



Design & Access Statement

Land off Fryatts Way,
Bexhill

June/2021

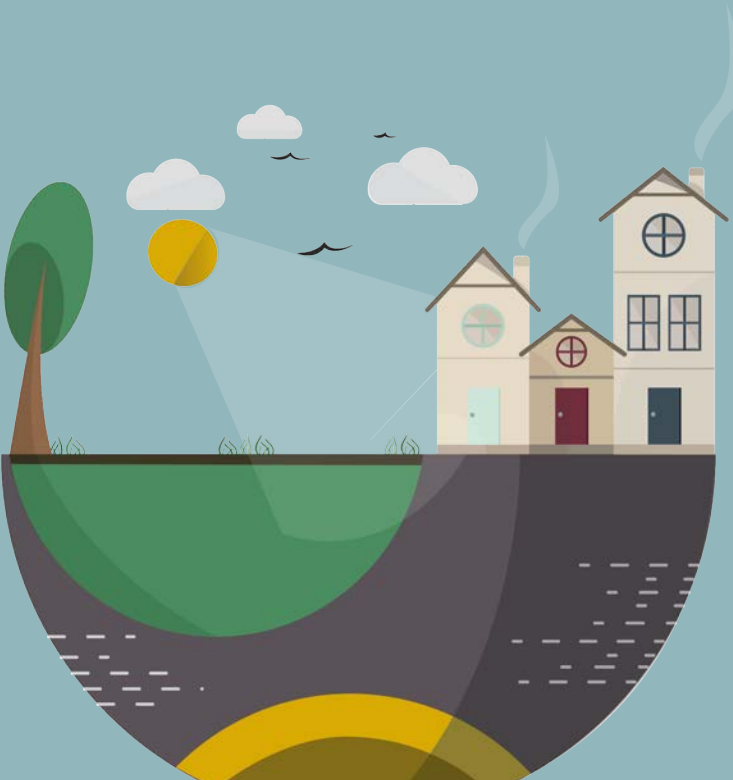


This Design & Access Statement has been prepared by Gladman to accompany an outline planning application for up to 210 dwellings in Bexhill.

Land off Fryatts Way, Bexhill

The erection of up to 210 dwellings (including 30% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point from Fryatts Way. All matters reserved except for means of access.

	Date	Prepared by	Authorised by	File Reference
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Second Issue				



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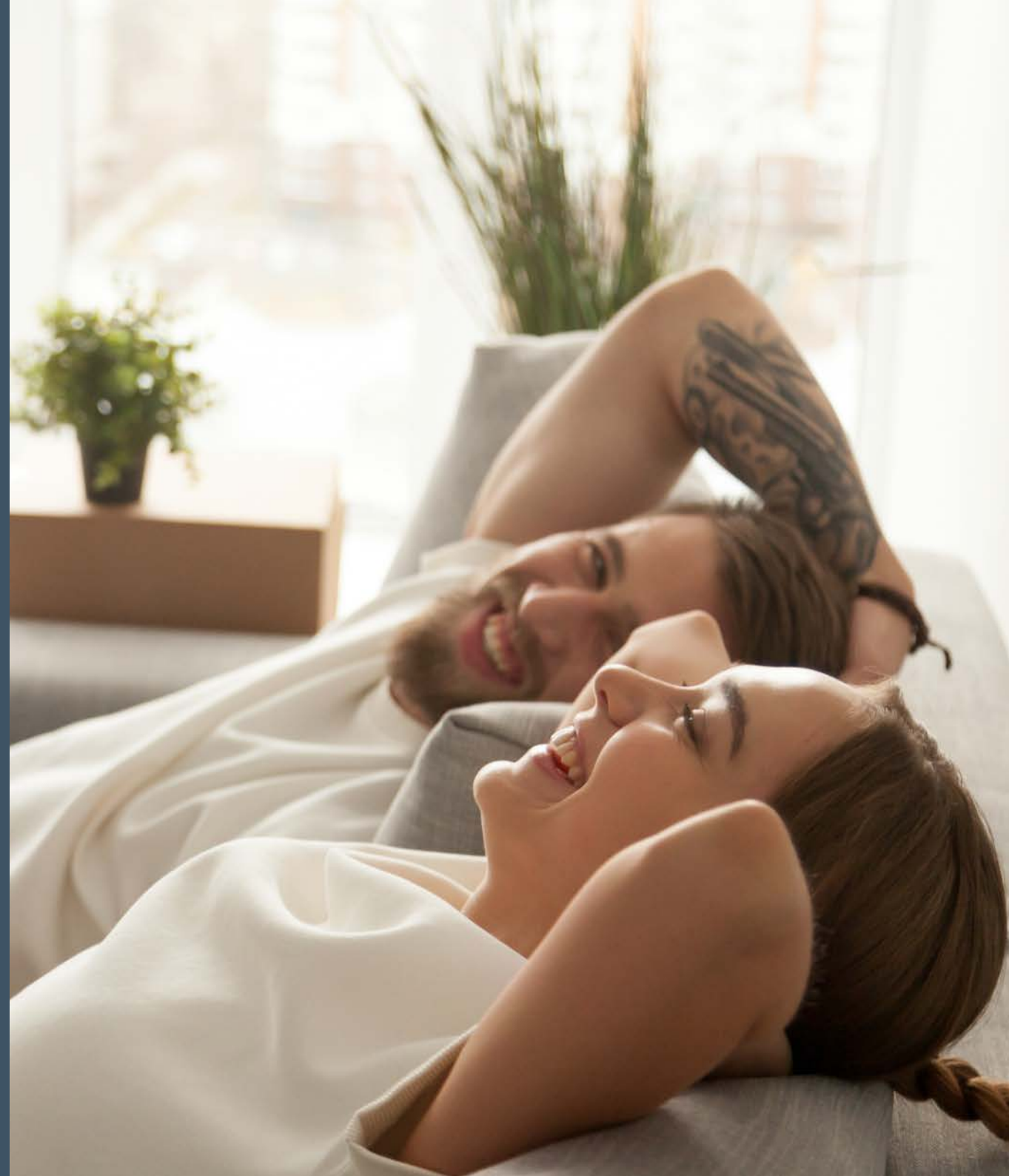
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The development is a well-considered, appropriate and suitable response to the site and its surroundings.

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1.0 Introduction

1.1 DEVELOPMENT DESCRIPTION

This Design and Access Statement (DAS) has been prepared by Gladman Developments Ltd (Gladman) to accompany an outline planning application for:

“The erection of up to 210 dwellings (including 30% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point from Fryatts Way. All matters reserved except for means of access.”

