



LAND SOUTH OF HANLYE LANE, CUCKFIELD

ECE Architecture

October 2023

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1.0 INTRODUCTION

1.01 INTRODUCTION

The application seeks Full Planning for the development for land south of Hanlye Lane, Cuckfield for the construction of 55 dwellings; comprising a mixture of bungalows, houses and apartments and vehicular access from Hanlye Lane.

The design proposals have been informed by the site allocation documentation within the Mid Sussex Local Plan (adopted 2018) under site allocation 23.

The site is well located within Cuckfield, and is situated a short distance to the north east of the village center.

The site is square in shape with landscape edges to the north, east and south. The western boundary has a number of existing dwellings along with a Scout hut which are accessed from Longacre Crescent and Stocklands Close.

The scheme put forward in this application is a landscape led development which provides a mixture of family homes with a policy compliant level of affordable housing (30%). The southern parcel of the site has been designated for open space, drainage and recreation in accordance with the site allocation.

The proposed development has also been designed as a village extension, creating defined and well designed but set-back, landscaped street frontages, and providing a high quality and articulated entrance to the development from Hanlye Lane. A central Green Spine is key to the design maintaining views to the South Downs and providing a focal point for the housing spread out from.

The scheme design offers high quality hard and soft landscaping to complement the bespoke design of the layout, alongside buffer landscaping zones that maintain tree planting. The scheme makes an efficient use of the site whilst providing large areas of public open space. Resident and visitor parking bays have also been integrated into the layout providing an appropriate level of car parking that follows West Sussex Parking Guidance.

The application includes a full set of plans and elevations for the site proposal. In addition, numerous documents have been prepared to support the application and to help fully consider the proposed development.



Sigma Homes

Applicant



ECE Architecture

ECE Architecture

Architects



ECE Planning

ECE Planning

Planning Consultants



Odyssey

Drainage Consultant



Paul Basham Associates

Highways Consultant



LVIA Ltd

Landscape Consultant



MDJ

Arboricultural Consultant



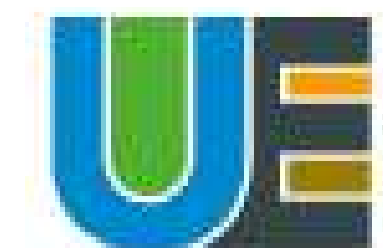
C80 Solutions

Energy and Sustainability Consultant



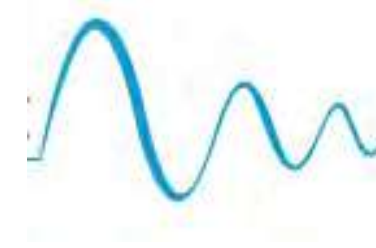
RPS

Archaeological Consultant



Urban Edge

Ecological Consultant



Acoustic South East

Acoustic Consultant

2.0 EXECUTIVE SUMMARY

2.01 EXECUTIVE SUMMARY

The proposed development for the land south of Hanlye Lane, Cuckfield, offers an exciting opportunity to create a sustainable and attractive development.

The key features of our proposals include:

- Creation of 55 residential dwellings;
- Provide fully compliant affordable housing provision at 30% of the overall scheme;
- Retention of the existing boundary trees and landscaping within the site along with additional native planting introduced wherever possible;
- Provide large and well proportioned open spaces that can be used by existing and proposed residents;
- A central Green Spine that divides the site and opens views towards the south, while acting as a biodiversity lung to the site proposals;
- Soften the threshold between streets and buildings with both hard and soft landscaping, whilst offering high-quality amenity spaces that can be used by all residents;
- Provide high-quality homes with a sustainable mix of dwelling sizes to promote a diverse community;
- Deliver a scheme that offers a fully compliant parking provision of allocated and visitor spaces, along with electric vehicle charging facilities;
- Provide development that has been designed with emphasis on energy efficiency, with consideration being given to renewable and low carbon energy sources including air source heat pumps and PV Panels;
- Given the sites topography the development will be designed to take advantage of the views towards the South Downs National Park;
- A high quality of architecture will bed the design into its landscape.



Site Location Plan

3.0 SITE DESCRIPTION & PLANNING POLICY

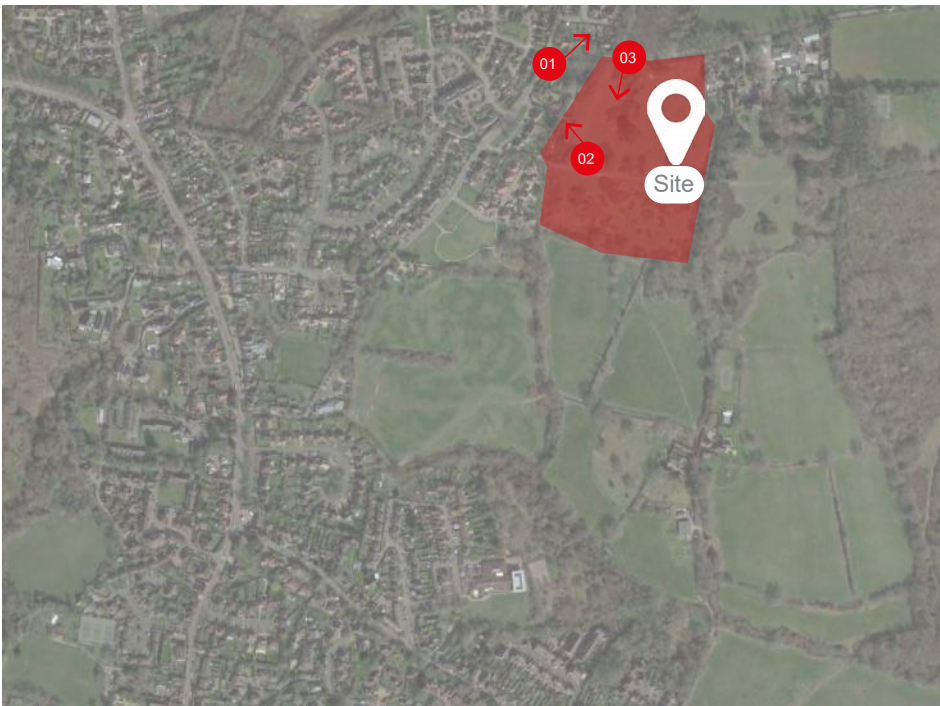
3.01 THE SITE

The application site is located to the north east of the village of Cuckfield in West Sussex. It is situated to the south of Hanlye Lane with this road forming the northern boundary. Existing development is present to the west of the application site with pasture land to the south and east. The site is located approximately 3 miles from the A23 and 1.8 miles north-west of the centre of Haywards Heath. Cuckfield Village centre is less than a mile to the south-west and can be easily walked via a number of different routes.

