contribution to a sense of local identity of Handcross and the Parish of Slaugham in a way that is not possible through conventional housing development schemes.

### Area of Outstanding Natural Beauty

#### Policy C4

*Within the ... High Weald Areas of Outstanding Natural Beauty, as shown on the Proposals Map and its Insets, the aim to conserve and enhance natural beauty is regarded as the overall priority. Proposals for development will be subject to the most rigorous examination and only those which comply with this aim will be permitted.*

*Development will not be permitted in the ... High Weald Areas of Outstanding Natural Beauty, unless:*

- (b) it is essential for local social and/or economic needs;*

*In considering development proposals within or immediately adjacent to the AONB, including those regarded as exceptions, particular attention will be paid to the siting, scale, design, external materials and screening of new buildings that are proposed in order to ensure that they enhance, and do not detract from, the visual quality and essential characteristics of the area.*

It is accepted that the scheme proposed in the CRTBO falls within the boundary of the AONB on the southern edge of Handcross. Given the strong community and housing outcomes delivered by the CRTBO, as required by the Neighbourhood Plan, the provisions of the CRTBO are considered to be essential for local needs. There is no alternative site in the parish, which is almost entirely within the AONB and for which there are very limited opportunities to develop in the built up area, were such an outcome can be achieved.

The Design & Access Statement in the CRTBO sets out how the design of the proposals has responded to the sensitivity of its AONB location to ensure they enhance the urban edge of Handcross.

### Housing

#### Policy H2

New housing developments shall include a mix of dwelling types, sizes and affordability and shall ensure that efficient use is made of land. Proposals should:

- (a) take account of the local housing needs and site characteristics;
- (b) be provided at an average net density of at least 30 dwellings per hectare, where appropriate;
- (c) include a significant proportion of affordable housing (as required by Policy H4);
- (d) include a significant proportion of smaller dwellings; and
- (e) meet the requirements of design policies B1 and B2.

Proposals which, by virtue of design, layout or size, are likely to give rise to unsatisfactory living conditions such as overcrowding or lack of privacy, will be refused.

The proposed housing mix of the CRTBO has been driven by the evidence base and Policy 3 of the Neighbourhood Plan. It takes into account local housing need, as evidenced by the Slaugham Parish Housing Needs Survey, and local housing demand, as expressed in the Community Survey.

Hence, the tenure mix comprises 50% affordable housing, to be delivered through a Community Land Trust to retain the stock as affordable in perpetuity, and 50% open market, including self-build. The typology mix of the affordable provision has been driven by the data of the Local Housing Needs survey. The open market dwelling types offer a range of opportunities for conventional and self-build demand.

#### Policy H3

Within defined built-up areas permission will be given to proposals for residential development where the following criteria are met:

- (a) the development does not involve the significant loss of an area of nature conservation or an open or wooded area of land which in its own right makes an important contribution to the urban environment and cannot be satisfactorily replaced or compensated for;
- (c) efficient use is made of the land in terms of density and as general guidance residential development should be provided at average net densities of at least 30 dwellings per hectare;
- (d) the character and form, respects that of the locality (a detailed site and landscape appraisal together with a design statement will be required);
- (e) includes a high quality environment for prospective occupiers including appropriate landscaping and open space;
- (f) the provision for car parking and vehicle manoeuvring does not significantly reduce garden areas, including front gardens, or adversely affect adjoining property; and
- (g) the requirements of design policies B1 and B2.

Although the CRTBO land is not currently defined as within the built-up area boundary, the provisions of this policy are relevant for the reasons outlined above. As with Policy B6, the intention of the CRTBO is to enhance the quality of the existing amenity space at St. Martin Close and to provide a new public open space adjoining the existing children's play area. In any event, the land has no nature conservation value nor makes an important contribution to the immediate urban environment. The design principles of the Order are intended to respond positively to the importance of creating an enhanced urban edge to the AONB countryside to the south.

#### Policy H4

In accordance with the findings of up-to-date Housing Needs Studies, on all housing sites throughout the District where 15 or more dwellings are proposed or which exceed 0.5 hectares in size (irrespective of the number of dwellings to be provided), the Local Planning Authority will negotiate with the developer to secure a reasonable proportion of affordable housing, as defined in the supporting text to this Policy, generally as 30% of the total number of dwellings to be provided within the development.

The normal requirement will be for the affordable housing provision that is made on any site to be in the form of 25% subsidised housing and 5% as low cost housing, as defined in the supporting text to this policy.

The subsidised housing element of any development which is provided in accordance with this policy should be secured so that it will be available in perpetuity to meet local needs and should benefit from a subsidy so that it is available at affordable rents.

The Order provides for a quantum and type of affordable housing of 50%, which significantly exceeds the provisions of this policy.

This is only made possible by the Parish Council's ownership of one part of the land and of its effective control over the remaining privately-owned land. As such, as described below, the CRTBO shares many similarities with a rural exception site.

#### Policy H5

In exceptional circumstances additional land may be released outside the built-up areas for housebuilding carried out by the Local Housing Authority, Registered Social Landlords or other appropriate agencies which will meet the housing requirements, both now and in the future, of local people unable to afford the cost of property on the open market. Developers and landowners will be required to enter into legally binding agreements with the Local Planning Authority prior to the grant of planning permission to ensure that this objective is achieved. All proposals will need to meet the following criteria:

- (a) a local housing need exists, this must be demonstrated by a housing needs survey, or other evidence;
- (b) the proposal site should be located adjacent to an existing settlement within which adequate social facilities and essential services are available;
- (c) the proposal site should be accessible by public transport;
- (d) proposals should be modest in scale and should not lead to a rapid increase in population which would be inconsistent with the scale and character of the settlement;
- (e) proposals should relate physically to the settlement, be in keeping with the character of surrounding development and should not be intrusive in the landscape; and
- (f) proposals within Areas of Outstanding Natural Beauty, Strategic Gaps or on best and most versatile agricultural land will only be permitted in exceptional circumstances where there is no other suitable site to meet the local need.

Although the CRTBO is not technically being proposed as a rural exception site it shares a similar rationale and justification for amending the built-up area boundary and for development within the AONB. It is therefore relevant to consider its provisions in relation to Policy H5.

The CRTBO proposes a range of affordable and open market housing evidenced by the Housing Needs Survey and Community Survey, and therefore accords with Policy 3 and Policy 4 of the Neighbourhood Plan. The site is the only land in the parish that meets the criterion in Policy 3 to deliver such a housing outcome, which is considered to provide the exceptional circumstances requiring of Policy H5 to warrant identifying land within the AONB. Importantly, the AONB Board has raised no objection to this proposal during consultations on the Neighbourhood Plan and CRTBO.

The Design & Access Statement sets out how the CRTBO proposals relate physically to the existing settlement and how they will enhance both the urban edge on the one hand and the landscape character of the AONB in this location on the other.

In respect of the proximity of local services, it is accepted that the location of the site on the southern edge of the village is beyond 400m, from the village centre.

However, the CRTBO proposes to mitigate this through the provision of a small shop and café unit within the scheme, to be operated on behalf of the Community Land Trust by a community enterprise. This form of community governance of the unit will ensure that it complements the facilities in the village centre by providing local residents with a convenient range of goods and services.

The development of the site will be phased to ensure the local community has a long term supply of permanently affordable homes, open market homes and self-build homes over the full plan period.

At its full extent, the development permitted by the CRTBO will be modest in comparison to the existing size of Handcross.

### Design

#### Policy B1

*A high standard of design, construction and layout will be expected in new buildings, including alterations and extensions. All proposals for development will be required to:*

- (a) demonstrate a sensitive approach to urban design by respecting the character of the locality in which they take place, especially to neighbouring buildings, their landscape or townscape setting and the regional and/or local building style. Regard should be given to the proposal's contribution to a sense of place. In the case of alterations and extensions, including new shopfronts, the proposals must be sympathetic to the building to which they relate. Factors to be taken into consideration include the scale, massing, siting, density, views, height and orientation of the new buildings in relation to those already existing;*
- (b) use materials of a quality, type and colour appropriate to the site and its surroundings, which conform to the general range in the vicinity, and which enhance the distinctiveness of traditional building materials and styles;*
- (c) show that adequate consideration has been given to the spaces between and around buildings, and that effective use has been made of any existing landscape features; and*
- (d) provide suitable new planting of trees and shrubs appropriate to the site and its location.*

*Where appropriate, existing wildlife habitats including green corridors and river courses should be protected and enhanced. All planning applications should include a design statement, unless otherwise agreed with the Council.*



## Policy B2

Where new residential estate development is proposed, there will be an additional requirement to:

- (a) establish a design concept for the layout of the estate;
- (b) introduce a variety of design types;
- (c) provide cohesion by using materials and design styles which reflect the local distinctiveness of building in the area;
- (d) link areas of open space and play areas within the site by footways and cycleways;
- (e) establish a co-ordinated network of footpaths and cycleways within and up to the fringes of the site to reduce distances to walk and cycle to shops, schools, bus stops and other community facilities;
- (f) ensure the estate layout is not visually dominated by roads and car parking areas; and
- (g) build walls to match the materials used for dwellings where it is necessary to screen private areas from public view.

## Policy B6

Proposals for development which would result in the loss of areas of public or private open space of particular importance to the locality by virtue of their recreational, historical, conservation, wildlife or amenity value will not be permitted. Where such open space is to be lost to development, for whatever reason, appropriate alternative provision may be sought elsewhere.

The Design & Access Statement of the CRTBO sets out how the design of the proposals meets the range of policy requirements of policies B1, B2 and B6.