1.2 PURPOSE OF THE DESIGN AND ACCESS STATEMENT

This document is prepared in accordance with guidance from the Chartered Association of Building Engineers (CABE) ‘Design and Access Statements: How to write, read and use them’ (2006) and with Article 9 of Part 3 of the Town and County Planning (Development Management Procedure) (England) Order 2015, which requires explanation of:

- The design principles and concepts that have been applied to the development;
- How the proposed development’s context has influenced the design;
- How relevant local plan policies have been taken into account;

- Any consultation undertaken, and how this has informed the proposed development; and, how any specific issues which might affect access to the proposed development have been addressed.

Whilst detailed design is a matter reserved for future determination, this DAS explains the design rationale for the proposed development and how it is a well-considered, appropriate and suitable response to the site and its surroundings, which has been informed by consultation with key stakeholders and the local community.

1.3 STRUCTURE

This DAS is structured around the four steps identified by the CABE guidance referred to above:

1. Assessment;
2. Involvement;
3. Evaluation; and,
4. Design

This scheme has been developed embracing the Building for Life 12 criteria developed by CABI and the Home Builder's Federation.



2.0 Design Vision



Designing a high-quality development with a strong sense of place that responds well to its existing context, will stand the test of time and meet the needs of current and future generations.

2.1 IMPORTANCE OF DESIGN

Good quality design is an integral part of sustainable development. The revised National Planning Policy Framework (NPPF) was published in February 2019 and recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, stand the test of time and will adapt to the needs of future generations.

The policies of the adopted development plans for Rother District Council which relate to design (and matters influencing design) and access have been carefully considered throughout the formulation of the proposed development. Further details of which can be found in section 6.4 of this Design and Access Statement and the Planning Statement submitted with this application.

This scheme has been developed embracing the Building for Life 12 criteria developed by CABI and the Home Builders Federation. These principles embody the vision of what new housing developments should be. The twelve building for life questions are grouped under three headings, as set out below. This Statement brings together the information required for the evaluation and answers these questions within the conclusions of this DAS.



BUILDING FOR LIFE 12 QUESTIONS

INTEGRATING INTO THE NEIGHBOURHOOD

1 Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

2 Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Does the scheme have good access to public transport to help reduce car dependency?

4 Does the development have a mix of housing types and tenures that suit local requirements?

CREATING A PLACE

5 Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, Site orientation and microclimate?

7 Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Is the development designed to make it easy to find your way around?

STREET AND HOME

9 Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?

12 Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?



Too few houses are being built to keep pace with a growing population and household formation rates, as a result middle-income families are being priced out of the housing market.

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3.0 The Need for Housing

It is widely acknowledged at all levels that there is a housing crisis in the UK, which has arisen as a direct consequence of too few houses being built to keep pace with a growing population and household formation rates. The UK has a persistent problem with inadequate housing supply, which has led to low-income and middle-income families being priced out of the housing market. National Government recognise that the continued delivery of new homes across the UK is necessary in order to address this issue.

There is often great debate about the delivery of both market and affordable housing, whilst in reality it is about meeting a very basic human need of local people. People wish to be able to live in suitable homes that they can afford, in a place where they want to live. Where sufficient housing of a suitable type is not available, this has a real negative social impact upon society.

According to the MHCLG Housing Statistical Release Paper (January 2019), there are 1.11 million households on local authority social housing waiting lists as at April 2018. It should not be forgotten that those people waiting for affordable homes are real people in real need now, and not just statistics.



According to the DCLG Housing Statistical Release Paper (January 2019), there are 1.11 million households on local authority social housing waiting lists as at April 2018. It should not be forgotten that those people waiting for affordable homes are real people in real need now, and not just statistics.

The NPPF (February 2019) promotes a presumption in favour of sustainable development for both plan-making and decision-taking. Every Council is required by the Government to significantly boost the supply of housing and to make planning decisions in the light of the presumption in favour of sustainable development.

Rother District Council is required to provide enough housing land to meet its full future housing needs. It is currently failing to do so. This application is submitted in the context of meeting the housing need within the local authority area and assisting in resolving the national housing crisis.



New homes will have easy access to local services and facilities, public transport links, employment areas and the Public Right of Way network.

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4.0 Site Assessment



The site is situated on the north western edge of Bexhill on Sea and measures 11.6 hectares. The site is located approximately 2km from Bexhill town centre.

4.1 SITE CONTEXT

The application site (hereafter referred to as 'the Site') is shown edged red on the aerial plan.

The site is situated on the north western edge of Bexhill on Sea and measures 11.6 hectares. The settlement of Bexhill is situated approximately 8km west of Hastings, and 19km east of Eastbourne.

The site comprises three irregularly shaped fields currently in agricultural use, is well related to the settlement and well-contained by physical features such as established hedgerows, at its urban edge.

The site is adjacent to Highwoods Golf Club and Broad Oak Park recreational area which are located directly north-west and south-west of the site respectively. Residential development lies directly to the east of the site off Fryatts Way and Concorde Close.





KEY CONSTRAINTS

- Beyond the golf course to the northeast of the site, ancient woodland bounds the settlement.



Bexhill Leisure Centre



De Le Warr Pavilion

4.2 A SUSTAINABLE LOCATION

The site is sustainably located. New homes will have easy access to local services and facilities, public transport links, employment areas and the public right of way network, as illustrated on the Facilities and Services Plan.

There are bus stops located on Deerswood Lane and Greenways, which are about a 10-minute walk from the proposed site entrance. The buses that serve these stops provide connection from Bexhill to Little Common, Sidley and Hooe. The nearest train stations, Bexhill and Cooden Beach, are located approximately 1.8km and 2.1km from the site and provides frequent services to Ashford International and London Victoria.

