

Keymer Tile Works
Phase 3
Design & Access Statement



KEYMER TILE WORKS

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Architecture
Urban Design
Masterplanning
Landscape
Sustainability
Project Services
Planning
Transport Planning
Interiors
Research



Client

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Introduction

This Design and Access Statement has been prepared by PRP in support of an application by Croudace Homes for the reserved matters on phase 3 of the Kings Weald development, formerly the Keymer Tiles factory, Burgess Hill, Mid Sussex.

The proposal is for 180 houses and apartments with associated infrastructure on phase 3, bringing the total number of dwellings to 475 on the comprehensive masterplan.

The former clay extraction for the manufacture of roof tiles and building bricks has ceased and major infrastructure works are now underway and Phases 1 and 2 Reserved Matters applications have been approved. The Phase 1 residential area to the north eastern end of the site is also well advanced. Land surcharging works are also in progress to prepare the phase 2 area for development.

The design rationale for phase 3 continues the themes developed on the previous reserved matters applications for phases 1 and 2 to complete the residential led - mixed use redevelopment of the former tile works quarry.

This Design and Access Statement should be read in conjunction with the site layout plans, house plans and elevations and street scenes. It should also be read in conjunction with all other relevant documents including those submitted for the original approved outline application and the approved phase 1 and 2 reserved matters applications.



Planning Policy and Consultation

National Policy

The National Planning Policy Framework (NPPF) came into effect in March 2012, setting out the Government's planning policies for England and replacing all existing National Planning Policy Statements. The NPPF provides a framework for local councils and communities to produce their own local and neighbourhood plans. The NPPF refers to the importance of good design:

'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people' (NPPF, 2012).

The proposed development at Keymer Tile Works is a response to the following key themes within the NPPF:

- Raising of design standards
- Widening of choice for quality housing
- Re-use of brownfield sites for much needed housing development
- Provision of mixed-tenure affordable and market housing

Local Policy

The Development Plan for Mid Sussex District Council consists of the 'saved' policies of the Mid Sussex Local Plan (2004) and relevant adopted Supplementary Planning Documents. Whilst the Council do have an emerging District Plan, limited weight can be afforded to it.

The emerging District Plan was submitted to the Secretary of State on 17 August 2016 and is currently under examination. Whilst Mid Sussex District Council's website notes adoption is expected to be in Winter 2016, this is unlikely given that the Examiner still has further hearings scheduled for February 2017.

From 29 November 2016 – 1 December 2016 the Examiner held a number of hearings regarding housing requirement and delivery. They raised concern regarding the degree of unmet need

in the borough, the method used to calculate the Objectively Assessed Need (OAN) and the restrictive nature of their site selection process used in the Strategic Housing Land Availability Assessment (SHLAA).

In the light of this, The National Planning Policy Framework (NPPF), 'saved' policies of the Local Plan, and Supplementary Planning Documents form the planning policy framework for development in the area.

In accordance with paragraph 49 of the NPPF Mid Sussex are currently unable to demonstrate a five year housing land supply and accordingly policies for housing development are considered to be out-of-date. Development proposals are therefore to be determined in accordance with the NPPF and local planning policies will hold little weight but are a material consideration.

Planning background to site

Outline Planning permission (ref 09/03697/OUT) was granted for the land in 2010. The existing approval covers issues of access, quantum of housing, and various community benefits including the mixed use local centre.

Reserved matters application (ref;14/02830/REM) for the approval of appearance, landscaping, layout, and scale for phase 1 of development for the construction of 125 new homes, comprising of 2, 3, 4, and 5 bed housing including associated parking, highways, landscaping and boundary treatment was approved by Mid Sussex District Council on 15th January 2016.

Reserved matters application (ref; DM/16/2718) in respect of outline planning permission for the erection of 170 new dwellings and apartments with associated infrastructure including a community building, health centre, retail space and a community park with formal and informal sports areas for Phase 2 of Keymer Tile Works site was approved by Mid Sussex District Council on 10th November 2016.

Consultation

Local Liaison Group Meeting 12th October 2016

A local liaison group (LLG) has been established between Croudace Homes Ltd, Town and District Councillors, Mid Sussex Planning team members and a representative from each road adjacent to the development. The group meet for the developer to provide an update on the construction works and for residents to raise any concerns or queries they may have. An update on the progress of this application has also been provided with any feedback to the scheme fed back into the proposals.

A general description of phase 3 proposals were presented with the masterplan of all phases and sketch proposals of street scenes. The principles of open spaces and landmark/vista buildings were explained.

A Q and A session followed with the following questions and responses.

Q. Proposals of flats on eastern boundary of phase and storey height/overlooking?

A. The flats are following a request from Mid Sussex District Housing Team who have asked for more 1 bed flats to be provided towards affordable housing. Confirmed that the majority were 2 storey with the exception of the vista building opposite the open space which was 2.5 Storey. Levels also explained and likelihood of the buildings being at a lower level than the existing properties on the boundary therefore very little overlooking. Distances also in excess of LPA guidance.

Q. What properties are proposed fronting Cants Lane, why are they set back and height?

A. Mixture of flats and houses with built form representing existing buildings along Cants Lane. Explanation given regarding the existing sewer and easement through this area hence the set back of the properties. Also noted that the buildings would be two storey along this frontage and at the same level or below the existing properties.

Q. Are there any community facilities proposed on this phase?

A. There are no community buildings within this phase as they

are proposed on phase 2 however there is open space and potentially a play area for community use.

Q. Will there be a bus route through the whole development?

A. This will be a commercial decision by the bus company however the roads proposed are wide enough. Separately Croudace are proposing to provide a bus lay by along Cants Lane following comments at previous meetings

Q. Where are the affordable homes proposed?

A. Actual position not confirmed at this stage however areas identified as it currently stands. No more than 10 per area as per LPA guidance and affordable houses will be built tenure blind (subsequently position established).

Site location and context

Site description

The site is the former clay quarry and factory works of Keymer Tiles, located about 20 minutes walk from Burgess Hill town centre via Junction Road. It is flanked by the Hastings train line to the West, Kings Way to the south and Cants lane to the East. The Kings Weald masterplan covers the entire site of circa 19 hectares, with complex topography and level changes across most of the area, with steep falls away from the boundary

The phase 3 site, the subject of this reserved matters application, is the final phase which will complete the masterplan development. A new frontage to Cants Way will facilitate pedestrian access from the surrounding area leading to the recently approved park where community facilities can be enjoyed.





Local character

Burgess Hill town centre has a number of interesting character buildings with intricate detailing and a generally Victorian flavour. However, the surrounding areas display a wide variety of housing from different periods ranging from delightful Victorian and Edwardian examples to unremarkable 20th Century family housing.

The predominance of a rich red brick in a lot of the buildings, as well as some examples of fine brickwork details are elements of value that will be carried through to the design of the new houses.



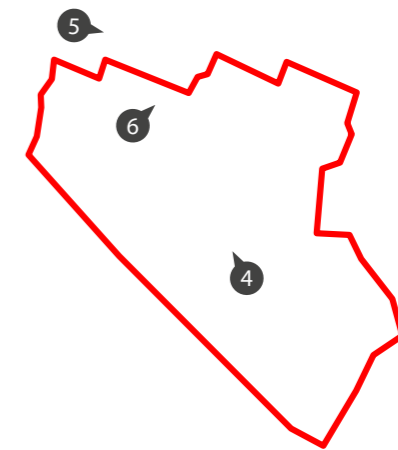
Site photographs

Since the approval of the outline masterplan and the phase 1 and 2 areas, significant clearance and enabling works and infrastructure has commenced. The following photographs provide a snapshot of the site taken in January 2016.