## Policy T4

With respect to sustainability requirements and traffic generation all new development proposals should:

- (a) be within the boundaries of built up areas, as defined on the Proposals Maps unless no such suitable site exists;
- (b) not cause an unacceptable impact on the local environment in terms of road safety and increased traffic;
- (c) be located close to public transport routes;
- (d) seek to minimise the increase in private car trips generated by the development;
- (e) provide convenient and safe pedestrian access to and within the development which should link to the wider footway network ensuring that the needs of those with mobility and sensory disabilities are met;
- (f) provide continuous and segregated cycle routes to and within the development which should link to the wider cycleway network;
- (g) conform with the District Council's adopted vehicle and cycle parking standards, these include the provision of parking spaces for people with disabilities.

The Design & Access Statement of the CRTBO sets out how its access proposals meet the policy requirements of Policy T4.

## Shopping

### Policy S6

*Outside the main shopping areas (defined as primary and secondary shopping frontages) new small scale shopping facilities will be permitted where the proposal will not be detrimental to the character and amenities of the surrounding area and will not give rise to problems of traffic generation or car parking.*

*Careful consideration must however be given to the siting of new shops within or adjacent to residential areas because of the likely increase in activity to be generated by the development and the possible effects on residential and highway amenity.*

The Order makes provision for a small A1 and A3 unit at the centre of the housing scheme to provide a convenient retail and community facility for the southern area of Handcross, in accordance with the Neighbourhood Plan. As such, the location and design of the unit have been taken into account from the outset to ensure any potential problems with local amenity are mitigated through design solutions and the governance of the unit by the local community.

### Proposed Submission Mid Sussex District Plan 2013

The Proposed Submission Mid Sussex District Plan was published by the District Council in May 2013. The District Plan will shortly be submitted for examination with a view to its adoption replacing the majority of saved policies of the 2004 Local Plan and providing a planning policy framework for the area to 2031.

As such, weight may now be attached to the document as a material consideration in planning decisions.

It therefore contains a number of policies relevant to the consideration of the Order.

- DP5 Housing – requires Neighbourhood Plans in the District to identify land for a total of 2,000 homes in the plan period. The Slaugham Parish Neighbourhood Plan Policy 3 has responded by requiring land with a total capacity for 130 new homes to be identified, for which this site makes the greatest contribution.
- DP9 Protection and Enhancement of the Countryside – restricts development outside the built-up area boundary unless supported by other policies in the District Plan. The Slaugham Parish Neighbourhood Plan Policy 3 and Policy 7 provide a rationale for exceptional circumstances for development in the AONB and for amending the built-up area boundary.
- DP13 High Weald AONB – restricting development in the AONB to that which is essential to conserving and enhancing its natural beauty. The Slaugham Parish Neighbourhood Plan Policy 3 provides a rationale for exceptional circumstances for development in the AONB.
- DP22 Community Facilities and Services – supports the provision of facilities and services that contribute to creating sustainable communities. The provision of the Order for a small shop and café to serve the new development and adjoining existing residential areas is in accordance with this policy.
- DP24-26 Character and Design, Dwelling Space Standards and Accessibility – the Design & Access Statement provides a full description and explanation of how the provisions of these design policies will be adhered to.
- DP28 Housing Mix – the Order makes provision for a wide range of housing types and tenures as evidenced by the Housing Needs Survey and Community Survey.

- DP29 Affordable Housing – the Order makes provision for delivering viable affordable housing that significantly exceeds the minimum proportion required by this policy.
- DP30 Rural Exception Sites – although Policy 7 of the Slaugham Parish Neighbourhood Plan proposes an amendment to the built up area boundary, the Order shares a similar policy rationale to an exception site in terms of the type of local housing outcome required.
- DP37 Green Infrastructure – the Order makes provision for creating a new public open space and an ecological wet area off Coos Lane and for enhancing the existing amenity area at St. Martin’s Close.
- DP39 Renewable Energy – the Order includes a condition requiring approval of an assessment and strategy for addressing renewable energy provision, although there is no such policy requirement in the 2004 Local Plan
- DP42 Water Infrastructure – the Order includes a condition requiring details of water infrastructure provision to be submitted and approved.

#### National Planning Policy Framework

The National Planning Policy Framework (NPPF) includes a number of policy principles of relevance to the Order:

- Delivering a wide choice of high quality homes (para’s 50, 54 and 55)
- Requiring good design (para’s 58 and 61)
- Promoting healthy communities (para’s 69 and 71)
- Conserving and enhancing the natural environment (para’s 115 and 116)
- Tailoring planning controls to local circumstances (para. 202)

#### Submission Slaugham Parish Neighbourhood Plan

The Order is being made to implement Policy 4 (Housing Site Allocations), Policy 8 (St. Martin Park) and Policy 20 (Community Right to Build Orders) of the Neighbourhood Plan. The Order has been prepared and consulted on in accordance with the Neighbourhood Planning Regulations 2012 as an integral part of the Neighbourhood Plan. As such, it will be examined and, if approved, be subject to referendum alongside the Neighbourhood Plan in due course. Some weight may now be attached to the Neighbourhood Plan as a material consideration in planning decisions.

#### Strategic Environmental Assessment

A Strategic Environmental Assessment has been made of the policies of the Neighbourhood Plan under EU Directive 2001/42. As such, it has included an assessment of the development proposed by the Order.

# 4.0 design and access statement

## 4.1 context

### 4.1.1 the wider context

The village of Handcross has a linear layout having developed historically along the B2110 Horsham Road. It is bisected by the A23 with the older part of the village on the north eastern side of the A23 clustered around the High Street with its shops and pub.

The village is made up of a mix of different styles, building types, character and materials that reflects the historic growth pattern. Growth has been incremental and includes a number of infill developments, such as Caffyns Cottages, that reflect the scale of historic development off the High Street, and typify the scale of buildings within the village as a whole.

The site sits at the south western end of the village alongside a residential development, planned around a cul de sac layout.

The whole of the village, including the site are within the High Weald AONB and the local landscape character is typically a patchwork of agricultural fields and pasture set amongst large blocks of woodland.

The site is 0.6 miles by road from the shops and pub on the High Street which is a 13 minute walk, or about 5 minutes by bicycle.

There are also bus stops along the Horsham Road within 5 – 10 minutes walk with services connecting to Crawley.



Fig 2: The site in its wider context



The High Street - a mix of styles



Infill development - Caffyns Cottages



Terraced cottages



The High Street - a mix of shops and houses



C20th detached houses



Older detached houses

#### 4.1.2 the local context

The development pattern of the village to the west of the A23 is mixed but mostly residential.

Village amenities this side of the A23 include; the Royal Oak Inn (1) on the Horsham Road, allotments (2) off the Horsham Road and a recreation and equipped play area (3) adjoining the northern boundary of the site.

Along the northern side of the Horsham Road , a row of late nineteenth century semi detached houses create a consistent street frontage and reflect local materials with brick and tile hung walls. Along the southern side, a mix of later 20th Century detached and semi detached houses are set further back behind a planted embankment.

There are two routes to the site; via Covert Mead off the Horsham Road, or via West Park Road off Coos Lane, both lead to St Martins Close through a late 20th Century low density mixed development of detached, semi detached and terraced housing planned around a cul de sac road layout.

Coos Lane, which branches off the Horsham Road continues south west past the site onto Slaugham, another village in the Parish. Coos Lane has a rural character with wooded embankments either side and no pavements except where it runs alongside the existing development.

To the south of the site are two woodland pockets: Scotchbank and Homestead with paddocks, pasture and agricultural fields between.



Fig 3: The site in its local context



The Royal Oak Inn



C19th tile hung houses on Horsham Road



Planted embankment along Horsham Road



Coos Lane looking toward Horsham Road



Coos Lane looking south toward the site



Coos Lane as it passes the site





Planted boundaries



Cul de sac layout



Semi detached houses



Entrance to the playground



Street landscape



Boundary at site entrance

#### 4.1.3 summary

From an analysis of the wider and local context, the following should be considered in the development of design proposals for the site:

1. The village does not have a predominant character, but is made up of a mix of different styles, periods and character that reflects a historic growth pattern. Any new development should consider the opportunity for creating its own character and identity as a positive addition to this mix.
2. Scale and structure will be important considerations to achieve a sense of incremental addition and balance.
3. The layout of the public realm events should be used to create incident, interest and place, and as a structure to define the identity of the development
4. The development should seek to create a new rural settlement edge to the village that responds to the sensitivities and character of the rural and AONB settings
5. Existing landscape features should be retained where possible and incorporated into the design as assets and with a view to their long term maintenance
6. Although there is no predominant material palette to the village, consideration should be given to the regional vernacular, particularly where there may be opportunities to use local, recycled materials
7. Consideration should be given to providing a small local shop, providing it doesn't compromise the existing village facilities.



Approaching St Martins Close from West Park Road



Looking onto the site from St Martins Close

4.2 the site



Fig 4: the site

#### 4.2.1 layout and access

The site is made up of two adjoining parcels of land with a total gross area of 3.3 hectares separated by an existing tree belt. The eastern parcel (A), St Martins Close has a gross area of 1.4 hectares, and the western parcel (B,) a gross area of 1.9 hectares.

Vehicular access to both parcels can be provided from St Martins Close.

The existing development edge forms an open crescent (c) that looks across the eastern parcel but has no focus or sense of place defined by the landscape. Back gardens (d) define the northern edge of the eastern parcel and although there is some existing landscape screening, these will be sensitive in terms of privacy and overlooking.

The northern apex of the western parcel (B) shares a boundary with an existing public open space (e) that has some mature landscape features and is used as a children's play area.



