

SAYERS COMMON

PRE-APPLICATION DOCUMENT | NOVEMBER 2025

Riverdale
DEVELOPMENTS LTD





CONSULTANT



MASTERPLANNING



LANDSCAPING



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HIGHWAYS & DRAINAGE



ECOLOGY



DMH Stallard

PLANNING

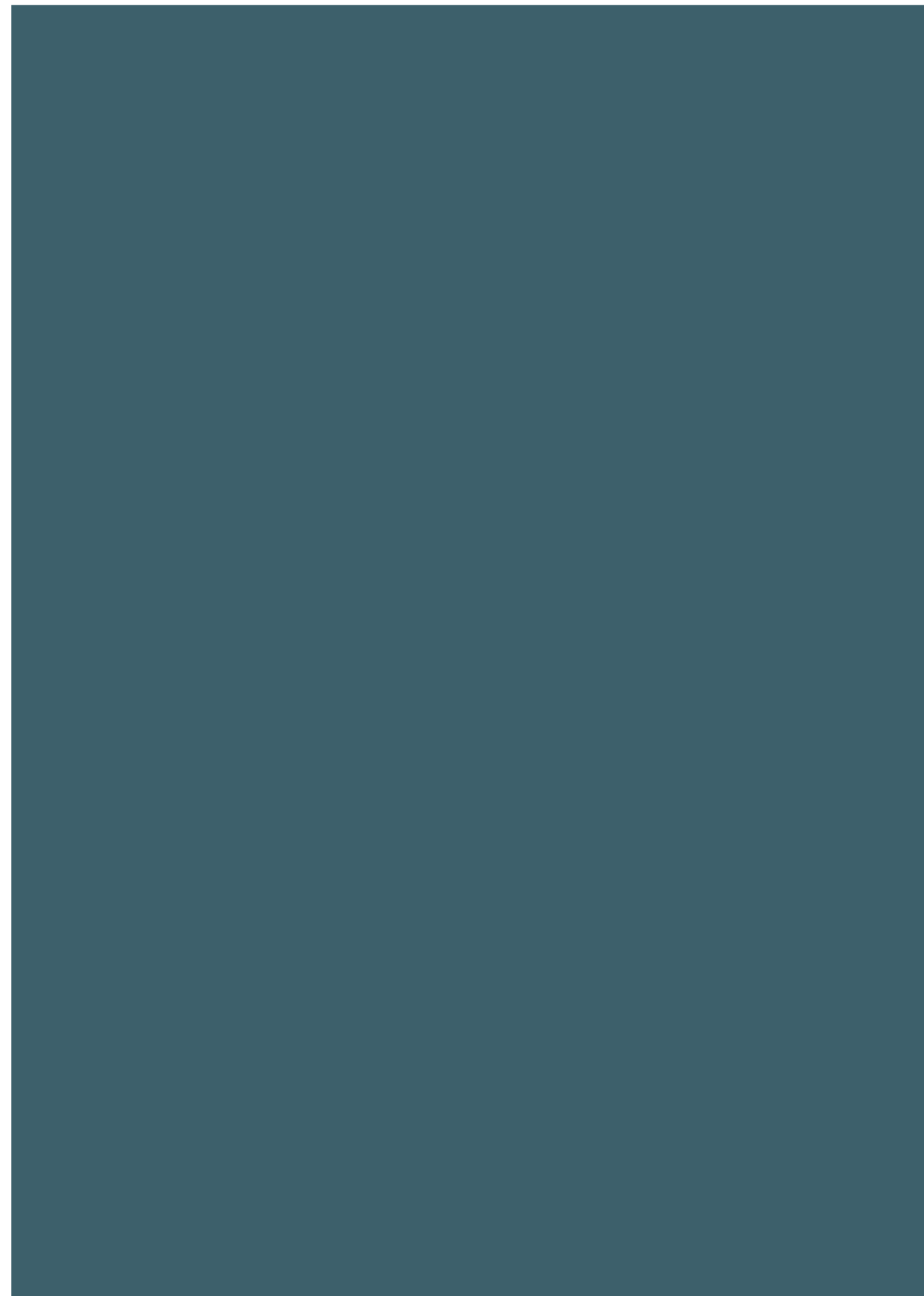
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1.INTRODUCTION



ABOUT THIS DOCUMENT

- 1.1 This Pre-Application Document has been written on behalf of Riverdale Developments to explain the emerging design thinking for the site known as Sayers Common.
- 1.2 This document sets out the site's context, the constraints and opportunities and the design proposals in terms of land use, architectural references, access, movement and sustainability.
- 1.3 The application comprises of up to 370 residential dwellings. The form of the application is to be determined, but there is a potential for a hybrid application with circa. 120 units as detailed and the remain quantum as outline. However, we would like to discuss this during any future meeting.

SITE LOCATION

1.4 The site is located west in close proximity of the existing village of Albourne. To the north and east the site borders Henfield Road from which the site will be accessed. Riverdale Developments also have control of the land south of the site and the Grade II listed buildings known as Westhouse Farm.

1.5 Figure 1.1 shows the location of the site in its wider context and Figure 1.2 shows the proposed Application boundary, 65.259 acres / 26.409 hectares.