View to Cants Lane



View towards phase 1



Approved masterplan context

The fundamental principles for the development of 475 homes, a mixed use local centre and new public open space were established in the outline design, and described in a design and access statement which should be read in conjunction with this document.

- 1 New Local Square with Shop and Health Centre (Phase 2)
- 2 Sports Pitches (Phase 2)
- 3 Railway Line (London to Hastings Service)
- 4 Community Building (Phase 2)
- 5 New Vehicle Access off Kings Way (Phase 2)
- 6 Pedestrian Access off Cants Lane (Phase 3)
- 7 Vehicle Access from Wyvern Way
- 8 Play Area (Phase 1)
- 9 Pedestrian Link to Town Centre via Nye Road (Phase 1)
- 10 Public Open Space (Phase 2)
- 11 Spine Street (Phase 2)
- 12 Site of Palaeontological interest
- 13 Northern Square (Phase 1)



Illustrative Masterplan from the outline design

The following pages provides a synopsis of the masterplan vision and design principles extracted from the Masterplan Design and Access Statement. We have provided a bullet point commentary highlighting the salient issues that have informed the design development for all phases.

Outline approval

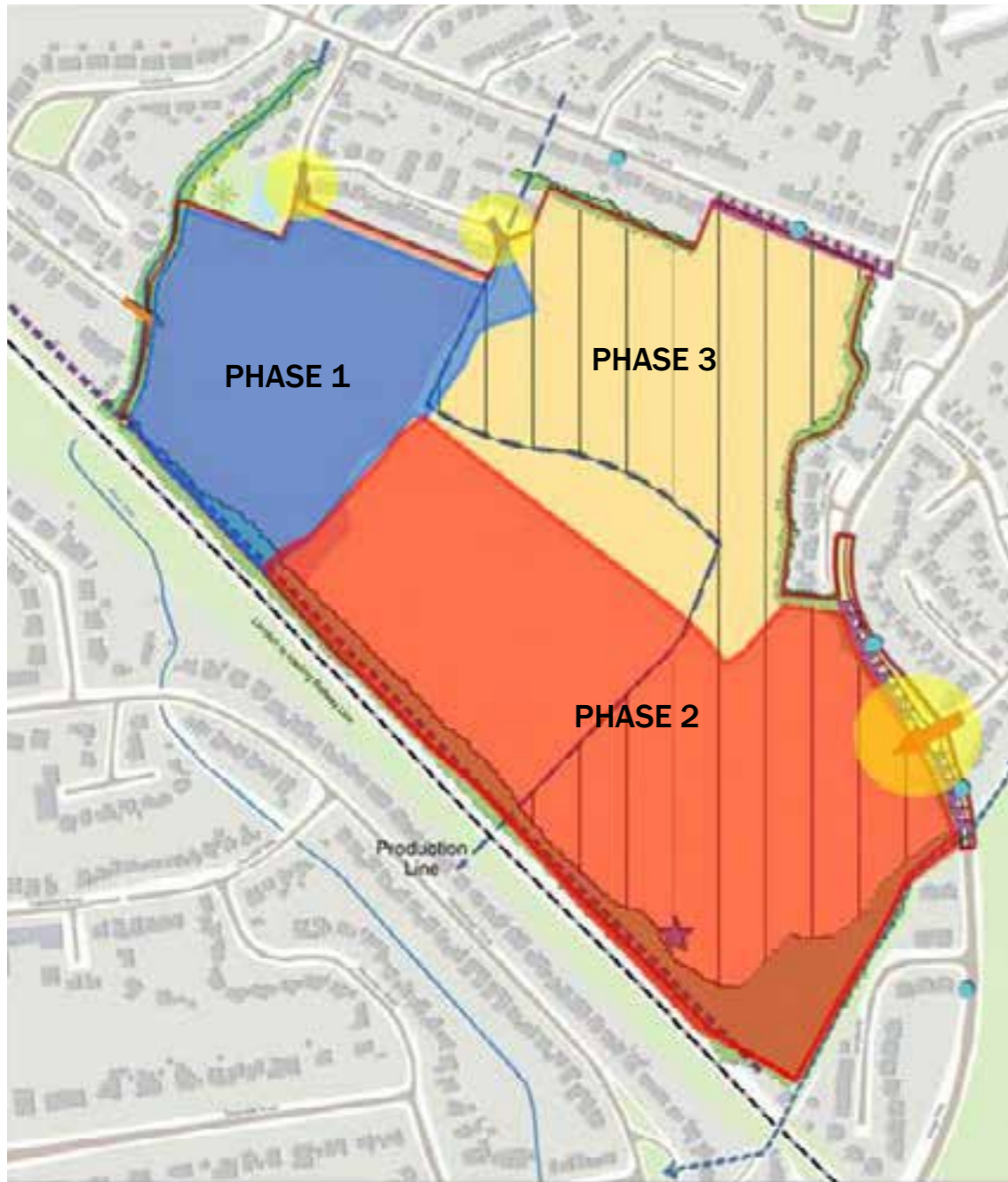
Overall concept and rationale

- Integration with edges of the adjacent residential areas
- Creation of landform re-modelling that requires no import fill.
- Establishment of ecological Habitats
- Provision of a legible urban form with a variety of spaces
- Local Centre towards the main entrance at Kings Way
- Community facility with close relationship with open space and local centre
- Architectural character which draws reference to the character of the local vernacular
- Creation of a range of formal and informal open spaces including a community park
- Provision of connected pedestrian and cycle routes to Burgess Hill Town centre



Site phases

- Outline approval for 475 dwellings and associated infrastructure, including new vehicle access onto Kings Way, Wyvern Way and Curf Way, and community leisure facilities
- Re-phasing agreed with 125 dwellings approved in Phase 1 (area hatched blue)
- Phase 2 reserved matters application for 170 dwellings, (area hatched red) community leisure facilities and infrastructure



