

19. Community and Play Strategy

19.1 The wider context has been considered during the design process to connect into play and active travel networks.

19.2 The proposed scheme will

- Provide people with the option to take various walks, offering different experience and distances
- Provide seating areas along walking routes
- Walking routes with sufficient variety, including: diverse green areas and the amenity value of water with priority given to active travel modes
- Protect view to long distance landmarks (Baptist Church, St Thomas Tower and Druce's Farm)
- Providing spaces for local interactions and help build stronger community (larger front garden, incidental play on the way, downgraded streets)
- Using existing assets as anchor features, such as mature trees

KEY

Application Site

Open space

Landscaped corridor

Pedestrian route

Cycle links

Formal Playing Pitches

NEAP

LEAP

LAP

Local Primary school

Celebrating local natural assets

Incidental Play

Outdoor Gym

Downgraded streets with opportunities for informal play

Meeting & rest place

Enlarged front garden

Allotments

Orchard

Micro play along SuDS

Southwick community hub

The diagram illustrates a residential development layout with various play and community features. Key elements include:

- Streets:** SOUTHFIELD ROAD, BLIND LANE, LAMBROK STREAM, and WESLEY LANE.
- Distances:** COMMUNITY HUB 4 MIN WALK, SOUTHWICK SCHOOL 2MIN WALK, ALLOTMENTS 11 MIN WALK.
- Features:** Celebrating local natural assets, Incidental Play, Outdoor Gym, Downgraded streets with opportunities for informal play, Meeting & rest place, Enlarged front garden, Allotments, Orchard, Micro play along SuDS, Southwick community hub.

Figure 20: Community & Play Strategy Diagram (by PLACE By Design) - NTS

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20. Movement

- 20.1 A clear hierarchy of streets creates priority for walking and cycling throughout the site.
- 20.2 A new access point from Blind Lane, located midway along the north-west boundary, provides a safe and legible entrance that supports efficient vehicle movement.
- 20.3 From here, the main streets connect to shared streets, which then link to private drives and green routes. Together, these elements form a coordinated movement network that integrates seamlessly with the wider growth area.

KEY

 Vehicle access

 Primary routes- Main road

 Secondary routes- Shared surface

 Tertiary routes- Private drives

 Pedestrian links

 Public right of way

 Footpaths

 Walking loop



Figure 21: Movement Strategy Plan (by PLACE By Design) - NTS

21. Public right of Way

- 21.1 Public right of way routes SWK14 and SWK15 run across the site. In reality the path people are using deviates from the official route due to farming activity and access points on to the site.
- 21.2 A deviation from both the official and route is proposed as part of this application. This will align the new route with the new bat habitat corridor, protect root protection areas for existing trees whilst providing a path through public open space.
- 21.3 The proposed route will utilise the existing stile, culvert and gate access points on site.

KEY

Proposed PRoW diversion SWK15

PRoW currently in use

Existing PRoW diversion SWK14

Existing gateway onto site

Existing PRoW SWK15

Existing PRoW SWK14

Figure 22: PRoW Plan (by PLACE By Design) - NTS

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22. Green & Blue Infrastructure

Blue infrastructure

22.1 On-site water storage will be provided above ground within two attenuation ponds. These ponds have been appropriately sized to accommodate current needs as well as future requirements associated with climate change. They will retain water year-round, enhancing biodiversity and adding visual interest to the surrounding open space.

22.2 To support the drainage strategy, a pumping station will be installed to ensure sufficient drainage cover and maintain the effectiveness of the system.

Green Infrastructure

22.3 The green infrastructure strategy integrates existing and proposed natural features, along with recreational spaces, into the overall neighbourhood design. This approach creates a connected, multifunctional landscape that supports local ecology, encourages active lifestyles, and strengthens the character and identity of the scheme.

22.4 SuDS ponds are located at natural low points to manage rainwater and surface run-off while also forming attractive landscape features.

22.5 The main street includes footpaths on both sides, with tree planting on one side and landscaping on the other, improving both the pedestrian experience and ecological value.

22.6 A centrally located play area provides a safe, accessible, and well-overlooked space that connects directly to the wider movement network.

22.7 Pedestrian routes link homes with the ponds, play area, and public open spaces, ensuring strong accessibility and walkability throughout the neighbourhood.

