

DESIGN AND ACCESS STATEMENT

LAND AT BARCOMBE MILLS ROAD BARCOMBE CROSS



JUNE 2022



CSA
environmental

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01. INTRODUCTION

1.1 Introduction

The Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Gladman Developments Ltd (Gladman) for a proposed residential development at Land at Barcombe Mills Road, Barcombe Cross (the Site).

Barcombe Cross is a village located approximately five miles north of Lewes, East Sussex, and approximately seven miles southwest of the town of Uckfield. The Site is located on the southeastern edge of Barcombe Cross, and occupies the northern portion of a larger arable field.

The submitted planning application seeks outline planning permission for a high quality sustainable development comprising the following:

- **Up to 70 new homes, including a proportion of affordable housing.**
- **Green infrastructure, including new public open space, play provision for children and young people, picnic areas, trim trail stations, habitat creation, retained hedges and trees, wildlife pond, and a new sustainable drainage feature.**
- **Full approval is sought for the vehicular access point taken off Barcombe Mills Road.**

1.2 Purpose of the Design and Access Statement

The DAS explains the design rationale for the proposed neighbourhood and how the applicant has fully considered the proposals and understands what is appropriate and feasible within the context of the Site and its surroundings.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework (NPPF) recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

This Design and Access Statement is comprised of the following sections:

01. Introduction: This section introduces the development proposal and purpose of the Design and Access Statement.

02. Planning Context and Design Guidance: This section sets out the relevant planning policy and design guidance that applies to the development of the Site.

03. Site Assessment: This section demonstrates the steps taken to appraise the Site and its surroundings.

04. Influences and Opportunities: This section identifies the influences and opportunities of the Site and its surroundings.

05. Design Proposals: This section describes and illustrates the design proposals and demonstrates how they respond to the influences and opportunities identified in Section 4.0 and local design guidance.

06. Conclusion: This section summarises the design proposals applied at Land at Barcombe Mills Road, Barcombe Cross.



Figure: 1.1: Site Context Plan.

02. PLANNING CONTEXT AND DESIGN GUIDANCE

2.1 Planning Policy Background

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies this planning application. This section focuses on the local planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework (NPPF)

At the national level the relevant policy guidance is set out in the National Planning Policy Framework (NPPF) (July 2021). The NPPF sets out a presumption in favour of sustainable development and is a material consideration in the making of planning decisions, setting out the parameters by which planning applications are to be assessed in relation to:

- **The presumption in favour of sustainable development.**
- **Decision-making.**
- **Delivering a sufficient supply of homes.**
- **Promoting healthy and safe communities.**
- **Promoting sustainable transport.**
- **Making effective use of land.**
- **Achieving well-designed places.**
- **Conserving and enhancing the natural environment.**

Paragraph 126 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

Paragraph 130 provides a set of design criteria which new development should seek to achieve:

- **Function well and add to the overall quality of the area over the lifetime of the development.**
- **Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.**
- **Be sympathetic to local character and history, while not preventing or discouraging innovation.**
- **Establish or maintain a strong sense of place to create attractive, welcoming and distinctive places to live, work and visit.**
- **Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space).**
- **Create places that are safe, inclusive and accessible and which promote health and well-being.**

Planning Practice Guidance (PPG)

The Planning Practice Guidance (PPG) explains how the NPPF policy should be implemented and should be read alongside the National Design Guide. Paragraph 001 (ID 26-001-20191001) of the PPG provides further information on design in the planning process. It states:

“...development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

National Design Guidance

In October 2019, the Ministry of Housing, Communities and Local Government (MHCLG) published the National Design Guide (NDG). The NDG has been put in place to advise local authorities and their officers when assessing planning applications, councillors when making planning decisions, applicants and their design teams when preparing a planning application and local communities and their representatives.

Whilst it seeks to inform development proposals and guide the assessment of them, it also supports paragraph 130 of the NPPF which states *“planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

Part 2 of the NDG sets out the ten characteristics which help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the NPPF.

Building For a Healthy Life (BHL)

‘A Design Toolkit for neighbourhoods, streets, homes and public spaces’

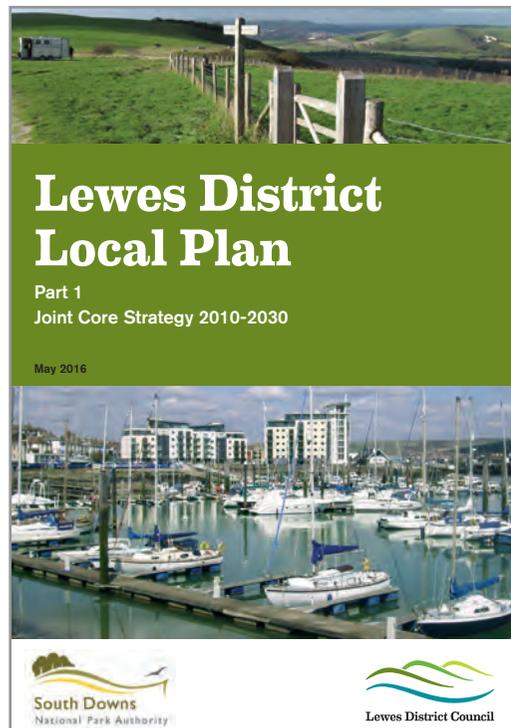
BHL is one of the most widely used design tools in England, for creating places that are better for people and nature. It was written in partnership with Homes England, NHS England and NHS Improvement, and is structured to set clear expectations for new developments. By following BHL’s structure, the following Statement offers a clear set of design qualities and ‘testable’ principles for the application at Barcombe Cross.

By following BHL, a critical aspect of the proposals for the Site is to design for active travel and access to green space. The ability to walk and cycle within the new neighbourhood and further afield to essential services and work, is key in order to minimise traffic and mitigating climate change. Equally, and as BHL sets out, the COVID-19 pandemic has reinforced the importance of designing for active travel. This is in recognition that design choices that help people feel disposed to walk or ride a bicycle in their neighbourhood, are critical to supporting a sense of well-being from outdoor exercise.

The development of the Site will also respond positively to climate change. The principles embedded in BHL as a whole creates the basis for a sustainable development, including in relation to designing for active travel, maximising access to green space, working with the existing landscape, and securing biodiversity enhancements.

2.2 Local Planning Policy

Planning policy for Lewes District Council is set out in the Lewes District Local Plan Part 1: Joint Core Strategy (adopted May 2016) and Local Plan Part 2: Site Allocations and Development Management Policies (adopted February 2020).



Lewes District Local Plan Part 1: Joint Core Strategy

The Core Strategy sets out the policies relating to the strategic planning vision for the District for the period 2010-2030. The policies relevant to the Site are summarised as follows:

Core Policy 1 – Affordable Housing

For developments of more than 10 houses, the Affordable Housing target is 40% and the strong presumption is that it should be provided on the development site.

Core Policy 2 – Housing Type, Mix and Density

This policy seeks the provision of a range of dwelling types and sizes to meet the identified local need. A density range of 20-30 dwellings per hectare is recommended for villages, however, higher densities may be justified by the specific character and context of a site.

Core Policy 7 – Infrastructure

This policy seeks to protect and enhance existing community facilities and services.

Core Policy 8 – Green Infrastructure

This policy requires development to contribute to the green infrastructure network and make provision for new green infrastructure and/or linkages to existing green infrastructure, where appropriate. It also requires new development to maintain and/or manage identified green infrastructure, where appropriate.

Core Policy 10 – Natural Environment and Landscape Character

This policy sets out the objective of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area, and the high quality and character of the District's settlements.

Core Policy 11 – Built and Historic Environment and High Quality Design

This policy attaches importance to the protection and enhancement of the built heritage of the District's settlements and countryside, and encourages all new development to maintain or enhance the 'sense of place' and local vernacular.

Core Policy 12 – Flood Risk, Coastal Erosion and Drainage

This policy seeks to reduce the impact and extent of flooding by steering development away from flood risk and seeking the appropriate management of surface water run-off – incorporating Sustainable Drainage Systems (SuDS) where possible.

Lewes District Local Plan Part 2: Site Allocations and Development Management Policies

The Local Plan Part 2 supports and seeks to deliver the strategic objectives and spatial strategy of the Core Strategy. It allocates additional sites to meet development growth, and sets out detailed development management policies to guide development and change. The policies relevant to the Site are summarised as follows:

Policy DM14: Multi-functional Green Infrastructure states that development will be permitted where opportunities for the provision of additional green infrastructure have been fully considered. It goes on to say that green infrastructure provided as part of new development should incorporate features to encourage biodiversity and retain or, where possible, enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and ecological corridors should, where practical and appropriate, form an essential component of green infrastructure provision to ensure habitat connectivity.

Policy DM15: Provision for Outdoor Playing Space sets out the Council's minimum standards for provision of outdoor playing space.

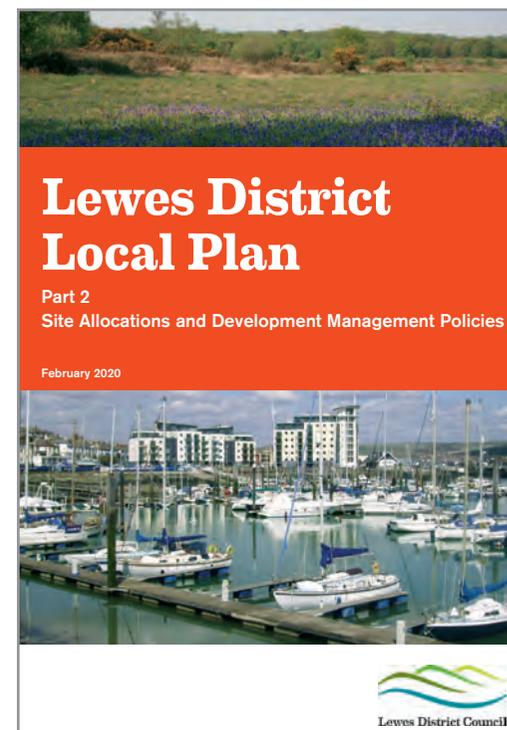
Policy DM16: Children's Play Space in New Housing Development states that residential developments of 20 dwellings or more will only be permitted where children's play space is provided on-site in accordance with the minimum standards set out in criteria (b) of Policy DM15.

Policy DM25: Design encourages development which contributes towards local character and distinctiveness through high quality design.

Policy DM27: Landscape Design seeks a high quality landscape design.

Policy DM33: Heritage Assets seeks to ensure that heritage assets are conserved or enhanced.

Policy DM35: Footpath, Cycle and Bridleway Network aims to protect the amenity value of the rights of way network, amongst other things.



03. SITE ASSESSMENT

3.1 Site Location and Context

The Site is located on the southeastern edge of Barcombe Cross, East Sussex, to the rear of the existing properties on Monger's Mead access road. The Site lies adjacent to Barcombe Mills Road, and occupies the northern portion of an arable field which extends further in a southeasterly direction towards Church Road. To the east of the Site is the recently constructed Barcombe Village Hall, and approximately 0.13km to the south are the property and grounds associated with Camoys Court. The 'Barcombe Walk' route runs along the northeastern edge of the Site, connecting the Village Hall to the centre of the village.

To the north, the settlement at Barcombe Cross occupies an area of elevated land, with the landform to the east and west of the village falling to the Bevern Stream and other small watercourses.

The settlement is formed on either side of Spithurst Road and Barcombe Mills Road which branches to the southeast and runs adjacent to the eastern boundary of the Site. A large portion of the village is designated as a Conservation Area, focused on the historic buildings around the crossroads at the centre of the village and along the High Street. This does not include the Site.

