LAND SOUTH OF LONDON ROAD

# COLDWALTHAM

**DEVELOPMENT BRIEF**

SOUTH DOWNS NATIONAL PARK AUTHORITY

MARCH 2018

# 1.00 PREFACE

The South Downs National Park was created in 2010 to 'conserve and enhance its natural beauty, wildlife and cultural heritage and to promote the understanding and enjoyment of the Park's special qualities'. The first of seven special qualities, identified following wide consultation, is 'Diverse, inspirational landscapes and breathtaking views'.

National Parks also have a duty to foster the economic and social wellbeing of communities within the Park. In nurturing the economy of the National Park we welcome development proposals that are well designed, responsive to their context and to the needs of local communities.

For these reasons the SDNP's Local Plan is landscape-led and Natural Capital based and seeks to raise expectations and standards for all developments in the Park.

Planning should play a significant part in delivering the Purposes and Duty and we believe it should be considered a great privilege to build in the National Park where we can reasonably expect to raise design expectations and standards. Our Design Review Panel are playing a big part in achieving these goals and I very much welcome the initiative we are taking in developing these development briefs.

Everyone at the National Park - officers, members and the Design Review Panel has the passion and commitment to achieve exemplary design standards and we look forward to seeing the completion of inspirational developments that truly conserve and enhance the landscape and character of the National Park.

Neville Harrison
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 8

## PART TWO - EVIDENCE AND ANALYSIS

2.00 SITE LOCATION 22
2.01 PHOTOGRAPHS OF THE SITE 23
2.02 LANDSCAPE LAYERS 25
2.03 LANDSCAPE HISTORY 26
2.04 CULTURAL HERITAGE 28
2.05 ENVIRONMENTAL DESIGNATIONS 29
2.06 ECOSYSTEM SERVICES 30
2.07 GREEN INFRASTRUCTURE OPPORTUNITIES 31
2.08 LANDSCAPE SENSITIVITY 32
2.09 PERCEPTUAL QUALITY 33
2.10 CONTEXT AND RELATIONSHIPS 33
2.11 SURROUNDING BUILT FORM 34
2.12 MOVEMENT AND CONNECTIVITY 35
2.13 SITE ANALYSIS DIAGRAM 37
2.14 A VISION FOR THE LAND SOUTH OF LONDON ROAD, COLDWALTHAM 38

## PART THREE - DESIGN PRINCIPLES

3.00 DESIGN PRINCIPLES DIAGRAM 41
3.01 DESIGN PRINCIPLES 42
3.02 CONCLUSION 49

## PART FOUR - BACKGROUND INFORMATION

4.00 KEY POLICIES 51
4.01 FURTHER READING 52
4.02 FIGURES AND REFERENCES 52
4.03 GLOSSARY 53

# INTRODUCTION

## PART ONE

# 1.01 THE STRUCTURE OF THIS DOCUMENT

We care passionately about how this site comes forward and creates a sense of place within its own right and as a wider part of the village picture.

We know that in order to drive toward quality place making we need to give guidance rooted in planning policy, being prescriptive in part, but allowing for interpretation and creative flair. That flair and success of place comes from understanding the:

- Policy Context
- Evidence
- Design Principles
- Background information

Therefore the Development Brief has four sections:

## PART ONE

### INTRODUCTION

- Explains the **Planning Policy** context 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, information on landscape, landscape history, ecology and cultural heritage, movement and connectivity and a site analysis diagram.
- Information in this section is illustrative and 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 puts forward key **design principles** specific to the site that result from following a 'landscape led' approach for the stie. They include:
  - i) Landscape and biodiversity;
  - ii) Access and connectivity;
  - iii) Use and density;
  - iv) Layout;
  - v) Scale, massing and form; and
  - vi) Architectural appearance and materials.
- A Design Principles diagram graphically represents some of the above information.

## PART FOUR

### BACKGROUND INFORMATION

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

# 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). The policy wording opposite is from the Pre-submission version of the Local Plan. This is subject to change as a result of the outcomes of the Local Plan examination.

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 of this document).

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.

**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;

Continued.

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.

SITE AREA:
8.1 hectares total
2.0 hectares of developable area

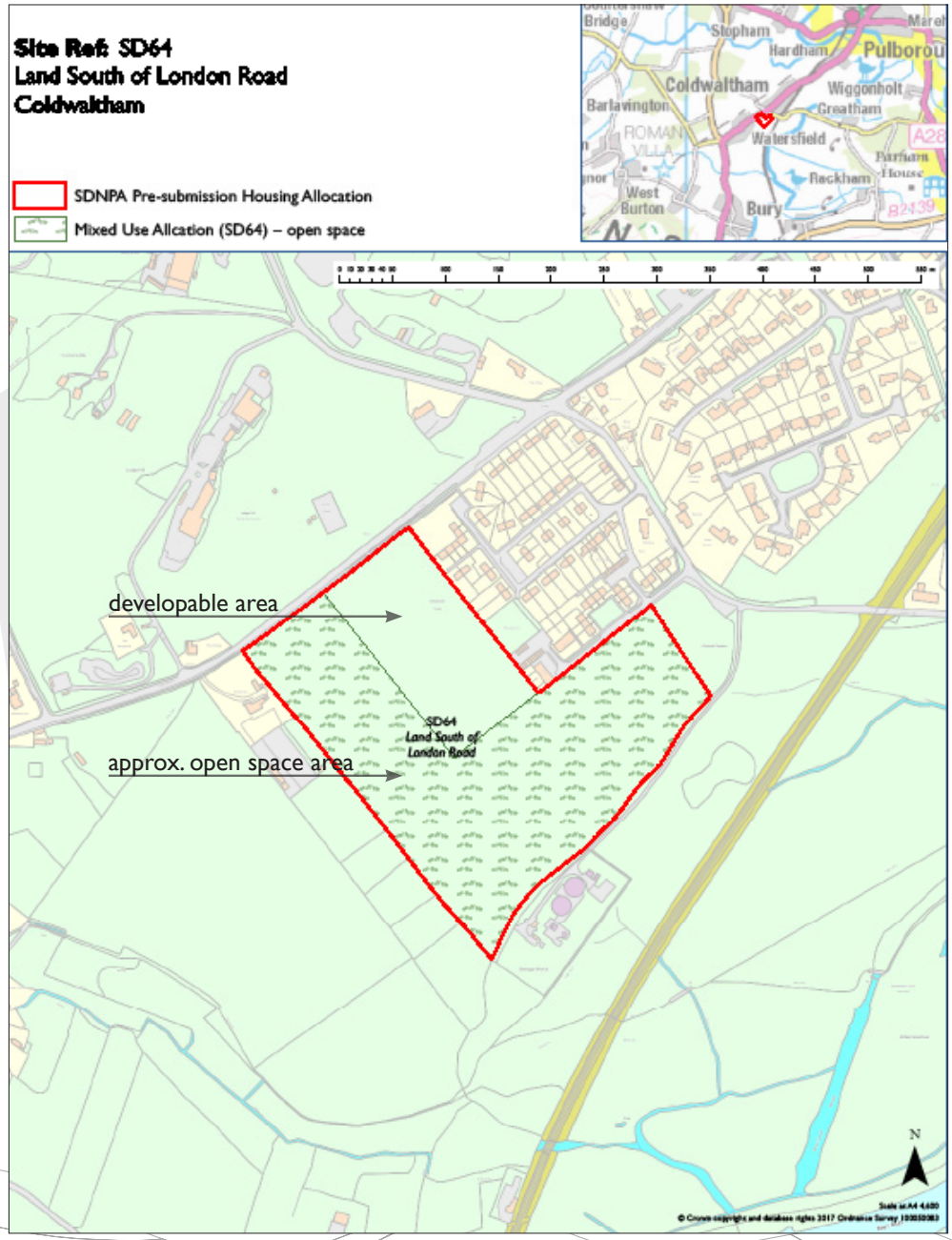
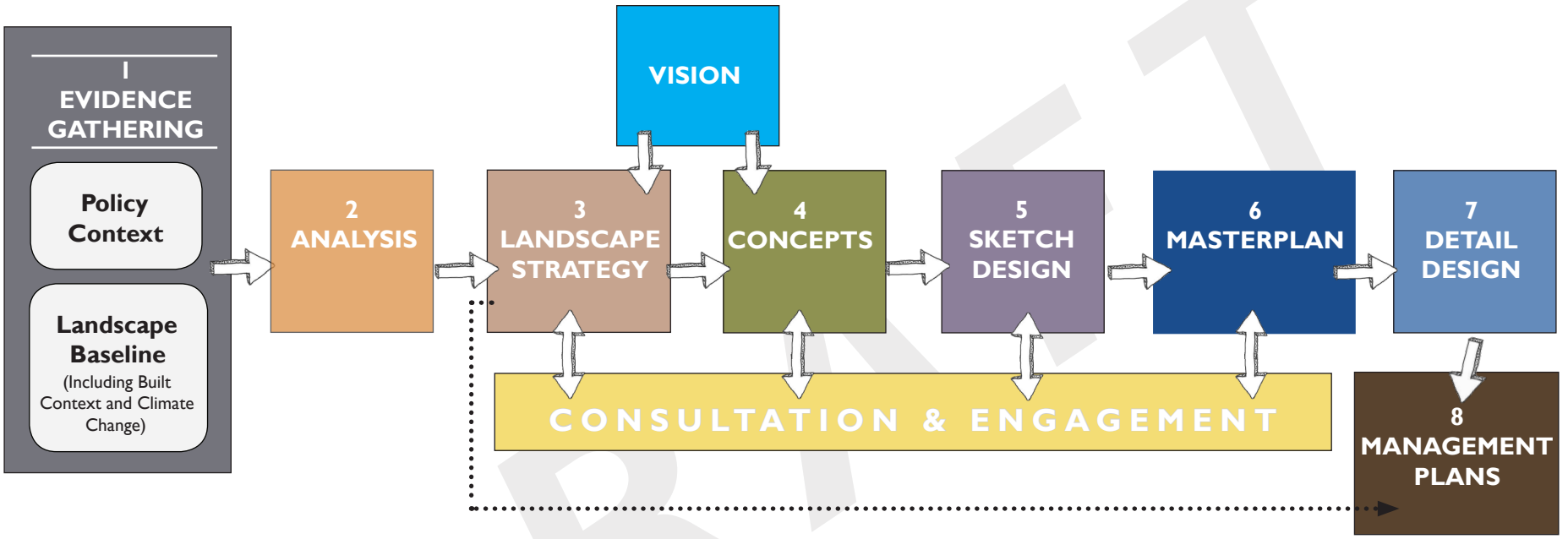



*Fig. 1*

# 1.03 GENERAL DESIGN PRINCIPLES




*Landscape-Led Design Approach Process Diagram*

*Fig.2*

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

- Design teams are expected to gather pertinent **evidence** before undertaking appropriate **analysis** of the site.
- The landscape evidence gathered from this analysis must form the heart of the design concept and should influence and inform a **VISION** for the site.
- The evidence and the vision should be referenced throughout these stages to ensure a truly landscape-led approach to design and must inform the development of a Landscape Strategy, initial concept drawings and sketch designs.
- Once the landscape strategy, concepts and sketch designs have been agreed with stakeholders and the Authority through an iterative process[5], a detailed masterplan should be produced which presents built form and includes landscape elements in a single plan. This process ensures integrated and holistic working and will require a designer/ design team to work collaboratively.

## 1. EVIDENCE GATHERING

Policy Context

Landscape Baseline

Building up an understanding of a landscape requires evidence to be gathered and interpreted. Alongside researching the Policy Context a Landscape Baseline, formed of layers of evidence, should together with the Policy generate a detailed knowledge of the landscape.

### 1a. UNDERSTANDING LANDSCAPE LAYERS

The site survey and desk top analysis must be carried out by the developer and provide an understanding of the following 'landscape layers':

- the geodiversity; geological and soil character;
- the local landform and water systems;
- the patterns formed by landscape elements;
- the habitats supported by landscape elements;
- how people and wildlife use the site; and
- the wider natural capital of the site.

