## SA23: Land at Hanlye Lane to the east of Ardingly Road - Index by ID Number

| ID  | Respondent              | Organisation             | BehalfOf                                    | Respondent Category   | Participate |
|-----|-------------------------|--------------------------|---|-----------------------|-------------|
| 40  | 9 Mr R Harvey           |                          |   | Resident              |             |
| 64  | 2 Ms C Tester           | High Weald AONB Unit     |   | Statutory Consultee   | •           |
| 66  | 3 Mr E Hanson           | Barton Willmore          | Glenbeigh<br>Developments<br>Hanlye Lane CU | Promoter              | <b>✓</b>    |
| 72  | 6 Ms S Heynes           | Cuckfield Parish Council |   | Town & Parish Council | •           |
| 138 | 0 Mr A Podmore          |                          |   | Resident              |             |
| 141 | 1 Ms V Groombridge      |                          |   | Resident              |             |
| 142 | 2 Ms S Bush             |                          |   | Resident              |             |
| 142 | 7 Ms L Hirons           |                          |   | Resident              |             |
| 144 | 1 Ms K Richardson-Lewis |                          |   | Resident              |             |
| 167 | 4 Ms K Davis            |                          |   | Resident              |             |
| 207 | 9 Mr A Black            | Andrew Black consulting  | Vanderbilt Homes -<br>Hurstwood HH          | Promoter              |             |
| 208 | 0 Mr A Black            | Andrew Black consulting  | Vanderbilt homes -<br>CDR                   | Promoter              |             |
|     |                         |                          |   |                       |             |

## **Site Allocations DPD: Regulation 19 Consultation Response**

# Policy: SA23

ID: 409

**Response Ref:** Reg19/409/1 **Respondent:** Mr R Harvey

Organisation:
On Behalf Of:

Category: Resident

Appear at Examination? ×

From: R A Harvey

**Sent:** 05 September 2020 11:36

**To:** Idfconsultation

**Subject:** Site Allocation Document response - site SA23

**Attachments:** SA23 Consultation 2.odt

### SA23 Land at Hanlye Lane East of Ardingly Road

My view has changed from neutral in autumn 2019 to negative in autumn 2020.

- 1. Fifty-five new dwellings in north Cuckfield may be unsustainable given the infrastructure deficit that exists in the area regarding water supplies. From 6<sup>th</sup> to 11<sup>th</sup> August 2020 there was no water supply or only intermittent supply for dozens of dwellings in north Cuckfield. (SE Water blamed COVID-19 for people staying at home and using more water, but many residents in my road were away on holiday at the time). Also in the spring of 2018 there were three days' disruption to the water supply in north Cuckfield (compensation was paid and 'lessons would be learned' by SE Water). Over 200 new dwellings are being built at Penland Farm at the other end of Hanlye Lane, and these may come to impact water supply in the area. Has MSDC received satisfactory answers from SE Water about dealing with more new housing in north Cuckfield?
- 2. A further infrastructure deficit exists in Cuckfield regarding traffic flow. Hanlye Lane, Ardingly Road, London Road and London Lane are subject to increasingly heavy traffic throughout the day. Cuckfield centre is often gridlocked, which may or may not ease when the new roundabout is opened at Balcombe Road. In any case, even more traffic will be inevitable with the completion of Penland Farm and your latest 55-unit proposal.
- 3. The northern and southern fields are separated by a row of trees, only some of which have TPOs. You seem to say you will try to preserve all of these trees, which I would favour. However, I am concerned about the precedent set at Penland Farm, where many mature trees were needlessly felled by the developers. Will the Council stand firm against developers' tendency to 'clear away' unnecessarily and will you exercise detailed oversight of clearance work? A tree expert deployed from the start would help matters.
- 4. You regard the culverted pipe which takes outflow from the pond as a potential cause of 'future blockage and capacity issues' and you seem to favour an open watercourse instead. During four and a half years of living near the pond and experiencing many long periods of heavy rain, I have not been aware of any pond blockages or overflow. I believe local residents take pre-emptive measures where necessary. Refurbishment of the outflow pipe, if required, would be a worthwhile

outlay, but an open watercourse would be a hazard and attract fly tipping which is already a problem in north Cuckfield.

Thank you for your attention.







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Thank you for your attention.

Reginald Harvey



5<sup>th</sup> September 2020

## **Site Allocations DPD: Regulation 19 Consultation Response**

## Policy: SA23

ID: 642

**Response Ref:** Reg19/642/4 **Respondent:** Ms C Tester

**Organisation:** High Weald AONB Unit

On Behalf Of:

**Category:** Statutory Consultee

Appear at Examination? ✓



## Site Allocations Development Plan Document Regulation 19 Submission Draft Consultation Form

The District Council is seeking representations on the Submission Draft Site Allocations Development Plan Document, which supports the strategic framework for development in Mid Sussex until 2031.

The Site Allocations DPD, has four main aims, which are:

- to allocate sufficient housing sites to address the residual necessary to meet the identified housing requirement for the district up to 2031 in accordance with the Spatial Strategy set out in the District Plan:
- ii) to allocate sufficient employment land to meet the residual need and in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development;
- iii) to allocate a site for a Science and Technology Park west of Burgess Hill in line with policy requirements set out in District Plan Policy DP1: Sustainable Economic Development, and
- iv) to set out additional Strategic Policies necessary to deliver sustainable development.

All comments submitted will be considered by a Planning Inspector, appointed by the Secretary of State, at a public examination to determine whether the plan is sound.

The Site Allocations DPD is available to view at:

www.midsussex.gov.uk/planning-building/development-plan-documents/

A number of documents have been prepared to provide evidence for the Site Allocations DPD and these can be viewed on the Council's website at the above address.

Paper copies will also be at the Council offices (see address below) and your local library and available to view if the buildings are able to open during the consultation period.

Please return to Mid Sussex District Council by midnight on 28th September 2020

How can I respond to this consultation?

**Online:** A secure e-form is available online at:

www.midsussex.gov.uk/planning-building/development-plan-documents/

The online form has been prepared following the guidelines and standard model form provided by the Planning Inspectorate. To enable the consultation responses to be processed efficiently, it would be helpful to submit a response using the online form, however, it is not necessary to do so. Consultation responses can also be submitted by:

Post: Mid Sussex District Council E-mail: LDFconsultation@midsussex.gov.uk

Planning Policy Oaklands Road Haywards Heath West Sussex RH16 1SS

A guidance note accompanies this form and can be used to help fill this form in.

### Part A – Your Details (You only need to complete this once)

### 1. Personal Details Ms Title Claire First Name Last Name Tester Job Title Planning Advisor (where relevant) Organisation High Weald AONB Partnership (where relevant) Respondent Ref. No. (if known) On behalf of (where relevant) Woodland Enterprise Centre Address Line 1 Line 2 Hastings Road Flimwell Line 3 East Sussex Line 4 RH7 5PR Post Code Telephone Number 01424 723018 E-mail Address Claire.tester@highweald.org

Information will only be used by Mid Sussex District Council and its employees in accordance with the Data Protection Act 1998. Mid Sussex District Council will not supply information to any other organisation or individual except to the extent permitted by the Data Protection Act and which is required or permitted by law in carrying out any of its proper functions.

The information gathered from this form will only be used for the purposes described and any personal details given will not be used for any other purpose.

### Part B – Your Comments

| You can find an explanatio out for each representation                        |  | e guidance note               | . Please fill this part of the form |  |  |  |
|---|--|-------------------------------|-------------------------------------|--|--|--|
| Name or Organisation:   | High Weald AONB Partnership                |                               |                                     |  |  |  |
| 3a. Does your comment i   | relate to:                                 |                               |                                     |  |  |  |
|   | -  | bitats Regulatior<br>sessment | ns                                  |  |  |  |
| Involvement Imp   |  | aft Policies<br>aps           |                                     |  |  |  |
| 3b. To which part does th   | nis representation relat                   | te?                           |                                     |  |  |  |
| Paragraph   | Policy SA SA 23                            | Draft Policies                | s Мар                               |  |  |  |
| 4. Do you consider the S  | ite Allocations DPD is:                    |                               |                                     |  |  |  |
| 4a. In accordance with lega requirements; including                           | al and procedural g the duty to cooperate. | Yes                           | No No                               |  |  |  |
| 4b. Sound   |  | Yes                           | No X                                |  |  |  |
| 5. With regard to each test, do you consider the Plan to be sound or unsound: |  |                               |                                     |  |  |  |
|   |  | Sound                         | Unsound                             |  |  |  |
| (1) Positively prepared   |  |                               |                                     |  |  |  |
| (2) Justified   |  |                               |                                     |  |  |  |
| (3) Effective   | (3) Effective                              |                               |                                     |  |  |  |
| (4) Consistent with nation  | nal policy                                 |                               | X                                   |  |  |  |

| out your comments. If you selected 'No' to either part of question 4 please also complete ques 6b.   | stion  |
|--|--------|
|  |        |
| <b>6b.</b> Please give details of why you consider the Site Allocations DPD is not legally compliant cunsound. Please be as precise as possible.   | or is  |
| The requirement under the Countryside and Rights of Way Act and the NPPF is that development should conserve and enhance the AONB, not just minimise impacts on it.  |        |
| 7. Please set out what change(s) you consider necessary to make the Site Allocations DPD le compliant or sound, having regard to the reason you have identified at question 5 above wher relates to soundness.  You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please as precise as possible. | e this |
| Please can you make the following amendments in red – additions in bold and deletions crossed through.   |        |
| Under '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".   |        |
| Under 'Landscape considerations' first bullet point  |        |
| "Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements to minimise impacts on in order to conserve and enhance the setting of the High Weald AONB adjacent to the north and minimise impacts on the wider countryside".  |        |
|  |        |

6a. If you wish to support the legal compliance or soundness of the Plan, please use this box to set

this

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

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Thank you for taking time to respond to this consultation

## **Site Allocations DPD: Regulation 19 Consultation Response**

## Policy: SA23

ID: 663

Response Ref: Reg19/663/1
Respondent: Mr E Hanson
Organisation: Barton Willmore

On Behalf Of: Glenbeigh Developments Hanlye Lane CU

**Category:** Promoter

Appear at Examination? ✓



## Site Allocations Development Plan Document Regulation 19 Submission Draft Consultation Form

The District Council is seeking representations on the Submission Draft Site Allocations Development Plan Document, which supports the strategic framework for development in Mid Sussex until 2031.

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www.midsussex.gov.uk/planning-building/development-plan-documents/

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Post: Mid Sussex District Council E-mail: LDFconsultation@midsussex.gov.uk

Planning Policy Oaklands Road Haywards Heath West Sussex RH16 1SS

A guidance note accompanies this form and can be used to help fill this form in.

### Part A – Your Details (You only need to complete this once)

## 1. Personal Details Mr Title Ed First Name Last Name Hanson Job Title Associate (where relevant) Organisation Barton Willmore (where relevant) Respondent Ref. No. (if known) On behalf of Glenbeigh Developments Ltd (where relevant) Address Line 1 7 Soho Square Line 2 Line 3 London Line 4 Post Code W1D 3QB Telephone Number 0207 446 6888 E-mail Address ed hanson@bartonwillmore.co.uk

Information will only be used by Mid Sussex District Council and its employees in accordance with the Data Protection Act 1998. Mid Sussex District Council will not supply information to any other organisation or individual except to the extent permitted by the Data Protection Act and which is required or permitted by law in carrying out any of its proper functions.

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### Part B – Your Comments

| You can find an explanatio out for each representation   |   | e guidance note               | . Please fill this part of the form |  |  |
|--|---|-------------------------------|-------------------------------------|--|--|
| Name or Organisation:  | Barton Willmore on behalf of Glenbeigh Developments Ltd |                               |                                     |  |  |
| 3a. Does your comment  | elate to:   |                               |                                     |  |  |
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| 3b. To which part does th  | nis representation relat                                | te?                           |                                     |  |  |
| Paragraph  | Policy SA 23  | Draft Policies                | в Мар                               |  |  |
| <ul><li>4. Do you consider the Si</li><li>4a. In accordance with legal requirements; including</li></ul> |   | Yes x                         | No No                               |  |  |
| 4b. Sound  |   | Yes                           | No X                                |  |  |
| 5. With regard to each tes   | st, do you consider the                                 |                               | <del>-</del>                        |  |  |
| (1) Positively prepared  |   | Sound                         | Unsound                             |  |  |
| (2) Justified  |   |                               | X                                   |  |  |
| (3) Effective  |   | X                             |                                     |  |  |
| (4) Consistent with nation   | nal policy  | X                             |                                     |  |  |

| <b>6a</b> . If you wish to support the legal compliance or soundness of the Plan, please use this box out your comments. If you selected ' <b>No</b> ' to either part of question <b>4</b> please also complete que <b>6b</b> .  |          |
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| Refer to representations.  | t is     |
| <b>6b.</b> Please give details of why you consider the Site Allocations DPD is not legally compliant unsound. Please be as precise as possible.  | or is    |
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| 7. Please set out what change(s) you consider necessary to make the Site Allocations DPD I compliant or sound, having regard to the reason you have identified at question 5 above whe relates to soundness. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please precise as possible. | ere this |
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|  | No, I do not wish to<br>participate at the oral<br>examination                  | X                   |              | es, I wish to part<br>the oral examin |               |
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Thank you for taking time to respond to this consultation

# Land South of Hanlye Lane, Cuckfield

## Mid Sussex Site Allocations Development Plan Document

# Regulation 19

Prepared by Barton Willmore on behalf of Glenbeigh Developments Ltd

September 2020



## Land South of Hanlye Lane, Cuckfield

# Mid Sussex Site Allocations Development Plan Document

## Regulation 19

Prepared by Barton Willmore on behalf of Glenbeigh Developments Ltd

| Project Ref:   | 20253/A5/Site<br>Allocations Reps | 20253/A5/Site<br>Allocations Reps |
|----------------|-----------------------------------|-----------------------------------|
| Status:        | Draft                             | Final Draft                       |
| Issue/Rev:     | 01                                | 02                                |
| Date:          | 22 September 2020                 | 24 September 2020                 |
| Prepared by:   | Sophie Jamieson                   | Sophie Jamieson                   |
| Checked by:    | Ed Hanson                         | Ed Hanson                         |
| Authorised by: |                                   |                                   |

Barton Willmore LLP 7 Soho Square London W1D 3QB

Tel: 020 7446 6888 Ref: 20253/A5/SJ

Fax: 020 7446 6889

Email: sophie.jamieson@bartonwillmore.co.uk Date: September 2020

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### **OVERVIEW TECHNICAL NOTE 2019**

APPENDIX 11 : WEST SUSSEX COUNTY COUNCIL - PREAPPLICATION

**RESPONSE - HIGHWAYS** 

APPENDIX 12 : CSA UTILITIES - PLANNING POSITION

**STATEMENT** 

#### 1.0 INTRODUCTION

- 1.1 These representations are submitted on behalf of Glenbeigh Developments Ltd (Glenbeigh) in response to the emerging Mid Sussex Site Allocations Development Plan Document (DPD) Regulation 19 consultation being undertaken by Mid Sussex District Council (MSDC). The public consultation closes on 28 September 2020.
- 1.2 Glenbeigh is promoting some 5.75ha of land south of Hanlye Lane, Cuckfield (the Site) for residential development and has previously submitted representations in respect of the Cuckfield Neighbourhood Plan (dated March 2013), the Strategic Housing and Economic Land Availability Assessment (SHELAA) (dated October 2017), and various representations in respect of the Mid Sussex District Plan 2014-2031 and the Site Allocation Development Plan Document Regulation 18 (dated November 2019).
- 1.3 The Site benefits from a draft allocation within the draft Site Allocations DPD (allocation ref. SA23 Land at Hanlye Lane to the east of Ardingly Road, Cuckfield) for 55 dwellings and formal and informal open space. The Site has been identified within the SHELAA (April 2020) as '479 Land at Hanlye Lane to the east of Ardingly Road, Cuckfield'. The SHELAA states the Site has capacity for 55 dwellings and confirms that the Site is suitable, available and achievable.

#### 2.0 THE SITE

- 2.1 The Site is located to the south of Hanlye Lane on the north-eastern edge of Cuckfield. Cuckfield has a population of 3,500 (2011 Census) and is approximately 1.5km west of Haywards Heath, 10 miles south of Crawley and 17 miles north of Brighton.
- 2.2 The Site comprises some 5.75ha of grassland, with occasional tree and shrub cover. The boundary of the High Weald Area of Outstanding Natural Beauty (AONB) is located to the north of Hanlye Lane. A number of the trees on the Site are the subject of Tree Preservation Orders (TPOs).
- 2.3 The Site is bounded by Hanlye Lane to the north, with residential properties located along the east and west boundaries. Horsegate House (former children's school operated and owned by West Sussex County Council) benefits from an extant planning permission for residential development. Open fields lie to the south and west of the Site. A small pond lies to the north west, but the Site is wholly located within Flood Zone 1 (1 in 1000 chance of flooding). A Site Boundary Plan is contained at **Appendix 1**.
- 2.4 The Site has been the subject of survey and investigation. These assessments demonstrate that the Site is free from technical constraints and can come forward for residential development now.
- 2.5 Cuckfield is categorised as a Tier Two Settlement (Larger Village) in the Local Plan Hierarchy. The Mid Sussex District Plan states that "Larger villages [act] as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland of and benefit from a good range of services and facilities, including employment opportunities and access to public transport."

#### 3.0 RESPRESENTATIONS TO THE DRAFT LOCAL PLAN

- 3.1 The Site has been allocated for residential development under policy designation SA23 in the draft Site Allocations DPD (Regulation 19). A copy of Policy SA23 and the supporting text is included at **Appendix 2**. In summary, the policy contains details and requirements covering the following matters:
  - · Objectives;
  - Urban Design Principles;
  - Landscape Considerations;
  - Social and Community;
  - Historic Environment and Cultural Heritage;
  - Biodiversity and Green Infrastructure;
  - Highways and Access;
  - Flood Risk and Drainage;
  - Contaminated Land;
  - Minerals; and,
  - Utilities.
- 3.2 Our representations in relation to the site-specific policy requirements listed above are as follows:

#### **Objectives**

3.3 Glenbeigh supports the objectives outlined in the draft policy and confirm that they can be delivered through development of SA23. Glenbeigh also supports the Indicative Phasing and agree that the site would be deliverable in 1-5 years. An Opportunities and Constraints Plan is enclosed at **Appendix 3**.

### **Urban Design Principles**

3.4 Glenbeigh agrees with the principle of developing the northern part of the Site for housing, and concentrating higher density development in the centre of the built area. A Masterplan has been prepared and is enclosed at **Appendix 4**. This demonstrates a net residential area amounting 1.65ha, which equates to 33dph. The Masterplan demonstrates that only the northern parcel of land will be developed and the southern parcel will provide an extensive area of public open space and supporting infrastructure.

- 3.5 The requirement for the provision of pedestrian and/or cycle links to Ardingly Road, Longacre Crescent and adjacent networks is also supported and it is proposed that vehicular and pedestrian access be provided from the north off Hanlye Lane, with existing Public Rights of Way to be retained. This matter is considered further under the Highway and Access section of this representation.
- 3.6 The Site is currently screened along its northern boundary by a number of trees and hedgerows which are proposed to be retained. Glenbeigh will seek to balance the policy requirement to retain trees and hedgerows with the urban design policy requiring developments to provide an active frontage.

#### **Landscape Considerations**

- 3.7 As discussed above, Glenbeigh supports the landscape requirements of the policy designation including the need to minimise the loss of existing hedgerows and trees across and on the boundaries of the Site, including those with Tree Preservation Orders. This will need to be considered in the context of the urban design policies which seek active frontages for new developments. A balance will therefore need to be struck during the design process when work begins on a formal planning application.
- 3.8 Open space is proposed on the southern parcel of the Site and will be integrated with both the Public Rights of Way and development proposals on the north of the Site.
- 3.9 Glenbeigh also agrees with the requirement to undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements to minimise impacts on the setting of the High Weald AONB adjacent to the north and on the wider countryside. An LVIA was undertaken in 2012 by Pegasus Landscape and an updated version is included at **Appendix 5**. The updated LVIA confirms:
- 3.10 The proposals include a substantial landscape zone encompassing the whole of the southern field of the Site. This would incorporate existing trees, hedgerows, and proposed ponds. This zone will form a robust landscape buffer between the proposed development and the countryside to the south, as well as creating an area for informal recreation and opportunities for biodiversity enhancement in line with local priorities.
- 3.11 The existing boundary trees and hedgerows would be retained and reinforced with native species planting to maintain and enhance the strong landscape framework to the Site.

Within the Site itself, there are several mature parkland trees which will be retained and incorporated into landscaped areas as part of the development.

- 3.12 Being located towards the settlement edge of Cuckfield, the immediate surrounding area exhibits urban characteristics. There are several examples of development in the vicinity including the properties along Ardingly Road, Longacre Crescent and the recently constructed properties at Horsefield Green to the west, and Hanlye Lane in the north. The high profile and massing of these residential areas makes them prominent elements in the local landscape; as such, from the limited locations that the proposed development of the northern part of the Site would be visible, it would not be out of character.
- 3.13 In both regional and local terms, all the characteristic elements of the landscape as identified above would remain physically unaffected. The existing vegetation would be improved through additional planting and would continue to provide a robust framework to the Site. The strengthened landscape framework would positively contribute to the character of the area by forming a robust and defensible southern edge to the settlement which would maintain the Strategic Gap between Haywards Heath and Cuckfield.
- 3.14 The proposals would create a publicly accessible landscape along the southern field of the development to ensure a strong landscape structure at the development edge. The proposals would also incorporate green links through the Site to enable access to the surrounding countryside.
- 3.15 The development provides the opportunity to retain the existing trees, and through additional planting, bolster and increase the tree resource within the Site.
- 3.16 All the characteristic elements of the wider landscape set out above would remain physically unaffected. The proposals allow for the creation of a new high quality development which will be integrated with, and sit comfortably within, the existing landscape without causing unacceptable harm to the High Weald AONB to the north of the Site.
- 3.17 The proposed development would be located on land where in the immediate locality of the Site there are many signs of human activity and infrastructure which influence the visual amenity of the area. These factors would help in reducing the effect of the proposed development on visual amenity and would help relate the development to the existing built form and infrastructure.

- 3.18 Although there would be some visual change at the local level it would not necessarily be a harmful one. The opportunity to increase and enhance the existing vegetation round the boundaries of the Site to provide a robust landscape framework to the new development would bring about a positive beneficial effect upon the landscape through additional native tree planting. The maturing vegetation would have the ability to screen and filter potential views into the Site whilst framing the proposals and providing a robust and defensible development edge.
- 3.19 The Landscape Statement concludes that the Site to the south of Hanlye Lane, Cuckfield, would be suitable to accommodate residential development without detriment to the landscape character, features, or visual amenity of the area.

#### **Arboriculture**

3.20 A Tree Survey and Arboricultural Impact Assessment (AIA) was undertaken by Barton Hyett Consultants in November 2019 in support of our Regulation 18 consultation response. The AIA is included at **Appendix 6**. It confirms that the indicative development proposals are feasible from an arboricultural perspective, subject to the potential requirement for minor amendments to the layout design at planning application stage to ensure the health and longevity of the retained trees is maintained.

#### **Social and Community**

- 3.21 The social and community requirements for the Site are supported. As noted previously, open space is proposed on the land to the south and will be well-connected to the surrounding Public Rights of Way and adjoining development.
- 3.22 It is also understood that standard financial contributions will apply in accordance with the Development Infrastructure and Contributions SPD July 2018, and it is advised that such contributions must have regard to scheme viability. Proposed highway works and wider junction improvements are considered under the Highway and Access Section of this representation.

#### Historic Environment and Cultural Heritage

3.23 The policy designation notes that the Site is located near the crest of a sandstone ridge, in the High Weald, a favourable location for archaeological sites.

- 3.24 A Historical Environment Desk Based Assessment dated September 2020 and prepared by Orion is enclosed at **Appendix 7**. The assessment confirms the following:
- 3.25 A review of the available evidence has shown that the study site is likely to contain the remains of a late 19th century outfarm building, which has been identified by historic mapping (HER MWS1305). The building was demolished in the late 20th century, and any remains are likely to comprise the remnants of foundations and/or demolition debris. Historic mapping and an analysis of lidar data has confirmed the presence of a probable Post-Medieval quarry pit in the south-eastern corner of the northern field of the study site. The available evidence suggests that there is a low potential for the presence of buried remains of interest from other periods.
- 3.26 it is considered that the archaeological interest of any remains present within the study site could be secured by a staged programme of archaeological works, which would confirm the extent of any archaeological remains, identify any areas of interest, and excavate and record these prior to construction activity within those areas. Such a programme of works would realise the research value of any remains present, and would contribute to understanding of past land use in the locality. It would therefore provide an adequate form of mitigation for the loss of any potential remains. This approach is in line with that taken at Penlands Farm, and this assessment has found no evidence to suggest that a similar approach cannot be taken within the study site.
- 3.27 It is concluded that the construction of the proposed development would not result in the unacceptable loss of buried archaeological remains of interest, and that any impacts could be adequately mitigated via a programme of archaeological works. These works could be secured through a standard condition as part of the planning process. Therefore, there is no in principle archaeological constraint to the development of the study site, or its allocation for redevelopment in the local plan.
- 3.28 In respect of the setting of heritage assets in the study site and the surrounding area, these have been assessed and the study site is not considered to form part of the setting of the vast majority of the listed buildings in the wider search area, nor contribute to their significance. As the southern field of the study site would be retained as open space, long views of the top of the tower of the Parish Church of the Holy Trinity would be preserved and there would be no effect to its significance. The proposed development would also retain the screening provided by the planting along the boundaries of the study site. As a result of this, and also of the presence of other intervening landscape features in the wider area, the proposed development would not affect the setting or significance of the other

designated heritage assets in the wider area. As such the proposed development would preserve the setting of the listed buildings in the surrounding area.

3.29 On this basis, the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological and heritage impacts. It therefore accords with the requirements in paragraphs 193-199 of the NPPF and policy DP34, DP35 and DP36 of the adopted Mid Sussex District Plan 2014-2031, and Policy CNP1 of the Cuckfield Neighbourhood Plan.

#### **Biodiversity and Green Infrastructure**

- 3.30 Glenbeigh supports the biodiversity and green infrastructure requirements of policy designation SA23. An extended Phase 1 Biodiversity survey was undertaken by Ecology Solutions in 2012 and was updated in 2017. The survey is included at **Appendix 8**. The assessment identifies the habitats on Site as holding low ecological value and being species poor, with features such as woodland, trees and hedgerows holding relatively higher value. Such features will be retained and incorporated into the development through appropriate design.
- 3.31 The need to ensure a net gain in biodiversity is supported and it is considered that with appropriate management and additional planting, the ecological value of the Site could be increased. Additional mitigation measures will be provided to compensate for any loss of biodiversity. A further ecological Assessment will be undertaken in advance of any planning application.
- 3.32 The requirement to incorporate SuDs within the Green Infrastructure to improve biodiversity and water quality is also supported and will form part of the proposals.

#### **Highways and Access**

- 3.33 As per the requirements of Policy SA23, both vehicular and pedestrian access will be provided from Hanlye Lane. A separate pedestrian access point will also be provided to the north to connect to the existing Public Right of Way north of Hanlye Lane. A detailed Junction Plan (ref SK191114.1) is included at **Appendix 9** and this has been the subject of separate arboriculture advice (in the context of TPO'd trees on the northern boundary).
- 3.34 A Site Accessibility Overview technical note has been provided by Connect Consultants and is included at **Appendix 10**. The note confirms that the proposed development is within

walking distance of a range of local facilities and services, including bus stops with regular local services. It is within cycling distance of much of Haywards Heath, including Haywards Heath Station, with rail services to London and the south coast. There are therefore good opportunities for future residents to make journeys by sustainable travel modes. The Site is readily accessible by car, with links to the local and strategic road network.

- 3.35 Draft Policy SA23 states that the applicant is required to investigate access arrangements onto London Road and make necessary safety improvements. Further highway assessment has been undertaken to understand the extent of works required at the intersection of London Road (B2036) and Ardingly Road (B2114), in line with ongoing discussions with West Sussex County Council (WSCC) Highways Department.
- 3.36 Indeed, Connect Consultants made a formal pre-application submission to WSCC in 2019 and the response is enclosed at **Appendix 11**. WSCC has advised that the transport assessments that are submitted in support of any formal planning application take into consideration the changes to speed survey guidance and any parameters are adjusted accordingly.
- 3.37 With regard to the Stage 1 Road Safety Audit, it is confirmed that this has been undertaken in accordance with the relevant parameters. WSCC also confirms that all 4 issues previously raised have now been addressed and specifically that it is not considered necessary to move the speed limit boundary to the east. Such details can however be agreed at planning application stage but would not inhibit the development of the site.
- 3.38 Finally, WSCC confirms that trip rates via the TRICS database were previously agreed in November 2019. Further capacity assessments have been undertaken via the Junctions 9 software system. From a Capacity perspective the TA predicts the proposed development would not have an adverse effect on the adjoining highway network.
- 3.39 As set out in the enclosed pre-application response from WSCC, there are no transport or highways matters that would preclude the residential development of the site and Glenbeigh therefore suggest that the draft policy is amended accordingly.

#### Flood Risk and Drainage

3.40 The draft allocation (SA23) states that repair and improvement works will be required to the existing culvert, which takes the outflow of an adjoining pond, along the site's western boundary to the southern field. However, the pond in question is outside of the red line

boundary and is in private ownership. Glenbeigh therefore objects to the first bullet point of the Flood Risk and Drainage requirements which do not benefit the site or the public.

- 3.41 Notwithstanding this, the second and third bullet points are supported and any future planning application for the residential development of the Site will be supported by a full flood risk assessment. In accordance with the draft allocation, such proposals shall:
  - 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**

3.42 The policy states that land may be contaminated due to present or historical on Site or adjacent land uses. As a result, the promotor will need to provide a detailed investigation into possible sources of on-site contamination together with any remedial works that are required. Glenbeigh does not consider that the previous uses on site will give rise to contaminated land but agree that a Ground Conditions Phase 1 Assessment will be undertaken and submitted with any future planning application.

#### **Minerals**

- 3.43 Part of the Site is within Ardingly Building Stone Minerals Safeguarding Area and all of the Site is within the Ardingly Building Stone Consultation Area. The policy states that further assessment may be required to establish whether the Site contains a mineral resource that should either be safeguarded or extracted in advance of built development.
- 3.44 Glenbeigh does not consider that the Site is of a scale that could meaningfully add to the extraction of minerals. However, any further planning application will assess both the potential for minerals and whether they can be viably extracted.

#### Utilities

3.45 The proposed policy states that reinforcement of the sewerage network is required. A Planning Position Statement and accompanying Constraints Plan (dated September 2020) has been prepared by CSA and are enclosed at **Appendix 12**. CSA has engaged with key utility providers (foul and surface water, electricity, gas and broadband) to consider issues

relating to timing, capacity and delivery aligned with the indicative masterplan and quantum of development proposed. The Statement confirms that further work and assessments will be undertaken as part of any formal planning process, but in regard to utilities, the scale of development is entirely appropriate.

Site address here xxxxxx

#### 4.0 SUMMARY

4.1 Cuckfield is a sustainable Tier Two settlement and it is therefore an appropriate location for residential growth in the District.

- 4.2 The supporting work undertaken to date demonstrates that the Site is wholly suitable, available and achievable and its residential development would make a valuable contribution to housing delivery requirements in the short-term.
- 4.3 In short, Glenbeigh supports the residential allocation of the Site and the site-specific policy requirements set out within draft Policy SA23. However, Glenbeigh objects to the wording of the policy with regard to both highways and flood risk and drainage requirements. We therefore respectfully request that Policy SA23 is amended in accordance with our comments in Chapter 3 above.

## APPENDIX 1 SITE LOCATION PLAN (REF RL 001)





Project

#### Land to the East of Cuckfield Glenbeigh

Drawing Title

### Site Boundary Plan

| Date 26.03.13 | Scale<br>1:1500 @ A3 | Drawn by<br>SK | Check by<br>EH |
|---------------|----------------------|----------------|----------------|
| Project No    | Drawing No           |                | Revision       |
| 20253         | RL 001               |                | -              |



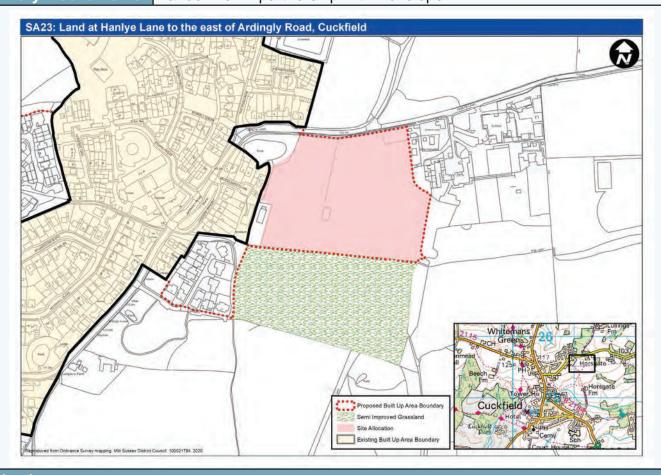
Planning • Master Planning & Urban Design Architecture • Landscape Planning & Design • Project Services Environmental & Sustainability Assessment • Graphic Design





# APPENDIX 2 MID SUSSEX DRAFT POLICY SA23 AND PROPOSALS MAP

| SA 23   |   |                            |              |  |  |  |
|---|---|----------------------------|--------------|--|--|--|
| Land at Hanlye Lane to the east of Ardingly Road, Cuckfield |   |                            |              |  |  |  |
| SHELAA:   | 479   | Settlement:                | Cuckfield    |  |  |  |
| Gross Site Area (ha):                                       | 5.75  | Number of Units:           | 55 dwellings |  |  |  |
| Description:  | Housing allocation and formal and informal open space |                            |              |  |  |  |
| Ownership:  | Private landowner                                     |                            |              |  |  |  |
| <b>Current Use:</b>   | Greenfield/pasture                                    | <b>Indicative Phasing:</b> | 1 to 5 years |  |  |  |
| <b>Delivery Mechanisms:</b>                                 | Landowner in partnership with Developer               |                            |              |  |  |  |



# **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 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 development on 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, 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 masterplanning.

# Landscape Considerations

- Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements to minimise impacts on the setting of the High Weald AONB adjacent to the north and 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 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. Carry out Archaeological assessment and appropriate mitigation arising from the results.

# Biodiversity and Green Infrastructure

- The land to the south, as indicated on the Policies Map, is designated as a Semi Improved Grassland Priority Habitat. Manage this area 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 connect to the surrounding area.
- 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.
- 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, the details of which need to be investigated.
- 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 sustainable 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. Consider drainage works to improve the situation 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.

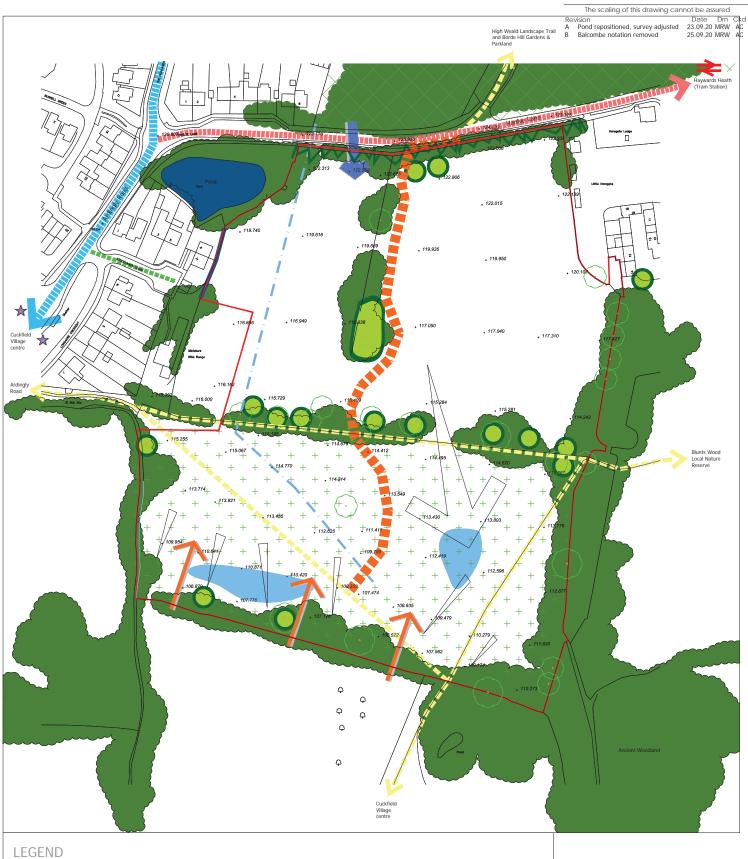
# **Minerals**

• 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.
- Occupation of development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.

# APPENDIX 3 OPPORTUNITIES AND CONSTRAINTS PLAN 2020 (REF 20253/OP-01 REV A)





Opportunity to provide connections between existing PROW's Bus stop



Existing vegetation and trees to be retained and reinforced where possible



Vegetation/ trees covered by Tree Protection Order



Proposed SuDS Feature - Size and Location to be confirmed

and country and country and country and country







High Weald AONB



Semi Improved Grassland Priority Habitat



Hedgerow forming character to the entrance of Cuckfield village - loss should minimised



Southern fringe of slope in excess of 1:15



Land to the east of Cuckfield

Drawing Title

Opportunities and Constraints

Drawn by MRW Date 10.09.20 Scale 1:1000@A2 Project No Drawing No







Note: Desktop study to be supported by further specialist consultant work in order to fully establish the extent of constraints

# APPENDIX 4 MASTERPLAN UPDATE 2020 (REF 20253/MP-01 REV A)







Site Boundary



Proposed Tree Planting (indicative)



Retained Vegetation Proposed SuDS Pond (size tbc)

Proposed Play Space



# APPENDIX 5 PEGASUS LANDSCAPE STATEMENT 2019



# LAND TO THE SOUTH OF HANLYE LANE, CUCKFIELD

# LANDSCAPE STATEMENT

ON BEHALF OF GLENBEIGH DEVELOPMENTS LTD

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) PLANNING AND COMPULSORY PURCHASE ACT 2004

Prepared by: Hilary Degnan, CMLI, Landscape Director

# Pegasus Group

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# **APPENDICES:**

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| APPENDIX 1: | SITE LOCATION PLAN |

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APPENDIX 3: WEST SUSSEX COUNTY LANDSCAPE CHARACTER ASSESSMENT

EXTRACT: CHARACTER AREA HW4 HIGH WEALD FRINGES

APPENDIX 4: CUCKFIELD LANDSCAPE CHARACTER ASSESSMENT

EXTRACT: CHARACTER AREA 13 HORSGATE FARMLAND

APPENDIX 5: PHOTOVIEW LOCATION PLAN

APPENDIX 6: PHOTOVIEWS

APPENDIX 7: OPPORTUNITIES AND CONSTRAINTS PLAN



#### 1. INTRODUCTION

- 1.1 This report has been prepared on behalf of Glenbeigh Developments Limited by Pegasus Group, and forms a Landscape Appraisal for land to the south of Hanlye Lane, Cuckfield, West Sussex ('the Site').
- 1.2 The purpose of this report is to determine the degree to which the landscape elements of the Site and its surroundings can accommodate the proposed development and to inform the development of the masterplan for the Site.
- 1.3 The degree of change primarily relates to the nature and character of the landscape, the visual amenity associated with the Site and the surrounding environs, as well as the environmental designations that relate to the Site and its surrounding area.
- 1.4 As a result of landscape analysis by Pegasus Group this report concludes that the Site is well suited to accommodate development and that such development could be effectively integrated and assimilated into the surrounding environment. The development proposals are for residential development in the northern half of the Site, between existing areas of housing and other development. The southern half of the Ste would be retained as a substantial landscape zone, forming a new area of public open space for the benefit of the wider community.
- 1.5 The following sections of this report consider particular aspects of the environment with regard to the Site's capacity to accommodate the changes that would be brought about as a result of the development in this location.
- 1.6 The report sets out the findings of the landscape and visual analysis that has been undertaken in respect of the proposed development. In particular, it considers how the new development would have a bearing upon landscape features associated with the Site and the surrounding area. It also examines the degree to which the proposal would be visible from the surrounding landscape. In the context of both of these appraisals, the report also considers how development in this location would have a bearing upon the on the character of the area identified in the Cuckfield Landscape Character Assessment and the Key Views identified in the Cuckfield Neighbourhood Plan.
- 1.7 The Landscape Appraisal has involved a desk top study, the collation of data, and on-site investigations to determine site conditions. Subsequent assessment brings



to light key issues and design opportunities that are to be addressed through the development process.



#### 2. DESCRIPTION OF THE SITE AND SURROUNDING AREA

### Description of the Site

- 2.1 With reference to the **Site Location Plan** at **Appendix 1**, the Site is essentially square in form and is broadly defined by: the line of Hanlye Lane and the tall hedgerow that forms the Site's northern boundary; the development which backs on to the Site along the western boundary associated with Ardingly Road, Longacre Crescent and the recently constructed residential development at Horsefield Green; and by mature trees and vegetation along its other boundaries. Hedgerows with scattered trees that provide a robust vegetated framework to the edges of the Site form the southern and eastern boundaries, with the eastern boundary being more densely wooded.
- 2.2 The Site is formed by 2 loosely structured fields of similar shape and size, subdivided by a line of mature trees and other vegetation. The Site is currently used as grazing pasture for horses.
- 2.3 The Site is located between existing residential development on its western and north-eastern sides. Residential properties are located off Hanlye Lane, immediately adjacent to the Site's north-eastern boundary. The large property known as Horsgate House and the former Court Meadow school comprising multiple buildings are located immediately to the east of these residential properties. Both of these areas are allocated for residential re-development within the Cuckfield Neighbourhood Plan.
- 2.4 Further residential properties at Stocklands Close and a miniature rifle range to the rear of Longacre Crescent lie adjacent to the Site's north-western boundary, whilst the recently constructed residential properties at Horsefield Green lie just beyond the Site's south-western boundary.
- 2.5 The northern Site boundary is largely formed by a tall hedgerow of variable quality which runs along the line of Hanlye Lane, beyond which lies a pavement separated from the road a mixed species hedgerow.
- 2.6 The western and southern boundaries are formed by areas of tall vegetation and mature trees that form a robust vegetated framework to the Site. The eastern boundary is formed by tall and dense linear woodland which forms a robust physical and visual screen to the Site.



# **Topography**

2.7 A topographic survey undertaken indicates a high of around 123m Above Ordnance Datum (AOD) along the northern boundary, with levels falling to the south to around 115m along the central spine (marked by a line of trees) and falling further to a low of 110m in the south-east corner and 107m in the southwest corner.

#### **Watercourses**

- 2.8 There are no watercourses within the Site itself.
- 2.9 A pond is located beyond the north western edge of the Site, at the junction of Hanlye Lane and Ardingley Road. There is an area of vegetation associated with this water feature.

#### Public rights of way

- 2.10 There are three public rights of way (PRoW) (footpaths) located within the southern part of the Site: footpath 19cCU running east-west along the central spine of trees separating the northern and southern fields which comprise the Site; footpath 18dCU is roughly aligned north-south along the eastern edge of the Site; and, footpath 17CU which crosses the Site's southern field in a roughly north-west to south-east orientation. The east-west path (footpath 19cCU ) provides links between Cuckfield in the west (accessing the Site via Ardingly Road) and the countryside to the east. The north-south footpath (footpath 18dCU) links the southern part of the Site with the countryside to the east and south, and then southwards to the south of Cuckfield.
- 2.11 Whilst there are no PRoW across the Site's northern field, there is the potential to provide a new pedestrian link to the PRoW (bridleway 2CU) which extends northwards from the northern side of Hanlye Lane along the edge of Gore's Wood.

#### Description of the surrounding area

2.12 To the west and south of the Site, the local landscape is formed by the settlement of Cuckfield, which is described in the Cuckfield Landscape Character Assessment (2012) as having an 'overall hour-glass shape'. The northern part of the settlement is known as Whiteman's Green whilst the remainder of Cuckfield located to the south of the 'pinch point' in the 'hour-glass. The Site lies immediately adjacent to the wider, north-eastern edge of the 'hour-glass'.



- 2.13 To the north of the Site, beyond Hanlye Lane, the land is predominantly open countryside dissected by hedgerows, tree belts and woodlands, with the occasional scattered farm and outbuilding, and small settlements.
- 2.14 The landscape to the east is simliar, although the large settlement of Haywards Heath lies approximately 1km to the south east of the Site. The wider landscape remains well-vegetated with bands/lines of mature trees, hedgerows and wooded copses providing screening and curtailing longer distance views. There are scattered farmsteads throughout the landscape.
- 2.15 To the south of the Site, the immediate landscape is pasture with some areas used for grazing horses. Hedgerows and mature trees define the field boundaries. Further to the south lies the southern part of settlement of Cuckfield.



#### 3. DESCRIPTION OF THE PROPOSALS

- 3.1 It is intended that the proposed development will form a residential extension to the settlement of Cuckfield, which would be located between existing residential development along Ardingley Road and Hanlye Lane to the west and north-west of the Site, and to the existing and allocated residential development areas around the former Court Meadow school and Horsgate House adjacent to the north-east of the Site, off Hanlye Lane.
- 3.2 Residential development would be limited to the northern field, with the southern field potentially forming an area of public open space for the benefit of the wider community. A new pedestrian route through the northern part of the Site would provide a link to the PRoW to the north of Hanlye Lane, within the High Weald Area of Outstanding Natural Beauty.
- 3.3 The proposals include the retention and enhancement of existing 'green links' comprising mature trees and other vegetation around the edges and through the centre of the Site. The substantial landscape zone across the whole of the southern field of the Site would incorporate the existing mature trees and hedgerows and could include surface water retention ponds and a formal play area. This broad landscape zone would form a robust buffer to the countryside to the south, as well as creating an area for informal recreation, incorporating the three existing PRoW. It is anticipated that this southern field would be managed to enhance its biodiversity to create a species-rich grassland, in line with the objectives stated in the Cuckfield Neighbourhood Plan. The retention of the mature trees and vegetation, along with the proposed ponds and potential enhancement of the existing horse-grazed pasture, could therefore provide a substantial enhancement to the Site's existing biodiversity whilst maintaining existing distant views southwards towards the South Downs National Park (SDNP).
- 3.4 The existing boundary trees and hedgerows would be retained and reinforced where necessary with native planting to maintain and enhance the existing landscape framework to the Site. Within the Site itself, mature trees will be retained and incorporated into landscape areas to create interest and to soften the streetscape within the proposed scheme as part of the development.



#### 4. PLANNING POLICY CONTEXT

### National Planning Policy Framework

4.1 The National Planning Policy Framework (published July 2018 and revised in February 2019) sets out the government's planning policies for England and how these are expected to be applied. NPPF paragraph 10 advises that:

"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development."

4.2 Section 12, Achieving well-designed places, paragraph 127 on page 38 states that:

"Planning policies and decisions should ensure that developments:

- ...b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit..."
- 4.3 Section 15, Conserving and enhancing the natural environment, paragraph 170 on page 49 states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...



- d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."
- 4.4 Section 15, Conserving and enhancing the natural environment, paragraph 171 on page 49 states that:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies of this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

#### Mid Sussex District Plan 2014-2031

4.5 The Mid Sussex District Plan 2014-2031 was adopted in March 2018 and replaces the Mid Sussex Local Plan and its saved policies. Policies from the adopted District Plan which are considered relevant to this assessment are reviewed below.

Policy DP12 'Protection and Enhancement of Countryside'

4.6 The policy states:

"The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

• ...

 The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess



# the impact of development proposals on the quality of rural and landscape character."

4.7 This appraisal considers the potential effects of the Proposed Development on the surrounding landscape character and visual amenity.

#### Policy DP13: Preventing Coalescence

### 4.8 The policy states:

"The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.

Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.

Local Gaps can be identified in Neighbourhood Plans or a Site Allocations Development Plan Document, produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection."

4.9 The proposals for the development of the Site would maintain the perception of a gap between Cuckfield and Hayward's Heath, such that people travelling between the settlements would continue to have a sense that they have left one behind before arriving at the next, in line with Policy DP13.

## Policy DP14: High Weald AONB

#### 4.10 The policy states:

"...Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design."



The High Weald AONB lies to the immediate north of Hanlye Lane. The Site is separated from the wider landscape within the High Weald AONB by Hanlye Lane to the north and the existing residential development at Hanlye Lane and Whiteman's Green to the north and north west, and Ardingly Road to the west. The development brief for the proposed development has paid particular attention to the siting and scale of the development and existing and proposed screening to ensure that the proposed development would not adversely affect views into or out of the AONB. As discussed later in this appraisal, there is only a very limited opportunity for inter-visibility between the Site and the wider AONB landscape due to its topography and the location of intervening woodland and other vegetation.

# Policy DP18: Setting of the South Downs National Park

4.11 Policy DP18 is concerned with development proposals that are proposed within the National Park and also those that are located outside and may affect its character or perception. The SDNP lies some 8km to the south of Site and it is not anticipated that the limited residential development proposed for the Site would be readily perceptible at this substantial distance such that there would be no material effect on the National Park.

#### Policy DP37: Trees, Woodland and Hedgerows

4.12 This policy aims to protect and enhance those landscape elements that may be affected by proposals, particularly ancient woodlands and aged or veteran trees. It also refers to the contribution that landscape elements may have upon the visual amenity and character of an area and encourages new planting.

#### Cuckfield Neighbourhood Plan 2011-2031

- 4.13 The Cuckfield Neighbourhood Plan was published in May 2014. It includes a range of policies relating to the Environment: Policy CNP 1 Design of New Development and Conservation; Policy CNP 4 Protect and Enhance Biodiversity; and, Policy CNP 5 Protect and Enhance the Countryside. Generally, these policies seek to maintain existing landscape character, features, views, and to protect and enhance the biodiversity of the area.
- 4.14 Policy CNP 3 Preventing Coalescence between Cuckfield and Haywards

  Heath seeks to prevent development which would result in an increased coalescence between the settlements.



- 4.15 Policy CNP 2- Protection of Open Space within the Built Up Area does not apply to the Site, although the accompanying text makes reference to the Cuckfield Landscape Character Assessment (April 2012) with regard to protection of the 33 defined landscape character areas (LCA) surrounding the village. It also refers to the Cuckfield Landscape: Views Assessment.
- 4.16 The Site forms part of a small part of the large Cuckfield Landscape Character Area, 13 Horsgate Farmland, which extends from Hanlye Lane in the north to Hatchgate Lane to the south. This LCA also encompasses the areas to the immediate east of the Site, at the 'Former Court Meadow School, Hanlye Lane' and 'Horsgate House, Hanlye Lane', both of which are allocated for residential development in Policy CNP 6 Housing Allocations within the Cuckfield Neighbourhood Plan.
- 4.17 Of the 13 Principal Views identified in the Cuckfield Landscape: Views Assessment: View 5 is south from Hanlye Lane adjacent to the Site; View 6 is south from the east-west aligned PRoW within the southern field of the Site; View 10 looks north-east from the PRoW close to the Cuckfield Baptist Church; and, View 11 looks north from Hatchgate Lane. The potential for effects on these views is discussed within the Visual Assessment set out in this Appraisal.
- 4.18 Both the Cuckfield Landscape Character Assessment and the Views Assessment are discussed in more detail within this appraisal.

# **Landscape Designations**

- 4.19 With reference to the **Environmental Designations Map** at **Appendix 2**, there are no landscape designations covering the Site itself. The High Weald Area of Outstanding Natural Beauty (AONB) lies to the north immediately beyond Hanlye Road at its closest point. The Site is substantially visually and physically separated from the wider AONB landscape by existing vegetation which forms the northern boundary to the Site, and Hanlye Lane beyond.
- 4.20 Development on the Site would not cause any unacceptable harm to this designated landscape.
- 4.21 The SDNP lies approximately 8km to the south. Due to the distance of this protected landscape from the Site, any long distance views from the National Park towards the Site are likely to incorporate views of Burgess Hill, Haywards Heath and Cuckfield, such that the limited development on the Site would not be



readily perceived and would not cause appreciable harm to the designated landscape. However, there are views from the Site to the south which encompass the distant elevated form of the SDNP. These views would be largely retained within the development.

- 4.22 Borde Hill, a Grade II\* Registered Park and Garden (RPG) lies approximately 500m to the north east of the Site. There is no inter-visibility between the RPG and the Site due to the substantial amount of intervening vegetation, and as a result, development on the Site would not cause any unacceptable harm to the character and setting of this designated landscape.
- 4.23 There are scattered areas of Ancient Woodland throughout the landscape surrounding the Site, with the closest being Gore's Wood, some 130m to the north and two small areas within close proximity of the south-eastern corner of the Site. These areas of Ancient Woodland are located beyond the Site boundaries and separated from the proposed residential development by existing or proposed landscape buffers.
- 4.24 There are no Scheduled Monuments, Conservation Areas or Listed Buildings within or immediately adjacent to the Site.
- 4.25 The nearest Listed Buildings (all Grade 2) to the Site are physically and visually separated from it by existing development and intervening vegetation.
- 4.26 The two Conservation Areas within Cuckfield are similarly physically and visually separated from the Site by existing development within the settlement.



#### 5. EFFECT ON LANDSCAPE CHARACTER

#### National Character Area 122: High Weald

- 5.1 Natural England has documented the character of England's landscape in a series of National Character Area (NCA) profiles. The Site and its immediate environs fall within NCA profile 122: High Weald. NCA 122 encompasses a substantial area of landscape from Hastings and Bexhill in the south-east, to Royal Tunbridge Wells in the north, and to Horsham in the west.
- 5.2 The Key Characteristics of the extensive NCA are set out below for reference.
  - "A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east—west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers – the Rother, Brede, Ouse and Medway –which flow in broad valleys.
  - High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances.
  - A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timberframed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier.
  - Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips. The area includes several large towns such as Tunbridge Wells, Crowborough, Battle and Heathfield and is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham.
  - An intimate, hidden and small-scale landscape with glimpses of farreaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.
  - Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill



- woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.
- Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.
- Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.
- A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.
- There is a strong influence of the Wealden iron industry which started in Roman times, until coke fuel replaced wood and charcoal. There are features such as a notably high number of small hammer ponds surviving today.
- Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area.
- An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.
- High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald."
- 5.3 The proposed development would represent a change from a pastoral landscape to a developed one. This would be consistent with the local surroundings as the Site is immediately adjacent to the existing settlement of Cuckfield in the west and is bounded by existing development at Horsgate to the east.
- 5.4 The proposals would seek to retain the existing hedgerows and trees that form characteristic elements within the Site and within the wider character area. The key characteristics of the High Weald NCA would not be affected by the proposed development and would remain consistent with the national character area as a whole.
- 5.5 Being located towards the settlement edge of Cuckfield, the immediate surrounding area exhibits urban characteristics. There are several examples of development in the vicinity including the properties backing onto the Site along



Ardingly Road to the west and Hanlye Lane to the north. Properties associated with Horsgate House and the former Court Meadow School also abut the Site to the east.

