

Design and Access Statement Addendum

Phase3, Malthouse Meadows,
West Sompting

June 2026

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Chapter 1

Introduction



Purpose of the Document

This Design and Access Statement (DAS) accompanies the submission of the Reserved Matters application (RMA) for Phase 3 of Persimmon Homes development site known as Malthouse Meadows in West Sompting. It is therefore an 'addendum' to the DAS which was submitted and approved the hybrid permission dated August 2023 (reference AWDM/0323/19) for up to 469 residential units.

This RMA seek consent for the 278 dwellings, Public Open Space and a children's play area. It is located south of Loose Lane and the south and east of our Phase 1 development.

The design parameters for whole of the Malthouse Meadows development site were established with hybrid permission. These parameters were the result of an extensive dialogue with Adur District Council over a 27-month period (in addition to the preceding 18 months of pre-application discussions).

This RMA has sought to follow these parameters. This DAS will demonstrate how compliance is achieved. As part of this it will set out the design rationale in relation to both the layout and the architectural appearance for the 278 new homes, while also detailing the key principles of the landscape design, the parking and movement strategy; along with the scheme's planning policy compliance.



Overview of the Proposals

This RMA seeks to deliver 278 dwellings, 30% of which will be affordable housing. The land is controlled by Persimmon Homes, and the aim is that it will enable the continued delivery of housing at Malthouse Meadows, thus ensuring it remains active in the Council's 5-year housing land supply trajectory.

It is important to Persimmon that we provide our customers with good quality homes that are part of a sustainable and inclusive community. Our primary aim is to provide new neighbourhoods in areas where people wish to live and work.

We aim to achieve site designs that will provide the appropriate balance of homes and open space and the right mix of house types. We seek to enhance biodiversity where possible. Through the planning process we aim to enhance local facilities providing investment in local infrastructure such as transport, education, retail and recreation facilities

Key design considerations for Phase 3 have been:

- Reduction in numbers to reflect on site constraints and policy requirements.
- Elements of 3-storey development in accordance with the parameter plans.
- Phase 3 is the higher density development parcel, it has elements of high density (up to 45-50dph), is largely covered by medium density (30-45dph) with lower density limited to the periphery.
- More informal arrangement / layout of homes, along the southern and western flank, to reflect edge-of-countryside boundary.
- Prominent gateway-built form and a pocket park at the site entrance from Phase 1.
- Ensuring pedestrian / cycle connectivity through the site and to the accessible countryside beyond.
- Frontage landscaping, to break up parking areas and built form along the spine road.
- WSCC guidance on highway design and accessibility fully embraced.

Phase 3 is the largest parcel of development. It therefore encompasses the higher density elements envisaged with the outline permission. This then transitions down to a lower density as development extends to the site's edges ensuring that built form sits comfortably in its contextual setting and has regard to the wider countryside setting.



Introduction to Persimmon

Who we are

Persimmon are one of the UK's leading house builders, supplying thousands of jobs, building high quality homes and achieving 5* from our satisfied customers. As a whole this leads to the sustainable development of communities where we invest in good causes and provide the essential infrastructure to positively transform the daily lives of new and existing residents. This is all part of our Persimmon Way excellence programme as we strive to deliver Places where people want to live.

What we are aiming for

1) Quality

Our vision is to be Britain's leading homebuilder with quality and customer service at its heart, building the best value homes on the market in safe and inclusive communities.

2) Sustainability

We aim to mitigate climate change through the provision of energy efficient, low carbon homes. In line with building regulations guidance, in time, dwellings will aim to meet the requirements of the full Future Homes standard, delivering a 75% reduction in carbon emissions beyond Part L of the 2013 building regulations. This will be achieved through fabric efficiency measures, reduced air leakage, maximised passive solar gains, the use of solar PV, and air source heat pumps

3) Placemaking

We aim to design sustainable schemes through matching the aspirations of the Government's National Design Guide, taking you on the placemaking journey with us, leaving a legacy that we and our customers are proud to be a part of.

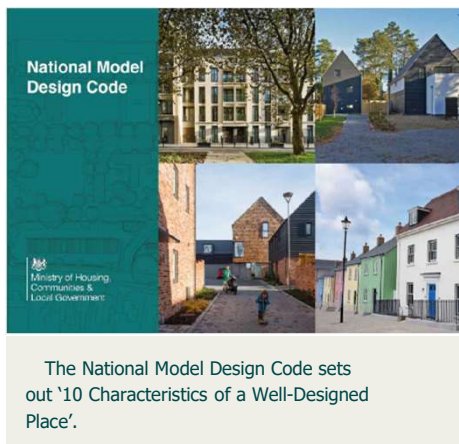
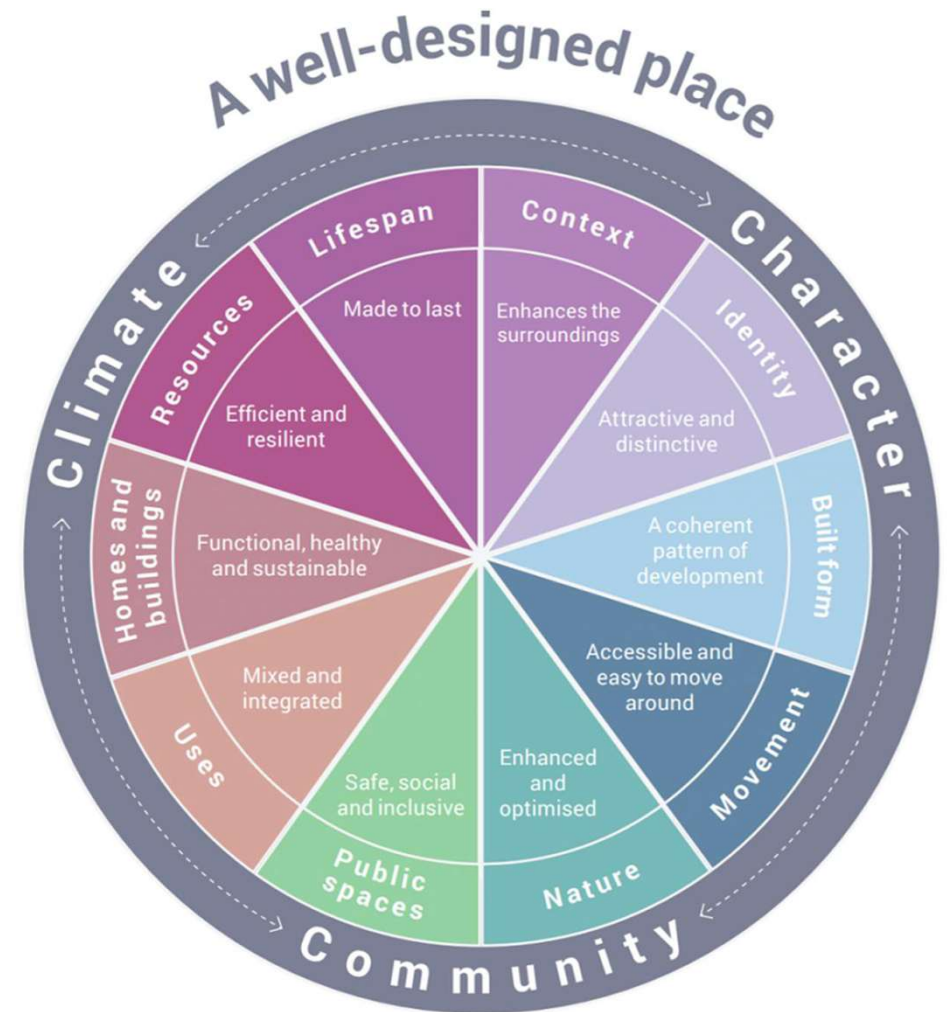


National Design Requirements

The National Model Design Code

Design has become a central focus to national planning policy with a desire to create high quality, beautiful and sustainable buildings and places. The latest version of the National Planning Policy Framework (NPPF) recommends the use of the National Model Design Code and National Design Guide for LPAs when assessing applications. These documents provide guidance on the design of sites as is set out in the 10 characteristics of a well-designed place. This forms the basis of our Persimmon Pledges in which we demonstrate our compliance to national policy and our commitment to high quality design. Persimmon's dedication to Placemaking cuts across all parts of the business.

Paragraph 131 of the NPPF states that *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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"*. The definition of Fundamental is *"forming a necessary base or core; of central importance"*. This DAS is our practical application of national policy at Malthouse Meadows.



NMDC - The 10 Characteristics of a Well Designed Place



Use

Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well designed places have a mix of uses including local services and facilities and integrated mix of housing tenures and types to suit people at all stages of life.

Our Pledge

We will seek to support a sustainable mix of uses relevant and proportionate to the site's context, including a suitable mix of housing. The development site is located with good access to existing local services and facilities, and the Phase 3 proposals seeks to ensure good pedestrian and cycle movement throughout the site to ensure easy access to these existing services / facilities. In addition, it will provide POS, a pocket park and a LEAP.



Homes & Buildings

Well-designed homes and buildings are functional, accessible and sustainable. They provide attractive environments that support the health and wellbeing of their users. They meet a diverse range of needs, are adequate in size, fit for purpose and adaptable. They relate positively to the spaces around them and allow for easy operation and servicing.

Our Pledge

We will provide attractive, high-quality homes alongside suitable amenity spaces to enable a sustainable development that supports the lifestyles of our customers, enables adaptation and promotes health and well-being. In this respect the POS, pocket park and LEAP that are being delivered alongside much needed housing will help to achieve the desire of creating an attractive environment.



Resources

Well-designed places and buildings conserve natural resources including buildings, land, water, energy and materials. A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and wellbeing.

Our Pledge

We will ensure sustainability sits at the heart of our placemaking including promoting sustainable modes of travel and walkable neighbourhood as well as delivering our pathway to net zero via the energy performance of our homes. All the dwellings on Phase 3 at Malthouse Meadows will be electric and delivered to transition to the emerging Future Homes Standard.



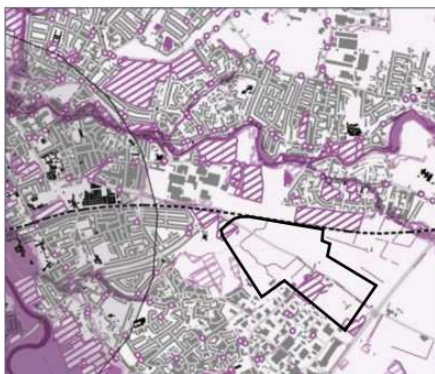
Lifespan

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users, and as a result, people are more likely to care for them over their lifespan. Places designed for long-term stewardship are robust and easy to look after, enable their users to establish a sense of ownership, adapt to changing needs and are well maintained.

Our Pledge

We will design places with legacy and long-term stewardship firmly in mind including future management and maintenance arrangements for our customers. The large POS elements of the proposed development seeks to provide a lasting legacy for West Sompting.

NMDC - The 10 Characteristics of a Well Designed Place



Context

Well-designed places are based on a sound understanding of the features of the site and the surrounding context; they integrate into their surroundings and relate well to them; they are influenced by their context positively; and are responsive to local history, culture and heritage.

Our Pledge

We will seek to ensure that development sites and proposed development take due consideration of their surroundings and located and designed appropriately. Phase 3 of Malthouse Meadows is located where residential development has been approved. It seeks to accord with the established parameter plans and deliver housing of a character and appearance appropriate of the design ethos that underpins the Hybrid permission.

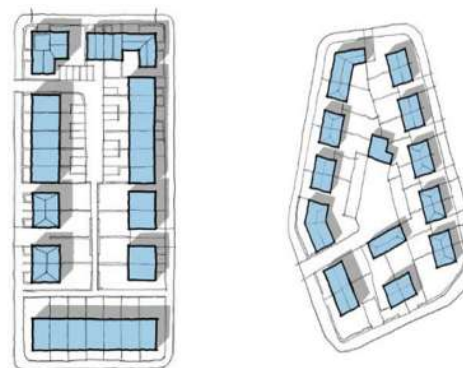


Identity

Well-designed homes and buildings and spaces have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and wellbeing, inclusion and cohesion. They have a character that suits the context, its history, how we live today and how we are likely to live in the future. They are visually attractive.

Our Pledge

We will provide attractive, high-quality homes alongside suitable amenity spaces to enable a sustainable development that supports the lifestyles of our customers, enables adaptation and promotes health and well-being. Phase 3 of Malthouse Meadows accords with the character areas that have been established for the development site and seeks to complete the identity of the development.



Built Form

Well-designed places have compact forms of development that are walkable, accessible to local public transport, services and facilities, have recognisable streets and other spaces with edges defined by buildings, making places navigable for users. They also create memorable features or groupings of buildings, spaces or uses that create a sense of place.