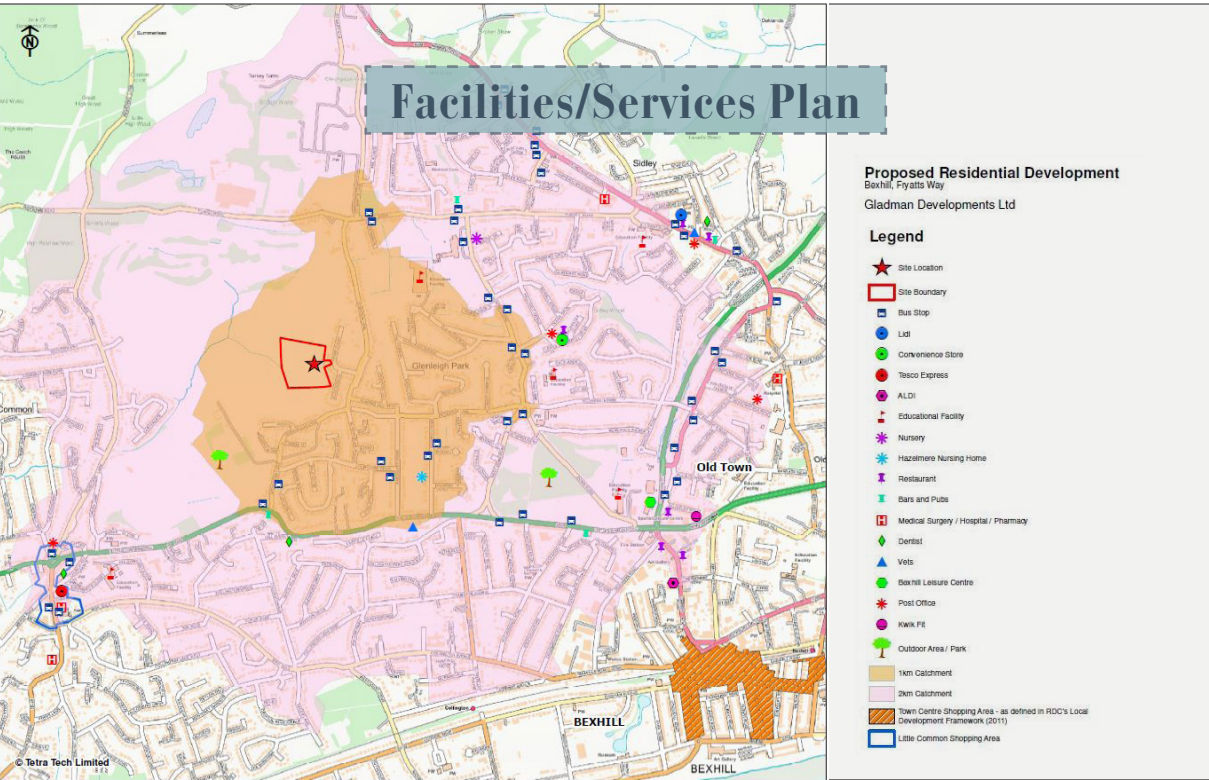
Further details in relation to highways and transport can be found within the Transport Assessment submitted as part of this planning application.



Bexhill Post Office



Bexhill High Street



Seafront and walkway at Bexhill



Shops and services in Little Common



View West from Fryatts Way between No.25 & No.27 (VP1)



View North-East from Footpath PRow Bexhill 26b within Broad Oak Park (VP2)



View North from PRow Footpath 26a (VP3)

4.3 EXISTING CIRCUMSTANCES

The site itself is not covered by any landscape designations and contains few features of landscape merit.

There are a number of mature trees and hedgerows within the site, which have been retained as part of the scheme proposals and are proposed to be integrated into the areas of public open space within the development. Detailed consideration is given to these features in the submitted Arboricultural Assessment.



4.4 HISTORIC GROWTH AND URBAN GRAIN

Bexhill has generally grown in a northern direction from the historic core of the seafront town centre.

Early to Mid-20th Century Development



Bexhill old town centre by the seafront.
Development began early 1900's.

Early to Mid-20th Century Development



Late 20th Century Development



West Down Road, Bexhill was developed in the late 20th century.

21st Century Development



A recently constructed housing development in Bexhill

4.5 LOCAL VERNACULAR

As this application is made in outline form only, detailed design is a matter saved for future determination. A Design and Access Statement will be required to accompany future Reserved Matters applications which will further develop how the proposals will complement the surrounding area to create a well-balanced, sustainable extension to Bexhill. The images below provide examples of some of the local built form found within the settlement.

Terraces on Preston Road
in the North West of Bexhill



Block of flats in
North West Bexhill



Properties on Blackfields Avenue

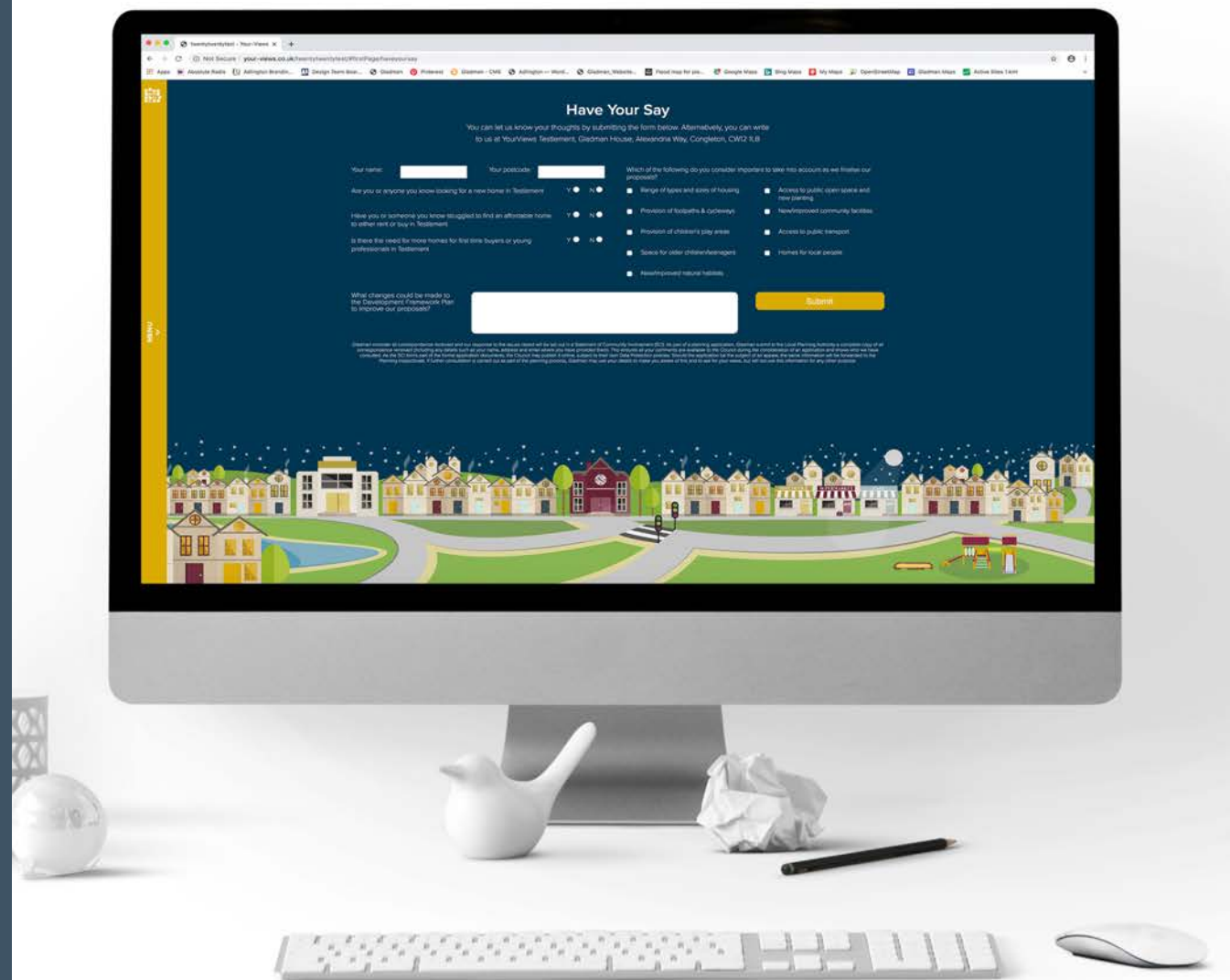


Detached properties on Knebworth
Road in the north-east of Bexhill



Gladman has engaged a comprehensive program of community and stakeholder consultation.

www.your-views.co.uk/bexhill



5.0 Engagement

5.1 INTRODUCTION

Gladman has engaged in a comprehensive program of community and stakeholder consultation throughout the preparation of this planning application. This engagement has allowed the proposed development to be informed and shaped by the feedback received.