Fig 5: layout and access

#### 4.2.2 Landscape and edge conditions

The existing landscape structure defines the site as two distinct parcels with different characteristics. The triangular western Parcel (B) has strong landscape screen on all three sides creating a sense of enclosure and internal focus (see photos: pg 23). The eastern parcel (A) is more open with landscape screens on the western and southern sides, the natural focus being the space defined by the arrival into the site from St Martins Close and the crescent layout of the existing development (see photos: pgs 18 & 21).

These existing landscape features provide strongly defined edges along the western and the southern boundaries which will help screen the proposed development and create a clearly defined settlement edge that is sympathetic to the rural setting and character of the AONB.

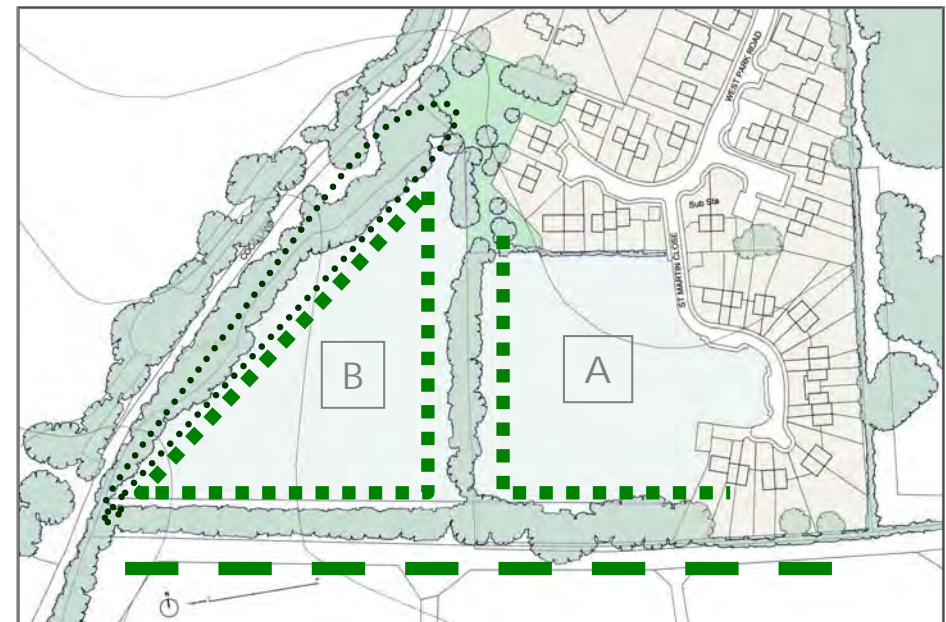


Fig 6: landscape and edge conditions



St Martins Close and the existing development along the northern edge



St Martins Close and the existing development forming a crescent



Looking across from St Martins Close towards Coos Lane showing the existing tree belt between the two parcels

#### 4.2.3 ecology

The site contains a variety of habitats with wildlife value, specifically strips of woodland and a mosaic of scrub and grassland. The woodland and scrub provide nesting habitat for a wide range of birds, whilst the woodland provides potential roosting, foraging and commuting habitat for bats. An tree (4) has a cavity suitable for roosting by bats. A Roe Deer was observed in the woodland edge (3), which along with the scrub and grassland is also favourable habitat for common reptiles. A fox was observed in the Bramble Thicket (2), and groups of House Sparrows and Starlings were seen foraging amongst the scrub (1).

#### 4.2.4 topography and orientation

The site falls to the south west by approximately 10m with a low point in the south western apex of the western parcel. Apart from some mounding in front of the crescent, the eastern parcel is relatively flat across the gentle south west slope.

The slope on the western parcel becomes noticeable in the south west corner, and this parcel is raised up on an embankment above the level of Coos Lane from between approximately 1.0m at the southern end to 2.0m at the northern end.

Both parcels appear to be relatively well draining and have a good southerly aspect which will help a passive design approach, although solar access will be affected at the perimeter by the landscape screening.

#### 4.2.5 Capacity

Based on a gross site area of 3.3 hectares and 76 dwellings the development of the site would give a density of 23 dwellings/hectare. This is in keeping with the local context and leaves scope for a generous open space provision and a parking strategy that accommodates cars without compromising the quality of the scheme.



Fig 7: ecology

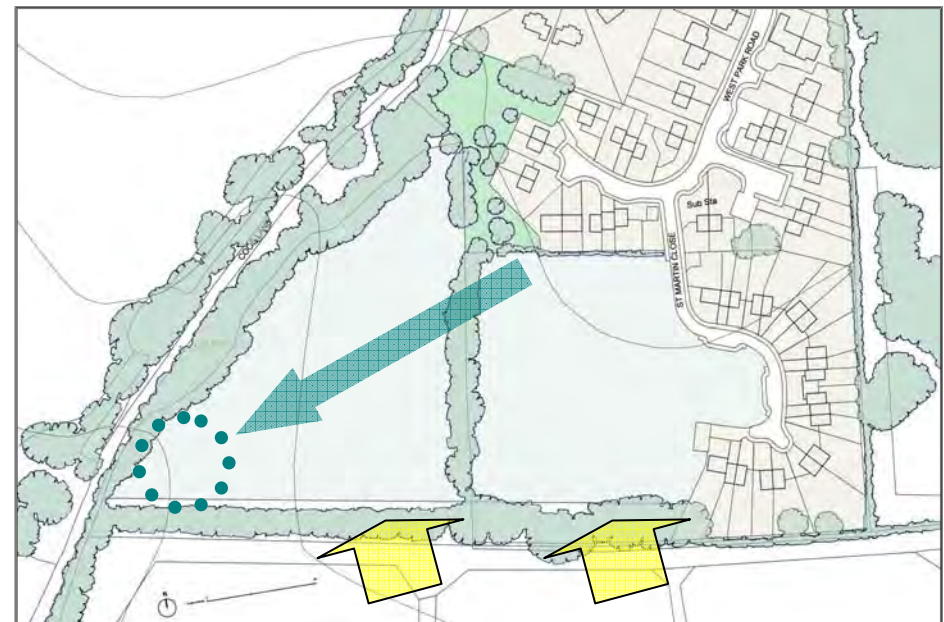


Fig: 8 topography and orientation



Coos Lane parcel: Existing birch tree belt to the southern boundary on the right, tree belt between the two parcels on the left



Coos Lane parcel: Looking south along the tree belt between the two parcels toward the birch tree belt on the southern boundary



Coos Lane: The site boundary along Coos Lanes on the right



Embankment at the site boundary with Coos Lane

## 4.3 site analysis

The analysis plan on the following page summarises the site's constraints, its features and inherent qualities as a basis for developing a site responsive structure for a masterplan.

To inform this a number of technical appraisals have been carried out, as summarised in section 4.8, which have confirmed that there are no significant constraints to the development of the site as proposed in this Order.

The key points are:

1. Retention of the existing structural landscape and landscape elements to reinforce the different characteristics of the two parcels
2. Use of the structural landscape elements to provide a treed backdrop to development for the existing St Martins Close residents and landscape screen to control the depth of the site
3. The potential for creating a space within the St Martins Close loop to mark arrival into the site and provide a focus and amenity for the existing and new dwellings
4. Using built form to complete the St Martins Close crescent and define the arrival space
5. The privacy of the existing back gardens along the northern edge of the site
6. Use of the existing structural landscape to create an internal focus to the Coos Lane land parcel
7. Protecting and enhancing the character and ecology of the Coos Lane edge
8. Linkage to the existing park and play area
9. Using the site contours and slope as part of a rainwater management and drainage strategy
10. Potential of incidental views south through the birch screen