22.8 The scheme delivers a minimum 10% Biodiversity Net Gain, contributing to long-term ecological enhancement.

KEY

 Attenuation basin	 Hedge planting
 Wet meadow planting	 Existing water course
 Grasses	 Existing trees
 Street trees	 Existing hedges
 Orchard planting	



Figure 23: Green and Blue Infrastructure Plan (by PLACE By Design) - NTS

23. Character Area Strategy

23.1 The site is divided into 2 distinct character areas. Each presents an individual material palette and detail strategy reflective of local context, culminating in a cohesive neighbourhood that embodies the vernacular of Southwick and the wider surround area.

KEY

Wesley Walk character area

Lambrok Lanes character area

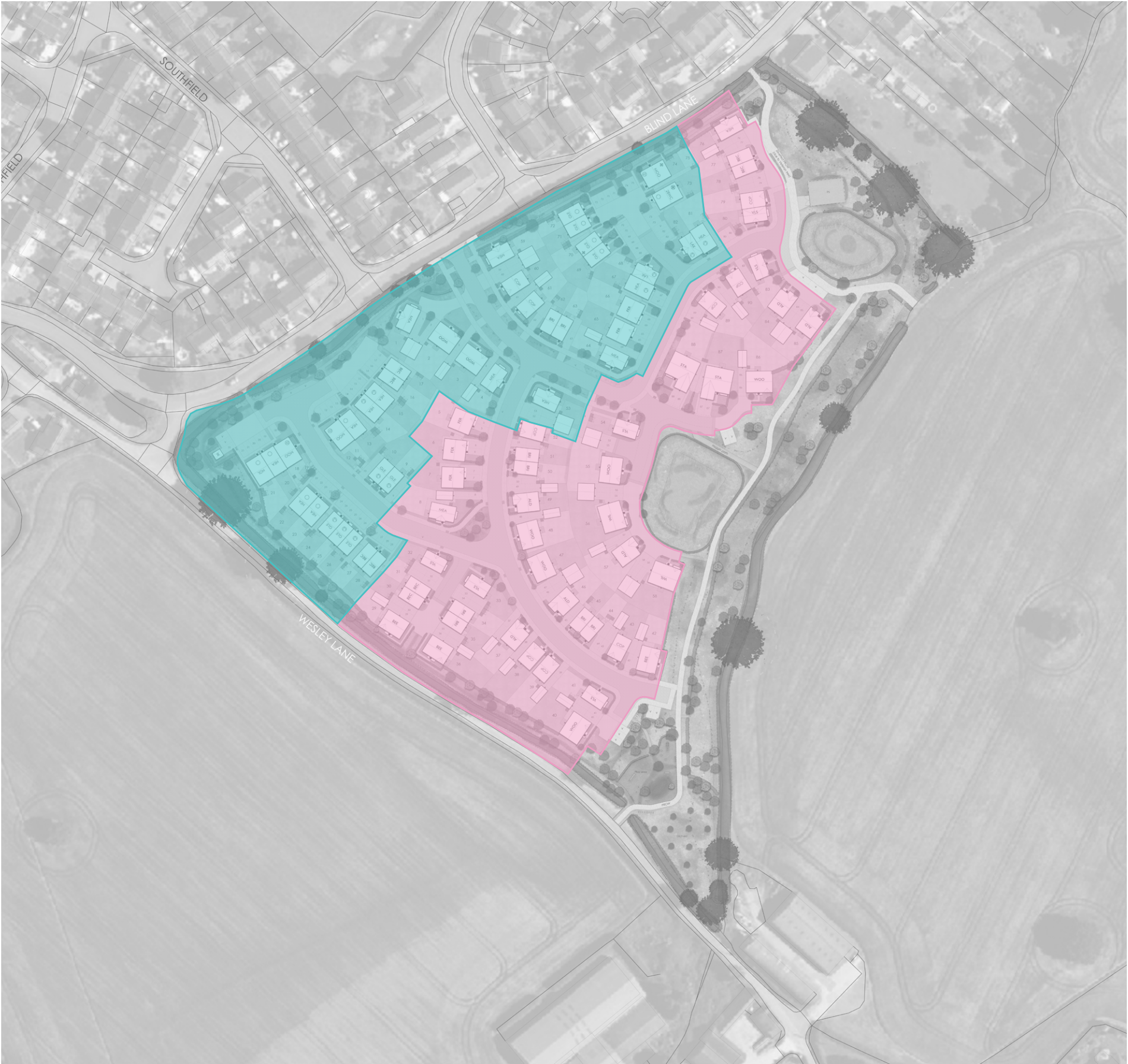


Figure 24: Character Area Strategy (by Place By Design) - NTS

24. Wesley Walk Character Area

24.1 Wesley walk comprises of the entrance to the site, primary street, and surrounding secondary streets.

24.2 Density - Consistent density with shallow front boundaries and primarily on-street parking.

24.3 Typology - Traditional vernacular of wide-fronted units, semi-detached pairs and terraced units.

24.4 Roof Style - Generally up-and-over pitched roofs finished in orange/brown pantiles, with slate effect roofing on select key stone plots. White soffit and fascia boards with black rainwater goods.

24.5 Entrance Features - Traditional flat canopies or standard product canopies where applicable to standard units. Dual pitched canopies to key units. Cottage style front doors in anthracite grey.

24.6 Window Style - Traditional white casement windows with simple Georgian style glazing bars.

24.7 Key Building Features - Primarily red/buff multi brick units, with select key building frontages in recon stone. Window sills/heads in cast stone, and cast stone quoined frontages and window surrounds for select key buildings. Garages to be red multi brick.

24.8 Boundaries - Informal shrub planting to front gardens with low stone wall to site entrance. Closeboard fencing and instant hedge planting to public facing and rear boundaries.