### 1b. LANDSCAPE HISTORY

It is crucial to understand the history of a place through evidence such as maps and Historic Landscape Characterisation[1]. Layers of history are often represented as surviving landscape elements such as; parkland, ancient woodland, field boundaries and flora and fauna. Historic buildings and their settings, routes and spaces all create a sense of place and are themselves critical assets to be retained and enhanced.

### 1c. ECOSYSTEM SERVICES & GREEN INFRASTRUCTURE

A sustainable design will enhance the ecosystem services provided by a landscape whilst conserving its character. Enhancing services ensures the site's natural capital is retained. Green Infrastructure[2] (GI) describes the green and blue (water) landscape elements. 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 of any development.

## 1d. SENSITIVITY

Understanding 'landscape layers' is the basis for determining the inherent sensitivity of the landscape elements. Useful techniques are published in guidance such as *Techniques & Criteria for Judging Capacity and Sensitivity, (English Nature, 2002)*. The sensitive elements should be clearly identified, retained and enhanced through the scheme's design, ensuring they are still able to function and therefore generate ecosystem services.

## 1e. PERCEPTUAL QUALITIES

Landscapes are experienced by people. The perceptual qualities of a landscape make up a significant part of its character and must be identified. They can include:

- tranquillity;
- dark night skies[3];
- sense of place;
- associations (personal, cultural, art and poetry);
- colours;
- views and visibility; and

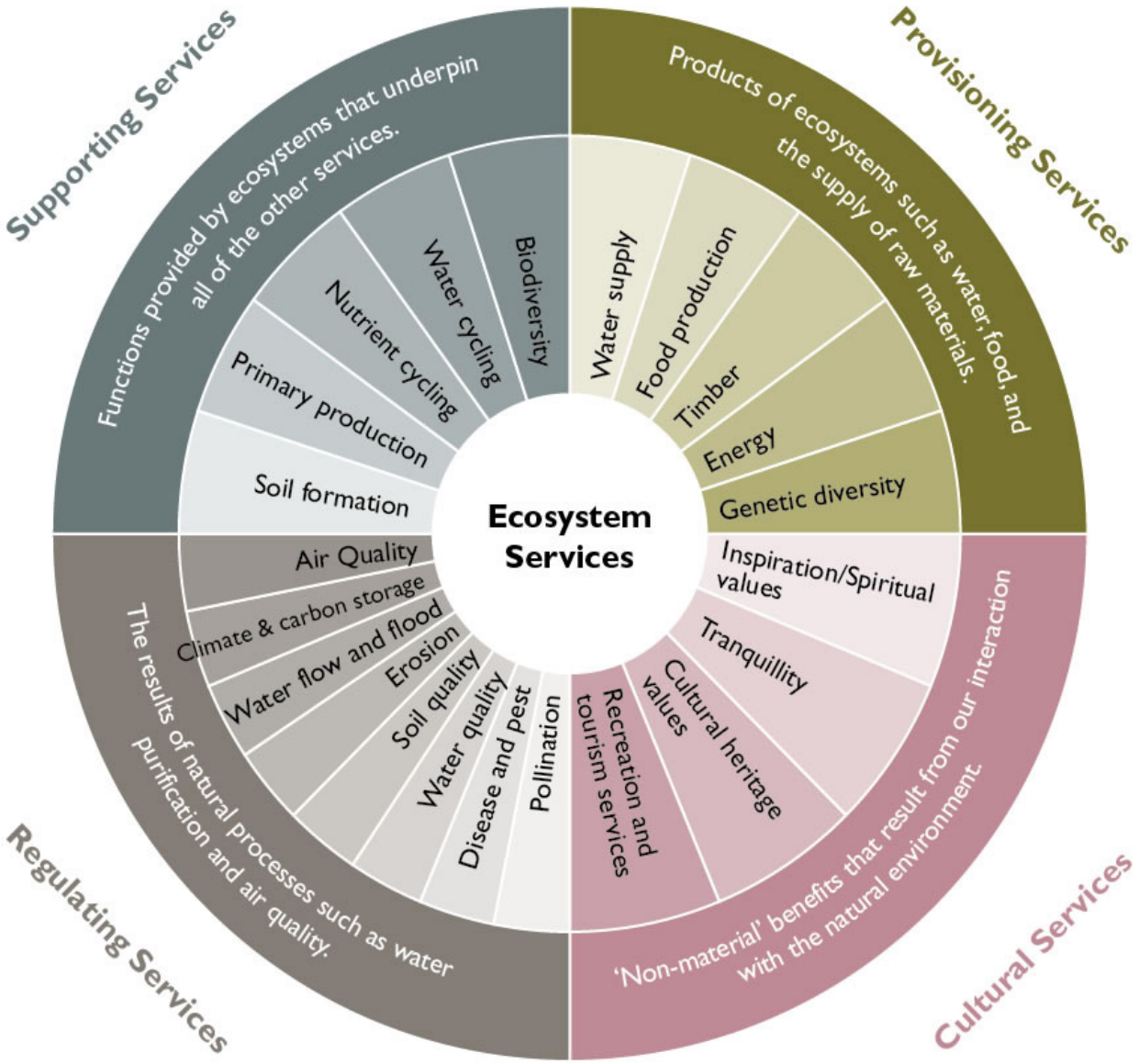



*Fig.3* Ecosystem Services in the South Downs National Park

## 1f. CONTEXT AND RELATIONSHIPS

It is important to identify relationships the site has with its surroundings, based on historical context, functional and visual factors. The settlement pattern, massing and connectivity of the site and context should be identified (e.g. in a figure ground plan); and understood together with important desire lines[4].

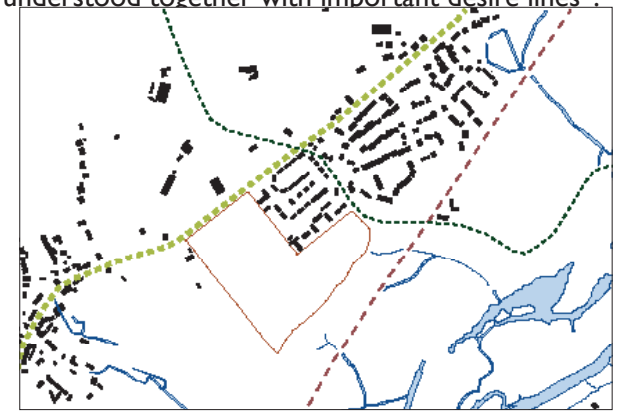


*Fig.4* An example of a figure ground (SDNPA)

## 1g. CLIMATE CHANGE

Evidence 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 provided and addressed through the design scheme.

# 2. ANALYSIS

The next stage of a landscape-led approach is to collate and interpret evidence to form the Landscape Baseline. The aim is to tell the story of the landscape, understand landscape character (patterns) and build an appreciation of the place as it is now. From this, an opportunities and constraints plan of the site and context can be produced.

## 2a. OPPORTUNITIES MIGHT INCLUDE:

- retaining, restoring or enhancing landscape elements and their ecosystem services;
- taking advantage of vistas or key views in or out;
- mitigating or adapting to climate change;
- enhancing movement networks;
- habitat creation, links and management;
- taking advantage of landform or water systems for distinctive placemaking; and
- attractive, locally distinctive built and landscape character to inspire good design.

## 2b. CONSTRAINTS MIGHT INCLUDE:

- retaining, conserving or enhancing landscape elements;
- impact on biodiversity;
- flooding constraints;
- visual sensitivities; protecting key views in or out (LVIA[6] recommendations);
- land, water or air contamination and noise;
- topography and hydrology;
- underground/overground services;
- access issues; and
- neighbouring sensitive land uses.

## 2c. CONTEXTUAL ANALYSIS METHODOLOGY

One way to approach contextual analysis is to set how a place works through understanding five key elements:

**Paths:** All relevant routes (people and animals).

**Nodes:** Focal points or intersections.

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

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

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

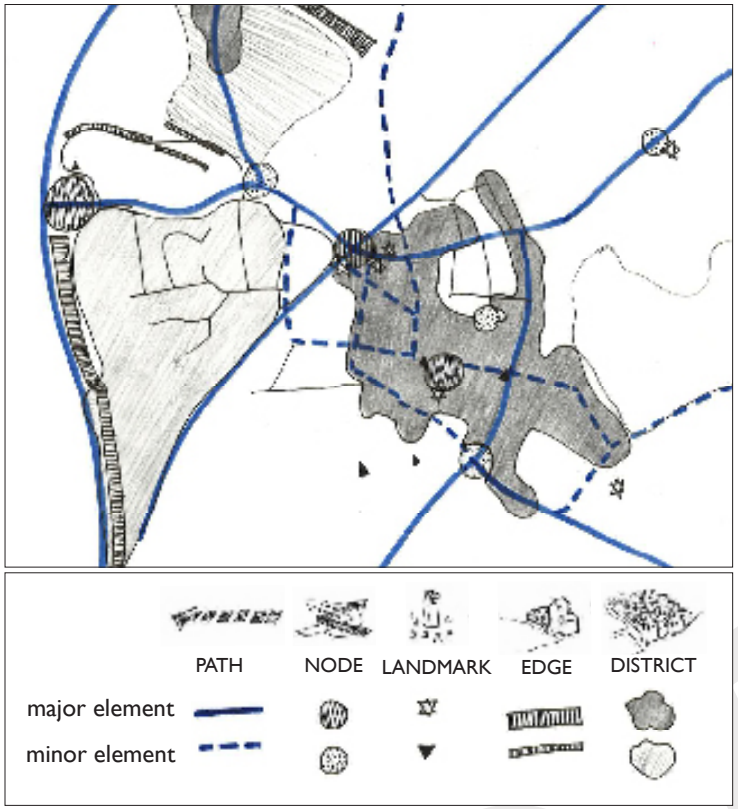



*Fig.5*

Contextual analysis diagram adapted from a Lynch analysis diagram.
(*The Image of the City- Kevin Lynch 1960*)

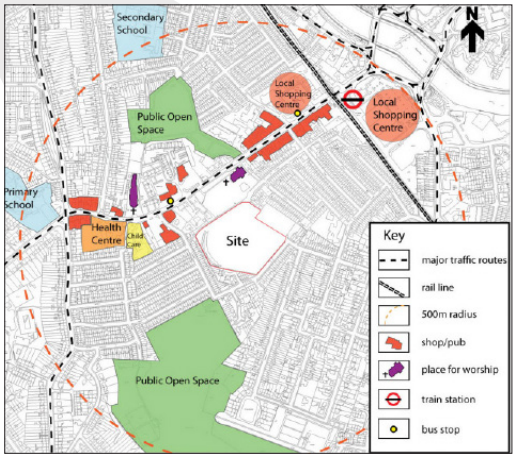



*Fig.6*

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

## 3. LANDSCAPE STRATEGY

### 3a. LANDSCAPE STRATEGY

Once the site analysis is complete, a Landscape Strategy, setting out the site and its context's key parameters, can be produced. The Landscape Strategy informs the design development of all stages and should use evidence from the Landscape Baseline and Policy Context to determine appropriate precedents, location of roads, built form, the mass and scale of development and so on.

In parallel, the LVIA[6] can be updated to demonstrate the (reduced) impacts as a result of using landscape evidence to inform decisions. The LVIA process is highly iterative and requires continual alterations to broad and detailed design to ensure minimal negative impacts on the landscape.

Once established, the Landscape Strategy can determine the layout design of development, ensuring maximum connectivity and the retention and enhancement of key habitats. The Landscape Strategy should be used throughout the scheme's design developments informing appropriate and characteristic mitigation measures.

The Landscape Strategy must show how people are able to access their surroundings and enjoy their local and wider landscape. This is part of the South Downs National Park's second purpose (refer to SDLP[7]).