The applications site is largely comprised of horse grazed pasture, bordered by mature hedgerows and woodland. Scrub has been allowed to develop in many areas. The site has the potential to form a key part of the local green infrastructure with the correct landscape strategy.

There is an existing pond situated next to the north-western part of the site with a culvert outfall that is in poor condition. This issue could be addressed and an open watercourse incorporated which would be both an enhancement of the green and blue infrastructure of the site. The site falls from 122m A.O.D at the northern boundary to 107m A.O.D at the southern boundary. This fall in the site should be considered in regard to access, blue / green infrastructure and key views.

The relationship between the development and the topography should enhance the site and has the potential to have a strong sense of place and connection to the SDNP to the south.



Location Plan



1 - View looking North-West showing existing dwellings north of Hanlye Lane



2 - View South-West towards dwellings and scout hut on the Western boundary



3 - View looking South across the site from the proposed site entry point on Hanlye Lane

3.02 HISTORY AND HERITAGE

Although the site lies in an advantageous landscape setting, there is no current evidence to suggest that this area of Cuckfield has particularly special archaeological or cultural heritage significance.

The earliest map to show the site in some detail is the 1797 OS drawing, which shows the site in a rural setting, with no settlement or structures present. The 1843 Cuckfield Parish Tithe Map shows the site occupying two enclosed fields. The 1875-81 OS map shows the study site in the same configuration, but with more detail, and a quarry pit is noted in the southeastern corner of the northern field. Public footpaths are also noted in the southern field. The 1897 OS map shows the study site in the same configuration, however, a small building is located in the southwestern corner of the southern field of the site. This building is seen in historic mapping throughout the 20th century, albeit with modifications throughout that period. By the start of the 21st century the building had been demolished. The remainder of the site continues in the same configuration from this point until the present day, although the surrounding area gradually has become more developed throughout the 20th and 21st centuries.

The available evidence suggests that the site has remained in primarily agricultural use throughout its history. The only known evidence comprises the remnants of a small 19th century outfarm (a group of ancillary farm buildings) to the northeast of Longacre Farm, and in the southwestern corner of the site, as well as the quarry pit noted above.

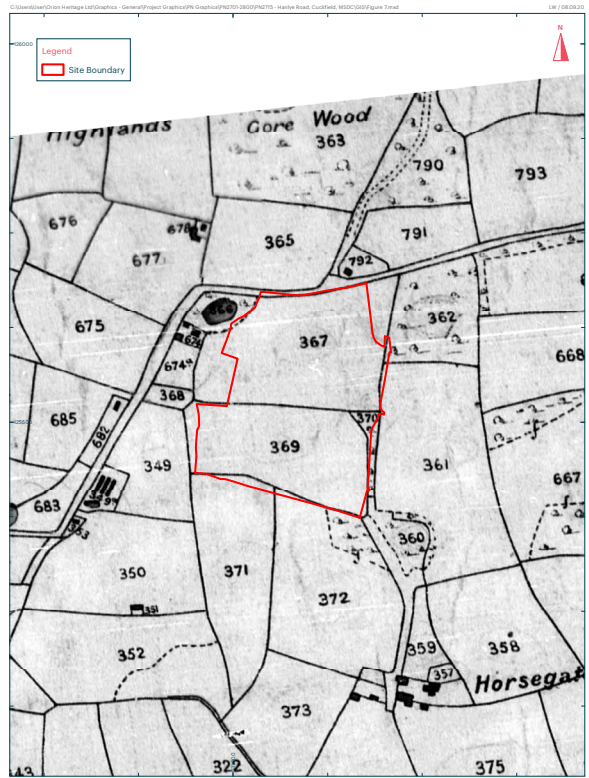
The LiDAR dataset for the site also shows evidence of localised quarrying across the wider landscape immediate to the site. Some archaeological evidence in the form of building foundations and demolition debris may survive for the small outfarm, and evidence for previously unknown archaeology may potentially be encountered across the wider site. Detailed research analysis undertaken to support the application does suggest that it is likely that the study site will contain archaeological remains of historic agricultural activity, which would be of limited archaeological interest and significance



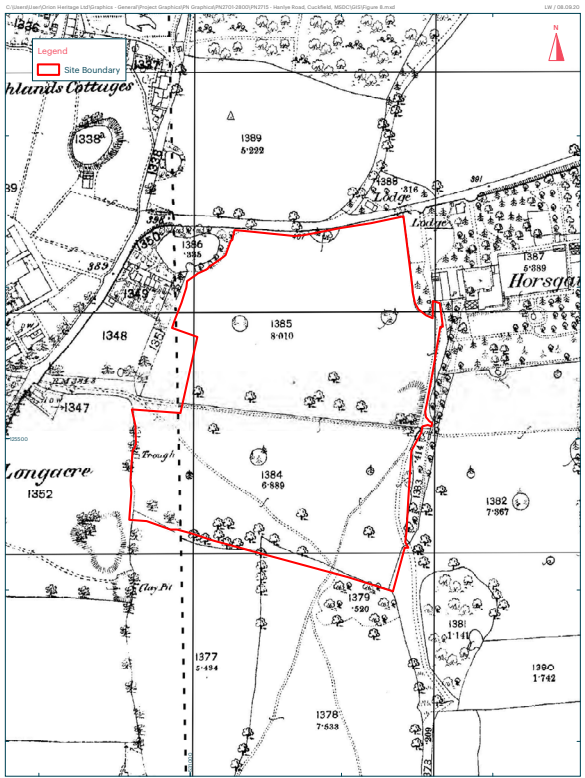
2M 2019 Lidar data analysed using multi-directional hillshade



1797 OS drawing



1843 Tithe Map



1875-81 OS Map



1993 OS Map

3.03 FACILITIES

The site is situated on the north-eastern edge of Cuckfield, a well established and serviced village. Cuckfield has a strong sense of identity regardless of its close proximity to Haywards Heath.

The local shops and services are well used and the local educational and medical services are a key part of the community. The compact nature of the village encourages residents to walk to local amenities.

There are many community hubs throughout the village including Queens Hall, The Old School, Cuckfield Baptist Church, Holy Trinity Church, The White Harte and the Rose & Crown Pub. Events run throughout the year including the Cuckoo Fair, a weekly market, arts & craft fairs and Bonfire night celebrations.

