

Design and Access Statement

Phase 6b, Hampton Park,
Littlehampton

November 2025

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Chapter 1

Introduction



Purpose of the Document

This Design and Access Statement (DAS) accompanies the submission of the Reserved Matters application (RMA) for The Local Centre and Phase 6b of the strategic development area known as Hampton Park – it specifically deals with the proposals for Phase 6b. A separate DAS is provided by SHW in relation to the local centre.

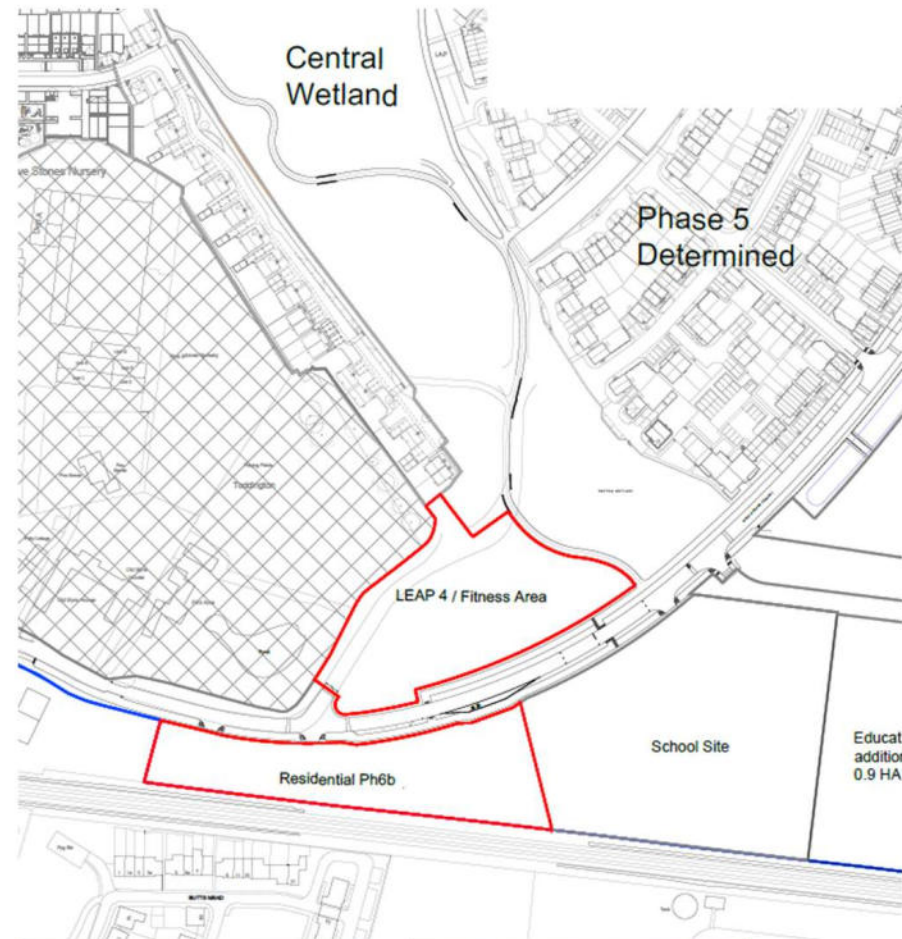
Hampton Park has outline consent for up to 1260 new homes, plus associated infrastructure, including public open space, children's play area, sports provisions, a community use, retail and commercial uses and land for a school. The approved masterplan and the Development Framework Document (dated 2017) set out the guiding principles for the overall strategic development.

The RMA is split over two parcels of development, and this DAS is in respect of the residential and LEAP elements proposed on the former community and youth use land, now referred to as Phase 6b.

The design parameters have been established through an extensive and forensic process, undertaken by the technical team appointed to prepare this application. The key document being the Development Framework Document (dated November 2017) and the approved master plan and parameters therein. The scheme accords with guidance within this document, the Aun Design Code and National Design Guidance.

This document sets out the design rationale in relation to both the layout and architectural appearance for each component. In addition, it sets out the key principles of the landscape, parking and movement strategies.

A s73 accompanies the RMA submission to regularise the change in land uses that results as a consequence of the proposals.



Overview of the Proposals

This RMA seeks to deliver:

- 17 residential dwellings on the former youth facility land parcel
- A super LEAP on the former community facilities land use parcel

The overall scheme will consist of 1, 2 and 3 bed dwellings; with an appropriate level of affordable housing to reconcile with the s106 requirements tied to the outline consent.

It is important to Persimmon that we provide our customers with good quality homes that are part of a sustainable and inclusive community. Our primary aim is to provide new neighbourhoods in areas where people wish to live and work.

We aim to achieve site designs that will provide the appropriate balance of homes and open space and the right mix of house types. We seek to enhance biodiversity where possible.

Following discussions with officers at both Arun District Council and Littlehampton Town Council it has been determined that a combined community and youth facility provision will be made in the local centre.

This frees up the community centre and the youth facility land use parcels for alternative forms of development. These are now to be known as Phase 6b.

On the community centre land, it is proposed to deliver a super LEAP which will deliver a combination of play, recreation and fitness equipment – suitable for children of all ages, as well as young people.

On the youth facility land it is proposed to deliver 17 residential dwellings. This parcel will help to reconcile the s106 affordable housing requirements for the local centre, and in particular the lack of houses able to be delivered within it. As such the local centre and Phase 6b have been conjoined into a single reserve matters application.

The central design ethos for Phase 6b, has been to provide for suitable form of development that extends from the existing residential dwellings of Toddington Lane and to provide a meaningful play and recreational facility, accessible for all residents at Hampton Park.

The provision of a super LEAP on the former community centre land complements the open space function of the central wetland area and provides for a sense of designation and useability for the area.

The small residential development on the former youth facility land provides for much needed overlooking and visual structure to the streetscene along this section of the Main Avenue.



Introduction to Persimmon

Who we are

Persimmon are one of the UK's leading house builders, supplying thousands of jobs, building high quality homes and achieving 5* from our satisfied customers. As a whole this leads to the sustainable development of communities where we invest in good causes and provide the essential infrastructure to positively transform the daily lives of new and existing residents. This is all part of our Persimmon Way excellence programme as we strive to deliver Places where people want to live.

What we are aiming for

1) Quality

Our vision is to be Britain's leading homebuilder with quality and customer service at its heart, building the best value homes on the market in safe and inclusive communities.

2) Sustainability

We aim to mitigate climate change through the provision of energy efficient, low carbon homes. In line with building regulations guidance, in time, dwellings will aim to meet the requirements of the full Future Homes standard, delivering a 75% reduction in carbon emissions beyond Part L of the 2013 building regulations. This will be achieved through fabric efficiency measures, reduced air leakage, maximised passive solar gains, the use of solar PV, and air source heat pumps

3) Placemaking

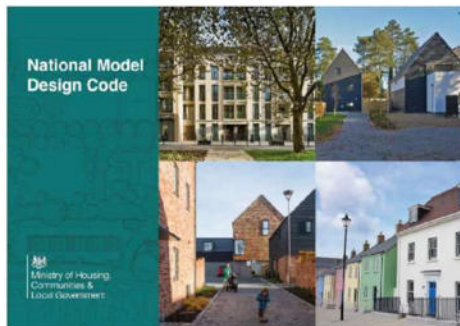
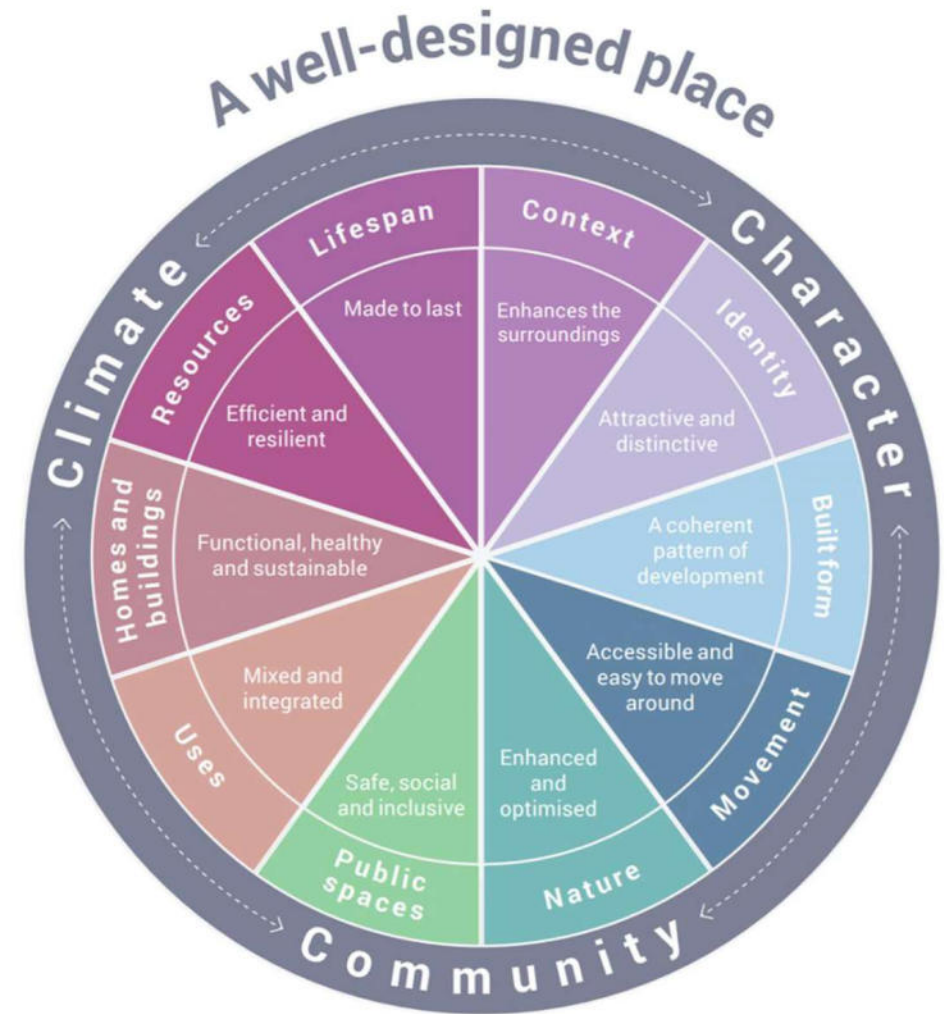
We aim to design sustainable schemes through matching the aspirations of the Government's National Design Guide, taking you on the placemaking journey with us, leaving a legacy that we and our customers are proud to be a part of.

National Design Requirements

The National Model Design Code

Design has become a central focus to national planning policy with a desire to create high quality, beautiful and sustainable buildings and places. The latest version of the National Planning Policy Framework (NPPF) recommends the use of the National Model Design Code and National Design Guide for LPAs when assessing applications. These documents provide guidance on the design of sites as is set out in the 10 characteristics of a well-designed place. This forms the basis of our Persimmon Pledges in which we demonstrate our compliance to national policy and our commitment to high quality design. Persimmon's dedication to Placemaking cuts across all parts of the business.

Paragraph 131 of the NPPF states that "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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 definition of Fundamental is "forming a necessary base or core; of central importance". This DAS is our practical application of national policy at Hampton Park .



The National Model Design Code sets out '10 Characteristics of a Well-Designed Place'.

Our Placemaking Pledges - The 10 Characteristics of a Well Designed Place



Use

Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well designed places have a mix of uses including local services and facilities and integrated mix of housing tenures and types to suit people at all stages of life.

Our Pledge

We will seek to support a sustainable mix of uses relevant and proportionate to the site's context, including a suitable mix of housing which also incorporates affordable housing in accordance with our s106 obligations. Hampton Park is also located with good access to existing local services and facilities, and the Phase 6b proposals will bring forward a destination super LEAP and some additional housing.



