

Landscape Strategy

Overview

The adjacent plan illustrates the proposed Landscape Strategy and overall Illustrative Masterplan.

The site is located within a sensitive area; however, the proposal replaces existing buildings and has been carefully designed to reflect the character of nearby development.

Sensitive boundaries of the site have been softened with generous landscape treatment. This helps to blur the line from the site edge, the wider open fields and private rear garden space.

A central permeable access road proposes a generous shrub planting, new trees and swales.

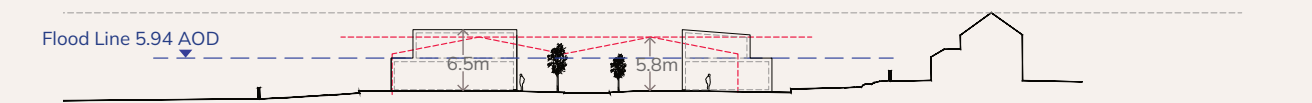
The layout, scale and landscaping of the scheme help to reduce its visibility and ensure it sits comfortably within its surroundings. With the proposed planting, sedum green roofs and mitigation measures in place, the development would not result in unacceptable harm to the landscape or to views from surrounding areas.

Please refer to Landscape Impact Assessment for further detail.

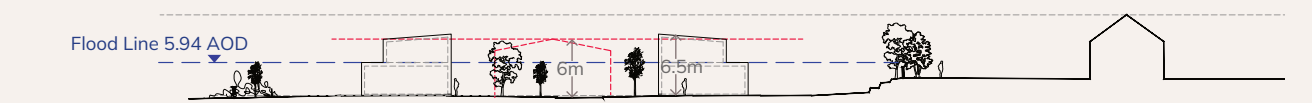


Landscape Masterplan -
Not to scale

Massing is kept at an absolute minimum impact in respect of Old Court Farm ridge heights.



Section AA



Section BB

Ecology & BNG

Ecology

A number of ecology & biodiversity measures will be incorporated into the proposals. These include the incorporation of Bee Bricks, Bat Boxes and Bird Boxes into the external walls of the house.

Areas of Log Pile will also be provided to provide important new habitats.

A Preliminary Ecology Appraisal accompanies this application and sets out the full ecology context with suggested enhancements.

Biodiversity Net Gain

The post-development value of the site is 2.33 area units, calculated using the landscape design proposals. When compared to the baseline value of the existing site (1.37 area units) this equates to a 69.23% increase in habitat units.

This exceeds the ADC net gain benchmark by a considerable margin and reinforces the landscape-led approach taken by the applicant.



Bee Brick



Integrated Bat Box



Integrated Bird Box



Log Pile

Highways

Overview

The below drawing shows the swept paths of a Fire Appliance successfully entering and leaving the site in forward gear. Within the Transport Statement provided, a similar swept path is provided showing a Refuse Vehicle successfully entering and leaving the site.

Amendments to the entrance point off of New Salts Farm Road are sought in order to ensure a sufficient turning radius. Refer to the Transport Statement for further details.



Parameter Plan - Parking

Each proposed dwelling will have private off-street parking for 2no cars. 7no of the dwellings have garages which are sized to enable parking.

This creates 27 x parking spaces for residents.

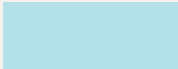
There are an additional 4no visitor parking bays on the site.

Each dwelling will have an EV charging point in close proximity its respective driveway.

Each dwelling will have charging facilities for e-Bikes.

Dwellings with private garages have cycle storage located within the garage. Dwellings with no garage have secure independent cycle stores as indicated on the plan adjacent.

Key

-  Visitor Parking Bay
-  Private Parking Bay
-  Private Garage
-  Cycle Storage with e-Bike charging
-  EV Charger

Parking Strategy -
Not to scale



25

Inclusive Access

Overview

The scheme as a whole and each dwelling has been designed for inclusive access from the outset. All external doors have level and accessible thresholds, the landscape has been designed to be step free where possible.

Internal circulation spaces and rooms have been designed generously to ensure that a wheelchair user can visit and access and use all of the primary spaces and rooms.

Noise

Overview

The applicant has undertaken a Noise Impact Assessment for the proposed scheme and it concludes that no specific noise mitigation measures are required to ensure the scheme is appropriate and compliant.

Refer to the NIA by Acoustic South East for further detail.

Sustainability

Overview

The development has been designed to use energy from the sun effectively without introducing risks of overheating. There are several large areas of glazing which will allow the building to benefit from solar gain, however the glazing spec will be treated to ensure that they are protected from intense summer sun which could heat the building excessively.

This maximises internal daylight levels whilst minimising the risk of overheating during the afternoon.

The layout of the dwellings will facilitate large volumes of natural cross ventilation to provide passive cooling to the interior spaces.

All lighting (LEDs), appliances and services will be low-energy.

All new dwelling will achieve the water efficiency standard of no more than 110 litres/person/day.

The building has been proposed with provision for high levels of thermal insulation within the external building fabric (wall, floor, roof) to Part L Building Regulation Standards.

The dwellings have also been designed to provide high levels of air tightness with controlled measures of mechanical ventilation (ie: within kitchens, bathrooms and other humid environments).

Thermal Bridging will also be designed out to ensure heat loss is not inadvertently occurring which could lead to building fabric and energy related issues.

Heating and hot water may be provided by gas or ASHP subject to viability.

For those dwellings with garages, this also provides ample space for cycle storage and those without, will benefit from an independent cycle store in the rear garden. Charging for e-bikes will be provided.

All plots will benefit from 1no EV charger in their respective external parking areas. Final location TBC.

Within the site, there are a number of new Trees proposed. This will improve the environment of habitants in the proposed dwellings and is inline with the Climate Change Adaptation guidance.

Extensive landscaping is also proposed which is proposed to enhance ecology and achieve a BNG net gain of 69.23%.

The proposed measures will ensure that the development meets or exceeds current Building Regulations requirements and supports the objectives of the Adur Local Plan and the National Planning Policy Framework by promoting sustainable development and reducing operational carbon emissions.

Conclusion

The proposed redevelopment of the existing barns at New Salts Farm delivers a carefully considered, landscape-led scheme for ten new dwellings. The design responds positively to the site's sensitive context through reduced building heights, broken massing, high-quality materials and a strong landscape framework, ensuring the development integrates successfully with its surroundings.

Key constraints, including flood risk, massing and scale, residential amenity, highways access and ecology, have been addressed through detailed technical assessment and informed design evolution. The proposals result in a reduction in visual impact compared to the existing barns, provide high-quality homes, and deliver significant landscape and biodiversity enhancements.

Overall, the proposed scheme is a sustainable and well-designed form of development that responds to local character and planning policy objectives, without causing unacceptable harm.

Meynell Gunton

Meynell Gunton

8 Beaconsfield Studios

25 Ditchling Rise

Brighton BN1 4QL

01273 673 673

meynellgunton.com

hello@meynellgunton.com