-  Church/Place of Worship

 Medical

 Retail/Commercial

 Parks

 Parish Council Offices

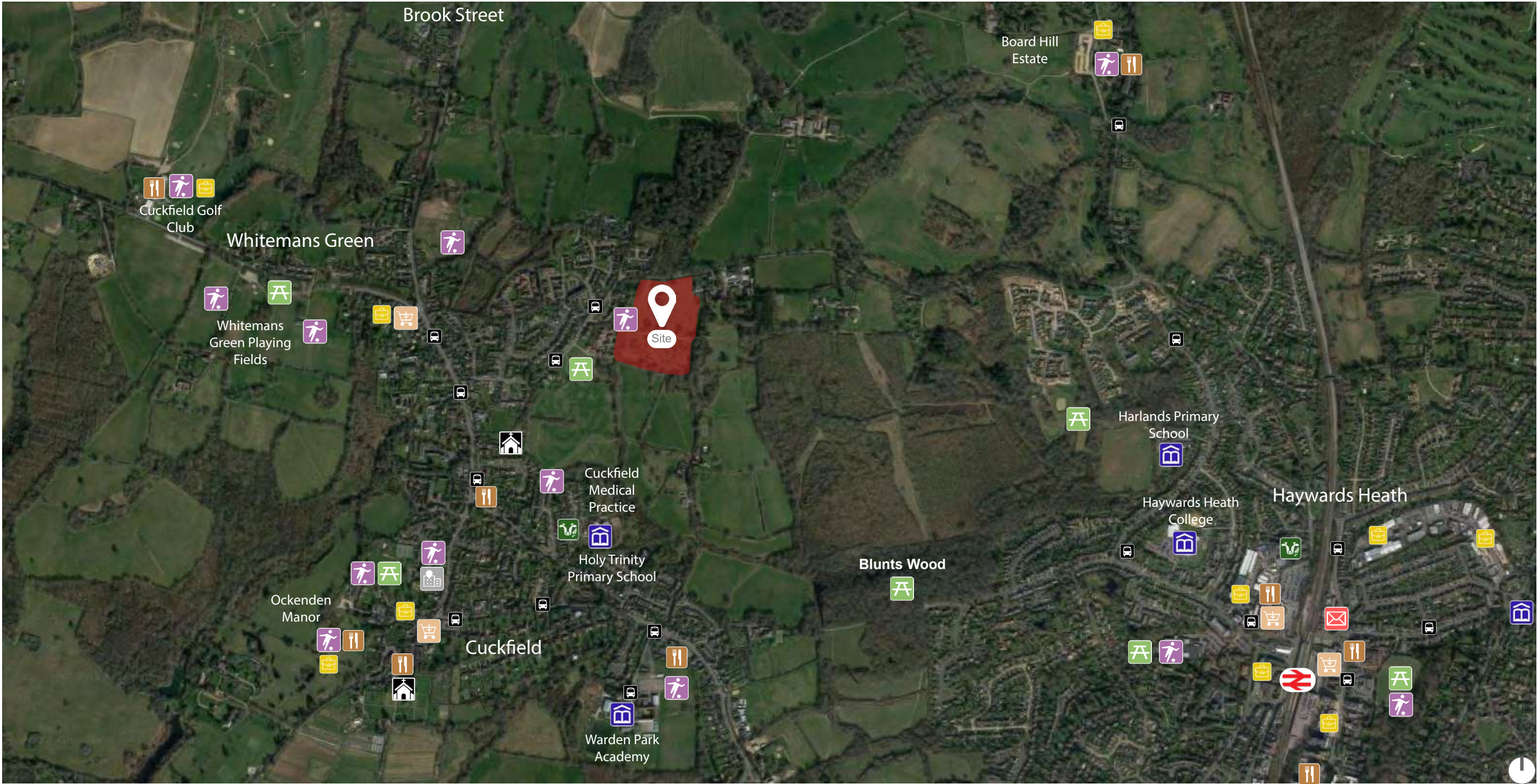
 Leisure
-  Eatery / Pub

 Post Office

 School/Academy

 Bus Stops

 Employment



Site Amenities Plan

3.04 SITE LOCATION

The area surrounding the site is predominantly characterised by residential development of varying styles with areas of open land to the south and north that is either of equestrian or agricultural use.

The local context comprises predominantly traditional architectural style, with some examples of more contemporary forms. To the right are a series of examples taken from the local context demonstrating the varied architectural and material palette that the area possesses.

1,2,3 - Dwellings to the west of the site along Ardingly Road comprise of render, red / brown / grey brick and slate roof tiles. As well as the converted hospital there is a mixture of large detached and semi detached dwellings traditional in residential character. These differing elevation treatments create a varied character in the area. Gable forms are expressed on principle elevations.



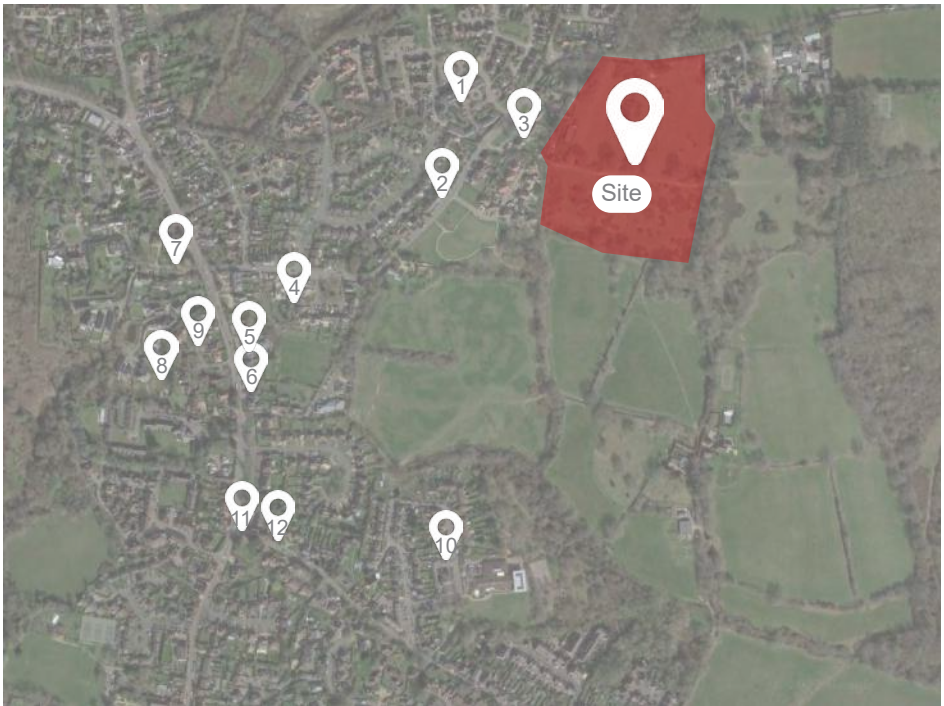
4,5 - West of the site along Ardingly Road and London Road there is a mixture of period properties with late 20th century infill developments. This varied assortment of styles allows for the appreciation of different architectural approaches. The scale, form and use of materials in this area results in a richness and tells a story about the evolution of the village.