Land use areas

Phase 3 incorporates

- Residential use
- Major infrastructure
- Open Space
- Landscaped Edge



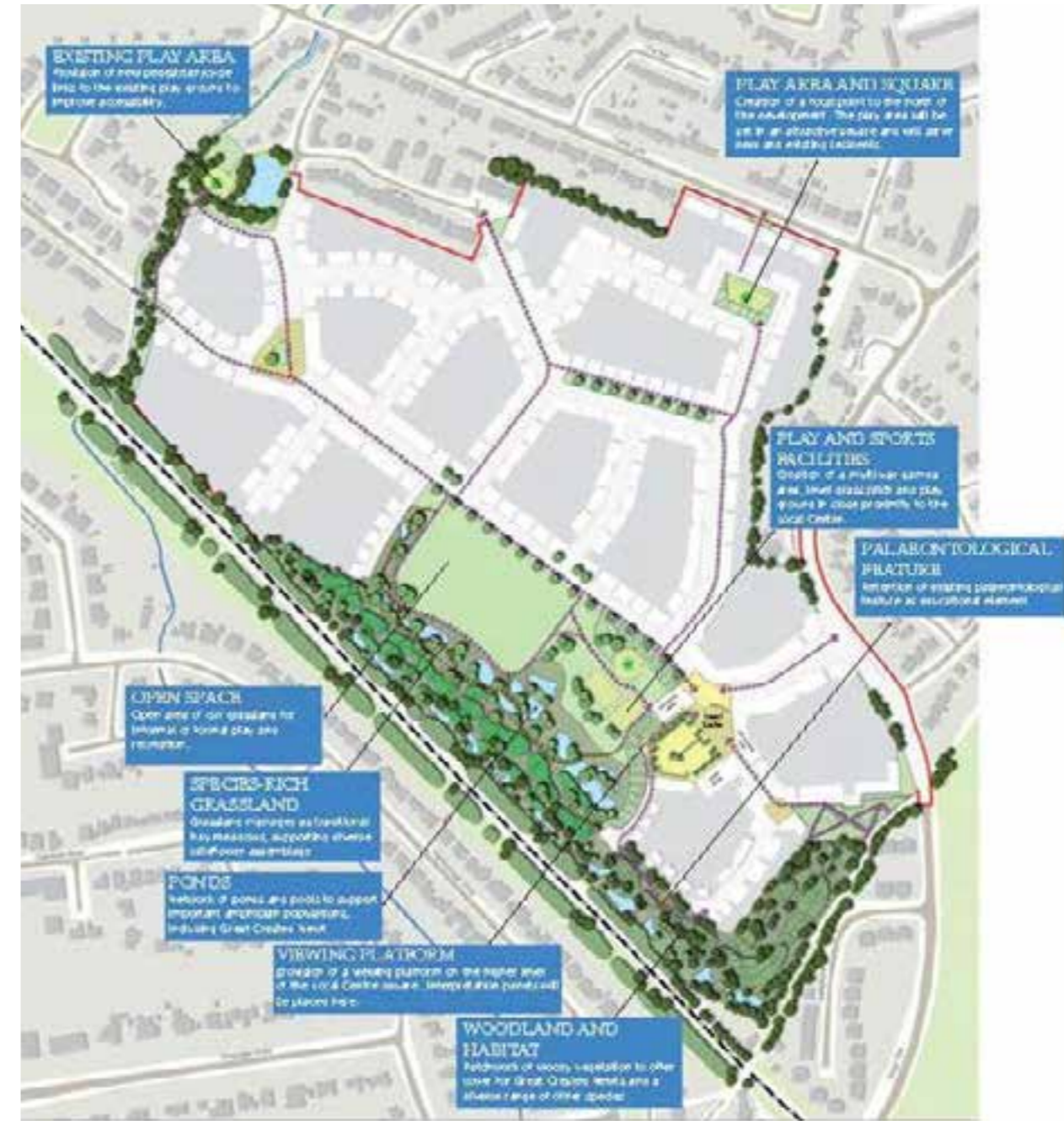
Heights plan

- Up to max 4 storeys around the local centre
- Predominantly 3 storeys at entrance and facing the open space
- Up to 2.5 storeys in the remainder of the phase



Landscape and ecology strategy plan

- Providing bespoke habitat zones for Great Crested newts and reptiles
- Delivering Formal and Informal recreation spaces for new and existing communities
- Providing a setting for the development and defining distinctive spaces
- Reinforcing the legibility of the site
- Protecting ecological value of the site and enhancing the area in general by providing a new green resource



Context

The approved phases 1 and 2 of the masterplan have a distinctive character which provides the context for the design of phase 3. The Houses and apartment buildings for phase 1 are currently under construction and the images opposite are of some of completed houses. These are predominantly of a traditional vernacular whereas phase 2 will incorporate areas of more contemporary design and yet to be built. The proposed architectural character for phase 3 is predominantly traditional with focussed areas of more modern design.

The following houses will be used within the site layout;

- 1 Wide fronted 2 ½ storey house with plain tiled roof and external walls in natural flint and a Stock brick alternative.
- 2 Pairs of semidetached houses, 3 storeys with gabled frontage and double height projecting bays. Feature gable trusses and large format sash windows, stone window and door lintols and chimneys feature on these houses. These are predominantly in Stock Brick with slate roofs.
- 3 2 ½ storey corner turning houses in a similar vernacular to the semi detached houses opposite. This house design incorporates dormer windows and a two storey side wing.
- 4 2 storey wide double fronted house with stone detailed single storey bays and casement windows. These houses are generally in stock brick with plain tiled roofs.
- 5 2 storey semi-detached houses with plain tile hanging to upper storey and simple bracketed projecting gabled porches.





Phase 3 design concept

The concept design for phase 3 builds on the design and character previously developed for the wholly residential development of phase 1 and the mixed use development of phase 2 which includes the community uses and large park. The following diagrams provide a graphic storyboard to explain the constituent elements of the design and how these all come together to provide the

framework for the emerging design. These drawings and diagrams were also used in a presentation provided as part of a pre-application submission on 2nd November 2016 to Mid-Sussex Council officers to review the approach to the emerging design.

Access



Vehicular and pedestrian connections from the established first and second phases will complete the movement network for the comprehensive masterplan area.

Frontages



Frontages will be arranged to create outward looking housing blocks and place rear gardens adjacent to the existing houses surrounding the site. This will enhance private security creating a clear definition between the public and private realm.

Public spaces



A series of spaces can be created which also start to inform the frontages of the housing blocks. A small crescent shaped space creates a vista opportunity from the centre of the approved houses on the spine road. A modest space in the centre of the phase will provide a green outlook to the surrounding houses and flats. A more formal green space toward the edge with Cants Lane will incorporate formal play space.

Connectivity



Further subdivision of the urban blocks will create better connectivity.

Urban Grain



The proposed urban grain is wholly appropriate for the completion of the masterplan. The layout is made up of a series of detached, semi-detached and short terraces of houses with a series of small apartment blocks.

Marker buildings



Marker buildings create vista stops and facilitate way finding around the site.

Movement network



The movement network is an extension of and connects with the earlier phases. The secondary loop road links into the primary spine road on phase 2 and will be conventional roads with footpaths on at least one side. Shared surface tertiary streets complete the vehicular and pedestrian accessibility.

Emerging masterplan



The final concept plan shows the relationship with the remainder of the masterplan area. The landscape treatment from the earlier phases will flow through and ensure a comprehensive and unified approach to the public and private realm.

The Proposed Masterplan

The proposed masterplan is illustrated opposite and is predicated on the general design principles described earlier. The layout completes the residential neighbourhood and connects with the earlier phases and existing highway infrastructure to deliver a permeable network that is both safe and welcoming. The main elements are annotated.

Access to all parts of the public realm will be provided for pedestrian and vehicular traffic in accordance with the approved masterplan.

The original topography of the former quarry is currently being remodelled to deliver development platforms for the residential development and slopes will be minimised wherever possible. The general street gradients should not exceed 1:12 and gradients around access to public buildings in the local centre will be minimised wherever possible.

In parallel to the general highway and footpath gradients, the design of phase 3 will incorporate practical measures to ensure access to and into buildings comply with The Building Regulations and the Disability Discrimination Act. Way finding will be assisted by appropriate signage; boundary treatments will mark the edge between the public and private realm. The design of the communal entrances to the apartment buildings are distinctive and aid the location of access points into the buildings. Roads and streets will be constructed with materials that do not deter wheelchair access. Door thresholds to all buildings will be flush to enable easy access to residents and visitors to the interior of the buildings.

