

LAND SOUTH OF LONDON ROAD

# COLDWALTHAM

DEVELOPMENT BRIEF  
SOUTH DOWNS NATIONAL PARK AUTHORITY  
JANUARY 2018

LAND AT

# PULENS LANE

SHEET

DEVELOPMENT BRIEF  
SOUTH DOWNS NATIONAL PARK AUTHORITY  
JANUARY 2018

## DEVELOPMENT BRIEFS

# HOLMBUSH

CARAVAN PARK, MIDHURST

DEVELOPMENT BRIEF  
SOUTH DOWNS NATIONAL PARK AUTHORITY  
JANUARY 2018

WEST SUSSEX COUNTY COUNCIL

# DEPOT AND FORMER BRICKWORKS

SITE, MIDHURST

DEVELOPMENT BRIEF  
SOUTH DOWNS NATIONAL PARK AUTHORITY  
JANUARY 2018



## PART ONE INTRODUCTION

- Planning Policy context
- Vision
- General design principles

## PART TWO EVIDENCE AND ANALYSIS

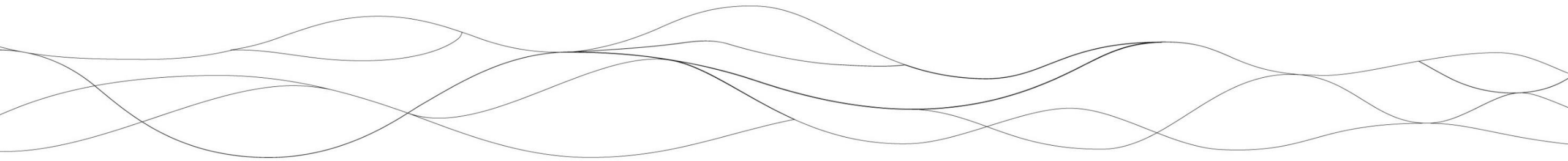
- Site location with photographs
- Settlement Pattern (Figure ground)
- Landscape evidence
- Heritage
- Movement analysis (PRowVs) site in context
- Site analysis diagram

## PART THREE DESIGN PRINCIPLES

- After gathering evidence, analysis produces site specific design principles:
  - Landscape and biodiversity
  - Access and connectivity
  - Use and density
  - Layout
  - Scale, massing and form
  - Architectural appearance and materials
- Design Principles Diagram

## PART FOUR DESIGN PRINCIPLES

- Background information

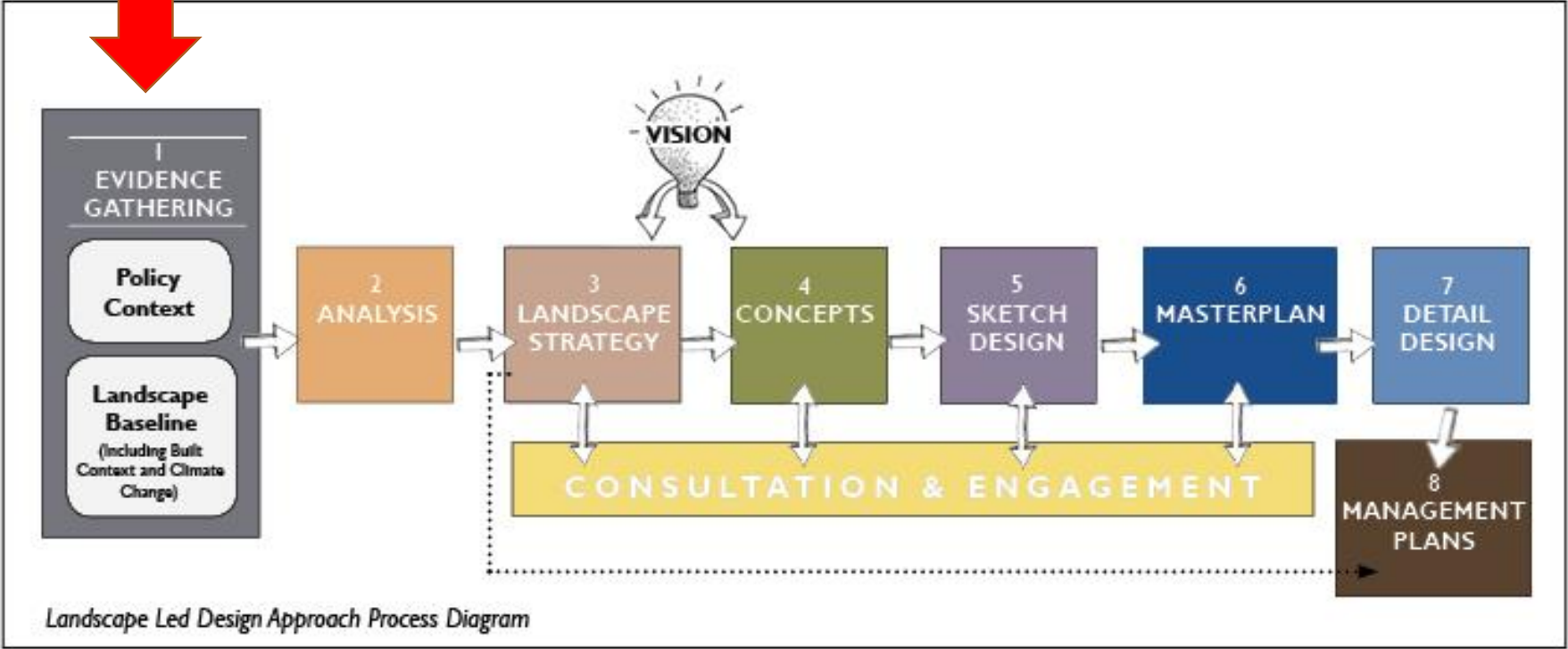




# General Design Principles

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

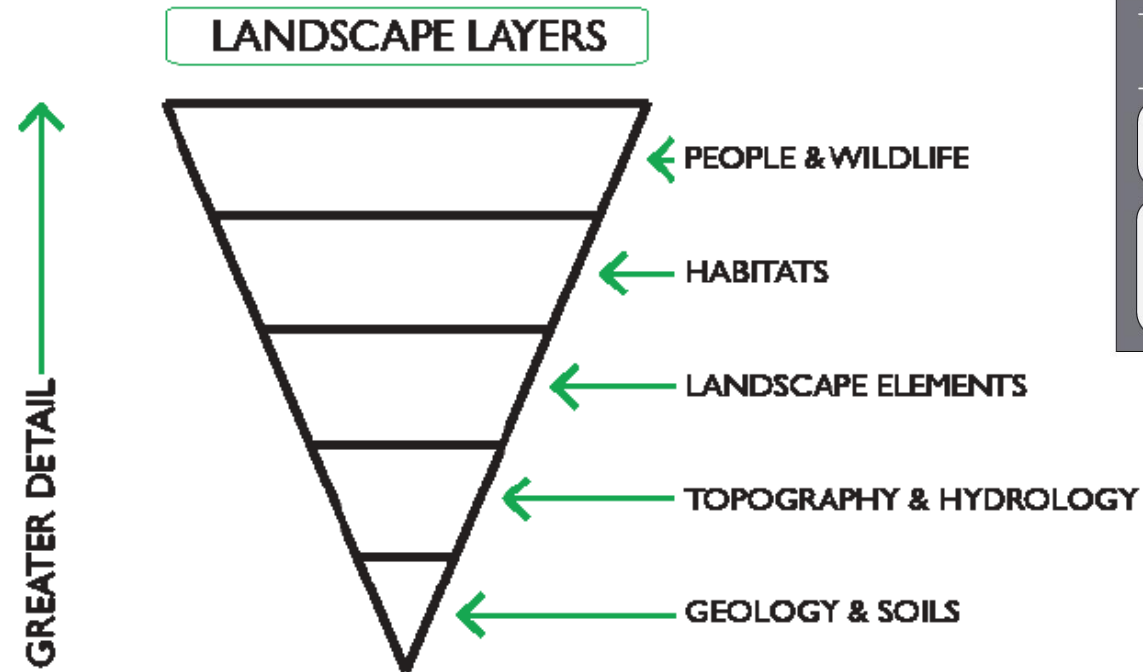
In the South Downs National Park a landscape-led approach to design is expected where a landscape baseline is collated for a site so that the landscape character can be understood. When analysed, this helps form a landscape strategy which forms the basis of the development's design at all stages.



# General Design Principles

## Landscape baseline

1. **Understanding Landscape Layers**
2. Landscape History
3. Ecosystem Services and Green Infrastructure
4. Sensitivity
5. Perceptual Qualities

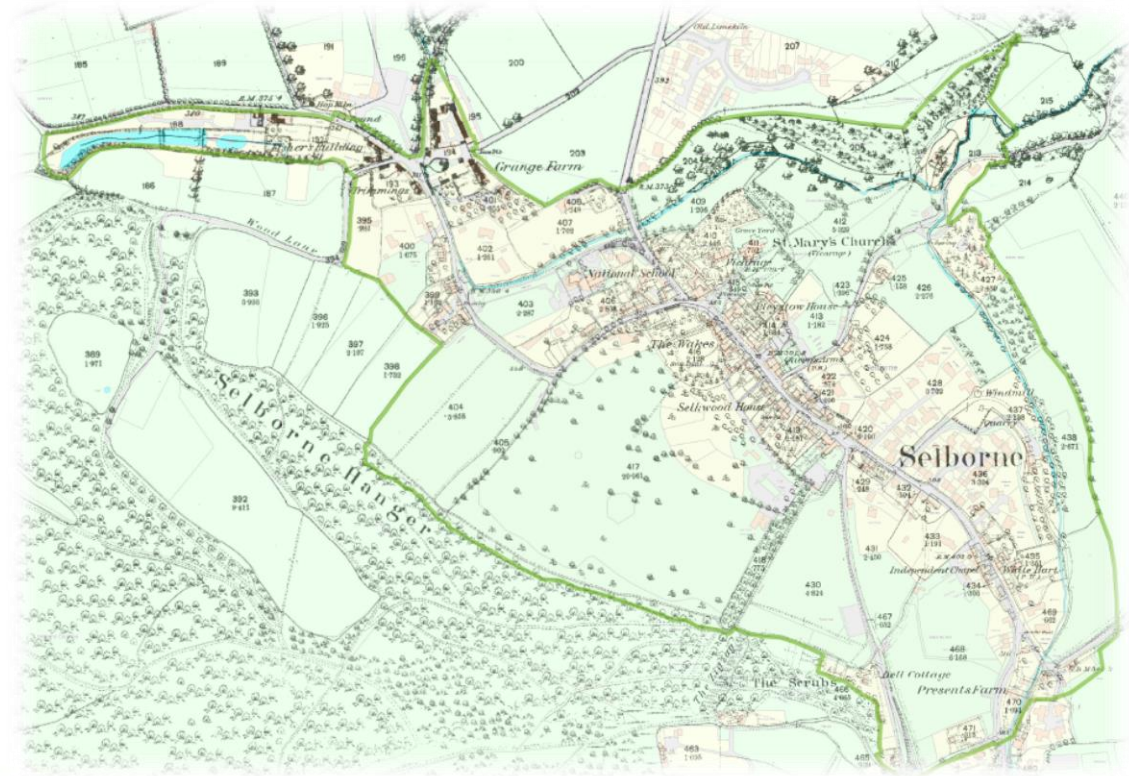




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EVIDENCE  
GATHERING

Policy  
Context

Landscape  
Baseline  
(Including Built  
Context and Climate  
Change)





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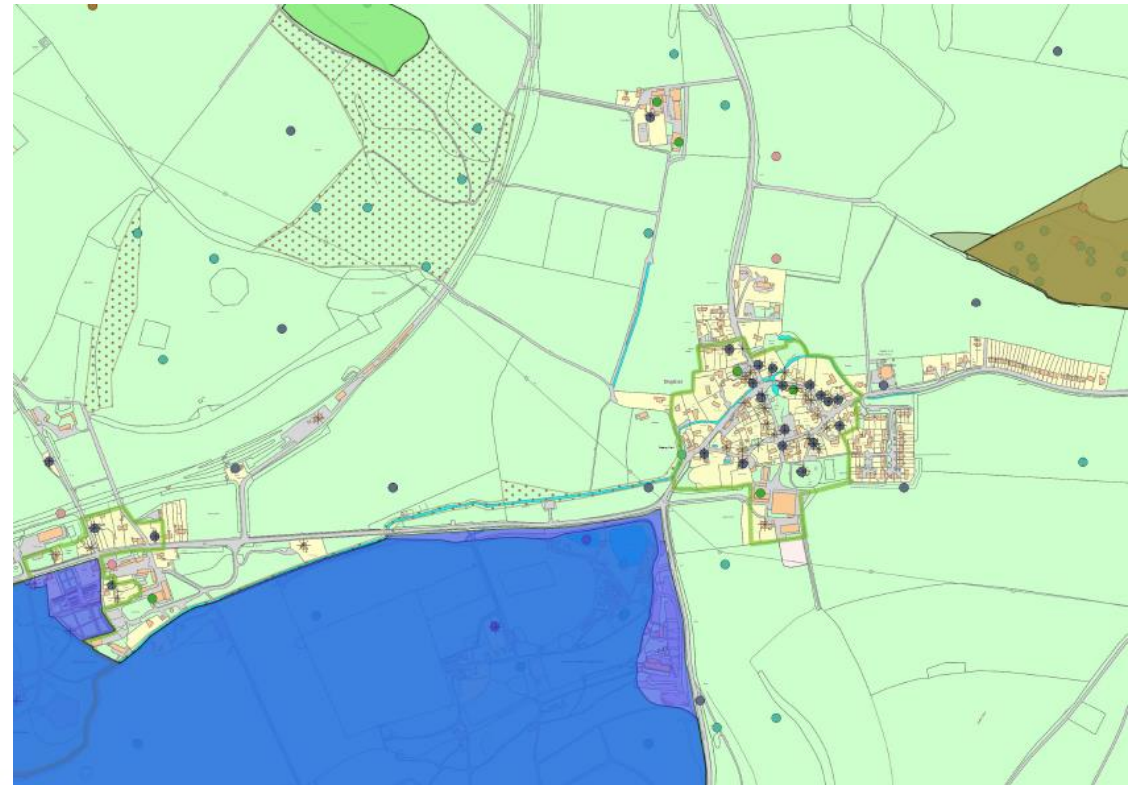