Homes & Buildings

Well-designed homes and buildings are functional, accessible and sustainable. They provide attractive environments that support the health and wellbeing of their users. They meet a diverse range of needs, are adequate in size, fit for purpose and adaptable. They relate positively to the spaces around them and allow for easy operation and servicing.

Our Pledge

We will provide attractive, high-quality homes alongside suitable amenity spaces to enable a sustainable development that supports the lifestyles of our customers, enables adaptation and promotes health and well-being. In this respect the super LEAP will help to achieve the desire of creating an attractive environment.

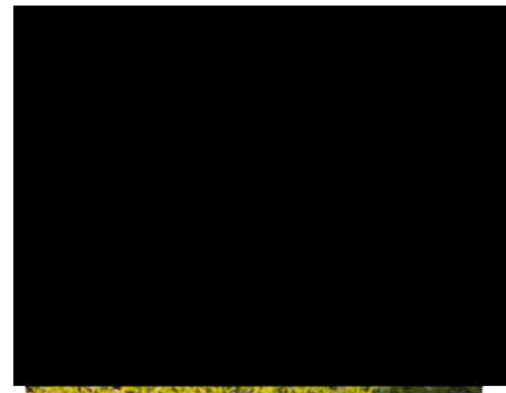


Resources

Well-designed places and buildings conserve natural resources including buildings, land, water, energy and materials. A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and wellbeing.

Our Pledge

We will ensure sustainability sits at the heart of our placemaking including promoting sustainable modes of travel and walkable neighbourhoods as well as delivering our pathway to net zero via the energy performance of our homes.



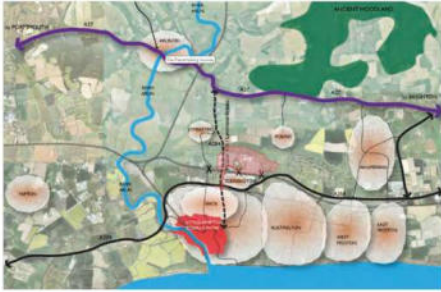
Lifespan

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users, and as a result, people are more likely to care for them over their lifespan. Places designed for long-term stewardship are robust and easy to look after, enable their users to establish a sense of ownership, adapt to changing needs and are well maintained.

Our Pledge

We will design places with legacy and long-term stewardship firmly in mind including future management and maintenance arrangements for our customers.

Our Placemaking Pledges - The 10 Characteristics of a Well Designed Place continued



Context

Sustainable places support everyday activities enabling people to live, work and play in an attractive environment. Well designed places have a mix of uses including local services and facilities and integrated mix of housing tenures and types to suit people at all stages of life.

Our Pledge

We will seek to support a sustainable mix of uses relevant and proportionate to the site's context. In this instance a suitable mix of housing, including affordable, which accords with our s106 requirement is provided for. The site is also in a sustainable location, which has good access to local services and facilities as well as providing space for formal and informal everyday recreational activities.



Identity

Well-designed homes and buildings are functional, accessible and sustainable. They provide attractive environments that support the health and wellbeing of their users. They meet a diverse range of needs, are adequate in size, fit for purpose and adaptable. They relate positively to the spaces around them and allow for easy operation and servicing.

Our Pledge

We will provide attractive, high-quality homes alongside suitable amenity spaces to enable a sustainable development that supports the lifestyles of our customers, enables adaptation and promotes health and well-being.



Built Form

Well-designed places and buildings conserve natural resources including buildings, land, water, energy and materials. A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and wellbeing.

Our Pledge

We will ensure sustainability sits at the heart of our placemaking including promoting sustainable modes of travel and walkable neighbourhoods as well as delivering our pathway to net zero via the energy performance of our homes. All dwellings will be provided with an EVCP and will be designed with a fabric first approach to ensure energy efficiency. All houses will be provided with ASHP and all apartments internal heat cylinders and PV.



Movement

Well-designed places sustain their beauty over the long term. They add to the quality of life of their users, and as a result, people are more likely to care for them over their lifespan. Places designed for long-term stewardship are robust and easy to look after, enable their users to establish a sense of ownership, adapt to changing needs and are well maintained.

Our Pledge

We will design places that are easy to access and navigate to ensure all members of the new communities can benefit from the public open spaces and local services provided. This will help to foster the establishment of a sense of community and belonging.

Our Placemaking Pledges - The 10 Characteristics of a Well Designed Place continued



Nature

Sustainable places include a mix of uses that support everyday activities, including to live, work and play. Well designed places have a mix of uses including local services and facilities and integrated mix of housing tenures and types to suit people at all stages of life.

Our Pledge

We will seek to support a sustainable mix of uses relevant and proportionate to the site's context, including a suitable mix of housing which also incorporates affordable housing where required. We plan for sustainable places which have good access to local services and facilities. Phase 6b at Hampton Park will also deliver an exciting, accessible play and recreational area for young people



Public Spaces

Well-designed homes and buildings are functional, accessible and sustainable. They provide attractive environments that support the health and wellbeing of their users. They meet a diverse range of needs, are adequate in size, fit for purpose and adaptable. They relate positively to the spaces around them and allow for easy operation and servicing.

Our Pledge

We will provide attractive, high-quality homes alongside suitable private and public amenity spaces to enable a sustainable development that supports the lifestyles of our customers, enables adaptation and promotes health and well-being.

National Design Requirements

Building for a Healthy Life

BHL is design guidance produced by Design For Homes. Whilst not explicitly national government guidance, it is specifically referred to in National Planning Policy Framework. NPPF para 138 states:

"Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development... For assessing proposals there is a range of tools ...and assessment frameworks such as Building for a Healthy Life."

Building for a Healthy Life sets out 12 considerations for assessing 'successful places':

14 INTEGRATED NEIGHBOURHOODS	38 DISTINCTIVE PLACES	62 STREETS FOR ALL
Natural connections	Making the most of what's there	Healthy streets
Walking, cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home

BHL is foremost a design process structure, not a scoring system. For this reason, it lists and illustrates examples of good practice highlighted by a green light. Poor practice is highlighted with a red light. Where an element of design is considered to fall between a green and a red traffic light, an amber light can be assigned to a particular consideration. An amber light does not mean that the design scores 'half a point'. Instead, it cautions that an aspect of a scheme is not fully resolved. In many cases it is possible to rethink and redesign an aspect of a scheme to achieve a better outcome.



National Design Requirements

BHL - 12 Considerations for Assessing 'Successful Places'

Persimmon seeks to embrace all 12 considerations and ensures that they are the building blocks of all our schemes. In this regard Hampton Park is no different. We have sought to ensure that the proposed layout for Phase 6a accords with the considerations that are relevant to this reserve matters application, having regard to the principles and uses approved with the outline consent, to ensure good practice and a 'green light' is achieved. These are all fundamental elements of comprehensive master planning.



Natural Connections

Create places that are well integrated into the site and their wider natural and built surroundings.

Avoid

creating isolated and disconnected places that are not easy places to move through and around.

What 'green' looks like at Phase 6b:

- Edge to edge connectivity.
- Development responds to key desire lines.
- Connected street patterns (for both pedestrians and cyclists).
- Permeability to surrounding green spaces.
- Connecting existing and new habitats.



Facilities & Services

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

What 'green' looks like at Phase 6b:

- Considered locations for non-residential uses (in this instance an exciting and diverse play and recreational facility).
- Active frontages.
- Mixing uses vertically.
- Creating publicly accessible spaces at a human scale.



Walking, Cycling & Public Transport

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

What 'green' looks like at Phase 6b:

- Shared street spaces.
- Cycle friendly streets.
- Short and direct walking and cycling routes.
- Tight corner radii.

BHL - 12 Considerations for Assessing 'Successful Places' - continued...



Homes For Everyone

A range of homes that meet local community needs.

What 'green' looks like at Phase 6b:

- Designing homes and streets that are tenure blind.
- A range of housing typologies to create a broad-based community
- Homes with the flexibility to meet changing needs (NDSS and M43 policy compliance as required by policy and the outline s106).
- Affordable homes distributed across development.



Making the Most of what's There

Understand and respond.

What 'green' looks like at Phase 6b:

- Understanding how existing distinctive characteristics can be incorporated.
- Characteristics to reflect local character – 2-storey dwellings that are either small terraces or semi-detached dwellings with a limited number of detached dwelling, largely with off street parking arrangements.
- Where frontage parking is provided this is clustered in groups of a maximum of 4 spaces with tree planting and landscaping providing a visual break.
- Protecting / enhancing / creating habitats.



Well Defined Streets & Spaces

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

What 'green' looks like at Phase 6b:

- Streets with active frontages.
- Well defined streets and spaces.
- Cohesive building compositions and lines.
- Front doors that face the street / public spaces.
- Dual aspect homes on corners.
- Perimeter blocks.
- Well resolved internal vistas.

BHL - 12 Considerations for Assessing 'Successful Places' - continued...



A Memorable Character

Create places that are memorable.

What 'green' looks like at Phase 6b:

- Drawing inspiration from local architecture / landscape character in terms of style of dwellings and use of materials.
- Having regard to the character areas established by the outline consent.
- Structural landscaping around the periphery of the residential development area to create memorable character.
- Creating focal spaces and building groupings.



Easy to Find Your Way Around

Use legible features to help people find their way around a place.

What 'green' looks like at Phase 6b:

- Design for legibility.
- Streets as the main way for people to find their way around a place.
- Navigable features with legible elements / focal spaces
- Frame views of features on or off site.
- Simple street patterns of formal or relaxed grids.



Healthy Streets

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

What 'green' looks like at Phase 6b:

- Streets for people.
- Tree lined streets.
- A super LEAP providing for a range of play / recreational facilities and experience for a wider range of ages.
- Pavements and cycleways that continue across side streets and follow desire lines.
- Landscape layers that add richness.

BHL - 12 Considerations for Assessing 'Successful Places' - continued...



Green & Blue Infrastructure

Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature.

What 'green' looks like at Phase 6b:

- Biodiversity gain across the development site.
- Movement and feeding corridors for wildlife around the periphery of the site.
- Identification of a wide range of space types.
- Creating a habitat network.
- A connected and accessible network of open spaces.
- Species rich grassland areas in the new open spaces.
- Well considered management arrangements.



Cycle & Car Parking

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

What 'green' looks like at Phase 6b:

- At least storage for one cycle per dwelling.
- Landscaping to help settle parked cars in the street.
- Green relief in areas of frontage parking.
- A range of parking solutions appropriate to the site.
- Appropriately designed and overlooked parking courtyards.
- EV provision for every dwelling.



