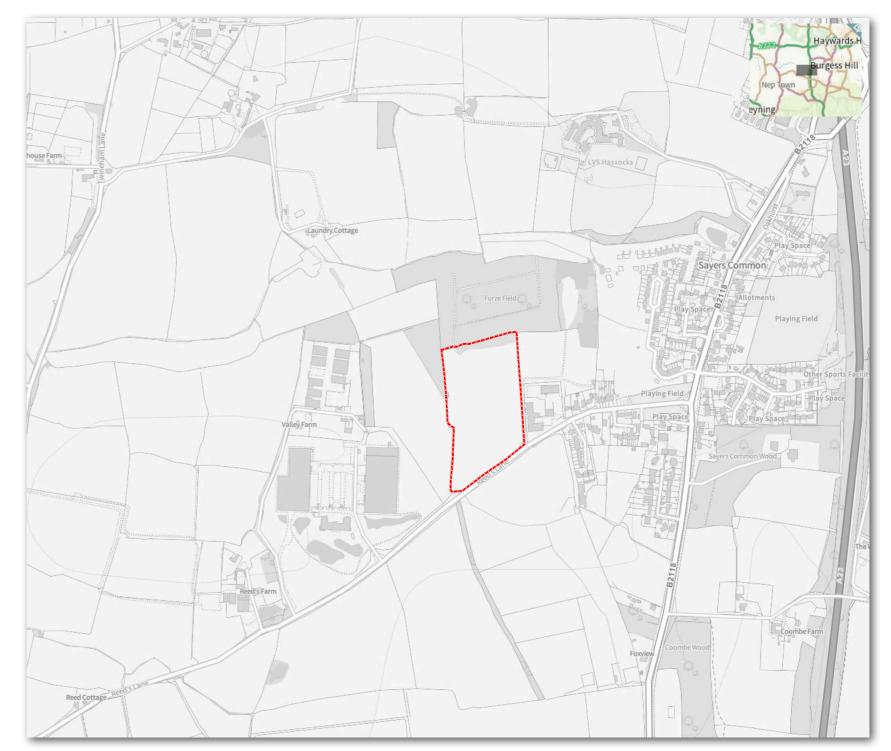
reside.



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Site Location Plan

01 | INTRODUCTION

About Reside

Reside Developments, part of the Reside Group, is a multi-disciplined, privately owned and funded company with the clear objective to be recognised for both the precision and innovation behind its property designs.

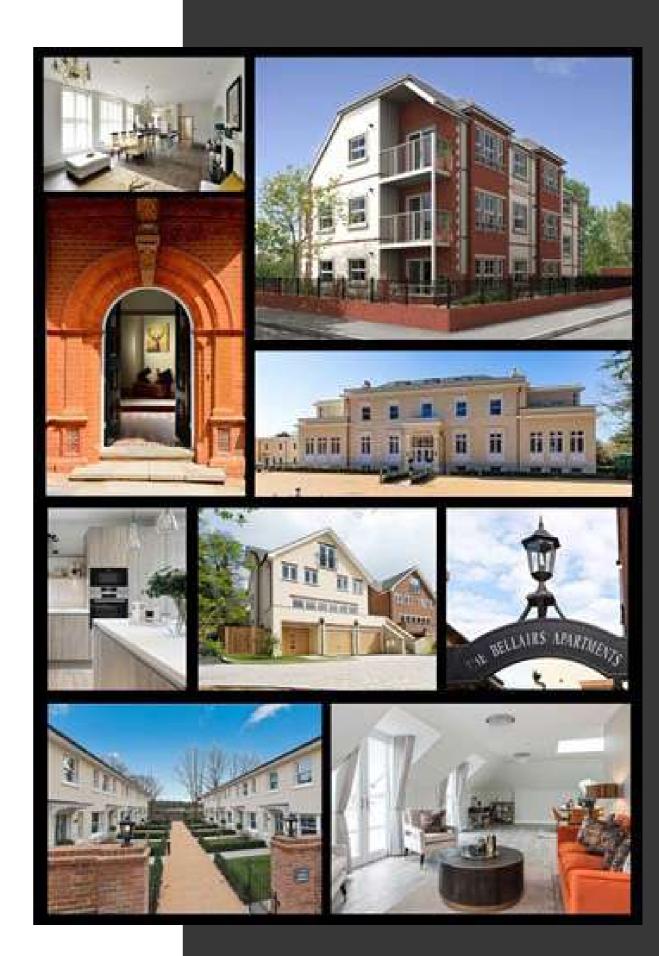
Established in 2004 the company has to-date built a number of award winning developments, in addition to acquiring land and gaining planning on many sites throughout the south-east. The business also currently controls in excess of 30 strategic sites, which are being brought through the planning system. Widely recognised for its high standards and the quality of its developments, Reside is proud to have won the following awards:

- The Evening Standard New Homes Award
- The Godalming Trust Civic Design Award
- The Mayor's Award at The Surrey Property Awards
- The Guildford Design Award

The Reside team has a diverse range of professional experience which it uses constructively to harness relationships with: private landowners, banks, investors, consultants, agents, architects and a multitude of other professional partners. Founder Directors, Richard West and Brett Hamblin, bring years of land buying, development and construction experience to the business and have been joined by other Directors and key personnel to ensure their exacting standards are upheld across the core disciplines of the business. The lively personalities thrive on challenges, are motivated by personal ambition and are driven by success.