5.6 The profile and massing of these residential areas makes them notable elements within the local landscape; as such, the development of the Site for residential dwellings would not be considered to be out of character.

# <u>Local Landscape Character (Landscape Character Assessment of West Sussex, 2003)</u>

- 5.7 West Sussex County Council assessed the character of the county in 2003 and divided the landscape into a series of character areas. With reference to the extract of the published landscape character assessment at **Appendix 3**, the Site and immediate surroundings lie within the High Weald Fringes, character area HW4.
- 5.8 The key characteristics of this character area are set out below:
  - Wooded, often confined rural landscape of intimacy and complexity, partly within the High Weald Area of Outstanding Natural Beauty (AONB);
  - South and east-draining gills and broad ridges sweeping gently down to the Low Weald;
  - Western part drained by the headwaters of the River Arun, eastern part around Staynes Hill by the River Ouse;
  - Long views over the Low Weald to the downs;
  - Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees;
  - Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland;
  - Orchards and horticulture on lower slopes, particularly to the west:
  - Biodiversity concentrated in the valleys, heathland, and woodland;



- · Network of lanes, droveways, tracks and footpaths;
- Dispersed historic settlement, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets;
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road;
- London to Brighton Railway Line crosses the area at Haywards Heath;
- Mill sites, hammerponds and ornamental lakes and ponds;
- Varied traditional rural buildings built with diverse materials including timber-framing, Horsham stone roofing, Wealden stone and varieties of local brick and tile-hanging;
- Designed landscapes and exotic treescapes associated with large country houses;
- Major gill woodland garden and visitor attraction at Leonardslee."
- 5.9 In both regional and local terms, all the characteristic elements of the landscape as identified above would remain physically unaffected. The existing vegetation would be improved through additional planting and would continue to provide a robust framework to the Site. The strengthened landscape framework would positively contribute to the character of the area by forming a robust and defensible edge to the settlement, in line with the county character assessment action priorities.
- 5.10 The character of the northern part of the Site would change from a pastoral landscape to residential development. The southern part of the Site would maintain a largely rural character and the vegetation would be managed in line with local biodiversity priorities. The proposals would maintain and enhance the existing strong landscape framework so that the Site overall has the capacity to accommodate development without significant detriment to the wider landscape.
- 5.11 The landscape grain of pastoral fields to the south and east would remain, as would the urban form of the existing settlement to the west.



### <u>Cuckfield Landscape Assessment (2012)</u>

- 5.12 As noted above, the Site forms part of a small part of the large Cuckfield Landscape Character Area, 13 Horsgate Farmland, which extends from Hanlye Lane in the north to Hatchgate Lane to the south. This LCA also encompasses two areas to the immediate east of the Site, the 'Former Court Meadow School, Hanlye Lane' and 'Horsgate House, Hanlye Lane', which are both allocated for residential development in Policy CNP 6 Housing Allocations within the Cuckfield Neighbourhood Plan.
- 5.13 With reference to the extract of the Cuckfield Landscape Character Assessment at **Appendix 4**, the Landscape Analysis of Character Area 13 Horsgate Farmland is:
  - "Undulating, but generally sloping towards Scrase Stream, from higher ground to the north.
  - Largely detached from Built Up Area, apart from a few back garden to the northeast.
  - Significant vegetation along Wheatsheaf Lane limits views of the adjacent Built Up Area to the south.
  - . Borders Hanlye Lane to the north.
  - Consists of small to medium size fields of pasture and occasional farm buildings and includes a short length of Scrase Stream to the south.
  - Contains occasional, relatively unobtrusive farmstead type buildings in the centre of the character area, plus larger group of buildings including Horsgate House and Court Meadow School at the northeast corner of the character area, which despite being located on the higher ground to the north, are assimilated into the landscape by significant surround vegetation.
  - Well vegetated area with a network of intact field boundary hedges, hedge trees, tree groups and riparian vegetation associated with Scrase Stream. Slopes away from Cuckfield which



sits on higher ground to the south, relatively distant from centre of the village.

- Contains a number of public rights of way which link Whiteman's Green and Cuckfield to the wider rural landscape to the east, and provide circular walks from residential areas.
- Contains short length of traditional rural sunken lane which has public right of way along it.
- Both distant views of the South Downs and filtered views of housing are possible from higher ground.
- Fairly enclosed nature, limited development and relatively minor urban influences from settlement to the west, enhance the sense of tranquillity and remoteness within the majority of the character area.
- Forms part of rural western setting to Whiteman's Green and Cuckfield, and affectively separates Cuckfield from Haywards Heath, preventing coalescence between the two settlements."
- 5.14 The Cuckfield Landscape Assessment states at paragraph 3.3.4 that "landscape capacity may not be uniform across a character area, resulting in the need for more detailed assessment to ensure development proposals respond to site-specific constraints." The characteristics of the Site are considered in more detail in this appraisal.
- 5.15 With regard to the proposed development at the Site, the residential development proposed in the northern field lies between areas of existing and allocated development along Hanlye Lane. The existing tall hedgerow along the Site's northern boundary would largely be retained and enhanced to continue to limit pedestrian views of the proposed development. Views from the road itself would continue to be largely prevented by the roadside hedge which separates the pavement from Hanlye Lane. The proposed built form is set back from the roadside edge to the south of an area of public open space and this would help to further limit views of the proposed development and any potential effect on the perceived character of the area.



- 5.16 The existing development around Horsgate House and the former Court Meadow School lie closer to Haywards Heath to the east along Hanlye Lane than the proposed development. Beyond the former Court Meadow School site along Hanlye Lane, roadside hedgerows and woodland blocks provide a considerable perception of physical and visual separation between Cuckfield and Haywards Heath. It is considered that the proposed development would, therefore, not adversely affect the perception of leaving one settlement and arriving at the other.
- 5.17 With regard to Policy CNP 3 in the Cuckfield Neighbourhood Plan, the limited residential development on the northern part of the Site would not increase the coalescence between Haywards Heath and Cuckfield or reduce their separate identities.
- 5.18 The published Landscape Analysis of Cuckfield Character Area 13 notes the effectiveness of existing areas of mature vegetation in assimilating existing development into the surrounding landscape. It is considered that the limited extent of proposed residential development would similarly benefit from the visual and physical enclosure provided by the existing substantial landscape buffers which surround the Site. As noted above, these would be maintained and enhanced to ensure the longevity of these features within the wider landscape.
- 5.19 Having considered the published Landscape Analysis for Cuckfield Character Area 13 Horsgate Farmland, it is considered that the proposed development could be successfully accommodated within the Character Area without damaging the noted features and views of the Character Area as a whole.

#### <u>Cuckfield Landscape: Views Assessment</u>

- 5.20 Of the 13 Principal Views identified in the Cuckfield Landscape: Views Assessment: View 5 is south from Hanlye Lane adjacent to the Site; View 6 is south from the east-west aligned PRoW within the southern field of the Site; View 10 looks north-east from the PRoW close to the Cuckfield Baptist Church; and, View 11 looks north from Hatchgate Lane. The potential for effects on these views is set out within the Visual Assessment set out later in this Appraisal.
- 5.21 The Visual Assessment concludes that the existing areas of mature woodland, trees and other vegetation, both within the Site and within the intervening landscape, would prevent or at worst severely limit any visual effect of the proposed development on **Cuckfield Views 10 and 11**.



- 5.22 With regard to **Cuckfield View 6**, the view towards the SDNP from the east-west aligned PRoW across the southern field of the Site would be maintained within the proposed landscape zone across the whole field. Extending public access to the whole of the southern field would extend the area from which publicly accessible views towards the elevated land within the SDNP are available from, and this is considered to be a community benefit.
- 5.23 With regard to **Cuckfield View 5** south from Hanlye Lane, the existing tall hedgerow along the northern boundary of the Site with Hanlye Lane strongly limits views across the Site to brief glimpses between vegetation. Where gaps in the vegetation allow views, they are brief and existing development within Cuckfield forms a noticeable part of the view. Given the extent of the current view from Hanlye Lane, it is not considered that the development of the northern part of the Site would have a significant detrimental effect on the existing publicly available view.

#### **Summary**

- 5.24 The proposed development on the Site would represent a high quality design with the form and scale of the proposed development being consistent with the scale and form of the development infrastructure that already exists in the wider landscape around the Site.
- 5.25 Within the context of the landscape character in which the proposed development is to be located, the existing settlement pattern and grain of Cuckfield will remain substantially unchanged, with the residential nature of the settlement maintained.
- 5.26 The Site as it currently exists is formed by pastureland without a landscape designation. The Site is well-enclosed by hedges and trees, but is strongly influenced by settlement and existing dwellings to the north west, west, and north east.
- 5.27 All the characteristic elements of the wider landscape as quoted above would remain physically unaffected. The proposals allow for the creation of a new high quality development which will be integrated with, and sit comfortably within, the existing landscape character. The development would be consistent with the aspirations of the published character assessments, their desired enhancement of the area's landscape character without increasing the perception of coalescence between Cuckfield and Haywards Heath.



#### 6. EFFECT ON VISUAL AMENITY

- 6.1 A broad visual appraisal of the proposal has been undertaken to determine how the proposed development would have a bearing on the visual amenity of the surrounding landscape. This assessment was undertaken in November 2019, when deciduous vegetation had partially lost its leaves. It would be reasonably expected that in the height of winter, following full leaf fall, that views towards the could be slightly more extensive, although the layering of multiple branches within stands of intervening vegetation would continue to heavily limit, if not prevent, some views of the Site.
- 6.2 **Photoviews** taken during the Site visit are set out at **Appendix 6** and their locations are shown on the **Photoview Location Plan** at **Appendix 5**.
- 6.3 Having undertaken a visual assessment, it is apparent that the potential zone of theoretical visibility associated with the proposed development would be extremely limited to close to medium distance views, with local topography, existing development and existing intervening vegetation restricting views from the majority of the surrounding area.
- 6.4 It is evident that in close proximity to the Site, roadside hedgerows and tall intervening vegetation provide dense screening to the views of the Site. The topography and layered vegetation restricts many views of the Site from both level ground and higher vantage points.
- 6.5 Users of the PRoW within the Site itself would be most affected as the proposal would have the most public visibility and be seen by the greatest number of receptors from these footpaths within the southern field of the Site. Views experienced by road users in the local area would be strongly limited, oblique and well-screened glimpsed views between vegetation.
- 6.6 The proposed development would be located on land where in the immediate locality of the Site there are many signs of human activity and infrastructure which influence the visual amenity of the area. These factors would help in reducing the effect of the proposed development on visual amenity and would help relate the development to the existing built form and infrastructure.

#### **Views from the North**

Photoview 1: From bridleway north of Hanlye Lane, looking south



- 6.7 Receptors heading south along the public bridleway (2CU) to the north of the Site, within the High Weald AONB, experience a brief framed view towards the Site with Hanlye Lane in the foreground. The Site is generally well screened by the existing layered vegetation (Site boundary and roadside hedgerow).
- 6.8 The proposed development would be set back from Hanlye Road which would enable an area of open space with additional tree planting to be created adjacent to the highway. This set back would allow filtered glimpsed views of the residential properties through the Site boundary vegetation, although views would be substantially screened by this existing vegetation. There would be few receptors affected by the development from this location and the change in the view would not be a prominent one.
- 6.9 Views towards the Site from locations further north along the PRoW are prevented by the orientation of the path and by the intervening vegetation, which includes evergreen tree and shrub species.

### Photoview 2: From Hanlye Lane, looking south east

- 6.10 This viewpoint is located adjacent to the existing dwellings located to the north side of Hanlye Lane, looking towards the north west of the Site. The existing vegetation along the northern boundary and the roadside hedgerow help to filter clear views into the Site, although it is possible to obtain oblique glimpses through the trees.
- 6.11 The development will necessitate the removal of a section of the northern boundary vegetation to facilitate the proposed access road into the Site, resulting in a clear view into the north eastern area of the development, set back beyond an area of informal open space. The development of the Site will change the character from a partially glimpsed, pastoral area to a developed residential site with areas of open space; however, the development would be viewed in context with the adjacent development at the northern edge of Cuckfield.

#### Photoview 3: From footway adjacent to Hanlye Lane, looking south

6.12 The northern boundary vegetation of the Site encompasses brief gaps between its bare winter branches and this allows filtered views are into the Site from the adjacent footway. It is anticipated that in summer months these glimpses would be more heavily limited by leaves on the deciduous vegetation. Photoview 3 illustrates that where views are obtained into the Site these are influenced by the



built form evident around Horsgate House to the east of the Site. Longer range views to the south-east are restricted by the tall dense woodland boundary along the eastern edge of the Site. People would use this footway to travel between the settlement at Cuckfield in the west to Horsgate House and the Former Court Meadow School beyond. The viewpoint is not located within the High Weald AONB; as the designation boundary lies on the northern side of Hanlye Road.

6.13 Development within the Site would have the effect of changing the character of the Site from pastoral to residential and bringing the built form closer to people passing along the pavement along its northern edge. The retention and enhancement of the existing vegetation within and bordering the Site would serve to soften and filter the proposed built form. Informal green links through the Site would provide a more attractive route for pedestrians wishing to move between Cuckfield and the school and countryside to the east. In views available from the length of pavement adjacent to the Site, the development would be visible but it would be seen within the context or other development within Cuckfield and along Hanlye Lane. It would not form a defining element within the view.

#### Photoview 4: From footway adjacent to Hanlye Lane, looking south

6.14 This viewpoint is representative of the view obtained by pedestrians using the footway adjacent to the northern Site boundary and Hanlye Lane. The screening provided by the tall hedgerow along the Site boundary informs the character of the view, although there are filtered views into the Site and in places of the existing development accessed off Ardingly Road to the south west. Views into the Site would change from a largely pastoral character to one containing residential development, as the proposals would have the effect of bringing development closer to the viewer.

### **Views from the East**

# Photoview 5: from public footpath south of Horsgate, looking west

6.15 The dense nature of the eastern boundary vegetation effectively forms a physical and visual screen to the Site and the majority of the settlement of Cuckfield. Middle range views are available of the southern edge of Cuckfield to the southwest where Warden Park School is visible in an elevated position. To the north of the Site there are also glimpsed views of development along the Hanlye Lane. The strong boundary vegetation would be retained and would effectively screen views of the proposed development, and where glimpses of the properties might



be visible through and above the trees, the built form would be seen in context with the existing development to the north and south of the view.

#### Views from the South

# Photoview 6: From public footpath at southern Site boundary, looking north

- 6.16 At the southern boundary of the Site a public footpath enters from the south and there are clear views northwards into the Site and the residential development associated with Longacre Crescent and the recently constructed residential development at Horsefield Green to the west of the Site's southern field. The existing mature vegetation which largely separates the northern and southern fields of the Site, strongly limits views into the northern Site field from this location.
- 6.17 With the proposed development across the northern field in place, the retained and enhanced vegetation between the fields would strongly limit views of the new housing. The new housing would be seen within the context of existing development on adjoining land. The southern field would be retained as a public open space, potentially encompassing a formal play area and water retention features which would provide the opportunity to create new habitats to enhance the biodiversity of the Site.
- 6.18 The nature of the view would change from a largely pastoral one to an area of public open space with a discreet residential area glimpsed to the rear of the retained mature vegetation. The footpath links would be retained through the Site to link with the existing settlement edge at Longacre Crescent and Ardingly Road. The mature trees within the Site would provide focal points and features within the development and help to partially filter views of the built form.

#### Photoview 7: From public footpath to south of Site, looking north

- 6.19 From this location, the Site is largely screened by vegetation at the southern extent of the Site and within the intervening landscape. People travelling along this footpath already have glimpsed views of various properties within Cuckfield located to the west and south-west of the Site.
- 6.20 The woodland and mature trees at the eastern extent of the Site and the intervening hedgerows and trees in the foreground of the view provide a robust vegetated framework to the Site. Development on the northern field of the Site will not be readily discernible to receptors using this public right of way, and



therefore there will be no perceptible change to the view with the proposals in place.

#### Photoview 8: From public footpath north of Glebe Road, looking north east

6.21 At the edge of the southern part of Cuckfield, this view towards the Site is largely restricted by the strong framework of intervening vegetation and the flat topography. The Site itself is not readily discernible due to the gently rising topography and the intervening screening provided by the existing built form and vegetation. This view would remain unchanged with the development in place, leading to no effect overall.

#### **Views from the West**

<u>Viewpoint 9: From the Public Open Space at Horsefield Green off Ardingley Road,</u> looking east

6.22 It is evident that views towards the Site from the west are largely restricted by the tall and dense boundary vegetation running along the western extent of the Site. From Horsefield Green located off Ardingly Road (photoview 9), glimpses into the northern field of the Site are not possible due to the robust framework of vegetation adjacent to and within the Site. The existing vegetation will continue to provide screening to the Site with the proposed development in place. The buffer planting along the western boundary will continue to have a layering effect and provide screening to the proposals and will form a robust and defensible boundary to the development. There would therefore be no material effect upon the view with the development in place.

# Photoview 10: From public footpath east of Longacre Crescent, looking north-east

- 6.23 As users of this footpath head east from Ardingly Road and Longacre Crescent, views across both the northern and southern fields of the Site are obtained. Receptors entering the Site from the west along the public footpath would experience views of the development within the northern part of the Site although views are partially filtered by the mature trees that lie within the centre of the Site. These trees would be retained within the development proposals, with further planting proposed within the Site, which will create and enhance the open space. The proposed built form would be seen in context and in transition from the existing residential dwellings of Cuckfield to the west of the Site.
- 6.24 The southern field of the Site would be managed as a landscape zone for the benefit of the local community and proposals would be put in place to secure local



enhancements to the biodiversity of the Site, in line with local objectives. The publicly accessible open views from the PRoW towards the distant elevated form of the SDNP would be maintained and public access would be extended across the southern field.

### Photoview 11: From Longacre Crescent, looking east

6.25 From Longacre Crescent looking towards the Site, the majority of the Site is screened by the existing intervening built form of the residential dwellings. There would be no discernible change to the view with the development in place.

### **Cuckfield Landscape: Views Assessment**

- 6.26 As noted above, of the 13 Principal Views identified in the Cuckfield Landscape: Views Assessment, Cuckfield Views 5, 6, 10 and 11 are either from adjacent to the Site's boundary (Cuckfield View 5), or from one of the PRoW which traverses the Site's southern field (Cuckfield View 6), or from publicly accessible locations looking towards the wider landscape surrounding the Site (Cuckfields View 10 and 11).
- 6.27 **Cuckfield View 5** looks south from Hanlye Lane adjacent to the Site. It broadly equates to Viewpoints 2, 3 and 4 within this assessment. As noted above within the analysis of these views, the existing publicly available views largely consist of glimpses across the Site between vegetation and which frequently encompass views of existing built form. These are not open views as they are seen through the existing boundary vegetation. As noted above, the initial development concept for the Site includes the retention and strengthening of the boundary vegetation and the setting back of development from its northern boundary to allow the creation of an area of public open space. A new pedestrian link would extend from Hanlye Lane across the northern field of the Site and link with the PRoW within the proposed landscape zone within the southern field. This proposed pedestrian link would open up new publicly accessible views towards the south from within the Site.
- 6.28 Cuckfield View 6 is south from the east-west aligned PRoW within the southern field of the Site. As noted above, with the development in place, the southern field would comprise an area of public open space which would extend the existing publicly available southerly views towards the SDNP. The design proposals for landscape zone would ensure that the quality of the existing Cuckfield Principal View from the PRoW is maintained and potentially enhanced.



- 6.29 **Cuckfield View 10** looks north-east from the PRoW close to the Cuckfield Baptist Church. It is represented by Viewpoint 13 in this assessment. The view across the horse pasture already encompasses built form, including the recently constructed development at Horsefield Green. The substantial bands of mature trees and other vegetation within the wider landscape and within the Site would ensure that the proposed development would have no effect on this Cuckfield Principal View.
- 6.30 **Cuckfield View 11** looks north from Hatchgate Lane. It is represented by Viewpoint 12 in this assessment. The view across the Scrase Stream valley already encompasses existing development, both visually isolated properties such as Horsgate House and existing development within Cuckfield. It is anticipated that the proposed development within the northern field of the Site would be substantially screened by the existing mature vegetation buffers along its boundaries and within the wider landscape. Therefore, the proposed development would have no effect on this Cuckfield Principal View.

### **Summary**

- 6.31 It is evident from the assessment that the visual envelope associated with the proposed development, would generally be limited to glimpsed close range views of the Site. These would be available from the public rights of way within and immediately adjacent to the southern and western parts of the Site, and through gaps between vegetation along the northern boundary.
- 6.32 The Site is generally well screened by the existing development along Ardingly Road in the west and the mature vegetation to the north, south and east of the Site.
- 6.33 Where the proposed built form would be visible, the opportunity exists to create a locally distinctive development, combined with a new extensive southern landscaped buffer zone. This landscape zone would provide a benefit to the wider community and would be managed to enhance its biodiversity potential.
- 6.34 Although there would be some visual change at the local level it would not necessarily be a harmful one. The opportunity to increase and enhance the existing vegetation round the boundaries of the Site to provide a robust landscape framework to the new development would bring about a positive beneficial effect upon the landscape through additional native tree planting. The maturing vegetation would have the ability to screen and filter potential views



into the Site whilst framing the proposals and providing a robust and defensible development edge.



### 7. EFFECT UPON LANDSCAPE FEATURES

7.1 The landscape and visual **Opportunities and Constraints Plan** at **Appendix 7** identifies that the existing strong landscape features within and around the Site would be maintained and enhanced through supplementary planting.

### **Topography**

7.2 There would be no changes of topography associated with the need to construct the various buildings and structures, therefore the effect of the proposed residential development would be negligible overall.

### Trees and Hedges

7.3 Where practicable, the existing trees and hedges within the Site would be retained and incorporated within the detailed design for the proposed development. The proposals to provide an extensive landscape zone within the southern field would bring about the planting of additional trees and creation of formal and informal open spaces. This would significantly enhance the tree resource within the Site and immediate surrounding area. Given the mature nature of much of the existing vegetation, this supplementary native species planting is considered to also provide an opportunity to enhance the existing green links across and around the Site, whilst ensuring the continuity of these features within the wider landscape.

### Water Features

7.4 Ponds are proposed within the southern buffer zone to enhance the water resource within the Site and improve the biodiversity associated with the Site.

### **Summary**

7.5 It is therefore evident that the proposed development would cause beneficial effects to the landscape features associated with the Site, and would form a robust and defensible edge to the development along the southern boundary.



### 8. CONCLUSIONS

- 8.1 This report sets out the findings of the Pegasus Landscape Visual Analysis that has been undertaken in respect of the proposed development. In particular, it considers how the new development would have a bearing upon landscape features associated with the Site and the surrounding area. It also documents the findings, with respect to a visual assessment, that examine the degree to which the proposal would be visible from the surrounding landscape. In the context of both these appraisals, the report also considers how development in this location would have a bearing upon the character of the area.
- 8.2 The Site is essentially square in form and is broadly defined by the residential development along Longacre Crescent and Horsefield Green to the west, Hanlye Lane to the north and various elements of built form to the immediate east of the Site around Horsgate House and the former school.
- 8.3 The eastern boundary is formed by dense woodland and a native hedgerow and mature hedgerow trees lies along the southern edge.
- 8.4 It is intended that the proposed development will form a residential extension to the settlement of Cuckfield, which would be located between existing residential development along Ardingley Road and Hanlye Lane to the west and north-west of the Site, and to the existing and allocated residential development areas adjacent to the north-east of the Site off Hanlye Lane. Both the 'Former Court Meadow School, Hanlye Lane' and 'Horsgate House, Hanlye Lane'. are allocated for residential development in Policy CNP 6 Housing Allocations within the Cuckfield Neighbourhood Plan
- 8.5 The proposals include a substantial landscape zone encompassing the whole of the southern field of the Site. This would incorporate existing trees, hedgerows, and proposed ponds. This zone will form a robust landscape buffer between the proposed development and the countryside to the south, as well as creating an area for informal recreation and opportunities for biodiversity enhancement in line with local priorities.
- 8.6 The existing boundary trees and hedgerows would be retained and reinforced with native species planting to maintain and enhance the strong landscape framework to the Site. Within the Site itself, there are several mature parkland trees which will be retained and incorporated into landscaped areas as part of the development.



- 8.7 Being located towards the settlement edge of Cuckfield, the immediate surrounding area exhibits urban characteristics. There are several examples of development in the vicinity including the properties along Ardingly Road, Longacre Crescent and the recently constructed properties at Horsefield Green to the west, and Hanlye Lane in the north. The high profile and massing of these residential areas makes them prominent elements in the local landscape; as such, from the limited locations that the proposed development of the northern part of the Site would be visible, it would not be out of character.
- 8.8 In both regional and local terms, all the characteristic elements of the landscape as identified above would remain physically unaffected. The existing vegetation would be improved through additional planting and would continue to provide a robust framework to the Site. The strengthened landscape framework would positively contribute to the character of the area by forming a robust and defensible southern edge to the settlement which would maintain the Strategic Gap between Haywards Heath and Cuckfield.
- 8.9 The proposals would create a publicly accessible landscape along the southern field of the development to ensure a strong landscape structure at the development edge. The proposals would also incorporate green links through the Site to enable access to the surrounding countryside.
- 8.10 The development provides the opportunity to retain the existing trees, and through additional planting, bolster and increase the tree resource within the Site.
- 8.11 All the characteristic elements of the wider landscape set out above would remain physically unaffected. The proposals allow for the creation of a new high quality development which will be integrated with, and sit comfortably within, the existing landscape without causing unacceptable harm to the High Weald AONB to the north of the Site.
- 8.12 The proposed development would be located on land where in the immediate locality of the Site there are many signs of human activity and infrastructure which influence the visual amenity of the area. These factors would help in reducing the effect of the proposed development on visual amenity and would help relate the development to the existing built form and infrastructure.
- 8.13 Although there would be some visual change at the local level it would not necessarily be a harmful one. The opportunity to increase and enhance the



existing vegetation round the boundaries of the Site to provide a robust landscape framework to the new development would bring about a positive beneficial effect upon the landscape through additional native tree planting. The maturing vegetation would have the ability to screen and filter potential views into the Site whilst framing the proposals and providing a robust and defensible development edge.

8.14 This statement concludes that the Site to the south of Hanlye Lane, Cuckfield, would be suitable to accommodate residential development without detriment to the landscape character, features, or visual amenity of the area.



### APPENDIX 1 SITE LOCATION PLAN

### Site Location Plan

# Land South of Hanlye Lane, Cuckfield

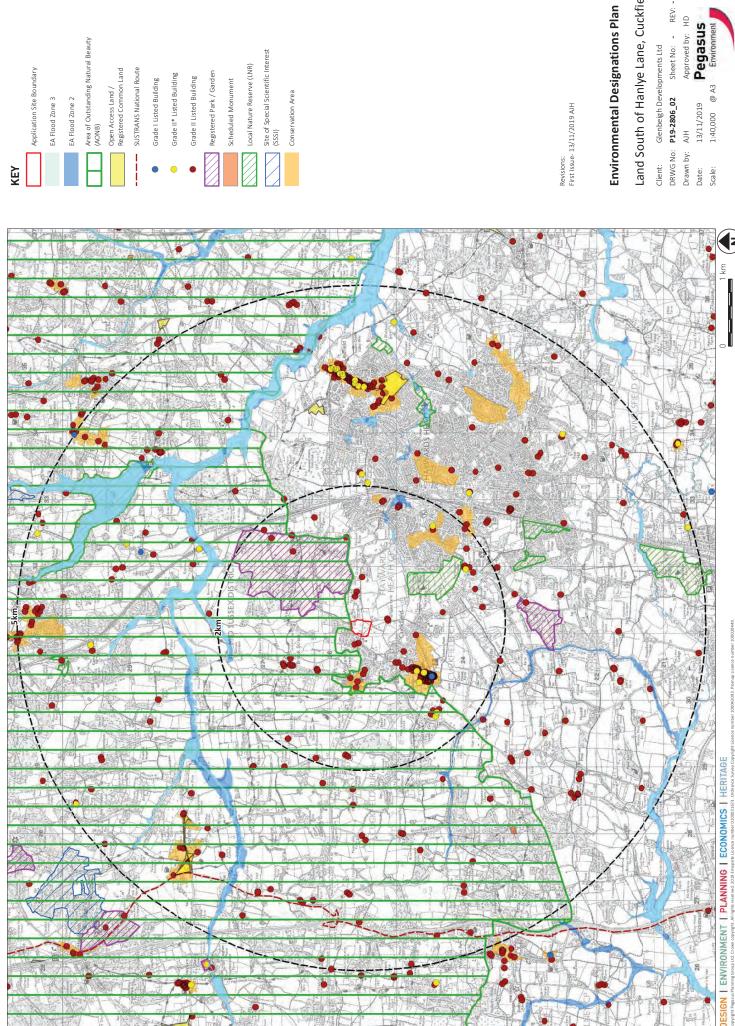
DRWG No: **P19-2806\_02** Sheet No: - REV: -Glenbeigh Developments Ltd

1:40,000 @ A3 Drawn by: AJH
Date: 13/11/2019
Scale: 1:40,000 @ A3



### **APPENDIX 2:**

### **ENVIRONMENTAL DESIGNATIONS PLAN**



Application Site Boundary

EA Flood Zone 3 EA Flood Zone 2 Open Access Land / Registered Common Land

SUSTRANS National Route Grade I Listed Building

Grade II Listed Building

Registered Park / Garden Scheduled Monument Site of Special Scientific Interest (SSSI)

Revisions: First Issue- 13/11/2019 AJH

# Land South of Hanlye Lane, Cuckfield

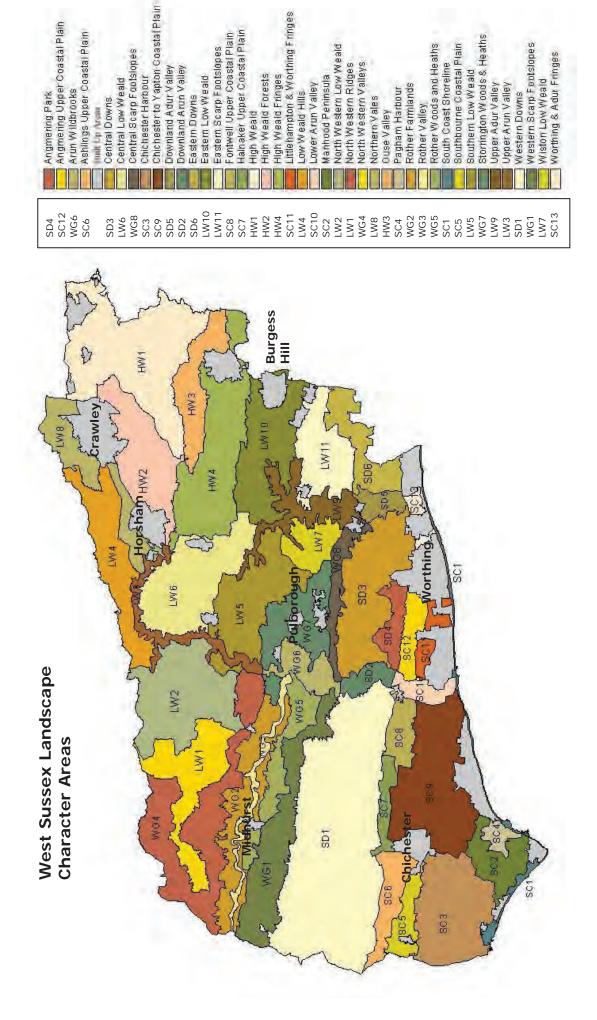
DRWG No: **P19-2806\_02** Sheet No: - REV: -Glenbeigh Developments Ltd 13/11/2019 Drawn by: AJH

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### **APPENDIX 3:**

WEST SUSSEX COUNTY LANDSCAPE CHARACTER ASSESSMENT EXTRACT: CHARACTER AREA HW4 HIGH WEALD FRINGES



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## Overall Character

The densely-wooded southern flanks of the High Weald Forest Ridge within West Sussex, dissected by gentle gill streams draining west to the River Adur and east to the River Ouse. Includes the settlements of Cuckfield, Haywards Heath and Lindfield.

**Land Management Guidelines** 

High Weald

**Fringes** High Weald

Sheet HW4

THE WEST SUSSEX LANDSCAPE

## Key Characteristics

- Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).
- South and east-draining gills and broad ridges sweeping gently down to the Low Weald.
- Western part drained by the headwaters of the River Arun, eastern part around Scaynes Hill by the River Ouse.
- Long views over the Low Weald to the downs.
- Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.
- Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland.
- Orchards and horticulture on lower slopes, particularly to the west.
- Biodiversity concentrated in the valleys, heathland, and woodland.

- Network of lanes, droveways, tracks and footpaths.
- Dispersed historic settlement pattern, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road
- London to Brighton Railway Line crosses the area at Haywards Heath.
- Mill sites, hammerponds and ornamental lakes and ponds.

The High Weald Fringes (Area 10) Landscape Character Area in Mid

Sussex District.

The area covered by the Sheet includes:

The Crabtree and Nuthurst Ridges and Ghylls (Area MI) and the Mannings Heath Farmlands (Area NI) Landscape Character Areas defined in the unpublished Horsham District Landscape

Character Assessment (October 2003).

- Varied traditional rural buildings built with diverse materials including timber-framing. Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
- Designed landscapes and exotic treescapes associated with large country houses
- Major gill woodland garden and visitor attraction at Leonardslee.





## **Historic Features**

- Much of landscape essentially medieval in origin.
  - Persistence of ancient woodland.
- Line of Roman road.
- Ancient routeways and droves.
- Remains of Sedgewick Castle.
- Historic country houses, farmsteads and parkscapes.
  - Wealden iron hammerponds and mill sites.
    - Cuckfield Park.

### **Siodiversity**

- Diverse natural history.
- Species-rich gill and semi-natural woodlands.
- Geologically important rock exposures.
- Remnant hornbeam coppice.
- Remnant and dormant wet and dry acid heathland.
- Species-rich meadows and hedgerows.
- Lakes, hammerponds, field and ornamental ponds.

## Change – Key Issues

- Decline in traditional woodland management techniques such as coppicing.
  - Continuing planting of conifers in some areas.
- Spread of invasive introduced species, particularly rhododendron and neglect of
- Reduction of heathland to a few pockets due to cessation of grazing management and subsequent woodland invasion and woodland replanting
- Continuing amalgamation of small fields with orchard, hedgerow loss and the ageing and loss of hedgerow and field trees.
- Visual impact of new urban and rural development including modern farm buildings,

  - horse riding centres and paddocks.
    - New development on the southern edges of Haywards Heath
- Introduction of telecommunications masts on ridges.
- Increasing pervasiveness of traffic movement throughout much of the area, especially in the vicinity of Haywards Heath.
- Increasing pressures for a wide variety of recreational activities.
- Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
- Gradual loss of locally distinctive building styles and materials
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species

# andscape and Visual Sensitivities

- Woodland cover limits the visual sensitivity of the landscape and confers a sense of
  - Unobtrusive settlement pattern in many parts. intimacy, seclusion and tranquillity
- Older, small assart pastures contribute to the intimacy of the landscape.
- Important pockets of rich biodiversity are vulnerable to loss and change.
- Network of lanes, droveways, tracks and footpaths provides a rich terrain for
- horse-riding, cycling and walking and for the appreciation of nature.
- Long views from open ground have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.
- Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures, particularly on the south side of Haywards Heath.
- Legacy of designed landscapes and treescapes.



nead. Bolney







# Land Management Guidelines

extraction routes to maintain existing viewpoints Consider careful design of forestry rides and

Conserve the character of country lanes



Maintain and extend remnant heathland

enhance access for recreation Conserve hammer ponds and

on open fields on lower slopes Link up woodland by planting Conserve traditional rural villages

andscape, the high level of perceived naturalness of the area including its rural, tranquil qualities, and Conserve the rich mosaic of woodland and other habitats and the intimate nature of the agricultural the intimate and unobtrusive settlement pattern throughout much of the area.

- Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes.
  - Protect existing views from the area and avoid skyline development, paying particular attention to the siting of telecommunications masts.
- Plan for long-term woodland regeneration, the planting of new broad-leaved woodlands, appropriate management of existing woodlands, and reduce rhododendron invasion and bracken cover in woodlands and on heathland
- Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns.
- Conserve woodland biodiversity and the landscape of the gills, including wet woodland, protecting rare and uncommon woodland plant communities associated with them.
  - Reduce the impact of forestry where possible by encouraging sensitive forestry practice including small-scale felling rotation, and Increase tree cover in and around villages, agricultural and other development including along the approach roads to settlements incorporating mixed species.
- Increase screening of prominent parts of new development on the southern fringes of Haywards Heath. and along busy urban routes
  - Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.
- Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost. Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.
  - Conserve and manage remnant open heathland by preventing the encroachment of scrub and create new, interconnected heathlands.
- Conserve species-rich meadows and road verges
- Seek to protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value
- Reduce the visual impact of stabling and grazing for horses.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

# The guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in A Strategy for the West Sussex Landscape (November 2005) published by West Sussex County Council
- Objectives and actions contained in the High Weald AONB Management Plan 2004 (Adopted March 2004) published by the High Weald AONB Joint Management Committee.



### **APPENDIX 4:**

### CUCKFIELD LANDSCAPE CHARACTER ASSESSMENT EXTRACT: CHARACTER AREA 13 HORSGATE FARMLAND

### **Cuckfield Landscape Character Assessment**

### for Cuckfield Parish Council





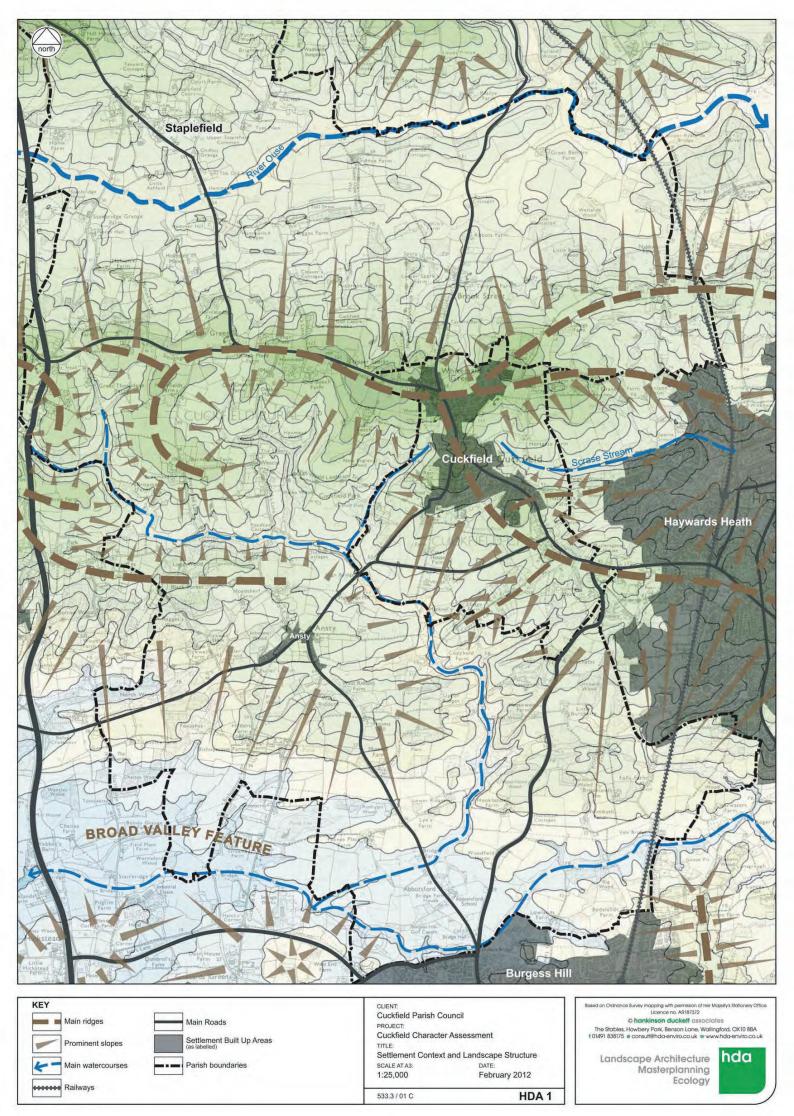


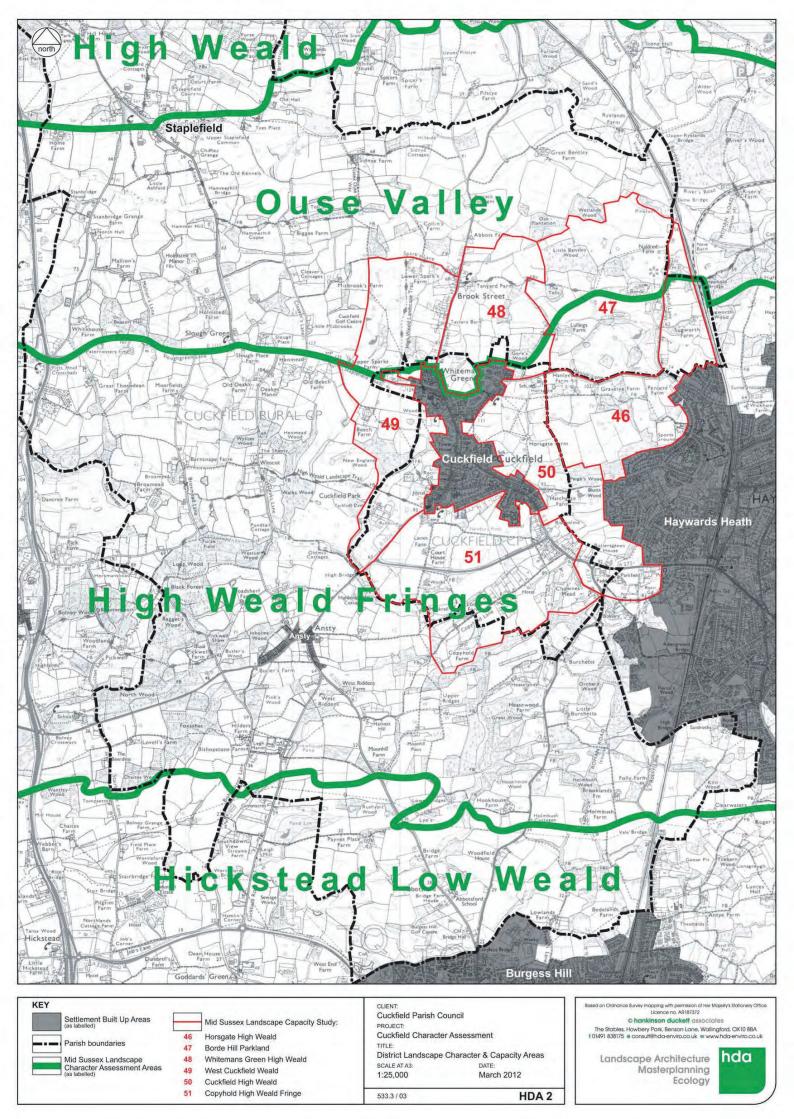
**April 2012** 

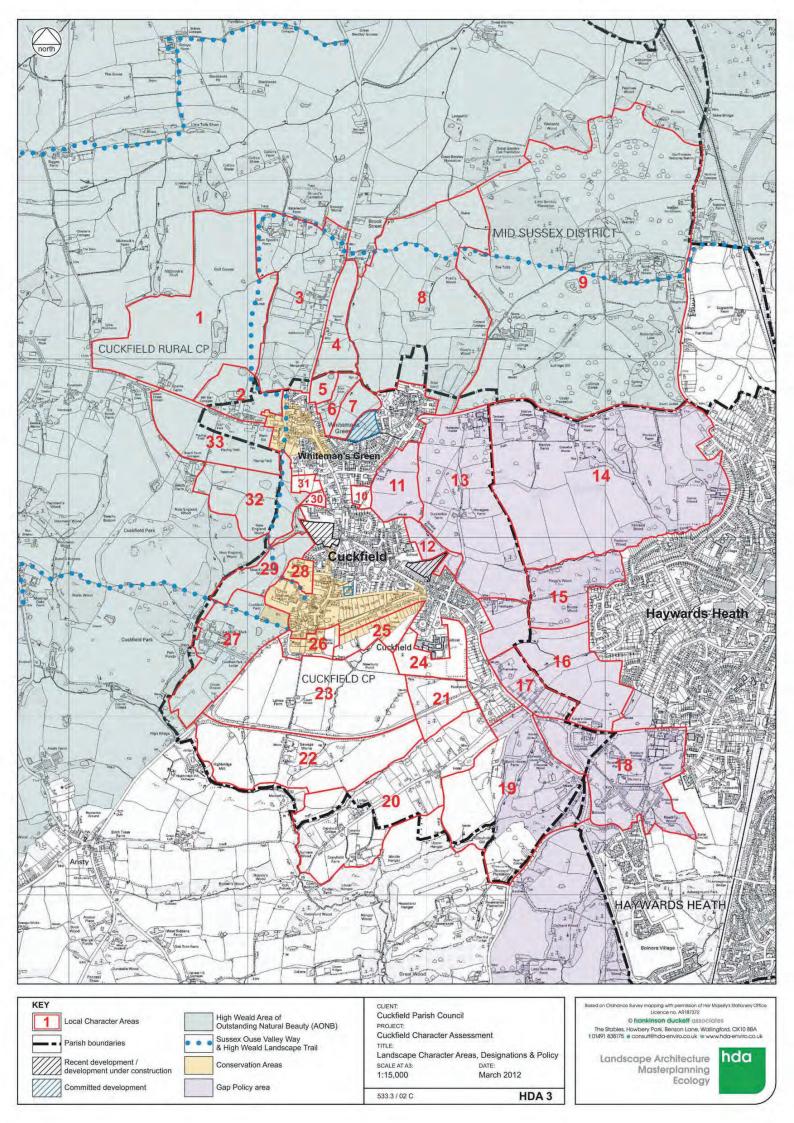
| Character Area    | Designations                        | Historic                       | Landscape Analysis   | Capacity Summary                      |
|-------------------|-------------------------------------|--------------------------------|--|---------------------------------------|
|                   | and Policy                          | Landscape<br>Characterisation  | •  | · ·                                   |
|                   | <ul> <li>Includes Listed</li> </ul> | ■ Includes                     | <ul> <li>Undulating, but generally sloping towards Scrase Stream, from higher ground to the north.</li> </ul>      | Part of fairly intact rural eastern   |
|                   | Building.                           | medieval assarts               | <ul> <li>Largely detached from Built Up Area, apart from a few back garden to the northeast.</li> </ul>            | setting to Cuckfield, the majority of |
| 7                 | <ul> <li>Includes small</li> </ul>  | and early modern               | Significant vegetation along Wheatsheaf Lane limits views of the adjacent Built Up Area to                         | which is largely detached from        |
| )                 | area of Ancient                     | informal                       | the south.   | settlement and forming significant    |
|                   | Woodland.                           | parkland.                      | ■ Borders Hanlye Lane to the north.  | part of separation between Cuckfield  |
| Horsegate Farmand | <ul> <li>Includes SNCI.</li> </ul>  | <ul><li>Low boundary</li></ul> | <ul> <li>Consists of small to medium size fields of pasture and occasional farm buildings and</li> </ul>           | and Haywards Heath.                   |
|                   | <ul> <li>Within Gap</li> </ul>      | loss recorded.                 | includes a short length of Scrase Stream to the south.   | •                                     |
|                   | policy area.                        |                                | <ul> <li>Contains occasional, relatively unobtrusive farmstead type buildings in the centre of the</li> </ul>      | MODERATE value                        |
|                   | •                                   |                                | character area, plus larger group of buildings including Horsgate House and Court Meadow                           | SUBSTANTIAL sensitivity               |
|                   |                                     |                                | School at the northeast corner of the character area, which despite being located on the                           |                                       |
|                   |                                     |                                | higher ground to the north, are assimilated into the landscape by significant surround                             | LOW capacity.                         |
|                   |                                     |                                | vegetation.  |                                       |
|                   |                                     |                                | <ul> <li>Well vegetated area with a network of intact field boundary hedges, hedge trees, tree</li> </ul>          |                                       |
|                   |                                     |                                | groups and riparian vegetation associated with Scrase Stream. Slopes away from Cuckfield                           |                                       |
|                   |                                     |                                | which sits on higher ground to the south, relatively distant from centre of the village.                           |                                       |
|                   |                                     |                                | <ul> <li>Contains a number of public rights of way which link Whiteman's Green and Cuckfield to</li> </ul>         |                                       |
|                   |                                     |                                | the wider rural landscape to the east, and provide circular walks from residential areas.                          |                                       |
|                   |                                     |                                | <ul> <li>Contains short length of traditional rural sunken lane which has public right of way along it.</li> </ul> |                                       |
|                   |                                     |                                | <ul> <li>Both distant views of the South Downs and filtered views of housing are possible from</li> </ul>          |                                       |
|                   |                                     |                                | higher ground.   |                                       |
|                   |                                     |                                | <ul> <li>Fairly enclosed nature, limited development and relatively minor urban influences from</li> </ul>         |                                       |
|                   |                                     |                                | settlement to the west, enhance the sense of tranquillity and remoteness within the majority                       |                                       |
|                   |                                     |                                | of the character area.   |                                       |
|                   |                                     |                                | <ul> <li>Forms part of rural western setting to Whiteman's Green and Cuckfield, and affectively</li> </ul>         |                                       |
|                   |                                     |                                | separates Cuckfield from Haywards Heath, preventing coalescence between the two                                    |                                       |
|                   |                                     |                                | settlements.   |                                       |



Looking north across Horsegate Farmland landscape character area, towards the filtered edge of Whiteman's Green.