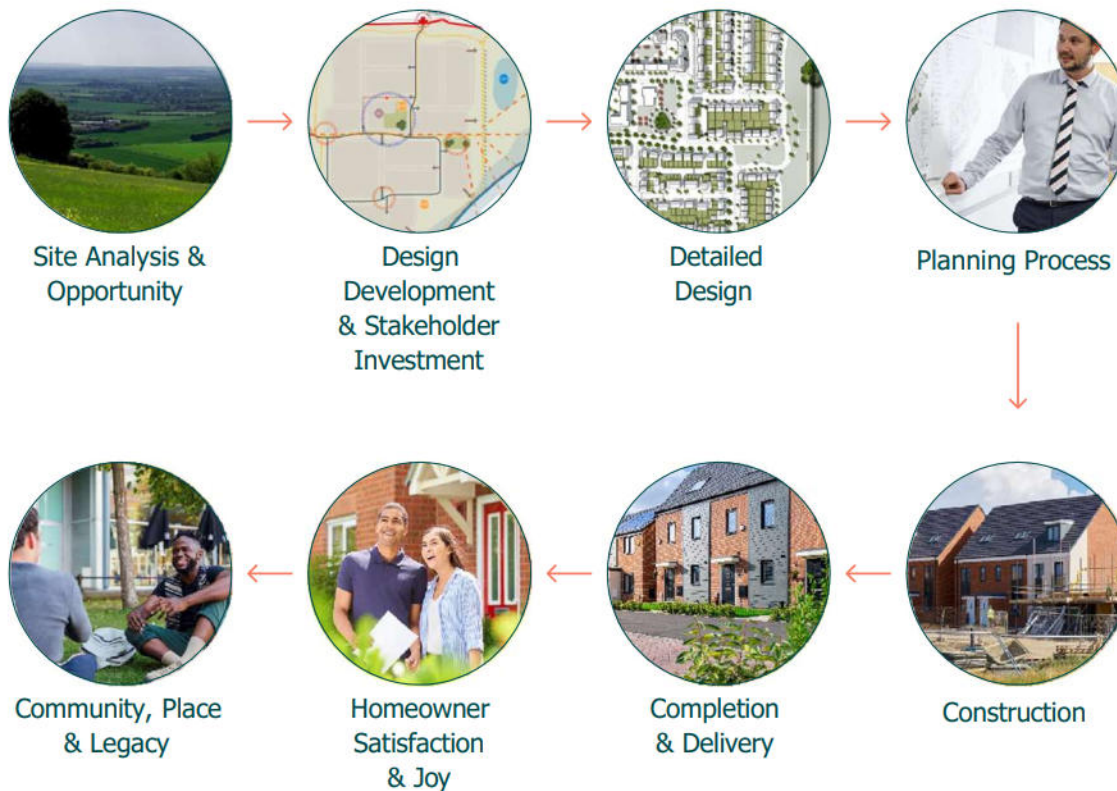
Back of Pavement, Front of Home

The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

What 'green' looks like at Phase 6b:

- Defensible space and strong boundary treatments.
- Boundary treatments that add ecological value and reinforce distinctive local characteristics.
- Well-integrated waste storage and utilities with direct access from the street for terraced properties.
- Front garden areas that create opportunities for personalisation and interaction.
- No left-over spaces with no public or private function.

The Placemaking Journey



The Journey

As required in by the NPPF and highlighted in the national design requirements, scheme proposals are required to be comprehensively master planned.

The achievement of a comprehensive design outcome is a responsibility that cuts across various design professionals and has therefore been a key concern for the Design Team in the production of the detailed design proposals for our Hampton Park development and this RMA.

A key focus was the outline consent, and the Development Framework Document that was approved as part of it. Persimmon Homes has sought to ensure compliance with the key principles and aspirations of the outline consent, while also seeking to meet with the aspirations of Stakeholders who have an active interest in the delivery of Hampton Park.

We have also sought in incorporate the 'lessons that have been learnt' with previous RMA submissions and approvals, to ensure continuity.

As part of the preparation of this RMA, Persimmon Homes has engaged in a long-standing dialogue with Arun District Council along with other stakeholders such as the Town Council and the North Littlehampton Steering Group. All comments raised and guidance received has been incorporated into the formal submission.

Finally, consideration has been had to the National Design Requirements explored in this chapter.

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Chapter 2

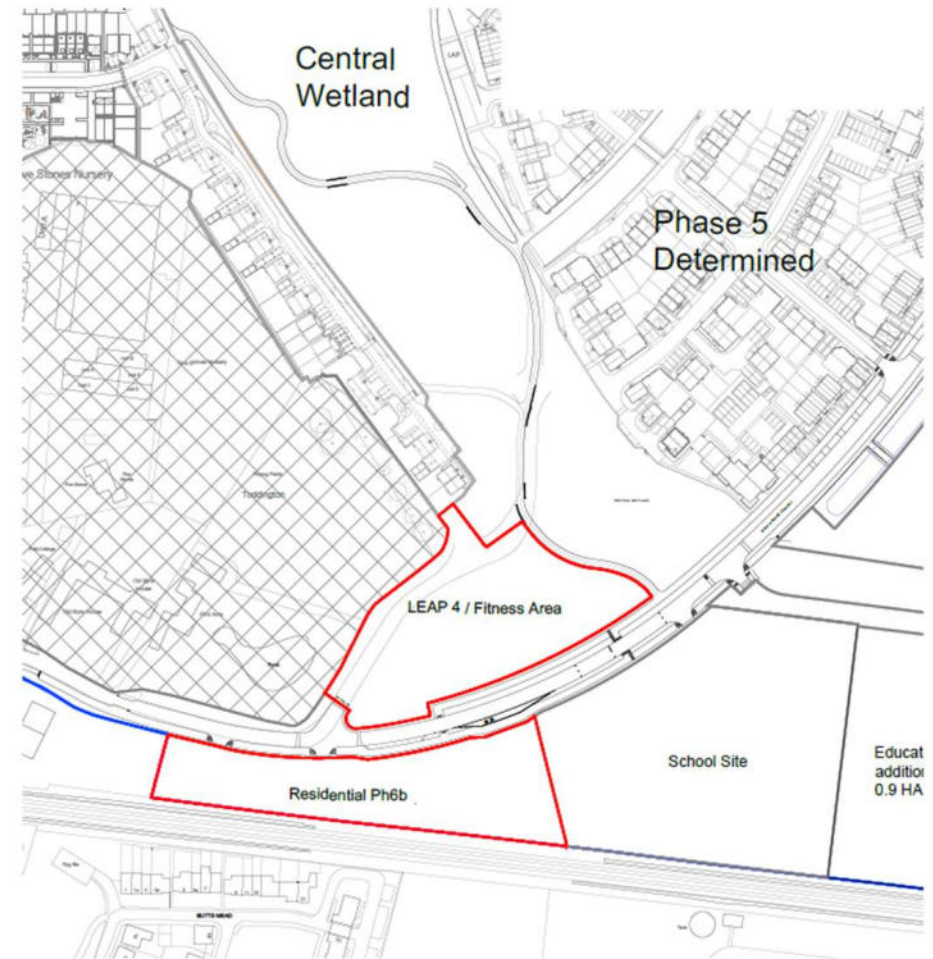
The Baseline

Responding to Site Context

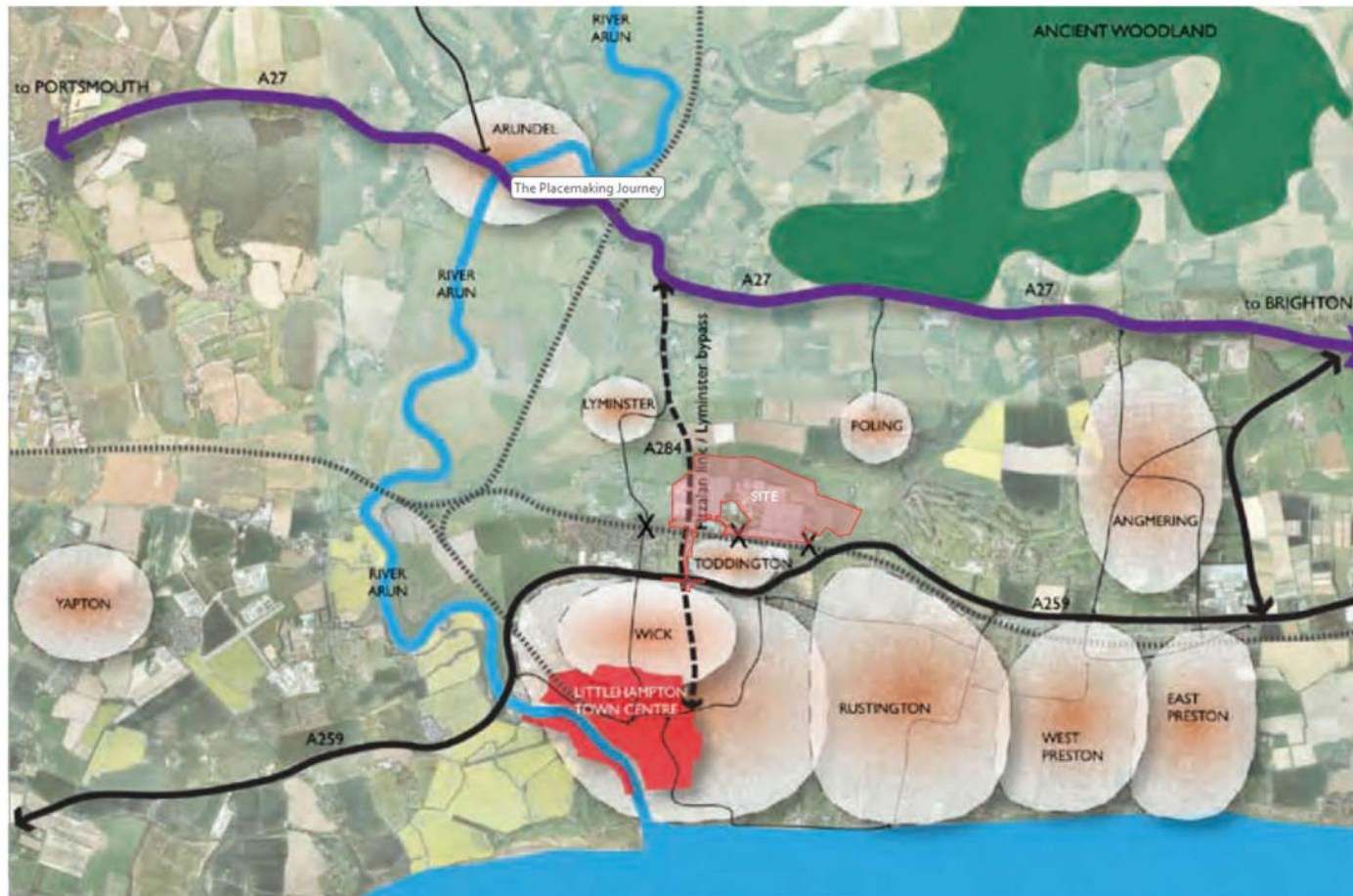
Site Location

Our Hampton Park development site is located within Arun District, to the south of Lyminster and north of Wick in Littlehampton.

Phase 6b encompasses an area of 1.2 ha. It comprises the former community centre and youth facility land, which are bounded to the north by the central wetland area and the railway line is to the south. To the west is existing residential development of Toddington way and to the east are the education land parcels and residential development associated with Phase 6a.



Accessibility and Transport



Littlehampton is the principle coastal town in Arun District.

The area is well connected with the new Lymminster Bypass (the Nightingale Way) providing direct access to the A27 to the north, and Littlehampton Town Centre the south. The A27 is the primary route connection the coastal town between Portsmouth to the west, and Worthing and Eastbourne to the east.