-  SITE BOUNDARY
37.663ac / 15.242ha
-  WESTHOUSE FARM BOUNDARY
-  OTHER LAND WITHIN THE APPLICANTS CONTROL

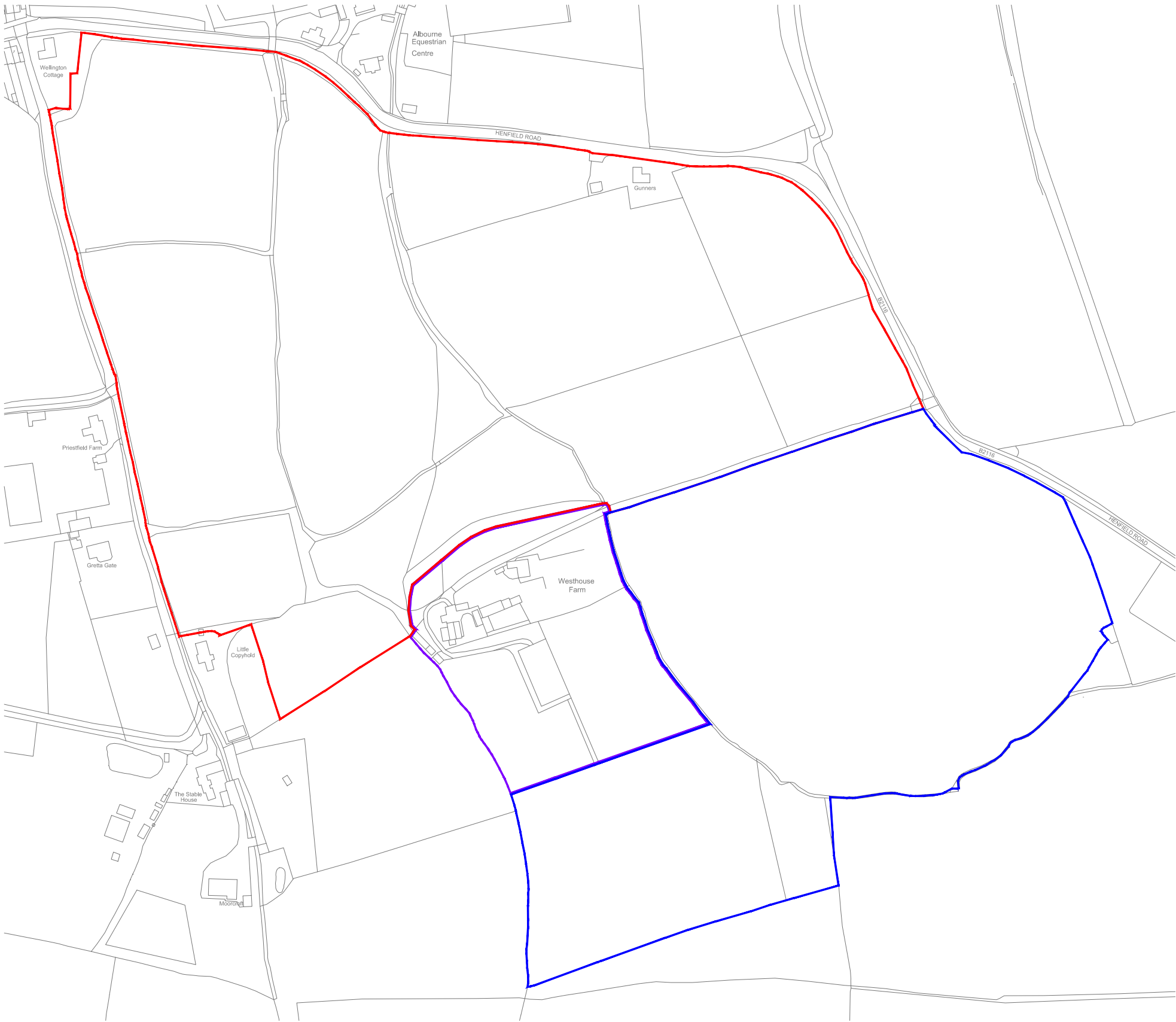


FIGURE 1.2: SITE LOCATION PLAN

2. SITE CONTEXT



FIGURE 2.1: DRONE IMAGE LOOKING SOUTH EAST ACROSS THE SITE

2.1 Mid Sussex District Council adopted the District Plan 2014–2031 in March 2018. The plan is more than five years old and its strategic housing policies are out of date. The Submission Draft District Plan (2021–2039) was submitted in July 2024 but remains at examination following the Inspector’s post-hearing findings indicating a likely failure of the legal Duty to Cooperate. Adoption of an updated District Plan is therefore unlikely before late 2026 and only limited weight can be afforded to the emerging plan at this stage.

2.2 The Council’s latest position is that local housing need is circa 1,334 dwellings per annum and, applying the updated five-year supply methodology, it can demonstrate only c.3.38 years’ supply. In these circumstances, the presumption in favour of sustainable development is engaged under paragraph 11(d) of the National Planning Policy Framework. Decision-makers should grant permission unless the application of protective policies provides a strong reason for refusal, or adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the Framework taken as a whole, having particular regard to directing development to sustainable locations, making effective use of land, securing well-designed places, and providing affordable homes.

2.3 In response to the absence of an up-to-date local plan, the Council has prepared draft Position Statements to guide decision-taking; these are currently at stakeholder consultation, with the intention of full public consultation and formal Council approval in due course. Draft Position Statement 1 indicates that, as an emerging material consideration carrying limited weight at this stage, the Council intends to positively support growth in sustainable locations, including sites identified as “Preferred Sites” in the Submission Draft District Plan, provided proposals are in general conformity with site-specific principles, decision-making

principles, and the Infrastructure Delivery Plan.

2.4 The application site sits immediately adjacent to, and is enclosed on three sides by, a draft allocation within the Submission Draft District Plan’s Preferred Sites. In this spatial context, the site represents a logical, sustainable extension that can be planned and delivered cohesively with the adjoining draft allocation, aligning with the settlement hierarchy and the Council’s preferred growth strategy. A scheme for approximately 370 homes would make an immediate and meaningful contribution to meeting identified housing need, including on-site affordable housing, and can be framed to accord with the Council’s decision-making principles on design quality, climate resilience, biodiversity net gain, active and public transport, and timely infrastructure delivery.

2.5 Subject to demonstrating that no protective policies are breached and that impacts are acceptably mitigated, the proposal should be assessed in the tilted balance with considerable benefits arising from housing supply, affordable homes, place-making that complements the draft allocation, and accelerated delivery to support the five-year land supply.

2.6 On this basis, while the emerging plan carries limited weight and there is no adopted site-specific allocation, the proposal is capable of being supported when considered in the context of the Council’s draft Position Statement (currently at stakeholder consultation) and the Submission Draft District Plan’s Preferred Sites, the acknowledged housing shortfall, and the presumption in favour of sustainable development.



FIGURE 2.2: DRONE IMAGE LOOKING NORTH EAST ACROSS THE DEVELOPMENT SITE

FACILITIES



FIGURE 2.3: ALBOURNE C OF E PRIMARY SCHOOL



FIGURE 2.4: ST BARTHOLOMEW'S CHURCH



FIGURE 2.5: MID SUSSEX HEALTH CARE



FIGURE 2.6: HAS SOCKS STATION

LOCAL FACILITIES

2.7 A range of facilities are within walking and cycling distance of the site. Hassocks station is a 20 minute cycle from the site, which will encourage active travel and provide a sustainable mode of transport with links to London. The closest bus stop is within 750m of the site and links to various destinations:

- Bus route 100 : Station Road, Burgess Hill - Traffic Lights, Albourne - Railway Station, Pulborough.
- Bus route 273 : Bus Station, Crawley - Traffic Lights, Albourne - Old Steine, Brighton.
- Bus route 331 : School, Sayer Common - Traffic Lights, Albourne - Railway Bridge, Hassocks.

2.8 Albourne C of E Primary School is nearby the site offering an option for education.



CONSTRAINTS & OPPORTUNITIES

2.9 A series of constraints and opportunities are presented on the site, which have been subject to a series of surveys and other technical and non-technical assessments. These include:

- Topography survey
- Ecological surveys
- Transport
- Drainage assessment
- Utilities assessment
- Arboricultural survey
- Planning policy appraisal
- Assessment of character
- Archaeological and heritage assessment
- Full ground investigation

KEY POINTS:

- Access to the development will come from the north and east along Henfield Road. Enhancements to pedestrian and cycle safety will need to be considered.
- Several PRoWs border and run through the site so consideration needs to be given to the connection points and desire lines.
- The overall topography slopes to the north and into the centre of the site, which will inform the surface water and drainage strategy. These elements will need to be sensitive to the landscape and ecological setting.
- On-going surveys are underway and initial finding There are notable areas for bats located in the existing vegetation of the site. The development will need the be designed with respect to the ecological features of the site.
- Overhead power lines will likely be under-grounded to enhance the visual aspects of the site and facilitate a higher quantum of development.