6,7,8 - To the south west of the site along London Road are a number of modern houses. This selection of larger detached dwellings utilise more contemporary forms of traditional design with a number of different detailing techniques, such as full height glazing, grey windows and double height spaces. These dwellings are mostly brick, timber boarding and render.



9,10,11 - The village centre is characterised by a mixture of historic architectural styles. However along London Lane and Glebe Road there are a number of more modest pre war semi- detached houses that have strong gable forms and darker clay tile roofs. Contrast brick detailing and render are common in this area.



Key Plan

3.05 ACCESSIBILITY AND TRANSPORT

The site is proposed to be accessed from Hanlye Lane via a single new vehicular access. The site is well positioned to connect into the strategic highway, being in the close vicinity of the A23, a north-south route, which provides connections to the neighbouring towns of Crawley/ Gatwick to the north and Brighton to the south.

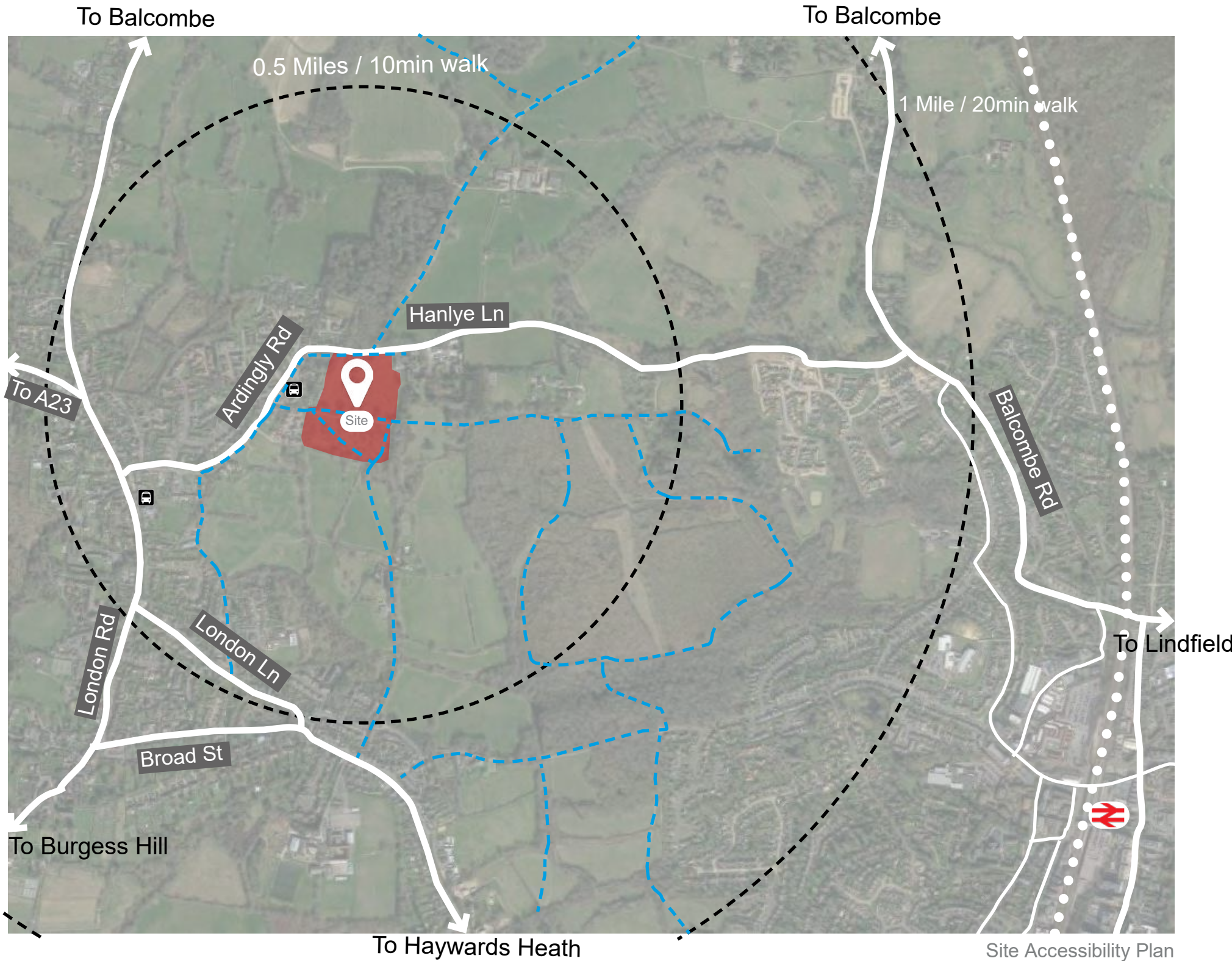
From the site, Haywards Heath is just a 20 minute walk away, where there is a significant range of facilities. The site incorporates a public footpath to the south and a connection to the north on to the High Weald Landscape Trail which takes pedestrians across East and West Sussex. There are also Cuckfield Trails which run along the north of the site. Whilst there is currently no dedicated cycle infrastructure in the vicinity of the site, it is considered that the local roads could provide suitable routes into Haywards Heath for cyclists.

Both the pavements and footpaths enable pedestrians to reach the local facilities in Cuckfield and a wider range of amenities in Haywards Heath. The nearest bus stop to the site is located approximately 200 metres to the west on Longacre Crescent . This bus stop serves the 31 route to Uckfield via Haywards Heath, it also stops at the train station and the hospital. The bus stop on London Road, approx. 600 meters to the south west, provides further connections to Balcombe (train station), Crawley and Brighton. Stops are regular along these routes and provide access to a wide range of amenities.



Some of the Trails in Cuckfield

- Key:
- Public Rights of Way
 - Walking Timings
 - Nearest Bus Stop
 - Haywards Heath Station



Site Accessibility Plan

3.06 PLANNING POLICY

The Land at Hanlye Lane, East of Ardingly Road is allocated for a development of 55 dwellings in Policy SA23 of the Mid Sussex Site Allocations Development Plan Document (June 2022). The policy refers to a housing allocation and formal and informal open space to be provided at the 5.75ha site and for delivery within 1 to 5 years.

