



SOUTHWICK

LANE SOUTH OF BLIND LANE

DESIGN & ACCESS STATEMENT

FEBRUARY 2026

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This report takes into account the particular instructions and requirements of our client.

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INTRODUCTION

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1. Context

This document

- 1.1 This Design and Access Statement (DAS) has been prepared on behalf of Wain Homes in support of a Full Planning Application for the development of Land south of Blind Lane, Southwick, herein known as “the site”.
- 1.2 This application seeks planning permission for 90 new homes with associated landscaping and infrastructure.
- 1.3 This document has been prepared in compliance with good practice guidance and demonstrates how the development proposals have been prepared in response to the various physical constraints and in consideration of Wiltshire Council.

The Team - Wain Homes

- 1.4 At Wain Homes, we create beautiful homes in desirable places with a focus on attention to detail, all supported by an 5 start customer service experience.
- 1.5 Wain Homes have a strong design agenda which primarily focuses on; fabric-first design; Building for a Healthy Life (BFHL); and Manual for Streets (MFS).

- The fabric-first approach which prioritises enhancing a building's fabric to maximise energy efficiency and sustainability from the outset.
- Achieving the highest possible 'Building for a Healthy Life' score involves designing great places that form the basis of a positive environment within which people can thrive.
- Embracing the guidance outlined in 'Manual for Streets' underscores a commitment to creating safer, more walkable places that prioritise pedestrians and cyclists over vehicular traffic, fostering healthier and more vibrant neighbourhoods,

The Team - PLACE By Design

- 1.6 PLACE By Design is based in Bristol and the Reading area, embodying a vibrant Urban Design and Architectural practice driven by a team passionate about delivering our vision to “Enhance life by design”.
- 1.7 With integrity at our core, we engage in close collaboration with Local Planning Authorities and assisting our clients in realising their aspirations. Our commitment to community shines through in every project, as we strive to create spaces that foster connection, inclusivity, and a sense of belonging.



Figure 1: Wain homes Severn Valley Office & PLACE By Design Approved Scheme in Midsomer Norton - Cherry Blossom View

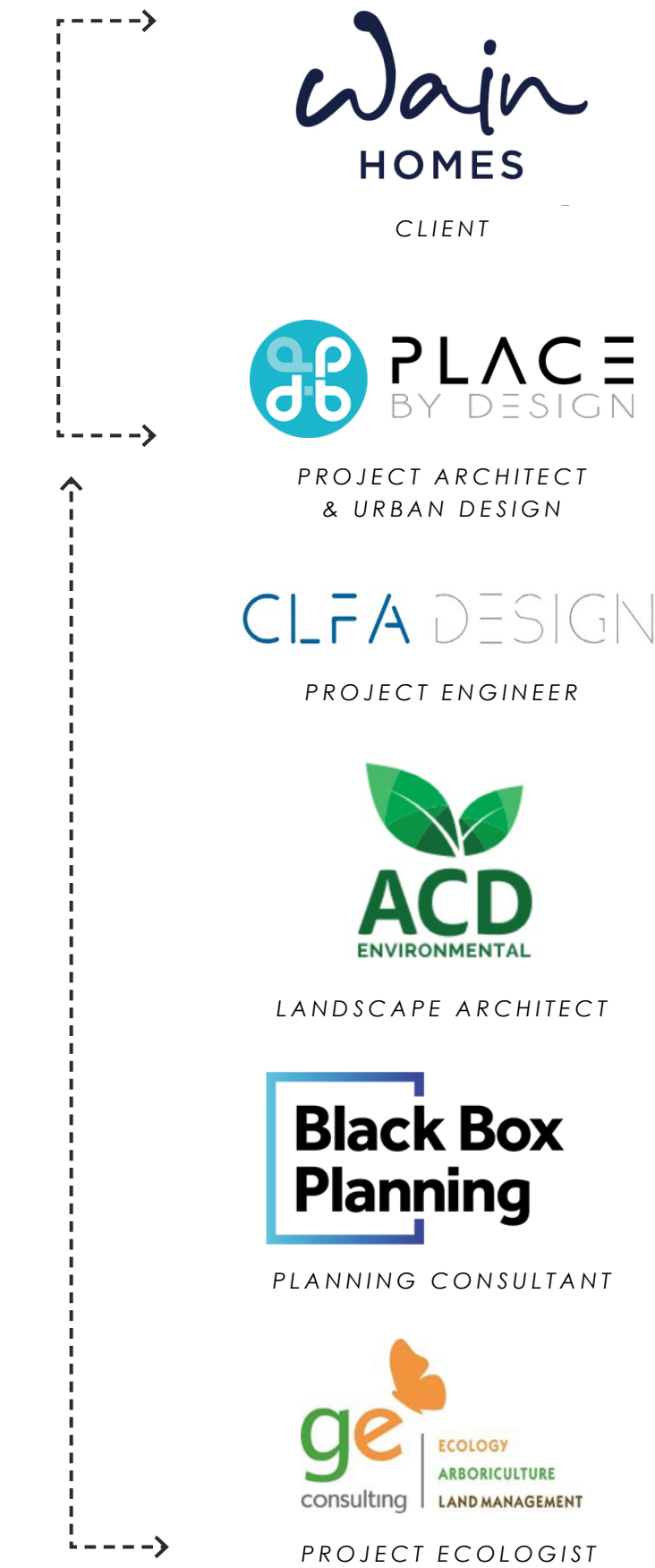


Figure 2: The Team

2. Site Description & Overview

Site Description

2.1 The Site lies along the southern boundary of Southwick's existing development edge. The village of Southwick is situated to the south-west of Trowbridge and is within the administrative area of Wiltshire.

2.2 The Site is currently greenfield land making up part of Pole's Hole Farm. It is arable farm land used to grow barley for animal feed.

2.3 The Site has an area of 4.31 hectares/ 10.65 Acres bounded by native hedgerows around 2m in height to all edges. There are a number of large trees within the hedgerows, 2 of these have veteran status.

Proposal

2.4 The proposed development will comprise of 90 residential dwellings with 30% affordable provision, a play area, orchard, two ponds, and the two retained public right of way.



Figure 3: Wider Site Location Plan



Figure 4: Site Location & Red Line Boundary (NTS)

3. Planning Overview

Development Plan

3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise.