FIGURE 2.8: AERIAL IMAGE SHOWING ONE OF THE PROW THAT RUN THROUGH THE SITE



KEY

- SITE BOUNDARY
- WESTHOUSE FARM BOUNDARY
- OTHER LAND WITHIN THE APPLICANTS CONTROL
- PUBLIC RIGHT OF WAY

- ✱ GRADE II LISTED FARMHOUSE AND BARN
- MAIN VEHICULAR ACCESS
- UNREGISTERED LAND
- DEFECTIVE TITLE (NO BUILD)

- +++ 11KV OVERHEAD LINE
- +++ LOW VOLTAGE OVERHEAD LINE
- +++ SERVICES OVERHEAD LINE
- EXISTING DRAINAGE DITCH

- 1 EXISTING DIESEL TANK
- 2 DOMESTIC OIL TANK
- 3 EXISTING CESS PIT

INFORMATION FROM ENVIRONMENT.DATA.GOV.UK:

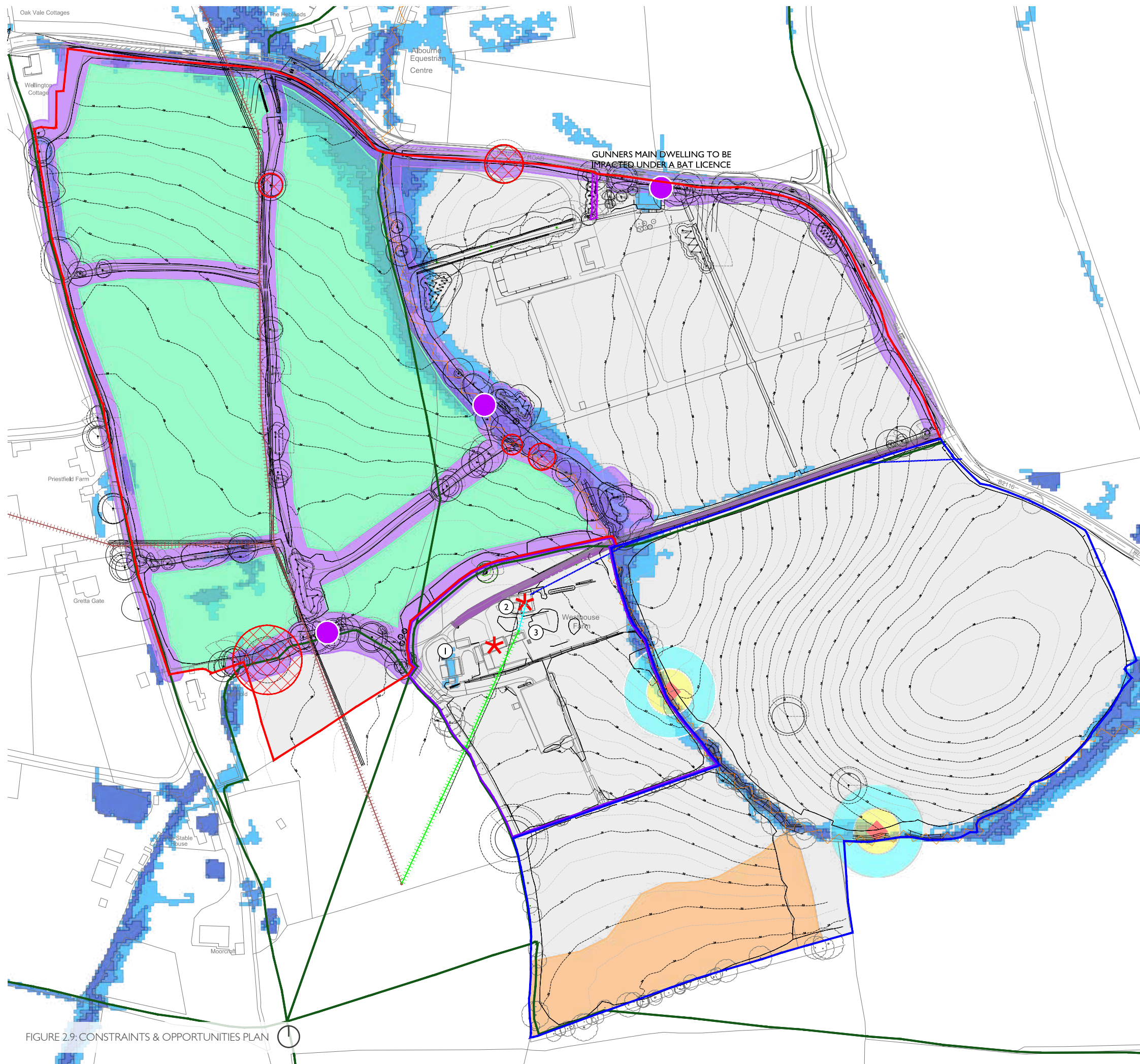
- PRIORITY HABITAT
- RISK OF FLOODING FROM SURFACE WATER (LOW / MEDIUM / HIGH COMBINED)

TREE CONSTRAINTS

- CATEGORY A TREE OF HIGH QUALITY AND VALUE
- CATEGORY B TREE OF MODERATED QUALITY AND VALUE
- CATEGORY C TREE OF LOW QUALITY AND VALUE
- CATEGORY U TREE OF POOR QUALITY AND VALUE
- ROOT PROTECTION AREA
- VETERAN TREE BUFFER
- ⊗ CB TREES OF CONCERN

ECOLOGY CONSTRAINTS

- ◆ BADGER SETTS
- 15M BUFFER FROM BADGER SETTS
- 30M BUFFER FROM BADGER SETTS
- IMPORTANT AREA FOR BATS
- 5M HABITAT AND DARK BUFFER FOR BATS FROM VEGETATION CANOPY
- AREA TO BE SUBJECT TO REPTILE CAPTURE
- RECOMMENDED SITE FOR REPTILE RECEPTOR AND SKYLARK PLOT (MUST BE FENCED OFF)





EXISTING CHARACTER

2.10 An assessment of the surrounding development character has been carried out to inform the future design and elevational treatment of the proposed housing, as well as inform the urban form of the proposed development.

2.11 The areas within the study are:

- A. Henfield Road
- B. Sayers Meadow
- C. London Road
- D. Church Lane



A - HENFIELD ROAD

2.12 Henfield Road is located immediately north-west of the site. The area comprises detached and semi-detached dwellings ranging from 2-3 storey dwellings. Homes appear more traditional in style with bricks and tile-hanging as the most common material; render is also present. Brick features and chimneys are used to detail dwellings. Front-to-back roof forms are common with gable and hipped roofs making an appearance. The dwellings in this area are generally set back from the road by areas of hard standing for parking and hedges to provide screening.

B - SAYERS MEADOW

2.13 Sayers Common is located north of the site; the village has a relatively new development known as 'Sayers Meadow.' Detached, semi-detached and terraced homes can be found. Dwellings mostly have front-to-back roof forms and are up to 2.5 storey in height. Red brick is the main material present with tile hanging and cladding as features. On plot planting is used to define property boundaries.



C - LONDON ROAD

2.14 London Road is located east of the site. Dwellings consist of mostly detached and semi-detached dwellings up to 2 storeys in height. Front-to-back roof forms are common with gable features present. Brick is the primary material appearing in an eclectic range of colours. Other materials present are tile hanging, render, mock tudor boarding and flint. Dwellings are divided from the road through the use of hard standing and dwarf brick walls.



D - CHURCH LANE

2.15 Church Lane is located south of the site and is made up of mainly 2 storey semi-detached dwellings. The character is mostly traditional with red brick as a dominant material. Roofs appear primarily hipped with gable features. Hedges and front gardens provide clear boundary definitions and separate dwellings from the road.

SUMMARY OF EXISTING CHARACTER

BUILDING TYPES

- A variety of building forms are found, with an emphasis on detached and semi-detached dwellings.

ROOF LINE & BUILDING HEIGHTS

- There is a mixture of roof forms across the area, predominantly gable fronted and front-to-back roof forms with the occasional hipped style. Building heights range from 1 to 3 storey.

MATERIALS

- An eclectic mix of bricks and render are commonly found across the area, with timber cladding, tile hanging, flint and tudor boarding acting as a feature.

FENESTRATION

- Window forms are predominantly simple white uPVC casements.

DETAILING

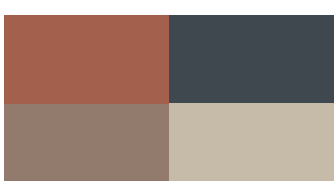
- Brick detailing is generally simplistic with features of cladding, tile hanging or render. More complex detailing is apparent in specific areas. These features include projecting features and Tudor boarding. Chimneys are common.