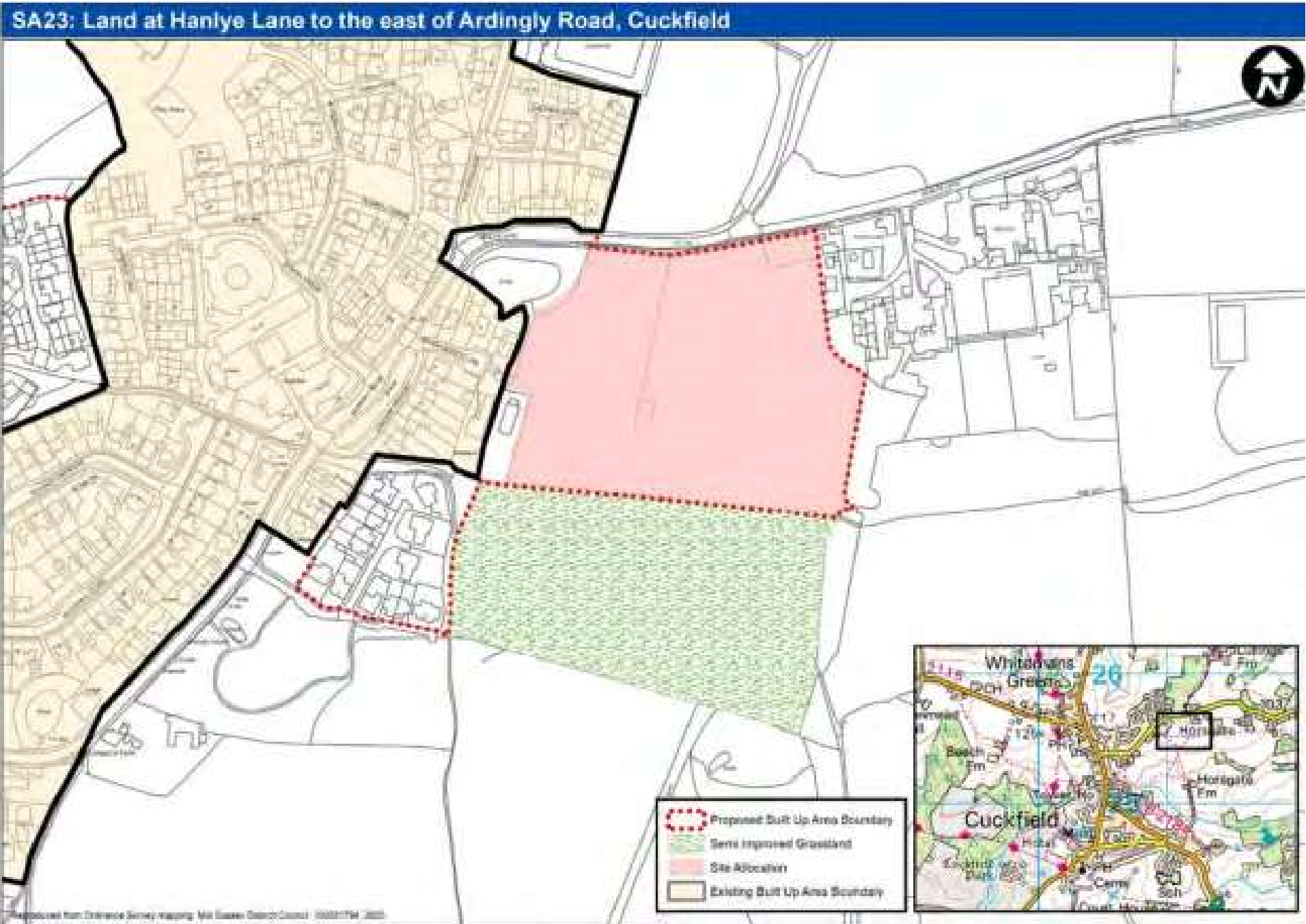
Policy SA23 sets out precise criteria that need to be met through any planning application for development as follows:

OBJECTIVES

- To deliver a high quality, landscape led, sustainable extension to Cuckfield, which provides enhanced and accessible open space; respects the character of the village and conserves and enhances the setting of the High Weald AONB; and which is comprehensively integrated with the settlement so residents can access existing facilities.

URBAN DESIGN PRINCIPLES

- Provide a development on the northern part of the site that creates a suitable development edge and transition with the open space that is to be retained to the south. As shown on the policy map, no development is to be provided on the southern field, south of the row of trees protected by Tree Preservation Orders, which is unsuitable for development as it is more exposed to views from the south, contributes to settlement separation and is crossed by rights of way providing scenic views towards the South Downs.
- Enhance the connectivity of the site with Cuckfield village by providing pedestrian and/or cycle links to Ardingly Road, Longacre Crescent and adjacent existing networks.
- Orientate development to have a positive active frontage in relation to the existing settlement and the wider countryside through careful master planning.



Planning Policy SA23 - Site Allocation Map

3.06 PLANNING POLICY

LANDSCAPE CONSIDERATIONS

- Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout and mitigation requirements in order to conserve and enhance the setting of the High Weald AONB adjacent to the north and minimise impacts on the wider countryside.
- Protect the rural character of Hanlye Lane and the approach to Cuckfield village by minimising the loss of the existing hedgerow and trees along the northern boundary.
- Sensitively design the layout to take account of the topography of the site, and views into and out of the site.
- The site contains a number of trees, including many with Tree Preservation Orders. Retain and enhance existing mature trees and hedgerows on the site, and on the boundaries, and incorporate these into the landscaping structure and Green Infrastructure proposals for the site in order to minimise impacts on the wider countryside. Open space should be provided as an integral part of this landscape structure.
- Protect the character and amenity of the existing public footpaths that cross the site and seek to integrate these with the Green Infrastructure proposals and the footpath to the north.

SOCIAL AND COMMUNITY

- Create a well connected area of open space on the land to the south, suitable for informal and formal recreation, that enhances and sensitively integrates the existing rights of way.

HISTORIC ENVIRONMENT AND CULTURAL HERITAGE

- The site is located near the crest of a sandstone ridge, in the High Weald a favourable location for archaeological sites.

BIODIVERSITY AND GREEN INFRASTRUCTURE

- The land to the south, as indicated on the Policies Map, is designated as a Semi Improved Grassland Priority Habitat. This area is to be managed to promote its conservation, restoration and enhancement in accordance with the Natural England management objectives for this type of habitat.
- Undertake a holistic approach to Green Infrastructure provision through biodiversity and landscape enhancements within the site that can connect to the surrounding area.
- Conserve and enhance areas of wildlife value to ensure there is a net gain to biodiversity overall. Minimise any loss of biodiversity through ecological protection and enhancement, and good design. Where this is not possible, mitigate and as a last resort, compensate for any loss.
- Incorporate SuDS within the Green Infrastructure to improve biodiversity and water quality.
- Maintain a minimum buffer of 15 metres between the development and the north of Horsegate Wood Ancient Woodland.