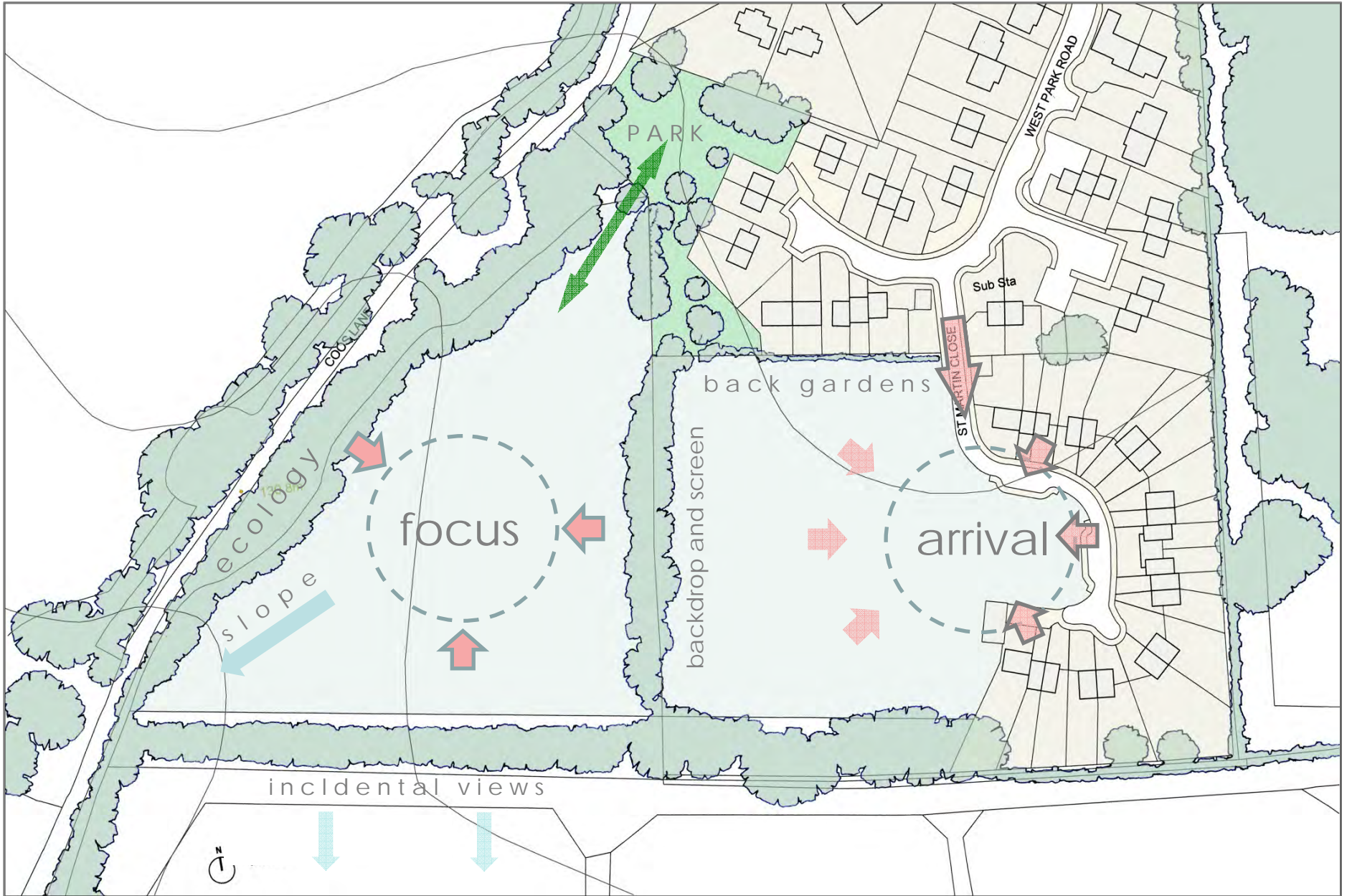


Fig 9: site analysis

## 4.4 a masterplan concept

Based on the analysis plan, a masterplan concept as illustrated on the following page is proposed as a structure for the development of the site that responds to its context and features, and focuses on '*placemaking*'.

The key principles are:

two parcels, one design

Although the site is two distinct parcels and it is intended to retain the hedgerow and tree line that separates them, the design will need to create a sense of it being one place through the design of linkages and connections, and a shared material palette and architectural language

an integrated part of the wider community

The scheme will also need to be designed as a part of the community. This will require the design of open spaces and amenities with linkages that make them shared and accessible to the wider neighbourhood.

Landscape

The existing structural landscape elements will be retained, managed and reinforced as part of a landscape led Masterplan approach to create open space and amenity, and an attractive setting for development. Removal of any features will take account of value, condition and long term management to secure and reinforce the landscape structure as an attractive rural settlement edge.

The key features are:

village green

A new public open space, a village green, will be used to create an attractive landscape space to mark arrival into the site, and provide a shared focus and amenity for the existing and new residents.

a square

Within the western parcel a square will be created as a focus for development. It will need to be designed to provide a setting for development, pedestrian and vehicle movement and parking.

the street

A new Street will be created to connect both parcels. The emphasis will be on creating a pedestrian environment and an attractive vista through the site that will reinforce it's identity as one place. The connection of the Street to St Martins Close will be positioned to the north of the existing crescent to minimize traffic impacts on the existing residents.

a new park

The northern part of the western parcel will be given over to public open space. The intention is for it to be used in conjunction with, and as an extension to the existing play space to create a local park.

ecology

The landscape and masterplan structures will include considerations for enhancing any ecological features. This will include integrating the water management strategy with the woodland edge to create a wetland area at the low point of the site in the south western corner.



Fig 10: masterplan concept

## 4.5 the illustrative masterplan

The following pages show the masterplan concept developed into a more detailed plan along with a series of sketch studies to illustrate the different character areas within the scheme.

### the Illustrative Masterplan

The Illustrative Masterplan on the following page shows a layout for both the St Martins Close and Coos Lane parcels of land in the setting of the existing houses and roads that adjoin the site.

To create a successful addition to the existing neighbourhood that is linked to and supports it, a masterplan that encompasses both parts of the site and defines a shared set of design principles is essential and will be used to guide the detailed design.

The proposed illustrative masterplan has a structure that is simple, and sympathetic to the sensitivities of the rural edge. It has been designed to be connected to and form a part of the existing neighbourhood and to provide the following open space and amenities that will be shared with the existing community;

- A village green as an arrival space and an attractive landscape setting to the existing crescent of houses on St Martins Close
- A shop next to the village green as a community focus
- Allotments accessible from the village green
- A new play area next to the existing playspace with the potential to link them together to create a new park
- An wetland/ecology area

### character areas

The four character area studies that follow the illustrative masterplan are:

#### the community hub

This looks at the area around the shop on the western side of the village green and considers some of the possible landscape treatments.

#### the lane

This looks at the area to the south of the village green and suggests house types that might suitable as starter homes and for the elderly

#### the woodland edge

This looks at the area by the tree belt alongside Coos Lane and describes how the self build homes in this area would be designed and built as part of the overall scheme

#### the square

This looks at the area around the square on the Coos Lane side of the site, which will be a mix of building types and an opportunity for larger homes

### development principles

Under the Development Framework in Section 4.6, both of the land parcels; St Martins Close and Coos Lane is looked at separately to explain the thinking behind the layout and set out the Design Principles that will be used to guide and agree the detailed design of the scheme following approval of this Order.

- KEY
- 1 Village green
  - 2 Street
  - 3 Community hub
  - 4 Lane
  - 5 Woodland edge
  - 6 Square
  - 7 Allotments
  - 8 Existing play area
  - 9 New play area



Fig 11: the illustrative masterplan

## the community hub

The community hub sketch on the following page (Fig 13) is looking in the direction of the arrow (a) on the key plan on the right, from the northern edge of the village green with part of the community shop (b) on right hand side of the sketch.

On the left of the sketch is the start of the houses (c) fronting onto the village green with a view through the opening (d) that leads onto the Lane (e) which is illustrated in the second character area.

The edge of the village green has a line of trees (f) to screen the parking area opposite the shop and provide a landscape backdrop for the existing residents of the crescent.

The sketch also suggests the potential for a small terrace next to the shop (g) overlooking the village green. With a decent coffee machine, the shop could use a small outside space like this as a simple, low key café.

The buildings are simple. The houses facing onto the square are a contemporary barn form which will provide an attractive backdrop to the village green and have the flexibility to be arranged in a variety of different sized homes.



Fig 12: community hub - key plan



Fig 13: community hub sketch



play as part of the landscape

play in the park



village green focus

These image describe the landscape character;

- A simple design for creating a village green focus; specimen tree with seating
- Play equipment that is designed as part of the landscape and could be locally made
- Play structures that could be part of the new park



## the lane

The Lane sketch on the following page (Fig 15) is looking in the direction of the arrow (a) on the key plan on the right, from the edge of the existing tree line toward the entrance into the Lane (b) from the village green.

On the left of the sketch is a row of courtyard cottages (c). The cottages could provide for both the elderly and starter homes as identified through the Housing Needs survey as a predominant need.

The design and layout of the Lane as a quiet backwater with no through traffic, provides an ideal setting for this type of design south facing courtyard gardens similar to a traditional cottage.

They are also economic to build with a high environmental performance and low energy and maintenance costs, making them ideal for the elderly. The roof layout and orientation are planned for solar generation, as illustrated in the sketch, which would further reduce energy bills.

Just out of view on the other side of the Lane, is an area for self build plots (d). These could be built in a number of ways, from individual houses to a single terrace. There is the potential to explore different sustainable technologies appropriate to the region such as biomass heating which could be provided as a shared scheme (e) as part of an energy efficient strategy and to give low fuel bills.

The allotments (f) have been included in this area to reinforce its environmentally focused character and for accessibility to the local neighbourhood.

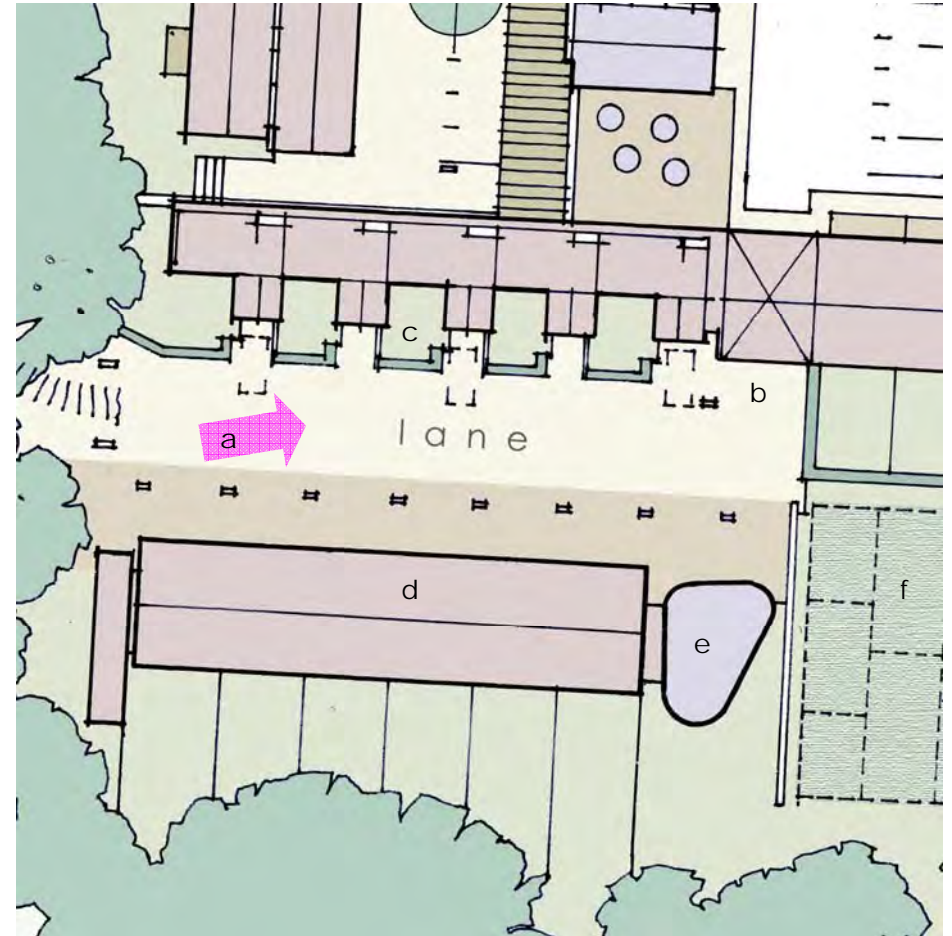


Fig 14: the lane - key plan



Fig 15: the lane sketch



recycled materials  
local materials



Sussex cottage gardens



These image help define the considerations that will influence the detailed design of the scheme;