Our Pledge

We will ensure that well designed places sit at the heart of our placemaking. For phase 3 at Malthouse Meadows this has included providing for a walkable development where spaces and uses are well connected and identifiable to ensure that are easy to navigate by foot and bicycle. These then connect to existing pedestrian and cycleways in the surrounding area to ensure accessibility to services and facilities.



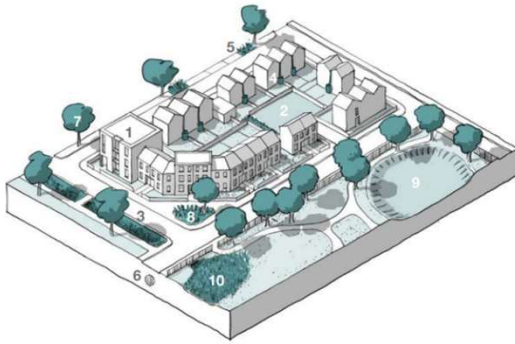
Movement

A well-designed movement network defines a clear pattern of streets that are safe and accessible for all, function efficiently, provide a genuine choice of sustainable modes of transport, prioritise and encourage walking and cycling. These networks should also promote activity and social interaction. Green infrastructure is key to soften the impact of car parking and improve biodiversity and air quality.

Our Pledge

We will design places with clear consideration of how people move and interact with the spaces provided. For Phase 3 at Malthouse Meadows this is based around a defined street hierarchy and movement plan. This ensures that green spaces and landscaping are well integrated and that movement between them is safe and logical.

NMDC - The 10 Characteristics of a Well Designed Place

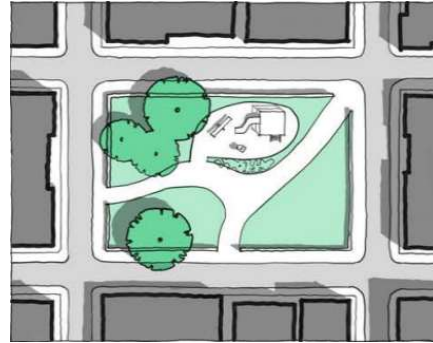


Nature

Well-designed places integrate new and existing natural features into a multi functional network that supports quality of place and biodiversity. Nature is prioritised and attractive open spaces are created which provide for a range of activities.

Our Pledge

We seek to integrate nature and biodiversity at first principles in the design stage. For Malthouse Meadows this has meant that the layout is ecology and landscape-led. Various open spaces have been created and for Phase 3 this will involve completing the Country Park, as well as providing recreational / play space.



Public Spaces

Well-designed places include well-located public places that support a wide variety of activities and encourage public interaction. They should have a hierarchy of spaces that range from large and strategic to small and local spaces. These public spaces need to feel safe, secure and attractive for all to use and have suitable planting.

Our Pledge

We will provide attractive, high-quality open and public places throughout our development sites. They are well overlooked and well connected to ensure all can use and benefit from them. For Malthouse Meadows this has resulted in the development of a large POS providing something of a Country Park, formal sports fields, an orchard, pocket parks and play spaces.

National Design Requirements

Building for a Healthy Life

BHL is design guidance produced by Design For Homes. Whilst not explicitly national government guidance, it is specifically referred to in National Planning Policy Framework. NPPF para 138 states:

"Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development... For assessing proposals there is a range of tools ...and assessment frameworks such as Building for a Healthy Life."

Building for a Healthy Life sets out 12 considerations for assessing 'successful places':

14 INTEGRATED NEIGHBOURHOODS	38 DISTINCTIVE PLACES	62 STREETS FOR ALL
Natural connections	Making the most of what's there	Healthy streets
Walking, cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home

BHL is foremost a design process structure, not a scoring system. For this reason, it lists and illustrate examples of good practice highlighted by a green light. Poor practice is highlighted with a red light. Where an element of design is considered to fall between a green and a red traffic light, an amber light can be assigned to a particular consideration. An amber light does not mean that the design scores 'half a point'. Instead, it cautions that an aspect of a scheme is not fully resolved. In many cases it is possible to rethink and redesign an aspect of a scheme to achieve a better outcome.



BHL - 12 Considerations for Assessing 'Successful Places'

Persimmon seeks to embrace all 12 considerations and ensures that they are the building blocks of all our schemes. In this regard Malthouse Meadows is no different. We have sought to ensure that the proposed layout for Phase 3 accords with the considerations that are relevant to this reserve matters application, having regard to the principles and uses approved with the hybrid permission, to ensure good practice and a 'green light' is achieved. These are all fundamental elements of comprehensive master planning.



Facilities & Services

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Considered locations for non-residential uses (in this instance open space and play space).
- Active frontages.
- Mixing uses vertically.
- Creating publicly accessible spaces at a human scale (e.g. the pocket park and POS)

Natural Connections

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Edge to edge connectivity.
- Development that responds to key desire lines.
- Connected street patterns (for both pedestrians and cyclists).
- Permeability to surrounding green spaces.
- Connecting existing and new habitats.
- Road and drainage adoptions to site boundaries.

Walking, Cycling & Public Transport

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Shared street spaces
- Cycle friendly streets
- Short and direct walking and cycling routes
- Tight corner radii.

BHL - 12 Considerations for Assessing 'Successful Places' - continued...



Homes For Everyone

A range of homes that meet local community needs.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Designing homes and streets that are tenure blind.
- A range of housing typologies to create a broad-based community
- Homes with the flexibility to meet changing needs (M42 and M43 policy compliance).
- Affordable homes distributed across development.
- Access to outdoor space for duplex units.



Making the Most of What's There

Understand and respond.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Understanding how existing distinctive characteristics can be incorporated.
- Retaining existing field margins – hedgerows and flint wall.
- Characteristics to reflect local character – predominately 2.5 and 2-storey dwellings that are either detached or semi detached with off street parking arrangements. Limited elements of 3-storey flatted development. All in accordance with established parameter plans.
- Sensitive transitions between existing and new development
- Protecting / enhancing / creating habitats.



Well Defined Streets & Spaces

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Streets with active frontages.
- Well defined streets and spaces.
- Cohesive building compositions and lines.
- Front doors that face the street / public spaces.
- Dual aspect homes on corners.
- Perimeter blocks.
- Well resolved internal vistas.

BHL - 12 Considerations for Assessing 'Successful Places' - continued...



A Memorable Character

Create places that are memorable.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Drawing inspiration from local architecture and landscape character in terms of style of dwellings and use of materials.
- Reflecting the surrounding areas traditional character.
- Structural landscaping around the periphery of the residential development area to create memorable character.
- Creating focal spaces and building groupings.



Easy to Find Your Way Around

Use legible features to help people find their way around a place.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Design for legibility.
- Streets as the main way for people to find their way around a place.
- Navigable features with legible elements / focal spaces.
- Frame views of features on or off site.
- Simple street patterns of formal or relaxed grids.



Healthy Streets

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Streets for people.
- Tree lined streets.
- Pocket park to meet up / play.
- A children's Play Space (LEAP).
- Pavements and cycleways that continue across side streets and follow desire lines.
- Landscape layers that add richness.
- Continuation of the country park.

BHL - 12 Considerations for Assessing 'Successful Places' - continued...



Green & Blue Infrastructure

Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Biodiversity gain across the development site.
- Movement and feeding corridors for wildlife around the periphery of the site and through into the country park and surrounding area.
- Identification of a wide range of space types.
- Creating a habitat network.
- A connected and accessible network of open spaces.
- Species rich grassland areas in the retained and new open spaces.
- Well considered management arrangements.



Cycle & Car Parking

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Storage for bicycles.
- Designated cycle routes throughout the development.
- Shared and unallocated on street car parking.
- Landscaping to help settle parked cars in the street.
- Green relief in areas of frontage parking.
- A range of parking solutions.
- Small and overlooked parking courtyards.
- EV provision for every dwelling.



Back of Pavement, Front of Home

The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

What 'green' looks like at Phase 3 Malthouse Meadows:

- Defensible space and strong boundary treatments.
- Boundary treatments that add ecological value and reinforce distinctive local characteristics.
- Well-integrated waste storage and utilities with direct access from the street for terraced properties.
- Front garden areas that create opportunities for personalisation and interaction.
- No left-over spaces with no public or private function.

The Placemaking Journey



The Journey

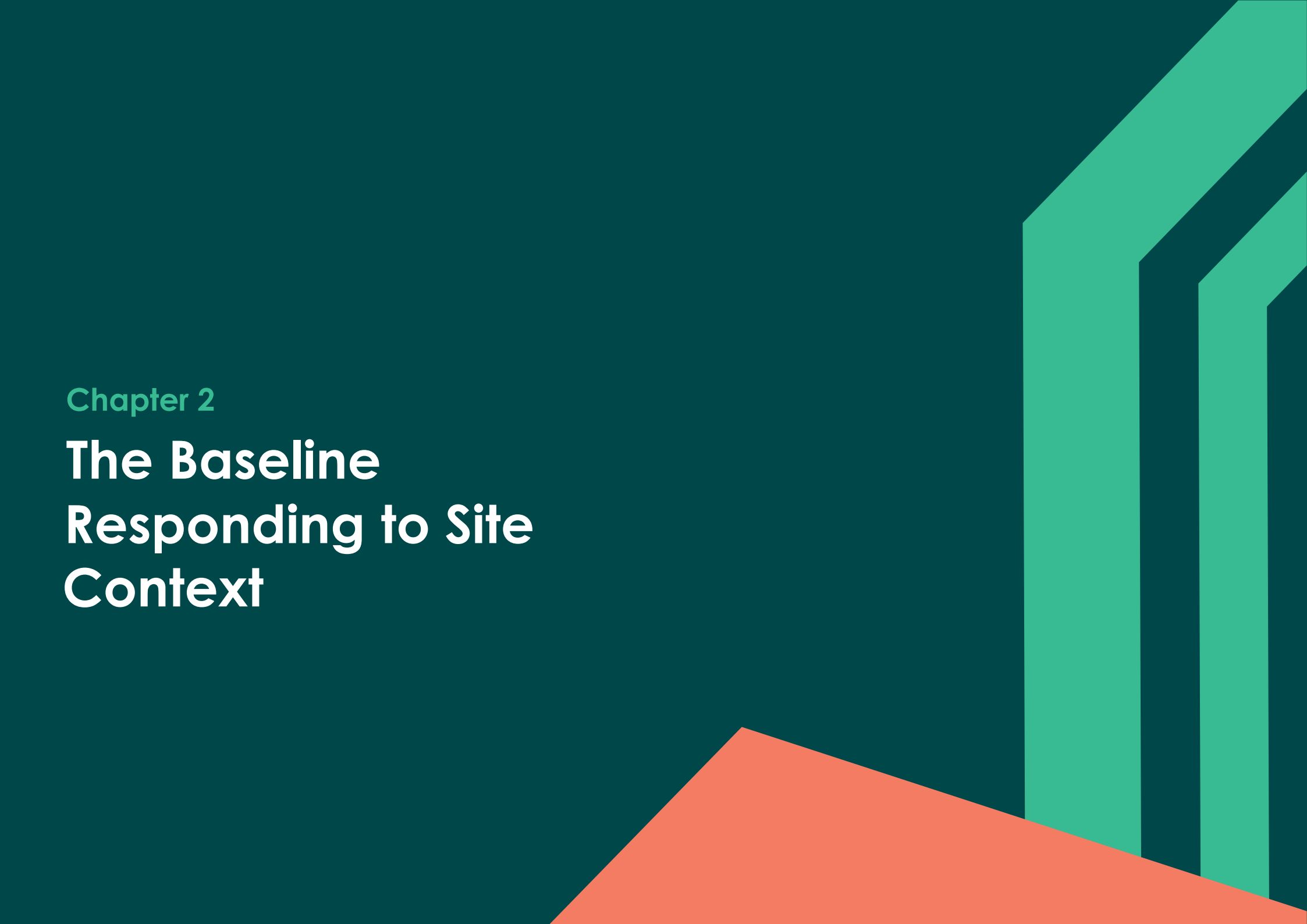
As required in by the NPPF and highlighted in the national design requirements, scheme proposals are required to be comprehensively master planned.

Positive engagement was a fundamental component of the Hybrid application process. Engagement was undertaken with the local authority, residents and other local stakeholders to ensure that a masterplan was developed that not only responded appropriately to planning policy requirements but truly delivered a scheme that would create an attractive and sustainable new community, contributing positively to Sompting village. As a result, the overall development will deliver not only much needed housing, but also a new country park, play areas, pocket parks, a community orchard and a community farm. All providing a lasting legacy.

The achievement of a comprehensive design outcome is a responsibility that cuts across various design professionals and has therefore been a key concern for the design team in the production of the detailed design proposals for our Malthouse Meadows development and this RMA.

