

## **SOUTH DOWNS NATIONAL PARK DESIGN REVIEW PANEL**

Date of meeting:	16/07/2019
Site:	Land South of Heather Close West Ashling West Sussex
Proposal:	Former paddock site to be development with 20 new build houses (mix of 1, 2 and 3 beds) with associated parking and amenity space
Planning reference:	SDNP/19/00225/PRE
Panel members sitting:	Mark Penfold (Chair) Lap Chan Richard Eastham Robyn Butcher Andy Clemas
SDNPA officers in attendance: Officer)	Benjamin Terry (Design Officer) Ruth Childs (Landscape officer) Natacha Bricks-Yonow (Support Services
SDNPA Planning Committee in attendance:	None
Item presented by:	Mike Willebruch (PDP Architects) Michael Saunders (PDP Architects) James Harris (Landscape architects)
Declarations of interest:	None

The Panel's response to your scheme will be placed on the Planning Authority's website where it can be viewed by the public.

The SDNPA operate a transparent service, whereby pre-application and application details, although not actively publicised will be placed on the online planning register. This is unless the applicant gives reasons why the enquiry is commercially sensitive.

	<b>Main Issues</b>
	<ul style="list-style-type: none"> <li>• Responding to context</li> <li>• Layout</li> <li>• Highway design and car parking</li> <li>• Green Infrastructure</li> </ul>
	<b>Summary</b>
	<ol style="list-style-type: none"> <li>1. On behalf of the South Downs National Park, I would like to thank you for bringing your proposal to the Design Review Panel. The Panel thanked the applicant's design team for their presentation which had generated some interesting conversation amongst members of the Panel. And, we very much appreciate that the proposal has come to DRP early in the design process.</li> <li>2. The Panel feels the next step should be to incorporate all matters of landscape - context, built forms, trees, ecology, public realm and arrival - into your layout design.</li> <li>3. The site shouldn't be viewed as a suburban extension, it has a typology relevant to the edge of a settlement. You should also look at the wider community; so the proposal integrates into existing village framework. You have an opportunity to deliver something very different than a traditional suburban extension.</li> <li>4. The Panel discussed the benefit of facing built form onto the southern countryside to increase a sense of ownership and pride in the wider area (rather than turning backs on this visual asset)</li> <li>5. The Panel mentioned that there is a need to draw the community into the scheme, not just the residents and that moving the POS to the corner of the site provided a stronger link to the wider area</li> <li>6. Zooming out from the site and looking at the macro: looking at conservation area - which originally would have been the edge of the settlement - and the typologies which sit there. The Panel identified two typologies: the original edge of the countryside, with road along and buildings linking together. And, one with gardens extending in the countryside. We would recommend that you look at these and see how they could work on your site. ...You can borrow the positive characteristics of West Ashling and overlay them onto your layout design.</li> <li>7. The Post War housing and the late 90s/early 00s type of development which sit next to the site have different characters and different typologies. You should explore bringing the two styles together.</li> </ol>

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|  | <ol style="list-style-type: none"><li>8. A more integrated approach where the buildings frame spaces would create a better public realm, it could improve your parking strategy and it would reduce highway dominance. You could take visual and physical cues from the streets and road hierarchy surrounding the site. Avoid sweeping road alignments and consider a tighter radius on the access road to slow vehicles when entering the site.</li><li>9. We also feel that you should focus the layout towards the landscape (it's visually accessible) and think about the wider landscape being drawn into the site; and how this can inform your layout, using the landscape-led approach. Linking significant green infrastructure assets will be key to a successful scheme.</li><li>10. The Panel advised looking at integrating storage into the built elements, to avoid a visible cluttering when viewed from the countryside. You could look at linking houses and to use those spaces between the houses for storage; it could be an opportunity to create boundaries with structures rather than with fencing,</li><li>11. There is also potential to add value to your scheme, by improving the quality of public realm beyond the red line. The open space towards the north-east has the potential to improve the appearance of the car park area on Heather Road and the access road off Portal Close.</li></ol> |
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