BOUNDARY TREATMENTS

- Front gardens are grassed areas with hard standing to cater for on-plot parking. The occasional dwarf brick wall, timber fences or hedge provide clear boundary definition.

TONES & COLOURS

- A wide range of tonal variations exist across the locality and stem from a range of colours across a few consistent materials.



WALLS



ROOFS



DETAILS

PRINCIPLES TO TAKE FORWARD

- The site will need to respond to the local setting, as well as a range of market and policy needs.
- All buildings are to be mostly 2 storey. A mix of roof forms should be part of any proposal relating to its context and legibility.
- Using the local materials palette will help integrate the scheme into the town setting and its immediate context.
- Fenestration can assist with the reinforcement of the proposed character and will need to be considered in a wider context.
- The use of detailing and feature detail is a common theme in the area and will be carried through in the overall design of the buildings.
- Grass verges and hedges could create a softer boundary to the dwellings facing onto open space. Timber post & rail fences could be used on focal areas to reflect the area's landscape.
- A simple palette of colours is appropriate for the site that will be largely determined in relation to the use of local materials within the construction of buildings.

3. DESIGN EVOLUTION

INITIAL CONCEPT

3.1 The initial concept focused on the development working with the natural assets of the site and wider connections.



FIGURE 3.1: CONCEPT SKETCH

INITIAL MASTERPLAN

3.2 Following the initial constraints and opportunities exercise a blocking plan was development to understand the development form and capacity of the site.

- KEY
- PROPOSED SITE ACCESS
 - PEDESTRIAN CONNECTIONS
 - ROAD STRUCTURE
 - PRIVATE DRIVE
 - PUBLIC RIGHT OF WAY
 - PEDESTRIAN LINKS
 - PROPOSED FRONTAGES
 - PUBLIC OPEN SPACE
 - EXISTING LISTED BUILDINGS
 - INDICATIVE PLAY AREA LOCATIONS
 - INDICATIVE SuDS LOCATIONS
 - FOCAL SPACE
 - EXISTING TREES AND HEDGEROWS
 - PROPOSED TREES



FIGURE 3.2: INITIAL MASTERPLAN



PRE-APPLICATION MASTERPLAN

DESIGN CHOICES

3.3 Further refined survey work and assessments are on-going with a through route via the centre of the site with a road possibly being a challenge with current water flows through the centre of the site. However, connectivity could be achieved through the use of boardwalk that would also serve a cycle route, work is on-going to find a solution. Surface water has also dictated the point of access to the north.

3.4 Development was required to be further set back following arboricultural assets being better identified and number of category A trees with the site.

KEY FEATURES

- 1 Enhanced Public Rights of Way supported by frontage and landscape design.
- 2 Cycle routes across the site and connecting to future cycle infrastructure associated with wider strategic allocation proposals.
- 3 Pedestrian paths offering routes into the open space and connecting to the existing movement network.
- 4 Play areas located across the development and along desire lines.
- 5 SuDS features will help manage surface water and provide habitats to enhance ecology.
- 6 Retained vegetation to respect the on site ecology and utilised the create a sense of place and mature setting.
- 7 Streetscape punctuated with focal spaces to help with legibility.



KEY

-  PROPOSED SITE ACCESS
-  CYCLE / PEDESTRIAN ACCESS
-  PEDESTRIAN ACCESS
-  ROAD STRUCTURE
-  PRIVATE DRIVE
-  PUBLIC RIGHTS OF WAY
-  BOARDWALK
-  CYCLE / PEDESTRIAN ROUTE
-  PEDESTRIAN ROUTE
-  PROPOSED BLOCKS
-  EXISTING BUILDINGS
-  WEST HOUSE FARM AREA
-  GUNNERS PROPERTY AREA
-  INDICATIVE PLAY AREA LOCATION
-  INDICATIVE SUDS LOCATION
-  FOCAL SPACE
-  EXISTING TREES & HEDGEROWS
-  PROPOSED TREES



4. DEVELOPMENT CHARACTER

DEVELOPMENT FRAMEWORK

4.1 The proposed framework responds to the constraints and opportunities of the site, ensuring the existing landscape and vegetation is given prominence within the development. Residential homes are to be integrated within the landscape led setting, enabling the overall development to deliver a sequence of routes, streets, and spaces.