The Hybrid masterplan was developed from initial zonal high-level sketches and agreement on development principles. The RMA for Phase 3 is based on the established zonal concepts developed for this phase of development and secured through the parameter plans attached the hybrid permission.

In addition, consideration has been had to the National Design Requirements explored in this chapter.

The background features a dark teal color. On the right side, there are several overlapping, nested geometric shapes in a lighter teal color, resembling a stylized staircase or a series of parallel lines. At the bottom, there is a large, solid orange shape that tapers to a point, creating a triangular effect.

Chapter 2

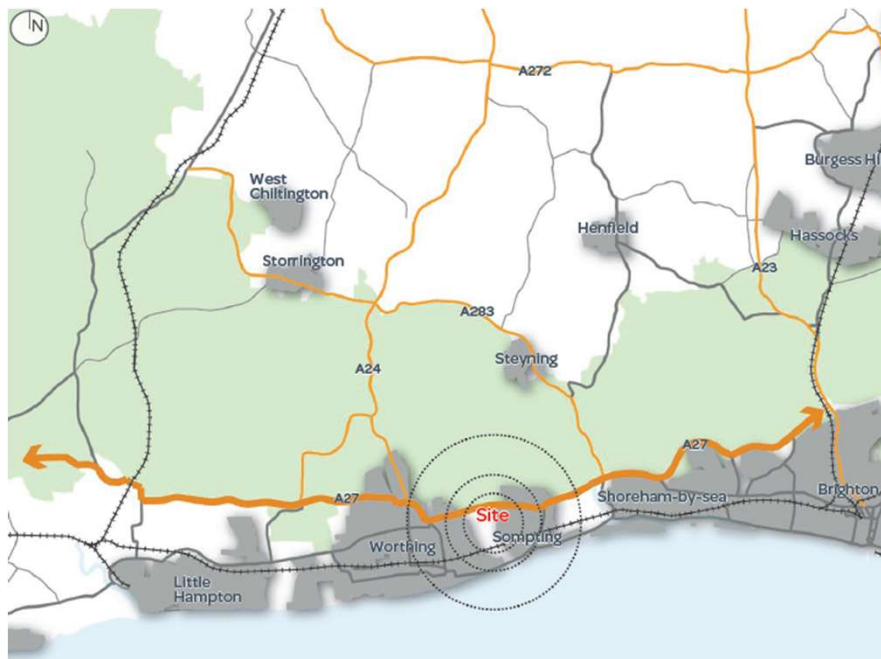
The Baseline Responding to Site Context

Site Location

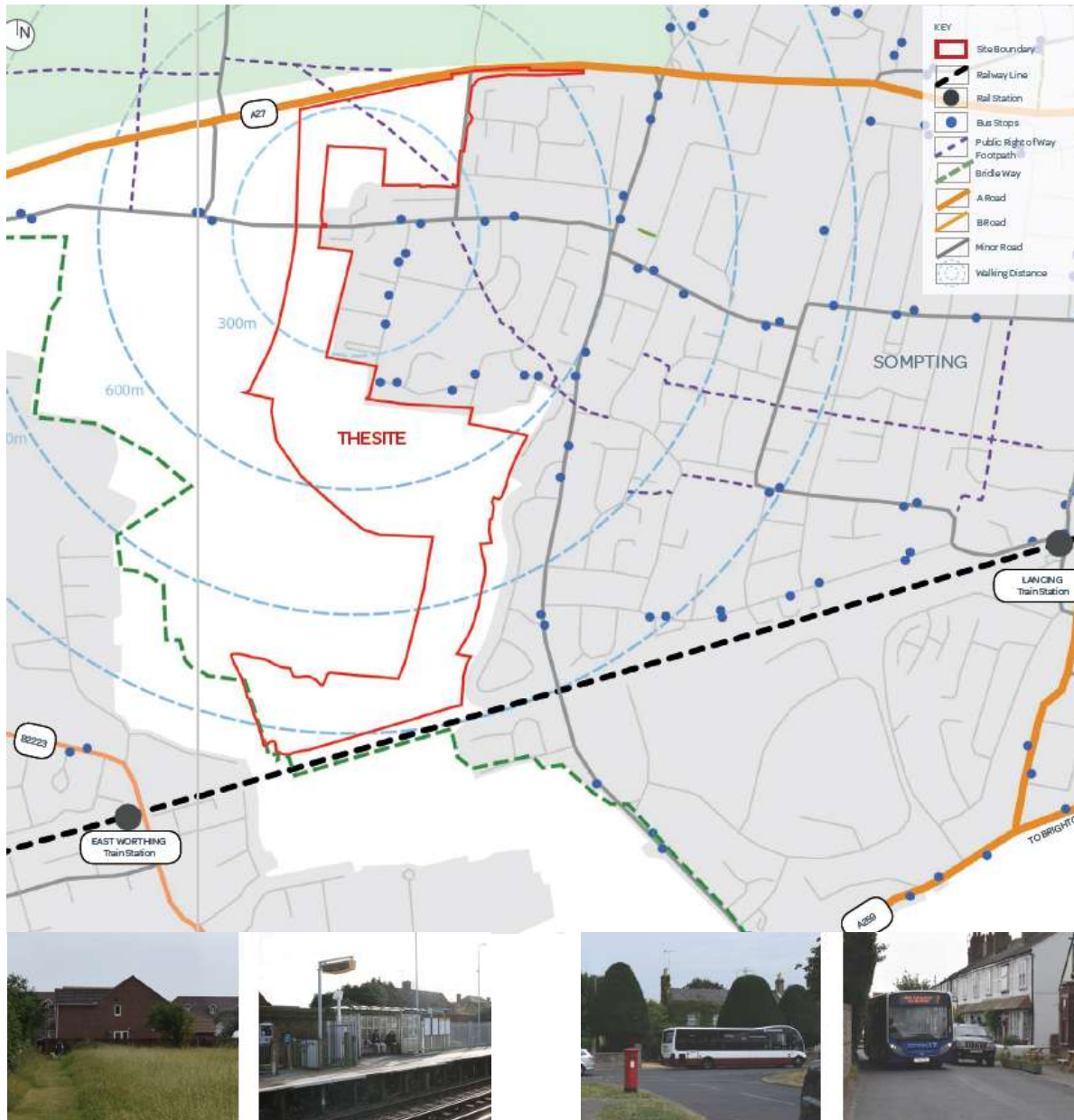
Our Malthouse Meadows development site is located within Adur, to the west and directly adjacent to the existing urban edge of the village of Sompting.

Sompting is a village and civil parish located within the south-eastern corner of West Sussex County Council. It is located approximately 2.5 km east of Worthing and 19 km west of Brighton. The A27 runs east to west through the northern edge of Sompting linking the village to Eastbourne in the east and Chichester to the west.

Our Phase 3 site embraces some 12.2 ha and is situated to the south of Loose Land and south/east of Phase 1. The Sompting Local Gap is situated westwards of the overall development site, and the South Downs National Park extends to the northern edge of the A27 corridor.



Accessibility and Transport



Sompting is a coastal village in Adur on the south coast of England and is located between Worthing and Brighton & Hove. Other nearby local towns and villages include Lancing, Shoreham-by-Sea, and Portslade.

The area is well connected with the A27 to the north providing connections to Chichester and Portsmouth to the west and Eastbourne to the east. Access to the A27 can be easily achieved by West Street and Dankton Lane.

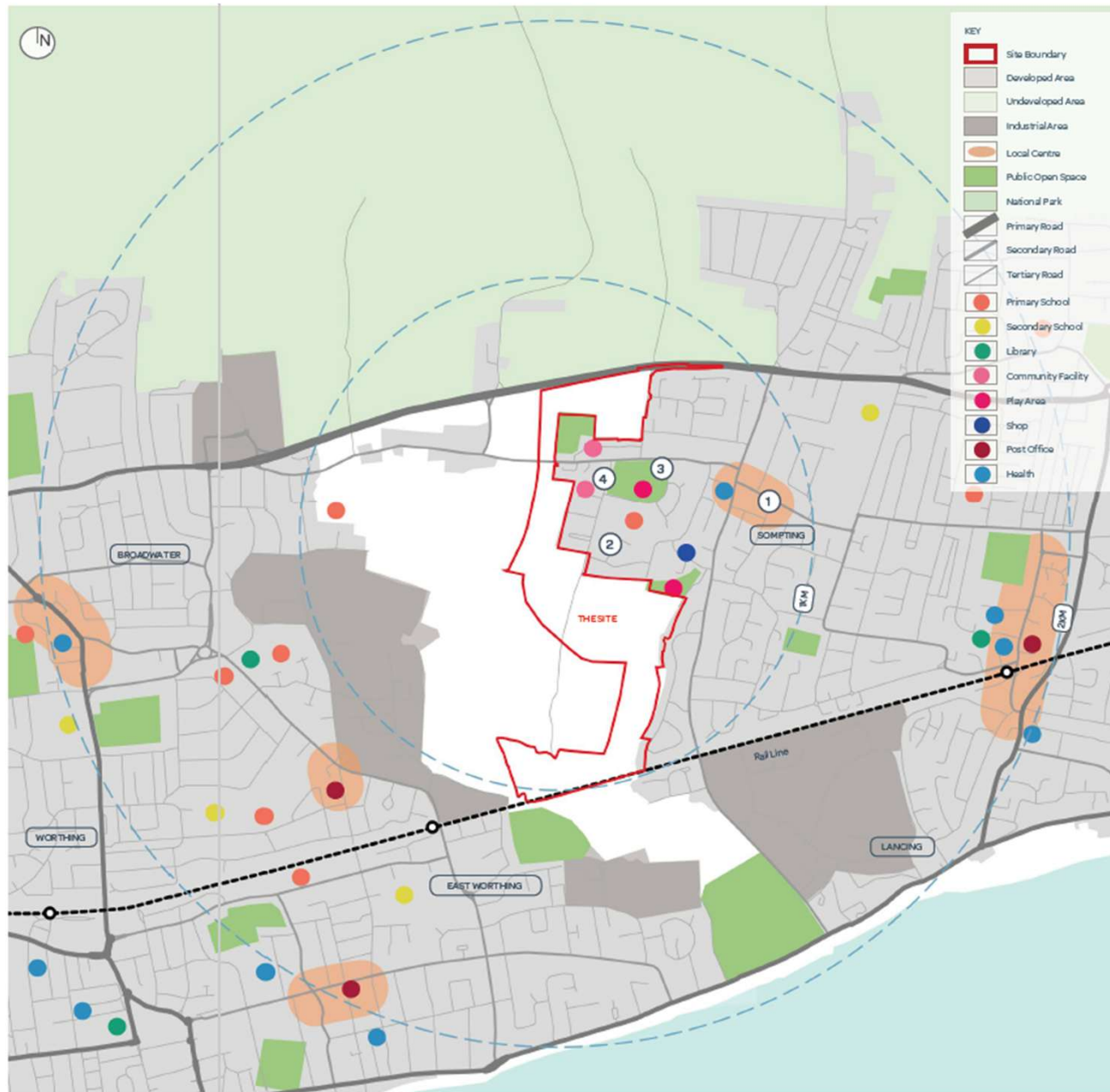
There are two access points to Phase 3. One is directly from the main estate road of Phase 1, which in turn connects out onto West Street, and the other is from Loose Lane.

Railway Stations are located in Worthing (4 km away) and Lancing (2 km away). These provide connections to Brighton, Littlehampton, Portsmouth, Southampton and London Victoria.

There are local bus connections to Lancing and Worthing from Sompting with services provided by Stagecoach and Compass Bus. There are bus stops located along West Street, Loose Lane, and Sylvan Road which are all located within a few minutes walk of the site.