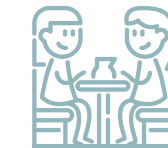
5.2 PUBLIC CONSULTATION

Gladman undertook public consultation consisting of a leaflet drop to households and businesses in Bexhill and a dedicated website detailing the proposals and providing an opportunity to provide feedback (www.your-views.co.uk/bexhill). The dedicated website remains a helpful tool to keep those interested in the proposals up-to-date with progress.

5.3 STAKEHOLDER CONSULTATION

Gladman also engaged with and sought comment from the following bodies:

- **Rother District Council**
- **Bexhill Town Forum**
- **Ward councillors for Bexhill; and,**
- **East Sussex County Council highways department.**



Gladman undertook public consultation consisting of a leaflet drop to households and businesses in Bexhill and a dedicated website detailing the proposals and providing an opportunity to provide feedback (www.your-views.co.uk/bexhill).

5.4 RESPONSE TO CONSULTATION

Gladman have prepared a separate Statement of Community Involvement (SCI) which provides full details of the consultation undertaken as part of the development proposals. The SCI also details how the feedback received has been taken into account as part of the development's design and how this has informed the final version of the Development Framework.



The design and layout responds to the relevant requirements of national & local planning policies.



6.0 Policy Context



Paragraph 124 of the NPPF states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

The design and layout of the site responds to the relevant requirements of national and local planning policies and guidance. This section focuses on the local planning policies most relevant to the design and access proposals for the development.

The Planning Statement that accompanies the planning application provides a full review of the relevant planning policy in the context of the site.

6.1 NATIONAL PLANNING POLICY

National Planning Policy Framework, 2019

At the national level the relevant policy guidance is set out in the National Planning Policy Framework (updated February 2019). The NPPF sets out a presumption in favour of sustainable development at its heart, so that sustainable development is pursued in a positive way. The NPPF is a material consideration of significant weight in determining planning applications, setting out the context within which planning applications are to be assessed in relation to:

- The presumption in favour of sustainable development
- Decision-making
- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Promoting sustainable transport

- Making effective use of land
- Achieving well-designed places
- Conserving and enhancing the natural environment

Paragraph 124 of the NPPF states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Paragraph 127 provides a set of design criteria which new development should seek to achieve:

- Function well and add to the overall quality of the area over the lifetime of the development
- Be visually attractive as a result of good layout and architecture and appropriate and effective landscaping
- Be sympathetic to local character and history, while not preventing or discouraging innovation
- Establish or maintain a strong sense of place to create attractive, welcoming and distinctive places to live, work and visit
- Optimise the potential of the site to accommodate and sustain an appropriate amount of mix and development (including green and other public space)
- Create places that are safe, inclusive and accessible
- Create places which promote health and well-being

6.2 NATIONAL PLANNING PRACTICE GUIDANCE

The planning practice guidance (PPG) explains how the policies contained within the NPPF should be implemented. Paragraph 012 (reference ID: 26-012-20191001) of the PPG provides further information on what role Design and Access Statements play in achieving well-designed places. It states:

“Design and Access Statements set out the narrative for the approach and design rational for the scheme. They demonstrate how the local character of an area has been taken into account and how design principles will be applied to achieve high quality design. They set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information.”

The following matters should be considered:

- Local character (including landscape setting)
- Safe, connected and efficient streets
- A network of greenspaces (including parks) and public spaces
- Crime prevention
- Security measures
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods

6.3 NATIONAL GUIDANCE

National Design Guide: Ministry of Housing Communities & Local Government, 2019

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. The ten characteristics contained within the guidance noted below have informed the design of the proposed development:



6.4 OTHER NATIONAL GUIDANCE

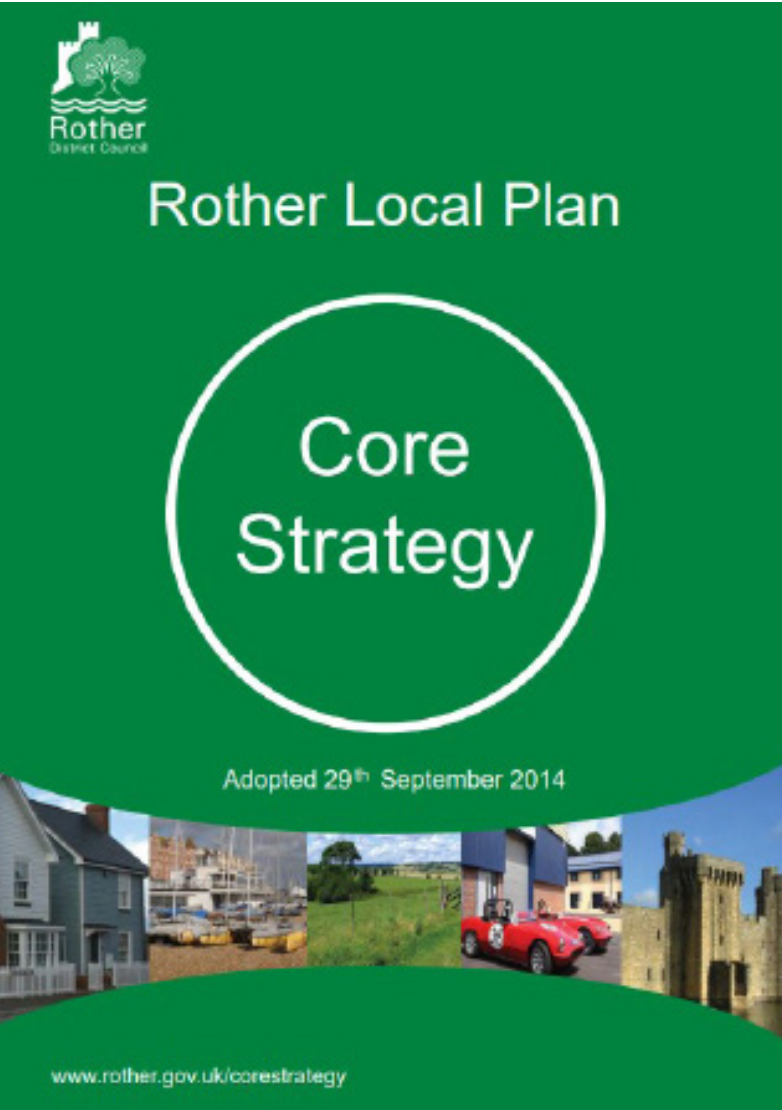
Rother Core Strategy

Policy EN3: Design Quality is the most relevant policy to this DAS. It relates to the layout and design of the development. Policy EN3 states that development proposals should contribute positively to the character of the site and surroundings. Proposals should reflect the key design principles and demonstrate understanding of the following (amongst other considerations):