A wide range of building types, ranging from Victorian properties to modern 20th Century development, are present within the Conservation Area. The High Street is characterised by traditional historic cottages dating from the 18th Century. To the southeast of the Conservation Area is an area of mid to late 20th Century residential expansions.

Barcombe Cross Village Hall is located opposite the access gate to the northeast of the Site, beyond which is a series of small, irregularly shaped fields which fall towards the Bevern Stream.

To the west, the boundary of the larger field that the Site is a part of, lies adjacent to Ancient Woodlands. Small, irregularly-shaped agricultural fields defined by a pattern of hedgerows and shaws, lie further east of these woodlands.

Arable fields continue to the south of the Site, falling towards the River Ouse Valley. Buildings associated with Camoys Court Farm lie to the southeast of the Site.



Rural approach to Barcombe Cross along Barcombe Mills Road.



Barcombe Cross village centred along the High Street.

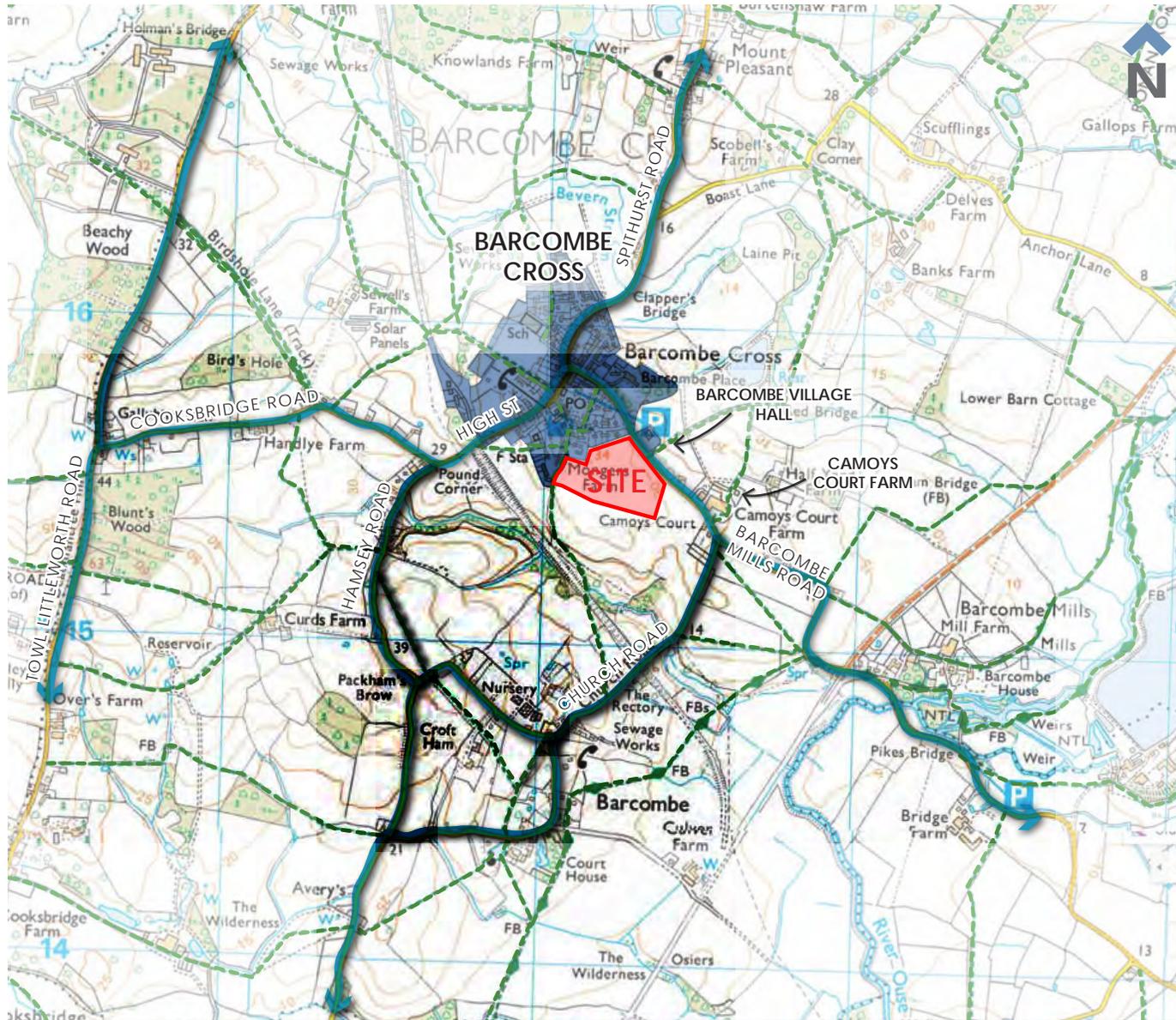


Figure 3.1: Site Location Plan.

3.2 Surrounding Designations

Landscape

The Multi Agency Geographic Information for the Countryside Map (MAGIC) and the adopted policies map indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality. The South Downs National Park lies approximately 2.7km to the southwest of the Site.

Conservation Area and Listed Buildings

The Site does not lie within any Conservation Areas. The Barcombe Cross Conservation Area lies in close proximity to the north of the Site.

There are no Listed Buildings on the Site. The Mongers Farmhouse (Grade II Listed) is located adjacent to the southwestern edge of the Site. The Grade II Listed Chestnut Cottage, Ballards Cottage and The Old Forge House are located approximately 0.2km north of the Site, within the Barcombe Cross Conservation Area.

Public Rights of Way

Public footpath BAR/21/2 runs along the Site's western boundary, inside the Site, and continues southwards to Church Road through the Ancient Woodland. The circular Barcombe Walk route, which connects the 'three villages of Barcombe', follows this public footpath before passing through the village centre and continuing alongside (but outside of) the northeastern boundary of the Site, before turning eastwards away from the Site along public footpath BAR/14/1.

Tree Preservation Orders

There are no trees on the Site covered by a Tree Preservation Order (TPO).

Ecology

The Site is not covered by any national statutory or non-statutory designations for ecology.

One nationally important designation is present within 3km of the Site: Plashett Park Wood SSSI (c. 2.5km east).

Seven non-statutory designations were identified within 2km of the Site. These were the Dismantled Railway Local Wildlife Site (LWS) (0.5km north-west of the Site), Scobells Meadow LWS (1km north of the Site), Barcombe reservoir LWS (1.1km southeast of the Site), Knowlands Wood LWS (1.2km north of the Site), Down Coppice LWS (1.5 northeast of the Site), and Spithurst Churchyard LWS (1.8km north of the Site).

There is an approximately 975m long stretch of Ancient Woodland running along a disused railway line to the southeast of the Site. The dismantled railway line is contiguous with the section designated as a LWS, located approximately 500m to the northwest of the Site.

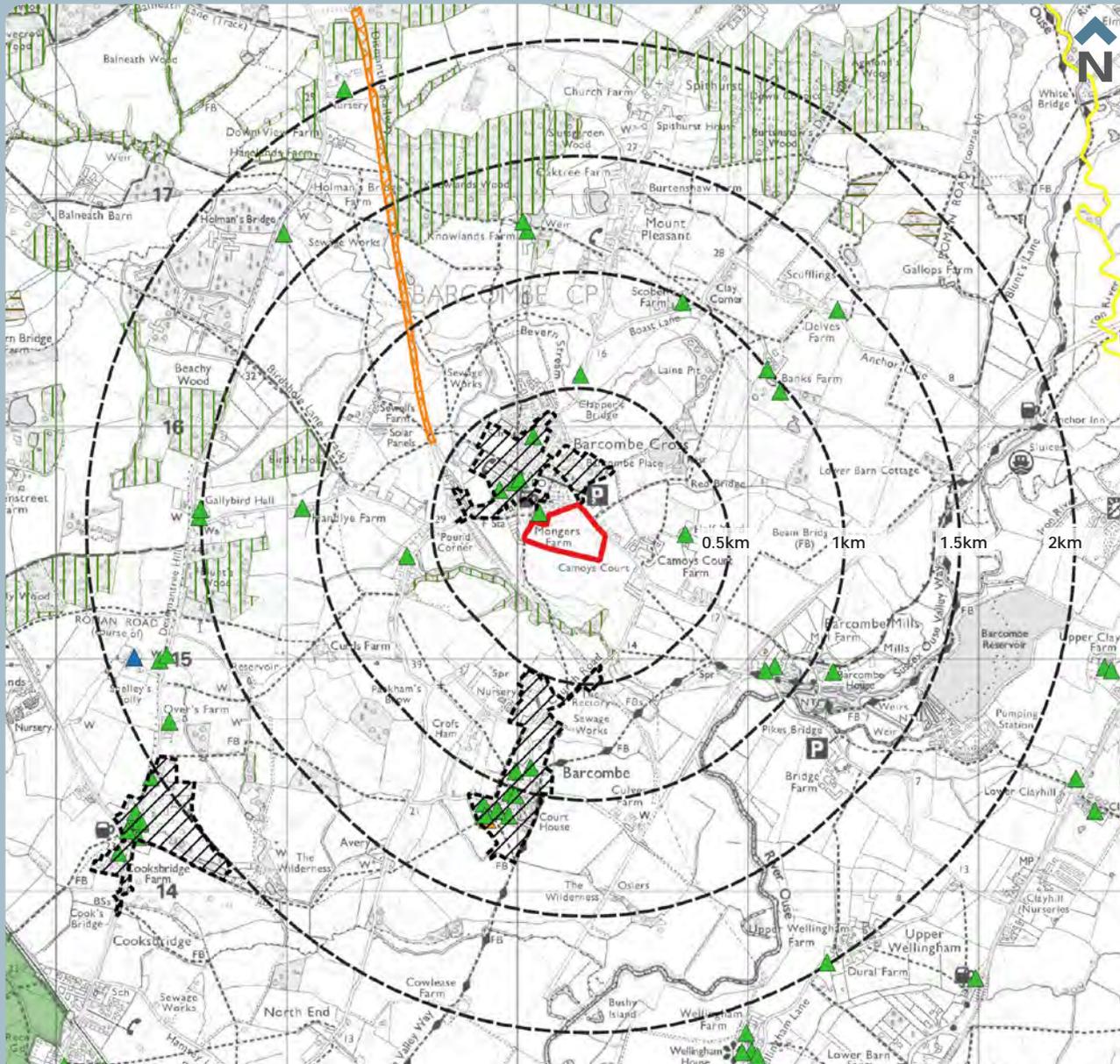
No trees on or adjacent to the Site are listed on the Ancient Tree Inventory.



View of the Grade II Listed Mongers Farmhouse from the Site.



Public footpath BAR/21/2 runs along the Site's western boundary.



-  Site Boundary
-  District Boundary
-  Conservation Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Ancient Woodland
-  Ancient Replanted Woodland
-  National Park
-  Local Wildlife Site (LWS)

Figure 3.2: Designations Plan.

3.3 Historical Development

Barcombe was recorded in the Domesday Book as 'Berchamp'. The origins of the place name 'Barcombe' may have derived from two sources: the Saxon 'Berecampe', meaning 'barley land' and the Latin loan word 'campus', a field.

Barcombe Cross is one of the three main settlements comprising Barcombe. It is the largest in terms of population, and also serves as the main hub with the amenities and services. The other two settlements are Old Barcombe, the oldest settlement in the parish with the parish church, and Barcombe Mills, near the former railway line and the River Ouse, which forms an important area for its wildlife and natural environment.