Local Services

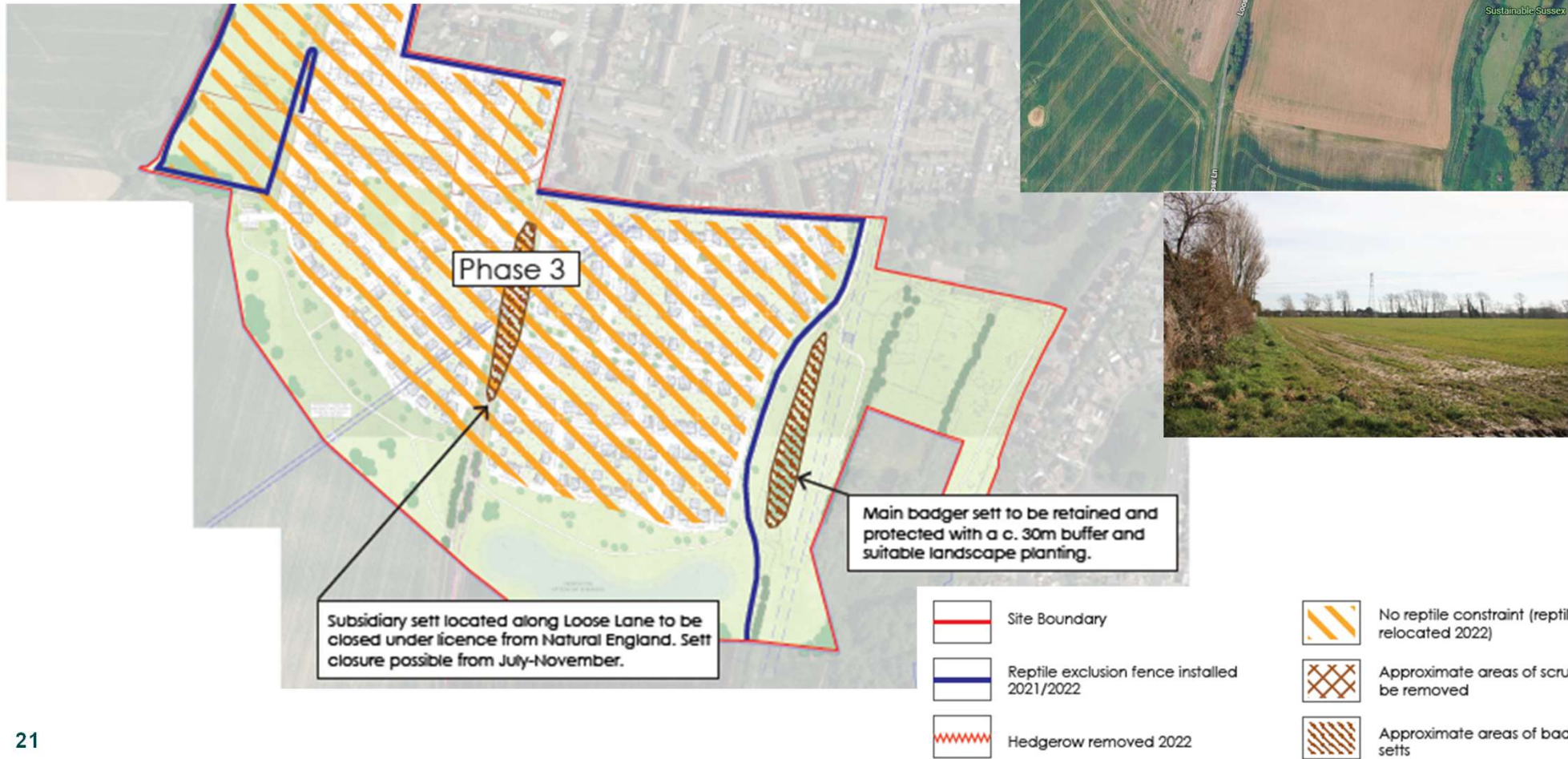


There are a wide range of everyday facilities within a comfortable and attractive walking distance of the site. These include a nursery, primary and secondary schools, local shops, a pharmacy, takeaway restaurants, a range of leisure facilities and employment opportunities. There is also a doctors' surgery - Ball Tree Surgery - and two small community centres in Sompting village.

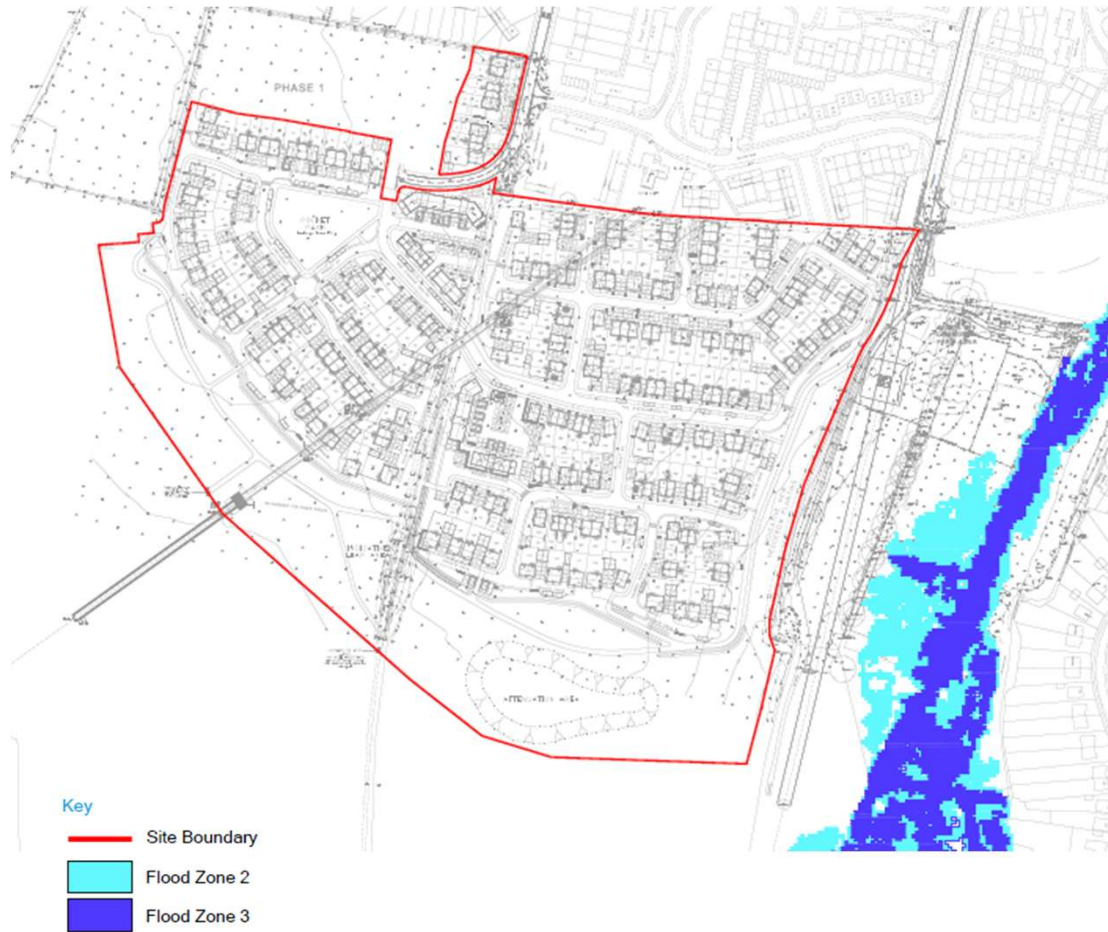
Landscape and Nature

The site contains established hedgerows and tree belts which demarcate the existing field boundaries.

The site gently slopes north to south/southeast. The site is an arable field, which is cropped regularly. Its margins provide a suitable habitat for reptiles and badgers. Relevant mitigation has taken place to ensure that the reptiles have been translocated from the fields into secured reptile habitats that are being retained. Several badger setts will need to be closed to accommodate the development, and a licence from Natural England will be obtained to facilitate this. Remaining setts will be protected during construction.



Hydrology



The site is currently an undeveloped greenfield site and there are no existing impermeable surfaces on the site. The current surface water run off rate, plus consideration for climate change, is required to be maintained after the development is built.

All of Phase 3 lies within Flood Zone 1.

The existing run-off from the site follows established overland flow routes discharging to existing watercourses located adjacent to the boundaries of the site, as well as by infiltration.

Ground investigations undertaken for the site showed that surface water can be discharged through infiltration systems.



Local Identity and Character



The Design and Access Statement which accompanied the hybrid permission provided a detailed historic urban morphology and character analysis of Sompting. It is not intended to repeat this exercise with each reserve matters approval. What this original assessment did was establish a framework for the whole development site based on clear place making principles that focused on respecting and contributing to local character. Key to this was establishing character areas for the development site, and as detailed later in this statement, the proposals for Phase 3 have sought to embrace these principles to ensure that the framework established is adhered to.

What does National Guidance say?

NDG para 39 & 40 - An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

Well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

The Principle of Development



Maggie Williams - Planning Manager
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Persimmon House
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Camberley
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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0323/19

Details of Development

HYBRID PLANNING APPLICATION FOR UP TO AND INCLUDING 469 HOMES COMPRISING: (1) OUTLINE PLANNING PERMISSION (ALL MATTERS RESERVED WITH THE EXCEPTION OF ACCESS) FOR THE ERECTION OF UP TO AND INCLUDING 373 DWELLINGS, COMMUNITY ORCHARD/GROWING SPACE, NON-VEHICULAR LINKS BETWEEN THE SITE AND WORTHING, TRAFFIC CALMING MEASURES, ASSOCIATED LANDSCAPING, OPEN SPACE/RECREATION AREAS, ECOLOGICAL ENHANCEMENTS INCLUDING IMPROVEMENTS AND EXTENSION TO COKEHAM BROOKS LOCAL WILDLIFE SITE, AND ALL OTHER ASSOCIATED DEVELOPMENT WORKS. (2) FULL PLANNING PERMISSION FOR 96 DWELLINGS (PART OF THE OVERALL 469 DWELLINGS COMPRISING 2 NO. 1-BED, 37 NO. 2-BED, 40 NO. 3-BED AND 17 NO. 4-BED HOMES, INCLUDING 30% AFFORDABLE HOUSING) AND ALL OTHER ASSOCIATED DEVELOPMENT WORKS, PROVISION OF FORMAL PLAYING PITCHES (PHASE 1). (3) CHANGE OF USE OF LAND SOUTH OF HAMBLE RECREATION GROUND TO COMMUNITY/EDUCATION AND AGRICULTURAL/HORTICULTURAL USES ASSOCIATED WITH A NEW COMMUNITY FARM. (DEVELOPMENT SITE INCLUDES LAND WEST OF DANKTON LANE LEADING FROM THE EAST OF UPPER BRIGHTON ROAD SOMPTING)

Location of Development

LAND SOUTH OF WEST STREET AND WEST OF LOOSE LANE SOMPTING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 20th February 2019.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Adur District Council, Development Management, Economy Directorate,
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Principle of Development

The principle of development has been established through (i) the site's allocation in the adopted Adur District Local Plan (Policy 6: Land at West Sompting) for up to 469 new homes, plus associated infrastructure and open space and (ii) the hybrid permission that was granted in August 2023.

The proposals have been developed with full regard to the parameter plans and Design and Access Statement that was approved with the hybrid permission. We have also sought to have full regard to the NPPF and National Design Guidance and believe we are proposing a high-quality residential development that truly embraces the concept of delivering beautiful places.



Planning Policy Compliance

Adur Local Plan

In tandem with this, we have also had due regard to the principles of good design as outlined in the Adur District Local Plan, under Policy 15, where all new development proposals are to have regard for local area characteristics and distinctiveness. The grain of new housing developments is required to embody the elements of landscaping, good architectural finishing, secure-by-design principles and pay due regard to natural features and biodiversity.

Also, we note that layouts (in Policy 15) are to consider the potential users of the site, should have safe access to the highway and have acceptable parking standards.

The Phase 3 layout embodies fully these expressed principles for securing good design. As part of that process thorough consideration has been given to the landscape principles established with the hybrid permission, including the retention of hedgerows and trees and providing high quality public open space, which in this instance will complete the large expanse of open space that the hybrid permission envisaged, as well as providing a pocket park and children's play area in the form of a LEAP.

Adur Local Plan 2017



ADUR DISTRICT
COUNCIL



Chapter 3

Design Development



Opportunities and Constraints



KEY

	Site Boundary		Flood Zone 3
	South Downs National Park (SDNP)		High voltage overhead power cables
	Sompting Conservation Area		High voltage overhead power cable offset
	Listed Buildings		Low voltage power cables to be relocated
	Key Views & Vistas		Existing Public Foul Sewer
	Major Contour Lines		Public Rights of Way Footpaths
	Tree Category B - Tree of moderate quality		Proposed Access
	Tree Category C - Tree of low quality		Noise constraint from A27 requiring design consideration
	Tree Category U - Tree that can not realistically be retained due to its condition		Indicative proposed green gap
	Local Wildlife Site (LWS)		Adjoining Land for Potential Ecological Enhancement
	Proposed LWS extension		Badger Offset Line - 30m
	Malthouse Meadow Local Green Space (NP Policy 5)		Reptile Habitat - mitigation needed
	Flood Zone 2		

Constraints

- The Sompting Local Gap (between Sompting and Worthing) immediately adjoins the western boundary, presenting the need for a mannered transition.
- Overhead pylons (and required off-set) running through the middle of the site which require diversion.
- An existing public sewer in the north-eastern corner.
- Boundary hedgerows and trees.
- Badger setts and required off-set.
- Access requirements to the wider Sompting Estate retained land.