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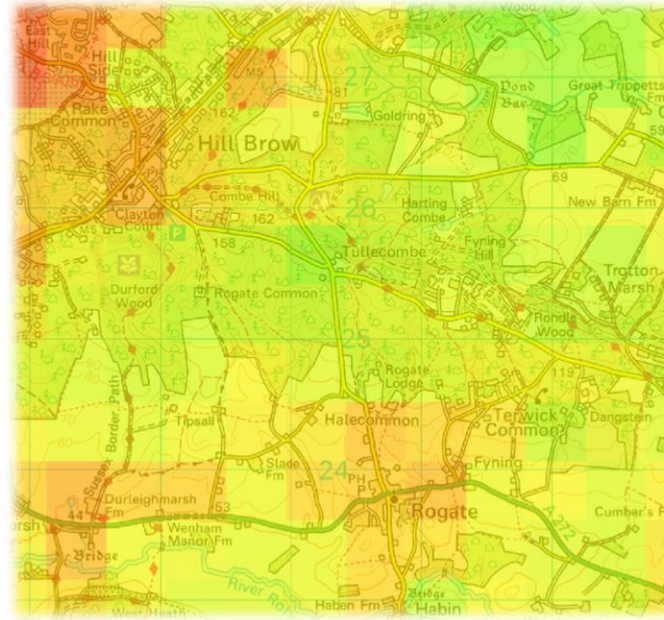




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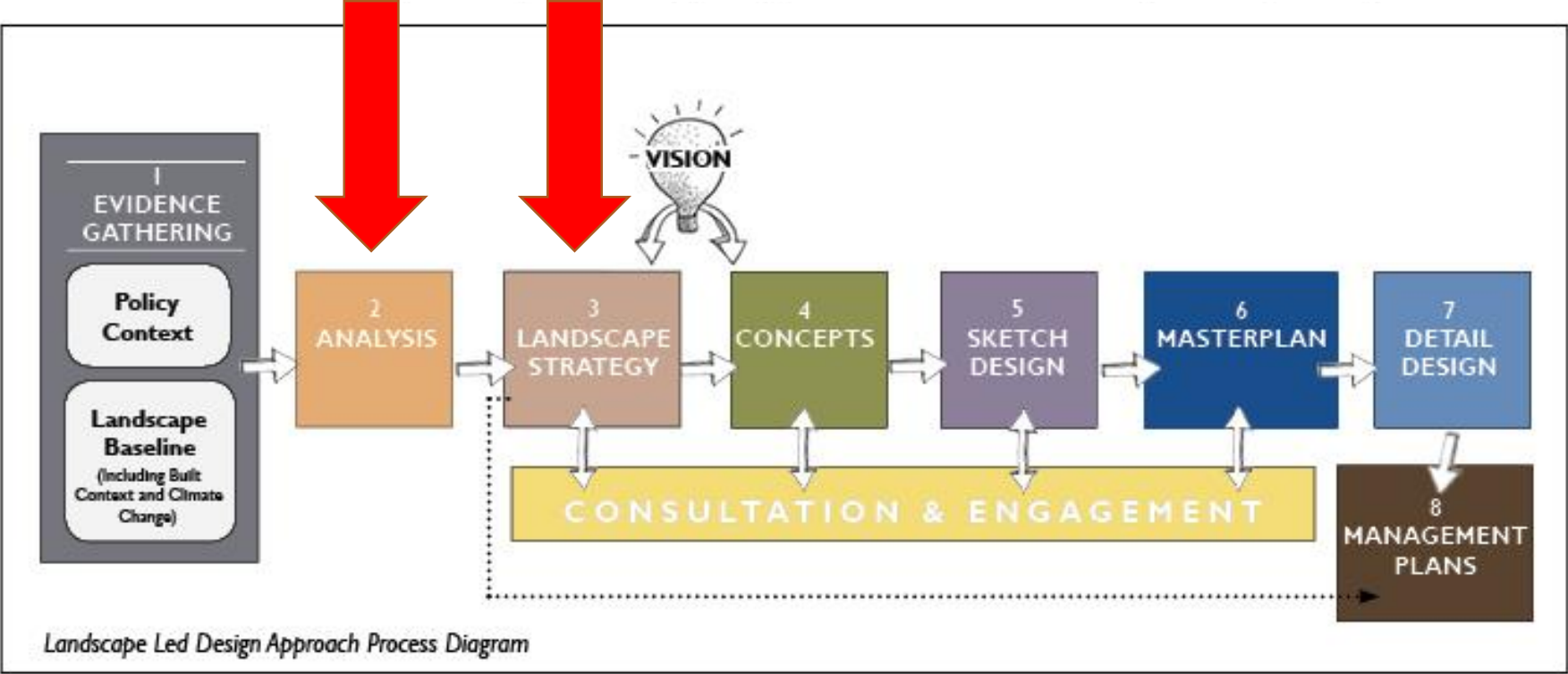
© Les Hunt

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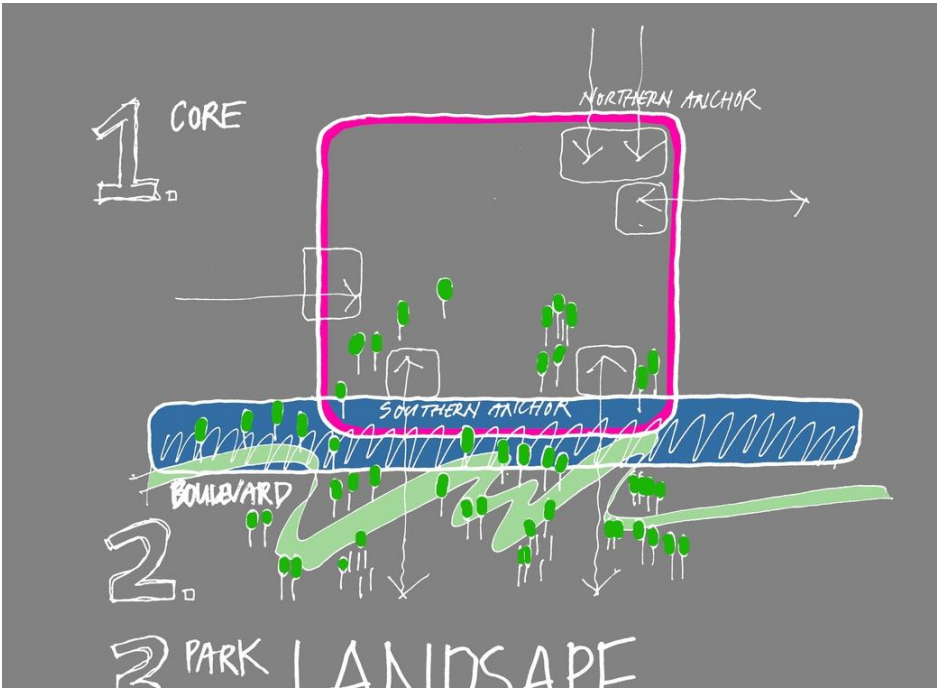
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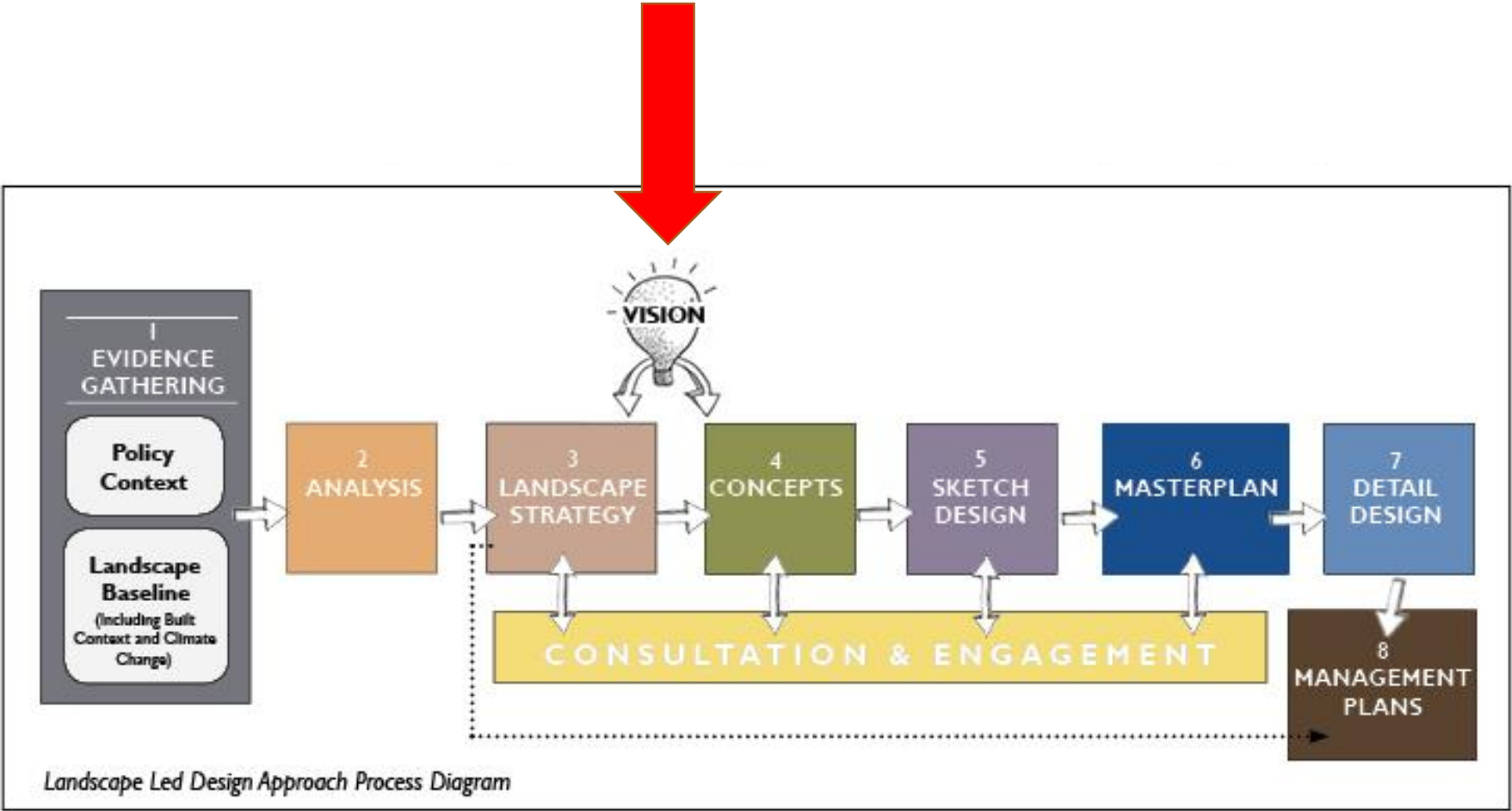


General Design Principles

Landscape Strategy



# General Design Principles





## General Design Principles

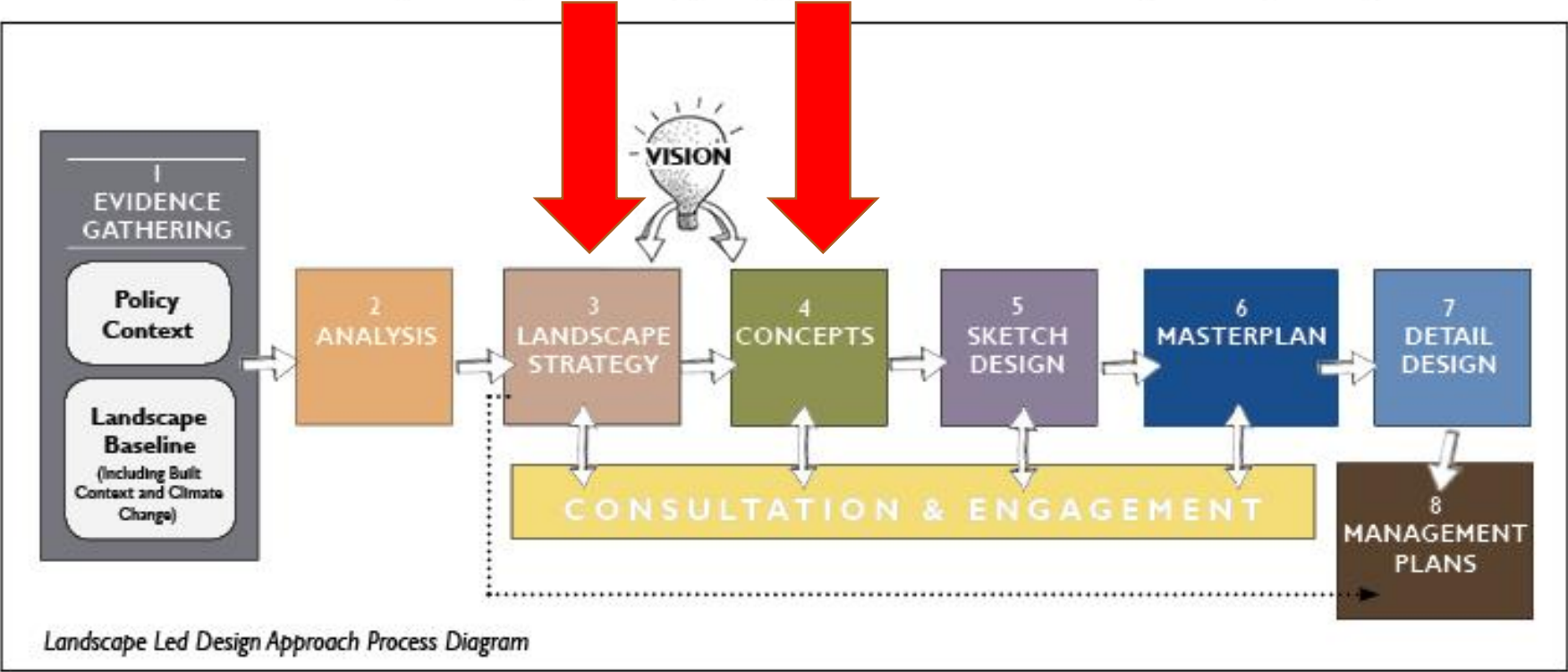


- Who will live, work and visit this place?
- What will the quality of the experience be for them?
- What will the design achieve in conserving and enhancing the landscape elements of the site and its surroundings?
- How will the development speak of the place in which it sits?
- How will the design 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 existing community included?
- How can the vision be tested?