- Character, identity, place-making and legibility
- Landscape setting of buildings and settlements
- Design in context of the wider setting and incorporate existing site features into proposals
- Sustainable design and construction

Other policies of relevance that have been considered during the evolution of the scheme are:

- Policy EN4: Management of the public realm
- Policy EN5: Biodiversity and green space
- Policy EN7: Flood risk and development
- Policy TR3: Access and new development
- Policy TR4: Car parking
- Policy OSS4: General development considerations
- Policy SRM1: Towards a low carbon future
- Policy SRM2: Water supply and waste management



Of most relevance to this DAS is Policy CS9 which seeks the highest possible standards of design and layout in all new development, stating that new development should:

The policies of the DaSA Local Plan of relevance to this DAS are:

- Policy DEN1: Maintaining landscape character
- Policy DEN4: Biodiversity and green space
- Policy DEN5: Sustainable drainage
- Policy DRM1: Water efficiency
- Policy DRM3: Energy requirements
- Policy DHG3: Residential internal space standards
- Policy DHG4: Accessible and adaptable homes

Supplementary Planning Documents

The following supplementary planning documents (SPDs) and guidance documents have also informed the design proposals:

- Affordable Housing SPD (2006)
- Rother’s Open Space, Sports and Recreation Study (2009)
- East Sussex County Council Local Design Guide for Residential Development (2010)
- Rother’s Guidance for Parking at New Residential Development (2013)

**Rother District Council – Development and Site Allocations (DaSA)
Local Plan (adopted December 2019)**



Opportunities and influences have shaped the development framework plan.

07



7.0 Evaluation

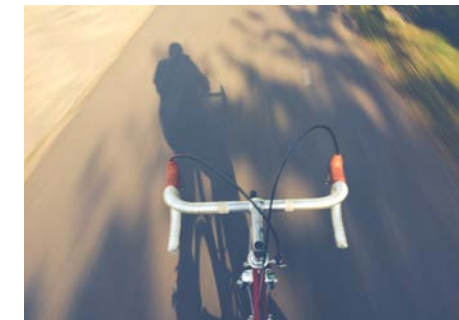


There are no overriding physical constraints to the development of the application site for housing. A number of opportunities and influences have been identified, which have helped to shape the final version of the Development Framework.

OPPORTUNITIES AND INFLUENCES

An assessment has been carried out to understand the opportunities and influences that have informed the development proposals. There are no overriding physical constraints to the development of the application site for housing. A number of opportunities and influences have been identified, which have helped to shape the final version of the Development Framework.

The info-graphic overleaf sets out the opportunities and influences that have been identified.



Arboriculture

- Existing trees and hedgerows to be retained and enhanced.
- New homes to overlook areas of open space.
- Provision of recreational routes within the site.
 - Provision of equipped play facilities in the form of a Locally Equipped Area of Play (LEAP).



Topography

Existing contours to be considered



Access

- Proposed vehicular access from Fryatts Way in the form of a new priority junction.
- Pedestrian linkages from Fryatts Way.
- There are no PROWs crossing the site



Ecology

- Trees, scrub and semi-improved grassland around the site boundaries are to be retained and enhanced where possible as they provide potential nesting habitats for birds.
- At the time of writing, further ecological surveys continue to take place.



Landscape and Visual

- Provision of 4.39ha of land dedicated to landscape, GI, public open space, play and habitat related proposals;
- Central green corridors including retained mature trees with new amenity grassland areas.
- Landscaped buffers along the southern, western and northern boundaries to include new native planting;



Heritage

- There are no designated heritage assets within or adjacent to the site.
- There are no non-designated heritage assets within the site.



Hydrology

- Area of Flood Zone 2 and 3 along western boundary, associated with Picknell Green Stream
- Potential for SuDS at the lowest point of the site, to be incorporated into the green infrastructure.



Noise

- There are no noise constraints.



Opportunities for the Proposals

Potential for up to 210 dwellings and associated green infrastructure, public open space and a children's play area.

- A logical extension to Bexhill, close to facilities, services and public transport links.
 - Meeting local housing need.
- Making the most efficient use of land, well related to Bexhill.
- Protect and enhance the green infrastructure of the site, respecting the landscape and providing the opportunities for net gains to biodiversity.
 - Maintain key viewpoints and vistas.
- Promoting a high-quality sustainable design creating a place which is both safe and attractive, using best practice contemporary design that is rooted in the local character of Bexhill.
- Providing a variety of housing size and tenure to help create a mixed community including the provision of 30% affordable housing.



“The development will maximise social, environmental and economic benefits.”



8.0 Design Principles



The Development Framework Plan seeks to ensure that the development will minimise adverse impacts whilst maximising social, environmental and economic benefits.

8.1 DEVELOPMENT FRAMEWORK PLAN

The influences and constraints as set out in section 7 of this Design and Access Statement have heavily informed the evolution of the Development Framework Plan.

The Development Framework Plan identifies the areas of the site which are proposed for housing, public open space, structural landscaping and drainage. The Plan also shows the location of the main site vehicular access point.

The Development Framework Plan seeks to ensure that the development will minimise adverse impacts whilst maximising social, environmental and economic benefits.

The development will respond to local character, taking into account a range of factors relating to the site and the local context. The final layout and appearance of buildings in any future reserved matters application should seek to respect the local character of the area by providing a high quality development that is based around good design characteristics in the local area, taking into account the safety of new and future residents and should provide a variety of character areas across the site.



Framework Plan

NEW HOMES:

Approximately 210 new homes (a mix of sizes and tenures), including 30% affordable housing.

EXISTING & PROPOSED VEGETATION:

The majority of the site's hedgerows and trees will be retained within generous green corridors. Provision of landscape buffers along the southern, western and northern boundaries.

PROPOSED SITE ACCESS:

Vehicular access point from Fryatts Way in the form of a new priority junction will allow for safe and suitable access to the site. New network of access paths to give all ability access across new areas of public open space.

PUBLIC OPEN SPACE:

A mix of natural and semi-natural greenspace and amenity spaces will provide the opportunity for recreation and relaxation.