Opportunities

- Pedestrian linkages throughout the scheme, connecting to the existing footpath network.
- A clear street hierarchy can be developed, centred around a green spine road.
- Dwellings can be positioned to overlook the countryside to the west and south.
- Integrating informal open space elements.
- Strategic landscape planting / trees throughout to create green corridors.
- Creation of links into publicly-accessible open space areas, such as the country park.
- 30% affordable housing, and general contribution to the LPA's 5-year housing land supply obligation/ fulfilment of the Local Plan.

Developing the Masterplan and Layout



The Design Evolution

Hybrid permission (AWDM/0323/19) was approved in August 2023 and was preceded by long-standing discussions with Officers on design considerations. The 'concept' master plan that was subsequently developed for the Hybrid permission sought Phase 3 to deliver the following:

- Elements of 3-storey development in accordance with the parameter plans.
- Elements of higher density development parcel (up to 45-50dph) and medium density (30-45dph) in the central core areas, with lower density limited to the periphery.
- Prominent gateway-built form and a pocket park at the site entrance from Phase 1.
- More informal arrangement / layout of homes, along the southern and western flank, to reflect this edge-of-countryside location.
- Ensuring pedestrian / cycle connectivity through the site and to the accessible countryside beyond.
- Frontage landscaping, to break up parking areas / spine road.
- WSCC guidance on highway design and accessibility fully embraced.

Design Ethos

The central design ethos for Phase 3 is to create the central core for Malthouse Meadows, with medium to higher density development that transition out to a suitable countryside-edge form. It also seeks to deliver the remainder of the public open space that helps to provide an appropriate relationship with the local gap to the west.

The Masterplan and Layout for Phase 3



The Principal Design Elements

The 278 dwellings will consist of 1-, 2-, 3- and 4-bedroom units, 30% of which will be affordable housing, configured to allow for:

- Creation of a large publicly accessible area of open space on the western and southern edges of the development parcels with continuous footpath and cycle linkages throughout.
- Clearly defined street hierarchy based on a primary green spine road, secondary streets and private drives.
- Connections to the proposed walks in the Country Park that link northwards to the Sports Pitches and Community Orchard;
- A tree-lined central spine road built to adoptable standards with 3m cycle path and a 2m footpath either side.
- An average developable area density of 41 dwellings per hectare (for the residential area).
- Division of the site into two-character areas, based on locational considerations.
- Palette of traditional materials and building styles to reinforce the identity of each character area.
- M4(2) and M4(3) compliant units.
- Retention of existing landscape features where possible.

The Masterplan and Layout continued

The masterplan developed for Phase 3 demonstrates how it sits within the new neighbourhood scheme. A key element of which is the gateway approach with Phase 1, this then leads into the central core of new neighbourhood.

The central core is defined by a tree line spine road that extend from Phase 1 into Phase 3, links up with Loose Lane and then loops through the main central residential parcels terminating in a shared surface at the eastern edge.

Formal residential development parcels comprise the central areas, which then transition to a looser form of development as the development parcels extend to the green edges, providing an appropriate edge of countryside relationship. A key feature of the countryside-edge element is the large expanse of public green space provided on the southern and western boundaries, which completes the public open space that sweeps the countryside-edge of the overall development site envisaged by the hybrid permission. They will act as focal space for the community and provide amenity areas framed and overlooked by surrounding homes. Extensive pedestrian and cycle permeability is provided through out the built and green areas.

Tree planting is dominant along the spine road and, once established, will continue the structural green infrastructure that has been provided through the development. Clusters of small terraces and semi-detached homes flank the Spine Road. Parking is generally placed alongside dwellings, though there are some small elements of frontage parking where terrace arrangements are provided. Discrete courtyards have been designed in for the apartment blocks.

From the Spine Road, the development form transitions down to softer residential streets and then the more sinuous green edges. This is supported by an established street typology and helps to define the two characters area that are delivered in this phase of development.



Public Open Space

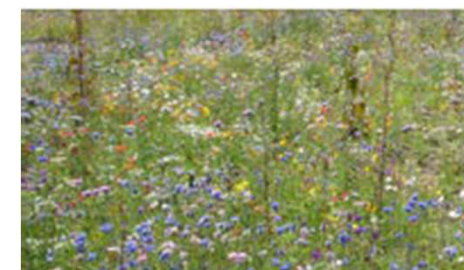


To the south and west of the Phase 3 is a large swath of public open space, forming something of an accessible country park. It will connect to the playing fields and open space provided on Phase 1 and ensures a strong, defined green edge to the development site. It will comprise wildflower planting, sustainable drainage features, and new tree and hedgerow planting. It will also ensure that the existing boundary hedgerows and trees are retained.

This important green feature will ensure a soft transition from the open countryside that expands west and southwards of the development site. It will provide a soft edge where residents can enjoy long views of the surrounding countryside, walking and taking part in recreational activities at their leisure. It has been designed as a natural space, encapsulating an organic feel to its creation. Wildflower planting will add soft seasonal interest, and a varied grassland habitat will be created.

Footpaths through the open space will ensure that the area is accessible to all, facilitating a connected green route from Loose Lane and Test Road, up to West Street and then over into the Community Orchard delivered adjacent to Phase 2.

Over 29 ha of publicly accessible open space are incorporated into the wider development proposals.



Children's Play Space and Pocket Park



Children's LEAP

A children's LEAP is provided in the public open space. It is located in a broadly central location. It will comprise a mix of natural play experiences such as earth formations, boulders and logs, along with some more formal pieces of play equipment. As such a variety of play experiences will be provided for.

The design concept of the area has been to embrace its natural countryside setting, so that it blends organically into the wider open space.

Pocket Park

A pocket park is provided in the northwestern part of Phase 3. It seeks to provide a green space in the more formal high density development area. It will be planted with trees. Footpaths and benches are provided to facilitate accessibility and useability of the area.



Rotating ✓



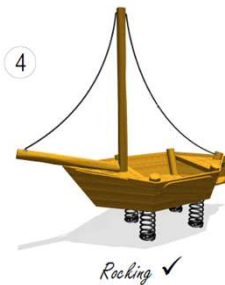
Role play ✓



Springer ✓



Swinging ✓



Rocking ✓



Balancing ✓



Climbing ✓ Sliding ✓



Chapter 4

Creating a Memorable Place



Compliance with Outline Principles

In summary, the layout embodies the following principles established with the Hybrid Persimmon:

- The 278 dwellings will consist of 1-, 2-, 3- and 4-bedroom dwellings, including 30% affordable housing (84 affordable units).
- A clearly defined street hierarchy - based on a spine road, secondary streets and private drives.
- A strong gateway entrance from Phase 1.
- Pedestrian and cycle permeability through out the site.
- Pedestrian linkages though out the open space.
- A verge / tree-lined central spine road, built to adoptable standards, with 3m cycle path and 2m footpath either side.
- Strong green infrastructure, providing for a variety of habitats and recreational activity, including a children's play area and pocket park. All creating a green and convivial setting for the new housing.
- An average developable area density of 41 dwellings per net hectare with building heights that comply with approved parameter plans.
- A palette of traditional materials and building styles to reflect each character area.
- Inclusion of M4(2) and M4(3)-compliant dwellings.

Compliance with Outline Principles



The layout embodies a configuration which is centred around a green-fringed spine road and set within an envelope of open space on the south and western flanks of the site. Pedestrian and cycle movement has been considered though out the site with designated routes in both residential areas and open spaces. Connect-ability with previous phases of development and existing roads and footpaths has also been an important design consideration.



To reduce street-clutter, parking is placed to the side of properties where possible or in discrete well design parking courtyards. This has the effect of giving a crisper and more discernible defined edge to the landscape on its built-up edges. Where frontage parking is necessary to serve small terraces and the areas of higher density, landscaping is provided to break up the appearance of parked vehicles.



From the outer edges of the development parcels, the layout transitions into a traditional, more concentrated form: set around a clear road hierarchy.

Tree planting is to be much in evidence along the spine road and, once matured, will bolster the green infrastructure weaved through the wider development.



There is a small pocket park in the north-west corner, at the site entrance, that will act as a focal point.

There is also a strong linear green feature running north to south where the overhead pylons will be grounded.



Wrapping around the western and southern flank is a large expanse of public open space. This flows seamlessly from the open space provided on Phase 1. Within this is also children's play provision.

Character Areas

What does National Guidance say?

NDG para 56 - Well-designed places contribute to local distinctiveness.

This may include:

- adopting typical building forms, composition, articulation, proportions, features, materials, details, patterns and colours of an area;
- drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;
- using local building, landscape or topographical features, materials or planting types;
- introducing built form and appearance that adds new character and difference to places, with particular attention to how buildings meet the ground and sky;
- creating a positive and coherent identity that residents and local communities can identify with.

Key Principles

Simple Built Form	Buildings will be designed with a simple form and detailing
Key Buildings	Careful placement of focal buildings using special detailing and enhanced materials and finishes.
Roofs	Roofs will be a mix of brown and dark grey tiles laid to a standard hip construction plus some gable ends and barn hip roofs
Eaves	There will be white eaves and fascia boards
Walls	A variety of wall materials to reflect each character area including brick, render and flint
Windows	Each character will embody its own window design from the contemporary stamp in the apartment blocks to the traditional cottage style window in the Green Edges
Doors	Door styles reflect each character area and vary from cottage style doors in the Green Edges to the more traditional domestic architecture in the Core

There are to be two-character areas, each with a high standard of architectural individuality in Phase 3:

- The Formal Core
- The Green Edge

These character areas were defined in the original Design and Access Statement and seek to create a mannered transition from one to the other. As such the rural, West Sussex vernacular in the Green Edge flows sensitively into the higher density architecture of the Formal Core. Our objective has been to give a strong sense of identity to each sub-area, based empirically on the site's location-imperatives, namely an informal grain at the outer edges and a higher density pattern at the entrance, centrally and along the spine road.

The shaping of the 278 dwellings into two-character areas and the enclosing effect of the "green periphery" around the edges will give a discernible sense of place to the scheme. The sense of identity is further enhanced by clear architectural elements and styling features within each sub-area.



The Formal Core Character Area



This character area forms the central component of the development site. The key characteristics are:

- Higher density development with small terraces, apartments and semi-detached dwellings fronting onto the main road.
- Landmark buildings will be located at key corners / vistas.
- The main road will loop through this area with secondary and tertiary roads radiating out from it.
- View corridors will be created to link through to the proposed open space.
- Parking will be a mixture of on plot parking, landscaped frontage parking and small parking courtyards for the apartments.

The Formal Core Character Area incorporates elements of higher density development that transitions through a well-defined street hierarchy and palette of materials to the rural/semi rural vernacular of Green Edges that sweeps around the outer edges.

The Formal Core Character Area

Within this character area the use of terraces, semi-detached dwellings and apartment buildings provide for a more concentrated form of development that yields a higher density. There will be some 3 and 2.5 storey elements, providing gateway features and wayfaring points through the area.

A key gateway building is provided at the entrance of Phase 3, from Phase 1, where the tree lined spine roads continues through into this final phase of development. It very much provides a clear hierarchical feature upon which the building blocks of Phase 3 are formed.

To reflect the higher density of development in this area, there are areas of frontage parking and courtyards, but all are landscaped to reduce the appearance of parked vehicles. Frontages will be more continuous, with stepped back elements to allow for parking arrangements to be provided.

Architectural composition is more formal, comprising normal sized pitched roofs, dormer windows, simple door canopies and stone cills. Materials will be a mix of red and multi-red bricks, some elements of buff bricks and render. Boarding will also be used to add some variation to streetscene and help with the creation of gateway buildings.



Character Area 2: The Formal Core Matrix		
Street Typology		Plot Components
Primary Street, Secondary Street, Tertiary Street		Frontage Character
Indicative Density		Consistent, Stepped
High dph		Dwelling Typology
Building Heights		D2, SD1, SD2, T1, T2, F1, F2
2-3 storey		Roof Typology
		R2, R1, R3
		Parking Typology
		P1, P3, P4, P5, P6
		Boundary Treatment
		B1, B2, B4, B6 (B9 rear gardens only)
Materials Palette		
Wall - Primary		Wall - Secondary
   		 
Brick Red Brick Red Multi-stock Brick Buff Render		Render Boarding
Roof		Details
 		  
Pantile Grey Tile		Stone Sill Simple Canopy Dormer Window

Please cross refer to the original DAS for plot component references

The Green Edge Character Area



This character area is the edge of the development fronting onto the open space and wider countryside. The key characteristics are:

- Sinuous lower density development utilising the topography of the site.
- Typically, detached or semi-detached homes.
- Set with views to the open space and wider countryside.
- Protection of retained trees and hedges.
- Parking will be primarily on-plot.
- The boundary treatment is defined by the open space which the area fronts onto. Dwellings are set back with private frontage garden space that is defined by low level landscaping / rural style fencing to create an open aspect.

