

Statement of Community Involvement

Land at Hanlye Lane, Cuckfield

October 2023



ECE Planning

Project Name: Land at Hanlye Lane, Cuckfield

Location Land at Hanlye Lane, Cuckfield

Client: Sigma Homes Ltd

File Reference: P2043

Issue	Date	Author	Checked	Notes
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PL2	11.09.2023	T Deacon	M Smith	Second Draft
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1. Introduction

- 1.1. This Statement of Community Involvement (SCI) has been produced on behalf of **Sigma Homes Ltd** in support of a Full Planning Application for the following development:

“Residential development of 55 dwellings with vehicular and pedestrian access; car parking; open space, play space; landscaping and all other associated works.”

- 1.2. This SCI details the public consultation activities undertaken by the applicants and should be read in conjunction with the other accompanying documents submitted with the planning application.
- 1.3. The SCI has been prepared in accordance with the advice from Adopted Mid Sussex District Plan 2014-2031, which encourages landowners, developers and others submitting planning applications to engage with the local community at pre-application stage, and to canvas views on proposals.
- 1.4. The NPPF was adopted in 2012 with a revised version published most recently in September 2023. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in letters to chief planning officers. It continues to place emphasis on pre-application engagement with local authorities, other parties and the local community. It states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (**Paragraph 39**).
- 1.5. On 23rd August 2023 over 200 leaflets were distributed to residents and local businesses. (Please refer to Appendix B for a copy of the leaflet and Appendix C for a reference of the leaflet delivery. A total of 20 posters were distributed locally (poster shown at Appendix A).
- 1.6. A dedicated webpage went live on 24th August 2023. The webpage contained further information on the public consultation and a feedback form to address any questions or concerns. On 04th September 2023 the consultation boards were uploaded to the webpage to allow interested parties to view the proposals online. (Please refer to Appendix C for a copy of the webpage content).
- 1.7. Stakeholders were notified by email, including MSDC Councillors and Ward Councillors on 25th August 2023 detailing the website information and inviting comments on the emerging proposals.
- 1.8. A public consultation was held on the 4th September at Queens Hall Village Hall in Cuckfield, which 65 people attended between 4-8pm.
- 1.9. The comments and discussions from the public consultation and feedback forms submitted have been reviewed and analysed within this report.

2. Executive Summary

- 2.1. The online and face-to-face Public Consultation strategy has been to involve a wide range of interested parties with the proposed design of the scheme and gain input from the local community. The target groups for engagement included:
- **Local residents**
 - **Stakeholders and interested parties**
- 2.2. The Public Consultation was orchestrated through invitation leaflets which were distributed to local residents, emails to relevant councillors and a dedicated webpage. (See **Appendices A-D**)
- 2.3. 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 ECE Planning webpage. Feedback from the exhibition and online forms is summarised in Section 4.
- 2.4. Please note that not all feedback forms were fully answered, specific question data may be less than the full total of responses received due to this.

3. Policy Context

3.1. A core part of the National Planning Policy Framework (NPPF) is to encourage community involvement in the planning process.

3.2. The NPPF encourages applicants to engage in pre-application consultation with the local community. In paragraphs 39-42, the NPPF states:

- 39: *‘Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.’*
- 40: *‘Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.’*
- 41: *‘The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits.’*

‘For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.’

- 42: *‘The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to a particular development and whether it will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.’*

4. Public Consultation

- 4.1. 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.
- 4.2. At the time of writing, a total of 69 feedback forms were received, 14 at the face-to-face consultation and 55 using the online feedback form. The following responses were received: Of the 69 feedback forms received not all were fully completed, please note that where some questions do not add to the full total of responses options for answer were left blank and excluded from the data pool.
- 4.3. The data shown below shows the feedback received for each question. The feedback form also allowed provision of further comments. These are summarised below in a table, with details how on how we have responded to each comment.

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4.4. Q1 - Do you agree that the style of the homes and choice of materials are appropriate for this part of Cuckfield?

Yes	No	Maybe
4	52	11

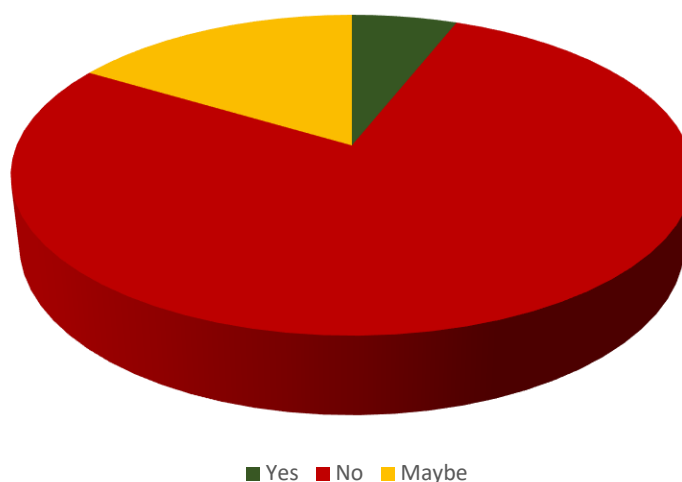


Figure 1 - Q1 Response Pie Chart

Further comments include:

Comment	Response
The design is too modern, and 3 storey homes are not appropriate for Cuckfield.	The design is a contemporary take on traditional design, which has incorporated the local vernacular. Three storey development is located less than 200m from the site, at the old hospital building on Chapelfields.
All new homes should have PV Panels and Air Source Heat Pumps. There was a general preference for more sustainable design choices to be included.	All proposed dwellings will include Air Source Heat Pumps and PV Panels as standard.
Keen on "greener" build exterior to be included with the design.	Several of the units include garages with green roofs.
Overdevelopment, too many dwellings. Development will have negative impact on infrastructure, as current infrastructure (Schools/Doctors/Dentists) is lacking and will be unable to sustain the new homes.	The site allocation has allowed for up to 55 dwellings, therefore Mid Sussex considers that there is capacity for this scale of development within Cuckfield.
Lack of Water to neighbourhood, will cause lack of pressure and access to water to current residents.	South East Water are being consulted as part of design, and if infrastructure improvements are required to support increased development South East Water must provide appropriate facilities.
The development closes the gap between Cuckfield and Haywards Heath	There is existing residential development to the east of the site that is part of Cuckfield Village. The

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and would therefore increase coalescence between the two settlements.	southern parcel of land will remain undeveloped, allowing access to the existing public rights of way and maintaining open space between the two settlements.
The site could utilise a brownfield site instead.	The site is allocated for residential development within the Mid Sussex Site Allocation DPD (2022)
Traffic concerns and road safety/ Sustainability and lack of buses.	A Transport Statement, Travel Plan and Road Safety Audit have been included as part of the submission, to assess traffic concerns and road safety. The development has been deemed entirely acceptable with regards to traffic and safety.

4.5. Q2 - Do you agree that the proposed layout design is appropriate for the site?

Yes	No	Maybe
3	57	6

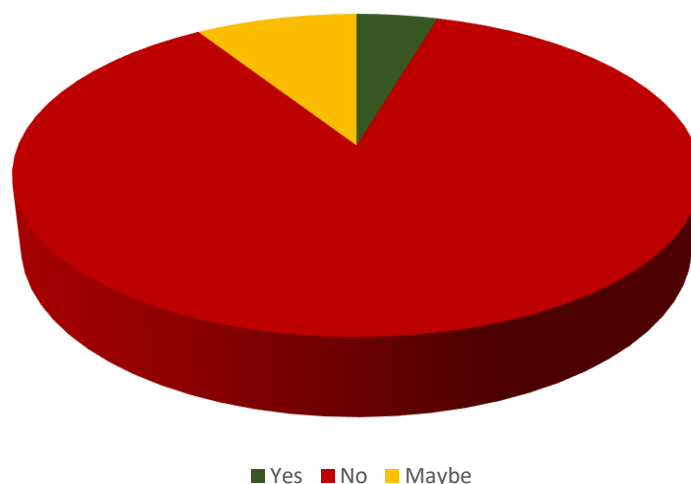


Figure 2 - Q2 Response Pie Chart

Further comments include:

Comment	Response
Layout is too dense; homes are too large and there are too many houses.	The layout has been informed by a Landscape Visual Impact Assessment has met the policy requirements of the site allocation Policy SA23. This policy allows for up to 55 dwellings.
Homes need bigger gardens and more parking	The application includes an over provision of allocated parking, exceeding the standards required by West Sussex County Council. There will be 123 allocated spaces and 19 visitors spaces. Gardens sizes are compliant with the Mid Sussex Design Guide.
Biodiversity on site and protected species will be lost	The application is supported by a Protected Species Report and Biodiversity Net Gain Assessment, which will enhance the biodiversity on site

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Access is dangerous, car crashes likely	A Transport Statement, Travel Plan and Road Safety Audit have been included as part of the submission, to assess traffic concerns and road safety. The development has been deemed entirely acceptable with regards to traffic and safety.
Request to include roundabout	This has not been deemed appropriate by the Road Safety Audit.
The site layout is well contained with existing features retained and enhanced.	The proposed design has followed the topography of the site, and enhanced planting has been introduced at the boundaries to contain the site and screen the development from views.
Looks like part of the Village	The proposed design has been informed by the local vernacular.

4.6. Q3 - Do you agree that the landscaped open space and green corridor areas are appropriately located and designed?

Yes	No	Maybe
8	49	7

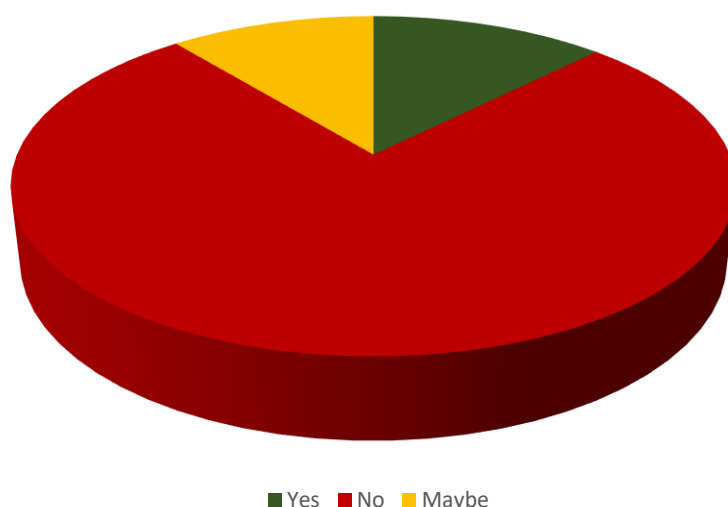


Figure 3 - Q3 Response Pie Chart

Further comments include:

Comment	Response
Negative impacts to biodiversity	The application will provide a biodiversity net gain. A baseline study has been taken of the existing site, and the proposed development will then enhance the existing biodiversity on site by providing increased habitat quality and space. For all biodiversity that will be impacts by the development, appropriate mitigation measures have been included within the proposal to protect existing species.