The Reside Group also incorporates Reside Construction, which further enhances the company's ability to provide a full suite of professional services: from land acquisition, through to planning, design and construction - the Reside brand is a beacon of excellence.

'Our mission is to think creatively, to deliver solutions and provide superb properties in sustainable locations that demonstrate energy efficiency and innovation on all levels'.

















01 | INTRODUCTION

About Clague Architects

Clague is an award winning practice of architects, masterplanners, urban designers and historic building consultants working from design-led studios in London, Canterbury in Kent and Harpenden in Hertfordshire. The firm celebrated 85 years of practice in 2019, and has a reputation of excellence in architecture, masterplanning and conservation. Our extensive experience, gained from designing an extremely wide variety of projects of differing type, scale and complexity throughout the UK, has allowed us to develop invaluable knowledge that feeds into all aspects of our work.

A) WE CREATE PLACES

Our approach to masterplanning and detailed design is deeply informed by regional variation, observation, opportunities and context. Clague conceive master plans with easily understood themes which can filter through all the aspects & documentation of the masterplan.

B) WE ADD VALUE THROUGH QUALITY AND INNOVATIVE DESIGN

Clague drive up the value and demand for land parcel and home sales by characterful and inventive placemaking. Within the last ten years our team has been actively engaged in masterplanning and house building schemes for several major landowners, and most of the major UK house builders.

C) WE WORK COLLABORATIVELY

Masterplanning and house building is the central activity of Clague Architects, so we have a team of specialist designers with a wealth of experience in large-scale masterplanning and detailed residential design, supported by team of sixty highly skilled people giving us experience of working over a wide geographical area and in varied sectors. We have collaborated successfully with a wide range of leading consultants.

"All of our work demonstrates flair and imagination, yet is sensitive to the built and natural environment."



Proposed illustrative view at entrance to Reed's Lane

Our Vision For Land West of King Business Centre, Reeds Lane, Sayers Common

- a) Landscape led design concept.
- b) Architecturally sensitive development on a site immediately on the edge of the village.
- c) Enhancement of Public Right of Way and majority of mature trees and hedgerows.
- d) Range of family accommodation, affordable and private houses
- e) Increase ecological value and biodiversity of the site
- f) Sustainability at the core of the design
- g) Pedestrian and cycle links prioritised



Site Location

The site is to the west of Sayers Common and to the north of Reeds Lane, which links Sayers Common with High Cross in the west and to the north-south B2118 to the east which leads south to Albourne and north to the A23.

The site is immediately adjacent to the existing King Business Centre and to the allocated site SA30 which sits north of the King Business Centre.

Site Topography

The site has a change in levels from approximately +18m AOD in the south-east of the site adjacent to Reeds Lane down to circa +14.15m in the north-west of the site with the land continuing to fall to the west of the site. The drop in level occurs across a distance of circa 240m meaning that at it's steepest the site has a gradient of circa 1:60 although much of the site has a gentler slope than this. The existing Public Right of Way largely follows this gradient from southeast to north west



Site Location Plan



Topography Plan

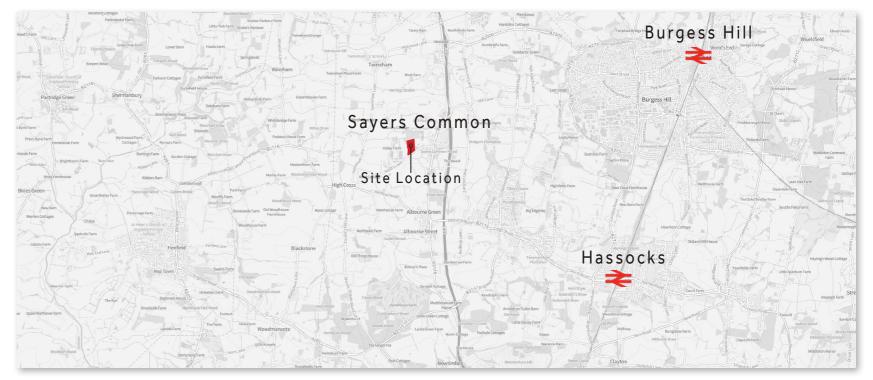
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Planning Context

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework (NPPF) was revised in July 2021 and sets out the planning policies for England. At the heart of the NPPF is the presumption in favour of sustainable development.