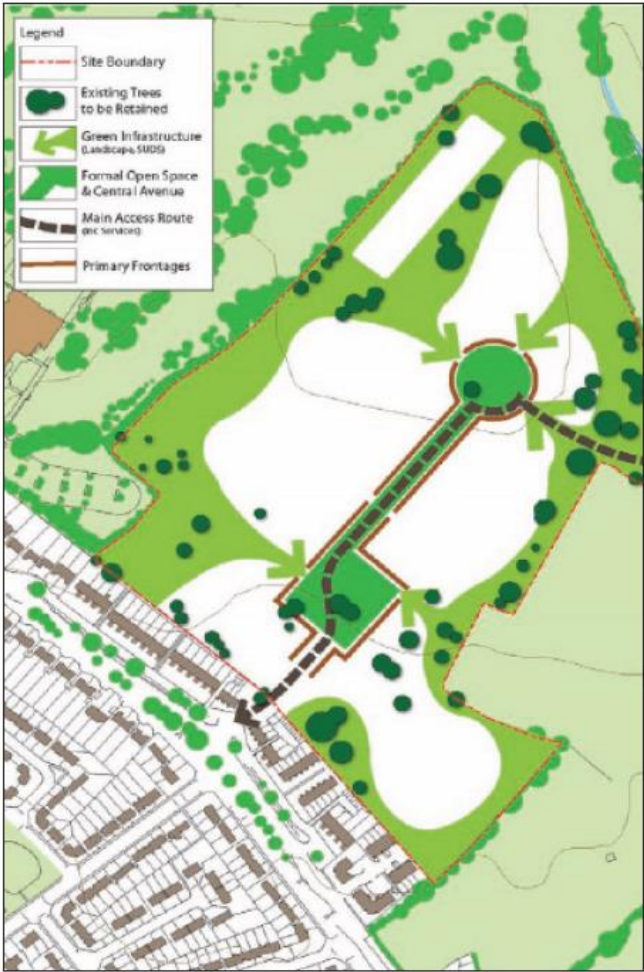
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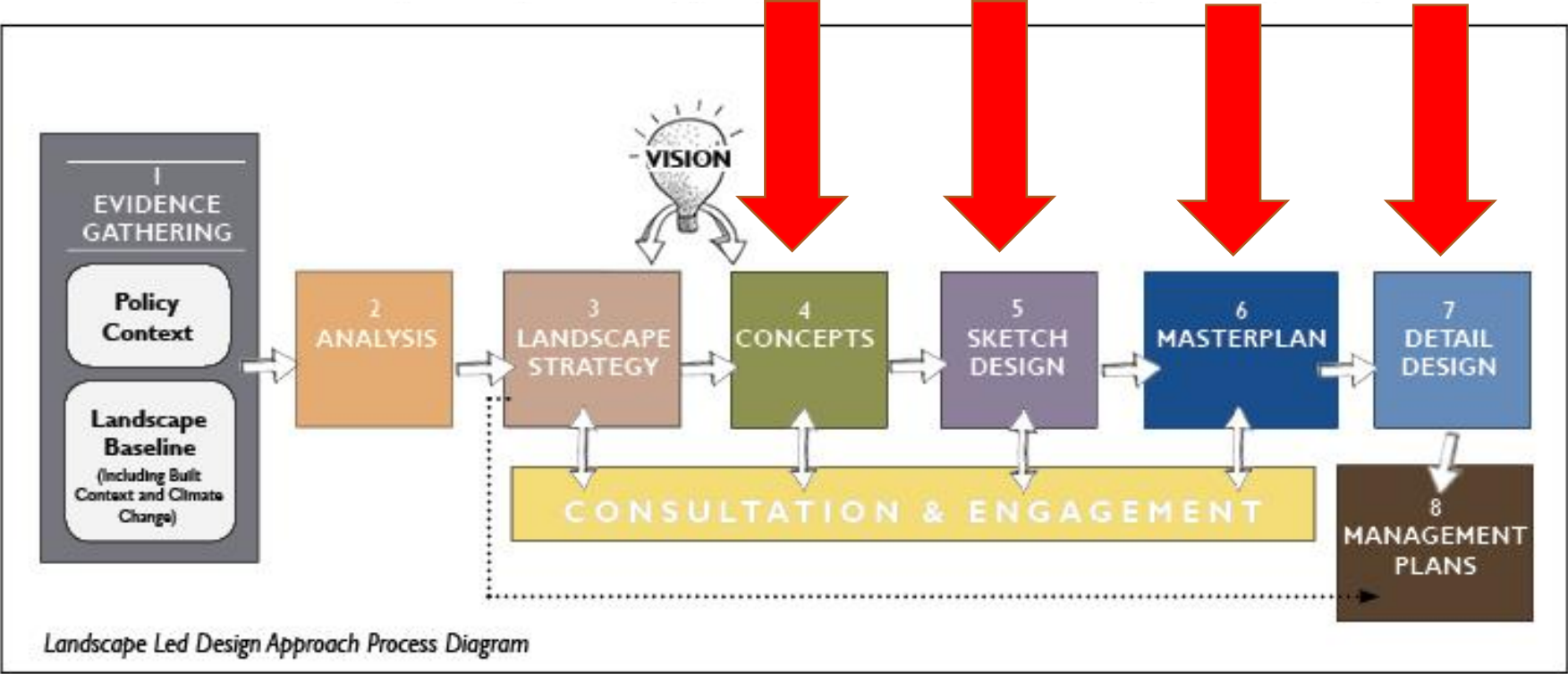
3  
LANDSCAPE  
STRATEGY



4  
CONCEPTS



# General Design Principles





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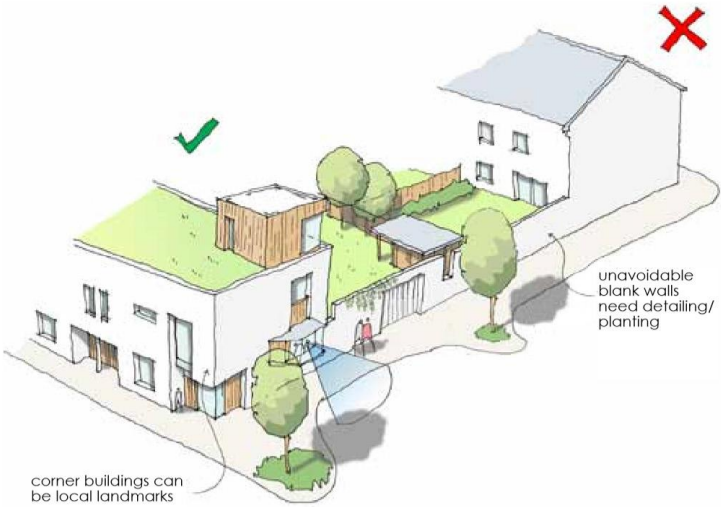
4  
CONCEPTS



5  
SKETCH  
DESIGN



6  
MASTERPLAN



7  
DETAIL  
DESIGN



LAND SOUTH OF LONDON ROAD

# COLDWALTHAM

**DEVELOPMENT BRIEF**

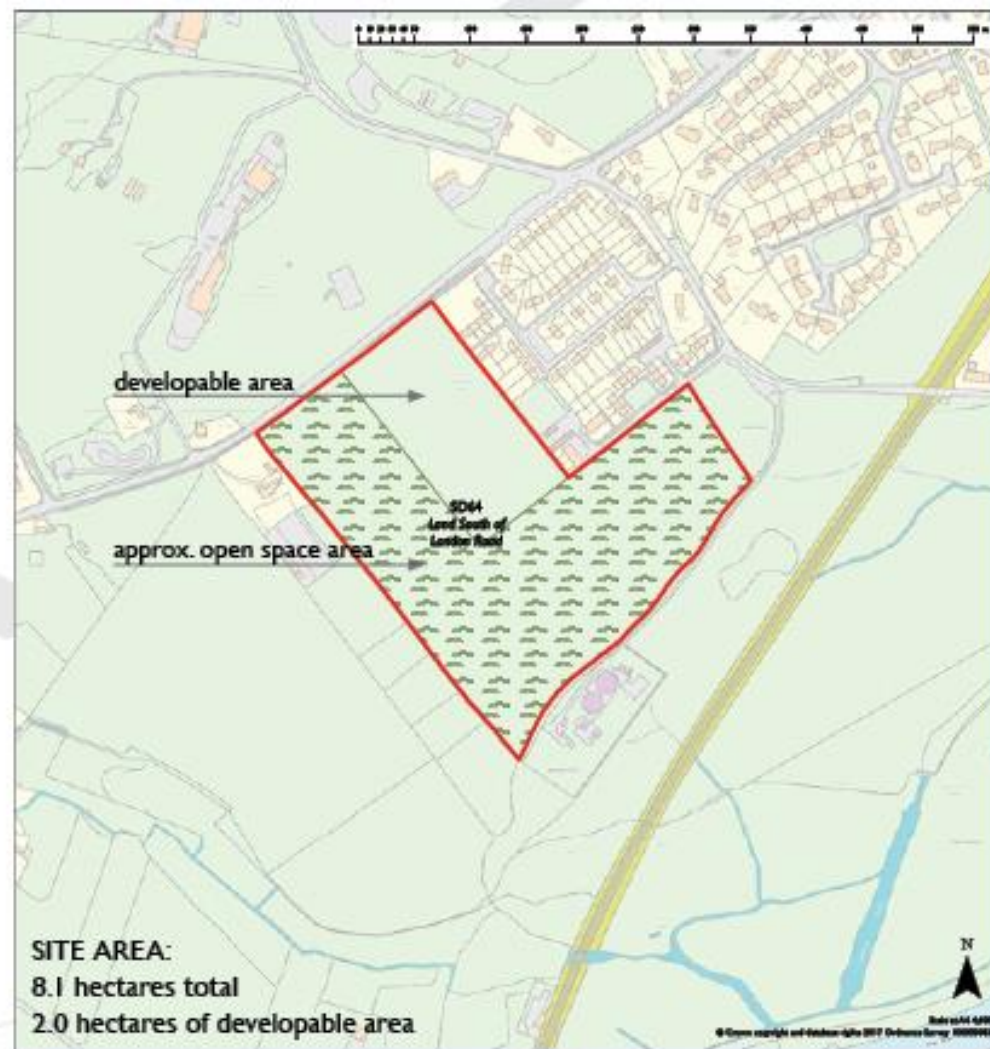
SOUTH DOWNS NATIONAL PARK AUTHORITY

JANUARY 2018



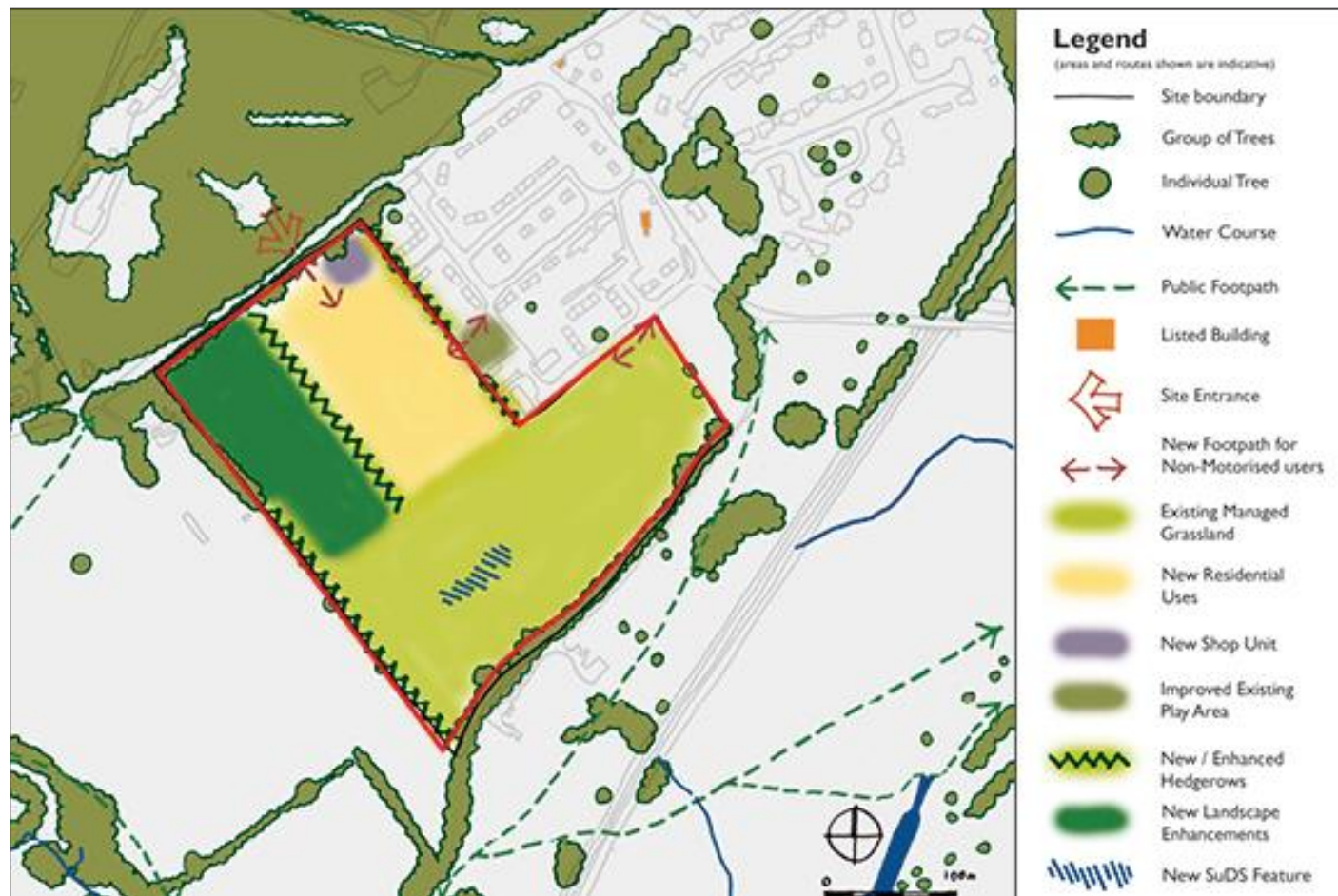


# SITE LOCATION



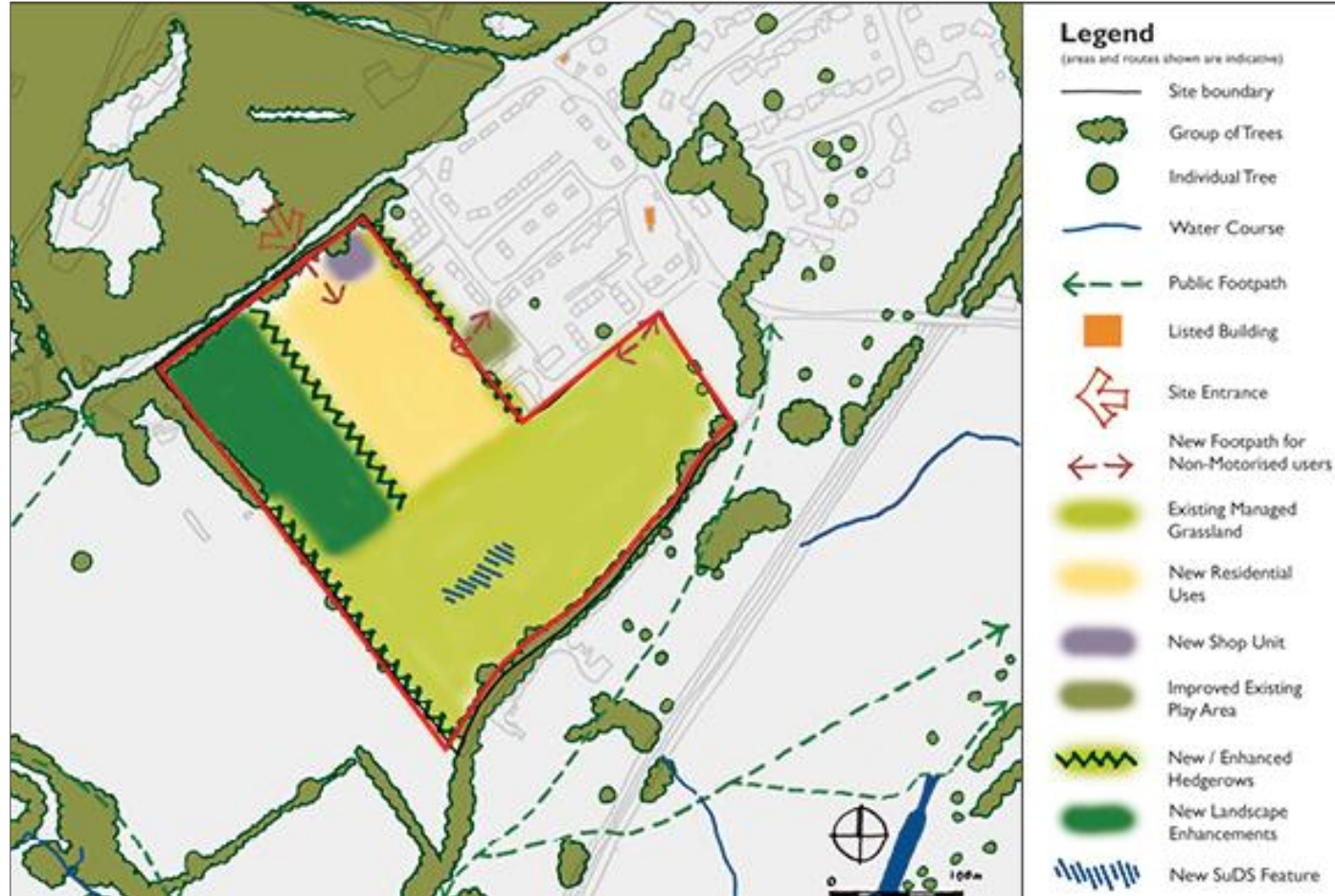


# DESIGN PRINCIPLES DIAGRAM



### DESIGN PRINCIPLES DIAGRAM

- Provide a design layout suited to designations.
- Significant and characteristic buffer to designations and sensitive habitats.
- Characteristic mitigation measures to retain species.





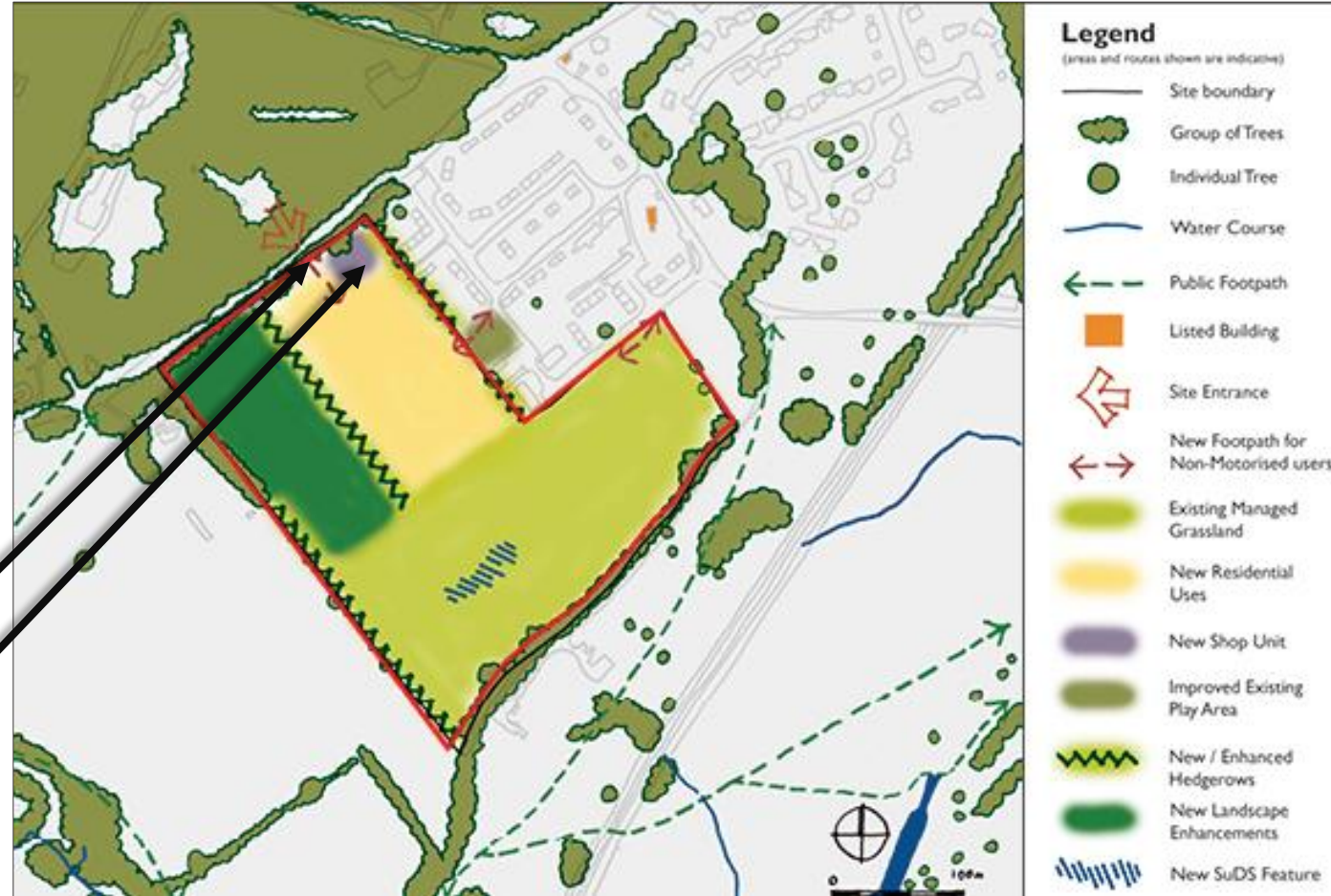
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## ACCESS & CONNECTIVITY

- NMU path to A29 bus stop and SW towards Waterfield.
- New vehicular access to provide access to shop, customer parking and service area.
- Apartment parking distinct and separate.
- Sensitive interface between publicly accessible open space, parking and access road(s) and paths.

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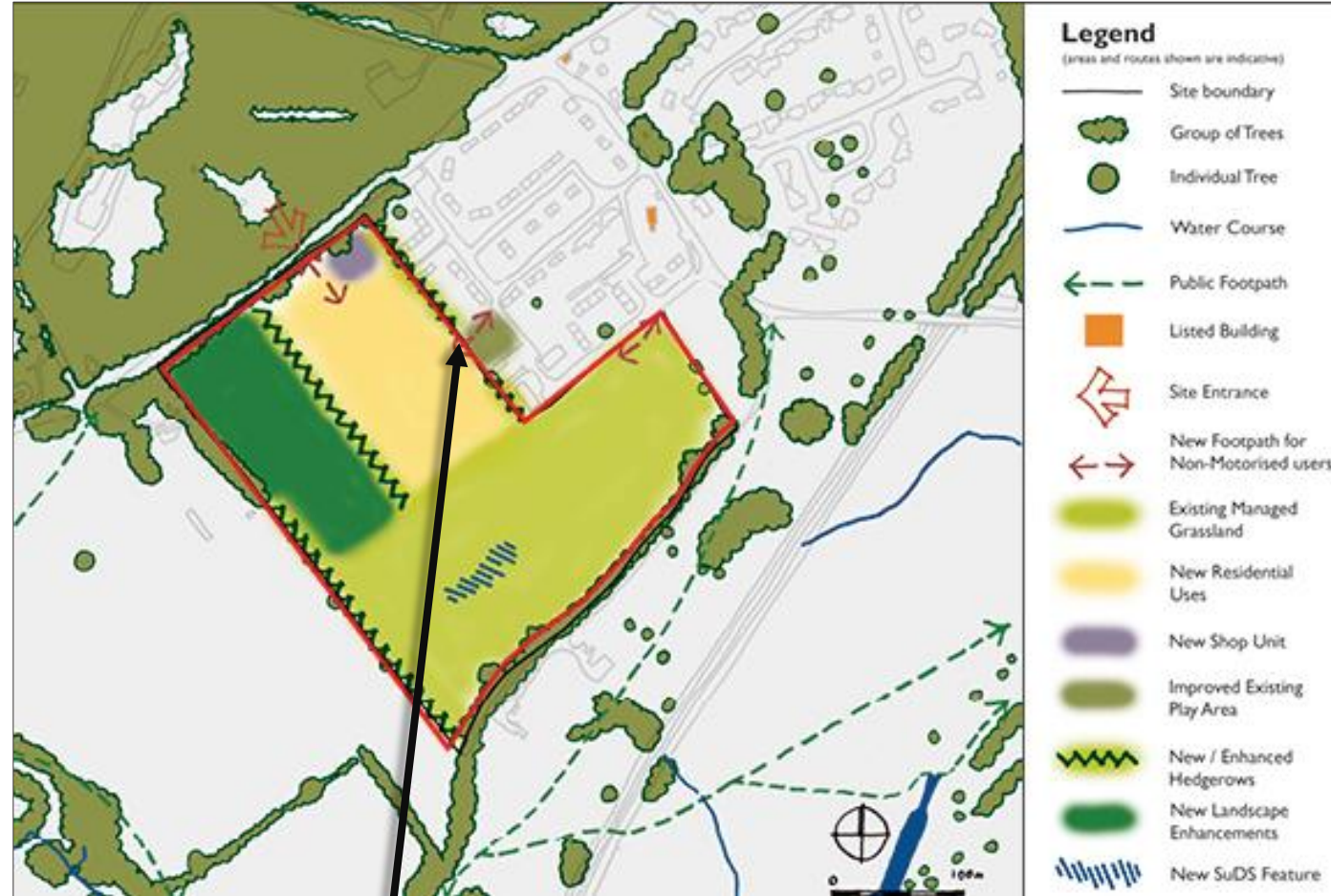
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## DESIGN PRINCIPLES DIAGRAM



## USE & DENSITY

- Higher density NE of the site adjacent to Brookview, lower density W, SW of the developable area.
- 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.