- The design of the hard and soft landscape elements to create an attractive, informal Lane as a setting for the courtyard gardens and community engagement
- A design approach that integrates landscape and architecture and reflects the vernacular
- Materials selected for their character, durability and environmental impacts

## the woodland edge

The woodland edge sketch on the following page (Fig 17) is looking in the direction of the arrow (a) on the key plan on the right, from the end of the Street (b) towards one of the self build houses (c) along the woodland edge.

The woodland edge provides an attractive setting for a small group of self build homes that will create an interesting focus at the end of the Street and an active frontage to the square.

The sketch shows the link (d) at the end of the Street to the proposed new park area, the access to self build plot (e) and the adjacent self build plot (f) as an outline.

To give the self build schemes a shared character that works with both the woodland setting and the square a common design approach will be needed.

A design guide will be developed at the next stage setting out a more detailed set of design parameters, but with sufficient flexibility to accommodate choice of layout, internal arrangement, number of bedrooms, internal finishes and specification. This will give a high degree of choice and control over costs and design.

The self build projects will also be carried out on 'serviced plot' basis to help reduce costs and risks to the self builders. Plots will be provided with the services connections, foundations and groundworks completed making the building of the houses, less costly, less time consuming and less risky. We believe this will open up the benefits of self build to include those with limited time or practical skills.

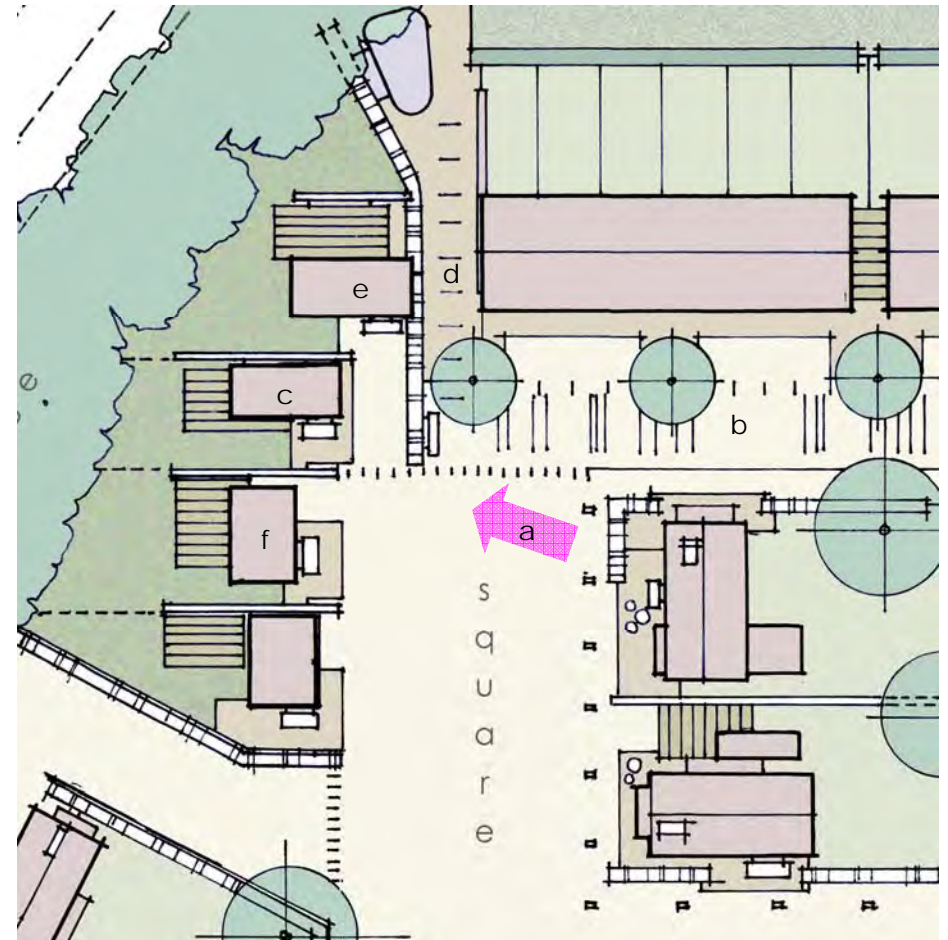


Fig 16: woodland edge - key plan

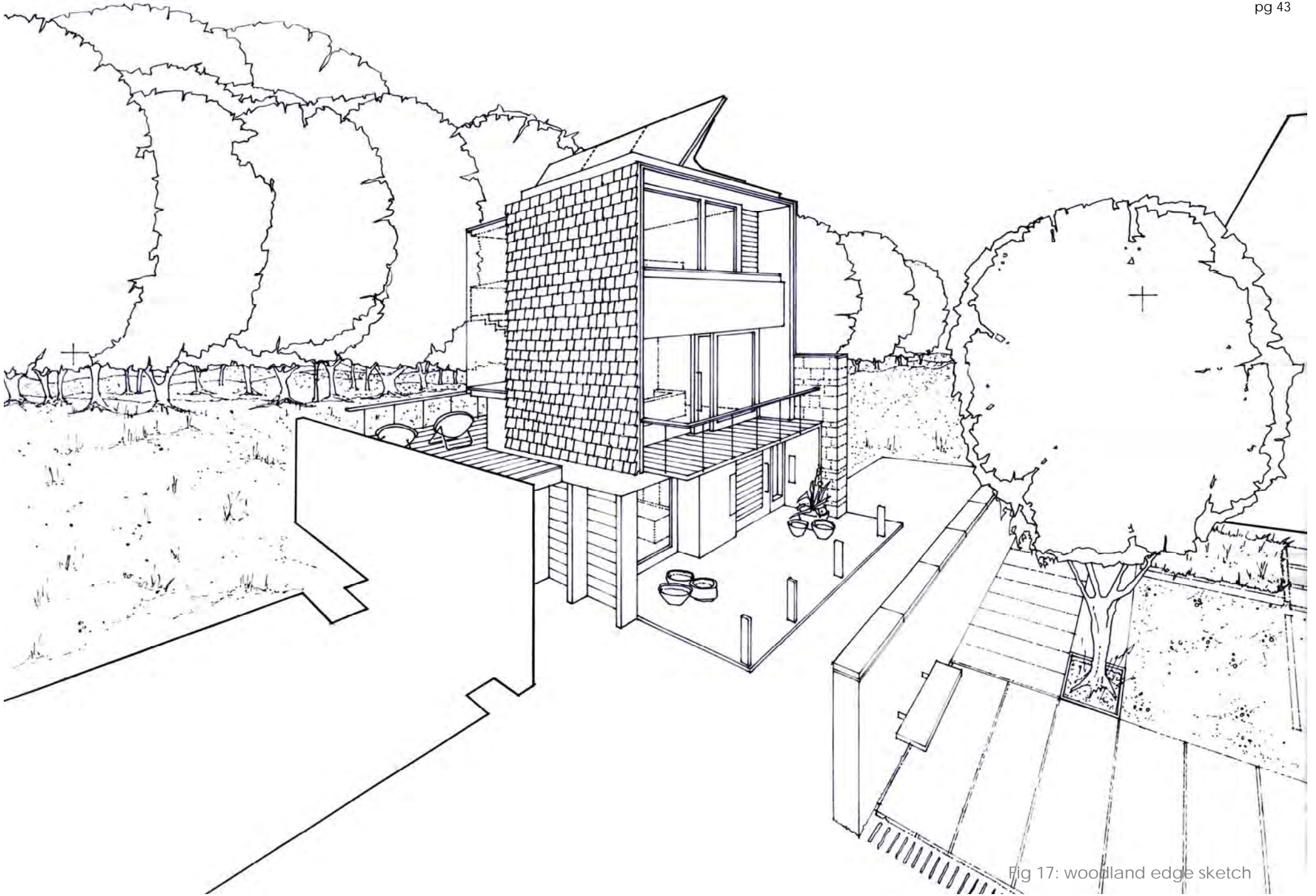


Fig 17: woodland edge sketch



living spaces opening onto the woodland



the wetland edge



These image help define the considerations that will influence the design code for the woodland edge self build schemes;

- Hard landscape, walls and planting will be used to define boundaries, movement and vistas
- The relationship of living spaces to the woodland edge
- Materials that are sympathetic to the woodland setting

## the square

The square (a) will be an informal space as a focus to the community, with predominantly hard landscape finishes in contrast to the treed surrounds. The design will concentrate on creating a pedestrian environment that is contained and overlooked by the houses.

Vehicle access will be via the Street (b), which like the Square will be designed as a shared surface with hard and soft landscape finishes to create a pedestrian priority environment.

A range of different house types will come together to create the Square; the Walled gardens (c) with the opportunity for larger standalone houses, the Street (b) and Lane (d) with their more consistent frontages, and the organic layout along the woodland edge (e). This variety will help make the Square an interesting and animated space, although the detailed design will be based on a shared architectural and landscape material palette and design approach to create a underlying identity across the scheme.

The reference images on the following page show examples of larger scale standalone houses that could work with the walled gardens and woodland edge plots. They also show how a natural material palette can work with contemporary building forms, and the importance of simple roof forms in a rural setting.

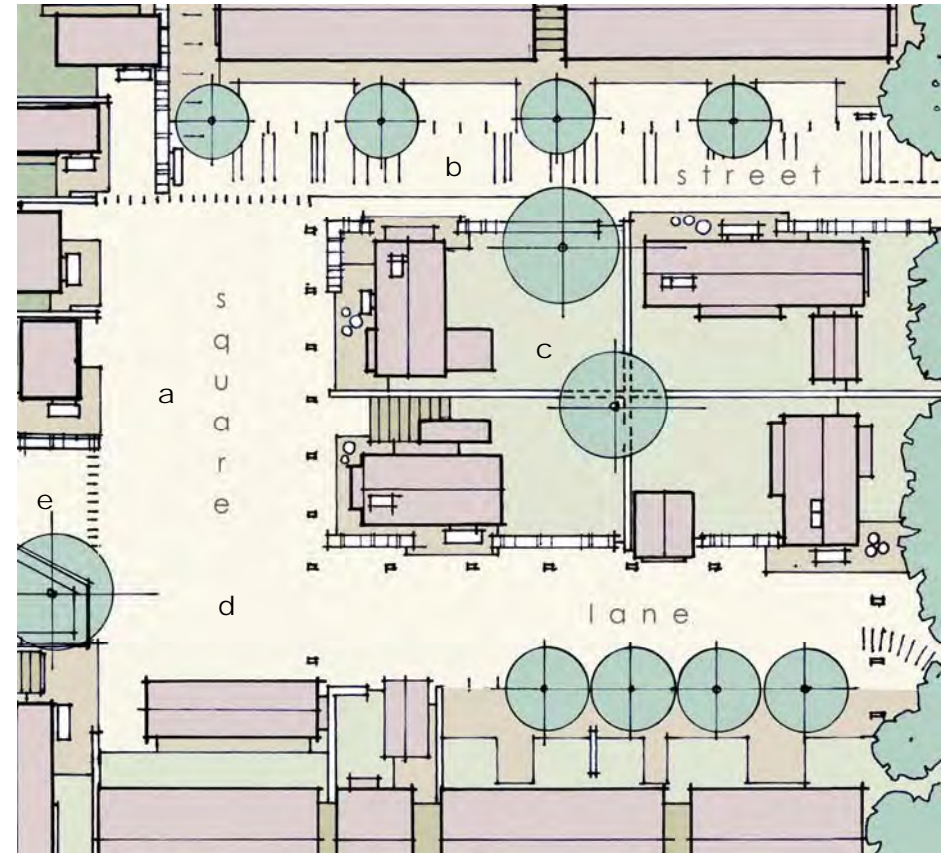


Fig 18: the square - key plan



building forms and informal edges  
natural materials and contemporary design



standalone houses in the walled gardens  
simple, strong roof forms in the rural setting





## 4.6 development framework

The Illustrative Masterplan and associated design studies have been used to produce a Development Framework and a set of Design Principles For the development of the site. These will be used to guide and agree the detailed design of the scheme following approval of the Order.

The Design Principles define the relationships that will create the character areas and an overall sense of place, but leave enough flexibility to fine tune the detailed design to reflect the needs of local residents housing needs, the Community Land Trust and the self build projects.

For clarity, the two parcels have been illustrated separately; the eastern parcel – St Martins Close, and the western parcel – Coos Lane. Each has a development framework plan followed by the corresponding part of the illustrative masterplan.

### 4.6.1 A shared masterplan and design principles

Although each land parcel may be delivered separately it is important that they are designed together, sharing a common design language and material palette.

The first stage of the project following approval of the Order will be to work up and agree a more detailed masterplan framework for the whole site alongside a cost plan, development appraisal programme and delivery plan.

The community represented through the Parish Council and the Community Land Trust will be the client. As such they will act as guardians of the quality of the scheme by providing guidance and control of the detailed development and refinement of the scheme. This will help make it a locally controlled process as is the intention of the Orders.

#### 4.6.2 St Martins Close: Design Principles

The Masterplan Concept creates three plots around a new village green that complete the existing crescent and help define the village green.

##### 1) Village Green

The village green will be designed to create a shared amenity for the existing and new residents, and a landscape focus to reinforce a sense of arrival. It will provide space for recreation and play, and an attractive setting for development. The arrangement of the landscape elements and the buildings will take account of views of the existing residents along St Martins Close.

Key building on all three plots, shown in a darker colour, will be developed as part of the first phase to give early definition and containment of the village green.

##### 2) Northern plot: the Street

The layout will create a garden edge to the existing back gardens to provide privacy and minimize overlooking. The layout and houses on the eastern end of the plot will be used to establish a strong corner and gateway to the site.

A new Street connected to St Martins Close will provide vehicle access into the site linking into the Coos Lane parcel. The Street will be located to minimise loss of, or affects on existing trees, and designed to create a pedestrian friendly streetscape that can accommodate landscape and parking.

Self build plots will be designed to a design guide to provide a layout and frontage as part of the Street design.

##### 3) Central plot: community hub

The building layout on the central plot will provide active frontages to the village green, street and lane, and a clearly defined boundary to the wood land screen. It will include a shop with a frontage onto the village green. The building form will be planned to accommodate smaller units above the shop and to maintain an animated frontage

The public realm and landscape will be designed to accommodate car and cycle parking.

Landscape screening will be considered to help give definition to the quieter village green landscape and the existing crescent of houses along St Martins Close..

##### 4) Southern plot: the Lane

The building layout will include a strong building form that will define the southern edge of the village green, providing an active frontage and oversight.

The design will be developed with the central plot to create a gateway to the Lane that is overlooked, safe and attractive with pedestrian priority.

Eco self build plots will be designed to a design guide to create a consistent character to the Lane and provide active frontages.

An area for allotments that is accessible from the village green will be provided.

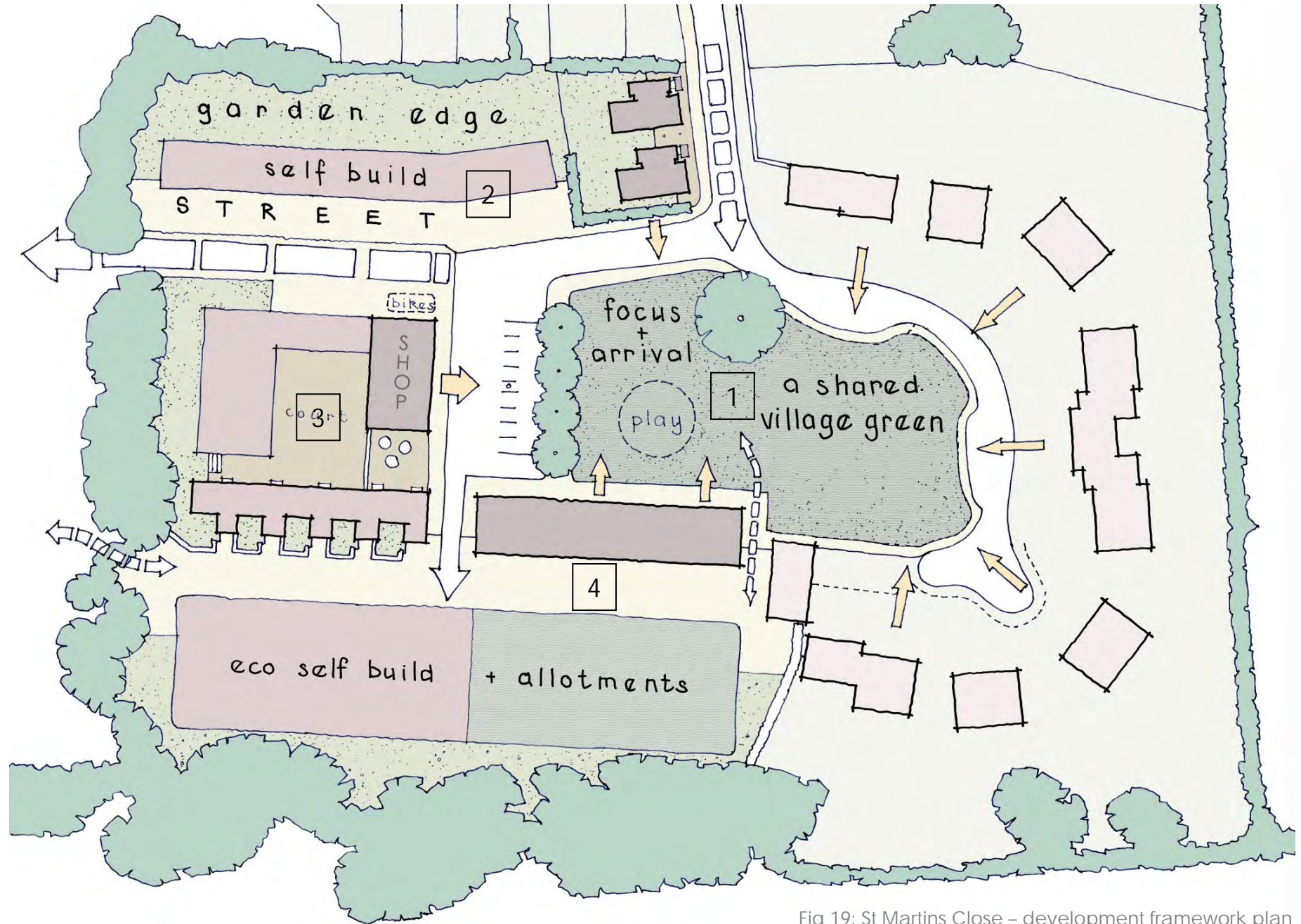


Fig 19: St Martins Close – development framework plan



Fig 20: St Martins Close – illustrative masterplan

#### 4.6.3 Coos Lane: Design Principles

The Masterplan Concept creates four plots around a square and a public open space as an extension to the existing play area:

##### 1) Square

The square will be designed as a predominantly hard landscaped space with finishes and street furniture used to create a pedestrian friendly environment. It will also provide additional capacity for incidental parking, planned so as not detract from the setting.