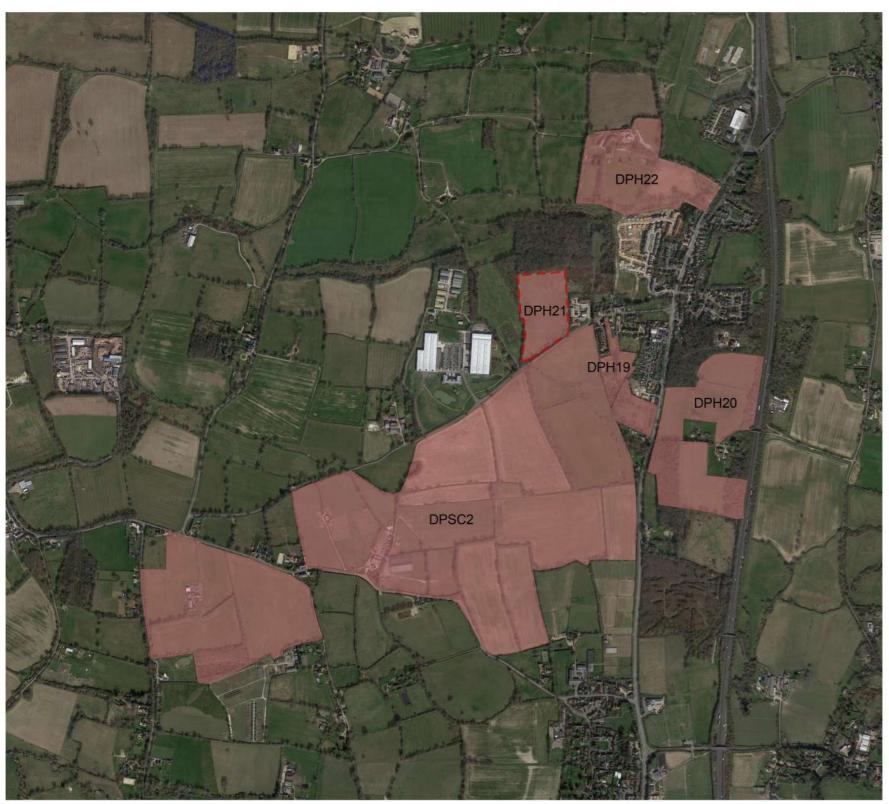
For Plan-Making the NPPF sets out that "all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects."



Map showing location of nearby railway links



Aerial site photograph showing proximity to existing settlement



Map showing allocated sites within the Mid Sussex District Plan 2021-2039 - Consultation Draft (Reg 18) Document Nov 2022

Planning Context

MID SUSSEX DISTRICT COUNCIL PLANNING POLICY

The Mid Sussex District Development Plan comprises of the following;

- Mid Sussex District Plan 2014 2031 (March 2018)
- Saved policies of the Mid Sussex Local Plan (May 2004)
- Mid Sussex Site Allocations DPD (June 2022)
- Mid Sussex Small Scale Housing Allocations DPD (April 2008)
- West Sussex Joint Minerals Local Plan (2018)
- West Sussex Waste Local Plan (2014)
- 19 'made' Neighbourhood Plans including the Hurstpierpoint and Sayers Common Neighbourhood Plan
- A number of Supplementary Planning Documents

Presently local planning authorities are to review their Local Plans every five years to ensure policies remain relevant and effectively address the needs of the Local Community. Therefore Mid Sussex District Council are currently reviewing their District Plan.

The site is a proposed allocation under Policy DPH21: Land to the West of King Business Centre, Reeds Lane, Sayers Common, for 100 dwellings (see plan shown opposite). This proposed allocation is directly adjacent to the existing settlement boundary and allocation SA30 Land to the north of Lyndon, Reeds Lane, Sayers Common in the Sites Allocation DPD, which now has full planning permission for 36 homes.

Site Character & Setting

The edges of the site are well defined by existing mature vegetation to the south, west and north (Furze Field Wood) . The King Business Centre defines the edge of the site to the south-east.

The centre of the site has an open character and a Public Right of Way (1AI) traverses the site from the south-east up to the northwest where it joins into the wider PRoW network.

The site has a clear visual link with the allocated site (SA30) to the east which sits to the north of King Business Centre.



View from Reeds Lane looking north along eastern site boundary



Reeds Lane looking north-east towards Sayers Common to the King Business Centre



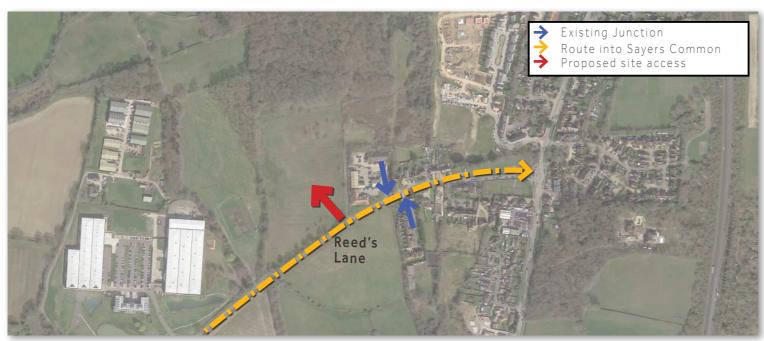




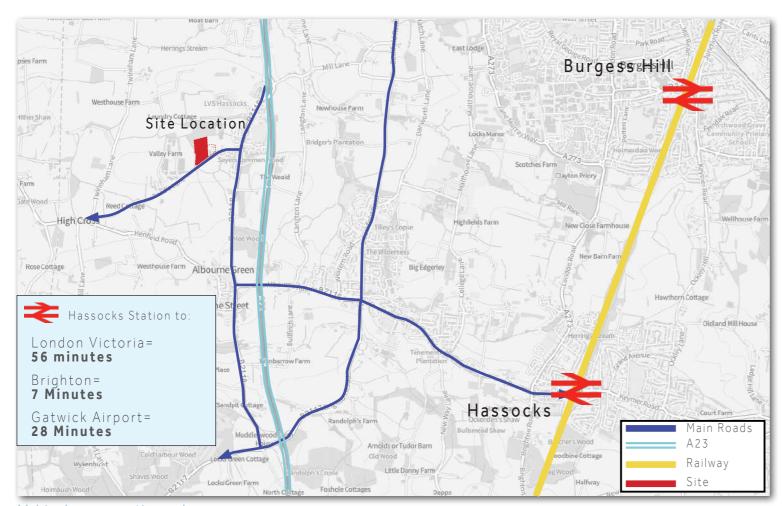




Aerial Site Photographs



Proposed Site Access Point



Vehicular connections plan

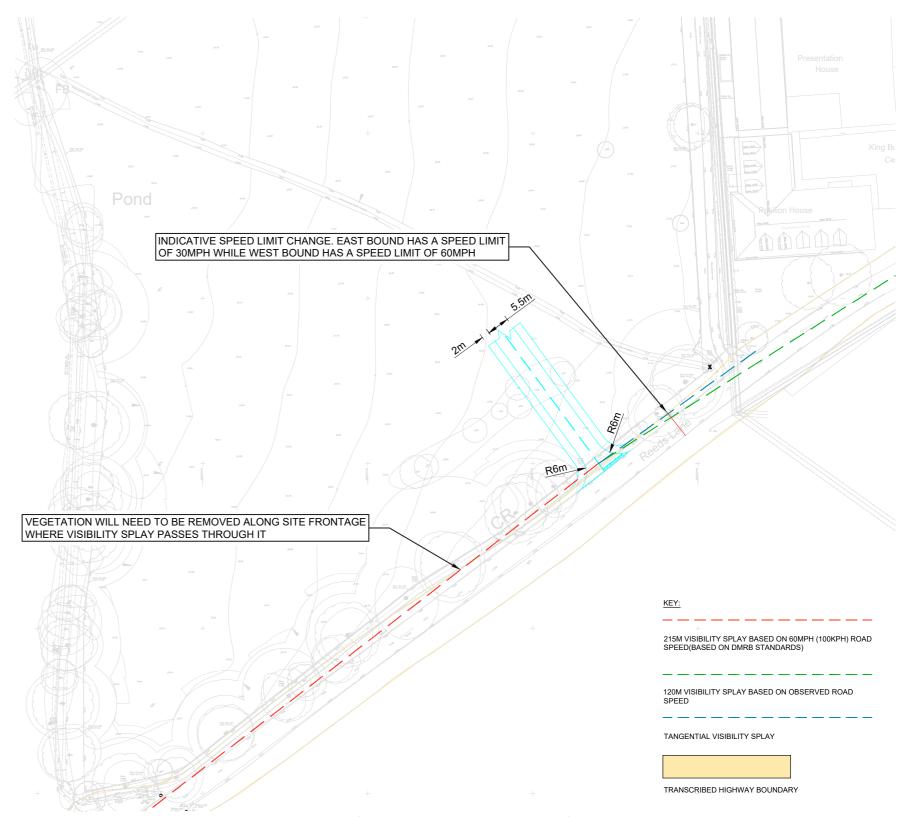
Site Access

The closest bus stops to the Site are located on London Road, within a circa 7-minute walk, and Burgess Hill rail station can be reached within a 24-minute journey utilising the 100 bus service. The area surrounding the Site also has good pedestrian links with an established network of footways, in addition to several PRoW. National Cycle Route 20 runs to the east of the Site along London Road, providing a connection between Brighton and London, and it is also considered that the majority of local roads are suitable for use by cyclists, providing the opportunity to replace short car trips.