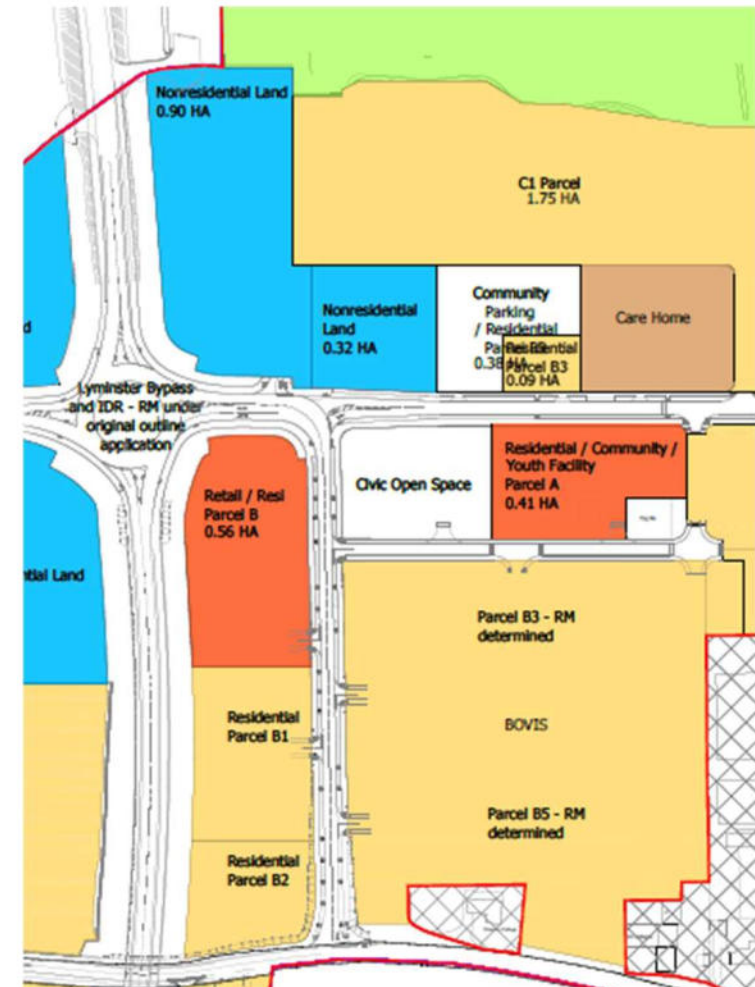
Littlehampton town centre and railway station lies 1.7 miles to the south of Hampton Park. Train services are provided to Worthing, Lancing, Brighton, Portsmouth, Southampton and London Victoria. The sea front is 2 mile to the South of Hampton Park.

There are local bus connections to Lancing, Wick, Goring and Worthing. Bus stops are accessible on the Lymminster Road; however, these will be diverted into Hampton Park as the development progresses.

Local Services



The majority of nearby local services are located in Littlehampton town centre, which is easily accessible from Hampton Park. However, the local centre, which will be delivered in tandem with Phase 6b provides for local retail provision and a community facility for residents of the development.



Landscape and Nature

The site lies to the south of central wetland area and north of the railway line. It comprises greenfields, previously used in association with the former commercial nursery use of the site.

On the former community facility land, there are several large Willow trees that are to be retained as part of the proposals.

Both parcels are relatively overgrown with pockets of scrub and bramble.



The whole development site of Hampton Park lies within Impact Risk Zone 2 of the Arun Valley SPA. Therefore, consideration is required whether there will be any impacts on functionally linked habitats and wintering bird population.

Existing ecological features comprise:

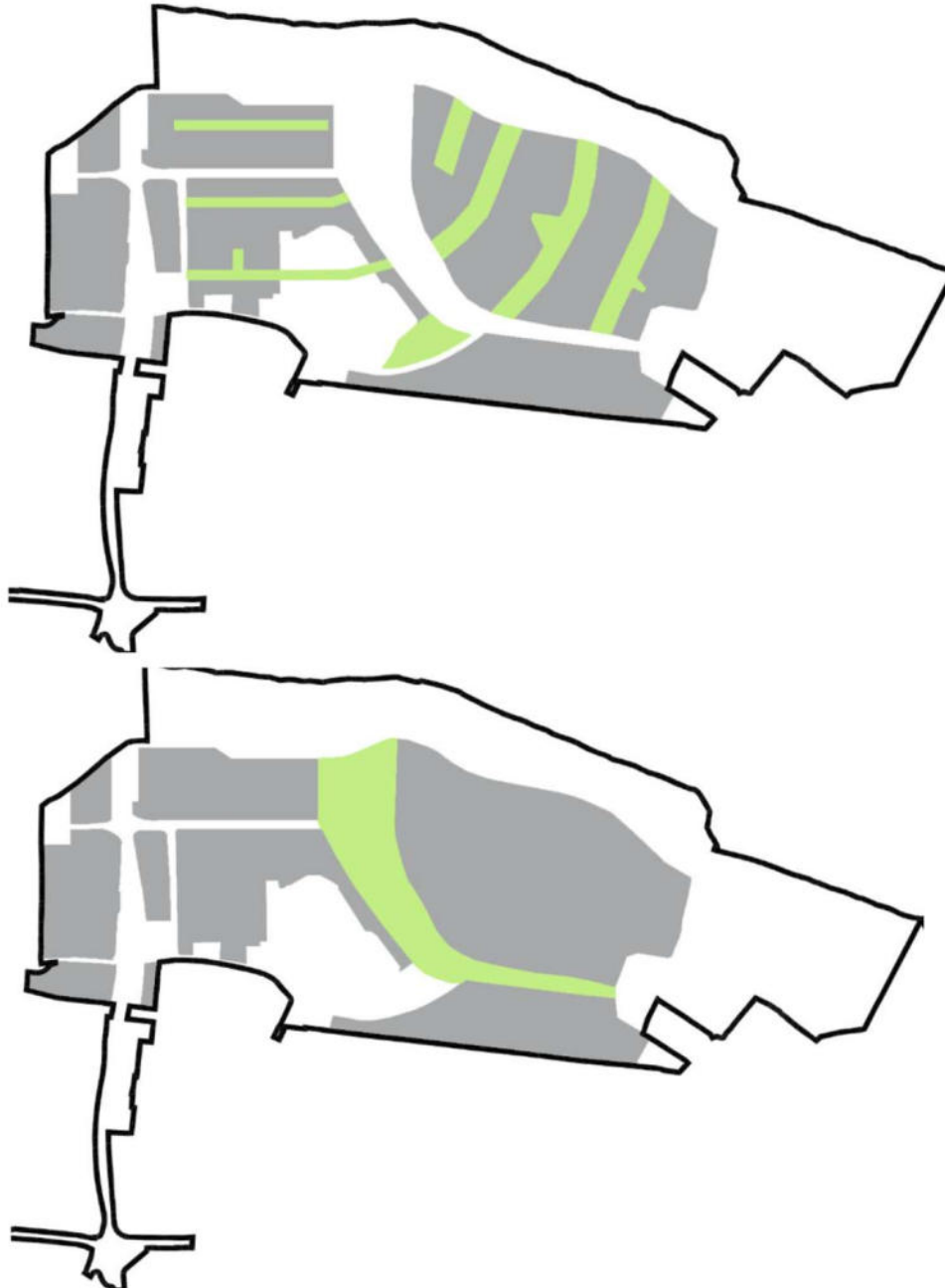
- Large willow trees in the community centre land
- Overgrown scrub

Ecological surveys have been undertaken and found suitable habitats for:

- Birds
- Bats
- Reptiles

Appropriate mitigation will therefore need to be provided to ensure a positive effect via on site habitat creation.

Hydrology



The site is currently an undeveloped greenfield site and there are currently no existing impermeable surfaces on the site. The current surface water run off rate, plus consideration for climate change, is required to be maintained after the development is built.

Both components of Phase 6b lie outside of areas at risk of flooding.

A key element to the design of this phase of development is that it needs to accord with the principles approved in the 2011 FRA, which accompanied the outline consent. The design parameter of which are:

- Finished floor levels across the development are to be a minimum of 500mm freeboard above the extreme 1 in 1000 Annual Probably flood level of 2.38m AOD (as a proxy for the reference 1 in 100 AP plus climate change flood level).
- Floodplain storage needs to provide for a net improvement.
- Continuous and dry access is provided to all units across the development.

Local Identity and Character



The character and identity to be created for Hampton Park is detailed in the Development Framework Document.

Phase 6b falls on land previously identified as being the community hub. The new super LEAP will serve as a vital community facility providing a destination area for play and recreation.

The residential element falls outside of the outline ascribed character areas however we have created a semi-bespoke character for the area loosely based around that of the green edges. The key inspiration for which has been to provide for an appropriate form of development that extends from the existing residential dwellings along Toddington Lane. As such a semi-rural vernacular has been provided for.

What does National Guidance say?

NDG para 39 & 40 - An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

Well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

The Principle of Development

Principle of Development

The principle of development has been established through the outline consent that was granted in January 2013 (LU/47/11) and amended via a s73 approval in August 2017 (LU/182/15).

The proposals have been developed with full regard to the parameter plans and Development Framework Documents approved with the outline consent. We have also sought to have full regard to the NPPF and National Design Guidance and believe we are proposing a high-quality residential development that truly embraces the concept of delivering beautiful places.



LU/47/11/



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development
Management Procedure) (England) Order 2010 (as
amended)

Application for Planning Permission

DECISION NOTICE

Application Ref: LU/47/11/

- 1 To Addressee**
Mr Gardiner
WYG Planning & Design
The Loft
St Clairs Farm
Wickham Road
Droxford, Hampshire
SO32 3PW
- 2 Site Address**
Land north of
Toddington Lane

BN17 7PP
- 3 Description of Development**
Outline application with some matters reserved for mixed use development comprising:
demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A250 bridging over the railway line with additional access from Mill Lane & Toddington Lane. This application is the subject of an Environmental Impact Assessment & a departure from the development plan. This application affects a public right of way.
- 4** In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans.

Planning Policy Compliance

Relevant policy documents

- Arun Adopted Local Plan
- Arun Design Guide
- Open Space and Recreation Standards SPD
- Parking Standards SPD.

Of relevance is Local Plan policy D SP1 which states that all (housing) development proposals are to make efficient use of land, in tandem with regard for local area characteristics. The grain of new housing is required to embody the elements of landscaping, good architectural finishing, and pay due regard to existing trees and natural features.

In addition, under Policy D DM1, all layouts are to consider legibility, in terms of ease of navigation, and should incorporate focal points and active edges to neighbourhoods - through incorporation of landscaping and open space features.

The Phase 6b layout needs to comply with these objectives while also ensuring that the principles of the approved outline consent (parameter plans and the Development Framework Document) are complied with. This includes the position of buildings and their relationship to the surrounding green infrastructure; the street and road hierarchy adopted, pedestrian and cycle permeability; and the design rational to the built form and the play space.

Private open space needs to be provided in accordance with the Council's minimum requirements as set out in the Arun Design Guide - gardens are to be a minimum depth of 10.5m. Building frontages should be generally set back by at least 2m from the plot boundary.

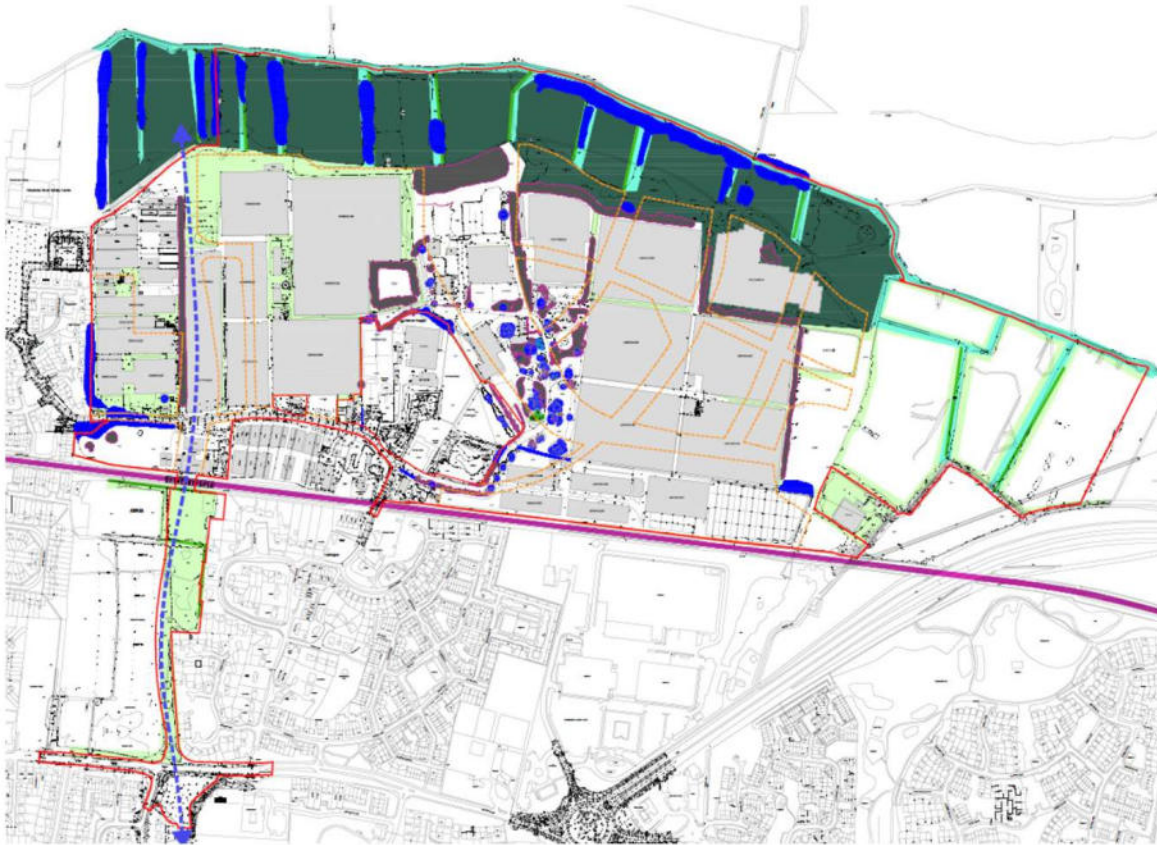
The Parking Spaces SPD requires that all 1, 2 and 3 bed units have been provided with 2 spaces 3 bed. A 20% visitor parking allowance is also required. Where on street parking arrangements are designed, these should be small areas broken up with planting. All units need to have access to an EV charging point and cycle storage.