3.2 The Development Plan for this proposal comprises:

- The Wiltshire Core Strategy (adopted 2015),
- The Wiltshire Housing Site Allocations Plan (adopted 2020),
- Saved Policies from the West Wiltshire District Plan (adopted 2004),
- Southwick Neighbourhood Plan (made October 2021).

3.3 The National Planning Policy Framework (December 2024), the Planning Practice Guidance, and the Emerging Wiltshire Local Plan are of material consideration.

3.4 A full assessment of the relevant planning policy for the determination of this application is provided within the Planning Statement. This section details the relevant policies that guided the principles of the site proposals.

Wiltshire Core Strategy

- CP45 'Meeting Wiltshire's Housing Needs' expects new market and affordable housing to be well designed, incorporating a range of different types, tenures and sizes of homes, creating mixed and balanced communities. In assessing local affordable housing needs, developers should utilize Wiltshire Council's housing registry and local needs survey.
- CP51 'Landscape' states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character. Developments must mitigate negative impacts as far as possible through sensitive design and landscape measures. Conserving and enhancing wherever possible locally distinctive natural features, settlement character, cultural, historic and heritage landscape features, important views, and landscape tranquillity.
- CP52 'Green Infrastructure' expects new development in Wiltshire to retain and enhance the local Green Infrastructure Network wherever possible, ensuring that suitable links to the network and provided and maintained.
- CP57 'Ensuring High Quality Design and Place Shaping' – Developments must make a positive contribution to the character of Wiltshire, creating a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution, adhering to the expectations set out in this policy.

i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced

ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.

iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting

iv. being sympathetic to and conserving historic buildings and historic landscapes

v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)

vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site

ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)

x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials

xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future

xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm

xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place

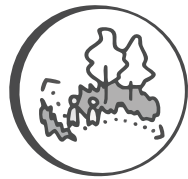
xiv. meeting the requirements of Core Policy 61 (Transport and New Development).

Southwick Neighbourhood Plan

3.5 Policy 6 confirms that housing development should demonstrate high levels of sustainability including sustainable building design and implantation of sustainable drainage systems where appropriate

4. Our Vision

4.1 This site has an opportunity to enrich the offering of Southwick, providing a new community which is integrated into the landscape and street network of the surrounding area. Key objectives include:



Rural edges being a place of ecology and amenity

- Existing features of the watercourse and hedgerows to have significant ecological buffers.
- Public Right of Way to be retained in its natural setting.
- Play on the way to be integrated into landscape.



Spaces for people to gather, engage, support & celebrate

- A diversity of public open spaces which are activated through strong frontages.
- Creating comfort in public realm with seating, planting and visual interest.
- Providing different uses - formal and informal play, an orchard; and spaces of different scale.



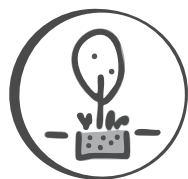
Safe & enjoyable streets

- Ensure homes overlook public spaces which are designed for a human scale.
- Encourage active movement through a circular pedestrianised loop and links to community uses.
- Utilise materials that create interest in the street scene and facilitate a legible layout.



High quality views to surrounding landscape & features

- Larger detached homes to be placed on the landscaped edge, allowing for a looser form.
- Urban form and public open space to allow for views to surrounding landscape and farms.



Integrate a strong blue network

- Create SuDS that can be integrated with landscape and provide new wildlife opportunities.
- Sensitive buffer to the watercourse to the south

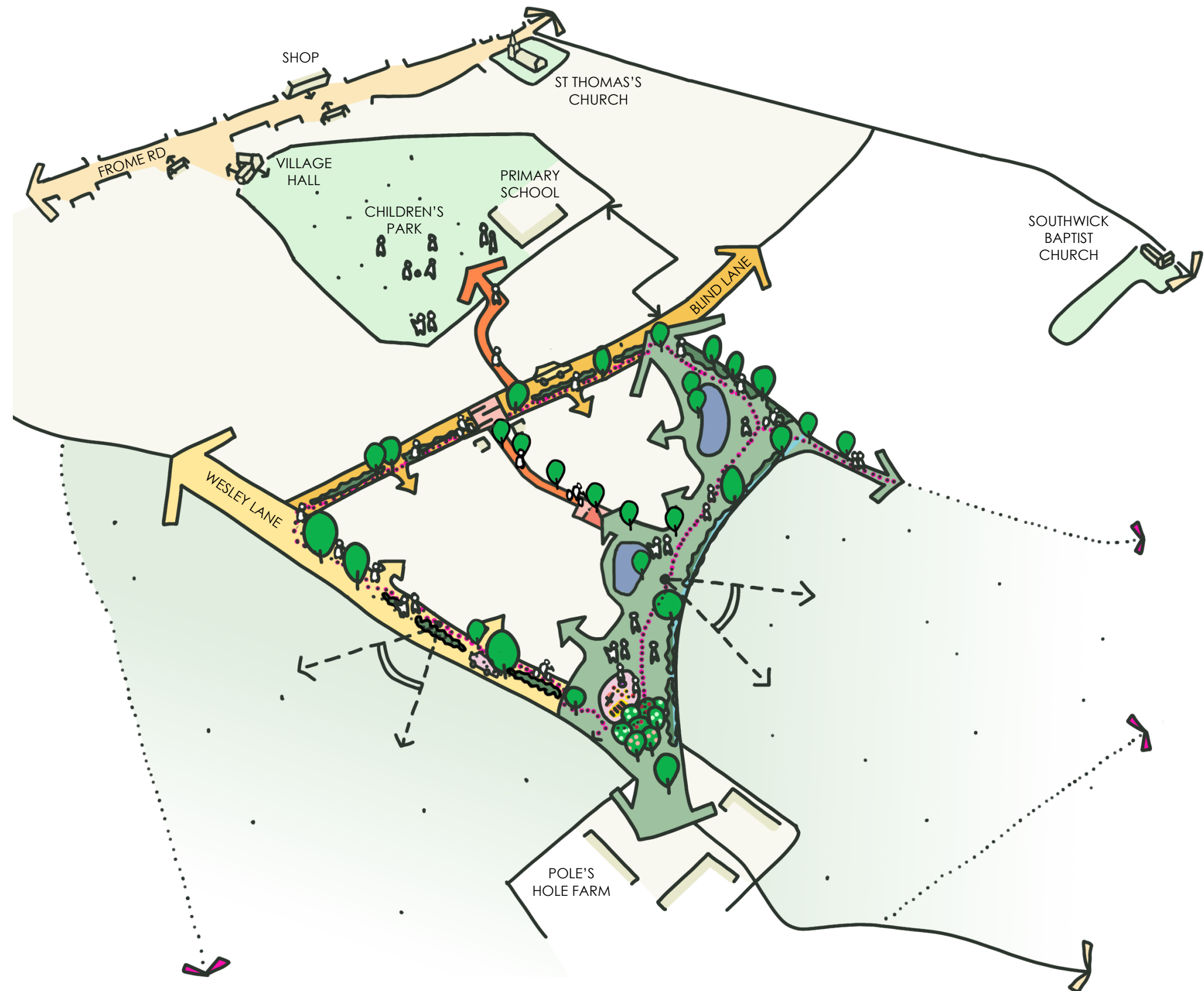


Figure 5: Diagram representing vision

SITE CONTEXT & APPRAISAL

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5. Links, Transport & Local Facilities