Barcombe Cross is a nucleated settlement, largely concentrated at the junction of High Street, School Hill and Barcombe Mills Road. Barcombe Cross expanded from 1839 onwards when the railway station opened, and has since become the main village in the parish, being home to the parish school, shops, amenities and services. Barcombe Cross is now known as Barcombe in the local area and is signposted as such. However, on maps it is shown by its full name.

The 1878 and 1911 maps illustrate how the urban form of Barcombe Cross was mainly concentrated along High Street, while the 1961 map shows the growth of the settlement along School Path and School Hill as well as southwards. Finally, the modern-day map shows that the village has expanded in all directions around the historic core of the village.



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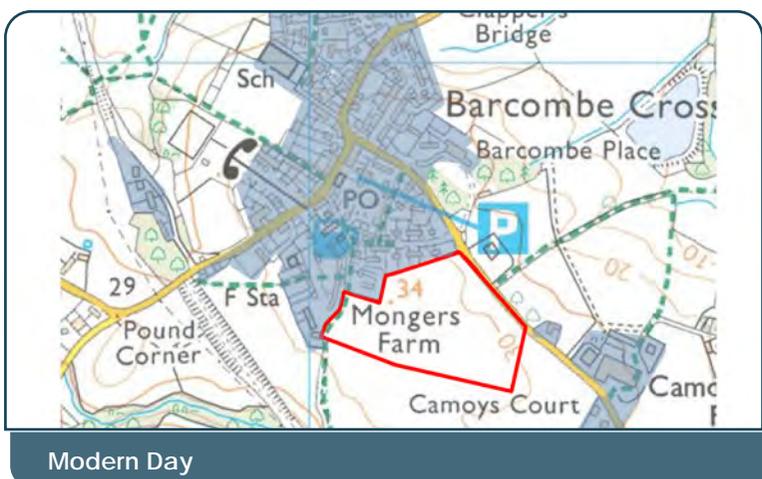
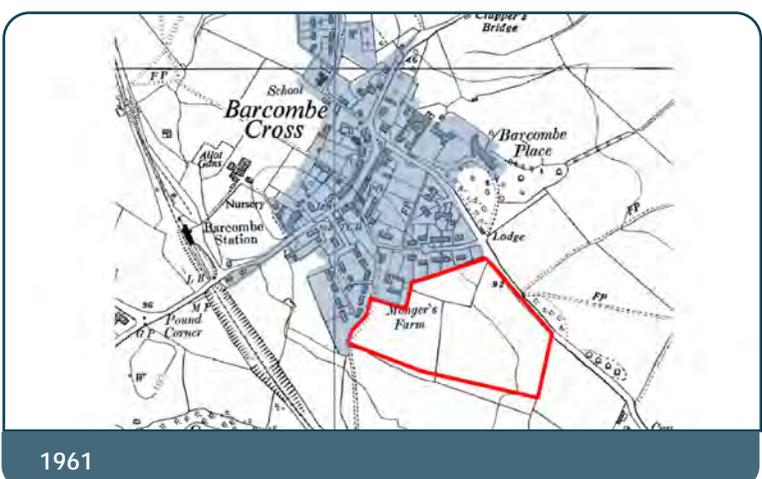
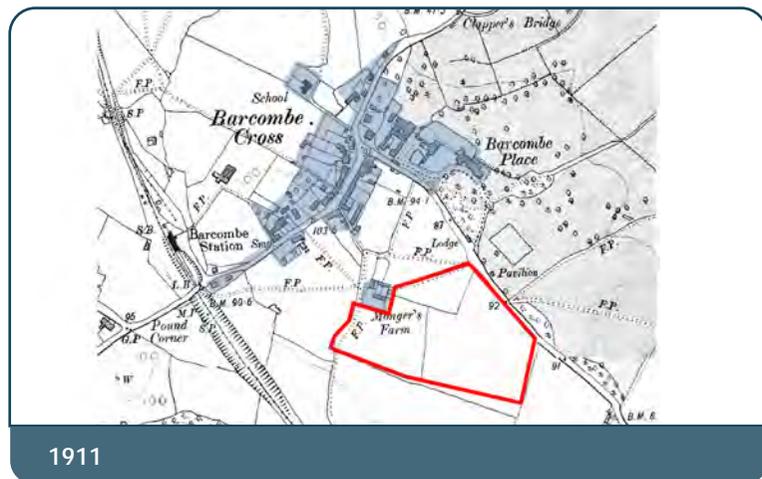
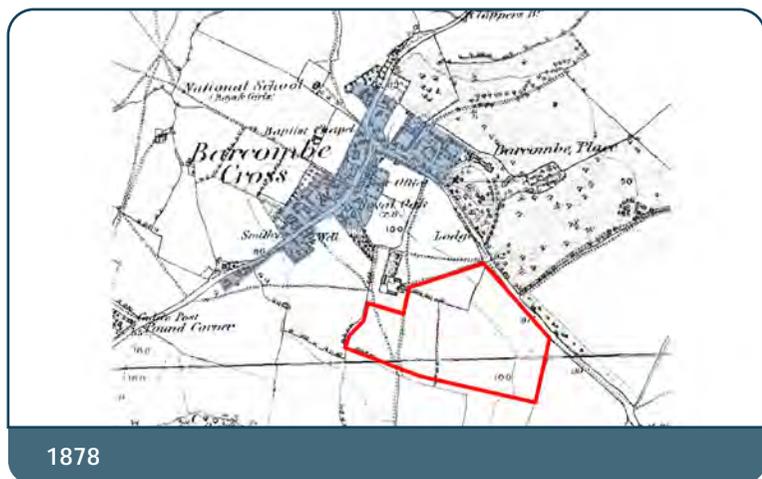


Figure 3.3: Historic maps illustrating the growth of Barcombe Cross.

3.4 Settlement Form and Architectural Detail

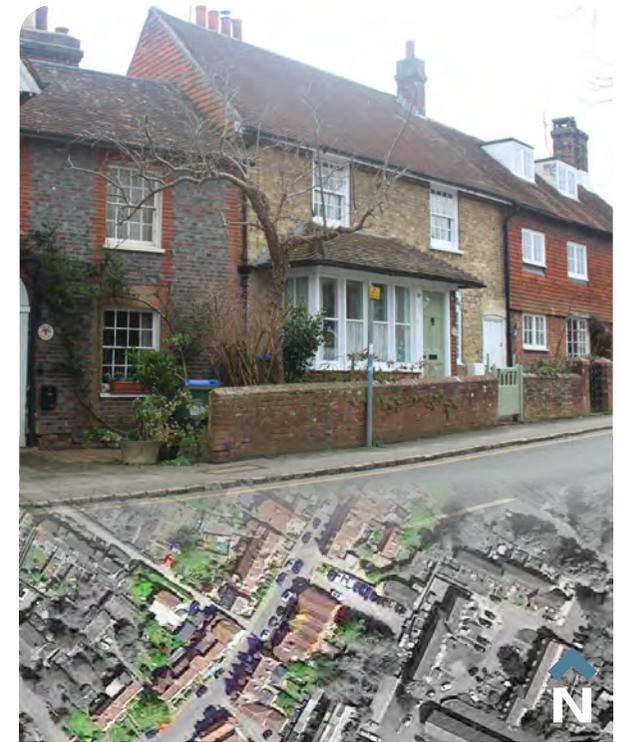
Development in Barcombe Cross includes a range of architectural styles that differ in form, layout, materials, finish, building set backs and frontage treatments. These often occur in clusters of varying scales, and reflect the growth of the village over time.

Housing in the village typically comprises detached or semi-detached homes, with a limited number of terraced homes. Terraced homes tend to be focused along High Street and Monger's Mead.

The majority of the building stock is two storeys, with pitched roofs. Generally, most properties are constructed of brick and are set back from the roads behind vegetated front gardens, with parking provided on-plot.



Figure 3.4: Location of assessed Character Areas.



CHARACTER AREA A High Street

- Historic core of the settlement.
- Narrow streets and footways.
- Mainly Victorian buildings, with short terraces and detached housing.
- Predominantly 2½ storey properties.
- Materials include red and beige brick, with some rendered facades.
- Predominance of bay windows.
- On-street parking.



CHARACTER AREA B
Monger's Mead and Oaktree

- Mainly 1½ and 2½ storey low density semi-detached housing.
- Large plots with generous front gardens.
- Pitched Roofs.
- On-plot parking.
- Front gardens are separated by hedges, fencing and low walls.
- Properties are set back from the back edges of pavements, behind front gardens.



CHARACTER AREA C
Deans Meadow

- Mix of detached and semi-detached and 2½ storey terraces.
- Some incidental green spaces.
- Combination of on-street and on-plot parking.
- Properties constructed of red brick.
- Property front boundaries are a mix of brick walls, timber fencing, hedgerows and railings. Some front boundaries are **undefined**.



CHARACTER AREA D
Grantham Bank

- Predominantly 2 storey medium density, semi-detached and linked detached housing, dating from the 1960s, with occasional Victorian architecture.
- Front gardens with on-plot parking.
- The main building material is red brick. There are examples of beige coloured brick, and render painted in white and cream shades.
- A verdant character is evident with trees located in incidental green spaces and within front gardens.

CHARACTER & ARCHITECTURAL CONTEXT



Orange/red hanging clay tiles and white casement windows.



Mix of buff and red/brown brick and the use of brick banding is used to add interest to side elevations facing the street.



Gable roof and dormer windows create distinctive dwelling frontages.



Brown/orange clay tile roofs, dormer windows and prominent chimney stacks create an interesting roofscape.



Variation to elevations is created through the use of gable roof forms, clay tiles, red/brown bricks and render.



Contemporary style village hall constructed of dark brick with timber cladding.



White rendered side elevations and chimney stacks frame this focal building.

3.5 Existing Site Features

The Site is 5.25ha in size and extends approximately 366m east to west, and 229m north to south. It occupies the northern part of a larger, irregularly-shaped arable field which extends further south and west. There are no tall or built structures within the Site, except for a group of broadleaved trees to the northwestern corner of the Site, and a single tree along the southwestern boundary of the Site. Most of the structural vegetation is confined to the Site's northeastern boundary, which is formed of a native hedgerow and trees associated with an existing ditch. There is a public footpath which runs across the Site, along its northwestern boundary. There is a public footpath which runs across the Site, along its northwestern boundary.



Figure 3.5: Aerial photograph showing photograph location points.

3.6 Topography

The topography of the local area is quite distinct, with Barcombe Cross located on a plateau of higher ground, which then falls to the north and east to the Bevern Stream, and to the south to the River Ouse. Beyond the River Ouse, the land rises steeply to the escarpment of the South Downs National Park. The greater part of the Site occupies a plateau of higher ground which sits at approximately 33m AOD Above Ordnance Datum (AOD). From the plateau, the land falls eastwards to Church Road, and beyond that to the valley floor of the River Ouse. In the southern part of the Site, the land falls towards the former railway line.

