

5.0 LAYOUT, USE & AMOUNT

5.01 KEY PRINCIPLES

Development Concept Analysis

Initial feasibility diagram exploring solid parcels forms, considering topography and site constraints and opportunities. Diagram shows poor connectivity of Public Right of Ways as well as constraints from water main easement.

Further feasibility development diagram illustrating separation of main solid parcel into two, introducing pedestrian connectivity through a green corridor.

Further feasibility development diagram illustrating three development parcels considering separation distances, back-to-back garden distances, scale , views and landscape features.



- KEY**
- Site Boundary
 - Proposed road network
 - Proposed garden
 - Proposed built form
 - Existing trees & hedges
 - Proposed green corridor
 - Existing Public Right of Way
 - Lack of connectivity



- Existing water pipe easement
- Possible pedestrian link of two existing Public Rights of Way
- MSDC back to back distances requirements
- Water main easement



- Dwellings set back from adjacent properties to the west of the site
- Existing attenuation basin
- Long range views from Hanlye Lane looking south

5.02 DEVELOPMENT CONCEPT

A series of development considerations have been identified for the site and these are illustrated on the development concept plan shown on the right. These principles include:

- Connection of existing public rights of way.
- Maintain easement of water main.
- The southern portion of the site should be left as public open space and enhanced in line with the existing uses.
- Where possible face development towards the site boundary and a green buffer should be maintained around the site.
- Use of existing desire lines and view points to increase pedestrian connectivity to the village.
- Singular access point for vehicles on the site. Minimizing the impact to Hanlye Lane and the existing hedge and trees along the northern boundary of the site.
- Limit roads by keeping circular routes to a minimum.
- Where feasible plots should step down the site.
- Drainage and attenuation should be dealt with on site.

KEY

- | | | | |
|---|--------------------------------------|---|---------------------------------------|
|  | Site boundary |  | Residential Interface |
|  | Main vehicular access |  | Sensitive edge to countryside |
|  | Potential pedestrian links/footpaths |  | Proposed trees |
|  | Existing Public Right of Ways |  | Green Corridor |
|  | Key frontages |  | Court Meadow development |
|  | Residential block/associated green |  | Potential areas for water attenuation |
| | |  | Desire lines |



5.03 LANDSCAPE STRATEGY

A landscape-led approach has been taken to the site in order to create a built environment that sits comfortably within its semi rural setting and provide an environment where people are proud to live.

The proposed landscape strategy will consider the following:

- Retention, protection and integration of the site's valued landscape features such as mature trees and hedgerows.
- Protected trees to be kept in place, with root protection areas not being built on. Areas where trees and planting are removed have been strategically thought out where a biodiversity enhancement zone has been added. Some of G40 and G45 are proposed for removal, this will enable a balanced layout with a central green corridor.
- Green Spine has been added, creating an ecological and open space corridor within a biodiversity enhancement zone while providing visual connections through the site.
- Green roofs are added to some dwellings to support biodiversity net gain.
- A singular vehicular access point and a secondary pedestrian route from Hanlye Lane limits the changes to this boundary in order to protect the character and landscape features around the site and work pro-actively with the levels to maintain views across the site.
- Utilising the existing topography of the site to inform the development layout / road network with the aim to limit major earthworks on the site.
- Building around the 6m easement for water mains through site, only using hard and soft landscaping above the water pipes.
- Enabling pedestrian connections to and across the site that provide circular pedestrian links throughout the development and link to the Public Rights of Way..
- Improvements to the Public Rights of Way across the site with changes to the surfacing materials to provide natural and all-weather surfaces for year round use.
- Integrating distinctive natural play within the areas of open space.

For further information please refer to LVIA Report by LVIA Ltd



Hard and Soft Landscape Proposals by LVIA Ltd

5.04 LAYOUT

The site layout has been designed with two parcels of development, separated by a generous green spine running down the centre and, a large public amenity space at the southern point of the site.

The proposed layout accommodates 55 dwellings and will create a landscape-led and sustainable place to live that integrates with both the local community and the surrounding rural context.