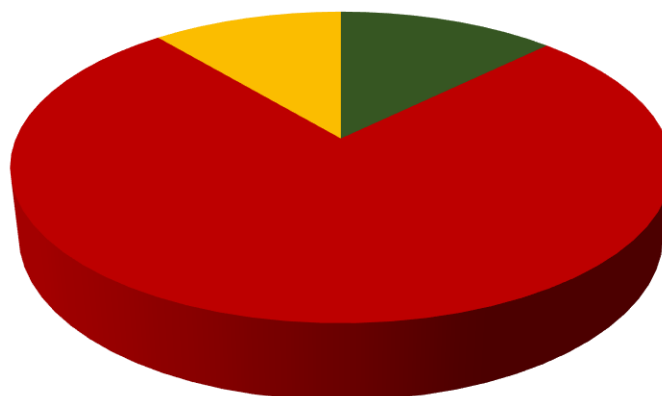
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The land to the south often gets boggy, and makes the existing public rights of way inaccessible during some parts of the year.	We are proposing to enhance the existing public rights of way across the site with natural aggregate/hoggin to allow them to be accessible year round. The pathways will be maintained and managed.
Drainage issues and concerns over existing culvert to the west of the site.	The application will address the damaged culvert pipe to the west, and improve the quality of the water course with a partially closed partially open watercourse. Sustainable urban drainage systems have been included in the reduce flood risk, including sales and attenuation basins.
Does not take local features into consideration	The site layout has followed the topography of the site and incorporated the existing natural features into the design.
Vistas have not been incorporated into design.	Three key avenues have been incorporated into the design to allow clear views of the vistas looking south towards the South Downs. These avenues are orientated from north to south. The Green Spine through the centre of the site is the widest of these avenues.
Do not want play areas or climbing area outside house.	This has been acknowledged and the proposed play space will be a 'natural' play space comprising timber frames and log benches to contribute to the landscape-led design and natural landscape.
Need for public rights of way to the southern parcel to be maintained and improved.	This has been acknowledged and the public rights of way are proposed to be maintained and enhanced so that they can be accessible all year round.

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4.7. Q4 - Do you agree that the provision of 30% affordable housing at this site is appropriate?

Yes	No	Maybe
8	48	7



■ Yes ■ No ■ Maybe

Figure 4 - Q4 Response Pie Chart

Further comments include:

Comment	Response
Request for zero affordable housing in the area or seek less than 30%. Request for 100% affordable housing.	The Mid Sussex District Plan requires a minimum of 30% affordable housing for development over 11 dwellings. The application has sought policy compliance as there is a need for affordable housing across the district.
No infrastructure to support lower income homes.	The site allocation has allowed for up to 55 dwellings with an understanding that 30% of this provision will be affordable housing, therefore Mid Sussex considers that there is capacity for this scale of development within Cuckfield.

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4.8. Q5 - Do you have any further comments?