The Green Edge fringe sits in a continuous band along the southern and western flanks of the development site, creating a continuous band of publicly accessible open space. There are traditional elements in its architectural composition including flint and brick details, horizontal banding, quoins and chimneys.

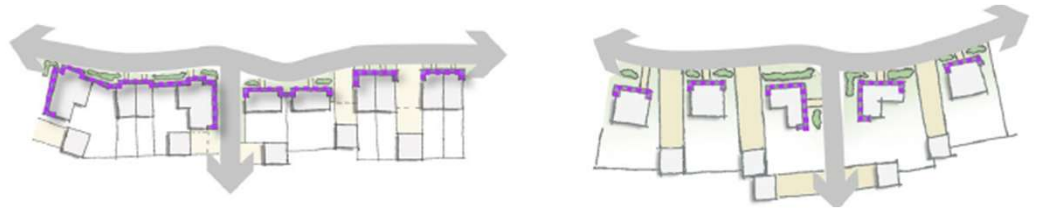
The Green Edge Character Area

On the outer-most edge of the site, and in response to creating an appropriate countryside-edge boundary sits the Green Edge. It incorporates a looser density / built-grain and more pronounced features of the West Sussex domestic vernacular feature in the dwellings.

It sits as a continuous band running east to west along the southern boundary.

There are traditional elements in its architectural composition, including flint and brick details, horizontal banding, quoins and chimneys – intended to embody a semi-rural feel. Cottage-style windows and front doors are proposed to accentuate the intended countryside vernacular.

A more undulating, staggered frontage is created, with dwellings fronting the open space with more organically designed private and shared drives. Frontages include garages and garden walls.



Character Area 4: The Green Edge Matrix		
Street Typology		Plot Components
Tertiary Street, Tertiary Lanes/Private Drive		Frontage Character
Indicative Density		Undulated Frontage
Lower dph		Dwelling Typology
Building Heights		D1, D2, SD1
2 storey		Roof Typology
		R1, R2, R4
		Parking Typology
		P2, P3, P6
		Boundary Treatment
		B1, B4, B5, B6, B8 (B9 rear gardens only)
Materials Palette		
Wall - Primary		Wall - Secondary
  		  
Brick Red Brick Red Multi-stock Flint		Render Boarding Tile Hanging
Roof		Details
 		   
Plain Red Tile Grey Tile		Pitched Canopy Pitched Canopy Chimneys Brick Quoins

Please cross refer to the original DAS for plot component references

Significant Spaces

Careful consideration has been given to creating a number of 'significant spaces' throughout the development that epitomize the key placemaking principles we have sought to apply across the site. These serve their own specific function with alternative layout and built form characteristics.

These key nodes within the development parcels are created through an accumulation of the design logic for this phase and to support the character areas. They assist in creating active, vibrant and memorable spaces.



THE GATEWAY – Pocket park and formal arrangement of built form creates a discernible sense of arrival into the formal core character area. A uniform frontage is provided with parking predominantly provided to frontages and within a courtyard arrangement. The use of alternative angles creates a defined entrance and visual interest to the front of the site.



CENTRAL CORE – Focal Units prominent at the centre point of the development and at the important intersection with a vertical ped/cycle link. Variety of mixed materials and use of architectural detailing and chimneys; Consists of higher density development, included apartments.



THE COURTYARD – Shared surface space. A mixture of semi-detached and terrace dwellings with continuous frontages, predominantly on-plot.



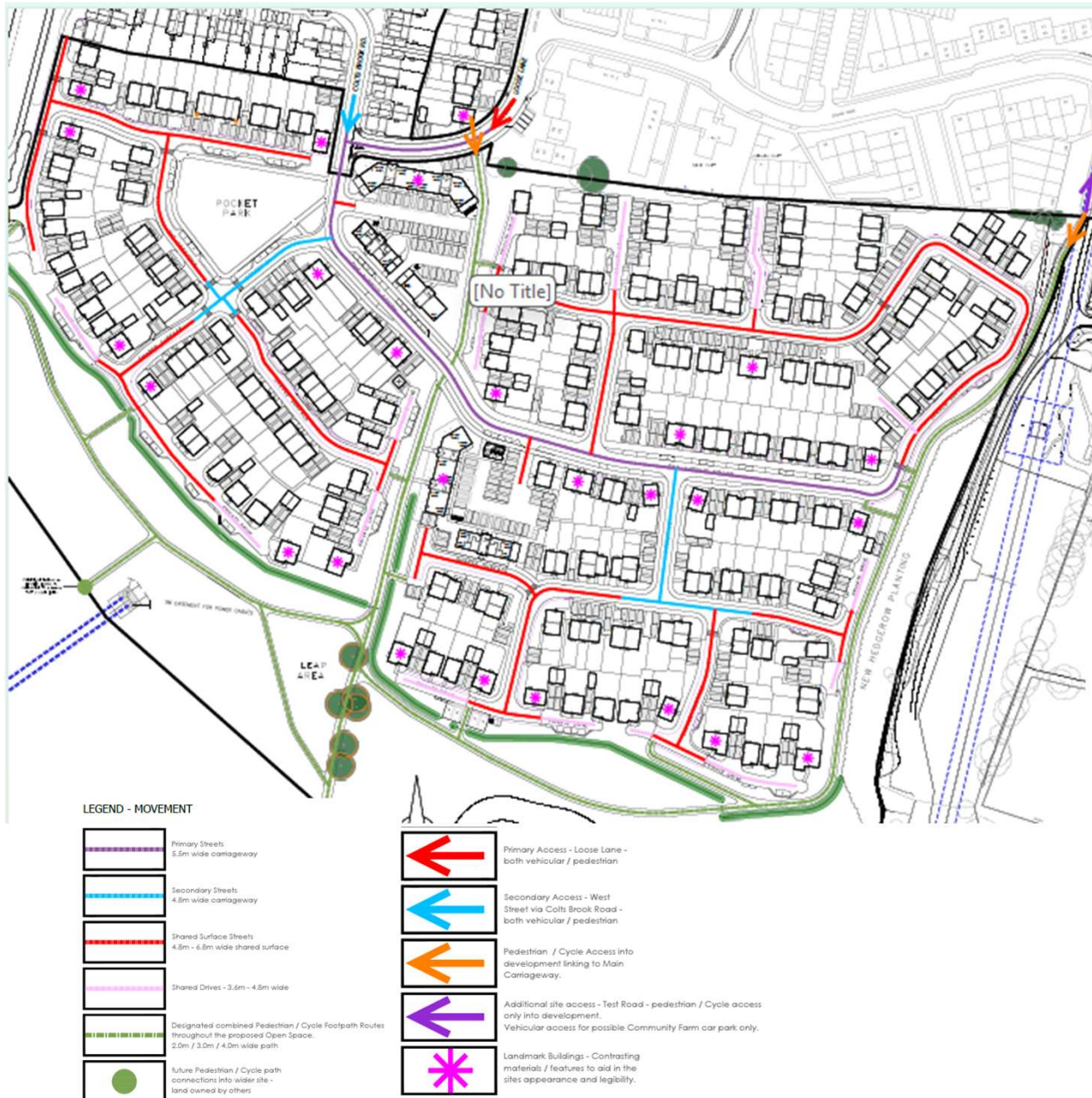
THE SOUTHERN BOUNDARY – An undulating frontage providing for an edge of countryside character. Private drives and detached houses with on plot parking dominate. Orientated to overlook the country park.



EASTERN EDGE – An undulating frontage creating sinuous bends and curves in alternate directions with views outwards to the edges. Consists of semi-detached and detached houses focused on a shared surface road. Parking is on plot.

Significant Spaces Plan

Access and Movement



Movement Strategy

The layout has been designed to provide a clear and easy to understand street hierarchy comprising a primary street, secondary streets and then shared surfaces and private drives.

The main spine road is a 5.5 metre carriageway width and will be built to adoptable standards; with a 3m cycle path on one side and a 2m footpath on the other. A green verge is provided for tree planting; and frontage gardens continue the green-framing along the main thoroughfare into the secondary streets.

Cycle and pedestrian connectivity are key parts of the Phase 3 proposals – which maintains the existing linkage across the development site started in Phase 1 as well as connecting to existing network of Loose Lane and Test Road.

Pedestrian connections to the wider landscape will be peripheral open space elements.

All roads will be designed to encourage low vehicle speeds around the site, so that vulnerable road users, such as cyclists, feel safer sharing the space with vehicles.

Street Typologies

Primary Street – The Spine Road

Key Characteristics

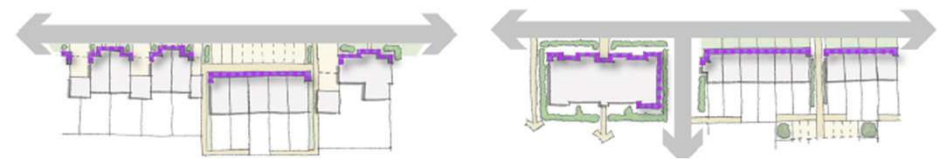
The primary street is the main vehicular route through the site, between West Street and Loose Lane. It connects the different areas of the development and open space to bring the community together. The character will change along its length varying in edge treatment and degrees of enclosure.

Density will typically be higher with 3 and 2.5 storey elements visible along the road.

The route will 5.5m carriageway with a 3m footway/cycle way on one side and a 2m footway on the other and designed with an inside kerb radii of 25m on bends to allow accommodation of larger service / emergency vehicles.

Parking will be a mix of on-plot accessed between buildings, some areas of frontage car parking, which will be appropriately landscaped to break up visual dominance of parked vehicles, and discrete courtyard parking for the apartment blocks, again landscaping will be utilised so that the areas have a pleasant feel to them.

Frontage character facing the Spine Road will be consistent, providing a near continuous frontage. There are groupings of dwelling typologies with terrace and semi-detached dwellings positioned in the street scenes to provide a regular rhythm and pattern of development. Apartment buildings serve as focal features. Elements of stepped frontages are also incorporated, providing space for parking arrangements off the main road feature. A key feature to the built form of the primary street is that creates rhythm and order.



Street Typologies

Secondary Streets

Key Characteristics

The secondary streets will form the secondary routes through the site and link residential areas to the primary street. They provide strong build-lines to the street, with homes typically set back by 1-2m. These build-line setbacks allow space for some frontage planting and on-plot tree planting.

Typically, medium density development of 2-2.5 storey will be provided, reflecting the more local level of the street and facilitates the desired on-plot landscaping, tree planting and balanced parking solutions that make these street designs successful.

Footpaths are provided on at least one side of the carriageway.

Parking will be a mix of on-plot accessed between buildings and some areas of frontage car parking, which will be appropriately landscaped to break up visual dominance of parked vehicles.

Frontage character will be a mix of stepped frontages where pockets of terrace and higher density development is proposed, transitioning to more staggered frontages as the streets lead towards the green edges.

A key feature of the built form is still one of a regular rhythm and order, though this softens as the streets lead towards the greener edges.



Street Typologies

Shared Surface Streets

Key Characteristics

Shared surface streets will provide direct access to dwellings and connect to the secondary routes across the site. They also provide a link to many of the private drives.

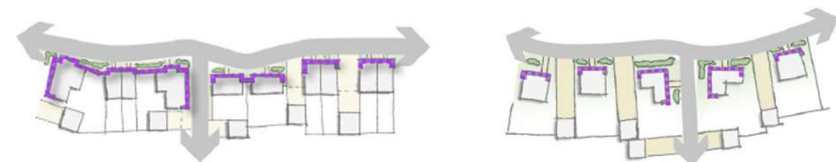
These streets are a tighter and more enclosed streets, increased in places to accommodate tracking / swept path assessment for refuse and fire vehicles.

They will have a pedestrian priority feel with integrated parking and landscaping finished to a high-quality standard.

Parking will be provided as a mix of on-street in small clusters and on-plot with landscaping and street trees interspersed to soften this area.

These streets provide for medium to low density and tend to consist of semi-detached and detached dwellings. They are a more enclosed and tight knit street design than the private drives.

Frontage character will be a mix of stepped and undulating frontages, allowing for sinuous bends and curves in the road form. Garages and garden walls will form part of these frontages. This results in a softer form of development that is a key character of the transition from the formal core character area to the green edges.



Street Typologies

Private/Shared Drives

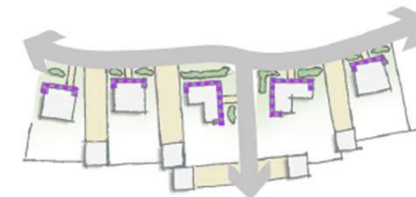
Private Drives

Private Drives will serve small groups of houses, primarily along edges with open spaces. They will have an undulating form and landscaping to provide a soft transition to these open spaces.

These routes will have a pedestrian priority feel linked by a series of landscaped spaces and paths for pedestrians and will serve small clusters of development.

Parking will be mostly on plot parking with discreet street parking for visitors.

Frontage character will be undulating frontages, allowing for sinuous bends and curves in the road form. Garages, hedges and garden walls will form part of these frontages. A change in surface materials is also proposed for these streets. Overall, this results in the softer form of development that is a key character of the green edges.



Secure by Design

Reducing opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout is arranged to create natural surveillance, plus a tangible sense of ownership over private areas. The aim is to ensure that every part of the scheme is easily identified as either being a public or private space.

The proposals respond to Secure by Design principles as follows:

- Dwellings are to be arranged to address the street or individual/ open spaces, so they provide natural surveillance.
- Both vehicular and pedestrian entrances are policed by gateway buildings, arranged to overlook these spaces.
- Various pedestrian routes have been created which improve permeability through the layout whilst bolstering community surveillance.
- Care has been taken to ensure active frontages and at junctions, including through placing windows on gable ends.
- Parking is predominantly on-plot or along frontages.
- Lighting along the primary and secondary streets.



Density



There is density variation within the layout, which transitions from the lower density along the outer periphery where the green edge is proposed, to the more traditional density within the scheme's core. The density pattern seeks to respond to the locational context and then bolster the distinct individuality of each defined character area.

For Phase 3, density is higher than the previous phases of development as it incorporates the formal core character area. The proposed layout accords with the approved density parameter plan which sits alongside the hybrid permission.

The higher density of development ensures efficient use of the site is made, though an appropriate transition is made as the character areas transition from one to another. This also ensures that a varied townscape is provided enabling a sense of place to truly development for the site as a whole.

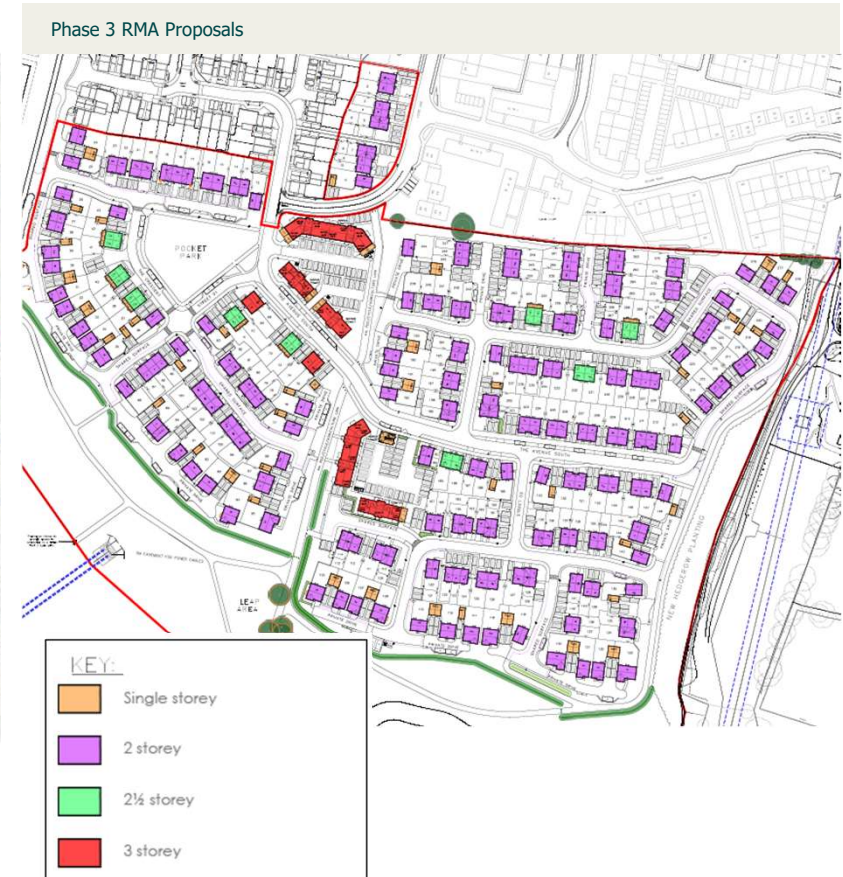
Building heights further help to reinforce that variance and ensure that the aspirations of the wider design are achieved.

Building Heights

The dwellings on Phase 3 are predominately 2-2.5 storeys in height. Four apartment blocks are provided which go up to 3 storeys and are located where permitted under the parameter plans which accompany the hybrid permission. These taller buildings aid with the creation of focal spaces and create a clear progression of built form and character development from that delivered in Phase 1.

The higher built form is confined to the formal core character area; there is then a gradual change from this higher built to the lower density detached plots in the green edges. This ensures that an appropriate change in scale is achieved as the character areas transition from one to another.

Variation in building height, along with diversity in form, material and detailing of the buildings will aid in creating legibility through out the site. The significant spaces explored earlier help to define this legibility.



Car Parking Strategies

The scheme provides for 585 car parking spaces which is split: (i) 500 allocated spaces (ii) 28 garage spaces (56 garages are provided in total providing 0.5 allocated space) and (iii) 57 visitor spaces. The majority of these spaces are allocated on plot. Specifically, there are 2 car parking spaces for each 2-bedroom unit; and 2.5 car parking spaces for each 3 and 4-bedroom dwelling. This provision aligns with the Council's parking standards.

There are combinations of parking spatial-solutions, dependant on the make-up and design intentions for each character area. Design options have been embraced include frontage parking, side / driveway parking and discrete courtyards. The aim has been to avoid "street clutter" as far as possible. Where parking is placed in frontages or courtyards landscaping has been introduced to break up the visual dominance of parked vehicles. Visitor parking spaces are provided around the site.

Electric Vehicle charge points are provided to ALL dwellings. Where possible, these will be fitted to the side of properties or private garages and for on street parking this will be fitted to the front of properties or freestanding charging posts, where necessary.



On plot driveway parking



Discrete visitor parking arrangements



Discrete courtyard parking arrangements



Landscaped frontage parking

Cycle Parking Provision

All properties benefit from cycle storage provision for at least one bike. The following solutions are provided for:

- Within detached garages.
- In sheds located in the rear gardens of properties without a garage.
- In designated cycle stores for the apartment buildings.

Drainage and Flood Risk

Drainage and Flood Risk

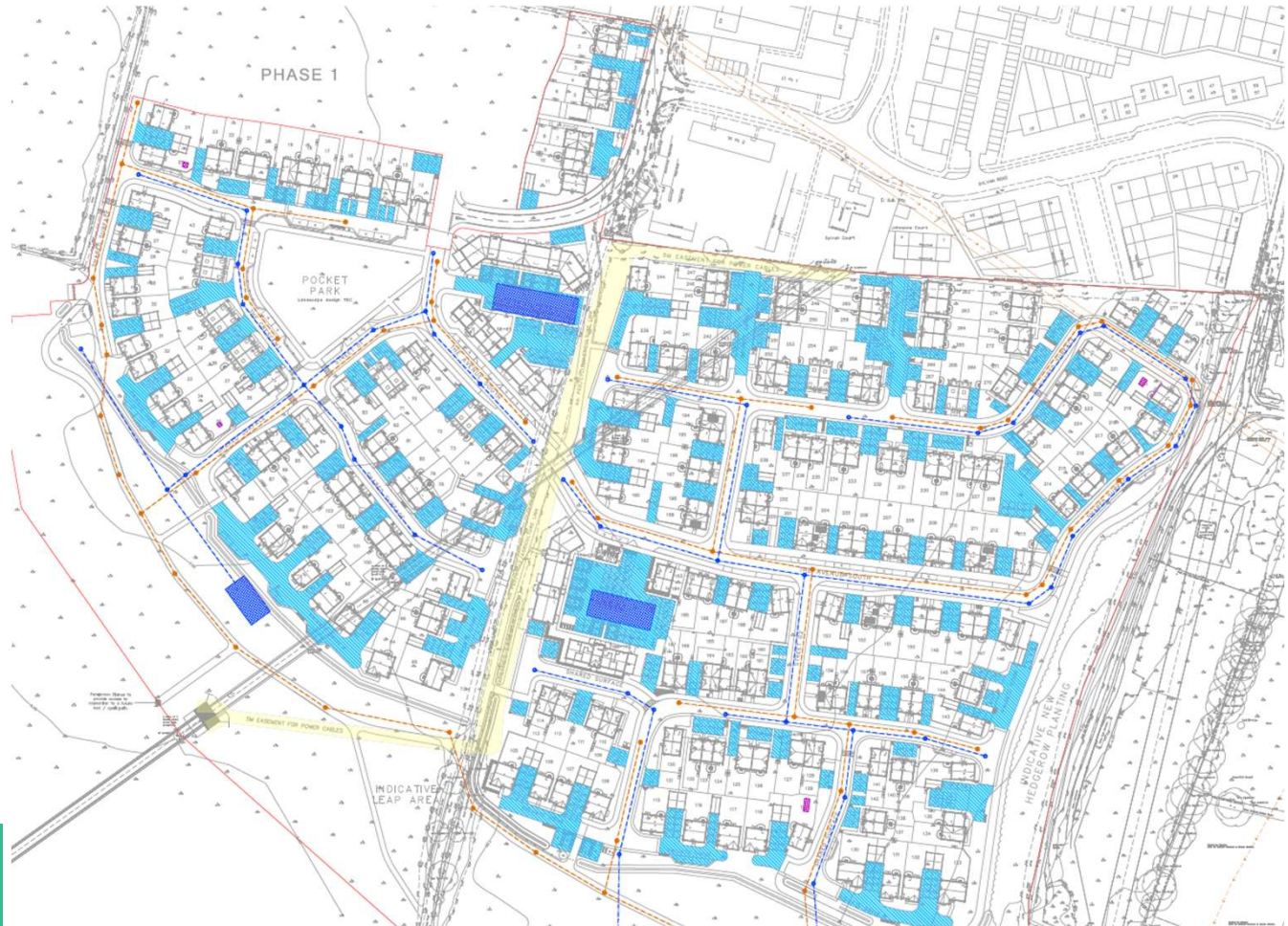
The principles established within the approved Flood Risk Assessment (FRA) prepared by RGP Design Ltd have been incorporated into the reserved matters design. Accordingly, Phase 3 of the development will be served by a gravity-fed piped drainage network. This network will incorporate features such as permeable paving and will ultimately discharge into an infiltration basin and a cellular infiltration tank.

Phase 3 will be entirely drained using infiltration-based methods and techniques. These include:

- Private drives, private estate roads and parking – permeable paving.
- Roofs to buildings – individual or shared house soakaways/ infiltration trenches.
- Adoptable roads – piped networks out falling to cellular soakaways and an infiltration basin.

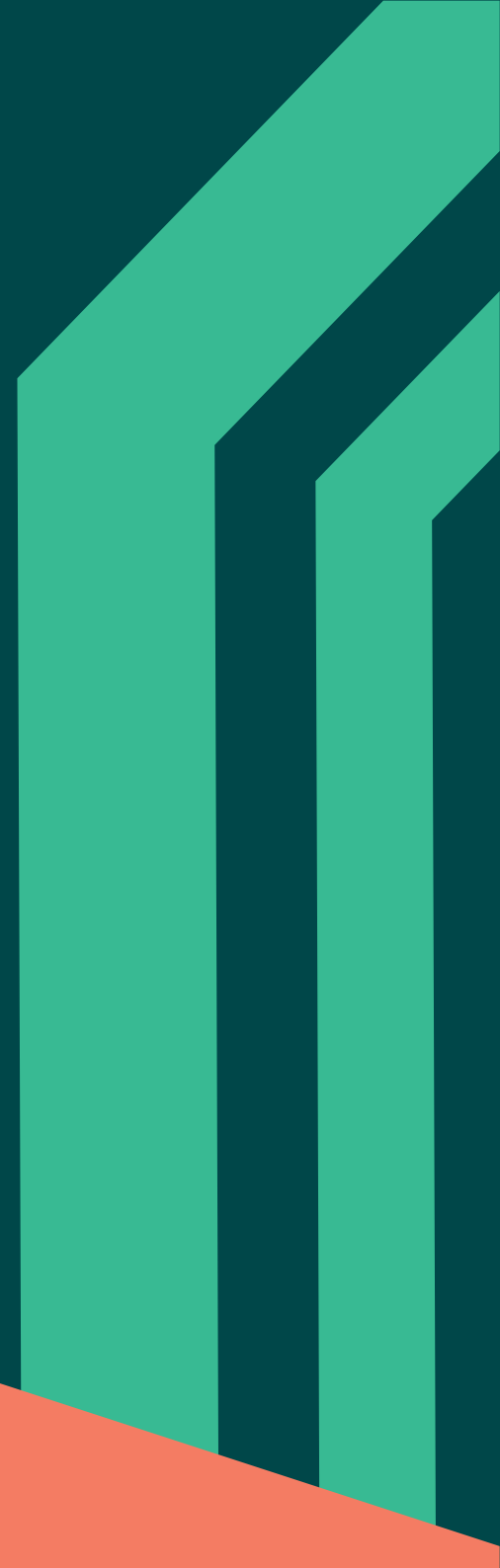
The proposed foul drainage strategy is based on a gravity connection to the existing foul sewer network, subject to confirmation by Southern Water.

The drainage strategy has been developed as part of the wider scheme. Overall, the layout combines infiltration and sustainable drainage systems, (SUDS), for surface water attenuation.



Chapter 5

Supporting Needs and Wellbeing



Range and Choice of Homes

A mix of 1, 2, 3 and 4-bedroom family homes units are proposed, geared to meeting local needs. The scale/ orientation and layout of the buildings derive from the intended identity for each character area.

Private – 194 units:

22 x 1 bed duplex flats

14 x 1 bed houses

60 x 2 bed houses

69 x 3 bed houses

29 x 4 bed houses

Affordable Rent – 63 units

2 x 1 bed duplex flats

12 x 1 bed flat

21 x 2 bed flats

10 x 2 bed houses

16 x 3 bed houses

2 x 4 bed houses

Affordable Intermediate– 21 units

6 x 1 bed duplex flats

1 x 1 bed flat

1 x 1 bed house

4 x 2 bed flats

2 x 2 bed houses

3 x 3 bed houses

2 x 4 bed houses



What does National Guidance say?

NMDC para 181 - Space standards are minimum requirements for internal space within new dwellings and include Gross Internal (floor) Area, and dimensions for key parts of the home including bedrooms, storage and floor to ceiling height. **They help to ensure that new homes contribute to the health, family function and wellbeing of residents.**

NMDC para 182 - Space standards are set at a national level by the Nationally Described Space Standards 2015 and are optional for local planning authorities to adopt, subject to local plan viability testing and approval by the Planning Inspectorate.

NMDC para 184 - Accessible homes can be easily reached, entered and used by everyone, regardless of age and physical ability. Providing accessible housing is important in ensuring that the needs of older and disabled people are met, as well creating the flexibility for homes to meet the changing needs of individuals and families at different stages of life. Doing so allows people to remain within the community, contributing to their individual wellbeing and the social cohesion of the area.

NMDC para 185 - At a national level building regulations set out three categories of accessibility and local planning authorities are expected to set requirements for accessibility that reflect local needs. Design codes can support the delivery of accessible housing by requiring a percentage of development, or development delivered in certain areas, to meet the standards for the higher categories (2 and 3). These need to be included in local plan policy and can be referenced in the code.

Family Living and Adaptability

Our housetypes provide a range and choice of product meeting different price points and housing needs, particularly for first time buyers and young families. The range enables compliance with Nationally Described Space Standards and the enhanced accessibility requirements of Building Regulations AD Part M4(2) where required locally through policy.

Green Infrastructure

What does National Guidance say?

NDG para 90 - Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.

NMDC para 57 - Development should enhance the natural as well as the built environment. Nature is essential for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating flood risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places.

NMDC para 60 - Green infrastructure is a network of multi-functional urban and rural green and blue space which is capable of delivering a wide range of environmental and quality of life benefits. It covers everything from country parks to green roofs and street trees.

Landscape context has been a key driver of the overall development proposals for Malthouse Meadows. The Landscape Strategy approved with the hybrid permission identified a number of potential landscape constraints / enhancements. Those relevant to Phase 3 are:

- Development in Phase 3 to be kept to central and northern parts of the land parcel.
- Southern section to be retained as open space to protect the countryside-edge boundary.
- Protect existing badger setts within retained tree belts and hedgerows.
- Grounding of overhead electricity cables.
- Provision of children's play space and areas for incidental recreational activities.



Green Infrastructure continued ...

The Landscape Strategy

The ethos for Phase 3 has been to optimise green space permeability running through the southern sections of the development site. This connects to the green space provided in Phase 1 and provides for a large area of public open space, of a rural countryside character, that will become a valued local country park. It is key element of the overall strategic landscaping that is to be delivered by the development as a whole. It provides for a range of opportunities for walking, recreation and doorstep play.

New recreational footpaths are provided throughout the new open space, these link with footpaths provided in Phase 1 and those that exist from Loose Lane and Test Road.

The pocket park at in the north-western section provides for close to home opportunities for informal play; while the peripheral open space areas provide a safe / overlooked area for children to explore and to travel more broadly. It is in this area that the more formal children's play is provided.

Existing boundary trees and hedges will be protected and enhanced. They already serve an important ecological function, and it acknowledged that this is to be maintained.

The proposed landscaping along the main streets within the development will include street trees and low-level planting. The type, form and structure of these will reflect and respond to the character of the area. New trees will also be planted were appropriate within the development in areas of public open space, notably the pocket park and country park.

A landscaped SUDs feature is also included in the green space – this will create an attractive landscape feature as well as having ecological benefits.



Ecology and Biodiversity Gain

An Ecological Impact Assessment and Reptile Mitigation Strategy was submitted with the hybrid permission. This identified that there will be some inevitable ecological impact arising from this major residential development.

However, the Cokeham Reedbed and Ditches Local Wildlife Site Extension will provide significant ecological gains. Further, there is extensive new tree and hedgerow planting throughout the overall development site. Specific to Phase 3 the new public open space will provide for a range of habitats.

Overall, it is considered that the development will deliver significant ecological and biodiversity gains

As mentioned earlier in this Statement, ecological mitigation measures in relation to translocation of slow worms has already been undertaken, and they are being protected in fenced off reptile translocation areas.

Badger mitigation will also be necessary during the construction of Phase 3. Several setts will need to be closed under licence from Natural England to accommodate the development, including the undergrounding of the power lines. However, important setts are to be retained and will be protected during construction.

The use of the site by Bats has also been considered and in accordance with condition 16 a bat sensitive lighting strategy is submitted with this RMA.



Chapter 6

Implementation and Legacy



Sustainable Construction

The proposed dwellings will be developed in accordance with the energy hierarchy, which aims to reduce energy demand through passive design measures and a fabric first approach before utilising low carbon energy and the production of on-site renewable energy to deliver a carbon reduction in alignment with Building Regulations.

In terms of water efficiency all the proposed new homes on the site will target a water consumption rate of 110l/p/d in accordance with the higher efficiency standard set out in the Building Regulations.



Sustainable Homes and Pathway to Net Zero

THE PATH TO NET ZERO CARBON HOMES IN USE

31% REDUCTION

PART L | 2021

- ✓ Energy Efficient Boiler | Controls
- ✓ More Thermally Efficient Walls | Floors
- ✓ Solar PV

80% REDUCTION

Future home standard | 2025

- ✓ Additional Loft Insulation
- ✓ Solar PV (if required)
- ✓ Air Source Heat Pump
- ✓ Triple Glazing
- ✓ EV Charging
- ✓ More Thermally Efficient Walls

100% REDUCTION

Items to achieve net zero carbon homes in use | 2030

To include a combination of:

- ✓ Additional Loft Insulation
- ✓ Solar PV
- ✓ Air Source Heat Pump
- ✓ More Thermally Efficient Floors
- ✓ Battery Storage
Storing excess energy from the Solar PV
- ✓ Waste Water Heat Recovery
- ✓ Potential move to Panelised Offsite Manufacturing
- ✓ Green Energy Electrical Traffic
- ✓ Product Development
 - Intra Red Panel Heaters
 - Air Source Heat Cylinders
 - Hydrogen
 - Smart Homes
 - MVHR



Persimmon
Together, we make a home.

Bin Storage and Collection

All streets have been designed to an adoptable standard to ensure easy access and turning provisions for refuse vehicle waste collection. Where private drives are located to the outer edges of the development, convenient shared refuse collection points will be provided, designed to be integrated into their immediate surroundings with effective hard and soft landscaping approaches.

Generally, storage for refuse and recycling is to be located in rear gardens so not to clutter the street scene. For mid-terrace properties, direct access from the street to rear gardens is provided so that storage can be situated to the rear.

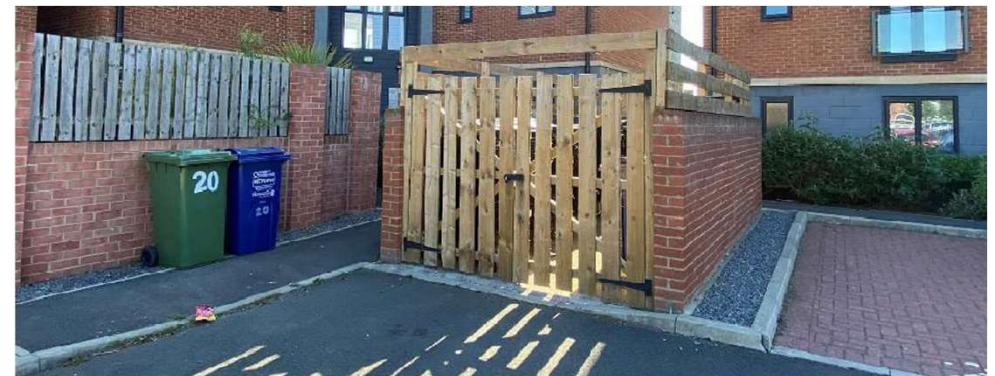
A refuse and servicing strategy drawing is provided with the submission, and it seeks to utilise the road and movement hierarchy developed for the site. Bin collection points are positioned at specific locations through the scheme in order to reduce carry distances, with turning heads incorporated to facilitate manoeuvrability of both refuse vehicles and service trucks.



Bin store collection point



Side storage and rear garden access



Shared bin storage

What does the guidance say?

NDG Para 134: Local waste storage, management and pick up: Refuse bins for all the different types of collection, including landfill, recycling and food waste. They are accessible and well –integrated into the design of streets, spaces and buildings, to minimise visual impact, unsightliness and avoid clutter. Where refuse bins are required to be on a street frontage or in a location that is visible from a street, they are sited within well-designed refuse stores that are easy for occupants to use.

EV Charging Facilities

Persimmon Commitment to Electric Vehicle Charging

Building Regulation AD Part S has now taken effect requiring houses on new developments to install a Mode 3 7kW EV (Electric Vehicle) Chargepoint.

This phase of development incorporates electric vehicle charging points - in accordance with the West Sussex County Council guidance, all dwellings will be provided with an active EV charger.



Chapter 7

Conclusion



Concluding Comments

The 278-dwelling proposal for Phase 3 of our Malthouse Meadows development runs forward from the approved hybrid consent and the long-standing LPA dialogue, which has shaped the scheme's evolution to embrace an array of local and national policy and design requirements.

The resulting scheme is a partnership of informal housing that is respectful of its location, blended into two distinct character areas, multi-faceted landscaping and green linkages that transition seamlessly into the countryside beyond.

First and foremost, the layout has been informed by the site's context, its constraints and its opportunities. Then layered-in have been the key design principles of movement and access, drainage, landscaping, focal buildings, materials and visual cohesion. The scheme combines traditional domestic architecture and multi-faceted landscaping into a grain intended to create a discernible sense of place.

We are confident that the proposals give a strong sense of identity, and the necessary progression in structure and form to fit this phase of the neighbourhood scheme within both its local context and the countryside beyond. Pivotaly, the scheme transitions from a traditional semi-rural vernacular at its outer edges to a slightly higher density in the scheme's core.

For all residents, this site offers something special. It has the great advantage of a green setting, via strong existing and proposed green open spaces to the west and bands of greenery along the north and east boundaries.

The main spine road running through Phase 3 sets up a 'green street' stamp, with a tree lined corridor and overall, the development assembly ensures sufficient connections and permeability throughout the layout for all users' easy convenience.

Phase 3 also integrates well into the overall masterplan and neighbourhood-wide design objectives, as demonstrated by this design statement.

The scheme complies with the required WSCC residential road design, layout and parking standards. Moreover, all units will comply with National Described Space Standards and the Council's Local Plan, all relevant development management policies are fully addressed in the design.

We commend these detailed proposals for Phase 3 as a positive response to the site's context and the policy framework – not least in the delivery of linked infrastructure, public open space and the 30% affordable housing quota at a time of deep paucity in land supply.

Phase 3 (for 278 dwellings) is a partnership of formal and informal housing with distinct character areas, multi-faceted landscaping and green linkages that transition seamlessly into the countryside beyond.

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