*Fig.7*
An example of a landscape strategy is expresssed in a landscape framework plan (Exeter Design Guide)

## VISION

## ESTABLISHING A VISION

Following a thorough analysis of the Landscape Baseline for the site, informed by the Policy Context and with design parameters set out in the Landscape Strategy, the Vision for the site needs to be developed.

A Vision is a critical tool to drive the scheme's development going forward and should be drawn up in consultation with key stakeholders. The Vision needs to consider certain questions, such as:

- How will the design conserve and enhance 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 and delivered?

## 4. CONCEPTS

### 4a. LANDSCAPE ELEMENTS

Landscape elements identified at the Evidence Gathering stage and forming part of the Landscape Strategy and Vision, should now strongly inform the Concept Plan. Points to consider include:

**Retain** characteristic landscape elements (e.g. valuable trees, important views, historical routes);

**Embed** characteristic mitigation measures in response to the development impact (identified in the LVIA[6]);

**Restore** landscape elements or enhance (e.g. hedgerows or ponds) following identified established patterns in the landscape;

**Protect,** use protection measures for sensitive landscape elements and management to enable the continued function, of landscape elements;

**Renew** landscape elements and restore character, ensuring good placemaking and enjoyment of the National Park;

**Adapt** to climate change- ensure future proofing measures.

### 4b. DEVELOPABLE AREAS

As a result of undertaking detailed landscape analysis, approximate developable areas can now be identified.

### 4c. 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 whilst minimising impacts on identified landscape elements. Non-traditional access points may be required.
- The location of access routes through the site must respond to landscape character and ensure that there is space within the developable areas for viable blocks.
- Vehicular access must prioritise provision for non-motorised user movement.
- The character and treatment of all vehicular access roads must aim to reduce impact on the landscape.

### 4d. CONNECTIONS

- Concept plans must show how the proposals connect the site to the wider movement network for all users and incorporate obvious desire lines[4].
- Connections which serve biodiversity (e.g. bat foraging corridors or linked habitats, such as woodland or heathland) also need to be shown.
- The physical and cultural landscape context must inform appropriate new/retained connection patterns, e.g. existing or historical field patterns, hedgerows or historic routes.

### 4e. PRIMARY FRONTAGES

How development aims to achieve robust frontages should be presented at the Concept stage. Principles for addressing public spaces, main streets and areas of open space should show how they have achieved natural surveillance, a sense of enclosure and that they are located where public activity is focussed.


An example of a Concept Plan (Exeter Design Guide)
*Fig.8*

## 5. SKETCH DESIGN

### 5a. LANDSCAPE FRAMEWORK

Opportunities and constraints expressed in the Landscape Strategy for a site should dictate the fundamentals of a Sketch Design (block or layout plan). This plan should demonstrate 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 strategy 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 Strategy 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[8] and circulation and access arrangements should be integrated into the sketch design.


An example of a sketch design, block or layout plan (Exeter Design Guide) *Fig.9*

### 5b. ORIENTATION AND BLOCK STRUCTURE

Street pattern, distribution and size of open space and how places within the site are connected should be identified The principles of built form and enclosure must 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, microclimates and important views.

## 5c. STREET PATTERN AND DENSITY

Street patterns, density and storey heights should reinforce local character and facilitate good legibility.[9] 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 at the landscape edge.

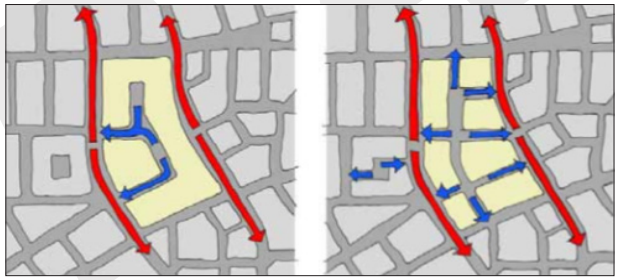
# 6. MASTERPLAN

## 6a. LANDSCAPE STRUCTURE

As with earlier stages of the design, the Masterplan should be rooted in the Landscape Strategy. Landscape elements that have been indicated in the Sketch Design must now develop to include more detail, distinguishing public and private spaces including private rear, front and communal gardens as well as plot boundaries. A rooftop Masterplan clearly demonstrating how the Vision has been translated into a detailed layout will be expected.

## 6b. ROUTE HIERARCHY

The Masterplan must show good permeability and how all genres of movement are supported (foot, cycle, wheelchair, buggy, mobility scooter, private car, refuse and emergency vehicles). The arrangement and design of buildings and spaces, including street widths, together with landmarks and vistas should indicate a route hierarchy to aid legibility.[9]



Poorly connected (left) and well connected (right) new street layouts (PUSH Quality Places SPD) *Fig.10*

## 6c. DEVELOPMENT ELEMENTS

The Masterplan must indicate:

- the numbers, sizes and location of residential accommodation;
- non-residential development proposals; and
- how the development will be serviced, including strategies for car and cycle parking, waste collection and enclosed storage of these; and
- emergency access.


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

## 6d. STREET DESIGN

The Masterplan must demonstrate how the arrangement of buildings and the space between them has created an attractive street composition and a high quality public realm.

- Perimeter block development with a clear distinction between active frontages which look onto the public realm and private elevations which have private space to the rear 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[2] function. There should be space for significantly-sized street trees and SuDS[8] 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.
- Street lighting must accord with the Dark Night Skies Policy (SD8)

## 6e. SCALE AND MASSING

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

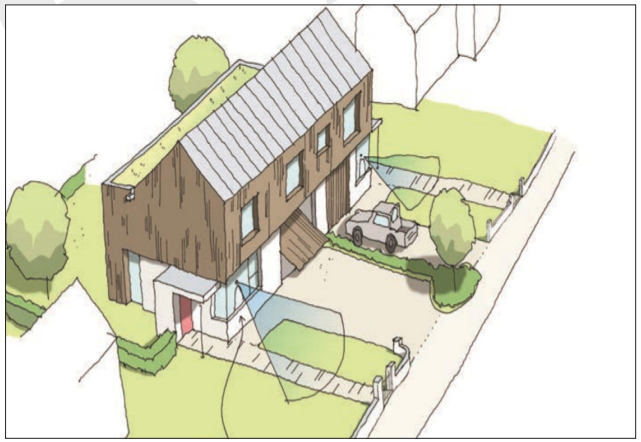
- How it reflects or complements existing built form (where appropriate) in the immediate vicinity and wider area.
- How it respects the surrounding properties, manages overlooking/privacy and provides adequate sunlight.
- How it responds to the site analysis (incl. paths, edges districts, nodes landmarks/key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

## 6f. SUSTAINABLE DEVELOPMENT

An initial sustainability strategy should propose measures for minimising $CO_2$ emissions and water use, achieving good SuDS[8], (via 3 stages of natural filtration) and the other issues covered in SDLP[7] Policy SD3.

## 6g. NATURAL SURVEILLANCE

All public space (streets, paths, open space and shared car parking areas) require natural surveillance and enclosure. Continuous, active building 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*

## 6h. 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 at side (drives and car ports), on street and small parking courts. Overly 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 must avoid creating 'dead' ground floor street frontages where there are not enough active room windows and doors.
- Unallocated on street car parking is space efficient and aids traffic calming but too much in one place has negative visual implications.

## 6i. OWNERSHIP AND MANAGEMENT

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

- private properties;
- owned and maintained by a group of occupiers;
- public open space;
- adopted by Highway Authority/service company; and
- maintained by management company or housing association.

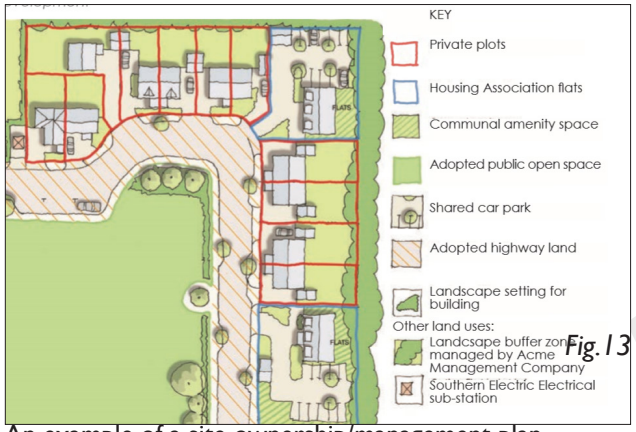



*Fig.13*

An example of a site ownership/management plan (PUSH SPD)

## 7. DETAIL DESIGN

### 7a. MATERIALS

External building material choice should follow a hierarchy in the following order of preference:

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

### 7b. 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. The National Park does not prescribe an architectural style (such as contemporary or traditional). The emphasis should be on the quality and execution of the design. This can be achieved using very high quality materials and design standards for a purely traditional approach; or using a contemporary architectural language with traditional materials; or with contemporary materials that reflect local settlement patterns, building forms, roofscapes and solid to void proportions.

### 7c. STREET PROPORTIONS

Building to street ratios should be appropriate to the setting, be informed by local character and reinforce street hierarchy to create a series of attractive places.

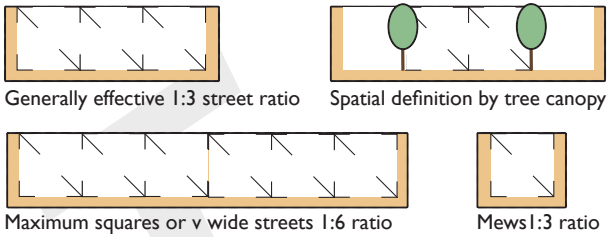



*Fig.14*

Examples of street ratios

### 7d. CORNER PLOTS

Corner plot buildings should address both public sides of the building with active room windows and en

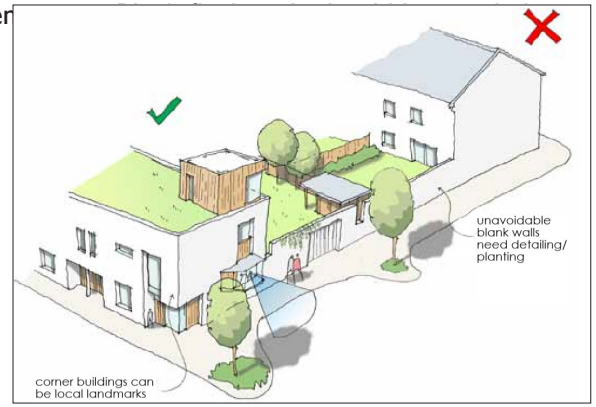



*Fig.15*

### 7e. DOORS AND ENTRANCES

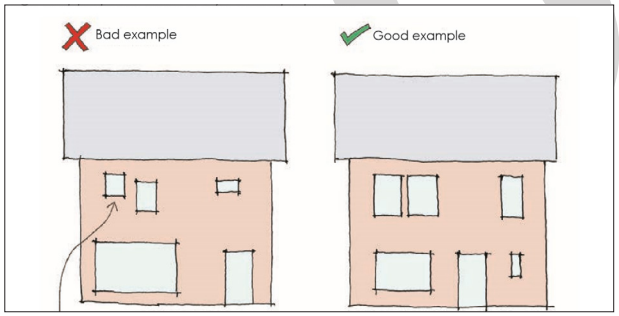
Main entrances should be located on the public side of the street and should be obvious through architecture and lighting to aid legibility without

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.

## 7f. WINDOWS

The window styles, materials and proportions of the local area should be referenced unless there is a compelling reason why 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*

## 7g. BOUNDARY STRUCTURES

- Evidence and analysis will have identified the character and materials used for traditional property boundary structures and associated pedestrian and vehicular gates. This evidence should be referenced for new structures which should be locally distinctive
- Hedge planting with picket or cleft chestut post and rail fencing (in line with a landscape strategy), may be an appropriate boundary treatment for rear or side gardens. Boundaries abutting public or semi-public spaces should be made from locally appropriate brick or stone and allow gaps for suitable wildlife movement. Larch lap or similar fence panels will not be appropriate in the public realm.