KEY

 SITE ACCESS

 CYCLE / PEDESTRIAN ACCESS

 PEDESTRIAN ACCESS

 ROAD STRUCTURE

 BLOCK STRUCTURE

 PROPOSED FRONTAGE

 FOCAL BUILDING

 CYCLE / PEDESTRIAN ROUTE

 PUBLIC RIGHTS OF WAY

 PEDESTRIAN ROUTE

 EXISTING BUILDINGS

 WEST HOUSE FARM AREA

 GUNNERS PROPERTY AREA

 INDICATIVE PLAY AREA LOCATION

 INDICATIVE SUDS LOCATION

 FOCAL SPACE

 EXISTING TREES & HEDGEROWS

 PROPOSED TREES



FIGURE 4.1: URBAN FRAMEWORK PLAN

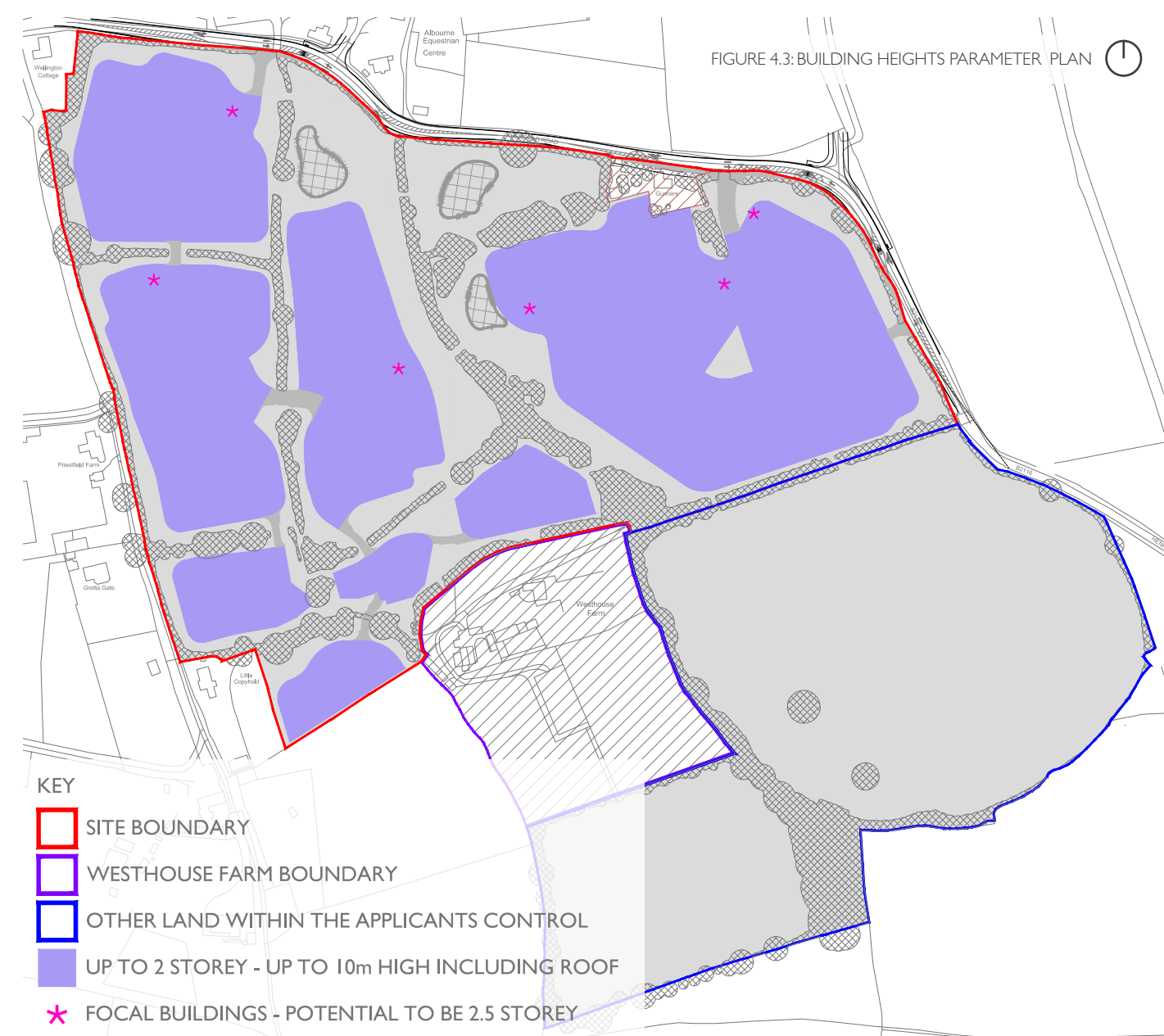


BLOCK STRUCTURE

4.2 The block structure is highly permeable with strong degrees of natural surveillance, through the perimeter block forms and with all views terminating on buildings or vegetation to enable a heightened sense of legibility.

BUILDING HEIGHTS

4.3 All residential dwellings will be 2 storey housing to respond to the local development, landscape character and topography.



LAND USE

4.4 The overall site is 65.259ac / 26.409ha. The table below sets out the breakdown of the various components to be delivered.

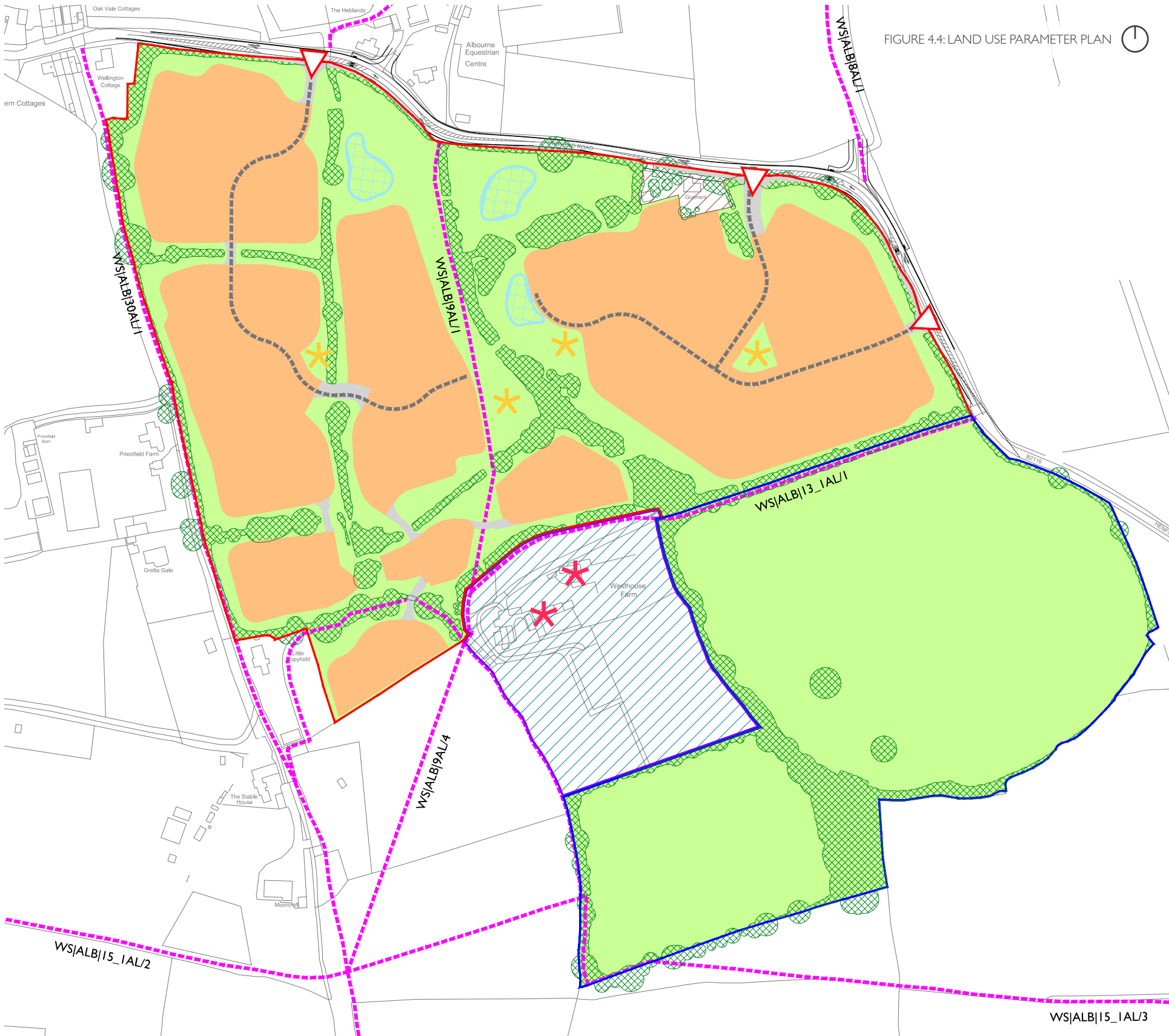
4.5 The development is to provide up to 370 residential dwellings with extensive informal open space and landscaping. The table below sets out the breakdown of the various components to be delivered.

- KEY
- SITE BOUNDARY
- WESTHOUSE FARM BOUNDARY
- OTHER LAND WITHIN THE APPLICANTS CONTROL
- PROPOSED SITE ACCESS LOCATIONS
- INDICATIVE ROAD STRUCTURE
- PROW
- INDICATIVE PLAY AREA
- GRADE II LISTED FARMHOUSE AND BARN
- INDICATIVE SuDS LOCATION
- EXISTING VEGETATION

LAND USE PLAN

SAYERS COMMON

KEY			
REF	COLOUR	ACRES (AC)	HECTARES (HA)
SITE BOUNDARY		38.406	15.543
WESTHOUSE FARM BOUNDARY		5.785	2.341
OTHER LAND WITHIN THE APPLICANTS CONTROL		21.067	8.525
RESIDENTIAL CIRCA 300 - 323 UNITS		21.492	8.697
INFRASTRUCTURE		0.606	0.245
WESTHOUSE FARM LAND		5.785	2.341
GUNNERS PROPERTY AREA		0.399	0.161
OPEN SPACE / GREEN INFRASTRUCTURE (INC EXISTING TREES, SuDS & UTILITIES)		36.976	14.964
GRAND TOTAL		65.259	26.409



5. LANDSCAPE CONTEXT

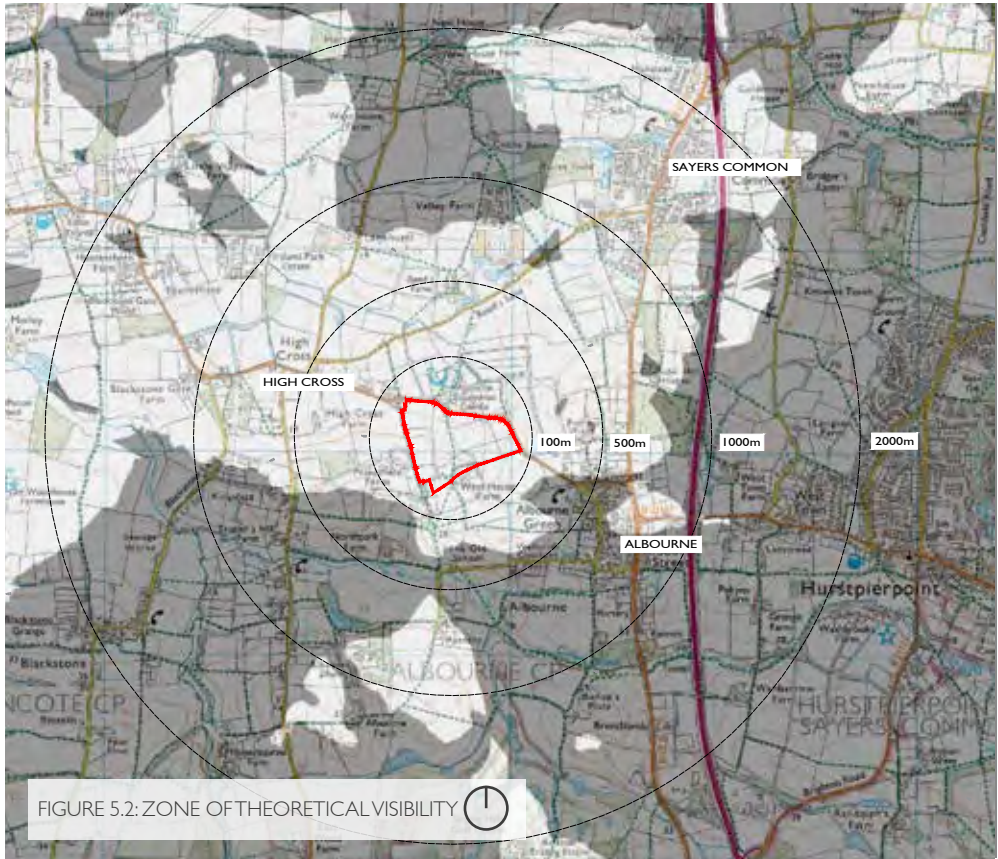


5.1 Figure 5.2 illustrates the bare earth Zone of Theoretical Visibility for the site, excluding the screening effects of vegetation and built form.

5.2 The ZTV shows that visibility is largely confined to the surrounding landform, with most potential views occurring within approximately 1km of the site.

5.3 When considering the undulating local topography, characterised by the Lower Greensand sandstone ridges and the gentle Gault Clay vales associated with the River Adur, the pattern of theoretical visibility remains similar, with views primarily limited to the more elevated areas around the site.

5.4 Figure 5.1 identifies the representative viewpoints located within this Zone of Theoretical Visibility.



OPEN SPACE

5.5 The layout takes into consideration Mid Sussex’s open space requirements (2019), with the correct amount of green space across the site.

5.6 A total of over 14 hectares is provided, well above the 2.3 hectares that are required.

5.7 Key ecology recommendations are considered, including hedge offsets and retained vegetation.

5.8 Public rights of way are retained and integrated into the open space network to maintain accessibility across the site.

- KEY
- SITE BOUNDARY
- WESTHOUSE FARM BOUNDARY
- OTHER LAND WITHIN THE APPLICANTS CONTROL
- PROPOSED SITE ACCESS LOCATIONS
- INDICATIVE ROAD STRUCTURE
- PROW
- INDICATIVE PLAY AREA
- GRADE II LISTED FARMHOUSE AND BARN
- INDICATIVE SuDS LOCATION
- EXISTING VEGETATION

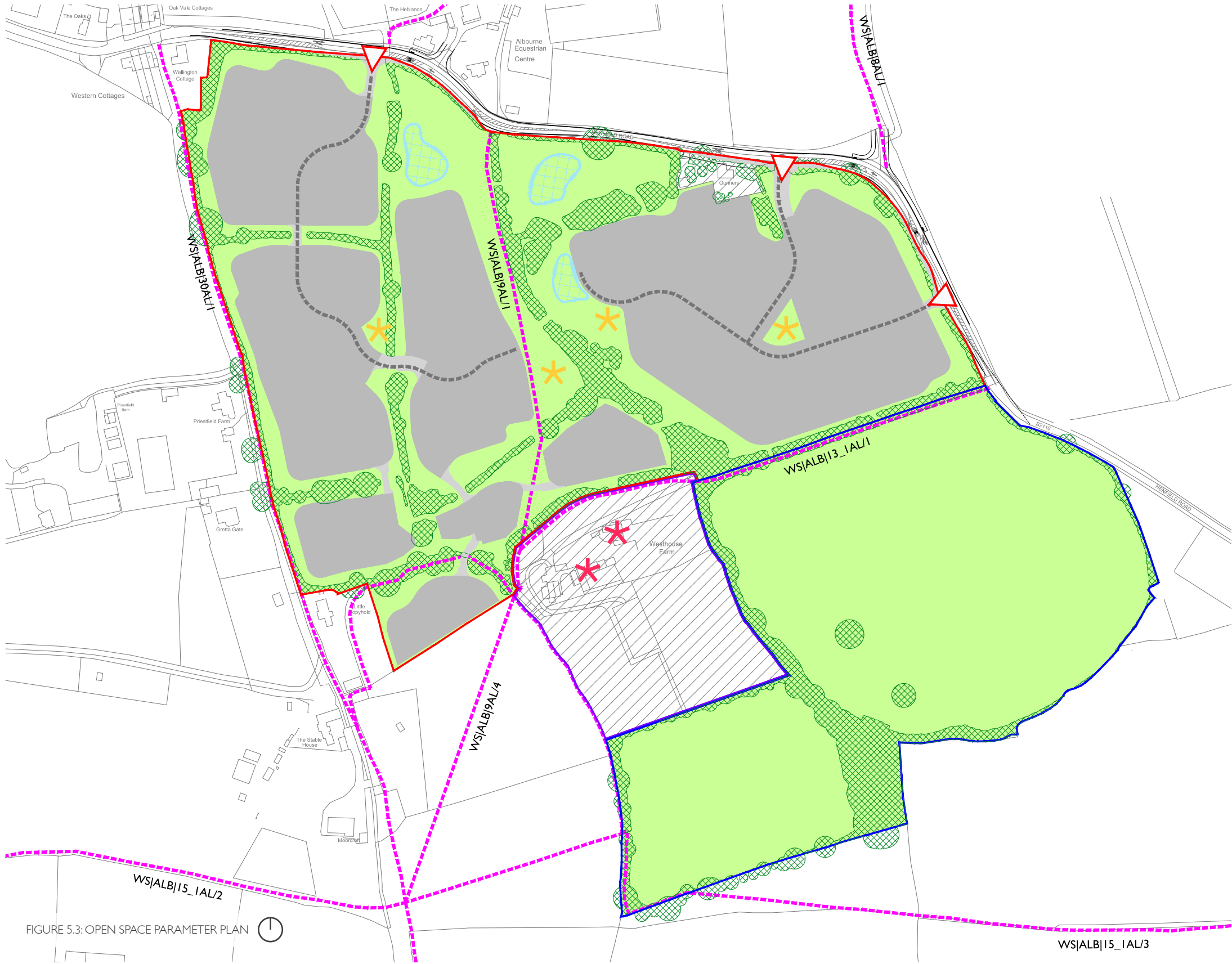


FIGURE 5.3: OPEN SPACE PARAMETER PLAN

6. ACCESS & MOVEMENT

SITE ACCESS

6.2 The vehicular site access into the development is to come from Henfield Road, north and east of the site. Allowing the principal routes to run naturally through the centre of the site, with lower order roads connecting from it.



FIGURE 6.1: NORTHERN ACCESS POINT



FIGURE 6.2: EASTERN ACCESS POINT

STREET HIERARCHY

6.1 The road hierarchy has been simplified and seeks to minimize the dominance of roads, with an emphasis on private drives fronting the landscape features and providing a softer edge to the development.



KEY

-  SITE ACCESS
-  MAIN ROUTE
-  SECONDARY STREET
-  TERTIARY STREET
-  PRIVATE DRIVE

FIGURE 6.3: STREET HIERARCHY PLAN



PERMEABILITY

6.3 The overall block structure allows for a high degree of permeability, offering pedestrian routes throughout and into the proposed open spaces. Pedestrian routes also connect to the existing Public Rights of Way helping to expand the local movement network. Provision of a cycle route through the site will offer new connections onto Henfield Road.

KEY

-  SITE ACCESS
-  CYCLE / PEDESTRIAN ACCESS
-  PEDESTRIAN ACCESS
-  PERMEABILITY
-  PEDESTRIAN / CYCLE ROUTE
-  PUBLIC RIGHT OF WAY
-  PEDESTRIAN ROUTE



ACTIVE TRAVEL

6.4 The proposed framework responds to the constraints and opportunities of the site, ensuring the existing landscape is given prominence within the development. The highly permeable block structure will deliver a sequence of routes and spaces. Key spaces will be overlooked by dwellings to provide strong natural surveillance.

6.5 The proposed site will connect and enhance the network of pedestrian routes including connections to the existing Public Rights of Way. The proposed cycle route will encourage active travel to the wider area especially cycling to Hassocks railway station for commutes into London.



FIGURE 6.5: IMAGES SHOWING THE PROW ON HENFIELD ROAD

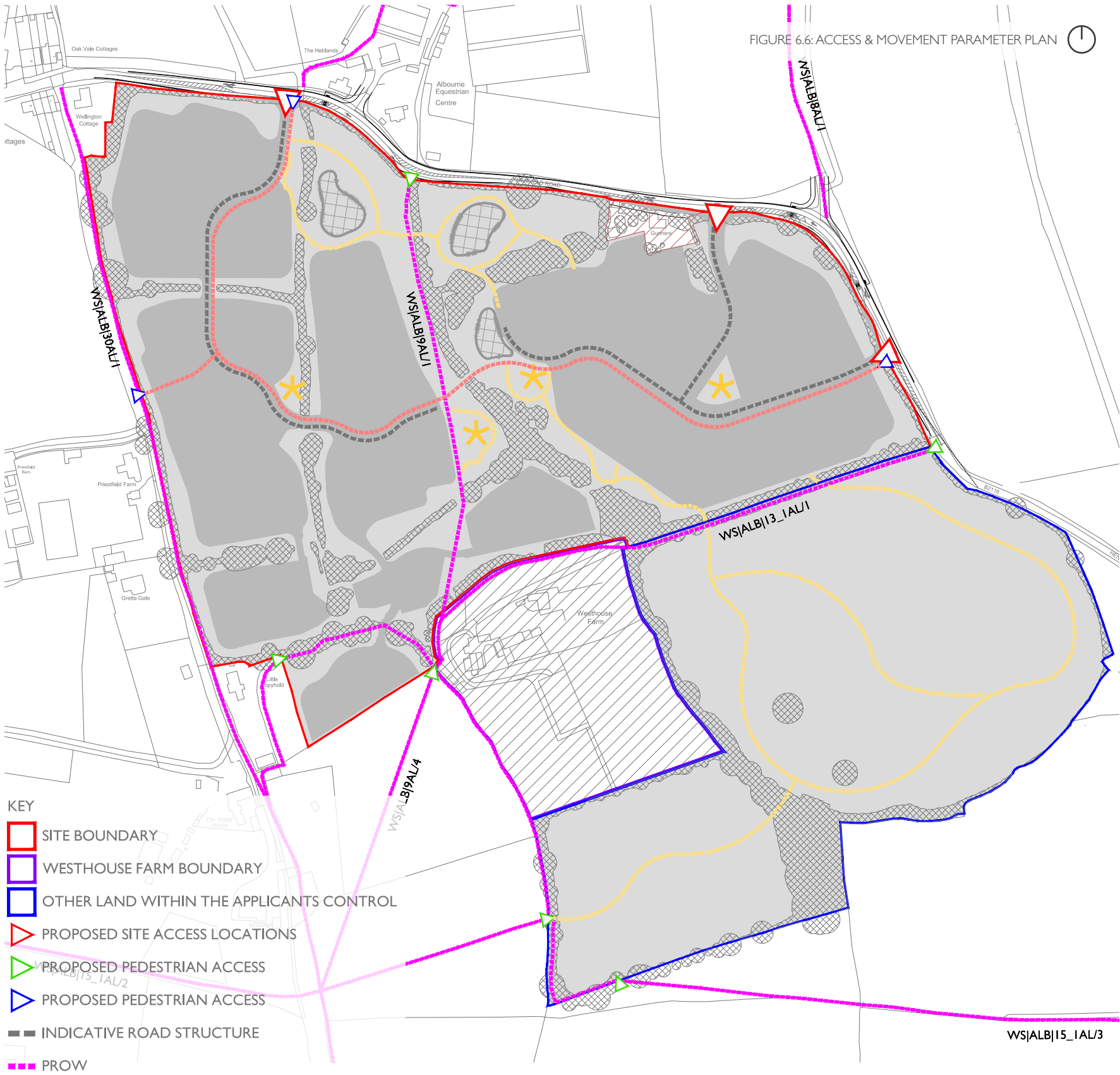


FIGURE 6.6: ACCESS & MOVEMENT PARAMETER PLAN

7. SUSTAINABILITY

7.1 This section addresses the sustainable design thinking behind the proposed development.

7.2 The broad issues of locational sustainability and accessibility by alternative modes of transport, as well as full ecological impact issues are considered as part of this application. The location of the site is sustainable, given the town's range of services and facilities within acknowledged walking distances of the site.

7.3 The Government states that "Good design is a key aspect of sustainable development" (NPPF, 2023) and through the preparation of this Pre-Application, sustainability principles have continued to be a focus of consideration.

7.4 Riverdale Developments are committed to developing and using sustainable building methods. By minimising the use of non-renewable resources, we can apply effective protection of the environment by being prudent with the use of natural resources. These actions will have a positive impact on the social, economic and environmental conditions of the existing and future residents.

7.5 A consideration of all our projects is the sourcing of local materials and resources. We also look for sustainable solutions and promote the use of SuDS, ecological features and sustainably sourced materials.

7.6 The following principles have been adopted in the detailed design of the layout, landscaping and houses in order to contribute towards a sustainable form of development.

LAYOUT

- Good solar orientation of properties to optimise solar gain.
- Maximum retention of existing trees and hedgerow, as well as extensive vegetation and planting throughout the site.
- Multi-purpose open space that incorporates the proposed attenuation to provide a functional role within the drainage strategy, as well as enhancing the biodiversity and visual landscape character of the development.
- Provision of resident cycle storage, an accessible network of pedestrian footpaths and cycleways, together with visitor cycle parking within public open spaces, to encourage the use of alternative modes of transport.
- Provision of electric car charging points to all on-plot residential parking spaces.