HIGHWAYS AND ACCESS

- Provide access from Hanlye Lane, with the details set out within supporting highways documentation
- Investigate whether any highway measures are required to mitigate impacts at the intersection of London Road (B2036) and Ardingly Road (B2114).
- Provide a sustainable transport strategy to identify transport infrastructure improvements and how the development will integrate with the existing network, providing safe and convenient routes for walking, cycling and public transport through the development and linking with existing networks.

FLOOD RISK AND DRAINAGE

- The site is situated next to the village pond. The culverted pipe taking the outflow of the pond to the watercourse along the western boundary of the site to the southern field is in poor condition. Consideration should be made to improve the drainage network, such as creating an open watercourse to avoid future blockage and capacity issues.

- Design surface water drainage to minimise run off, to incorporate SuDS and to ensure that Flood Risk is not increased.
- Incorporate Sustainable Drainage Systems in the southern part of the site as an integral part of the Green Infrastructure proposals to improve biodiversity and water quality.

CONTAMINATED LAND

- The land may be contaminated due to present or historical on site or adjacent land uses. Provide a detailed investigation into possible sources of on-site contamination together with any remedial works that are required.

MINERALS

- The site lies within the building stone (Cuckfield and Ardingly stone) Minerals Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with policy M9 of the West Sussex Joint Minerals Local Plan (2018) and the associated Safeguarding Guidance.

UTILITIES

- Reinforcement of the sewerage network is required.
- An on-site sub-station is required to serve the development
- Occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

Through analysis and design evolution a scheme has been developed that is considered to meet each of these objectives whilst adhering to the Design Standards set out within the:

- Mid Sussex Design Guide SPD (November 2020)
- High Weald Design Guide (November 2019)

3.07 ALLOCATED SITE

Following further analysis of the site and local policies we have reconsidered the following points in relation to the indicative layout:

- Orientate development to have a positive active frontage in relation to the existing settlement and the wider countryside through careful master planning;
- Strengthen the green infrastructure.
- Protect the rural character of Hanlye Lane and the approach to Cuckfield village by minimising the loss of the existing hedgerow and trees along the northern boundary;
- Protect the character and amenity of the existing public footpaths that cross the site and seek to integrate these with the Green Infrastructure proposals and the footpath to the north;
- Conserve and enhance areas of wildlife value to ensure there is a net gain to biodiversity overall. Avoid any loss of biodiversity through ecological protection and enhancement, and good design. Where this is not possible, mitigate and as a last resort, compensate for any loss;
- The site is situated next to the village pond. The culverted pipe taking the outflow of the pond to the watercourse along the western boundary of the site to the southern field is in poor condition. Consider drainage works to improve the situation such as creating an open watercourse to avoid flooding.

Key:

- | | | | |
|---|-------------------------------|---|----------------------|
|  | Site Boundary |  | Existing Pond |
|  | Existing Trees and Hedgerows |  | Water Pipes Location |
|  | Residential Interface | | with Easements |
|  | Sensitive Edge to Countryside |  | Green infrastructure |
|  | Road Network | | being kept |
|  | Proposed Site Access Point | | |



Allocated site with Principals Plan

3.08 PUBLIC CONSULTATION RESPONSE SUMMARY

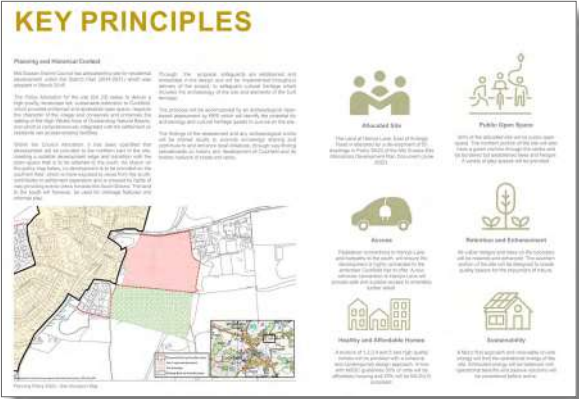
A public consultation was held on the 4th of September at Queens Hall in Cuckfield, regarding the landscape led residential development of 55 dwellings with vehicular and pedestrian access, car parking, open space and play space.

All consultees were invited to feedback their comments and questions by either completing a feedback form in person at the face-to-face event or online via the feedback form provided on the webpage.

The face-to-face Public consultation was well attended with a total of 65 people coming to view the proposals, including several Parish councillors. At the time of writing, a total of 69 feedback forms were received.

In response to the feedback received, some initial design changes have been incorporated into the proposed site layout.

- The existing Public Rights of Way (PRoW) will be enhanced, following comments that they are not accessible year round and can be boggy and water logged in the winter months. The proposed layout design will include a natural aggregate along the top PRoW (Footpath 19cCU). This will then be managed and maintained to be accessible all year round, providing connectivity beyond Cuckfield.
- Following discussions on access, parking and impacts on services within Cuckfield, increased visitor parking has been established across the site.
- Building heights have been adjusted and reduced at the northern end of the site to limit the visual impact when viewed outside the site and allow glimpse views towards the South Downs.
- Feedback was also passed onto the developer of the site, regarding the future ownership and management of the southern parcel of land. They are considering the future stewardship and management of the southern parcel and acknowledge the neighbouring site under stewardship of the Parish Council. This will be reviewed moving forward



4.0 LANDSCAPE & SUSTAINABILITY

4.01 ARBORICULTURE

The trees on the site have been surveyed and categorised by BS 5837:2012 Trees in relation to the design, demolition and construction.

The masterplan has been carefully considered to take account of these three constraints, with any proposed built form planned to respect the setting of trees and take into consideration their root protection areas. The boundary trees are proposed to be retained and predominately meet with the proposed open space, which will help to add to the landscape setting of the site.

The consideration of tree constraints at an early stage seeks to reduce the likelihood of development-related impact on trees to a low level and the design has been optimised to provide significant opportunities for new tree planting throughout the site.



BS5837:2012 Categorisation	
Trees are categorised in line with Table 1 of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', according to their health, condition, quality, value and potential.	
Category 'U':	Trees unlikely to survive 10 years; unsuitable for retention
Category 'A':	Trees of high quality and value and of long-term potential
Category 'B':	Trees of moderate quality and value and of medium-term potential
Category 'C':	Trees of low quality and value and of short-term potential
The default position should be to 'design-out' any impacts to Category 'A' and 'B' trees.	
Category 'C' trees will not normally be retained where they impose a significant constraint on development, but their retention can be beneficial in certain circumstances.	
Category 'U' trees are not suitable for retention, irrespective of potential re-development.	
Root Protection Areas (RPAs)	
The RPA is a formulaic design tool included within BS5837:2012. It is based on the diameter of the trunk(s) at 1.5m above ground level and is the suggested minimum soil volume required to sustain the tree.	
The model provides a starting point for the assessment of likely root spread and morphology, and allows an assessment of likely impacts to be made in a consistent manner. Where significant rooting barriers are observed or suspected, the shape of the RPA may be modified to reflect likely root distribution, but the total area (m ²) is not amended.	
BS5837:2012 recommends that the RPAs of retained trees should be protected from disturbance throughout development.	

