

# LAND WEST OF MARWICK CLOSE, BOLNEY ROAD

ANSTY

## DESIGN AND ACCESS STATEMENT



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## **INTRODUCTION**

This Design and Access Statement has been prepared in support of a full planning application for residential development on land to the west of Marwick Close, Bolney Road, Ansty. The village lies along the A272 (Bolney Road), some 1.4 miles south west of Cuckfield.

Ansty is identified in the settlement hierarchy as a Tier 4 settlement and has been considered suitable for some modest growth in sustainable locations. In recent years the village has extended southwards with new development at Upton Drive / Marwick Close. This proposal continues that southward development with the site (land to the west of Marwick Close) allocated for up to 40 dwellings in the Draft Mid Sussex District Plan 2021-2039, under Policy DPA 17.

This Design and Access Statement has been prepared to illustrate Devine Homes' vision for developing the site to provide new homes in accordance with the draft allocation. The proposal seeks to provide up to 34 new homes of which 10 will be provided as affordable housing. The scheme has been guided by the principles of good design, as set out within the Mid Sussex Design Guide SPD and to ensure it responds to local context and character.

# OUR VISION

To deliver a high-quality landscape led extension to the village that strengthens local character and provides an attractive and well-designed living environment for future residents. The development is underpinned by place making principles and shaped by the site's natural features, retaining existing trees and hedgerows wherever possible to reinforce the rural identity and landscape setting of Ansty and deliver a scheme that is well connected, sustainable and respectful of local context.



**DEVINE HOMES PLC**

*builders of fine homes*



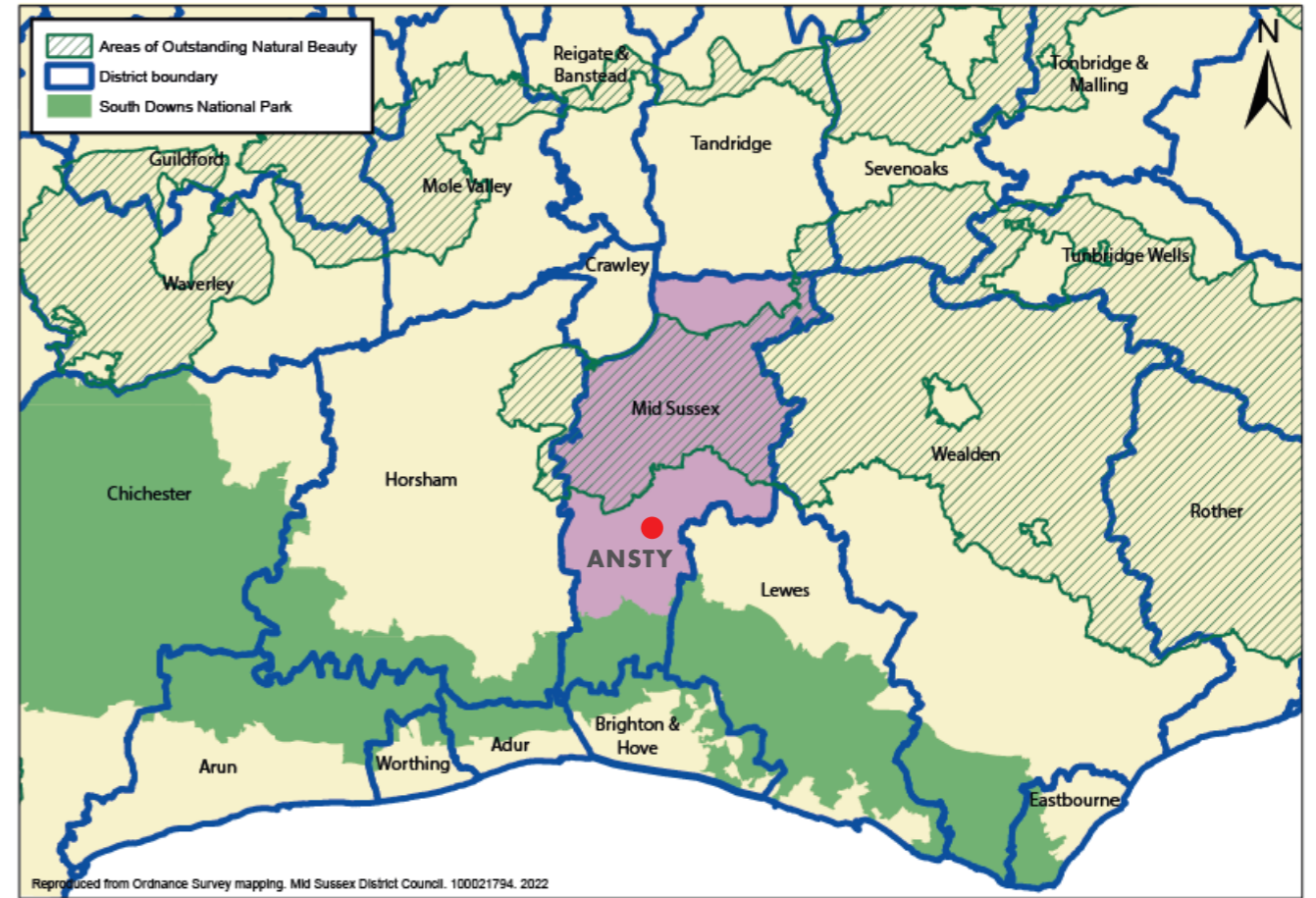
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# SITE CONTEXT & ANALYSIS

