LAND AT PULENS LANE, SHEET

DEVELOPMENT BRIEF
SOUTH DOWNS NATIONAL PARK AUTHORITY

SEPTEMBER 2018

South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

01730 814810

PREFACE

The South Downs National Park Authority was created in November 2009 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

PART ONE: INTRODUCTION

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 town and 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 this site that result from following a 'landscape led' approach for the site. 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, Strategic Allocation Policy for the development of this site (Policy SD89). The policy wording opposite is the composite policy made up of the policy from the Pre-submission version of the Local Plan plus the changes set out in the schedule of changes. This is subject to change as a result of the outcomes of the Local Plan examination.

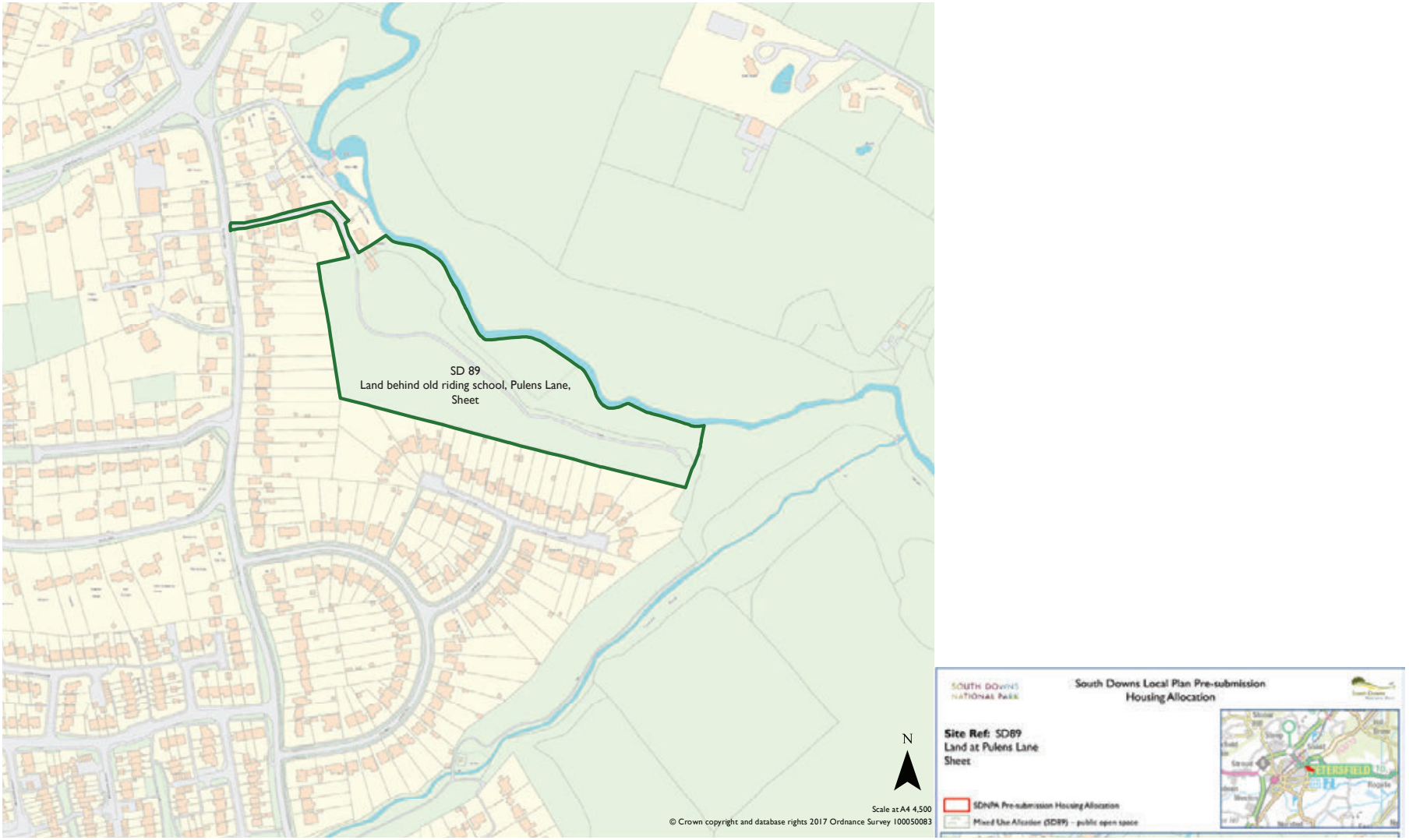
Any development proposal coming forward in a planning application will have to clearly demonstrate how it complies with this policy and all the other relevant policies within the South Downs Local Plan (see Part Four of this document).

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

ALLOCATION POLICY SD89: LAND AT PULENS LANE, SHEET

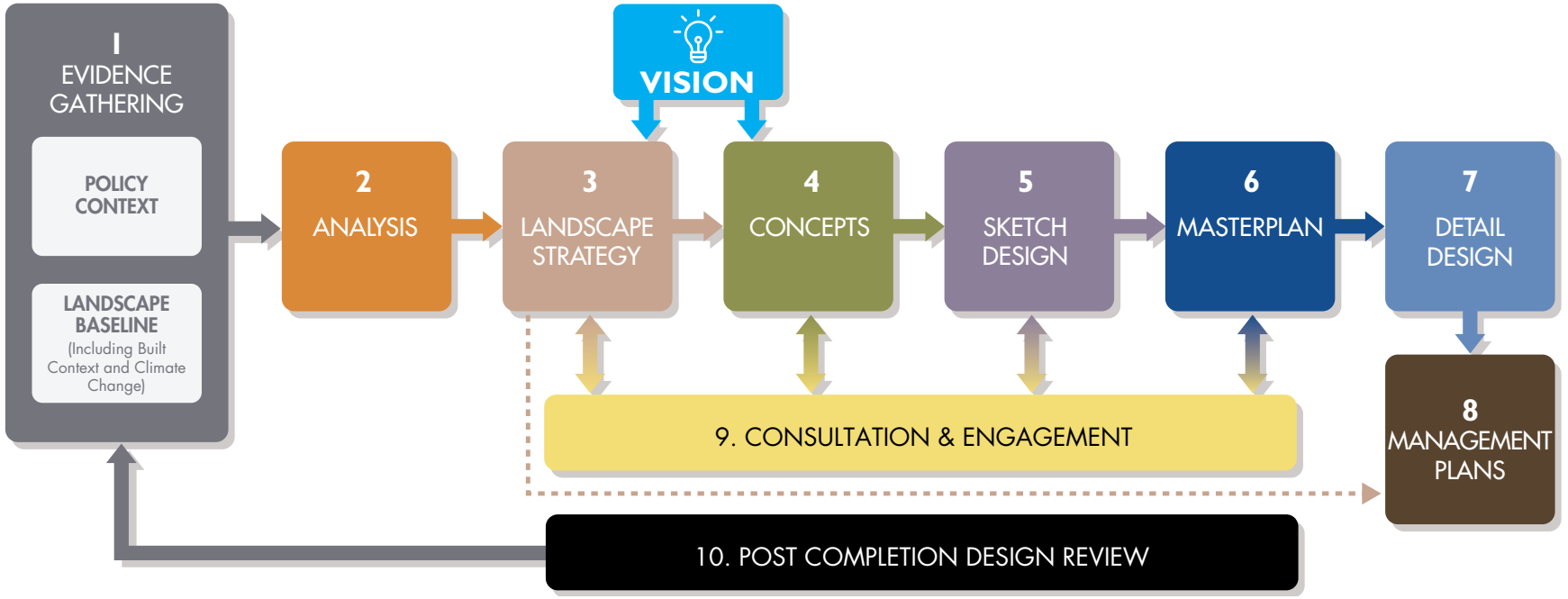
1. Land at Pulens Lane, Sheet is allocated for the development of 15–18 residential dwellings (class C3 use) and publicly accessible open space. Planning permission will not be granted for any other uses.
2. Detailed proposals that are in broad conformity with the Development Brief and meet the following site specific development requirements will be permitted:
   a) A publicly accessible cycle and pedestrian route should be provided through the entirety of the site from Pulens Lane to the eastern boundary;
   b) An area of publicly accessible open space should be provided adjacent to the River Rother;
   c) Enhance biodiversity and provide for protected species;
   d) Protect and enhance trees within the site worthy of retention;
   e) Provide suitably landscaped transition at the site boundaries;
   f) All residential development to be located in Flood Zone 1;
   g) Floor levels of habitable areas, where appropriate and proven necessary, to be designed to take into account flood risk and climate change;
   h) Incorporation of a buffer strip between the development and Flood Zone 3b, the extent of which should be investigated as part of the master planning process;
   i) Safe vehicular and pedestrian access and egress should be provided (including during flooding);
   j) The internal road layout to provide for larger vehicles including refuse vehicles;
   k) To provide all necessary vehicular parking on-site to avoid additional on street parking in local roads;
   l) Demonstrate that the proposal would not have a significant harmful impact on the supply of local materials; and
   m) The site layout must not include opportunities to provide future vehicular access into adjacent fields.
3. The National Park Authority has prepared a Development Brief to assist the delivery of the site. Development proposals in broad conformity with the Development Brief will be permitted

Figure 1: South Downs Local Plan Pre-Submission Housing Allocation



1.03 GENERAL DESIGN PRINCIPLES

Figure 2: Landscape-Led Design Approach Process Diagram



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 baseline evidence gathered from this analysis must form the rationale for the subsequent design response 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 of consultation and engagement a detailed masterplan should be produced which presents built form and includes landscape elements in a single plan. Detailed design and plans for management should follow. This process ensures integrated and holistic working and will require a designer/design team to work collaboratively. Subsequent post completion design reviews undertaken by the SDNPA will be used as evidence and should inform the design process for future schemes **(Figure 2)**.