### **APPENDIX 5:**

### **PHOTOVIEW LOCATION PLAN**

Application Site Boundary

Viewpoint Location

Revisions: First Issue- 13/11/2019 AJH

# Land South of Hanlye Lane, Cuckfield

REV: Approved by: HD Pegasus Sheet No: -Glenbeigh Developments Ltd 1:10,000 @ A3 P19-2806\_04 13/11/2019 AH DRWG No: Drawn by:

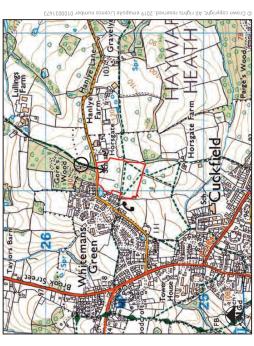


### **APPENDIX 6:**

### **PHOTOVIEWS**



View from public bridleway north of Hanlye Lane, looking south

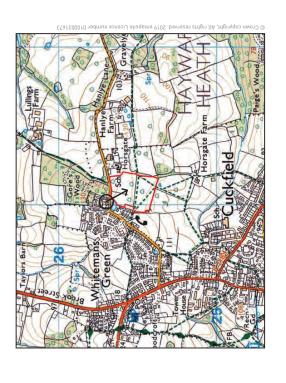






VIEWPOINT 2

From Hanlye Lane, looking south east

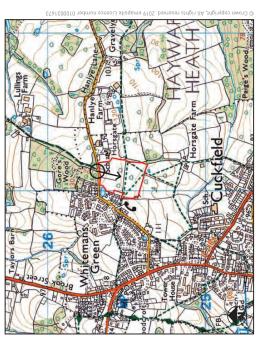


Pegasus Environment



### VIEWPOINT 3

From footway adjacent to Hanlye Lane, looking south



P19-2806 | LAND SOUTH OF HANLYE LANE, CUCKFIELD | GLENBEIGH DEVELOPMENTS LTD





### **VIEWPOINT 4**

From footway adjacent to Hanlye Lane, looking south west

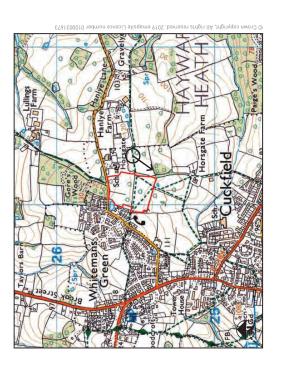


P19-2806 | LAND SOUTH OF HANLYE LANE, CUCKFIELD | GLENBEIGH DEVELOPMENTS LTD

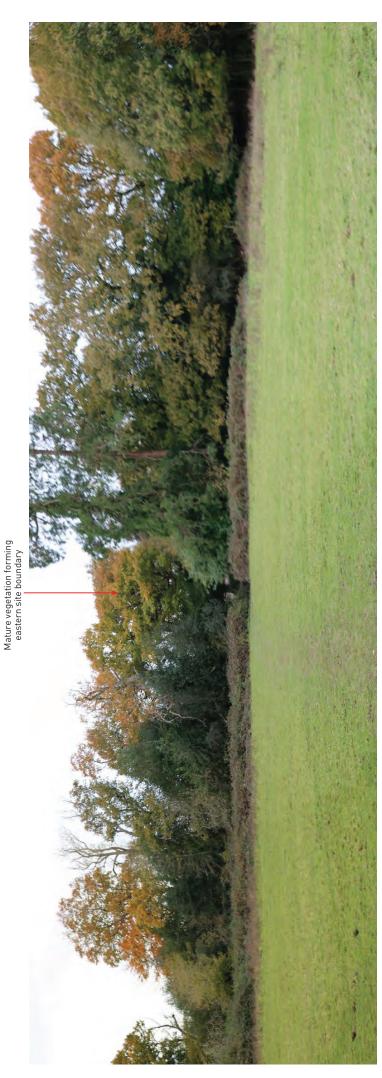


## VIEWPOINT 5A

From public footpath south of Horsgate, looking south west

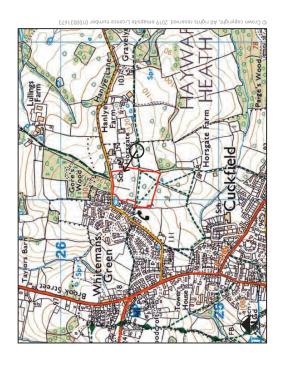


Pegasus Environment



### VIEWPOINT 5B

From public footpath south of Horsgate, looking north west

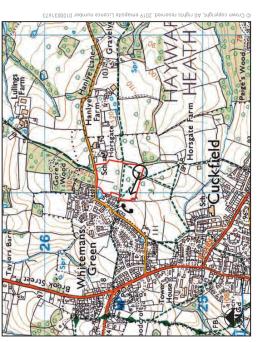


Pegasus Environment



## **VIEWPOINT 6A**

From public footpath at southern site boundary, looking north-west

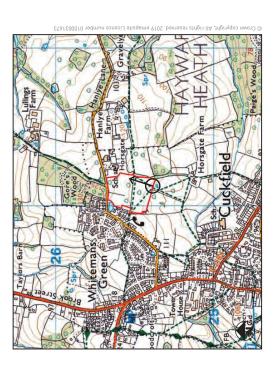






## VIEWPOINT 6B

From public footpath at southern site boundary, looking north

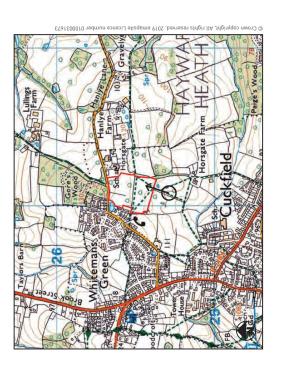


P19-2806 | LAND SOUTH OF HANLYE LANE, CUCKFIELD | GLENBEIGH DEVELOPMENTS LTD



## VIEWPOINT 7

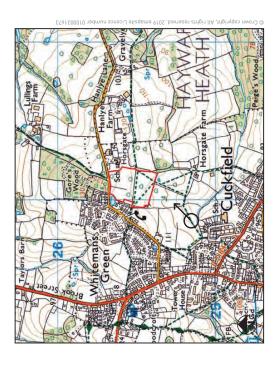
From public footpath to south of site, looking north







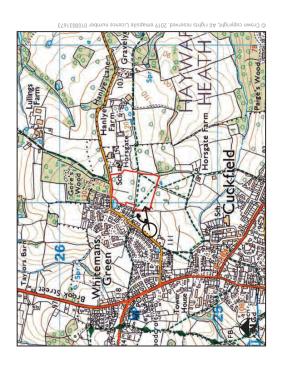
# VIEWPOINT 8 From public footpath north of Glebe Road, looking north east





### VIEWPOINT 9

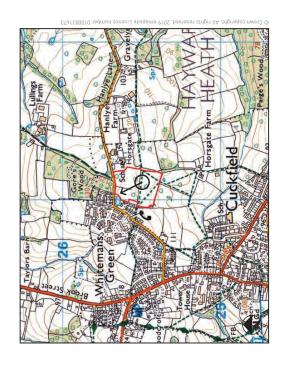
From public open space at Horsefield Green, looking east







From public footpath east of Longacre Crescent, looking north west

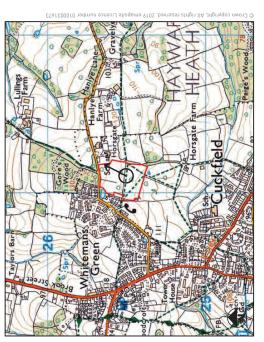


Pegasus Environment



### VIEWPOINT 10B

From public footpath east of Longacre Crescent, looking north east

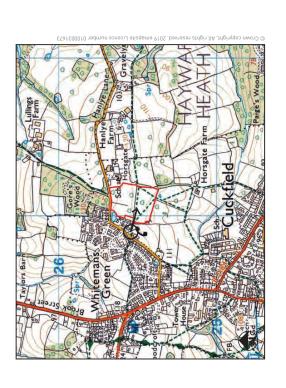






### **VIEWPOINT 11**

From Longacre Crescent, looking east

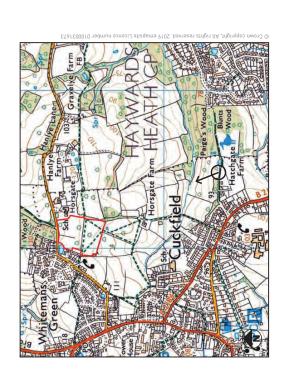


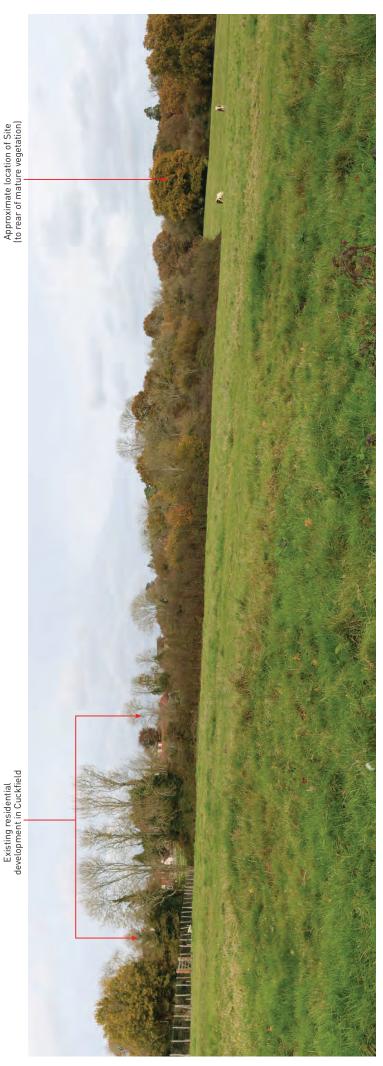
Pegasus Environment



### VIEWPOINT 12

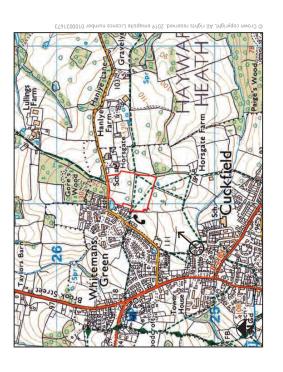
View from Hatchgate Lane, looking north west.





# VIEWPOINT 13

View from public right of way (footpath), close to Cuckfield Baptist Church.





### **APPENDIX 7:**

### **OPPORTUNITIES AND CONSTRAINTS PLAN**







N 0 100

First Issue- 13/11/2019 JS A - (18/11/2019 JS) Notes amended

### Landscape Opportunities and Constraints Plan

### Land South of Hanlye Lane, Cuckfield

Client: Glenbeigh Developments Ltd

DRWG No: **P19-2806\_01**Drawn by : JS
Date: 18/11/2019
Scale: 1:25,000 @ A3

Sheet No:\_ REV: A
Approved by: HD
Pegasus

### APPENDIX 6 BARTON HYETT TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT (AIA) 2019



**IMPACT ASSESSMENT ARBORICULTURAL** 

Land to the East of Cuckfield

19th November 2019

Andrew Cunningham FdSc (Arb) Tech Cert (Arbor.A) M.Arbor.A



### Mid Sussex District Plan 2014-2031: Mid Sussex District Plan 2014-2031: Upper Grinstead Clay - Mudstone. Conservation Area DP37 Trees, woodland and Bedrock Andrew Cunningham FdSc (Arb) Tech Cert (Arbor.A) M.Arbor.A ŝ Sedimentary Richard Hyett, MSc, BSc (Hons), M.Arbor.A, MICFor hedgerows; Hanlye Farm, Hanlye Lane, Cuckfield, Mid Sussex Barton Wilmore - SK\_120963-1 - 13.09.19 Summary table Cuckfield Site level survey (2011) **Tree Preservation Order** Yes - ref: CU/03/TPO/95 Land to the east of Cuckfield Mid Sussex District Council DP37 Trees, woodland and Superficial/Drift 19th November 2019 Central Grid reference: TQ 31096 25584 None recorded hedgerows; RH17 5HH None Soil Type: (Source: BGS online soils map © NERC 2019) Topographical Survey: Statutory Controls: Nearest Postcode: Relevant planning Project reference: Local Planning Report author: Site Address: Date of issue: Checked by: Site Layout: Site Name: Authority: policies: Notes:



## REPORT CONTENTS:

SITE DETAILS & IMPACTS ASSESSMENT SECTION 1:

TREE SURVEY & CONSTRAINTS PLAN SECTION 2:

TREE SURVEY SCHEDULE SECTION 3:

METHODOLOGY SECTION 4: INDICATIVE TREE RETENTION AND REMOVAL SECTION 5:

GENERAL ADVICE SECTION 6:



Arboricultural Association Professional Member

PRO3681



### Instruction

- .1. Barton Hyett Associates Ltd have been instructed by Glenbeigh Developments Ltd. to survey trees located on land to the east of the village of Cuckfield, West Sussex, ('the site') in accordance with BSS837:2012 'Trees in relation to design, demolition and construction - recommendations'.
- 1.2. The scope of the instruction was to inspect and survey the trees on site to enable an arboricultural assessment to be made on the viability of the site for development in accordance with Policy DP37:Trees, woodland and Hedgerows within the adopted District Plan 2018.

### 2. Site Description

- 2.1. The site is located approximately 2 miles to the north-west of the town of Haywards Heath and to the north-east of the main village centre of Cuckfield. The site lies to the south of Hanlye Lane and east of Ardlingly Road. Currently, the site is a number of agricultural fields which are being utilised for grazing livestock (horses). The site is broadly separated in to two areas (northern and southern). The two clear areas are separated by a substantial linear group of trees which bisects the site from west to east.
- 2.2. The site covers circa 5.75Ha with the arboricultural resource being made up of linear groups of trees, individual trees, wooded groups and hedgerows. The nature of the site is considered to be typical for an agricultural site in this location.
- 2.3. There are a number of public rights of way that pass through the site. These are located within the southern region and navigate west to east as well as north to south. There are no watercourses on site but there is a large pond located off-site and adjacent to the north-western corner of the site.
- 2.4. The site is not located within a Conservation area, but a number of the trees on site are protected by a Tree Preservation Order (TPO). The TPO is referenced CU/03/TPO/95, on the Mid Sussex District Council web mapping service, and relates to trees mostly located through the central area of the site. The resolution and information available on the online mapping is not clear enough to be definitive on which trees are protected, however, it is believed the TPO protects the following trees (as identified in the tree survey):

T2, T3, T6, T7, T8, T9, T10, T13, T14, G6, T15, T16, T18

### 3. Tree Survey Findings

3.1. A total of 21 trees, 16 groups of trees, 1 hedgerow were identified and surveyed. These are summarised in terms of their quality in accordance with the recommendations of BS5837 below, and shown in more detail on the tree survey and constraints plan (section 2) and within the tree survey schedule (section 3).

| •         | Total | A - High quality<br>trees whose<br>retention is most<br>desirable. | B - Moderate<br>quality trees<br>whose retention<br>is desirable. | C - Low quality<br>trees which could<br>be retained but<br>should not<br>significantly<br>constrain the<br>proposal. | U - Very poor quality<br>trees that should be<br>removed unless they<br>have high conservation<br>value. |
|-----------|-------|--|---|--|--|
| Trees     | 21    | 13   | 5   | 2  | _  |
| Groups    | 16    | Ŋ  | 6   | 2  | 1  |
| Hedgerows | -     |  |   | 1  | 1  |
| Woodland  |       |  | -   |  | 1  |
| Total     | 38    | 18   | 15  | 4  | -  |

- 3.2. The majority of surveyed features were assessed as being of high-quality (Category A), with a similar number as moderate-quality (quality category B). In addition, a small number were identified as low-quality (Category C).
- 3.3. One tree (T19) was identified as Category U and considered unsuitable for retention in the sites current context. This is a standing dead tree which is located close to an existing public right of way. This tree should be removed as part of appropriate arboricultural management and irrespective of the potential development.



## 4. Proposed Development

.1. An indicative layout design has been produced to demonstrate the nature of the proposed development. The current layout design includes an area of residential housing within the northern part of the site and a community parkland area within the southern. The community parkland could include formal play areas and attenuation ponds.

# 5. Preliminary Arboricultural Impact Assessment

5.1. This preliminary arboricultural impact assessment (AIA) is based on the indicative layout. It assess the potential impacts the current indicative layout may have upon the existing arboricultural resource within the site. Given the stage the proposed development is currently at, the AIA identifies the impacts and offers guidance on how these could be minimised, mitigated or avoided altogether.

### Tree Removals

- 5.2. The indicative layout shows that to implement the development proposals no trees, tree groups or hedgerow will have to be removed in their entirety. However, sectional removals will be required to one hedgerow (H1) and five tree groups (G5, G6, G10, G13 and G16). Only a small section of H1 will need removal to allow the construction of the proposed vehicle access. No TPO'd trees will require removal to enable the vehicle access to be constructed. It should be noted that tree group G6 is currently protected by a Tree Preservation Order (TPO).
- 5.3. The significance of these sectional removals is reasonably low as they are restricted to moderate-quality items and all of the high-quality (Category A) and the majority of moderate-quality (Category B) survey items could be retained in their entirety. An indicative tree retention and removal plan showing the anticipated tree removals is included in section 5.

## Potential Impacts upon retained trees

- 5.4. There are no structures on site, so there will be no impacts arising from demolition works.
- 5.5. Minor facilitation pruning will be required to the vegetation adjacent to the new access in to the site from Hanlye Lane in the North. This is to allow adequate visibility splays for vehicles existing the proposed site access. The pruning relates to high-quality (Category A) group G2 and moderate-quality (Category B) hedgerow H1. These works are considered relatively minor and would have little impact to the overall health of the trees if undertaken appropriately.
- 5.6. At this stage in the development process there is no information regarding service installation available. However, and assessment of the indicative layout indicates these can be positioned within the internal road network and outside of root protection areas (RPAs) of retained trees. During the detailed design process the project arboriculturist should be consulted on proposed service routes to ensure impact to the arboricultural resource is avoided or kept to an acceptable level. This may require alternative approaches to installation including trenches techniques.

- 6.7. The site is reasonably level within the northern region but does drop away to the south. All proposed new dwellings will be located within the northern section of the site and it is anticipated that the required ground level changes will be minimal. Once the detailed level information comes forward the project arboriculturist should make a full assessment on potential impacts from ground level change and set out clear guidance to how these impacts may be limited. The approach to be adopted at the detailed design stage will be to maintain existing ground level with RPAs of retained trees.
- 5.8. The indicative layout shows that two dwellings are proposed within the RPA of high-quality (Category A) Oak tree (T13) and on the edge of the RPA of moderate-quality (Category B) Oak tree (T14). Both of these trees are protected by TPO. This will result in impacts occurring to the root systems of these trees that will likely affect the long-term health of the trees. These impacts should be avoided and this matter could easily be addressed through minor amendments to the site layout design. The project arboriculturist will offer guidance on this matter during the detailed design stage.
- 5.9. Hard surfacing in the form of new driveways associated to new dwellings are shown within the RPAs of high-quality (Category A) trees T9, T10, T13 and moderate-quality (Category B) tree T14. These trees are all protected by TPO. Again, these impacts could be addressed through minor amendments to the site layout design. The project Arboriculturist will offer guidance on this matter during the detailed design stage.
- 5.10. Dependent on the soil type and its current condition, it may be possible to address the construction of the driveway within the RPA of T9 with the use of a 'no dig' construction techniques and an agreed working methodology. However, the proportion of hard-surfacing shown within the RPAs of T10, T13 and T14 is significant and this should be addressed through a minor amendment to the design layout by possibly positioning adjacent dwellings further to the north. The project arboriculturist should be consulted as the design process progresses.
- 5.11. Footpaths are proposed within the RPAs of trees T2, T3, T5, T7, T9, T10, T11, T14, T16, T18, T20, T21 and tree groups G2, G9, G10, G12, G18 and G19. It should be noted that T7, T9, T10, T11, T14 and T15 are all protected through a TPO. Within these areas standard construction techniques could have an adverse impact to the functionality of the tree roots of these trees. A solution would be to utilise 'no dig' construction techniques which would involve a 3D cellular confinement system (dependent on soil type and condition) with a washed (no fines) angular fill. This would have to be installed in accordance with an Arboricultural Method Statement (AMS and manufacturers specification.
- 5.12. Within the south-east corner of the site the indicative layout shows a new pond is proposed. The indicative layout shows that this will be within the RPA of high quality (Category A) tree group G18. The siting of this pond could impact the overall heath of these trees and therefore a minor amendment to the design layout should be implemented to position the pond further to the north and away from these trees.
- 5.13. At this stage, no detail has been provided relating to the detailed soft landscaping within the site. However, the indicative layout shows sufficient green space can be provided to allow new trees to be planted. When the soft landscaping details come forward, the project arboriculturist should make a full assessment to understand any potential impacts top retained trees and set out guidance to how they could be reduced.

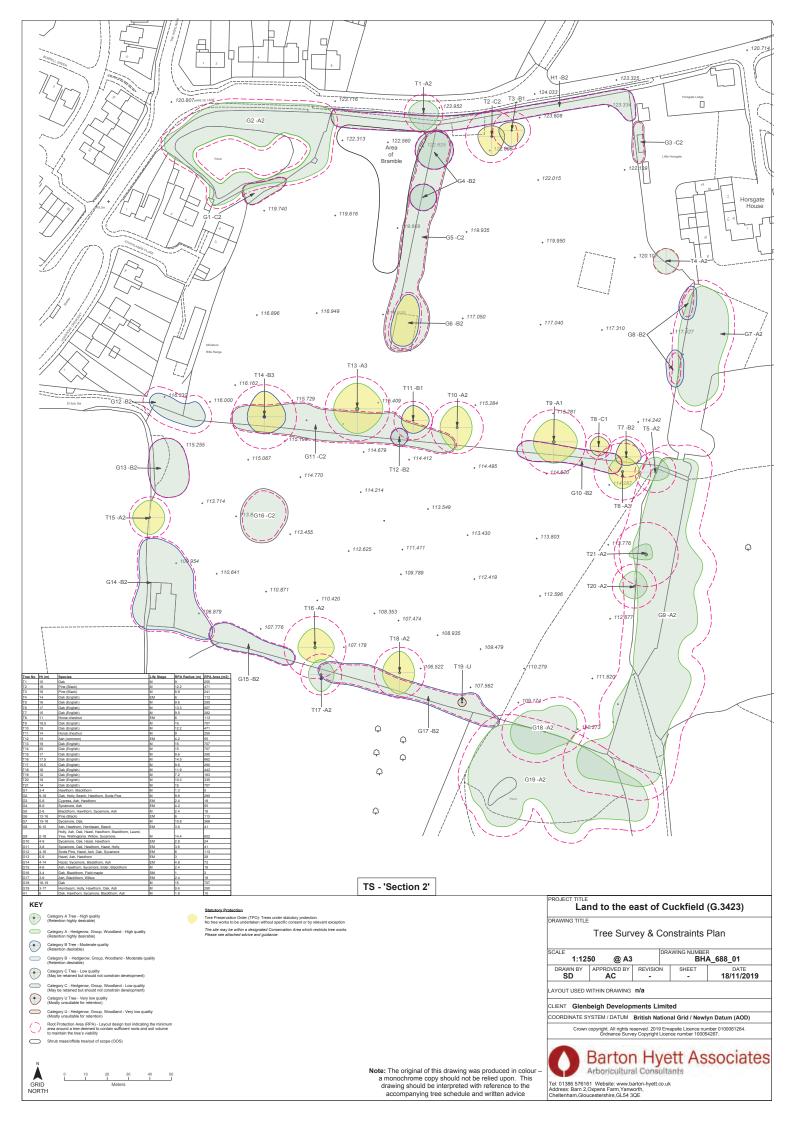


## 6. Summary and conclusion

- 6.1. Subject to the advice contained within this report, the indicative development proposals are feasible from an arboricultural perspective, however, as the design develops it will be necessary to make minor amendments to the layout design to ensure the health and longevity of the retained trees is maintained.
- 6.2. The project arboriculturist should be involved with the future iterative design process to ensure the proposed layout responds appropriately to the identified arboricultural constraints. This will help ensure impacts to the important arboricultural features within the site preserved and retained within the proposed development.
- 6.3. When a layout design is finalised the project arboriculturist will need to compile a detailed Arboricultural Impact Assessment and associated Tree Protection Plan highlighting potential impacts and any mitigation required. This may include alternative construction techniques or direct protection measures that will be required to limit the arboricultural impacts to ensure the longevity of these trees.

Andrew Cunningham FdSc (Arb), M.ArborA

Arboriculturist



LAND TO THE EAST OF CUCKFIELD

### PROJECT NO: G.3423



### SURVEYOR: AC

# CLIENT: GLENBEIGH DEVELOPMENTS LTD

## SURVEY DATE: 12TH NOVEMBER 2019

### TREES

| TPO?  | o<br>Z   | Yes   | Yes  | o<br>Z   | Yes  | , es  |
|---|--|---|--|--|--|---|
| RPA<br>m²   | 255  | 471   | 241  | 113  | 290  | 557   |
| RPA<br>Radius<br>(m)                              | 6  | 12  | 8.8  | 9  | 10   | <del>6</del>  |
| BS5837<br>Category                                | A2   | 23  | B1   | A2   | A2   | <b>P3</b>   |
| Estimated<br>Remaining<br>Contribution<br>(Years) | 40   | 0   | 20   | 40   | 40   | 20  |
| Struct.   | Fair   | Fair  | Good   | Good   | Good   | Е<br>-  |
| Health & witality                                 | Good   | Fair  | Good   | Good   | Poo 9  | F<br>ër   |
| General Observations                              | Mature roadside tree. Located offsite. Limited access. Ivy to stem. Canopy overhanging site. | Mature tree located on field edge, fire damage to stem and lower canopy, some dead limbs in lower canopy. Con-dominant stem at 5m. Remove lower dead branches. Some adaptive growth at union. Decayed fungal bracket at base to wound. Brace if retained. | Tree located on field edge, typical form, some dead lower limbs. | Off-site tree located within neighbouring property. Good form. | Mature tree located on the edge of wooded area. Typical form, deadwood within canopy. Hung up limb within canopy. Adjacent to right of way. Remove hung up limb. | Mature tree locatef adjacent to right of way. Typical form. Some branch retrenchment within canopy, some failed and hung up limbs, fruiting bodies at base (fistilina?) notable tree. Prominent. Remove hung up limb. Detailed 8nspection |
| Special   | None   | e<br>o<br>Z   | None   | None   | o<br>N<br>N  | Φ<br>Ο<br>Ο<br>Ζ  |
| Life<br>Stage                                     | Σ  | Σ   | Σ  | Σ<br>Ш   | Σ  | Σ   |
| 1st<br>branch<br>dir.                             | S  | ν   | S  | >  | S  | ν   |
| 1st<br>branch<br>ht (m)                           | 2.5  | Ю   | 9  | 2.5  | 4  | м   |
| Avg.<br>Canopy<br>Height<br>(m)                   | 4.0  | 5.0   | 4.0  | 3.0  | 4.0  | 2.0   |
| Crown radii (m)<br>N-E-S-W                        | 2-8-7-9  | 5-6-9-6.5   | 4-6-7.5-6  | 9-9-9-9  | 7-6.5-4-8  | 7-8-8-6.5   |
| Calc. /<br>Actual<br>Stem Dia.<br>(mm)            | 750  | 1020  | 730  | 200  | 800  | 1110  |
| Est<br>diam?                                      | #  | ı   |  | #  | 1  |   |
| No. of<br>Stems                                   | _  | <del>-</del>  | -  | -  | <del>-</del>   | <del>-</del>  |
| Height<br>(m)                                     | 15   | 8   | 16.0   | 41   | 16   | 17  |
| Species   | Oak  | Pine (Black)  | Pine (Black)   | Oak<br>(English)   | Oak<br>(English)   | Oak<br>(English)  |
| Ref   | Ţ  | 12  | 73   | 14   | 15   | 9   |



BS5837 Category



# CLIENT: GLENBEIGH DEVELOPMENTS LTD

SURVEY DATE: 12TH NOVEMBER 2019

| TPO?  | Yes  | Yes   | Yes  | Yes  | o<br>Z   | o<br>N  | Yes  |  |
|---|--|---|--|--|--|---|--|--|
| RPA<br>m <sup>2</sup>                             | 282  | 113   | 707  | 471  | 255  | 55  | 707  |  |
| RPA<br>Radius<br>(m)                              | 10   | 6.0   | 15   | 12.2   | 9.0  | 4.2   | 15.0   |  |
| BS5837<br>Category                                | B2   | চ   | A1   | A2   | B1   | B2  | A3   |  |
| Estimated<br>Remaining<br>Contribution<br>(Years) | 20   | 10  | 40   | 40   | 20   | 50  | 04   |  |
| Struct.   | Fair   | Fair  | Good   | Good   | Good   | Good  | Fair   |  |
| Health<br>&<br>vitality                           | Fair   | Fair  | Good   | Fair   | Fair   | Good  | Good   |  |
| General Observations                              | Mature tree located adjacent to larger tree. Canopy weighted to the north. Hung up limb within canopy. Some canopy dieback. Remove hung up limb. | Obvious individual tree located within boundary group. Codominant stem at 1m. Lesions to stem. Low bud density. | Very good specimen tree. Some staining to west side of stem from old branch wound. Typical deadwood throughout. Broad canopy. Remove deadwood throughout canopy. Notable tree. | Field edge individual tree. Typical form. Standing in water. Some retranchment. Minor cavities at old branch wounds. Deadwood throughout. Remove deadwood. | Large individual tree located on edge of group. Good form, lower than normal bud density. Minor lesions to stem. Minor deadwood within canopy. | Tree located within larger linear group. No access to base. Good form. Good vigour. | Large tree contained within central linear group. Broad canopy. Numerous branch failures, some hung up within canopy. Good habitat. Prominent tree adjacent to public right of way. Remove hung up limbs/deadwood. |  |
| Special   | None   | None  | None   | None   | None   | None  | N N N N N N N N N N N N N N N N N N N  |  |
| Life<br>Stage                                     | Σ  | Σ   | Σ  | Σ  | Σ  | Σ<br>Ш  | Σ  |  |
| 1st<br>branch<br>dir.                             | >  | Ш   | S  | Z  | Ш  | SE  | v  |  |
| 1st<br>branch<br>ht (m)                           | 4  | 2   | 4  | 2.5  | 2  | т   | 4  |  |
| Avg.<br>Canopy<br>Height<br>(m)                   | 4.0  | 1.5   | 2.5  | 2.0  | 2.0  | 2.5   | 3.0  |  |
| Crown radii (m)<br>N-E-S-W                        | 8-7-4-5  | 4.5-5-4.5-4   | 10.5-11-10-9.5   | 10-7-10.5-8  | 7-7.5-6-5.5  | 4-4-5-4   | 12-12-11.5-11  |  |
| Calc. /<br>Actual<br>Stem Dia.<br>(mm)            | 790  | 200   | 1350   |  | 350  | 1600  |  |  |
| Est<br>diam?                                      | ı  | ı   | ı  | 1  | 1  | #   | 1  |  |
| No. of<br>Stems                                   | <del>-</del>   | -   | <del>-</del>   | <del>-</del>   | ~  | -   | -  |  |
| Height<br>(m)                                     | 15   | 11.0  | 19   | 15.0   | 14.0   | 13.0  | 19.0   |  |
| Species   | Oak<br>(English)   | Horse   | Oak<br>(English)   | Oak<br>(English)   | Horse  | Ash<br>(common)   | Oak<br>(English)   |  |
| Ref   | 1  | 82  | 42   | T10  | T11  | T12   | T13  |  |

## LAND TO THE EAST OF CUCKFIELD



### SURVEYOR: AC

# CLIENT: GLENBEIGH DEVELOPMENTS LTD

## SURVEY DATE: 12TH NOVEMBER 2019

| TPO?  | Yes   | Yes   | Yes   | o<br>Z   | Yes  | o<br>Z  | o<br>Z  | °Z  |
|---|---|---|---|--|--|---|---|---|
| RPA<br>m <sup>2</sup>                             | 707   | 290   | 662   | 290  | 443  | 163   | 335   | 707   |
| RPA<br>Radius<br>(m)                              | 15.0  | 9.6   | 14.5  | 9.6  | 11.9   | 7.2   | 10.3  | 15.0  |
| BS5837<br>Category                                | B3  | A2  | A2  | A2   | A2   | ס   | A2  | A2  |
| Estimated<br>Remaining<br>Contribution<br>(Years) | 50  | 40  | 40  | 40   | 40   | <10   | 40  | 40  |
| Struct.   | Fair  | Pood  | Poog  | Good   | Fair   | Dead  | Fair  | Good  |
| Health<br>&<br>vitality                           | Good  | Good  | Good  | Good   | Good   | Dead  | Good  | Good  |
| General Observations                              | Large tree forms part of linear group. Historic large limb failure on south side of stem, cavity forming with bark damage from ground level to 3m. Heartwood exposed. Canopy weighted to the north. Consider detailed inspection if land use changes. Prominent and good habitat. | Mature tree located on edge of site (maybe off-site). No access due to heavy bramble surrounding. Prominent tree. | Mature tree located close to southern boundary. Good form. Some adaptive growth at base. Minor deadwood throughout. | Off-site tree located close to boundary. Suppressed form from neighbouring on-site tree. Limited access to base. | Mature tree located close to the southern boundary, good form. Some deadwood throughout canopy. Remove deadwood if land use changes. | Standing dead tree. No access due to bramble. | Tree plotted on topo. Forms part of larger group. Suppressed by neighbouring trees. | Heavily burred mature tree on edge of wooded area, potential old pollard. Typical deadwood within upper canopy. |
| Special<br>importance                             | None  | None  | None  | None   | None   | None  | None  | None  |
| Life<br>Stage                                     | Σ   | Σ   | Σ   | Σ  | Σ  | Σ   | Σ   | Σ   |
| 1st<br>branch<br>dir.                             | ш   | Z   | SW  | >  | S  | >   | >   | *   |
| 1st<br>branch<br>ht (m)                           | 2.5   | м   | 2.5   | 2.5  | т  | 2   | 4   | 2.5   |
| Avg.<br>Canopy<br>Height<br>(m)                   | بى<br>ت   | 4.0   | 2.0   | 2.0  | 2.0  | 3.0   | 2.0   | 3.0   |
| Crown radii (m)<br>N-E-S-W                        | 12-10-8-8   | 8-7-8-8   | 8-4-4-8   | 7-6-8-6  | 10-7-10-8  | 2-2-2-2                                       | 7-9-9-7   | 5-3-2.5-8   |
| Calc. /<br>Actual<br>Stem Dia.<br>(mm)            | 1390  | 800   | 1210  | 800  | 066  | 009   | 860   | 1340  |
| Est<br>diam?                                      | ı   | #   | ı   | #  | 1  | #   | 1   | 1   |
| No. of<br>Stems                                   | τ-  | -   | <b>~</b>  | -  | <del>-</del>   | -   | <b>—</b>  | ~   |
| Height<br>(m)                                     | 20.0  | 17.0  | 17.5  | 15.5   | 16.0   | 12.0  | 18.0  | 14.0  |
| Species   | Oak<br>(English)  | Oak<br>(English)  | Oak<br>(English)  | Oak<br>(English)   | Oak<br>(English)   | Oak<br>(English)                              | Oak<br>(English)  | Oak<br>(English)  |
| Ref   | <b>417</b>  | T15   | T16   | T17  | T18  | T19   | T20   | T21   |

## PROJECT NO: G.3423

# LAND TO THE EAST OF CUCKFIELD



SURVEYOR: AC

# CLIENT: GLENBEIGH DEVELOPMENTS LTD

SURVEY DATE: 12TH NOVEMBER 2019

### GROUPS

| TPO?  | o<br>Z                                   | °Z  | o<br>Z                                    | o<br>Z  | o<br>Z   | Yes   | o<br>Z   | o<br>Z  | o<br>Z  | o<br>Z   | 0<br>Z  |
|---|--|---|---|---|--|---|--|---|---|--|---|
| RPA Radius (m) TPO?                               | 1.3                                      | 9.6   | 2.4                                       | 4.2   | 2.4  | 6.0   | 10.8   | 3.6   | 14.4  | 2.8  | 3.6   |
| BS5837<br>Category                                | C  | A2  | C   | B2  | C2   | B2  | A2   | B2  | A2  | B2   | C2  |
| Estimated<br>Remaining<br>Contribution<br>(Years) | 10                                       | 40  | 10  | 20  | 10   | 20  | 40   | 20  | 40  | 20   | 20  |
| Struct.   | Fair                                     | Bood  | Fair                                      | Good  | Good   | Poop  | Good   | Fair  | Good  | Poog   | Good  |
| Health & vitality                                 | Fair                                     | Good  | Poog                                      | Good  | Good   | Good  | Good   | Good  | Good  | Good   | Good  |
| General Observations                              | Mostly blackthorn thicket. Inaccessible. | Off-site group circumnavigating pond, good collective form although trees drawn up in form. Prominent within landscape. | Off-site linear group, no access to stem. | Two similar sized trees located within boundary group.<br>Self-set. | Thicket like linear group. Spreading form, some self-set<br>Ash/Sycamore contained within. Limited access. | Circular group located within thicket. Good collective form. One tree failed at 7m. No access to base due to understorey. | Linear group of off-site trees located within neighbouring property, Good collective form although drawn up. No access-measurements estimated. | Two obvious groups straddling site boundary, suppressed form. Barb-wire damage to some stems. | Substantial Linear group of off-site trees. Not recorded on topo. Good Arboricultural feature. Some Ash in decline. Remove declining Ash if land use changes. | Linear group of trees adjacent to public right of way.<br>Better collectively. Overrun with bramble. | Unmanaged linear group. Overrun with bramble. |
| Special   | None                                     | N<br>N  | None                                      | None  | None   | None  | None   | None  | None  | None   | None  |
| Life<br>Stage                                     | Σ  | Σ   | Σ<br>Ш                                    | Σ<br>Ш  | Σ  | Σ<br>Ш  | Σ  | ∑<br>Ш  | Σ   | Σ<br>Ш   | Σ<br>Щ  |
| Avg.<br>Canopy<br>Height (m)                      | 0.1                                      | 3.0   | 1.0                                       | 2.0   | 0:0  | 3.0   | 3.0  | 1.5   | 2.0   | 2.0  | 1.0   |
| Av.<br>Crown<br>radius<br>(m)                     | -  | ∞   | m   | 4   | æ  | ιΩ  | ∞  | 72  | ω   | m  | т   |
| Max<br>stem<br>diam<br>(mm)                       | 100                                      | 800   | 200                                       | 350   | 200  | 200   | 006  | 300   | 1200  | 230  | 300   |
| Est<br>diam?                                      | ı  | 1   | #   | ı   | #  | #   | #  | ı   | #   | ı  | 1   |
| No. of<br>trees                                   | 20                                       | 30  | 10  | 7   | 100  | Ŋ   | 4  | 2   | 100   | 10   | 20  |
| Height range (m)                                  | 3-4                                      | 9-18  | 2-8                                       | 8-9   | 2-6  | 12-16   | 15-18  | 6-10  | 2-18  | 4-9  | 3-8   |
| Species   | Hawthorn,<br>Blackthorn                  | Oak, Holly, Beech,<br>Hawthorn, Scots<br>Pine   | Cypress, Ash,<br>Hawthorn                 | Sycamore, Ash   | Blackthorn,<br>Hawthorn,<br>Sycamore, Ash  | Pine (Black)  | Sycamore, Oak,   | Ash, Hawthorn,<br>Hornbeam, Beech   | Holly, Ash, Oak,<br>Hazel, Hawthorn,<br>Blackthorn, Laurel,<br>Yew, Wellingtonia.<br>Willow, Sycamore,  | Sycamore, Oak,<br>Hazel, Hawthorn  | Sycamore, Oak,<br>Hawthorn, Hazel,<br>Holly   |
| Ref   | G1                                       | 62  | 63  | G4  | G5   | 95  | <u>G7</u>  | 89  | 65  | G10  | G11   |



# LAND TO THE EAST OF CUCKFIELD



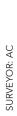
### SURVEYOR: AC

# CLIENT: GLENBEIGH DEVELOPMENTS LTD

## SURVEY DATE: 12TH NOVEMBER 2019

| Estimated Remaining BS5837 RPA Radius (m) TPO? Contribution (Years)  20 B2 6.0 No 20 B2 3.0 No 20 B2 2.4 No 10 C2 1.0 No 20 B2 2.4 No 40 A2 15.0 No  | 40 A2 9.6 No   |
|--|--|
| BS5837<br>Category<br>B2 B2<br>B2 A2   | A2   |
|  |  |
| mated raining ribution ears) 20 20 20 40   | 40   |
| Cont   |  |
| Struct.  Good  Good  Good  Good  Good  | Good   |
| Health & vitality dood Good Good Good Good   | Good   |
| General Observations  Group of mostly off-site trees. Dominated by larger Ash and Scots Pine. No access - measurements estimated. One Scots Pine with top failed.  Small group of trees on edge of site. No access due to bramble, not on topo.  Small group of trees on edge of site. Better collectively.  Some ash with canker. Drawn up form. Not on topo.  Linear boundary group. Better collectively.  Small group of self-set trees. No access due to bramble.  Linear group of trees along southern boundary. Some larger self-set ash trees located within. Better collectively, Access limited by bramble.  Two similar size trees located off-site but with 11m overhang in to site. Cohesive Canopies. Significant Arboricultural feature. | Wooded group situated adjacent to the southern boundary. Limited access. |
| Special None None None   | None   |
| Stage EM   | Σ  |
| Avg. Canopy Height (m) 1.0 1.0 1.0   | 1.0  |
| Crown and in a dius (m) 3 3 (m) 3 3 3 3 3 4.1  | ιO   |
| Max stem diam (mm) (mm) 250 200 200 200 1400   | 800  |
| di am # # # # # # # # # # # # # # # # # #  | #  |
| No. of trees 20 20 20 20 20 20 20 20 20 20 20 20 20  | 30   |
| Height range (m) 4-16 4-16 3-9 3-9 3-9   | 3-17   |
| Species Scots Pine, Hazel, Ash, Oak, Sycamore, Hazel, Ash, Hawthorn, Hazel, Sycamore, Blackthorn, Sycamore, Elder, Blackthorn Oak, Blackthorn Field maple Ash, Blackthorn, Oak, Blackthorn, Oak, Blackthorn, Oak, Blackthorn,  | Hornbeam, Holly,<br>Hawthorn, Oak,<br>Ash                                |
| Ref G12 G13 G17 G18  | G19  |

LAND TO THE EAST OF CUCKFIELD



Barton Hyett
Arboricultural Consultants

# CLIENT: GLENBEIGH DEVELOPMENTS LTD

SURVEY DATE: 12TH NOVEMBER 2019

### HEDGES

| RPA Radius<br>(m)                        | 1.8  |
|--|--|
| BS5837<br>Category                       | B2   |
| Estimated Remaining Contribution (Years) | 20   |
| Struct.                                  | Good   |
| Health & vitality                        | Good   |
| General Observations                     | Unmanaged boundary hedgerow with self-set trees contained within to 10m. Gaps in places. |
| Life Stage                               | Σ  |
| Avg. Canopy<br>Height (m)                | 0.1  |
| Av. Stem<br>diam<br>(mm)                 | 150  |
| Av.<br>width<br>(m)                      | 4  |
| Av.<br>Height<br>(m)                     | 9  |
| Species                                  | Oak, Hawthom,<br>Sycamore, Blackthorn,<br>Ash  |
| Ref                                      | Ξ  |





## TREE SURVEY METHODOLOGY



- The tree survey was carried out with reference to the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction Recommendations'.
- Trees were surveyed individually or as groups where it was considered that they had grown together to form
  cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (eg
  avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an
  arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as
  individuals.
- The full tree survey findings are recorded in the following tree survey schedule.
- Within the tree survey schedule, each surveyed TREE (T), GROUP (G), HEDGEROW (H), WOODLAND (W) or SHRUB MASS on or adjacent to the site is given a reference number which refers to its position on the tree survey and constraints plan.
- TREE SPECIES are listed by common name.

## The **DIMENSIONS** taken are:

- STEM-No. Indicates the number of main stems (i.e. whether the trunk divides at or below 1.5m; (Used in the calculation of RPA.) "m-s" = Multi-stemmed.
- STEM DIAMETER (in millimetres), obtained from the girth measured at approx.1.5m. For trees with 2 to 5 substems, a notional figure is derived from the sum of their cross-sectional areas. For multi-stemmed trees the notional diameter may be estimated on the basis of the average stem size x the number of stems. (A notional diameter may be estimated where measurement is not possible.)
- HEIGHT, are measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to
  the nearest whole metre for dimensions over 10m.
- The CROWN SPREAD are taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to up the nearest whole metre for dimensions over 10m.
- CROWN CLEARANCES are expressed both as existing height above ground level of first significant branch
  along with its direction of growth (eg 2.5m-N), and also in terms of the overall canopy. Measurements are
  recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions
  over 10m
- ESTIMATES. Where any measurement has had to be estimated, due to inaccessibility for example, this is
  indicated by a "#" suffix to the measurement as shown in the tree survey schedule.

## **LIFE STAGE** is defined as follows:

- Y <u>Young</u>: normally stake dependent, establishing trees. Should be growing fast, usually primarily increasing in height more than spread, but as yet making limited impact upon the landscape.
- SM <u>Semi-mature</u>: Established young trees, normally of good vigour and still increasing in height, but beginning to spread laterally. Beginning to make an impact upon the local landscape & environment. Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature).

- EM <u>Early-mature</u>: Not yet having reached 75% of expected mature size. Established young trees, normally of good vigour and still increasing in height, but beginning to spread laterally. Beginning to make an impact upon the local landscape & environment.
- M <u>Mature</u>: Well-established trees, still growing with some vigour, but tending to fill out and increase spread.

  Bark may be beginning to crack & fissure. In the middle half of their safe, useful life expectancies.
- LM <u>Late-Mature</u>: In full maturity but possibly beyond mature and in a state of natural decline). Still retaining some vigour but any growth is slowing.
- A <u>Ancient</u>: A tree that has passed beyond maturity and is old./aged compared with other trees of the same species. Typically having a very wide trunk and a small canopy.

# PHYSIOLOGICAL CONDITION (HEALTH & VITALITY):

Essentially a snapshot of the general health of the tree based upon its general appearance, its apparent vigour and the presence or absence of symptoms associated with poor health, physiological stress etc. (Fungal infections may be recorded here but decay giving rise to structural weakness would be recorded under 'Structural Condition' – see next parameter):

Good: No significant health issues.

Fair: indications of slight stress or minor disease (e.g. the presence of minor dieback/deadwood or of epicormic shoot growth)

Poor: Significant stress or disease noted; larger areas of dieback than above

Dead: (or Moribund)

### STRUCTURAL CONDITION:

Defects affecting the structural stability of the tree, including decay, significant dead wood, root-plate instability or significant damage to structural roots, weak forks (e.g. those where bark is included between the members) etc.

Classified as:

Good: No obvious structural defects: basically sound

Fair: Minor, potential or incipient defects

Poor: Significant defect(s) likely to lead to actual failure in the medium to long-term

Dead: (or Moribund)

# REMAINING USEFUL LIFE EXPECTANCY:

An estimate of the length of time in years that a tree might be expected to continue to make a useful contribution to the locality at an acceptable level of risk (based on an assumption of continued routine maintenance)

- less than 10 years
- 10+ years
  - 20+ years
- 40+ years



## TREE SURVEY METHODOLOGY



### SPECIAL IMPORTANCE:

Trees that are particularly notable as high value trees such as ancient trees/woodland, or veteran trees. Such trees may be regarded as the principal arboricultural features of a site, and pose a significant constraint to potential development.

An ancient tree is one that has passed beyond maturity and is very old compared with other trees of the same species. Very few trees reach the ancient life-stage. Veteran trees are often very old, but not necessarily so; they may be regarded as 'survivors' that have developed some of the characteristic features of an ancient tree but have not necessarily lived as long. All ancient trees are veterans but not all veteran trees are ancient.

### QUALITY CATEGORY:

Trees are classed as category U, A, B or C, based on criteria given in BS5837:2012; summany definitions as follows (see BS5837 for further details). Categories A, B and C are further characterised by the use of sub-categories, which attempt to identify what aspect of the tree is the main source of its perceived value:

- (1) arboricultural qualities
- (2) landscape qualities, and
- (3) cultural, historic or ecological/conservation qualities.

Examples of these qualities for each of the three categories are given below, although these are indicative only.

Note: This is NOT a health and safety classification; the classification does not take into account any requirement for remedial tree care or ongoing maintenance apart from that which may affect the trees' general suitability for

## CATEGORY U: UNSUITABLE:

Trees likely to prove to be unsuitable for retention for longer than 10 years should any significant increase in site usage arise as a result of development.

E.g. dead or moribund trees; those at risk of collapse or in terminal decline; trees that will be left unstable by other essential works such as the removal of nearby category U trees; trees infected by pathogens that could materially affect other trees; low quality trees that are suppressing better specimens

(Category U trees may have conservation values that it might be desirable to preserve.

It may also include trees that should be removed irrespective of any development proposals.)

## CATEGORY A: HIGH QUALITY:

Trees or groups whose retention should be given a particularly high priority within the design process. Normally with an expected useful life expectancy of at least 40 years.

- A1: Notably fine specimens; rare or unusual specimens; essential component trees within groups, semi-formal or formal plantings (e.g. dominant trees within an avenue etc.)
- A2: Trees, groups or woodlands of particular visual importance as landscape features.
- A3: Trees, groups or woodlands of particular significance by virtue of their conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture.)

## CATEGORY B: MODERATE QUALITY:

Trees or groups of some importance with a likely useful life expectancy in excess of 20 years. Their retention would be highly desirable; selective removal of certain individuals may be acceptable, but only after full consideration of all alternative courses of action.

- B1: Fair quality but not exceptional; good specimens showing some impairment (e.g. remediable defects, minor storm damage or poor past management.)
- B2: Acceptable trees situated such as to have little visual impact within the wider locality. Also numbers of trees, perhaps in groups or woodlands, whose value as landscape features is greater collectively than would warrant as individuals (such that the selective removal of an individual would not impact greatly upon the trees' overall, collective value).
- B3: Trees, groups or woodlands with clearly identifiable conservation or other cultural benefits.

## CATEGORY C: MINOR VALUE:

Trees or groups of rather low quality, although potentially capable of retention for at least approx. 10 years. Also small trees with stems below 15cm diameter.

Potentially retainable, but not of sufficient value to be regarded as a significant planning constraint

- C1: Unremarkable trees of very limited merit or of significantly impaired condition.
- C2: Trees offering only low or short-term landscape benefits; also secondary specimens within groups or woodlands whose loss would not significantly diminish their landscape value.
- C3: Trees with extremely limited conservation or other cultural benefit.

## ROOT PROTECTION AREA (RPA):

These are normally represented as a circle centred on the base of each tree stem with a radius of 12 times stem diameter measured at 1.5m above ground level, but the shape of the RPA may be altered where site conditions dictate that there are sound reasons to do so.



## THE IMPORTANCE OF TREES

### Wider benefits:

There is a growing body of evidence that trees bring a wide range of benefits to the places people live.

Some Economic benefits of trees include:

- Trees can increase property values
- As trees grow larger, the lift they give to property values grows proportionately
- They can improve the environmental performance of buildings by reducing heating and cooling costs, thereby cutting bills
- Mature landscapes with trees can be worth more as development sites
- Trees create a positive perception of a place for potential property buyers
- Urban trees improve the health of local populations, reducing healthcare costs

## Some Social benefits of trees include:

- Trees help create a sense of place and local identity
- They benefit communities by increasing pride in the local area
- They can create focal points and landmarks
- They have a positive impact on people's physical and mental health
- They can have a positive impact on crime reduction

# Some Environmental benefits of trees include:

- Urban trees reduce the 'urban heat island effect' of localised temperature extremes
- They provide shade, making streets and buildings cooler in summer
- They help remove dust and particulates from the air
- They help to reduce traffic noise by absorbing and deflecting sound
- They help to reduce wind speeds
- By providing food and shelter for wildlife they help increase biodiversity
- They can reduce the effects of flash flooding by slowing the rate at which rainfall reaches the
- They can help remediate contaminated soil

## On new development sites:

Trees bring many benefits to new development. Where retained successfully they can form important and sustainable elements of green infrastructure, contribute to urban cooling and reduce energy demands in buildings. Their importance is acknowledged in relation to adaptation to the effects of climate change. Other benefits brought by trees include:

- increasing property values;
- visual amenity
- softening, complementing and adding maturity to built form
- displaying seasonal change
- increasing wildlife opportunities in built-up areas
- contributing to screening and shade
- reducing wind speed and turbulence

## NATIONAL PLANNING POLICY

The National Planning Policy Framework 2019 (NPPF paragraph 175) states that:

'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists'.

In this respect the following definitions apply:

'Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)', and an

'Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.'

**Note**: Further information from the National Planning Policy Guidance Suite and Standing Advice is provided in the design guidance section.

### **GENERAL ADVICE**



### STATUTORY CONTROLS

### Statutory tree protection

Works to trees which are covered by Tree Preservation Orders (TPOs) or are within a Conservation Area (CA) require permission or consent from the Local Planning Authority. Where information is available on any Statutory designations such as this they are identified within the summary table in Section 1 and on the Tree Survey and Constraints Plan at Section 2.

Notwithstanding specific exceptions and in general terms, a TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of protected trees or woodlands without the prior written consent of the LPA.

Penalties for contravention of a TPO tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine is the matter is determined by the Crown Court.

Similarly, and again notwithstanding specific exceptions, it is an offence to carry out any works to a tree in a Conservation Area with a trunk diameter greater than 75mm diameter at 1.5 height without having first provided the LPA with 6 weeks written notification of intent to carry out the works.

On many non-residential sites (excluding specific exemptions) there is also a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. In basic terms, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission.

Any proposed tree works that are planned to be carried out on site must be carried out in accordance with the statutory controls outlined.

### Statutory Wildlife Protection

Although preliminary visual checks from ground level of likely wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside of the scope for this report.

Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for protected species such as bats in addition to birds and small mammals. It is advised that in some instances specialist ecological advice may be required. This may result in tree works being carried out following a

detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the site manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by the appointed Ecologist or the relevant Statutory Nature Conservation Organisation (SNCO): Natural England, Scottish Natural Heritage or Natural Resources Wales.

It is advised that tree/hedgerow works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. This time period only provides an indication of likely nesting times and as such diligence is required when undertaking tree works at all times.

Irrespective of the time of year, and other than any actions approved under General Licence, it is an offence to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest or eggs of any wild bird. Ideally, tree operations should be avoided during the likely bird nesting period. However, any tree works should always only be carried out following a preliminary visual check of the vegetation.

For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in England and Wales. A different legislative framework applies in Scotland and Northern Ireland.

Any proposed tree works that are planned to be carried out on site must be carried out in accordance with any relevant statutory controls, outlined above.

### APPENDIX 7 ORION HISTORIC ENVIRONMENT DESK BASED ASSESSMENT 2020

Land to the East of Cuckfield, Sussex Historic Environment Desk-Based Assessment September 2020



Land to the East of Cuckfield, Sussex Historic Environment Desk-Based Assessment September 2020

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| 1 | Report                                     |
|---|--|
|   | Historic Environment Desk-Based Assessment |
|   |  |

Site

Land to the East of Cuckfield, Sussex

Client

Glenbeigh Developments Limited

Date

September 2020

**Planning Authority** 

Mid Sussex District Council

Site Centred At

TQ 31083 25542

**Prepared By** 

William Bedford BA MCIfA

Approved By

Dr Rob Smith MCIfA

**Report Status** 

**FINAL** 

Orion Ref

PN2715



### **Executive Summary**

- 1.0 Introduction2.0 Aims, Objectives & Methodology3.0 Statutory and Planning Policy Framework
- 4.0 Archaeological & Historic Baseline
- 5.0 Proposed Development and Potential Impact on Heritage Assets
- 6.0 Summary and Conclusions

Sources Consulted

### List of Illustrations

Figure 1: Site Location Map

Figure 2: Designated heritage assets within 1km of study site boundary

Figure 3: HER Archaeological Monuments Data

Figure 4: HER Archaeological Events Data

Figure 5: HER Archaeological Notification Areas

Figure 6: 1797 OS drawing
Figure 7: 1843 Tithe Map

Figure 8: 1875-81 OS Map 1:2,500
Figure 9: 1897 OS Map 1:2,500
Figure 10: 1910-11 OS Map 1:2,500
Figure 11: 1956 OS Map 1:2,500
Figure 12: 1971 OS Map 1:2,500
Figure 13: 1993 OS Map 1:2,500

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Plate 1 2M 2019 Lidar data analysed using multi-directional hillshade (scale 1:5,000 at A4) Plate 2 1875-81 OS Map; note areas of quarrying which align with results of lidar analysis (scale 1:5,000 at A4) Plate 3 Looking west towards Cuckfield Hospital Administration Block Plate 4 Looking north west towards Hospital Building and Entrance Lodges from **Ardingly Road** Plate 5 Looking east towards study site from setting of hospital buildings Looking north towards listed barn and house at Hanlye Farm Plate 6 Plate 7 Looking east towards study site from setting of listed buildings at Hanlye Farm Plate 8 Looking south towards listed barn from public footpath south of the study site (35mm focal length equivalent: 88mm)



| Plate 9 | Looking east towards Horsegate Farmhouse and barn from public |
|---------|---|
|         |   |

footpath

Plate 10 Looking north towards study site from vicinity of listed barn and

farmhouse at Horsegate

Plate 11 Looking south from northern part of the southern field of the study site

towards Cuckfield conservation area

Plate 12 Looking south from southern field of study site towards Parish Church of

the Holy Trinity (35mm equivalent focal length: 88mm)

Plate 13 Proposed development (not to scale)

### Timescales Used in This Report

### **Prehistoric**

3

 Palaeolithic
 450,000 -12,000 BC

 Mesolithic
 12,000 - 4,000 BC

 Neolithic
 4,000 - 2,200 BC

 Bronze Age
 2,200 - 700 BC

 Iron Age
 700 - AD 43

### Historic

Roman 43 - 410AD Saxon/Early Medieval 410 - 1066AD Medieval 1066 - 1485AD Post Medieval 1486 - 1901AD Modern 1901 - Present Day



### **Executive Summary**

This historic environment desk-based assessment considers land at Hanlye Road, Cuckfield, which is proposed for allocation for residential development (hereinafter referred to as the "study site"). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

A review of the available evidence has shown that the study site is likely to contain the remains of a late 19<sup>th</sup> century outfarm building, which has been identified by historic mapping (HER MWS1305). The building was demolished in the late 20<sup>th</sup> century, and any remains are likely to comprise the remnants of foundations and/or demolition debris. Historic mapping and an analysis of lidar data has confirmed the presence of a probable Post-Medieval quarry pit in the south-eastern corner of the northern field of the study site. The available evidence suggests that there is a low potential for the presence of buried remains of interest from other periods. However, it is also recognised that due to the absence of extensive intrusive archaeological investigations in the near vicinity of the study site, the potential for the presence of some, as yet unknown remains dating to the prehistoric or Roman periods cannot be completely discounted on presence evidence. This assessment has found that the known remains are of limited interest, and any as yet unknown remains dating to the prehistoric and Roman periods would likely be of local interest in line with other remains in the wider search area.