- The scheme will aim to improve the existing landscaping on the site by providing a significant increase in planting, that includes a Green Spine;
- The proposed layout takes account of the existing boundary trees, with dwellings set back significantly from crown spreads, to provide visibility to the south and avoid overshadowing;
- The biodiversity corridor, 'Green Spine' has been positioned to provide a balanced site plan with both a visual and physical connection to the public open. The removal of G45 and G40 (see tree survey for details) will enable a generous and well planted corridor through the centre of the site to facilitate pedestrian movement;
- A public open space is proposed for the south of the site, including formal and informal play space, attenuation basins and biodiversity enhancement areas;
- A fully compliant affordable housing provision (30%) will be provided on site and be of a high standard to further benefit the community. Homes will be integrated into the development ensuring the provision is tenure blind;
- Parking is proposed in the form of driveways, frontage parking to dwellings, garages and lay by spaces for visitors;
- The drainage strategy will utilise sustainable features such as swales within the Green Spine and attenuation basins within the open space.
- A 6m easement is provided for 2no. water mains running north to south through the site. The road between plots 6 & 10 has been positioned over this constraint with no properties located within the easement;
- The existing public right of ways are retained and enhanced to provide public access into a large open space;
- Provision of bungalows by Stocklands Close minimise the scale and height adjacent to nearby properties, with appropriate back-to-back distances.



Proposed Site Layout

5.05 ACCESS

Vehicle/pedestrian/cycle access to the site will be taken from Hanlye Lane with a new access arrangement measuring 5.5m designed in the north west corner of the proposed site.

The design will be in accordance with all relevant Highways Guidance, incorporating suitable visibility along Hanlye Lane. A 2m wide footpath either side of the access drive will connect with the existing footpath arrangement.

An additional footpath connection is provided central to the site and adjacent to the Borde Hill access drive which is a popular route for pedestrians and cyclists.

Further details and specification can be found with the supporting highways documentation.

Street hierarchy

The internal site layout has been designed in line with the most recent local and national guidance including the Manual for Streets. The roads vary in widths:

- 5.5m primary access road with dual sided 2.0m footway
- 4.8m with a single sided 1.8m footway
- 4.1m shared surface private drive

Provision for deliveries and servicing

The site access and proposed layout have been designed to ensure that both refuse vehicles and fire appliances can enter the site, serve the dwellings and turn around acceptably.

-  Main Access from Hanlye Lane
-  5.5m Main access drive
-  4.8m Secondary road
-  4.1m Shared surface and private drives
-  Pedestrian/ cycle paths



Access Plan

5.06 USE & AMOUNT

The development proposal is for 55 residential dwellings in total which provides a gross density of 9.8dw/Ha. When excluding the open space to the south of the main tree belt this increases to a net density of 18.5 Dw/Ha, indicating an appropriate use of land which will be in-keeping with surroundings.

This density is considered wholly appropriate for the site position given the need to make an appropriate use of land whilst being of an acceptable scale and massing for the surrounding locality. This approach is considered to successfully reflect the residential character of the surrounding area.

The form of the proposed development is comparable to the surrounding residential development in providing a mixture of bungalows, semi-detached and detached built forms, indicating that the proposed scheme will be very well integrated with the immediate surroundings.

The proposed housing mix comprises:

- 9no. - 1 bedroom bungalow or apartments
- 10no. - 2 bedroom houses or apartments
- 28no. - 3 bedroom houses
- 4no. - 4 bedroom houses
- 4no. - 5 bedroom houses

Key:

- 1 Bedroom Dwelling
- 2 Bedroom Dwelling
- 3 Bedroom Dwelling
- 4 Bedroom Dwelling
- 5 Bedroom Dwelling



Use and Amount Diagram

5.07 TENURE

The proposed site layout provides 55no. dwellings and has been carefully considered to accommodate a range of sizes, types and tenures to respond to the local housing needs. The residential mix consist of one, two, three, four and five bed properties.

Within this provision 17no. (30% approx.) dwellings are allocated as affordable tenure. These units have been primarily positioned along the eastern boundary. The remaining dwellings are open market.

Key:

Social or affordable rent dwellings

Intermediate affordable dwellings

* Remaining dwellings are open market



Tenure Diagram

5.08 PARKING STANDARDS

All dwellings meet the Councils Parking SPD with the following vehicle parking:

- 1 space per 1 bedroom apartment
- 1/2 spaces per 2 bedroom apartment
- 2 spaces per 1 bedroom bungalow
- 2 spaces per 2 bedroom house
- 2/3 spaces per 3 bedroom dwelling (3rd space in garage)
- 3 spaces per 4 bedroom dwelling (3rd space in garage)
- 3 spaces per 5 bedroom dwelling (3rd space in garage)

- 121 Allocated spaces (incl. 20 garages)
- 19 visitor spaces

Drawing PL-09 provides further details on the parking breakdown.

All dwellings include 2no. Cycle parking spaces with either a garage or a secure store located in the garden. Refuse/recycling bins will be stored within rear gardens/ stores and brought to the front of properties on collection days.



Parking Diagram

6.0 SCALE & APPEARANCE

6.01 MASSING

Dwelling scale responds to the site topography and landscape backdrop along the southern boundary. Bungalows have been located along the western boundary where proposed dwellings are closest to existing built form.



Key:

- 1 Storey
- 2 Storey
- 2.5 Storey
- 3 Storey

Building Heights Plan

6.02 SCALE

Both height and footprint have been carefully considered in the design response, as a method of achieving appropriate internal space standards, in order to integrate the scheme with the surrounding built form and to minimise the visual impact of the development from boundary conditions and long distant views.

The retained trees & hedgerows, accompanied by the new planting and soft landscaped verges proposed will provide a green, sylvan character to the development, utilising the proposed green spine and large public open space as a high-quality setting for building frontages to provide natural surveillance.

Plots have been designed as a mixture of narrow and wide-fronted dwellings primarily as a mixture of semi-detached and detached forms. Gables are utilised throughout the scheme as a device to vary roof scale, to 'turn corners' and to create emphasis at key locations. The approach to the scale and massing of the built form provides an individual identity for the site and creates a very strong sense of place on all street frontages.

Scale has been used appropriately throughout the site ranging from 1 to 3 storeys. The lower 1 storey properties are located along the western boundary where properties are closest to existing built form. Scale is then increased to emphasise corner, frame viewing corridors or positioned along the southern boundary which are the low points in the residential allocation. This variety in height along with the use of changes in eaves and ridge line adds further richness and variety to the street scene that is complimented by detailing and materials choices.

All dwellings are framed by significant soft landscaping in front garden areas and on the public open space; this approach breaks up the built form and adds to the intended nature of the scheme design. Overall, the design response achieves no overlooking, overbearing or daylight issues on any existing built-form and provides an appropriate design response to the landscaped boundary conditions.



Street Scene AA - Plots 22-27 & 44-48



Street Scene CC- Plots 7-10 & 19-22

6.02 SCALE

Architectural influences have been carefully considered to echo and compliment the surroundings styles following a contemporary interpretation of traditional design.

The use of feature elements on elevations, including defined changes in materials between plots, bays, corner turning windows and detailing enhance the sense of place within the scheme and provide an individual identity to each plot . The topography is a key influence on the design of the site with dwellings capturing views to the south and properties located to frame the Green Spine, linking the northern and southern boundary through open spaces.

A series of attractive internal street scenes have been created, with frontage landscaping key to establishing an appropriate character. The on-site mature trees which will be retained are used as key placemaking in the scheme and to retain the site landscape character, defining the break between dwellings and the open space.

Proposed materials traditionally used within the wider town-scape will be utilised and include slate roofs with a mixture of local facing bricks and timber boarding. These will be complimented by contemporary additions that include metal work on the roofs and elevations to animate the facades.

Key elements of detailing have been designed in order to create a cohesive design solution. These include; changes between ground and first floor materials, brick detailing with projecting Flemish bond pattern that reference local brickwork design, stone surrounds to windows and the use of a bespoke colour pallet used for windows, rainwater goods and fascia's.



Street Scene BB- Plots 13-16 & 48-53



Street Scene DD - Plots 7 & 16-18

6.03 LOCAL CHARACTER

Architectural characteristics from buildings in Cuckfield have been incorporated into the appearance of the development. Below are some examples.



- Projecting porches
- Adjoined porches
- Flemish bond
- Grey and red bricks
- Symmetry of semi detached houses



- Feature gable with minimal verge
- Hierarchy of openings
- Full 2.5 storey residence
- Delineation of floors
- Sand Stone



- Portrait proportioned openings
- Red Multi Brick
- Dark window frames
- Slate roof
- Stone window surround



- Projecting bay window
- Inset porch
- Flemish bond
- Grey and red bricks
- Surrounds to some openings
- Dormer face set back from elevation



- Feature full height gable
- Hierarchy of openings
- Full 3 storey residence
- Flemish bond
- Grey and red bricks



- Portrait proportioned openings
- Timber Cladding
- Dark window frames
- Slate roof
- Timber window surround



- Projecting gables
- Porch / entrance at gable junction
- Hierarchy of openings
- Material change above 1st floor
- Delineation of storeys



- Projecting bay window
- Full 3 storey residence
- Hierarchy of openings
- Front to back pitched roof
- Minimal eaves
- Hopper / RWP feature



- Portrait proportioned openings
- Timber Cladding
- Dark window frames
- Changes in materials
- Dry Verges
- Inset porches

6.04 MATERIALS

Material choices have been informed by analysis of the local area with prevalent materials selected to ensure a sympathetic relationship between the proposed scheme and local context.

The building materials proposed for the development will respond to the surrounding site where red or grey brick is used on its own or in combination to create variety within the street scene. This is partnered with either slate tiles or metal standing seam roof bringing together traditional and contemporary design.

Timber has been used a feature to the elevation with it wrapping projections, gables and as a lining feature within porches. This has been used in 2 arrangements:

- 1. Linear timber slats across house types
- 2. Timber shingles located on the tallest turret arrangement framing the green spine

A small selection of materials used in combination and will ensure a simple palette avoiding a busy facade with windows, oriels and detailing breaking the elevation up.

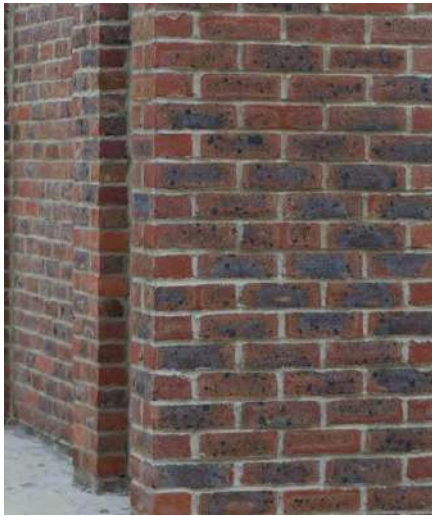
The selection responds to the traditional buildings in Cuckfield and local characteristics, to create a strong street scene of regular rhythm but with a contemporary aesthetic that is individual to the site.



1. Dark grey multi brick



2. Grey multi brick



3. Red multi brick



4. Vertical timber cladding



5. Timber shingles



6. Slate roof



7. Zinc standing seam roof



8. Glass balustrades



9. Stone window surrounds



10. Timber window surrounds



11. Metal window surrounds



12. Windows, doors and other detailing in RAL 6013

6.05 ELEVATION EXAMPLE

There are many different house types located through out the site. Many architectural characteristics are common to all plots and some are site specific.

This is an example of a principle elevation taken from house type R. Relevant local architectural influences have been noted as well as characteristics found on other house types.

Features of other house types.

- Projecting porches
- Adjoined porches
- Flemish bond
- Grey and red bricks
- Symmetry of semi detached houses
- Slate roof
- Red Multi Brick
- Full 3 storey residence
- Feature gable with minimal verge
- Delineation of floors



6.06 VIEW FROM THE SOUTH EAST CORNER



6.06 VIEW FROM THE SOUTH WEST CORNER



7.0 CONCLUSION

7.01 CONCLUSION

Overall, this Full Planning Application follows the principle of development established through the allocation for up to 55no. dwellings within the Mid Sussex Local Plan (adopted 2018).

The proposals provide detail for consideration on the delivery and design of this approach indicating how an appropriately designed housing scheme within a highly sustainable location can meet Mid-Sussex District Council's housing requirements and contribute towards the locally generated housing need.

The design process resulting in this application has been rigorous and carefully considered to create a high-quality design solution that respects the character of the surrounding area and the visual, arboricultural and topographical constraints of the site.

As a result, a scheme has been created responds to the surrounding Cuckfield vernacular and creates an aesthetically pleasing and thoughtfully designed residential development within a well landscaped and pedestrian-oriented setting.

Tree and hedgerow planting has been considered as paramount within the scheme to provide maturity and variety to the setting, linking to the public open spaces created. The landscaping approach acts as an integral part of the scheme design, creating a sylvan development set within a mature setting.