5.1 Located south-west of Trowbridge, Southwick is a rural village in Wiltshire. Southwick is a thriving community boasting several essential amenities, including the community centre, convenience shop, primary school, a pub, allotments, two churches and children's park (sports pitches and play area), which are all within acceptable active travel distances for the whole village.

5.2 Wynsome Street and Wesley Lane link the site via Blind Lane to Frome Road (A361), along which there are bus stops for routes towards Trowbridge and Frome. The site enjoys easy access to Trowbridge with its shopping streets and train station located 2.4 miles from the site.

5.3 The site is surrounded by extensive walking routes, including links to Trowbridge and Southwick Country Park.

5.4 To the south of the site is Poles Hole farm off Wesley Lane with its post war farm house. Further to the south off Brokerswood Road lies the other Pole's Hole Farm with its Grade II listed late 16th century farmhouse.

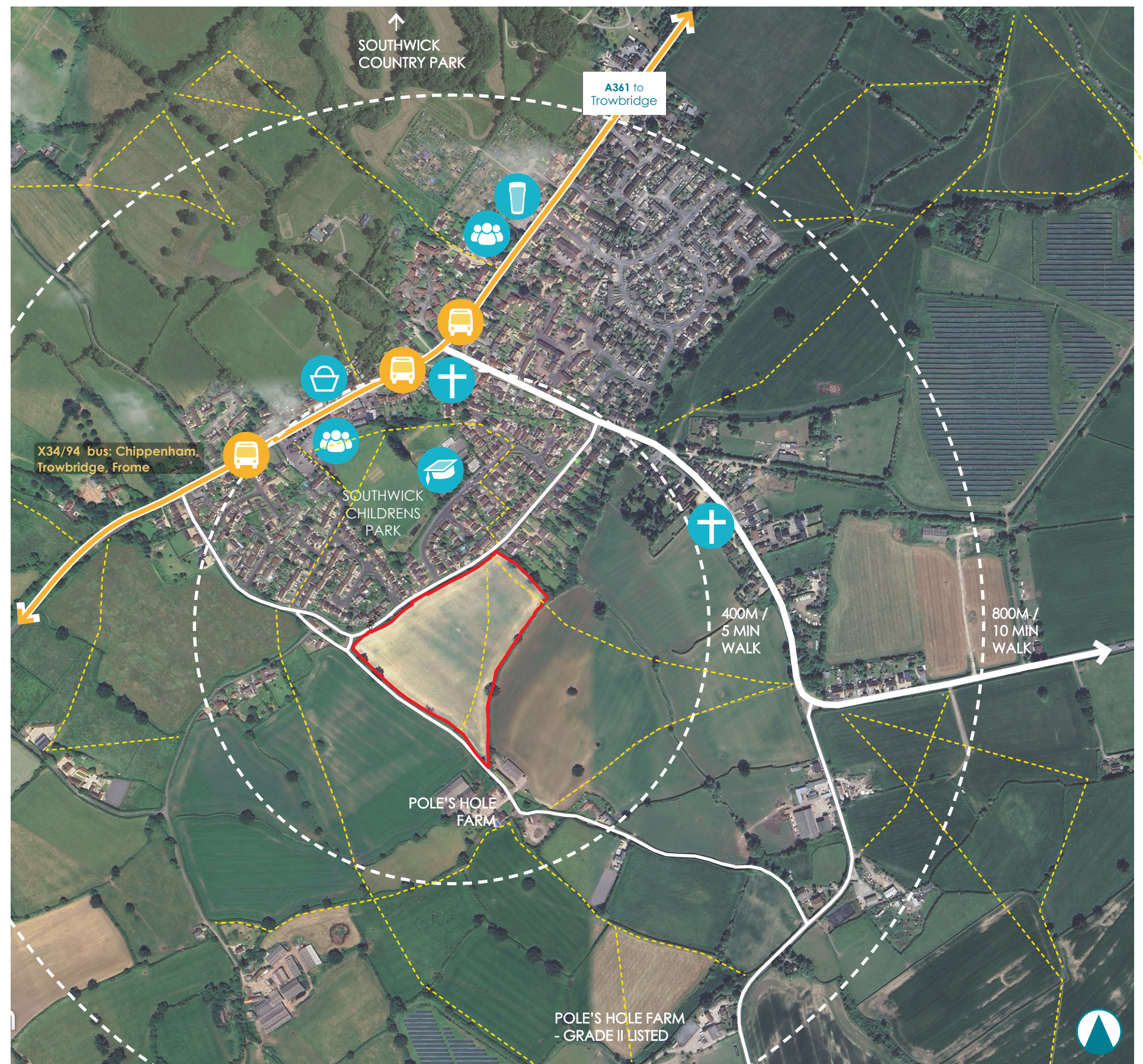


Figure 6: Location Plan (NTS)

6. Built Context

6.1 The proposed development should take inspiration from the features and character of the local community. Taking cues from existing building form and height, materiality, detailing and landscaping.

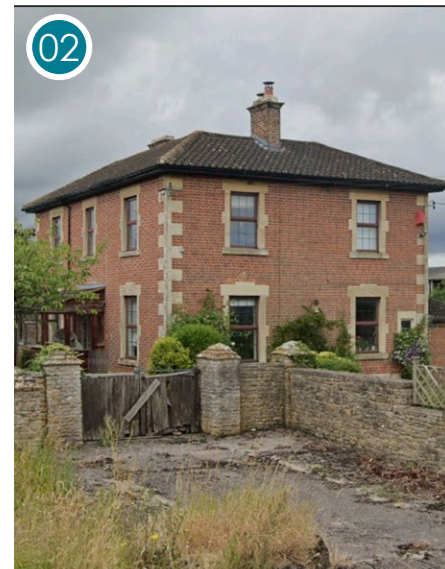
6.2 Key character elements of the local vernacular are highlighted in the images featured in this page.