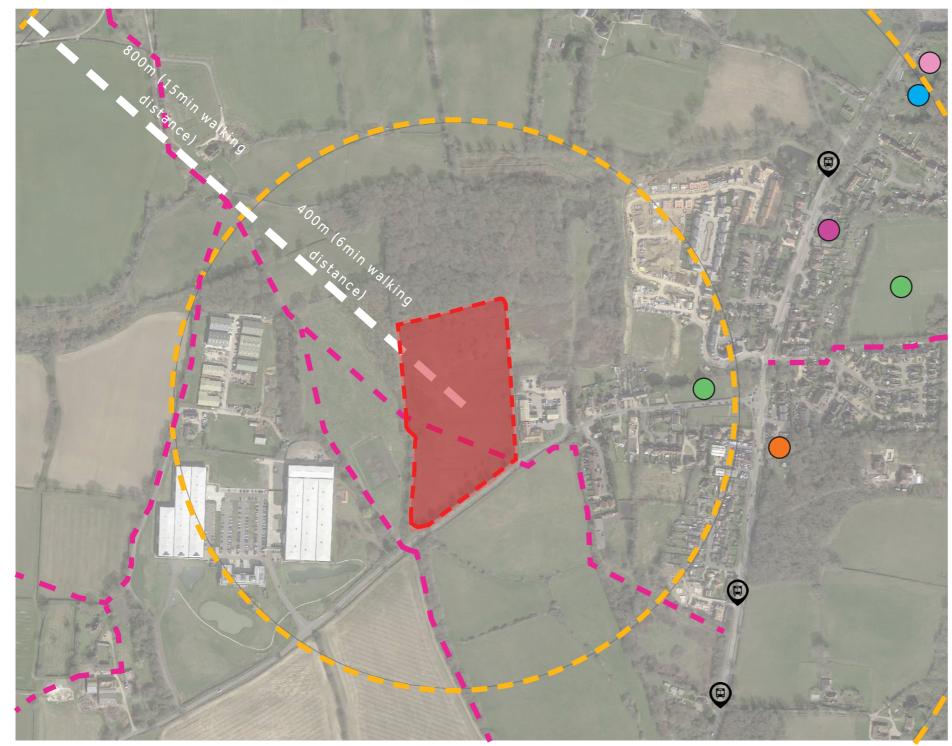
Site Access

Vehicular access to the site will be facilitated by the provision of a 5.5m carriageway with 6m radii bellmouth access at the southern extents of the site on Reeds Lane. The site access enjoys a good level of visibility along the edge of the kerb from the site access which accords with vehicle speeds on Reeds Lane. ATC surveys have been undertaken to determine the existing speeds of vehicles travelling along the frontage to confirm the correct visibility splays. A highways pre application was undertaken with West Sussex County Council in August 2023, no concerns were raised regarding the proposed access.

Given the above the proposals would not have a significant on detrimental impact upon the local transport network. Local amenities and services including bus stops, rail stations, educational facilities, religious centres, restaurants, supermarkets and numerous retail and leisure opportunities are located within an acceptable distance of the site and there is ample opportunity for users of the site to utilise sustainable modes of transport.



Proposed new access on to Reeds Lane from site (drawing 21-T115-02A by Iceni)



Amenities and connectivity map

Local Connectivity & Amenities

The village has a good range of amenities and most of these are within a short walking distance of the site, as indicated on the adjacent diagram. A continuous pedestrian route into the village would be possible utilising proposed footpaths within the SA30 allocated site. This route would provide access to bus stops, the local pub, a garage, community shop, village hall, a preschool, church and play areas including sports pitches.

It is a 5minute walk from the site to the junction of Reeds Lane and the B2118.