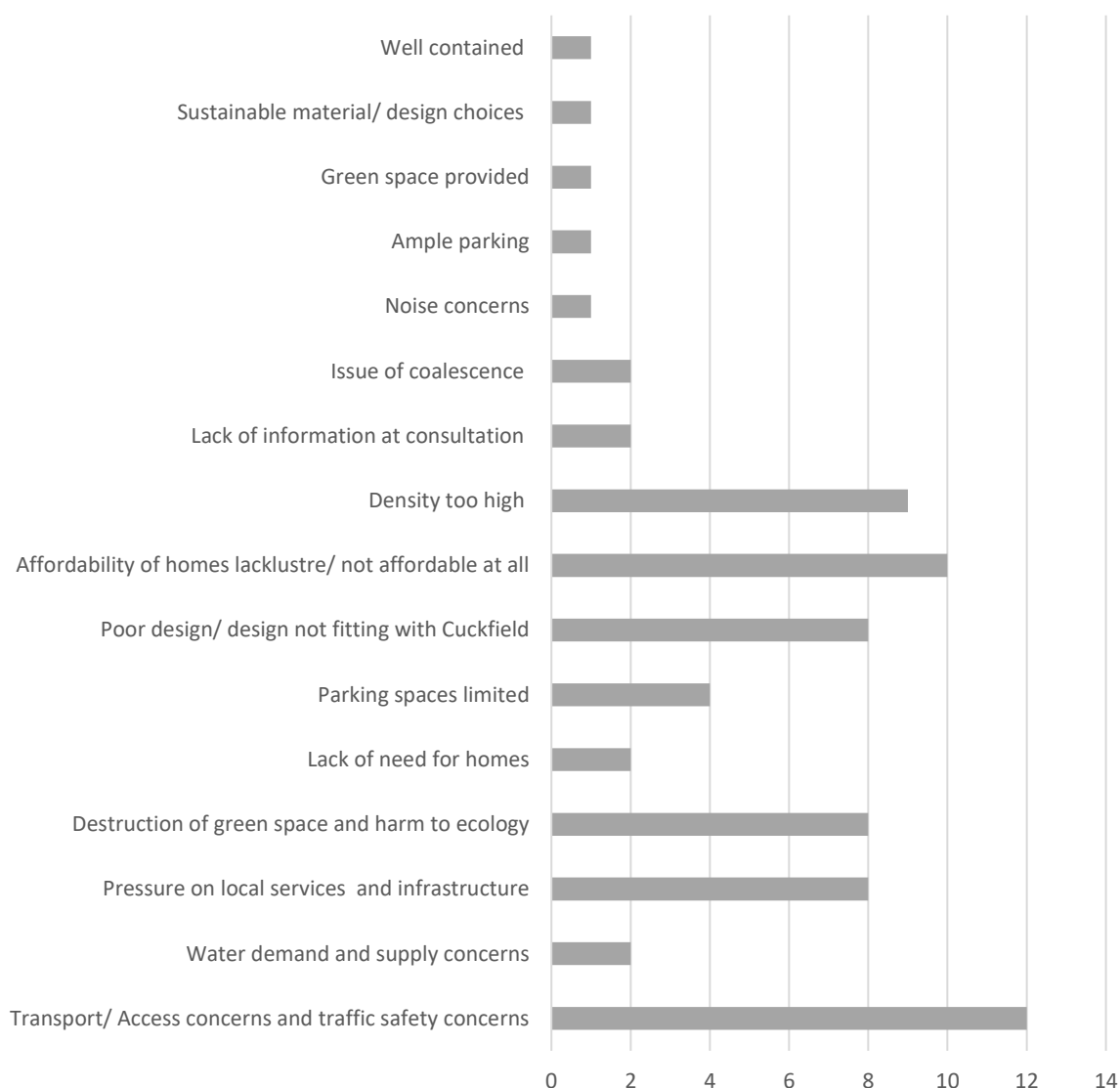


Figure 5 - Q5 Response Bar Graph

- 4.9. The graph above shows the type of comments and frequency at which they were received.
- 4.10. During the face-to-face consultation, there was also discussion regarding the ownership and management of the public open space on the southern parcel of land. The local residents outlined that the development at Horsefield Gardens, to the south west of the application site donated the public open space to the Parish Council to manage.
- 4.11. Residents asked if a similar concept could be utilised for this development, to ensure that the southern parcel of the land will not be subject to future development.

5. Response to Feedback

- 5.1. In response to the comments and feedback received, both online and at the face-to-face consultation, some initial design changes have been incorporated into the proposed layout.
- 5.2. 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.
- 5.3. Following discussions on access, parking and impacts on services within Cuckfield, increased visitor parking has been established across the site.
- 5.4. In addition to this, following discussions on the views when travelling on along Hanlye Lane, building heights have been reduced at the northern end of the site, adjacent to Hanlye Lane to limit the visual impact when viewed outside the site, and allow glimpse views towards the South Downs.
- 5.5. 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.

6. Conclusion

- 6.1. Sigma Homes Ltd are proposing to develop the Land at Hanley Lane in Cuckfield to provide 55 new residential dwellings. The period of public consultation was carried out to explain the context of the proposals to the local community and consultees and allow local input and feedback on the new proposed design.
- 6.2. Consultees were able to take the opportunity to view and comment on the proposals before submission of the application.
- 6.3. 69 feedback forms were received during the face-to-face Public Consultation and online via the website. The feedback received has been reviewed and, where appropriate, design changes have been implemented to the proposed layout in order to respond to the comments of the local community and to improve the quality and delivery of the development.

Appendix A – Public Consultation Poster

PUBLIC CONSULTATION

Proposed residential redevelopment of the Land at Hanlye Lane, Cuckfield

Sigma Homes Ltd are preparing a Full Planning Application for the erection of 55 homes (including 30% affordable), landscaping, informal and formal open space and play space on land at Hanlye Lane to the east of Ardingly Road, Cuckfield.

This site is an allocated site within the Mid Sussex Site Allocations DPD, under reference SA23.

The views of the community are important to us. We would therefore like to invite you to look at the proposals and feedback your comments and ideas on our Virtual Public Consultation webpage which will be available to view by 4th September. Simply scan the QR code or go to the following link to view the page: <https://eceplanning.com/public-consultation-hanlye-lane/>



Alternatively, you are invited to attend our face to face public consultation where you can view our proposals, talk with a member of the application team and give us your feedback:

Face to Face Public Consultation

Monday 4th September

**Council Chambers, The Queens Hall, High Street,
Cuckfield RH17 5EL**

4:00pm – 8:00pm

If you cannot attend the face to face public consultation but do not have access to the internet, please call ECE Planning on 01903 248777 to arrange delivery of a printed brochure and feedback form.