Chapter 3

Design Development



Opportunities and Constraints



Opportunities

- Pedestrian linkages throughout the scheme.
- Provision of a desirable and imaginative children's play space.
- A clear street hierarchy can be developed.
- Integrating informal open space elements.
- Strategic landscape planting/ trees where appropriate – including retention of important trees.
- Provision of affordable housing, and general contribution to the LPA's 5-year housing land supply obligation/ fulfilment of the Local Plan.
- Direct access from the Main Avenue.
- Proximity and accessibility of the central wetland area.

Constraints

- Proximity of railway line to the south and the need for noise mitigation.
- Level changes within the community facilities land parcel and around the retained trees.
- Attenuation tank located in the former community use land parcel.
- Location of existing residential dwellings to the west.
- A steep level change to the west and existing retaining wall features.
- Large willow trees on the former community use land parcel.

Developing the Masterplan and Layout

The Design Evolution – principle design elements

As part of the design evolution and delivery of Hampton Park, we have sought to engage with Officers to determine key design concepts for each phase of development delivered.

Phase 6b is a new element, previously being ascribed the community and youth facility uses. However, these have been combined and relocated to the local centre, thus freeing up these land parcels for other forms of development. It was always envisaged that an additional LEAP would be in this area, previously on the youth facility land. However, following up the freeing up of the community centre land it is considered that this is a more appropriate for open / play area uses. It leads directly out on to the central wetland area and therefore from a useability point of view is the more logical place for a LEAP. Further it has several large trees that are of good quality and would benefit from being retained and it is subject to a level change which makes delivering a built form a more detailed engineering process.

Regarding the youth facility land, this is where an additional 17 dwellings can be accommodated. In part it will deliver the affordable housing element required for the local centre, which is a flat dominant area. For design purposes we have created a semi-bespoke character for the site that is loosely based around that of the green edges character area. The key design inspiration being to provide a suitable form of development that extends from the existing residential dwellings on Toddington Lane, particularly the adjacent Tully Cottages. It is therefore a linear form of development set back from the road frontage with a strong landscape buffer and semi rural vernacular.

Architectural detailing is simple, with a traditional appearance. Car parking is taken off the estate road, other than limited spaces for visitors, in either on plot parking or small courtyard arrangements.

A detailed pre-application process has been undertaken with Officer's at Arun District Council and comments have been taken on board. The planning statement provides a comprehensive summary and response to those comments.

Developing the Masterplan and Layout



Developing the Masterplan and Layout

The LEAP

Building upon the feedback and iterative design process, the LEAP play area has been enhanced and refined to produce a destination play space of NEAP standards.

The primary play space is arranged around an imaginative adventurous theme tied to the local Knucker water dragon legend.

Dedicated fitness experiences and older play are separated by structural landscaping, together with existing topographical and natural landscape features.

The play concept comprises a wide range of equipment catering for all age ranges, together with inclusive features, social interaction, natural fitness, areas and moments for rest and relaxation.

The multizonal design creates a destination space for all ages and abilities.

The theme

The legend of the Knucker water dragon forms the core of the design concept. The layout and arrangement focus on a series of play mounds representing the coiled body of the Knucker water dragon. Coloured surfacing represents water and land, together with form, shape and sensory/tactile planting to encourage adventurers to begin their quest into the Knucker water dragon's realm.



Developing the Masterplan and Layout

Younger Play Experience

The play journey along the dragon takes you from the tip of the tail along a route representing the spine of a dragon. It includes the Robinia dragon rope swing, scale like stepping logs, dragon spike stepping stilts, and timber play bridges. This leads to the dragon's clutch; a series of play boulders with vibrant surfacing colours in fire tones, emulating a clutch of dragon eggs and provides a great focal area for imaginative and social play. The play journey culminates with the Knucker dragon's head, which incorporates a gentle slope and surfacing for inclusive access to the play mound and incorporated slide. A natural sunken timber shapes and forms are sculpted to represent the appearance of scales, teeth and eyes, providing a unique fun and imaginative play experience.

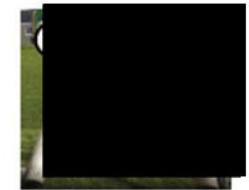
The equipment contained within the natural adventure play experience includes 3 play bridges, 2 rope and climbing ramps, timber stepping logs, timber stepping stilts, integrated play mound slide and 'dragons clutch' play boulders.

Complimenting the dragon theme is the 'castle gate', a natural timber play tower with multi-play features and dragon rope swing. This provides a great starting point for knights to prepare for their play quest of discovery and adventure in the dragon's realm. Additional inclusive play elements are incorporated within the design, these include a gravity bowl, timber play orb and inclusive roundabout.

The elements of play provide the opportunity for rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating experiences, imaginative play, social play, and play with natural materials.



Ramp with rope



Play bridge



Ramp ascending

The LEAP continued

Older Play Experience and Chillout

Between the themed play spaces is a separate space enveloped and framed by planting. This area is dedicated for older age play and activities. A timber pendulum swing is included within this space and creates opportunity for use by children of all ages and ability, to facilitate group relationship building and bonding exercises.

The space also features a multi-use calisthenics rig made from natural material including Robinia wood and metal. The calisthenics rig incorporates the former fitness zone equipment into one structure; this forms a core part of the natural fitness provided.

Complimenting and providing further physical activities, equipment such as the scramble wall offers unique elements of fun and challenge, and provide the opportunity for climbing, jumping and overhead motions. A dedicated area for rest, relaxation and chillout is included within the space. The timber clad shelter is designed to provide an open and inclusive chillout space for socialising and resting, this will be set within calming, gentle and sensory palette of planting.



Calisthenics rack



Pendulum swing



Timber outdoor shelter



Scramble wall

Natural Fitness Trail

A natural fitness trail, set apart from the play zones. Fitness is arranged to southeast and northeast perimeter of the space.

The trail is arranged to optimise the natural features existing within the open spaces, such as the varying levels and undulating nature of the natural topography, along with the existing mature cluster of willow trees. These natural elements help to provide interest and challenge for all levels of fitness and ability.

The elements of play equipment include balancing beams, stepping logs, parallel bars, balancing rope, fish trap net and play logs and boulders. Equipment is arranged and clustered to provide trail challenge suitable for all levels of fitness and interest.



Landscape Planting

The planting palette will help form the structure and zoning between spaces, whilst also providing a sensory experience encompassing scent, colour, tactile interest (such as grasses) and auditory stimulation (rustling when interacting with the natural breeze). More robust planting will form the structural framework of the landscape to delineate zoning with the sensory palette incorporated throughout.

Seating, Rest and Relaxation

There are areas dedicated for rest, relaxation and chillout throughout the space. These include natural features such as small boulders which can double as perching points, along with timber logs which can be used as informal benches.

Centred away from the higher energy play is a planted semi-circular zone, including multi-stem tree such as *Betula utilis jacquemontii* providing dappled shade and textural bark. Together with grasses and other sensory planting, the landscape envelops the space providing calm engagement with natural elements. The quieter less frenetic seating zone allows natural observation of children's play whilst providing a focal rest and relaxation point.

The design is complimented with a selection of formal timber benches and focal inclusive picnic tables. A timber outdoor shelter further enhances the seating provision, offering a social space intended for older users.

Indicative planting palette



Inclusive picnic table



Timber bench



Play log



Timber outdoor shelter

Enhanced LEAP/NEAP

Indicative play equipment



Development

PERTV24807 Play area proposals - ACD ENVIRONMENTAL

LEAP location



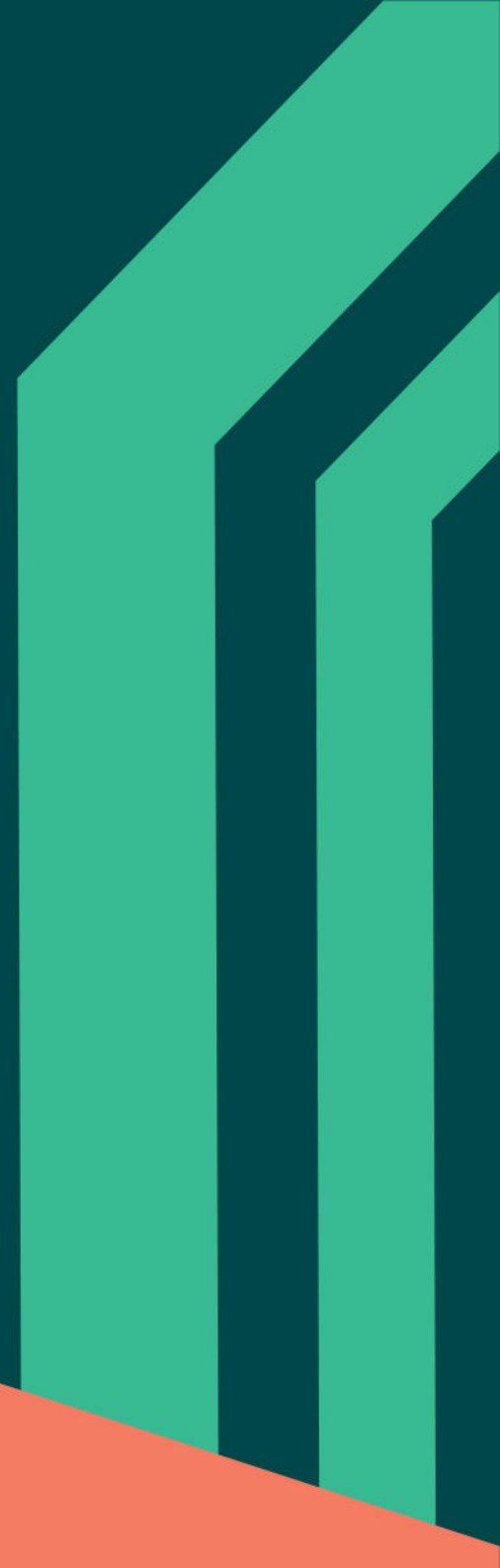
Dragon's spine feature



Dragon's head precedent image

Chapter 4

Creating a Memorable Place



Compliance with Outline Principles

The layout embodies the following principles established with the Outline Consent:

- The 17 dwellings will consist of 1-, 2-, and 3- bedroom dwellings, including affordable housing.
- A clearly defined street hierarchy - based on access from the main avenue and the creation of a shared surface.
- Traditional street layout.
- Overlooking to of a play area.
- Provision of a super LEAP (enhanced to provide a existing play and recreational experience).
- Building heights of 2-storey.
- To reduce street-clutter, parking is generally placed to the side of properties; this has the effect of giving a crisper and more discernible defined edge to the landscape on its built-up edges.
- A palette of traditional materials and building styles to reflect each character area

The repurposing of the land use parcels will be regularised via a s73 to the outline consent which is submitted concurrently this reserve matters application.



Character Area

As previously detailed a semi-bespoke character area has been created for the residential element of Phase 6b, this is loosely based on the green edges character area though the form of development is very much determined by its location fronting onto the main avenue, with the railway line to the south. The existing dwellings of Toddington Lane to the west, notably Tully Cottages, provide a clear structure on which to organise the built form. The site does not have a functional relationship to the wider countryside, but it does face the new super LEAP and extending beyond this is the central wetland area, as such a sense of openness does extend northwards.

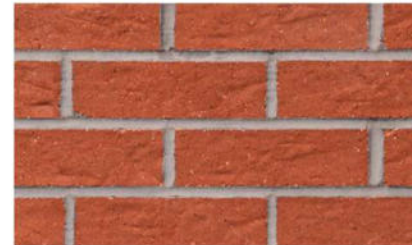


There are two sub-elements to green edges character area (i) the main avenue / estate roads and (ii) the public realm and open space. Phase 6b has taken reference to the first sub-area as the built form fronts onto the main avenue and as such it is an organised and regimented form of linear development but with reference to a softer form that the green edges deliver.

A key feature of the development is the strong frontage landscaping that it has with the main avenue. This is a noticeable pattern along Toddington Lane, which has a semi rural vernacular; by extending this pattern to Phase 6b a level of continuity is provided that enables a sense of transition from the residential development delivered on Phases 5 and 6.

On plot parking and small courtyard arrangements provide a regular building line with organised set back distances to provide continuity.

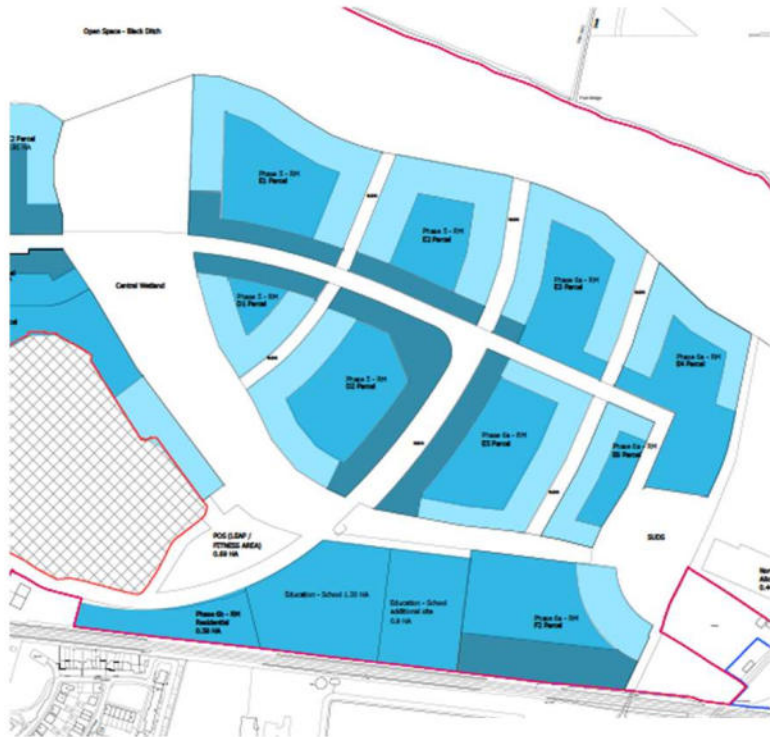
Traditional architectural elements / detailing of the surrounding vernacular are provided for. The material palette will be red and brown bricks, matching rural/sand faced tile hanging and flint blockwork. Roof tiles will also be of the red/brown palette. Detailing will include string and dentil courses, and some decorate quoining.



Boundary treatments demark the private realm and comprise 1.8m non-perforated fencing as required by noise mitigation. Simplicity is the key approach taken. To the front of dwellings, a landscaped approach will be taken to the boundary treatment. A small element of brick walls with timber infill panels will be provided where garden boundary treatment is fronts the public realm.

Building Heights and Density

The units on Phase 6b are all 2 storey. This reflects the height of existing dwellings that lie to the west of the site and is appropriate to the semi rural vernacular. The density is 31 dwellings per hectare based on a net developable area of 0.54ha.



Significant Spaces

Careful consideration has been given to creating 'significant spaces' throughout the development that epitomize the key placemaking principles we have sought to apply across the site. These serve their own specific function with alternative layout and built form characteristics.

These key nodes within the development parcels are created through an accumulation of the design logic for this phase and to support the character areas. They assist in creating active, vibrant and memorable spaces.



COURTYARD - Shared surface space. Detached dwellings provide a strong entrance frontage, with one orientated to provide overlooking to the area. Dwellings will be of traditional materials and detailing to provide continuity with the Main Gateway, this will provide for a clear and consistent frontage to the Main Avenue. Landscaping is provided to soften the appearance of parked vehicles.

MAIN GATEWAY - Focal Unit prominent at primary junction. Traditional materials and architectural detailing will be used. Consists of semi-detached unit providing active frontages to estate road and parking courtyard. Frontage landscaped areas are provided to provide a green structure to the area and soften the appearance of parked vehicles.

EASTERN EDGE - A uniform frontage is provided to the internal estate road, with dwellings set back to provide for frontage landscaping. An open space area is provided in the northeastern corner which will be tree planted. This will provide a verdant feel to the area and provide landscape structure for the main avenue as well as the development parcel. Dwellings will be of traditional appearance, and parking taken off the street.

Street Typologies

Street Hierarchy

Phase 6b is directly access off the main avenue, which has been constructed under RMA LU/206/21/RES.

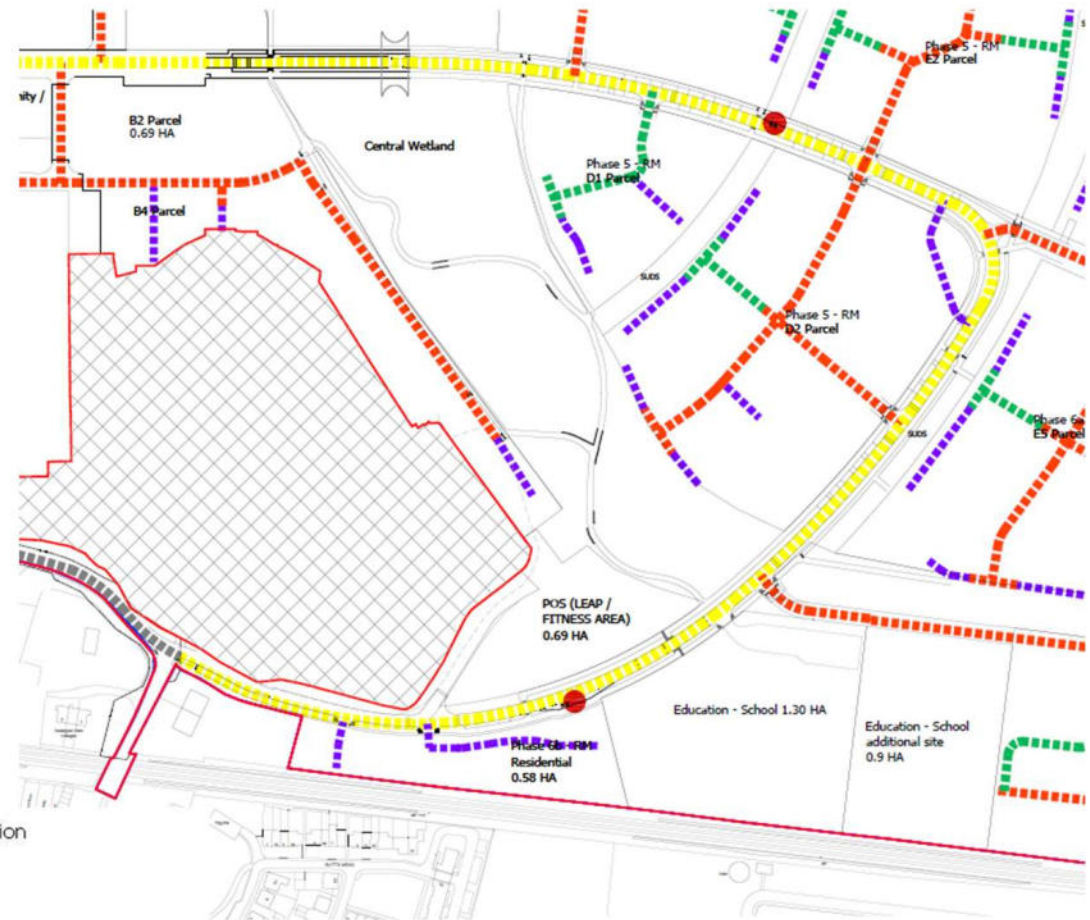
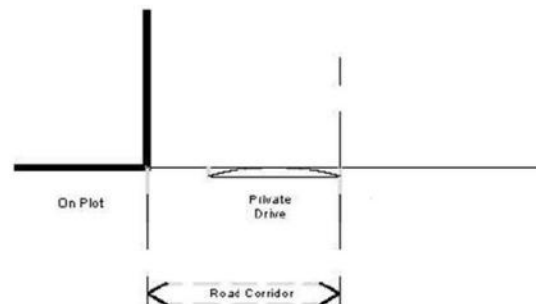
A small estate road in the form of a bespoke private drive arrangement is provided to access plots 9-17. The parking for plots 1-3 is provided in a small courtyard arrangement directly accessed off the main avenue.

The private drive has been designed to adoptable standards and incorporates a footpath along its northern side. Pedestrians are prioritised by the short nature of the road and the footpath provision.

Parking is provided in either small courtyards or to the side of dwellings.

Private Drive	
Max Speed	20mph
Minimum carriageway width	4.1m
Footways	-
Cycleway	On the road
Verge	0.5m & 2m
Direct access to dwellings	allowed
Public Transport	N/A
Traffic calming	yes
On-street parking	Allowed

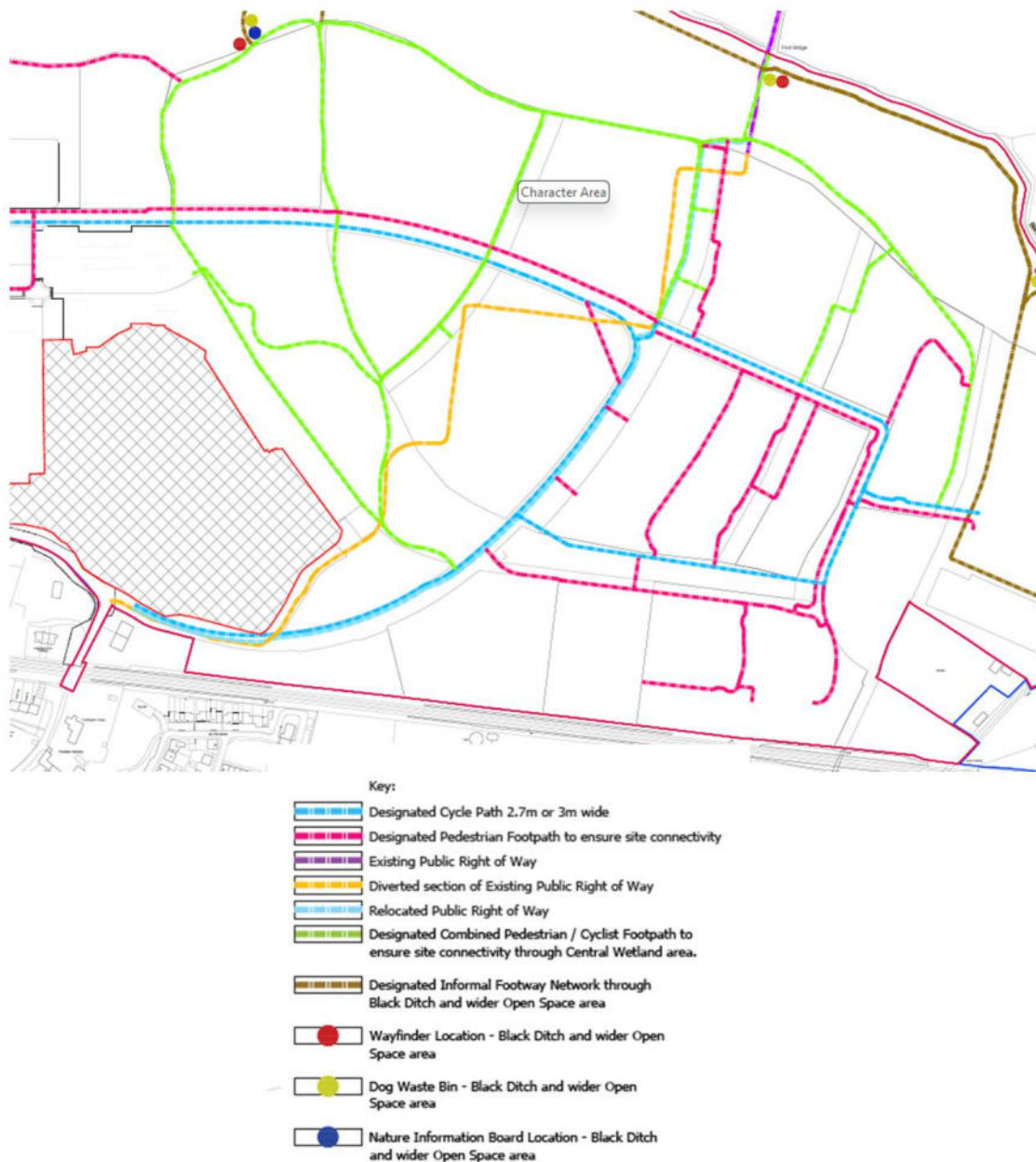
Private Drive - Typical Section



Key:

- Adopted Road - Bypass flyover
- Build to Adoptable Standard - Distributor Road (approved under separate RM application)
- Adopted Road - Section 278 Works
- Main Avenue / Bus Route
- Estate Road
- Shared Surface Road
- Private Drives

Access and Movement



Movement Strategy

Cycle and pedestrian connectivity are key parts of the development proposals – which seeks to ensure that the principles established with the outline consent are adhered to. The main avenue runs directly in front of Parcel 6b and pedestrian and cycle access is provided directly to it. Once users are on the main avenue, they can access the wider development site via the movement strategy that has been devised from the outline concepts.

Along the main avenue pedestrian and cycle movements have been separated from vehicle movement to prevent conflict between users.

Overall, residents and users of the areas in Phase 6b, will be able to travel from to and from the wider facilities provided at Hampton Park, including the central wetland area, the other LEAPs and the local centre.

Footways and cycle paths have been designed with legibility and pedestrian safety in mind. Therefore, they will be clearly demarcated and signposted where necessary. Physical separation with kerbs and boundary treatments will be utilised where appropriate to the character area and road hierarchy.

Car Parking Strategies

Parking Strategy

On Phase 6b the scheme provides for 34 car parking spaces, which equates to 2 per dwelling and 4 visitor spaces.

In addition, there are 4 visitor spaces provided in a layby off the main avenue in front of the development parcel.

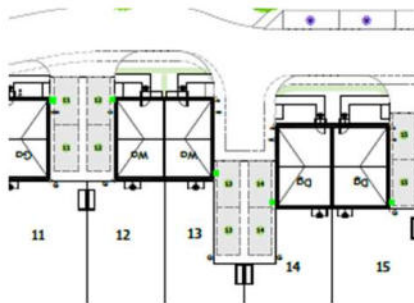
4 car parking spaces are also provided for the LEAP off the existing access road that lies alongside its western boundary. LEAPs do not generally require parking provision as they are a facility for the development and pedestrian / cycle access has been facilitated. However, the enhanced nature of the play and recreational equipment makes it more of a destination area of play so it is felt a small provision of car parking would help those visiting from outside of the development.

Electric Vehicle Charging

Electric Vehicle charge points are provided to ALL dwellings. Where possible, these will be fitted to the side of properties or private garages and for on street parking this will be fitted to the front of properties or freestanding charging posts, where necessary.

Cycle Parking Provision

All properties benefit from cycle storage provision for at least one bike located in sheds in the rear gardens of properties. In addition, 2 visitor space and 1 motor vehicle visitor parking space is provided to accord with the Council's parking standards.



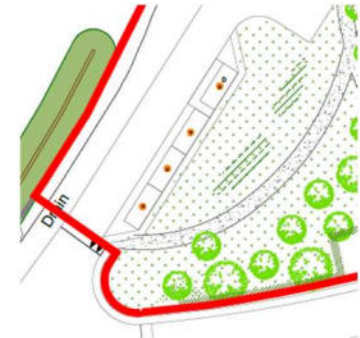
On plot driveway parking



Discrete visitor parking arrangements



Discrete courtyard parking arrangements



Visitor parking for LEAP

Secure by Design

Reducing opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout for Phase 6b is arranged to create natural surveillance, plus a tangible sense of ownership over private areas. The aim is to ensure that every part of the scheme is easily identified as either being a public or private space.

The proposals respond to Secure by Design principles as follows:

- Dwellings are to be arranged to address the street or LEAP so they provide natural surveillance.
- Pedestrian useability has been considered to ensure the areas are permeable and access flows freely through out them. Particularly the LEAP to ensure there is community surveillance of the area.
- Care has been taken to ensure active frontages.
- Parking is on plot or in small parking courtyards where natural surveillance is provided.
- Both parcels will benefit from street lighting delivered along the Main Avenue.



Drainage and Flood Risk

Drainage

The drainage strategy has been developed as part of the wider scheme, the principles of which were approved as part of the outline consent. A key element of these principles was the central wetland area, in which all phases east of it are drained into. The central wetland area has been delivered in accordance with planning consent LU/369/21/RES and is a functioning surface water drainage system.

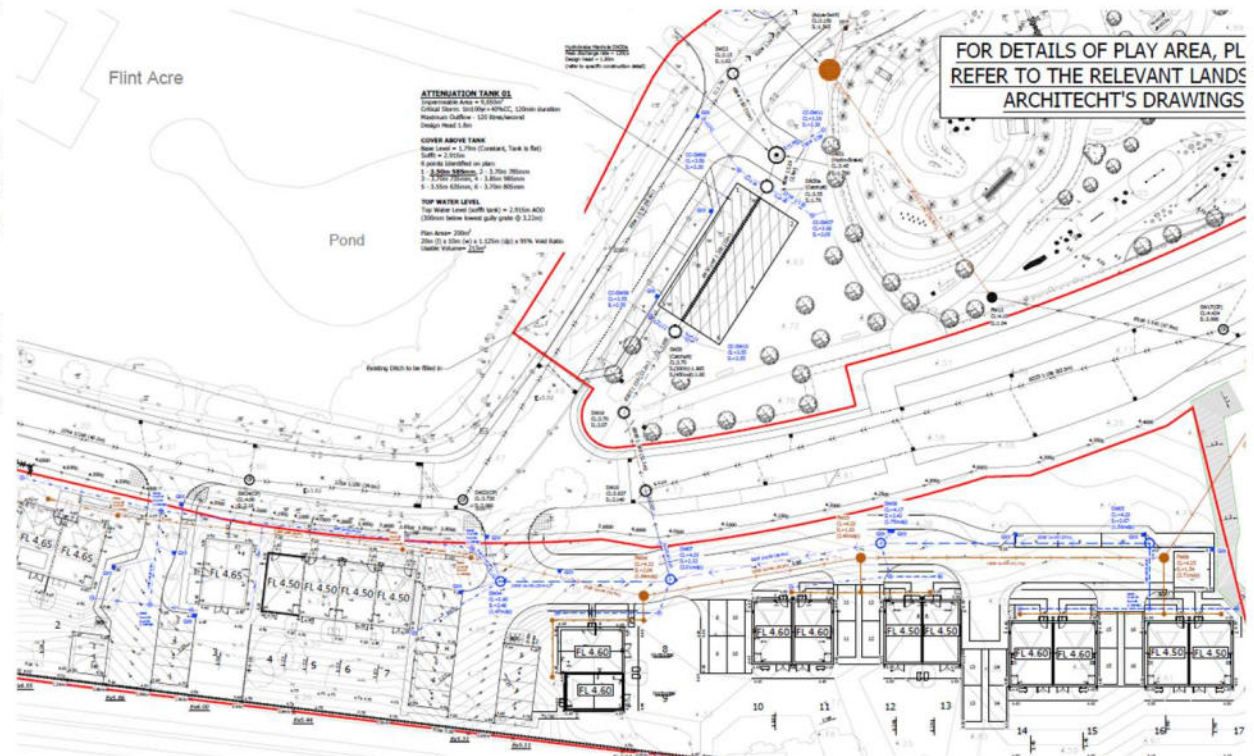
Specifically, surface water will drain into the attenuation tank that has been approved under the super LEAP (formally the community use land parcel), a pipe spur is already in place to pick up the residential area.

There is sufficient capacity in the central wetland area to accommodate the development requirements of Phase 6b (this is largely due to less dwellings being provided on Phase 6a and the relocation of the community centre use to the local centre).

Foul sewage, will be pumped into a pump station located in the western extent of the LEAP. It will seek to utilise the existing package pump well which is submerged under the ground in this location.

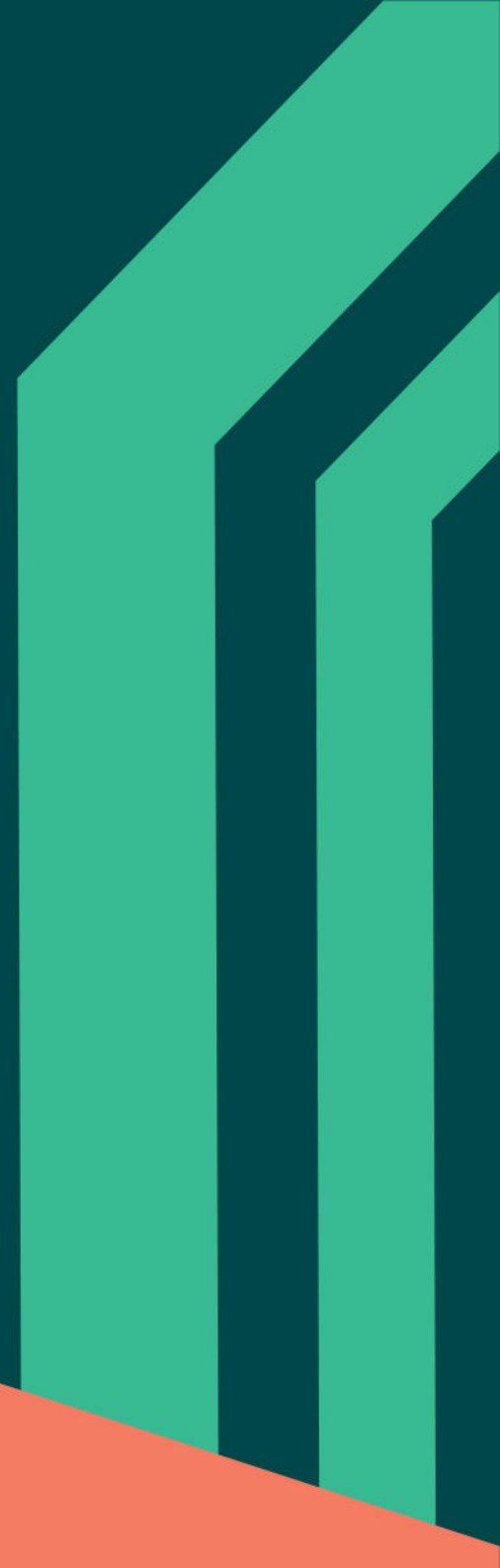
Flood Risk

The floodplain storage analysis has been reappraised for the remaining element of Hampton Park and overall floodplain compensation over the whole site will in excess of 8,000m³. However, as Phase 6b development is located within the approved development platform area, development here will not impact the flood storage conditions over the site and as such flood risk and compensation are not design issues that have influenced the design approach taken.