Key buildings, shown in a darker colour, will be designed to provide definition to the square, and to create key views and vistas.

##### 2) Northern plot: the Street

The layout will be based on a continuation of the St Martins Close Street design to provide a strong sense of connection, with a consistent street frontage and a pedestrian friendly streetscape that can accommodate landscape and Parking.

A soft garden edge will define the boundary to the proposed new public open space with the buildings giving oversight. A pedestrian link to the new park will be made at the junction between the end of the Street and the Square.

##### 3) Central plot: Walled gardens

The central plot will provide active frontages on three sides and create clear thresholds and definition to the Street, Square and Lane edges. Building forms can be standalone and more individual. The layout will be designed to create a clearly defined boundary to the wood land screen.

##### 4) Southern plot: the Lane

The lane will be designed around simple building forms with a roofline that is sympathetic to the rural edge setting , consistent character and active frontages.

Landscape and curtilage treatments will be more informal than the square and arranged to minimise the impact of parking. There will be no through traffic, and a pedestrian link to the St Martins Close lane will be provided.

There are opportunities for high level views to the south through the birch screen, but these will need to take account of the rural setting. A defined level change may be included at the western end of the plot to accommodate the topography.

##### 5) Western plot: the Woodland edge

The western plot along the woodland edge will be designed to respond positively to the setting and create containment to the square. The mix which may include self build will be controlled through a design code to ensure it is sympathetic to, and makes the most of the woodland setting.

The design will also be developed in conjunction with a drainage and SUDs strategy and to enhance the local ecology.

##### 6) The Park

An area of public open space will be provided on the northern part of the site adjoining the existing play area, for amenity, play and recreation. The design of the layout, uses and equipment will be worked up with the community alongside the detailed masterplan.

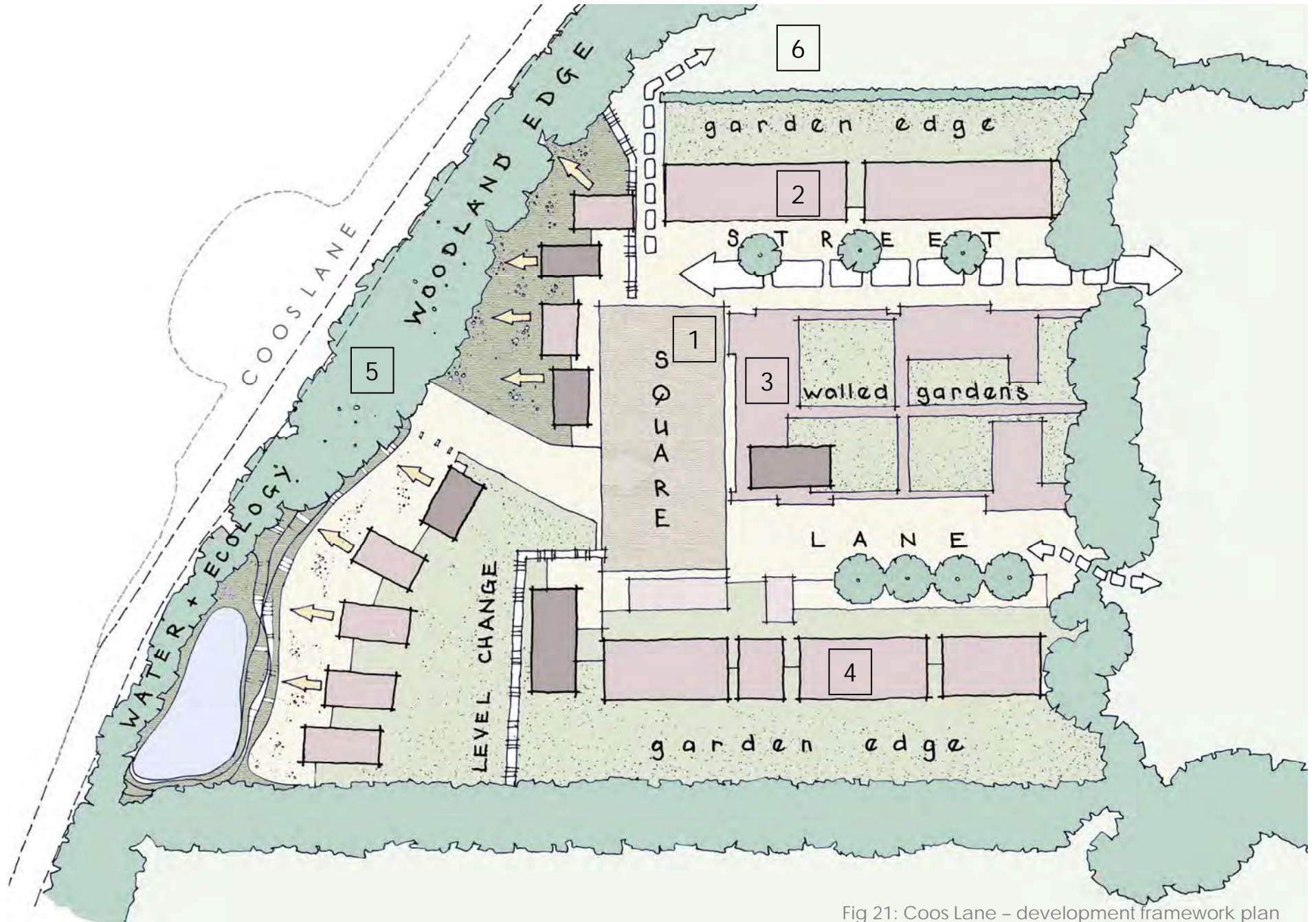


Fig 21: Coos Lane - development framework plan



Fig 22: Coos Lane illustrative masterplan

## 4.7 summary

The purpose of this design statement has been to describe a design strategy for the development of the land at St Martins Close and Coos Lane and to provide a development framework for working up a detailed design following approval of the Order.

A development of up to 76 dwellings can be comfortably accommodated on the site at a density that is in keeping with the local context and leaves scope for a generous open space provision and a parking strategy that accommodates cars without compromising the quality of the scheme.

The type and mix of dwellings will be finalised as part of the detailed masterplan which will reflect local needs, self build and open market demands. It is therefore important that there is sufficient flexibility in the Order to accommodate this.

This design statement establishes the following as a framework for developing the detailed masterplan and finalising the type and mix of dwellings:

- A development framework that respects the layout and setting of the existing dwellings
- The provision of new community and recreation amenities including a shop, village green, park and allotments
- The retention and integration of existing landscape features
- Design principles for each of the parcels that is based on 'placemaking', defines their character and sets out the basis for a sustainability strategy
- An approach to the detailed development of the scheme

Following approval of the Order, the Community Land Trust will act as the client for the detailed development of the proposals, for its delivery and ongoing management.



## 4.8 technical appraisals

This section includes a summary of the technical appraisals carried out to ensure these proposals are viable and deliverable, and to inform the design concept and illustrative masterplan. The Conditions in Section 2.3 set out the additional information that will be provided during the implementation of the Order.

### 4.8.1 Access and transport

#### Highways

Discussions concerning access and capacity have been carried out with County Highways, including an option for a secondary access off Coos Lane Order. It is proposed to finalise the access arrangements after the Order is approved as part of the detailed design proposals.

In addition to this, a high-level review of the Slaugham Parish Neighbourhood Plan, Community Right to Build Order No. 1, St Martins Close & Coos, Lane, Handcross, West Sussex has been carried out to by TPS to confirm technical viability in terms of access, capacity and transport-related issues, to comment on the feasibility of a second access off Coos Lane and provide a commentary on any issues to be addressed following approval of the Order.

The principal standard against which the proposals were reviewed was the Manual for Streets (MfS) guidance produced by Government and supplemented by national guidance, through the Design Manual for Roads and Bridges, when the use of MfS was not appropriate.

This review established that the principal functions of streets are:

- a) Place
- b) Movement
- c) Access
- d) Parking
- e) Drainage, utilities and street lighting

Favourable comparison with these principles should indicate relative success of the proposals. The review found that:

- 1) A sense of Place is achieved through the low speed environment imparting a notion of pedestrian priority, thus encouraging lower vehicle speeds
- 2) Ease of Movement is achieved through location and design; the likely additional transport demand being within available capacities in the area
- 3) Access is feasible through the existing estate or is possible to be supplemented by an additional access off Coos Lane, albeit with implementation of new speed limits in the immediate vicinity of the second access
- 4) Parking will not detract from the design nor the setting
- 5) Drainage, utilities and street lighting can be accommodated or used to enhance the proposals

To enable the proposals it is likely that Post-approval items will be required, including:

- A) Transport Assessment/Statement
- B) Section 278 details
- C) Construction Management Plan
- D) Details of surface water management and disposal
- E) Environmental protection to avoid contamination
- F) Agreement on site hours and working days
- G) Servicing arrangements
- H) Road Safety Audits

## 4.8.2 Flood risk and surface water management

### Flood risk

LK Consult Ltd (LKC) has undertaken a Flood Risk Assessment and prepared an outline drainage strategy for the Slaugham Parish Neighbourhood Plan, Community Right to Build Order No. 1, St Martin Close & Coos, Lane, Handcross, West Sussex to confirm technical viability in terms of flood risk and surface water drainage, which concludes;

The site is shown on published mapping to be located within the Environment Agency's Flood Zone 1 - low risk of flooding. As such, the residential development is considered appropriate in terms of the sequential test.

In order to prevent surface water flooding of the properties, site levels are to be set to encourage overland flow routes away from the properties towards a pond in the southwest corner of the site.

The construction of a shallow ditch or a linear drain adjacent to western embankment should be considered in order to intercept potential runoff from the embankment and provide a flow route towards the pond.

The EA and Mid Sussex District Council were consulted with regards to flooding issues at the site but did not provide full responses in the time allocated. However, it is anticipated that there will be no significant flooding issues with the site.

Consultee responses will be provided as a separate document at a later date if required under the Conditions.

Safe pedestrian and vehicular access to and from the development will be achievable under all conditions via the site entrance at St Martin Close. A formal evacuation plan is not considered to be required.

### Surface Water Drainage

Information gathered so far indicates that there will be good potential for soakaway use for rainwater disposal at the site but this should be confirmed by infiltration testing at the detailed design phase.

In the event that soakaways are found not to be feasible at the site, an attenuation system with a controlled overflow from the proposed pond to the nearest watercourse may need to be considered.

The concept of a sustainable drainage system (SuDS) has been incorporated into the outline drainage strategy for the site in order to comply with the Flood and Water Management Act 2010, and the preferred surface water drainage strategy involves the use of permeable surfacing across the majority of the proposed development and the use of infiltration via local soakaways and an infiltration basin surrounding the proposed pond to the southwest.

The topography of the site should be taken into account in order to maximise the benefits of potential storage at low-points. The detailed design of the drainage scheme should follow on from consideration of the initial submission for the Community Right to Build Order.

In terms of the potential pollution risk to controlled waters, the residential development should incorporate two treatment stages for roads and parking areas as part of the SuDS management train (in accordance with CIRIA guidance). Roof waters can be discharged without treatment.

### 4.8.3 Landscape

#### Landscape Setting

The site is adjacent to an existing residential development. The majority of the site is composed of rough grassland surrounded by established trees which provide comprehensive screening. The southern boundary of the Coos Lane parcel is bounded by an establishing tree belt of birch which currently provides a dense screen in summer months but more filtered views during winter. Screening benefits will increase as these trees become more established, but the inclusion of appropriate evergreen species as part of an enhancement treatment will increase both the biodiversity and winter screening value provided by this feature.

The site is designated by Natural England as part of the High Weald Area of Outstanding Natural Beauty (AONB). The National Planning Policy Framework (NPPF) suggests that great weight should be given to the protection of these areas. As such the proposed landscape treatment will need to reflect the adjacent natural species mix and aid integration of the proposed development into the existing settlement.

#### Arboriculture

A Preliminary Arboricultural Site Assessment was been carried out to inform the design process for the residential development proposed in the Community Right to Build Order No. 1, St Martin Close & Coos, Lane, Handcross, West Sussex. Only the most significant trees were assessed. These included the higher quality specimens, those of particular value or specimens likely to be a consideration during the progression of a scheme.

A total of 6no. groups were recorded during the survey and despite some poor individual specimens the groups are considered to be of moderate arboricultural value. A detailed record has been made of each of these components along with graphical representation of the survey data.

Tree cover is restricted to the site boundaries, and the majority of the tree cover is composed of established tree belts with dense understorey providing significant screening benefits. The central belt between the two parcels will be subject to removals for proposed access roads, but the majority will be retained.

Given the outline nature of the Order it is not possible to assess precise impacts. However, it is in principle possible to develop the site without significant detriment to the arboricultural component of the site.

#### Ecology

An Extended Phase 1 Habitat Survey was carried out on 10th April 2013 across the whole of the survey site using standard JNCC (2003) techniques and methodologies.

The site was found to contain a variety of habitats with wildlife value, specifically strips of woodland and a mosaic of scrub and grassland. The woodland and scrub provides nesting habitat for a wide range of birds, whilst the woodland provides potential roosting, foraging and commuting habitat for bats. A tree on site contained features suitable for roosting by bats. The mosaic of woodland edge, scrub and grassland provided favourable habitat for common reptiles.

To ascertain the level of use of the site by bats, it is recommended that two nocturnal bat activity surveys are undertaken between April and September, with June to August the optimum period.

A reptile survey is also recommended to confirm the presence or absence of animals across the site.

# 5.0 archaeology statement

The Historic Environment Record (“HER”) for the neighbourhood area has been reviewed, including the following documents published by West Sussex County Council:

- 1) 048\_HER\_Data\_Map
- 2) 048\_HER\_Data\_Report
- 3) 048\_Registered\_Park\_or\_Garden\_Map
- 4) 048\_Registered\_Park\_or\_Garden\_Report
- 5) 048\_Listed\_Buildings\_Map
- 6) 048\_Listed\_Buildings\_Report
- 7) 048\_Historic\_Landscape\_Characterisation\_Time\_Depth\_Map
- 8) 048\_Historic\_Landscape\_Characterisation\_Broad\_Character\_Type\_Map
- 9) 048\_Historic\_Landscape\_Characterisation\_Character\_Type\_Map
- 10)048\_Historic\_Landscape\_Characterisation\_Report

The review identified no archaeological findings relevant to the area to which the Order relates.

# 6.0 enfranchisement rights

In respect of the development proposed in this Order:

- 1) Enfranchisement rights including:
  - a) the right under Part 1 of the Leasehold Reform Act 1967 to acquire the freehold of a house (enfranchisement), and;
  - b) the right under Chapter 1 of Part 1 of the Leasehold Reform, Housing and Urban Development Act 1993 (collective enfranchisement in case of tenants of flats), and;
  - c) the right under section 180 of the Housing and Regeneration Act 2008 (right to acquire social housing)are not exercisable in respect of the affordable dwellings to be developed
- 2) The purpose of the restriction (1) is to ensure the maintenance of a stock of affordable homes for the benefit of the local community in perpetuity.

# 7.0 planning obligations

Planning Obligations, to which development of these Order Proposals are subject, are to conform with the Neighbourhood Development Plan in respect of which this order forms the Appendix C.

## S106 Obligations

As set out in the *Slaugham Parish Neighbourhood Development Plan, Policy 22: Section 106 'Planning Obligations'*, development of the order proposals requires S106 liabilities be paid at an equivalent sum to the Community Infrastructure Levy Preliminary Draft Charging Schedule first published by Mid Sussex District Council on 9.2.2012 as a minimum, and in accordance with a S106 agreement to be put in place prior to the development being commenced on site.

## Affordable Homes Obligations

As set out in the *Slaugham Parish Neighbourhood Development Plan, Policy 4: 'Housing Site Allocations'* this Order requires:

on land at St. Martin's Close, Handcross – comprising a mix of 2,3 and 4 bed houses;  
27 dwellings will be delivered as affordable homes for Parish households, with rents at permanently affordable levels, through a community land trust or similar mechanism, to be delivered in the period 2011 – 2016, and

on land at Coos Lane, Handcross – comprising a mix of 2,3 and 4 bed houses;  
12 dwellings will be delivered as affordable homes for Parish households, with rents at permanently affordable levels, through a community land trust or similar mechanism, to be delivered in the period 2016-2021;

## Custom Homes Obligations

As set out in the *Slaugham Parish Neighbourhood Development Plan, Policy 4: 'Housing Site Allocations'* this Order requires:

on land at St. Martin's Close, Handcross – comprising a mix of 2,3 and 4 bed houses;  
13 dwellings will be delivered through a local custom build scheme, to be delivered in the period 2011 – 2016, and

on land at Coos Lane, Handcross – comprising a mix of 2,3 and 4 bed houses;  
5 dwellings will be delivered through a local custom build scheme, to be delivered in the period 2016-2021

## A1 retail and / or A3 Café Obligations

As set out in the *Slaugham Parish Neighbourhood Development Plan, Policy 4: 'Housing Site Allocations'* this Order requires

on land at St. Martin's Close, Handcross;  
a commercial unit of up to 200 sq.m. GIA for a A1 retail and/or A3 café use, to be delivered in the period 2011 – 2016

# 8.0 basic conditions statement

Under Reg 22(e) of the Neighbourhood Planning (General) Regulations 2012, it is necessary to prepare a statement " explaining how the proposed ... community right to build order meets the basic conditions in paragraph 8(2) of Schedule 4B to the 1990 Act."

As the CRTBO is being made as an integral part of the SPNP, and to avoid unnecessary repetition, the information required under the Regulations is contained in the Basic Conditions Statement that has been published for the SPNP.

# 9.0 consultation statement

Under Reg 22(b) of the Neighbourhood Planning (General) Regulations 2012, it is necessary to prepare a consultation statement.

As the CRTBO is being made as an integral part of the SPNP, and to avoid unnecessary repetition, the information required under the Regulations is contained in the Consultation Statement that has been published for the SPNP.