# 1.0 SITE CONTEXT & ANALYSIS

## 1.01 THE SITE

The site is located on the south-western edge of the village of Ansty, itself situated to the south-west of the larger village of Cuckfield and the main town of Haywards Heath, to the east of the A23, along the A272.



Location Plan (Bing Maps)

# 1.0 SITE CONTEXT & ANALYSIS

## 1.01 THE SITE

Extending to 1.62 hectares, the site comprises a triangular shaped field of pasture, with a small woodland parcel in its south-western corner. The site is bounded to the west and north by Bolney Road and existing residential development on the opposite side of the road. Immediately to the north-east is the recent housing development at Upton Drive / Marwick Close and Crouch Fields beyond. To the east and south the site is enclosed by hedgerows, beyond which lie open fields. A Public Right of Way (70CR) runs close to the southern boundary, following an east-west alignment just to the south of the hedge.

Both the application site and the fields directly to the east of the site and south of Marwick Close are allocated for residential development in the draft Mid Sussex District Plan 2021-2039 (Policy DPA17 Land to the West of Marwick Close, Bolney Lane and DPA16 Land west of North Cottages and Challoners, Cuckfield Road).

The site is not subject to any landscape, heritage or ecology designations. There are no protected trees or listed buildings within, or directly adjacent to the site. The closest listed buildings are located at the junction of Bolney Road and the B2036, approximately 160m to the northeast of the site. These are the Grade II listed The Ancient Farm and The Old Cottage. These buildings are separated from the site by more recent housing which prevents intervisibility between the site and these heritage assets. The site is located within Flood zone 1 – the lowest risk of flooding. The topography falls from the boundary with Marwick Close to the south and west.



Aerial photograph of site (Google Earth)

# 1.0 SITE CONTEXT & ANALYSIS

## 1.02 ACCESSIBILITY AND FACILITIES

The site is approximately 350m from Ansty village centre, which provides a range of community services including petrol station with shop, children's playground, sports pitches and the Ansty Village Centre. The Village Centre is a modern community hall and sports pavilion that serves as a well-utilised social and sporting hub for local clubs and events.























The site's northern boundary abuts Bolney Road (A272) providing connections to the A23 to the west and Haywards Heath and Burgess Heath to the east and southeast.