Therefore it is considered that the archaeological interest of any remains present within the study site could be secured by a staged programme of archaeological works, which would confirm the extent of any archaeological remains, identify any areas of interest, and excavate and record these prior to construction activity within those areas. Such a programme of works would realise the research value of any remains present, and would contribute to understanding of past land use in the locality. It would therefore provide an adequate form of mitigation for the loss of any potential remains. This approach is in line with that taken at Penlands Farm, and this assessment has found no evidence to suggest that a similar approach cannot be taken within the study site.

Therefore, it is concluded that the construction of the proposed development would not result in the unacceptable loss of buried archaeological remains of interest, and that any impacts could be adequately mitigated via a programme of archaeological works, secured through standard processes as part of the planning process in due course. Therefore, there is no in principle archaeological constraint to the development of the study site, or its allocation for redevelopment in the local plan.

Finally, the setting of heritage assets in the study site and the surrounding area has been assessed and the study site is not considered to form part of the setting of the vast majority of the listed buildings in the wider search area, nor contribute to their significance. As the southern field of the study site would be retained as open space, long views of the top of the tower of the Parish Church of the Holy Trinity would be preserved and there would be no effect to its significance. The proposed development would also retain the screening provided by the planting along the boundaries of the study site. As a result of this, and also of the presence of other intervening landscape features in the wider area, the proposed development would not affect the setting or significance of the other designated heritage assets in the wider area. As such the proposed development would preserve the setting of the listed buildings in the surrounding area.

On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological and heritage impacts. It therefore accords with the requirements in





### 1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land east of Cuckfield, Mid Sussex (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Glenbeigh Developments Limited. The site (hereinafter referred to as the "study site") is located at grid reference TQ 31083 25542. It has been prepared to inform the proposed allocation of the study site for residential development.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km radius from the centre of the study site (Figures 2 through 5).

### Location, Topography and Geology

- 1.5 The study site is located to the south of Hanlye Road, to the east of Cuckfield (see Figure 1). The study site occupies a south facing slope, with a height above ordnance datum (aOD) of 122m at the northern boundary, falling to 107m aOD at the southern boundary.
- 1.6 The solid geology of the study site comprises mudstones from the Upper Grinstead Clay group across the northern half of the study site, with calcareous sandstone of the Cuckfield Stone Bed across the southern of the study site. No superficial deposits were recorded at the time of writing (BGS online geology viewer 2020).



### 2.0 Aims, Objectives & Methodology

### Aims and Objectives

- 2.1 The principal aims of the desk-based assessment are to:
  - Gain an understanding of the archaeological potential of the study site;
  - Identify any archaeological constraints to the development of the study site; and
  - Assess the likely impact of the proposed development.
- 2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.
- 2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including National Planning Policy Framework 2019) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:
  - Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
  - Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014);
     and
  - Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).
- 2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

"a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate."

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

"Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact."

### Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.6 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing



historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 2.7 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.8 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.9 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
  - 1. Identification of heritage assets which are likely to be affected by proposals;
  - 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
  - 3. Assessing the effects of proposed development on the significance of a heritage asset;
  - 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
  - 5. Making and documenting the decision and monitoring outcomes
- 2.10 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less then substantial, should be weighed against the public benefits of the scheme.

### Methodology

- 2.11 The archaeological desk-based assessment will include:
  - Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments.
  - Examination of material currently held in the West Sussex Historic Environment
     Record, for the study site and for a 1km search radius from the study site boundary;
  - Review of previous archaeological investigations within the study site and the surrounding area;
  - Examination of lidar data available from the Environment Agency;
  - Examination of available aerial photography for the study site, making use of desk based resources; and
  - Consultation of the National Heritage List for England.



- q
- 2.12 The resources noted above have been used to provide an understanding of the potential archaeological remains present within the study site, which may be affected by the proposed development. This chapter will describe the potential archaeological remains which may be affected and assess their significance.
- 2.13 The location of heritage assets mentioned in the text are shown on Figures 2 through 5.
- 2.14 A digital copy of the report will be provided to the West Sussex HER (hard copies will be provided on request).

# 3.0 Planning Background and Development Plan Framework

### Ancient Monuments & Archaeological Areas Act 1979

3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

## Planning (Listed Building and Conservation Areas) Act 1990

- 3.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.
- 3.3 Section 66(1) states:
  - "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 3.4 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.2, below

# National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
  - Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.7 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.8 Paragraph 197 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.



- 3.9 Heritage Assets are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.10 Archaeological Interest is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.11 Designated Heritage Assets comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.12 Significance is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.13 Setting is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.14 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:
  - "Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets."
- 3.15 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.16 Paragraph 18a-013 concludes:
  - "The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation."
- 3.17 The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:



"What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

- 3.18 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.
- 3.19 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

"Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting."

3.20 Paragraph 196 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long-term conservation."



3.21 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

## **Local Planning Policy**

- 3.22 Local planning policy for the study site is currently provided by the adopted Mid Sussex District Plan 2014-2031, and saved policies from the Mid Sussex Local Plan 2004. The Cuckfield Neighbourhood Plan was also made in 2014.
- 3.23 The adopted local plan has the following policies relevant to this statement:

#### DP34: Listed Buildings and Other Heritage Assets

Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record; Register of Listed Buildings.

## Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;
- Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;
- Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;
- Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;
- Special regard is given to protecting the setting of a listed building;
- Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

## Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.



Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: Mid Sussex Conservation Area Appraisals; Sussex Extensive Urban Surveys; West Sussex Historic Environment Record.

Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
- Traditional shop fronts that are a key feature of the conservation area are protected.
   Any alterations to shopfronts in a conservation area will only be permitted where they
  do not result in the loss of a traditional shopfront and the new design is sympathetic to
  the character of the existing building and street scene in which it is located;
- Existing buildings that contribute to the character of the conservation area are
  protected. Where demolition is permitted, the replacement buildings are of a design
  that reflects the special characteristics of the area;
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.

#### **DP36: Historic Parks and Gardens**

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: West Sussex Historic Environment Record.

The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.

- 3.24 There are no Saved Policies from the 2004 Local Plan which are of relevance to this assessment.
- 3.25 The Cuckfield Neighbourhood Plan contains the following policy which is relevant to this assessment:



## Policy CNP 1 - Design of New Development and Conservation

New development in accordance with the Neighbourhood Plan will be permitted where it:

- a. Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 -Conservation Areas and Character Areas, by way of;
- b. height, scale, spacing, layout, orientation, design and materials of buildings,
  - i. the scale, design and materials of the public realm (highways, footways, open space and landscape), and
  - ii. Is sympathetic to the setting of any heritage asset and
- c. Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and
- d. Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and
- e. Creates safe, accessible and well-connected environments that meet the needs of users, and
- f. Will not result in unacceptable levels of light, noise, air or water pollution, and
- g. Makes best use of the site to accommodate development.



## Archaeological Evidence

## Previous archaeological investigations

- 4.1 The HER records a number of archaeological investigations in the wider search area, however none are recorded within the study site. The location of these in relation to the study site is shown in Figure 4.
- 4.2 The land immediately to the west of the study site was subject to an archaeological desk-based assessment (HER EWS1197; CgMs 2011). This concluded that the land to the west had a low potential to contain buried archaeological remains of interest. No follow up field investigations are recorded in relation to the land to the west.
- 4.3 The closest intrusive field investigation recorded comprises an archaeological watching brief at Bylanes Close, 265m to the west of the study site (HER EWS1264). The HER provides the following summary of the results of this investigation:

An archaeological Watching brief was carried out at Bylanes Close, Cuckfield. The watching brief identified a single post-medieval ditch. The ditch was thought to be a field boundary ditch. The ditch contained two fills, the primary fill contained post-medieval pottery and ceramic building material. The primary fill also contained a tapering late post-medieval iron strip end. It was stated that the watching brief had demonstrated that there was little to no potential for impact on the archaeological resources at the site. {1}

- The watching brief was implemented to monitor the construction of an access road for a development of 42 dwellings.
- 4.5 An archaeological evaluation was undertaken at land west of the High Street in Cuckfield, 575m to the southwest of the study site, comprising the excavation of 7 trial trenches. This found no archaeological remains of interest (HER EWS965). An archaeological evaluation was also undertaken of land at Chatfield Road, 450m to the south of the study site. This also found no evidence of archaeological remains of interest (HER MWS1189).
- 4.6 Finally, a substantive programme of archaeological investigation was undertaken at the land at Penlands Farm, located 0.85km to the east of the study site at the nearest point (HER EWS1395). The investigations comprised a staged programme of works, comprising a geophysical survey, followed by targeted trial trenching and an archaeological excavation of the key remains detected by the initial works. The excavation found evidence of four phases of activity, from three areas of excavation which were targeted on the result of the evaluation. The HER provides a summary of the results of the excavation, provided below for ease of reference:

#### Period 1: Later Prehistoric

The earliest identifiable activity on site comprised a large curvilinear ditch forming a sub-oval enclosure (Enclosure 1). The ditch remains entirely undated, and is defined purely by means of terminus post quem dates provided by stratigraphically later periods. The entire east side of the enclosure appears to be open. It is truncated in the north and also at the south-east end by a double-ditched enclosure (Enclosure 2)) dating to the Late Iron Age/Early Roman period. Two linear features were identified 11m south of Enclosure 1, both on a rough east-west orientation. They were of a similar width and depth to the ditch forming Enclosure 1. A flint scraper was identified in the fill, it is not chronologically diagnostic, but is likely to pre-date the Middle Bronze Age. Two undated pits were also identified in this area. One was elongated with a



shallow bowl-shaped profile, and the other was rounder and slightly deeper with a bowl shaped profile. It is very difficult to date these features, but most of the pits relating to the later Enclosure 2 are found within the enclosure, or much further east. Given their close proximity to Enclosure 1 it is possible they belong to this earlier phase, but this is not certain.

#### Period 2: Late Iron Age / Early Roman

A large double-ditched enclosure (Enclosure 2) truncated the earlier single ditch enclosure. This was a substantial feature, measuring some 105m from east to west, and 61.95m from north to south. A large portion was excluded from the excavation area due to the overhead power cables, but it seems clear that the northern ditches are a continuation of this bivallate enclosure. The inner ditch was generally around 2m, widening towards the west central area to around 4m. It had a very steep v-shaped profile and a varying depth. The primary fill of the ditch contained the largest individual stratified group of Late Iron Age/Early Roman pottery. A series of burnished rectilinear/chevron motifs were identified, which may date from the mid-1st century BC to-early 1st century AD. However, in other parts of the enclosure, pottery was identified dating from the 1st century AD, including some post-Conquest material, in one case, also recovered from a primary fill of the ditch. An outer ditch ran parallel to the inner ditch. In the north central part of the enclosure the two ditches appeared to widen away from each other slightly indicating an opening or entranceway into the enclosure at this point. Ditches identified in the eastern excavation areas are likely to be a continuation of this outer ditch. The pottery identified suggests that the enclosure system was first established in the mid 1st century BC up until the late 1st century AD. Two pits were identified north of the inner enclosure ditch, and 15.78m away from each other. Both pits had shallow bowl shaped profiles and depths of 0.35m. Pone of the pits secondary fill contained prehistoric flint and fragmented body sherds from a single pottery vessel, dating to between 800BC – AD10. There was a large concentration of charcoal in this fill, and possible evidence of in-situ burning, suggesting the pit may have functioned primarily as a hearth. The fill from the other pit contained a small group of undiagnostic pot sherds, dating from 50BC - AD10. A further two pits were identified in the northeast part of the enclosure. The pits were both elongated oval shaped with bowl-shaped profiles and depths of 0.40 – 0.47m. No dating evidence was retrieved from either feature. They have been associated with Period 2 purely on their location within the enclosure and their close proximity to the defining ditches. A cluster of pits and post holes of varying dimensions was located near to but outside of Enclosure 2 (in an area to the east). Some of the features are characteristic of post holes, perhaps indicating a circular fence line. Others have irregular shapes and shallow bowl shaped profiles. One of the pits contained cremated human remains probably related to a single adult. The fill also contained a quantity of charcoal.

### Period 3: Medieval (AD1075-AD1250)

Two large shallow pits and two clusters of smaller pits or possible post holes, spaced approximately 1m apart from each other on a roughly northeast-southwest alignment were identified. A ditch, on a northwest-southeast alignment, appeared to terminate next to one of the post holes forming a right angle with other post holes. It is possible these formed the southern corner of a rectilinear enclosure or building. A single sherd of pottery dating to AD 1175 – 1250 was retrieved from the centre of the ditch, and a sherd of pottery of the same date rage was recovered from the nearest post hole. The large pits had diameters of 1m and depths of 0.08-0.21. One pit contained pottery dating to AD 1075 – AD 1150 and the other contained a single pot sherd dating to AD 1150 – AD 1250. This pit was truncated by a post-medieval route way. A shallow ditch



terminus was identified in the northeast part of the site containing small pot sherds dating from AD 1100 – 1200. Another ditch terminus was located 46m to the southeast, on the same. As only a small part of the ditch was visible it is difficult to understand its function, but it could have been a medieval drainage or boundary ditch.

## Period 4: Post Medieval (AD1700-2016)

Two parallel east-west aligned ditches were identified, possibly forming a trackway. The ditch furthest south was found to be twice as deep as the ditch to the north, 8 sherds of postmedieval pottery were recovered from the north ditch, all of 18th-century date. A ceramic field drain ran throughout the length of the southern ditch. A shard of glass, dating to around 1850 and 1940, was identified in this ditch.

#### Discussion

- 4.7 The archaeological investigations at Penlands Farm formed the basis for the designation of Archaeological Notification Area (ANA) DWS8632, which was put in place to ensure that the remains found during the archaeological evaluation works were adequately mitigated in the event that the area was subject to development. This land has been developed and the archaeological remains noted in the ANA excavated and recorded.
- 4.8 The results of the evaluation undertaken at land west of the High Street in Cuckfield are also of some interest. This site is located immediately to the north of ANA DWS8633, which covers the historic core of Cuckfield. The lack of any associated evidence within this site is consistent with the evidence from later historic mapping of the area, which suggests that this area formed part of the rural landscape surrounding settlement during the Medieval and Post-Medieval periods, and that the remnants of occupation activity are unlikely to extent beyond the historic core identified by the ANA. The results of the archaeological watching brief at Bylanes Close is also consistent with this.
- 4.9 The results of these investigations will be considered, together with other evidence provided in the HER, and other sources, below.

#### Lidar Data

- 4.10 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect.
- 4.11 EA Lidar DTM data was reviewed for the study site and the surrounding area. Only data a 2m resolution from 2019 were available for the study site and near vicinity. The coverage offered by the data for the study site was complete. These data were processed using the Relief Visualisation Toolkit (RVT) version 2.4, and were reviewed using QGIS.
- 4.12 The lidar data found no evidence of any archaeological features within the study site, or in the vicinity. While this does not discount the presence of buried archaeological remains, it does suggest there is limited potential for any substantive positive earthwork features to be present within the study site.
- 4.13 However, a quarry pit noted on historic mapping is visible in the south-eastern corner of the northern field of the study site, as are other areas of historic quarry activity (see plates 1 and 2 below).





Plate 1 – 2M 2019 Lidar data analysed using multi-directional hillshade (scale 1:5,000 at A4)

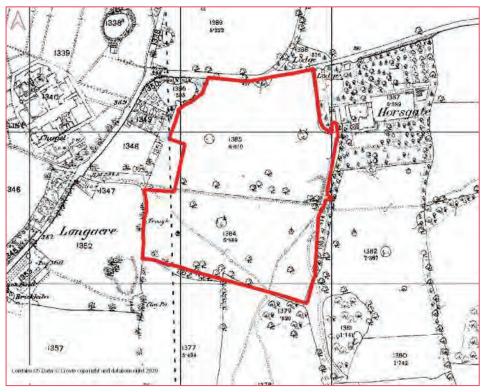


Plate 2 – 1875-81 OS Map; note areas of quarrying which align with results of lidar analysis (scale 1:5,000 at A4)

## Site Walkover

4.14 A site walkover was undertaken as part of the preparation of this assessment, in September 2020. The study site comprised open fields, under pasture. No clear earthworks were noted at the time of the site walkover, although a few areas were covered by vegetation, particularly in the southern part of the study site, and could not be readily assessed. The lack of substantive earthwork remains is consistent with the findings of the analysis of the lidar data.



#### Prehistoric

- 4.15 As is noted above, the archaeological investigations undertaken at Penlands Farm found evidence of late prehistoric and Iron Age activity (HER MWS11725). This included an earlier enclosure and pits dating to the Bronze Age and a later, larger, double ditched enclosure dating to the late Iron Age to early Roman period.
- 4.16 No other prehistoric evidence is recorded in the wider search area, including in any of the intrusive investigations undertaken nearby.
- 4.17 The available evidence suggests that any substantive settlement activity during this period will have been focussed on the lad at Penlands Farm, 0.8km to the west of the study site, with the study site forming part of the rural landscape surrounding settlement at this time. As such any finds within the study site are likely to comprise the remnants of agricultural remains of no more than local interest. However, it is also recognised that no extensive archaeological investigations have been undertaken in the near vicinity of the study site and as such the potential for some as yet undiscovered remains from this period cannot be completely discounted on present evidence.

#### Roman

- 4.18 Evidence of early Roman activity was found by the archaeological excavation works at Penlands Farm, 0.8km to the east of the study site, evidenced by a large bi-vallate enclosure which enclosed pits and other features of interest (HER MWS11725). Outside of this evidence, the HER only records a single record from this period, comprising Roman pottery found at Whitemans Green, 0.75km to the northwest of the study site (HER MWS763). The pottery was found at a depth of 3ft during trenching works in a garden ahead of the construction of a house in 1922; the sherds of pottery may have formed part of urns.
- 4.19 The HER records no other Roman evidence within the search area, and no further Roman finds were recovered in the archaeological investigations outside of those at Penlands Farm. More widely, the north-south London-Hassocks Roman road is situated approximately 1.6km to the west of the study site (Margary road no. 150, EUS 2005).
- 4.20 The available evidence suggests that any Roman settlement evidence in the wider area was focussed further to the east, towards the London-Hassocks Roman road, as is evidenced by the remains found at Penlands Farm. The study site is likely to have formed part of the rural hinterland surrounding settlement during this time and as such has a low potential to contain buried remains of significance from this period. However, it is also recognised that no extensive archaeological investigations have been undertaken in the near vicinity of the study site and as such the potential for some as yet undiscovered remains from this period cannot be completely discounted on present evidence.

## Saxon and early Medieval

4.21 The HER records no evidence dating to the Saxon/early Medieval period, either within the study site, or in the wider study area. The settlement at Cuckfield is thought to originate in the 11<sup>th</sup> and 12<sup>th</sup> centuries, and no evidence has been found to suggest an earlier origin for settlement in the area (EUS 2005). As such it is considered that the study site has a low potential to contain buried remains of interest from the Saxon period.

### Medieval

4.22 As has been noted above, the settlement at Cuckfield has origins in the 11<sup>th</sup> and 12<sup>th</sup> centuries (EUS 2005). The HER highlights the likely extent of the Medieval settlement at



- Cuckfield, which was focussed on the church and vicinity, approximately 670m to the south of the study site at the nearest point (HER MWS4205).
- 4.23 Archaeological evaluation work immediately to the north of the Medieval settlement found no evidence of Medieval occupation activity, suggesting that the extent of any such activity was focussed within the historic core of Cuckfield during this time (HER EWS965).
- 4.24 Evidence of a potential Medieval building constructed of posts was found during archaeological excavation works at Penlands Farm, 0.8km to the east of the study site (HER EWS13945).
- 4.25 The available evidence suggests that the study site was located within a rural landscape surrounding settlement during this period. On this basis it is considered that the study site has a low potential to contain settlement remains of interest. Any evidence from this period is likely to comprise the remnants of agricultural activity of limited interest.

#### Post Medieval

- 4.26 The determination of the archaeological potential during the Post-Medieval period is assisted by the availability of historic mapping for the study site, which is provided in Figures 6 through 13.
- 4.27 The earliest map to show the study site in some detail is the 1797 OS drawing (Figure 6). This does not show a high level of detail, however, it is clear that the study site is located in a rural location, with no settlement or structures present.
- 4.28 The 1843 Tithe Map (Figure 7) shows the study site occupying two enclosed fields. The 1875-81 OS map shows the study site in the same configuration, but in more detail (Figure 8), and a quarry pit is noted in the south-eastern corner of the northern field. Public footpaths are also noted in the southern field.
- 4.29 The 1897 OS map shows the study site in the same configuration, however a small building is located in the south-western corner of the southern field of the study site (Figure 8). The HER identifies this as an outfarm north east of Longacre Farm (HER MWS1305). The HER provides the following description of the building:

Site of Outfarm North East of Longacre Farm, Cuckfield, has been identified as a Historic Outfarm through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895.

Outfarm North East of Longacre Farm was a 19th century single sided loose courtyard outfarm or field barn. It was in an isolated location but the outfarm has been totally demolished/lost.

- 4.30 The building is seen in historic mapping throughout the 20<sup>th</sup> century, albeit with modifications throughout that period. By the start of the 21<sup>st</sup> century the building had been demolished (Google Earth historic aerial imagery).
- 4.31 The remainder of the study site remains in the same configuration from this point until the present day, although the surrounding area gradually becomes more developed throughout the 20<sup>th</sup> and 21<sup>st</sup> centuries (see Figures 8 through 13).
- 4.32 HER data from the surrounding area corresponds to other historic farms and related features in the wider area.
- throughout the Post-Medieval period. The only known evidence within this period comprises the remnants of the outfarm building to the north east of Longacre Farm (HER MWS1305), which is located in the south-western corner of the study site, and a quarry pit



in the south-eastern corner of the northern field of the study site. It is likely that some buried remains associated within the building may be present in the south-western corner of the study site, but any such remains are likely to be limited to building foundations, and demolition debris. The remainder of the study site is likely to contain on the remains of agricultural activity of limited interest.

#### Summary of Archaeological Potential and Assessment of Significance

- 4.34 A review of the available evidence has shown that the study site is likely to contain the remains of a late 19<sup>th</sup> century outfarm building, which has been identified by historic mapping (HER MWS1305). The building was demolished in the late 20<sup>th</sup> century, and any remains are likely to comprise the remnants of foundations and/or demolition debris. Historic mapping and an analysis of lidar data has confirmed the presence of a probable Post-Medieval quarry pit in the south-eastern corner of the northern field of the study site. The available evidence suggests that there is a low potential for the presence of buried remains of interest from other periods. However, it is also recognised that due to the absence of extensive intrusive archaeological investigations in the near vicinity of the study site, the potential for the presence of some, as yet unknown remains dating to the prehistoric or Roman periods cannot be completely discounted on presence evidence.
- 4.35 The remains of the outfarm building, the quarry pit, and any remnants of past agricultural activity are of limited archaeological interest, as they have a limited capacity to contribute meaningfully to local and regional research strategies. Any as yet unknown buried remains from the prehistoric or Roman periods are likely to be of no more than local interest, in line with findings from this period elsewhere in the study area.

#### **Designated Heritage Assets**

- 4.36 This assessment will consider the potential effects of development within the study site on the significance of designated heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).
- 4.37 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development.
- 4.38 A radius of 1km from the boundary of the study site has been used for assessing indirect effects on all non-designated and designated heritage assets.
- 4.39 Not all built heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study site. Also, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.
- 4.40 The distribution of built heritage designated heritage assets in relation to the study site can be found in Figure 2. The grade I listed Parish Church of the Holy Trinity is located just beyond the 1km search area, 1.1km to the southwest of the study site. The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.
- 4.41 A total of 37 listed buildings, two conservation areas and one registered park and garden are assets are located within 1km of the study site's boundary (see Figure 2). As is noted



above, the grade I listed Parish Church of the Holy Trinity is located just beyond the search area to the south. Therefore the designated heritage assets to be considered are:

| • | 1191625                     | PARISH CHURCH OF THE HOLY TRINITY, grade I           |
|---|-----------------------------|--|
| • | 1025522                     | MARSHALLS, grade II*                                 |
| • | 1025436                     | K6 TELEPHONE KIOSK, grade II                         |
| • | 1025467                     | HANLYE HOUSE, grade II                               |
| • | 1025488                     | BRAYNESMEAD COTTAGES, grade II                       |
| • | 1025489                     | BROCKETTS, grade II                                  |
| • | 1025500                     | LAMB COTTAGES, grade II                              |
| • | 1025521                     | VINE COTTAGE NORTH and SOUTH, grade II               |
| • | 1025523                     | PREMISES OCCUPIED BY AW KNIGHT IRONMONGERS, grade II |
| • | 1025525                     | PICKNELLS AND SHOP, grade II                         |
| • | 1025526                     | 6, HIGH STREET, grade II                             |
| • | 1025527                     | MABERLY'S, grade II                                  |
| • | 1025528                     | HORSGATE FARMHOUSE, grade II                         |
| • | 1025529                     | YEW TREE COTTAGE, grade II                           |
| • | 1025542                     | CUCKFIELD HOSPITAL ADMINISTRATION BLOCK, grade II    |
| • | 1191844                     | CUCKFIELD HOUSE, grade II                            |
| • | 1191859                     | THE EDITH PAYNE FREE LIBRARY, grade II               |
| • | 1191900                     | MERCERS, grade II                                    |
| • | 1191903                     | 17 AND 18, HIGH STREET, grade II                     |
| • | 1191965                     | TEINTER COTTAGE, grade II                            |
| • | 1191982                     | MALTMAN'S NORTH AND MALTMAN'S SOUTH, grade II        |
| • | 1191994                     | ROSE COTTAGE, grade II                               |
| • | 1192225                     | IVY COTTAGES, grade II                               |
| • | 1192236                     | THE OLD COTTAGE, grade II                            |
| • | 1286056                     | TAYLORS BARN, grade II                               |
| • | 1286808                     | DIAMOND HOUSE (NORTH RISING), grade II               |
| • | 1286824                     | BARN 5 METRES OF HORSGATE FARMHOUSE, grade II        |
| • | 1286848                     | FORECOURT WALL TO EAST OF MARSHALL'S, grade II       |
| • | 1354815                     | BARN TO THE SOUTH WEST OF TAYLORS BARN, grade II     |
| • | 1354906                     | SOUTHERN BREACH, grade II                            |
| • | 1354913                     | ENTRANCE LODGES TO CUCKFIELD HOSPITAL, grade II      |
| • | 1354916                     | BROAD STREET HOUSE, grade II                         |
| • | 1354926                     | THE ROSE AND CROWN PUBLIC HOUSE, grade II            |
| • | 1354942                     | KINGSLEYS, grade II                                  |
| • | 1354943                     | HEATHFIELD HOUSE (KINGSWOOD CHEMISTS) , grade II     |
| • | 1354945                     | TEINTER COTTAGE, grade II                            |
| • | 1354954                     | GRAVELYE, grade II                                   |
| • | 1354955                     | BARN 100 METRES SOUTH EAST OF HANLYE HOUSE, grade II |
| • | Cuckfield Conservation Area |  |

- Cuckfield Conservation Area
- Whitemans Green Conservation Area
- 1000274 BORDE HILL registered park and garden, grade II\*



- 4.42 The site visit confirmed that the majority of the designated heritage assets in the wider area were completely screened by intervening modern residential development, as well as mature trees, hedgerows and other landscape features.
- 4.43 The closest listed buildings to the west of the study site are the Cuckfield Hospital buildings and the Entrance Lodges to the hospital, both of which are grade II listed. The buildings are described in the NHLE as follows:
  - Originally workhouse, now part of hospital. Built 1843 by H W Parker, Assistant Poor Law Commissioner in classical style, but extreme right 4 bays added slightly later in matching style. Red brick with grey headers with chequer work pattern with sandstone dressings and slate roof to front elevation, side elevation slate hung and rear elevation plain brown brickwork. 3 storeys; 22 bays. 3 centre window bays and end 2 project with quoins and pediments with modillion cornices and oculi over. Modilion eaves cornice. Mainly later C19 casement windows except to original part central 3 bays, which have 12-light sashes, and extension which has 16-light sashes. Gauged brick heads throughout. 2 stuccoed pedimented doorcases with sidelights to each side of central portion, the right hand one now a window.
  - 1354913 ENTRANCE LODGES TO CUCKFIELD HOSPITAL, grade II

    CUCKFIELD ARDINGLY ROAD TQ 32 NE 1/2 Entrance Lodges to Cuckfield Hospital GV II

    Pair of lodges to original workhouse, now hospital. Built 1843 by H W Parker, Assistant

    Poor Law Commissioner in classical style. Red brick with grey headers in chequer work

    pattern and slate roofs. 1 storey. End pedimented gables with brick modillion cornices.

    Tripartite sash windows with 20 panes and gauged brick heads. The right hand lodge

    has been extended in C20 by one bay with lean-to brick and glazed extension. Included
    for group value.
- 4.44 Both buildings have architectural and historic interest, as well as group value. The setting of the buildings comprises the experience provided within the grounds of the former hospital building (see plate 3), with some more limited views available from the adjacent Ardingly Road (see plate 4). The setting of the buildings preserves their group value and provides the best experience of their architectural interest.



Plate 3 – Looking west towards Cuckfield Hospital Administration Block





Plate 4 – Looking north west towards Hospital Building and Entrance Lodges from Ardingly Road

4.45 The study site is completely screened from the setting of the buildings by intervening modern buildings (see plate 5, below).



Plate 5 – Looking east towards study site from setting of hospital buildings

- 4.46 Furthermore, there was no experience or views of the hospital buildings from any part of the study site. As such it is clear that the study site does not form part of the setting of the hospital buildings, nor contributes to their significance.
- 4.47 The Whitemans Green Conservation Area, and the listed buildings there in, as well as the listed Taylors barns located 750m to the northwest of the study site, are also completely screened by intervening modern development, as well as by mature vegetation in the intervening landscape, being located further to the west than the hospital buildings. It is therefore clear that the study site does not form part of their setting nor contribute to their significance.
- 4.48 The nearest designated heritage assets to the east of the study site comprise a house and listed barn at Hanlye Farm, as well as the grade II listed house, Gravelye, all situated 450m and 600m to the east of the study site (see Figure 2). These buildings were visited during



the site visit and only a limited experience of them is possible from public footpaths (see plate 6, below).



Plate 6 – Looking north towards listed barn and house at Hanlye Farm

4.49 There are no views of the study site from the setting of the listed buildings in Hanlye Farm due to the presence of intervening mature vegetation and trees (see plate 7, below).



Plate 7 – Looking east towards study site from setting of listed buildings at Hanlye Farm

- 4.50 As such, it is clear that the study site does not form part of the setting of these buildings, nor contributes to their significance. The grade II\* Borde Hill registered park was also visited and is similarly screened by intervening topography and mature vegetation and woodland. As such, the study site is not considered to form part of its setting.
- 4.51 The nearest buildings to the south of the study site comprise Horsegate Farmhouse and barn, both which are grade II listed and are situated 250m to the south of the study site at the nearest point.
- 4.52 The NHLE has the following descriptions of these buildings:



- 1025528 HORSGATE FARMHOUSE, grade II
  - TQ 32 NW CUCKFIELD HORSGATE LANE 1/66 Horsgate Farmhouse GV II Farmhouse, now house. C16 refronted in C19. Front elevation ground floor stuccoed, first floor tile hung, rear part red brick with some traces of square framing. Tiled roof. 2 storeys, 3 windows. C19 casement windows, 1 built on square bay to ground floor and modern doorcase. Interior contains late C16 inglenook fireplace and ceiling having spine beam and joists all with lamb's tongue stops. C18 4- panelled door.
- 1286824 BARN 5 METRES OF HORSGATE FARMHOUSE, grade II
   TQ 32 NW CUCKFIELD HORSGATE LANE 1/67 Barn 5 metres of Horsgate Farmhouse GV
   II Barn. Late C17 barn of 3 bays reusing earlier domestic timbers. Weather-boarded on brick and sandstone plinth with half-hipped tiled roof. Queen strut roof with staggered butt purlins.
- 4.53 The significance of the buildings is largely derived from their architectural and historic interest, as well group value. Their immediate setting largely consists of the experience provided by the immediate grounds of the buildings, which were not publicly accessible during the site visit. The, however, can be seen in the distance from the north, just to the south of the southern boundary of the study site (see plate 8, below).



Plate 8 – Looking south towards listed barn from public footpath south of the study site (35mm focal length equivalent: 88mm)

- 4.54 Some experience of the farmhouse is possible from nearby on the footpath, however this is limited by a substantial hedge which surrounds the farmstead (see plate 9). The immediate setting of the farmhouse and barn preserves the group value of the buildings and provides the best appreciation of their architectural interest, historic interest and of their group value. The wider setting is limited to some views from the north along the footpath, but these provide a limited appreciation of the heritage significance of the buildings.
- 4.55 The buildings are not visible from the study site, nor is the study site visible from the setting of the buildings, due to the substantive screening provided along the southern boundary of the study site. the southernmost house of the housing estate to the immediate west of the study site can be seen from the vicinity of the barn, but this does not materially affect appreciation of the barn's heritage interest or of its rural setting (see plate 10).





Plate 9 – Looking east towards Horsegate Farmhouse and barn from public footpath



Plate 10 – Looking north towards study site from vicinity of listed barn and farmhouse at Horsegate

- 4.56 As such, while the land within the study site does not currently form part of the setting of the buildings, the vegetation along the southern boundary forms part of the rural setting of the buildings and therefore makes a limited contribution to their significance.
- 4.57 The site visit confirmed that there were no views of the Cuckfield conservation area from the northern part of the study site, and very limited views of the village from the southern part of the study site (see plate 11 below). It was also confirmed that at ground level, there is no intervisibility between the study site and the conservation area and the heritage assets therein. The only heritage asset which could be discerned from within the study site was the Parish Church of the Holy Trinity, which could be seen in the distance from the southern part of the study site.
- 4.58 Therefore the church is considered further below. It is clear that the study site does not form part of the setting of the remaining buildings in the Cuckfield conservation area, or the vicinity, and does not contribute to their significance. As such it is not necessary to assess them further here.





Plate 11 – Looking south from northern part of the southern field of the study site towards Cuckfield conservation area

- 4.59 The Parish Church of the Holy Trinity is grade I listed and is situated 1.1km to the south of the study site at the nearest point. The NHLE has the following description of the church and its architectural and historic interest (abridged from NHLE):
  - 1191625 PARISH CHURCH OF THE HOLY TRINITY, grade I

    Parish Church of Holy 10.9.51 Trinity GV I Parish Church. Built on foundations of C12
    church. c1250. South aisle and arcade built and some alteration of chancel and west
    tower up to bell chamber. 1330-40, lengthening of the nave by 1 bay to east, additions
    of north aisle of 4 bays and enlargement of chancel with North and South chapels to
    match width of nave aisles and raising of clerestory above nave. Bell chamber of West
    tower probably added 1330-40. c1460 chancel and nave given new roof and ceiling and
    chapel and aisle walls heightened. Late C16 or early C17 Sergison chapel added.
    Restored mid C19 and few of the windows retain ancient masonry. Built of Sussex
    sandstone rubble on plinth. Roofs covered with Horsham stone slabs. Shingled spire to
    west tower, comprises chancel with North and South chapels and Sergison chapel to
    North vestry, 4 bay nave with North and South aisles, North and South porches (very
    unusual)and west tower with spire.

[...]

- 4.60 The church is situated in a churchyard which contains a high number of designated monuments, with which the church has group value. The church has high architectural and historic interest, as well as archaeological interest due to the potential for the building and churchyard to contain evidence related to the earliest settlement in Cuckfield. The immediate setting of the church contributes to its significance by containing the monuments with which the church has group value. There are also numerous views of the church tower within the village of Cuckfield, as well as the wider area. The immediate setting provides an important means by which to appreciate the heritage significance of the church, and also contains significant monuments which have group value with the church, and enhance appreciation of its historic interest. The wider setting of the church provides an appreciation of the church's local prominence in the landscape, a reflection of the key role it has played in Cuckfield throughout its history.
- As has been noted above, the top of the tower of the church is visible in the distance from the southern field of the study site (see plate 12, below).





Plate 12 – Looking south from southern field of study site towards Parish Church of the Holy Trinity (35mm equivalent focal length: 88mm)

4.62 This view provides a limited appreciation of the significance of the church's heritage significance. While its prominence is appreciated, and with it some understanding of the historic role of the church, there is little appreciation of the architectural interest, group value, and the broader historic interest of the church. As such, the southern field of the study site forms a small part of the wider setting of the church, and makes a limited contribution to its significance.

## 5.0 Proposed Development and Predicted Impact on Designated and Non-Designated Heritage

## The Proposed Development

- 5.1 The study site is under consideration for allocation for residential development. Therefore the design of the proposed development is at a relatively early stage, however some key details have been confirmed. Firstly the southern field of the study site would be retained as open space. Secondly access to the study site would be from the Hanlye Road, to the north. Thirdly, the vegetation surrounding the study site would be largely retained, such that there would be no meaningful loss of screening from that which is currently provided by the vegetation around the study site.
- 5.2 An illustrative layout of the proposed development is provided below for ease of reference.



Plate 13 – Proposed development (not to scale)



- 5.3 As has been noted above, a review of the available evidence has shown that the study site is likely to contain the remains of a late 19<sup>th</sup> century outfarm building, which has been identified by historic mapping (HER MWS1305). The building was demolished in the late 20<sup>th</sup> century, and any remains are likely to comprise the remnants of foundations and/or demolition debris.
- 5.4 Historic mapping and an analysis of lidar data has also confirmed the presence of a probable Post-Medieval quarry pit in the south-eastern corner of the northern field of the study site. The available evidence suggests that there is a low potential for the presence of buried remains of interest from other periods. However, it is also recognised that due to the absence of extensive intrusive archaeological investigations in the near vicinity of the study site, the potential for the presence of some, as yet unknown remains dating to the prehistoric or Roman periods cannot be completely discounted on presence evidence.
- 5.5 The remains of the outfarm building, the quarry pit, and any remnants of past agricultural activity are of limited archaeological interest, as they have a limited capacity to contribute meaningfully to local and regional research strategies. Any as yet unknown buried remains from the prehistoric or Roman periods are likely to be of no more than local interest, in line with findings from this period elsewhere in the study area.
- The construction of the proposed development would include activities which would have the effect of removing any buried archaeological remains present. These would include activities such as the excavation of foundations for houses and roads, as well as trenches for drainage and services, and landscaping, in particular across the northern field of the study site. The southern field would be largely unaffected, save for minor impacts associate with the installation of facilities in the open space to be provided there, as well as some swales near to the southern boundary of the study site.
- 5.7 The remains of the ourtfarm would be unaffected by the proposed development as the area of the southern site where it is located would not be impacted by development activity. The quarry pit of probable Post-Medieval date in the south-eastern corner of the northern field may be subject to some impact, and may be filled and obscured by landscaping. However this feature is of limited interest. Should the northern field of the study site contain buried remains of prehistoric and/or Roman date, these would also be impacted by the construction of the proposed development. There is no evidence that the proposed development would result in the loss of archaeological remains of high significance, that would require preservation in situ.
- Therefore it is considered that the archaeological interest of any remains present within the study site could be secured by a staged programme of archaeological works, which would confirm the extent of any archaeological remains, identify any areas of interest, and excavate and record these prior to construction activity within those areas. Such a programme of works would realise the research value of any remains present, and would contribute to understanding of past land use in the locality. It would therefore provide an adequate form of mitigation for the loss of any potential remains. This approach is in line with that taken at Penlands Farm, and this assessment has found no evidence to suggest that a similar approach cannot be taken within the study site.
- Therefore, it is concluded that the construction of the proposed development would not result in the unacceptable loss of buried archaeological remains of interest, and that any impacts could be adequately mitigated via a programme of archaeological works, secured through standard processes as part of the planning process in due course. Therefore, there is no in principle archaeological constraint to the development of the study site.



### Potential Indirect Setting Impacts on Heritage Assets

- 5.10 The setting of heritage assets in the study site and the surrounding area has been assessed and the study site is not considered to form part of the setting of the vast majority of the listed buildings in the wider search area, nor contribute to their significance.
- 5.11 As the southern field of the study site would be retained as open space, the distant views towards the top of the tower of the Parish Church of the Holy Trinity would be preserved, and its significance would be unaffected.
- 5.12 The planting along the southern boundary of the study site would be retained, and therefore the wider rural setting of the Horsegate Farmhouse and Barn would be unaffected by the proposed development, and no harm would result to their significance.
- 5.13 The proposed development would be of a residential scale, and so would not affect the experience of the Cuckfield Hospital Buildings. Therefore no harm would result to their significance.
- 5.14 Finally, as the proposed development would retain the mature planting along the boundary of the study site, and given the residential scale of the proposed development, there would be no effect to any of the other designated heritage assets noted in the surrounding area.



## 6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment has considered the land at Hanlye Road, Cuckfield, which is proposed for allocation for residential development (Fig. 1).
- A review of the available evidence has shown that the study site is likely to contain the remains of a late 19<sup>th</sup> century outfarm building, which has been identified by historic mapping (HER MWS1305). The building was demolished in the late 20<sup>th</sup> century, and any remains are likely to comprise the remnants of foundations and/or demolition debris. Historic mapping and an analysis of lidar data has confirmed the presence of a probable Post-Medieval quarry pit in the south-eastern corner of the northern field of the study site. The available evidence suggests that there is a low potential for the presence of buried remains of interest from other periods. However, it is also recognised that due to the absence of extensive intrusive archaeological investigations in the near vicinity of the study site, the potential for the presence of some, as yet unknown remains dating to the prehistoric or Roman periods cannot be completely discounted on presence evidence. This assessment has found that the known remains are of limited interest, and any as yet unknown remains dating to the prehistoric and Roman periods would likely be of local interest in line with other remains in the wider search area.
- 6.3 Therefore it is considered that the archaeological interest of any remains present within the study site could be secured by a staged programme of archaeological works, which would confirm the extent of any archaeological remains, identify any areas of interest, and excavate and record these prior to construction activity within those areas. Such a programme of works would realise the research value of any remains present, and would contribute to understanding of past land use in the locality. It would therefore provide an adequate form of mitigation for the loss of any potential remains. This approach is in line with that taken at Penlands Farm, and this assessment has found no evidence to suggest that a similar approach cannot be taken within the study site.
- 6.4 Therefore, it is concluded that the construction of the proposed development would not result in the unacceptable loss of buried archaeological remains of interest, and that any impacts could be adequately mitigated via a programme of archaeological works, secured through standard processes as part of the planning process in due course. Therefore, there is no in principle archaeological constraint to the development of the study site, or its allocation for redevelopment in the local plan.
- 6.5 Finally, the setting of heritage assets in the study site and the surrounding area has been assessed and the study site is not considered to form part of the setting of the vast majority of the listed buildings in the wider search area, nor contribute to their significance. As the southern field of the study site would be retained as open space, long views of the top of the tower of the Parish Church of the Holy Trinity would be preserved and there would be no effect to its significance. The proposed development would also retain the screening provided by the planting along the boundaries of the study site. As a result of this, and also of the presence of other intervening landscape features in the wider area, the proposed development would not affect the setting or significance of the other designated heritage assets in the wider area. As such the proposed development would preserve the setting of the listed buildings in the surrounding area.
- On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological and heritage impacts. It therefore accords with the requirements in paragraphs 193 through 199 of the NPPF and policy DP34, DP35 and DP36 of the adopted Mid Sussex District Plan 2014-2031, and policy CNP1 of the Cuckfield Neighbourhood Plan.



#### General

**British Library** 

The National Archives

West Sussex Historic Environment Record

## Cartographic

1797 Ordnance Survey Drawing

1843 Tithe Map

1875-81 OS Map 1:2,500

1897 OS Map 1:2,500

1910-11 OS Map 1:2,500

1956 OS Map 1:2,500

1971 OS Map 1:2,500

1993 OS Map 1:2,500

## Websites

Archaeological Data Service - www.ads.ahds.ac.uk

British History Online – <a href="http://www.british-history.ac.uk/">http://www.british-history.ac.uk/</a>

British Geological Society Geology of Britain Viewer -

http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

Historic England National Heritage List for England -

https://www.historicengland.org.uk/listing/the-list/

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

Pastscape - www.pastscape.org.uk

## Bibliographic

DCMS, 2013. Scheduled Monuments & nationally important but non-scheduled monuments. DCMS

Department of Communities and Local Government. 2019. Planning Practice Guidance

Department for Communities and Local Government. 2019. National Planning Policy Framework DCLG

Harris, R. 2005. Cuckfield: Character Assessment Report. Sussex Extensive Urban Survey (EUS)

Historic England 2015. Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment

Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets



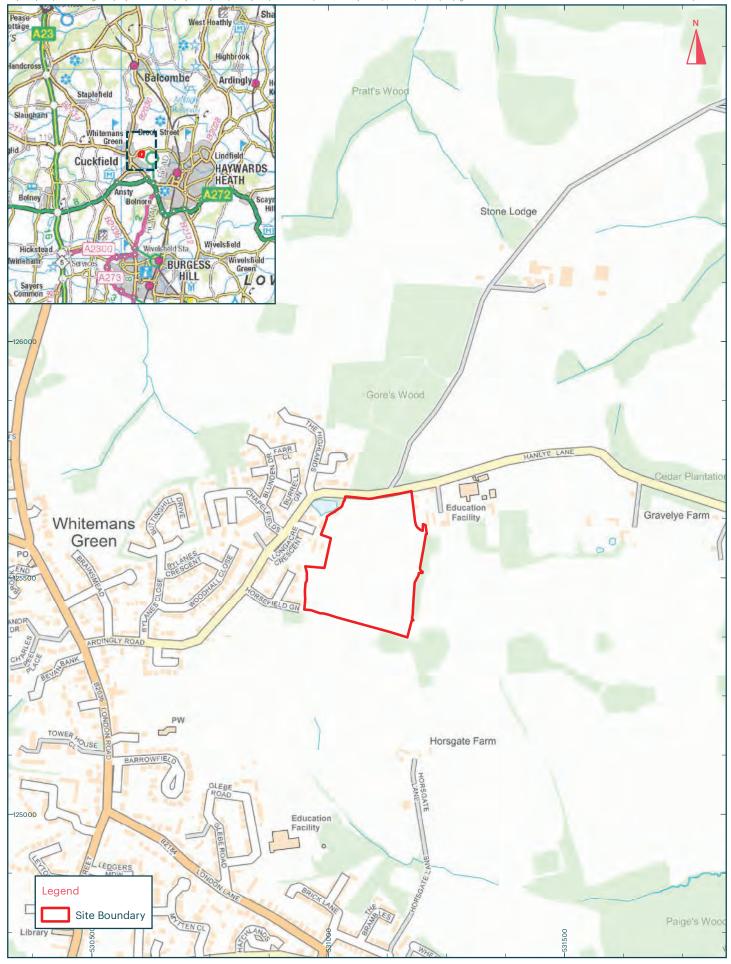




Figure 1: Site Location

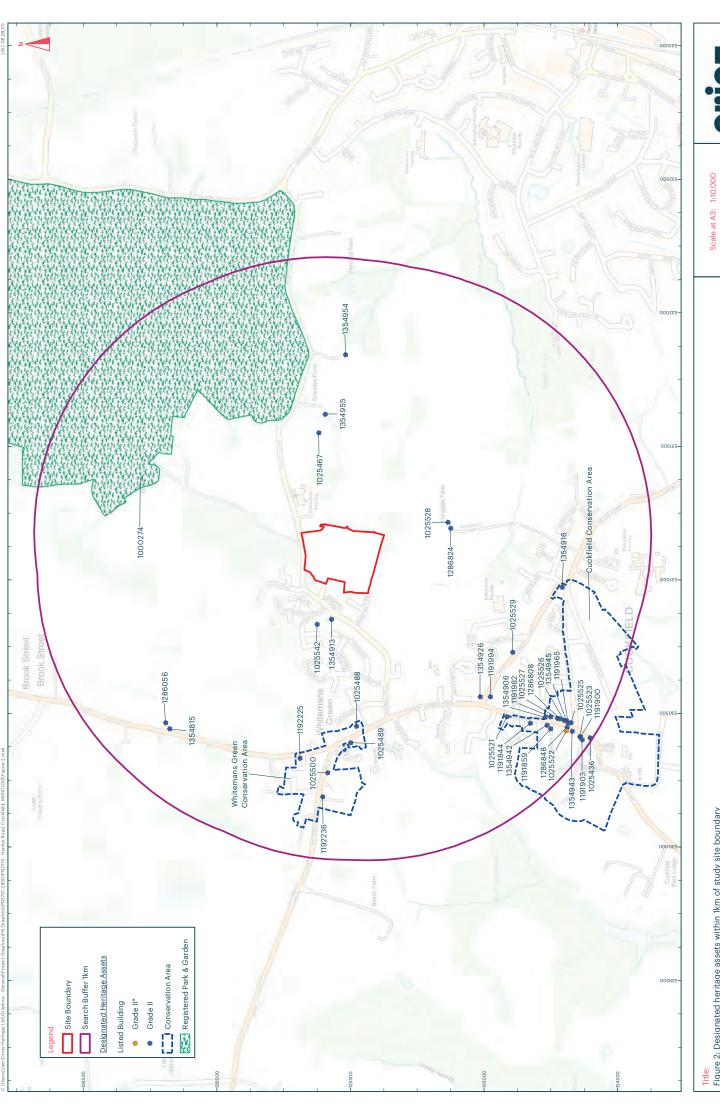
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Scale at A4: 1:8,000



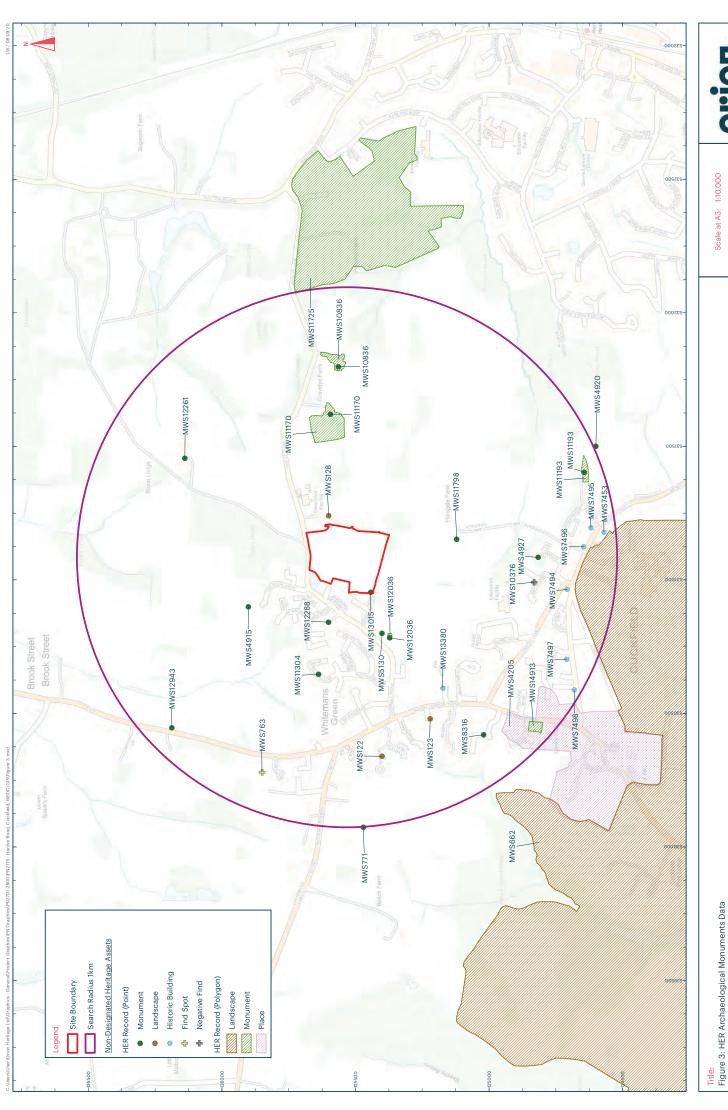




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Title: Figure 2: Designated heritage assets within 1km of study site boundary