The Masterplan

The masterplan opposite represents the final layout for Kingsweald (Keymer Tile Works).

Key elements are numbered:-

1. Primary entrance from Kings Way
2. Community Square
3. Surgery Building with residential above
4. Retail space on ground floor of residential building
5. Community Hall
6. Community Park
7. Ecology Area
8. Phase 1 residential Area
9. Phase 2 residential Area
10. Primary Spine Road
11. Connecting roads into phase 3
12. Shared surface road leading to crescent
13. Marker Building on vista from the Community Park
14. Shared Surface streets in residential area
15. Small block of apartments
16. Central green open space
17. Three storey apartment marker building
18. Formal play area
19. Terrace of houses backing onto the existing houses on Cants Lane
20. Landscaped frontage to Cants Lane
21. Landscaped retaining structure along the boundary with the existing properties on Kings Way.



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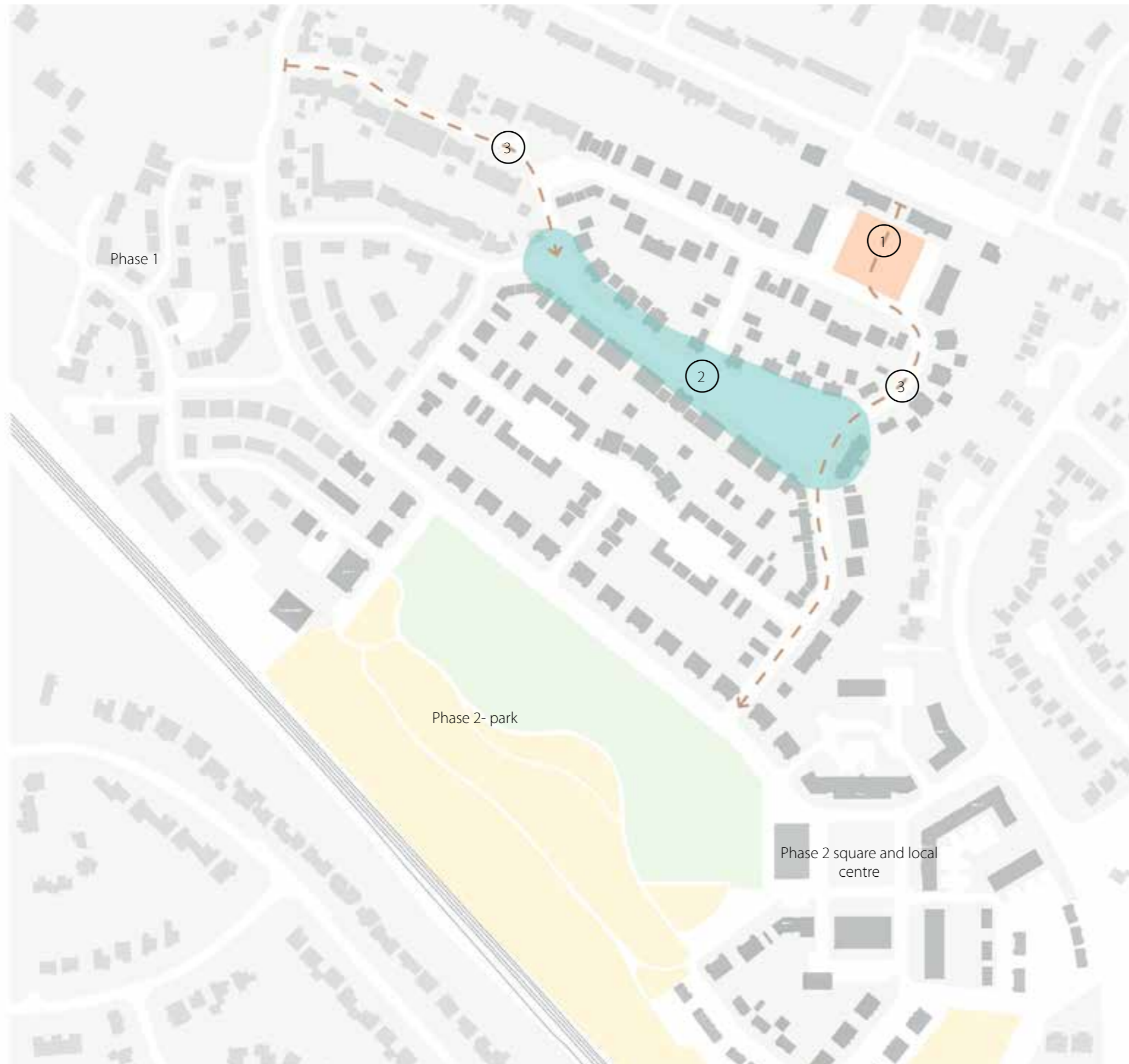
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Landscape

The landscape design for phase 3 continues the themes and materials palettes used in phases 1 and 2 to provide a clear identity to the new neighbourhood and to transform the former clay pit into a new, residential area with a strong landscape structure with comfortable, useable outdoor spaces. The design has been developed to create a green, pleasant place to live with good pedestrian and vehicle links to the earlier phases and existing facilities in Burgess Hill.





Outline consent

The scheme granted outline consent has been used as the starting point for the layout and design of the landscape. The phase 3 site includes three key elements in the approved master plan:

1. Play area to the south of Cants Lane
2. Linear urban space running east-west through the northern part of the phase 3 site
3. Footpath and cycle links from Cants Lane to the local centre and to Wyvern Way to the west .