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).

## 7h. 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.

## 7i. SUSTAINABLE DESIGN METRICS

Demonstrate through SAP[10] 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 forms (rainwater harvesting, green roofs, rain gardens, swales, ponds, wetland,) in a detailed SuDS[8] strategy with reference to the CIRIA SuDS Manual metrics.

## 7j. SOFT LANDSCAPE

Planting should celebrate the place with a presumption towards local native species that reflects the local area. The use of exotic and non-native species should be minimised. Soft landscape details must be informed by the landscape strategy in terms of appropriate plant selection and should seek to maximise local habitat repair, consolidation and creation.

Ornamental landscape design and plant selection is only sometimes appropriate and even then should be strictly limited to areas close to buildings and formal spaces. Street and other public tree planting should include species or varieties appropriate to the scale of the space and the natural landscape of the area and should aim to meet the following 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

## 8a. 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 and water technology.

## 8b. DESIGN CODE

To ensure future design quality the production of a Design Code to accompany the masterplan will be encouraged. Design codes are especially important if ownership of the land is transfered after planning approval has been granted.

If it is deemed necessary to ensure the success of the scheme then a proportionate design code will be expected.

# 9. CONSULTATION & ENGAGEMENT

Early and active engagement with individuals, special interest groups, statutory undertakers and public bodies that have a stake in the site and the community is highly recommended as they will have good knowledge and an understanding of the area. This will maximise positive design changes, minimise likely opposition and ensure authentic collaboration.

Active engagement with local stakeholders through design workshops, focused contextual analysis, development of a Vision for the site and Concept design options will be beneficial to the design scheme. A more passive exhibition of developed design ideas can be perceived as token consultation where decisions have already been made.

Pre-application engagement with the SDNPA and with the SDNP 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 outcome.

# EVIDENCE AND ANALYSIS

## PART TWO

# 2.00 SITE LOCATION

This section provides initial analysis of the site and its context. This initial analysis supports some of the key issues to be addressed in development of this site, but further evidence and analysis will be required to support any development scheme. An indicative vision for the site has been provided which a developer is expected to explore and amend as required.


*Fig.17*

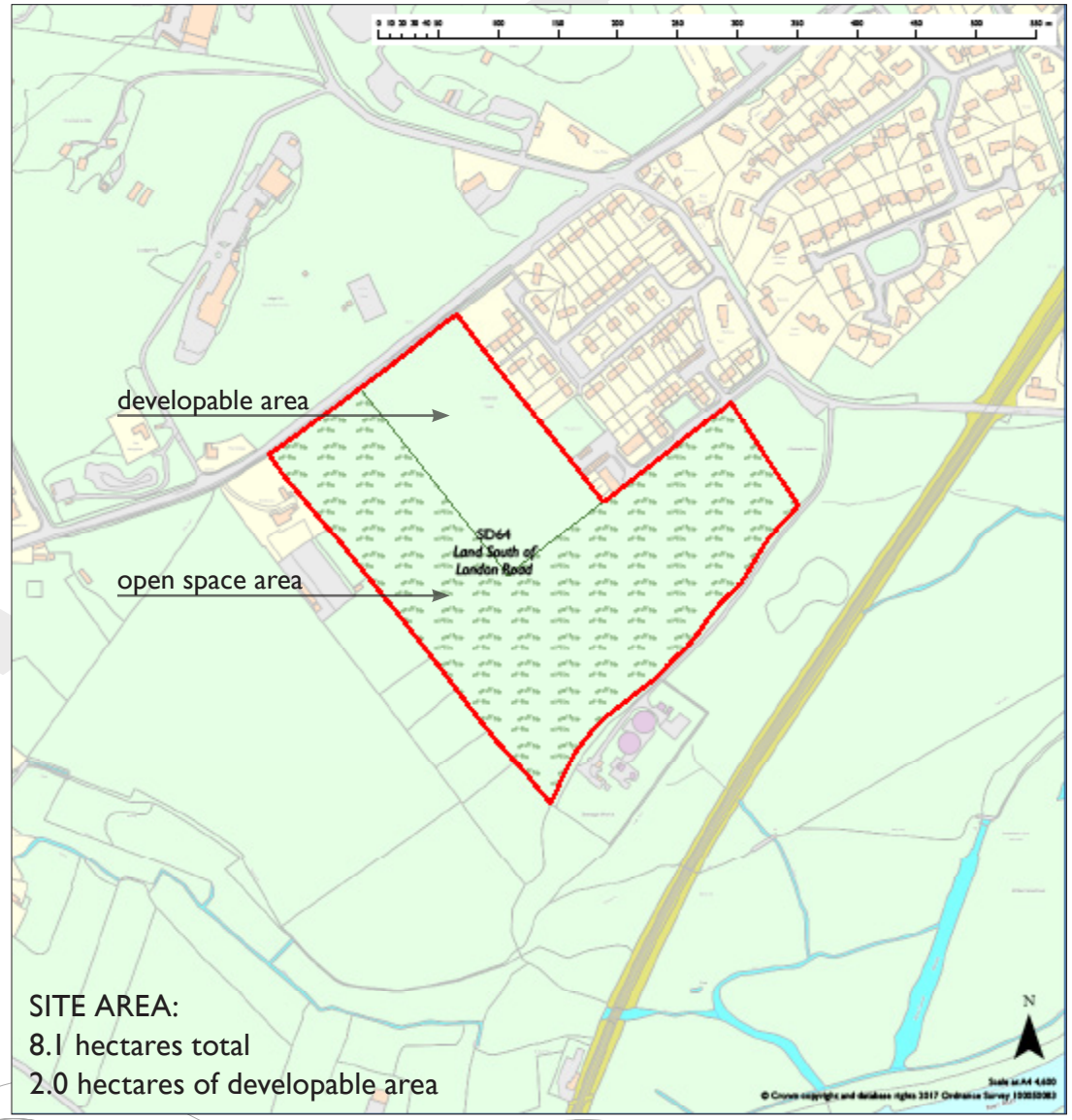



*Fig.18*

# 2.01 PHOTOGRAPHS OF THE SITE

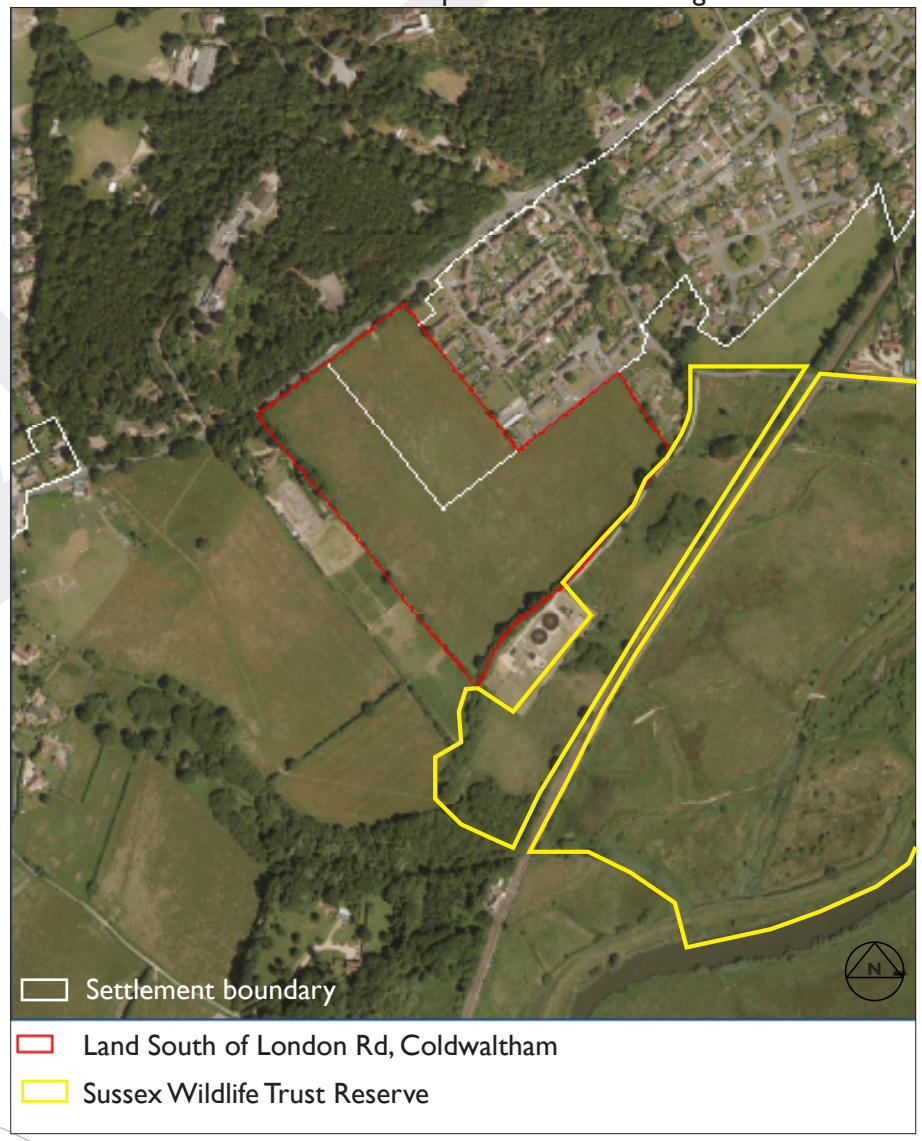
View of existing play area adjacent to the site


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

Site located between the Arun floodplain and wooded ridge.



# PHOTOGRAPHS OF THE SITE

View to the south east

View to the south

View to the west

View to the north west

# 2.02 LANDSCAPE LAYERS

The following is an initial assessment, further analysis is required from the developer as part of any development scheme.