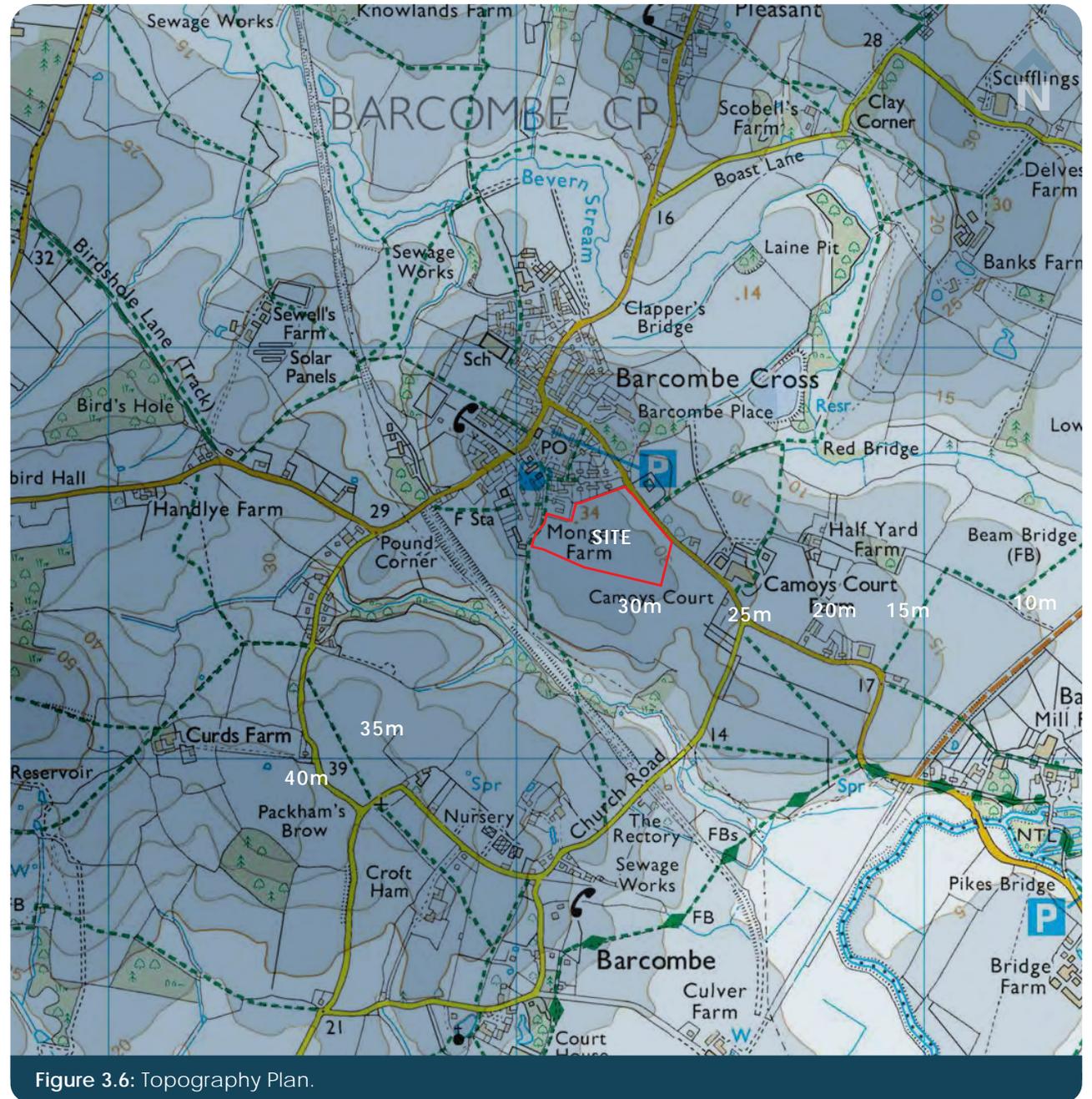


Figure 3.6: Topography Plan.

3.7 Landscape and Visual Character

A Landscape and Visual Impact Assessment (LVIA) has been prepared as part of this planning application. The Site is not covered by any statutory or non-statutory designations for landscape character and quality, and it does not contain any heritage assets. The findings and conclusions of the LVIA are summarised as follows:

- The close proximity to residential properties and the presence of overhead wires on the Site are urbanising influences over the Site.
- The majority of Site is not publicly accessible with the exception of the route of the public footpath, which runs along the western edge of the Site. Therefore, whilst views out towards the wider landscape are available from the Site, these can only be gained from the section of footpath where it crosses the Site.
- The Site is found to be physically well-connected to the existing settlement of Barcombe Cross, with existing residential development abutting the north western and western boundaries of the Site. There is also further built development extending eastwards of the Site along Barcombe Mills Road.
- The Site is well-contained from the wider landscape to the north, west and south west, owing to existing settlement at Barcombe Cross, the ancient woodland to the south, and intervening field boundary vegetation and woodland blocks to the north.



View from within the Site, looking south.



View from within the Site, looking south west.

- **The LVIA finds that the Site can be sensitively brought forward for new homes whilst still retaining the vast majority of the existing landscape structure, and providing substantial new landscaping to create a defined boundary to the south and east. It also finds that new areas of public open space, a drainage basin, wildflower meadows, and further tree planting will help to assimilate the new homes into their landscape setting. This new landscaping, together with new street tree planting, will substantially increase the landscape features on the Site.**

The LVIA concludes that the impact of the proposed development on the wider landscape will be restricted to the south and east, where views of the Site are more readily available. However, where these views of the new homes will be possible, they will be seen adjacent to existing residential development and will be seen to extend residential development along Barcombe Mills Road. The new homes will occupy a similar elevation to the adjacent existing settlement and will not appear out of character.

The assessment also concludes that the proposed tree and structural planting along the southern and eastern edge of the Site will help to soften the views of the new houses, and once mature will help to provide a definitive boundary to the settlement. The new planting will also provide opportunities to soften views to the southern settlement edge of Barcombe Cross which is currently relatively open. Overall, the new development will be well related to existing built-up area of Barcombe Cross.



View from public footpath BAR/21/1, looking east.



View from within the Site, looking north west.

3.8 Heritage and Archaeology

A desk-based assessment has been prepared to inform the planning application.

No designated heritage assets lie within the boundary of the Site. The Grade II Listed Mongers Farmhouse is located immediately northwest of the Site. Although listed as 'Mongers Farmhouse', it comprises two dwellings, known as 'North Mongers Farm' and 'South Mongers Farm'. A former agricultural building, The Barn, now converted to residential use, is also located immediately to the northwest of the Site, and can be considered a non-designated heritage asset. Barcombe Cross Conservation Area is located immediately north of the Site. The design of the proposed development has taken into account the proximity of these designated heritage assets, and it is anticipated that harm will be less than substantial.

A high level of Roman period activity including Roman period settlement, is recorded in the wider area, focused at the intersection of the River Ouse and Roman Roads to the southeast of the Site. No Roman period remains are recorded within or adjacent to the Site. A number of farmsteads in the vicinity may be of medieval origin, including Mongers Farm to the west of the Site, but no physical evidence is recorded to support this. The medieval activity appears to have been focused at Barcombe, around 1km to the south of the Site. The archaeological potential of the Site can be appropriately addressed by way of a programme of archaeological works, the scope and timing of which will be agreed with the archaeological advisor to the LPA.

3.9 Water, Drainage and Hydrology

The planning application is accompanied by a Flood Risk Assessment (FRA). This has been prepared to demonstrate that following construction of the development, the risk of flooding on the Site and potential risk of flooding elsewhere will not increase, and that surface water drainage from the development will accord with Sustainable Drainage Systems (SuDS) principles in compliance with current national and local standards.

The Site lies within Flood Zone 1, and is therefore not at risk of fluvial flooding. There is some pluvial flooding to the east and north of the Site associated with the existing ditch.



Native hedgerow along eastern boundary.



Mature trees near the northeastern boundary.



Trees and woodland beyond the western boundary, to the south.

3.10 Arboriculture

A Tree Survey has been prepared to assess the impact of the development on the Site's trees and hedgerows.

Tree cover consists mainly of oak and poplar. Confirmed constraints to development at the Site have been identified as the presence of:

- One high quality oak tree (T12)
- Moderate quality trees around the existing field access.

Due to the limited number of trees, and their peripheral location, there should be minimal arboricultural constraint to development. The retention and protection of these trees will serve to provide a level of maturity, and maintain landscape and amenity values in these areas.

There is a significant opportunity to enhance the arboricultural value of the Site through well considered and planned tree planting. This would not only increase overall tree canopy cover and ecosystem services from trees, but also increase biodiversity and habitat values.



Figure 3.7: Tree Survey.

3.11 Ecology

An Ecological Assessment, which accompanies this planning application, has been undertaken. The Site comprises arable farmland, with grassland margins and scattered mature trees. The Site's eastern boundary is formed by a native hedgerow, which is associated with a seasonally wet ditch. The Assessment recommends retention of the existing habitats at the Site where possible, and replacement of the loss of any habitat, such as grassland or hedgerows, with appropriate native species.

Further survey work is ongoing in regards to bats, dormice, breeding birds, wintering birds and reptiles. No bat roosts have been confirmed on-site, however, a sensitive external lighting scheme should be designed in order to maintain foraging opportunities at the Site for bats. Surveys so far have found a 'good' population of slow worms present on-site, along with assemblages of bat and bird species using the boundary vegetation to forage, traverse the landscape, and to nest. Robust avoidance/protection measures are proposed to safeguard these species. No population of dormouse has been found to date, but precautionary measures during any vegetation clearance are recommended.

Recommendations have been set out which will deliver ecological enhancement, including the retention and enhancement of pre-existing habitats, and the creation of new habitats, which will provide new opportunities for wildlife such as nesting birds, foraging bats and reptiles. Bats and birds will also benefit from new roosting and nesting opportunities within new buildings.