Constraints and Opportunities

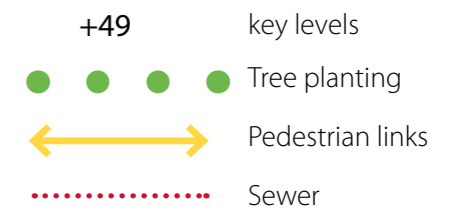
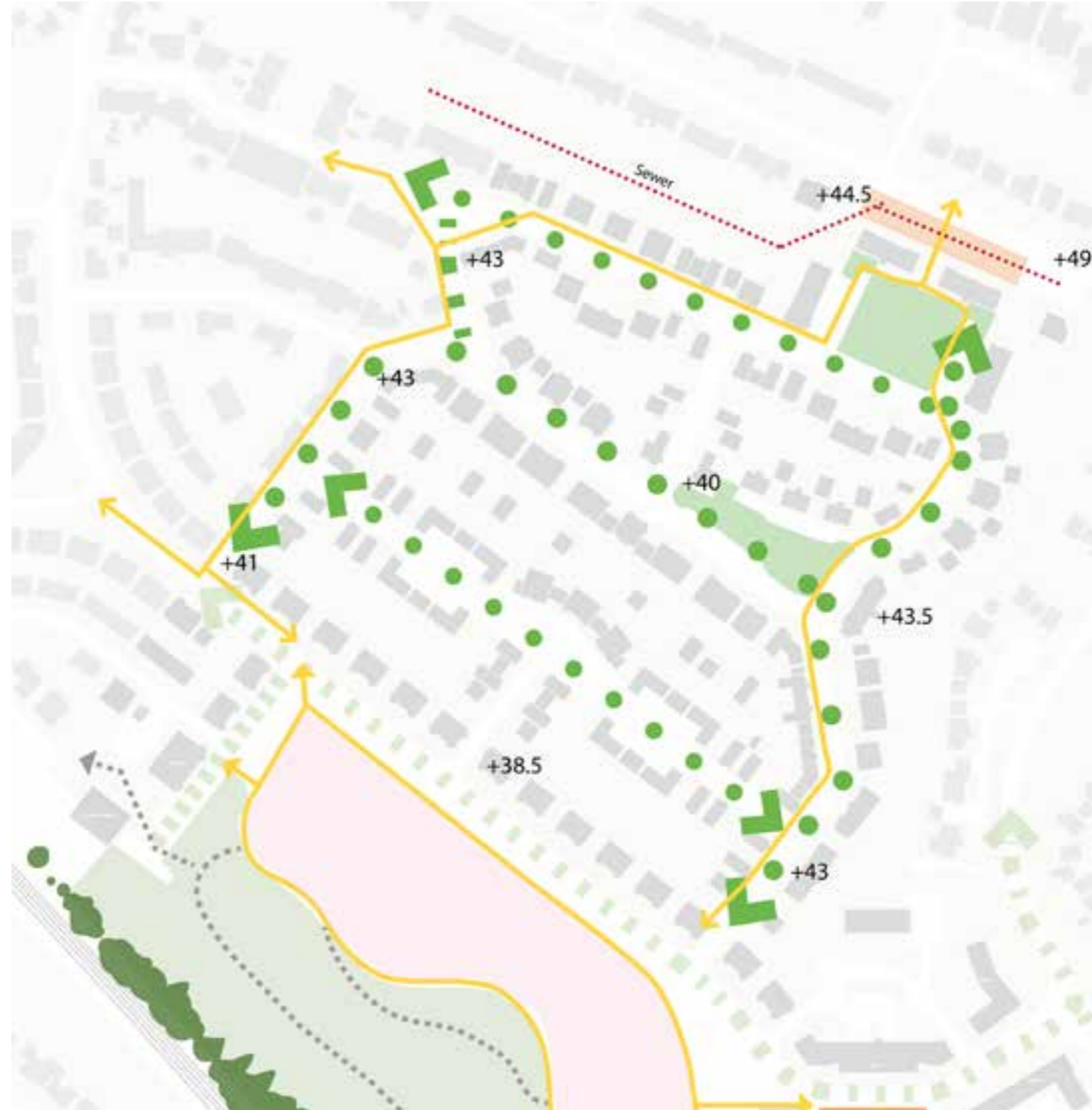
The development creates substantial opportunities to enhance the landscape to improve amenity and benefit wildlife.

Key opportunities include:

- Enhance the frontage to Cants Lane to create a visible entrance point and frontage to the new neighbourhood
- Use street trees, hedges and the new green spaces to create green links and help define the character of the streets and neighbourhood.
- Provide pedestrian links from Cants Lane into the scheme
- Enhance ecology and link to existing wildlife corridors
- Make use of south facing, open areas to create active public spaces

Key constraints:

- steep levels
- underground sewer running through the north of the site limits tree planting and building layout



Landscape proposal



The landscape design has been developed to provide continuity with the earlier phases, using the same materials and planting species. Phase 3 mainly comprises residential streets and the houses and apartment buildings are set back from the road and have front gardens bounded by hedges. Street trees will be planted along each road to soften the streetscape, provide shade, enhance the ecology and give a clear identity to the area. The secondary streets are designed to be shared pedestrian and vehicle areas with a single paving material used across the whole street.

A green square to the north of the site will provide a shared public space and play area for the neighbourhood. A second green space in the centre of the site is more informal and planted with grass and trees.

1. Potential bus stop and frontage to Cants Lane
2. Green square with play (Local Equipped Area for Play) and seating
3. Central green space with tree planting
4. Mews style streets with shared surface roads

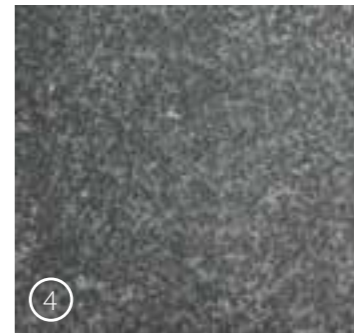
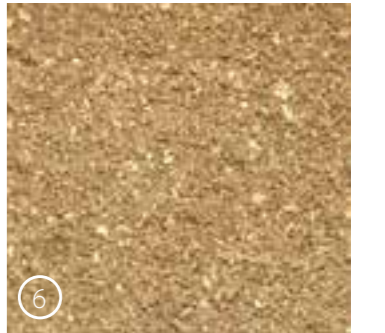
Paving

The paving materials palette has been selected to coordinate with the phase 1 and 2 schemes and provide a range of paving materials which can be used to help define the character of different areas of the site and to distinguish between private and public areas.

1. Main loop road route : asphalt with silver grey conservation kerbs
2. Side streets and paths and parking courtyards: pre cast concrete sett paving in burnt ochre colour with silver grey kerbs
3. Mews streets: pre cast concrete sett paving in Pennant Grey
4. Private drives and paths: pre cast concrete sett paving in charcoal colour
5. Steps: Conservation kerbs
6. Paths in play area: Resin bonded gravel
7. Trees in paved areas will be topped with resin bound gravel in silver grey.
8. Play area safety surface-impact absorbing rubber matting laid into turf