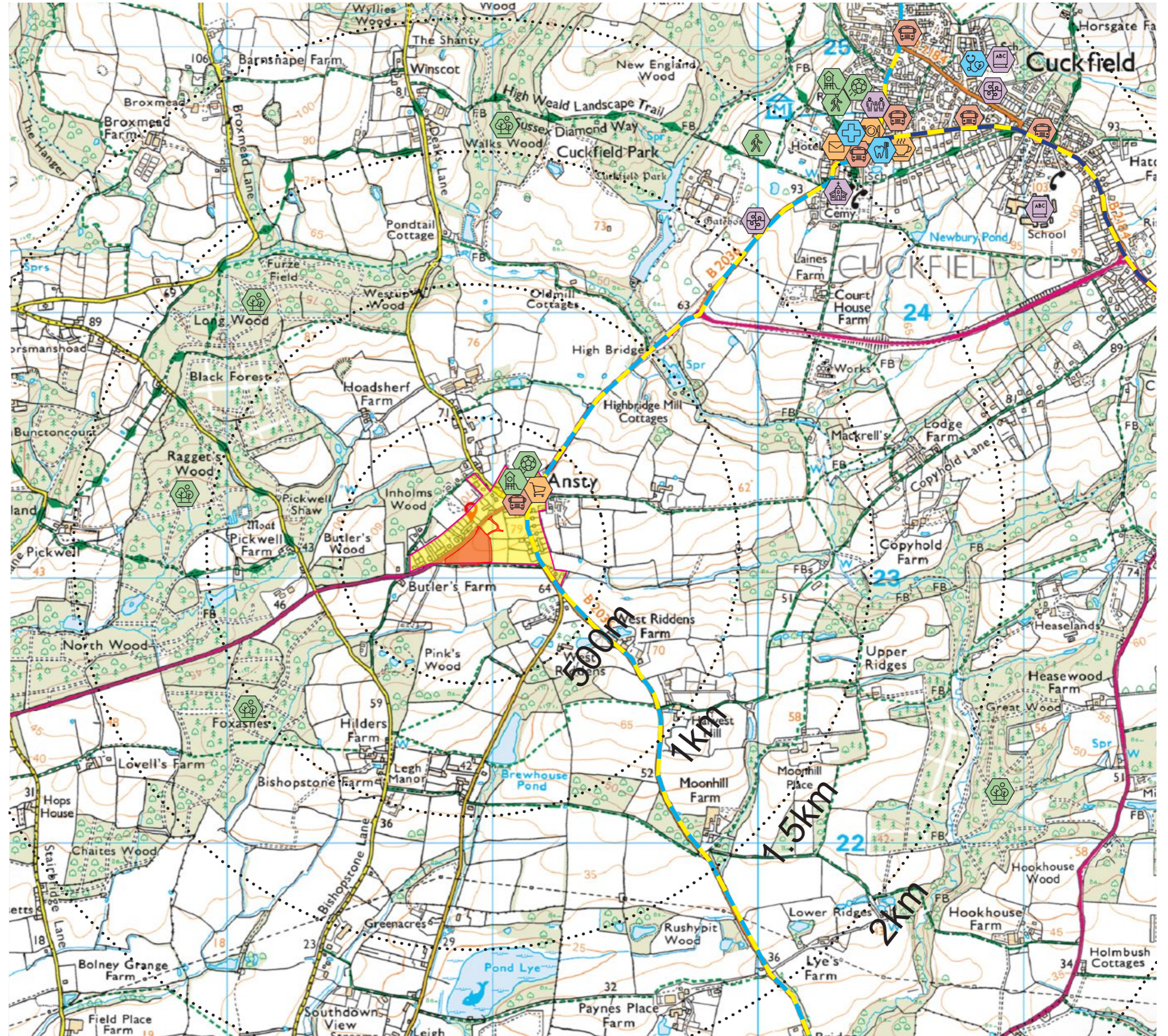
Ansty lies within 5km of Cuckfield and Haywards Heath, which offer a broader range of services. Cuckfield, approximately 2km to the northeast, provides facilities including a primary school, medical practice and village centre. Haywards Heath, around 5km to the east, is one of the district's largest towns and offers extensive retail, education, healthcare facilities and a mainline railway station with frequent direct services to London and other regional destinations.

The site is within walkable distance to bus stops on Bolney Road, providing services to Cuckfield, Haywards Heath, Horsham and Crawley.

An existing network of public rights of way, including footpath 70/CR to the south (linking Bolney Road to the west to Cuckfield Road to the east), connects the site to the wider countryside and nearby amenities and presents opportunities to enhance walkability and active travel, in line with Mid Sussex's sustainability objectives.

Overall, the site benefits from good accessibility, being adjacent to the settlement boundary of Ansty and well connected by footpaths, public transport and road links to a range of facilities, services and employment destinations.

- |   |                          |   |                    |
|---|--------------------------|---|--------------------|
|  | Site Location            |  | Place of Worship   |
|  | Settlement Boundary      |  | Community use      |
|  | Bus stop                 |  | School/college     |
|  | Bus route 89             |  | Nursery/pre-school |
|  | Bus route 89/271         |  | Playground         |
|  | Shop                     |  | Sports fields      |
|  | Post Office              |  | Swimming pool      |
|  | Cafe                     |  | Sports centre/hall |
|  | Restaurant/take-away     |  | Public open space  |
|  | Doctors surgery/hospital |  | Parkland/forest    |
|  | Dentist                  |   |                    |
|  | Pharmacy                 |   |                    |



# 1.0 SITE CONTEXT & ANALYSIS

## 1.03 LANDSCAPE CHARACTER

The Site comprises a pastoral field located alongside Bolney Road, overlooked by recent housing on Marwick Close. It forms part of a group of fields at the southern edge of Ansty between housing on Bolney Road and properties fronting the B2036. To the south, the land continues to fall across open pasture towards a stream, beyond which it rises through Pink's Wood and surrounding farmland.