EQUIPPED PLAY AREA (LEAP):

There will be provision of 0.42 ha of areas for play, including 0.04ha of equipped areas.

PROPOSED FOOTPATHS:

There is potential to have pedestrian footpaths through the on-site open space.

ECOLOGICAL MITIGATION / NET GAIN AREAS:

Opportunities for native planting and to achieve net gain biodiversity.

SUSTAINABLE URBAN DRAINAGE SYSTEM / ATTENUATION POND:

Development of sustainable drainage system will contribute to both water conservation, biodiversity and aesthetic value.

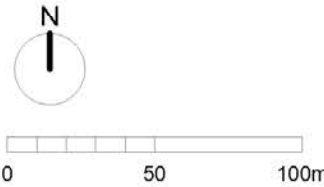


Policy Type	Policy (if applicable)	Required (ha)	Provision (ha)
Green Space	0.1ha per 50 dwellings*	0.42ha	0.42ha (0.04ha equipped)
Public Open Space	-	-	1.78ha
Green Infrastructure	-	-	1.43ha
Public Right of Way	-	-	0.83ha
Green Infrastructure	0.04ha per 1000 people**	1.22ha	4.39ha

NOTES

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KEY

- Application Site Boundary 11.29ha
- Land under applicant's control 0.27ha
- Residential Circa 210 dwellings at 30 dph 6.90ha
- Potential vehicular access location
- Potential access from adjacent land
- Total Green Infrastructure (See Table 1) 4.39ha
- Existing trees and hedgerows
- Proposed structural planting
- Potential location for attenuation basin
- Potential location for swales
- Public Right of Way
- Existing roads
- Potential pedestrian connection
- Potential location for equipped play area (LEAP)
- Flood Zone 3 (From RSK drawing 001904)
- Potential location for pumping station

8.2 USE AND AMOUNT

The outline planning application site covers a total area of 11.6 hectares.

A mix of different uses are proposed as part of the development and are summarised below:

New Homes (6.90ha):

The development provides a total of 6.90 hectares of developable area for the delivery of up to 210 new homes based on an average density of 30 dwellings per hectare. The development will provide a variety of dwellings and house types, offering a mix of market and affordable homes suitable for a range of people from those seeking to buy or rent their first home to those looking for larger family homes. The proposed development allows for efficient use of land whilst also promoting a density which is appropriate to its context.

Public Open Space & Green Infrastructure (4.39ha):

The provision of 4.39 hectares of land is dedicated to new green spaces. These green areas comprise:

- The retention of key landscape features including hedgerows and trees
- Informal public open space
- Children’s play area
- Dedicated wildlife enhancement areas
- New structural landscaping, including tree/woodland planting

The Development Framework Plan shows a new recreational route which is designed to allow access for all members of the Bexhill community to the new public green spaces.

The proposals also include an attenuation basin located at the lowest point within the site, which will provide regulated discharge of water drainage from the development as well as opportunities for ecological habitats.

Well-designed public open space provides benefits such as supporting an active lifestyle for everyone and promoting both the physical and mental health for communities. They also encourage people to walk and cycle rather than depend upon cars, particularly for short, local journeys. The provision of public open space can also provide ecological benefits and assist in climate change resilience through tree planting providing CO₂ absorption and shading and reducing flood risk. Well-designed public open space is also beneficial in helping overcome crime and the fear of crime as well as creating a sense of place and identity for new homes.

Access and Movement:

The proposed internal road system has been designed to provide a simple and clear hierarchy of street types comprising primary routes, lanes and shared surface drives. The primary vehicle route connects to Fryatts Way. The detailed design of this access is submitted as part of this application and addressed in further detail in Section 9.

A series of new footways will be provided across the site to connect the public open space and residential parcels. These will incorporate a cycle way and therefore, it is not considered necessary to provide designated cycle lanes.



Illustrative Masterplan

8.3 LAYOUT

The Illustrative Masterplan layout for the site demonstrates how the various elements of the scheme work together to create a holistic vision. The Illustrative Masterplan employs a strong block structure and variation in built form to provide a strong sense of place and local character. In addition, safe and secure outward-facing residential blocks provide natural surveillance over the public realm.

The Illustrative Masterplan provides one iteration of how the site could be developed to accommodate up to 210 new homes and associated infrastructure, assuming a range of dwelling types. The precise mix of house types within the site will be agreed as part of a separate Reserved Matters application. The Illustrative Masterplan sets out the key urban design principles that the development will seek to adopt confirming with the development parameters set out in the Development Framework Plan.

New public open spaces offer opportunities for recreation and provide an attractive setting for the new homes, with a generous area of open space along the north-eastern site boundary.

Provision of a children's play area for use by residents of the development and the wider community



Landscaped buffers along the southern, western and northern boundaries to include new native planting;



Trees, scrub and semi-improved grassland around the site boundaries are to be retained and enhanced where possible as they provide potential nesting habitats for birds.



Central green corridors including retained mature trees with new amenity grassland areas.



The detailed scheme should be designed to have variation in building height from ground to ridge, or eaves height. The arrangement of buildings within a layout, subtle changes in height along with variations in house types and materials, will add character and distinctiveness, giving a strong identity and overall ‘sense of place’.

To define the boundaries between private and public space, all dwellings will have some form of private frontage. These will tend to be smaller in higher density areas, whilst in lower density areas there will be the opportunity for increased frontages. However, it is important that frontages are not excessive and still relate and interact with the public realm.

Buildings will be located to actively face streets and public areas in order to promote continued surveillance and to promote safer places. Public areas will be designed so that they are attractive, easily accessible and safe to use. All users will be considered as part of an inclusive design approach. It is important that there is good surveillance of public spaces by a number of properties and buildings, and that barriers, blank walls and ‘dead ends’ are avoided. Across the whole development, careful attention will be paid to designing out crime through the layout and promoting privacy and security.

8.4 SCALE

The development proposals achieve on average a density of 30 dwellings per hectare, which signifies an efficient use of the site, whilst providing a balanced approach to the provision of green infrastructure and taking into account the influences and opportunities within and around the site. A range of character areas, with varying densities, will be established throughout the site at the detailed design stage. When combined with landscape and building form, the site will provide different areas of recognisable character.

Within the local context, residential dwellings are commonly between 1 and 2 storey in height. To provide flexibility in living styles and to relate to local character, dwellings will predominately maintain the 1 and 2 storey range.

The use of 2.5 storey dwellings will be carefully considered within the layout. During the detailed design, due regard will be given to the impact of height and overall mass on neighbouring plots, such as potential shading of neighbouring properties and rear gardens.

8.5 LANDSCAPING

At this stage, landscaping is reserved for future consideration and so specific landscaping information is not required. However, any future landscaping scheme for the site, as demonstrated on the Development Framework Plan, will retain the majority of existing trees and hedgerows across the site and will be complimented by new public open space. The arrangement of the public open space allows it to be widely and easily accessible to allow attractive and safe opportunities for recreation and social interaction for both new and future residents of Bexhill.