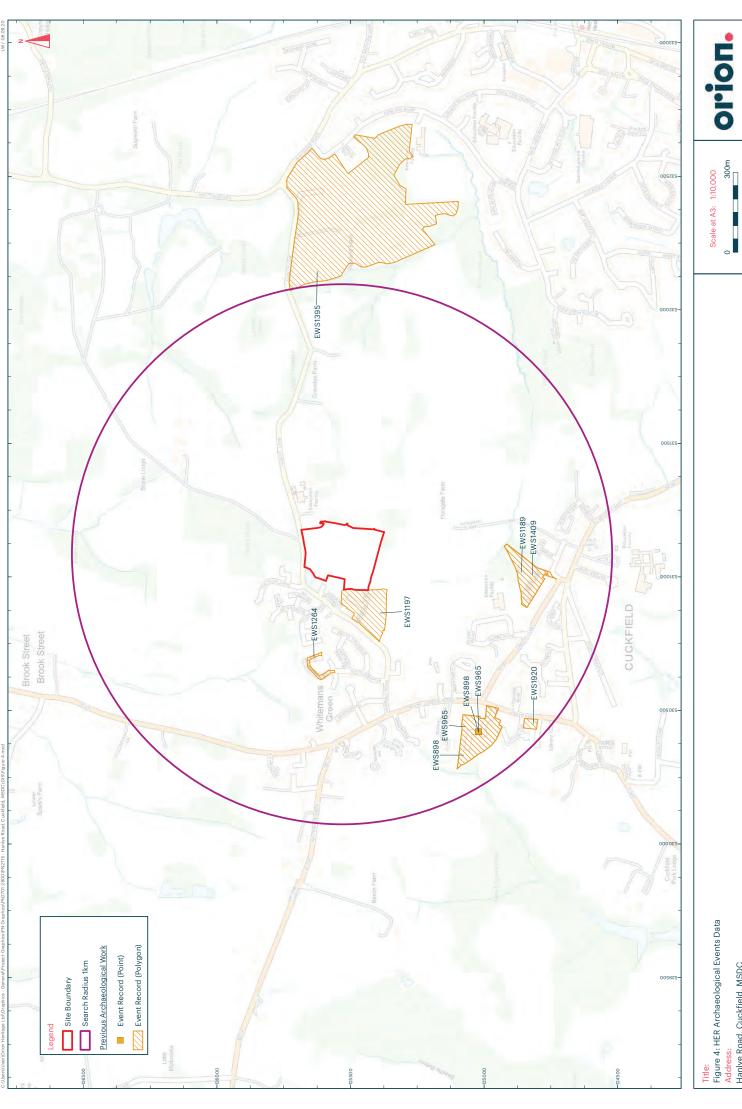
Address: Hanlye Road, Cuckfield, MSDC



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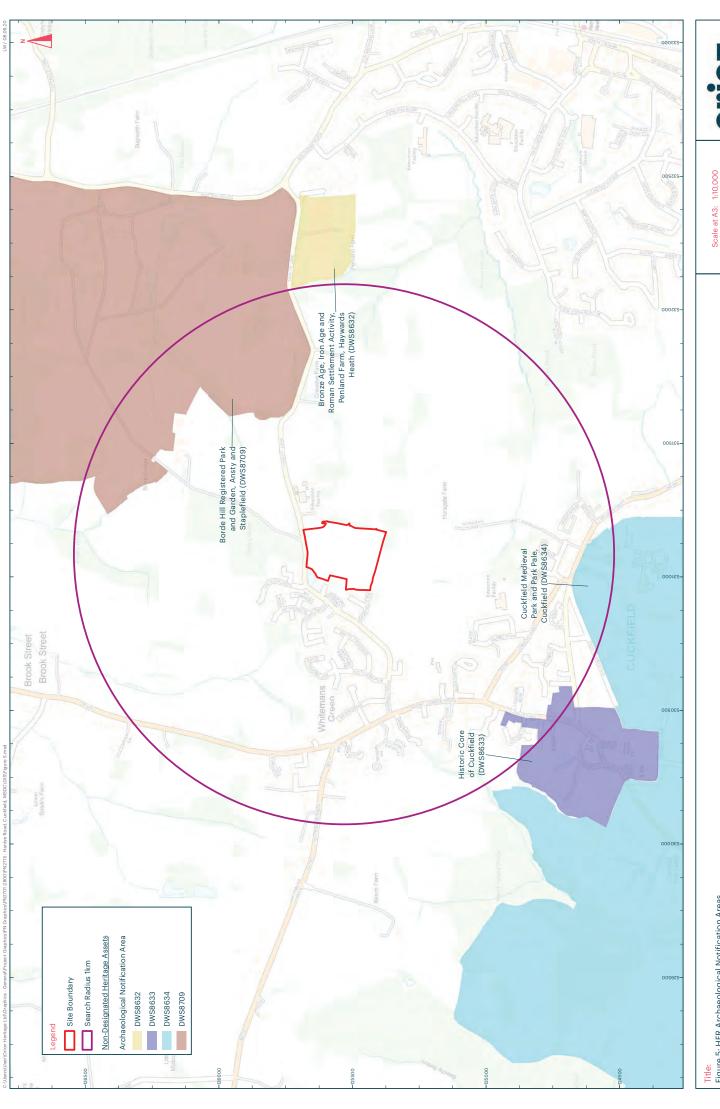
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Title:
Figure 4: HER Archaeological Events Data
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0 300m

Hanlye Road, Cuckfield, MSDC

Figure 5: HER Archaeological Notification Areas

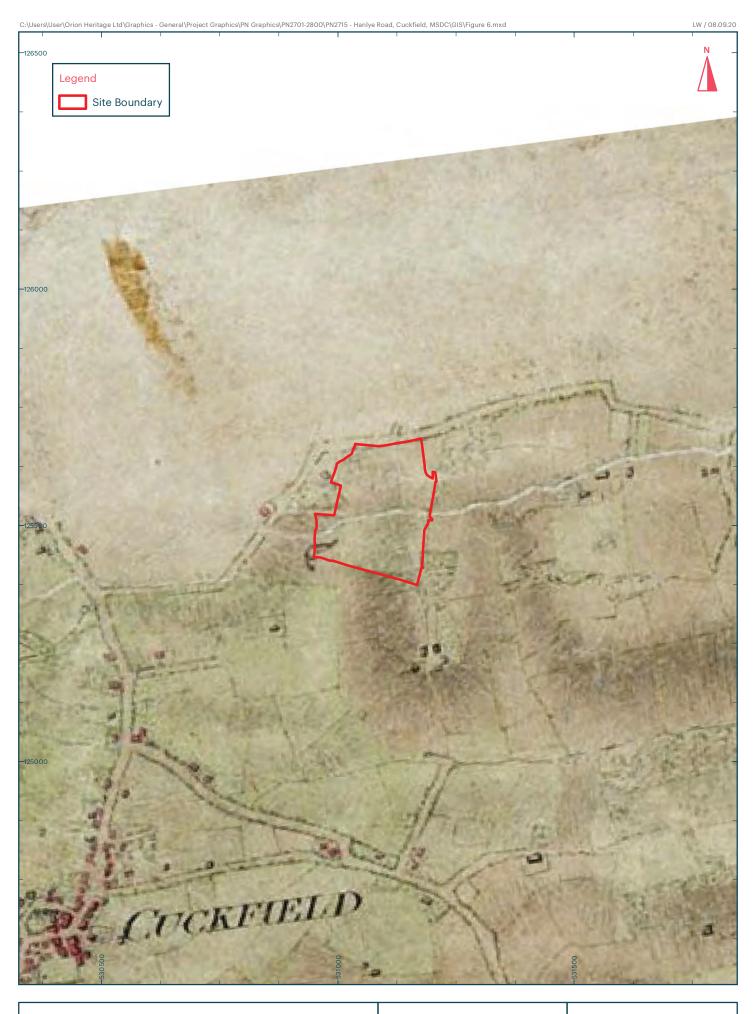


Figure 6: 1797 OS drawing

Address:

Hanlye Road, Cuckfield, MSDC

Scale at A4: 1:8,000





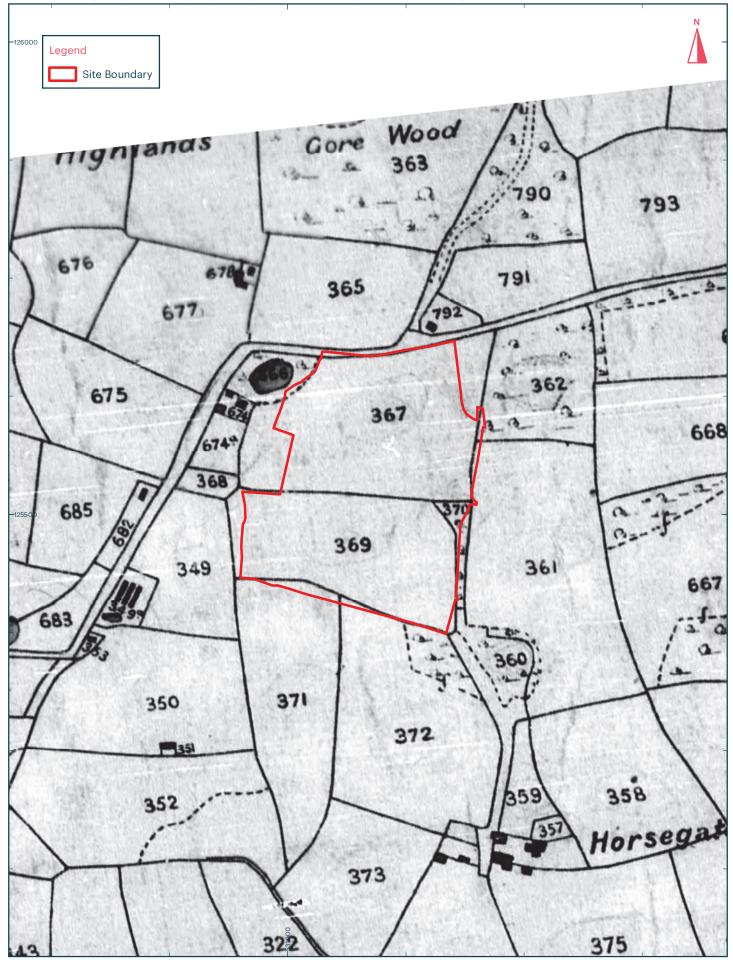


Figure 7: 1843 Tithe Map

Address:

Hanlye Road, Cuckfield, MSDC

Scale at A4: 1:4,000





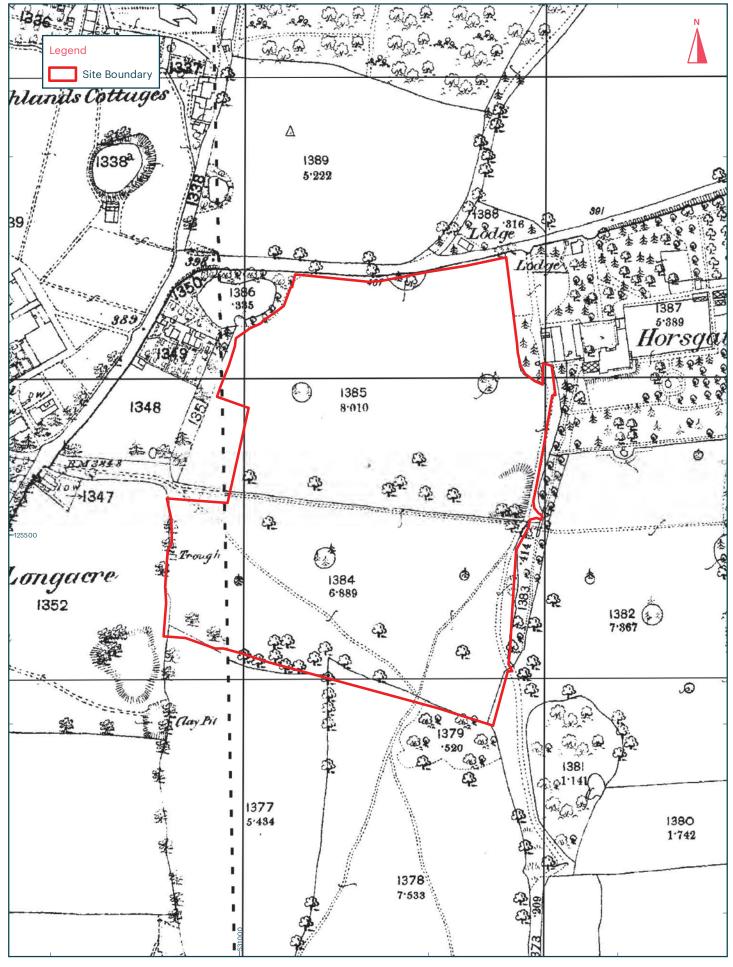


Figure 8: 1875-81 OS Map 1:2,500

Address:

Hanlye Road, Cuckfield, MSDC

Scale at A4: 1:2,500 0 80m



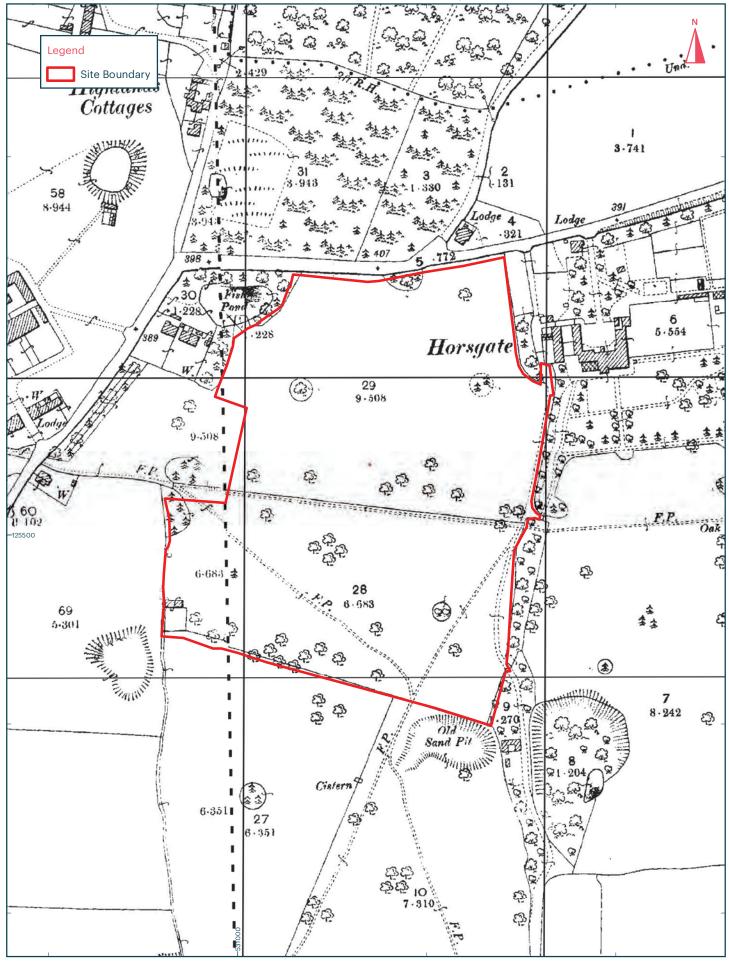


Figure 9: 1897 OS Map 1:2,500

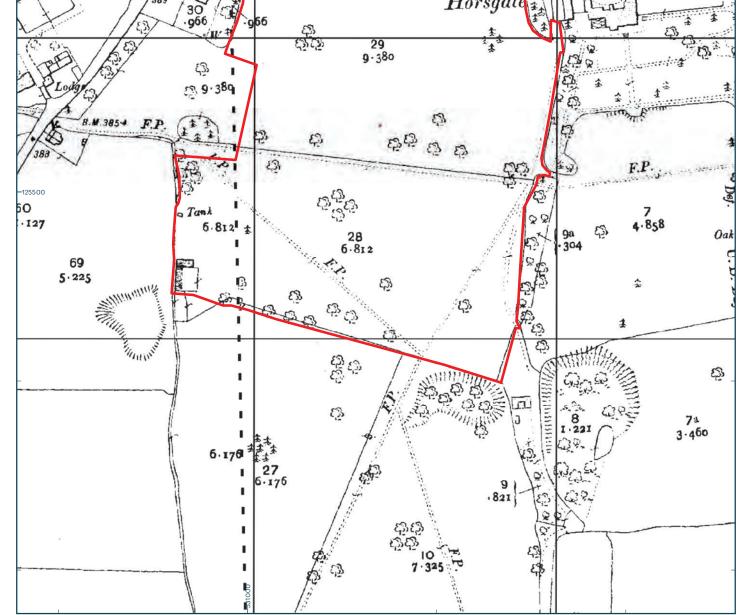
Address:

Hanlye Road, Cuckfield, MSDC

Scale at A4: 1:2,500





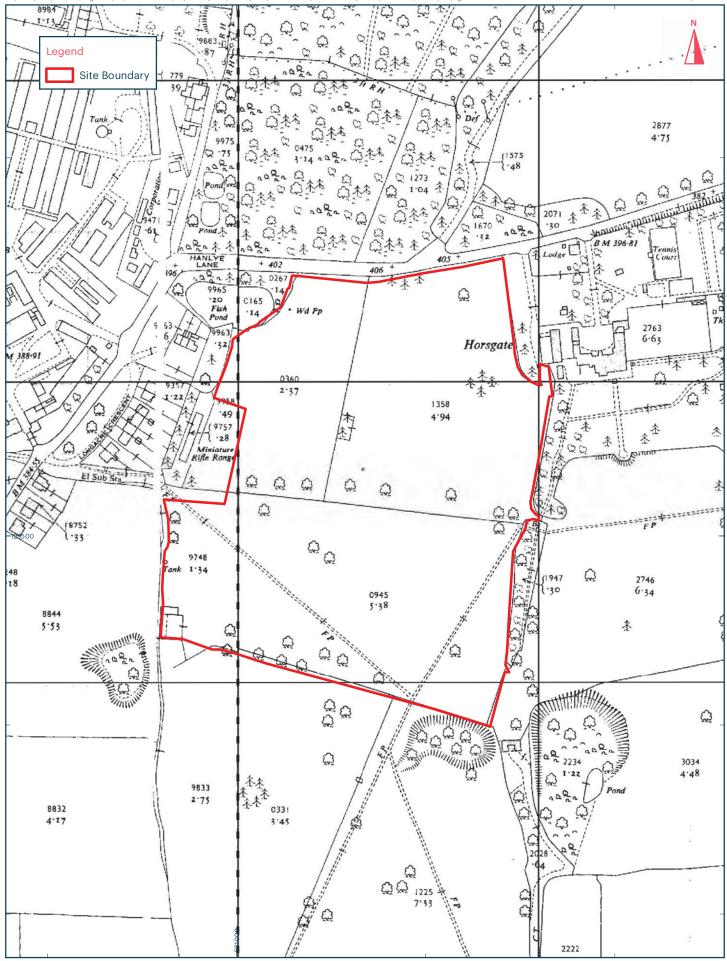


Title:
Figure 10: 1910-11 OS Map 1:2,500
Address:
Hanlye Road, Cuckfield, MSDC

Scale at A4: 1:2,500 0 80m



Und.



Title:

Figure 11: 1956 OS Map 1:2,500

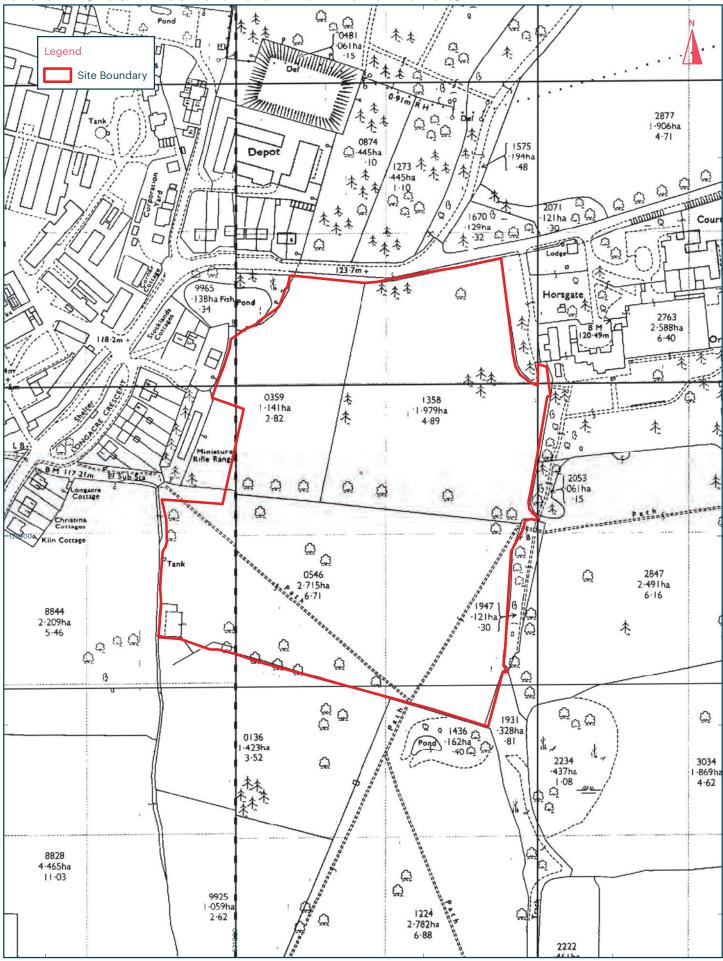
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Hanlye Road, Cuckfield, MSDC

Scale at A4: 1:2,500







Title:

Figure 12: 1971 OS Map 1:2,500

Address:

Hanlye Road, Cuckfield, MSDC

Scale at A4: 1:2,500 0 80m





Title:

Figure 13: 1993 OS Map 1:2,500

Address:

Hanlye Road, Cuckfield, MSDC

Scale at A4: 1:2,500





# APPENDIX 8 ECOLOGY SOLUTIONS ECOLOGICAL ASSESSMENT 2017



HANLYE LANE CUCKFIELD, WEST SUSSEX

**Ecological Assessment** 

February 2017 5313.EcoAss.vf

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# **PLANS**

| PLAN ECO1 | Site Location and Ecological Designations |
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| PLAN ECO2 | Ecological Features                       |
| PLAN ECO3 | Protected Species                         |

# **APPENDICES**

| APPENDIX 1 | Information obtained from MAGIC            |
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#### 1. INTRODUCTION

## 1.1. Background

- 1.1.1. Ecology Solutions were originally commissioned by Glenbeigh Development Limited to carry out an Ecological Assessment of land at Hanlye Lane, Cuckfield, West Sussex, hereafter referred to as 'application site' in August 2011. Further updated surveys were carried in the 2016 survey season including a full suite of protected species surveys.
- 1.1.2. The location of the application site is identified on Plan ECO1

#### 1.2. Site Characteristics

- 1.2.1. The application site is located to the northeast 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. To the northeast of the application site is a school and to the north of Hanlye Road an area of woodland.
- 1.2.2. The application site largely comprises horse grazed pasture, bordered by mature hedgerows and woodland. Scrub has been allowed to develop in many areas. A small Scots pine plantation is present in the centre of the application site.

## 1.3. Ecological Assessment

- 1.3.1. This document assesses the ecological interest of the application site as a whole. The importance of the habitats present is evaluated with regard to current guidance published by the Chartered Institute of Ecology and Environmental Management (CIEEM)<sup>1</sup>.
- 1.3.2. The report also sets out the existing baseline conditions for the application site, setting these in the correct planning policy and legal framework and assessing the need for any further survey work. It also highlights any potential impacts from development at the application site. Appropriate mitigation is identified that will offset any negative impacts and where possible provide suggestions for ecological enhancement of the application site, in accordance with national, regional and local planning policy.

<sup>1 1</sup> CIEEM (2016) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2<sup>nd</sup> Edition. Chartered Institute of Ecology and Environmental Management, Winchester.

#### 2. SURVEY METHODOLOGY

2.1. The methodology utilised for the survey work can be split into three areas, namely desk study, habitat survey and faunal survey. These are discussed in more detail below.

# 2.2. Desk Study

- 2.2.1. In order to compile background information on the application site and its immediate surroundings Ecology Solutions contacted Sussex Biodiversity Records Centre (SxBRC). SxBRC collate records from the biological recording community in Sussex.
- 2.2.2. Information received from the data search is included where relevant within the report and shown where appropriate on Plan ECO1.
- 2.2.3. Further information on designated sites was obtained from the online Multi-Agency Geographic Information for the Countryside (MAGIC)<sup>2</sup> database, and Natural England's Nature On The Map<sup>3</sup>. This information is reproduced at Appendix 1 and where appropriate on Plan ECO1.

## 2.3. Habitat Survey Methodology

- 2.3.1. A survey was carried out in May 2016 to ascertain the general ecological value of the land contained within the boundaries of the application site and to identify the main habitats and associated plant species, with notes on fauna utilising the application site.
- 2.3.2. The application site was surveyed based around extended Phase 1 survey methodology<sup>4</sup>, as recommended by Natural England, whereby the habitat types present are identified and mapped, together with an assessment of the species composition of each habitat. This technique provides an inventory of the basic habitat types present and allows identification of areas of greater potential which require further survey. Any such areas identified can then be examined in more detail.
- 2.3.3. All of the species that occur in each habitat would not necessarily be detectable during survey work carried out at any given time of the year, since different species are apparent at different seasons. However the survey was sufficient to assess the general ecological value of the habitats, given the limited botanical interest of the application site.

<sup>3</sup> http://www.natureonthemap.gov.uk/

<sup>&</sup>lt;sup>2</sup> http://www.magic.gov.uk/

<sup>&</sup>lt;sup>4</sup> Joint Nature Conservation Committee (2010). *Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit.* JNCC, Peterborough.

## 2.4. Faunal Survey

- 2.4.1. General faunal activity observed during the course of the survey was recorded, whether visually or by call. Specific attention was paid to the potential presence of any protected, rare, notable or Biodiversity Action Plan species. In addition, specific surveys were undertaken for Badgers *Meles meles* and bats.
- 2.4.2. **Bats.** All trees present within the application site were assessed for their potential to support roosting bats in May 2016. Ladders and binoculars were used where necessary during surveys.
- 2.4.3. For a tree to be classed as having some potential for roosting bats it must usually have one or more of the following characteristics:
  - obvious holes, e.g. rot holes and old woodpecker holes;
  - dark staining on the tree below a hole;
  - tiny scratch marks around a hole from bats' claws;
  - cavities, splits and / or loose bark from broken or fallen branches, lightning strikes etc; and / or
  - dense covering of mature Ivy over trunk.
- 2.4.4. **Badgers.** Specific surveys were undertaken to search for evidence of Badgers in May 2016, and comprised two main elements. The first of these was a thorough search for evidence of Badger setts. For any setts that were encountered each sett entrance was noted and plotted even if the entrance appeared disused. The following information was recorded:
  - i) The number and location of well used or very active entrances; these are clear from any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently.
  - ii) The number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance or have plants growing in or around the edge of the entrance.
  - iii) The number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be and the remains of the spoil heap.
- 2.4.5. Secondly, Badger activity such as well-worn paths and runthroughs, snagged hair, footprints, latrines and foraging signs was recorded so as to build up a picture of the use of the application site, if any, by Badgers.
- 2.4.6. **Reptiles.** Specific surveys to identify the presence or absence of reptiles within the application site were undertaken between June and July 2016.

- 2.4.7. Following an initial assessment to identify areas of suitable reptile habitat within the application site, refugia surveys were undertaken. A total of 112 'tins' (0.5 x 0.5 metre squares of heavy roofing felt which are often used as refuges by reptiles) were distributed throughout all suitable reptile habitat within the application site which mostly consisted of field margins within the application site boundary.
- 2.4.8. These tins were left in place for two weeks to 'bed in' and subsequently surveyed for reptiles beneath or upon the tins during suitable weather conditions.
- 2.4.9. Suitable weather conditions to carry out surveys are when the air temperature is between 9 and 18°C. Heavy rain and windy conditions should be avoided.
- 2.4.10. The tins provide shelter and heat up quicker than the surroundings in the morning and can remain warmer than the surroundings in the late afternoon. Being ectothermic (cold blooded), reptiles use them to bask and raise their body temperature which allows them to forage earlier and later in the day.
- 2.4.11. **Amphibians.** The application site does not support any waterbodies that were considered to offer potential opportunities for breeding amphibian species (including Great Crested Newts *Triturus cristatus*). However a single waterbody is present within 500m of the application site that was considered to offer limited potential for breeding amphibian species and as such were to subject to detailed aquatic surveys. This waterbody comprised a large amenity lake adjacent to residential development to the north-west of the application site.
- 2.4.12. In addition to this waterbody, a second waterbody was identified within the woodland to the south of the application site however this was not considered to offer breeding potential for amphibian species due to it being dry at the time of survey in May 2016 (i.e. within the GCN breeding season).
- 2.4.13. As such, detailed aquatic surveys were undertaken by Ecology Solutions in May 2016 to ascertain the presence or absence of breeding amphibians.
- 2.4.14. All of the surveys were undertaken in suitable weather conditions in accordance with the Natural England guidelines<sup>5</sup> to determine the presence or absence of Great Crested Newts. Surveys undertaken by Ecology Solutions utilised three methods per visit (torch survey, bottle-trapping and egg searches), where possible.
- 2.4.15. Suitable survey weather conditions are deemed to be those nights when the night-time air temperature is more than 5°C, with little or

<sup>&</sup>lt;sup>5</sup> English Nature (2001) *Great Crested Newt Mitigation Guidelines*. English Nature, Peterborough.

- no wind, and no rain, and surveys were conducted during such conditions.
- 2.4.16. Torch counting involved the use of high-powered torches to find and, if possible, count the number of adults of each amphibian species. As recommended by Natural England the entire margin of each waterbody was walked once, slowly checking for Great Crested Newts.
- 2.4.17. Bottle-trapping involved setting traps made from two litre plastic bottles around the margin of each waterbody, and leaving the traps set overnight before checking them the following morning. A density of at least one trap per two metres of shoreline was utilised, where possible, as recommended by Natural England.
- 2.4.18. In addition an egg search was undertaken of any aquatic vegetation to search for any evidence of breeding Great Crested Newts.
- 2.4.19. **Hazel Dormice.** Specific surveys to ascertain the presence or absence of Hazel Dormice were undertaken between May and November 2016.
- 2.4.20. The survey technique involves the erection of nest tubes within all hedgerows considered to be species-rich or of potential value to Dormice. A total of 50 nest tubes were put up in the hedgerows around the boundaries of the application site.
- 2.4.21. Nest tubes were placed in accordance with the guidance provided by the Mammal Society and Natural England<sup>6</sup> and as recommended in the Dormouse Conservation Handbook<sup>7</sup>. Tubes were placed within hedgerows at approximately 10 metre intervals where suitable locations were identified. The nest tubes were attached with wire ties underneath suitably sturdy horizontal branches and positioned on average at approximately 1.5 metres above ground level.
- 2.4.22. Following deployment in late May 2016, monitoring surveys were undertaken between May and November 2016, with checks undertaken at monthly intervals.
- 2.4.23. During the surveys Hazel *Corylus avellana* nut checks were also undertaken to look for past evidence of Dormouse foraging. Individual nuts were collected underneath the hedgerows and were assessed to see if any had characteristic Dormouse gnaw holes.
- 2.4.24. The survey has been scored for effort according to the method developed from the South West Dormouse Project (Chanin and Woods 2003). The system used provides an overall score that reflects the chances of Dormice being discovered if present, and

<sup>6</sup> Chanin P. & Woods M. (2003). Research Report 524, 'Surveying Dormice Using Nest Tubes – Results & Experiences from the South West Dormouse Project'. English Nature, Peterborough.

<sup>&</sup>lt;sup>7</sup> Bright, P, Morris, P. & Mitchell-Jones, T. (2006). *The Dormouse Conservation Handbook*. Second Edition. English Nature, Peterborough.

thus provides an indicator of 'thoroughness' of a survey. This score is calculated based on the number of tubes used and the number of months the tubes were in place.

2.4.25. The months of the year are weighted according to the likelihood of recording dormice as set out below.

| Month     | Weighting |
|-----------|-----------|
| April     | 1         |
| May       | 4         |
| June      | 2         |
| July      | 2         |
| August    | 5         |
| September | 7         |
| October   | 2         |
| November  | 2         |

Table 1: Monthly Score Weighting (Chanin & Woods 2003)

- 2.4.26. A score of 20 (or above) is deemed a thorough survey, and a score of 15 to 19 may be regarded as adequate where circumstances do not permit more time or more tubes (particularly if other survey methods have also proved negative).
- 2.4.27. A survey with 50 nest tubes checked between May and November would provide a score of 24. It is also noted that the survey included all of the most optimal months for Dormouse surveys.

#### 3. ECOLOGICAL FEATURES

- 3.1. The application site was subject to an ecological survey in May 2016, the optimal period for habitat surveys to be undertaken. The vegetation present enabled the habitat types to be satisfactorily identified and an accurate assessment of the ecological interest of the habitats to be undertaken.
- 3.2. The following main habitat / vegetation types were identified:
  - Semi-improved Neutral Grassland;
  - Woodland;
  - Scrub;
  - Hedgerows and Trees;
  - Bare Ground
- 3.3. The location of these habitats is shown on Plan ECO2.
- 3.4. Each habitat present is described below with an account of the representative plant species present.

# 3.5. Semi-improved Neutral Grassland

3.5.1. The majority of the application site comprises semi-improved neutral grassland that is grazed by horses. Grass species present in the sward include Cock's-foot *Dactylis glomerata*, Creeping Bent *Agrostis capillaris*, Red Fescue *Festuca rubra* and False Oat-grass *Agrostis stolonifera*. The herbaceous component included for White Clover *Trifolium repens*, Dandelion *Taraxacum officinale* agg., Ribwort Plantain *Plantago lanceolata*, Creeping Buttercup *Ranunculus repens*, Common Mouse-ear *Cerastium fontanum*, Common Sorrel *Rumex acetosa*, Ragwort *Senecio jacobaea*, Selfheal *Prunella vulgaris*, Common Knapweed *Centaurea nigra* and Creeping Thistle *Cirsium arvense*.

## 3.6. Woodland

- 3.6.1. There is a small plantation in the centre of the application site that consists of mature Scot's Pine *Pinus sylvestris* with an understorey of, Hawthorn *Crataegus monogyna*, Blackthorn *Prunus spinosa.*, Dog Rose *Rosa canina*, Elder *Sambucus nigra* and Bramble *Rubus fruticosus*. Some of the Pine trees have suffered some damage possibly by strong winds.
- 3.6.2. An area of woodland is present outside of the application site immediately adjacent to the southeast corner. It is designated as ancient woodland. It contained species such as Oak Quercus Robur, Beech Fagus sylvatica, Holly Ilex aquifolium, Hazel Corylus avellana, Bramble Rubus fruticosus and Honeysuckle Lonicera periclymenum. The ground flora is dominated by Ivy Hedera helix, but there was evidence of other woodland flora such as Cow Parsley Anthriscus sylvestris, Red Campion Silene dioica, Wood Avens Geum urbanum and Greater Stitchwort Stellaria holostea.

#### 3.7. **Scrub**

3.7.1. There are some areas of scrub encroachment associated with the hedgerows surrounding the application site. There are also extensive areas of scattered scrub especially within the southern field within the application site. Species recorded include Bramble, Blackthorn and Dog Rose.

# 3.8. **Hedgerows and Trees**

3.8.1. There are a number of hedgerows along field boundaries within the application site as shown on Plan ECO2. The hedgerows on the whole are unmanaged and most of them are uncut and gappy in nature. Species recorded within the hedgerows include Oak, Ash, Hazel, Blackthorn, Hawthorn, Elder, Field Maple *Acer campestre* and Dog-rose. There are a number of standard trees within the hedgerows, many of which have potential for roosting bats.

#### 3.9. Bare Ground

3.9.1. There are several areas of bare ground within the application site, the majority of these contain large amounts of debris and shows signs that the area has been used for extensive bonfires as well as material storage. In addition to this, a haul route is present across the southern field within the application site which appears to be regularly used and free from vegetation growth.

#### 4. WILDLIFE USE OF THE SITE

4.1. During the survey general observations were made of any faunal use of the application site with specific attention paid to the potential presence of protected or notable species. Specific surveys were also undertaken with regard to bats, Badgers, reptiles, Dormouse and Great Crested Newts.

#### 4.2. **Bats**

- 4.2.1. No structures are present within the application site and moreover there are no structures along the application site boundary that are considered to provide suitable opportunities for roosting bats.
- 4.2.2. There are a number of trees on application site that have some potential to support roosting bats. These are mainly associated with the hedgerows, especially through the central hedgerow that runs across the application site. Initial inspections of these trees found no obvious signs of use around these features, such as in the form of staining or droppings.
- 4.2.3. The hedgerows within the application site offer the potential as commuting and foraging resources for bats.
- 4.2.4. In order to ascertain the use of the application site by foraging and commuting bats, activity surveys were undertaken. A total of three bat activity surveys were undertaken at the application site, in line with the methodology outlined in Section 2 above. Table 1 below outlines the weather conditions during each survey visit.

| Date       | Weather Conditions                      | Start / Finish Time |
|------------|---|---------------------|
| 24.06.2016 | 15C, 40% cloud cover, dry, light breeze | 21:09 / 23:25       |
| 26.07.2016 | 19C, 100% cloud cover, dry, still       | 20:40 / 23:57       |
| 07.09.2016 | 22C, 60% cloud cover, dry, still        | 19:16 / 21:31       |

**Table 1**: Weather conditions during bat activity surveys

4.2.5. The activity survey undertaken on the 24<sup>nd</sup> June recorded low to moderate numbers of Common Pipistrelle *Pipistrellus pipistrellus* bats during the transects undertaken, with a total of 286 registrations recorded over the two transects. This bat activity was largely confined to linear vegetative features within the application site such as hedgerows and treelines as well as the woodland edge to the south of the application site. Lower levels of activity were attributed to other common species including Soprano Pipistrelle *Pipistrellus pygmaeus*, Brown Long Eared *Plecotus auritus*, as well as Noctule *Nyctalus noctula* bats with registrations

- of these not exceeding single figures. No other bat species were recorded during these surveys.
- 4.2.6. The activity survey undertaken on the 26th July yielded similar results again, recording low to moderate numbers of bat registrations primarily pertaining to Common Pipistrelle bats (234 registrations) with low numbers of Soprano Pipistrelle (8 registrations), Brown Long Eared (3 registrations) and a single registration of a Myotis *Myotis sp.* bat also recorded during the transects.
- 4.2.7. The activity survey undertaken on the 7<sup>th</sup> September detected similar numbers of bat registrations of Common Pipistrelle, Soprano Pipistrelle and Brown Long eared as detected during previous surveys onsite during the transects walked. Again the bat activity recorded within the application site was concentrated around linear vegetative features associated with field boundaries, with higher densities recorded around trees toward the east of the application site.
- 4.2.8. Following the activity survey undertaken on the 26<sup>th</sup> July, bat detectors were deployed overnight in locations toward the east and south of the application site adjacent to the field boundaries of the application site (marked as D1 and D2 on Plan ECO3). The detector recorded low numbers of Common Pipistrelle and Soprano Pipistrelle throughout the night, as well as a single registration of Brown Long eared bat.
- 4.2.9. Areas of relatively higher bat activity, as well as the transect routes adopted during the activity surveys are also depicted on Plan ECO3.
- 4.2.10. **Background information.** The desk study undertaken with SxBRC returned a small number of bat records from the local area. The closest record was of a single adult female Brown Long-eared bat returned from a location approximately 0.3km west of the application site at its closest point from 2015.

# 4.3. Badgers

4.3.1. No Badger setts were observed during the survey undertaken within the application site. A potential disused Badger sett located just to the east of the application site within an area of thick vegetation. It was a single entrance and at the time of survey showed signs of use by Rabbits. A number of paths were observed within the application site, but as footpaths run through the application site these could have been attributed to dogs and walkers, with nothing to indicate use by Badgers. No Latrines or obvious Badger foraging signs were observed within the application site.

- 4.3.2. The neutral grassland offers suitable foraging habitat for Badgers, however given the size of the application site and the absence of any obvious use of the application site by Badgers, there is nothing to indicate that the local social group would be in any way reliant on the habitats present within the application site.
- 4.3.3. Badger Records were not returned as part of the data search as SxBRC keep them confidential in order to prevent persecution to this species. That being said, historic records returned from Sussex Badger Trust reported a sett located approximately 140m to the south east of the application site boundary from 1971.

#### 4.4. **Birds**

- 4.4.1. The hedgerows, trees and woodland within the application site offer suitable foraging and nesting habitats for bird species.
- 4.4.2. Species noted within the application site during the habitat survey were Wood Pigeon Columba palumbus, Blackbird Turdus merula, Blue Tit Parus caeruleus, Great Tit Parus major, Starling Sturnus vulgaris, Chaffinch Fringilla coelebs, Great Spotted Woodpecker Dendrocopus major, Goldfinch Carduelis carduelis, Robin Erithacus rubecula, Jackdaw Corvus monedula and Wren Troglodytes troglodytes.

Background information. The desk study undertaken with SxBRC did not return any records of protected or notable species within the application site however a number of records were returned from within the search area. The closest of which include Red List species Herring Gull *Larus argentatus* recorded approximately 0.4km to the south of the application site in 2015, Turtle Dove *Streptopelia turtur* recorded approximately 1.4km to the north-east of the application site in 2013 and Lesser Redpoll *Acanthis cabaret* recorded approximately 1km to the south west of the application site in 2010.

## 4.5. Reptiles

- 4.5.1. As a result of the grazed nature of the neutral grassland fields, there are limited opportunities for reptiles within the application site. However there is some potential that the field margins and areas of scrub edge could provide habitats for this group.
- 4.5.2. As such, a total of 112 tins were distributed throughout the areas of suitable reptile habitat with the application site (see Plan ECO3). Checks of these refugia were undertaken between June and July 2016 during suitable weather conditions, in line with the methodology detailed in Section 2 above. No reptile species were recorded during these surveys, as detailed in Table 2 below.

| Date     | Survey<br>Number | Weather Conditions     | Reptiles Recorded |
|----------|------------------|------------------------|-------------------|
| 06.06.16 | 1                | 5% cloud cover, 16°C   | None              |
| 10.06.16 | 2                | 10% cloud cover, 16°C  | None              |
| 20.06.16 | 3                | 100% cloud cover, 18°C | None              |
| 22.06.16 | 4                | 10% cloud cover, 22°C  | None              |
| 27.06.16 | 5                | 10% cloud cover, 18°C  | None              |
| 12.07.16 | 6                | 100% cloud cover, 16°C | None              |
| 21.07.16 | 7                | 75% cloud cover, 23°C  | None              |

Table 2: 2016 Reptile Survey Results (Summary)

- 4.5.3. No reptiles were recorded within the application site during any of the survey visits undertaken in 2016. Moreover, no reptiles were recorded to be present underneath natural refugia (such as brash or logs), which were also checked during surveys undertaken at the application site.
- 4.5.1. From these findings it is considered that the application site does not support any reptile species and as such it is not considered that the development proposals have the potential to impact on this species and they have not been considered further in this ecological assessment.
- 4.5.2. **Background Information.** Information received from SxBRC returned no reptile records within the application site however a small number of records were returned from within the search area, the closest of which relate to Grass Snake *Natrix natrix* located approximately 0.2km to the south west of the application site and dating to 2010.

#### 4.6. **Amphibians**

- 4.6.1. As outlined above, a single pond is present within 500m of the application site, with this being located 10 metres to the north west of the application site.
- 4.6.2. Notwithstanding that this feature was identified to support a population of fish (and was as such considered to be of very limited value for breeding amphibians, aquatic surveys were undertaken on a precautionary basis to ascertain the presence or absence of amphibian species. All surveys were undertaken in line with the methodology outlined in Section 2 above, with surveys undertaken during suitable weather conditions and during the optimal period.
- 4.6.3. The results of the survey are summarised in Table 4 below.

| Date     | Survey<br>Number | Weather Conditions                   | Amphibians Recorded |
|----------|------------------|--------------------------------------|---------------------|
| 18.05.16 | 1                | 100% cloud, rain, light wind<br>14°C | None                |
| 24.05.16 | 2                | 50% cloud, dry, still 16°C           | None                |
| 30.05.16 | 3                | 50% cloud, dry, warm 10°C            | 1 Common Toad       |
| 08.06.16 | 4                | 0% cloud, humid 15°C                 | 2 Smooth Newt       |

**Table 4:** 2016 Great Crested Newt Survey Results (Summary)

- 4.6.4. No Great Crested Newts were recorded during the surveys undertaken at the application site; however a number of Smooth Newts *Lissotriton vulgaris* and Common Toad *Bufo bufo* were recorded during the survey effort.
- 4.6.5. Checks of suitable terrestrial habitats present within the application site (including the significant number of artificial tins utilised as part of the reptile survey, in addition to natural refugia such as logs and brash piles) did not record the presence of any amphibian species, including Great Crested Newts.
- 4.6.6. On the basis of the surveys undertaken, it is considered that the application site is not utilised by Great Crested Newts, and therefore no further consideration has been given to this species within this Ecological Assessment.
- 4.6.7. **Background Information.** Information received from SxBRC returned no amphibian records within the application site however a small number of records were returned from within the search area, the closest of which relate to Great Crested Newt located approximately 1.5km to the south-east of the application site and dating to 2015.

#### 4.7. Hazel Dormice

- 4.7.1. The hedgerows around the boundaries of the application site support a range of species and are linked to similar habitats in the wider area, including an area of ancient woodland to the south of the application site. Given that the desk study returned records of Hazel Dormouse within close proximity to the application site (approximately 0.3km west from the application site in 2007), in order to ascertain the presence or absence of this species specific survey work was undertaken in 2016.
- 4.7.2. Nest tube surveys were undertaken of all hedgerows within the application site in line with the methodology outlined in Section 2 above. In line with guidance, monthly checks were undertaken in each of May, June, July, August, September, October and November 2016.

- 4.7.3. No evidence of Hazel Dormice was recorded during the nest tube surveys undertaken between May and November. In addition no evidence of Dormice was recorded in the Hazel nut checks undertaken between May and November.
- 4.7.4. Given that no evidence of the presence of Dormice was recorded during the specific surveys undertaken, it is considered that the application site does not support the species. As such Dormice have not been considered further in this Ecological Assessment.
- 4.7.5. **Background Information.** The desk study undertaken with SxBRC returned a number of dormouse records from the local area. The closest of these records was returned from a location approximately 0.3km west of the application site at its closest point from 2007.

#### 4.8. Invertebrates

- 4.8.1. The application site is expected to support a range of common invertebrate species with diversity limited due to the managed nature of the majority of the application site.
- 4.8.2. **Background Information.** The desk study undertaken with SxBRC returned a single record of notable BAP species Ghost Moth *Hepialus humuli* was returned from within the application site in 2005 In addition to this a number of records of protected/notable invertebrate species were returned from the local area. The closest of these records arise from Millennium Wood located approximately 0.2km from the application site. This area holds recorded populations of White Admiral *Limenitis Camilla*, Cinnabar *Tyria jacobaeae* and Small Phoenix *Ecliptopera silaceata*.

#### 5. ECOLOGICAL EVALUATION

## 5.1. The Principles of Site Evaluation

- 5.1.1. The latest guidelines for ecological evaluation produced by CIEEM proposes an approach that involves professional judgement, but makes use of available guidance and information, such as the distribution and status of the species or features within the locality of the project.
- 5.1.2. The methods and standards for site evaluation within the British Isles have remained those defined by Ratcliffe<sup>8</sup>. These are broadly used across the United Kingdom to rank sites, so priorities for nature conservation can be attained. For example, current Site of Special Scientific Interest (SSSI) designation maintains a system of data analysis that is roughly tested against Ratcliffe's criteria.
- 5.1.3. In general terms, these criteria are size, diversity, naturalness, rarity and fragility, while additional secondary criteria of typicalness, potential value, intrinsic appeal, recorded history and the position within the ecological / geographical units are also incorporated into the ranking procedure.
- 5.1.4. Any assessment should not judge sites in isolation from others, since several habitats may combine to make it worthy of importance to nature conservation.
- 5.1.5. Further, relying on the national criteria would undoubtedly distort the local variation in assessment and therefore additional factors need to be taken into account, e.g. a woodland type with a comparatively poor species diversity, common in the south of England may be of importance at its northern limits, say in the border country.
- 5.1.6. In addition, habitats of local importance are often highlighted within a local Biodiversity Action Plan (BAP). The Sussex BAP highlights a number of habitats and species. These are referred to below where relevant.
- 5.1.7. Levels of importance can be determined within a defined geographical context from the immediate site or locality through to the International level.
- 5.1.8. The legislative and planning policy context are also important considerations and have been given due regard throughout this assessment.

<sup>8</sup> Ratcliffe, D A (1977). A Nature Conservation Review: the Selection of sites of Biological National Importance to Nature Conservation in Britain. Two Volumes. Cambridge University Press, Cambridge.

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#### 5.2. Habitat Evaluation

#### Designated sites

- 5.2.1. **Statutory sites.** There are no statutory designated sites of nature conservation interest within or adjacent to the site.
- 5.2.2. The closest statutory designated site is Blunts and Paiges Wood LNR which is located approximately 0.7km to the south-east of the application site at its closest point. Blunts and Paiges Wood LNR comprises an area of ancient woodland and meadows.
- 5.2.3. Given the separation of this designated site from the site it is not considered that any direct impacts would result on this site. Moreover it is considered that the adoption of standard engineering protocols and best practice during construction will ensure that potential indirect adverse effects on non-statutory designated sites in the local area will be fully mitigated.
- 5.2.4. Moreover, given that the LNR is actively managed by Mid Sussex District who promote recreational use within the application site, it is not considered that any potential minor increases in recreational use of the application site within the operational phase of the development would have the potential to result in any significant adverse impacts on this LNR.
- 5.2.5. The nearest Site of Special Scientific Interest (SSSI) designated on account of its ecological interest is Cow Wood and Harry's Wood SSSI is over 5km from the application site and the Ashdown Forest Special Area of Conservation and Special Protection Area are located over 11km from the application site.
- 5.2.6. Due to this distance and the separation of the application site from statutory designated sites it is not considered that development at the application site would have a significant adverse effect on this or any other statutory sites.
- 5.2.7. **Non-statutory sites.** There are no non statutory designated sites of nature conservation interest within the application site.
- 5.2.8. The nearest non-statutory site is Blunts and Paiges Woods Site of Nature Conservation Importance (SNCI), situated approximately 0.5km to the southeast of the site. Part of this site is also designated as the Blunts and Paiges Woods Local Nature Reserve (LNR).
- 5.2.9. As set out above in relation to Blunts and Paiges Wood LNR, it is considered that following the adoption of standard engineering protocols and best practice during construction, adverse impacts can be avoided on this non-statutory site.
- 5.2.10. Due to distance between the application site and any other non-statutory sites, it is considered that, following the adoption of best

- practice measures during construction, significant adverse impacts will be avoided.
- 5.2.11. **Ancient woodland.** An area of woodland to the southeast of the application site is designated as ancient woodland, the species component of which is discussed in section 3 of this document.
- 5.2.12. In order to ensure that adverse impacts are avoided on this habitat, the area of ancient woodland should be buffered by an area of landscaping, with no built form or infrastructure delivered within this buffer area.
- 5.2.13. This buffer would fully accord with the Natural England's Standing Advice on Ancient Woodland where it is recommended that development be avoided within 15m radius of ancient woodland.
- 5.2.14. It is further recommended that a sensitive lighting regime is adopted to ensure that adverse light spill is avoided on this ancient woodland habitat.

#### Habitats within the application site

- 5.2.15. The majority of habitats within the application site hold low ecological value, comprising significant areas of short-grazed, species-poor grassland, bramble dominated scrub and bare ground. Given the limited ecological value of these habitats, it is not considered that any specific mitigation would be required for their loss.
- 5.2.16. The habitats / features that hold relatively higher value within the site are the hedgerows, trees and to some extent the area of plantation woodland within the application site.
- 5.2.17. The hedgerows within the application site vary from gappy in nature to being of good structural composition and support a small range of native species. However it is considered that none of the hedgerows present would be classed as important (based on ecological criteria) within the Hedgerows Regulations 1997.
- 5.2.18. Notwithstanding the above, the hedgerows present are of relatively greater ecological value in the context of the application site, largely due to the opportunities they offer faunal groups such as foraging/commuting bats and nesting/foraging birds.
- 5.2.19. As such, it is recommended that areas of hedge and associated standard trees be retained, where possible, within any forthcoming planning applications.
- 5.2.20. However if lengths of hedgerow do require removal then it is recommended that compensatory planting be undertaken using native species of local provenance wherever possible. Replacement planting would also contribute towards targets in the Sussex Biodiversity Action Plan (BAP) for Hedgerows. It is

- considered that this will be wholly deliverable within any emerging proposals that are formed for the application site.
- 5.2.21. Some of the trees within the application site particularly through the centre are mature trees that have value in their own right but also contain features for nesting birds and roosting bats. Where possible, these trees should be retained as part of emerging development proposals. If any of the mature trees are to be lost to a proposal then then further survey effort in regard to bats, would be necessary prior to their loss, as discussed in more detail below. Again, should trees (including the area of woodland) be lost to the development proposals, it is considered that these losses may be adequately mitigated for through the provision of new, native landscape planting elsewhere on within the application site
- 5.2.22. Creation of new habitats of conservation importance within the application site in areas of open space will offer further opportunities to enhance the ecological value and biodiversity of the application site in accordance with guidance set out by the NPPF (see policy section 6 below). It is recommended that new planting utilises native species of local provenance to maximise benefits to wildlife. For example the creation of wildflower grassland within the open space would increase the biodiversity of the application site and will contribute to the aims of the Sussex BAP.
- 5.2.23. It is considered that the adoption of the above recommendations would ensure that emerging development proposals for the application site would retain and indeed enhance the ecological value of the application site following development.

## 5.3. Faunal Evaluation

#### <u>Bats</u>

- 5.3.1. **Legislation.** All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2010 ("the Habitats Regulations"). These include provisions making it an offence:
  - Deliberately to kill, injure or take (capture) bats;
  - Deliberately to disturb bats in such a way as to:-
    - be likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or to hibernate or migrate; or
    - (ii) affect significantly the local distribution or abundance of the species to which they belong;
  - To damage or destroy any breeding or resting place used by bats;
  - Intentionally or recklessly to obstruct access to any place used by bats for shelter or protection.

- 5.3.2. While the legislation is deemed to apply even when bats are not in residence, Natural England guidance suggests that certain activities such as re-roofing can be completed outside sensitive periods when bats are not in residence provided these do not damage or destroy the roost.
- 5.3.3. The words deliberately and intentionally include actions where a court can infer that the defendant knew that the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.
- 5.3.4. The offence of damaging or destroying a breeding site or resting place (which can be interpreted as making it worse for the bat) is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.
- 5.3.5. European Protected Species licences are available from Natural England in certain circumstances, and permit activities that would otherwise be considered an offence.
- 5.3.6. Licences can usually only be granted if the development is in receipt of full planning permission and it is considered that:
  - (i) There is no satisfactory alternative; or
  - (ii) The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.
- 5.3.7. **Application Site Evaluation.** There are a number of trees within the application site that have potential to support roosting bats however no evidence of roosting bats was identified during initial inspections of these features..
- 5.3.8. Whilst some of the habitats present within the application site, such as the hedgerows and trees, are considered to be of some value to commuting and foraging bats, they are not considered to be of significant interest, particularly given the presence of improved opportunities in the wider area (open countryside, woodland). Activity surveys undertaken at the application site between June and September 2016 identified limited bat activity within the application site with usage confined to areas of offsite woodland and linear vegetative features.
- 5.3.9. Mitigation and Enhancements. If the mature trees identified to have potential for roosting bats are to be affected by the emerging development proposals (e.g. require felling or arboricultural works) it is recommended that further detailed survey work (such as a tree climbing survey or emergence survey) should be undertaken immediately prior to any works in order to ascertain whether any bats are roosting in the trees. Should any evidence of roosting bats be found, the necessary works would need to be undertaken under a licence from Natural England.

- 5.3.10. It is recommended that any lighting strategy proposed for the application site is designed to minimise light spill, particularly within any areas of public open space and on the woodland edge to the south east of the Application Site. It is recommended that hoods and cowling be used to direct light away from the hedgerows and central open area to limit light intrusion to these areas.
- 5.3.11. It is considered that the retention of linear features (hedgerow) where possible, alongside the provision of new areas of hedge and tree planting will retain and indeed improve opportunities for commuting bats within the Application Site.
- 5.3.12. In order to provide enhanced roosting opportunities within the application site, emerging development proposals could include for the provision of bat roosting boxes on retained trees within the application site. Suitable examples of bat roosting features are provided at Appendix 2. These boxes require minimal maintenance and are suitable for the species recorded at the application site. To maximise the uptake of these features by bats, it is recommended that each be located at a height of 15-20ft, away from potential predators, adjacent to foraging opportunities and should not be impacted upon by lighting.
- 5.3.13. The provision of roosting opportunities within the application site will further enhance the application site for bats and will provide benefits for priority species on the national BAP.

## **Badgers**

- 5.3.14. **Legislation.** The Protection of Badgers Act 1992 consolidates the previous Badgers Acts of 1973 and 1991. The legislation aims to protect the species from persecution, rather than being a response to an unfavourable conservation status, as the species is in fact common over most of Britain, with particularly high populations in the south.
- 5.3.15. As well as protecting the animal itself, the 1992 Act also makes the intentional or reckless destruction, damage or obstruction of a Badger sett an offence. A sett is defined as "any structure or place which displays signs indicating current use by a Badger". 'Current use' is defined by Natural England as any use within the preceding 12 months.
- 5.3.16. In addition, the intentional elimination of sufficient foraging area to support a known social group of Badgers may, in certain circumstances, be construed as an offence by constituting 'cruel ill treatment' of a Badger.
- 5.3.17. **Application Site Evaluation.** There is no evidence recorded of use of the application site by badgers and as such there is nothing to indicate that the site is of particular importance to this species. That being said, the semi-improved neutral grassland and scrub habitats present within the application site would offer suitable foraging opportunities for Badgers. A single entrance potential

Badger sett is located to the east of the application site and during several site visits appeared to be disused and occupied by rabbits. A sett is known to be present offsite to the southwest.

- 5.3.18. **Mitigation and Enhancements.** No specific mitigation would be required with regard to Badgers.
- 5.3.19. However pre-commencement checks are recommended if there is a significant lapse in time between the current surveys and a start to development onsite as this species can readily excavate new setts in short periods of time.
- 5.3.20. It is considered that the provision of significant new areas of species rich grassland, trees and hedgerows within the application site (to include a variety of native fruiting species) will provide enhanced opportunities to foraging Badgers relative to the existing situation.
- 5.3.21. It is considered that with the adoption of the above recommendations, which would be easily deliverable within a development, there would be no significant adverse impacts on Badgers within the application site.

#### <u>Birds</u>

- 5.3.22. **Legislation.** Section 1 of the Wildlife and Countryside Act is concerned with the protection of wild birds, whilst Schedule 1 lists species are protected by special penalties.-
- 5.3.23. **Application Site Evaluation.** No Schedule 1 species were recorded within the application site during the survey. There are opportunities for nesting birds, in terms of the trees, woodland, hedgerows and scrub within the application site although the onsite habitat is not considered to be of any particular significance for bird species.
- 5.3.24. **Mitigation and Enhancements.** As all species of birds receive general protection whilst nesting, to avoid a possible offence, it is recommended that any clearance of suitable nesting vegetation (including tree felling) be undertaken outside of the breeding season (March to July inclusive) or that checks be made for nesting birds by an ecologist immediately prior to removal.
- 5.3.25. Through the retention of existing vegetation, and the provision of new landscape planting, it is considered that any development proposals for the application site would provide an opportunity to enhance the value of the application site for nesting and foraging birds
- 5.3.26. As a further enhancement, a number of bird boxes will be incorporated into new buildings on application site, suitable examples of which are provided at appendix 3. Where possible, additional bird nesting boxes will also be erected on retained and planted trees within the application site and will provide further

nesting opportunities for a range of species. Again, suitable examples of these bird boxes are detailed at appendix 3.

5.3.27. It is considered that with the adoption of the above recommendations, which would be easily deliverable within a development, there would be no significant adverse impacts on birds within the application site.

#### 6. PLANNING POLICY CONTEXT

- 6.1. The planning policy framework that relates to nature conservation for Hanlye Lane, Cuckfield, West Sussex is issued at three main administrative levels: nationally through the National Planning Policy Framework (NPPF); and at the local level through the Mid Sussex Local Plan (2004) and the emerging Mid Sussex District Plan. Furthermore, additional consideration is given to the Cuckfield Neighbourhood Plan (October 2014).
- 6.2. Any proposed development will be judged in relation to the policies contained within these documents.

# 6.3. **National Policy**

#### National Planning Policy Framework

- 6.3.1. The National Planning Policy Framework (NPPF) sets out the Government's requirements for the planning system and was recently adopted on 27<sup>th</sup> March 2012. It replaces previous national planning policy, including Planning Policy Statement 9 (Biodiversity and Geological Conservation) [PPS9] which was published in 2005.
- 6.3.2. The key element of the NPPF is that there should be 'a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking' (paragraph 14).
- 6.3.3. The NPPF also considers the strategic approach which Local Authorities should adopt with regard to the protection, enhancement and management of green infrastructure, priority habitats and ecological networks, and the recovery of priority species.
- 6.3.4. Paragraph 118 of the NPPF comprises a number of principles which Local Authorities should apply, including encouraging opportunities to incorporate biodiversity in and around developments; provision for refusal of planning applications if significant harm cannot be avoided, mitigated or compensated for; applying the protection given to European sites to potential SPAs, possible SACs, listed or proposed Ramsar sites and sites identified (or required) as compensatory measures for adverse effects on European sites; and the provision for the refusal for developments resulting in the loss or deterioration of 'irreplaceable' habitats unless the need for, and benefits of, the development in that location clearly outweigh the loss.
- 6.3.5. National policy therefore implicitly recognises the importance of biodiversity and that with sensitive planning and design, development and conservation of the natural heritage can co-exist and benefits can, in certain circumstances, be obtained.

# 6.4. Local Policy

Mid Sussex Local Plan 2004 (adopted May 2004)

- 6.4.1. Policy guidance concerning development and nature conservation at the local level is provided within the Mid Sussex Local Plan 2004 (adopted May 2004). The Local Plan policies have been saved until such a time as they become replaced by the Mid Sussex District Plan (see below).
- 6.4.2. Two policies within the Mid Sussex Local Plan are relevant to nature conservation. Policy **C5** concerns the protection of statutory and non-statutory designated sites, ancient woodland and features such as wildlife corridors. Policy **C6** is concerned with the protection of woodlands, hedgerows, trees and other important wildlife habitat.

Mid Sussex District Plan (will form part of the Local Development Framework (LDF))

- 6.4.3. The District Plan will, once adopted, become the main planning document which guides development in the borough up until 2031. This Plan is currently undergoing examination by the Government and is predicted to be adopted in 2017. There are 3 policies within the submission draft of this Plan that relate to biodiversity and nature conservation and which are of relevance to the emerging development proposals.
- 6.4.4. Policy **DP36** aims to protect valued landscape for their visual, historical and biodiversity qualities and relates to the protection and enhancement of trees woodland and hedgerows and the encouragement of new planting.
- 6.4.5. Policy **DP37** relates to biodiversity and the protection of natural habitats (including designated sites) and protected species. Its aim is to avoid the net loss of biodiversity and pursue opportunities for gain through protection of natural area and provide good wildlife corridors and green networks.
- 6.4.6. Policy **DP38** aims to ensure that new development contributes to the protection, enhancement and creation of new green space within the district in order to develop a connected network of multifunctional greenspace including links with rivers and floodplains. Furthermore this policy seeks to promote the restoration, management and expansion of priority habitats in the district.
- 6.4.7. Policy **DP15** is solely related to the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA). This is only relevant for development within 7km of the Ashdown Forest SAC or SPA and is therefore not relevant to this application site.

Cuckfield Neighbourhood Plan (adopted October 2014)

- 6.4.8. The Cuckfield Neighbourhood Plan adopted in October 2014 by the Mid Sussex District Council constitutes part of the Development Plan alongside the District Council's Local Plan and aims to give local people more say about what goes on in their area. There is a single policy that relates to biodiversity and nature conservation
- 6.4.9. Policy **CNP4** aims to protect and enhance biodiversity by ensuring protection is upheld for designated sites, protected species and ancient or species-rich hedgerows grasslands and woodlands. This included promoting mitigation, preservation and restoration of wildlife habitats providing a net gain in flora and fauna over the existing situation.

#### 6.5. **Discussion**

- 6.5.1. Recommendations have been put forward in this report that would fully safeguard the existing ecological interest of the application site, and wherever possible, measures to enhance ecological and biodiversity value have been set out, in line with the NPPF, policy C5 of the Mid Sussex Local Plan and DP36, DP37 and DP38 of the District Plan as well as CNP4 of the Neighbourhood Plan.
- 6.5.2. The proposals will not impact adversely upon any statutory or non-statutory designated sites of nature conservation in the vicinity and thus the proposals accord with policies **C5**, **DP36** and **DP37** of the Local Plan and District Plan as well as **CNP4** of the Neighbourhood Plan.
- 6.5.3. Where appropriate, the development includes measures which will achieve biodiversity gains for habitats and protected species over the existing situation. As such, the proposed development is in line with national, local policy.
- 6.5.4. In conclusion, implementation of the measures set out in this report and mitigation, as appropriate, will ensure that the development proposals fully accord with national, regional, county and local planning policy for ecology and nature conservation.

#### 7. SUMMARY AND CONCLUSIONS

- 7.1. Ecology Solutions were commissioned by Glenbeigh Development Limited to carry out an Ecological Assessment of land at Hanlye Lane, Cuckfield, West Sussex in August 2011 followed by further update surveys during the 2016 survey season.
- 7.2. There are no statutory designated sites of nature conservation interest within or adjacent to the site. The nearest statutory designated site is Blunts and Paiges Woods Local Nature Reserve (LNR) and is located approximately 0.7km from the application site at its closest point. Ashdown Forest Special Area of Conservation and Special Protection Area is located over 11km from the application site and as such is not considered further within this assessment.
- 7.3. Due to this distance and the separation of the application site by agricultural land it is not considered that any development at the application site would affect the statutory sites.
- 7.4. There are no non statutory designated sites of nature conservation interest within the site. The nearest non-statutory site is Blunts and Paiges Woods Site of Nature Conservation Importance (SNCI) situated approximately 0.5km to the southeast of the site. Part of this site is also designated as the Blunts and Paiges Woods Local Nature Reserve (LNR).
- 7.5. An area of ancient woodland lies adjacent to the southwest corner of the application site and as such any development will accord with Natural England's standing advice in regards to ancient woodland.
- 7.6. The majority of the habitats within the application site generally hold very limited ecological value, with the application site primarily comprising intensively horse grazed grassland fields and scattered scrub. The habitats of greater ecological value within the context of the application site itself are the hedgerows and mature trees as well as, to some extent, the small area of plantation woodland.
- 7.7. It is considered that there is significant opportunity for new habitat creation and ecological enhancement of the application site through suitable landscape schemes which would more than mitigate for any loss of existing habitat onsite.
- 7.8. A suite of protected species surveys and assessments have been undertaken. The hedgerows and trees offer limited nesting and foraging opportunities for birds, and also offer limited suitable foraging and navigational resources for bats with some trees also offering potential roosting opportunities for local bat species. Surveys for Great Crested Newts, Reptiles and Dormouse found no evidence of these protected species within the application site.
- 7.9. Appropriate mitigation and enhancement measures have been proposed, including measures to safeguard nesting birds as well as for further surveys in respect of roosting bats. Subject to the implementation of mitigation measures as outlined above in respect of

these species, opportunities will be retained and moreover enhanced post-development.

7.10. From Ecology Solutions' site survey and the background information obtained, there is no evidence to suggest that there are any overriding ecological constraints which would prevent an appropriate planning application coming forward for the application site. With the implementation of the recommendations in this report, it is considered that any forthcoming proposals may conform to relevant national and local policy with respect to nature conservation and biodiversity and further realise an enhancement over the current situation.





#### **PLAN ECO1**

**Application Site and Ecological Designations** 

Based upon the Ordnance Survey map with permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Ecology Solutions Ltd, Crossways House, The Square, Stow on the Wold, Gloucestershire, GL64 1AB. AL 100044628

# PLAN ECO2 Ecological Features



#### **PLAN ECO3**

**Protected Species** 





5313: HANLYE LANE, CUCKFIELD, WEST SUSSEX PLAN ECO3: PROTECTED SPECIES

ecology solutions Itd

SITE BOUNDARY

LOCATION OF OVERNIGHT DETECTORS DEPLOYED 26.07.16

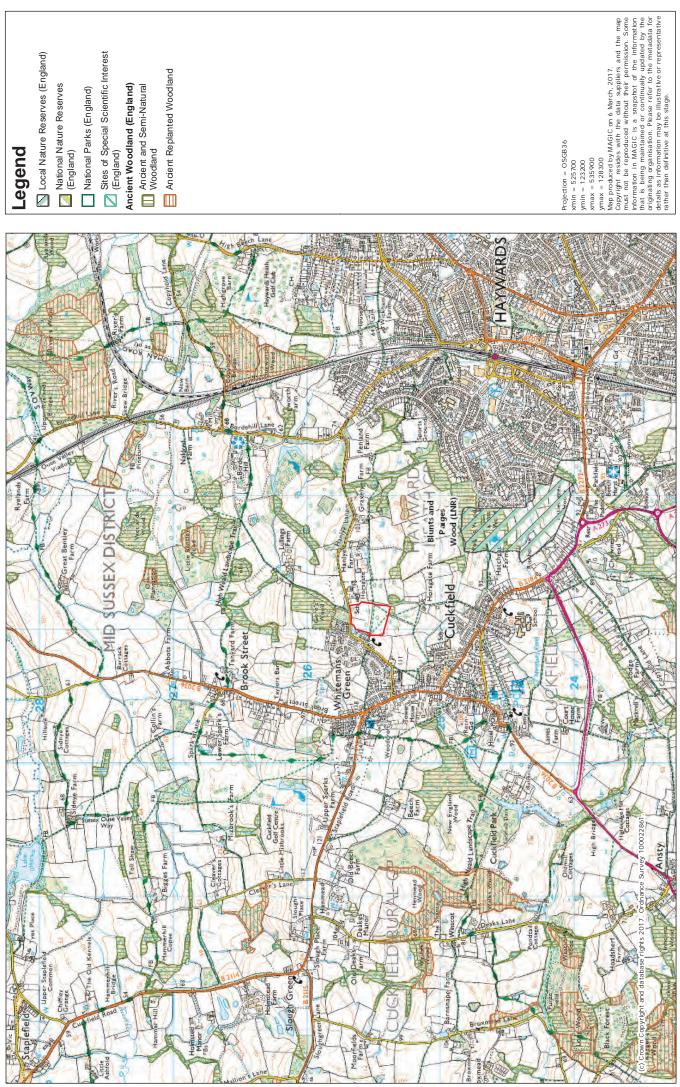
AETMITO OF HIGHER BAT AETMITO OF SUITABLE HABITAT SUBJECT TO DORMOUSE NEST BOX INSTALLATION AREAS OF SUITABLE HABITAT SUBJECT TO REPTILE TINNING

Q Q



## APPENDIX 1 Information obtained from MAGIC

# 5313: Hanlye Lane, Cuckfield



# Legend

- Nature Reserves (England)
  - National Nature Reserves (England)
    - National Parks (England)
- Sites of Special Scientific Interest (England) Ancient Woodland (England)
  Ancient and Semi-Natural Woodland
  - Andent Replanted Woodland

#### **APPENDIX 2**

**Examples of Suitable Bat Roosting Features** 

## Bat Boxes

Schwegler bat boxes are made from 'woodcrete' and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot and predator proof and extremely long lasting.

Boxes can be hung from a branch near the tree trunk or fixed using 'tree-friendly' aluminum nails.



#### **2F Bat Box**

A standard bat box, attractive to the smaller British bat species. Simple design with a narrow entrance slit on the front.

Woodcrete construction, 16cm diameter, height 33cm.



#### 1FD Bat Box

A larger than standard bat box, with two additional roughened I wooden panels inside to be used by the bats as perches.

Woodcrete construction, 16cm diameter, height 36cm.











#### contact numbers

sales office 0870 903 4010 design advice 0870 903 4018 technical services 0870 903 4017 literature and samples 0870 903 4030

## ideas into action

#### eco habitats for bats



#### **Features & Benefits**

#### **Enclosed bat box (A & B)**

- Designed with the Pipistrelle Bat in mind
- Available in all brick types
- Attractive motif
- Discrete home for bats
- Various sizes
- Several roosting zones are created inside the box
- Bats are contained within the Bat Box itself
- Maintenance free as the entrance is at the bottom
- Ideal for new build & conservation work

#### Free Access Option (C)

- Discrete Single Bat brick
- Easy to install
- Allows bats to create a natural home habitat within the cavity of the building

www.ibstock.com

## ideas into action

eco habitats for bats





| Eco Habitats for Bats - Technical Data: A |  |
|---|--|
| Sizes                                     | 215mm x 215mm <i>or</i><br>215mm x 290mm |
| Durability                                | F2 S2 - Fully Frost Resistant            |



| Eco Habitats for Bats - Technical Data: B |  |  |
|---|--|--|
| Sizes                                     | 215mm x 215mm <i>or</i><br>215mm x 290mm |  |
| Durability                                | F2 S2 - Fully Frost Resistant            |  |



| Eco Habitats for Bats - Technical Data: C |                               |
|---|-------------------------------|
| Size                                      | 215mm x 65mm                  |
| Durability                                | F2 S2 - Fully Frost Resistant |

#### APPENDIX 3

**Examples of Suitable Bird Nesting Features** 

## Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box.

They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting.

Boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.



#### 1B Bird Box

This is the most popular box for garden birds and appeals to a wide range of species. The box can be hung from a branch or nailed to the trunk of a tree with a 'tree-friendly' aluminium nail.

Available in four colours and three entrance hole sizes. 26mm for small tits, 32mm standard size and oval, for redstarts.

#### 2H Bird Box

This box is attractive to robins, pied wagtails, spotted flycatcher, wrens and **black redstarts**.

Best sited on the walls of buildings with the entrance on one side.

Schwegler boxes have the highest occupation rates of all box types. They are carefully designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. They can be expected to last 25 years or more without maintenance.



#### 2M Bird Box

A free-hanging box offering greater protection from predators.

Supplied complete with hanger which loops and fastens around a branch.

With standard general-purpose 32mm diameter entrance hole.

Schwegler boxes have the highest occupation rates of all box types. They are carefully designed to mimic natural nest sites and provide a stable environment for chick rearing and winter roosting. They can be expected to last 25 years or more without maintenance.

ecology solutions Itd

## Bird Boxes

Schwegler bird boxes have the highest rates of occupation of all types of box. They are designed to mimic natural nest sites and provide a stable environment with the right thermal properties for chick rearing and winter roosting. Many boxes are made from 'Woodcrete'. This 75% wood sawdust, clay and concrete mixture is breathable and very durable making these bird boxes extremely long lasting.



#### **1SP Sparrow Terrace**

House sparrows are gregarious and prefer to nest close to each other, so this woodcrete box provides room for three families under one roof. Made from long-lasting, breathable woodcrete. No maintenance required.

Colour: stone or brown.
Dimensions 245 x 430 x 200 mm.
Weight 13kg.
Designed for fixing to walls
(not suitable for fences or sheds
due to the weight of the box).

#### No 17B Swift Box

This nest box is suitable for fixing high under the eaves or under the guttering of a building, either within or attached to external walls. Installation of several units on nearby buildings can assist in the rapid formation of Swift colonies.

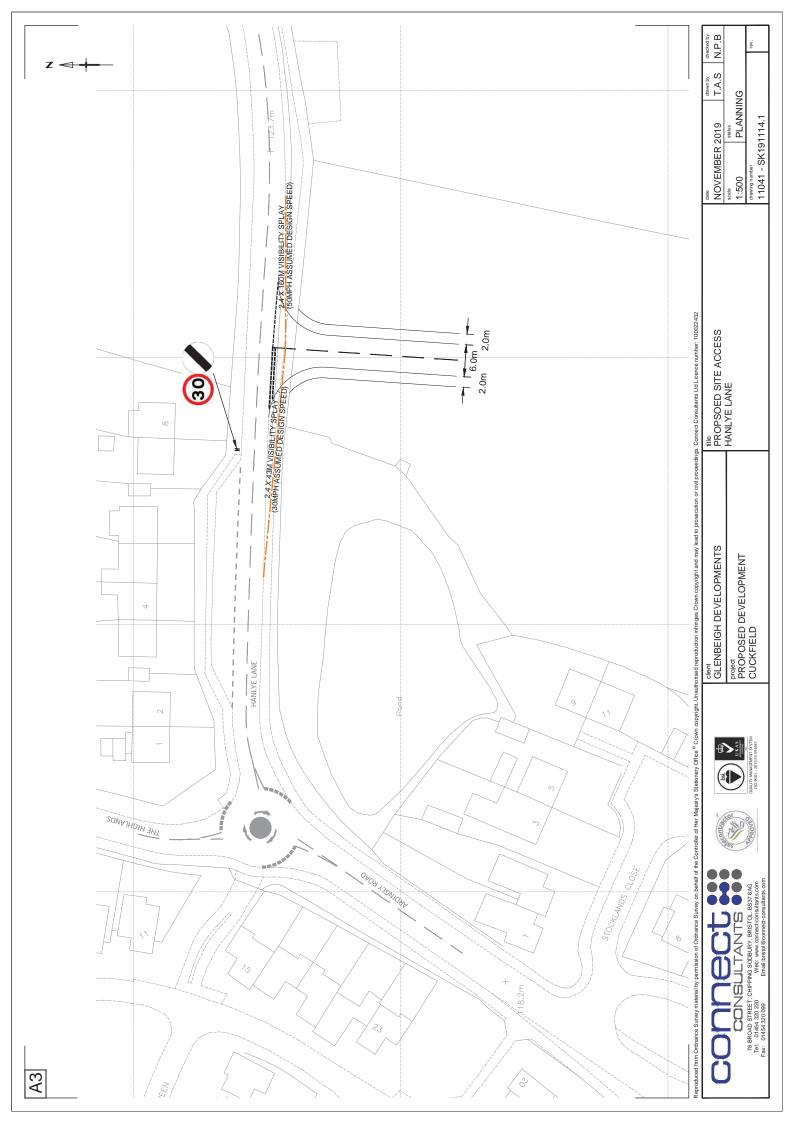
Plant fibre and woodcrete.
Interior dimensions 14 x 20 x 30 cm.
Exterior dimensions 15 x 21 x 34 cm







## APPENDIX 9 SITE JUNCTION PLAN (REF SK191114.1)



APPENDIX 10 CONNECT CONSULTANTS SITE ACCESSIBILTY OVERVIEW TECHNICAL NOTE 2019



# PROPOSED RESIDENTIAL DEVELOPMENT HANLYE LANE, CUCKFIELD, WEST SUSSEX SITE ACCESSIBILITY OVERVIEW 15<sup>TH</sup> NOVEMBER 2019

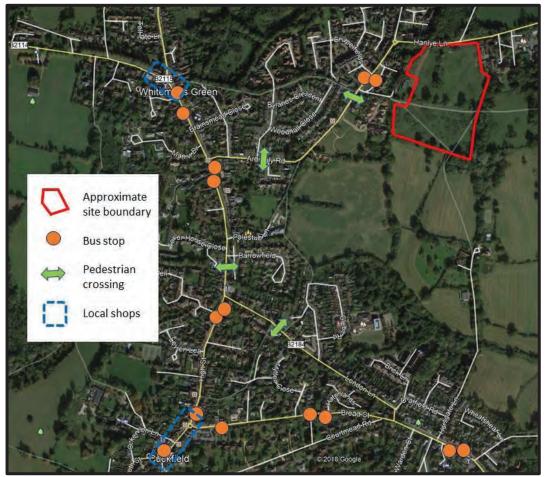
#### Introduction

This technical note has been produced by Connect Consultants Limited on behalf of Glenbeigh Developments Limited in relation to land at Hanyle Lane, Cuckfield, West Sussex. Its purpose is to consider the accessibility of the site by all relevant travel modes to support the promotion of the site for a residential development.

The development will comprise approximately 55 dwellings with an access off Hanlye Lane, as set out in the *Mid Sussex District Council Site Allocations Development Plan Document Regulation 18 Consultation Draft, October 2019*, in which this site is identified as *SA 23 Land at Hanlye Lane to the east of Ardingly Road, Cuckfield*.

The site has an area of approximately 5.75 hectares and is located in Cuckfield to the east of B2036 London Road and immediately south of Hanlye Lane. The site is located on the north-eastern side of the village as shown at Figure 1 below.

Figure 1 – Site Location





#### **Pedestrian Access**

The pedestrian site entrances are located on Longacre Crescent / Ardingly Road on the western side of the site and on Hanlye lane along the northern site boundary.

Local to the site Ardingly Road has continuous footways along both sides of the carriageway, and is street-lit. Ardingly Road meets the B2036 London Road at a mini-roundabout junction to the east and meets Hanlye Lane at a mini-roundabout junction to the north. There is also foot/cycle path connecting Ardingly Road with Polestub Lane and Glebe Road to the south of the site and a footpath connecting Ardingly Road with London Road to the west.

B2036 London Road has footways on both sides of the carriageway for the length of the village connecting the site with local pedestrian infrastructure and facilities. To the north of the site, Hanlye Road has a footway along the southern side of the carriageway between the Ardingly Road roundabout and the Court Meadow School site entrance.

Walking has the potential to replace car trips for journeys under 2km in length, depending on factors such as the journey purpose, topography etc. A 2km walking radius from the site is shown at Figure 2 below.

Site Location

Mizbrooks

Fin

Lower P

Spark's Fin

Spar

Figure 2 - Walking Catchment

The development site is within walking distance of the entirety of Cuckfield village, which offers a number of local centre services and facilities, including a food store, pharmacy, medical centre, post office, primary school and secondary school.

Based on the above, there is existing pedestrian infrastructure and there is a range of facilities available within walking distance of the proposal site.

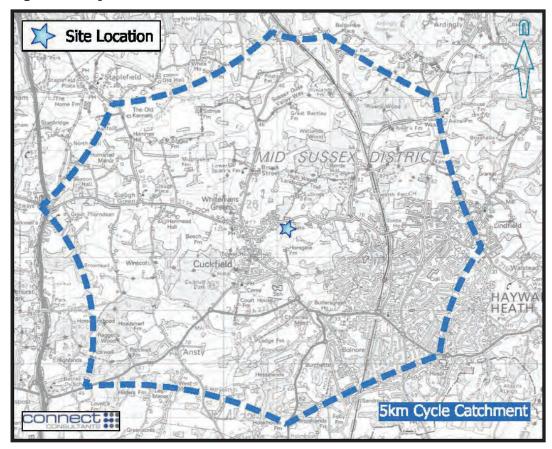


#### **Cycle Access**

Cyclists will be able to access the proposed site via the pedestrian/cycle access from Longacre Crescent / Ardingly Road, as well as the proposed vehicular access at the northern end of the site to Hanlye Lane.

Cycling also has the potential to replace short car trips, particularly for journeys of less than 5km in length. Assuming a 5km cycle distance, the catchment area of the site by cycle is shown at Figure 3 below.

Figure 3 – Cycle Catchment



The 5km cycling radius includes the entirety of Cuckfield along with a large proportion of Haywards Heath, including the town centre, railway station, and a supermarket.

Overall, the site is within cycling distance of a variety of employment, education, and day-to-day facilities, thereby offering a sustainable travel choice to future residents and visitors.

#### **Bus Access**

The guidance contained within the Institute of Highways and Transportation's publication entitled "Planning for Public Transport in Developments" recommends a maximum walking distance of 400 metres between travel generating land-uses and the nearest bus stop.

The nearest bus stops are located on Ardingly Road adjacent to Longacre Crescent c80m walk distance from the western pedestrian / cycle site access. There are also bus stops located on



London Road adjacent to the Ardingly Road mini roundabout c.550m walk distance from the site. The context of bus routes relative to the site is shown at Figure 1.

Ardingly Road is served by the 31 service whilst the London Road bus stops are served by routes 31, 62, and 271, provided by Compass Travel and Metrobus.

The bus routes serving the site provide a reasonable level of bus frequency and, coupled with the convenient location of the site relative to the local bus routes, bus travel represents an alternative travel mode for trips within the surrounding area.

#### Rail Access

Haywards Heath railway station is c.3km from the proposal site, with regular rail services between the south coast and London. The station can be reached from Cuckfield via the 31 bus, and by cycle/car.

The opportunity exists for future residents to make longer journeys by rail, as part of a multi-modal journey.

#### **Highway Access**

The main vehicular access to the site is proposed from Hanlye Lane at the northern end of the site. The access road into the site will designed in accordance with West Sussex Highways Design Guide, and will accommodate refuse and emergency vehicles and will also provide pedestrian access.

To the east, Hanlye Road provides access to the northern side of Haywards Heath.

To the west of the site, Hanlye Road connects with Ardingly Road at a 3-arm mini-roundabout; c.550m further west, Ardingly Road connects with London Road at a 3-arm mini-roundabout. London Road is the main north-south route through the village, which connects with the A23 and Balcombe to the north and the A23, Cuckfield village centre and Haywards Heath to the south.

Overall, the local road network does not prohibit the development of the site subject to suitable access design.

#### **Summary**

The proposed development site for up to 55 homes is within walking distance of a range of local facilities and services, including bus stops with regular local services.

It is within cycling distance of much of Haywards Heath, including Haywards Heath Station, with rail services to London and the south coast.

There are therefore good opportunities for future residents to make journeys by sustainable travel modes.

The site is readily accessible by car, with links to the local and strategic road network.

## APPENDIX 11 WEST SUSSEX COUNTY COUNCIL – PREAPPLICATION RESPONSE IGHWAYS

### WEST SUSSEX COUNTY COUNCIL PRE APPLICATION CONSULTATION

| то:                      | Organisation: Connect Consultants  FAO: Tim Britton   |  |
|--------------------------|---|--|
| FROM:                    | WSCC - Highways Authority   |  |
| DATE:                    |   |  |
|                          | 25 <sup>th</sup> June_2020  |  |
| LOCATION:                | Land at Hanlye Lane to the east of Ardingly Road, Cuckfield   |  |
| SUBJECT:                 | Internal Reference: PRE-59-20   |  |
|                          | Proposed residential development comprising c.55 dwellings, accessed via a new junction off Hanlye Lane |  |
| DATE OF SITE VISIT:      | F SITE VISIT: Previous meeting with the LHA in November 2019  |  |
| RECOMMENDATION:          | Advice  |  |
| S106 CONTRIBUTION TOTAL: | <u>n</u> /a   |  |

#### **Background**

The Local Highways Authority (LHA) has been consulted for free written pre-application advice in regard to the proposed development at Land south of Hanlye Lane, Hanlye Lane, Cuckfield, RH17 5HN.

The proposal is to develop site as a residential development comprising 55 homes, in accordance with the draft Mid Sussex District Council Site Allocations Development Plan Document. Vehicular and pedestrian access will be via a priority (give-way) junction on the south side of Hanlye Lane.

The site benefits from an existing pedestrian footway along the frontage. Additional non-vehicular access will be provided through the east, west and south boundaries.

The LHA provided some initial comments to the proposals following our pre-application meeting. This response provides further advice on the applicants completed Transport Assessment.

#### Comments

**Access-** The access credentials were covered in our previous response from November 2019. There has been some changes to speed survey guidance since our previous comments. CA185 has since been produced from November 2019. Section 3.1.1 of this document states that Where speed measurements have been taken either partially or entirely in wet weather conditions, the following values should be added to each individual speed recorded in wet weather:

- 1) 8kph for dual carriageways; and
- 2) 4kph for single carriageways.

On the basis of the above the LHA would advise the applicant ensures that CA185 parameters have been taken into account and if required revised accordingly.

**Stage 1 Road Safety Audit**-The RSA has now been undertaken in accordance with GG/119 parameters. In summary there are 4 problems which have been answered by the

Designer. Of note is problem 3.3 which advises the Designer to move the speed limit boundary to the east. The LHA would disagree with the Auditor on this point. The LHA would not consider it necessary to enable the development. It is noted that the applicant will discuss this as and when a future application comes to fruition.

The other 3 problems have been addressed by the Designer and where appropriate the accompanying plans have been changed.

**Capacity**- Trip rates via the TRICS database were previously agreed with the LHA in our November 2019 correspondence. Further capacity assessments have been undertaken via the Junctions 9 software system. From a Capacity perspective the TA predicts the proposed development would not have an adverse effect on the adjoining highway network.

#### Conclusion

Other areas were covered in our earlier response from 2019. I trust you appreciate that any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the council with regard to the granting of planning permission in the future. Any views or opinions expressed are given in good faith, and to the best of ability, without prejudice to the formal consideration of any application, which will be the subject of public consultation and ultimately decided by the Local Planning Authority.

Jamie Brown Planning Services

## APPENDIX 12 CSA UTILITIES – PLANNING POSITION STATEMENT



HANLYE LANE, CUCKFIELD

PM1543/20

UTILITY SERVICES INVESTIGATION

RECORD OF CONTACTS WITH UTILITY COMPANIES

23<sup>RD</sup> SEPTEMBER 2020

Revision: --

Date: 23<sup>rd</sup> September 2020

Project Name: Hanley Lane, Cuckfield

Project No: PM1543/20

#### **CONTENTS**

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Project Name: Hanlye Lane, Cuckfield

Project No: PM1543/20

#### **Utilities Services Investigation – Record of Contacts with Utility Companies**

#### 1. Introduction

Charles D. Smith & Associates Ltd (CSA) are appointed by Glenbeigh Development Ltd (GDL) to report on the ability of the utility companies to provide services to the proposed housing development, within the proposed construction period, and on any constraints to the development presented by existing services crossing the site.

The following communications were exchanged with the utility companies.

#### 2. Southern Water Services - Foul Drainage

- 2.1. CSA made a pre-development enquiry to Southern Water Services (SWS) (ref: DS-CC-PDE-119119) on 7<sup>th</sup> August 2020.
- 2.2. Developer Services (Joff Edevane) replied by letter on 25<sup>th</sup> August. This letter advises that our calculated flow rate of 0.45 l/s cannot currently be accommodated in the network, but that they would be obliged to reinforce their network, founded by the 'New Connections Changing Arrangements' and that this would normally be completed within 24 months of planning permission being granted.
- 2.3. This understanding is confirmed by CSA email dated 25<sup>th</sup> August and Gemma Stock's reply dated 3<sup>rd</sup> September.

#### 3. South East Water - Mains Water

- 3.1. CSA made a pre-development enquiry to South East Water (SEW) on 7<sup>th</sup> August 2020.
- 3.2. SEW confirmed that their network can provide the design flow to the development without reinforcement during a telephone conversation, to be formalised by response to our application.

#### 4. Southern Gas Network - Natural Gas

- 4.1. CSA made an application to Southern Gas Network (SGN) for a capacity check on 11<sup>th</sup> August 2020.
- 4.2. SGN replied on 24<sup>th</sup> August by providing a budget quotation.

#### 5. UK Power Network - Electricity

- 5.1. CSA made an application for a network capability check and a point of connection location on 4<sup>th</sup> September 2020.
- 5.2. UK Power Networks (UKPN) provided a budget quotation for a sub-station on site with a point of connection in Ardingly Road.

5.3. UKPN confirmed that their 11 kV network would not require reinforcement to accommodate the development at the present time.

#### 6. Openreach - Voice and Data

6.1. CSA have registered the site with Openreach.

#### **APPENDIX 1**

#### **SOUTHERN WATER SERVICES**



#### SUCCESSFULLY SUBMITTED YOUR FORM

Your Pre-development Enquiry Foul and/or Surface Water application

#### **DS\_CC\_PDE-119119**

has been successfully submitted on 07/08/2020 03:20 PM. You can track your application status through 'My Application Status'



**Guidance Notes:** 

Please login/sign up to complete this form

Southern Water provides an optional Pre-development enquiry to assist developers in identifying possible constraints that may be associated with servicing a development site. The Pre-development enquiry can assist developers in understanding the impact the development proposals will have on our sewerage networks prior to land acquisition or the submission of a planning application. The results of the Pre-development enquiry are for information only and should not be regarded as an approval or rejection of your proposals, nor should the results be used as a basis for design.

Please also note that Southern Water is currently consulting on the **New connections charging** as directed by Ofwat. Please read through these documents as they may affect your development site in the future.

Please note these assessments are only of the piped networks upstream of the treatment works/surface water

In some cases the Pre-development enquiry cannot be completed due to incomplete or insufficient records. In this instance, we may ask the applicant to provide surveys of drainage in the area. These would be conducted at the applicant's expense.

#### Pre-development enquiry

This is a simple check that will identify whether the required capacity is available adjacent to or close to the proposed development. Should capacity not be available, you will be provided with an indication of the nearest point at which capacity is available.

It should be noted that a charge will be made for any repeat enquiries.

Should Lack of Capacity be identified a more detailed Feasibility Study could be considered.

We will endeavour to provide you with a written reply within 15 working days of receipt of a complete application. If we are unable to do this you will be contacted and given the reason why.

**Important Note:** The results of the Pre-development enquiry does not necessarily provide an identified solution for servicing the proposed development site. The Pre-development enquiry is aimed at simply providing an indication of whether capacity is available.

Please refer to the application form for the fee required. This service is only available for developments which are less than 500 units.

To assess the impact of a development greater than 500 units a higher level of review and analysis may be required. This can be undertaken as a Feasibility Study, which can also be used for any scheme to gain the benefit of such more extensive review and analysis.

Should you wish to take advantage of this service, please complete the Feasibility Study Application Form and submit together with the appropriate fees and drawings.

**Important Note:** The contents of the report are for direct use only by the applicant and are to be kept private and confidential. They may only be disclosed to third parties with the written approval of Southern Water. Such third parties to have no subsequent implied or other right to disclose the contents and information to any other parties.

| B Applicant Details:                             |
|--|
| Name:(company name if appropriate) *             |
| charles d smith and assocs ltd                   |
| Contact name:(if different)                      |
| colin smith                                      |
| Address: *                                       |
| 333, High Street, Rochester, Kent ME1 1DA        |
| Postcode: * 1                                    |
| ME1 1DA  |
| Contact details:                                 |
| Daytime phone number: *                          |
| 01634 880544                                     |
| Alternate Contact Number:                        |
| 07932740938                                      |
| Fax no:  |
|  |
| Email: *   |
| csa@csachatham.co.uk                             |
| Please click here to read our privacy statement. |
| C Site Details:                                  |
| Site/Project name: *                             |
| Hanlye Lane                                      |
| Postcode: *   Postcode: *                        |
| RH17 5HN   |
|  |

**Southern Water** provides sewerage services where you are connected to the sewer.

Please check your site is in the Southern Water catchment area: https://www.southernwater.co.uk/your-area Site address: \* Land south of Hanlye Lane, Cuckfield W Sussex RH175HN Please indicate type of development: \* Residential Industrial Commercial Has planning permission been applied for? \* Please click here to read our privacy statement. Development Details: D Are foul flows to be connected to a public sewer? \* ( ) Yes Flow to be pumped? \* No Residential: Datum at Lowest point on site (mAoD): \* 👔 Number of properties to be connected: 117 metres 50 For Reference: Commercial: No of units General Housing Equivalent Estimated population to be connected: 0 to 50 < 2.3 51 - 250 < 11.6 251 - 500 < 23.2 Industrial: > 500 > 23.2 Estimated maximum trade flow (I/s): l/s Calculated foul sewer design flow (I/s): 2.500 Are surface water flows to be connected to a public sewer?: \* Total site area: \* Estimate of impermeable area to contribute surface water flows: \* Estimate of peak surface water run-off in two-year event (I/s): \* 👔 l/s Existing Land Use:

Surface water:

0

Yes

m<sup>2</sup>

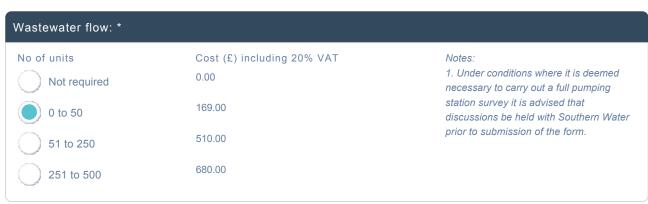
Does the site drain to an existing sewer? \*

What is the present impermeable area?: \*

Yes

Foul:

## Please provide brief description of existing land use: \* Greenfield Proposed Land Use: Please provide brief description of the development proposal (e.g. new build, conversion, number of properties): \* New build approx 50 houses Required Documents: • Area Map (National Grid reference of site) Detailed Site Layout (National Grid reference of site) **Checklist:** • Site boundary clearly shown Roads clearly shown • Adjacent buildings clearly shown • Private pipe run to Southern Water network clearly shown **Please Note:** • Maximum file limit is 50MB • Allowed file types are DOCX, DOC, PDF, XLS, XLSX, JPG, JPEG, BMP, PNG, DWG (auto cad), DXF (auto cad), DGN (microstation), PRP (microstation), PRW (microstation) **Documents already uploaded:** APP 1 - Boundary Plan.pdf HANLYE LANE FOUL SITE PLAN.pdf Payments & Charges: Н Wastewater flow: \* No of units Cost (£) including 20% VAT 1. Under conditions where it is deemed 0.00 Not required necessary to carry out a full pumping

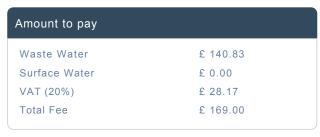


| No. of I/s (litres per second)  Not required | Cost (£) including 20% VAT 0.00 | Notes: For flows in excess of 500l/s it is advised                             |
|--|---------------------------------|--|
| 0 to 50                                      | 341.00                          | that discussions be held with Southern Water prior to submission of this form. |
| 51 to 250                                    | 1019.00                         |  |
| 251 to 500                                   | 1360.00                         |  |

#### **Terms and Conditions**

Failure to include any of the requested information will be deemed as an incomplete application and may result in this application being delayed/returned. This application DOES NOT mean approval has been granted. No work should commence until written approval has been given by Southern Water.

In some cases the Pre-development cannot be completed due to incomplete or insufficient records. In this instance, we may ask the applicant to provide surveys of drainage in the area. These would be conducted at the applicant's expense. The contents of the report are for direct use only by the applicant and are to be kept private and confidential. They may only be disclosed to third parties with the written approval of Southern Water. Such third parties to have no subsequent implied or other right to disclose the contents and information to any other parties.



Do you require a VAT receipt?



Preferred payment method:

Credit/Debit Card





Checklist And Declaration:



Please provide the following where applicable and tick the box if enclosed:

V Drawings

I confirm that to the best of my knowledge the information I have supplied is complete and correct.

Signature: csa@csachatham.co.uk Full Name: Charles D Smith and Assocs Ltd

Date: 07/08/2020 15:20:43 Position: \* director





Colin Smith
Charles D Smith and Associates Ltd
333 High Street
Rochester
Kent
ME1 1DA

Your ref

Our ref
DS CC PDE-119119

Date

25 August 2020

Contact

Tel 0330 303 0119

Dear Mr Smith,

Level 1 Capacity Check Enquiry: Land South of Hanlye Lane, Cuckfield, West Sussex, RH17 5HN.

We have completed the Level 1 capacity check for the above development site and the results are as follows:

### **Foul Water**

There is currently inadequate capacity within the foul sewerage network to accommodate a foul flow of **0.45** I/s for the above development at manhole reference TQ3025**8501**. The proposed development would increase flows to the public sewerage system which may increase the risk of flooding to existing properties and land. Additional off-site sewers or improvements to existing sewers will be required to provide sufficient capacity to service the development. Southern Water has a duty to provide Network capacity from the point of practical connection (point of equivalent or larger diameter pipe) funded by the New Infrastructure Charge based on the nearest point of practical connection.

Southern Water aim to provide this within 24 months following the date that planning has been granted for developments not identified as strategic sites in our current business plan. Strategic sites are larger developments and will often take longer than 24 months for a full solution to be provided.

The nearest point where capacity is currently available is at manhole reference TQ3026**6601** which is located approximately **1 km** North of the proposed development site.

### **New Infrastructure Charging**

Please note as of 1st April 2018 we have moved to the "New Connections Services Charging Arrangements". We understand that this may cause uncertainty for customers, particularly where they may have already committed to a development based on previous charging arrangements. We have worked with our stakeholders and Water UK to agree a set of principles by which we will base our charges. Please read through our new charging arrangement documents available at the following link: <a href="mailto:southernwater.co.uk/developing-building/connection-charging-arrangements">southernwater.co.uk/developing-building/connection-charging-arrangements</a>

Alternatively, new appointees and variations (NAVs), also known as 'inset' companies, can provide new connection services or take ownership of the new water and wastewater connection infrastructure provided for a new development. NAVs are appointed by Ofwat and replace the regional water company. It is for the developer to choose whether to use a NAV or the regional water company to supply services for new sites, according to certain legal criteria.

### **Connecting to our network**

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal S106 connection application is required to be completed and approved by Southern Water Services. To make an application visit: <a href="developerservices.southernwater.co.uk/">developerservices.southernwater.co.uk/</a>

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

Should it be necessary to contact us please quote our above reference number relating to this application by email at <a href="mailto:southernwaterplanning@southernwater.co.uk">southernwater.co.uk</a>

Yours sincerely,

loff Edevene

Joff Edevane
Growth Planning Lead
Business Channels

**From:** Developer Services <Developer.Services@southernwater.co.uk>

**Sent:** 03 September 2020 17:21

To: csa

Subject: RE: SWS-SUSXW-CC-005125 - DS\_CC\_PDE-119119 - Land South of Hanlye Lane,

Cuckfield, West Sussex, RH17 5HN

### Good afternoon,

Thank you for your enquiry.

Yes, as there is no capacity for MH8501 this would require reinforcement works. Alternatively, developer can connect to MH 6601, where capacity is available for the proposed flows.

If you have any further questions, please don't hesitate to ask.

### Many thanks

### **Gemma Stock**

**Technical Service Delivery Advisor Business Channels** 



www.southernwater.co.uk

**From:** csa [mailto:csa@csachatham.co.uk]

Sent: 01 September 2020 12:20

To: Developer Services < Developer. Services@southernwater.co.uk >

Subject: FW: SWS-SUSXW-CC-005125 - DS\_CC\_PDE-119119 - Land South of Hanlye Lane, Cuckfield, West Sussex,

**RH175HN** 

Joff,

Is my understanding (below) correct? Your confirmation would be appreciated.

Regards,

Colin Smith

Charles D. Smith & Associates Ltd 333 High Street Rochester Kent ME1 1DA

T: 01634 880544 M: 07932 740938

E: csa@csachatham.co.uk

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## APPENDIX 2

### **SOUTH EAST WATER**

## 2. Applicants details

| Name                                    |                |     |
|---|----------------|-----|
| COUN SMI                                | TH             |     |
| Telephone                               | 1              |     |
|   |                |     |
| Address                                 |                |     |
|   |                |     |
|   |                |     |
|   |                | ٥   |
| Company                                 |                |     |
| CHARLES DS                              | MITH & ASSOCS  | (to |
| Email                                   |                |     |
| CSa a CSa C<br>Preferred contact method | chatham, co. 0 | K   |
| Email                                   |                |     |
| Post                                    |                |     |
| Telephone                               |                |     |

### 3. Location of the proposed site

| Address                                     |
|---|
|   |
| HANLY & LANE,<br>CUCKFIELD,<br>W. SUSSEX    |
| W Sissex'                                   |
| RHI7 SHN                                    |
| 7 7 11-0 2 4 25                             |
| SOUTH SIDE NIZAR FUNCTION WITH ARDINGLY ROJ |
| Past use of site                            |
| UNDEVELOPEO.                                |
| CCREENFIELD).                               |
|   |

Number of units to be constructed

55

Additional information

TIME IS A POR DEVELOPMENT NETWORK CASPIBILITY ENTOURLY, PLEASE CONFIRM WHETHER THE NETWORK CAN SUPPORT THE DEVELOPMENT & THE POINT OF CONNEGION - 125 B, IN HANGE LANKE?

### 4. Checklist and declaration

I/We enclose;

A site location plan

I/We accept that any legal permissions to undertake work on land not in my/our ownership must be obtained by me/us before work can be carried out. It is my/our responsibility to ensure that all legal matters are agreed and in the event of any dispute South East Water will reserve the right to charge me/us for additional costs that may arise.

I/We accept that it may be necessary to consult a solicitor if I/We are unsure of the position.