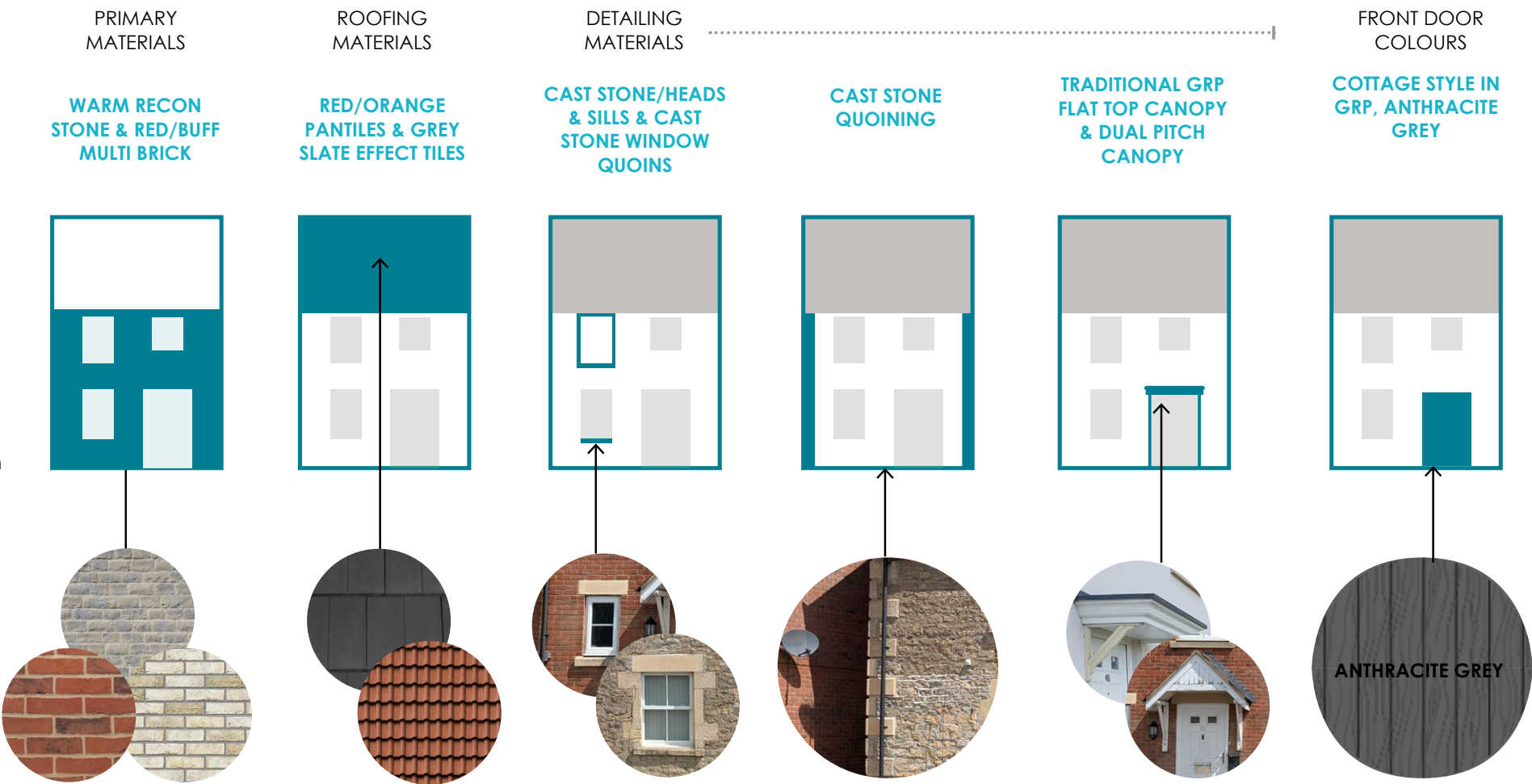


Figure 25: Streetscene (by Place By Design) - NTS

25. Lambrok Lanes Character Area

- 25.1 Lambrok lanes comprises of the remaining secondary and tertiary streets. the area presents a wider range of house types and a more diverse material palette.
- 25.2 Density - Density varies across the site, with higher density streets towards the centre and lower density streets around the public open space.
- 25.3 Typology - Generally larger units with wider mix of terraced, semi detached and detached units and a primarily off road parking.
- 25.4 Roof Style - Generally up-and-over pitched roofs finished in orange/ brown pantiles, with slate effect roofing select on select key plots. White soffit and fascia boards with black rainwater goods.
- 25.5 Entrance Features - Traditional mono pitched canopies or standard product canopies where applicable to standard units. Dual pitched canopies to key units. Cottage style front doors in anthracite grey.
- 25.6 Window Style - Traditional white casement windows with simple Georgian style glazing bars
- 25.7 Key Building Features -Red multi brick and grey/ivory render units, with a mix of buff multi brick and slate cills, buff multi brick/bell mouth window heads, and cast stone window surrounds on key plots. Render units to have buff multi brick plinth. Garages to have rustic timber weatherboarding and buff multi brick soldier course details.
- 25.8 Boundaries Low hedge planting to front gardens, with closeboard fencing and instant hedge planting to public-facing and rear boundaries

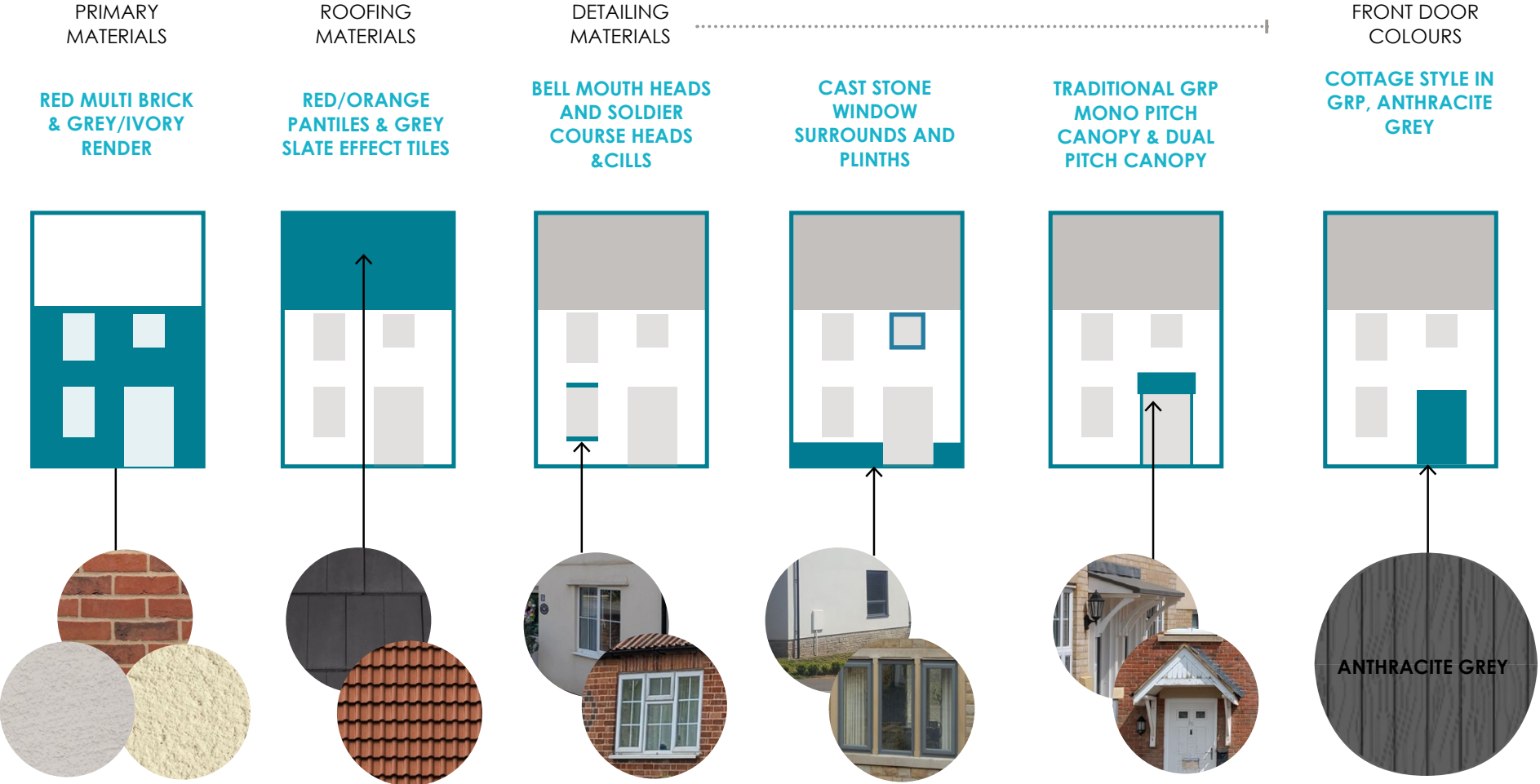


Figure 26: Streetscene (by Place By Design) - NTS

DETAILED DESIGN

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26. Scale Plan

- 26.1 The adjacent plan and key illustrate the proposed storey height strategy implemented throughout the site.
- 26.2 All the new homes are 2 storeys, in keeping with the surrounding context.
- 26.3 Single storey garages provide additional parking and storage for larger homes.

KEY

1 Storey

2 Storey



Figure 27: Storey Heights Plan (by PLACE By Design) - NTS

27. Materials Plan

27.1 The adjacent plan shows the material distribution across the site which has been derived from the character areas.

27.2 The House Type drawings should be referred to for detailed arrangement and specification.

KEY

 Key building

 Red multi brick with natural light mortar

 Buff multi brick with natural light mortar

 Off white render

 Grey render

 Recon stone (key plots)

 Timber effect cladding

 Wesley Walk character area

 Lambrok Lanes character area

A detailed site plan map showing the layout of a residential development. The map features numerous building footprints, each color-coded according to the materials plan. A red line outlines the perimeter of the development. The map is divided into two main character areas: Wesley Walk (light blue) and Lambrok Lanes (pink). The buildings are numbered from 1 to 85. The map also shows surrounding streets, including Southfield, and other local features like a pond and a bus stop.

Figure 28: Materials Plan (by PLACE By Design) - NTS

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28. Enclosure

28.1 The adjacent plan and key illustrate the proposed enclosures strategy utilised throughout the site.

28.2 Further details can be found in the Enclosures details pack which supports this application.

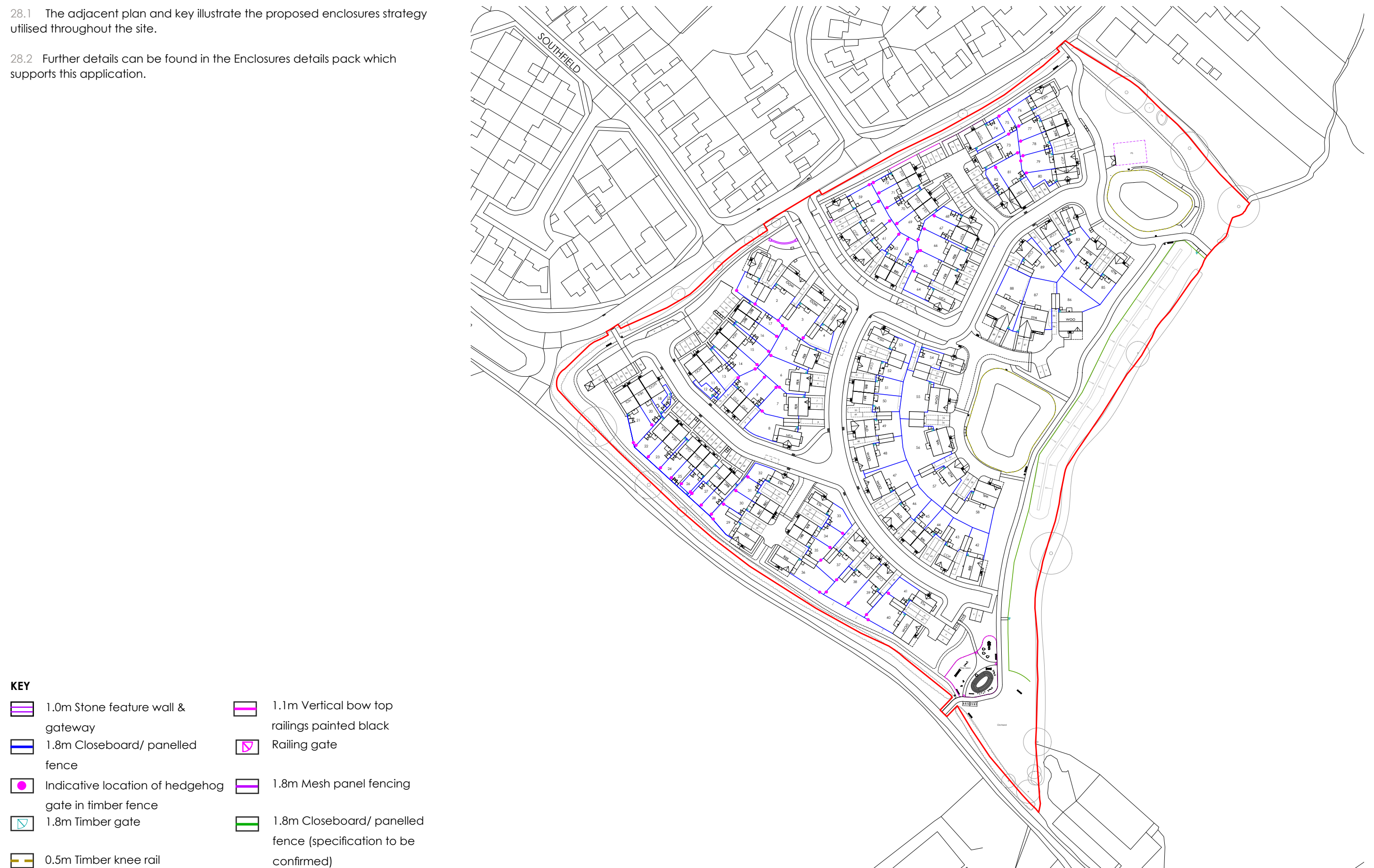


Figure 29: Enclosures Plan (by PLACE By Design) - NTS

29. Land Ownership

29.1 The adjacent plan and key illustrate the proposed areas of land ownership throughout the site.

KEY



Private drives and courtyards
(Within private Man. Co)



POS, landscaping and planting
areas (within private Man. Co)



Adoptable highway
(subject to S38 agreement)



Private individual ownership



Housing association (mix of social
rented & intermediate tenures)



Utility provider

Figure 30: Land Ownership Plan (by Place By Design) - NTS

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30. Mix & Tenure

30.1 As illustrated by the adjacent plan and key, the proposal will deliver a range of housing typologies from 1 bed flats to 5 bed homes. The split is as follows.

- 7% of 1 bed homes
- 13% of 2 bed homes
- 57% of 3 bed homes
- 27% of 4 bed homes
- 3% of 5 bed homes

30.2 Full Part M cat 2 compliance is achieved for plots plot 74 (Ground floor) and 2 bed home on plot 70.

30.3 Wheelchair adaptable home (M4/3/2a) is proposed for plot 73.

30.4 All of the affordable homes have be designed to make internal layout to be fully compliant with Part M cat 2. Additionally, they provide a generous internal space and all meet 100% NDSS, which exceed minimum requirement set in policy - 85% NDSS.

KEY

1 Bed

2 Bed

3 Bed

4 Bed

5 Bed

Affordable rent

Shared ownership

M4(2) compliant plots

M4(3) compliant plots



Figure 31: Mix & Tenure Plan (by Place By Design) - NTS

31. External Works

31.1 The adjacent plan and key illustrate the proposed surface materials utilised throughout the site.

KEY

 Road- Tarmac (black with grey edging/kerbing)	 Cycle store (see ancillary buildings pack for details)
 Block paving- Herringbone pattern (grey with grey edging)	 Bin store (see ancillary buildings pack for details)
 Drives and parking- Tarmac (black with grey edging)	 Footpaths- Hoggin
 Footpaths- Tarmac (black with grey edging)	 Lawn- Grass
 Tactile paving	 POS area (verge, planting beds/ grass/ wildflower meadow)
 Block paving strips (grey)	 Play area (material TBC)
 Front/rear footpaths (natural colour)	 Attenuation basin
 Concrete slabs	 Utilities



Figure 32: External Works Plan (by Place By Design) - NTS

32. Parking & EVCP & Cycle

32.1 The adjacent plan and key illustrate the parking strategy implemented throughout the site.

32.2 Parking is provided with a minimum of 1 space for 1 beds, and 2 spaces for 2 and 3 bed homes. 4 and 5 bedroom homes require a minimum of 3 spaces, we have provided 2 external and 1 garage space for 4 beds and 2 external and 2 garage spaces for 5 beds to ensure adequate parking provision for these larger homes.

32.3 Garages provide extra parking and storage space for larger homes. Those who don't have garages will have dedicated cycle storage in their rear gardens.

32.4 Visitor parking bays are provided across the proposal at 0.2 spaces per dwelling. These are in appropriate locations for a total of 19 spaces adequately meeting the requirement in the Wiltshire local transport plan.

KEY

Allocated parking

Visitor parking

Garages

Utility parking

Visitor cycle parking

Cycle storage (indicatively shown in rear garden)

EV charger (post mounted, indicative locations)

EV charger (wall mounted, indicative locations)

M4(2) compliant parking areas for future enlargement

Compliant additional parking space for M4(3) units

A detailed parking plan for a residential development. The plan shows a cluster of houses with various parking spaces allocated. A red line outlines the site boundary. A road labeled 'SOUTHFIELD' is visible at the top left. The plan includes numerous numbered parking spaces and symbols for garages, cycle storage, and EV chargers. A legend on the left explains the symbols used.

Figure 33: Parking Plan (by Place By Design) - NTS

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33. Refuse & Fire strategy

- 33.1 This section sets out the key access arrangements designed to accommodate both refuse collection and fire service requirements within the development. The layout has been carefully planned to ensure safe, practical, and efficient movement for service vehicles, as well as convenient access for residents.
- 33.2 The fire access distance does not exceed 50 metres from a reversing point to front door, comprising 20 metres reverse distance and 30 metres hose length to the front door.
- 33.3 Refuse is to be stored on plot within rear gardens, and collected from within the cartilage of each plot, or at a designated refuse collection point. The strategy is designed in line with Wiltshire Waste storage and collection standards.
- 33.4 The route from each bin store to its collection point does not exceed 25 metres. The walking route from each bin collection point to the refuse truck does not exceed 10 metre, and bin lorry reversing distance does not exceed 20 metres.
- 33.5 These provisions are fully compliant with relevant refuse collection and fire service access requirements, ensuring safe, practical, and efficient operations across the development.

KEY

 Bin route from bin store to collection point (BCP) - max 25m

 Bin route from collection point (BCP) to refuse truck - max 10m

 Bin lorry reversing distance (max 20m)

 Bin collection point (BCP) locations (indicatively shown)

 Bin storage (indicatively shown)

 Fire distance max (65m from reversing point). 20m reverse / 45m hose to furthest internal corner.



Figure 34: Refuse & Fire Plan (by Place By Design) - NTS

CONCLUSION

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34. Climate Change Resilience

ENVIRONMENTAL



NATURAL-RESOURCES



SOCIAL



ECONOMIC



 Empower Sustainable Heating Solutions

Offer a reliable, energy-efficient, and sustainable heating solution in the form of air source heat pumps. Minimising carbon emissions and supporting clean energy solutions for the community and the environment.

 Manage Waste and Resources Responsibly

Emphasise resource reuse, recycling, and recovery, minimising waste generation and contributing to a circular economy that conserves resources for future generations.



Prioritise People, Communities, and Society

Create a safe, inclusive environment that supports social connections and resident well-being, fostering a sustainable community.

Sustainable Transport Measures

Promote eco-friendly transportation choices with pedestrian-friendly paths, dedicated cycling lanes, and convenient public transportation access, reducing our carbon footprint.

Implement Sustainable Urban Drainage

Prioritise responsible rainwater and runoff management through sustainable urban drainage systems. Ensure rainwater collection, treatment, and release that minimizes flood risks, protects water quality, and supports local ecosystems.

Landscape, Ecology & Biodiversity

Promote high ecological value and enhance opportunities for biodiversity conservation. Such a new protected bat habitat .

Environmental Health & Wellbeing

Create an environment to boost physical and mental well-being, nurture community bonds, and serve as natural meeting spots for social interactions, closeness to nature and promotes health and well being.

35. Final Statement in Support of Approval

Land off Blind Lane, Southwick

35.1 The proposals successfully deliver a landscape led development that fulfils all key objectives set out in this document.

35.2 The rural edges have been shaped as places of ecology and amenity, with existing watercourses and hedgerows protected through generous ecological buffers and the Public Right of Way retained in its natural, green setting. Play on the way features are woven into the landscape, enriching everyday movement through the site.

35.3 A rich network of public spaces has been created, offering places for people to gather, engage, support and celebrate. These spaces are activated by strong frontages and designed for comfort, with seating, planting and visual interest throughout. A variety of uses including formal and informal play, an orchard, and spaces of differing scales ensures a flexible and inclusive public realm.

35.4 The masterplan secures high-quality views to the surrounding landscape and local features. Larger detached homes are positioned along the landscaped edge to create a looser, more rural form, while the arrangement of streets and open spaces maintains visual connections to the wider countryside and nearby farms.

35.5 A strong drainage network is fully integrated, with SuDS features designed as part of the landscape to enhance biodiversity and create new wildlife opportunities. A sensitive buffer to the southern watercourse ensures long-term ecological protection and resilience.

35.6 Collectively, these measures demonstrate that the scheme achieves its vision for a distinctive, ecologically rich and socially vibrant place.

35.7 The delivery of 90 new homes, including 29 affordable homes (30%), makes an important contribution to addressing identified local housing need. The scheme also provides multifunctional open space and achieves a 10% Biodiversity Net Gain, offering clear environmental and community benefits.

35.8 Overall, the proposals constitute sustainable, high-quality development that aligns with the objectives of the NPPF and delivers demonstrable social, environmental and economic benefits for Southwick



Rural edges being a place of ecology and amenity



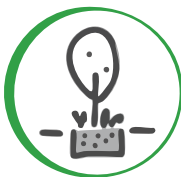
Spaces for people to gather, engage, support & celebrate



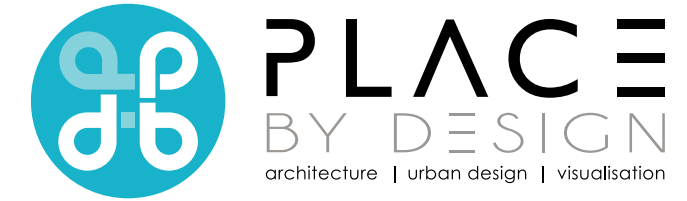
Safe & enjoyable streets



High quality views to surrounding landscape & features



Integrate a strong blue network



Wain
HOMES

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