8.6 APPEARANCE

The development should respond to the local character considering a range of factors relating to the local context including the landscape character, existing patterns of development in the local area and the relationship between the proposed movement network, built form and existing retained features on the site. A range of house types, sizes and tenures could be proposed within the development, meeting local needs and assisting in creating a diverse and mixed community.

The appearance of buildings is a matter reserved for future determination but should seek to respect the local character by providing a high-quality development that is based around good design characteristics.



The proposed connections to footpaths along Fryatts Way allow for safe and direct access to existing bus and rail services.



9.0 Safe and Accesible

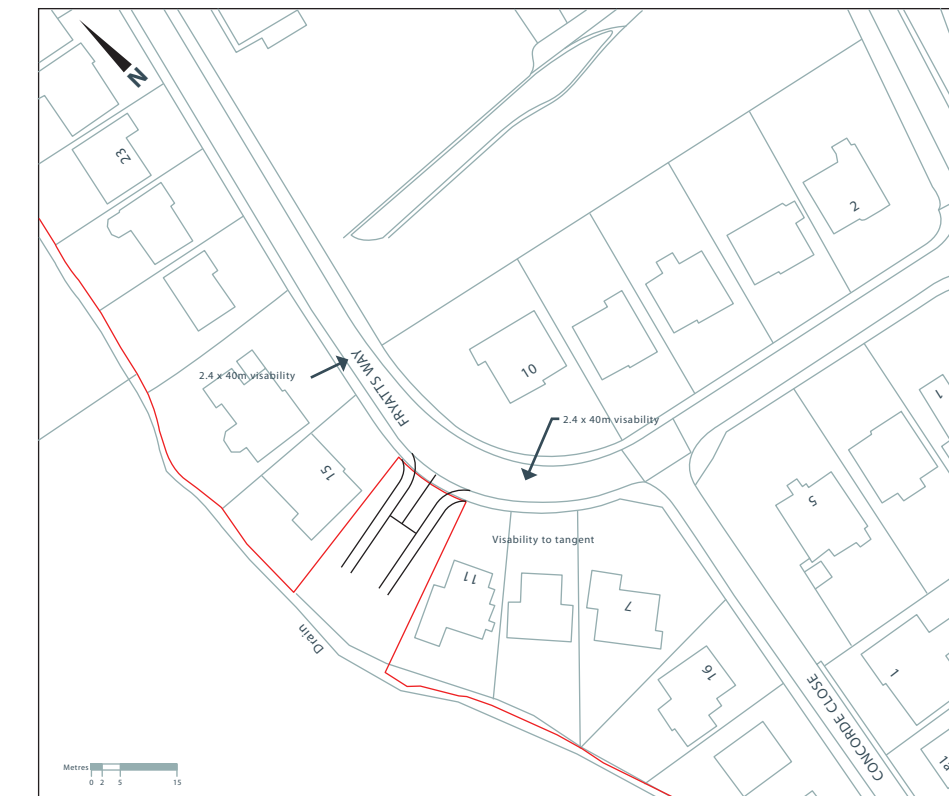


The proposed connections to footpaths along Fryatts Way allow for safe and direct access to existing bus and rail services.

Vehicular access will be provided from Fryatts Way via a new simple priority junction.

The development proposals have been influenced by 'Manual for Streets 1 & 2', which encourages developers to move away from standardised prescriptive measures and adopt a more innovative approach in order to create high quality places for all users, ages and abilities. The scheme will also comply with the relevant standards within 'Planning and Access for Disabled People: a Good Practice Guide'. The detailed design of this access is submitted as part of the application and more detail can be found in the accompanying Transport Assessment.

The proposed connections to footpaths along Fryatts Way allow for safe and direct access to existing bus and rail services.



Furthermore, the proposed access points provide new opportunities for existing residents to access areas of public open space and play facilities provided by the scheme. This lessens the reliance on automotive transport for short distance journeys, whilst reducing environmental impact and promoting good health, and providing safe, dedicated routes for pedestrians.

At the detailed design stage, the proposed internal road system will be designed to provide a simple and clear hierarchy of street types to maintain good legibility of the site, appropriate to the scale of the proposed development. The layout of streets will provide a safe and well overlooked network of public spaces as set out by best practice. These streets could be designed in detail to slow vehicular traffic and provide a safer environment for pedestrians and cyclists.



Additional renewable energy generation technology will be installed within the development.



10.0 Climate Change Resilience



Collectively, these measures will help to ensure that the proposals contribute to national and local objectives to reduce carbon emissions, improve energy efficiency and address the global climate emergency.

It is widely accepted that climate change is now one of the greatest challenges facing our society. This chapter of the Design and Access Statement outlines the sustainable development credentials of the proposed development. Collectively, these measures will help to ensure that the proposals contribute to national and local objectives to reduce carbon emissions, improve energy efficiency and address the global climate emergency.

Additional renewable energy generation technology may need to be installed within the development to meet the Building Regulations targets. This would be developed in more detail at the Reserved Matters stage, as further design and layout information becomes available.



Climate Change Resilience

Sustainable Urban Drainage System

Flood risk improvements from surface water attenuation basins

Provision of 4.39ha of Public Open Space

Well-designed open space supporting an active lifestyle, encouraging people to walk and cycle and assisting in climate change resilience through the provision of tree planting providing shading and CO₂ absorption.

Renewable Energy

Renewable energy technologies to be considered at the detailed design stage.

Sustainable Transport Measures

- Provision of pedestrian and cycle infrastructure.
- Travel Plan – promoting sustainable transport including a package of practical measures aimed at reducing traffic impact.
- Potential for electric vehicle charging points.

Energy Performance

The proposal will follow energy performance and efficiency targets, using a fabric-first approach to construction with the aim of reducing CO₂ emissions.

Construction Management Plan

A construction management plan will be submitted at the reserved matters stage, which will put in place best practice measures such as re-using topsoil where possible, modern methods of construction and keeping landfill waste to a minimum at the construction stage.

Road Map Key



The proposed development will comprise residential development of up to 210 new homes.



11.0 Conclusion



The aim is to design a high-quality development with a strong sense of place that responds well to its existing context, will stand the test of time and meet the needs of current and future generations.

The application is made in outline, with all matters reserved except for access.

The proposed development will comprise residential development of up to 210 new homes with vehicular access from Fryatts Way on the north-western edge of Bexhill. The proposals have been developed by understanding the existing situation of the site in relation to the settlement, in accordance with best practice in urban design and with reference to both national and local design guidance. The aim is to design a high-quality development with a strong sense of place that responds well to its existing context, will stand the test of time and meet the needs of current and future generations.

SUSTAINABILITY AND THE OPPORTUNITY FOR BENEFITS

The NPPF sets out the three dimensions to sustainable development: economic, social and environmental. It establishes that decisions on planning applications should play an active role in guiding development towards sustainable solutions, but in doing so should take the local circumstances into account, to reflect the character, needs and opportunities of each area.





ECONOMIC ROLE

- The development would contribute to the economic role of the area by generating an estimated 175 full time people years construction jobs and 191 full time people years jobs in associated industries.
- In the longer term, the economy would benefit from the provision of housing for workers, investment in local infrastructure and services, additional expenditure and funds from the New Homes Bonus and additional Council Tax receipts.
- The addition of new economically active residents to the area, boosting the economy by increasing spending power.



SOCIAL ROLE

- Contribute to providing new housing and addressing the current shortfall nationally as well as demand within Rother.
- The delivery of up to 210 new homes for sale on the open market, where a proportion will be delivered within the next five years.
- Up to 63 (30%) of the new homes will be affordable, providing new housing opportunities for existing residents in the area who are real people in real need, especially young people that cannot afford the current house prices.
- Allowing public access to existing and future residents of Bexhill to the public open space and LEAP within the site. This will help support community health, wellbeing and, in providing the opportunity for social interaction, can promote community cohesion.
- The location of the site allows convenient access to the public transport network, particularly to Bexhill town centre, Battle, Hastings, Polegate and Eastbourne.



ENVIRONMENTAL ROLE

- The proposals maximise the retention of existing trees and hedgerows on site. The Development Framework Plan shows how existing vegetation can be strengthened with new landscaping.
- A range of connected open spaces comprising existing and new landscaping, SuDS features, children's play area and opportunities to achieve net gains for biodiversity in perpetuity.
- Provision of new tree planting throughout the development to assist in climate change resilience through CO₂ absorption and providing shading.
- Creation of SuDS features in the form of attenuation basins to improve surface water flood risk locally and provide improvements to flood risk downstream.
- Sustainable transport measures, encouraging people to walk and cycle rather than using a private car.
- Consideration of available electric network capacity for potential provision of electric vehicle charge points.
- At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, carbon emissions and energy efficiency.



BUILDING FOR LIFE 12 SUMMARY

The following section provides a summary of the evaluation against the 12 Building for Life questions and provides evidence that supports the evaluation. If the standard is met for each question, then a 'green light' will apply.

INTEGRATING INTO THE NEIGHBOURHOOD

1

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

EVALUATION

The proposed development links into the existing highway infrastructure and provides direct connections to the adjacent settlement. Connections are also provided to the existing PRow network.

Score: Green Light

2

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

EVALUATION

The development is within an acceptable walking distance to a range of local facilities and services. The development will provide new public open space including a LEAP.

Score: Green Light

3

Does the scheme have good access to public transport to help reduce car dependency?

EVALUATION

The development is readily accessible to public transport with bus stops located approximately a 10-minute walk from the site entrance.

Score: Green Light

4

Does the development have a mix of housing types and tenures that suit local requirements?

EVALUATION

The accommodation mix will reflect the needs and aspirations of the local community. The design will include a range of dwelling sizes across the Site, to encourage a mixed community. The tenure mix will reflect the existing mix in the local community, and provide a balanced and robust mix of tenures to be agreed at the Reserved Matters stage.

Score: Green Light

CREATING A PLACE

5 Does the scheme create a place with a locally inspired or otherwise distinctive character?

EVALUATION
The layout, density and green infrastructure for the scheme will respond to the Site’s context and provide a distinctive character. At a detailed level, features could be included in the design to reflect local vernacular. This could include selected use of traditional materials for example.

Score: Green Light

6 Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, Site orientation and microclimate?

EVALUATION
The scheme utilises the existing landscape and topography by retaining the existing boundary planting where possible and enhancing it where required and practicable. Attenuation basins will be located at the lowest point of the Site.

Score: Green Light

7 Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

EVALUATION
The scheme will create a series of development parcels which connect with the landscape. There would be a clear definition of the private and public realm, and properties would overlook public space. The orientation of the buildings will facilitate and highlight the site’s connections with the settlement and provide a hierarchy within the development.

Score: Green Light

8 Is the development designed to make it easy to find your way around?

EVALUATION
The layout of the scheme will provide a distinct set of character streets to allow residents and visitors to easily navigate their way around. The relationship with the green infrastructure will allow for easy orientation. Footpaths will follow desire lines and make access to the wider area easily available.

Score: Green Light

STREET AND HOME

9 Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

EVALUATION
The building layout will define the street network, so that highways and car parking will not dominate. At detailed design stage, street dimensions would be designed in conjunction with best practice guidance to minimise vehicle speeds. Dwellings located close to the road could provide pinch points that slow traffic and give additional priority to pedestrians.

Score: Green Light

10 Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

EVALUATION
Car parking would be integrated into the overall layout and design and will follow relevant design guidance.

Score: Green Light

11 Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?

EVALUATION
The streets and public spaces will be overlooked by adjacent dwellings, allowing informal surveillance and safe routes. Footpaths will run through the public open space.

Score: Green Light

12 Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?

EVALUATION
Evaluation: The layout will be confirmed at Reserved Matters stage but will allow for bins and recycling stores out of sight to minimise their impact on the street scene.

Score: Green Light

SUMMARY

This planning application is made in the context of the national housing crisis, the presumption in favour of sustainable development and the Government’s requirement to significantly boost the supply of housing. The delivery of up to 210 dwellings across this site would assist in alleviating the national housing crisis, providing new homes for real people who are in real need now.

This Statement establishes the key development principles that ensure a high-quality scheme can be delivered. The design vision and rationale behind the Development Framework Plan has been demonstrated which, subject to consent, will mean that the essence of the scheme is not lost in the subsequent detailed stages of design.

The proposed development has been prepared within a comprehensive policy and guidance framework provided at national and local authority level, as well as considering the points that have been raised during the pre-application engagement that has been undertaken. The proposals are focused on best practice in urban design, community integration and sustainable development and will create a townscape that is well considered and sympathetic to its environment.

The site is a logical extension to Bexhill. It is a sustainable location being situated within walking distance of local facilities, services and public transportation links.

The development can positively address site constraints and successfully integrate with the urban edge and landscape surroundings. The development will create new amenity space for both new and existing residents and will enhance public access across the site.

In applying for planning permission, Gladman have provided a detailed access design off Fryatts Way. Through consultation with East Sussex Highways, these proposals have been developed to ensure a safe and convenient access in the form of a priority junction.

This Statement confirms Gladman’s commitment to the delivery of a high-quality development and demonstrates that up to 210 dwellings can be accommodated in a sustainable location, whilst remaining sympathetic to the existing setting of the site and providing a wealth of benefits for the community of Bexhill.





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June/2021
Land off Fryatts Way, **Bexhill**