Kerbs with a granite aggregate finish will be used to all roads and paths

For full details refer to the paving strategy drawings



Furniture and play equipment



Bollard Litter bin



Bench



Play equipment



Play equipment



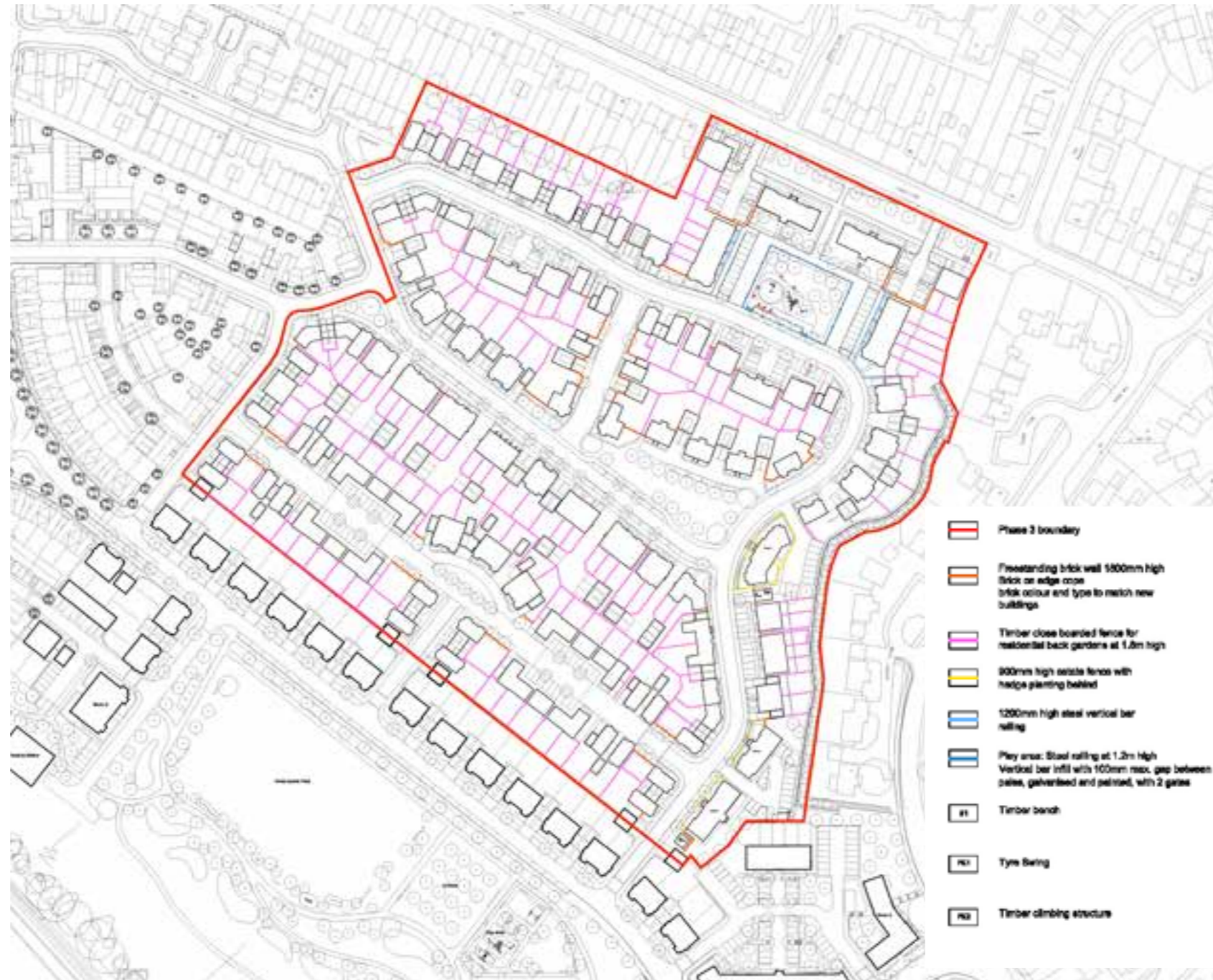
The play area is located on the main route from Cants Lane into the scheme and is designed to provide a small, local play area which is overlooked from the neighbouring houses and flats, catering for children and families living to the north of the new neighbourhood. The space around the play area is defined by the terraced houses to the east and west and the flats to the north which create a formal square. The play area sits in the centre of the square and is enclosed by a hedge and railing. Inside the hedge the space is more informal and follows the slope running from north east to south west, with play equipment located in the flatter area at the base of the slope. The sloping grass banks are planted with trees which can be used for informal play.

The furniture and play equipment will be made of timber to coordinate with the earlier phases and ensure a co-ordinated approach across the public realm and to be comfortable, durable and fitting for the location.



Boundary treatment

The boundary treatments are the same as proposed on phases 1 and 2 and are designed to make sure that public and private areas are clearly separated. In general, front boundaries will have either free standing low level hedges or low level hedges behind an estate railing. Where taller boundary conditions occur, these will be 1.8m evergreen hedges with chain link fencing on the private realm side. Rear gardens will be defined using close boarded timber fencing 1.8m high or brick walls when the gardens are adjacent to streets. The plan opposite illustrates the boundary strategy and should be read with the landscape plans.



Precedents of hedge and railing



Quercus robur
English Oak



Tilia euclora
Caucasian lime



Sorbus aria
Whitebeam



Carpinus betulus
Hornbeam



Prunus avium
Wild cherry



Acer campestre Elsrjik
Field Maple



Crataegus laevigata
Hawthorn



Planting

Planting has been designed to create a new green structure throughout the site and to define the character and scale of streets and public spaces. The planting palette is also coordinated with the phase 1 and 2 schemes so that species of street trees and the hedges along the front gardens are the same where the phases join. The planting palette includes a mixture of ornamental and native species with the aim of providing new habitats and food for birds, insects and other wildlife and enhancing biodiversity across the whole site.

Key elements of the planting scheme:

Street trees

Lines of single species trees such as Lime and Whitebeam will be planted along the key routes. Smaller growing tree species such as Field maple will be used on the side streets and parking courtyards.

Front gardens

All front garden areas will be planted with a boundary hedge using single species hedges. Perennials and shrubs will be planted behind the hedges tying in with the treatment and planting palettes used in phases 1 and 2.

Road verge and planting within parking areas will be low maintenance, tough groundcover species. They will provide colour and texture throughout the year.

For full details refer to the Planting strategy drawings.



Planting plan



Lonicera nitida
(Honeysuckle)



Osmanthus burkwoodii
(Osmanthus)



Ilex Crenata
(Japanese holly)



Carpinus betulus
Tall boundary hedge

FRONT GARDEN PLANTING MIX



Bergenia 'Bressingham White'
Elephant's ears



Carex oshimensis 'Evergold'
Sedge



Hebe 'Mrs Winder'
hebe 'Mrs Winder'



Rosa 'Kent'
Rose Kent



Astilbe deutschland



Rudbeckia fulgida var. sullivantii
'Goldsturm'
Black-eyed susan



Filipendula purpurea
Purple meadowsweet



Geranium macrorrhizum 'Ingwersen's Variety'
Geranium 'Ingwersen's Variety'



Deschampsia cespitosa
Turfed hair grass



Persicaria campanulata
Lesser knotweed

ORNAMENTAL PLANTING MIX



Deschampsia cespitosa
Turfed hair grass



Crocasmia masoniorum
Montbretia bulbs



Persicaria campanulata
Lesser knotweed



Liriope muscari
Big blue lilyturf



Carex oshimensis 'Evergold'
Sedge

FRONT GARDEN HEDGES

A **Lonicera nitida hedge**

Name	Common Name	Pot size	Size (cm)	Density (Per sq.m.)
<i>Lonicera nitida</i>	Honey suckle	5L	80-100	6 per linear meter

B **Osmanthus burkwoodii hedge**

Name	Common Name	Pot size	Size (cm)	Density (Per sq.m.)
<i>Osmanthus burkwoodii</i>	Osmanthus	7.5L	80-100	6 per linear meter

C **Ilex crenata hedge**

Name	Common Name	Pot size	Size (cm)	Density (Per sq.m.)
<i>Ilex crenata</i>	Japanese Holly	5L	40-60	6 per linear meter

FRONT GARDEN PLANTING -

Shrubs, groundcover and perennial plants from list below:

Name	Common Name	Pot size	Size (cm)	Density (Per sq.m.)
<i>Astilbe 'Deutschland'</i>	Astilbe 'Deutschland'	3L	-	5
<i>Bergenia 'Bressingham White'</i>	Elephant's ears 'Bressingham White'	3L	10-20	5
<i>Carex oshimensis 'Evergold'</i>	Sedge	3L	20-30	5
<i>Crocsmia masoniorum</i>	Giant montbretia	5L	-	3
<i>Deschampsia cespitosa</i>	Tufted hair grass	5L	20-30	4
<i>Epimedium perralderianum</i>	Barrenwort	3L	-	7
<i>Filipendula purpurea</i>	Purple meadowsweet	3L	-	4
<i>Geranium x 'Johnsons Blue'</i>	Geranium 'Johnson's Blue'	3L	-	5
<i>Geranium macrorrhizum 'Ingwersen's Variety'</i>	Geranium 'Ingwersen's Variety'	3L	-	5
<i>Hebe 'Mrs Winder'</i>	Hebe 'Mrs Winder'	5L	30-40	3
<i>Monarda didyma</i>	Bergamot	3L	-	5
<i>Persicaria campanulata</i>	Lesser knotweed	3L	-	7
<i>Rosa 'Kent'</i>	Rose Kent	5L	-	4
<i>Rosa 'Snow carpet'</i>	Rose Snow carpet	5L	-	4
<i>Rudbeckia fulgida var. sullivantii 'Goldsturm'</i>	Coneflower 'Goldsturm'	5L	-	4
<i>Vinca minor</i>	Lesser periwinkle	3L	-	0