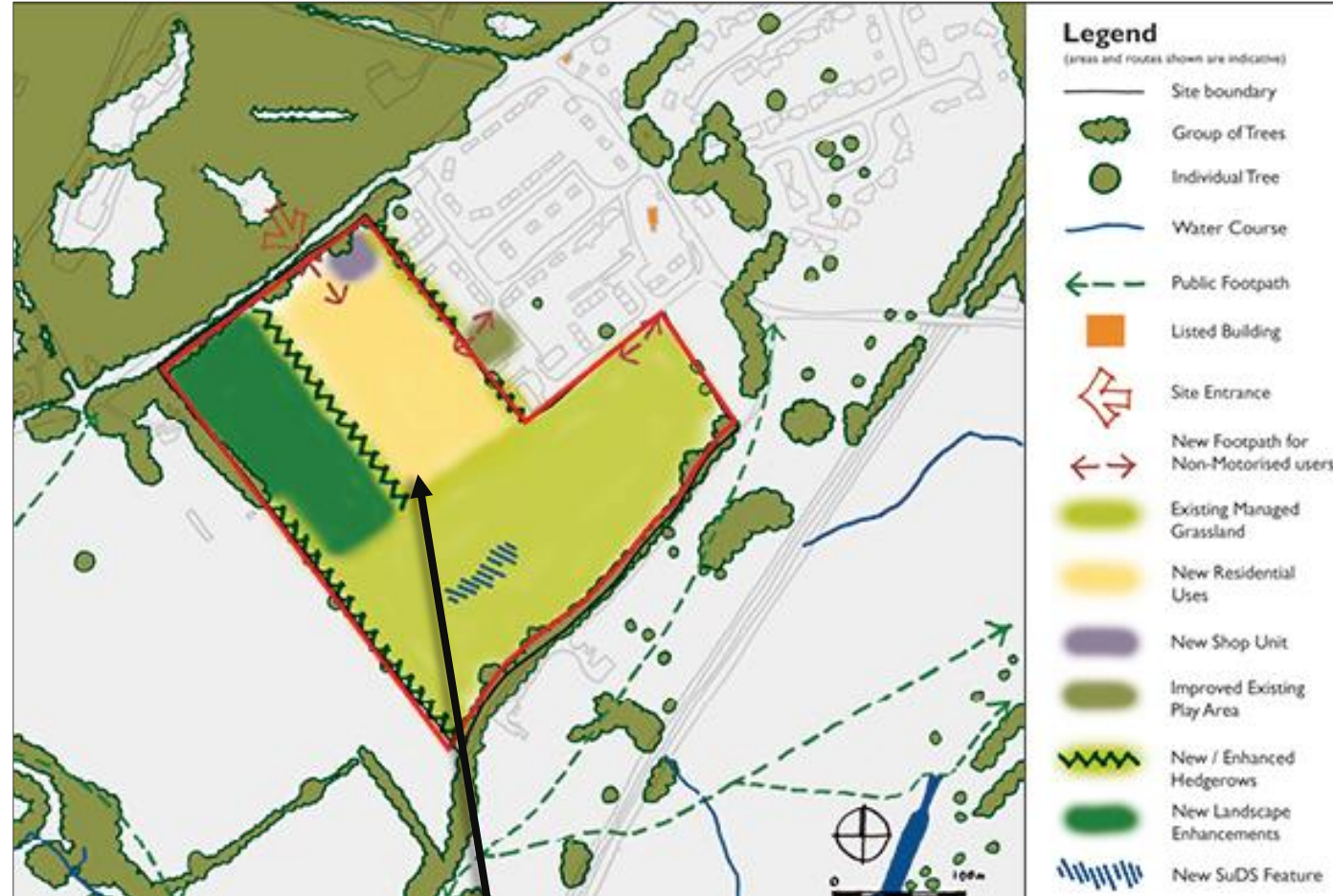
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- Higher density NE of the site adjacent to Brookview, lower density W, SW of the developable area.

## LAYOUT

- Relationship to Watersfield.
- Do not create a straight line edge to existing grassland.
- Settlement edge (especially S, SW) to follow contours of landscape and site.

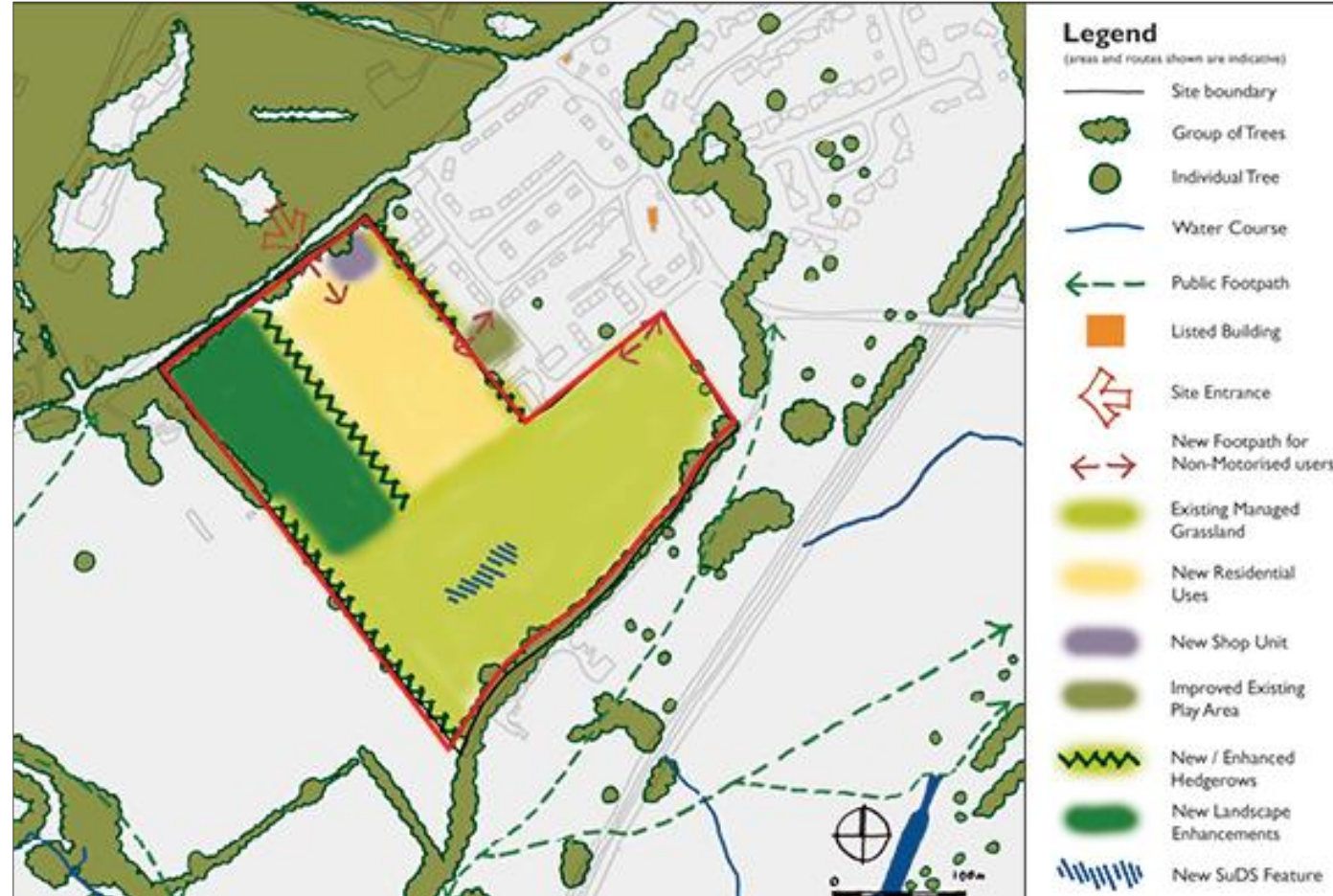
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## SCALE, MASSING & FORM

- Inspired by flood plain and farmland character and rising land N and extensive views S, SE.
- Residential should reflect traditional scale, form and massing of locally distinctive domestic architecture.
- Most appropriate: mix of 2 storey terraces, semi detached and detached dwellings.
- Include chimneys to add interest to the roof-scape.



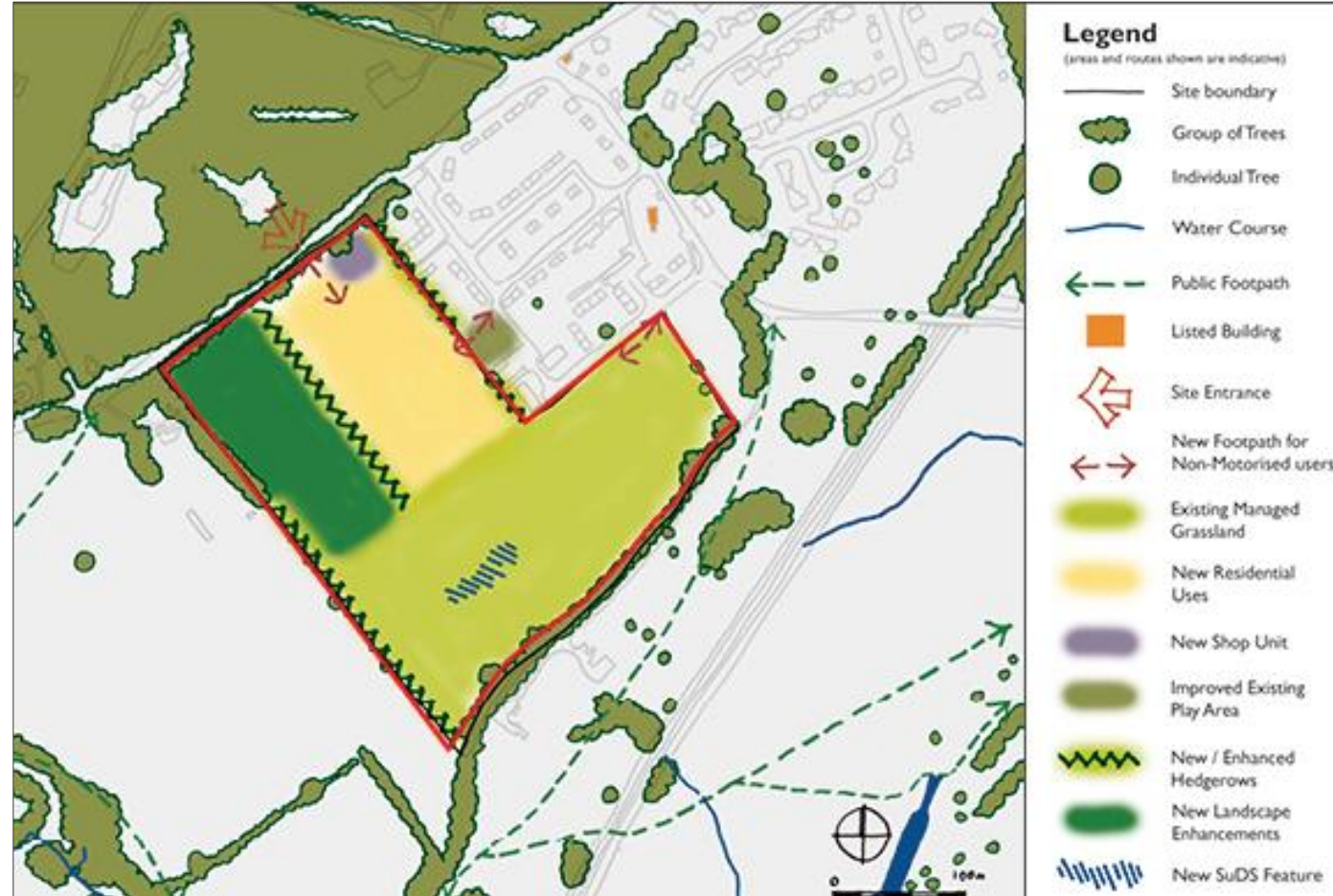
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## ARCHITECTURAL APPEARANCE & MATERIALS

- Locally distinctive plot boundary treatment. Larch lap close board fence or similar fence panels will not be appropriate.
- Shop front design, associated signage and external lighting should respect the rural street-scene setting and integrate with the domestic scale of the upper floors.

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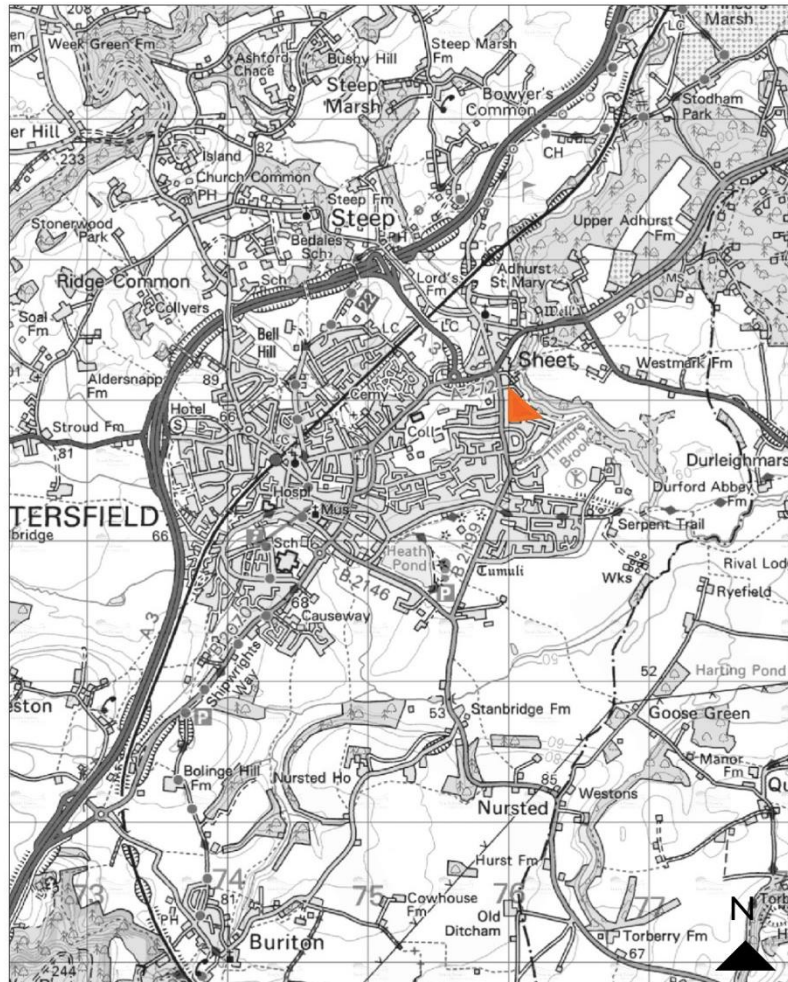


LAND AT  
**PULENS LANE**  
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**DEVELOPMENT BRIEF**  
SOUTH DOWNS NATIONAL PARK AUTHORITY  
JANUARY 2018