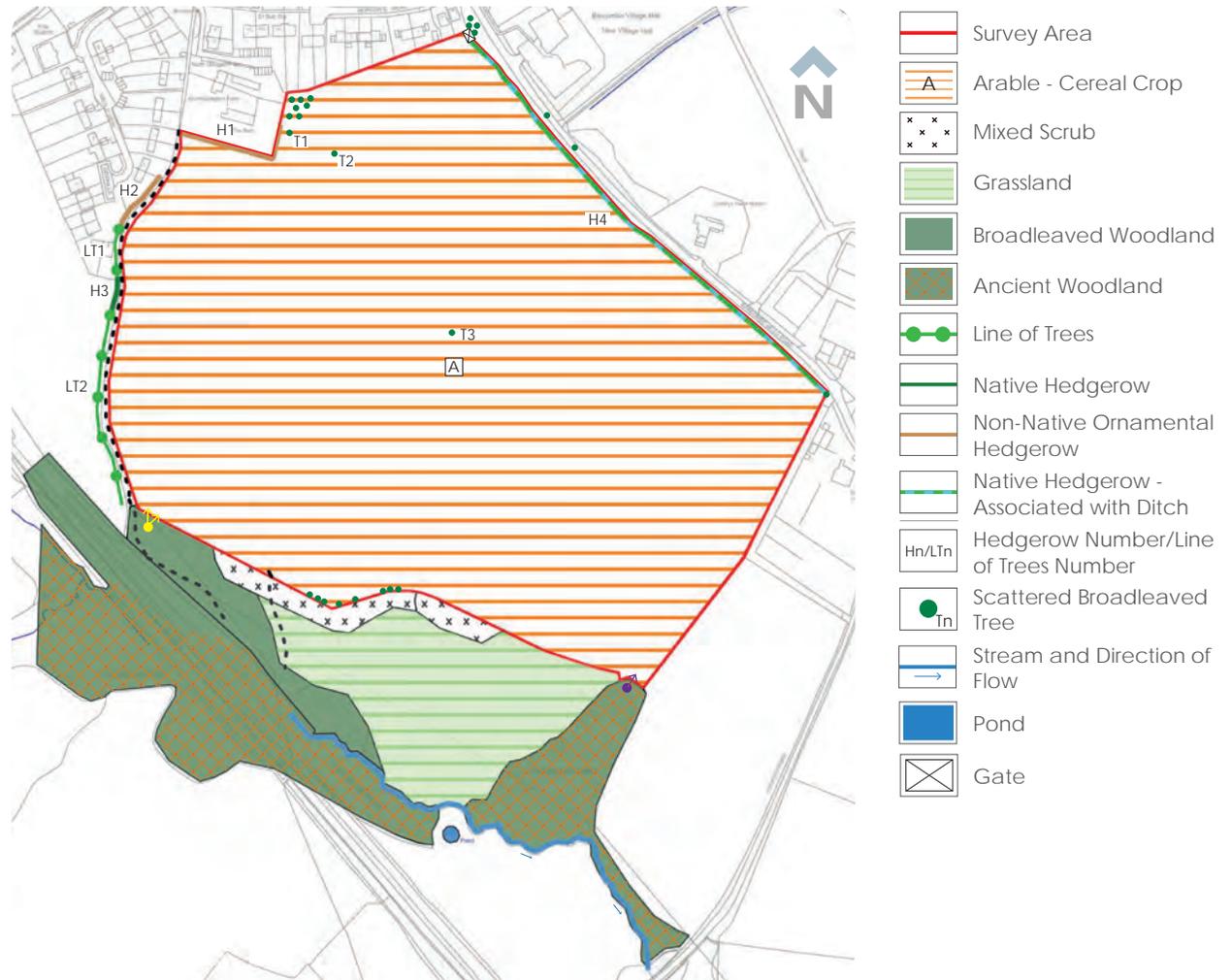


Figure 3.8: Habitats Plan.

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3.12 Access, Movement and Facilities

The settlement of Barcombe Cross contains a number of key local amenities/facilities within a short walk from the Site, including public transport services. The facilities in Barcombe Cross include Barcombe C of E Primary School, Barcombe Village Hall, Barcombe Community Fire Station, St Francis of Assisi Church, Barcombe Football Club, a public house, and a convenience store/post office. Further facilities are available within the other parts of Barcombe, including Barcombe Mills Wier and Lakes, and a petrol station.

High Street is the primary route which passes southwest to northeast centrally through the different parts of Barcombe Cross. There are a number of bus stops along this road that provide regular services to Lewes and Barcombe Mills. The nearest bus stop (both southbound and northbound) is located approximately 350m to the north of the Site's westernmost boundary.

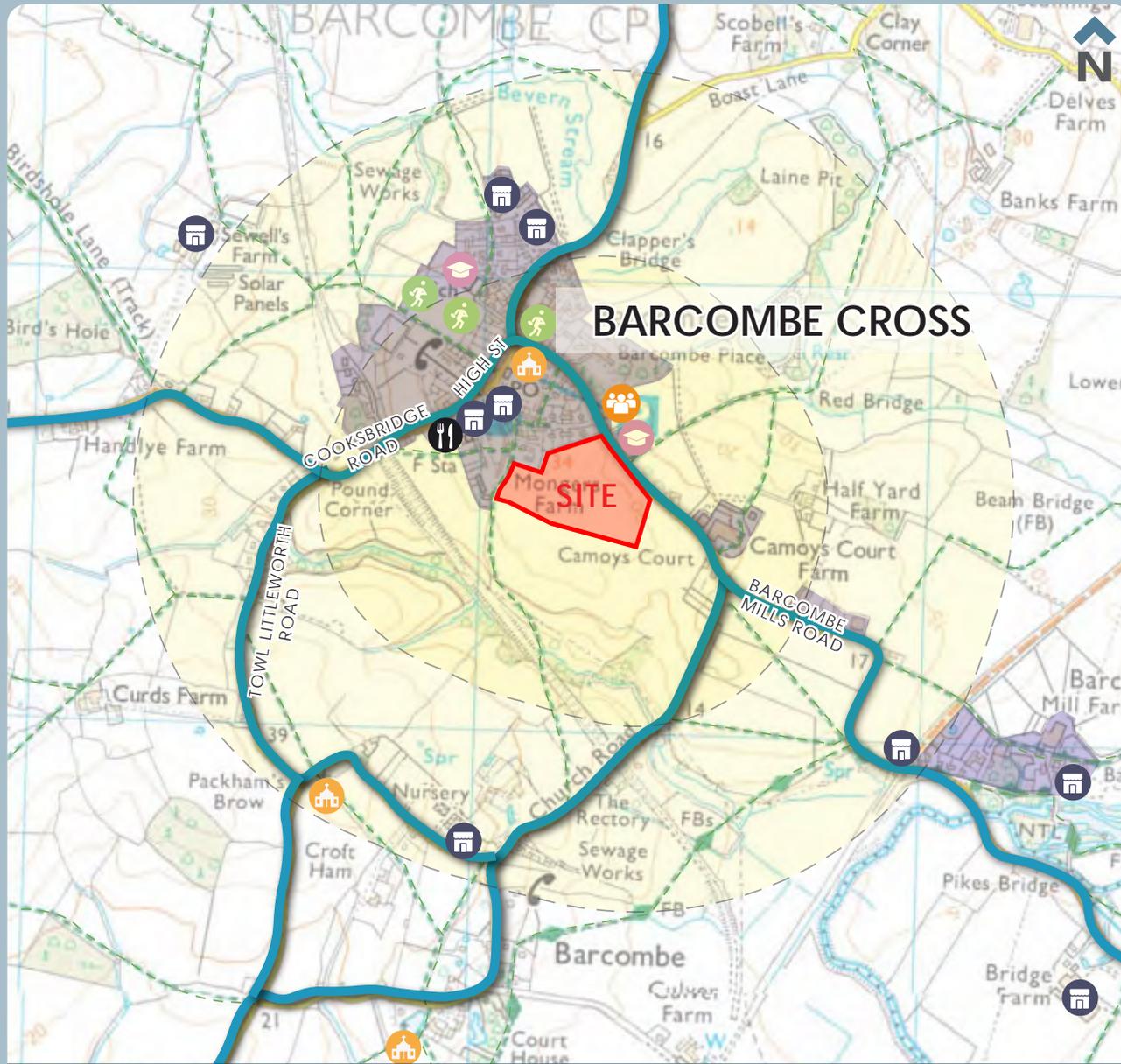
Cooksbridge Railway Station is located approximately 2.5km south of the Site (14 minute cycle) and is operated by Southern Railways, which provides two services an hour between London Victoria, Lewes and Eastbourne.

In addition to those amenities available within Barcombe Cross, the local public transport services also provide the opportunity for future residents to travel to Lewes, where additional facilities are available, including shops and employment.



Barcombe Cross contains a number of key local amenities/facilities within a short walk from the Site, including convenience store/post office and local pub.





-  Site Boundary
-  Water Feature
-  Educational Facilities
-  Sports Facilities
-  Retail Facilities
-  Religious Facilities
-  Restaurant/Public House
-  Community/Leisure Facilities
-  Petrol Station

Figure 3.9: Facilities Plan.

04. INFLUENCES AND OPPORTUNITIES

INFLUENCES

The key influences which need to be considered within the proposed layout are set out below:

- **Listed Building and Conservation Area:** The developable area should be set back from the Grade II Listed Building. This will respect the former agricultural setting of the farmhouse (now two cottages). The Barcombe Cross Conservation Area sits close to the Site's northeastern corner. The proposed vehicular access location should ideally avoid the Conservation Area, and the design of the development frontage should use appropriate setback distances and new landscaping to reflect the rural approach to Barcombe Cross Conservation Area.
- **Existing landscape features:** The existing trees within the body of the Site should be retained where appropriate. The existing hedgerows, trees and vegetation which form the Site's boundary vegetation should be strengthened with further tree planting, thicket and shrub planting, to help assimilate the proposals into a strong landscape framework.
- **Existing properties adjoining the Site:** Careful consideration should be given to the design of the development adjacent to the existing properties which back onto the Site. This will include ensuring minimum back-to-back distances are met, and incorporating new landscaping within rear gardens to soften and filter the views of the new homes.

- **Views of the Site:** The proposed development should include pocket greens and street trees along the proposed streetscape to help break up the roofscape, soften and filter views of the proposed development from the south and southeast, and assimilate the new homes into the existing landscape setting.

OPPORTUNITIES

There are several opportunities to shape the new proposals in order to create a distinct character with strong connections to its context and setting.

- **New homes:** Provision of high quality sustainable housing, with the Site able to accommodate up to 70 new homes and associated green infrastructure.
- **Reinstating former field boundaries:** Reinstating former field boundaries will define the new neighbourhood's southern and eastern boundaries, and reflect the existing local landscape character.
- **Gateway:** The principal approach from the south to Barcombe Cross is along Barcombe Mills Road. The Barcombe Mills Road frontage will, therefore, form a key gateway, with the opportunity to create a strong and positive first impression through carefully designed buildings that reflect the strong local vernacular and a distinctive landscape scheme. An area of public open space along the Barcombe Mills Road frontage will ensure an appropriate development edge.

- **Community facilities:** The areas of open space have the potential to provide children's outdoor play space in the form of a Locally Equipped Area for Play (LEAP), trim trail stations and new picnic areas. The Village Hall is located close to the Site and new recreational routes should link the proposed and existing community facilities, ensuring routes are accessible to all.
- **Overhead cables:** There is an opportunity to underground/reroute the existing powerline.
- **SuDS:** Potential to locate an attenuation basin in the lower parts of the Site, which will form an integral part of the neighbourhood's green infrastructure and be designed to maximise landscape and biodiversity benefits.



- Site Boundary
- Potential Vehicular Access
- Existing Main Routes & Bus Stop
- Existing Facilities
- Existing Public Rights of Way
- Potential Pedestrian Linkages
- Potential Recreational Routes
- Potential Developable Area
- Listed Building
- Sensitive Edge
- Existing Overhead Power Line
- Existing Trees and RPAs
- Opportunity to Reinstate Former Field Boundary
- Opportunity for Green Infrastructure Corridor
- Opportunity for Central Area of Open Space
- New Community Benefits
- Potential SuDS Basin
- Conservation Area

Figure 4.1: Opportunities and Influences Plan.

05. DESIGN PROPOSALS

5.1 The Development Framework

The design proposals for the Site have evolved through an iterative design process informed by environmental and technical work, an understanding of the development's relationship to its surrounding context, and an assessment of planning and design policy. This has resulted in the formulation of the Development Framework Plan (Figure 5.1), which seeks to minimise environmental impacts whilst maximising social, economic, biodiversity and sustainability benefits.

The Development Framework Plan shows the Application Site boundary, the means of access to the Site, the areas of retained and new landscaping, and the location and extent of the proposed land use, including the amount of built development.

Vision – A placemaking Approach

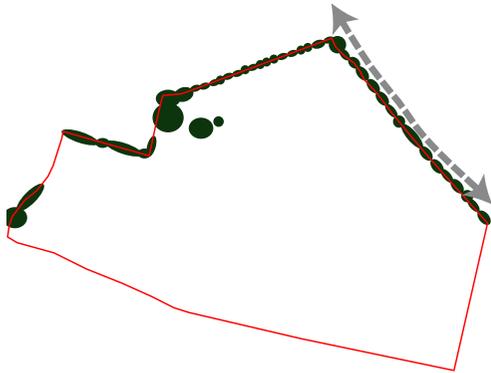
The overarching vision of the masterplan draws upon fundamental principles of placemaking and is tailored to the requirements of the relevant policies and opportunities relating to the Site.