6.3 Prominent features include the use of quoining to corners, rough and smooth cast render, red brick, double Roman tiles, stone headers and cills.

6.4 Further details of implementation are outlined in the detailed design section of this document



Southwick Baptist Church



Pole's Hole Farm



The Old Forge, Wesley Lane



46-52 Frome Road



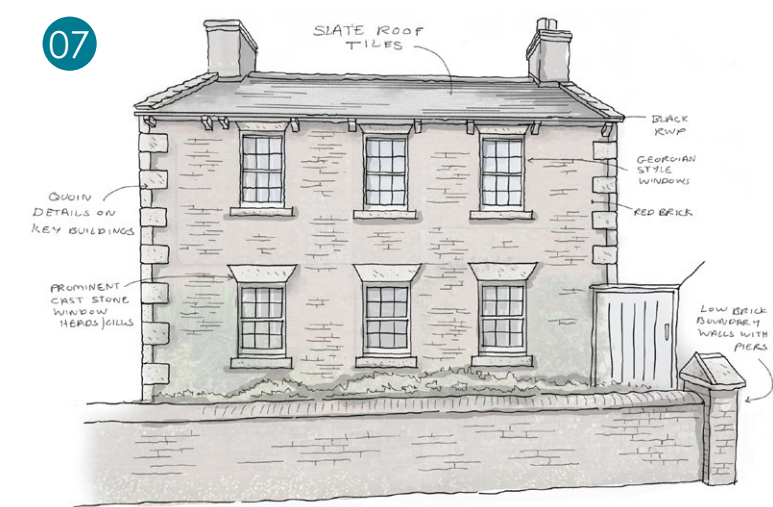
64 Frome Road



Figure 7: Built Context Location Plan (NTS)



90 Frome Road



9 Wynsome Street

7. Site Photos

7.1 The adjacent photos and plan shows some of the key features of the site and it's immediate surroundings.

7.2 The site is boarded by established hedgerows to all edges, and benefits from a number of high quality trees along these edges. Along the south-eastern boundary runs a watercourse which connects into the Lambrok stream to the east.



01 Significant hedgerows border the intersection between Hollis Way and Blind Street



04 Flat in topography, the site is boarded by hedgerows separating it from Blind Lane.

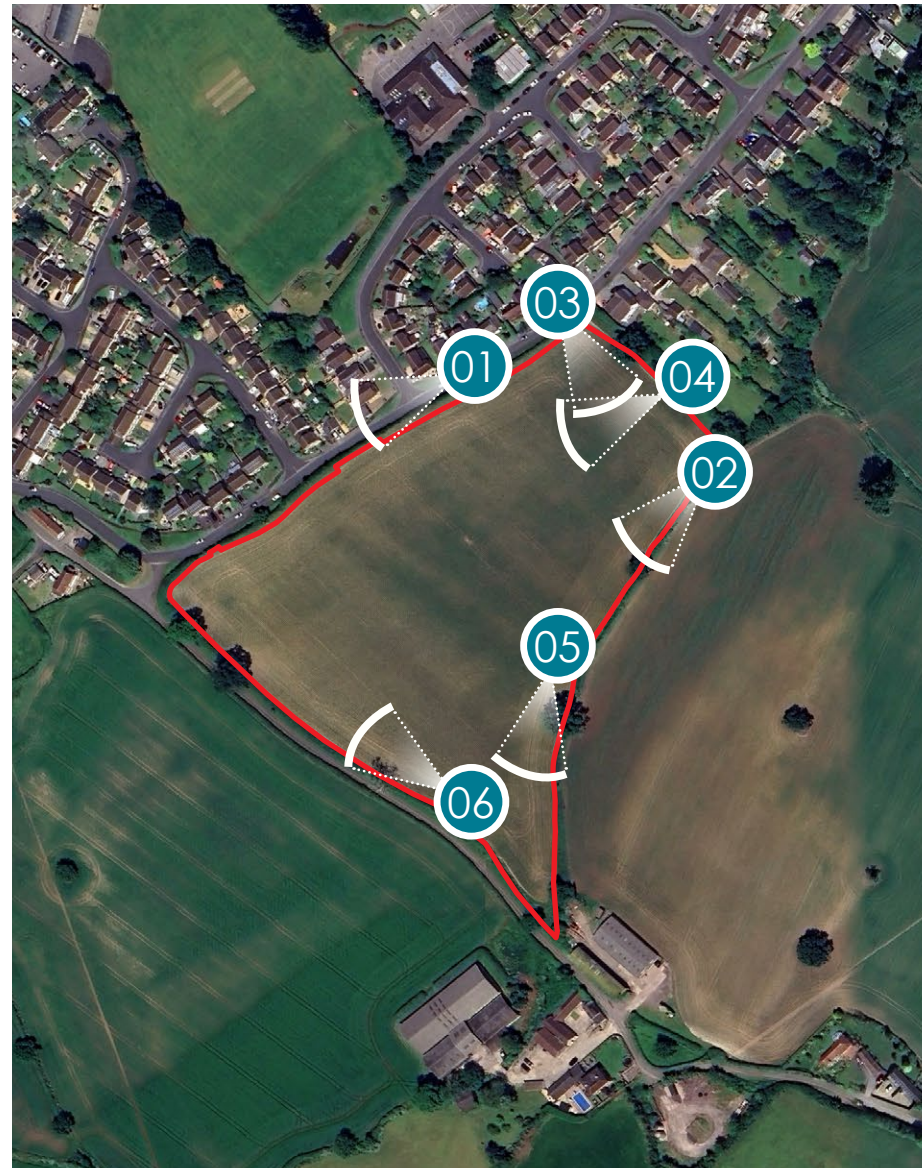


Figure 8: Photo locations



02 The southern edge of the site is characterised by significant tree planting, hedgerows and water.



05 The south-west part of the site has a relationship with buildings at Poleshole Farm



03 The eastern edge of the site is framed by significant trees and planting



06 Wesley Lane is narrow with significant hedgerows both sides. An access point links the site through a gate which is part of the PRoW.