1. The Duke of York Pub

2. The Village Hall Community Shop

Shop



Church

Public Open Space

Restaurant/Cafe

Bus Stop



Site

PRoW

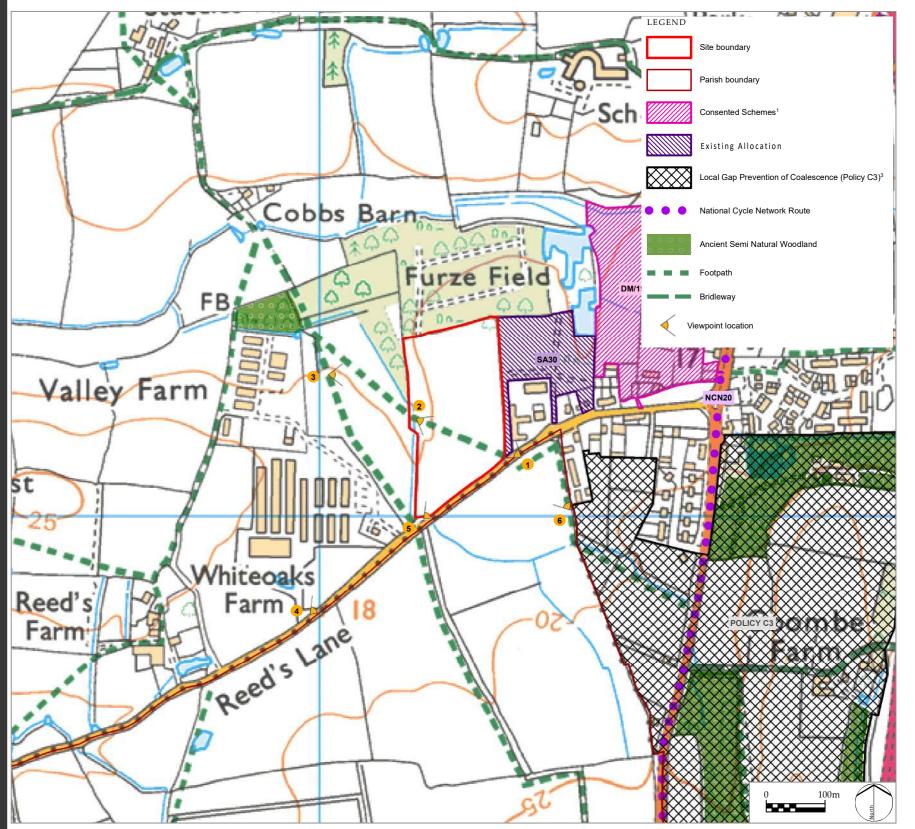
Landscape & Visual Appraisal

LDA Design have undertaken an initial Landscape and Visual Assessment of the site. From this careful analysis a number of recommendations about any future development are proposed as follows:

- Retention and enhancement of boundary vegetation and providing a sufficient set back from retained trees to ensure the root protection zones are safequarded.
- Incorporation of appropriate provision of green space, creating an attractive setting for the new development and opportunities for biodiversity, drainage and recreation.
- Ensuring that the development is set back from Reeds Lane in order to maintain the character of this route.
- Integrating the existing PRoW that crosses the site into the layout of the development and / or establishing a suitable alternative alignment, and creating new links as part of proposed green space.
- Careful consideration of site levels and building heights to ensure that the proposed development sits well within the site / landscape and does not appear out of context with the existing development along the western edge (such as the King Business Centre)

The report concludes that a development could be deliver on site that accords with the following policies (including their minor updates in the draft District Plan):

- DP12: Protection and Enhancement of Countryside
- Countryside Hurst Policy C1 Conserving and Enhancing Character
- DP13: Preventing Coalescence
- Countryside Hurst Policy C3 Local Gaps and Preventing Coalescence
- DP22: Rights of Way and other Recreational Routes
- DP26: Character and Design
- DP37: Trees, Woodland and Hedgerows



Extract from LDA Design's Landscape and Visual Assessment document - Key view location plan



Viewpoint 1: View northwest from Reeds Lane opposite Kings Business Park



Viewpoint 2: View southeast from public footpath (Ref. 1AI) along western site boundary

Extract from LDA Design's Landscape and Visual Assessment document - Key view points 1 and 2

Landscape & Visual Appraisal



Viewpoint 3: View southeast from public footpath (Ref. 3AI) between the Site and Valley Farm to the west



Viewpoint 4: View east from Reeds Lane by entrance to Avtrade

Extract from LDA Design's Landscape and Visual Assessment document - Key view points 3 and 4



Viewpoint 5: View east from Reeds Lane near southwest Site boundary



Viewpoint 6: View northwest from public footpath (Ref. 1_1AI) south of Reeds Lane, on the western edge of Sayers Common

Extract from LDA Design's Landscape and Visual Assessment document - Key view points 5 and 6