- Provide up to 70 new homes, offering a range of dwelling types, sizes and tenures, 40% of which will be affordable housing in line with the District-wide target set out in Core Policy 1.
- Provision of 2.93 hectares of publicly accessible green infrastructure to promote an active lifestyle and a sense of well-being by providing new public open space, picnic areas, and recreational routes that tie into the existing network of public footpaths, in line with Core Policy 8.
- The provision of a new high quality children's play area and natural trim trails, to encourage an active and integrated community for the whole of Barcombe Cross, in line with Local Plan policy DM16.
- 1.82 hectares of species-rich green infrastructure will be appropriately managed to create new valuable wildlife habitats, and provide the off-site biodiversity net gain for the proposed residential development at South Chailey.
- New green corridor links the proposed central area of open space to the Site entrance along Barcombe Mills Road, creating a verdant arrival into the new development.



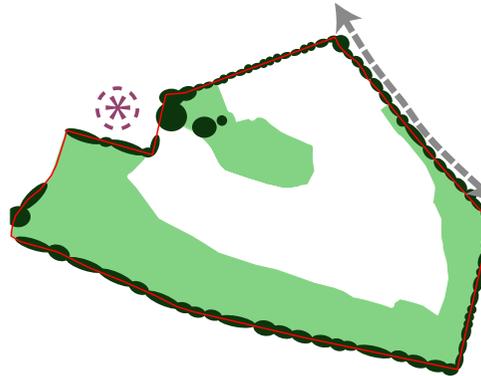
Figure 5.1: Development Framework Plan.

5.2 Layout Principles



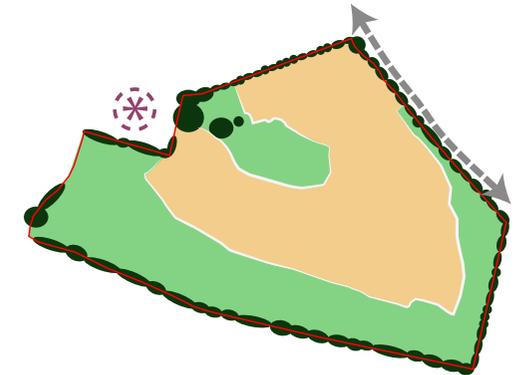
Retain and enhance existing landscape features

The Site's existing vegetation is to be retained and enhanced where possible. This includes the existing mature trees, and the existing hedgerows along the Site's boundaries. New native landscaping will enhance and strengthen the existing trees and hedgerows.



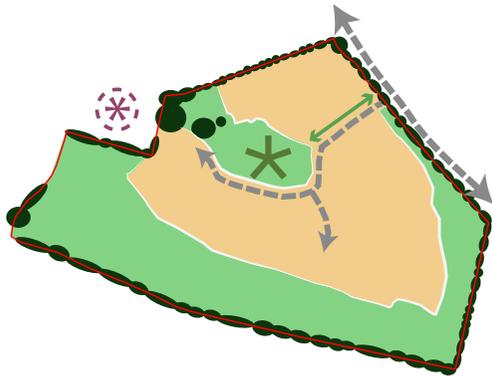
Connect the existing landscape features and create a well-landscaped settlement edge

New trees and hedgerows will be planted along the Site's southern and eastern boundaries, creating a soft, well-landscaped, and appropriate new settlement edge. The new landscaping will help to screen and filter views of the proposed homes, whilst also connecting existing trees and hedgerows via green corridors, and areas of open space running alongside the existing landscape features. This approach also means that open space will inherently be located to the east of the Grade II Listed Mongers Farmhouse and to the south of the non-designated heritage asset of The Barn. These open spaces will set the proposed built form back from the heritage assets, helping to minimise harm to their setting.



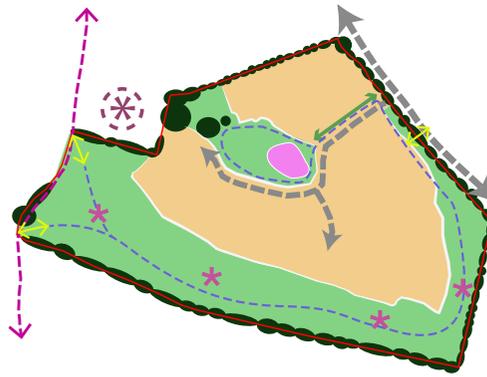
Identify the most appropriate area for new homes

The principles informing the location of the green spaces inherently defines a logical location for the new homes, based upon a sound understanding of the Site's principal opportunities and influences. The new homes will be enclosed by the areas of public open space, which will include biodiversity enhancements, recreational opportunities, and further new landscaping to supplement that being proposed along the Site's southern and eastern boundaries.



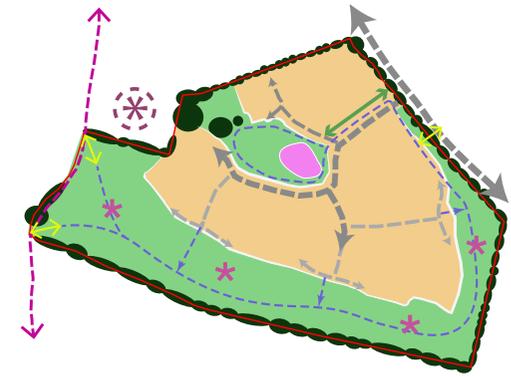
A central green and a memorable gateway

The aforementioned open space located to the east of the adjacent Listed Building provides the opportunity to create a central green. The green will include a new children's play area, thereby creating a community focal point for the proposed new homes. A green corridor running alongside the nearby vehicular access point and entrance street will create a green link running between the central green and Barcombe Mills Road. New tree planting within this green corridor will help to create a well-landscaped and attractive gateway to the new neighbourhood, whilst also providing a visual and physical connection between the central green and the adjacent Barcombe Village Hall.



Encouraging active lifestyles

The areas of public open space will offer social, leisure, play and recreational opportunities within easy reach of all the new homes, as well as the existing residents. New recreational routes for walking will connect with both the existing on-site public footpath and the adjacent public footpath on the opposite side of Barcombe Mills Road. This will help to physically integrate the new neighbourhood with the existing settlement, meaning existing residents will also benefit from easy access to the new public open spaces.



Filtered permeability

A number of secondary streets and lanes will lead off the primary street, providing connections between the central green and the peripheral open spaces. Pedestrian connections will lead from the secondary streets and lanes to the new recreational routes, facilitating 'filtered permeability' which maximises pedestrian connectivity through and beyond the new neighbourhood.

5.3 Illustrative Masterplan

The Illustrative Masterplan (Figure 5.2) is based upon the Development Framework Plan, and has been prepared to demonstrate in more detail the general design principles that will be adopted through the development of the Site.

The adjacent page shows the final Illustrative Masterplan, and the following plans show the key design principles which have informed its evolution.

These design principles show how the Illustrative Masterplan has been brought together, highlighting the fundamental parts of the design which should be taken forward in any subsequent Reserved Matters Application.



-  Site Boundary
-  Proposed vehicular access point
-  Potential pedestrian crossing point/traffic calming feature
-  Potential recreational routes
-  Existing public footpaths
-  Potential pedestrian links
-  New trim trail stations
-  New picnic areas
-  Locally Equipped Area for Play (LEAP)
-  Proposed sustainable drainage basin (SuDS)
-  New wildlife pond



MONGER'S MEAD

New homes are set back from the Listed Building.

Existing vegetation to be maintained, creating a tree-lined hedgerow entrance to the new development.

New recreational routes will tie into the existing public footpath network. Providing a link between the public footpaths to the east of the Site and the public footpaths to the west presents, the opportunity to enhance the network of walking routes in and around Barcombe Cross.

3

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Wildflower planting with mown paths for amenity use will provide nectar resources for invertebrates.

Reinstating the former field boundaries will frame the new development and substantial new tree planting and thicket planting will create a new wildlife corridor across the Site.

Proposed street tree planting will break up and soften the proposed roofline.

Significant native tree planting with scrubby understorey will benefit a range of wildlife, especially birds.

A wildlife pond and SuDS basin will provide valuable habitat for wildlife and provide visual interest near to the picnic area.

6

Figure 5.2: Illustrative Masterplan.

5.4 The Design Principles



Respecting the setting of Mongers Farmhouse and Barcombe Cross Conservation Area

The Development Framework Plan and Illustrative Masterplan show how public open space and new landscaping will be located to the east of the Grade II Listed Mongers Farmhouse, and to the south of the non-designated heritage asset of The Barn. The Heritage Desk-based Assessment accompanying this planning application concludes, therefore, that the harm to Mongers Farmhouse as a result of the proposed new homes will be less than substantial, and harm to The Barn will be minimal.

It is recognised that the Site forms part of the agricultural setting at the southeastern extent of the Barcombe Cross Conservation Area, with the Site forming part of the approach to the Conservation Area along Barcombe Mills Road. The design proposals for the Site have taken into account the proximity of the Conservation Area and the approach to it by maximising the retention of the existing hedgerow along the Site's Barcombe Mills Road frontage, and locating open space and new landscaping alongside the existing hedgerow to offset and soften the views of the new homes from the existing road. As a result, it is concluded that harm to the Conservation Area will be less than substantial.

Green connection 'draws in' open space into the heart of the neighbourhood



Central green helps to break up proposed built form

New tree and hedgerow planting to southern and eastern boundaries

Reflect landscape character

The proposed new homes will sit within an attractive, landscaped framework. The existing trees and hedgerows will be retained, save for where the vehicular access point is to be provided from Barcombe Mills Road. The existing vegetation will be significantly enhanced through substantial new tree and hedgerow planting, which includes the reinstatement of the former hedgerows along the southern and eastern boundaries. The well-landscaped nature of the boundaries will help to screen, soften and filter views of the proposed new homes from the countryside beyond the Site.

The central green will help to visually break up the rooflines of the proposed new homes, as well as accommodate the existing mature trees and new landscaping. In particular, the central green will help to 'draw into the Site' the proposed green spaces to create a new neighbourhood that is defined by its strong and positive relationship between its green infrastructure and new homes.

Set the new homes within an attractive green infrastructure network

The new homes will be set within an attractive green infrastructure network, which will provide a wide range of landscape, ecological and recreational enhancements. The central green will be focussed upon a new children's play area, which will inherently become an important point of community activity and social interaction. The first of a series of trim trail stations is proposed to be located in the central green. These trim trail stations will help to improve public health by encouraging physical activity.

The larger areas of open space within the southern and eastern parts of the Site will be connected to the central green by a traffic-free recreational route. To the north east, the recreational route will connect to the existing public footpath to the opposite side of Barcombe Mills Road via a new pedestrian crossing point/traffic calming feature. To the west, the recreational routes will connect with the existing public footpath that crosses the Site. These connections will mean that new open spaces will also be easily accessible to the existing residents of Barcombe Cross.

The recreational routes will meander through a mosaic of native habitats, including swathes of wildflower, thicket and scrub planting, interspersed with pockets of new tree planting. A number of new picnic areas will be located along the recreational route, where they will benefit from the well-landscaped character of the new green spaces.

A new attenuation basin and wildlife pond will be located towards the lowest point of the Site, adjacent to the eastern boundary. Both the attenuation basin and the wildlife pond will be landscaped to maximise their ecological and landscape value.