The site is characterised by its pastoral use, topography and natural features, including the treed embankment along Bolney Road, a small copse in the south-west corner, and hedgerows to the east and south which provide effective screening to the open countryside to the south. Whilst rural in appearance the site contains urban influences, including overhead electricity lines (proposed to be underground), the adjacent Bolney Road and nearby residential development. Collectively, these elements give the site a transitional character, between the settlement edge and open countryside.

The site is not subject to any statutory or non-statutory landscape designations and is considered to have relatively ordinary scenic qualities. The visual appraisal confirms that the site is generally well contained, with views from the wider area limited due to intervening vegetation, topography and built form. While the High Weald National Landscape (HWNL) lies a short distance to the north and west of Ansty, there is no intervisibility with the site.



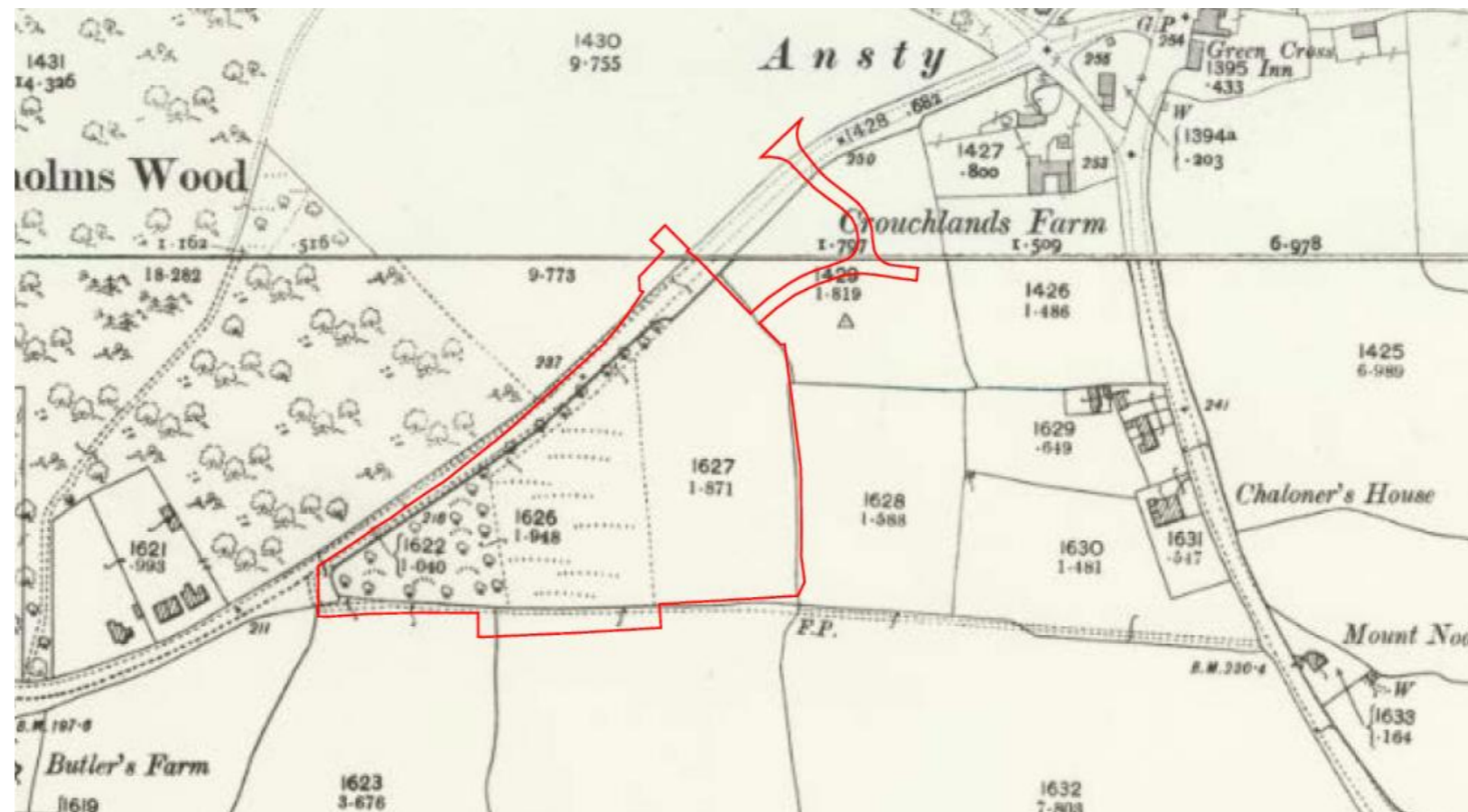
Existing Site Survey

# 1.0 SITE CONTEXT & ANALYSIS

## 1.04 HERITAGE

A Heritage Impact Assessment (HIA) has been prepared by TCMS Heritage Ltd as part of the planning application in accordance with the provisions of paragraph 207 of the NPPF. This builds on previous work undertaken in relation to the promotion of the site and pre-application discussions. The HIA has identified that there are four listed buildings within the search area, that could potentially be affected by the proposed development of the Site. These lie between 150 and 190 metres from the Site. However, all of the listed buildings are visually separated from the Site by intervening development and vegetation. None of them share a historic or functional relationship with the Site.

As a result, the Site does not form part of the settings of these listed buildings and the proposed development will have no impact on their significance. The special architectural and historic interest of the listed buildings, including their settings, will be preserved in accordance with section 66 of the 1990 Act, the relevant provisions of the NPPF and local plan policy DP34, and the proposed development will not result in any heritage harm.



1897 OS Plan



Designated Heritage Assets Plan

**TCMS**  
HERITAGE

Land to the west of Marwick  
Close, Bolney Road, Ansty

**HERITAGE IMPACT ASSESSMENT**  
TCMS.2194

TCMS Heritage Ltd | 585A Fulham Road | London | SW6 5UA

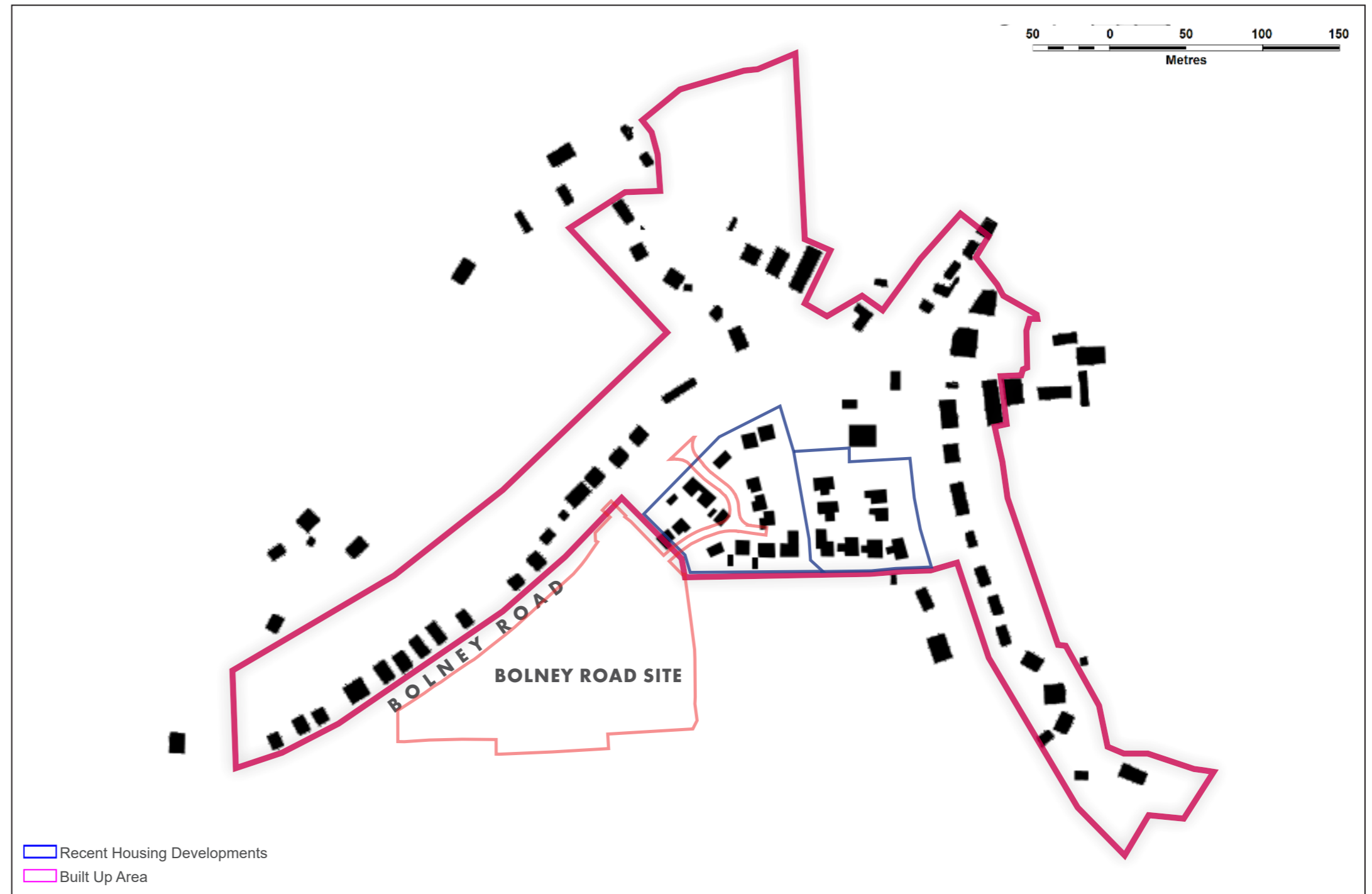
# 1.0 SITE CONTEXT & ANALYSIS

## 1.05 LOCAL CHARACTER

Ansty is characterized by ribbon development along the A272 (Bolney Road) with the village clustered around its junction with the B2036 (Cuckfield Road) and Deeks Lane. More recent development has started to infill the land between Bolney Road and the B2036, immediately north of the site.

The site occupies a transitional position between open countryside and the existing built form of the village, presenting a valuable opportunity to sensitively reinforce the settlement edge, whilst protecting and enhancing the natural landscape.

The surrounding built environment comprises varying urban and rural forms by virtue of the site's location being on the edge of a built-up settlement area. The existing residential development north of the site follows a dispersed street pattern of small cul-de-sacs. The cul-de-sacs are characterised by a range of new-build homes including detached and semi-detached properties with private gardens. The dwellings located west of the site along the western side of Bolney Road are larger in scale which is typical of their age and character



Existing Figure Ground - Ansty Village

# 1.0 SITE CONTEXT & ANALYSIS

## 1.05 LOCAL CHARACTER

### Wider Context

The wider context is of farmsteads within and beyond the village, including the listed houses at Ansty Farm (now the Old Place), Hoadsherf Farm, Pinks Farm (now Butlers Farm) and Crouchlands Farm (now the Ancient Farm).

Ansty farm has half brick / half tile hung elevations with lean to porch detailing, illustrating the local materials referred to in the Landscape character assessment.



The Ancient Farm

### Village centre Context

At the intersection of the approach roads to the village the prominent garage and car sales create a “cluttered”, more urban village centre at the roundabout junction. Of note is the predominance of frontage hedgerows aligning these approach roads.



Ansty Village



Butlers Farm



Ansty Village - Deak's Lane



Ansty Village - Village Hall, Deak's Lane



Ansty Farm



Ansty Village - Formerly St John's Chapel (now a house)



Ansty Village - Shell Garage

# 1.0 SITE CONTEXT & ANALYSIS

## Local Context - Bolney Road

Bolney Road is the approach from the south providing the more immediate site context. The local character is of diverse, domestic properties aligning the streetscene with a predominance of landscaping as the setting.

To the north west of the site these individual dwellings align Bolney Road which is tree lined to the intersection. The projecting porches, red brick and tile hanging are in contrast to the sylvian setting.



1. Cuckfield Road (B2036)



2. Bolney Road



3. Bolney Road



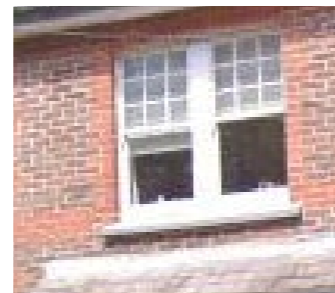
5. Deaks Lane



6. Deaks Lane



Location Key



Local brickwork - in two tones, with pronounced brick coin detailing - opposite site



Tile hanging - with club patterning



Bay windows



Projecting porch details - various

The aesthetics of the properties on Bolney Road, opposite the site form the more relevant local context.