SITE CONTEXT

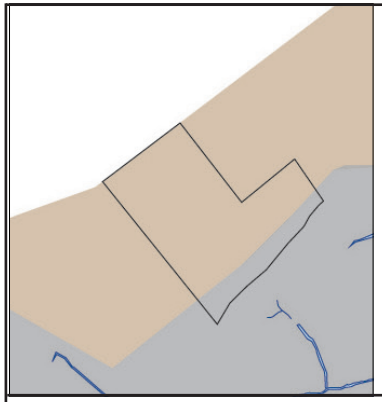
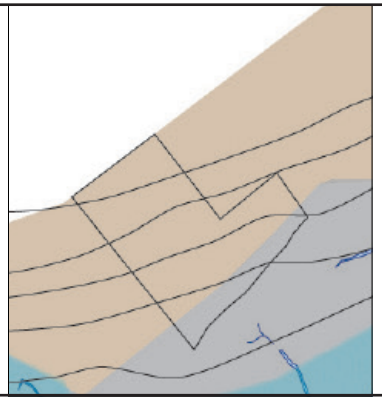
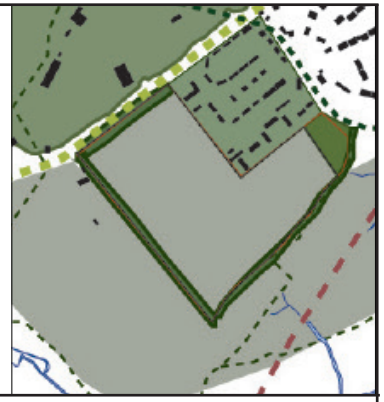
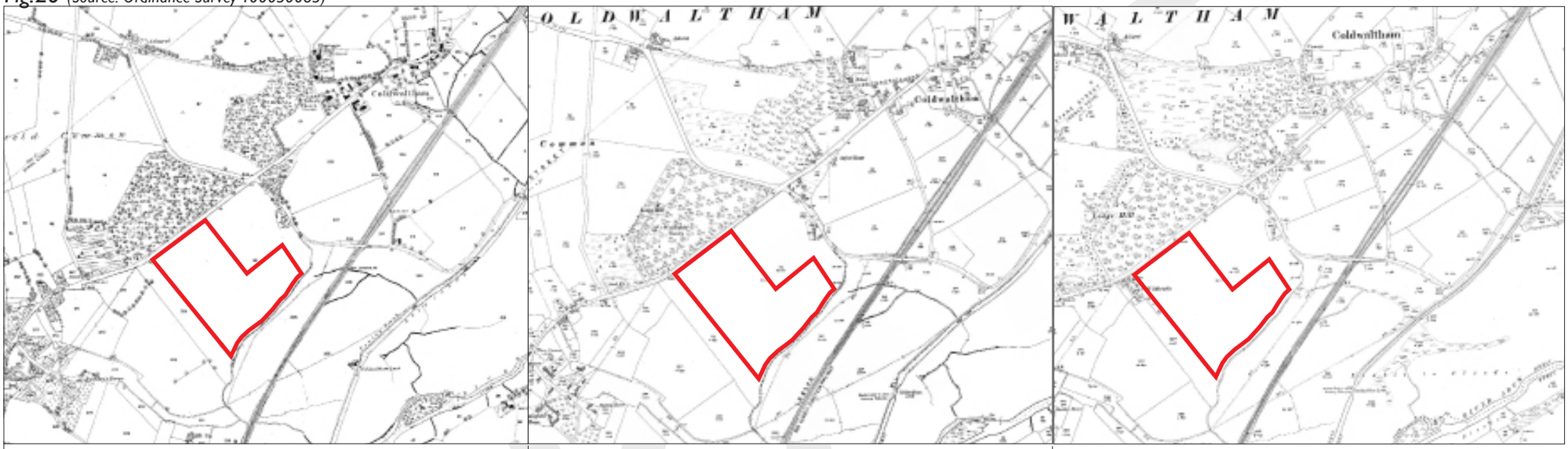
|  |  |  |  |  |
|---|---|---|---|---|
| GEOLOGY AND SOILS | TOPOGRAPHY & WATER | LANDSCAPE ELEMENTS | HABITATS | PEOPLE AND WILDLIFE |
| • Sandstone and mudstone geology.<br>• Wealden greensand National Character Area.<br>• Freely draining very acid sandy and loamy soils.<br>• Loamy and clayey flood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

*Fig.19*

# 2.03 LANDSCAPE HISTORY

*Fig.20* *(Source: Ordinance Survey 100050083)*



1876

1897

1911-12

The site is located in part of a transitional landscape between the wide 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 Mansio and the 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 at a 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.

# 2.04 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.

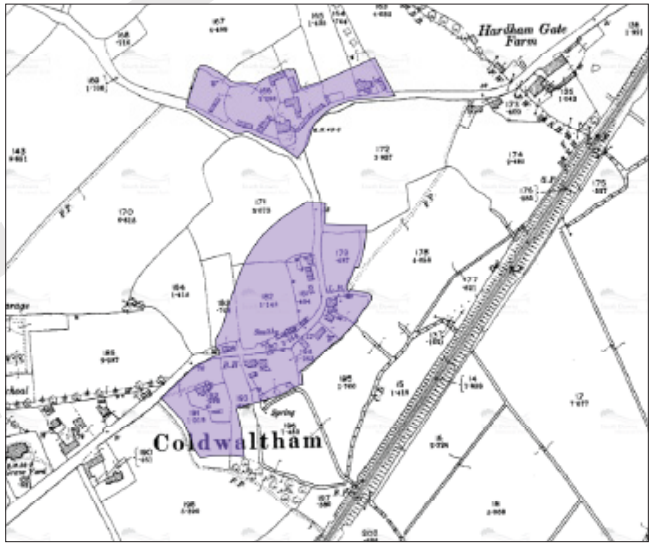



*Fig.22*

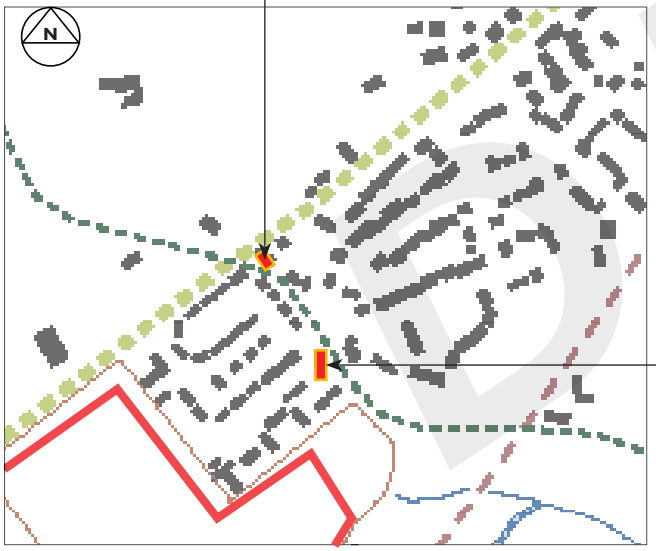



*Fig.21* Closest listed buildings to the site.

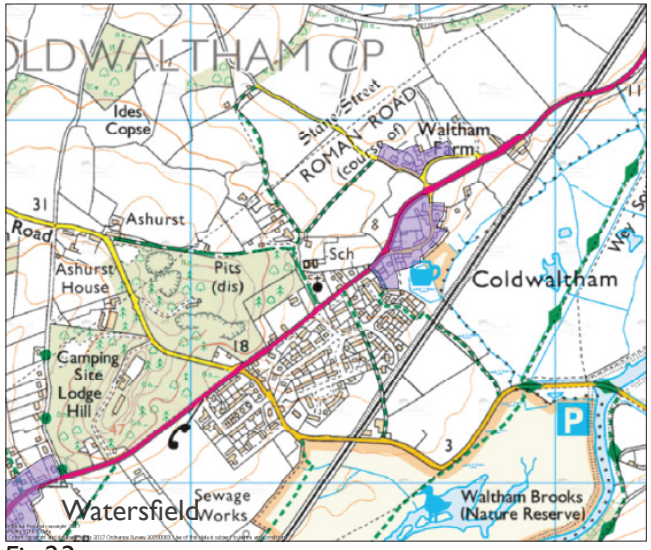



*Fig.23*

# 2.05 ENVIRONMENTAL DESIGNATIONS

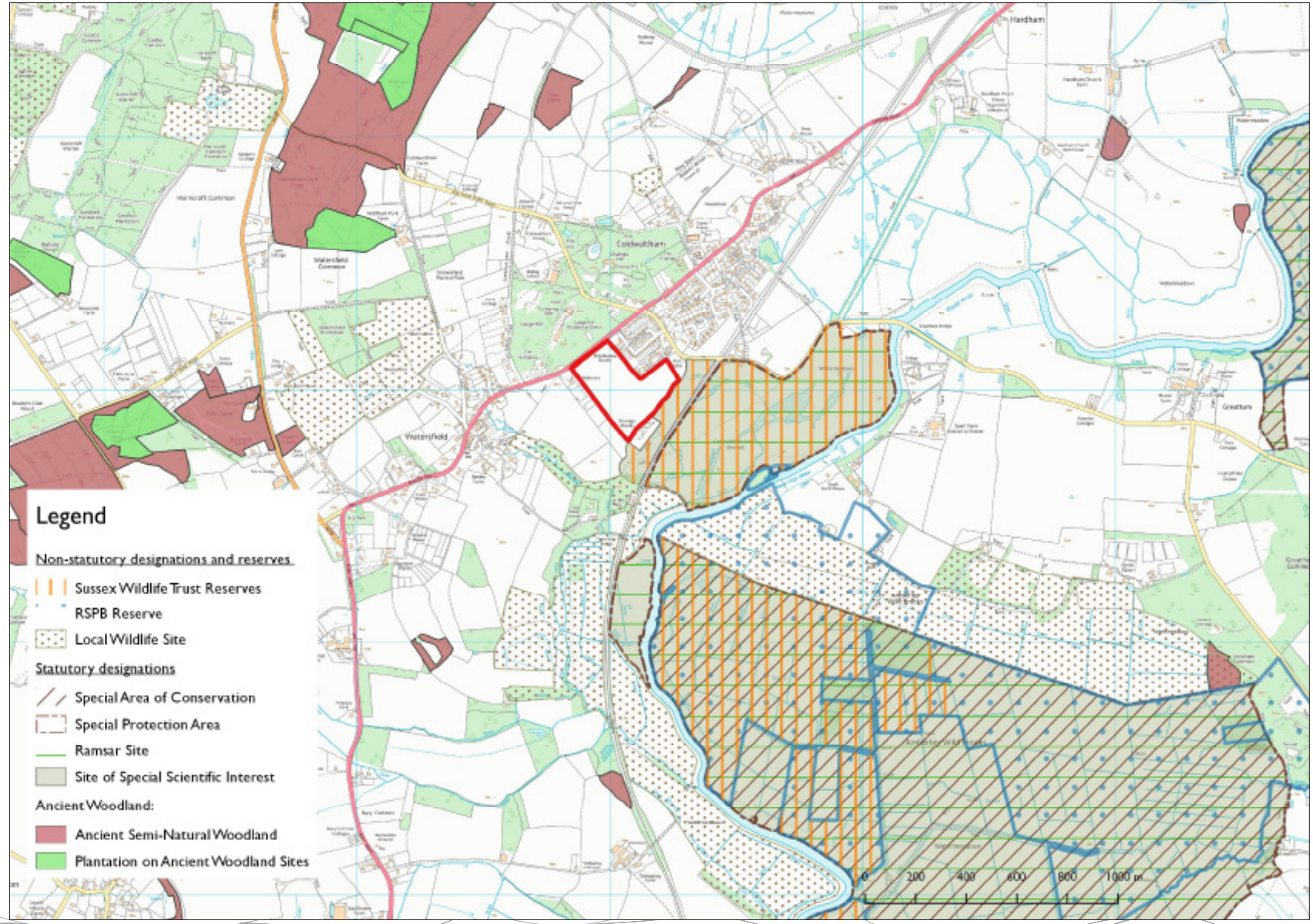



*Fig.24*

Although the site is not itself designated, it lies within an ecologically sensitive area as it adjoins a Site of Special Scientific Interest to the south with a Ramsar site, Special Area of Conservation, Special Protection Area and Local Wildlife Site designations over the railway line.

These designated sites have to be exceptionally well considered, in terms of recreational impact, access and biodiversity in any development scheme design.

# 2.06 ECOSYSTEM SERVICES

This site is relatively simple, formed of three main landscape elements. These elements drive the services delivered and therefore the benefits people gain from nature. Some of these benefits are highlighted below:

**The Field** – the grassland is species-rich therefore contributes significantly to; pollination, biodiversity and genetic diversity. The use of the field for low-input grassland is likely to support local water quality.

**Field Boundaries** – hedgerows/trees contribute to pollination, primary production, soil formation, biodiversity, air quality regulation, erosion regulation.

As a whole the site also contributes to many cultural services, such as tranquillity and inspiration/spiritual values.

**Wider Environment -** an internationally important nature reserve that contributes significantly to biodiversity.

The adjacent matrix shows an overview for the field and field boundaries on site. This information should be used to inform an understanding of value and therefore sensitivity (see section 2:09).