For more information please contact: sussex@eceplanning.com



Figure 1- Location of Proposed Development

Appendix B – Public Consultation Leaflet

Public Consultation September 2023 Land at Hanlye Lane, Cuckfield



Dear Occupier,

We are writing to let you know that Sigma Homes Ltd are preparing a Full Planning Application for the erection of 55 homes (including 30% affordable), landscaping, informal and formal open space and play space on land at Hanlye Lane to the east of Ardingly Road, Cuckfield.

This site is an allocated site within the Mid Sussex Site Allocations DPD, under reference SA23.

The views of the community are important to us. We would therefore like to invite you to view and comment on the proposed development plans at our face-to-face Public Consultation on Monday 4th September (see details below). The proposals will also be available to view online from Monday 4th September on our dedicated webpage. Simply scan the QR code or go to the following link to view the page:

<https://eceplanning.com/public-consultation-hanlye-lane/>

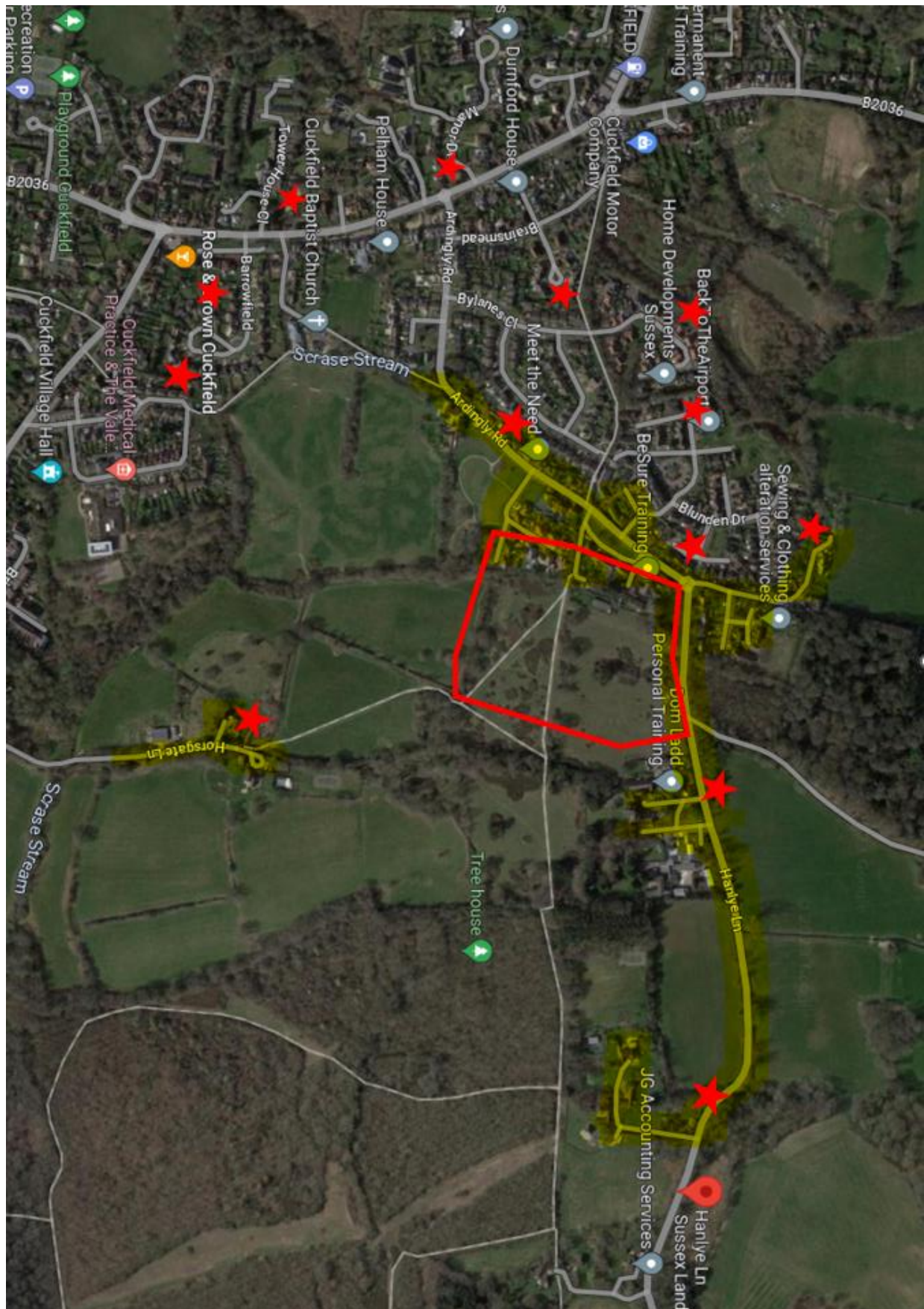
Face to Face Public Consultation
Monday 4th September
Council Chambers, The Queens Hall, High
Street, Cuckfield RH17 5EL
4:00pm – 8:00pm



Location of proposed development (outlined in red).

For more information please contact: sussex@eceplanning.com If you do not have access to the internet, please call ECE Planning on 01903 248777 to arrange delivery of a printed brochure.

Appendix C – Leaflet Drop Map



Land at Hanlye Lane, Cuckfield Public Consultation

Sigma Homes Ltd are preparing a Full Planning Application for the erection of 55 homes (including 30% affordable), landscaping, informal and formal open space and play space on land at Hanlye Lane to the east of Ardingly Road, Cuckfield.