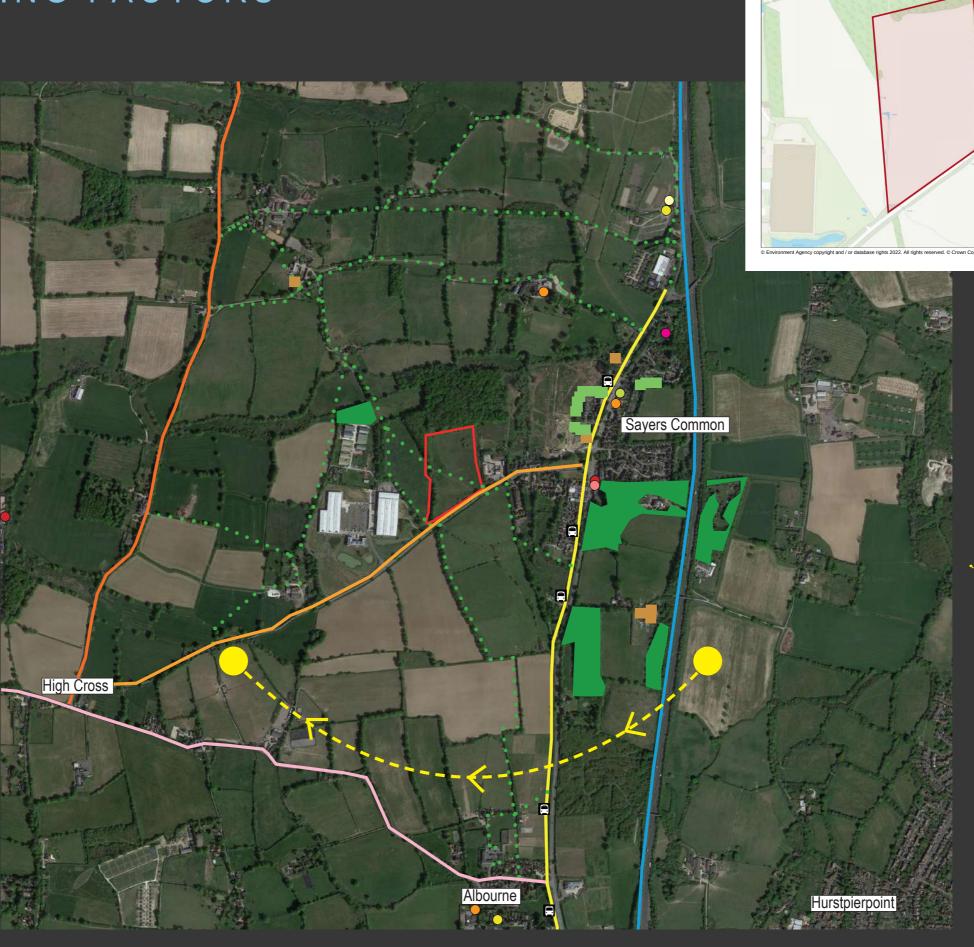
Summary: Key Opportunities & Constraints

The site is unconstrained within the centre of the site with the Public Right of Way 1Al creating an opportunity to design a green space focused on this south-east to north-west route.

The site sits within Flood Zone 1 (according to the Environment Agencies Flood Map for planning) and so has a very low risk of flooding.

There are mature trees set within hedgerows to the south and east of the site with Furze Field Wood to the north. These help to create a well defined site but also contribute to the sense of place and so future proposals should seek to utilise these perhaps by fronting onto some areas of the trees and allowing views through the development to the site edges.

The site does slope down from south-east to north-west and there is an opportunity to use this gradient to place a Sustainable Drainage System within the development.



Flooding map extract -The site is in Flood Zone 1; Low risk of flooding

Location (easting/north 526238/118163 Scale 1:2500 Created 27 Sep 2023 11:28

Selected area

Flood zone 3

Flood zone 1

0 20 40 60m

- A23
- **B2118**
- Reeds Lane
- Henfield Road
 - Twineham Lane
- ••• PRoW
 - Sun path
 - Site Location
- Bus/ Public Transport
- School Education
- Churches/ Religious buildings
- Catering/ Bars
- Community Shop
- Hotel/ Accommodation
- Events Venue
- Carehome
- Leisure Sports/ Lesuire Businesses
- Tree Protection Order
- Ancient Woodland
- Listed Building

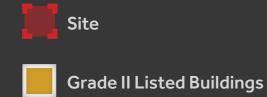
Built Heritage

The site is not within a Conservation, there are a number of listed buildings in Sayers Common, however, none are in the immediate vicinity of the site. To the east along the B2118 there are two Grade II listed cottages whilst the largest cluster of listed buildings is at Coombe Farm, some what to the south and east of the site.

Although the site will not have any effect on the setting of any listed buildings these traditional cottages could suggest a design approach to the proposed houses in terms of materials, form and massing that is in keeping with the Sussex vernacular.



Aymers, Grade II listed cottage on B2118/London Road



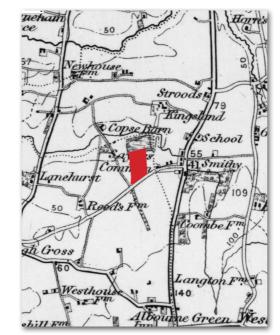


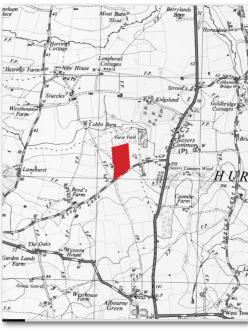
Listed Buildings and Scheduled Monuments in Sayers Common

Historic Maps

The historic maps opposite indicate how Sayers Common has grown over the years, primarily following the north south B2118/London Road but also along Reeds Lane which is the primary road which joins into the B2118 within the centre of the village opposite the pub.

In common with many rural villages, development starts in a linear way along the primary routes before the land between the primary routes is in filled around a key junction which creates a nucleus to the village. This has happened at Sayers Common around the junction of Reeds Lane and London Road and so the site is a logical 'next step' in the evolution of the village when viewed through the historic development of the settlement.

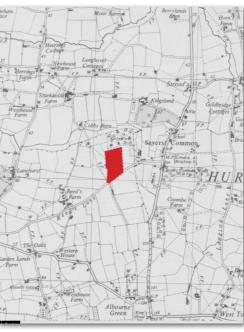


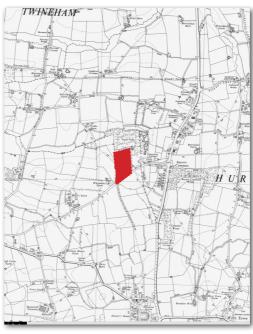


Old map 1892

Old map 1913

Old map 1937







Old map 1947

Old map 1971

map 2020

















Prominent Local Details

Within Sayers Common there are a number of prominent buildings including Christ Church, the village hall and listed cottages Aymers Sayers and Kingscot along the B2118/ London Road.

The materials are typical for Mid Sussex including red brick, tile hung upper floors, lay tile roofing and some flint-work to the church. Rendered buildings such as Kingscot are also in evidence and there is some mock Tudor panelling such as at the local pub - The Duke of York. There is also some stonework within the old school building to the north of the Village Hall.

Much of the development within Sayers Common is post war with new developments currently under construction/ completed. These select from a palette of local materials and detailing.

The proposals would be based on a study of the local vernacular for this area of Mid Sussex and would propose to build on this to ensure the development is in keeping with the village. They would follow the material palette used on allocated site SA30 to ensure the development has a comprehensive character with the adjacent site.

Flood Risk/Drainage

The site is at low risk for all forms of flooding, development will be located outside of any areas of surface water flooding to the west of the site.

Surface water run-off will be controlled on site and discharged to the watercourse on the western boundary. The proposed SuDS for the site will include a network of surface water drainage pipes, permeable paving, swales and attenuation tanks that convey surface water runoff to open attenuation located in the west and northwest of the proposed development. The surface water runoff will be attenuated to the QBAR 1:100 year storm event with an allowance for climate change prior to discharge at the greenfield runoff rate into the watercourse.

The SuDS based design will consider an attenuation basin strategically located within the lower area of open space to the west of the site, adjacent to the ditch.

In relation to foul drainage, a pumping station will be located to the north east of the site with a pumping rising main connection to the public sewer.



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04 | THE SCHEME



Proposed illustrative view showing the existing Public Right of Way running through a 'green corridor' within the site



Illustrative Masterplan

04 | THE SCHEME

Illustrative Layout Details

An illustrative masterplan has been prepared which seeks to show how a sensitive development, in keeping with the village of Sayers Common, could come forward for this site. This would be a landscape led scheme and the key points within this design could be:

- A suitable and safe access off Reeds Lane
- A layout which retains and enhnaces the Public Right of Way 1Al and creates a green corridor along this route
- Pedestrian links back to the centre of Sayers Common through the adjacent SA30 allocated site
- A focal green space at the centre of the site
- Retention of as many existing trees on site as possible
- Retain, protect and enhance existing vegetation along boundaries
- Development to respect the mature trees and hedgerows around the boundaries of the site
- Comprehensive masterplan with allocated site SA30 which respects existing hedgerows between the sites
- A link through to the allocated land/site SA30 to the north-east
- Pedestrian and cycle access prioritised within the development and links to Significant site allocation DPSC2 explored
- 100 residential properties
- 30% affordable homes
- Integration of Sustainable Drainage Systems (SuDS) within the development

04 | THE SCHEME

Illustrative Layout Details

The proposals would include a link to the allocated site SA30 which sits to the north of King Business Centre to ensure that these are not two separate 'cul-de-sac' developments but instead are integrated with one another ensuring connectivity and a choice of routes from the site, east towards the centre of Sayers Common.



Computer Generated Image (CGI) of allocated site SA30



CGI of allocated site SA30 showing traditional materials and form



Illustrative Masterplan

05 | CONCLUSION



Proposed illustrative view along western boundary

This Vision Document has been produced to clearly illustrate how the proposed allocated land to the west of King Business Centre in Sayers Common could come forward and deliver a viable project which would deliver much needed housing whilst creating a development that sits harmoniously with the site and the wider context of the village.

The Landscape and Visual Assessment illustrates that the site is well defined by existing mature trees and hedgerows which would be retained, protected and enhanced to ensure a true sense of place and to minimise any visual impact.

The scheme would deliver several benefits including the retention and enhancement of the existing Public Right of Way 1AI, a comprehensive masterplan that links this site to the allocated site SA30 and considers linkages to the Significant site allocation DPSC2 and 30% affordable housing.

A development that respects the existing mature boundary planting and creates a true sense of place with sensitively designed homes with a green space at it's heart is proposed to ensure the site has a positive legacy.

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