In order for us to improve our customer service and delivery of our works it may be required to submit your details to Ofwat or a third party to carry out a satisfaction survey. If you **do not** wish for your details to be used for this basis please tick to opt out here

| Your Signature                                | Date       |
|---|------------|
|   | 07/08/2020 |
| Your full name in capitals                    |            |
| COLIN SMITH Your role in company or job title |            |
| Your role in company or job title             |            |
| DIRECTOR                                      |            |



### **APPENDIX 3**

### **SOUTHERN GAS NETWORKS**

# Application form for commercial and multiple residential properties



| For office use only                                  |      |  |              |                                     |   |                              |  |
|--|------|--|--------------|-------------------------------------|---|------------------------------|--|
| Our reference  |      |  |              |                                     |   |                              |  |
| Please fully complete ALL as possible. For assistant | е    | please call 0845 070                                   | 1431         | for                                 | Southern                                | or 0845 070 1432 t           | ation is processed as quickly<br>for Scotland. |
| SECTION A - 10                                       | U    |  | 1 (11        | IU                                  | St De C                                 | ompleted)                    |  |
| A1. Contact details - The pe                         | rsc  | n/company applying for v                               | work to      | o be                                | e done                                  |                              |  |
| Your name: colin smith                               |      |  |              |                                     | Your referer                            | nce: pm 1543                 |  |
| Correspondence address:                              |      |  |              |                                     | Company r                               | name (if applicable):        |  |
| charles d smith and assocs Itd                       |      |  |              |                                     | Landline tel                            | ephone: 01634 88054          | 4  |
| 333 high street                                      |      |  |              |                                     | Mobile telep                            | ohone: 07932 740938          |  |
| rochester, kent                                      |      |  |              |                                     | Email addre                             | ess: csa@csachatham          | .co.uk   |
| Postcode: me1 1da                                    |      |  |              |                                     |   |                              | ress above this is how you will                |
| Are you a Limited company?  Yes No                   |      |  |              | uture correspondence email folders. | . Please remember to check your         |                              |  |
|  |      |  |              |                                     |   |                              |  |
| <b>A2. Site details</b> – Where the                  | vor  | k will be carried out                                  |              |                                     |   | _                            |  |
| Is the site address the same as                      | s th | ne correspondence addres                               | ss?          | Yes                                 | No If No, please provide details below. |                              |  |
| Site address:  |      |  |              |                                     | Site contact name: n/a yet              |                              |  |
| hanlye lane  |      |  |              |                                     | Landline telephone:                     |                              |  |
| cuckfield  |      |  |              |                                     | Mobile telephone:                       |                              |  |
| w sussex   |      |  |              |                                     | Email addre                             | ess:                         |  |
| Postcode: rh17 5hn                                   |      |  |              |                                     |   |                              |  |
| Have you have previously subr<br>Yes No If Yes, plo  |      | ed an application to SGN<br>e provide previous referer |              |                                     |   | site?                        |  |
|  |      |  |              |                                     |   |                              |  |
| A3. Your requirements                                |      |  |              |                                     |   |                              |  |
| Please tell us in what capacity                      | you  |  | orrect       | bo                                  |   | ate in other                 |  |
| End user   | Щ    | Landlord   |              | Ц                                   | Shipper                                 |                              | Self-build                                     |
| Utility company                                      | Щ    | Developer  |              |                                     | Council Housing association             |                              | Housing association                            |
| Architect/consultant                                 |      | Other please state:                                    |              |                                     |   |                              |  |
| What type of quotation would                         | _    |  |              |                                     | l                                       |                              |  |
| Firm (a quotation you can acce                       |      |  |              | 닏                                   |   |                              |  |
| Budget indication (a cost indic                      | atic | on that you cannot accept                              | t)           |                                     |   |                              |  |
|  |      |  |              |                                     |   |                              |  |
| A4. What type of work is red                         | qui  | red? Please tick box                                   |              | _                                   |   |                              | D. F. J.                                       |
| Commercial new supply                                |      |  | <u>-</u> - - | <del> </del>                        |   | Complete sections B & E only |  |
| Commercial alteration/capacity increase              |      |  |              | Complete sections                   |   |                              |  |

## **SECTION B - New commercial supply**

| B1. Property type            |                    |   |      |  |
|------------------------------|--------------------|---|------|--|
| Please tell us what type or  | f prope            | rty requires gas?                                 |      |  |
| Warehouse                    |                    | Workshop  |      | Restaurant Church hall   |
| Office                       |                    | Shop  |      | Other please state:  |
|                              |                    | ·   |      |  |
| B2. Gas load information     | n                  |   |      |  |
|                              |                    | oads in kW along with the estim                   | ate  | ed annual consumption in kWh. Your Gas Safe® registered                |
|                              |                    | <del>-</del>                                      |      | or a list of Gas Safe® registered engineers in your area,              |
| please visit www.gassafe     | eregist            | er.co.uk  |      |  |
| Peak hourly gas load (kW)    | )                  |   |      | Estimated annual gas load (kWh)  |
|                              |                    |   |      |  |
| B3. Plans – see guidand      | ce sec             | tion  |      |  |
| Is the site a new developr   | ment?              | Yes No  |      |  |
| If the site is a new develop | oment <sub>l</sub> | olease provide a scaled site plar                 | 1. Y | Your plan must also identify the following information:                |
| Clearly marked new buildi    | ngs                |   |      | Clearly marked meter positions   |
| Show surrounding existing    | g geog             | raphy   |      | Clearly marked site boundaries   |
| Include elevation drawings   | s (mete            | r positions above first floor)                    |      | Scale of plan indicated  |
|                              |                    |   |      |  |
| B4. Meter boxes and m        | eter ki            | osk requirements                                  |      |  |
| Would you like us to provi   |                    |   | Т    | If No, please go to section B5. If Yes, please fill in either Section  |
|                              |                    |   |      | see the guidance section for further help.                             |
| B4.1 Meter boxes for lo      | ads ed             | qual to or below 65 kW                            |      |  |
| If you have a peak hourly    | gas loa            | d equal to or below 65 kW plea                    | se   | choose a meter box type from the list below. It is our policy to       |
|                              |                    |   | the  | e front face of a building or not more than 2m up the side of the      |
|                              | 65 KVV             | then go to section B4.2 below.                    | _    |  |
| Semi-concealed box           | orovide            | Surface mounted box and fit – see guidance notes) | ┥    |  |
| B4.2 Meter kiosks for k      |                    |   |      |  |
| If you have a peak hourly    | gas loa            | d which exceeds 65 kW we will                     | loc  | ok to provide an external boundary location where we can. If this is   |
|                              | _                  |   |      | ding. If no external option is available, we may be able to provide an |
|                              | wever,             | this is subject to approval.                      | _    |  |
| External kiosk*              |                    | Internal meter location                           | L    | Self-build meter housing   |
|                              |                    | ype (see guidance section):                       |      |  |
|                              | in our             | guidance section you will need t                  | to p |  |
| L=                           |                    | W =   | _    | H=   |
| Do you need us to provide    | e a con            | crete base for your kiosk? Yes                    | 3 _  | No   |
|                              |                    |   |      |  |
| B5. Excavation               |                    |   | ı    |  |
| Do you need us to excava     | ate with           | in the site boundary? Yes                         |      | No L   |
|                              |                    |   |      |  |
| B6. Elevated pressure/o      | compr              | essors/boosters/non-typical                       | loa  | ads  |
| Do you require elevated p    | ressure            | e>21Mb? (only applicable for an                   | nu   | ual loads >732,000 Kwh)  |
| Yes No If Ye                 | es, plea           | ase provide the pressure required                 | d:   |  |
| Will a booster or compres    | sor be             | installed? Yes No No                              |      |  |
|                              | y? e.g.            | seasonal and/or daily fluctuation                 | ns   | including combined heat and power (CHP), boosters or compressors.      |
| Yes No No                    |                    |   |      |  |

## **SECTION C** - Commercial alteration/capacity increase

| C1. Property type  |      |                                  |      |  |  |  |
|--|------|----------------------------------|------|--|--|--|
| Please tell us what type of property requires gas?   |      |                                  |      |  |  |  |
| Warehouse  |      | Workshop                         |      | Restaurant   | Church hall  |  |
| Office   |      | Shop                             |      | Other please state:  |  |  |
|  |      |                                  |      |  |  |  |
| C2. Gas load information   |      |                                  |      |  |  |  |
| The state of the s |      |                                  |      | Walong with the estimated existing   | =  |  |
| area, please visit www.gassa   |      |                                  | tnis | information. For a list of Gas Safe  | eregistered engineers in your                                |  |
| Peak hourly gas load (kW)  |      |                                  |      | Estimated annual gas load (kWh   | ı)   |  |
| and new expected annual con  | sur  | nption in kWh. Your Gas Safe® re | egi  | ting and total new peak hourly gastered engineer or energy consult<br>our area, please visit <b>www.gassaf</b> o |  |  |
| Peak hou   | rly  | gas load (kW)                    |      | Estimated ann  | nual gas load (kWh)  |  |
| Existing   |      |                                  |      |  |  |  |
| Additional   |      |                                  |      |  |  |  |
| Total  |      |                                  |      |  |  |  |
| C2 Mateu maint veference m   |      | how (MDDN)                       |      |  |  |  |
| C3. Meter point reference n  |      |                                  | ho   | for mother promotest, or (M. promotest, It   | fucu de net hous en MDDN then                                |  |
| I .  |      | =                                |      | 'supply number' or 'M number'. I<br>and they should be able to provid  |  |  |
| Meter point reference number   |      |                                  |      | Meter serial number  |  |  |
| C4. Meter boxes and meter  | kid  | osk requirements                 |      |  |  |  |
|  |      |                                  | _    | f NI   | (  |  |
| Would you like us to provide m C4.1 or C4.2 according to the   |      |                                  |      | fino, please go to section C5. If your dance section at the end of the   | Yes, please complete either Section e form for further help. |  |
| C4.1 Meter boxes for loads   | eq   | ual to or below 65 kW            |      |  |  |  |
| If you have a peak hourly gas I If it is more than 65 kW then g  |      |                                  | e c  | hoose a meter box type from the  | list below.  |  |
| Semi-concealed box   |      | Surface mounted box              | 1    |  |  |  |
| Built-in box (customer to provi  | de   | <u> </u>                         |      |  |  |  |
| C4.2 Meter kiosks for loads  | m    | ore than 65 kW                   |      |  |  |  |
| If you have a peak hourly gas load which exceeds 65 kW we will look to provide an external boundary location where we can. If this is not possible, we will look to provide an external location at the building. If no external option is available, we may be able to provide an internal meter location, however, this is subject to approval.  |      |                                  |      |  |  |  |
| External kiosk*  |      | Internal meter location          |      |  |  |  |
| *If known, please provide kiosł  | < ty | pe (see guidance section)        |      |  |  |  |
| If the kiosk required is not in or   | ur g | uidance section you will need to | рр   | ovide the size in mm   |  |  |
| L=   |      | W =                              |      | H =  |  |  |
| Do you need us to provide a c  | ond  | crete base for your kiosk? Yes   |      | No 🗌   |  |  |
| C5. Excavation   |      |                                  |      |  |  |  |
| Do you need us to excavate w   | ithi | n the site boundary? Yes         |      | No 🗍   |  |  |
|  |      |                                  |      |  |  |  |
| C6. Elevated pressure/com  | _    |                                  |      |  |  |  |
|  |      | >21Mb? (only applicable for ann  |      | loads >732,000 kWh)  |  |  |
|  |      | e provide the pressure required: |      |  |  |  |
| Will a booster or compressor by  | _    |                                  |      |  |  |  |
|  |      |                                  | s ir | cluding combined heat and power  | er (CHP),  |  |
| boosters or compressors. Ye  | es   | No                               |      |  |  |  |

## **SECTION D** - Multiple new supplies

| D1. Gas load inf   | ormation  |                             |   |                   |   |        |  |  |  |
|--|---|-----------------------------|---|-------------------|---|--------|--|--|--|
| engineer or energ  | Please provide peak hourly gas loads in kW along with estimated annual consumption in kWh. Your Gas Safe® registered engineer or energy consultant will advise you on this information. For a list of Gas Safe® registered engineers in your area, please visit www.gassaferegister.co.uk |                             |   |                   |   |        |  |  |  |
| Property type  | Number of each  | Peak hourly<br>Per property |   |                   | Estimated annual gas loads (kWh) Per property         |        |  |  |  |
|  |   | Default                     | Other (please specify)  | Default           | Other (please spe                                     | ecify) |  |  |  |
| Flat   |   | 30                          |   | 15,000            |   |        |  |  |  |
| House  | 55  | 60                          | 3300.00   | 20,600            | 1133000   |        |  |  |  |
| Commercial   |   | n/a                         |   | n/a               |   |        |  |  |  |
| Other  |   | n/a                         |   | n/a               |   |        |  |  |  |
| Totals   | 55  |                             | 3300.00   |                   | 1133000   |        |  |  |  |
| *These are default   | t loads for norma   | l domestic usage            | e. If your demands are different  | ent, please stat  | e in table above.                                     |        |  |  |  |
|  |   |                             |   |                   |   |        |  |  |  |
| D2. Meter boxes  | s and meter kio   | sk requirement              | S   |                   |   |        |  |  |  |
| Would you like us fill in either Sectio further help.  |   |                             | ng? Yes No If the size of your ga   |                   | to section D3. If Yes, ple<br>see the guidance sectio |        |  |  |  |
| D2.1 Meter boxe  | es for loads equ  | al to or below              | 65 kW   |                   |   |        |  |  |  |
| policy to terminate  | e services at met   | er positions in ex          | w 65 kW please choose a maternal meter boxes on the fraction D2.2 bel                     | ont face of a b   |   |        |  |  |  |
| Semi-concealed k   | 1 xoc   | Number required             | : Surface mounte  | d box             | Number required:                                      |        |  |  |  |
| Built-in box (custo  | omer to provide a   | nd fit – see guida          | ance notes) 🚺 Numb  | er required: 55   | ,   |        |  |  |  |
|  |   |                             |   |                   |   |        |  |  |  |
| D2.2 Meter kios  |   |                             |   |                   |   |        |  |  |  |
| sible. If this is not  | possible we will I  | ook to provide a            | 65 kW we will look to providen external location at the bushowever, this is subject to ap | lding. If no exte |   |        |  |  |  |
| External kiosk*  | □ N   | umber required:             | Internal meter lo   | cation            | Number required:                                      |        |  |  |  |
| Self-build meter h   | nousing 🔲 Nu  | mber required:              |   |                   |   |        |  |  |  |
|  |   |                             |   |                   |   |        |  |  |  |
| *If known, please  |   |                             | ·   |                   |   |        |  |  |  |
|  | ed is not in our gu   |                             | you will need to provide the  |                   |   |        |  |  |  |
| L =   W =   H =  |   |                             |   |                   |   |        |  |  |  |
| Do you need us to provide a concrete base for your kiosk? Yes No   |   |                             |   |                   |   |        |  |  |  |
| D3. Excavation   |   |                             |   |                   |   |        |  |  |  |
| Do you need us to excavate within the site boundary? Yes No  |   |                             |   |                   |   |        |  |  |  |
| 20 you noon no oncovered within the one boundary. Too Too  |   |                             |   |                   |   |        |  |  |  |
| D4. Plans - see  | guidance section  | on                          |   |                   |   |        |  |  |  |
| Is the site a new development? Yes No No   |   |                             |   |                   |   |        |  |  |  |
| If the site is a new development please provide a scaled site plan. Your plan must meet the checklist below: |   |                             |   |                   |   |        |  |  |  |
| Clearly marked ne  | ew buildings  |                             | Clearly marked i  | meter positions   | 3   |        |  |  |  |
| Show surrounding existing geography  Clearly marked site boundaries  |   |                             |   |                   |   |        |  |  |  |
| Include elevation drawings if necessary  Scale of plan indicated   |   |                             |   |                   |   |        |  |  |  |

## **SECTION E -** Additional information

| E1. Add   | ditional information/special instructions   |                       |            |   |
|-----------|---|-----------------------|------------|---|
| Is the d  | evelopment to be phased? No 🗌 Yes   | If Yes, plea          | ase provi  | de details below.   |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
| Ara thai  | re future developments anticipated on site?   | No Yes                | ☐ If \     | es, please give details below including future annual and                         |
| 1         | pads and the number of properties needed.   | 110 100               | Ш "        | co, please give details below including fatare armaar and                         |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
| 1         | re any known site anomalies or constraints? Anything that may interfere with the work, for      | No Yes example, ponds |            | es, please give details below. conservation areas, listed buildings, manholes,    |
|           | tracks, emergency service facilities etc.   |                       | , σα σω πο | , 557.557. 34.57. 34.545, 101.55.   |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
| Is there  | anything that affects the time we can work?   | e.g. being near       | a school   | or on a busy street. No Yes   |
| If Yes, p | elease give details below.  |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
| 1         | ess to your site, will we need to lay pipes ac<br>for easement/servitude or consent across t    |                       |            | land? No Yes If Yes, you may need to be negotiated prior to commencement of work. |
| _         | otation will include further details.   |                       |            |   |
|           | property timber-framed? No Yes  |                       |            |   |
|           | note we will not install pipe through any timb<br>the date you first require gas on? april 2022 |                       | ure.       |   |
| Signatu   |   | Print name            | colin      | smith   |
|           |   | Date                  | 7 aug      | ust 2020  |
|           |   |                       | , aug      |   |
|           |   |                       |            |   |
|           |   |                       |            |   |
| For wo    | rk in the south of England send this to:  |                       | For wo     | rk in Scotland send this to:  |
| Email     | ndsouth@sgn.co.uk   |                       | Email      | admindesk@sgn.co.uk   |
| Post      | SGN Connections St Lawrence House   |                       | Post       | SGN Connections Axis House  |
|           | Station Approach  |                       |            | 5 Lonehead Drive  |
|           | Horley, Surrey<br>RH6 9HJ   |                       |            | Newbridge, Edinburgh<br>EH28 8TG  |

## **Guidance section**



### Meter boxes and kiosks

The pictures below show typical meter boxes for domestic-sized meters. These are called U6 meters. They can register peak hourly gas loads up to 65 kW and are generally used for small shops and domestic properties with up to five bedrooms. Loads above this require larger meters and bigger meter kiosks. If you are unsure of your gas load then check the peak consumption of all the gas appliances in your property and add them up.

Please consult a Gas Safe® registered engineer or an energy consultant if you need further advice. For a list of Gas Safe® registered engineers in your area, please visit www.gassaferegister.co.uk

When you know your hourly load you can then decide if you require a meter box or a kiosk.

### Typical meter box types for U6 meters (≤65kW)



**Built-in meter box**You supply and install this box. These are available from builders merchants and large DIY stores.



Surface mounted meter box
Supplied and fitted

by us.



box
Supplied and fitted by
us. You need to obtain a
specific U6 meter for this
meter box. Speak to your
gas supplier for further
details.

Semi-concealed meter



Above ground entry
For internal meter
positions. We may be
able to provide an internal
meter location, however
this is subject to approval.

Meter positions are normally located externally on the front of a building or not more than 2m up the side of the property. An external meter position allows us to maintain our equipment safely and avoids inconvenience when your meter is read by your supplier.

### Typical glass reinforced plastic (GRP) meter kiosks for larger meters (≥65kW).





Meter kiosks for larger sized meters are shown above. Larger meters are used for commercial and industrial properties, for example restaurants, factories, energy centres, hospitals etc. They may also be used for larger domestic properties or properties with a swimming pool. These GRP kiosks come in a variety of shapes and sizes depending on the meter required. A list of kiosk sizes can be found on the next page.

## **Guidance section**



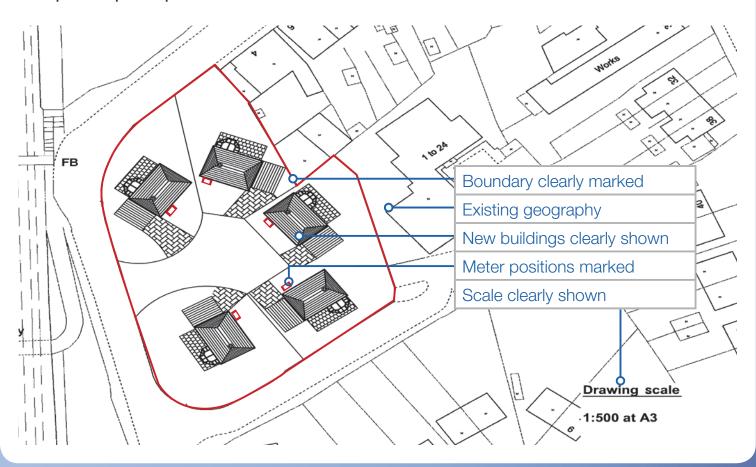
### Typical meter kiosks

Please note that these kiosk sizes are only a guide. You must contact your gas supplier to obtain the meter you require.

| Kiosk name         | Installation type | Meter type               | Pressure       | Length | Width  | Height |
|--------------------|-------------------|--------------------------|----------------|--------|--------|--------|
| GC2 WM             | Wall mounted      | U16                      | Low            | 670mm  | 415mm  | 750mm  |
| GC2 FS             | Floor standing    | U16                      | Low and medium | 710mm  | 440mm  | 835mm  |
| GC2 Multi: WM & FS | Either            | U16                      | Low and medium | 710mm  | 440mm  | 835mm  |
| GC3 WM             | Wall mounted      | U25                      | Low            | 900mm  | 360mm  | 850mm  |
| GC4                | Floor standing    | U25 & U40 (U40 Low Only) | Low and medium | 1010mm | 550mm  | 975mm  |
| GC4+               | Floor standing    | U40                      | medium         | 1210mm | 750mm  | 1210mm |
| GC5                | Floor standing    | U65                      | Low and medium | 1475mm | 750mm  | 1350mm |
| GC6                | Floor standing    | U65 - U160               | Low and medium | 1650mm | 865mm  | 1460mm |
| GC7                | Floor standing    | U160+                    | Low and medium | 1652mm | 870mm  | 1610mm |
| GC7+               | Floor standing    | U160+                    | Low and medium | 1652mm | 870mm  | 1760mm |
| GC8                | Floor standing    | U160+                    | Low and medium | 2400mm | 1220mm | 1800mm |

| Meter sizes for each maximum load |        |         |         |         |         |          |          |  |  |
|-----------------------------------|--------|---------|---------|---------|---------|----------|----------|--|--|
| Meter size                        | U6     | U16     | U25     | U40     | U65     | U100     | U160     |  |  |
| Maximum load                      | ≤65kWh | ≤173kWh | ≤275kWh | ≤433kWh | ≤693kWh | ≤1083kWh | ≤1733kWh |  |  |

### **Example of site plans required**





24 August 2020

Our Ref: 2054931

Your Ref:p m 1543

**SGN Connections** St Lawrence House Station Approach Horley Surrey RH6 9HJ

Mr Colin Smith Charles D. Smith & Associates Ltd 333 High Street Rochester Kent ME1 1DA

Customer Service 0800 912 1700\*

Dear Charles D. Smith & Associates Ltd

### New connections at Proposed Dev at Hanlye Lane, Cuckfield, Haywards Heath, West Sussex, RH17 5HN

Thank you for choosing us to give you a budget indication for new connections at the above site, and please find our detailed quote below.

### Work to be carried out

SGN Connections to install appropriately sized gas infrastructure to a suitable location to feed 55 x domestic properties.

SGN Connections to carry out all the necessary excavation and reinstatement work in public up to the site boundary.

Customer to carry out all the necessary excavation and reinstatement within the site boundary. No meter works are included.

Customer to supply & install suitable meter housing.

### Your budget indication is £43,000.00 (inc VAT charged at 0%)

Please note that this figure is a budget indication only, it is based upon an hourly load of 55 x 60 kW and an annual quantity of 55 x 20,600 kWh along with any other information you've given us, and doesn't represent an offer to carry out the work.

Upon acceptance of a firm quotation, Southern Gas Networks will need to run further analysis to ensure that the existing gas infrastructure can manage your new gas loads (Security of Supply Check). If the existing infrastructure requires reinforcing to accommodate your loads, then this will incur time delays to the installation of your gas supplies.

Once you've asked us for a firm quote, we'll work out what we'll need to do and let you know how much it will cost.

Please note that this budget indication doesn't allow for any diversion of our existing infrastructure if we find it's necessary. You can get further detail on this by calling SGN Diversions/Isolations on 0800 912 1722.



| If you have any further questions, please feel free to contact me on the number at the top of this letter. |
|--|
| Yours sincerely  |
|  |
|  |
| Jon White Design & Quote Team (Southern)   |
|  |
| * All calls are recorded and may be monitored  |

## APPENDIX 4

### **UK POWER NETWORKS**

## APPLICATION FOR **AN ELECTRICITY CONNECTION**

FOR WORKS OVER 70kVA



Completing this form accurately will help us process your application as quickly as possible. Please complete all sections relevant to your project.

For generation or storage applications please complete the ENA application form which can be found on our website **www.ukpowernetworks.co.uk** on our Distributed Generation pages.

### **DID YOU KNOW YOU HAVE A CHOICE?**

You can get a competitive quote from an Independent Connections Provider (ICP) for your electricity connection.

We can provide you with a complete connection service but you may also ask an ICP or an Independent Distribution Network Operator (IDNO) to undertake some of the works, these are known as the 'contestable works'.

Find out more on our website **www.ukpowernetworks.co.uk** under Competition in Connections.

Fields in red are mandatory

## Section A: Tell us your details

| A1. YOUR DETAILS   |  |                                  |
|--|--|----------------------------------|
| (This is the person making the application and this person will enter into an awith them). | greement with UK Power Networks and we can | n only discuss financial matters |
| Title First name   | Last name                                  |                                  |
| Mr Mike  | Gibbins                                    |                                  |
| Company (if applicable)  | UK Power Networks account numb             | ber                              |
| Charles D Smith & Associates Ltd   |  |                                  |
| House no. or Building name   | Street name                                |                                  |
|  | High Street                                |                                  |
| Town/City  | County                                     | Postcode                         |
| Rochester  | Kent                                       | ME11DA                           |
| Telephone  | Mobile                                     |                                  |
| 01634 880544   | 0774 7775541                               |                                  |
| Email  |  |                                  |
| csa@csachatham.co.uk   |  |                                  |



**Any questions?** Call **0800 029 4282** Mon - Fri, 8.30am - 5pm



### You can complete this form:

**Online:** Download or complete the form at **www.ukpowernetworks.co.uk** (navigate to help and advice) or Email it to **connections.gateway@ukpowernetworks.co.uk** 



**By post:** Connections Gateway, UK Power Networks, Metropolitan House, Darkes Lane, Potters Bar, Hertfordshire EN6 1AG

| A2. SITE ADDRESS (if different from your cor  | ntact details above)   |  |                     |
|---|--|--|---------------------|
| Is your site address different from the ab  | oove? Yes  | O No ●                                   |                     |
| House no. Building name   | Stre   | et name                                  |                     |
| Hanlye Lane Development   | Hai  | lye Lane                                 |                     |
| Town/City   | Cou  | nty                                      | Postcode            |
| Cuckfield   | We   | st Sussex                                | RH17 5HN            |
| A2 AUTHORISES DESCRIPTATIVES DETAILS  | : //f  | tally to a third party reportion         | an aita waska       |
| A3. AUTHORISED REPRESENTATIVE'S DETAILS  Title First name   |  | name                                     | on-site works).     |
| The Trist hanc  |  | Home                                     |                     |
| Company   | Tele   | phone                                    |                     |
|   |  |  |                     |
| Mobile  | Ema  | il                                       |                     |
|   |  |  |                     |
| ☐ Tick if this person is the main contact   |  |  |                     |
| Have you had a connection offer for this  | site before? Yes   | □ No □                                   |                     |
| If yes, can you please provide the reference  | number   |  |                     |
| Please indicate which type of service you need from us (  A Change of an existing connection  Please complete sections; A, B, C, D and H. In add complete the following if applicable to your project  Existing 13-digit Meter Point Administration I (this can be found on your electricity bill and will start we | (please tick all that apply)  n (i.e. upgrade/downition please ct; E and G.  Number MPAN:  |  | capacity kVA/kW     |
| <b>B</b> ✓ <b>New connection</b> Please complete sections; A, B, C, D and H. In add   | ition plassa   | I number of connections requ             |                     |
| complete the following if applicable to your project  | ct; E and G.   | olus UMS for street lighting             |                     |
| C ☐ Temporary connection Please complete sections; A, B, C, D and H. In add   | Cap<br>ition please  | acity required for the tempora           |                     |
| complete the following if applicable to your project  | ct; E and G.   |  | kva                 |
| <b>D</b> Diversion work (this is an alteration or div<br>Please complete sections; A, B, C, D, F and H. In ac   | version of electricity cables, ov  |  |                     |
| E □ Nature of supply enquiry  Please complete sections; A, B and G  | on the field of th | morning in applicable to your project, i | 2 0110 0.           |
| F Intending to self-determine a Population Please complete sections; A, B, C, D, and H.   | int of Connection –  | No Quotation required                    |                     |
| Please indicate additional works associated with this proj  | ject   |  |                     |
| □ <b>Disconnection</b> P  | lease provide MPAN   |  |                     |
| ☑ Unmetered connection (e.g. Streetlights)  | Please provide deta  | Street lighting columns                  | , 3kVA number to be |
| Please use section G to provide additional in   | nformation   |  |                     |

### SECTION B: TELL US WHICH SERVICE YOU WOULD LIKE (continued)

TELL US WHAT TYPE OF QUOTATION WOULD YOU LIKE (Please select one)

### A Budget estimate

We will provide you with a budget estimate that sets out a typical price for the works that may be required. However this is based on a desktop assessment only without any site specific conditions being taken into account. It may vary considerably from a formal connection offer. It is not capable of acceptance and does not secure any network capacity. A budget estimate is provided free of charge.

### **B** Formal quotation

We will provide you with a connection offer that sets out the cost for UK Power Networks to complete all of the connection works and alternative options. This will include;

- **Option A** UK Power Networks carries out all of the requested 'contestable' and 'non-contestable' works required for your connection
- **Option B** UK Power Networks carries out all the 'non-contestable' work and the 'contestable closing joint'. The ICP carries out all other requested 'contestable' work
- **Option C** UK Power Networks carries out the 'non-contestable' works only. The ICP carries out all of the works classified as 'contestable'

### C if you only require a non-contestable connection offer

We can provide a connection offer for UK Power Networks only completing the non-contestable connection works, so that an ICP or IDNO can be appointed to undertake the design and construction of the contestable works. When selecting this option please indicate if you are using;

- i) an ICP (and that UK Power Networks will be required to adopt the completed work) please tick here OR
- ii) If you will be appointing an IDNO, please tick here

### D Self-determined point of connection (no quotation required)

All connection offers will be issued by email, if you would like a copy by post please tick here.

### Section C: Construction (Design and Management) (CDM) Regulations 2015

| CDM Regs 2015. (For guidance on CDM please go to www.hse.gov.uk) |              |  |
|--|--------------|--|
| Principal Contractor name  | Company name |  |
| TBA<br>Address   |              |  |
| Addiess  |              |  |
|  | Postcode     |  |
| Telephone  | Mobile       |  |
|  |              |  |

| Email  |  |                                       |                                  |
|--|--|---------------------------------------|----------------------------------|
| ТВА  |  |                                       |                                  |
| Principal Designer name  |  | Company name                          |                                  |
|  |  |                                       |                                  |
| Address  |  |                                       |                                  |
|  |  |                                       |                                  |
|  |  | Postcode                              |                                  |
| Telephone  |  | Mobile                                |                                  |
|  |  |                                       |                                  |
| Email  |  |                                       |                                  |
|  |  |                                       |                                  |
| D. Tall  |  | J.4.1.                                |                                  |
| ection D: Tell us y  | טטו אונכ מווט וטמט   | uctalis                               |                                  |
| Is your site Domestic  | •  | <b>cial/Industrial</b> □ Yes □ No     | )                                |
| Type of property (eg. house or flat)                           |  | No. of properties                     | Load required per property       |
| HOUSE  | 2/3  | 55                                    | 9.6kVA (diversified kV/          |
|  |  |                                       | kV/                              |
|  |  |                                       | kV/                              |
|  |  |                                       | kV/                              |
|  |  | Total requested capaci                |                                  |
|  |  | iotai requesteu capaci                | 528 <b>kV</b> /                  |
| b) <b>COMMERCIAL</b> – Please com                              | nplete this table  |                                       |                                  |
| <b>Type of property</b> (eg. office, industrial, warehouse uni | it)  | No. of metering points                | Load required per metering point |
|  | ,  |                                       | kVA                              |
|  |  |                                       | kVA                              |
|  |  |                                       | kVA                              |
|  |  |                                       | lau                              |
|  |  |                                       | kV/                              |
|  |  |                                       | kV/                              |
|  | Ma   | ximum power required (after diversity | kVA                              |
| c) How will the property be h                                  |  | ximum power required (after diversity | kVA                              |
| c) How will the property be h                                  | neated Gas Electric  | _                                     | kVA                              |
| c) How will the property be h                                  | neated □ Gas □ Electric  If electric, please pro refer section G | ☐ Other                               | kVA                              |

| e) Are landlord conf                                |  | ¬   |                            |  |                            |
|---|--|---|----------------------------|--|----------------------------|
|   | nections required? [   |   |                            | : 42   |                            |
|   | HC   | ow many landlord's co   | nnections are requ         | ired?  |                            |
|   | L  |   |                            |  |                            |
|   | Ca   | pacity for the landlord   | l's connections            |  |                            |
|   | L  |   |                            |  | kVa                        |
|   | Th   | e landlord's connectio  |                            | •  |                            |
| f) Please confirm                                   | the total capacity r   | equirement for the  | site 531inc for U          | JMS street lights as   | section B kVA              |
| g) When do you n                                    | eed your power co  | onnected? (Give an idea   | a of your anticipated tim  | nescales)  |                            |
| 12  | 2022   |   |                            |  |                            |
| 12  |  |   |                            |  |                            |
| ection E: Tel                                       | l us about ar  | ny Motors or (  | other distur               | bing loads   |                            |
| Some types of load can d                            | isturb our electricity netwo   | ork. Please provide details of  | f any air conditioning, fu | el or heat pumps, lifts, moto                                  | ors, refrigeration, welder |
| or other industrial machin                          | ery. If the electrical charac  | teristics are unknown please<br>a quide: 4 amps = 1 l                                     | e refer to the manufactu   | rer or the equipment install                                   | er.                        |
|   | 3  | a guide: 4 amps = 11<br>s? □ Yes □ No (if ye  |                            |  |                            |
| Type of appliance                                   | is of disturbing load.   | s: Lites Lino (ii ye  | es please complete         | ·  |                            |
| (e.g. motor, welder,<br>heat pump, wind<br>turbine) | Rating of appliance  | How often will the appliance be started in one hour?                                      | Single or three phase?     | Starting method<br>(Star Delta, Direct On<br>Line, Soft start) | Starting current           |
| refer section G                                     | kW   |   |                            |  | amps                       |
|   | kW   |   |                            |  | amps                       |
|   | kW   |   |                            |  | amps                       |
|   | kW   |   |                            |  | amps                       |
|   |  |   |                            |  |                            |
|   | kW   |   |                            |  | amps                       |
|   | kW   |   |                            |  | amps                       |
|   | l us about yo  | our Diversion   |                            | volu propose to carry o  |                            |
| If applying for diver • Please detail whe           | Lus about your sion work please protection wo | Our Diversion  Ovide a full description diversion of electricity works to allow us to ice | n of the work that y       | lines or substations.  | out.                       |
| If applying for diver • Please detail when          | Lus about your sion work please protection wo | ovide a full description diversion of electricity   | n of the work that y       | lines or substations.  | out.                       |
| If applying for diver • Please detail when          | Lus about your sion work please protection wo | ovide a full description diversion of electricity   | n of the work that y       | lines or substations.  | out.                       |
| If applying for diver • Please detail when          | Lus about your sion work please protection wo | ovide a full description diversion of electricity   | n of the work that y       | lines or substations.  | out.                       |
| If applying for diver • Please detail when          | Lus about your sion work please protection wo | ovide a full description diversion of electricity   | n of the work that y       | lines or substations.  | out.                       |
| If applying for diver • Please detail when          | Lus about your sion work please protection wo | ovide a full description diversion of electricity   | n of the work that y       | lines or substations.  | out.                       |
| If applying for diver • Please detail when          | Lus about your sion work please protection wo | ovide a full description diversion of electricity   | n of the work that y       | lines or substations.  | out.                       |
| If applying for diver • Please detail when          | Lus about your sion work please protection wo | ovide a full description diversion of electricity   | n of the work that y       | lines or substations.  | out.                       |
| If applying for diver<br>• Please detail whe        | Lus about your sion work please protection wo | ovide a full description diversion of electricity   | n of the work that y       | lines or substations.  | out.                       |

What is the planned start date for your work?

## Section G: Tell us any additional information

| Please provide any additional information that you think will help us process your application.  |
|--|
| E.g. any details of land ownership, planning constraints, site hazards or areas of contamination.  |
| The development site will comprise 55 No 2/3 bedroom houses.   |
| Each house will use electricity for heating and hot water, via an air source heat pump The heat pumps will each contain a motor of approx 3kW, plus fractional fan motor   |
| In line with the draft Building Regulations requirements for Electric vehicle charging, where each new residence with an allocated parking space is likely to require a charger to be provided, allowance has been made for all properties to have a 7.4kW fast charger provided connected to the residential supplies |
| We have indicated on the plan included the initial proposed location for a sub-station   |
| We will require unmetered supplies for street lighting columns to allow the roads to be adopted  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
|  |
| Section H: Check you've provided everything  |
| Before you submit your application, please ensure that you have enclosed the following information which will allow us to process your application as quickly as possible:   |
| ✓ 1. Plan showing the site location ✓ 2. Plan showing the site layout Examples are shown on the last page of this document   |
| THE APPLICANT MUST SIGN THIS SECTION (THE PERSON NAMED IN SECTION B1)  |
|  |
| Signature of applicant   |

04 09 20

MIKE GIBBINS

Charles D Smith & Associates Ltd

Thank you for your application



Date

Print name

Acting on behalf of company name

## Plan examples

### 1. PLAN SHOWING THE SITE LOCATION

### What is this?

A map showing us where your site is so we can accurately assess your requirements.

### What should the map show?

- the site location in relation to the surrounding area
- · which roads are closest to the site
- the site boundary

### Where to find one

Location plans can be found by using street maps or via internet sites such as:

- Googlemaps
- Ordnance Survey
- Multimap



### 2. PLAN SHOWING THE SITE LAYOUT

### What is this?

A scaled plan showing us the layout of the site and the ground floor layout of any buildings. Please make sure you provide us with an appropriate sized plan.

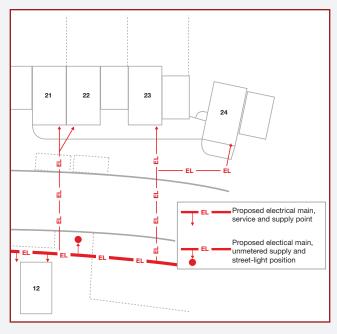
The size we require will depend on the size of your development but it should be no smaller than A3.

### Where to find one

If you have an architect working on your project, they will be able to provide this. If you haven't an architect please send a detailed location plan showing the details (below).

### What should the plan show?

- the layout of the development
- any footpaths, roads or access routes
- where you'd prefer the electricity cable entering the building
- your proposed duct and cable route
- any existing service routes (if known)
- where you'd like the electricity meter positioned (internal or external)
- the site boundary
- · any buildings that will be demolished
- proposed location of any new street-lights



- depending on your project, there may be a requirement to install a substation on your site. Our design team will discuss this with you in more detail but it would be helpful at this stage if you could indicate a preferred location on a plan
- which outside wall will you be installing your meter box.

**SUBMIT** 





Registered Office:
Newington House
237 Southwark Bridge Road
London SE1 6NP

Company: UK Power Networks (Operations) Limited

Registered in England and Wales No: 3870728

Mr M Gibbins Charles D Smith & Associates Ltd 333 High Street Rochester Kent ME1 1DA

22<sup>nd</sup> September 2020 Our Ref: 8500155866

Dear Mr Gibbins,

Site Address:- Hanlye Lane Development, Hanlye Lane, Cuckfield, West Sussex RH17 5HN.

Thank you for your recent enquiry regarding the above premises. I am writing to you on behalf of South Eastern Power Networks PLC the licensed distributor of electricity for the above address trading as UK Power Networks.

I am pleased to be able to provide you with a budget estimate for the work. It is important to note that this budget estimate is intended as a guide only. It may have been prepared without carrying out a site visit or system studies. No enquiry has been made as to the availability of consents or the existence of any ground conditions that may affect the works. It is not an offer to provide the connection and nor does it reserve any capacity on UK Power Networks' electricity distribution system.

### 1. Budget estimate

The budget estimate for this work is: £180,000.00 (exclusive of VAT) if the Point of Connection (POC) is to the high voltage network along Ardinglly Road. This to provide 55 connections at 230volts and unmetered connections for the street lighting.

This budget estimate is to provide a ringed high voltage supply to a new substation on the site as per your plan, to lay low voltage main cables through the site and to lay a low voltage cable into each intake position. This is based on the load requested not exceeding 531kVA, all the excavation and reinstatement on the site being carried out by your contractors

At the time of producing this budget estimate, the existing high voltage network has sufficient capacity and further reinforcement is not required. The price would depend on site conditions, on obtaining any necessary legal consents, traffic management requirements, final load details, site layout and the route of our incoming cable(s).

It will be necessary to establish a new totally enclosed substation on the development site, in situations where a standard GRP substation enclosure can be used, an area of land of at least 4m x 4m will be required. If, however, you prefer to construct a brick substation then an area of

land of at least 5m x 5m will be required. Planning Permission, although not required for a GRP substation, will be required for a brick built enclosure, and it will be your responsibility to obtain this.

The substation must be located such as to minimise the need for the manual handling of heavy plant. The Manual Handling Operations Regulations 1992 require the use of mechanical handling whenever this reasonably practicable. To meet these regulations, we use a lorry-mounted crane to deliver substation plant. The project must therefore be planned to ensure that it is suitable for the delivery of plant from a large vehicle. The Construction (Design and Management) Regulations 2015 also require that consideration be given to the safe installation, maintenance and eventual removal of equipment. To comply with this legislation, we need to be able to gain access with a suitable vehicle throughout the life of the project.

### 2. Budget estimate assumptions

This budget estimate is based on the following assumptions:

- The most appropriate Point of Connection (POC) is as described above.
- A viable cable or overhead line route exists along the route we have assumed between the Point of Connection (POC) and your site.
- In cases where the Point of Connection (POC) is to be at High Voltage, that a substation can be located on your premises at or close to the position we have assumed.
- Where electric lines are to be installed in private land UK Power Networks will require
  an easement in perpetuity for its electric lines and in the case of electrical plant the
  freehold interest in the substation site, on UK Power Networks terms, without charge
  and before any work commences.
- Unless stated in your application, all loads are assumed to be of a resistive nature.
   Should you intend to install equipment that may cause disturbances on UK Power Networks' electricity distribution system (e.g. motors; welders; etc.) this may affect the estimate considerably.
- All UK Power Networks' work is to be carried out as a continuous programme of work that can be completed substantially within 12 months from the acceptance of the formal offer.

Please note that if any of the assumptions prove to be incorrect, this may have a significant impact on the price in any subsequent quotation. You should note also that UK Power Networks' formal connection offer may vary considerably from the budget estimate. If you place reliance upon the budget estimate for budgeting or other planning purposes, you do so at your own risk.

If you would like to proceed to a formal offer of connection then you should apply for a quotation, Please refer to our website <a href="http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the\_connection\_process.pdf">http://www.ukpowernetworks.co.uk/internet/en/help-and-advice/documents/the\_connection\_process.pdf</a> for 'The connection process' which details our application process. To help us progress any future enquiry as quickly as possible please quote the UK Power Networks Reference Number from this letter on all correspondence.

If you have any questions about your budget estimate or need more information, please do not hesitate to contact me. The best time to call is between the hours of 9am and 4pm, Monday to Friday. If the person you need to speak to is unavailable or engaged on another call when you ring, you may like to leave a message or call back later.

### Yours sincerely



Trevor Cross Prelims Project Designer Mobile Tel: 07743 422311

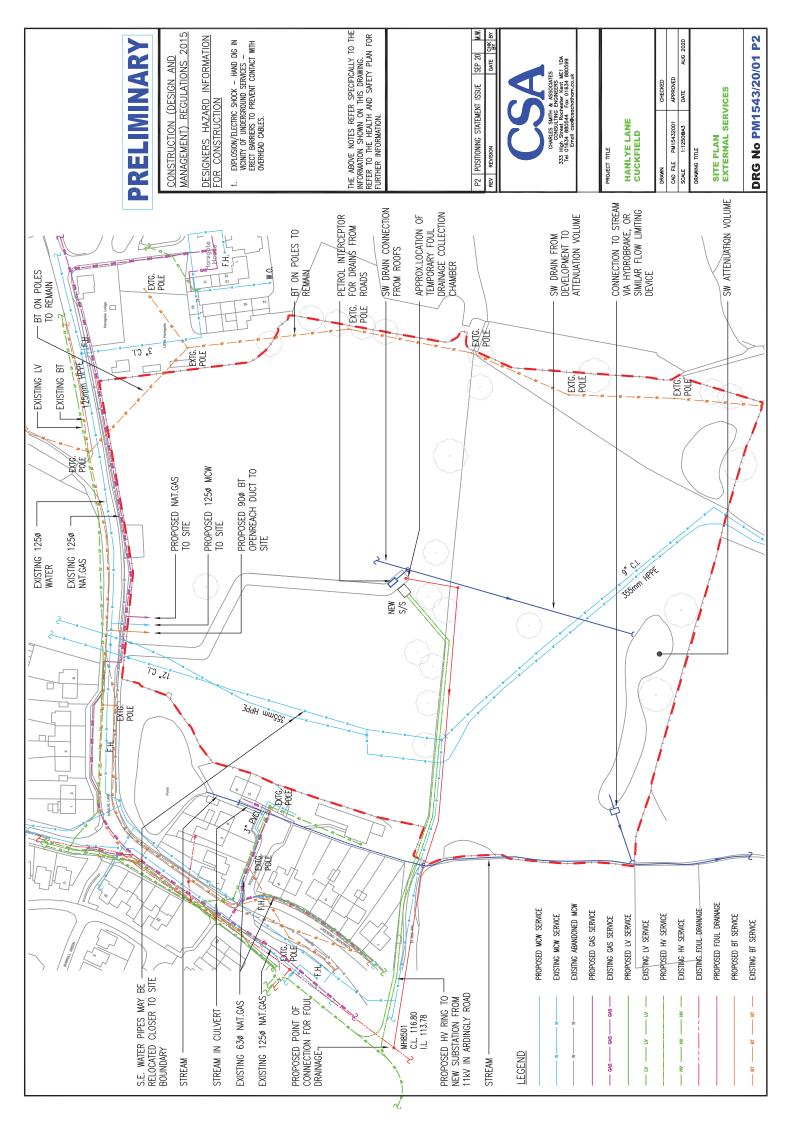
Email: trevor.cross@ukpowernetworks.co.uk

Your feedback is important to us, and we would be grateful if you would complete a short questionnaire to tell us about the service that you have received in relation to this Budget Estimate. The customer relations team do contact a small number of customers by telephone as well. You can remain anonymous if you prefer when you provide this feedback. Please follow this <u>link</u> to complete the survey; it will take you only a few minutes. Thank you in advance for your help.

I will call you in a couple of days to ensure that you have received the Estimate and that it has met all of your requirements, however if you have any questions in the meantime please do not hesitate to contact me.

### **APPENDIX 5**

SITE PLAN



## **Site Allocations DPD: Regulation 19 Consultation Response**

## Policy: SA23

ID: 726

**Response Ref:** Reg19/726/2 **Respondent:** Ms S Heynes

**Organisation:** Cuckfield Parish Council

On Behalf Of:

**Category:** Town & Parish Council

Appear at Examination? ✓

From: Sam Heynes

**Sent:** 24 September 2020 15:24

**To:** Idfconsultation

**Subject:** MSDC Site Allocations Development Plan Response - Cuckfield Parish Council **Attachments:** CPC Objection Regulation 19 Site Allocations DPD.docx; Impact of proposed

changes to the Cuckfield BUAB.docx

### Good afternoon

Please find attached Cuckfield Parish Council's response to MSDC's Site Allocations DPD. Please advise if you have any queries regarding this.

Kind regards

Samantha Heynes

Parish Clerk

Cuckfield Parish Council



01444 451610 Out of hours mobile: 07932 444103 www.cuckfield.gov.uk

Office Hours: Monday to Friday 10am – 2.30pm

Cuckfield Parish Council, The Queen's Hall, High Street, Cuckfield, RH17 5EL

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# **Regulation 19 Site Allocations Development Plan Document**

Objection on behalf of Cuckfield Parish Council to

- Policy SA10 the Housing Supply in Table 2.3 (Windfall contribution and residual housing requirement)
- Policy SA11 the principle of the additional Hanlye Lane housing allocation
- Policy SA23 the capacity and detailed policy wording of the additional Hanlye Lane housing allocation
- Site Selection Paper 3 Appendix B Housing site proformas

### **Objection to Policy SA10 - Housing**

Cuckfield Parish Council object to Policy SA10 as it is inconsistent with national policy and is not justified. Table 2.3 does not represent an appropriate strategy taking into account the evidence available.

#### **Underestimate Windfall Contribution**

The planning system should be plan-led (NPPF paragraph 15). The Development Plan necessarily contains a combination of allocations and enabling development management policies. The NPPF (Para 68) states that to promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes. By definition, the plan-led system enables development to take place away from housing allocations. Thus, the NPPF (Para 70) states that a realistic allowance for windfall contributions should be made alongside strategic allocations. Indeed, not to do so would result in an underestimate of the housing land supply during the Plan period with potential adverse impacts on infrastructure requirements/provision and the unnecessary loss of greenfield sites with all the potential associated environmental consequences. Thus, windfall sites form an important part of the anticipated housing supply and the Plan should include an up to date and realistic allowance for their contribution.

This Site Allocations Development Plan Document allocates additional development sites to meet the residual necessary to meet the agreed housing requirement for the plan period as reflected in the District Plan 2014-2031. It is unclear how the proper planning of sustainable development can be achieved for the plan period by postponing further amendment to the windfall allowance (and hence the residual housing requirement) until a District Plan Review as advocated by the District Council in their Windfall Study Update, July 2020 (Para 2.3).

This is in contrast to the adopted District Plan (Para 5.4) which states: Monitoring is an essential process to ensure the District Plan is meeting its strategic objectives...It is important that there are mechanisms in place for the Council to identify changing circumstances and take appropriate action if required.

On the basis of continuing completions and strong windfall contributions, the stated residual housing requirement has clearly reduced significantly from 2,439 to 1,280 dwellings in just over two years from the adoption of the District Plan in March 2018 to the Submission Draft Site Allocations DPD, July 2020. The principle of adjusting the residual housing requirement in the Submission Draft Site Allocations DPD based on monitoring has thus been accepted by the District Council. As set out in the Council's own evidence and below, the windfall trends have and will continue to perform strongly and should be reflected in a more accurate residual housing requirement in the Site Allocations DPD.

The number of additional dwellings attributed to windfalls in the Regulation 19 Site Allocations DPD is inconsistent with evidence. The windfall contribution of 504 dwellings shown in Table 2.3 significantly under-represents the supply of housing which is likely to be derived from this source over the plan period.

#### Inconsistent methodology

The estimated 504 dwellings is derived from 6 years at an extremely cautious windfall rate of 84 dwellings per annum. In fact, 8 years of the plan period remain once the first 3 years (2020/21 - 2022/23) have been discounted to avoid double counting those sites already with planning permission.

The Windfall Study: 2015 (Table accompanying Para 7.14) shows that only the first 3 years were discounted in formulating the appropriate windfall contribution for the adopted District Plan. The Windfall Study Update 2020 cannot supersede or contradict this methodology as there is no justification for doing so. This inconsistency in methodology should be eradicated. The windfall rate should therefore be applied over a period of 8 years. Even if the cautious windfall contribution of 84 dwellings per annum is taken, this would result in a windfall contribution of 672 dwellings rather than the 504 dwellings currently shown in Policy SA10 Table 2.3.

However, the use of 84 dwellings is inappropriate for the following reasons:

Underestimating the contribution from sites which are not previously developed land

The Windfall Study 2020 – Para 3.1 acknowledges that since the adoption of the District Plan, the NPPF allows the inclusion of sites which are not previously developed land in counting the contribution of windfall sites.

The District Council's evidence (Windfall Study Update 2020 Table 2) shows that on average a total of 74 dwellings per annum would be derived from previously developed windfall sites of 1-9 dwellings net in the period 2014-20 (assuming the rate is discounted by 20%). A total windfall allowance is made in the Sites Allocation DPD of 84 dwellings per annum. At most this estimate may therefore incorporate an allowance of 10 dwellings per annum on sites not classified as previously developed land. The Windfall Study Update 2020 Table 1 shows an average of 139 dwellings per annum completed on windfall sites of 1-9 dwellings. As 106 dwellings per annum were completed on previously developed sites (Table 2), it follows that 33 dwellings per annum were derived from sites not classified as previously developed. To incorporate a maximum allowance of only 10 dwellings per annum

from this source when monitoring shows a regular supply of 33 dwellings per annum is to severely underestimate housing contributions from this source.

This is even more remarkable as the impact of adopted District Plan Policy DP6 has only had two monitoring years to take effect. The District Council argues that there is an exhaustive supply of land that is contiguous with built up boundaries, suitable for up to 9 dwellings and not proposed for allocation. However, any analysis of the built up boundaries of all 27 settlements listed in Settlement Categories 1 – 4 in the adopted District Plan shows that the supply is far from exhausted. Assessment of the SHELAA 2020 shows that there are a large number of greenfield sites which the Council themselves classify as relatively unconstrained and have a reasonable prospect of development within the plan period. Policy SA10 is designed to enable additional housing provision beyond the defined built up area – otherwise the policy would not have been included in the plan by the District Council.

Past trends of agricultural conversions, infill greenfield sites, garden land etc will be supplemented over the plan period by development enabled by Policy DP6. It is therefore simply not tenable for there to be such a small allowance for windfall development from sites which are not previously developed land over the plan period.

The NPPF (Para 70) states that any windfall allowance should be realistic having regard to the historic windfall delivery rates. As a minimum historic windfall delivery rates of 33 dwellings per annum should be added to the windfall contribution instead of the current 10 dwellings per annum in order to correct this anomaly. If a 20% reduction is applied to ensure a consistent methodology with other windfall contributions, an additional 16 dwellings per annum would be expected from small sites over the remaining 8 year period. Over the remainder of the plan period this would represent an increase of 128 dwellings. This would result in a total windfall contribution of 632 dwellings.

#### Exclusion of windfall sites over 9 dwellings

No allowance has been made for large windfall sites over 9 dwellings as these are all assumed to be allocated in the emerging plan. However, it is difficult to capture all land owners' intentions for the long term and, whilst every effort will have been made to identify and allocate suitable sites of over 9 dwellings, this is based on current known land owners' intentions. For this reason, many Council's include within their adopted plans a windfall allowance on large sites for at least the last part of the Plan period (eg 2024/25 – 2030/31) based on the average per annum.

The Windfall Study, 2015 shows an average delivery of 125 dwellings per annum on large previously developed windfall sites (2007 – 2014) (Figure 2). The Windfall Study Update 2020 (Table 3) shows that the average delivery has been maintained at 120 dwellings per annum over the period 2014 – 2020. There has therefore been a consistent contribution of at least 120 dwellings per annum from previously developed windfall sites of over 9 dwellings over a period of 13 years – reflecting varying economic cycles and plan status. The increase in permitted development which enable housing uses will generate further opportunities which generate over 9 dwellings (see *Changes in Permitted Development* – below).

The Windfall Study, 2015 states that there is no justification for additional windfall on large previously developed sites **in the short term** (Para 7.13). However, given consistent historic trends and unknown long term landowners intensions, there is a case for including a windfall allowance on sites over 9 dwellings for at least the latter part of the Plan period (eg 2026/27 – 2030/31).

At the average rate of 120 dwellings per annum this would generate an additional 600 dwellings. If this were to be reduced by 20% in common with the small scale allowance, this would amount to an additional 480 dwellings.

#### Changes to Permitted Development

It is evident that the Government has increased the amount of housing development that can be achieved without the need for planning permission – such as through the use of offices. Through the Planning for the Future White Paper, Government has also signalled an intention to introduce further flexibilities in use by virtue of a new Use Classes Order and permitted development. For example, it may be appropriate for some areas to be identified as suitable for higher-density residential development where permission will be automatically deemed appropriate.

No evidence is available for the upward trend in windfall development that will result from changes to permitted development and the Use Classes Order. For this reason it is unrealistic to put a numerical value on the increase required to the windfall contribution from this future trend. Rather, this trend should indicate that the District Council's allowance of 84 dwellings per annum is far too cautious and may confidently be increased based on the numerical evidence which is available.

#### Conclusion

The NPPF (Para 70) states that any windfall allowance should be realistic having regard to expected future trends.

There is already a precautionary reduction of 20% from all windfall completions and further underestimating, or eliminating, other contributions from other legitimate sources results in a 'double discount' and a severe underestimate of windfall contributions in Mid Sussex.

The allowance for windfall sites within the plan period has been underestimated by 168 dwellings (through the use of inconsistent methodology); 128 dwellings from small windfall sites (up to 9 dwellings) and 480 windfall sites over 9 dwellings.

#### **Residual Housing Requirement from 2020**

The consequence of underestimating the windfall contribution is to overstate the residual housing requirement for the district by 608 dwellings. This has the effect of increasing the greenfield land requirement in the district by some 20 hectares (assuming an average density of 30dph).

Policy SA10 Table 2.3 of the Regulation 19 Site Allocations DPD shows the residual requirement as 1,280 dwellings after taking into account contributions from other commitments and windfall development. As the evidence-based windfall contribution should be increased by some 608 dwellings, this would have the effect of substantially reducing the residual housing requirement for the Regulation 19 Site Allocations DPD.

#### **Allocations**

Regulation 19 Site Allocations DPD Policy SA10 (Table 2.3) shows the new Site Allocations with a capacity of 1,764 dwellings. The Policy already indicates a surplus of dwellings over need thus identifies sites with an excess capacity of 484 dwellings over the minimum requirement.

#### Conclusion

Policy SA10 (Table 2.3) is inconsistent with the NPPF and has not been correctly based on the evidence available. This has serious consequences for selecting an appropriate strategy for the future provision of housing in Mid Sussex District.

The most obvious conclusion is that many more greenfield sites are allocated in the Draft Plan than are required. It is accepted that the dwelling requirement is expressed as a minimum but the District Council has inflated the number of housing allocations made in the plan by:

- underestimating windfall contributions by 608 dwellings
- providing excess capacity of 484 dwellings over the minimum requirement.

The number of sites allocated in the District Plan would be significantly reduced if either or both the contribution from windfall sites was not 'double discounted' or excess capacity were not to be provided.

This represents a reasonable alternative approach to plan-making within the District which has not been tested through the Sustainability Appraisal. Once tested, the strategy of underestimating windfall developments and over-allocating sites for housing is likely to be shown to lead to less sustainable development through the use of allocated greenfield sites with landscape, biodiversity and other constraints, often further from facilities than windfall sites.

It is clear that the windfall allowance shown in Policy SA10 and the consequent residual housing requirement (Table 2.3) is not in accordance with national policy and is not justified.

# **Changes required to Policy SA10 of the Regulation 19 Site Allocations DPD**

In order to ensure Policy SA10 (Table 2.3) is in accordance with national policy and is justified, the windfall contribution of 504 dwellings must be increased as follows:

|  | Increase in<br>windfall<br>contribution<br>required<br>(dwellings) | Resultant amended Windfall Contribution in Policy SA10 (Table 2.3) (dwellings) |
|--|--|--|
| a) Ensure a basic windfall contributions apply over 8 years (so avoiding double counting sites with planning permission) consistent with the District Plan | 168  | 672  |
| b) Include contribution from sites which are not previously developed land   | 128  | 632  |
| c) Include contribution from windfall sites over 9 dwellings   | 480  | 984  |

The allowance for windfall development within Policy SA10 Housing (Table 2.3) should be increased by 608 dwellings to 1112 dwellings. This would have the effect of reducing the residual housing requirement to 672 dwellings and the greenfield land requirement by some 20 hectares (assuming an average density of 30dph).

The specific housing sites to be deleted from the Site Allocations DPD is for the District Council and independent Inspector to appraise but Cuckfield Parish Council would strongly support the deletion of Site 23 (Land at Hanlye Lane to the east of Ardingly Road, Cuckfield).

Policy SA10 Table 2.3 should be revised as follows:

**Table 2.3: Housing Supply** 

| Category   | Numbers of<br>Dwellings |
|--|-------------------------|
| District Plan minimum Requirement  | 16,390                  |
| Housing Completions (April 2014 to March 2020)   | 4,917                   |
| Total Housing Commitments (including sites with planning permission and allocations in made Neighbourhood Plans) | 9,689                   |
| Windfall   | 1,112                   |
| Residual Housing Requirement   | 672                     |

### Policy SA11 - Additional Housing Allocations Land at Hanlye Lane East of Ardingly Road

### **Objection**

Cuckfield Parish Council strongly object to Policy SA11 which allocates the site for 55 dwellings as it is not justified. The site allocation Land at Hanlye Lane East of Ardingly Road is not suitable for development.