New connections to public footpath

Attenuation basin will avoid adverse impacts in terms of flood risk



Homes will provide overlooking and natural surveillance of streets of open spaces

High quality design

Core Policy 11 (Built and Historic Environment and High Quality Design) of the Adopted Joint Core Strategy, and Policy DM25 (Design) of Part 2 of the Lewes District Local Plan recognise the importance that high quality design plays in creating attractive and sustainable places in which people will want to live, work, study and relax. In accordance with these policies, a high quality of design will be achieved as follows:

- At the detailed design stage, the new homes will be designed to respect the character and distinctiveness of the local vernacular through a considered use of building materials and styles.
- The retention of the existing trees and hedgerows, coupled with the substantial areas of new tree and hedgerow planting, will help to stitch the design proposals into the Site's existing landscape setting.
- The design proposals respond sympathetically to the Site's context, including through the provision of open space to the east of the Grade II Listed Mongers Farmhouse, the retention of a well-landscaped approach to the Barcombe Mills Conservation Area along Barcombe Mills Road, and the provision of new landscaping along the section of boundary that abuts the existing residential properties to the north.
- The provision of new links to the existing public footpath will create a well-integrated new neighbourhood in terms of access. In turn, these connections will maximise access to the proposed open space uses, creating an integrated neighbourhood in terms of functionality.
- The new homes will overlook the streets and public open spaces, creating high levels of natural surveillance to reduce opportunities for crime or anti-social behaviour.
- **The new attenuation basin will avoid adverse impacts in terms of flood risk.**

5.5 Use and Amount

The outline planning application covers a Site area of 5.24 hectares. The proposals encompass the following:

Residential Development Area – up to 70 new homes (2.3 hectares)

The proposals are for up to 70 new homes, and the exact housing mix will be determined at the Reserved Matters stage. It is expected to include a broad range of house types and sizes, and up to 40% of the homes will be affordable. These will be fully integrated within the market housing, be indistinguishable in design and materials, and be of a type and size that meets the local need.



Mult-Functional Green Infrastructure: 2.93 hectares

As shown in the Land Use Plan (Figure 5.3), the proposals for the Site include 2.93 hectares of green infrastructure. The green infrastructure will have a range of functions and provide a range of benefits, including:

- Public open space;
- Recreation and amenity areas, including a 400sq.m children's play area and a trim trail;
- Ecological enhancements, including a new wildlife pond;
- A 1,050sq.m SuDS basin.





-  Site Boundary: 5.24ha
-  Residential Development: 2.30ha
-  Proposed Public Open Space: 2.93ha
-  Locally Equipped Area for Play: 400sq.m
-  Proposed Drainage Basin: 1,050sq.m
-  Proposed Trim Trail Stations
-  Remaining Infrastructure: 0.01ha

Figure 5.3: Land Use Plan.

5.6 Access

Vehicular Access

Vehicular access into the Site is proposed in the form of a single priority controlled junction from Barcombe Mills Road. From this access point, a primary street will form a logical and legible route through to the centre of the development.

Emergency Vehicles

The detailed design of the layout will be designed by Part B of the Building Regulations, 'Access and Facilities for the Fire Service', to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

Pedestrian Access

Pedestrian access to the Site will be available at the vehicular access point, and via a pedestrian access point from the Site's northeastern corner to Barcombe Mills Road. A new 2m wide footway will be provided on each side of this access road. A new section of footway along Barcombe Mills Road will continue the direct link to the existing network of footways at the Monger's Mead/Barcombe Mills Road junction. The opportunity exists to provide a new pedestrian crossing point to the south of the primary vehicular access point, to create a convenient pedestrian connection to the public footpath south of the Village Hall.

Public Transport

The Site benefits from good access to public transport, with bus services running along the High Street served by a bus stop approximately 350 metres (5-10 minute walk) from the northwestern access point at the Site.

Service Vehicles

The detailed design and dimensions of the development's new streets will be submitted and agreed upon with the Local Planning Authority as part of the future Reserved Matters submissions. The streets will be designed to accommodate service vehicles without allowing their requirements to dominate the layout. The detailed layout design will accord with Schedule 1, Part H of the Building Regulations to ensure appropriate waste collection, vehicular access, and bin carry distance standards are achieved.

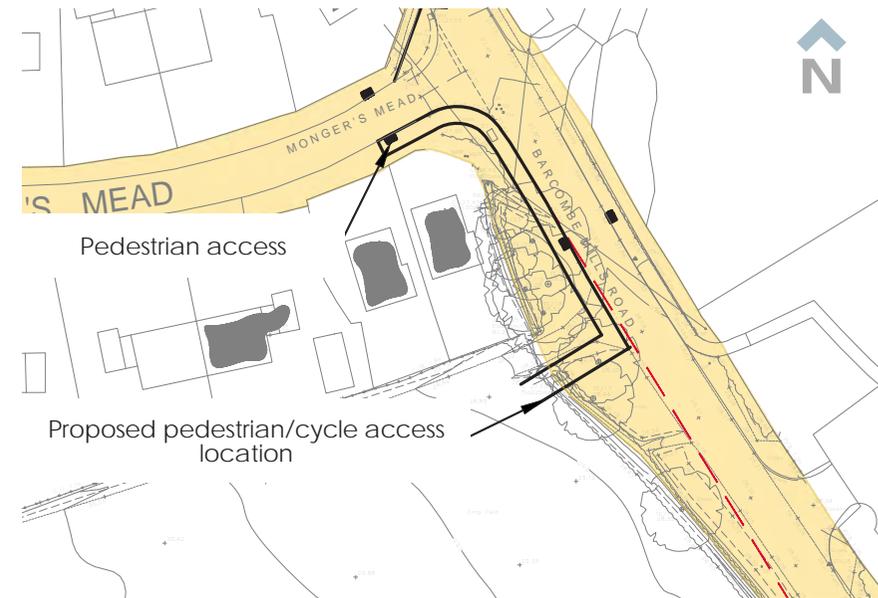


Figure 5.4: Proposed Access Drawing.

5.7 Street Hierarchy and Legibility

The Development Framework Plan and the Illustrative Masterplan have been designed to show how a clear hierarchy of streets and spaces should be created, so that residents and visitors alike know where the principal routes are and how to navigate their way around the development. The design proposals provide a layout where each street and route within the hierarchy will be identifiable.

Calming and slowing traffic is an integral part of delivering streets for people and encouraging walking and cycling. In order to slow vehicles and encourage users to drive with caution, it is expected that some, or all of the following methods will be used:

- Locating buildings so that they are close to the street edge or carriageway.
- The introduction of features that act as visual 'incidents' along the street.
- Changes in the carriageway surface.
- The use of well-designed 'shared surfaces' to create streets for all.
- Carefully restricting forward visibility by arranging buildings, building lines, and landscape treatment.

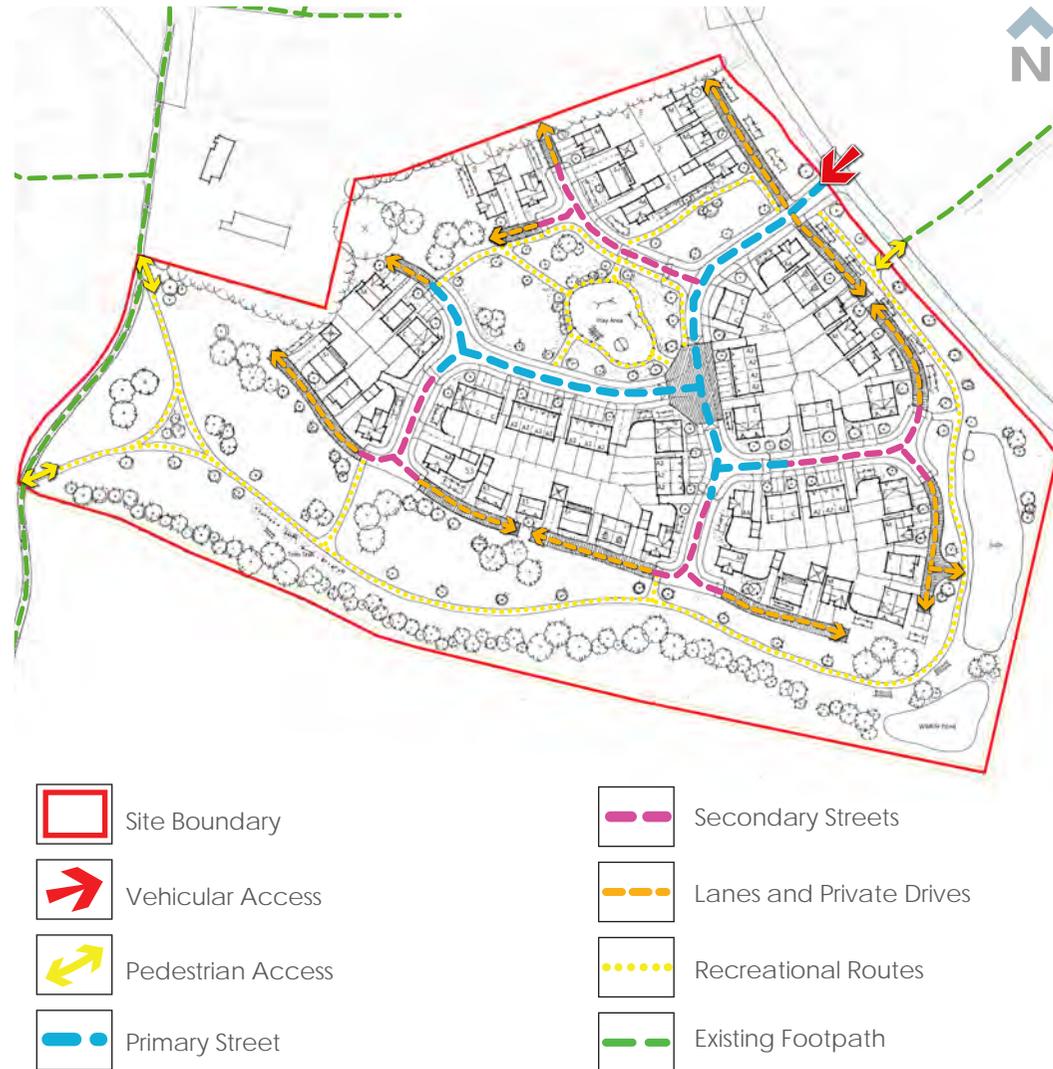


Figure 5.5: Street Hierarchy Plan.

5.8 Car and Cycle Parking Provision

The car and cycle parking standards for new development in Barcombe Cross are set out in the East Sussex County Council SPG Guidance for Parking at New Residential Development (2017).

Car Parking

At the detailed design stage, the Council's car parking Calculation Tool will be used to ensure the provision of sufficient parking spaces. This tool combines data on location (ward), dwelling type (house or flat) and size (number of bedrooms) and, in this way, estimates the number of parking spaces required.

Car parking will be designed so that vehicles do not dominate the street scene or cause inconvenience to pedestrians and cyclists. The majority of the parking provision will be accommodated in private driveways, garages and carports, with additional car and cycle parking for visitors on the street.

As per East Sussex County Council's 'Electric Vehicle Charging Points Technical Guidance Note', one standard EV Charging Unit per home with a minimum requirement of a 16 Amp socket located either in a garage or near a dedicated car parking place, will be provided.

Cycle Parking

Safe and secure cycle storage facilities are equally important in new developments as cycling can replace short car journeys. The recommended levels of cycle provision are set out below. The storage provided will need to be safe, secure and covered.