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

| ECOSYSTEM SERVICES / LANDSCAPE ELEMENT | Supporting Services | | | | | Provisioning Services | | | | | Regulating Services | | | | | | | | Cultural Services | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Soil Formation | Primary Production | Nutrient Cycling | Water Cycling | Biodiversity | Water Supply | Food Production | Timber | Energy | Genetic Diversity | Air Quality Regulation | Climate Regulation & Carbon Storage | Water Flow & Flood Regulation | Erosion Regulation | Soil Quality | Water Quality | Disease & Pest Regulation | Pollination | Inspiration/ Spiritual Values | Tranquillity | Cultural Heritage Value | Recreation & Tourism Services |
| FIELD SYSTEMS | | | | | | | | | | | | | | | | | | | | | | |
| WOODS / TREES | | | | | | | | | | | | | | | | | | | | | | |
| ROADS / RIGHTS OF WAY | NONE ON SITE | | | | | | | | | | | | | | | | | | | | | |
| SETTLEMENTS / BUILT FORM | NONE ON SITE | | | | | | | | | | | | | | | | | | | | | |

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

# 2.07 GREEN INFRASTRUCTURE OPPORTUNITIES

Existing GI within and around the site contributes to landscape character and includes;

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

OPPORTUNITIES INCLUDE:

1. Sensitively removing any non-native/invasive species which might pose a threat to neighbouring wildlife sites.
2. Reinforcing existing hedgerows with native, characteristic and local provenance species.
3. The western boundary should be managed as a thicker and taller hedgerow/treeline to support landscape character.
4. The visual impact of the edge of the new development can be minimised whilst generating multiple benefits, through the use of characteristic hedgerows, tree planting and/or green walls for example.
5. Using native species which have the most positive impact upon air quality along the road edge.
6. Using planting within the newly created street-scene to support SuDS, provide connectivity for wildlife and help to reduce the visual impact of the development.
7. Providing enhancements by creating multifunctional pedestrian and/or cycling links toward Coldwaltham through the existing development. Integrating new native or non-native naturalised, characteristic tree planting along this route.
8. Providing enhanced pedestrian access to link to the existing footpath network as above. This access must be characteristic in pattern and form.
9. Use green roofs to support water management and to help to integrate wildlife into the new development whilst minimising the extent of built form in sensitive views.
10. Complementing the existing and surrounding biodiversity in garden and open space design.

# 2.08 LANDSCAPE SENSITIVITY

Following the approach set out in section 1.03 General Design Principles, this section provides an initial overview of landscape sensitivity at the site. Further analysis will be required to support any development scheme.

## 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 and local landscape 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 relative 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 SURROUNDING BUILT FORM

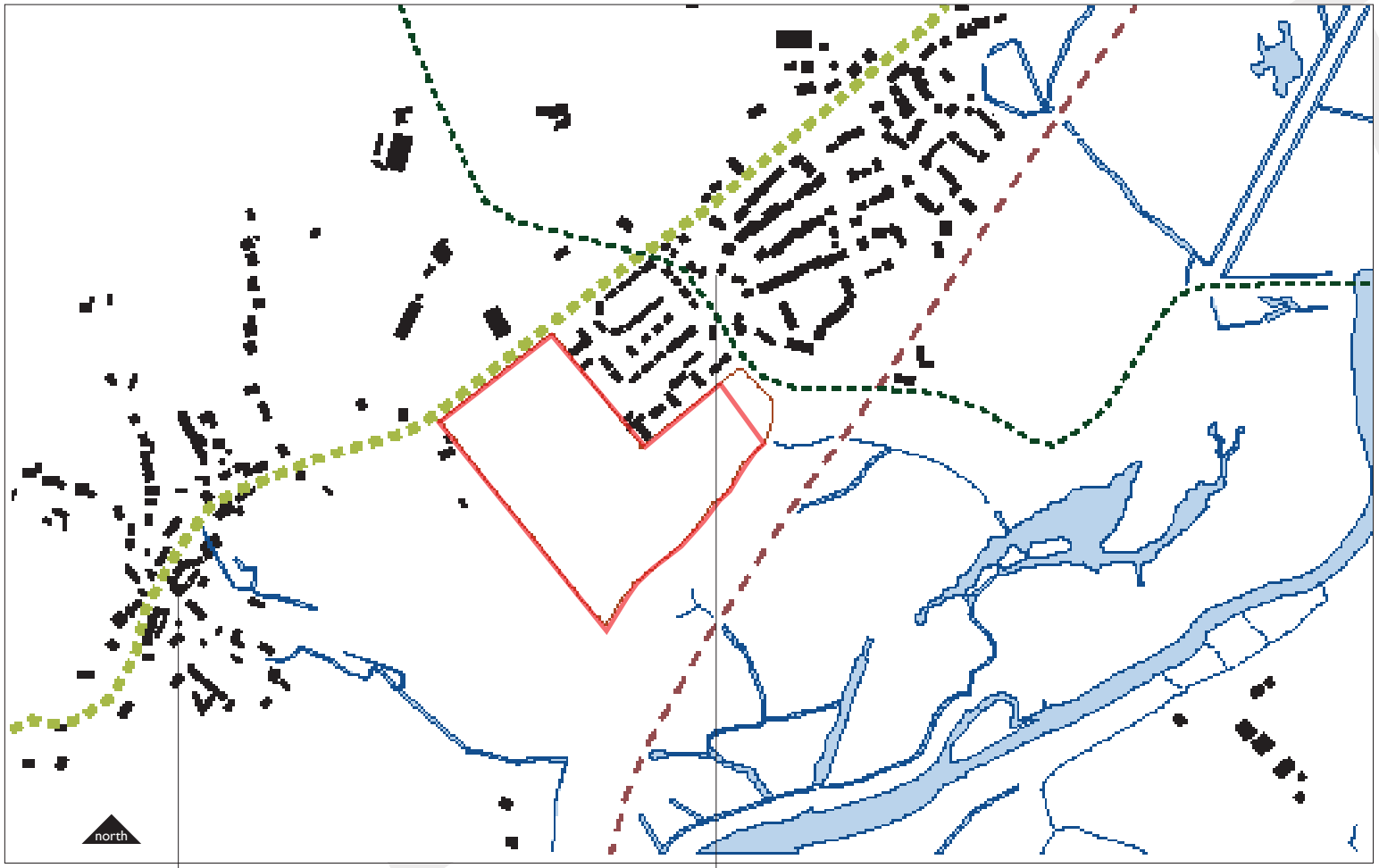



*Fig.26*

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 ensure a clearly defined edge to Coldwaltham.

# 2.12 MOVEMENT AND CONNECTIVITY

In addition to robust 'urban design' principles in relation to the public realm (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 be linked to the existing Public Rights of Way network.
- NMU access is required to Brookland Way and Brook View.
- An appropriate landscaping treatment to all routes should be applied to retain a rural character.

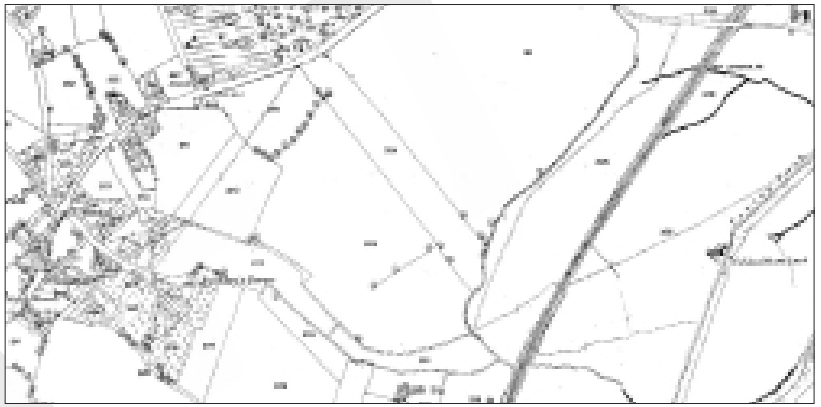


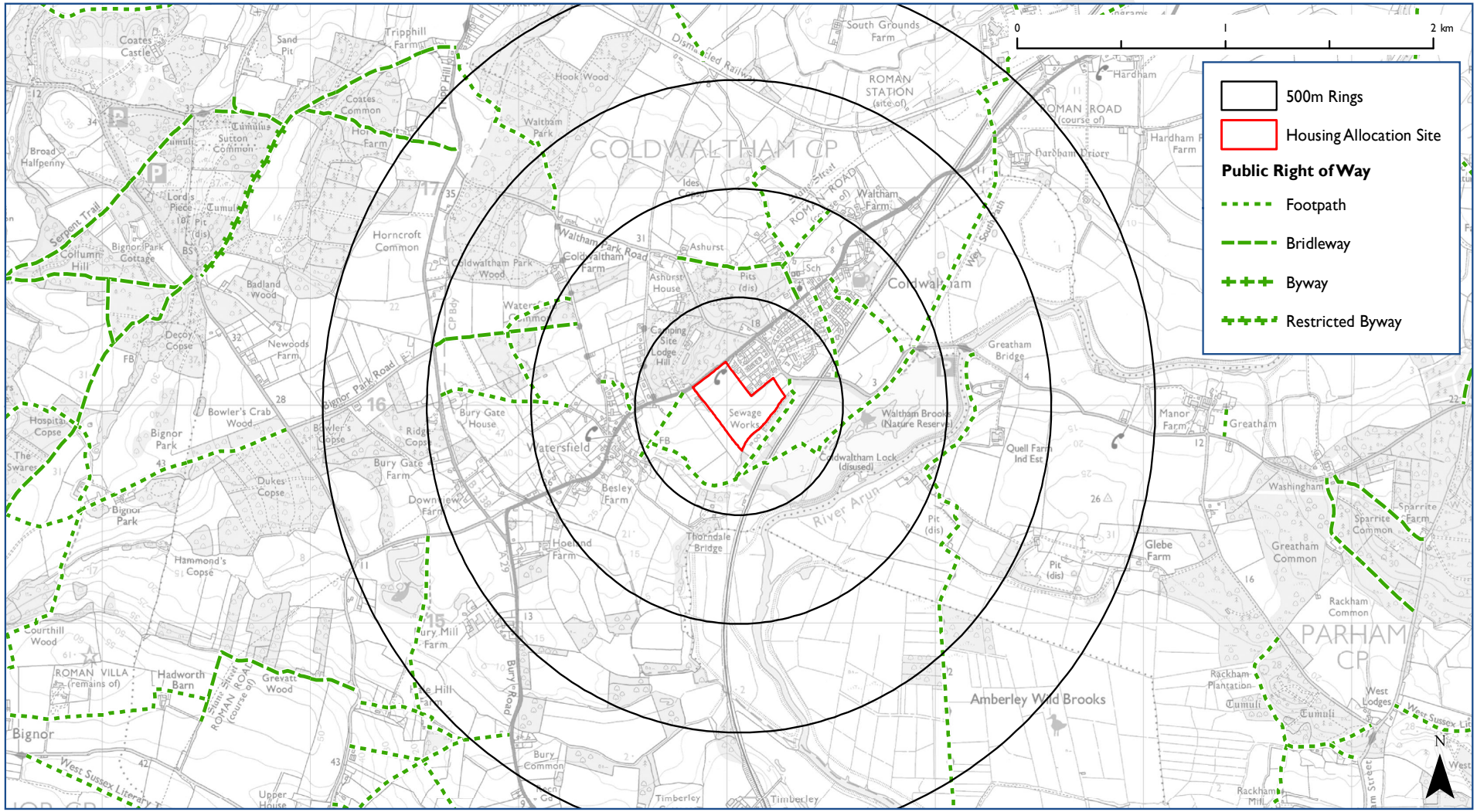
*Fig.27*

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.

# Non-motorised User Network, Coldwaltham

## Land South of London Road








Scale at A4 1:25,000

*Fig.28*

# 2.13 SITE ANALYSIS DIAGRAM

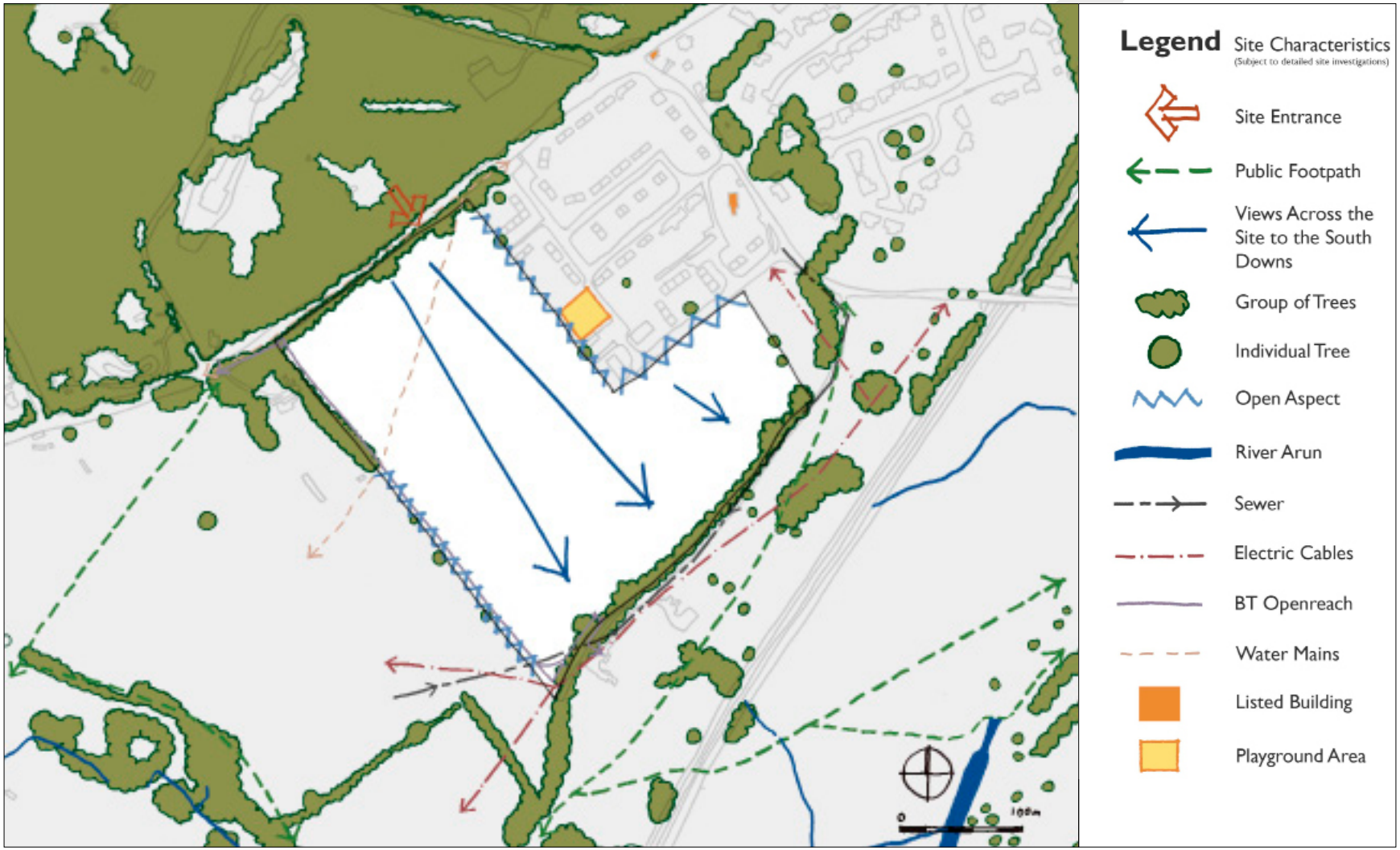



*Fig. 29*

# 2.14 A VISION FOR THE LAND SOUTH OF LONDON ROAD, COLDWALTHAM.

Following the collation of evidence including the landscape baseline, the analysis of that evidence and the formulation of a landscape strategy, a Vision for what the development should deliver on this site needs to be articulated and agreed.

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 required to engage with key stakeholders to consider and develop their own vision for the site.**

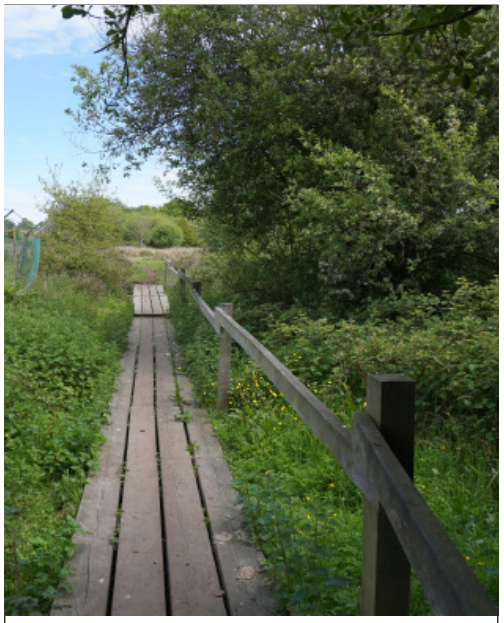
## VISION

*Coldwaltham's newest development sits within a highly sensitive landscape. To the south-east, the wide River Arun floodplain supports a wealth of internationally important habitats and species. These protected sites have strongly influenced the development's design, creating a sensitive scheme which minimises recreational impacts whilst achieving an improvement in biodiversity.*

*A mix of housing types have served local needs and supported social interaction, integrating new and existing communities. The community enjoy a variety of open space, including informal open space in the adjacent meadow, and a village shop, providing places for neighbours to meet and socialise.*

*The development has not only met the purposes and duty of the National Park but has supported the enjoyment and understanding of the National Park for the wider community. It is a positive example of landscape-led placemaking.*

## KEY PRINCIPLES OF THE VISION



**Homes have a direct connection to nature without compromising the integrity of these resources.**

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

**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.**

# DESIGN PRINCIPLES

## PART THREE

# 3.00 DESIGN PRINCIPLES DIAGRAM

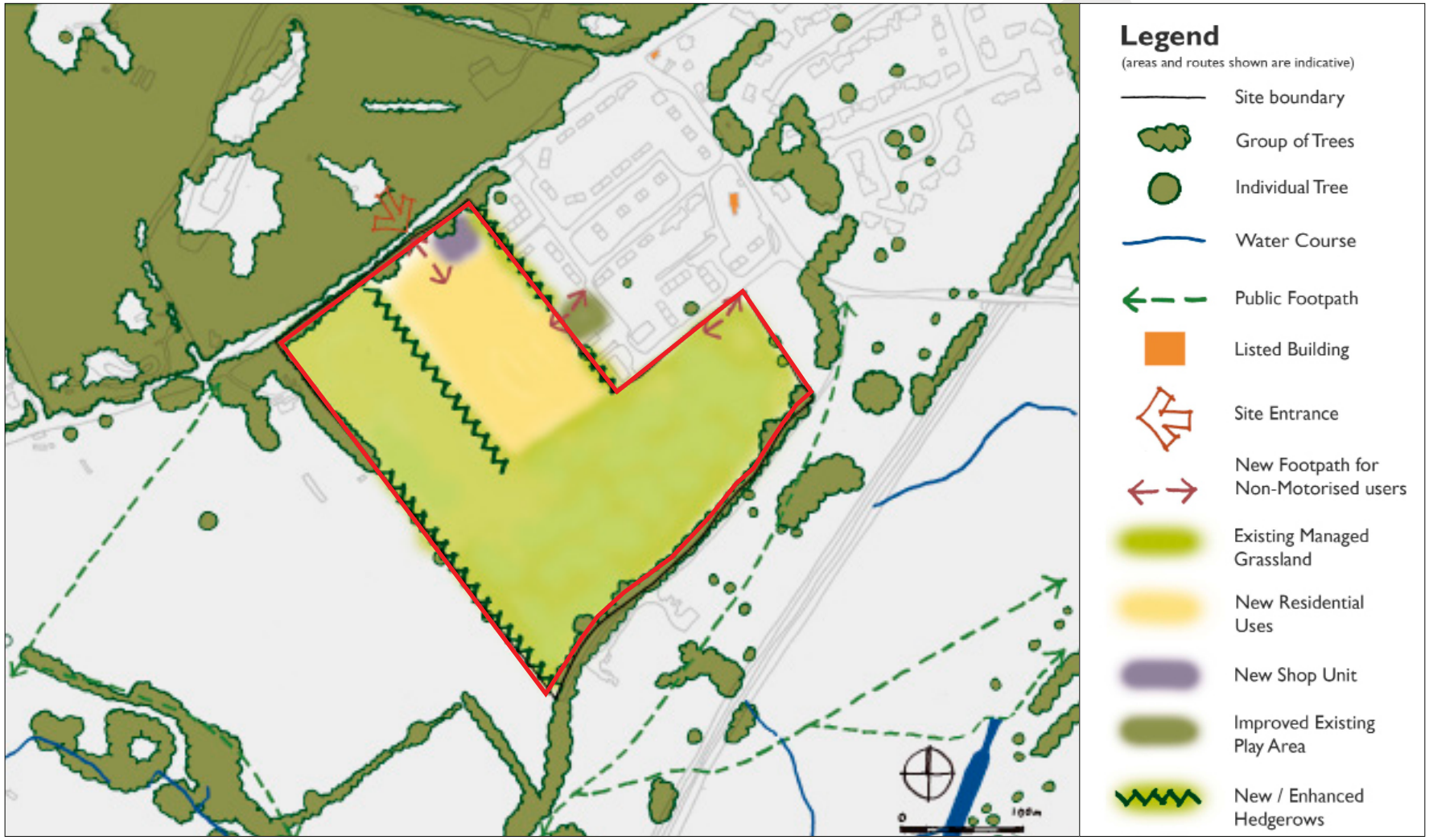



*Fig.30*

# 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

1. The open space to be retained on site (in the undeveloped portion of the site) should be maintained as open space in perpetuity with appropriate public access being guaranteed.
2. The open space would only be suitable for informal recreation and access should be limited with, for instance, mowed paths through the managed grassland.
3. A Landscape and Ecological Management Plan (LEMP)[12] is required as part of any development proposal. The LEMP should aim to enhance biodiversity and natural capital[13] and ensure that the open space is maintained appropriately for people and wildlife in the future. The developers should have meaningful engagement in drawing up this Plan with the owners of the adjacent Nature Reserve, Sussex Wildlife Trust.
4. A Construction Environmental Management Plan (CEMP)[14] is required and should show how the impacts of construction will be managed and mitigated. In addition to protecting neighbouring residential amenity it should restrict all construction activities (including storage and the use of machinery) to the developable area of the site only and not within the adjacent grassland.

GEOLOGY & SOILS:

5. The site falls within a minerals consultation area as a result of its unconsolidated sands. Therefore the layout and number of dwellings must be informed by soil surveys and respond to the site's geological context.
6. Appropriate and characteristic species choices should be identified based upon the soils present on site.

TOPOGRAPHY & WATER:

7. Water management is critical at this site. The landscape management objectives

for the Arun Valley 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 in the past, and development at this site must not exacerbate this problem and should actively improve it. Water management needs may affect the number, layout and design of properties and associated hard standing.

8. Groundwater is particularly vulnerable as this site lies within source protection zone 3.
9. Establish opportunities for integrating SuDS into the scheme.
10. Set development back from areas likely to experience high groundwater and potential flooding.

LANDSCAPE ELEMENTS:

11. Consider ways in which the current poor quality settlement edge can be improved, whilst respecting the settlement pattern.
12. Demonstrate in the Landscape Strategy and subsequent layout how a suitable transition from the existing residential areas to the open countryside to the north, west and south has been established to help to integrate the new scheme into Coldwaltham and this village/ rural transition zone.
13. Use contours to define the edge of built development and characteristic mitigation measures. Retain characteristic landscape elements through and beyond the site, enhance their function (ecosystem services), connectivity (GI) and condition. through sensitive management.
14. Use native, characteristic and locally appropriate species only. These choices will respect landscape character and provide species that will support existing, native wildlife and will avoid inadvertently importing diseases.
15. The Landscape Strategy must include the planting of new trees within the developable area, including feature trees, to the public spaces, front and rear gardens. There should be an increase in tree cover and planting of hedgerow trees, along the boundaries.
16. 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. Demonstrate how this has been addressed in any development scheme.

17. Ensure all aspects of the development respond to the Dark Night Skies Policy (SD8) and aim to minimise light pollution. Low level bollard lighting should be used only if essential.

HABITATS

18. Local species should be understood from the outset and supported through the retention of key landscape elements and habitats and by improving their condition and connectivity for wildlife. Characteristic mitigation measures should be used to support and retain species on site.

19. Water management measures must continue to support neighbouring highly sensitive habitats.

20. Conserve large areas of existing species-rich grassland on site and retain existing hedgerows and characteristic hedgerow trees.

21. No pesticides, herbicides or fertilisers should be applied at this site to maintain both land and water quality.

22. The site is situated within a Biodiversity Opportunity Area (BOA), these targets and the adjacent ecological designations should inform mitigation and enhancement measures and influence how landscape character is reflected in the development scheme. Consider how the development's Landscape Strategy can positively contribute to the ecological aims and objectives of neighbouring sites.

23. Local Plan Policy SD64 requires a grassland management plan to be prepared to deliver biodiversity improvements.

24. Green roofs should be included for ancilliary buildings where appropriate to support biodiversity, reduce energy use and manage water. Be aware that the form of any green roofs will need to integrate with the proposed architectural style (see Scale, Massing and Form).

PEOPLE & WILDLIFE

25. Determine characteristic roles and functions in undeveloped areas and support these roles through design decisions to support and retain wildlife on site.

26. Areas of species-rich grassland and hedgerows should be managed, maintained and enhanced to maximise biodiversity potential and encourage wildlife corridors.

27. Separate gardens with native hedgerows and, if necessary, post and wire fences to ensure permeability for wildlife. Solid (e.g. brick, stone or flint) plot boundaries within the public realm must integrate and allow opportunities for wildlife movement.

28. Sensitively manage the species-rich grassland with no fertilisers or chemicals and with no new tree planting.

29. Create spaces for quiet contemplation where people can experience local wildlife.

30. The design of pedestrian trails within the site should integrate dog waste bins, signage, birds, bee and bat habitats / boxes and children's 'learning through play' equipment to help interpret the rich biodiversity of the site and to promote beneficial behaviours.

31. The occupiers of the new homes on site should be provided with information highlighting the importance of adjoining designated sites and explanations of the things that individuals can do to help protect these sites. Information should include responsible pet ownership, the importance of following footpaths and keeping dogs on leads (for the protection of ground nesting birds) and the negative effects of using pesticides and herbicides.

VIEWS & VISIBILITY

32. Retain site boundary hedgerows and trees.

33. Use hedge planting and appropriate tree planting to break up the edge of the new development in views.

34. Integrate trees into the new streetscene to break up the visual impact of the new development.

35. Use views and vistas within the site to help legibility and sense of place.

36. Views from the A29 into the site and beyond across the Arun Valley need to be retained with new development placed appropriately to respect this.

37. Retain views of the wooded ridge in long distance views from the opposite valley side.

## ACCESS AND CONNECTIVITY

38. A non-motorised user (NMU) paved path should be provided from within the site to the A29, connecting to the existing path and bus stop and also southwest towards Watersfield.

39. A pedestrian route should be provided from the A29 linking into existing Rights of Way to the south and west (subject to landowners agreement). Any new pedestrian routes must link directly to the existing Public Right of Way network.

40. There should be pedestrian and cycle access within the existing site linking via the children's play area to the existing residential development at Brookview.

41. The new vehicular access off the A29, including pedestrian and cycle access, must provide access to appropriate customer parking for the shop unit. Parking for any associated apartments should be distinct and separate. A delivery yard and associated refuse storage should be provided to the rear of the shop.

## USE AND DENSITY

42. Due to the site's sensitive location close to ecological designations and because of 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).

43. 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.

44. New services may be required to meet the increased demand of the proposed new development. The feasibility of the provision of on-site energy generation should be investigated.

## LAYOUT

45. The design approach should be led by the landscape strategy and plan and it is this framework that should inform the layout of the proposed development.

46. 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 to the existing housing development to the east of the site; and
    - the central south western boundary area to Wildbrooks.

47. New development should be arranged to reflect the historic settlement patterns of Coldwaltham. New

residential development should front the boundary with the A29 arranged in a linear layout. Dwellings on the edge of the development should be arranged more informally respecting the sensitive landscapes to the west and south.

48. The layout should address its proximity to Watersfield, it must create a 'full stop' to the settlement edge of Coldwaltham to ensure a gap between it and Watersfield.

49. 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.

50. Development blocks should be dual aspect and be orientated to maximise passive solar gain (making the most of free heating from the sun). Inclusion of carbon neutral or passivhaus standard homes is stongly encouraged.

51. There is a need to collaborate with the existing community in order to improve the existing children's play area at Brookview and to integrate it into the new development.

52. There should be active frontages (with front doors and habitable room windows) to the access road(s) with a mix of in-curtilage parking and on street parking designed to minimise the visual impact of parking whilst ensuring good natural surveillance (opportunities for residents to overlook space from their living places).

53. The new shop unit should be located close to and with good visibility from the A29 and integrated into the wider pattern of the new development.

## SCALE, MASSING AND FORM

54. 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.

55. New residential development should reflect the traditional scale, form and massing of locally distinctive domestic architecture in Coldwaltham. The massing should minimise the overshadowing of public and communal open spaces.

56. A mix of two storey terraces, semi detached and detached dwellings are considered most appropriate for the new residential development.

57. The overall form of the development and its skyline profile when viewed from the

floodplain should appear relatively informal with limited repetitive massing.

58. The shop unit should 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.

59. 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.

60. Hipped and barn hipped roofs may be utilised as well as catslide roofs to bring eaves down to single storey elements of a dwelling.

61. Chimneys, or a contemporary interpretation to provide natural ventilation, should be included to add interest to the roof-scape. Research should be undertaken to evidence the locally characteristic style of chimneys in Coldwaltham. If chimneys are purely symbolic, they should be placed logically, above where an internal hearth would normally be.

## ARCHITECTURAL APPEARANCE AND MATERIALS

62. The choice of building materials and opportunities to source materials locally should be identified early on. Use traditional, locally sourced building materials such as red brick, greensand stone, iron stone malmstone, timber, clay roof tiles and natural slate. 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.

63. Plot boundary treatment (including frontages) should be locally distinctive to Coldwaltham: 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 in the public realm.

64. Materials to be used for gates and fencing should be allowed to weather naturally, and respect the local vernacular in their design.

65. The shop front design and any associated signage and external lighting should respect the rural street-scene setting and have an integrated appearance with the domestic scale of the upper floors.

66. Paving materials (including the local use of cobbles) should respect the local vernacular, be permeable and form an integrated part of the SuDS strategy.

67. A limited palette of materials and locally prevalent 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 including landscape architects, architects and members of other professions. For further information visit our website: www.southdowns.gov.uk/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 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)

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


| FIGURE | PAGE | DESCRIPTION |
|---|---|---|
| Fig.1 | 7 | Site allocation |
| Fig.2 | 8 | Landscape-led design approach process diagram |
| Fig.3 | 9 | Eco system services diagram (SDNPA) |
| Fig.4 | 10 | Figure ground diagram (SDNPA) |
| Fig.5 | 11 | Lynch analysis diagram |
| Fig.6 | 11 | Local facilities plan (Exeter Design Guide) |
| Fig.7 | 12 | Landscape Strategy |
| Fig.8 | 14 | Concept plan (Exeter Design Guide) |
| Fig.9 | 14 | Sketch design/block plan |
| Fig.10 | 15 | Permeability diagram (PUSH) |
| Fig.11 | 15 | Legibility / Street hierarchy (PUSH) |
| Fig.12 | 16 | Ground floor habitable rooms diagram (PUSH) |
| Fig.13 | 17 | Ownership management plan (PUSH) |
| Fig.14 | 17 | Street ratios |
| Fig.15 | 17 | Corner plots |
| Fig.16 | 18 | Windows |
| Fig.17 | 21 | Site location plan |
| Fig.18 | 21 | Site allocation plan |
| Fig.19 | 24 | Landscape layers diagram |
| Fig.20 | 25 | Sequential historic mapping (Landscape History) |
| Fig.21 | 27 | Coldwaltham listed buildings |
| Fig.22 | 27 | Coldwaltham Conservation Area (historic) |
| Fig.23 | 27 | Coldwaltham Conservation Area (current) |
| Fig.24 | 28 | Environmental designations |
| Fig.25 | 29 | Ecosystem services matrix |
| Fig.26 | 33 | Figure ground Sheet/Petersfield |
| Fig.27 | 34 | Historic paths, movement network |
| Fig.28 | 35 | Non-motorised user network map |
| Fig.29 | 39 | Site analysis diagram |
| Fig.30 | 40 | Design principles diagram |

# 4.03 GLOSSARY

1. **Historic Landscape Characterisation (HLC)**
   This involves applying an archaeological and historical method to aspects of landscape: the classifying and interpreting of material through identifying and describing essential or distinguishing patterns, features and qualities, or attributes. The sources used are comprehensive and systematic, like modern and historic maps or aerial photographs.
   https://historicengland.org.uk/research/methods/characterisation-2/
2. **Green Infrastructure (GI)**
   GI is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include water features (Blue Infrastructure).
   https://www.landscapeinstitute.org/wp-content/uploads/2016/03/Green-Infrastructure_an-integrated-approach-to-land-use.pdf
3. **Dark Night Skies**
   Refers to the Dark Skies Reserve which covers the whole of the National Park, where the reduced interference of artificial light improves the visibility of the night sky.
4. **Desire Lines**
   Desire lines describe the direct routes that pedestrians take or would wish to take to facilities and attractions such as shops, public transport stops and parks.
5. **Iterative approach**
   This involves a development of the scheme design in steps where feedback from discussion and critiques of one version informs and improves the next in increasing levels of agreed detail.
6. **Landscape and Visual Impact Impact Assessment (LVIA)**
   Landscape and Visual Impact Assessment (LVIA) is the process of evaluating the effect of a proposal upon the landscape. There is an important distinction between visual effects (the human view or perception) and the landscape effects (which occur whether or not anyone can see them). https://www.landscapeinstitute.org/technical-resource/landscape-visual-impact-assessment/
7. **SDLP**
   The South Downs Local Plan
   https://www.southdowns.gov.uk/planning/national-park-local-plan/
8. **Sustainable Drainage Systems (SuDS)**
   Sustainable urban drainage systems (SuDS) can be used in all types of development to provide a natural approach to managing drainage. SuDS prevent water pollution and flooding in urban areas. SuDS also create green spaces and habitat for wildlife in towns and cities.
   https://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx
9. **Legibility**
   Legibility is the character of a place that makes it such that both residents and visitors can understand and easily navigate it.

# GLOSSARY CONTINUED

**10. SAP** The Standard Assessment Procedure (SAP) is the UK Government's recommended method system for measuring the energy rating of residential dwellings as used in building regulations (Part L).

**11. Social Capital**

The network of social connections that exist between people, and their shared values and norms of behaviour, which enable and encourage mutually advantageous social cooperation.

**12. Landscape and Ecological Management Plan. LEMP**

A site-wide management plan which ensures the sensitive management of key elements and habitats on site and supports the establishment of new planting. This management should be sensitively designed with appropriate guidance sought to conserve and enhance landscape character as well as improving site-wide biodiversity.

**13. Natural Capital**

Natural capital is the stock of our natural assets and is comprised of ecosystems (a dynamic complex of plant, animal and micro-organism communities and their non-living environment acting as a functional unit). The benefits that flow from this stock are often described as ecosystem services. Natural resources (such as food, timber and water) and functioning natural systems (such as healthy, fertile soils; clean water and air; and a regulated climate) are vital support services for our well-being and security, and are themselves sustained by biodiversity. See the Natural Environment White Paper and new Defra 25 year plan for more detail.

**14. Construction Environmental Management Plan (CEMP)**

The purpose of this document is to ensure that adverse environmental effects of construction activities are mitigated. (See British Standard 42020:2013 for more details)