We are seeking the views of the community, including people who live and work in the local area, to ensure our proposals take into consideration your suggestions.

*We are holding a **Face-to-Face Public Consultation** on **Monday 4th September** from **4:00pm – 8:00pm** at **Council Chambers, The Queens Hall, High Street, Cuckfield RH17 5EL***

*We will be holding an **Online Public Consultation** alongside the Face-to-Face Consultation. **From Monday 4th September consultation boards showing the proposals will be available to view below.** Please use the **Feedback Form** at the bottom of this page to document your comments.*

Your comments will be reported to Mid Sussex District Council and will be made publicly available however please note that in accordance with GDPR, any personal details will NOT be disclosed and are only collected in order that we may validate your comments. Anonymous feedback forms will NOT be considered. Once the comments from the consultation have been collated, the original comments will be destroyed.

Please note that we would prefer to receive all comments within the first week of the proposals going live (4th-10th September) but we will leave the consultation open to ensure everyone can have their say.

Consultation Boards

ECE Planning

Just any aspect of the proposals.

We will consider all comments received as we progress these proposals towards a planning application in the near future.



Feedback Form

ECE Planning

Name

Email Address

Do you agree that the style of the homes and choice of materials are appropriate for this part of Cuckfield?

Yes

No

Maybe

Comments:

//

Do you agree that the proposed layout design is appropriate for the site?

Yes

No

Maybe

Comments:

//

ECE Planning

Do you agree that the landscaped open space and green corridor areas are appropriately located and designed?

Yes

No

Maybe

Comments:

//

Do you agree that the provision of 30% affordable housing at this site is appropriate?

Yes

No

Maybe

Comments:

//

Do you have any further comments?

Yes

No

Comments:

Submit



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Appendix E – Consultation Email

Dear Councillors & Stakeholders,

We are writing to let you know that Sigma Homes Ltd are preparing a Full Planning Application for the erection of 55 homes (including 30% affordable), landscaping, informal and formal open space and play space on land at Hanlye Lane to the east of Ardingly Road, Cuckfield.

As stakeholders, we would like to invite you to undertake public consultation to engage with the development proposals.

You are invited to provide your feedback either online or in person by the following methods:

1. Online – Our proposals will be available to view online from Monday 4th September 2023 here: <https://eceplanning.com/public-consultation-hanlye-lane/> You can also fill in an online feedback form to let us know your views.
2. In person: We are holding a face-to-face public consultation on Monday 4th September from 4:00pm-8:00pm at the Council Chambers, The Queens Hall, High Street, Cuckfield RH17 5EL.

If you have any questions, please let us know.

Please feel free to forward this onto any other parties who may wish to attend.

Appendix F – Consultation Boards

WELCOME

WELCOME TO THE EXHIBITION DETAILING OUR AMBITIONS FOR HANLYE LANE, CUCKFIELD.

Thank you for coming to our exhibition. The purpose of this event is to present our proposals for the development of the land south of Hanlye Lane, Cuckfield, and to enable you to raise any questions/ thoughts you may have with our team.

This site has been allocated for residential development by Mid Sussex District Council within the Mid Sussex Local Plan (adopted in 2018) under Site Allocation 23. Our proposal seeks to develop 55 residential dwellings with 60% open space retained.

Feedback forms are available and we would be grateful if you would complete these and leave with our team. If you prefer you can post or email these back to us as detailed on the last board.

You can also see and comment on the proposals at :

<https://ecoplanning.com/public-consultation-hanlye-lane>

We look forward to discussing our proposals with you and to hearing your views

About the team

Sigma Homes

Sigma Homes is a developer with a simple vision: to create stunning, individual properties for discerning buyers in the south east of England. This approach is based on over 30 years' development experience, building thoughtfully designed residences which use local architectural vernacular with contemporary design and specification.

ECE Architecture - Architects

ECE Planning - Planning Consultants

C80 Solutions - Energy & Sustainability Consultant

Urban Edge Environmental Consulting - Ecological Consultant

Odyssey - Drainage Consultant

LVA Ltd - Landscape Consultant

Paul Basham Associates - Highways Consultant

MDU Archaeological Consultancy Limited - Archaeological Consultant

RPS - Archaeological Consultant



Allocated site location



View of the Site from Hanlye Lane



View of the Site from Hanlye Lane

Local Sigma Homes Developments



Sigma Homes - Court Meadow, Cuckfield



Sigma Homes - Highfields, Arasy



Sigma Homes - Hurstwood Lane, Haywards Heath



Sigma Homes - Spring Bank, Fox Hill, Haywards Heath

LAND SOUTH OF HANLYE LANE - CUCKFIELD

KEY PRINCIPLES

Planning and Historical Context

Mid Sussex District Council has allocated this site for residential development within the District Plan (2014-2031) which was adopted in March 2018.