8. Opportunities & Constraints

8.1 This section identifies the site's opportunities and constraints, highlighting its potential while acknowledging key limitations. These factors provide a clear framework to guide a balanced and context-responsive design

Surrounding Development

8.2 To the north west of the site at Land West of Wesley Lane (Lamberts Marsh) an application PL/2022/05416 for 30 dwellings with a proposed new access and roadway has been granted by committee, subject to completion of S106 agreement (July 2025)

Drainage and Flooding

8.3 The site lies predominantly in flood zone 1 with flood zone 2 and 3 on the northeastern to south western boundary edge. There is evidence of high risk of surface water flooding along the southeastern boundary and into the South west of the site and there is evidence of a high risk of groundwater flooding on the southwest corner. However this can be accommodated with the design of the site.

Ecological considerations

8.4 Ecological assessments have confirmed that bats are active on site and so a dark corridor will be required along the south-eastern boundary.

8.5 Existing vegetation will be retained and protected with landscape buffers and additional planting. We are proposing some breaks in the hedgerow along the north-western boundary to allow access to the site.

Heritage

8.6 Grade 2 listed Southwick Baptist Church approximately 180 metres away to the east.

KEY

 Site Boundary	 Vehicle access
 Existing trees and hedges	 Pedestrian and cycle access
 Root protection areas	 Existing PROW
 Veteran tree	 Potential PROW route
 5m buffer to existing hedge	 Views towards points of interest
 Wiltshire Council by-law 8m offset from watercourse	 Potential substation location
 10m Buffer to top of bank	 Potential pump station location
 15m Zone A: New core bat habitat	 Potential attenuation pond location
 10m Zone B: Dark buffer zone	 30 Year flood risk
 Existing water main with 6m buffer	 100 Year flood risk
 Existing watercourse	 1000 Year flood risk
 Contours 0.25m	 Sun path



Figure 9: Opportunities & Constraints Plan (NTS)

9. Lighting & Dark Corridors

9.1 Providing dark corridors for bat movement has been both a core design feature and key constraint to the design of the scheme.

9.2 The hedgerows running along the South-western boundary have been selected to influence the layout as dark corridors. A 10m buffer off the site boundary acts as the dark corridor, which is to be enclosed by a newly planted hedge. To achieve the required maximum lighting allowance for these corridors (0.5 lux), an additional 15m is given from the edge of the 10m buffer to any new window, door or light emitting feature.

9.3 The 15m Zone A new core bat habitat is designed to have a light level of below 0.2 lux. This will be enabled through the use of robust hedge planting at around 2m high running along the boundary between Zone A and Zone B.

9.4 Zone B will have a maximum level of 1 lux. This will be achieved with no built form or lighting being permitted within this buffer. The reduction of dwelling fronting and overlooking windows to this zone will also support the required low lighting levels.

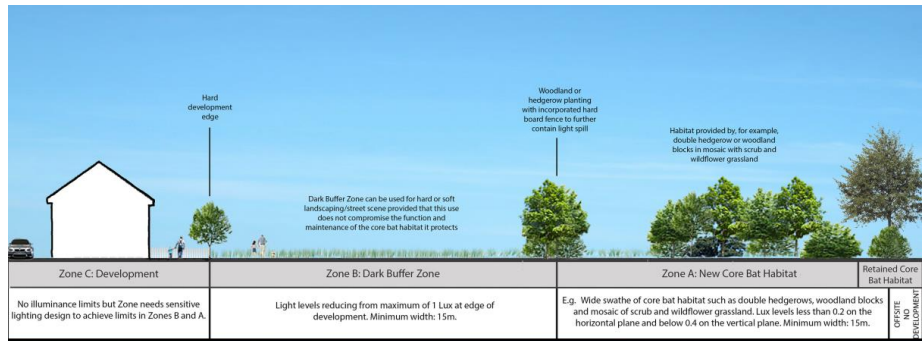


Figure 11: Extract from the Trowbridge bat mitigation strategy



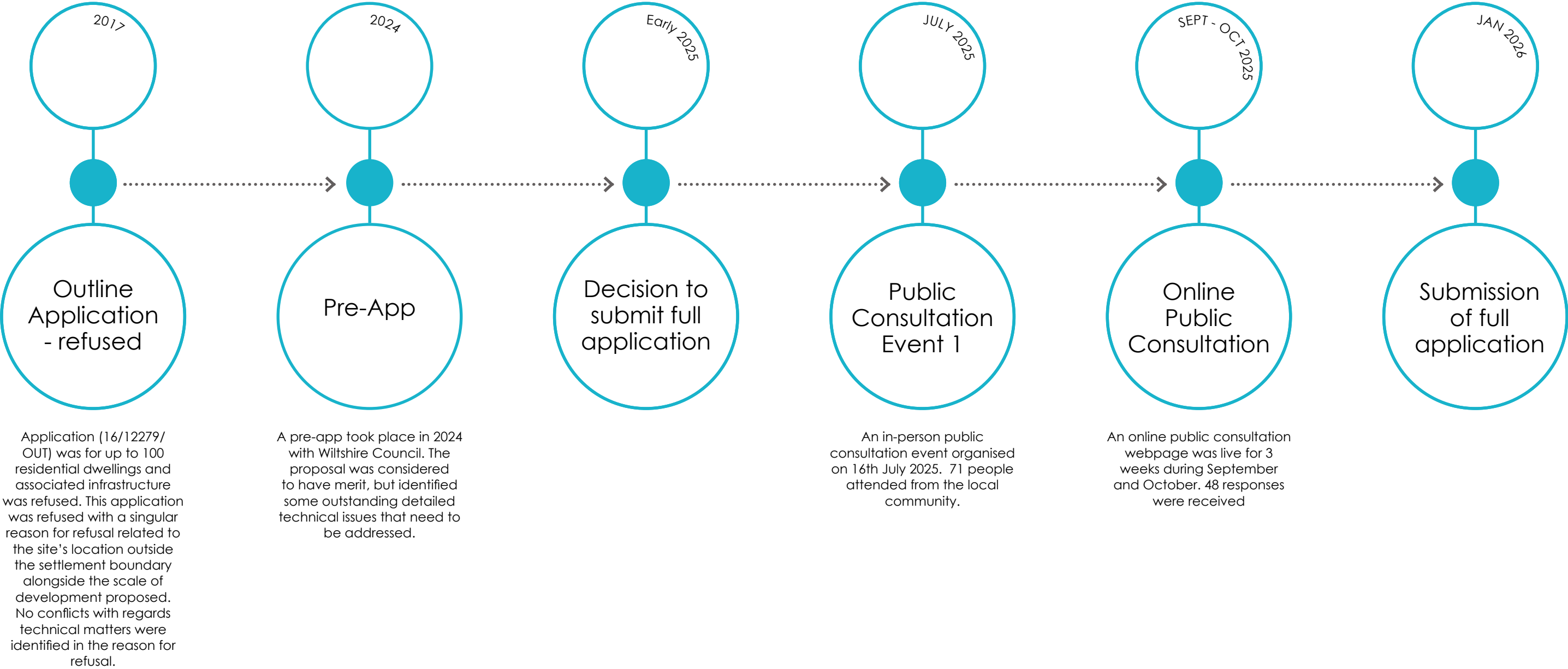
Figure 10: Plan with Lighting and Dark Corridors shown (NTS)