	Category 'A' tree		Shadow patterns
	Category 'B' tree		Ancient woodland boundary
	Category 'C' tree		Ancient woodland 15m buffer zone
	Category 'U' tree		
	Root Protection Areas (RPAs)		
	TPO reference numbers		

4.02 ECOLOGY

A Preliminary Ecological Appraisal was undertaken for the site of a proposed residential development on Land at Hanlye Lane, Cuckfield, West Sussex which forms part of the Planning Application.

There are no internationally important wildlife sites within the 5km desk study search area. There are two nationally important wildlife sites within the 2km desk study search area, one AONB and an LNR. Additionally, there are four non-statutory sites of local nature conservation importance within the 1km desk study area, which includes two LWS and two DRV.

The survey area falls within a Site of Special Scientific Interest impact risk zone, however, the proposed residential development is not one of the listed categories of planning application which Natural England considers likely to pose a risk.

The proposed development is for c.55 dwellings and incorporates an undeveloped zone in the south of the survey area which will provide an open space of c.2.6ha which will help alleviate recreational pressure on designated areas in the proximity of the development. Given the size and scale of the proposals, the provision of integrated open space, and the distance of the development from designated sites, it is considered that none of the statutory or non-statutory wildlife sites within the desk-study search zone are likely to be affected by the proposed development.

The adjacent Ancient Woodland areas will be protected by an undeveloped zone which will provide a buffer of c.125m between the construction footprint and the woodland.

Habitat creation and enhancement opportunities include hedgerow creation/ enhancement, wildflower meadow creation, pond/wetland creation associated with a drainage strategy, use of native plant species, habitat piles and bird/bat boxes.

Standard site procedures to prevent impacts on nearby aquatic environments will be adhered to during construction. The use of external lighting will be avoided or minimised to prevent impacts to nocturnal species. Lighting should not be directed towards retained wetland, woodland or hedgerows. Small access gaps will be provisioned at the base of new fence boundaries to enable continued dispersal of small mammals across the survey area.



Habitat Plan

4.03 SUSTAINABILITY

Through the incorporation of sustainable design and construction methods, energy and water saving measures, sustainable transport methods, waste reduction technique and measures to enhance the ecological value of the site, a good quality and sustainable development is proposed.

The key sustainability features outlined in the Energy and Sustainability Statement are listed below:

- The homes will be constructed using highly insulated elements in order to maximise energy efficiency whilst retaining thermal mass. Dwellings will be Part L 2021 compliant.
- All the dwellings will be heated using heat pumps;
- All the dwellings will have an additional electric feed from PV panels;
- The air tightness of the homes will be perform at a minimum of 4.0 (m3/(h.m2)@50Pa)
- All homes will be fitted with 100% dedicated low energy/ LED light fittings;
- All kitchen appliances, where supplied will be A+ and A rated (washer dryers will, where fitted be to the highest available environmental standard);
- All houses will be provided with electric vehicle charging points.

Water

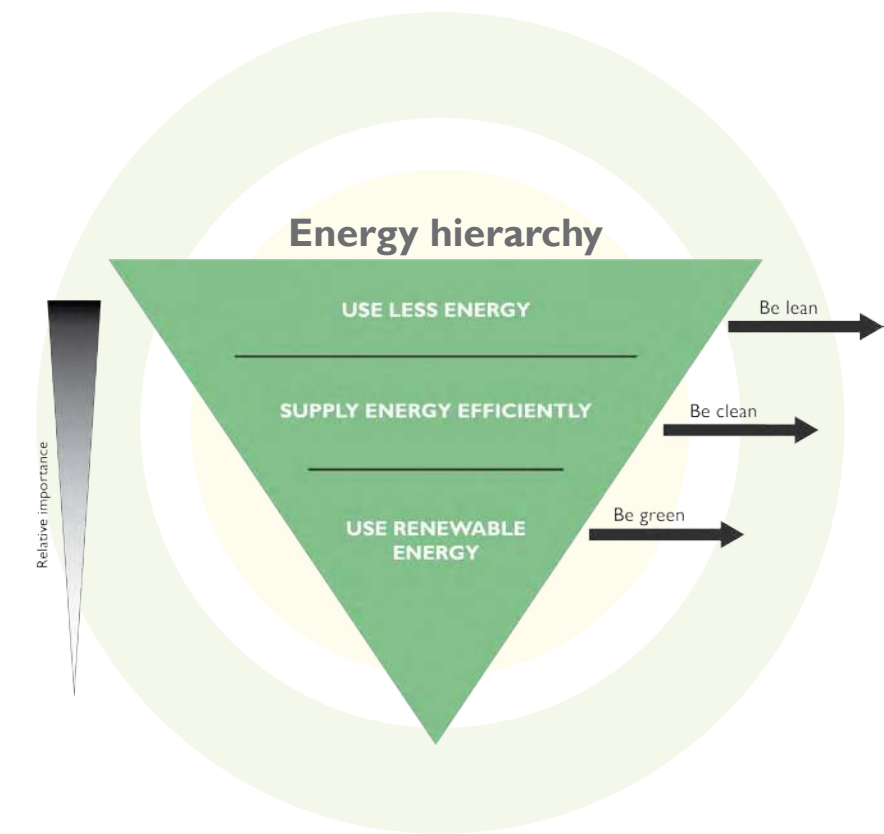
- Water reducing bathroom appliances will be fitted and the daily water consumption per person will be less than 110 litres (excluding external water use), which is the enhanced standard required by the Building Regulations.
- Water meters will be fitted to all homes.

Materials

- Materials will be selected for their environmental rating and preference will be given to those materials, which score an A+, A or B rating in the 'Green Guide to Specification'.