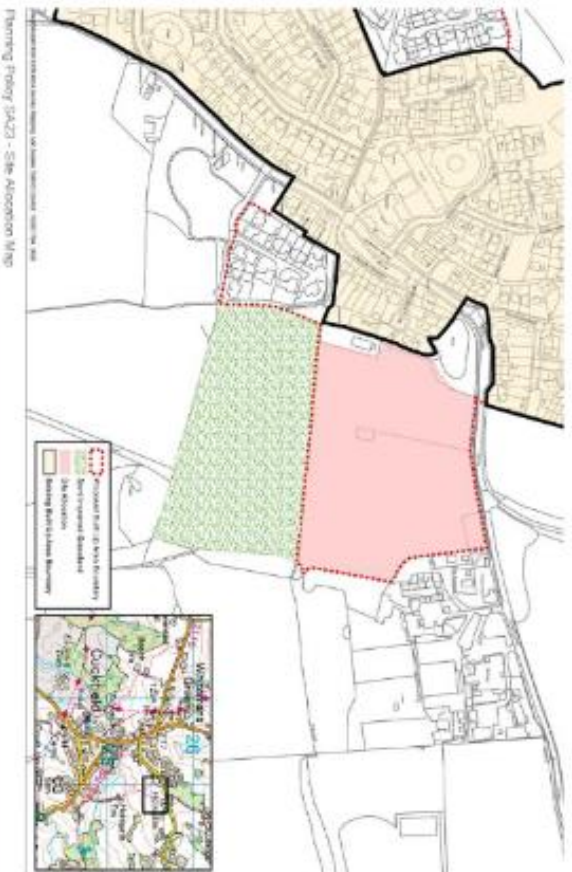
The Policy Allocation for the site (SA/23) seeks to deliver a high quality, landscape led, sustainable extension to Cuckfield, which provides unspoiled and accessible open spaces, respects the character of the village and conserves and enhances the setting of the High Weald Area of Outstanding Natural Beauty, and which is comprehensively integrated with the settlement so residents can access existing facilities.

Within the Council Allocation, it has been specified that development will be provided to the northern part of the site, creating a suitable development edge and transition with the open space that is to be retained to the south. As shown on the policy map below, no development is to be provided on the southern level, which is more exposed to views from the south, contributes to settlement acquisition and is crossed by rights of way providing scenic views towards the South Downs. The land to the south will however, be used for drainage features and informal play.

Through the proposal, safeguards are established and embedded in the design and will be implemented throughout delivery of the project, to safeguard cultural heritage which includes the archaeology of the site and elements of the built heritage.

The proposal will be accompanied by an archaeological desk-based assessment by RPS which will identify the potential for archaeology and cultural heritage assets to survive on the site.

The findings of this assessment and any archaeological works will be shared locally to promote knowledge sharing and contribute to and enhance local initiatives, through way-finding footcountryside on history and development of Cuckfield and its historic network of roads and lanes.



LAND SOUTH OF HANLYE LANE - CUCKFIELD



Allocated Site

The Land at Hanlye Lane, East of Ashbury Road is allocated for a development of 55 dwellings in Policy SA/23 of the Mid Sussex Site Allocations Development Plan Document (June 2022).



Public Open Space

60% of the allocated site will be public open space. The northern portion of the site will also have a green corridor through the centre and be bordered but established trees and hedges. A variety of play spaces will be provided.



Access

Pedestrian connections to Hanlye Lane and footpaths to the south, will ensure the development is highly connected to the amenities Cuckfield has to offer. A new vehicular connection to Hanlye Lane will provide safe and suitable access to amenities further afield.



Retention and Enhancement

All viable hedges and trees on the boundary will be retained and enhanced. The southern portion of the site will be designed to create quality spaces for the enjoyment of nature.



Healthy and Affordable Homes

A mixture of 1, 2, 3, 4 and 5 bed high quality homes will be provided with a collective and contemporary design approach. In-line with MSDC guidelines 30% of units will be affordable housing and 20% will be M4(2)(3) compliant.



Sustainability

A fabric first approach and renewable on-site energy will limit the operational energy of the site. Embodied energy will be balanced with operational benefits and passive solutions will be considered before active.

SITE ANALYSIS

Site Description

The site is located to the north east of the village of Cuckfield, West Sussex. Currently, the applications site is largely used as horse grazed pasture, bordered by mature hedgerows and woodland. There is an existing pond situated to the north-western part of the site with a culvert outfall that is in poor condition.

The surrounding buildings comprise of 1, 2 and 3 storey residential buildings including the new Sigma development on the old Court Meadow site, providing 14 dwellings. To the immediate north and south west of the site are Ancient Woodlands and open fields beyond.

Site Considerations

- The existing boundary vegetation of the site will 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. A central green heart to connect Hanlye Lane and open space to the south.
- There is an opportunity for a new vehicular entrance off Hanlye Lane.
- Where possible look to border the rural countryside edges with open space.



Site Analysis



1. View towards dwellings and scout hut on the Western boundary

2. View from the southern portion of the site looking south west

- Key**
- Site Boundary
 - Existing Trees and Hedgerows
 - Residential Interface
 - Sensitive Edge to Countryside
 - Road Network
 - Proposed Site Access Point
 - Site Falls
 - Existing Pond
 - Uneven Landforms
 - Water main and easement
 - Foot path

LAND SOUTH OF HANLYE LANE - CUCKFIELD

OUR APPROACH



LAND SOUTH OF HANLYE LANE - CUCKFIELD

OUR APPROACH

Design Approach

The approach to scale, massing and elevation treatment has been explored throughout the design process. The buildings range from 1 to 3 storeys and step down the site with the natural topography of the site.