1. EVIDENCE GATHERING

POLICY/CONTEXT

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 generate a detailed knowledge of the landscape.

1A. UNDERSTANDING LANDSCAPE LAYERS

A 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 &

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

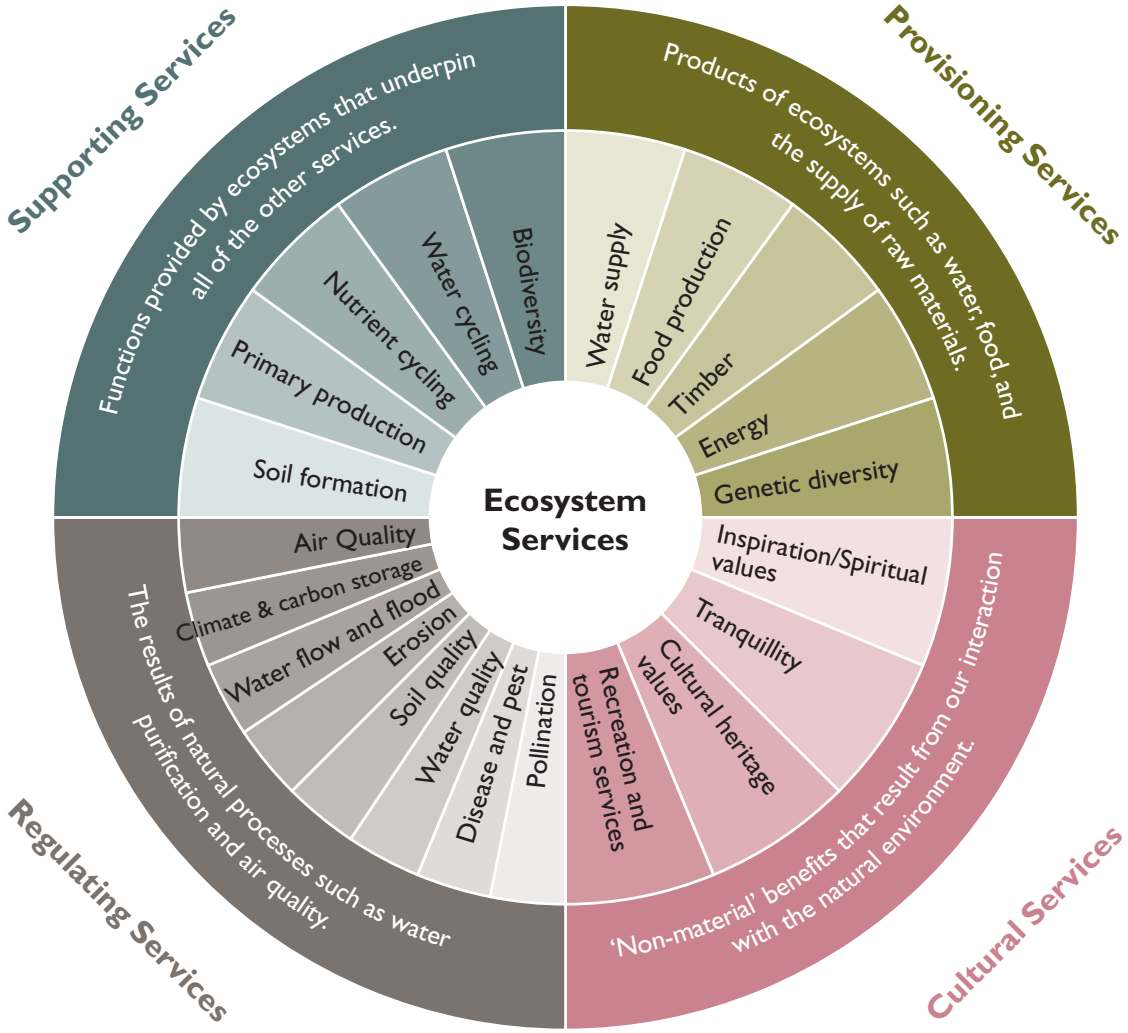
Understanding 'landscape layers' is the basis for determining the inherent sensitivity of the landscape elements. Useful techniques are published in guidance such as Techniques & Criteria for Judging Capacity and Sensitivity, (English Nature, 2002). The sensitive elements should be clearly identified, 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
- contact with nature (birdsong, smells)

Figure 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 factor. One element of this may be in the form of a local facilities plan **(Figure 4)**. 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 **(Figure 5)**.

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.

Figure 4: An Example of a Local Facilities Plan (Exeter Design Guide)

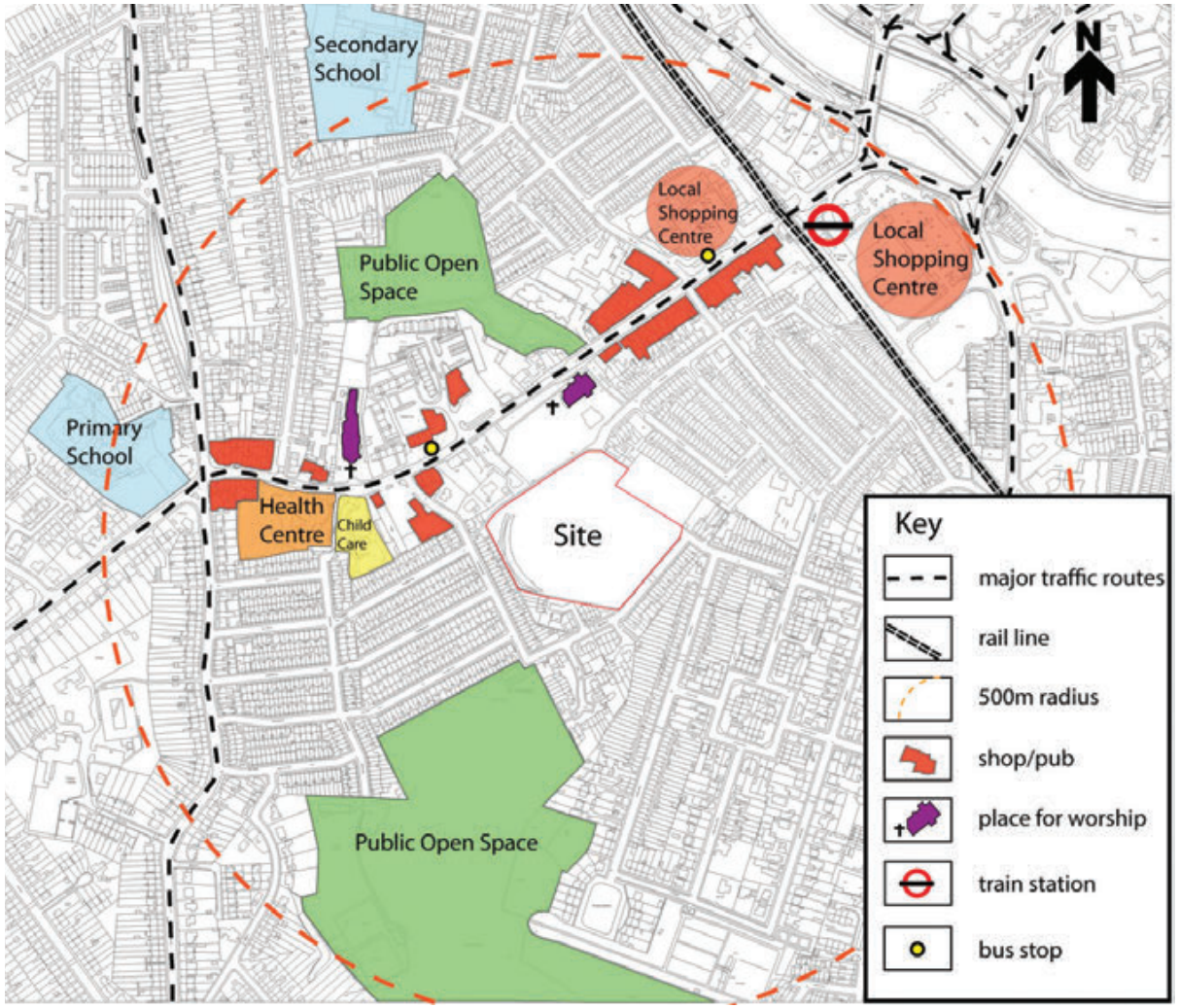
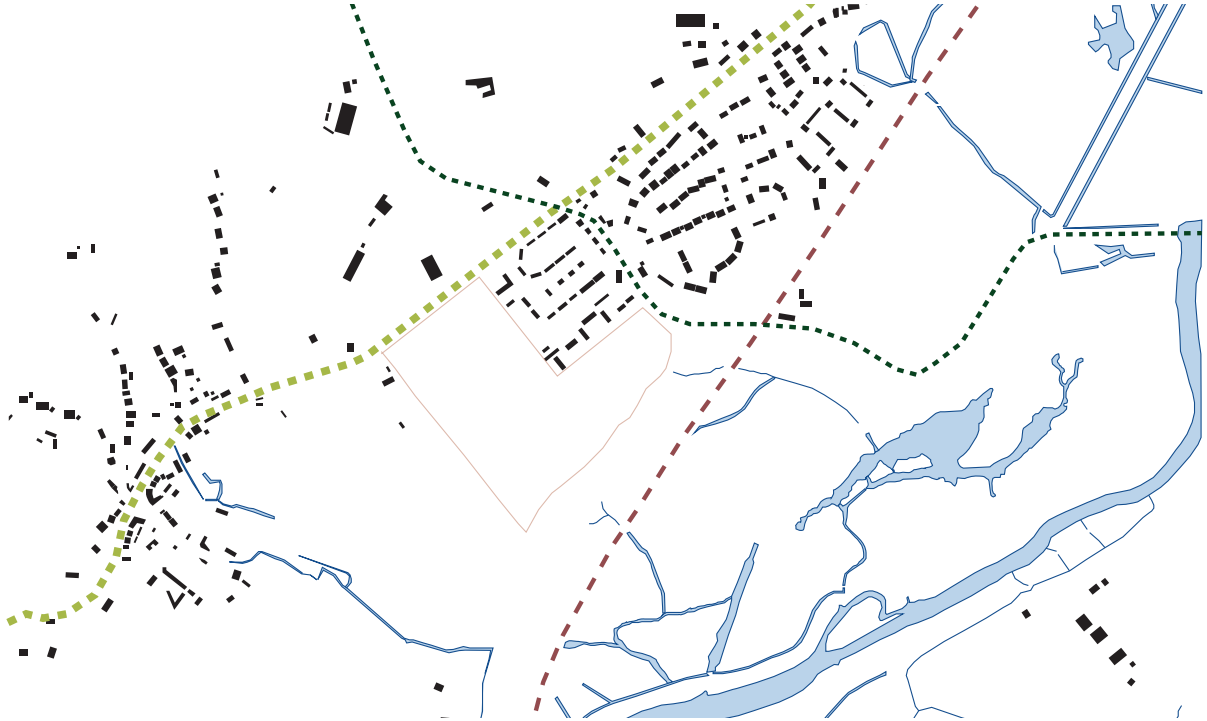


Figure 5: An Example of a Figure Ground (SDNPA)



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
- the presence of attractive, locally distinctive townscape 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 out 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.

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 **(Figure 6)**. The Landscape Strategy informs the design development at 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 sketch and detailed designs to ensure minimal negative impacts on the landscape.

Once established, the Landscape Strategy can determine the design layout of development, ensuring maximum connectivity and the retention and enhancement of key habitats. The Landscape Strategy should be used throughout the scheme's design development 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]).

Figure 6: 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;
- 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 and ensure future proofing measures.

Figure 7: An Example of a Concept Plan (Exeter Design Guide)

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.

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.

Figure 8 : An Example of a Sketch Design, Block or Layout Plan (Exeter Design Guide)

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

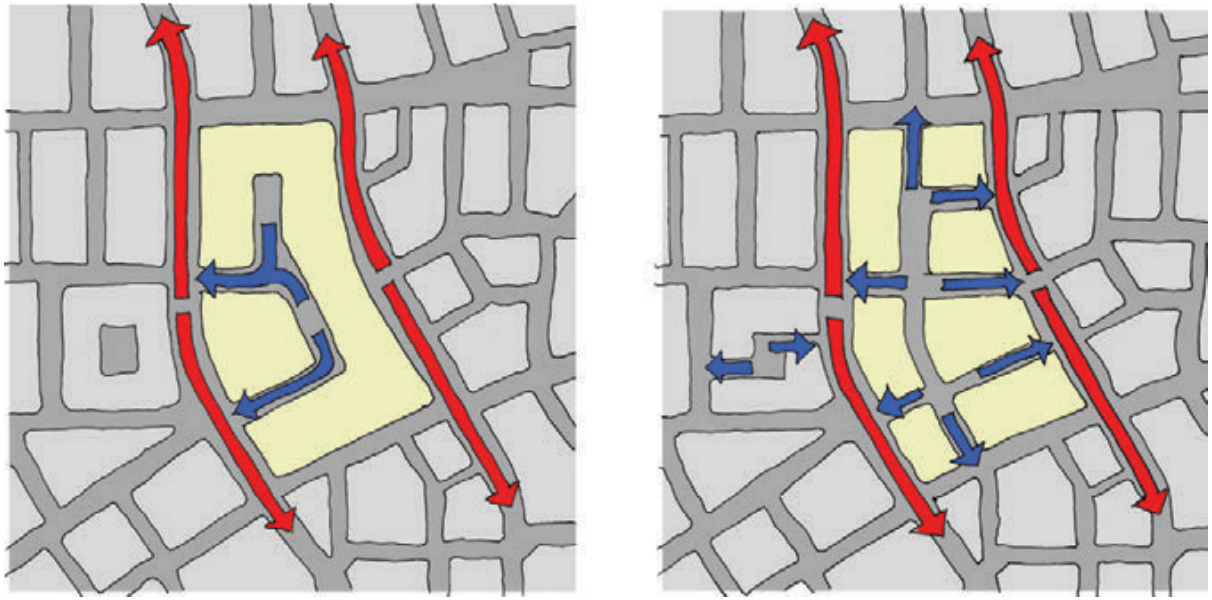
6A. LANDSCAPE STRUCTURE

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 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 forms 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 **(Figure 9)**.

Figure 9: Poorly Connected (Left) and well Connected (Right) new Street Layouts (PUSH Quality Places SPD)



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.

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 **(Figure 10)**.

- 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 function. There should be space for street trees of appropriate scale and variety 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.

- 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[3] (SD8)

Figure 10: Elements of a Legible Development Showing Street Hierarchy (PUSH Quality Places model

6E. SCALE AND MASSING

Masplans 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.

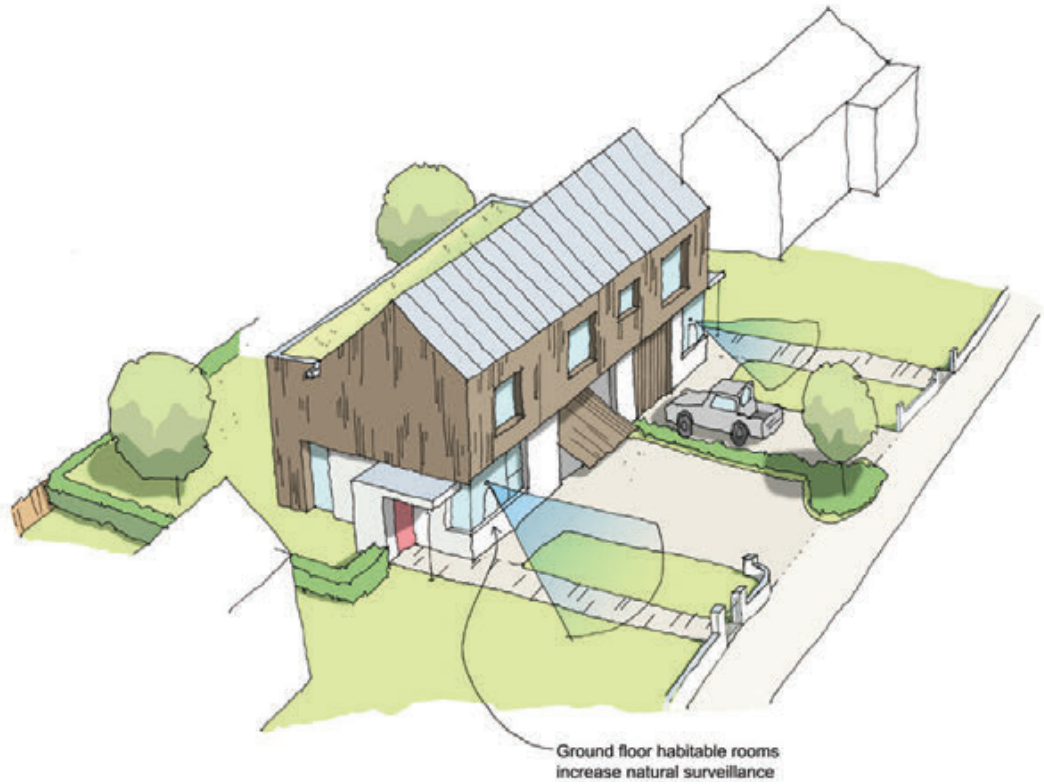
6F. SUSTAINABLE DEVELOPMENT

An initial sustainability strategy should propose measures for minimising CO_2 emissions and water use and achieving good SuDS[8].

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 **(Figure 11)**.

Figure 11: Ground floor Habitable Rooms Increase Natural Surveillance (PUSH SPD)



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.

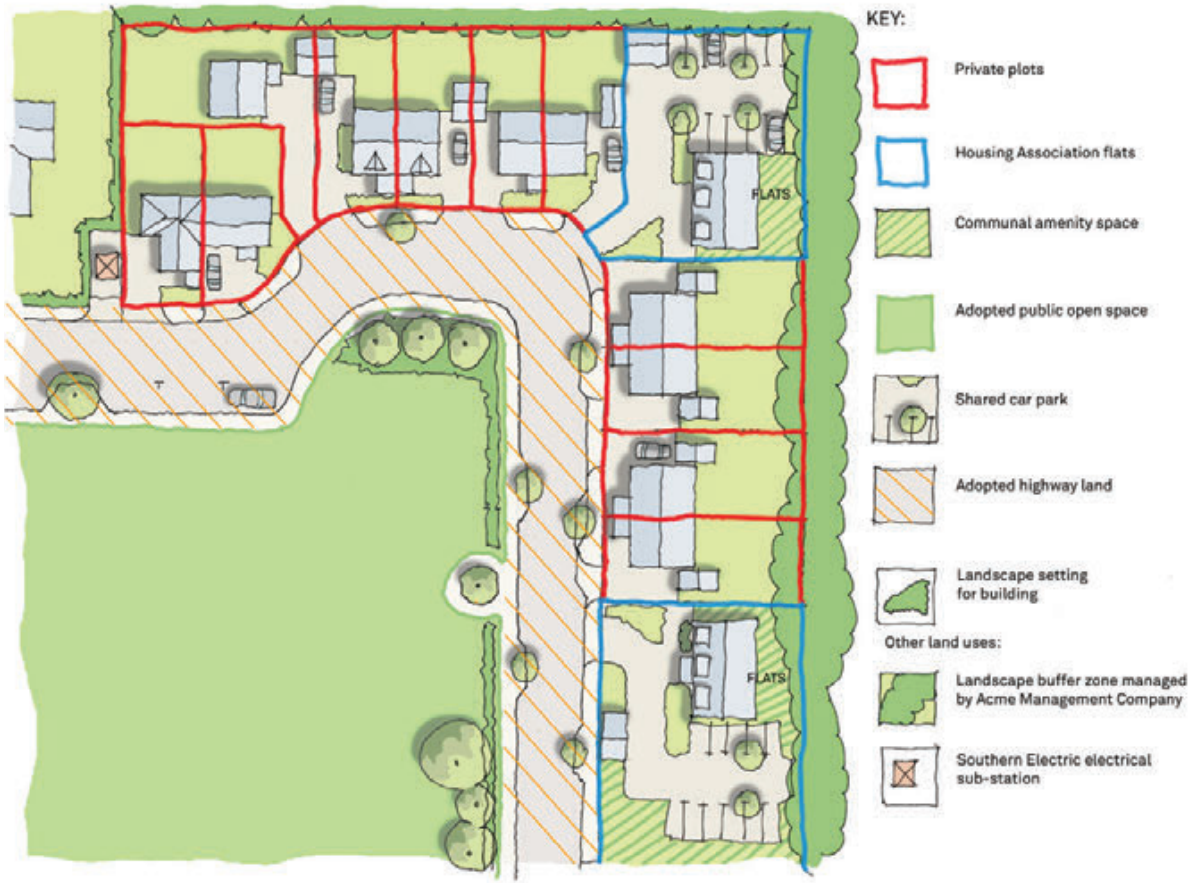
- Under-croft car parking must avoid creating 'dead' ground floor street frontages where there are not enough active room windows and doors.
- Unallocated on street car parking is space efficient and aids traffic calming but too much in one place has negative visual implications.

6I. OWNERSHIP AND MANAGEMENT

Plans need to show ownership for the whole site **(Figure 12)**, 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.

Figure 12: 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.

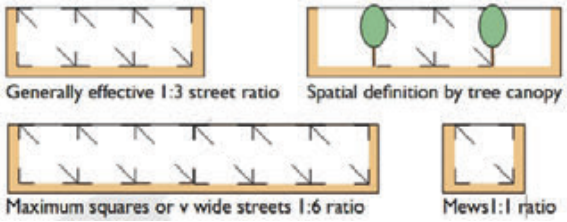
7B. LOCAL CHARACTER

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 **(Figure 13)**.

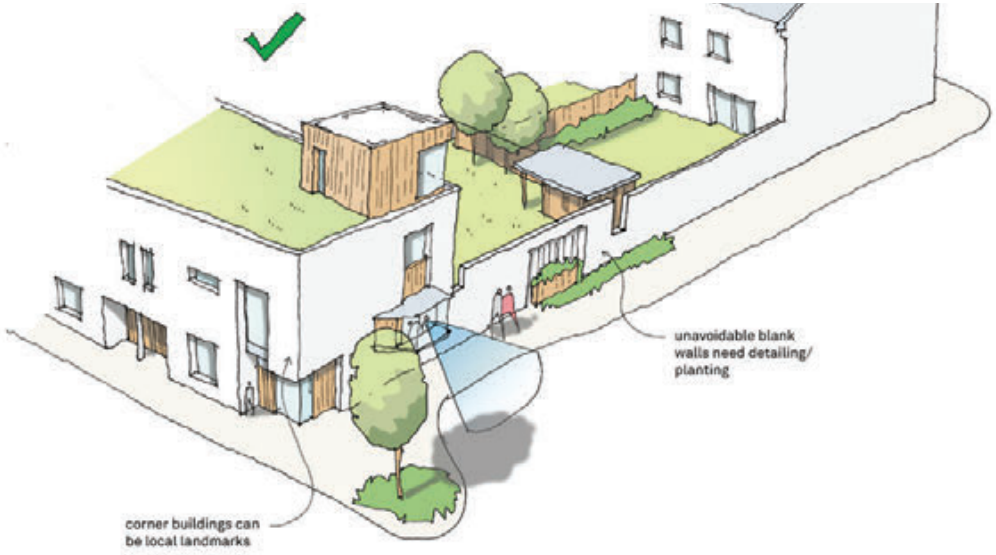
Figure 13: Examples of Street Ratios



7D. CORNER PLOTS

Corner plot buildings should address both public sides of the building with active room windows and entrances. Blank flank ends should be avoided **(Figure 14)**.

Figure 14: Corner Plots



7E. DOORS AND ENTRANCES

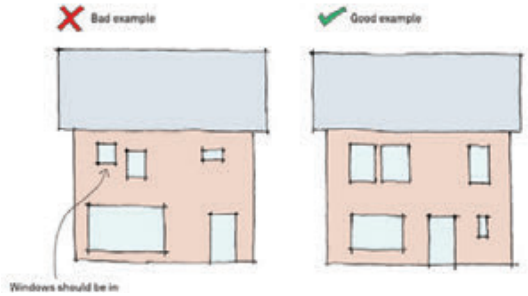
Main entrances should be located on the public side of the street and should be obvious through architecture and lighting to aid legibility without relying on signage.

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

7F. WINDOWS

The window styles and materials of the local area should be referenced unless high quality contemporary architecture requires a more modern design. Plastic windows will not generally be acceptable **(Figure 15)**.

Figure 15: Windows should be in Proportion, Lined up Vertically and Ideally Horizontally from Top of Window



Contemporary fenestration of the Depot cinema (Lewes)

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. All boundary structures should allow gaps for wildlife movement where possible. Larch lap or similar fence panels will not be appropriate in the public realm.

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

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

Timber pedestrian side gate and high brick side garden wall (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	5m	4m^3
Medium	7m	8m^3
Large	10m	10m^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 considered 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.

PART TWO:
EVIDENCE AND ANALYSIS

2.00 SITE LOCATION

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

Figure 16: Site Location

2.01 PHOTOGRAPHS OF THE SITE

Wider context (Settlement edge)

Source: Google Earth

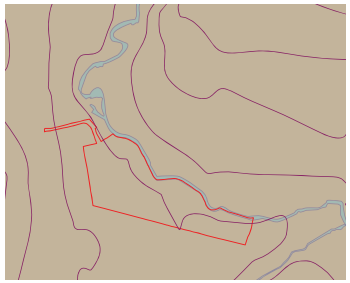
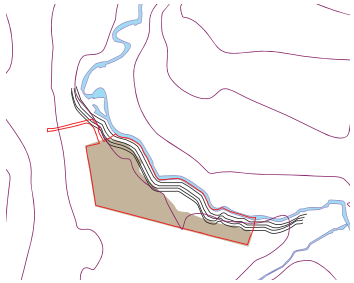
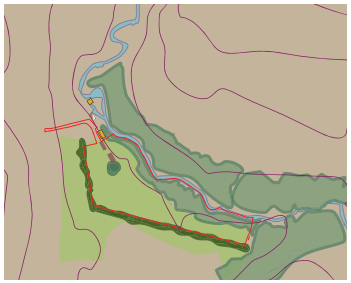
View to the North West

View to the South West

Former Riding School Stables

2.02 LANDSCAPE LAYERS

Figure 17: The Following is an Initial Assessment, Further Analysis is Required from the Developer as Part of any Development Scheme

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

2.03 LANDSCAPE HISTORY

Figure 18: Landscape History, Source – Ordinance Survey 100050083

1898

1909

1932

Located along the southern banks of the River Rother, the site's landscape history remains readable through its landscape elements. The site has a long history of use in agriculture and the field remains unchanged since at least the latter half of the 1800s. Locally the landscape history is focused upon the river and its different uses. Close to the site, Sheet Mill is located on the River Rother and Mill Cottage and Old Mill Cottages are Grade II listed. Small scale irregular fields are characteristic of this location adjacent to the river. Sheet village expanded significantly in the 20th century and the site is located away from Sheet's historic core and is further separated by the London Road.

FIELD SYSTEMS AND ENCLOSURE

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

WOODLAND AND TREES

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

ROADS AND RIGHTS OF WAY

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

SETTLEMENT AND BUILT FORM

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

2.04 CULTURAL HERITAGE

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

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

LISTED BUILDINGS ON OLD MILL LANE

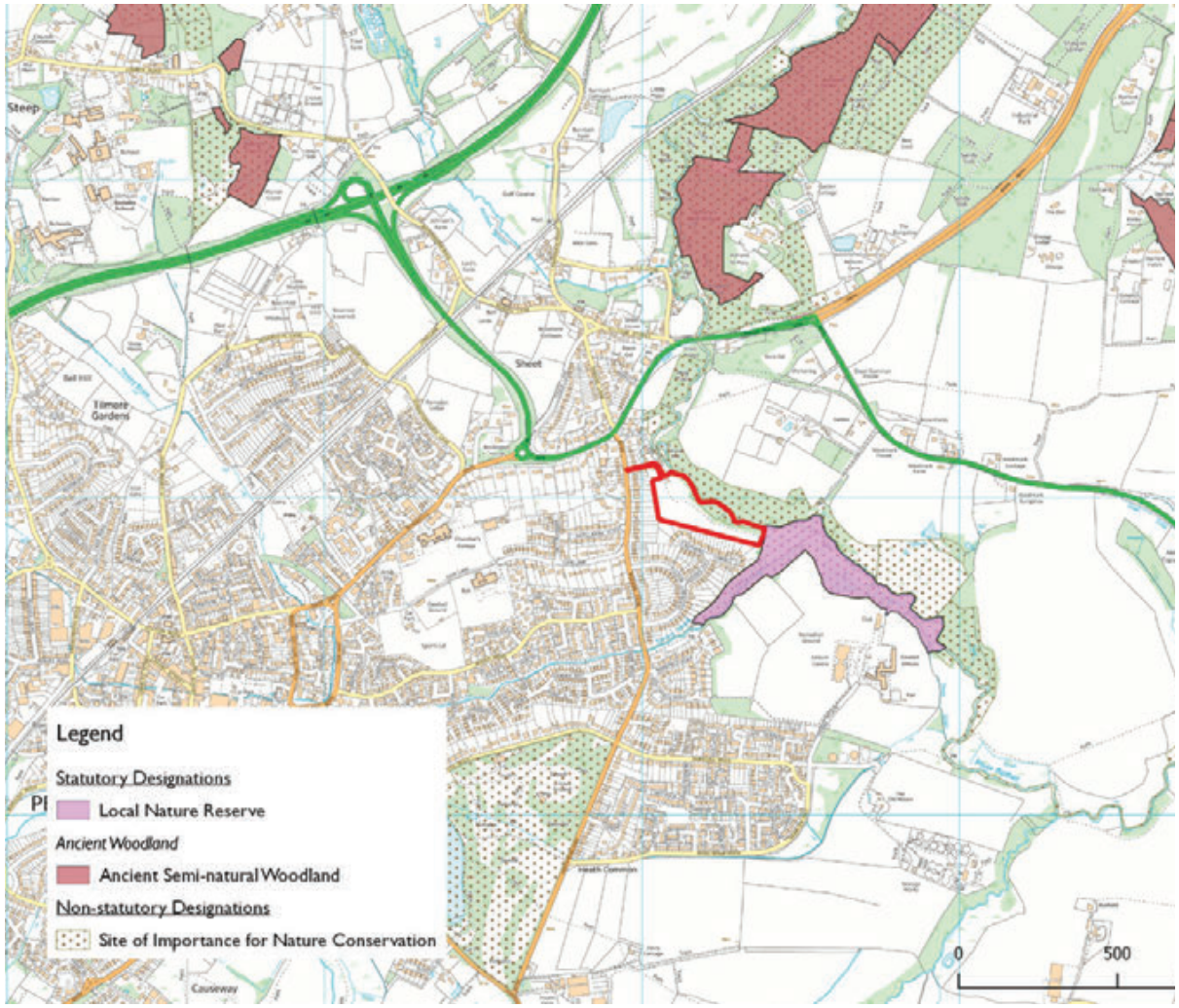
View of Old Mill Lane

Mill Cottage (listed building)

View from Mill Cottage into the site

2.05 ENVIRONMENTAL DESIGNATIONS

Figure 19: Environmental Designations



Although the site is not itself designated, it lies within an ecologically sensitive area as it adjoins a Site of Importance for Nature Conservation to the north and east, and a Local Nature Reserve to the south and east.

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

Three oak trees and a group of trees on the site boundary are covered by a Tree Preservation Order made on 22 August 2018, reference (EH1101)18

2.06 ECOSYSTEM SERVICES

This site is formed of four 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 has been managed as pasture in the past, and currently contributes to primary production, biodiversity, water quality.
- **Field Boundaries –** Hedgerows/trees separate the site from existing rear gardens. They contribute to primary production, soil formation, biodiversity.
- **Wet Woodland/Mature trees** – A key habitat adjacent to the River Rother that contributes to erosion regulation, biodiversity, water flow and flood regulation, water quality, primary production, soil formation, cultural heritage values.
- **Stable Buildings** – Whilst abandoned these buildings provide biodiversity services.

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

The adjacent matrix shows an overview for the field and field boundaries on site **(Figure 20)**. 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

Figure 20: Interaction of Ecosystem Services and Landscape at this Site

Ecosystem Services / Landscape Element	Supporting Services					Provisioning Services						Regulating Services							Cultural Services			
	Soil Formation	Primary Production	Nutrient Cycle	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 Values	Recreation & Tourism Services
Field systems	■	■	■	■	■	■	■			■		■	■	■	■	■		■	■	■	■	■
Water systems				■	■	■	■		■	■			■			■			■	■	■	■
Woods/trees	■	■	■	■	■	■		■		■	■	■	■	■	■	■		■	■	■		■
Road/rights of way	■																		■	■	■	■
Settlements/built form	■									■											■	

2.07 GREEN INFRASTRUCTURE OPPORTUNITIES

Existing GI within and around the Pulens Lane Site includes;

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

OPPORTUNITIES INCLUDE:

- Provide a functional buffer to the Local Wildlife Site to enable the woodland to continue to thrive.
- Sensitively remove any non-native invasive species which might pose a threat to this or neighbouring habitats.
- Address soil erosion through positive interventions and management prescriptions in the LEMP.[11]
- Work with local conservation organisations to produce a LEMP which sensitively manages and improves the condition of the wet woodland for biodiversity – 'conserve and enhance'.
- Include opportunities to manage the woodland/river corridor for key species, e.g. otter, alternate-leaved golden saxifrage and large bitter-cress.
- Limit access by people along the river bank– to prevent the known erosion problems and to support its use by protected species.
- Enable natural regeneration close to the river to strengthen woodland.
- Provide opportunities for people to sensitively experience the site without disturbing biodiversity, e.g. a mini hide or raised platform. Encourage new residents to record the wildlife they see here.
- Provide interpretation for new residents, so people understand the site and its sensitivities.
- Provide links to footpath network (to east and west) to enable easy opportunities for people to walk in the wider countryside.
- Remove non-native planting along the existing rear garden boundary and reinforce this with native or non-native naturalised tree-planting.
- Design SuDS[8] to be vegetative and deliver multiple benefits, including supporting landscape character.