Construction Management

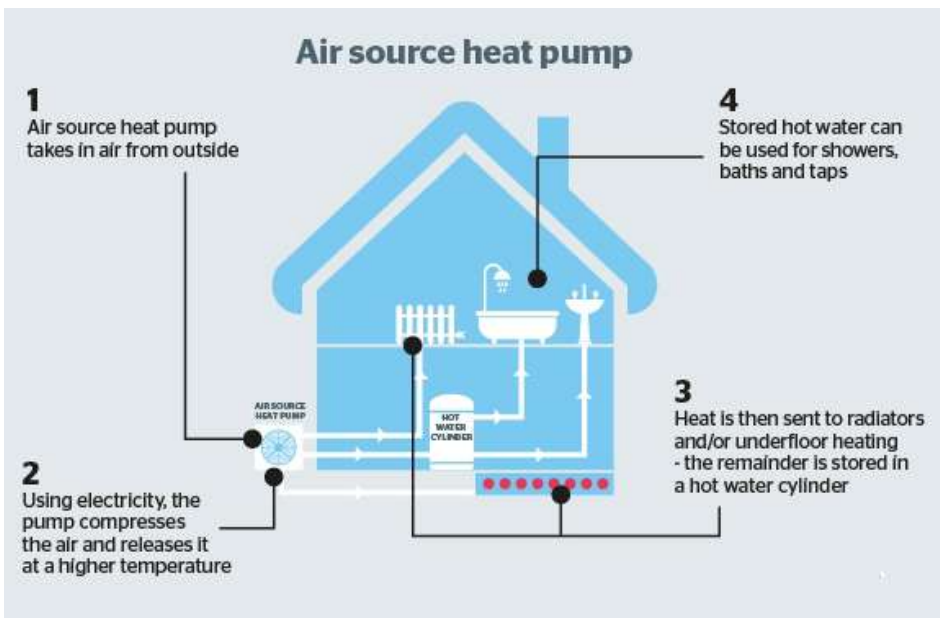
- All construction waste will be minimised through the use of a Site Waste Management Plan and on-site water and energy use will be monitored.



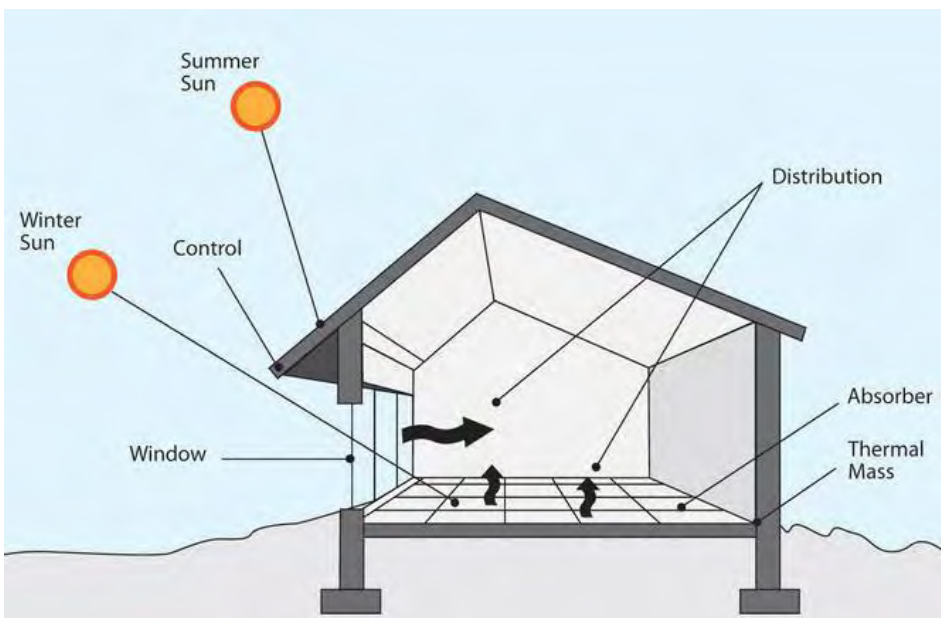
Energy Hierarchy Diagram



Electric Charging Points



Air Source Heat Pump Strategy



Fabric First - Thermal massing diagram

4.04 ECOLOGY AND LANDSCAPE



Ecology

- Mitigation for proposed habitat losses will include replacement wildflower grassland and native shrub planting.
- A Green Spine has been added, creating an ecological and open space corridor to form a biodiversity enhancement zone.
- An area of woodland to the southeast of the application site is designated as Ancient Woodland and will be protected with suitably designed offsets



Play Space & Amenity Areas

- Integrating distinctive natural play within the areas of open space.
- Spaces that are currently hard to use as amenity areas will be improved for the benefit of the whole community.
- A variety of versatile spaces will be accessible for new and existing residents of Cuckfield.
- The new play spaces should reflect the history of the local area such as those found in the Cuckfield recreation ground play area.



Landscape Retention

- Retention, protection and integration of the site's valued landscape features such as mature trees and hedgerows
- Limiting access points to Hanlye Lane to protect the character and landscape features around the site.
- Incorporating the existing green boundary into a green buffer zone that has a soft edge and homes facing it.



Landscape Enhancement

- Respecting the characteristics of the existing settlement pattern.
- Areas where trees and planting are removed have been strategically thought out where a biodiversity enhancement zone has been added.
- Enhancement opportunities include the creation of hedgerows, habitat piles, hedgehog highways and bird/bat boxes.



Connection

- Enabling pedestrian connections to and across the site adding to the existing Public Right of Ways..
- Providing circular pedestrian links throughout the development.
- Connecting to and enhancing Public Rights of Way across the site.
- Ensuring there are natural corridors across the site.



Drainage

- Green roofs are added to some dwellings to extend biodiversity net gain and improve drainage.
- Building around the 6m easement for water mains through site, only using hard and soft landscaping.
- SuDS (sustainable drainage strategy) approach to the water management of the site. A swale is positioned though the Green Spine and attenuation basins within the southern open space that are lined with ecologically rich species.

4.05 OPPORTUNITIES AND CONSTRAINTS

As part of the design process, the constraints and opportunities of the site have been analysed and include the following points:

- The existing boundary vegetation of the site should be retained, reinforced and enhanced to help soften views towards the proposed built form. This will also help create a defensible green belt boundary that surrounds the site;
- Ensure that any proposed built form is suitably offset from the root protection areas of existing trees that are to be retained.
- Ensure that any proposed built form is suitably offset to provide significant separation distance to existing dwellings to the western and eastern boundaries;
- Green and open space to be located at the southern point within the development to help reduce overlooking issues, strengthen green infrastructure and enhance the integration of built form within the landscape;
- There is an opportunity for the site to be accessed via a new vehicular entrance off of Hanlye Lane;
- Where possible look to border the rural countryside edges with open space.

Key:

- Site Boundary
- Existing Trees and Hedgerows
- Residential Interface
- ↔ Sensitive Edge to Countryside
- Road Network
- Proposed Site Access Point
- Existing Pond
- Public Rights of Way
- Long range views from Hanlye Lane looking South
- Water pipe Easement
- Sun Path



Opportunities and Constraints Plan