LAND SOUTH OF LONDON ROAD

COLDWALTHAM

DEVELOPMENT BRIEF

SOUTH DOWNS NATIONAL PARK AUTHORITY

JANUARY 2018

1.00 PREFACE

AFTER THE PUBLIC CONSULTATION, IT IS INTENDED THAT AN INTRODUCTION TO THE DEVELOPMENT BRIEF WILL BE INSERTED HERE AND SIGNED BY THE CHAIR OF THE PLANNING COMMITTEE

CONTENTS

INTRODUCTION

PART ONE

1.01 THE STRUCTURE OF THIS DOCUMENT

This Development Brief has four sections:

PART ONE

INTRODUCTION

- Explains the Planning Policy context and the South Downs National Park Authority's Vision for the site.
- Sets out general design principles that should be followed in the development of this site.

PART TWO

EVIDENCE AND ANALYSIS

- Includes: a site location plan, photographic images of the site, figure ground plan, guidance on landscape, landscape history and cultural heritage, movement and connectivity and a site analysis diagram.
- Information in this section is not exhaustive and additional supporting information will have to be produced by the applicant as part of any planning application.

PART THREE

DESIGN PRINCIPLES

- This section creates key design principles to be followed. These are taken from the opportunities and constraints in the evidence and analysis section including:
  - i) Landscape and biodiversity.
  - ii) Access and connectivity.
  - iii) Use and density.
  - iv) Layout.
  - v) Scale, massing and form.
  - vi) Architectural appearance and materials.
- A concept plan diagram graphically represents some of the above information.

PART FOUR

BACKGROUND INFORMATION

- The purpose of this section is to provide Policy references and references for further reading.

Designers are expected to undertake appropriate analysis of the site and gather pertinent evidence before preparing a design scheme.

Key evidence from the analysis should influence and inform the development of a landscape strategy and masterplan.

Evidence that this information has been used to inform the design should be clearly demonstrated in the landscape strategy, masterplan and accompanying drawings.

1.02 PLANNING POLICY

The emerging South Downs Local Plan sets out a site specific, Allocation Policy for the development of this site (Policy SD64). Any development proposal will have to clearly demonstrate how it complies with this policy and all the other relevant policies within the South Downs Local Plan (see Part Four).

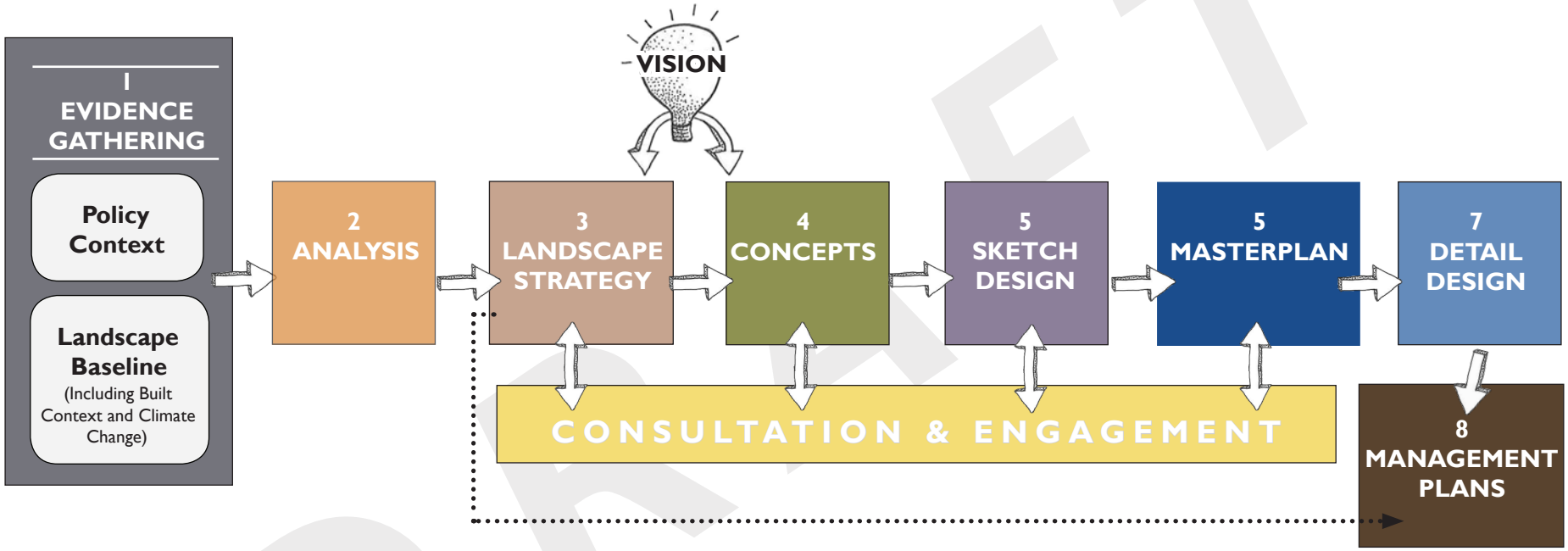
Prospective applicants should be aware that until the South Downs Local Plan (SDLP) is adopted, the current Horsham District Development Plan (HDDP) will apply. In the event that proposals are submitted before the SDLP is adopted, the Authority will place due weight on the HDDP and the emerging SDLP when determining applications.

The site is considered to comprise major development within the context of the National Planning Policy Framework and paragraph 116. Development proposals will be assessed against all of the factors set out in Policy SD3 (including criterion 3) of the emerging South Downs Local Plan.

Allocation Policy SD64: Land South of London Road, Coldwaltham

1. Land South of London Road, Coldwaltham, is allocated for the development of 25 to 30 residential dwellings (class C3 use). Development for a Class A1 (Shop) unit with a net sales floorspace up to a maximum of 280m² with suitable vehicular parking for customers will also be permitted. The remainder of the allocation site should be publicly accessible open space and a small area of vehicular parking for users of the open space. Planning permission will not be granted for any other uses.
2. The National Park Authority will prepare a Development Brief to assist the delivery of the site. Detailed proposals that are in broad conformity with the Development Brief and that meet the following site specific development requirements will be permitted:
    a) To demonstrate that there would be no likely significant effect on the Waltham Brooks Site of Special Scientific Interest (SSSI), the Amberley Wild Brooks SSSI, The Mens Special Area of Conservation (SAC) and the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site and that suitable mitigation, where deemed necessary, will be secured through planning obligations and / or planning conditions;
    b) Development must be informed by a comprehensive landscape and design strategy and through reinforcing local distinctiveness provide a suitable transition in form and fabric from the existing residential areas to the east and the open countryside to the north, west and south;
    c) To provide the residual area of the allocation as accessible, landscaped open space with the primary purpose of providing an alternative to designated sites in the Arun Valley;
    d) To provide a new vehicular and pedestrian access from the A29 London Road and suitable pedestrian & cycle links to the rest of the settlement and adjacent open countryside;
    e) To provide all necessary vehicular parking on-site to avoid additional on street parking in adjacent residential areas and a small area of on-site parking for users of the public open space;
    f) To provide appropriate biodiversity improvements reflecting relevant national and local strategies including a meadow management plan;;
    g) Existing mature trees and hedgerows to be retained and enhanced;
    h) To provide suitable flood risk mitigation;
    i) Demonstrate no significant harm to be caused to groundwater resources;
    j) Improvements to the public realm of the adjacent housing area including removing existing boundary treatments and replaced with suitable alternatives where appropriate; and
    k) Demonstrate that the proposal would not have a significant harmful impact on the supply of local minerals.

1.03 GENERAL DESIGN PRINCIPLES



Landscape Led Design Approach Process Diagram

Fig. 1

A Landscape Led Approach to Design in the South Downs National Park

In the South Downs National Park a landscape-led approach to design is expected where a landscape baseline is collated for a site so that the landscape character can be understood. When analysed, this helps form a landscape strategy which forms the basis of the development's design at all stages.

1. EVIDENCE GATHERING

Landscape Baseline

1.UNDERSTANDING LANDSCAPE LAYERS

The landscape baseline will consist of a series of layers which when overlain create the landscape evidence for a site which, when analysed, will inform the landscape strategy. Through site survey and document analysis understand the following:

1. How people and wildlife use the site.
2. Which habitats the landscape elements support.
3. The patterns formed by landscape elements.
4. The local topography and hydrology.
5. The geological and soil character of the site.

2. LANDSCAPE HISTORY

Historical evidence of a place (e.g. through maps or Historic Land Characterisation) forms part of how a landscape is understood. Layers of history are often represented as surviving landscape elements which create a sense of place and are themselves critical site assets to be retained and enhanced. These might include parkland, ancient woodland, field boundaries, historic buildings and spaces within a farmstead.

3. ECOSYSTEM SERVICES & GREEN INFRASTRUCTURE

The elements within each landscape layer function in a number of different ways. Within cultural landscapes the natural functions are affected by people. A sustainable scheme enhances these natural functions whilst conserving landscape character. Green Infrastructure (GI) describes the green and blue (water) landscape elements. Their function produces ecosystem services including landscape character. GI helps to: improve connectivity for people and wildlife; deliver natural climate control, save energy on fuel and bring people and nature together. The National Park Authority requires a supporting statement setting out positive and negative impacts on ecosystem services, (this relates to the LVIA).

2. SENSITIVITY

Once all landscape layers have been understood this data informs the inherent sensitivity of the landscape elements. Useful techniques/approaches are in published guidance (e.g. Techniques & Criteria for judging capacity and sensitivity, English Nature 2002). The sensitive features should be clearly identified, retained and enhanced through the schemes' design, ensuring they are still able to generate ecosystem services.

Ecosystem Services in the South Downs National Park *Fig.2*

5. PERCEPTUAL QUALITIES

The perceptual qualities within a landscape make up a significant part of its character and ultimately landscapes are both **seen** and **experienced** by people. These must be identified and may include:

- Tranquillity
- Dark Night Skies
- Sense of Place
- Associations (e.g. personal, cultural, art work and poetry)
- Colours
- Views and Visibility

6. CONTEXT AND RELATIONSHIPS

Identify the relationships the site has with its surroundings, based on historical context, functional or visual factors. The massing, settlement pattern and connectivity of the site and context should be identified (e.g. in a figure ground plan); together with important desire lines.

An example of a figure ground (SDNPA) *Fig.3*

7. CLIMATE CHANGE

Evidence prepared should include: local assets/ ecosystem services (e.g. sustainable fuel sources) or site opportunities (e.g. maximising` solar collection) to help mitigate climate change by reducing carbon emissions. Evidence of site areas vulnerable to the effects of climate change (such as surface water flooding or sensitive habitats) should also be identified.

1. EVIDENCE GATHERING

Policy Context

See Key Policies in 4.0 Background Information.

2. ANALYSIS

The next stage of a landscape-led approach is to take the information from the evidence and collate the layers of landscape elements to build a picture of landscape character. From this a plan of the site and context which shows opportunities and constraints and reflects relevant policy can be produced.

8. OPPORTUNITIES MIGHT INCLUDE:

- Retaining, repairing or enhancing landscape elements.
- Taking advantage of views in or out.
- Mitigating or adapting to climate change.
- Enhancing movement networks.
- Habitat creation.
- Taking advantage of topography or hydrology to create distinctive placemaking.
- Attractive locally distinctive built or landscape character to inspire good design.

9. CONSTRAINTS MIGHT INCLUDE:

- Needing to retain, protect or enhance landscape elements.
- Protecting views in or out or need to screen views (LVIA recommendations).
- Land, water or air contamination and noise.
- Topography and hydrology.
- Underground/overground services.
- Access issues.
- Neighbouring sensitive uses.

10. CONTEXTUAL ANALYSIS METHODOLOGY

One methodology (Kevin Lynch) for contextual analysis sets out five key elements to be identified in order to understand the functionality of a place:

Paths: All relevant routes (people and animals)

Edges: Any perceived boundaries within or adjacent to the site (walls, river banks, buildings etc.)

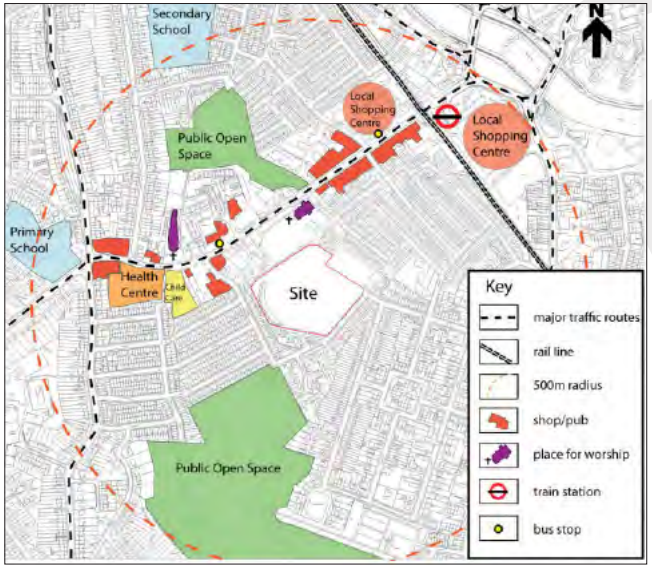
Districts/Character Areas: street layouts, materials, styles, local plant species, movement patterns etc.

Nodes: focal points or intersections

Landmarks/Key Buildings: Readily identifiable objects which serve as external reference points.

Fig.4

Example of a landscape & townscape context plan (Exeter Design Guide)



An example of a local facilities plan (Exeter Design Guide)

Fig.5

3. LANDSCAPE STRATEGY

11. LANDSCAPE STRATEGY

Once the site analysis is complete, a Landscape Strategy which sets out the key parameters informing the design development at all stages can be produced. This should be worked up into a landscape framework plan as the design process continues. An iterative approach will refer back to the Landscape Baseline and policy context to providing the evidence needed to determine appropriate precedents, location of roads, built form, the mass and scale of development and so on. In parallel the LVIA can be updated to demonstrate the reduced impacts as a result of using landscape evidence to inform decisions. The Landscape Strategy should be developed with the layout design of built form ensuring connectivity is maximised, key habitats retained and enhanced through improved management or restoration.

The Landscape Strategy can then go on to inform appropriate and characteristic mitigation measures.

It is critical to communicate and demonstrate through the landscape strategy how people are able to access their surroundings and enjoy their local and the wider landscape, as it is part of the South Downs National Park's second purpose (refer to SDLP).

An example of a landscape strategy is expresssed in a landscape framework plan (Exeter Design Guide)

Fig.6

3. VISION

12. ESTABLISHING A VISION

Following a thorough analysis of the landscape baseline for the site, informed by the policy context and with design parameters set in a landscape strategy, the design vision for the site should be articulated. The Vision needs to consider certain questions, such as:

- Who will live, work and visit this place?
- What will the quality of the experience be for them?
- What will the design achieve in conserving and enhancing the landscape elements of the site and its surroundings?
- How will the development speak of the place in which it sits?
- How will the design build in robustness and the ability to adapt to both societal change and the predicted effects of climate change?
- What contribution to mitigating for climate change will this development aim to achieve?
- How will the design enable non-human movement?
- Are the known aspirations of the exisiting community included?
- How can the vision be tested?

4. CONCEPTS

13. LANDSCAPE ELEMENTS

Landscape elements which have emerged from the landscape strategy and site vision should now feature in concept layouts. These will include:

- All the landscape elements that the analysis has identified as assets and worth retaining (e.g. valuable trees, important views, historical routes);
- Mitigation measures in response to the development impact (a response to the LVIA);
- Landscape elements that are repaired or enhanced (e.g. hedgerows or water features) following identified established patterns in the landscape;
- Protection measures, such as landscape buffers to sensitive landscape elements;
- New landscape elements ensuring good placemaking or enjoyment of the National Park;
- Climate change adaptation measures;
- And green/blue infrastructure.

14. DEVELOPABLE AREAS

The approximate developable areas can be shown in the spaces defined and left over by the landscape

15. VEHICULAR ACCESS

The potential primary access points can be identified.

- Where possible, larger developments (20 homes and above) should have more than one vehicular access to avoid large cul-de-sacs and to improve permeability.
- Secondary and emergency vehicular access points can also be proposed. Locations of access points will need to be feasible in highway terms while minimising impacts on identified landscape elements.
- The location of access routes through the site must ensure that there is space within the developable areas for viable blocks.
- Vehicular access must prioritise provision for non motorised user movement.

16. CONNECTIONS

- Concept plans must show how the proposals connect the site to the wider movement network for all users and incorporate obvious desire lines.
- Connections which serve biodiversity (for instance bat foraging corridors or linked habitats, such as woodland or heathland) also need to be shown.
- The physical & cultural landscape context must inform appropriate new/retained connection patterns, e.g.. existing or historical field patterns, hedgerows or old routes

17. PRIMARY FRONTAGES

At the concept stage the principles of how development will front spaces such as main streets and areas of open space should be shown. These areas need natural surveillance, a sense of enclosure and should be located where public activity is focussed.

An example of a Concept Plan (Exeter Design Guide)
Fig.7

3. SKETCH DESIGN

18. LANDSCAPE FRAMEWORK

The landscape framework which expresses the landscape strategy for the site should dictate the fundamentals of the sketch design.

This demonstrates how the proposed landscape will connect to the wider landscape and ensure a good relationship between buildings and spaces. Building on the existing landscape, the framework sets out the structure of the site, how existing and proposed views will be accommodated and how the management of water and biodiversity will be integrated into the development.

The landscape framework must ensure that the landscape elements, such as public open space, play areas, woodland, hedgerows, wildlife habitats, green lanes and green roofs are well connected to each other as part of the green infrastructure. Underground services, SuDS and circulation and access arrangements should be integrated into the framework.

An example of a sketch design (or block) plan (Exeter Design Guide)
Fig.8

19. ORIENTATION AND BLOCK STRUCTURE

This will show street pattern, distribution and size of open space and how places within the site are connected. The principles of built form and enclosure will be demonstrated without the detail of individual plots, buildings or new landscape features.

Orientation should maximise potential for passive and active solar collection subject to good design, while taking into account prevailing wind direction and important views.

20. STREET PATTERN AND DENSITY

Street patterns, density and storey heights should reinforce local character and facilitate good legibility. Generally, more intense parts of the development should be concentrated around major routes and open spaces and where there is mixed development. Less intense development is more appropriate on secondary streets and particularly where it abuts countryside edges.

6. MASTERPLAN

21. LANDSCAPE STRUCTURE

As with earlier stages of the design the masterplan will be very much informed by the landscape strategy for the site. Landscape elements will be worked up from the landscape framework at the sketch design stage into a more detailed landscape structure to distinguish public and private areas including private rear and front and communal gardens. This level of detail must show how the vision has been translated into a detailed layout.

22. ROUTE HIERARCHY

The masterplan should show how all movement types are to be accommodated (by foot, cycle, wheelchair, buggy, mobility scooter, private car and refuse and emergency vehicles), ensuring good permeability.

The arrangement and design of buildings and spaces, including street widths, together with landmarks and vistas should indicate route hierarchy and aid legibility.

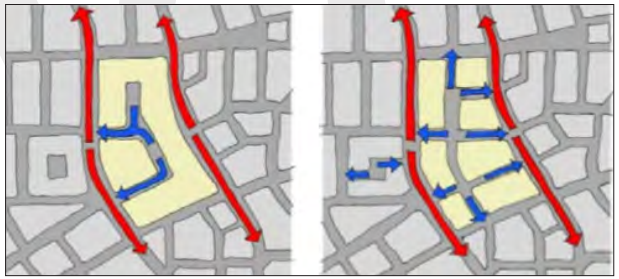


Fig. 10

23. DEVELOPMENT ELEMENTS

The masterplan must indicate the numbers and sizes of residential accommodation as well as non-residential development proposals and how the development will be serviced, including strategies for car and cycle parking, waste collection and emergency access.

Elements of a legible development showing street hierarchy (PUSH Quality Places model SPD) *Fig. 11*

24. STREET DESIGN

The masterplan must demonstrate how the arrangement of buildings and the space between them creates attractive streets and a high quality public realm.

- Perimeter block development with a clear distinction between private elevations and space to the rear and more active frontages looking onto public space will be expected as this is normally necessary to create good street design.

- Streets should not only accommodate people and vehicles but also have a GI function. There should be space for street trees of appropriate scale and variety and SuDS features such as swales, rain gardens, verges and hedgerows where the landscape strategy demands this.
- Access for all users including those with wheelchairs and push chairs should be demonstrated.

25. SCALE AND MASSING

Masterplans must demonstrate a clear rationale for the scale and massing of properties:

- How it reflects or compliments existing built form (where appropriate) in the immediate vicinity and wider area.
- How it respects the surrounding properties, manages overlooking/privacy and adequate sunlight.
- Responds to the site analysis (incl. paths, edges districts, nodes landmarks/key buildings) and enhances legibility.

26. SUSTAINABLE DEVELOPMENT

An initial sustainability strategy should propose measures for minimising CO_2 emissions & water use, achieving good SuDS, (via 3 stages of natural filtration) and the other issues covered in plan policy SD3.

27. NATURAL SURVEILLANCE

All public space (streets, paths, open space and shared car parking areas) require natural surveillance and enclosure. Continuous building lines and active frontages along a block edge will be expected and blank ground floor elevations and garages should be minimised.

Ground floor habitable rooms increase natural surveillance (PUSH SPD) *Fig.12*

28. INTEGRATING CAR PARKING

Car parking should be conveniently located for residents and should be well overlooked while being as visually discreet as possible.

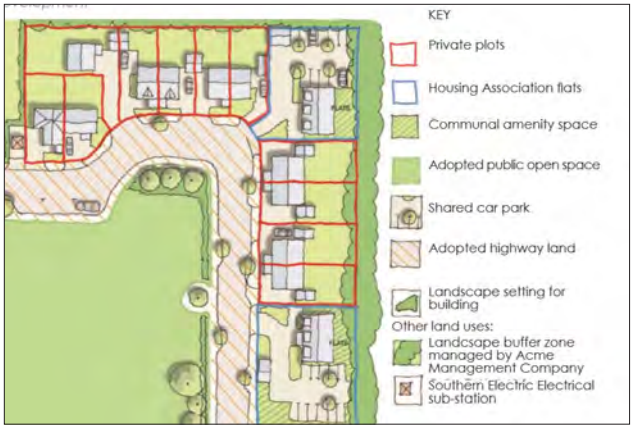
- A mix of parking in larger development is appropriate: on plot (drives and car ports), on street and small parking courts. Over-dominant on plot car parking must be avoided.
- Garages are not an efficient parking solution.
- Restricting numbers of parking spaces (to no more than 4 together) aids integration as does breaking up spaces with generous tree planting and the use of high quality materials contrasting with access roads.
- Under-croft car parking needs to avoid creating dead ground floor street frontages.
- Unallocated on street car parking is the most space efficient method and can aid traffic calming.

29. OWNERSHIP AND MANAGEMENT

Plans need to show ownership for the whole site, including the following areas (where applicable):

- Private properties.
- Owned and maintained by a group of occupiers.

- Public open space.
- Adopted by Highway Authority/service company.
- Maintained by management company or housing association.



An example of a site ownership/management plan (PUSH SPD) *Fig.13*

7. DETAIL DESIGN

30. MATERIALS

The choice of external building materials should follow a hierarchy in the following order of preference:

1. Locally produced materials (e.g. bricks, roof tiles, stone & timber) should be used unless there are good design reasons not to.
2. Materials less locally sourced but traditionally found in the area (e.g. natural slate)
3. Alternative sources of natural materials sympathetic to the area's character
4. Contemporary materials with low embodied energy
5. Other materials

31. LOCAL CHARACTER

The landscape strategy and the analysis will have identified the area's local landscape and townscape character which the new development should reference without attempting to create pastiche. This can be achieved with contemporary architectural language while using traditional materials or with contemporary materials recreating local settlement patterns, building forms, roofscapes and solid to void proportions.

32. PROPORTIONS

Building to street ratios should be appropriate to the setting and be informed by the local character of the site while reinforcing street hierarchy and helping to create a series of attractive places.

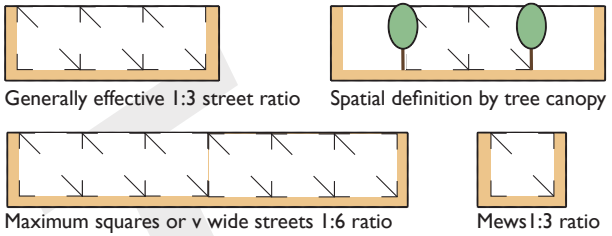


Fig.14

33. CORNER PLOTS

Corner plot buildings should address both public sides with active room windows and entrances Blank flank ends should be avoided.

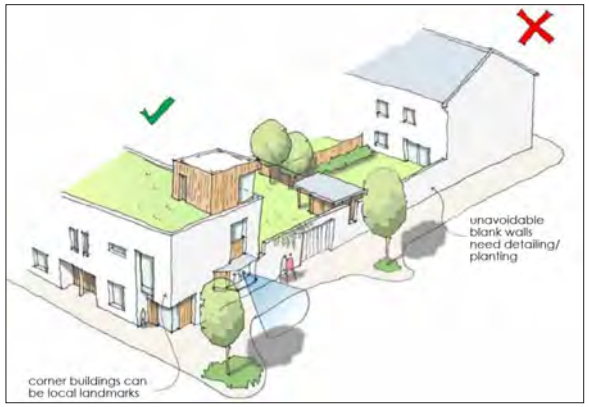


Fig.15

34. DOORS AND ENTRANCES

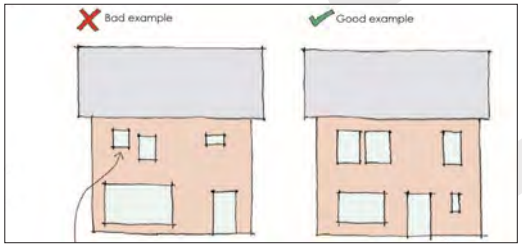
Main entrances should be located on the public side of the street and should be obvious through architecture and lighting to aid legibility without relying on signage.

In contrast, service doors should be as discreet as possible, ideally not facing the street. Local door styles may inform the design of new doors. Plastic doors will not generally be acceptable.

35. WINDOWS

The window styles, materials and proportions of the local area should be referenced unless high quality contemporary architecture requires a different approach. Plastic windows will not generally be acceptable.

Contemporary fenestration of the Depot cinema (Lewes)

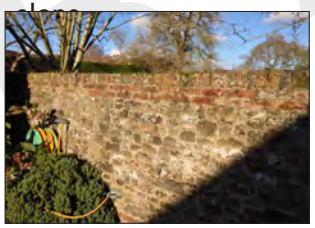


Windows should be in proportion, lined up vertically and ideally horizontally from top of window

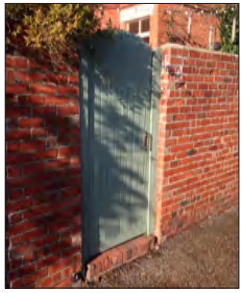
Fig.16

36. BOUNDARY STRUCTURES

- The analysis will have identified the character and materials used for traditional property boundary structures and associated pedestrian and vehicular gates. This evidence should be used as references for new structures.
- Hedge planting, sometimes in association with walls or railings (in accordance with the landscape strategy) may be an appropriate boundary treatment Rear or side garden boundaries abutting public or semi-public spaces should be made from locally appropriate brick or stone rather than timber fencing or hedge planting



Typical local stone and brick wall in residential car park (Midhurst).



Timber pedestrian side gate and high brick side garden wall (Midhurst).

Timber pedestrian front garden gate and low brick wall and hedge, (Midhurst).

37. HARD LANDSCAPE

The quality of the hard landscape in the public realm is an essential component in creating a successful place. It should help knit new development into the immediate context and location within the National Park. The use of contextually appropriate, traditional, high quality, natural materials will be expected. Extra care should be taken in detailing well-used spaces, and around thresholds of properties and entrances.

Low-key 4 bay parking court using stone aggregate.

Use of natural stone in residential scheme.

38. SUSTAINABLE DESIGN METRICS

Demonstrate through SAP data and water calculators what the predicted CO_2 emissions (kg/m^2) and water consumption (litres/person/day) will be for all properties. Show how surface water is being intercepted and filtered through at least 3 natural orms (rainwater harvesting, green roofs, rain gardens, swales, ponds, wetland,) in a detailed SuDS strategy with reference to the CIRIA SuDS Manual metrics.

39. SOFT LANDSCAPE

Soft landscape details must be informed by the landscape strategy in terms of appropriate plant selection. Soft landscape should consist of locally relevant native species and should seek to maximise local habitat repair, consolidation and creation. Ornamental landscape design and plant selection should be limited to areas close to buildings and formal spaces if appropriate. Street and other public tree planting should include species or varieties appropriate to the scale of the space and should aim to meet the following dimension parameters:

Tree Size	Min. distance from bdgs	Min. root soil volume
Small	5 m	4 m^3
Medium	7 m	8 m^3
Large	10 m	10 m^3

8. MANAGEMENT PLANS

40. ENSURE FUTURE QUALITY

Plans for the management of all external space will be required and should be informed by the landscape strategy. These may include landscape management plans for hard and soft landscape, SuDS, play equipment, street furniture and sustainable energy technology.

9. CONSULTATION & ENGAGEMENT

A successful design process is not complete without meaningful engagement with individuals, special interest groups, statutory undertakers and public bodies that have a stake in the site and the community as they know the area best. Early and active engagement with these stakeholders is recommended, to maximise positive design changes, minimise likely opposition and instil a real spirit of collaboration.

An active engagement of local stakeholders through design workshops, focused contextual analysis, the vision for the site and concept design options is normally much more beneficial than a more passive exhibition of more developed design ideas (as the latter can be interpreted as only token consultation where decisions have already been made).

Pre-application engagement with the SDNPA and with the SDNPA Design Review Panel is highly recommended as this will significantly increase the likelihood of putting the design process on the right course and improve the chances of a successful determination of a subsequent planning application.

1.04 A VISION FOR THE LAND SOUTH OF LONDON, COLDWALTHAM.

The following is an indication of what the South Downs National Park Authority envisages as a potential Vision for the Land South of London Rd, Coldwaltham.

Developers, land owners and their agents are encouraged to engage with key stakeholders to consider and develop their own vision for the site.

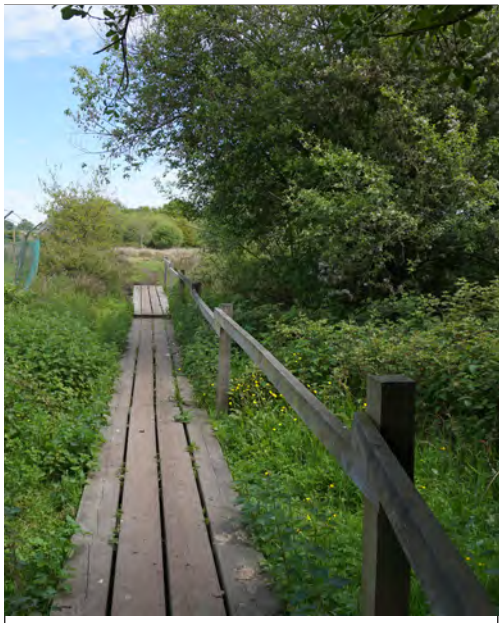
VISION

"Coldwaltham's newest development sits within a highly sensitive landscape. To the south east is Waltham Brooks Nature Reserve and the River Arun which have been considered. These designations have influenced the layout and design of the scheme.

A healthy mix of housing types have supported social interaction and the integration of new and existing communities. The community enjoy a variety of shared amenity spaces and a new community village shop, which successfully provides a place for neighbours to engage and build social capital.

The Coldwaltham development is progressive in its environmental and sustainable understanding through the use of ecosystem services; using locally made construction materials and labour and supporting biodiversity and the natural environment. Developing the site in this way has sustained the mental and physical wellbeing of its residents and enabled the wider community and visitors to continue to enjoy of the South Downs National Park. It is a positive example of landscape led placemaking."

KEY PRINCIPLES OF THE VISION



Homes have a direct connection to wildlife and biodiversity without compromising the integrity of these resources.

The scheme respects the protection of tranquility and the Dark Night Skies of the National Park landscape.

A mix of high quality affordable and market housing that reflects the local housing need.

A high quality architectural style that has both traditional and contemporary elements and respects the character of Coldwaltham's historic core.

EVIDENCE AND ANALYSIS

PART TWO

2.00 SITE LOCATION

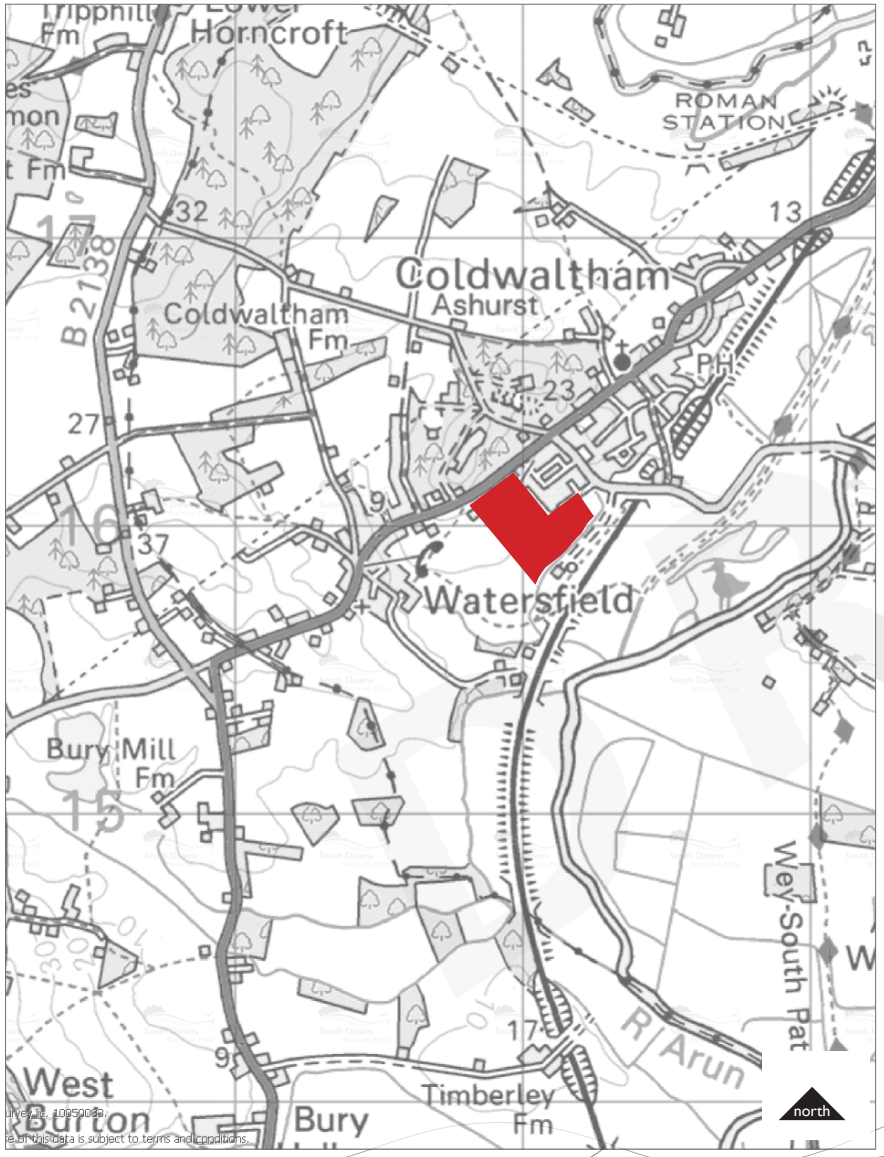


Fig.17

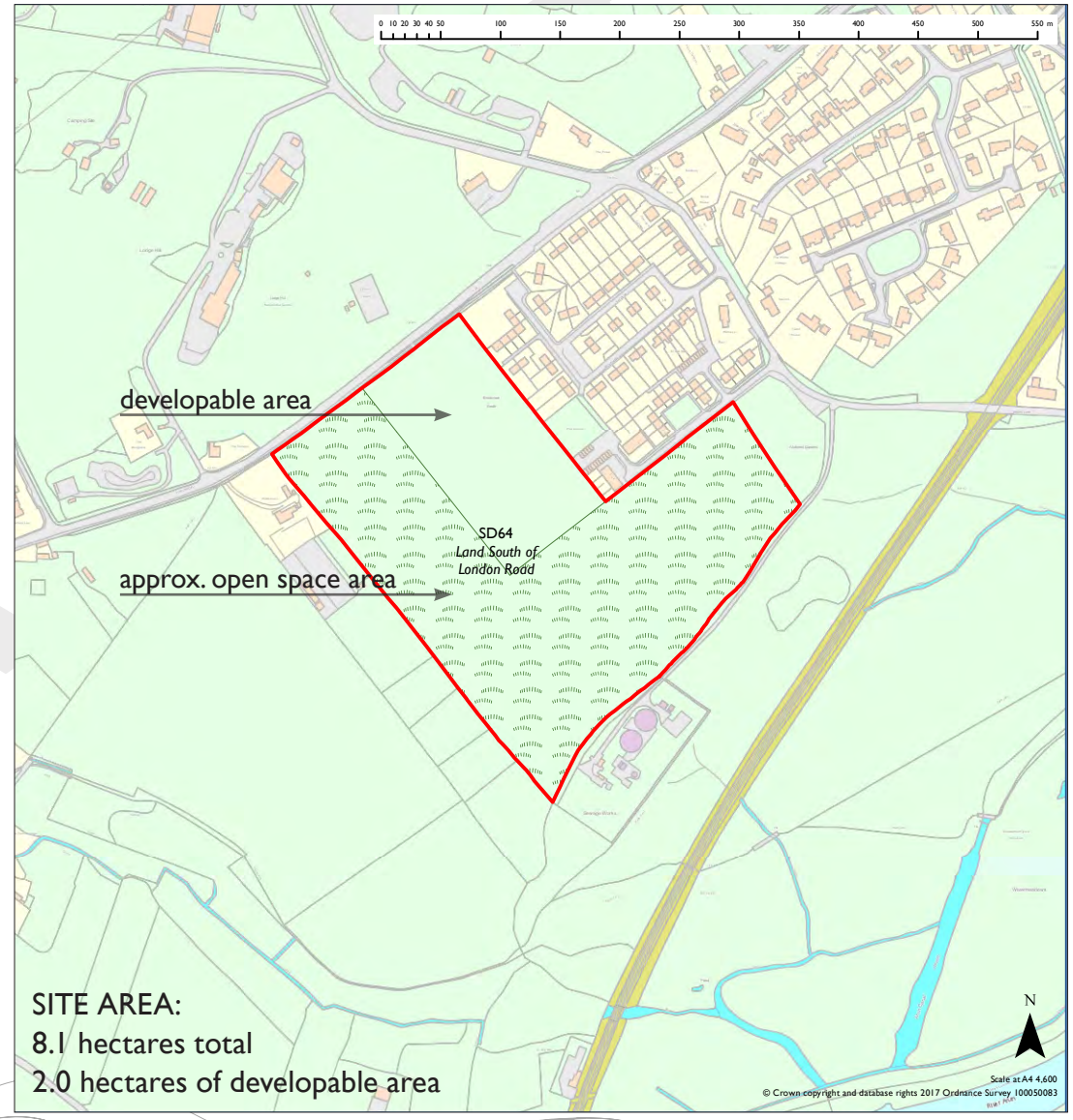


Fig.18

2.01 PHOTOGRAPHS OF THE SITE

View of existing play area adjacent to the site

Entrance into Waltham Brooks

View from A29 London Road looking north east toward Coldwaltham

View of existing play area/ green space adjacent to the site

Land South of London Rd, Coldwaltham

Site located between the Arun floodplain and wooded ridge.
Source: Google Earth

north

PHOTOGRAPHS OF THE SITE

View to the south east

View to the south

View to the west

View to the north west

2.02 SURROUNDING BUILT FORM

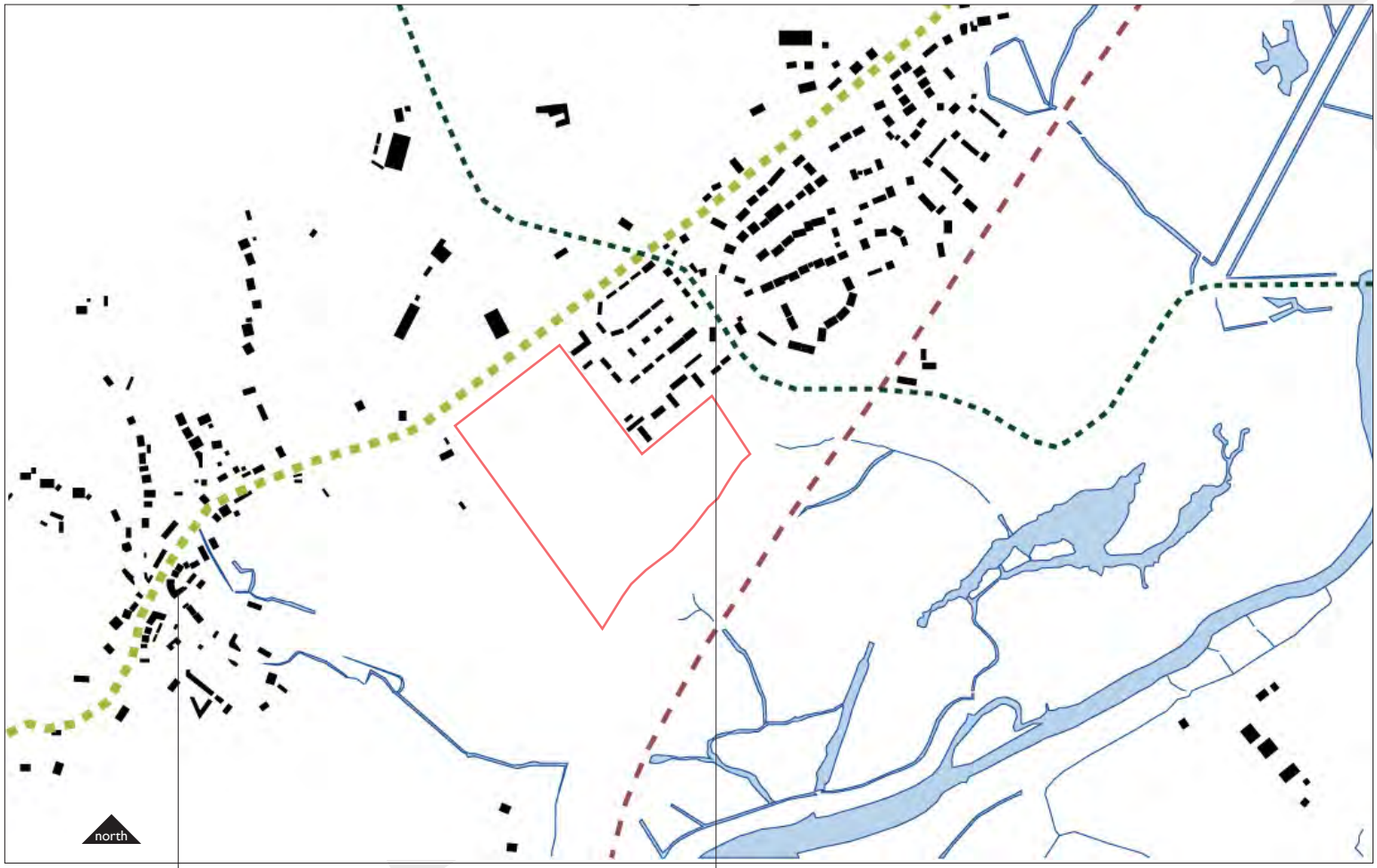


Fig.19

This figure ground drawing *(Fig.19)* demonstrates the historic settlement pattern of Coldwaltham and the Watersfield settlement and the gap between the two settlements.

It illustrates how the spaces in the public realm are enclosed and are shaped by the surrounding built form. From this evidence, designers should consider the spaces between buildings, and how the layout of any development scheme will respond to its context and successfully ensure a clearly defined edge to Coldwaltham.

2.03 LANDscape LAYERS

SITE CONTEXT

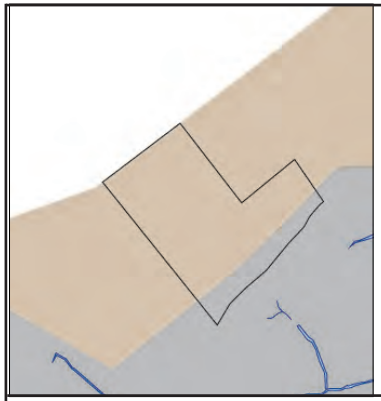
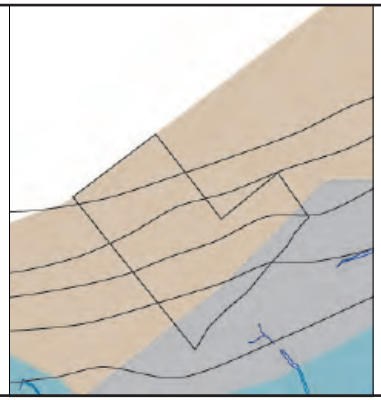
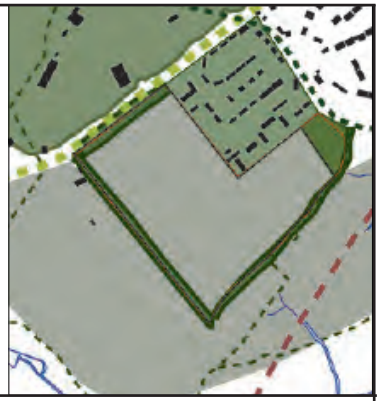
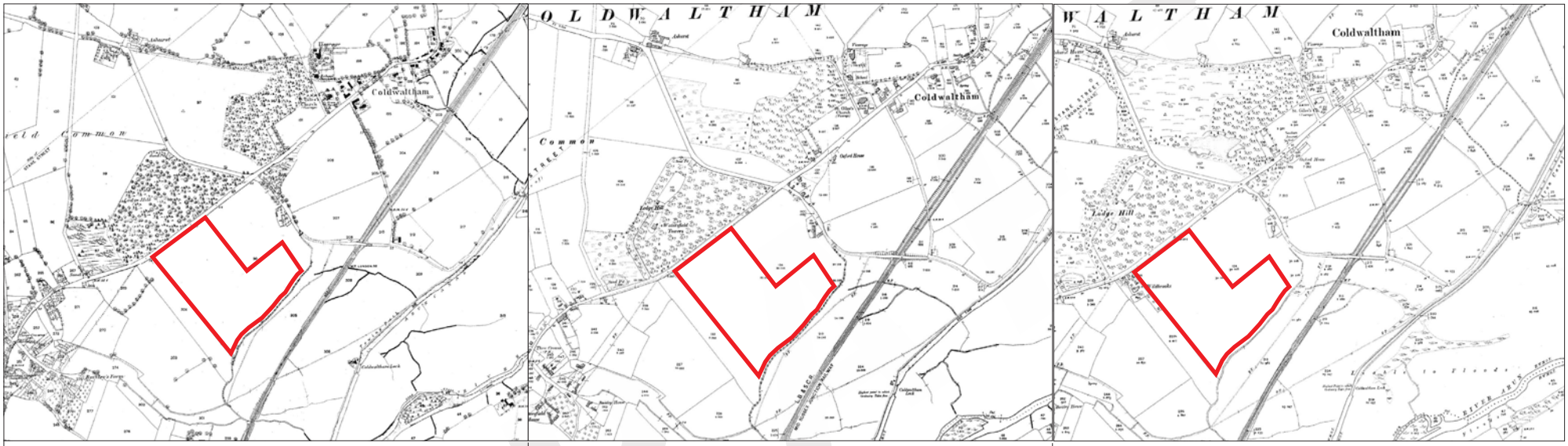
				
GEOLOGY AND SOILS	TOPOGRAPHY & WATER	LANDSCAPE ELEMENTS	HABITATS	PEOPLE AND WILDLIFE
• Sandstone and mudstone geology. • Wealden greensand National Character Area. • Freely draining very acid sandy and loamy soils. • Loamy and clayey flood plain solid with naturally high groundwater.	• A peninsula of higher ground surrounded by the meanders of the River Arun • Close to the confluence of the Rother and Arun rivers. • Landform gently slopes towards the river to the north and south.	• Coldwaltham is a linear settlement, hugging the contours. • Regular shaped floodplain grasslands. • River and tributaries. • Small heathy woods on higher ground. • Wet ditches. • Coldwaltham suggested to mean 'forest homestead'. • St.Giles,13th century Church. • Lobate field patterns	• Internationally important floodplain grazing marsh. • Lowland Meadows. • Lowland Fens. • Heathy broadleaved woodland. • Medieval assarts.	• Neighbouring floodplain is protected for its rare species and their habitats. • Key for migrating wading birds and wildfoul. • The river provides significant connectivity and species rely on sufficiently high water levels. • Communication networks (railway and road A29) follow the river.
• Most of the site is likely to be poor quality sandy soils with possible floodplain soils to the south east.	• Fairly flat, gently sloping towards the river. • No water on site.	• Historic field boundary. • Grassland. • Mature Oak trees within field boundary.	• Species rich grassland. • Hedgerows.	• Species such as water vole are present close by. • Neighbouring site is access land, but also ecologically sensitive. • A29 prevents movement north for some people and wildlife (due to level of use).

Fig.20

2.04 LANDSCAPE HISTORY

Fig.21 Source: Ordinance Survey 100050083



1876 | 1897 | 1911-12

The site is located within a transition landscape between the large Arun floodplain and the higher sandy ridge. Each landscape layer has a history but it is particularly the landscape elements resulting from the interaction between people and their environment which help a site's history unfold.

Hardham Mansion and Roman Road (Stane Street) provide evidence of earlier settlement of this strategic promontory overlooking the Arun Valley. Roads and rights of way cross the Arun at strategic points, typically narrowing in the floodplain marked by historic stone bridges. The historic core of Coldwaltham demonstrates the linear pattern of this settlement, hugging the contours. Coldwaltham began to expand post-war, initially with part of the estate adjacent to this site and then followed by infilling back towards the historic core. The Railway was completed in 1863, but it bypassed Coldwaltham. Roman finds and prehistoric flints have been found locally, pointing to the site's potential for archaeology.

FIELD SYSTEMS AND ENCLOSURE

The site is part of a surviving historic field and its boundaries remain intact. The field is characteristic of the wider field pattern, and typical of its location adjacent to the floodplain. Dating from the late post-medieval period it is thought the fields were reorganised much later. Their shape and size is typical of formal Parliamentary Enclosure, but some of the boundaries are potentially much earlier.

WOODLAND AND TREES

Woodland is typically found on higher slopes and ridgelines of the greensand. There is a history in Coldwaltham of assarting – whereby fields were hewn out of woodland to create small fields for pasture or crops. The site includes a number of semi-mature oak trees along its boundaries.

ROADS AND RIGHTS OF WAY

Movement and access at this site is affected by its valley-side location, and transport corridors typically follow these valleys. As a result, most of Coldwaltham and the site is located between the A29 to the north and Railway to the south. The Roman Road takes a similar course to the A29 just further north. Many local footpaths are historic routes down to strategic river crossing points or routes along the canalised Arun river.

SETTLEMENT AND BUILT FORM

Coldwaltham is a historic village located close to sites with a significant history such as Hardham. The Church dates from the 13th century but the settlement is considered to be much earlier. Post-war expansion has crept the village away from its core, along the line of the A29 towards the hamlet of Watersfield.

2.05 CULTURAL HERITAGE

Coldwaltham has two conservation areas, north and south (*Figs 23 and 24*). Watersfield also has a conservation area, and the historic gap between Coldwaltham and Watersfield has already been partially diminished by suburban, post war development.

There are listed buildings nearby *(Fig.22)* and any development would need to consider the impact on the setting of those listed buildings.

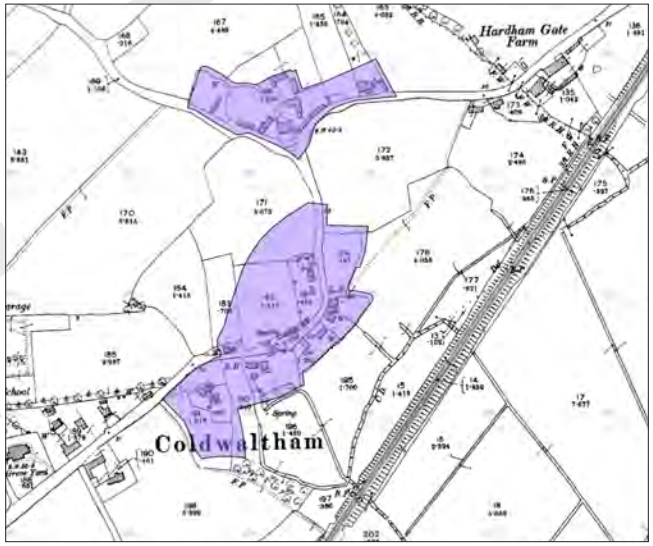


Fig.23

Fig.22 Closest listed buildings to the site.

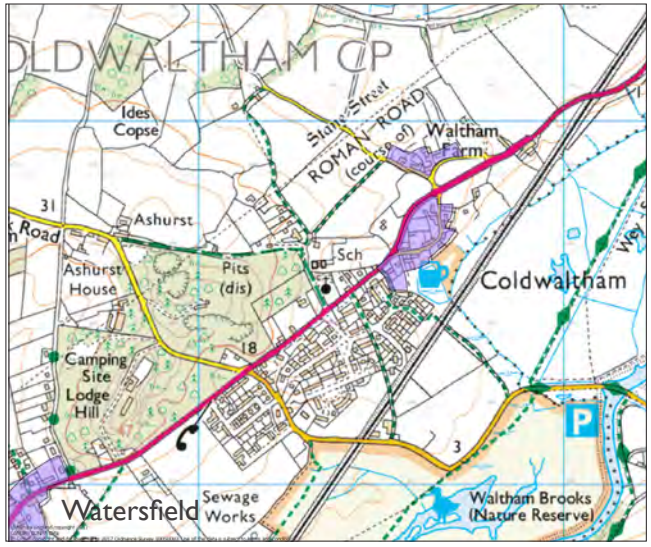


Fig.24

2.06 ECOSYSTEM SERVICES

Each landscape element undertakes multiple functions which deliver both direct and indirect benefits to people. These benefits are termed 'services' and can be split into Supporting, Provisioning, Regulating and Cultural Services.

Each elements' contribution to the local landscape and community in terms of the services they provide needs to be understood. These contributions should be considered at a scale appropriate to the site. The matrix opposite shows a typical overview for each element based upon current land use. This information should be used to inform an understanding of value and therefore sensitivity (see section 2:08).

- **Refer to SDNP Ecosystem Services background paper.**
- **See GIS Mapping tool - Ecoserve**

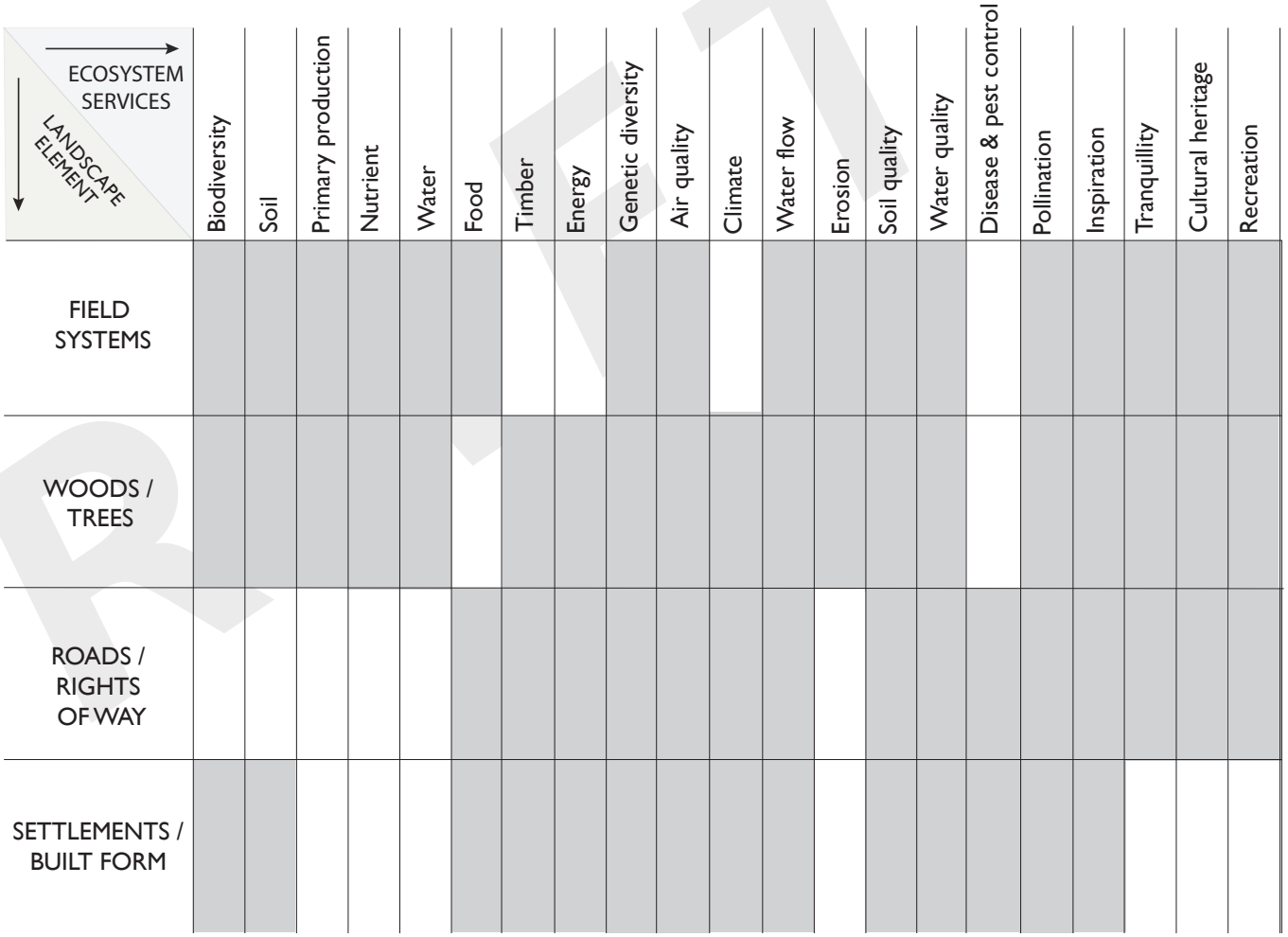


Fig.25 Interaction of Ecosystem Services and Landscape at this Site

2.07 GREEN INFRASTRUCTURE

Green Infrastructure (GI) is the multi-functional network of natural and semi natural features, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. It is a key tool to enable a scheme to deliver ecosystem services. Existing GI within and around the site includes;

- Hedgerow surrounding the site.
- Wildflower meadow throughout the site.
- Adjacent River Arun and its tributaries.
- Surrounding rights of way to the south and Waltham Brooks Nature Reserve.
- Railway line.

- **Refer to Access Network and Accessible Natural Greenspace Study (SDNPA)**

2.08 LANDSCAPE SENSITIVITY

Following the approach set out in section 1.03 General Design Principles, this section provides a brief assessment of landscape sensitivity at the site:

FIELD SYSTEMS & ENCLOSURE

Character: Part of a transition between riparian and wooded hills, typical of its landscape context and history.

History: The field retains its historic field boundaries, dating from the late post-medieval period, however its historic coherence has been affected by the existing post-war development.

Visibility: Whilst contained by hedgerows and trees the site remains 'presented' to the south as a result of the local topography therefore it is exposed in some long distance views to and from the scarp.

Value: The site's value is increased by its sensitive land management as a species rich grassland meadow, and significantly increased by the adjacent internationally, nationally and locally designated sites.

WOODLANDS & TREES

Character: The presence of standard oak trees within field boundaries is characteristic of this area.

History: Some trees around the site's perimeter are semi-mature and secondary woodland surrounds the site to the north.

Visibility: Trees interrupt local views into and through the site, and they block views of the road to the north, but longer distance views remain.

Value: Trees contribute significantly to GI and ecological resilience of the surrounding landscape. They also provide services such as wildlife corridors and help to maintain air quality.

ROADS & RIGHTS OF WAY

Character: The A29 adjacent to the site is a historic route and generally has a wooded character. The rights of way characteristically take routes associated with the river and are open.

History: Many routes and the surrounding road network have a significant history – having long been used as access ways, particularly associated with the river.

Visibility: Routes offer views into the site, particularly from footpaths to the south. The A29's wooded character also affects visibility.

Value: These are the foundation of movement within and beyond the site, providing numerous ecosystem services such as recreation, tranquility and inspiration from nature.

SETTLEMENT & BUILT FORM

Character: Developing away from the settlement core the site will need to work hard to knit into the historic fabric of the settlement whilst avoiding reinforcing more modern (post war) layouts.

History: Coldwaltham is a historic village, with evidence of very early settlement. The site is a greenfield location of post-medieval character.

Visibility: There are no buildings within the site, however the neighbouring estate affects views eastwards and is a stark contrast when viewed from within the site.

Value: The adjacent buildings have a recent history and whilst of limited architectural interest, they form a gateway into the village.

2.09 PERCEPTUAL QUALITY

TRANQUILITY:

The site and its context lies within an area of intermediate to high tranquility, this increases towards the river Arun where settlement is sparse. The A29 affects the tranquility further north.

DARK NIGHT SKIES:

The site lies just within the 2km buffer zone between Pulborough and Coldwaltham and it is very close to the core area of Dark Night Skies.

OTHER EXPERIENTIAL QUALITIES:

The site's tranquility is experienced alongside a real sense of nature, demonstrated by a lack of human interventions over the Arun floodplain. Whilst this area has been manipulated by people for a significant period, its lack of settlements and perceived naturalness contribute to senses dominated by nature and natural processes.

The sheer scale of the floodplain is striking, made all the more significant by being overlooked by the chalk scarp. The layers of cultural heritage of geometric floodplain meadows and canals and crossing points all contribute to a rich landscape.

2.10 CONTEXT AND RELATIONSHIPS

The site lies within an edge of settlement location, therefore it has influences from both urban and rural contexts; notably the extended Coldwaltham village and the wider floodplain. The eastern part of the site adjacent to existing homes will need to address integration with the existing urban fabric. Further away the wider site and its floodplain setting form the context.

The site and its context form a linear settlement sitting just above the Arun floodplain. The relationship between the village and the river Arun is significant as it has formed a key association for a long period. Coldwaltham is also one of a string of small villages and hamlets in this location, its relationship to neighbouring settlements forms a key part of the area's character.

The site and settlement have a strong visual relationship with the South Downs beyond the flood plain toward the south.

2.11 MOVEMENT AND CONNECTIVITY

In addition to robust urban design principles (see section 1:03), the following objectives and aspirations must be applied to the site and demonstrated in the site's masterplan:

- Non Motorised User (NMU) access is required from the entrance to the site along the A29 north eastwards to link to the existing pavement and bus stop and south westwards towards Watersfield.
- Pedestrian access from the southern part of site should where possible, be linked to the footpath network of Public Rights of Way.
- NMU access is required to Brookland Way and Brook View.

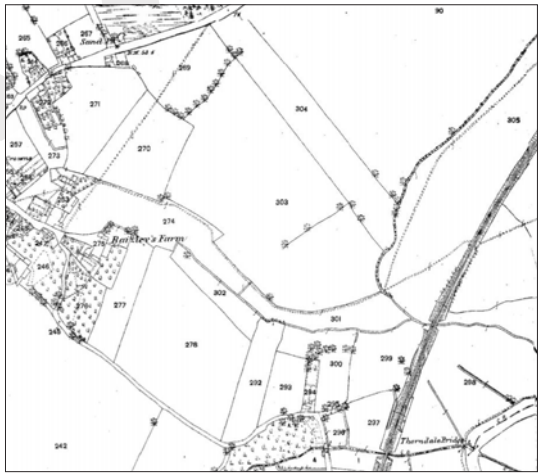


Fig.26

The map on the following page illustrates the wider Non Motorised User Network for the Coldwaltham area and how the site fits into this network.

SOUTH DOWNS NATIONAL PARK

Non-motorised User Network, Coldwaltham

Land South of London Road

South Downs National Park Authority

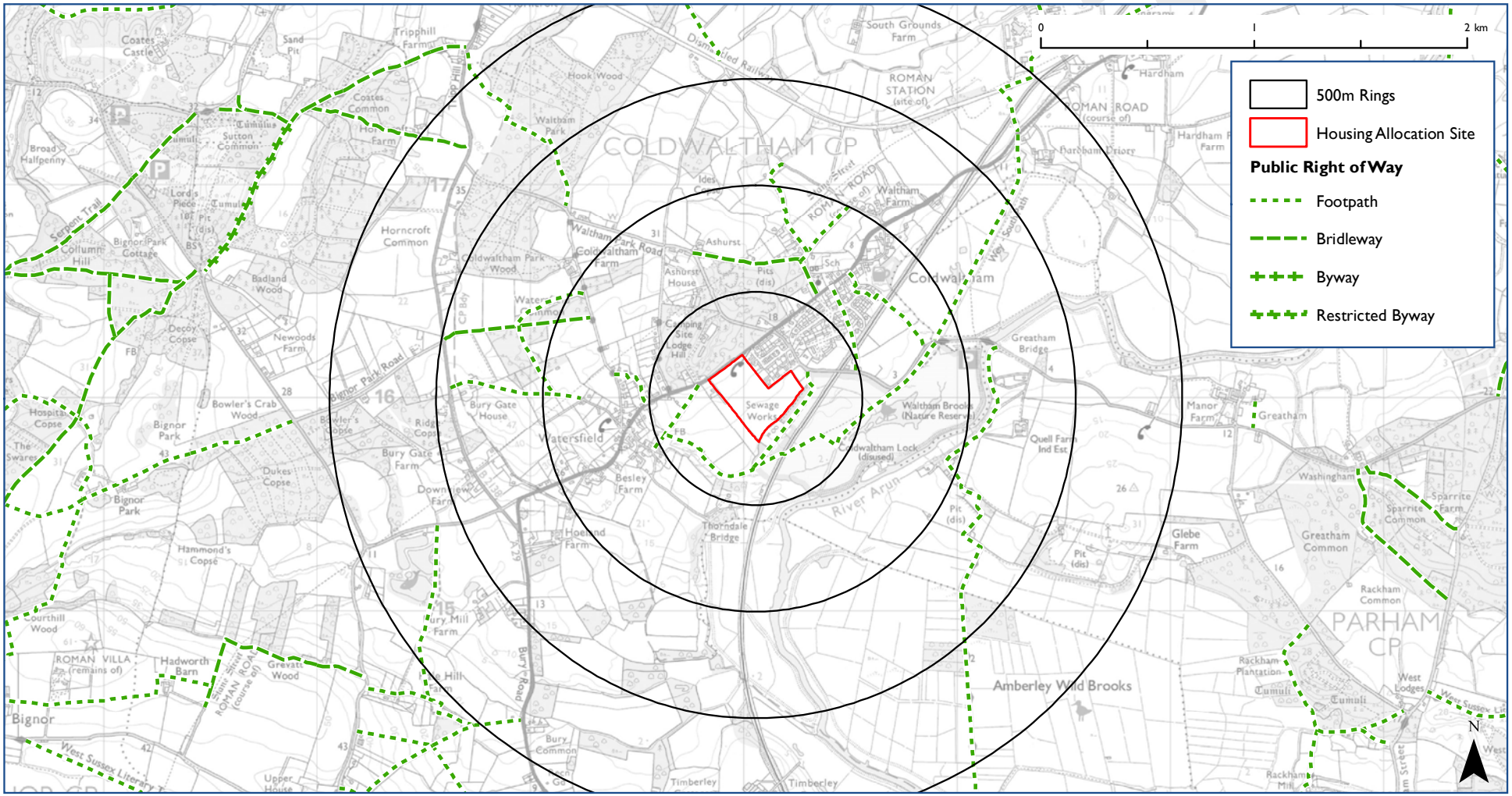


Fig.27

Scale at A4 1:25,000

2.12 SITE ANALYSIS DIAGRAM

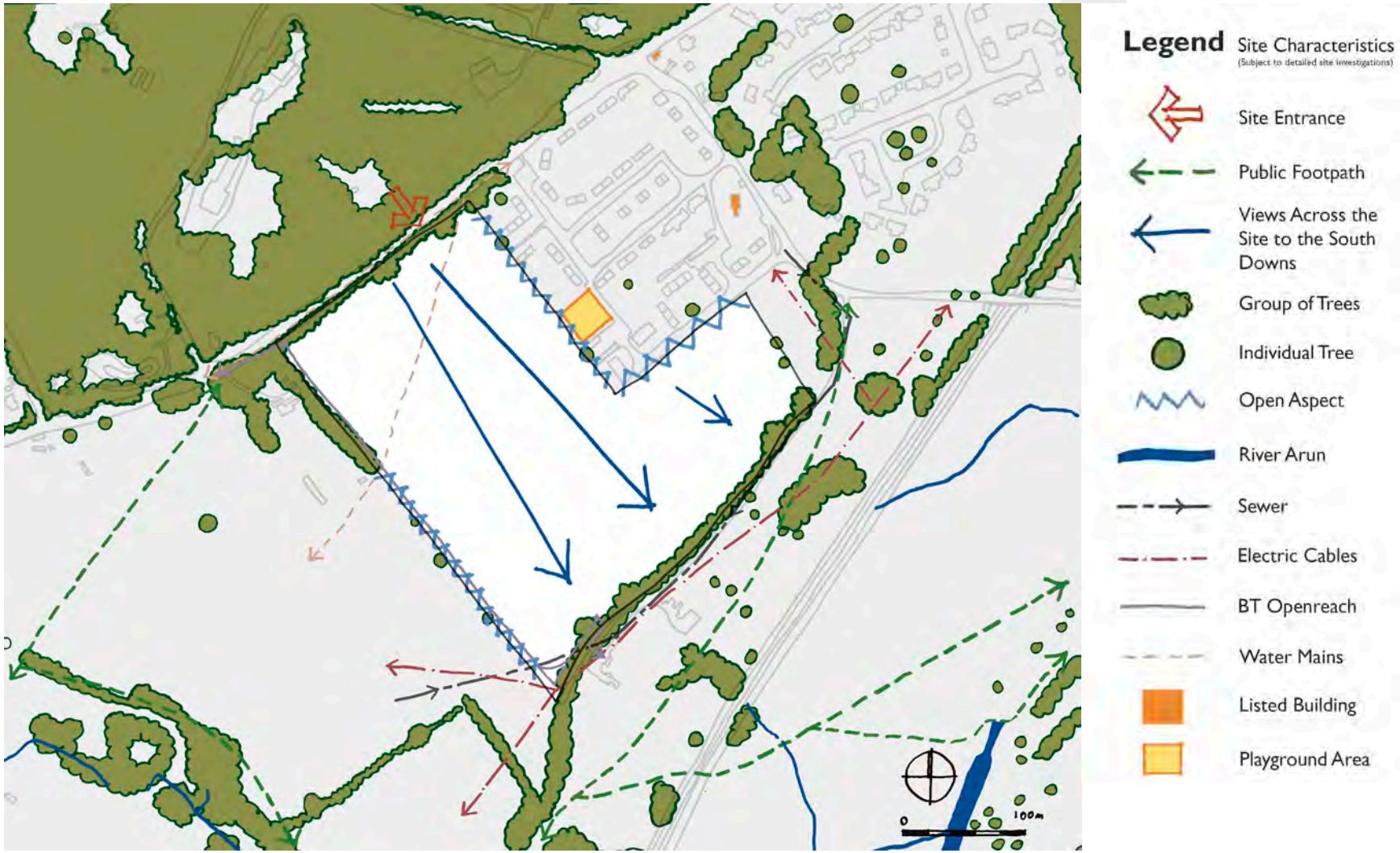


Fig. 28

DESIGN PRINCIPLES

PART THREE

3.00 DESIGN PRINCIPLES DIAGRAM

Fig.29

3.01 DESIGN PRINCIPLES

INTRODUCTION:

These Design Principles draw on the evidence and analysis in Part Two of this document and establish a foundation, or baseline, from which to inform the masterplanning process and design development.

We will expect each of the following Principles to be addressed and demonstrated in the Design and Access Statement accompanying any planning application and the design response should be clearly 'read' in the resultant masterplan.

LANDSCAPE AND BIODIVERSITY

GEOLOGY & SOILS:

1. The layout and number of dwellings must respond to the site's geological context. Soil surveys will be needed to understand any local variations within the site which may affect layout. The site falls within a minerals consultation area as a result of its unconsolidated sands.
2. Appropriate and characteristic species choices should be identified for landscaping based upon the soils present on site.

TOPOGRAPHY & WATER:

3. Water management will be a critical determinant at this site. The landscape management objectives for the Arun Valley and its multiple internationally and nationally designated sites and nature reserves are to increase both water quantity and quality to enable a more naturally functioning floodplain. The designated sites here have been negatively affected by changes in water levels and water quality therefore development at this site must not exacerbate this problem. Understanding all of these issues is a priority as it may affect the number and layout/design of properties and hard standing. The particular opportunities for integrating SuDS into the scheme will need to be established. A set back from areas likely to experience high groundwater and potentially flooding should be considered.

LANDSCAPE ELEMENTS:

4. Consider ways in which this scheme can improve the current poor quality settlement edge, whilst respecting the settlement pattern. Consider the use of contours and mitigation measures characteristic of the area. Retain and enhance characteristic landscape elements through and beyond

the site, seek opportunities to enhance landscape elements their function (ecosystem services), connectivity (GI) and condition.

5. Consider how landscape elements can help to integrate the new scheme into Coldwaltham and this village/rural transition zone.
6. Use landscape buffers and wildlife corridors to create separation between proposed residential development and the open space.
7. The potential for archaeology is high as the area to the north is a 'red' archaeological notification alert area, and Iron Age evidence has been found locally.
8. A landscape strategy and management plan will be required that reinforces local distinctiveness and provides a suitable transition in form and fabric from the existing residential areas to the open countryside to the north, west and south, and which provides for protected species and ensures that biodiversity is enhanced.
9. The landscape strategy should include the planting of new, native and locally indigenous trees, including feature trees, to the public spaces, front and rear gardens. This will enable an increase in tree cover and should include planting of additional native and locally indigenous hedging species along the hedgerow boundaries where there are gaps.
10. Ensure all aspects of the development consider the Dark Night Skies policy (SD8) and minimise light pollution.

HABITATS

11. Local species should be understood from the outset and supported through maintaining key habitats and landscape features in the site by improving their condition and connectivity for wildlife.
12. Water management should continue to support neighbouring highly sensitive habitats.
13. Groundwater is particularly vulnerable as this site lies within source protection zone 3. Retain and enhance the existing habitats characteristic of this landscape, including through the preservation of large areas of existing grassland on site.
14. The site is situated within a Biodiversity Opportunity Area (BOA), this and the designations should inform how landscape is reflected in the scheme. Consider how this scheme can positively contribute to efforts being made on neighbouring sites.
15. Local Plan Policy SD64 requires a meadow management plan to be prepared to deliver appropriate biodiversity improvements.
16. Green roofs should be included to provide

biodiverse habitats where appropriate.

17. Retain and enhance existing hedgerows and hedgerow trees.

PEOPLE & WILDLIFE

18. Characteristic mitigation measures should support and retain species on site. Provide a significant and characteristic buffer to the environmental designations and provide a design layout suited to a location close to sensitive habitats.
19. Areas of former farmland, field boundaries and hedgerows should be managed, maintained and enhanced where appropriate to maximise biodiversity potential and encourage wildlife corridors.
20. Trails are to be provided through the site to link with existing trails on the flood plain. The design of trails should integrate public art and structures, including signage, wooden sculptures, birds, bee and bat habitats / boxes and children's 'learning through play' equipment to interpret the rich biodiversity of the site.

VIEWS & VISIBILITY

21. Retain the wooded edge to the site to protect views from existing residents. Protect the wooded ridge-line in long distance views from the south. Views from the A29 into the site and beyond across the Arun Valley to the South Downs need to be retained with new development placed appropriately to respect this.
22. Use views and vistas within the site to help legibility and sense of space.

ACCESS AND CONNECTIVITY

1. The new vehicular access off the A29, including pedestrian and cycle access, will provide access to the customer parking for the shop unit. Parking for associated apartments should be distinct and separate. A delivery yard and associated refuse storage should be provided to the rear of the shop.
2. There should be a sensitive interface between the publicly accessible open space, associated public parking area and the access road(s) and paths.
3. Provide a non-motorised user (NMU) paved path from the site to the A29 connecting to the existing path and bus stop and also southwest towards Waterfield.
4. A pedestrian route should be provided from the A29 linking to surrounding trails to the south and west (subject to landowners agreement). This should include cycle access within the existing site linking via the children's play area to the existing residential development at Brookview.

USE AND DENSITY

1. Due to the site's sensitive location close to environmental designations and its settlement separation function only the north-eastern part of the site bounding the A29 and the western boundary of the existing residential development at Brookview is deemed appropriate for development. This area of the site is appropriate for residential use, with a mix of market and affordable homes, with the remainder of the site allocated to provide publicly accessible open space. A small shop unit (net sales space of a maximum of 280 m2) with associated customer parking will also be permitted (including electric car charging points).
2. Higher density development is most appropriate in the north eastern part of the site adjacent to the Brookview boundary with lower density towards the west and southern areas of the developable part of the site.
3. New services may be required to meet the increased demand of the proposed new development. Investigation of the provision of an energy centre and district energy network to support the development should be demonstrated.
4. Any development scheme on this site must include a management plan to decide and secure public access and maintenance of the open-space in perpetuity.

LAYOUT

1. The approach should be landscape led and this should inform the layout of the proposed development.
2. The landscape character of the site can be divided into the following character areas:
   - The upper meadow area, hedgerow and entrance off London Road;
   - The lower meadow area and hedgerow, extending to the allotments site;
   - The central north eastern boundary area to the existing housing development to the east of the site;
   - The central south western boundary area to Wildbrooks.
3. New development should be arranged to reflect historic settlement patterns in the locality with new residential development along the boundary with the A29 arranged in a linear layout and dwellings on the edge of the development arranged more informally respecting the sensitive landscapes to the west and south.
4. The layout should address its proximity to Watersfield, it must create a 'full stop' to the settlement of Coldwaltham.

5. The settlement edge (especially to the south, south west) should follow the contours of the site and not create a straight line edge onto the existing managed grassland.
6. Collaborate with the community to integrate, improve and expand the existing children's play area at Brookview.
7. Any shop unit should be located close to and with good visibility from the A29 and integrated into the wider pattern of the new development.
8. Development blocks should have dual aspect as a minimum and be orientated to maximise passive solar gain where possible. Inclusion of Carbon Neutral or Passivhaus Standard homes is strongly encouraged.
9. There should be active frontages to the access road(s), with a mix of in-curtilage parking, visitor parking and on street parking where appropriate, designed to minimise its visual impact whilst ensuring good natural surveillance.

SCALE, MASSING AND FORM

1. The form and massing of the new development and new landscape features should draw inspiration from the edge of flood plain and farmland setting and take advantage of the rising land to the north and extensive views to the south and south east.
2. New residential development should reflect the traditional scale, form and massing of locally distinctive domestic architecture. The massing should minimise the overshadowing of public and communal open spaces.
3. A mix of two storey terraces, semi detached and detached dwellings are considered most appropriate for the new residential development.
4. The overall form of the development and its skyline profile when viewed from the floodplain should appear relatively informal with limited repetitive massing. The introduction of new trees should be considered to minimise the visual impact of the development in long distance views.
5. The shop unit is to be domestic in scale and form, and may include apartments at first floor level. Access to the apartments should be clearly legible as distinctly separate from the shop function.
6. Roofs should be steep pitched (approximately 40 deg for clay tiles, shallower for slate roofs, similar to the local vernacular) with a predominance of eaves to frontages.

7. Hipped and barn hipped roofs may be utilised as well as catslide roofs to bring eaves down to single storey elements of a dwelling.
8. Include chimneys, or a contemporary interpretation to provide natural ventilation, and add interest to the roof-scape. If chimneys are purely symbolic, ensure chimneys are placed logically, above where an internal hearth would normally be.

ARCHITECTURAL APPEARANCE AND MATERIALS

1. The choice of building materials and opportunities to source materials locally should be identified early on. Use of traditional, locally sourced building materials such as red brick, greensand stone, iron stone malmstone, timber, clay roof tiles and natural slate is encouraged. Traditional detailing such as flint walls (not panels) with brick and stone dressings and quoins, clay tile hanging to upper storeys and weather-boarding to porches, garages and outhouses will be expected. A contemporary and innovative interpretation of traditional oak or chestnut timber framed construction will be supported in principle as will the use of integrated Photovoltaic (PV) roof tiles.
2. Plot boundary treatment (including frontages) should reflect the traditional locally distinctive treatment: half height brick or stone walls, hedgerows and picket fencing, hedgerows with cleft chestnut post and rail fencing (side and rear boundaries). Larch lap or similar fence panels will not be appropriate.
3. Materials to be used for gates and fencing should be allowed to weather naturally, use locally sourced timber and respect the local vernacular in their design.
4. The shop front design and any associated signage and external lighting should be designed to respect the rural street-scene setting and integrate with the domestic scale of the upper floors.
5. Paving materials (including the local use of cobbles) should respect the local vernacular, be permeable and form an integrated part of the SuDS strategy.
6. A limited palette of materials and locally used colours should be used to create some visual interest and variety, with a restrained colour scheme that respects the natural landscape setting.

3.02 CONCLUSION

The South Downs National Park Authority (SDNPA) has produced this development brief to set out the Authority's expectations for the development of this site. It is intended to provide guidance to potential developers of the site and to give increased certainty to the local community and all relevant stakeholders.

In addition to using this document, applicants are expected to use the pre-application advice service from the SDNPA.

The SDNPA Design Review Panel will also be involved in assessing the development proposals from an early stage. The Design Review Panel has a broad range of independent members. For further information visit our website page Planning Advice: Design.

If you have any questions about this Development Brief please contact: Design@southdowns.gov.uk.

BACKGROUND INFORMATION

PART FOUR

4.00 KEY POLICIES

THE SOUTH DOWNS NATIONAL PARK LOCAL PLAN

Allocation Policy SD64: Land South of London Road, Coldwaltham
Strategic Policy SD1: Sustainable Development
Strategic Policy SD2: Ecosystem Services
Strategic Policy SD3: Major Development
Strategic Policy SD4: Landscape Character
Strategic Policy SD5: Design
Strategic Policy SD6: Safeguarding Views
Strategic Policy SD7: Tranquility
Strategic Policy SD8: Dark Night Skies
Strategic Policy SD9: Biodiversity and Geodiversity
Strategic Policy SD11: Trees, Woodland and Hedgerows
Strategic Policy SD12: Historic Environment
Strategic Policy SD17: Protection of the Water Environment
Strategic Policy SD19: Transport and Accessibility
Strategic Policy SD20: Walking. Cycling and Equestrian Routes
Strategic Policy SD21: Public Realm, Highway Design and Public Art
Strategic Policy SD22: Parking Provision
Strategic Policy SD27: Mix of Homes
Strategic Policy SD28: Affordable Homes
Strategic Policy SD45: Green Infrastructure
Strategic Policy SD46: Provision and Protection of Open Space, Sport and Recreation Facilities and Burial Grounds / Cemeteries
Strategic Policy SD48: Climate Change and Sustainable Use of Resources
Strategic Policy SD49: Flood Risk Management
Development Management Policy SD50: Sustainable Drainage Systems
Development Management Policy SD51: Renewable Energy

NATIONAL PLANNING POLICY FRAMEWORK

Para 56

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58

..... ensure that developments:

☐ will function well and add to the overall quality of the area, ... over the lifetime of the development; ☐ establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; ☐ optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses including incorporation of green and other public space as part of developments) and support local facilities and transport networks; ☐ respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; ☐ create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and ☐ are visually attractive as a result of good architecture and appropriate landscaping.

Para 61

..... decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Para 64

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

4.01 FURTHER READING

The South Downs Local Plan (SDLP)

Access Network and Accessible Natural Green Space Study

Cycling and Walking Strategy (SDNP)

Dark Night Skies Technical Guidance (expected 2018)

East Sussex Strategic Stone Study

Ecoserve Mapping Report

Habitat Connectivity Study West Sussex Building Stone Atlas

Roads in the South Downs (SDNP)

West Sussex Strategic Stone Study

Settlement Context Study (SDNP)

South Downs Integrated Landscape Character Assessment (SDILCA)

Tranquility Study (SDNP)

The Urban Design Compendium (HCA, Rev.2013)

4.02 FIGURES AND REFERENCES