- **1 and 2 bedroom flats:** Provision of 0.5 cycle spaces if communal or one space if an individual
- **3 or more bedroom flats:** Provision of 1 cycle space
- **1 and 2 bedroom house:** Provision of 2 cycle spaces
- **3 or more bedroom house:** Provision of 2 cycle spaces





STOCKER CLOSE

5.9 Green Infrastructure

Landscape Design

As set out earlier, the development comprises 2.93 hectares of green infrastructure. Therefore, approximately 56% of the Site will include retained trees, hedgerows, and public open space. The public open space will be designed to include new landscaping, a SuDS basin, a wildlife pond, picnic areas, a play area and trim trail, and recreational routes.

As set out within Policy DM27, the proposed development will demonstrate a high quality of landscape design.



Key Landscape Objectives:

- **Reinstating the former field boundary will reflect and enhance the character and distinctiveness of the local landscape.**
- **The landscaped edge to Barcombe Mills Road frontage will maintain the rural approach to Barcombe Cross, whilst filtering views and integrating the new development into its surroundings.**
- **New tree and hedgerow planting across the Site will soften and filter the views of the proposed homes and create a firm, green boundary to the new development, whilst assisting with carbon capture and urban cooling.**
- **Existing healthy mature trees and hedgerows will be retained where possible, and enhanced by incorporating a diverse range of planting for habitat creation and nature conservation.**
- **The new areas of public open space surrounding the homes will connect the development to the existing green infrastructure network, and provide new ecological corridors for wildlife.**

Recreation

The proposed development includes outdoor playing space in the form of a Locally Equipped Area for Play (LEAP), located within the centre of the development to be easily accessible to new and existing residents.

New recreational footways are proposed to be created within the areas of public open space, and will link Barcombe Mills Road in the east to the public footpath within the west of the Site. A trim trail is also proposed to be incorporated within the open space within the south of the Site, with exercise stations located alongside the new recreational routes. New picnic areas will also be provided within the areas of open space. These recreational elements will encourage people to adopt an active lifestyle and help new and existing residents play and socialise with others.





Locally equipped area for play (LEAP) located within a central area of open space to be easily accessible to new and existing residents.

The landscaped edge to Barcombe Mills Road frontage retains the rural approach to Barcombe Cross.

Species rich wildflower planting with mown paths for amenity use will provide nectar resources for invertebrates.

Reinstating the former field boundary reflects and enhances the character and distinctiveness of the local landscape.

Significant native tree planting with scrubby understorey will benefit a range of wildlife, especially birds.

New picnic areas where visitors can enjoy and appreciate the local landscape, and trim trail stations for natural play, will be situated along meandering recreational routes

A wildlife pond and SuDS basin will provide valuable habitat for wildlife and provide visual interest near to the picnic area.

Figure 5.6: Green Infrastructure Plan.

SuDS Basin

The detailed drainage strategy for the development will be agreed with the Lead Local Flood Authority at the Reserved Matters stage. This feature will manage surface water run-off generated by the Site in a sustainable manner that provides temporary storage, reduces peak drainage flows and allows for evaporation, and partial infiltration, as well as the support of vegetation, similar to a naturally occurring pond or drainage ditch. It will restrict surface water discharge from the Site to greenfield rates for a 1 in 100 years plus climate change event. The attenuation basin will condition the quality of the water and provide landscape, amenity and ecological benefits. It will be landscaped with native emergent and marginal vegetation, to create an attractive landscape feature.



Ecology

Ecological enhancement measures are proposed to ensure the development contributes to nature conservation. The key proposals are set out below:

- The proposed development has sought to minimise effects on foraging and dispersing wildlife through sensitive design, maintaining many of the green corridors currently present at the Site, and allowing dispersal routes and foraging habitats to be maintained. New native tree and thicket planting will provide foraging and nesting opportunities for bats, birds, and small mammals, and provide new and enhanced habitat connectivity across the Site.
- New bat roosting, birds nesting, and invertebrate refuge opportunities will be provided within the development through the incorporation of wildlife boxes.
- Strengthening the existing habitats through new planting will reduce the potential for edge effects, such as disturbance on fauna from people or pets.
- Boundary vegetation and new wildflower areas will maintain connectivity for reptiles around the Site. The proposed wildlife pond, drainage basin and areas of wildflower planting within the public open space are further likely to encourage communities of invertebrates, which will, in turn, support foraging activity by a range of wildlife, including reptiles and small mammals.

- At the detailed design stage, lighting will be carefully designed to ensure that dark night skies are maintained, and light spill into the boundary habitat is minimised. Further, it is recommended that new bat roosting, birds nesting, and invertebrate refuge opportunities be created within the designs through wildlife boxes.





06. CONCLUSION

6.1 Key Benefits

This Design and Access Statement has been prepared on behalf of Gladman Developments Ltd in support of the outline planning application for up to 70 homes, including a vehicular access point off Barcombe Mills Road, public open space, an equipped children's play area, trim trail stations, picnic areas, landscaping, drainage and associated works. Key benefits include:

- The provision of up to 70 high-quality new homes.
- The delivery of 40% affordable housing.
- Helping Lewes District Council meet its housing targets.
- Creating important areas of public open green space for all to enjoy.
- Protecting existing habitats and creating new ones, including the retention and extensive enhancement of the existing trees and hedgerows on-site.
- Creating local jobs during the construction phase.
- Investing in the local economy, aiding the recovery from the COVID-19 pandemic.
- Financial contributions towards the improved infrastructure.



The NPPF sets out the importance of the Building for a Healthy Life publication for achieving best practice design. Therefore, to conclude the DAS, the following pages provide an assessment of this planning application against the principles of good design contained within Building for a Healthy Life.

INTEGRATED NEIGHBOURHOODS		SCORE
<p>Natural connections</p>	<ul style="list-style-type: none"> ✓ The planning application allows for 'edge to edge' connectivity facilitated by the new streets running through the length of the Site. ✓ The proposals respond to pedestrian desire lines, including pedestrian connections to areas of interest (such as the new picnic areas, trim trail stations and the children's play area), a pedestrian connection across Barcombe Mill Road, and connections to the existing public footpath to the west. ✓ The principles of 'filtered permeability' are achieved whereby the private drives and lanes create pleasant low traffic environments with pedestrian connections that will allow pedestrian movement to the proposed recreational routes. ✓ A network of green spaces connect existing and new habitats, safeguards existing wildlife corridors, and creates new movement corridors for wildlife. ✓ The existing trees and hedgerows are retained within the public realm, safeguarding their future retention, management and improvement. 	
<p>Walking, cycling and public transport</p>	<ul style="list-style-type: none"> ✓ The primary street will be designed to accommodate a pedestrian footway along both sides of the carriageway. ✓ The lanes will form shared surface street spaces. ✓ Footways along the primary and secondary streets will provide a connected pedestrian network. ✓ All homes are located within easy reach of the existing bus stop along the High Street. 	

Facilities and services	<ul style="list-style-type: none"> ✓ The proposed new central area of open space is an essential part of creating a vibrant new neighbourhood. It contains a new equipped children's play area to create a lively hub of community activity in the neighbourhood. ✓ The proposed picnic areas and trim trail stations will inherently create further points of community activity. ✓ The proposed green infrastructure will complement the existing community asset of the Village Hall. 	
Homes for everyone	<ul style="list-style-type: none"> ✓ The homes and streets will be designed at the detailed design stage so it is difficult to determine the tenure of properties through architectural, landscape, or other differences. ✓ A range of house types, sizes and tenures are to be provided to meet local needs and create a balanced community. ✓ Affordable homes are to be distributed across the Site. 	
DISTINCTIVE PLACES		
Making the most of what's there	<ul style="list-style-type: none"> ✓ A thorough understanding of the Site has been formed through site visits and desktop research, to appreciate the local area and how the Site's existing features can be incorporated into the design proposals. ✓ Existing features, such as the trees and field boundaries, are used as 'anchor features' to inform and shape the design proposals. ✓ An attenuation basin will form a key and integral part of the Site's green infrastructure, delivering both landscape and ecological enhancements. ✓ Existing habitats are to be protected and enhanced. New habitats are also to be created. 	
A memorable character	<ul style="list-style-type: none"> ✓ At the detailed design stage, inspiration will be drawn from the local vernacular. ✓ New green spaces and the existing and new landscaping within them will create places with a memorable character. ✓ The masterplan proposals create a design framework that will create memorable spaces and building groupings. ✓ At the street naming stage, the opportunity exists to have names connected to the locality. 	



<p>Well defined streets and spaces</p>	<ul style="list-style-type: none"> ✓ All streets will benefit from having active frontages. ✓ The streets and spaces must be well-defined using buildings and landscaping to enclose and define spaces. ✓ At the detailed design stage, front doors face streets and public spaces. Dual-aspect homes on street corners will have windows serving habitable rooms. ✓ The design proposals are based upon well-defined perimeter blocks. 	
<p>Easy to find your way around</p>	<ul style="list-style-type: none"> ✓ Legibility has been a key consideration from the outset of the design process. The streets have been designed to connect and be as direct as possible. ✓ The Illustrative Masterplan demonstrates how streets are to be used as the main way to help people find their way around a place. For instance, the primary street will be distinguishable from the more minor streets through different spatial characteristics, building typologies, building to street relationships, landscape strategies, materials and boundary treatments. 	
<p>STREETS FOR ALL</p>		
<p>Healthy streets</p>	<ul style="list-style-type: none"> ✓ Green verges, and pocket greens will be located along primary streets where possible. These areas will contain tree and shrub planting. ✓ The shared surface nature and low design speeds of the lanes will create streets that encourage more social interaction and street life, bringing more comprehensive social benefits. ✓ At the detailed design stage, the new and existing landscape will provide layers that add sensory richness to a place – visual, scent and sound. ✓ The new homes will front the streets with active frontages that will provide natural surveillance to create the basis for a safe new neighbourhood. 	

Cycle and car parking	<ul style="list-style-type: none"> ✓ The DAS sets out both the car and cycle parking provision, which is to be provided in line with the East Sussex Guidance for Parking at New Residential Development SPD. The emphasis is on incorporating adequate, safe, and secure parking for vehicles and bicycles, discreetly and sensitively. ✓ Cycle parking is to be secure and overlooked. ✓ Where used, parking courtyards will have properties within courtyard spaces with habitable rooms providing natural surveillance. 	
Green and blue infrastructure	<ul style="list-style-type: none"> ✓ The connected network of green spaces will maintain movement and feeding corridors for wildlife. ✓ The recreational routes and footways within the development combined with pocket greens and areas of public open space will encourage physical activity and social interaction. ✓ An attenuation basin will capture and manage water close to where it falls. This element will form an integral part of the development's green space to deliver a range of landscape, recreational and ecological benefits. ✓ The masterplan proposals create a habitat network providing residents with opportunities to interact with nature on a day-to-day basis. ✓ Natural surveillance opportunities are maximised from the adjacent new homes and the connected network of traffic-free recreational routes. 	
Back of pavement, front of home	<ul style="list-style-type: none"> ✓ At the detailed design stage, defensible space and strong boundary treatments will be used, emphasising boundary treatments that add ecological value and reinforce distinctive local characteristics. ✓ At the detailed design stage, waste storage and utility boxes will be well-integrated. ✓ In places, such as the Site's countryside edge, deeper front garden spaces will create opportunities for social interaction. ✓ At the detailed design stage, balconies (including Juliet balconies) on upper floors will help revitalise the street, increase natural surveillance and provide residents with access to the open air. 	



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