Bulbs

Name	Common Name	Pot size	Size (cm)	Density (Per sq.m.)
<i>Allium sphaerocephalon</i>	Round-headed garlic	-	-	15
<i>Muscari armeniacum</i>	Armenian grape hyacinth	-	-	15
<i>Narcissus 'Peeping Tom'</i>	Daffodil 'Peeping Tom'	-	-	10
<i>Tulipa 'Snowstar'</i>	Tulip 'Snow star'	-	-	10

D **Roadside verge and car park planting mix**

Name	Common Name	Pot size	Size (cm)	Density (Per sq.m.)
<i>Carex elata 'Aurea'</i>	Bowles' golden sedge	3L	20-30	5
<i>Eschallonia 'Red Elf'</i>	Red elf	3L	20-40	5
<i>Liriope muscari</i>	Big blue lilyturf	3L	10-30	7
<i>Potentilla fruticosa 'Red Ace'</i>	Shrubby cinquefoil 'Red Ace'	3L	5-10	5
<i>Vinca major</i>	Greater periwinkle	3L	10-15	7

Bulbs

Name	Common Name	Pot size	Size (cm)	Density (Per sq.m.)
<i>Narcissus sp.</i>	Daffodil	-	-	10

F **Ornamental planting mix**

Name	Common Name	Pot size	Size (cm)	Density (Per sq.m.)
<i>Bergenia 'Bressingham White'</i>	Elephant's ears 'Bressingham White'	3L	10-20	5
<i>Carex oshimensis 'Evergold'</i>	Sedge	3L	20-30	5
<i>Chaenomeles x superba 'Red Trail'</i>	Flowering quince	5L	10-20	4
<i>Crocsmia masoniorum</i>	Giant montbretia	5L	-	3
<i>Deschampsia cespitosa</i>	Tufted hair grass	5L	20-30	4
<i>Epimedium perralderianum</i>	Barrenwort	3L	-	7
<i>Geranium phaeum 'Album'</i>	Dusky cranesbill 'Album'	3L	-	5
<i>Liriope muscari</i>	Big blue lilyturf	3L	10-30	7
<i>Persicaria campanulata</i>	Lesser knotweed	3L	-	7
<i>Rudbeckia fulgida var. sullivantii 'Goldsturm'</i>	Coneflower 'Goldsturm'	5L	-	4
<i>Stipa gigantea</i>	Golden oats	5L	-	3
<i>Vinca minor</i>	Lesser periwinkle	3L	-	9

Bulbs

Name	Common Name	Pot size	Size (cm)	Density (Per sq.m.)
<i>Allium sphaerocephalon</i>	Round-headed garlic	-	-	15
<i>Narcissus 'Peeping Tom'</i>	Daffodil 'Peeping Tom'	-	-	10

G **Native hedge mix**

Name	Common Name	%mix
<i>Crataegus monogyna</i>	Common hawthorn	30
<i>Ilex aquifolium</i>	Common holly	20
<i>Ligustrum vulgare</i>	Wild privet	10
<i>Prunus spinosa</i>	Blackthorn	20
<i>Rosa sanina</i>	Dog rose	10
<i>Viburnum opulus</i>	Guilder rose	10

Plants to be 100% whips.

H **Tall hedge**

Carpinus betulus 1.2-1.5m Forestry feathered stock, cut to be 1.2m high at 6per linear meter density with post and 3 line wire supporting fence

I **Amentiy Lawn**

Rowlawn Minster turf

J **Wildflower Mix A**

Emorsgate EM4 mixture, wildflower and grass mix suitable for clay soil

Trees will be planted as mature nursery stock with clear stems and will be either rootballed or container grown.

Hedges will be planted as feathered hedge plants in double staggered rows at 300mm centres.

Shrubs and perennials and ornamental grasses will be planted as container grown stock at densities of 5-9 per square metre depending on plant species and pot sizes.

Amenity turf is proposed for communal areas around flats and some of the public spaces. Elsewhere a wildflower and grass mix will be used along the grass verges and in the public green spaces to add colour, enhance ecology and tie in with the green spaces in phases 1 and 2.

Amount and space standards

The national technical standards for housing include a nationally described space standard together with amendments to the Building Regulations. The changes came into force in October 2015.

The nationally described space standard replaces any existing different space standards used by local authorities and is implemented through the planning system as a new form of technical planning standard. It can only be applied where there is a local plan policy based on evidenced local need and where the viability of development is not compromised.

The following changes to the Building Regulations have also been implemented:

- Part G (Sanitation, hot water safety and water efficiency) – Includes a new optional requirement of 110 litres/ person/day where there is a clear local need.
- Part H (Drainage and waste disposal) – Changes to guidance on waste disposal to tackle 'bin blight'.
- Part M (Access to and use of buildings) - Separates the requirements into Part M Volume 1 (Dwellings) and Part M Volume 2 (Buildings other than dwellings); Part M1 introduces two optional requirements for dwellings.
- Part Q (Security) – New Approved Document; applies to all new dwellings, including those created by a material change of use.

The houses in phase 1 were designed to accord with the requirements set out in Mid Sussex District Council 'Dwellings Space Standards' Supplementary Document dated July 2009. However, these are now superseded by the Nationally

Described Space Standards and are current policy. A number of the house types that were approved in phase 1 formed part of the phase 2 proposals and the proposed phase 3 dwellings. Where these are used they will comply with both documents.

All affordable Housing is designed to meet HQI standards.

The schedule of accommodating opposite indicates the spread of accommodation across the phase.

The total number of residential dwellings in phase 3 is 180 which represents 38% of the total.

The schedule of accommodating opposite indicates the spread of accommodation across the phase.

	Private Sale	Affordable	% of Phase	% of total
Phase 1	87	38	30%	8%
Phase 2	124	46	27%	10%
Phase 3	121	59	32%	12%
Total	332	143		30%

Total Dwellings **475**

Tenure

Phase 3 will deliver a further 59 affordable dwellings bringing the total across the masterplan to 143 dwellings. The schedule sets out the provision across all three phases and confirms the total provision of 30% in accordance with the Outline Approval.

The affordable dwellings are pepper-potted so that they are integrated across the phase area and the design approach for all residential buildings will be consistent to deliver a 'tenure blind' scheme. The plan opposite illustrates the distribution of use and tenure for the whole masterplan which has been agreed between Croudace Homes and Mid Sussex District Council Housing officers.



Key

- Affordable housing
- Open market / Sale housing
- Retail with open market above
- Community building
- Healthcare facility with open market above

Scale and massing

The scale and massing for phase 3 responds positively to the outline approval building heights plan.

The storey heights range from single storey garage buildings through to 2, 2 ½ and 3 storey dwellings.

The majority of the dwellings on phase 3 are two storeys which continues in the context of the wider masterplan. 2 ½ and 3 storey dwellings are located at important points around the site to create vista stops and spacial hierarchy. The adjacent plan illustrates the heights strategy.