A red multi brick is proposed as the primary material with brick variations and bond detailing to define elevations.

The dwellings have feature gables, projecting bays and recessed balconies to add variation to the street scene. Timber is used on secondary design elements to create a hierarchy often found in the local area. Stone, brick or timber surrounds are used to define openings and help to further articulate the elevations.

The design consists of traditional local materials with a mixture of contemporary and classical detailing. A consistent approach to the elevation detailing throughout all house types will ensure a cohesive development. A Flemish bond has been used on key elevations and can be found throughout the village on historical buildings. The choice of materials are limited to a refined palette enhancing the sense of place and allow for a coherent design.

The development will have a strong sense of identity that will make it identifiable within the historical context of Cuckfield and avoid any pastiche.



View from green corridor looking north east



View from south east corner looking west

LAND SOUTH OF HANLYE LANE - CUCKFIELD

ECOLOGY & LANDSCAPE



Ecology

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



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 inhabitants 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, hedgerow highways and birdbat boxes.



Connection

- Enabling pedestrian connections to and across the site.
- Providing circular pedestrian links throughout the development.
- Utilising the existing topography of the site to inform the development layout / road network with the aim to limit major earthworks on the Site.
- 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 firm easement for water mains through site, only using hard and soft landscaping.
- SuDS (sustainable drainage strategy) approach to the water management of the site

LAND SOUTH OF HANLYE LANE - CUCKFIELD

ACCESSIBILITY & SUSTAINABILITY



Access

Ensuring the scheme promotes sustainable transport modes will be at the core of the development. This will be achieved through creating an attractive development that has good pedestrian access links to Cuckfield, encouraging movement by foot, bicycle and utilising the existing bus service. Good pedestrian links to local amenities and local bus services will reduce the need for car travel.



Fabric First

Proposed construction will optimise the building form, fabric, glazing, and structure to minimise energy consumption in the first instance by using materials that have good insulation and good air tightness, and ensuring that building services systems run as energy-efficiently as possible. Ensuring the building needs less energy to heat and cool it, helps to future-proof the structure and also yields the greatest CO2 savings.



Sustainable Drainage Strategy

The sustainable drainage strategy will incorporate above ground attenuation, swales and rain gardens. This will help minimize the impact of the development on the surrounding areas and increase opportunities for biodiversity on the site.



PV Panels

PV panels will be sympathetically incorporated into the design where appropriate. Where possible roof forms will face the best direction for the installation of PV panels. Analysis will be undertaken to ensure the correct number and type of panels are provided for each home. Adding renewable technology will yield maximum carbon reductions with lower long-term costs for home owners.



Travel

All units will have an electric vehicle charging point. Secure bicycle storage for each unit will be provided within its curtilage. Where possible garages will be provided as well as off street parking. Visitor parking bays will be provided throughout the developed site.



Heating

Heat pumps will provide heating and hot water for all homes on the site. This method of heating provides a low carbon alternative to gas or electric and is suited to buildings with a good air tightness value. The development could be solely electric through the use of heat pumps and PV panels.

SUMMARY

Thank you for taking part in this consultation.

Once you have had the chance to look through the proposals, please do use the contact details available to provide feedback.

The views of the community and local knowledge are important to us. We welcome any comments you have about any aspect of the proposals.

We will consider all comments received as we progress these proposals towards a planning application in the near future.

What to do next

- Please fill in a comment card and leave with our team.
- Or you can view this exhibition online at <https://eceplanning.com/public-consultation-hanlye-lane> and fill in the online survey.
- You can also email questions or comments to sussex@eceplanning.com
- Please ensure feedback reaches us no later than **11th September 2023**



LAND SOUTH OF HANLYE LANE - CUCKFIELD

Appendix F – Feedback Form

Feedback Form

Residential development of 55 dwellings (30% affordable housing) with vehicular and pedestrian access; car parking; open space, play space; landscaping and all other associated works on land at Hanlye Lane, Cuckfield, RH17 5HH

Please return this form to: ECE Planning, 64-68 Brighton Road, Worthing, West Sussex, BN11 2EN. Comments can also be emailed to: sussex@eceplanning.com

Your comments will be reported to Mid Sussex District Council and will be made publicly available.

Name:.....

Address:.....

Email:.....

If you would like to receive an electronic version of the Public Consultation boards then please include your email address above.

(Your personal details will NOT be disclosed, and are collected in order that we may validate your comments. Anonymous feedback forms will NOT be considered.)

Comments on the proposals

- 1) Do you agree that the style of the homes and choice of materials are appropriate for this part of Cuckfield?

Yes / No / Maybe

Comments:

Questions continued overleaf...

ECE Planning

- 2) Do you agree that the proposed layout design is appropriate for the site?

Yes / No / Maybe

Comments:

- 3) Do you agree that the landscaped open space and green corridor areas are appropriately located and designed?

Yes / No / Maybe

Comments:

- 4) Do you agree that the provision of 30% affordable housing at this site is appropriate?

Yes / No / Maybe

Comments:

- 5) Do you have any further comments?

Comments:

