LAND AT PULENS LANE SHEET

DEVELOPMENT BRIEF

SOUTH DOWNS NATIONAL PARK AUTHORITY

JANUARY 2018

1.00 PREFACE

AFTER 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

1.00 PREFACE 2

PART ONE - INTRODUCTION

1.01 THE STRUCTURE OF THIS DOCUMENT 5
1.02 PLANNING POLICY 6
1.03 GENERAL DESIGN PRINCIPLES 7
1.04 A VISION FOR THE LAND AT PULENS LANE, SHEET. 19

PART TWO - EVIDENCE AND ANALYSIS

2.00 SITE LOCATION 22
2.01 PHOTOGRAPHS OF THE SITE 23
2.02 SURROUNDING BUILT FORM/ SETTLEMENT PATTERN 24
2.03 LANDSCAPE LAYERS 25
2.04 LANDSCAPE HISTORY 26
2.05 CULTURAL HERITAGE 28
2.06 ECOSYSTEM SERVICES 29
2.07 GREEN INFRASTRUCTURE 30
2.08 LANDSCAPE SENSITIVITY 31
2.09 PERCEPTUAL QUALITY 32
2.10 CONTEXT AND RELATIONSHIPS 32
2.11 MOVEMENT AND CONNECTIVITY 33
2.12 SITE ANALYSIS DIAGRAM 35

PART THREE- DESIGN PRINCIPLES

3.00 DESIGN PRINCIPLES DIAGRAM 37
3.01 DESIGN PRINCIPLES 38
3.02 CONCLUSION 43

PART FOUR - BACKGROUND INFORMATION

4.00 KEY POLICIES 45
4.01 FURTHER READING 46
4.02 FIGURES 46

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, Strategic Allocation Policy for the development of this site (Policy SD81). Any development proposal coming forward in a planning application 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 East Hampshire District Development Plan (EHDP) will apply. In the event that proposals are submitted before the SDLP is adopted, the Authority will place due weight on the EHDP 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 SD89: Land at Pulens Lane, Sheet

1. Land at Pulens Lane, Sheet is allocated for the development of 30 to 32 residential dwellings (class C3 use) and publicly accessible open space. Planning permission will not be granted for any other uses. The National Park Authority will prepare a Development Brief to assist the delivery of the site.
2. Detailed proposals that are in broad conformity with the Development Brief and meet the following site specific development requirements will be permitted:

a) A publicly accessible cycle and pedestrian route should be provided through the entirety of the site from Pulens Lane to the eastern boundary;

b) An area of publicly accessible open space should be provided adjacent to the River Rother;

c) Enhance biodiversity and provide for protected species;

d) Protect and enhance trees within the site worthy of retention;

e) Provide suitably landscaped transition at the site boundaries;

f) All residential development to be located in Flood Zone 1;

g) Floor levels of habitable areas, where appropriate and proven necessary, to be designed to take into account flood risk and climate change;

h) Incorporation of a buffer strip between the development and Flood Zone 3b, the extent of which should be investigated as part of the master planning process;

i) Safe vehicular and pedestrian access and egress should be provided (including during flooding);

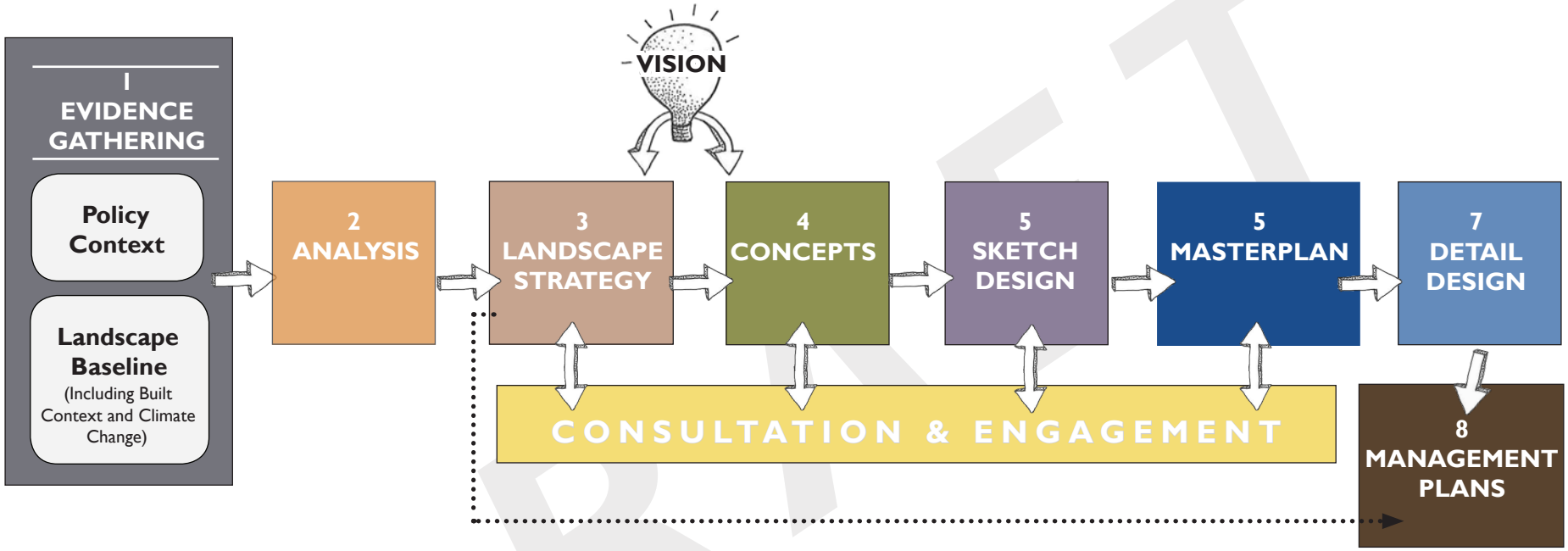
j) The internal road layout to provide for larger vehicles including refuse vehicles;

k) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;

l) Demonstrate that the proposal would not have a significant harmful impact on the supply of local materials; and

m) The site layout must not include opportunities to provide future vehicular access into adjacent fields.

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

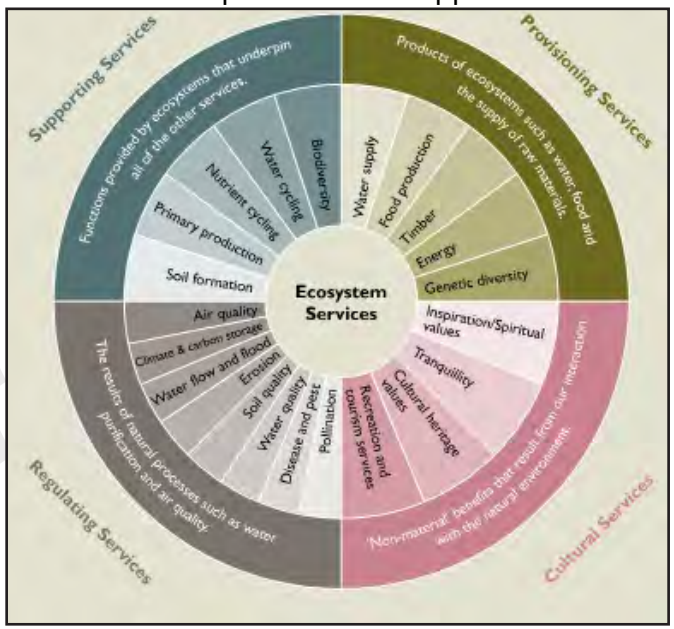
Historical evidence of a place (e.g. through maps or Historic Land Characterisation) forms part of how a landscape is understood. Layers of history are often represented as surviving landscape elements which create a sense of place and are themselves critical site assets to be retained and enhanced. 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.)

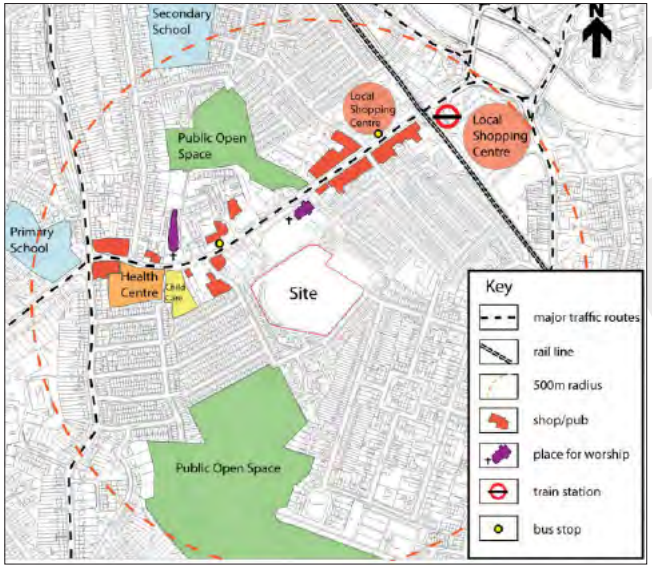
Districts/Character Areas: street layouts, materials, styles, local plant species, movement patterns etc.

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 SDNPLP).

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 elements

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.

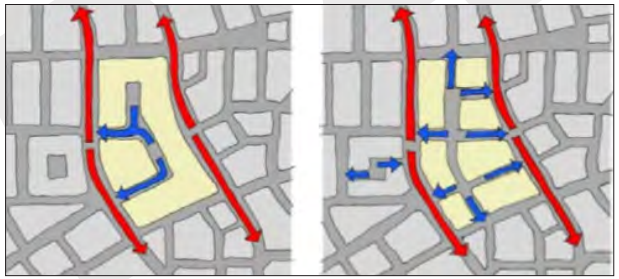


Fig. 10

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.

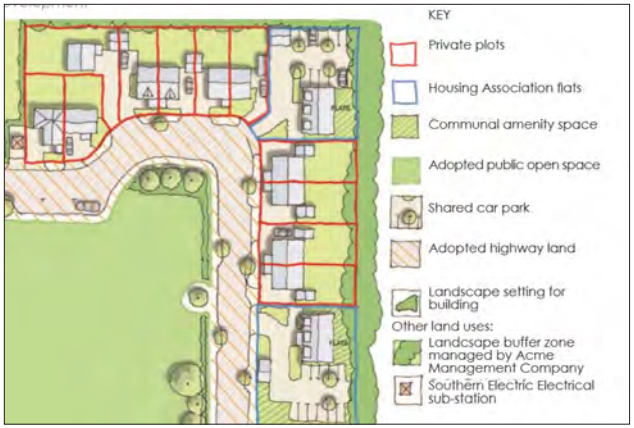
- A mix of parking in larger development is appropriate: on plot (drives and car ports), on street and small parking courts. Over-dominant on plot car parking must be avoided.
- Garages are not an efficient parking solution.
- Restricting numbers of parking spaces (to no more than 4 together) aids integration 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.

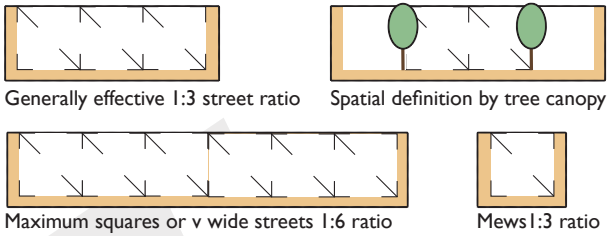


Fig.14

33. CORNER PLOTS

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

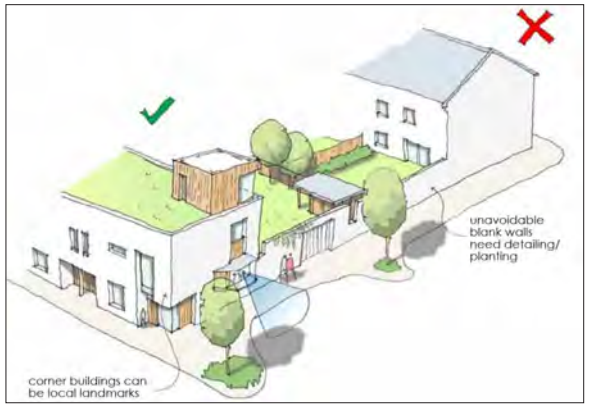


Fig.15

34. DOORS AND ENTRANCES

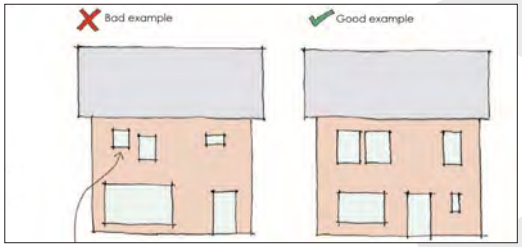
Main entrances should be located on the public side of the street and should be obvious through architecture and lighting to aid legibility without relying on signage.

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)

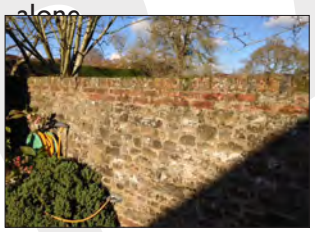


Windows should be in proportion, lined up vertically and ideally horizontally from top of window

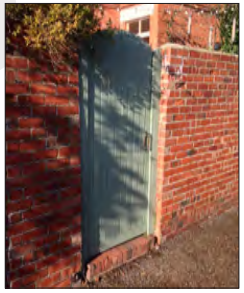
Fig.16

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 alone.



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 AT PULENS LANE, SHEET.

The following is an indication of what the South Downs National Park Authority envisages as a potential Vision for the Land at Pulens Lane.

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

VISION

"The new development at Pulens Lane sits on the tranquil banks of the River Rother within the Parish of Sheet. Although by name it is associated with the village of Sheet, the development is located on the other side of the old London road (A272) from the historic core of the village, is physically connected to the edge of Petersfield town and retains a semi natural character. The site has made the most of its biggest asset - the river front, by fronting buildings towards the river and setting them back in order to conserve and enhance the rich biodiverse blue/green corridor of the Rother Valley and allow a continual view north south and to the woodland beyond. The private gardens of the new properties back on to the long gardens of a mid-century development of detached houses behind them, ensuring enclosed private spaces and an active frontage onto the public realm.

Vehicular movement has been sensitively addressed ensuring a pro-pedestrian rural edge environment.

The development is exemplar in its environmental and sustainable understanding through the use of renewable energy and ecosystem services; supporting the wood fuel economy, the use of locally made construction materials and labour and supporting biodiversity and the natural environment. Developing the site in this way has not only met the purposes and duty of the National Park, but has enabled the mental and physical wellbeing of its residents and the enjoyment of the wider community. It is a positive example of landscape-led placemaking."

A semi natural linear park creating green open space for the enjoyment of the new residents and the existing local community.

A strong and safeguarded wildlife and biodiversity corridor providing opportunities for exploration and education of the natural environment.

A high quality architectural style that is both contemporary yet respects Petersfield's and Sheet's historic core and responds to the immediate landscape character.

Well connected to natural pedestrian and cycle routes into Petersfield town centre and the wider walking and cycling leisure network of public rights of way, including the long distance Serpent Trail.

Opportunities for recreation and areas for contemplation.

EVIDENCE AND ANALYSIS

PART TWO

2.00 SITE LOCATION

Fig.17

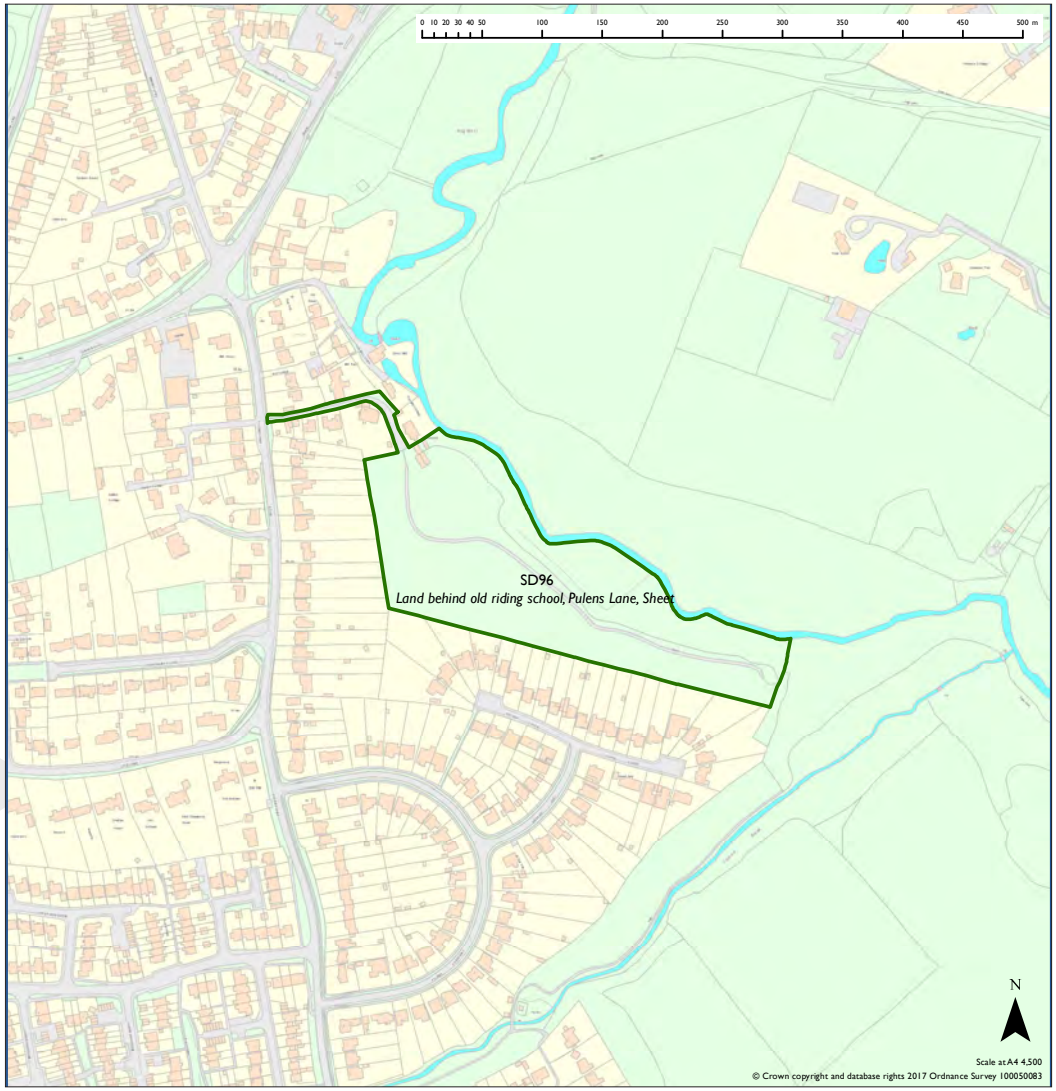


Fig.18

2.01 PHOTOGRAPHS OF THE SITE

LAND NORTH OF PULENS LANE

Source: Google Earth

2.02 SURROUNDING BUILT FORM/ SETTLEMENT PATTERN

Fig.19

This figure and ground drawing *(Fig. 19)* demonstrates the historic settlement pattern of Sheet Village and the edge of the Petersfield town settlement. It shows how the spaces in the public realm are enclosed and are formed by the surrounding built form.

From this evidence designers should consider the spaces between buildings, and how the layout of new development will respond to its context and successfully calibrate the transition from an urban to rural environment.

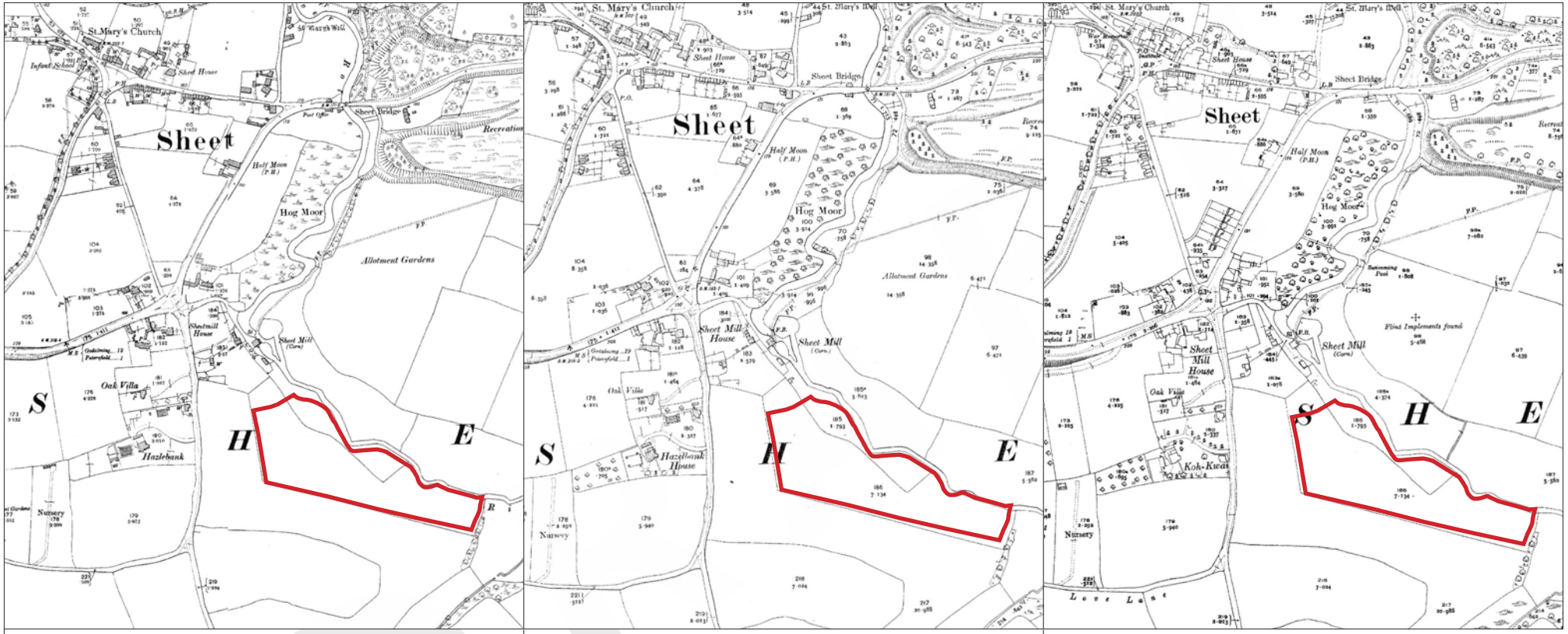
2.03 LANDSCAPE LAYERS

GEOLOGY AND SOILS	TOPOGRAPHY & WATER	LANDSCAPE ELEMENTS	HABITATS	PEOPLE AND WILDLIFE
• Sandstone and mudstone geology. • Western edge of the Wealden Greensand National Character Area. • Freely draining slightly acid loamy soils.	• The western edge of the greensand, the Hampshire Downs provide setting. • Frequent ponds and standing water. • Wooded river Rother. • Flood zone.	• Woodland typically linear along the river valley, and in large areas on higher ground. • Small areas of heathland remains often retaining 'common' status. • Petersfield was founded in the 12th century as a market town with a nucleated form. • Field pattern is small scale and irregular close to the river, away from the river it becomes larger and more regular in shape.	• Wet woodland - secondary. • Riparian/floodplain grassland. • Farmland – arable and some pasture. • Rother Valley Biodiversity Opportunity Area.	• Species associated with wet woodland and undisturbed dark river corridors used by bats. • Species associated with gardens. • Network of access along the river.
• Soils are locally wet. • Slightly acidic soils on site.	• Part of site lies within flood zone 3. • Tilmore Brook meets the river Rother east of the site.	• Woodland along river. • Small irregular shaped field – grassland. • Small timber stable buildings.	• Mature/veteran trees. • Wet woodland (Alder) along the river and stream. • Riparian habitats.	• Protected species associated with wet woodland and riparian habitats. • Informal footpath through the site. • Local Wildlife Site

Fig.20

2.04 LANDSCAPE HISTORY

Fig.21 Source: Ordinance Survey 100050083



1898

Located along the southern banks of the River Rother, the site's landscape history remains readable through its landscape elements. The site has a long history of use in agriculture and the field remains unchanged since at least the latter half of the 1800s. Locally the

1909

landscape history is focused upon the river and its different uses. Close to the site, Sheet Mill is located on the River Rother and Mill Cottage and Old Mill Cottages are Grade II listed. Small scale irregular fields are characteristic of this location adjacent to

1932

the river. Sheet village expanded significantly in the 20th century and the site is located away from Sheet's historic core and is further separated by the London Road.

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 – fairly small and irregular in shape and typical of its location adjacent to the floodplain. Dating from the late post-medieval period the field is one of a few much older fields which remain intact, surrounded by reorganised 20th century fieldscapes.

WOODLAND AND TREES

The site lies on the floodplain adjacent to the river Rother where wet woodlands are typical of this riparian habitat. The site includes characteristic species such as Alder along the banks of the river. Around the site's boundaries shared with residential gardens other species are present, including some non-native species and many of these are contemporary, as is the housing.

ROADS AND RIGHTS OF WAY

The site includes an informal track within it, but there are no historic routes providing access within this site. Locally historic routes tend to follow the river. Petersfield is bypassed by the A3 and A272, the latter passes through Sheet, separating the village into two. Historically local routes follow the contours and access to the river in this location is infrequent.

SETTLEMENT AND BUILT FORM

Sheet is a historic village focused around a village green and the junction of a number of roads. The Church at Sheet was built in 1868-9 and designed in a Gothic Revival architectural style. Closest to the village core built form dates from the 16th Century onwards and these older buildings are generally concentrated around the village green.

2.05 CULTURAL HERITAGE

The listed buildings to the north are Mill Cottage, the closest, and numbers 10,14 and 16 Old Mill Lane which are timber framed and of considerable age. The list description states that one of the three has some 15th century elements. They form a group with each other and the Old Mill, which is not listed but is regarded as a non-designated heritage asset.

A 'buffer' must be provided between this historic group and the slightly elevated development to the south. If care is not taken with siting and massing of the northern-most houses on the site, there is a risk that harm to the group of listed buildings could result.

Listed buildings on Old Mill Lane.


View of Old Mill Lane


Mill Cottage (listed building)


View from Mill Cottage into the site

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**

ECOSYSTEM SERVICES / LANDSCAPE ELEMENT	Biodiversity	Soil	Primary production	Nutrient	Water	Food	Timber	Energy	Genetic diversity	Air quality	Climate	Water flow	Erosion	Soil quality	Water quality	Disease & pest control	Pollination	Inspiration	Tranquillity	Cultural heritage	Recreation
FIELD SYSTEMS	■	■	■	■		■			■		■	■	■	■	■		■	■	■	■	■
WOODS / TREES	■	■	■	■			■		■	■	■	■	■	■	■		■	■	■		■
ROADS / RIGHTS OF WAY	■																	■	■	■	■
SETTLEMENTS / BUILT FORM	■	■				■	■	■	■	■	■	■		■	■	■	■	■			

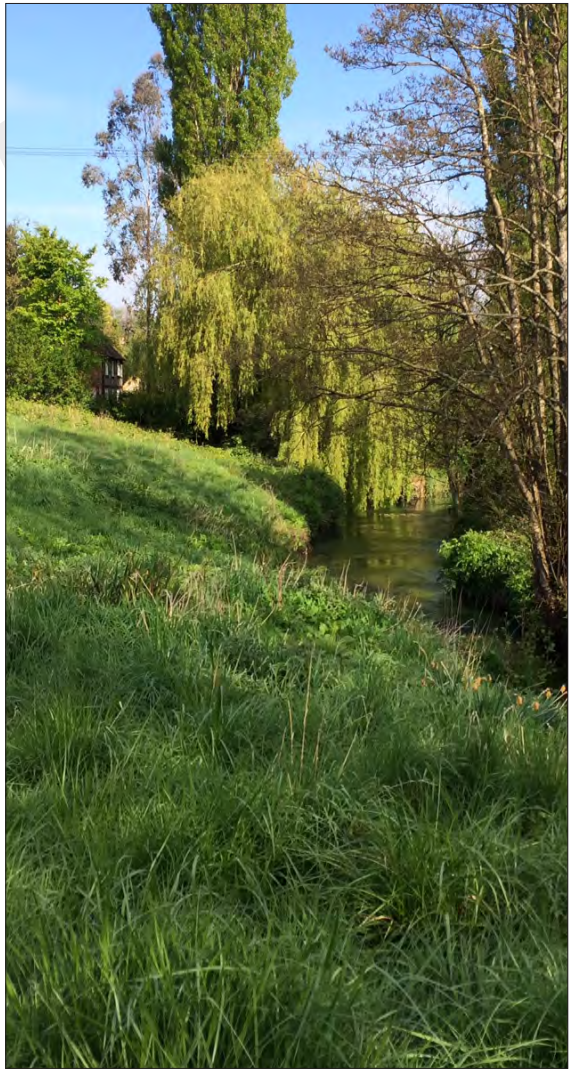
Fig.22 Interaction of Ecosystem Services and Landscape at this Site

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 and support landscape character. Existing GI within and around the Pulens Lane Site includes;

- River Rother and Tilmore brook.
- Linear wet woodland along the river Rother and Tilmore Brook.
- Footpaths, existing rights of way and informal.
- Open floodplain grassland.

- **Refer to Access Network and Accessible Natural Greenspace Study (SDNPA)**
- **See South Downs Green Infrastructure Framework**



2.08 LANDSCAPE SENSITIVITY

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

FIELD SYSTEMS & ENCLOSURE

Character: Transition between riparian character and suburban village extension, small in scale and irregular form the field (site) is typical of its landscape context and history.

History: The field retains all historic field boundaries dating from late post-medieval and it is much older than the surrounding landscape/built settlement.

Visibility: Whilst contained by hedgerows and trees, the site is overlooked in parts by properties to the south. Visibility of the field is significant from within the site and its immediate surroundings only.

Value: The site's value is increased by its riparian habitats of grassland, wet woodland and the services these provide (e.g. reducing flood risk) and it is increased by the site's part inclusion in a Local Wildlife Site and adjacent to a Local Nature Reserve.

WOODLANDS AND TREES

Character: The presence of mature trees along the river Rother is highly characteristic of this tree-lined river.

History: These riverside trees are not designated ancient woodland, but the trees along the watercourse are marked on some of the historic map evidence.

Visibility: Trees restrict local views into and through the site from the north, however given the low lying land, longer distance views from higher ground may be possible.

Value: Trees contribute significantly to GI and ecological resilience of the surrounding landscape. They also provide services such as riparian wildlife corridors and help to reduce flood risk.

ROADS & RIGHTS OF WAY

Character: Pulens Lane and Old Mill Lane are historic routes, but have lost their original rural character. Local rights of way are characteristically associated with the river, following it or crossings at key points.

History: The surrounding routes and road network have a significant history – having long been used as access ways, particularly associated with the river. Routes within the site are recent and informal only.

Visibility: Local routes offer views into the site, particularly from footpaths on higher ground (north and north-east). Other local low-lying routes are within valleys and views are constrained.

Value: The site appears to be used for informal recreation, two footpaths pass close by at either end of the site. These routes provide opportunities for recreation, tranquility and inspiration.

SETTLEMENTS & BUILT FORM

Character: Developing away from the settlement core the site is continuing the suburban extension of the village.

History: Sheet is a historic village thought to have developed around the iron working industry. Many buildings date from the 16th and 17th centuries. The site is a greenfield site of surviving post-medieval character.

Visibility: There are a small group of stable buildings within the site, and the neighbouring estate affects views from the south.

Value: The majority of nearby buildings have a recent history although the site's association with the Mill is potentially significant. The form of stable buildings within the site, whilst not of any architectural value are characteristic of the site.

2.09 PERCEPTUAL QUALITY

TRANQUILITY

The site and its context lies within an area of intermediate tranquility, this increases towards the east and decreases to the north, west and south west.

DARK NIGHT SKIES

The site lies close to the Dark Night Skies Transition Zone and it abuts open countryside.

OTHER EXPERIENTIAL QUALITIES

In combination the site's tranquility (which is striking on site) is experienced alongside a real sense of nature. The wooded river banks provide a sense of enclosure and instill a desire to explore and 'find' the river. This sense of wildness provides the feeling of natural processes continuing at the site. Whilst clearly the site has long been used for grazing and possibly other agriculture, the presence of mature native trees contributes to the overall sense of naturalness and anticipation to see wildlife. There is a strong perception of place at the site which feels very different from the surrounding suburban areas. A sense of overlooking by existing properties is not experienced throughout the site.

2.10 CONTEXT AND RELATIONSHIPS

The site lies at the edge of settlement within a converging urban and rural context; notably Petersfield's suburban extension, extended Sheet village and the wider Rother floodplain. The eastern part of the site is adjacent to a Local Nature Reserve (and part of that Reserve is a Local Wildlife Site). Any new development will need to address the limitations of this location and achieve integration with the urban fabric of the town.

The relationship between the village and the river Rother is significant as it has likely been a key association for a long period. Sheet is also one of a number of small historic villages and hamlets often with greens or where open space surrounded by dispersed settlement contributes to its character.

2.11 MOVEMENT AND CONNECTIVITY

ACCESS AND LINKS

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

- Prioritise non motorised user access to, from, through and within the site.
- Ensure a publicly accessible non motorised user route connecting existing public rights of way and joining South Downs National Park's long distance routes.
- Refer to the Cycle and Walking Strategy (SDNP) and assess how the development has included connectivity into the scheme.

The map on the following page shows the wider aspirational Non Motorised User Network around Sheet and how the Pulens Lane site fits into this network and can help support future connectivity.

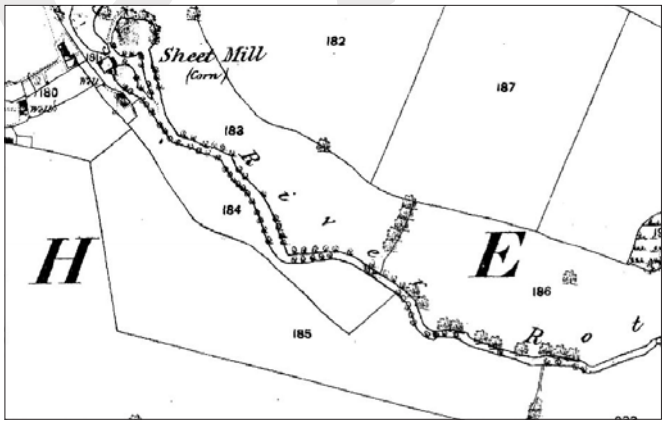
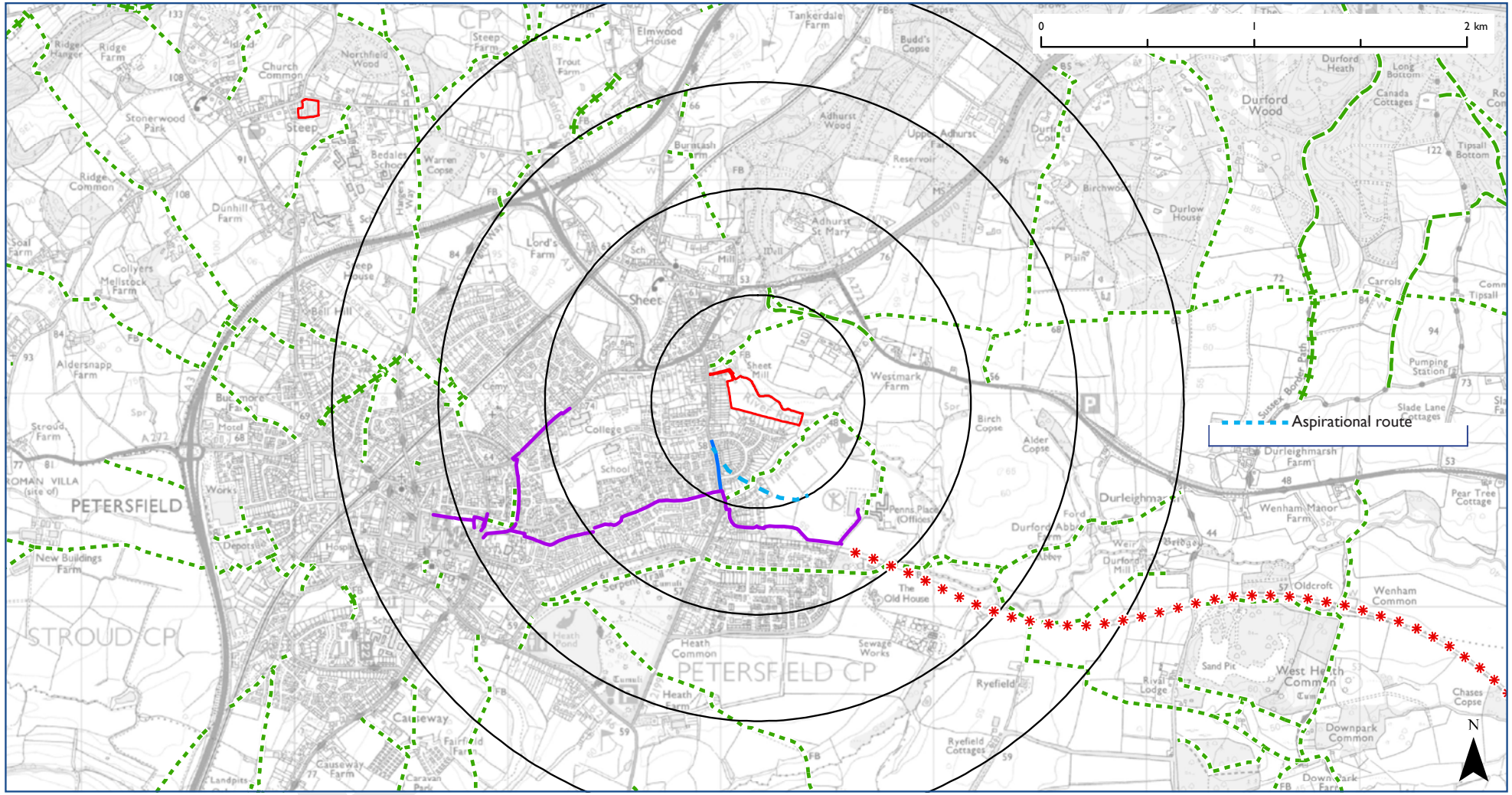


Fig.23

SOUTH DOWNS NATIONAL PARK

Non-motorised User Network, Sheet
Land at Pulens Lane

South Downs National Park Authority



500m Rings

Housing Allocation Site

SD20 Safeguarded for NMU Routes

Riverside Walk NMU Route

Petersfield Plan Aspirational NMU Cycle Route

Public Right of Way

Footpath

Bridleway

Byway

Scale at A4 1:25,000

Fig. 24

2.12 SITE ANALYSIS DIAGRAM

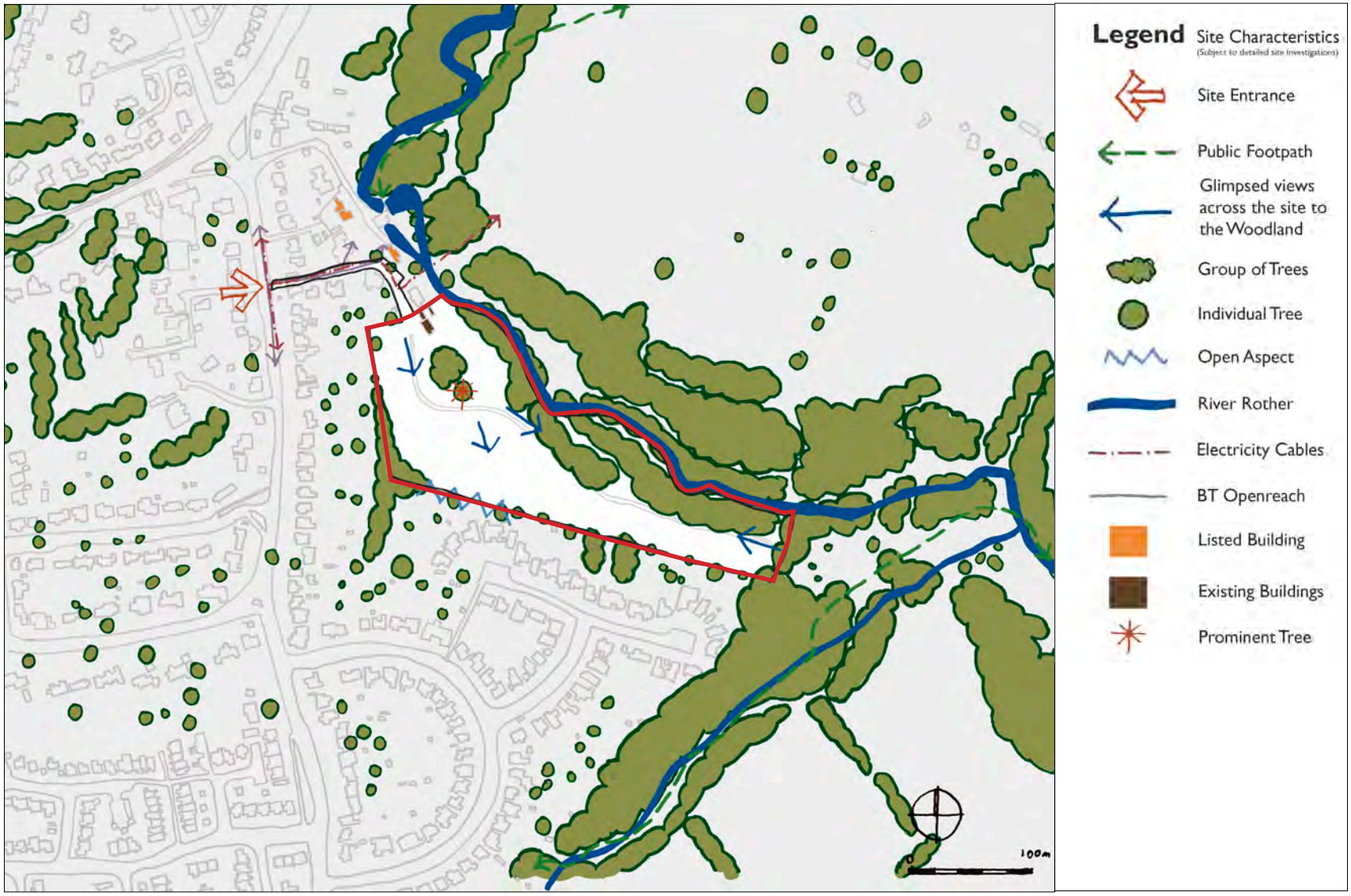


Fig. 25

DESIGN PRINCIPLES

PART THREE

3.00 DESIGN PRINCIPLES DIAGRAM

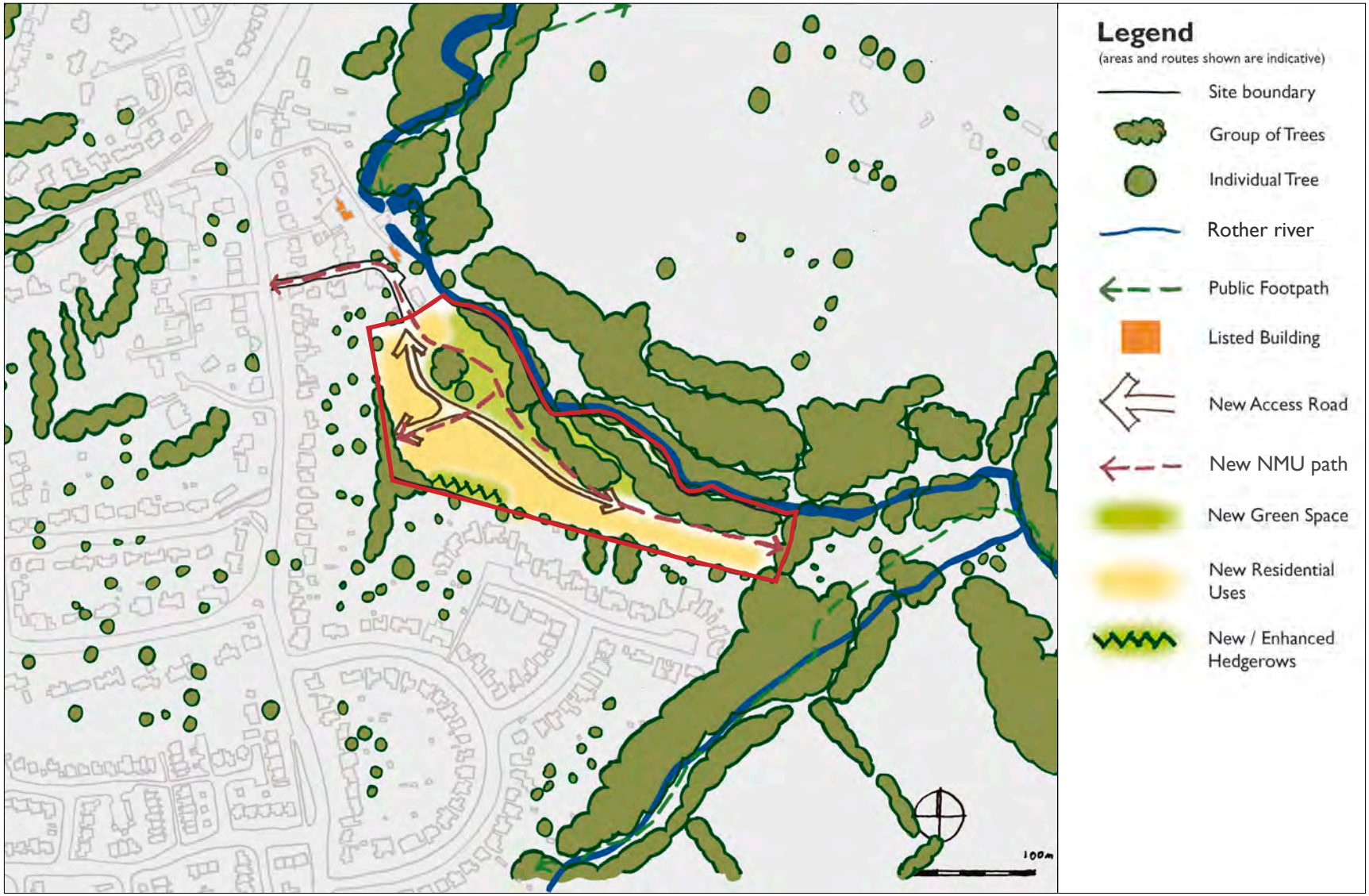


Fig. 26

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, to inform the masterplanning process and design development.

It is expected that each of the following Principles is 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.
2. Soil surveys may be needed to understand any local variations within the site which could affect layout and drainage opportunities.
3. Planting species should be selected based upon soil evidence.
4. Choice of building materials, should also respond to this evidence and opportunities taken to source materials and labour locally.

TOPOGRAPHY & WATER

1. The layout, density and number of dwellings must respect the site's flood zone and context adjacent to the river Rother. The area closest to the Rother must not be developed on for these reasons.
2. Characteristically planted green roofs should be incorporated where appropriate to manage water quantity and quality (and also to provide biodiverse habitats).
3. Ways to improve water quality throughout the development should be investigated and incorporated e.g. introduce rainwater gardens and swales to prevent run-off directly into the river.
4. In consultation with the Environment Agency and SDNPA provide a Sustainable (urban) Drainage System that will deliver multiple benefits and ensure surface water drainage from the site is suitably filtered to prevent pollution of the River Rother.

LANDSCAPE ELEMENTS

5. Refer to the historic past. Retain connectivity of key landscape features through and beyond site – seek opportunities to enhance landscape

features; their function (ecosystem services) connectivity (GI) and condition.

6. The site's historic boundaries should be conserved and enhanced.
7. Use the wooded riparian setting to inform the scheme's sensitive layout and design.
8. The layout and design needs to reflect the rural and perceptual qualities of this site, the transition between the edge of Sheet and Petersfield, and the rural landscape and should be dealt with sensitively.
9. Boundary treatments around dwellings and access ways must reflect local rural character
10. Ensure all aspects of the development consider the Dark Night Skies policy (SD8) and minimise light pollution.

HABITATS

11. Layout should respect, retain and enhance existing characteristic habitats, e.g. floodplain grassland and wet woodland.
12. The scheme must be set well back from the edge of the watercourse/floodplain proper.
13. Enhance the site's landscape elements and their ability to function, e.g. ensure site is connected and permeable to key species.
14. Ensure open spaces within the scheme are characteristic and focused upon habitat improvements.

PEOPLE & WILDLIFE

15. Local species should be understood from the outset and supported through the sensitive management of key habitats and landscape features through the site by improving their condition and ecological function. Wildlife enhancements should be delivered based upon local surveys and Biodiversity Opportunity Area targets. Characteristic mitigation measures should support and retain species on site.
16. Demonstrate how water quality can be protected and enhanced through this development.
17. Provide a significant and characteristic buffer to the adjacent designations and ensure layout is responsive - locating appropriate activities close to sensitive habitats.
18. Provide characteristic links to existing rights of way which consider sensitive habitats and wildlife.
19. Explore opportunities for trails to include public art and structures including signage, wooden sculptures, integrate bird, bee and bat habitats / boxes and children's 'learning through play' equipment to interpret the rich biodiversity of the site.
20. Layout and design should respond to and enhance key views.

LANDSCAPE STRATEGY & MANAGEMENT PLAN

21. A landscape strategy and management plan will be required that enhances biodiversity and provides for protected species.
22. Areas of wetland woodland and scrub on the flood plain and the surrounding site boundaries

should be managed, maintained and enhanced where appropriate to maximise biodiversity potential.

23. The landscape strategy should include the planting of new native locally indigenous trees to the public spaces, front and rear gardens as well as increasing tree cover along the boundary with existing back gardens. The density of trees across the site should reflect the site's location (at the settlement edge, adjacent to open countryside).

MOVEMENT AND CONNECTIVITY

1. The existing access off Pulens Lane will only be acceptable if there is an appropriate safe access and egress off the B2199, including visibility splays as necessary, as well as suitable provision for both pedestrian and cycle access.
2. The existing access is to be utilised for pedestrian and cycle access irrespective of whether it is achievable for vehicular access.
3. Pedestrian and cycle access should continue through the site to the eastern field boundary so that connections can be made in the future to the footpath which runs along Tilmore Brook to the south.

USE AND DENSITY

1. The site should be developed for residential use only, with a mix of market and affordable homes and the provision of publicly accessible open space.
2. The density of development should decrease towards the eastern end of the site.
3. New services may be required to meet the increased demand of the proposed new development. Investigations into the provision of an energy centre and district energy network and/or renewable energy alternatives to support the development should be demonstrated.

LAYOUT

1. The layout for the site should be landscape led and landscape evidence must inform the layout of the proposed residential development.
2. Publicly accessible open space for a depth of approximately 20 m minimum along the south-western banks of the River Rother should be provided. Allow for a buffer zone for the river's flood plain, cluster of trees and wetland scrub that line the river bank.
3. The following distinct character areas should be retained in order to establish a distinct sense of place with strong legibility:

- The entrance to the site and proximity to the existing dwellings to the north (including views towards the listed Mill Cottage);
- The river bank and its floodplain;
- The west and south boundaries to the residential development;
- The central oak and its immediate surroundings;
- And the south-eastern boundary with the local

nature reserve.

4. The retention of a large number of existing trees (as assessed and categorised in accordance with BS5837: 2012) will strongly influence development across the site.
5. The isolated oak in the centre of the northern part of the site provides an opportunity to create a focus for the development in the form of a communal amenity space for the new community. Retain the oak and enhance its immediate setting.
6. New rear gardens should back onto existing rear gardens to create enclosed backs.
7. The vehicular access shall define the main building line for new development to be located to the west and south of the access road with their main frontage facing the river and the public open space.
8. Backland development may be appropriate in the far western part of the site, where the site is at its widest. This development shall front onto any required access road or lane.
9. The arrangement of new development should have a some degree of informality and follow the landscape contours, reflecting the undulating path of the river.
10. Development blocks should have dual aspect and be orientated to maximise passive solar gain. Inclusion of Carbon Neutral or Passivehaus Standard homes is strongly encouraged.
11. There should be active frontages to the access road(s), with a mix of in-curtilage parking, on street and visitor parking 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 linear, horizontal planes of the river terraces and verticality of the wetland woods and its location next to the edge of settlement and adjacent to the open countryside.
2. New development should reflect the traditional scale, form and massing of locally distinctive domestic architecture. New development will need to work hard to knit into the authentic settlement pattern of Sheet and adjacent countryside. It should not reinforce the character of neighbouring 21st century development and instead aim to be rooted in locally distinctive character.
3. A mix of two storey terraces, semi detached and detached dwellings is considered most appropriate with the latter predominantly at the eastern end of the site, however apartments may also be incorporated within the proposals providing their scale remains relatively small. Roof level accommodation may also be proposed, in an appropriate location as a feature to reinforce the centre of the site.

4. Roofs should be steep pitched (approximately 40 deg - similar to the local vernacular). Gable ends should be used to introduce variety and reflect the local vernacular. Hipped and barn hipped roofs may be utilised as well as catslide roofs to bring eaves down to single storey elements of a dwelling. Flat roofs will only be considered where there is sufficient justification, such as for use of green roofs and where appropriate for a contemporary approach.
5. 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.
6. The overall form of the development and its skyline profile when viewed from approaches along the river bank should appear relatively informal with limited repetitive massing.
7. The massing should minimise the overshadowing of public and communal open spaces.

ARCHITECTURAL APPEARANCE AND MATERIALS

1. Use of locally sourced, traditional building materials such as red bricks, stones of the Weald, flint (not panels), render, timber weather boarding and clay roof tiles and natural (Welsh) slate are encouraged.
2. A contemporary and innovative interpretation of traditional oak or chestnut timber framed construction will also be considered.
3. Traditional detailing such as traditionally constructed flint walls with brick and stone dressings and quoins and clay tile hanging to upper storeys and weather-boarding to porches, garages and outhouses is also encouraged.
4. Boundary and curtilage treatment (including to frontages) of new development should reflect a traditional, locally distinctive character:

- Half height brick or stone walls;
- Hedgerows and picket fencing;
- And side and rear boundaries: hedgerows with cleft chestnut post and rail fencing. Larch lap or similar fence panels will not be appropriate for boundaries.

5. Materials to be used for gates and fencing should be allowed to weather naturally. Locally sourced timber should be used that respects the local vernacular in their construction.
6. Paving materials (including the local use of cobbles) should respect the local vernacular, be permeable and form an integrated part of the SuDS strategy.
7. A limited palette of materials and locally used colours are to 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 which include distinguished landscape architects, architects and members of other professions that may contribute to a full assessment. 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 SD89: Land at Pulens Lane, Sheet
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 (SDNPA)

Dark Night Skies Technical Guidance (expected 2018)

Ecoserve Mapping Report

Habitat Connectivity Study West Sussex Building Stone Atlas

Roads in the South Downs (SDNPA)

West Sussex Strategic Stone Study

Settlement Context Study (SDNPA)

South Downs Integrated Landscape Character Assessment (SDILCA)

Tranquility Study (SDNPA)

The Urban Design Compendium (HCA, Rev.2013)

4.02 FIGURES

FIGURE	PAGE	DESCRIPTION
Fig.1	7	Landscape Led process diagram
Fig.2	8	Eco system services diagram (SDNPA)
Fig.3	9	Figure ground diagram (SDNPA)
Fig.4	10	Landscape and townscape context plan (Exeter Design Guide)
Fig.5	10	Local facilities plan (Exeter Design Guide)
Fig.6	11	Landscape Strategy
Fig.7	13	Concept plan (Exeter Design Guide)
Fig.8	13	Sketch Design/Block Plan
Fig.10	14	Permeability diagram (PUSH)
Fig.11	14	Legibility / Street Hierarchy (PUSH)
Fig.12	15	Ground floor habitable rooms diagram (PUSH)
Fig.13	16	Ownership management plan (PUSH)
Fig.14	16	Street ratios
Fig.15	16	Corner plots
Fig.16	17	Windows
Fig.17	22	Site location plan
Fig.18	22	Site allocation plan
Fig.19	24	Figure ground Sheet/Petersfield
Fig.20	25	Landscape layers diagram
Fig.21	26	Sequential historic mapping (Landscape History)
Fig.22	29	Ecosystem services matrix
Fig. 23	33	Historic pathways
Fig. 24	34	Non Motorised User network map
Fig. 25	35	Site Analysis diagram
Fig. 26	37	Design Principles Diagram