Chapter 5

Supporting Needs and Wellbeing



Range and Choice of Homes

A mix of 1, 2, and 3 bedroom family homes units are proposed, geared to meeting local needs.

Private – 11 units:

5 x 2 bed houses

6 x 3 bed houses

Affordable Rent – 3 units

1 x 2 bed house

2 x 3 bed houses

Affordable Shared Ownership – 3 units

1 x 2 bed house

2 x 3 bed houses

Family Living and Adaptability

Our housetypes provide a range and choice of product meeting different price points and housing needs, particularly for first time buyers and young families. The range enables compliance with Nationally Described Space Standards.

Full compliance is achieved with the aspirations of National Guidance, particularly paragraphs 181, 182, 184 and 185 of the NMDC



Green Infrastructure

Development Parcel Landscaping

All individual development parcels with Hampton Park are appropriately landscaped to ensure that development blends in with both their immediate surroundings and the wider area. Creating a strong public realm will be key to achieving this successfully.

For Phase 6b an area of open space is provided for in the north-eastern corner that fronts the main avenue. This area will be planted with trees, partly to screen the bus stop and partly to provide some green structure to the development.

Dwellings have also been located to front the main avenue and overlook the LEAP opposite. This provides for a strong streetscene and also ensures occupiers benefit from the more open views that lead out from the LEAP through to the central wetland area.

Frontage landscaping to residential dwellings will be important to the development of individuality and personalisation. As such at least 2m is provided in front of each dwelling on Phase 6b.

Development parcel landscape will be managed and maintained by a Management Company that has been set up for Hampton Park.



Ecology – Management and Mitigation

The whole of Hampton Park is hydrologically connected to the Arun Valley SPA, but it is located down river, as such the proposed development will have no impact on the SPA. Wintering bird surveys have found no presence of the Bewick Swan on site or in adjacent habitats.

Protected specie surveys identified the presence of birds, bats and reptiles on site.

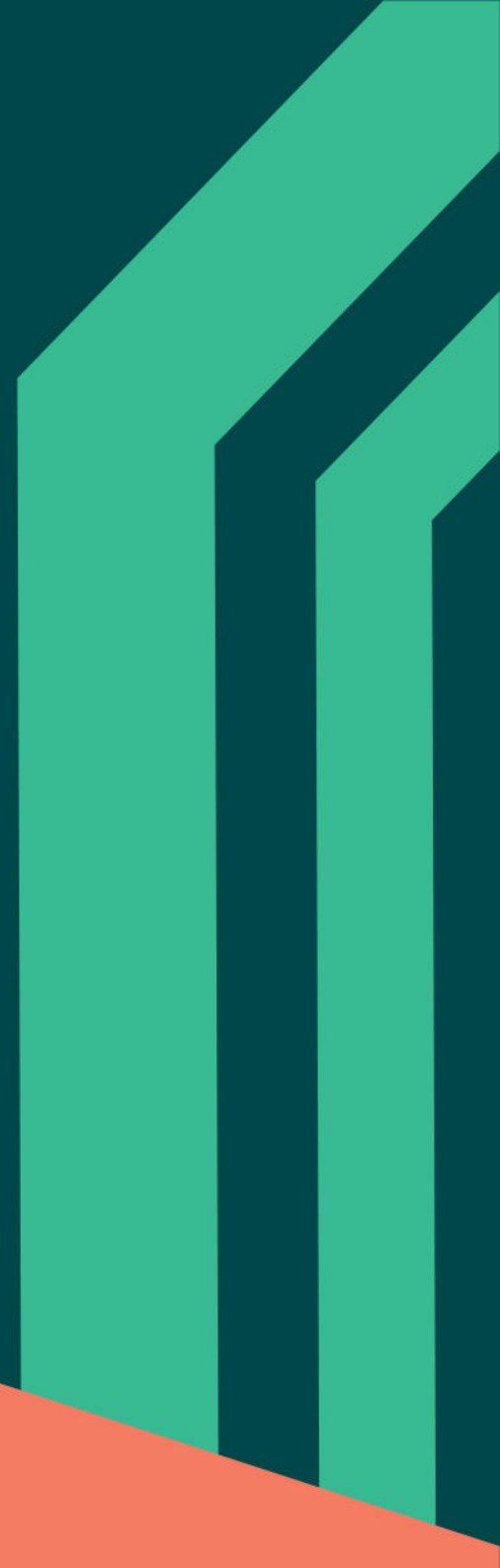
An Ecological Mitigation and Management Plan is submitted with the RMA. The following mitigation has been allowed for in the development of the design for the Local Centre and Phase 6b:

- Bat sensitive lighting.
- Vegetation removal to be undertaken outside of the main bird nesting season of March to August. New planting to mitigation loss of habitats for breeding birds.
- 12 swift boxes to be installed in the new residential dwellings, located in groups of 4 and as close to the eaves of the dwellings as possible.
- Reptile translocation to a receptor site east of phase.
- Hedgehog fencing will be installed in appropriate garden fences on Phase 6b.
- Introduction of native tree, shrub and grass species in areas of new planting.



Chapter 6

Implementation and Legacy



Sustainable Construction

The proposed dwellings will be developed in accordance with the energy hierarchy, which aims to reduce energy demand through passive design measures and a fabric first approach before utilising low carbon energy and the production of on-site renewable energy to deliver a carbon reduction in alignment with Building Regulations.

In terms of water efficiency all the proposed new homes on the site will target a water consumption rate of 110l/p/d in accordance with the higher efficiency standard set out in the Building Regulations.



The whole of Hampton Park was registered under the 2013 Building Regulations and as such we are delivering all development on the site with compliance to these dated regulations. Relevant parts to planning are Parts B (fire safety), F (ventilation), L (conservation of fuel and power), M (access and use of buildings), O (overheating), Q (security – doors and windows) and S (charging for electric vehicles).

In addition, all phases of development are complying with Condition 31, which requires at least 10% of the developments energy supply to be from decentralised and renewable or low carbon energy sources. This will be secured via the fabric first approach. However, to ensure that the homes are future proofed all the houses will be provided with air sourced heat pumps and the apartment blocks will have internal heat cylinders with PV. By virtue of being an all-electric scheme for space heating, hot water and electricity generation, the dwellings will be carbon zero ready ahead of the introduction of the future homes standard.

Bin Storage and Collection

All streets have been designed to an adoptable standard to ensure easy access and turning provisions for refuse vehicle waste collection.

Generally, storage for refuse and recycling is to be located to the side of properties so not to clutter the street scene. For mid-terrace properties, direct access from the street to rear gardens is provided so that storage can be situated to the rear.

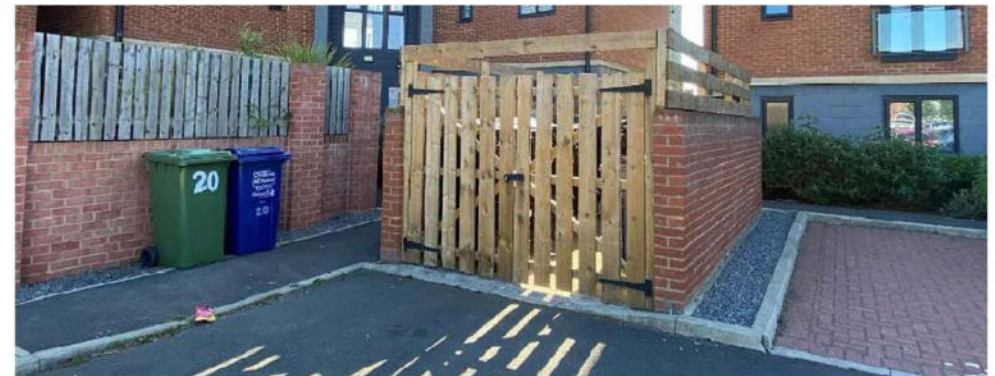
A refuse and servicing strategy drawing is provided with the planning application submission, and it seeks to utilise the road and movement hierarchy developed for the site. Bin collection points are positioned as required in locations to reduce carry distances, with a turning head incorporated between plots 13 and 14, though refused vehicles can also reverse into the small parking courtyard. This ensures safe manoeuvrability of both refuse vehicles and service trucks.



Bin store collection point



Side storage and rear garden access



Shared bin storage

EV Charging Facilities

Persimmon Commitment to Electric Vehicle Charging

Building Regulation AD Part S has now taken effect requiring houses on new developments to install a Mode 3 7kW EV (Electric Vehicle) charge point.

This phase of development incorporates electric vehicle charging points in accordance with building regulations. All dwellings will be provided with either an on-plot charging point, or via charging column on one of their designated parking spaces.



Chapter 7

Conclusion



Concluding Comments

Phase 6b of our Hampton Park development runs forward from the outline consent and the long-standing LPA dialogue, which has shaped the scheme's evolution to embrace an array of local and national policy and design requirements.

The resulting scheme is a partnership of housing respectful of its location, and the provision of the final LEAP for Hampton Park.

First and foremost, the layout has been informed by the site's context, its constraints and its opportunities. Then layered-in have been the key design principles of movement and access, drainage, landscaping, building design, materials and visual cohesion. The scheme seeks to provide traditional domestic architecture and as well as diverse and multifaceted play and recreation area.

We are confident that the proposals give a strong sense of identity, and the necessary gradation in structure and form to fit this phase of the neighbourhood scheme.

For all residents, this site offers something special. It has the great advantage of a setting close to play and recreational facilities, including the central wetland area.

The scheme complies with the required WSCC residential road design, layout and parking standards. Moreover, all units will comply with National Described Space Standards and the Council's Local Plan, and all relevant development management policies are fully addressed in the design.

Regarding the super LEAP provision, what is proposed will deliver an exciting and diverse play experience for a range of children and young people. The main LEAP area comprises a mounded dragon concept. Collectively with the castle tower and dragon rope swing over 14 pieces of play equipment are provided, ranging from stepping posts / stilts (which have dual functions as design details for the dragon), play boulders, a slide, ladder features, play bridges, a dragon rope swing, a castle tower feature, and inclusive play elements. This is a substantial amount of equipment, further they are all tied dragon and castle theme that has evolved from the folklore of the Knucker Dragon.

This is complemented by the provision of the natural fitness trail equipment and teenage 'hangout' area. Over 6 play and recreational experiences are provided.

Overall, it is considered that the proposals submitted for the Phase 6b are an appropriate form of development that is well considered and responds appropriately to the pre-application advice given.

We commend these detailed proposals for Phase 6b as a positive response to the site's context and the policy framework.

Persimmon Homes Thames Valley

Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ



Persimmon
Together, we make your home