BUILDING DESIGN

- Fabric-First approach using low-carbon construction technologies in order to exceed current sustainability requirements through Building Regulations Part L.
- Timber frame construction.
- Dwellings compliant with NDSS requirements.
- Use of low-impact materials, which are non-toxic, sustainably produced or recycled which require little energy to process, where possible.
- Well positioned glazing providing good internal light levels and connection to private external space.
- Thick insulation within the walls, flooring and roofing, as well as high specification glazing, and effective airtightness and ventilation strategies, to minimise heat loss and use of energy for heating.
- Longer-lasting and better-functioning products which will need to be replaced less frequently, including low energy internal lighting and energy labelled white goods throughout (minimum standard of A+ fridge/freezers, A rated washing machines and dishwashers and A rated tumble dryers), where applicable.
- Low water use sanitary appliances to reduce the amount of water consumed by the development.

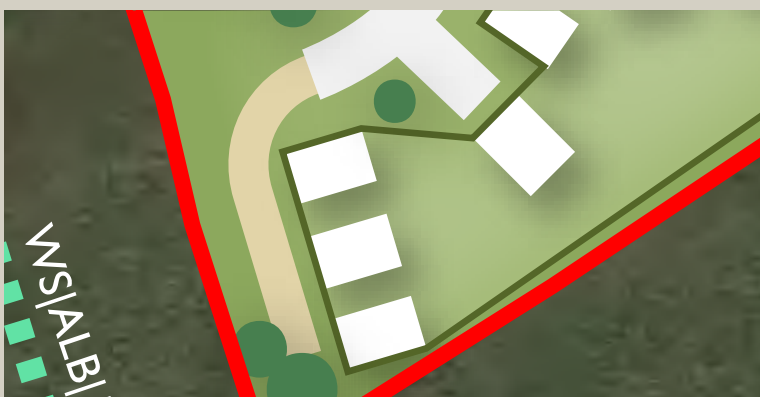
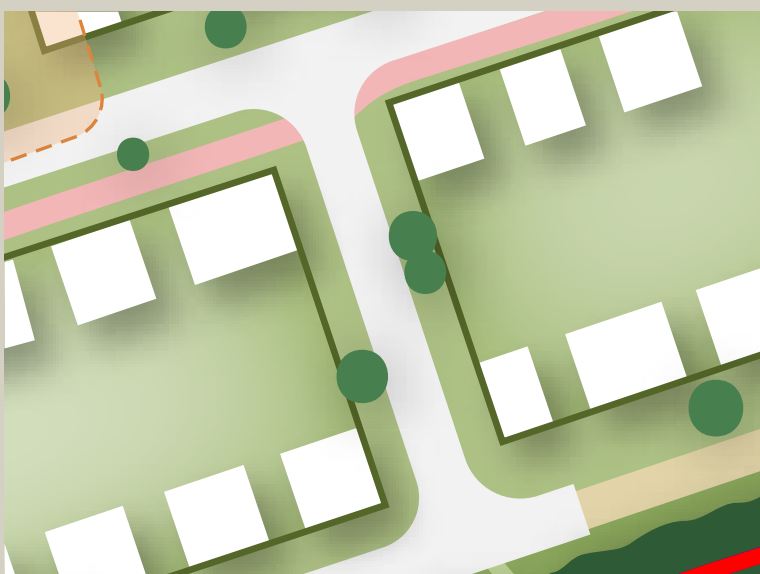
LANDSCAPE STRATEGY

- Use of street furniture and play equipment made from sustainable materials from managed sources, where possible.
- Permeable surfacing to be used for areas of hardstanding, such as roads, footpaths and driveways.
- Consideration of the carbon footprint of materials will be taken into consideration, wherever possible, when specifying hard materials.
- Use of plant species that are native and of local provenance; all whip planting will be of local provenance, wherever possible.
- The use of plastic will be avoided, wherever possible, and only biodegradable tree guards will be used.
- Ecological enhancements to include log piles or hibernacula located on the margins of grassland and scrub, bird and bat boxes positioned on existing mature trees to the site boundaries; and a bug hotel will also be created within the public open space.

BUILDING FOR A HEALTHY LIFE

- 7.7 An initial assessment of the scheme in comparison to the recently introduced Building for a Healthy Life, show the development can achieve all of the established objectives.
- 7.8 The BHL comprises of twelve questions, with four under each of the following categories:
- Integrated Neighbourhoods
 - Distinctive Place
 - Streets for All
- 7.9 Based on a simple traffic light system a proposal should aim to:
- Secure as many GREEN lights as possible,
 - Minimise the number of AMBER lights, and
 - Avoid RED lights.

BUILDING FOR A HEALTHY LIFE (2020)	ACHIEVED?
INTEGRATED NEIGHBOURHOODS	
1. NATURAL CONNECTIONS	
2. WALKING, CYCLING AND PUBLIC TRANSPORT	
3. FACILITIES AND SERVICES	
4. HOMES FOR EVERYONE	
DISTINCTIVE PLACES	
5. MAKING THE MOST OF WHAT'S THERE	
6. A MEMORABLE CHARACTER	
7. WELL DEFINED STREETS AND SPACES	
8. EASY TO FIND YOUR WAY AROUND	
STREETS FOR ALL	
9. HEALTHY STREETS	
10. CYCLE AND CAR PARKING	
11. GREEN AND BLUE INFRASTRUCTURE	
12. BACK PAVEMENT; FRONT OF HOME	



8. LIFESPAN

PUBLIC, SEMI-PRIVATE & PRIVATE DESIGNATIONS

PUBLIC

8.1 Public areas are generally open space and play areas with designated areas of movement defined by footpaths. All these areas are overlooked by surrounding development and will be managed by a management company or other management process to be agreed with the Local Authority.

SEMI-PRIVATE

8.2 Semi-private spaces are the areas which are shared, but which are principally for the new residents of the development, such as parking areas. These areas are accessible to residents and are demarcated with a change of material and often a strong sense of enclosure, defined by landscaping and the building forms that also provide natural surveillance to the space.

PRIVATE

8.3 Private spaces are defined using landscaping and built form. Private residences will have privacy strips or front gardens which are defined by walls, fencing, hedging and/or planting. Back-to-back development adds to the sense of security and ensures that the backs of dwellings are not exposed, meaning access into the private areas is restricted to either through the house or via a side gate.

OVERLOOKING

8.4 As with all new proposed development set back and separation distances are generally adhered to with 20m back-to-back distances and 11m side on distances.

COMMUNITY SAFETY

8.12 The design and layout for the development will need to create safe and overlooked streets and spaces. The following section sets out some of the key elements considered to deliver a safe community and reducing opportunities for crime.

ACCESS AND MOVEMENT

8.5 Site access points are to be overlooked and fronted by development. Pedestrian and vehicular movement is generally separated across the site to ensure safety. This can be achieved using designated footpaths in open spaces and raised pavements along the streets. Where shared surfaces are proposed low speed movement is promoted and is designed into the street.

STRUCTURE

8.6 The design and layout of development provides permeable and legible forms, in accordance with the principles established within this chapter, offering users multiple ways through the site that are safe and overlooked.

SURVEILLANCE

8.7 All open spaces, parking areas and streets are overlooked by development with activity promoted onto the streets and spaces. Where walls face onto the street, adjacent development or surrounding development will provide natural surveillance to these areas.

OWNERSHIP

8.8 Clear demarcation of boundaries across the site will need to be established and will be defined by a combination of built form and landscape treatment.

PHYSICAL PROTECTION

8.9 Defensible measures to private property derive from the overall proposed block structure and placement of building form. Further protection is to be provided through physical measures that include walls, fenced areas, landscape treatment, gates, and doors.

ACTIVITY

8.10 Activity on the site is to occur within the open space and public areas that are overlooked by surrounding development. All principal access points into housing are from front doors that address the streets and open spaces.

MAINTENANCE & MANAGEMENT

8.11 The site's open space and landscape areas will be delivered through a management company.



THANK YOU