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

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

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

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

WOODLANDS & TREES

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

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

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

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

ROADS & RIGHTS OF WAY

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

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

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

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

SETTLEMENT & BUILT FORM

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

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

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

2.09 PERCEPTUAL QUALITY

TRANQUILITY

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

DARK NIGHT SKIES

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

OTHER EXPERIENTIAL QUALITIES

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

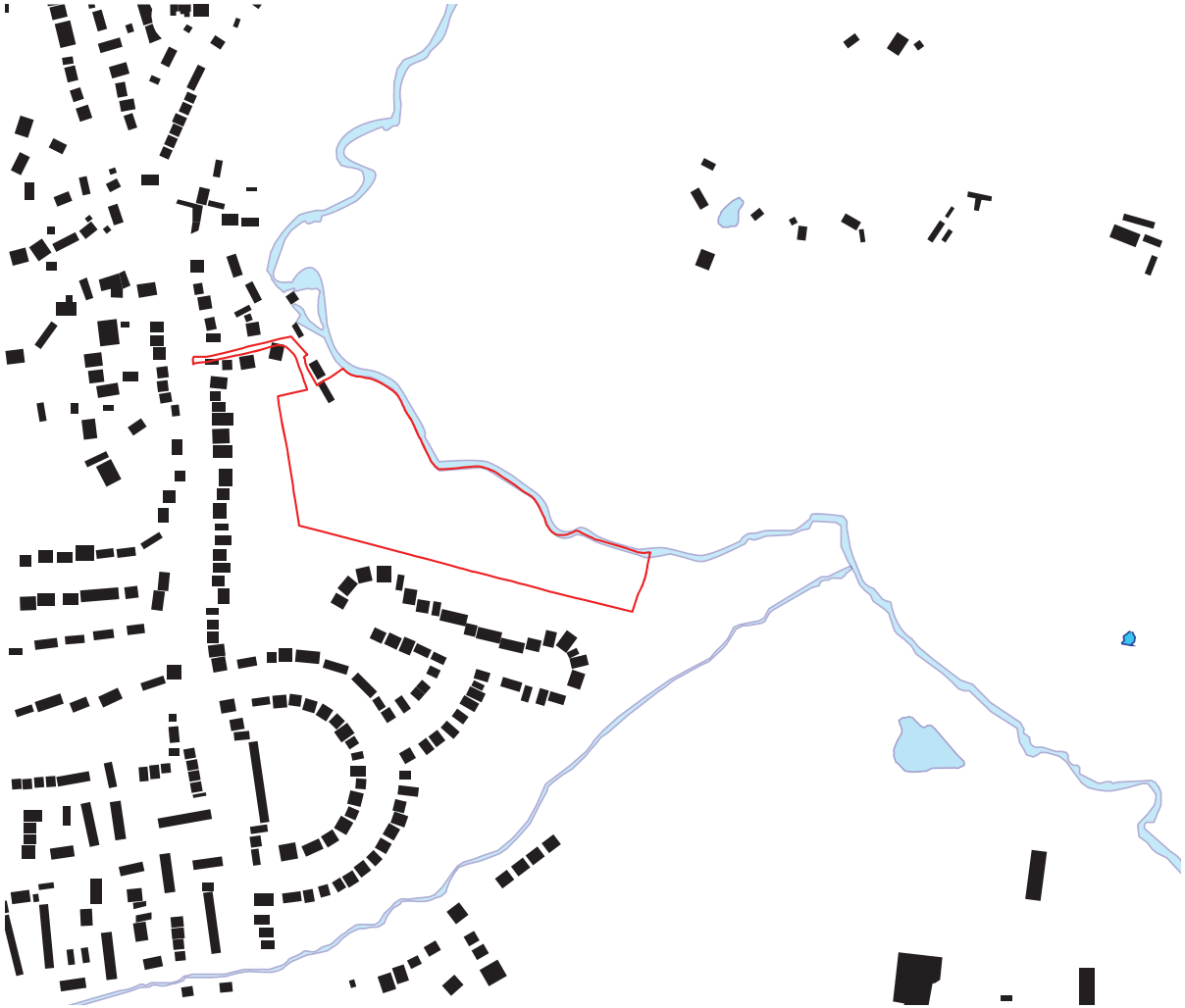
2.10 CONTEXT AND RELATIONSHIPS

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

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

2.11 SURROUNDING BUILT FORM

Figure 21: Surrounding Built Form



This figure and ground drawing **(Figure 21)** demonstrates the historic settlement pattern of Sheet Village around the site. It shows how the spaces in the public realm are enclosed and are formed by the surrounding built form.

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

2.12 MOVEMENT AND CONNECTIVITY

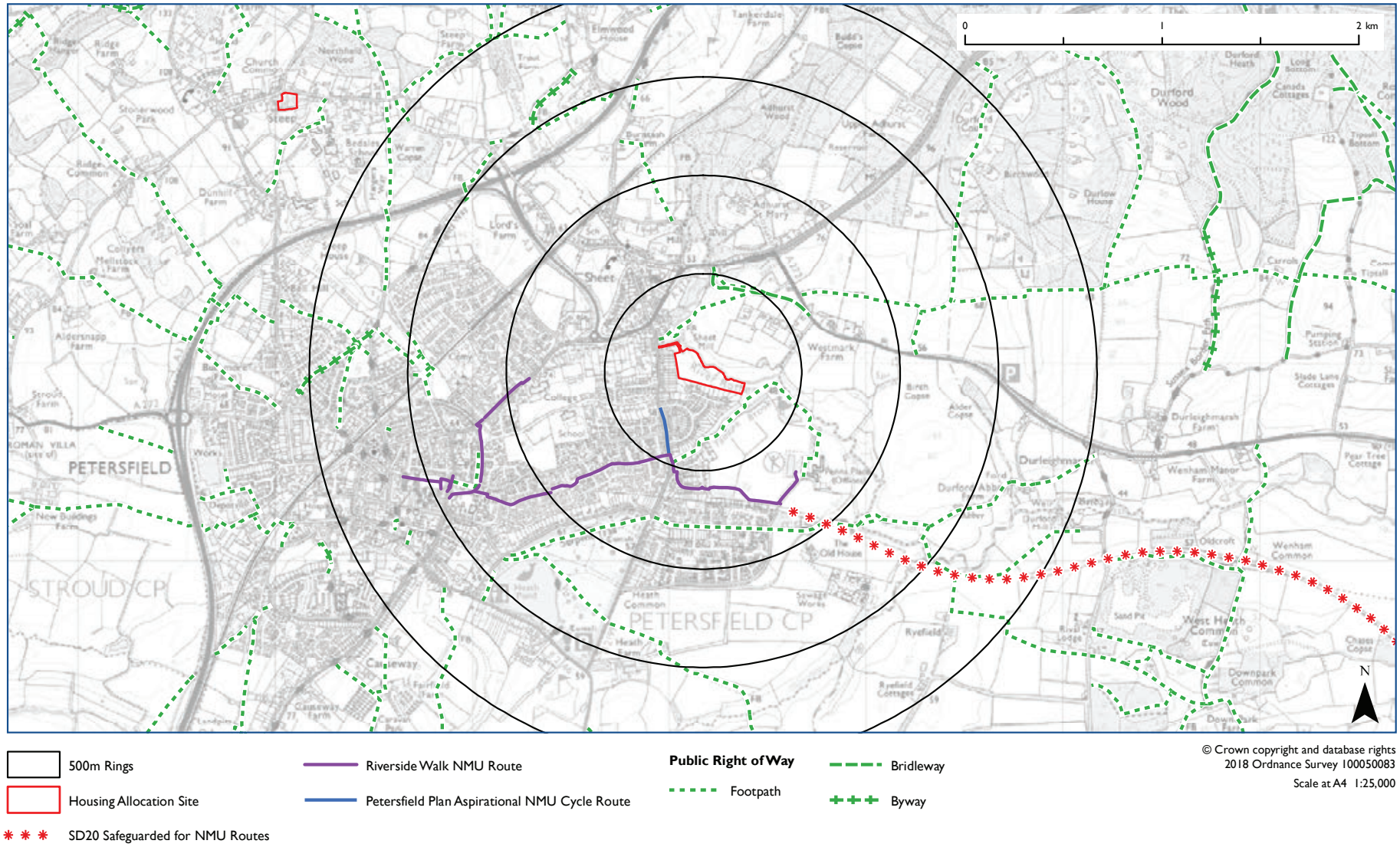
ACCESS AND LINKS

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

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

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

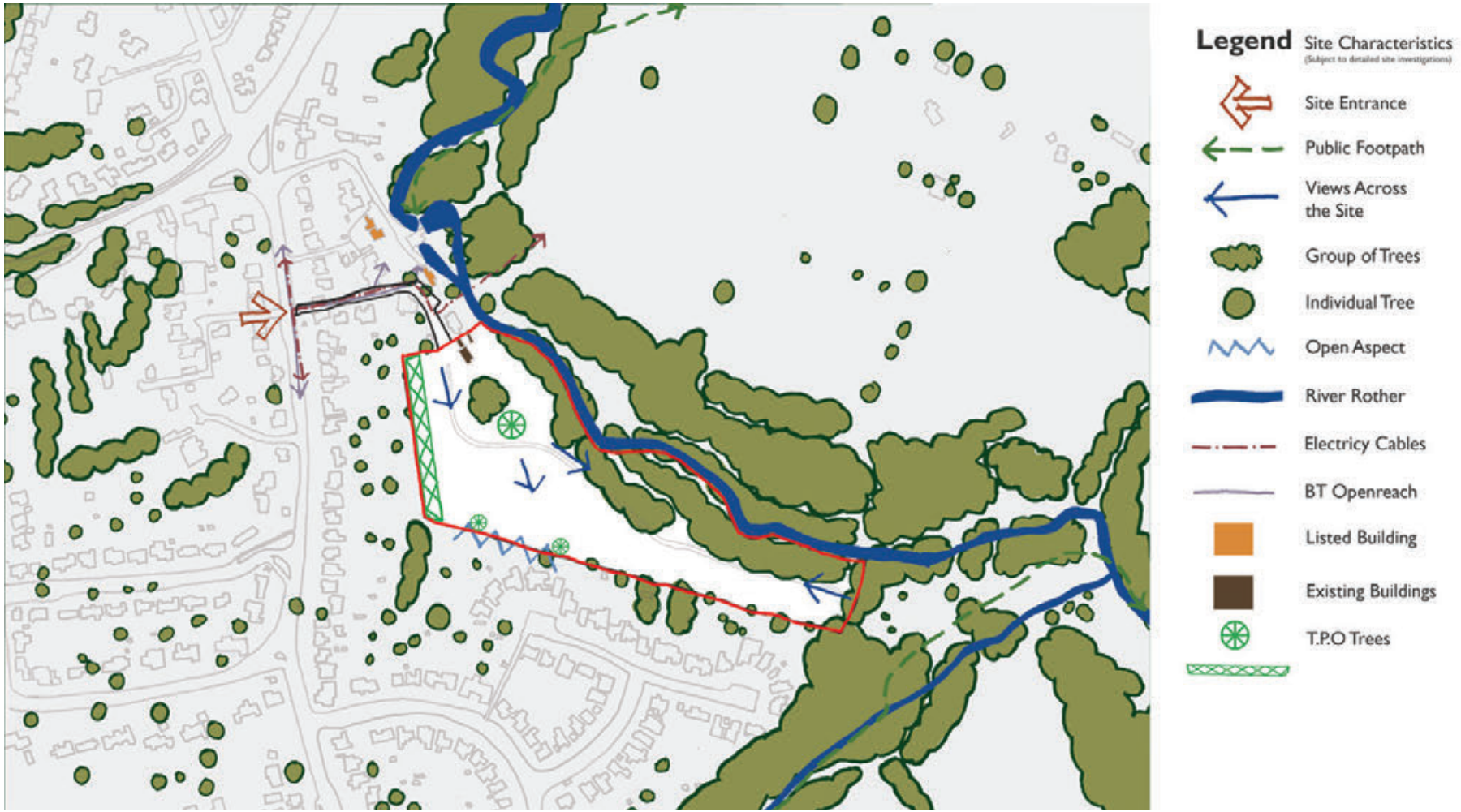
Figure 22: Non-motorised User Network, Sheet



Scale at A4 1:25,000

2.13 SITE ANALYSIS DIAGRAM

Figure 23: Site Analysis Diagram



2.14 A VISION FOR THE LAND AT PULENS LANE, SHEET.

Following the collation of evidence including the landscape baseline, the analysis of that evidence and the formation 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 at Pulens Lane.

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

VISION

"The new development at Pulens Lane is close to the tranquil banks of the River Rother within the Parish of Sheet.

Being at the edge of the settlement, the land retains a semi natural riparian character along the upper Rother valley. This environment enables a rich variety of habitats which provide an abundant source of biodiversity. These habitats have been exceptionally well considered, in terms of recreational impact, access and biodiversity, and are an integral influence.

In order to protect, conserve and enhance the rich biodiverse blue/green corridor and allow a continual view north south and to the woodland beyond, the buildings are set back and look out towards the river.

This allows for an active frontage onto the public realm, which is appropriately managed in perpetuity.

The private gardens of the new properties back on to the long gardens of a mid-century development of detached houses behind them, ensuring enclosed private spaces for all properties. Car movement and parking has been sensitively addressed ensuring a pro-pedestrian rural edge environment.

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

KEY PRINCIPLES OF THE VISION

A protected and conserved biodiverse green open space for wildlife and the enjoyment of the new residents and the existing local community.

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

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

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

Opportunities for recreation and areas for contemplation.

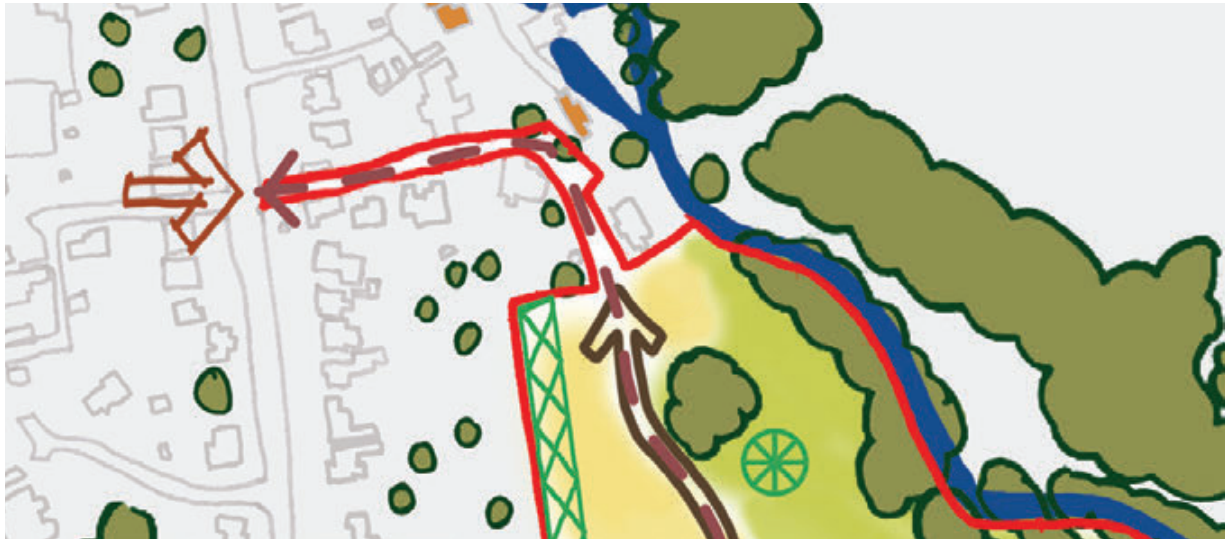
PART THREE:
DESIGN PRINCIPLES

3.00 DESIGN PRINCIPLES

INTRODUCTION

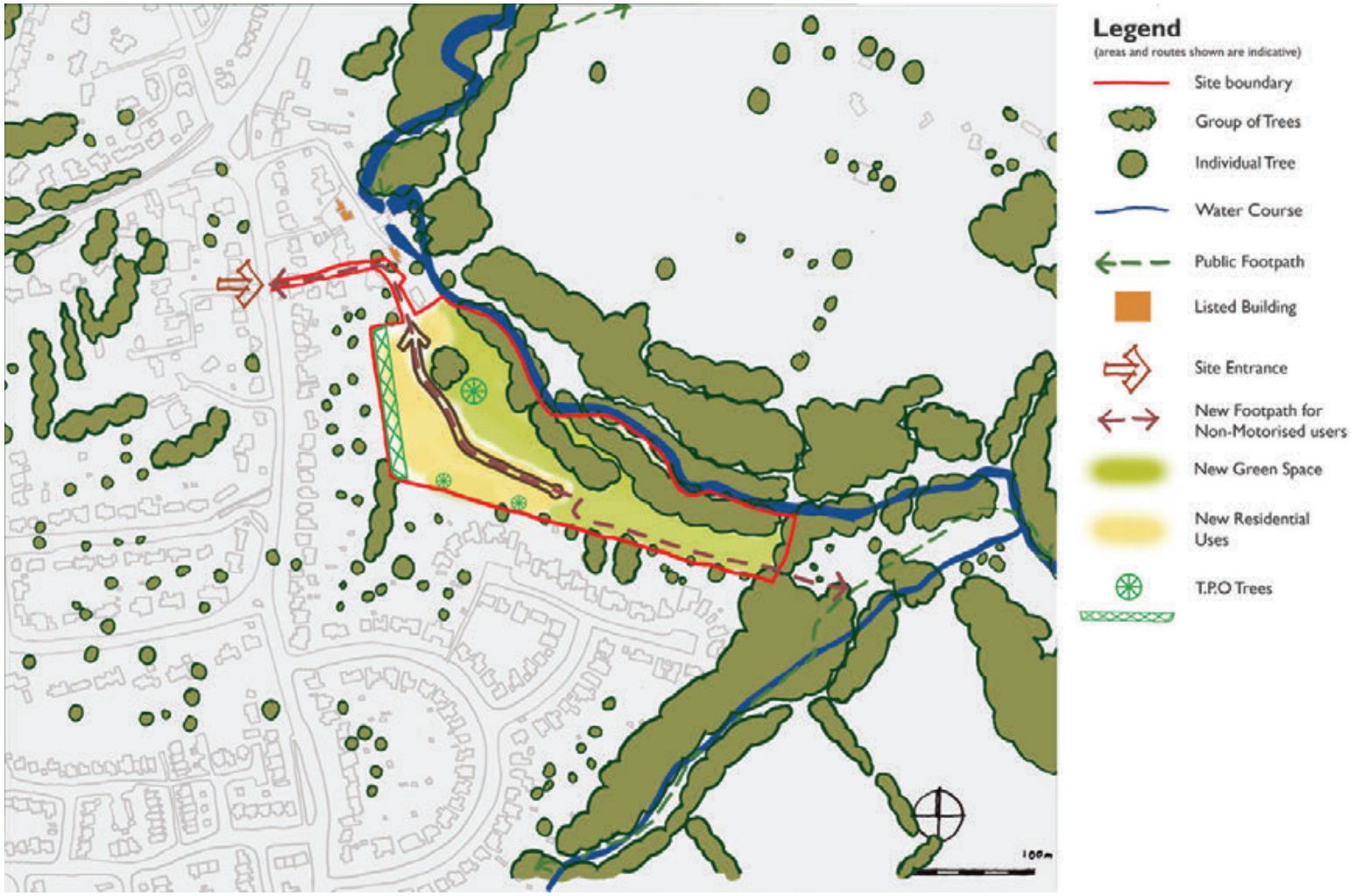
These Design Principles draw on the evidence and analysis in Part Two of this document and establish a foundation, or baseline, from which to inform the masterplanning process and design development.

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.



3.01 DESIGN PRINCIPLES DIAGRAM

Figure 24: Design Principles Diagram



LANDSCAPE AND BIODIVERSITY

1. The open space to be retained on site should be maintained as open space in perpetuity. The focus of public access should be linking with the existing footpath to the east rather than providing easy and direct access to the river.
2. A Landscape and Ecological Management Plan[11] (LEMP) is required as part of any development proposal. The LEMP should aim to enhance biodiversity and to ensure that both the open space and the sensitive interface with the river are maintained appropriately for people and wildlife in perpetuity.

GEOLOGY & SOILS

3. The layout and number of dwellings must respond to the site's geological context. Soil surveys will be needed to understand any local variations within the site which may affect layout and drainage.
4. Appropriate and characteristic species choices should be identified based upon the soils present on site.

TOPOGRAPHY & WATER

5. The layout, density and number of dwellings must respect the site's flood zone and its context close to the River Rother. The area closest to the Rother must not be developed on and should have minimal public access.
6. In consultation with the Environment Agency and SDNPA provide a Sustainable Drainage System that will deliver multiple benefits and ensure surface water drainage from the site is suitably filtered and attenuated to prevent pollution of the River Rother.
7. Green roofs with locally characteristic plants should be incorporated where appropriate to manage water quantity and quality (and also to provide biodiverse habitats and reduce energy use). Be aware that the form of any green roofs will need to integrate with the proposed architectural style (see Scale, Massing and Form).

LANDSCAPE ELEMENTS

8. The site's historic boundaries should be conserved and enhanced and the wooded riparian setting should be used to inform a development scheme's sensitive layout and design. This layout and design needs to reflect the rural character and perceptual qualities of this site whilst the transition between the edge of Sheet and Petersfield and the rural landscape should be dealt with sensitively.
9. Using historic evidence retain the connectivity of key landscape features through and beyond the site and seek opportunities to enhance these landscape features, their function (ecosystem services), connectivity (GI) and condition.
10. The landscape strategy should include the planting of native species which are locally characteristic and of local provenance (i.e. they are appropriate and grown locally before purchase) to the public spaces and front and rear gardens. There should be increased tree cover along the boundary with existing back gardens. The density of trees across the site should reflect the site's location (at the settlement edge, adjacent to open countryside).
11. Use characteristic and local provenance species only. Due to ecological sensitivities these choices will respect landscape character and provide species that will support existing, native wildlife and will avoid inadvertently importing diseases.
12. Boundary treatments around plots, dwellings and access ways must reflect local rural character.
13. Ensure all aspects of the development respond to the Dark Night Skies Policy (SD8) and minimise light pollution.

HABITATS

14. Areas of wet woodland and scrub on the floodplain and the surrounding site boundaries should be managed, maintained and enhanced where appropriate to maximise biodiversity potential. Any development scheme must be set well back from the edge of the watercourse/floodplain proper.

15. Local species should be identified from the outset and supported through maintaining key habitats and landscape features and by improving their condition and connectivity for wildlife. Characteristic mitigation measures should be used to support and retain species on site and open spaces within the scheme should prioritise habitat improvements.

16. Part of the site is situated within a Site of Importance for Nature Conservation and another part of the site is within a Biodiversity Opportunity Area (BOA). These designations should inform mitigation and enhancement measures and how landscape is reflected in any development scheme. Consideration needs to be given to how a development's landscape strategy can positively contribute to the ecological aims and objectives of neighbouring designated sites.

17. Wildlife enhancements should be delivered based upon local surveys and Biodiversity Opportunity Area targets.

18. Mitigation measures should reinforce and support the site's character and species. Decisions should support new and existing vegetation on site to continue their delivery of ecosystem services and therefore the generation of multiple benefits.

19. Provide a significant and characteristic buffer to the adjacent designations, locating appropriate activities close to sensitive habitats.

20. Demonstrate innovative ways in which water quality can be protected and enhanced through this development and how public access can be appropriately managed.

21. Explore the opportunities for integrated bird, bee and bat habitats / boxes on the site.

VIEWS AND VISIBILITY

22. Layout, design and planting should respond to and enhance key views whilst trees should be integrated into the new street scene to break up the visual impact of the new development.

23. Retain site boundary hedges and trees.

24. Use views and vistas within the site to help legibility and sense of space and to integrate with new development.

ACCESS AND CONNECTIVITY

25. The use, by vehicles, of the existing access off Pulens Lane will only be acceptable if there is a suitable and safe access and egress off the B2199, including visibility splays as necessary, as well as providing suitable arrangements for both pedestrian and cycle access. An alternative and new vehicular access may be needed at a point when the development proposal exceeds a number of dwellings determined in conjunction with the Highway Authority. Detailed access considerations will be considered through a detailed planning application.

26. This existing access is to be utilised for pedestrian and cycle access irrespective of whether vehicular access is feasible.

27. Pedestrian and cycle access should continue through the site to the eastern field boundary so that connections can be made in the future to the footpath which runs along Tilmore Brook to the south.

USE AND DENSITY

28. The south western part of the site should be developed for residential use only with between 15-18 homes in total, consisting of a mix of market and affordable homes.

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

30. 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 considered.

LAYOUT

31. The layout for the site should be landscape-led and landscape evidence must inform the layout of the proposed residential development.

32. Development should be restricted to a zone at least 60m from the banks of the River Rother and at least 190m from the site's eastern boundary. This minimum distance from the river can be relaxed to 10m where some limited development is allowed adjacent to the property 'Remount' and to 50m where the river bends southwards towards the site.

33. The following distinct character areas should be retained in order to establish a distinct sense of place with strong legibility:
    - The entrance to the site and proximity to the existing dwellings to the north (including views towards the listed Mill Cottage);
    - The river bank and its floodplain;
    - The western and southern boundaries to the residential development;
    - The central oak and its immediate surroundings;
    - And the south-eastern boundary with the local nature reserve.

34. The retention of a large number of existing trees (as assessed and categorised in accordance with BS5837: 2012) will strongly influence development across the site.

35. The isolated oak in the centre of the northern part of the site provides an opportunity to create a focus for the development in the form of a communal amenity space for the new community. Retain the oak and enhance its immediate setting.

36. New rear gardens should back onto existing rear gardens to create enclosed backs.

37. The vehicular access shall define the main building line for new development to be located to the west and south of the access road with their main frontage facing the river and the retained open space appropriately managed.

38. Backland development may be appropriate in the far western part of the site, where the site is at its widest. This development shall front onto any required access road or lane.

39. The arrangement of new development on this site should have a degree of informality and follow the landscape contours, reflecting the undulating path of the river.

40. Development blocks should be dual aspect and be orientated to maximise passive solar gain. Inclusion of Carbon Neutral or Passivhaus Standard homes is strongly encouraged

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

SCALE, MASSING AND FORM

42. The form and massing of the new development and new landscape features should draw inspiration from the linear, horizontal planes of the river terraces and verticality of the wetland woods and its location next to the edge of settlement and adjacent to open countryside.

43. New development should reflect the traditional scale, form and massing of locally distinctive domestic architecture. New development will need to work hard to knit into the authentic settlement pattern of Sheet and adjacent countryside. It should not reinforce the character of neighbouring 20th century development and instead aim to be rooted in locally distinctive character.

44. A mix of two storey terraces, semi detached and detached dwellings is considered most appropriate with the latter predominantly at the eastern end of the developable part of the site. Apartments may also be incorporated within the proposals providing their scale remains relatively small. Roof level accommodation may also be proposed, in an appropriate location as a feature to reinforce the centre of the site.

45. Roofs should be steep pitched (approximately 40 degrees – similar to the local vernacular). Gable ends should be used to introduce variety and reflect the local vernacular. Hipped and barn hipped roofs may be utilised as well as catslide roofs to bring eaves down to single storey elements of a dwelling. Reduced pitch roofs will only be considered where justified, such as for the use of green roofs and where appropriate for a contemporary approach.

46. Chimneys, or a contemporary interpretation to provide natural ventilation, should be included to add interest to the roof-scape. If chimneys are purely symbolic, ensure they are placed logically, above where an internal hearth would normally be.

47. The overall form of the development and its skyline profile when viewed from approaches along the river bank should appear relatively informal with limited repetitive massing.

48. The massing should minimise the overshadowing of public and communal open spaces.

ARCHITECTURAL APPEARANCE AND MATERIALS

49. The choice of building materials and opportunities to source materials locally should be identified early on. The use of traditional, locally sourced building materials such as red brick, stones of the Weald, flint (not panels), render, timber weather boarding and clay roof tiles and natural (Welsh) slate is encouraged.

50. Traditional detailing such as constructed flint walls with brick and stone dressings and quoins, clay tile hanging to upper storeys and weather-boarding to porches, garages and outhouses is also encouraged.

51. Plot boundary treatment (including frontages) should reflect the traditional, locally distinctive treatment: half height brick or stone walls, hedgerows and picket fencing and, to side and rear boundaries, hedgerows with cleft chestnut post and rail fencing. Larch lap or similar fence panels will not be appropriate.

52. Materials to be used for gates and fencing should be allowed to weather naturally, use locally sourced timber and respect the local vernacular in their design.

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

54. A limited palette of materials and locally used colours are to be used to create some visual interest and variety, with a restrained colour scheme that respects the natural landscape setting.

3.02 CONCLUSION

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

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

The SDNPA Design Review Panel will also be involved in assessing the development proposals from an early stage. The Design Review Panel has a broad range of independent members 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

PART FOUR: BACKGROUND INFORMATION

4.00 KEY POLICIES

THE SOUTH DOWNS LOCAL PLAN

Allocation Policy SD89: Land at Pulens Lane, Sheet

Strategic Policy SD1: Sustainable Development

Strategic Policy SD2: Ecosystem Services

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

4.01 FURTHER READING

- The South Downs Local Plan (SDLP)
- Access Network and Accessible Natural Green Space Study
- Cycling and Walking Strategy (SDNPA)
- Dark Night Skies Technical Guidance (expected 2018)
- Ecoserve Mapping Report
- Habitat Connectivity Study West Sussex Building Stone Atlas
- Roads in the South Downs (SDNPA)
- West Sussex Strategic Stone Study
- Settlement Context Study (SDNPA)
- South Downs Integrated Landscape Character Assessment (SDILCA)
- Tranquility Study (SDNPA)
- The Urban Design Compendium (HCA, Rev.2013)

4.02 FIGURES

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).

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).
www.landscapeinstitute.org/technical-resource/landscape-visual-impact-assessment/

7. SDLP

The South Downs Local Plan

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.

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.

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. 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.

12. 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.

13. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

The purpose of this document is to ensure that adverse environmental effects of development activities are mitigated.

(See British Standard 42020:2013 for more details)

LAND AT PULENS LANE SHEET
DEVELOPMENT BRIEF

SEPTEMBER 2018

South Downs National Park Authority
South Downs Centre
North Street
Midhurst
West Sussex
GU29 9DH

01730 814810