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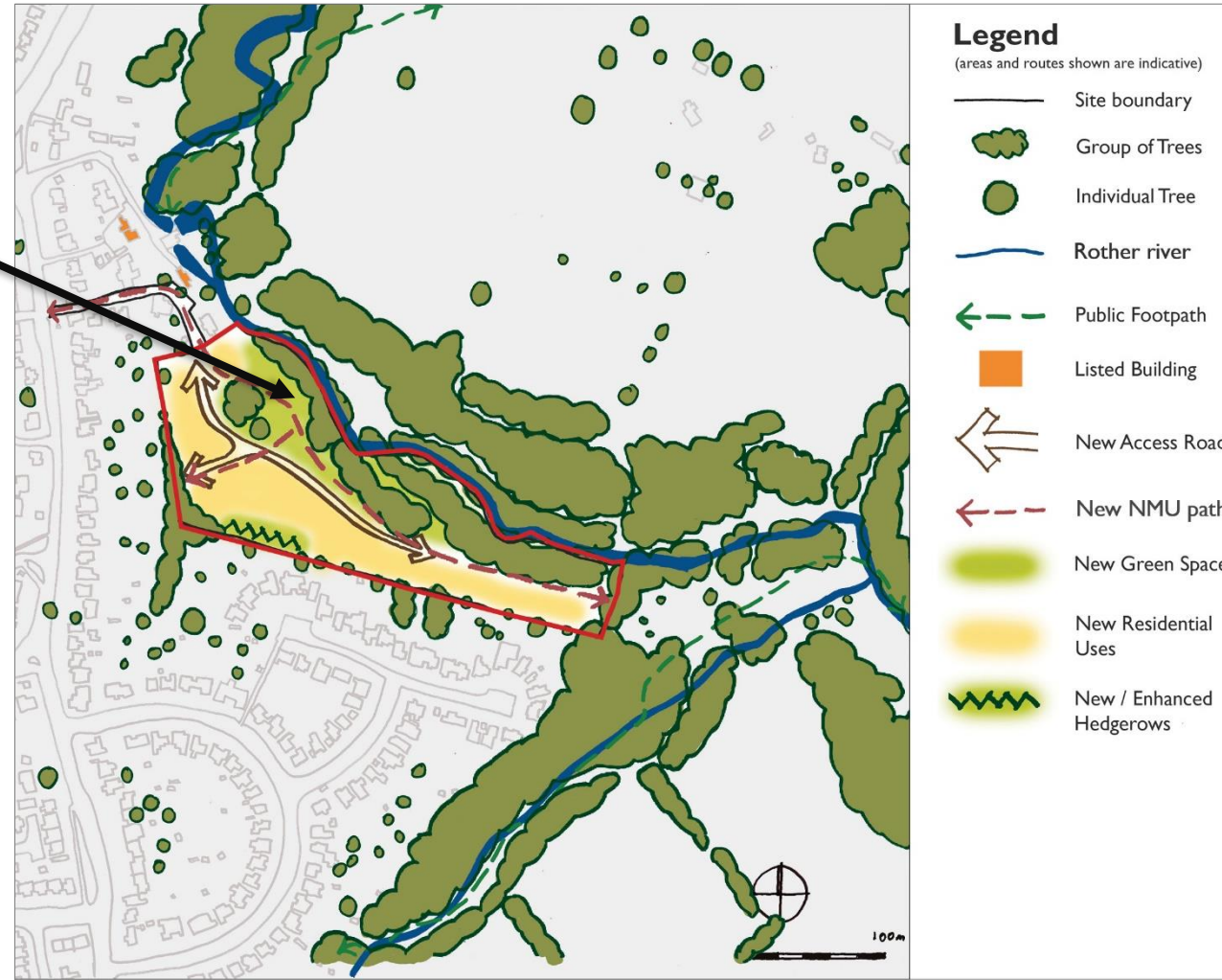




## LANDSCAPE & BIODIVERSITY

- Layout must respect the site's flood zone and proximity to the river Rother. The area closest to the Rother must not be developed on for these reasons.
- Protect and enhance water quality.
- Wooded riparian setting to inform layout.
- Reflect rural / perceptual qualities - transition between the edge of Sheet and Petersfield.
- Landscape strategy and management plan.

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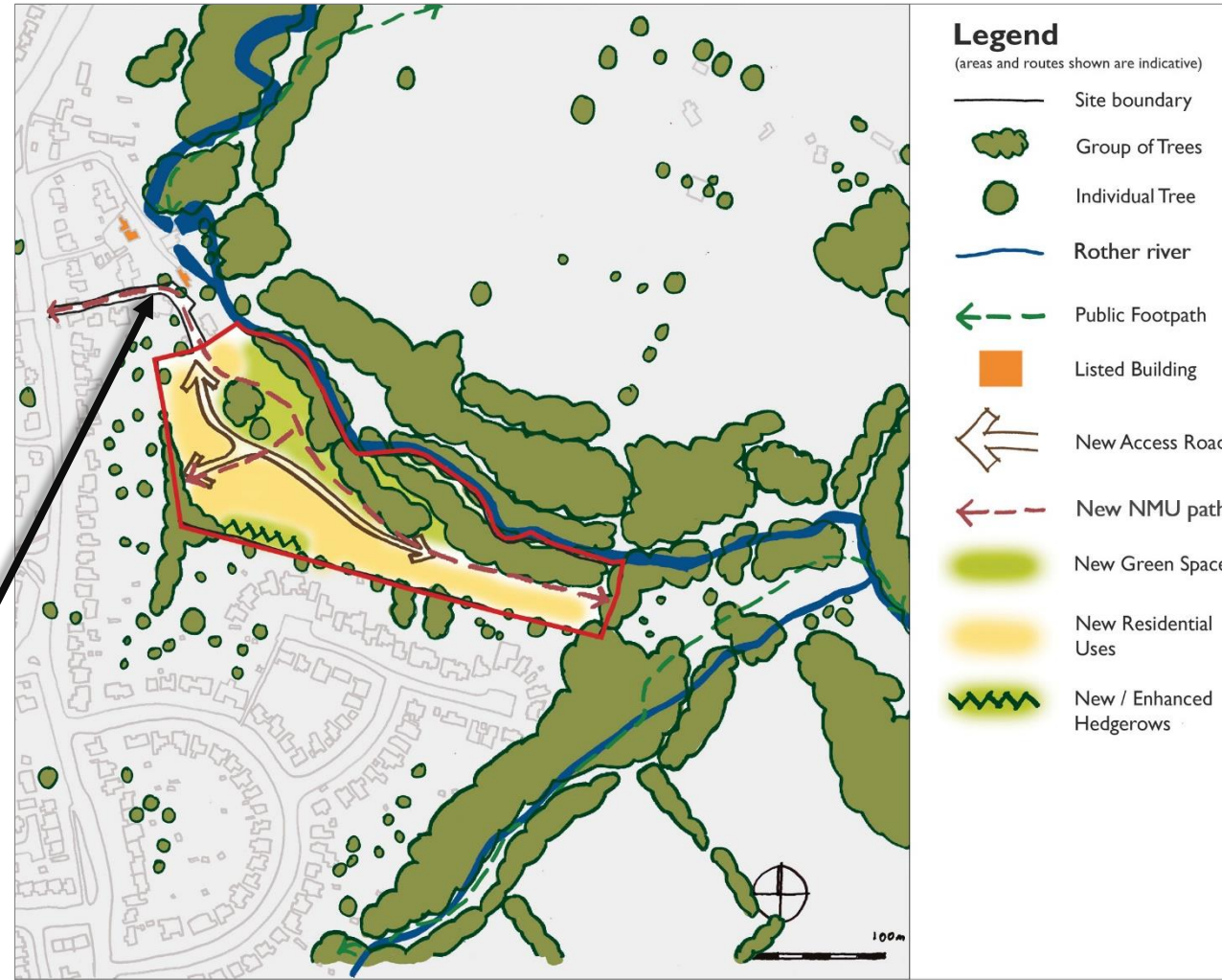
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## ACCESS & CONNECTIVITY

- Appropriate, safe access off Pulens Lane including pedestrian and cycle access.
- Pedestrian / cycle access through the site to East to connect to future footpath along Tilmore Brook to the south.

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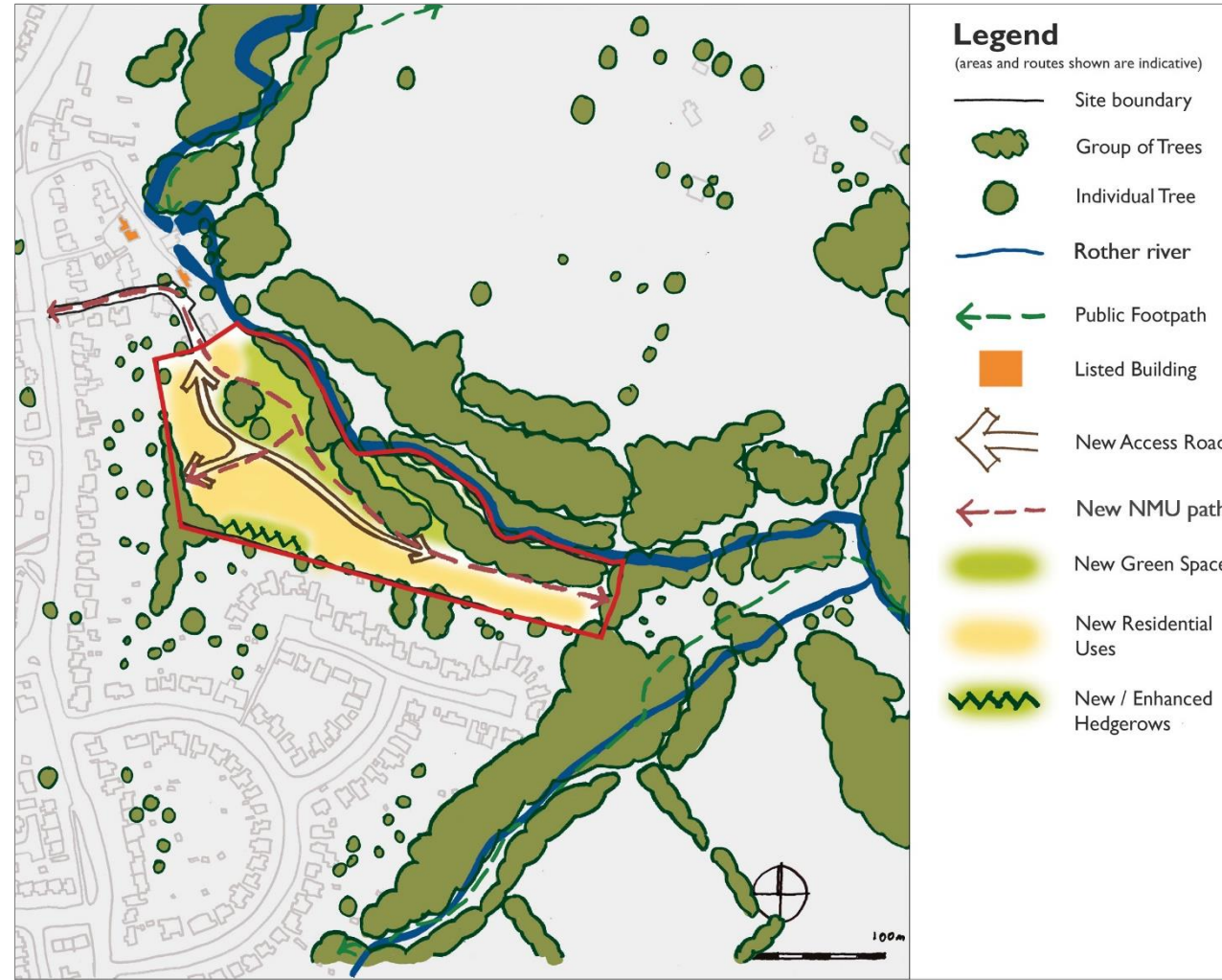
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## USE & DENSITY

- The density of development should decrease towards the eastern end of the site.
- 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.

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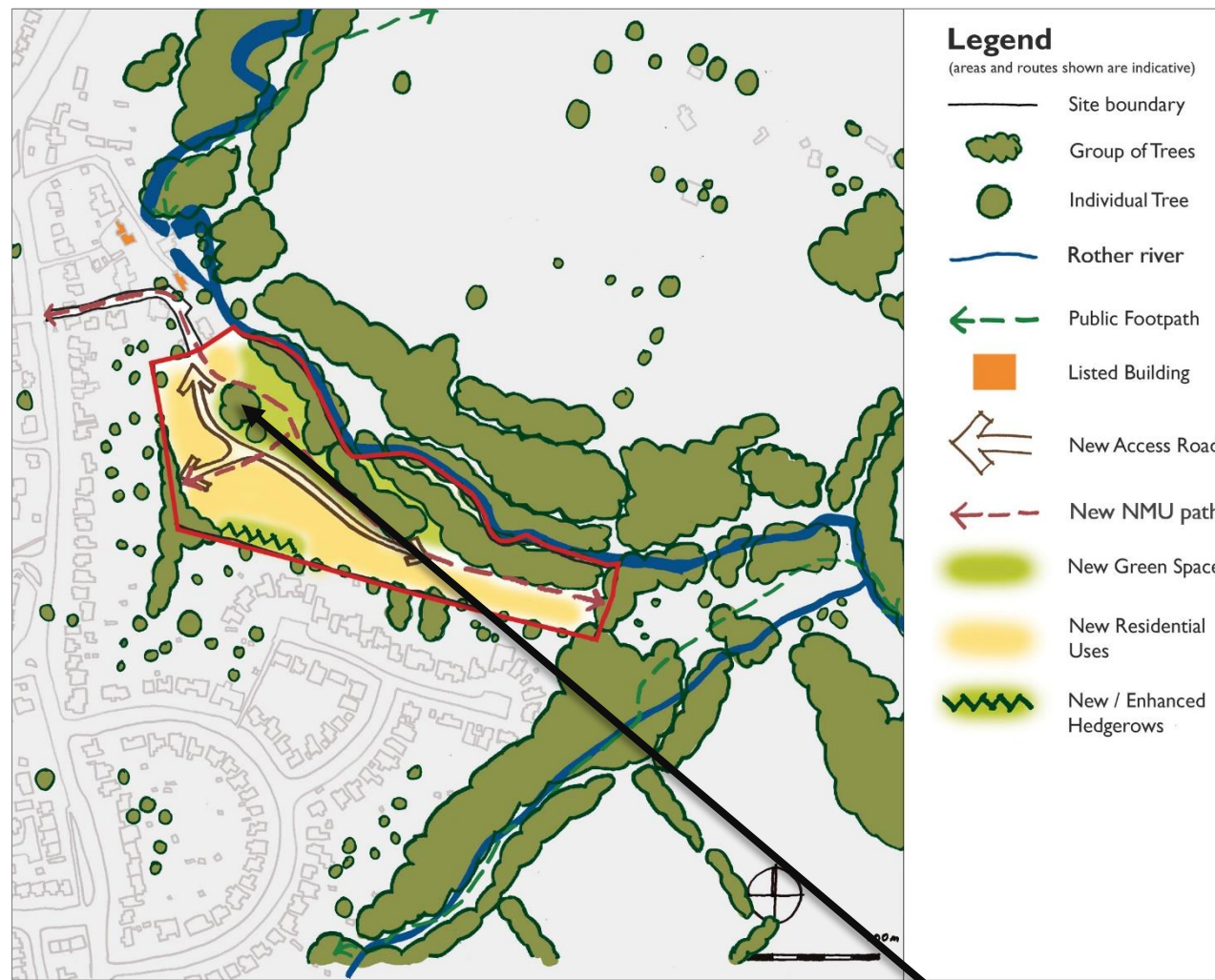
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## DESIGN PRINCIPLES DIAGRAM



## LAYOUT

- 20m min. publicly accessible open space along SW banks of River Rother should be provided.
- Retain the oak and enhance its immediate setting to provide a focus and community amenity space.



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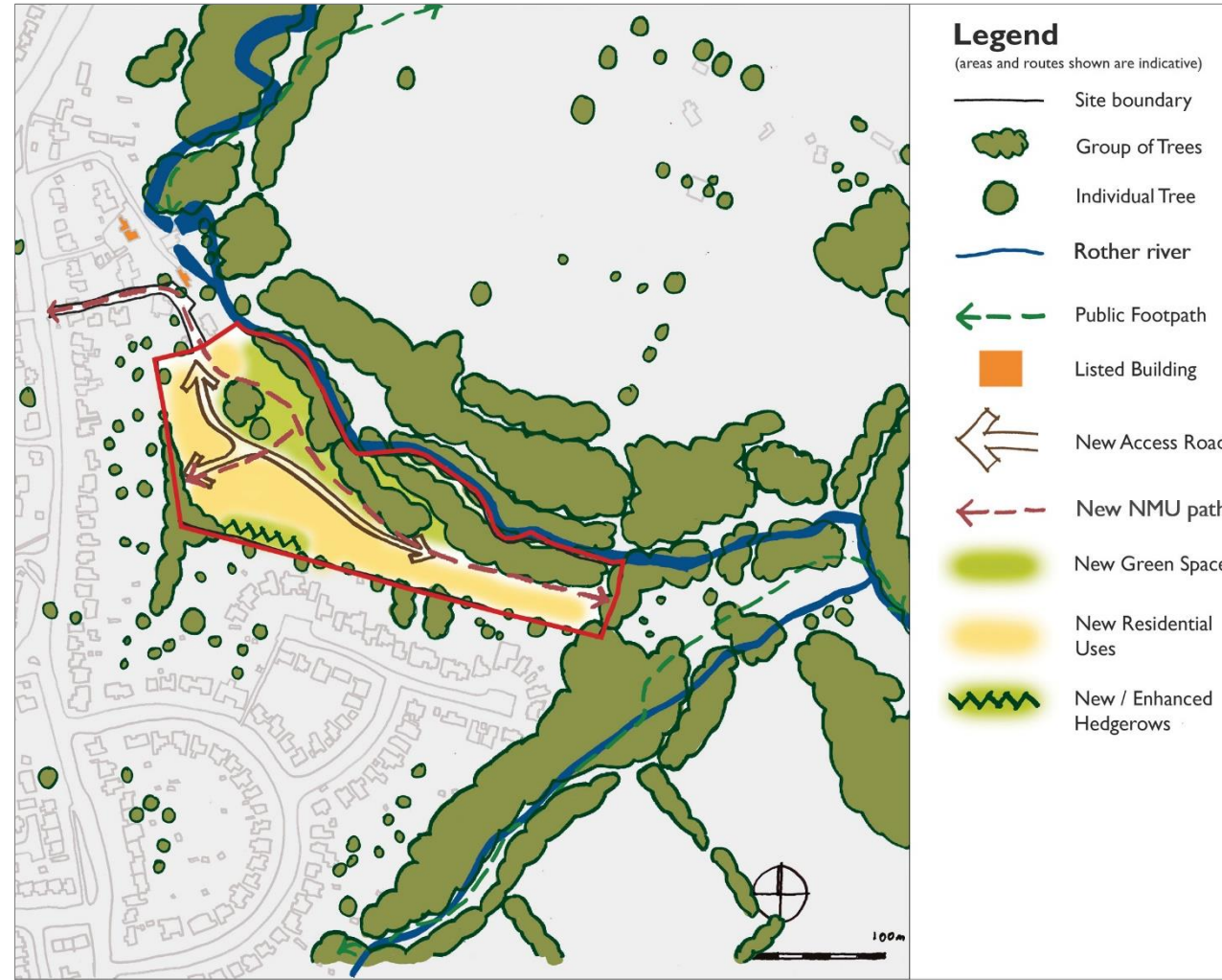
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## SCALE, MASSING & FORM

- Overall form of the development should appear informal with limited repetitive massing.
- New development / new landscape features should draw inspiration from the linear, horizontal planes of the river terraces and verticality of the wetland woods and its edge of settlement context.

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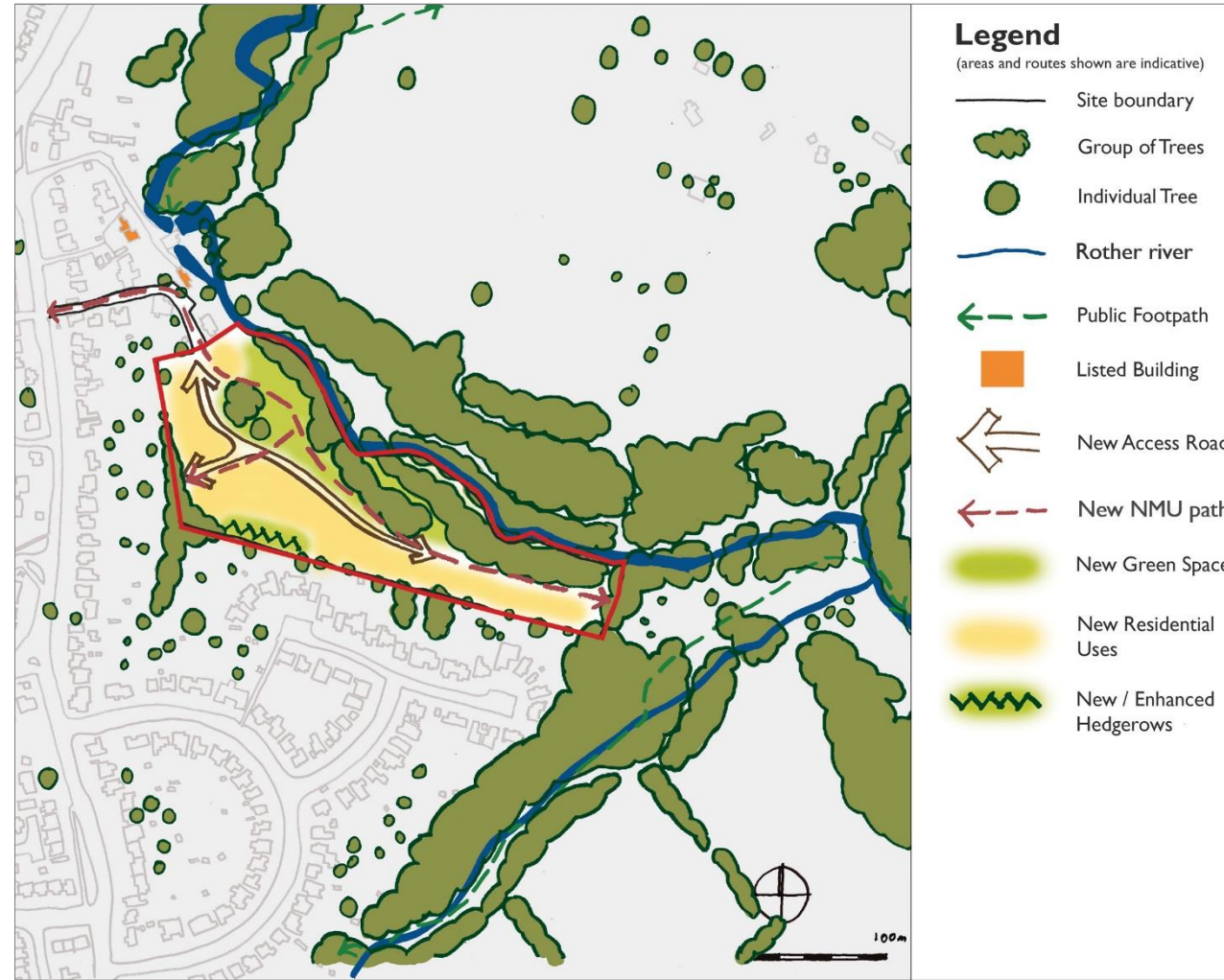
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## ARCHITECTURAL APPEARANCE & MATERIALS

- Use locally sourced, traditional building materials (red bricks, stones of the Weald, flint (not panels), render, timber weather boarding, clay roof tiles and natural (Welsh) slate.
- Will also consider contemporary interpretation of traditional oak timber framed construction.

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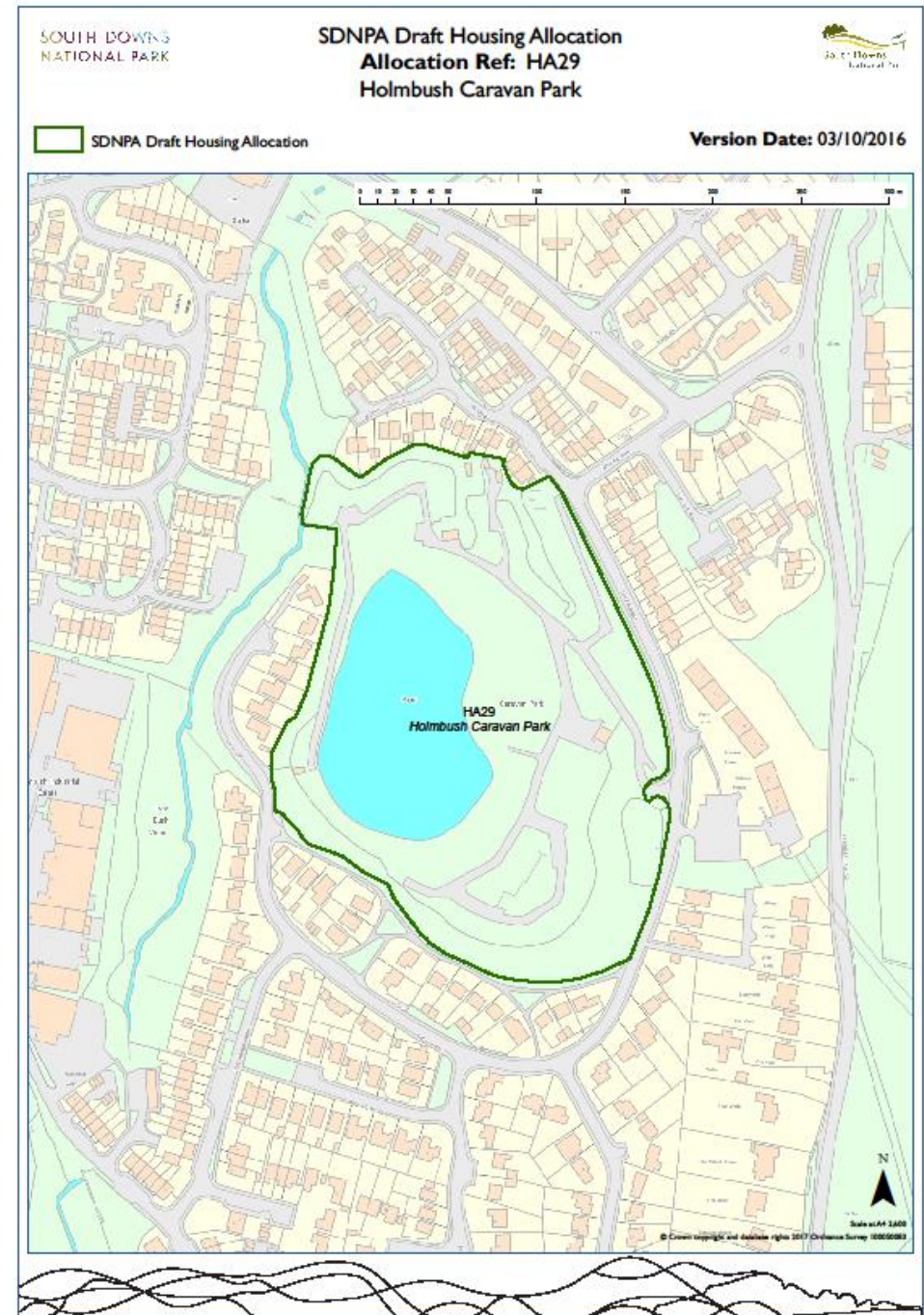
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JANUARY 2018





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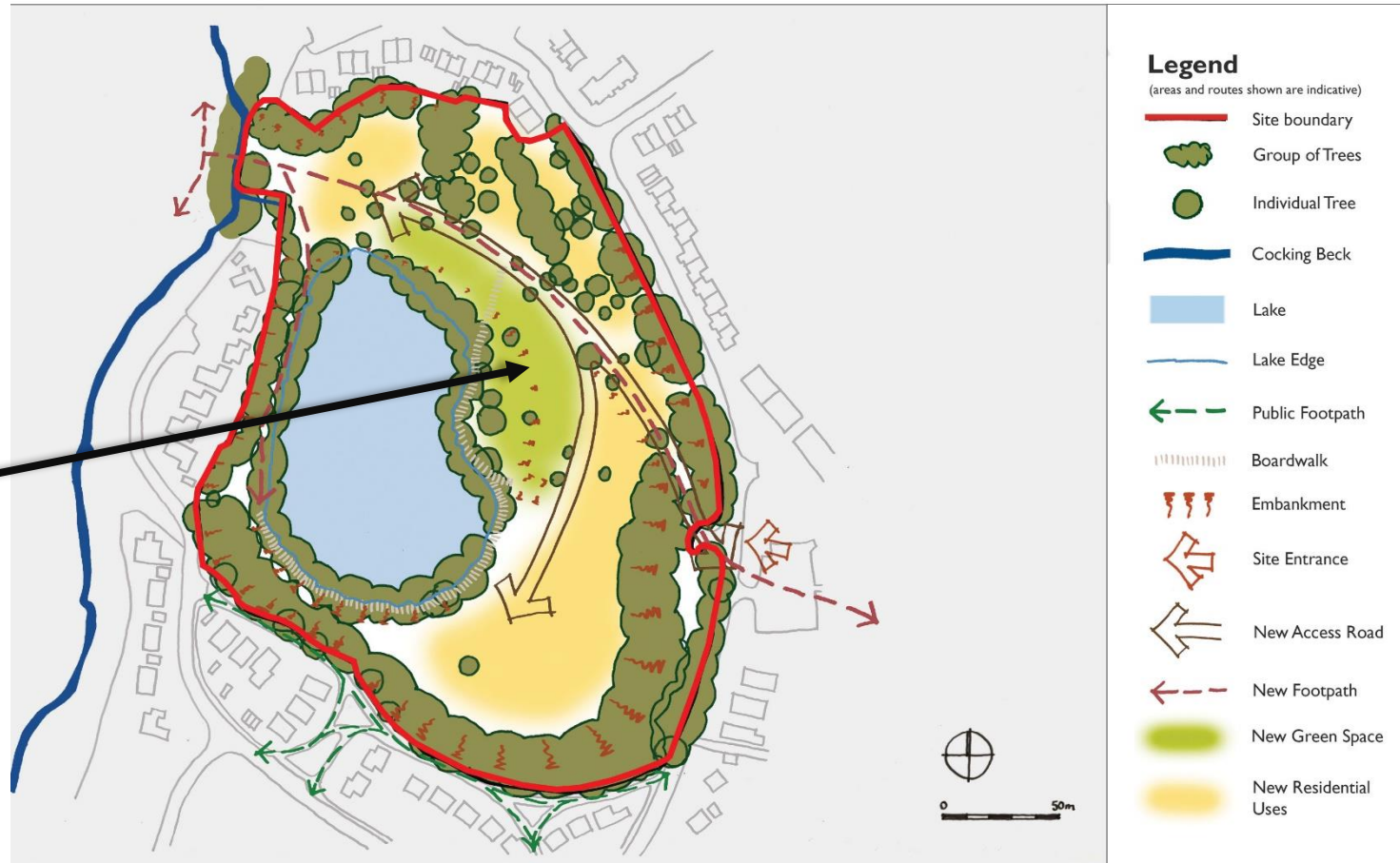
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# DESIGN PRINCIPLES DIAGRAM

- Provide a Sustainable Drainage System to ensure water quality.
- Enhance key landscape features, Support local wildlife species, maintain wildlife habitats and connectivity.
- Retain wooded edge and ridge-line.
- Re-use existing hard standing.
- Provide a central green communal space near lake.



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## ACCESS & CONNECTIVITY

- Connect trails to Jubilee Path and extension of Centurion Way.
- Provide NMU route around the lake.

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## USE & DENSITY

- Possibility of higher density due to the tree cover and 'bowl-like' topography of the site.

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## LAYOUT

- Informal development blocks to reflect woodland setting.

- Use a mix of parking typologies to ensure vehicles are not visually dominant.



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## SCALE, MASSING & FORM

Building heights should sit well below the height of surrounding trees,

reducing in height towards the lake side.

Introduce a distinctive and articulate built form that blends into the woodland backdrop.

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## ARCHITECTURAL APPEARANCE & MATERIALS

- A contemporary approach should draw inspiration from landscape character: gabled roofs and deep overhanging eaves to create a distinctive rhythm to the roofscape, reinforcing the verticality expressed by the trees with verandas and terraces expressing the horizontality of the lake and adjoining terraces.
- Use of contextually appropriate, locally sourced materials: wood for cladding as well as local bricks and / or stone.

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Building heights should sit well below the height of surrounding trees,

- Use a mix of parking typologies to ensure vehicles are not visually dominant.



**Recommendation: The Committee is recommended to:**

- 1) Subject to any comments of the Planning Committee being addressed (the wording of which is delegated to the Director of Planning in consultation with the Chair of Planning Committee) approve this draft Development Brief for consultation.**
- 2) Delegate authority to the Director of Planning, in consultation with the Chair of Planning Committee, to consider the results of the consultation, make any minor changes and then approve the Development Brief for development management purposes as a material consideration in the determination of planning applications. If major changes are required as a result of consultation a further report will be presented to Planning Committee.**

WEST SUSSEX COUNTY COUNCIL

# DEPOT AND FORMER BRICKWORKS

SITE, MIDHURST

**DEVELOPMENT BRIEF**  
SOUTH DOWNS NATIONAL PARK AUTHORITY  
JANUARY 2018



# SITE LOCATION



# DESIGN PRINCIPLES DIAGRAM





## DESIGN PRINCIPLES DIAGRAM

- 
- Legend**  
(areas and routes shown are indicative)
- Site boundary
  - Group of Trees
  - Individual Tree
  - Lake
  - Lake Edge
  - Public Footpath
  - Embankment
  - Site Entrance
  - New Access Road
  - Emergency Access
  - New Footpath For Non-Motorised Users
  - Safeguarded Non-Motorised Travel Route
  - New Green Space
  - New Residential Uses
  - New Complementary Uses



## LANDSCAPE & BIODIVERSITY

- Retain the site's industrial character.
- Alignment of the safeguarded track bed.
- DNS policy (SD8).
- Retain and enhance existing habitats through the site.
- Landscape strategy and management plan
- Provide learning through play spaces in a semi natural environment.

## ACCESS & CONNECTIVITY

- NMU links to Midhurst Common and Bepton Rd.
- Emergency vehicular / NMU access to Station Rd.
- Access should have a Sensitive interface between roads/ paths & wildlife.

## DESIGN PRINCIPLES DIAGRAM



## DESIGN PRINCIPLES DIAGRAM

- ## ACCESS & CONNECTIVITY

- ## USE & DENSITY



- WSCC Depot: Residential Brickworks: mix of complementary uses/ some residential.
- Retain or relocate Household Recycling Facility.
- Higher density more appropriate SE part of the site adjoining the southern boundary of the industrial estate.



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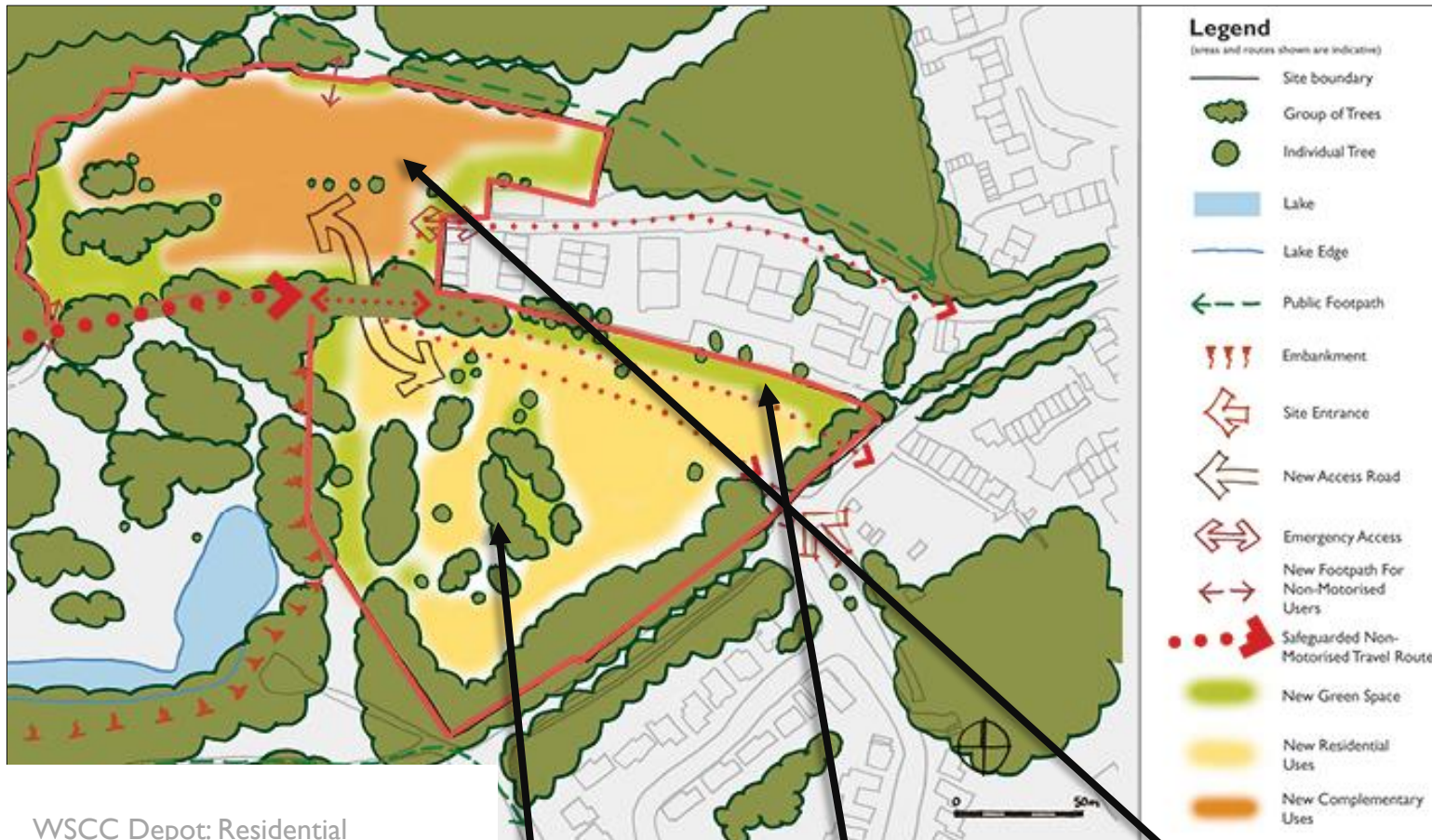
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## DESIGN PRINCIPLES DIAGRAM



## LAYOUT

- Use central cluster of trees as focus.
- Distinction between public and private spaces.
- Provide a landscape buffer to the industrial estate
- Look into: Retaining 2 goods sheds and 'Undergrounding' high voltage overhead power cables.

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## SCALE, MASSING & FORM

- New industrial sheds should be 1-2 storeys.

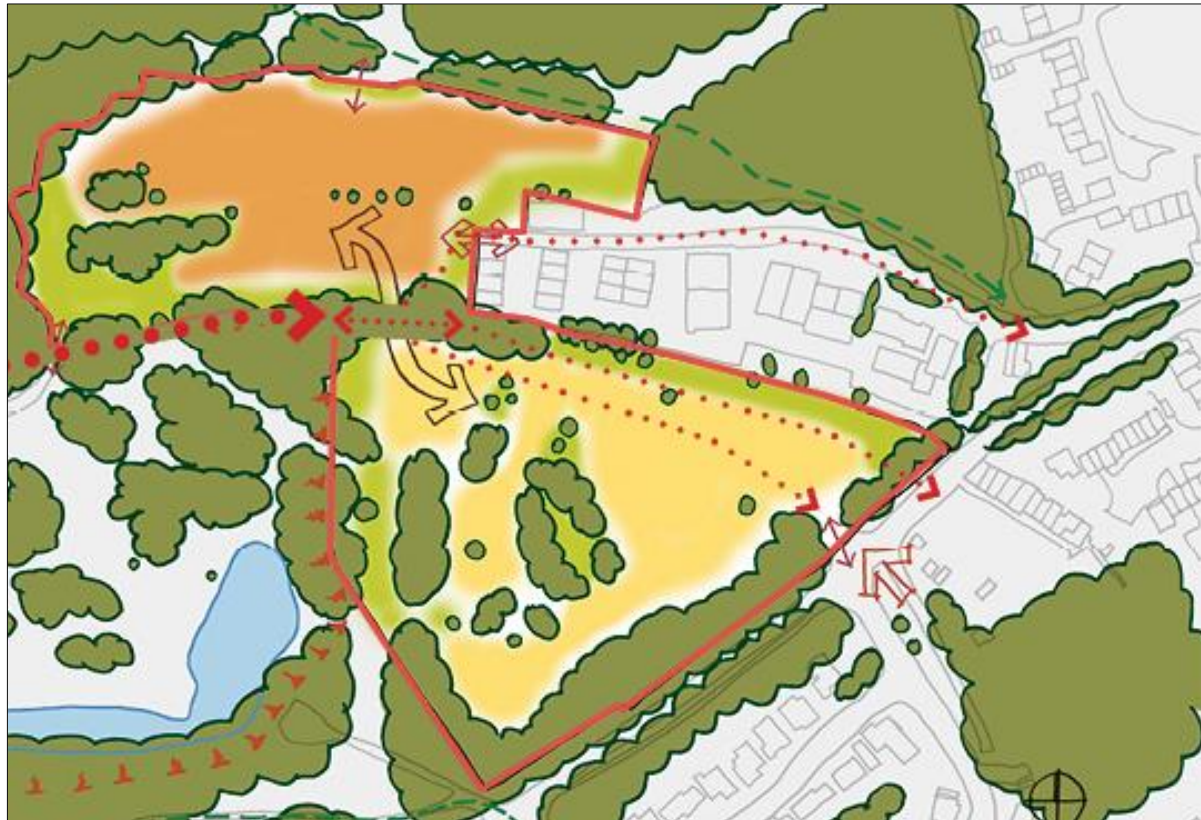
- Opportunity for other uses adjacent to the industrial estate.
- Be inspired by heathland/ woodland setting.
- Larger footprint blocks should integrate with existing industrial estate.



## DESIGN PRINCIPLES DIAGRAM

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- Architectural appearance/ detailing/ material choice/ colour palette should draw inspiration from woodland heathland areas of the site.
- Limit collective colour palette of materials to sit in harmony with the landscape setting of the site. Reuse existing materials where possible.
- To ensure an exemplary and high quality design, approach should be responsive to the site's distinctive characteristics, make reference to the local vernacular and not replicate the 'one size fits all' and 'county wide' approach to development.
- Plot boundary treatments should reflect traditional, locally distinctive treatments.

**Recommendation: The Committee is recommended to:**

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