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10. Consultation Timeline & Overview

10.1 This proposal has been the result of an ongoing consultation process with the Local Authority and general public, including residents living directly adjacent to the site.



11. Review of Former Outline (2017)

11.1 The former Outline application was refused due to the location outside settlement boundaries and size of the proposal.

11.2 It is also understood that the council were able to demonstrate a 5 year housing land supply at the point of refusal, however this supply position has changed since this point

11.3 A review of this application has informed some key design considerations for the new proposal including:

- Improve efficiencies in street network and have less hard standing and more open space especially on edges of site. The outline application (2017) uses lots of private drives, particularly along Blind Lane and along the green edge to the south.
- Reduce the use of private drives, turning heads and cul-de-sac's.
- Maintain existing drainage run from the main access to the green edge.
- Provide a circular route around the periphery of the site.
- Provide adequate drainage ponds to service the site.
- Reduction in number of dwellings



Figure 12: Illustrative Masterplan produced as part of Outline Planning Application (2017) by others (NTS)

12. Pre-application

12.1 The pre-application sought advice from the LPA as to the likely acceptance of an outline application for a residential development of up to 75 homes and associated uses.

12.2 The following points which are relevant to the design have been noted and addressed within this application:

Open Space, Public Realm & Movement

12.3 Quality of central open space needs to be resolved and how the built form will relate to, shape and enclose the space to create character.

12.4 The need to adhere to Building for Healthy Life Principles and limit cul-de-sac street pattern and extensive use of private drives.

12.5 The need for streets to be tree lined in line with hierarchical movement pattern set out in the NMDC and SfHL. Noting that trees should be within public realm and not the plot frontages.

12.6 If assuming a net gain of 75 homes, 2619.60m² of POS and 132.75m² of Equipped Play is an on-site requirement. Off-site financial contribution can be considered to replace all or partial of the on-site requirement.

12.7 Flood risk needs to be addressed and the preference is to utilise blue-green SuDS

12.8 The need to address the habitats of on-site bats and nearby Great Crested Newts



Figure 13: Concept Block Plan (submitted as part of the pre-app) by PBD (NTS)

12.9 Streets designed so refuse collection vehicles to be in 10m of waste collection point; and residents only carry a maximum of 25m.

Urban Structure & Form

12.10 Justification of the number of homes delivered in relation to the quantum and character of SuDS and tree provision.

12.11 Ensuring the quality of houses and streets meet the Wiltshire Design Guide expectations.

12.12 Street scenes and cross sections have been submitted as part of this application.

12.13 Houses should be limited to two storey height to be in line with edge of village character.

12.14 The significance of the Grade II Listed Southwick Baptist Church and the non-designated heritage asset Poles Hole Farm needs to be considered.

Public Right of Way

12.15 Buffers to the diverted PRoW have been widened so the footpath will have a 'natural' setting.

12.16 PRoW SWCK14 will also need to be a minimum width of 2m and PRoW SQCK15 to be a minimum of 3m. They will need to be constructed to an adoptable standard.

Affordable Homes

12.17 Adhere to the 30% on-site affordable housing - of these 60% should be Affordable Rented housing and 40% to be affordable home ownership which could be Shared Ownership and/ or First Homes.

12.18 Of the affordable homes, 10% should be provided as affordable rented adapted units built to Building Regulations M4(2) standards.

12.19 Affordable homes should be in 2-3 distinct clusters. Any First Homes should be distributed across the whole site.

12.20 EV Charging infrastructure to be provided at each affordable home. Parking courts are not considered suitable for affordable homes.

12.21 Affordable homes must be built to at least 85% of the NDSS

13. Public Consultation

13.1 A community drop-in information event was held on the 16 July, providing residents with the opportunity to view the proposals, speak directly with the project team, and ask questions. Alongside this, dedicated briefings were offered to local elected representatives to ensure they had a chance to raise issues and receive detailed responses.

13.2 Key comments from the event:

- Traffic management is needed for Blind Lane and Wesley Lane to mitigate the increased vehicle count as result of new community. Traffic safety is a significant concern.
- The loss of open space may have an adverse impact on community's amenity space.
- Ensure new development minimises disturbance on wildlife.
- New development needs to consider the existing flood risk present.
- A desire for bungalows for local people to downsize.



Figure 15: Concept Block Plan by PBD (NTS)



Figure 14: Photo of 1st public consultation event

14. Online Public Consultation

14.1 To promote the second phase of public consultation and inform residents of updates to the proposed plans, a total of 858 letters were distributed on 25 September 2025 to households within the same catchment area as the initial consultation. In addition, attendees of the July 2025 drop-in event who had expressed interest in receiving updates were contacted via email. This correspondence announced the launch of the second consultation phase and outlined the key changes made to the proposals since the previous event.

14.2 Further publicity was achieved through a press release issued on 29 September 2025, which generated media coverage in regional outlets including Somerset Live and Bath Live. This broader outreach ensured that residents beyond the immediate vicinity were kept informed and encouraged to participate in the consultation process.

14.3 A dedicated public consultation website was launched on 29 September 2025

14.4 Common themes which emerged from the feedback received included:

- Traffic and road safety: Concerns about congestion dominated the feedback. Residents highlighted Blind Lane, Wesley Lane, Wynsome Street and the Frome Road junction as already overburdened, particularly during school times. Many feared the development would add significant vehicle numbers and called for traffic calming or wider road improvements.
- Infrastructure capacity: Respondents questioned whether local services could support further growth. The primary school was viewed as already stretched, while GPs, dentists and local roads were also mentioned as at or near capacity.
- Scale and fit with village character: A strong theme was that 90–100 homes is too many for Southwick, with the risk of changing its rural, village feel. Several noted that the Southwick Neighbourhood Development Plan envisaged only small-scale development on other preferred sites.
- Environment, flooding and biodiversity: Many cited the greenfield, agricultural nature of the land and recent flooding in Blind Lane/ Wynsome Street as reasons for objection. Protecting existing trees and hedgerows was considered important, with additional calls for wildlife features such as swallow bricks and hedgehog highways.
- Housing mix and affordability: While some opposed further housing altogether, others suggested a need for a balanced mix, including starter homes for young people and bungalows for older residents. There was some scepticism about whether "affordable" homes are truly affordable.
- Open space and play provision: Views were mixed on new play areas. Some welcomed safe, well-designed spaces for children and families, while many argued Southwick already has a play park and funds should be directed to upgrading existing facilities instead.



Figure 16: Illustrative streetscene featured on the website



Figure 17: Illustrative layout featured on the website delivering 96 homes (NTS)

15. Findings From Community Engagement

Conclusion

15.1 The consultation strategy outlined in this section demonstrates Wain Homes' commitment to meaningful engagement with both political representatives and the local community. Through a structured and inclusive approach, the project team has provided stakeholders with clear opportunities to review, comment on, and discuss the development proposals directly with team members.

15.2 We've revised the layout following recent stakeholder meetings. The changes focus on reducing the sense of over-development, improving street legibility, strengthening character along key local features, cutting back on parking dominating the street, and tightening the relationship with open space. As a result, the masterplan drops from 96 to 90 homes.

15.3 Wain Homes has proactively met the requirements set out in Wiltshire Council's Statement of Community Involvement, adhered to pre-application guidance, and aligned its engagement activities with the principles of the National Planning Policy Framework (2024).

15.4 Since the outset of the consultation programme, the project team has held meetings with key stakeholders and facilitated multiple channels for public engagement, including telephone, email, and in-person consultation events. Where feedback, concerns, or requests for further information have been received, the team has responded promptly and constructively.

15.5 Engagement remains ongoing as the planning application progresses, ensuring that stakeholders continue to be informed and involved throughout the decision-making process.

Next steps

15.6 Next steps following the submission of the full planning application to Wiltshire Council, Wain Homes will continue to keep stakeholders informed as the proposals progress through the planning process.

15.7 Updates will be shared with local stakeholders, including residents, community groups and elected representatives, to provide clarity on the outcome of the consultation and how feedback has influenced the final submission. These updates will also set out how the project will evolve if planning permission is granted.

15.8 In the meantime, the project team will continue to respond to enquiries received through the dedicated consultation in-box and free phone number. This will ensure that members of the public and other interested parties can continue to raise questions or request information, even after the formal consultation period has concluded.



Figure 18: Design evolution following various stakeholders meetings (NTS)

16. Design Evolution



LANDSCAPE

- Strong green link connecting Southwick Children's Park to proposed anchor green space (with play area & orchard) and wider connections.
- Retention of existing hedgerows (with ecology bat buffer) and trees creates a green frame to development.
- A series of community greens create hyper local places for amenity and play on the way.
- Existing trees to be anchors in public open space.

Parkland

Community greens

Attenuation pond

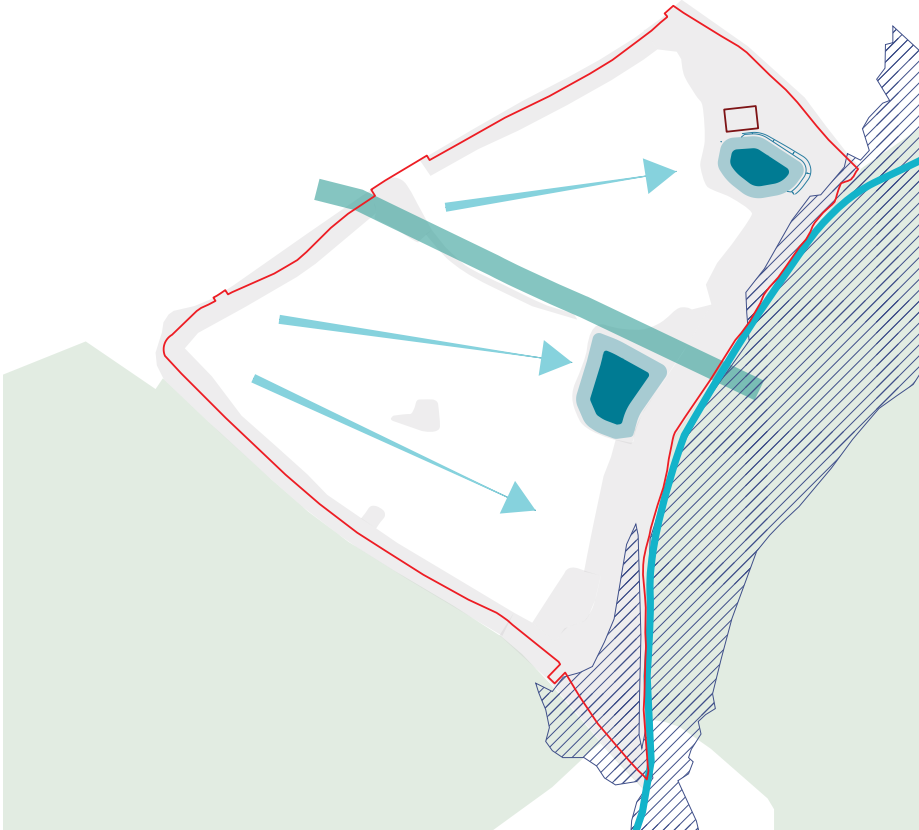
Green Corridor

Existing trees (retain)

Hedgerow 5m buffer

15m Zone A- New bat habitat

10m Zone B- Dark buffer zone



DRAINAGE

- Existing water mains diagonally crossing the site and landscaping aspirations inform approach towards drainage strategy
- With water main in-situ opportunity to create two wet ponds for higher biodiversity value
- With gently sloping south-eastwards site, adding a pumping station to the east would avoid the need for FFLs (finish floor levels) to be raised.

1 in 1000 year flood

Existing water main

Direction of natural drainage

Public Open Space

Attenuation pond

Pumping station



BLOCK FORM

- Development fronting onto open space (including attenuation ponds) and main movement routes is characterised as 'edge of settlement' - not orthogonal in layout, predominately detached houses and more informal planting.
- Interior blocks closer to existing settlement edge are denser typologies (short terraces and maisonettes) and have a more urban feel.

Existing built frontages

Lower density

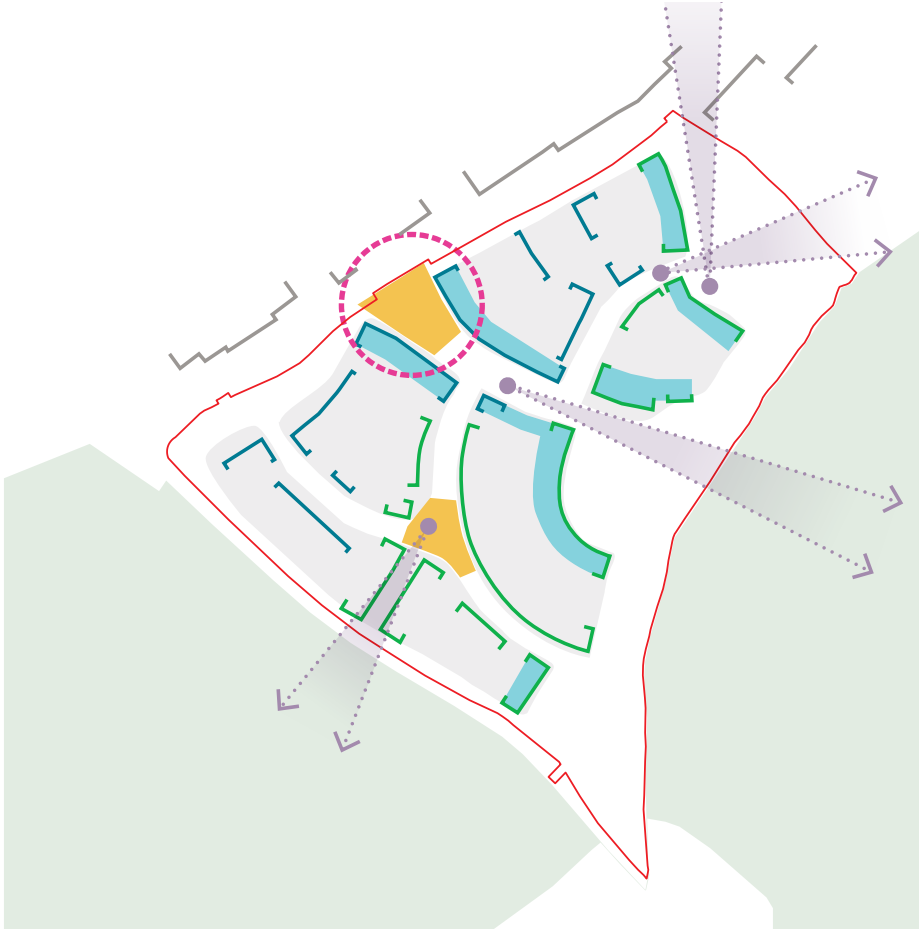
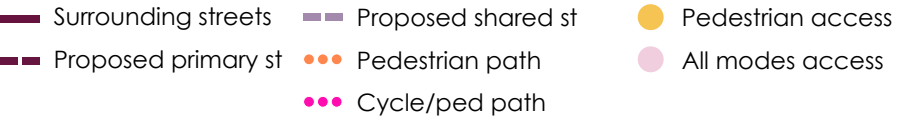
Higher density

17. Design Evolution



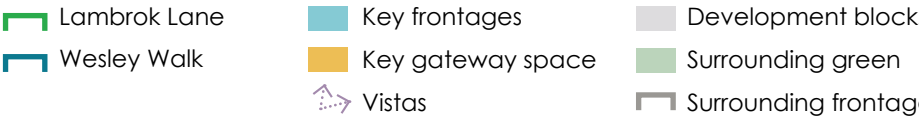
ACCESS & MOVEMENT

- Prioritising pedestrian priority through shared streets; interconnected pedestrian only paths and access points; and play on the way opportunities.
- Re-routing the PRoW into a landscaped setting
- Primary street to be at vehicular access with Blind Lane and terminate at
- Shared cycle/pedestrian path



URBAN DESIGN PRINCIPLES

- Urban form and landscape allows vistas to surrounding churches and adjacent farmland.
- Buildings at key corners and along green corridor to have special treatment.
- An organic building and landscape line faces onto the public open space.
- A key public space signifies area as a gateway.



MASTERPLAN

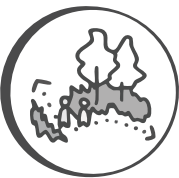
FRAMEWORK

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18. Site Layout

18.1 The proposed Planning Layout (shown opposite) has evolved as part of an iterative design process that included a great deal of inter-disciplinary collaboration.

18.2 The proposal has a range of 1-5 bed homes alongside Public Open Space. The key design and place-making features of the proposed layout are listed below and directly correspond with the objective set out earlier.



(A) Rural edges being a place of ecology and amenity

- A1 Existing features of the watercourse and hedgerows to have significant ecological buffers.
- A2 Public Right of Way to be retained in a natural setting.
- A3 Play on the way to be integrated into landscape.



(B) Spaces for people to gather, engage, support & celebrate

- B1 A diversity of public open spaces which are activated through strong frontages.
- B2 Creating comfort in public realm with seating, planting and visual interest.
- B3 Providing different uses - formal and informal play, an orchard; and spaces of different scale.



(C) Safe & enjoyable streets

- C1 Ensure homes overlook public spaces which are designed for a human scale.
- C2 Encourage active movement through a circular pedestrianised loop and links to community uses.
- C3 Utilise materials that create interest in the street scene and facilitate a legible layout.



(D) High quality views to surrounding landscape & features

- D1 Larger detached homes to be placed on the landscaped edge, allowing for a looser form.
- D2 Urban form and public open space to allow for views to surrounding landscape and farms.
- D3 Cresnet form echoing the existing built form seen in Southwick.



(E) Integrate a strong blue network

- E1 Create SuDS that can be integrated with landscape and provide new wildlife opportunities.
- E2 Sensitive buffer to the watercourse to the south



Figure 19: Planning Layout (by Place By Design) - NTS