Key

3 storey

2.5 storey

Parking strategy

The car parking provision for phase 3 will broadly reflect that which has been approved for the previous phases. Typically, parking for houses will be on plot either alongside the dwelling on a dedicated driveway or within garages where provided. Discrete landscaped parking courts are located where on plot parking is not directly achievable.

Parking for apartment buildings is provided in shared parking courts either to the rear or side of the buildings. Additional casual visitor parking spaces are also integrated into the highway network.

The total quantum of parking spaces exceeds the Mid Sussex County Council Guidance for Parking in New Residential Developments (September 2010). However, on the same principle for phases 1 and 2, the proposal allows for a large number of on plot spaces where visitors can park on plot where space is available.

Cycle Parking is in accordance with the Mid Sussex County Council Guidelines:

The provision of secure, covered cycle storage will be in rear garden sheds for all houses. Each apartment block will also have a secure cycle storage area within the curtilage of each block.



Dwelling design and appearance

The architectural language is developed to address a continued relationship with the first two phases.

The architectural approach to phase 1 and 2 is approved and currently under construction. The language is a traditional interpretation of Victorian and suburban vernacular and will be continued through to the phase 3 area with small pockets of houses that will employ more contemporary design approach. Here we are proposing buildings that are conventional forms with pitched roofs but will incorporate materials and components that deliver a transitional contemporary language. Building elements will include large format window and door openings with PPC aluminium or PVCu coloured frames, glass balustrades to balconies, with areas of boarded external walls.

The images on the opposite page are extracts from the photographs of completed buildings on phase 1 to illustrate the proposed palette of materials and detailing.

The following pages include extracts from the street elevations that have been submitted as part of this reserved matters application.





Street elevations

Elevation 1

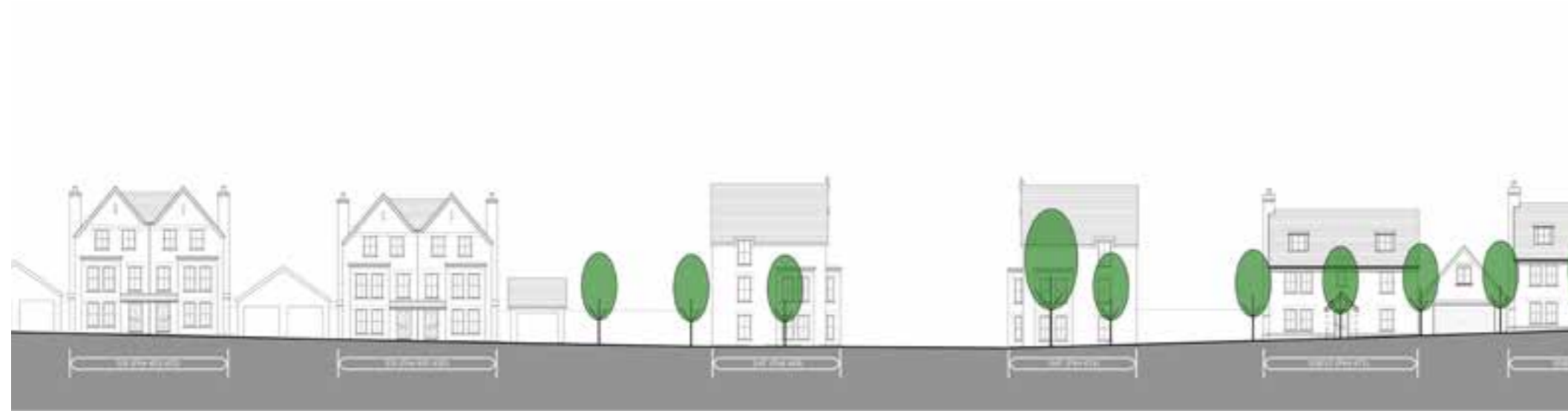
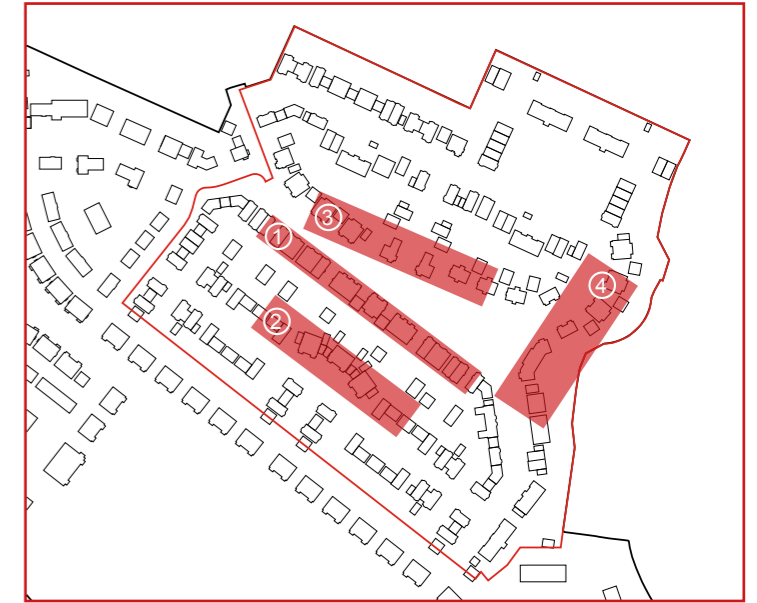
This elevation shows the houses that overlook the central green area and is made up of the central pair of semi-detached 3 storey houses which creates the vista stop from the opposite street and short terraces of 2 ½ and 3 storey houses. The traditional forms, materials and detailing are a continuation of the traditional vernacular employed in the earlier phases. The houses are arranged to create a series of gables to emphasise a rhythm along the streetscape. The double height projecting bay accentuates the rhythm and introduces a varied building frontage where setbacks incorporate the dwelling entrances. Chimney stacks are also incorporated to add further articulation to the street frontage.



Elevation 2

The semi-detached houses with the gabled frontage will be viewed from the street that connects phase 3 with the spine road along the frontage to the community park on phase 2. This pair is similar to the semi-detached houses along the spine road and creates the association between the phases. The double gable creates a focus in the centre of the group of buildings on a shallow curve. The two pairs of houses either side are conventional semi-detached 2 ½ storey houses with rooms in the roof with dormers.





Elevation 3

This elevation incorporates an eclectic mix of house types which creates a richly varied street scene. Pairs of semi detached houses used elsewhere in the masterplan incorporate the double gable and two storey rectangular bays. Large sash windows create a grandeur to the houses. Pair of corner turning houses are located on the junction of the road which subdivides the housing block. These are 2 ½ storeys with double storey height bays on the side and front elevations. The wide fronted houses are spaced in front of the central green space and incorporate a variety of external wall finishes including stock brick and napped flint also used in earlier phases.



Elevation 4

Elevation 4 is a view looking at the dwellings connected with the eastern boundary. The central building is a marker building incorporating apartments over 3 storeys. The central gabled element will be boarded above the ground floor window heads. The remainder of the building will be in stock brickwork incorporating a double cant plinth base. The angled wings to the building incorporate double storey rectangular projecting bays which will be rendered above the plinth base and topped with a flat metal roof. The windows above are set into dormers within the roof space. The doors and windows will be polyester powder coated metal large format to create a distinctive variation to the traditional buildings.