### Landscape

The Site Selection Paper 3 Appendix B - Housing site proformas accepts that this site (479) has substantial landscape sensitivity. Evidence shows that the site is identified as part of an area of substantial landscape sensitivity and moderate landscape value (Cuckfield Landscape Character Assessment, Hankinson Duckett Associates, 2012). Policy CNP5 of the made Neighbourhood Plan states that a proposal for development will only be permitted where it would not have a detrimental impact on, and would enhance, areas identified in the Cuckfield Landscape Character Assessment as having substantial landscape sensitivity.

Although the Site Selection Paper 3 Appendix B states 'The site is remote from the High Weald AONB' it abuts the designated AONB to the north.

The site also allows long views to the South Downs Policy which are protected by Policy CNP5 of the made Neighbourhood Plan.

Although not stated in the Site Selection Paper 3 Appendix B, the site includes TPOs and species-rich hedgerows.

The site clearly has substantial landscape sensitivity and, as a result, low capacity. Development of this site with 55 dwellings would have a detrimental impact on this sensitive landscape.

#### **Principal Views**

One of the distinctive features of Cuckfield village is the visual connectivity with the surrounding countryside from public places. These distinctive views combine shorter uncluttered views of the more immediate setting of the village with views across the Low Weald to the South Downs National Park to the south.

Views south from Hanlye Lane through the hedgerow, across open fields, towards a sweep of the South Downs, over 10km away



View south from footpath (numbers 17CU, 19b-cCU) off Longacre Crescent, across shorter uncluttered views to Ouse / Adur ridge and Warden Park school. The southern part of Cuckfield village can be seen nestling in the surrounding countryside with the South Downs framing the view in the distance.



The made Cuckfield Neighbourhood Plan identifies the view from Hanlye Lane as one of the principal views in Cuckfield which should be maintained (View 5, Map 5). Policy CNP5 states that development should only be permitted where it would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area, in particular those defined on Map 5. The construction of 55 dwellings on this site would not maintain one of the principal views of the village.

#### **Biodiversity**

The site comprises semi-improved pasture fringed with, and dissected by, species rich hedgerows with mature trees. The site is also species rich with potential for the introduction of additional species.

The published Parish Housing Land Availability, 2019 records the following:

- 15 Red listed bird species
- 14 Amber list bird species
- 30 known species of butterfly (of which 5 are UK BAP species)
- 138 species of moth, including a number nationally scarce

The site is species rich with potential for the introduction of additional species.

The made Cuckfield Neighbourhood Plan Policy CNP 4 states that proposals should protect and enhance biodiversity by protecting species-rich hedgerows, grasslands and woodlands. There is a concern that development of 55 dwellings on this site would result in the loss of hedgerows and trees and would diminish the biodiversity of the site.

#### Conclusion

For reasons of landscape, views and biodiversity, the inclusion of Land at Hanlye Lane East of Ardingly Road is not suitable for a housing allocation. The inclusion of this site within Policy SA11 is not justified.

# Changes required to Policy SA11 of the Regulation 19 Site Allocations DPD

Delete Land at Hanlye Lane, East of Ardingly Road, Cuckfield from Policy SA11.

# Policy SA23 - Land at Hanlye Lane to the east of Ardingly Road, Cuckfield

### **Objection**

The Parish Council objects in principle to the allocation of Land at Hanlye Lane East of Ardingly Road (Policy SA11).

Should the principle of developing this site be accepted, it is important that the detailed considerations expressed in Policy SA23 are correct. The Parish Council object to the detailed wording of Policy SA23. The landscape, ecology and features on this site are particularly sensitive to change and the site should not be expected to accommodate 55 dwellings.

### **Urban Design Principles**

#### **Landscape Considerations**

The objective is to deliver a 'high quality, landscape led' village extension which 'provides enhanced and accessible open space' and 'respects... the setting of the High Weald AONB' the boundary of which is immediately to the north of the site on the opposite side of Hamlye Road.

The Landscape Considerations section of the policy seeks to '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'.

The policy contains a significant number of other landscape constraints and requirements which must be satisfied:

- 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 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.

It is clear that the landscape requirements cannot be fulfilled by merely retaining the southern part of the site open. Any proposal must be landscape led, respect the setting of the High Weald AONB and protect the rural character of Hanlye Lane.

The Government is encouraging the use of Design Codes for sites. In the absence of such a document for this sensitive site, additional criteria should be added to the Landscape Considerations section.

#### **Biodiversity**

The Biodiversity and Green Infrastructure section of Policy already includes a number of requirements including:

- 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.
- Maintain a minimum buffer of 15 metres between the development and the north of Horsegate Wood ancient woodland.

Detailed habitat and species studies of the site undertaken in preparing the Neighbourhood Plan identified a species-rich habitat. In order to achieve a net gain to biodiversity overall, sufficient provision will need to be made for the protection and enhancement of wildlife networks (including hedgerows) throughout the site.

#### **Social and Community**

The Parish Council supports the creation of a well connected area of open space on the southern field, suitable for informal and formal recreation, which enhances and sensitively integrates the existing rights of way.

#### **Site Dwelling Capacity**

Given the above constraints, it is clear that in order to fulfil the urban design, landscape, biodiversity and green infrastructure requirements only low density development would be suitable for this site.

For these reasons, the Parish Council strongly objects to the inclusion in the draft plan of a capacity of 55 dwellings on this site.

The net developable area of this site must exclude the southern field and sufficient space to provide access; views through the site to the South Downs, enhanced hedgerow and tree corridors, substantial landscaping and habitat networks. The northern field is some 3ha but the above factors would make the net developable area approximately 2ha. The proposed number of units on this site would therefore require a net density of approaching 30 dwellings per hectare. The sensitive location of this ridgeline site abutting the AONB on a rural approach to the village requires a landscape-led scheme of low density (equating to a net density of approximately 10-15 dwellings per hectare). In order to achieve the landscape requirements of the policy, the capacity of this site should be amended.

# Changes required to Policy SA23 of the Regulation 19 Site Allocations DPD

If this site is retained within the Site Allocations DPD, additional criteria should be added as follows:

#### **Urban Design Principles:**

The Parish Council has experience of adopting local green space which is brought forward through development proposals. In order to secure the long term future and management of the southern field, add to the following:

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. 'The southern field should be provided as public open space and transferred to the

Parish Council with sufficient financial provision to enable future maintenance'.

Similarly, the Delivery Mechanism should be amended to: Landowner, Developer and 'Parish Council'

#### **Landscape Considerations:**

Add to the following:

#### Within the northern field

- Landscape should dominate the built form.
- Low density development should be well screened by vegetation
- Additional trees should be provided between and behind buildings forming the backdrop and setting for development and a skyline feature.
- Development should be served by narrow and hedge lined access drives.

Number of Units should be amended to 20 - 30 dwellings.

# Policy: SA23

ID: 1380

**Response Ref:** Reg19/1380/1 **Respondent:** Mr A Podmore

Organisation:
On Behalf Of:

Category: Resident

Adrian Podmore Name Job title Director Address Phone Email Which document are you commenting Sustainability Appraisal Sites DPD Policy Number (e.g. SA1 -**SA23** SA38) Do you consider the Site Allocations DPD is in accordance with legal and Yes procedural requirements; including the duty to cooperate (1) Positively prepared Sound (2) Justified Unsound (3) Effective Unsound (4) Consistent with national policy Sound Please outline why you either support or I object to the soundness of SA23 with regards to sustainability - our object (on legal or soundness grounds) water supply was seriously affected this summer due to a relatively to the Site Allocations DPD short period of hot weather - with climate change this problem is not going away - it is very hard to see how more housing can be justified with climate change an ever growing threat in general, regarding all the plans from SA2 to SA38, additionally our road network, NHS, prisons, schools and police force can barely support the current population - further housing will only exacerbate all these issues and is therefore clearly unsustainable Please set out what change(s) you consider necessary to make the Site SA23 should be dropped Allocations DPD legally compliant or I believe the housing requirements stipulated by the government are sound, having regard to the reason you flawed and should be challenged have identified at question 5 above where this relates to soundness. If you wish to provide further documentation to support your response, you can upload it here If your representation is seeking a change, do you consider it necessary to No, I do not wish to participate at the oral examination attend and give evidence at the hearing part of the examination 27/09/2020 Date

Adrian Podmore Name Job title Director Address Phone **Email** Which document are you commenting Habitats Regulations Assessment Sites DPD Policy Number (e.g. SA1 -**SA23** SA38) Do you consider the Site Allocations DPD is in accordance with legal and Yes procedural requirements; including the duty to cooperate (1) Positively prepared Sound (2) Justified Unsound (3) Effective Unsound (4) Consistent with national policy Sound Please outline why you either support or I object to SA23 on the grounds that our biodiversity is in crisis and object (on legal or soundness grounds) building houses here is therefore unsound to the Site Allocations DPD the HRA only looks at European sites i.e. Ashdown Forest - the assumption is that if Ashdown Forest is not affected then all is well this is clearly unsound - all of our green and open spaces need to be taken into account according to DP38, the objective is to achieve net gains in biodiversity? I would be very grateful if the council could explain how covering the ground in concrete, tarmac, potentially artificial grass and non native plants along with the loss of a huge soil fauna will achieve net gains in biodiversity Please set out what change(s) you consider necessary to make the Site The crisis in our biodiveristy needs to be properly considered accross Allocations DPD legally compliant or the entire district plan - once we lose biodiversity from a site it will be sound, having regard to the reason you gone for ever - can we really justify this to the generations to come? have identified at question 5 above where this relates to soundness. If you wish to provide further documentation to support your response, you can upload it here If your representation is seeking a change, do you consider it necessary to No, I do not wish to participate at the oral examination attend and give evidence at the hearing part of the examination Please notify me when-The Plan has ves been submitted for Examination Please notify me when-The publication of the recommendations from the yes Examination

| Please notify me when-The Site Allocations DPD is adopted | yes        |
|---|------------|
| Date  | 27/09/2020 |

| Name   | Adrian Podmore   |
|--|--|
| Job title  | Director   |
| Address  | 7 Hanlye Lane Cuckfield<br>HAYWARDS HEATH WEST SUSSEX RH17 5HN<br>United Kingdom   |
| Phone  | 01444-412966   |
| Email  | adrian.podmore4@gmail.com  |
| Which document are you commenting on?  | Site Allocations DPD   |
| Sites DPD Policy Number (e.g. SA1 - SA38)  | SA23   |
| Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate  | Yes  |
| (1) Positively prepared  | Sound  |
| (2) Justified  | Unsound  |
| (3) Effective  | Sound  |
| (4) Consistent with national policy  | Sound  |
| Please outline why you either support or object (on legal or soundness grounds) to the Site Allocations DPD  | SA23 is unjustified and unsound - developments at Penland Farm and likely development at Court Meadow will or have already significantly eroded the green space between Cuckfield and Haywards Heath - if this proposed development is permitted, in ten years time all the fields will be replaced by a line of urban sprawl with the only true winners being the property developers |
| Please set out what change(s) you  | SA23 should be removed from the plan   |
| consider necessary to make the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness. | I sympathise with the Council in trying to meet its housing needs but my worry is that the housing requirements stipulated by the government are totally unsound in the first place and worse are driven by short sighted desperation for growth and the never ending lobbying of property developers  |
| If you wish to provide further documentation to support your response, you can upload it here  |  |
| If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination  | No, I do not wish to participate at the oral examination   |
| Date   | 27/09/2020   |
|  |  |

# Policy: SA23

ID: 1411

Response Ref: Reg19/1411/1

**Respondent:** Ms V Groombridge

Organisation:
On Behalf Of:

Category: Resident

| Name   | Victoria Groombridge  |
|--|---|
| Address  |   |
| Phone  |   |
| Email  |   |
| Which document are you commenting on?  | Site Allocations DPD  |
| Sites DPD Policy Number (e.g. SA1 -<br>SA38)   | SA23  |
| Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate  | No  |
| (1) Positively prepared  | Unsound   |
| (2) Justified  | Unsound   |
| (3) Effective  | Unsound   |
| (4) Consistent with national policy  | Unsound   |
| object (on legal or soundness grounds) to the Site Allocations DPD   | The draft is fluffy and none specific. It mentions several times the superb view and how new homes should benefit from this in position. What is the impact on the homes on the northern side of Hanlye Lane. The main area of concern is access to the new homes from Hanlye Lane. This is extremely hazardous due to the speed of drivers enterin Hanlye Lane from Ardingly Road and vice versa. Police reports can be obtained for the number of reported accidents the occur on a regular basis. There is also a pinch point at the roundabout from Ardingly Road and drivers coming from that direction drive over the roundabout and end up on the wrong side of the road entering Hanlye Lane. The bendand speeding traffic coming from HH would be dangerous to any vehicles entering or exiting the development and this is on top of the entrance to Orchard House Furthermore with limited public transport from Cuckfield anyone needing the train must drive increasing pressure on the road during rush hours and the limited parking at HH station |
| Please set out what change(s) you consider necessary to make the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness. | New houses need to afford the same views to existing properties. The entrance should be from Stocklands Close not directly onto Hanly Lane Provision needs to be made for safe pedestrian and cycle routes to Histation   |
| If you wish to provide further<br>documentation to support your<br>response, you can upload it here  |   |
| If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination  | No, I do not wish to participate at the oral examination  |
| Please notify me when-The Plan has<br>been submitted for Examination   | yes   |
| Please notify me when-The publication of<br>the recommendations from the<br>Examination  | yes   |
| Please notify me when-The Site<br>Allocations DPD is adopted   | yes   |

# Policy: SA23

ID: 1422

Response Ref: Reg19/1422/1
Respondent: Ms S Bush

Organisation:
On Behalf Of:

Category: Resident

Name Samantha Bush Address **Email** Which document are you commenting Site Allocations DPD Sites DPD Policy Number (e.g. SA1 -**SA23** SA38) Do you consider the Site Allocations DPD is in accordance with legal and No procedural requirements; including the duty to cooperate (1) Positively prepared Unsound Unsound (2) Justified Unsound (3) Effective (4) Consistent with national policy Unsound Please outline why you either support or We inject to the proposed plan. The traffic on Hanlyn lane leading onto object (on legal or soundness grounds) Ardingly road is dreadful already. It's a walking school route with a to the Site Allocations DPD substantial amount of traffic already with no regard to children. There are no cycle paths for children to get to school safely. With the roundabout at the end of Ardingly road in rush hour the traffic is gridlocked in all directions. How will you stop traffic using this road as a cut through to the A23? The village school is at capacity including the doctors. Ardingly Rd only has 2 zebra crossings which cars drive through how can more traffic make this safe for our villagers and children. The noise and volume of traffic is not acceptable. With the new development already on hanlyn Lane the amont of houses proposed is too much. A smaller amount of house would be better and a 20mph speed restriction on Ardingly road with 2 sets of traffic lights for villagers to cross safely. Please set out what change(s) you A smaller amount of house would be better and a 20mph speed consider necessary to make the Site restriction on Ardingly road with 2 sets of traffic lights for villagers to Allocations DPD legally compliant or cross safely. Also Hanlyn Lane has been shut on many occasions due sound, having regard to the reason you to RTAs o the speed limit needs to be looked at. have identified at question 5 above There is no cycle lanes on ardingly Rd so this would be advisable to where this relates to soundness. help the children get to school safely with the much increased volume of traffic the new housing would bring. Busses are limited in the village so an increased bus service would be needed to encourage people to take public transport 1 an hour is not enough and that's if it turns up! If you wish to provide further documentation to support your response, you can upload it here If your representation is seeking a change, do you consider it necessary to No, I do not wish to participate at the oral examination attend and give evidence at the hearing part of the examination Please notify me when-The Plan has yes been submitted for Examination Please notify me when-The publication of the recommendations from the yes Examination

| Please notify me when-The Site Allocations DPD is adopted | yes        |
|---|------------|
| Date  | 09/08/2020 |

# Policy: SA23

ID: 1427

Response Ref: Reg19/1427/1
Respondent: Ms L Hirons

Organisation:
On Behalf Of:

Category: Resident

| Name   | Louisa Hirons  |
|--|--|
| Address  |  |
|  |  |
| Email  |  |
| Which document are you commenting on?  | Site Allocations DPD   |
| Sites DPD Policy Number (e.g. SA1 - SA38)  | SA23, SA33   |
| Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate  | Yes  |
| (1) Positively prepared  | Unsound  |
| (2) Justified  | Unsound  |
| (3) Effective  | Unsound  |
| (4) Consistent with national policy  | Unsound  |
| Please outline why you either support or<br>object (on legal or soundness grounds)<br>to the Site Allocations DPD  | I object to these sites as they have not sufficiently considered whether more houses can be sustained in this largely rural area (note the poor upkeep of under pressure roads, increased traffic and recent serious problems with water supply. The local infrastructure is not sufficient to cope with the incredibly rapid increase in housing in recent years. The developments proposed will spoil the rural nature of the area and be unsustainable by the local infrastructure. |
| Please set out what change(s) you consider necessary to make the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness. | Appropriate brown field sites with existing infrastructure should be found to meet housing needs   |
| If you wish to provide further<br>documentation to support your<br>response, you can upload it here  |  |
| If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination  | No, I do not wish to participate at the oral examination   |
| Please notify me when-The Plan has been submitted for Examination  | yes  |
| Please notify me when-The publication o<br>the recommendations from the<br>Examination   | f<br>yes   |
| Please notify me when-The Site<br>Allocations DPD is adopted   | yes  |
| Date   | 16/08/2020   |

# Policy: SA23

ID: 1441

Response Ref: Reg19/1441/1

**Respondent:** Ms K Richardson-Lewis

Organisation:
On Behalf Of:

Category: Resident

Name Kelly RICHARDSON-Lewis Address **Email** Which document are you commenting Site Allocations DPD Sites DPD Policy Number (e.g. SA1 -**SA23** SA38) Do you consider the Site Allocations DPD is in accordance with legal and Yes procedural requirements; including the duty to cooperate (1) Positively prepared Sound Sound (2) Justified Unsound (3) Effective (4) Consistent with national policy Unsound Please outline why you either support or Object based on soundness. Two reasons: object (on legal or soundness grounds) MSDC continue to permit the conversion of sites in the Northern end to the Site Allocations DPD of Cuckfield which puts pressure on the centre. The Ship Inn was converted to a Coop and now Wealden Stores has been given permission to be converted to several residential units. MSDC keep removing the supporting village infrastructure in the northern part of the village. There is insufficient parking in the centre. People who live in this development would need to travel someway to amenities. I would support had you not just given permission to convert Wealden Stores. - as just demonstrated, the infrastructure for water does not meet the current needs of Cuckfield and this site would be impacted without material improvements to the infrastructure. In addition, pre Covid the local station (Haywards Heath) was full by 0730 with no room for further parking so these facilities also do not support 55 more people getting the train (on top of all the Haywards Heath developments) Please set out what change(s) you Better surrounding infrastructure- particularly shops. Please stop consider necessary to make the Site destroying the historic shop units and pubs in the village - most Allocations DPD legally compliant or recently Whitemans Green which this development would have sound, having regard to the reason you benefited from (too late now). have identified at question 5 above Ensure the water companies overhaul the infrastructure before any where this relates to soundness. further building. Assess and review parking capacity for all developments and ensure it grows in line with housing growth. If you wish to provide further documentation to support your response, you can upload it here If your representation is seeking a change, do you consider it necessary to No, I do not wish to participate at the oral examination attend and give evidence at the hearing part of the examination Please notify me when-The publication of the recommendations from the yes Examination Please notify me when-The Site yes Allocations DPD is adopted Date 07/09/2020

# Policy: SA23

ID: 1674

Response Ref: Reg19/1674/1
Respondent: Ms K Davis

Organisation:
On Behalf Of:

Category: Resident

| Name   | karen davis   |
|--|---|
| Address  |   |
| Email  |   |
| Which document are you commenting on?  | Site Allocations DPD  |
| Sites DPD Policy Number (e.g. SA1 -<br>SA38)   | SA23  |
| Do you consider the Site Allocations DPD is in accordance with legal and procedural requirements; including the duty to cooperate  | No  |
| (1) Positively prepared  | Unsound   |
| (2) Justified  | Unsound   |
| (3) Effective  | Unsound   |
| (4) Consistent with national policy  | Unsound   |
| Please outline why you either support or<br>object (on legal or soundness grounds)<br>to the Site Allocations DPD  | The road was always a bit of a racetrack before the other large scale development was completed but now it it considered as dangerous by the locals. There have been several accidents there and that will just continue.  The local infrastructure in Cuckfield is already at capacity. The car park is quite often full, there are never any spaces to park in the centre of the village. There is very little space on the roads because of the volume of traffic.  There were water issues this summer and an increased drain on these resources won\'t help.  The development will go against the gap policy that protects Cuckfield against development towards Haywards Heath. These towns need to be kept separate and this going against that. |
| Please set out what change(s) you consider necessary to make the Site Allocations DPD legally compliant or sound, having regard to the reason you have identified at question 5 above where this relates to soundness. | A small scale development of no more than 10 houses might not affect<br>the area quite as much but I\'d say beyond this will cause all the issues<br>above.   |
| If you wish to provide further<br>documentation to support your<br>response, you can upload it here  |   |
| If your representation is seeking a change, do you consider it necessary to attend and give evidence at the hearing part of the examination  | No, I do not wish to participate at the oral examination  |
| Please notify me when-The Plan has<br>been submitted for Examination   | yes   |
| Please notify me when-The publication of<br>the recommendations from the<br>Examination  | f<br>yes  |
| Please notify me when-The Site<br>Allocations DPD is adopted   | yes   |
| Date   | 23/09/2020  |

# Policy: SA23

ID: 2079

Response Ref: Reg19/2079/13

**Respondent:** Mr A Black

**Organisation:** Andrew Black consulting

On Behalf Of: Vanderbilt Homes - Hurstwood HH

Category: Promoter



### Mid Sussex District Council

Draft Site Allocations DPD (Regulation 19) Consultation

Representation on behalf of Vanderbilt Homes – Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath

September 2020

Project MSDC Draft Site Allocations DPD

ABC Reference ABC/0072/07b

Local Authority Mid Sussex District Council

Client Vanderbilt Homes

Issue Final

Author Andrew Black

Date September 2020

Disclaimer: This report has been prepared for the above named client for the purpose agreed in Andrew Black Consulting's (ABC) terms of engagement. Whilst every effort has been made to ensure the accuracy and suitability of the information contained in this report, the results and recommendations presented should not be used as the basis of design, management or implementation of decisions unless the client has first discussed with ABC their suitability for these purposes and ABC has confirmed their suitability in writing to the client. ABC does not warrant, in any way whatsoever, the use of information contained in this report by parties other than the above

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#### 1. Introduction

- 1.1 These representations for the Draft Site Allocations DPD (Regulation 19) Consultation (Herein referred to as the 'SADPD') are submitted by Andrew Black Consulting on behalf of Vanderbilt Homes regarding a site within their control in Haywards Heath.
- 1.2 The site under the control of Vanderbilt Homes is Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath and was previously considered in the SHELAA (ref 508) as Available, Achievable and Deliverable.
- 1.3 It is understood that the SADPD has been produced in accordance with the Planning and Compulsory Purchase Act 2004, and other relevant regulations.
- 1.4 The NPPF states that Development Plan Documents should be prepared in accordance with the legal and procedural requirements. To be found to be 'sound', plans must be:
  - a) positively prepared
  - b) justified
  - c) effective, and
  - d) consistent with national policy.
- 1.5 It is with this in mind that the representations are made.
- 1.6 The draft SADPD has been prepared using an extensive and legally compliant evidence base including a Sustainability Appraisal, Habitat Regulations Assessment, Community Involvement Plan, Equalities Impact Assessment, and various technical reports and studies. Of particular note is the Built Up Area Boundary and Policies Map Topic Paper (TP1) produced in August 2020.
- 1.7 The Site Allocations DPD proposes to allocate 22 sites to meet this residual necessary to meet the overall agreed housing requirement for the plan period as reflected in the 'stepped trajectory' and in accordance with the District Plan.
- 1.8 These representations set out the detail of the Site and Surroundings and a response to the detailed parts of the SADPD.

### 2. Site and Surroundings

2.1 The Site is located to the at the Junction of Hurstwood Lane and Colwell Lane in Haywards Heath.

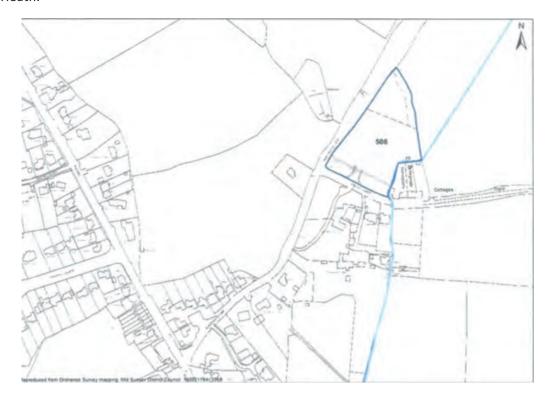


Figure 1 – SHELAA Extract

- 2.2 The site was assessed in the most recent SHELAA (Ref 508) as Suitable, Available and Achievable in the Medium to Long Term (The full extract of the SHELAA is set out in Appendix 1). Several constraints were note within the HELAA form which are addressed below.
- 2.3 The SHELAA Appraisal of the site confirms that there are no constraints to the development of the site in terms of Flooding, SSSIs, Ancient Woodland, AONB, Local Nature Reserves, Heritage Assets or Access.

#### **Planning History**

- 2.4 The site does not have any planning history.
- 2.5 The site is in close proximity to a site which was allocated under the District Plan (H1) and has a current application for a substantial application. An application was submitted in 2017 (DM/17/2739) with the following description:
  - Outline application for development of up to 375 new homes, a 2 form entry primary school with Early Years provision, a new burial ground, allotments, Country Park, car parking, 'Green Way', new vehicular accesses and associated parking and landscaping. All matters are to be reserved except for access.
- 2.6 A resolution to grant planning permission was made by planning committee in August 2018. A formal planning decision is yet to be issued as further negotiations are taking place regarding the s106 agreement. However, the allocation of the site and the resolution to grant planning

permission is considered as a strong indicator that development of the site is highly likely to take place and will result in substantial change in the immediate context of the area.

2.7 The proximity of the site to the site under control of Vanderbilt Homes (shown in red) is set out below:



Figure 2 – Proximity of Site to significant application

2.8 The proposed policies map shows the extent of the built up area boundary, the proposed allocation of the site to the north (H1) and the proposed allocated site SA21 to the south-west.

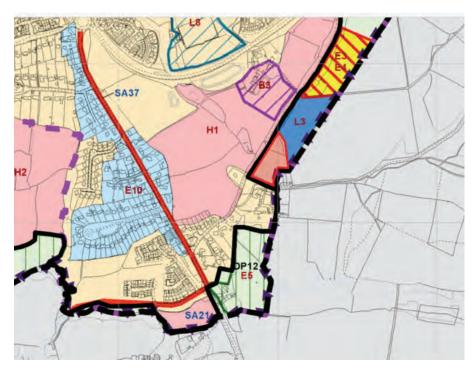


Figure 3 – Proposed Site Allocations Proposals Map

2.9 Specific representations are made against each of the allocated sites in subsequent sections of these representations. However, of specific focus is the allocation of Rogers Farm on Fox Hill in Haywards Heath. Significant concerns are raised as part of these representations as to why the Rogers Farm site has been allocated instead of the more obvious site under the control of Vanderbilt Homes at Hurstwood Lane.

## SA 21 Rogers Farm, Fox Hill, Haywards Heath

2.10 This site is significantly constrained by the presence of heritage assets. This is referenced in the SA which states that:

Site option (b) is constrained in terms of impact upon a listed building; it would have a less than substantial harm (medium) on Cleavewater (Grade II listed) and The Old Cottage (Grade II listed).

2.11 Appendix B of the reg 18 SADPD also references these heritage assets together with an assessment of the likely impact as follows:

Cleavewaters, Fox Hill there would be a fundamental impact not only on views from the building and associated farmstead but on the context and manner in which the farmhouse and farmstead are appreciated by those travelling along the road which runs between the farmstead and the site. **NPPF: LSH, MID** 

Olde Cottage, there would be some potential impact on views from the Cottage and its garden setting. The belt of woodland between the asset and the site is relatively narrow and development on the site is likely to be visible, particularly in winter. There would also be an impact on the setting in which the Cottage is appreciated by those approaching along the access drive from Ditchling Road. NPPF: LSH, MID

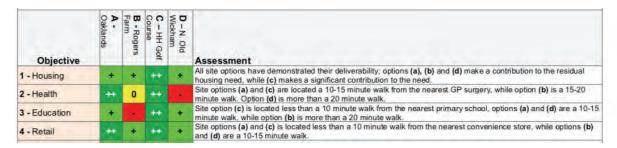
- 2.12 The impact on heritage assets and character of the area has been assessed in an appeal decision on the site (APP/D3830/W/17/3187318) issued in January 2019 following an application for up to 37 dwellings on the site (DM/16/3998).
  - 15 The combination of the buffer and local topography would mean that any development would be clearly visible on the approach down Lunce's Hill and perceived as a separate and distinct residential development. I am not persuaded that it would be seen within the context of an urban fringe setting as the appellant suggests. On the contrary it would be a harmful encroachment into the countryside and the rural character of the approach into the settlement would be irrevocably changed and harmed through the loss of this open land.
  - 16 Overall, the proposal would result in an unacceptable suburbanisation of the appeal site that would fundamentally change the character and appearance of the rural setting of the settlement. The effects would also be exacerbated somewhat by the loss of part of the existing mature hedgerow for the access. Proposed mitigation, in the form of additional landscaping would restrict the visibility of the proposal from a number of viewpoints. However, it would take a substantial amount of time to mature and be dependent on a number of factors to be successful. Moreover, I am not persuaded that it would fully mitigate the visual impacts.
  - 17 For these reasons, the proposal would not be a suitable site for housing in terms of location and would cause significant harm to the character and appearance of the area. It would therefore conflict with Policy C1 of the LP and Policies E5 and E9 of the HHNP. In addition to the requirements set out above, these policies also require new development to be

permitted where it would protect, reinforce and not unduly erode the landscape character of the area. There would also be some conflict with Policies DP10 and DP24 which, seek to protect the countryside in recognition of its intrinsic character and beauty and promote well located and designed development.

- 2.13 In addition to consideration of heritage matters it would appear that the consideration of Sustainability / Access to Services is inconsistent between the Site Selection Paper (SSP3) and the Sustainability Appraisal.
- 2.14 In the Site Selection Paper (SSP3) the Sustainability / Access to Services of Rogers Farm is assessed as follows:

| 14 - Education More than 20 Minu |                   |
|----------------------------------|-------------------|
| 15 - Health                      | 15-20 Minute Walk |
| 16 - Services                    | 15-20 Minute Walk |
| 17 - Public Transport            | Fair              |

2.15 However, this differs from the assessment of these matters within the Sustainability Appraisal where the following conclusions are reached.



- 2.16 The site is assessed positively for its access to retail and it is stated that they are a 10-15 minute walk when the SA correctly identifies that they are a 15-20 minute walk.
- 2.17 The Site Selection Paper (SSP3) for the Land at Hurstwood Lane makes it clear that whilst connectivity is currently poor, facilities will be provided at the Hurst Farm development and it is therefore considered that the SA would rate these as positive.
- 2.18 It is therefore clear that the Hurstwood Lane site has been overlooked in favour of the less suitable site at Rogers Farm.
- 2.19 It is apparent that the heritage constraints and poor sustainability for Rogers Farm weigh heavily against the allocation of the site and this should be readdressed within the final version of the SADPD.

# 3. Housing Site Allocation Process

- 3.1 The District Plan 2014-2031 sets out the housing requirement for the district for the plan period of 16,390 dwellings. This meets the Objectively Assessed Need (OAN) for the district of 14,892 dwellings in full and makes provision for the agreed quantum of unmet housing need for the Northern West Sussex Housing Market Area, to be addressed within Mid Sussex, of 1,498 dwellings.
- 3.2 The District Plan 2014-2031 established a 'stepped' trajectory for housing delivery with an average of 876 dwellings per annum (dpa) between 2014/15 and 2023/24 and thereafter an average of 1,090 dpa between 2024/25 and 2030/31. This represents a significant increase in housing supply compared with historical rates within the district.
- 3.3 The latest data on completions from MSDC was published in *MSDC Housing Land Supply Position Statement* was published in August 2020 (Document H1) and shows a significant shortfall in delivery against the housing requirement since the start of the plan:

| Category  | Number of<br>Dwellings                               |        |
|---|--|--------|
| Housing Requirement for the full plan period (April 2014 to March 2031) |  | 16,390 |
| Housing Completions (Apr  | il 2014 to March 2020)                               | 4,917  |
| Completions 2014/15   |  | 630    |
| Completions 2015/16   |  | 868    |
| Completions 2016/17   | 912  |        |
| Completions 2017/18   |  | 843    |
| Completions 2018/19   |  | 661    |
| Completions 2019/20   | 1003   |        |
| Housing Supply<br>(April 2014 to March 2031)                            | Commitments<br>(including District Plan Allocations) | 9,689  |
| ,   | Site Allocations DPD - Allocations                   | 1,764  |
|   | Windfalls  | 504    |
| Total Supply (at 1 April 2019)  |  | 16,874 |

Figure 4 – Extract from MSDC Housing Land Supply Position Statement

- The Housing Delivery Test was introduced in the July 2018 update to the NPPF. The Housing Delivery Test is an annual measurement of housing delivery for each local authority and the first results were published in February 2019 by the Ministry of Housing, Communities and Local Government (MHCLG). Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous 3 years then it is required to prepare an action plan. Where delivery has fallen below 85% of the housing requirement a 20% buffer should be added to the five year supply of deliverable sites.
- 3.5 The result for Mid Sussex produced in February 2020 was 95%. This result is based on monitoring years 2016-17, 2017-18 and 2018-19. Mid Sussex is therefore not required to add 20% buffer for significant under delivery, or prepare an Action Plan. However, it is clear that under current performance the council will struggle when the housing target steps up to 1,090 in 2024.
- 3.6 Para 4.10 of the previous MSDC Housing Land Supply Position Statement (2019) sets out the five year supply requirement for the district as follows:

| Annual Requirement                 | 876 x 5 years =             | 4,380 |
|------------------------------------|-----------------------------|-------|
| As set out in District Plan        |                             |       |
| Shortfall spread over              | 466 divided by 12 remaining | 194   |
| remaining plan period              | years x 5 years             |       |
| Total                              |                             | 4,574 |
| Buffer (see paras 2.4,4.9 above)   | 10%                         | 457   |
| Total five year supply requirement |                             | 5,032 |

Figure 5 – Total Five Year Housing Requirement taken from MSDC Housing Land Supply
Position Statement

- 3.7 MSDC is seeking to confirm the five year housing land supply under the terms of paragraph 74 of the NPPF through submission of the annual position statement to the secretary of state. Paragraph 74 of the framework states:
  - A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:
  - a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
  - b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.
- 3.8 The report on the Annual Position Statement was issued by the Planning Inspectorate on 13 January 2020. It was confirmed that as the council did not have a recently adopted plan in conformity with the definition of the NPPF then the correct process had not been followed and the inspector was unable to confirm that the council had a five year housing land supply.
- 3.9 It is therefore clear that the council does not currently have a five year housing land supply and the demonstration of sufficiently deliverable sites within the SADPD is of critical importance for MSDC.

#### **Deliverability of Sites**

3.10 Any sites that have been included in the final Sites DPD will need to pass the tests of deliverability as set out in the NPPF. This is defined within the glossary of the framework as follows:

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 3.11 The Planning Practice Guidance provides a further explanation on how the deliverability of sites should be considered:

A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

The existence of planning permission can be a good indication of the availability of sites. Sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise. Sites without permission can be considered available within the first five years, further guidance to this is contained in the 5 year housing land supply guidance. Consideration can also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

Paragraph: 019 Reference ID: 3-019-20190722

Revision date: 22 07 2019

3.12 It is with this in mind that the proposed sites within the Sites DPD are scrutinised within subsequent sections of this document. It is considered that many of the proposed sites do not fully accord with the definition of delivery and consideration of alternative sites is required.

#### **Area of Outstanding Natural Beauty**

3.13 A significant number of the proposed sites are located within, or close to, the High Weald AONB. Paragraph 172 sets out the significant protection which should be afforded to the AONB in planning terms and states that:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife

and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- 3.14 It is part b of paragraph 172 that is of particular importance in this instance. It is not considered that MSDC has considered sites outside of the AONB which could be used to meet the identified residual housing requirement. It would appear that sites have been selected because of their conformity to the spatial strategy and hierarchy without the proper application of the 'great weight' required to protect the AONB.
- 3.15 The approach of allocating sites within the AONB as opposed to 'outside the designated area' should have been tested through a robust analysis of reasonable alternatives within the Sustainability Appraisal. The failure to do this adequately is a matter of soundness and it is considered that the Sites DPD fails the tests within the NPPF on this basis alone.

#### **Historic Environment**

- 3.16 Several of the allocations within the DPD are in close proximity to heritage assets. Paragraph 193 of the framework sets out the approach to heritage assets as follows:
  - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.17 In many instances the council themselves suggest that the development of housing on the sites is likely to have 'less than significant harm' on the heritage assets in question. Paragraph 196 of the framework sets out the approach which should be taken in this instance:
  - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the
- 3.18 It is not considered that the harm caused to heritage assets has been adequately assessed within the Sustainability Appraisal for many of the proposed sites and further consideration is required of the sites in this regard. This would include assessing sites which would not have an impact on heritage assets through a robust application of reasonable alternatives within the Sustainability Appraisal.

# 4. Sustainability Appraisal

- 4.1 The SADPD is accompanied by a Sustainability Appraisal (SA) report which is a legal requirement derived from the Planning and Compulsory Purchase Act 2004 (Section 19). Section 39 of the Act requires documents such as the SADPD to be prepared with a view to contributing to the achievement of sustainable development.
- 4.2 The requirement for Strategic Environmental Assessment, in addition to the SA, is set out in the European Directive 2001/42/EC adopted into UK law as the "Environmental Assessment of Plans or Programmes Regulations 2004".
- 4.3 In line with best practice the SEA has been incorporated into the SA of the SADPD.
- 4.4 The planning practice guidance sets out detailed consideration as to how any sustainability should assess alternatives and identify likely significant effects:

The sustainability appraisal needs to consider and compare all reasonable alternatives as the plan evolves, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the plan were not to be adopted. In doing so it is important to:

- outline the reasons the alternatives were selected, and identify, describe and evaluate
  their likely significant effects on environmental, economic and social factors using the
  evidence base (employing the same level of detail for each alternative option). Criteria
  for determining the likely significance of effects on the environment are set out
  in schedule 1 to the Environmental Assessment of Plans and Programmes Regulations
  2004;
- as part of this, identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them;
- provide conclusions on the reasons the rejected options are not being taken forward and the reasons for selecting the preferred approach in light of the alternatives.

Any assumptions used in assessing the significance of the effects of the plan will need to be documented. Reasonable alternatives are the different realistic options considered by the planmaker in developing the policies in the plan. They need to be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.

The development and appraisal of proposals in plans needs to be an iterative process, with the proposals being revised to take account of the appraisal findings.

Paragraph: 018 Reference ID: 11-018-20140306

Revision date: 06 03 2014

4.5 In response to this guidance and requirement, paragraph 6.16 of the Sustainability Appraisal states that:

The Site Selection Paper 2 (paras 6.2 - 6.3) also recognises that, in order to meet the District Plan strategy, conclusions will be compared on a settlement-by-settlement basis with the most suitable sites at each settlement chosen in order to meet the residual needs of that settlement. This may result in some sites being chosen for allocation which have higher negative impact across all the objectives because this will be on the basis that the aim is to distribute allocations according to the District Plan strategy in the first instance; as opposed to simply selecting only

the most sustainable sites in the district (as this may not accord with the spatial strategy and would lead to an unequal distribution of sites across settlements). 20 sites that perform well individually and on a settlement basis, the residual housing need of 1,507 would be met with a small over-supply of 112 units.

- 4.6 Paragraph 6.45 recognises that this small over-supply may not be a sufficient buffer should sites fall out of the allocations process between now and adoption (for example, due to delivery issues, reduction in yield, or any other reasons identified during consultation or the evidence base).
- 4.7 The SA therefore considers reasonable alternatives of option A, B and C as follows:

```
Option A - 20 'Constant Sites' - 1,619 dwellings
```

Option B – 20 'Constant Sites' + Folders Lane, Burgess Hill (x3 sites) – 1,962 dwellings.

Option C – 20 'Constant Sites' + Haywards Heath Golf Court – 2,249 dwellings

**4.8** Paragraph 6.52 of the SA concludes that:

Following the assessment of all reasonable alternative options for site selection, the preferred option is option B. Although option A would meet residual housing need, option B proposes a sufficient buffer to allow for non-delivery, therefore provides more certainty that the housing need could be met. Whilst option C also proposes a sufficient buffer, it is at the expense of negative impacts arising on environmental objectives. The level of development within option C is approximately 50% above the residual housing need, the positives of delivering an excess of this amount within the Site Allocations DPD is outweighed by the negative environmental impacts associated with it.

- 4.9 It is not considered that this assessment of Option A, B and C is a sufficient enough assessment of reasonable alternatives as required by guidance and legislation. All of the options contain the '20 Constant Sites' with no derivation of alternative options such as those which seek to divert housing growth away from the AONB or designated heritage assets.
- **4.10** It is apparent that other sites other than the 20 Constant Sites will need to be assessed if the council is to adequately demonstrate that reasonable alternatives have been considered as required.

# 5. Assessment of Proposed Sites.

5.1 This section analyses each of the proposed allocations against the tests of deliverability as set out in the NPPF and the potential shortcomings of several of the sites which require significant consideration. The findings of *Appendix B: Housing Site Proformas* of the *Site Selection Paper* 3 (Appendix B) and the conclusions of the Sustainability Appraisal (SA) are considered in detail.

## SA 12 Land South of 96 Folders Lane, Burgess Hill

- 5.2 Appendix B of the reg 18 SADPD set out that this site has moderate landscape sensitivity and moderate landscape value. This site could be visible from the South Downs National Park. The SA states that an LVIA is required to determine any impact on the national park. Given the weight that the NPPF requires to be placed on the protection of the national park, any impact must be measured prior to allocation. If it is deemed that mitigation would not minimise the harm caused, then the proposed allocation must fall away.
- 5.3 Appendix B of the reg 18 SADPD also set out that a TPO area lines the norther border and potential access route. It should be noted that an application was submitted in 2019 for the *erection of 43 dwellings and associated works* (DM/19/0276) but was withdrawn in September 2019 due to concerns over highways. The deliverability of this site is therefore not considered to be in accordance with the guidance set out in the framework.
- 5.4 Finally, whilst the priority for sites higher in the settlement hierarchy is acknowledged, this is site is very remote from the services offered by Burgess Hill. This is highlighted within the sustainability appraisal for the site which states that it is more than a 20 minute walk from the site to schools, GP and shops.

#### SA 13 Land East of Keymer Road and South of Folders Lane, Burgess Hill.

- As with SA12, this site is in close proximity to the national park and the conclusions as set out above apply equally to this site.
- 5.6 The SA sets out that this is the only site within Burgess Hill to have any impact on listed buildings where it is stated that development of this site would cause *less than substantial harm (medium) on High Chimneys (Grade II listed)*. This is not mentioned within appendix B and this therefore calls into question the consistency of assessment of the sites in this regard.
- 5.7 Given that site SA12 and SA13 are in close proximity to one another it is notable that the cumulative impact of the development of both of these sites has not been assessed for a number of 'in-combination' impacts such as highways and landscape impact.

## SA 14 Land to the south of Selby Close, Hammonds Ridge, Burgess Hill

- 5.8 There is a TPO at the front of this site which is potentially why access is proposed through the CALA Homes site (DM/17/0205). No evidence is submitted to suggest that this form of access is agreed or available. The section relating to Highways and Access within the SADPD simply states that this access will need to be investigated further.
- 5.9 The SA and appendix B both point towards the Southern Water Infrastructure which crosses the site. The wording in the DPD recommends that the layout of the development is considered to ensure future access for maintenance and/or improvement work, unless diversion of the sewer is possible. Given that the site is only 0.16ha it is therefore questionable whether there would be adequate space to develop the site for housing and provide accommodation for the sewage infrastructure crossing the site. The deliverability of this site has therefore not been adequately demonstrated.

5.10 As with SA12 and SA13 there are questions of the sustainability of the site given that the SA notes that it is more than a 20 minute walk to the school and GP.

# SA 15 Land South of Southway, Burgess Hill

- 5.11 The SADPD describes the site as overgrown and inaccessible land designated as a Local Green Space in the Burgess Hill Neighbourhood Plan. It is unclear whether this site was ever previously in use a playing pitches and whether re-provision of this space would be required under Sport England policies.
- 5.12 Appendix B of the reg 18 SADPD points towards issues with relocation of existing parking on the site and states that:
  - Private parking areas would need to be removed to provide a suitable access point with sufficient visibility. The parking spaces are visitor spaces over which the owners/developers of the subject land have rights to access it to serve new development onto Linnet Lane. Accordingly, a new access into the site can be provided any new development would include two visitor spaces as close as reasonably possible to the existing visitor spaces.
- 5.13 It is clear that there are substantial issues with deliverability and availability of this site given these constraints and the site should be deleted as a proposed allocation until this can be adequately demonstrated.

### SA 16 St. Wilfrids Catholic Primary School, School Close, Burgess Hill

- 5.14 The SADPD sets out that the satisfactory relocation of St Wilfrid's Primary School to St Paul's Catholic College site is required before development can commence on the school part of the site. There is also a requirement to re-provide the emergency services accommodation in a new emergency service centre either on this site or elsewhere in the town.
- 5.15 Given that the allocation is for 300 dwellings and requires this relocation first, it is considered that there is insufficient evidence to justify delivery of development of this site in the 6-10 year time period as set out.

#### SA 17 Woodfield House, Isaacs Lane, Burgess Hill

5.16 The SADPD sets out some significant landscape features on site which require retention and it is stated that:

There is a group Tree Preservation Order in the southern and western areas of the site. High quality substantial new planting of native trees is required, should these be lost to provide access from Isaac's Lane. All other TPO trees on the site are to be retained.

Retain and enhance important landscape features, mature trees, hedgerows and the pond at the south of the site and incorporate these into the landscape structure and Green Infrastructure proposals for the development. Open space is to be provided as an integral part of this landscape structure and should be prominent and accessible within the scheme.

- 5.17 Given that the site is only 1.4 hectares in size it is questionable whether there is adequate space on the site for 30 dwellings after retention of these landscape features.
- 5.18 It is clear from the Sites DPD that access to site is envisaged to be from the Northern Arc where it is stated that:

Integrated access with the Northern Arc Development is strongly preferred, the details of which will need to be investigated further.

5.19 This is also set out in appendix B of the reg 18 SADPD where it is stated that:

Entrance drive to house. Access on bend with limited visibility. 50 mph road. Would involve removal of trees that are subject to TPO. Objection for tree officer. However, future access is anticipated to be provided via the Northern Arc. Whilst the specific details of this remain uncertain on the basis that the enabling development is still at an early stage, it is considered that the identified constraints will no longer apply.

5.20 Given the uncertainty of the deliverability of the land immediately adjoining the site as part of the Northern Arc it is considered that the deliverability of this site is not clear enough to justify allocation within the sites DPD. The uncertainty of this deliverability also has an implication of the sustainability of the site and proximity to adequate services. This is highlighted within the SA where is stated that:

The impact of option (h) on these objectives (Health/Retail/Education) is uncertain; currently the site is a long distance from local services, however, this will change once the Northern Arc is built out.

5.21 Overall it is not considered that this site is suitable for allocation and should be removed from the Sites DPD

#### SA 18 East Grinstead Police Station, College Lane, East Grinstead

5.22 We have no comments to make in relation to this allocation.

#### SA 19 Land south of Crawley Down Road, Felbridge

- 5.23 As set out, this allocation is directly to the west of the land under the control of Vanderbilt Homes which is also adjoined to the east by land with the benefit of planning permission for 63 dwellings.
- 5.24 Given that the entire area will be included within the revised Built Up Area Boundary, then it is considered logical that the adjoining sites are also identified for allocation within the SADPD.

# SA 20 Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead

- 5.25 There is a requirement in the SADPD for this site to provide a detailed phasing plan with agreement from key stakeholders to secure:
  - Land for early years and primary school (2FE) provision 2.2 ha
  - A land exchange agreement between WSCC and the developer to secure 6 ha (gross) land to create new playing field facilities in association with Imberhorne Secondary School (c.4 ha net excluding land for provision of a new vehicular access onto Imberhorne Lane).
- 5.26 It is unclear when these requirements are to be provided by within the development of any site and whether it is considered that the site would be suitable for allocation should these uses not come forward.
- 5.27 There are clear concerns over the suitability of this site in terms of ecology as set out in appendix B of the reg 18 SADPD which states:

Natural England have concerns over the high density of housing south of Felbridge. Hedgecourt SSSI is accessible from the proposed site allocations via a network of Public Rights of Way. In

line with paragraph 175 of the NPPF, Mid Sussex District Council should determine if allocations are likely to have an adverse effect (either individually or in combination) on SSSI's. The NPPF states that "if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused." We would be happy to provide further advice if requested, although this may need to be on cost recovery The LWS adjacent to the site is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to its habitats. We are unable to advise you on specific impacts as we have no details of the scale or type of proposed development consider further impacts of disturbance of the LWS and Ancient woodland arising from people and domestic pets, connectivity, light and noise pollution, appropriate buffer and cumulative impact. This site is adjacent to the Worth Way. The SHELAA should be redrawn to remove the section of LWS. The site is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to its habitats. Further consideration be given to impacts of disturbance on LWS and Ancient Woodland from people and pets, impacts on connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer. Cumulative impact with SHELAA 686 and 561.

- 5.28 It is clear that the impacts upon ecology and the SSSI have not been adequately addressed.
- 5.29 As with other sites there is potential for impact upon local heritage assets of Gullege Farm, Imberhorne Farm and Imberhorne Cottages as set out below. The harm in terms of less than strategic harm is inappropriately weighted in the assessment as a means for justification of allocation.

APPENDIX B : Gullege Farm, Imberhorne Lane

This isolated farmstead has historically had a rural setting and continues to do so today. The introduction of a substantial housing development to the north, east and south of the listed manor house would have a fundamental impact on the character of that setting and would detract from the way in which the special interest of this Grade II listed rural manor house and the of the historic farmstead is appreciated.

## NPPF: LSH, high

Imberhorne Farm and Imberhorne Cottages

In its original incarnation Imberhorne Cottages was probably constructed as a dwelling providing accommodation between London and Lewes, on Lewes Priory lands. It may have acted as the manor house to the substantial manor of Imberhorne, which was owned by the Priory. It seems likely that the building became farm cottages when the new farmhouse (Imberhorne) was constructed in the early 19th century. The currently rural setting of both buildings within the Imberhorne farmstead informs an understanding of their past function and therefore contributes positively to their special interest.

The proposed development site would engulf the farmstead to the west, north and east and would have a fundamental impact on the character of the greater part of its existing of rural setting and on views from both listed buildings. It would adversely affect the manner in which the special interest of the two listed buildings within their rural setting is appreciated, including by those passing along the PROW to the north of the farmstead.

#### NPPF: LSH, high

5.30 The potential harm to heritage is also referred to in the SA which states that:

option (e) which is not constrained by a conservation area, but would have a less than substantial harm (high) on Gullege Farm (Grade II listed) and Imberhorne Farm and Imberhorne Cottages (Grade II\* listed). As this is a large site, there is potential to still achieve the yield whilst providing necessary mitigation to lower the impact on these heritage assets.

5.31 Notwithstanding the significant constraints to delivery from this site it is notable that the delivery of 550 in 6-10 years as set out in the SADPD is particularly optimistic and would need to be revised in order to be realistic on the constraints to delivery including the requirement for provision of education on the site.

#### SA 22 Land north of Burleigh Lane, Crawley Down

5.32 No comments.

## SA 23 Land at Hanlye Lane to the east of Ardingly Road, Cuckfield

5.33 The site is within close proximity to the High Weald AONB. Previous comments made in relation to the requirements of the NPPF in relation to AONB for other allocations apply equally to this site.

#### SA 24 Land to the north of Shepherds Walk, Hassocks

5.34 The access for this site is through an adjacent parcel of land which has a ransom strip over this land. The deliverability of this site is therefore in doubt unless a right of access can be confirmed by the site owners.

## SA 25 Land west of Selsfield Road, Ardingly

5.35 This site is located within the AONB and comments made in this regard to other proposed allocations apply to this site. The SA references this impact as follows:

There is a 'Very Negative' impact against objective (9) due to its location within the High Weald AONB, however the AONB unit have concluded that there is Moderate Impact as opposed to High Impact

5.36 The conclusions of the AONB unit have not been provided as part of the evidence base and requires further scrutiny in order to assess the impact of development of this site in this regard.

#### SA 26 Land south of Hammerwood Road, Ashurst Wood

5.37 The site is within the AONB and it is considered it is inappropriate to allocate this site for development without thorough appraisal of reasonable alternatives as previously set out.

#### SA 27 Land at St. Martin Close, Handcross

5.38 No comments.

#### SA28 Land South of The Old Police House, Birchgrove Road, Horsted Keynes

5.39 No comments.

#### SA 29 Land south of St. Stephens Church, Hamsland, Horsted Keynes

5.40 The site is within the AONB and it is considered it is inappropriate to allocate this site for development without thorough appraisal of reasonable alternatives as previously set out.

#### SA 30 Land to the north Lyndon, Reeds Lane, Sayers Common

- 5.41 The sustainability of this site has been considered in the SA which sets out that the site is more than 20 minutes away from services such as GP and the School. It is therefore not considered that the development of this site would be justified in sustainability terms.
- 5.42 The site is located within the Brick Clay (Weald) Mineral Safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

## SA 31 Land to the rear Firlands, Church Road, Scaynes Hill

5.43 The site is located within the Building Stone (Cuckfield) Mineral safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

#### SA 32 Withypitts Farm, Selsfield Road, Turners Hill

- 5.44 The site is within the AONB and it is considered it is inappropriate to allocate this site for development without thorough appraisal of reasonable alternatives as previously set out.
- 5.45 The site is located within the Brick Clay (Weald) Mineral Safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

### SA 33 Ansty Cross Garage, Cuckfield Road, Ansty

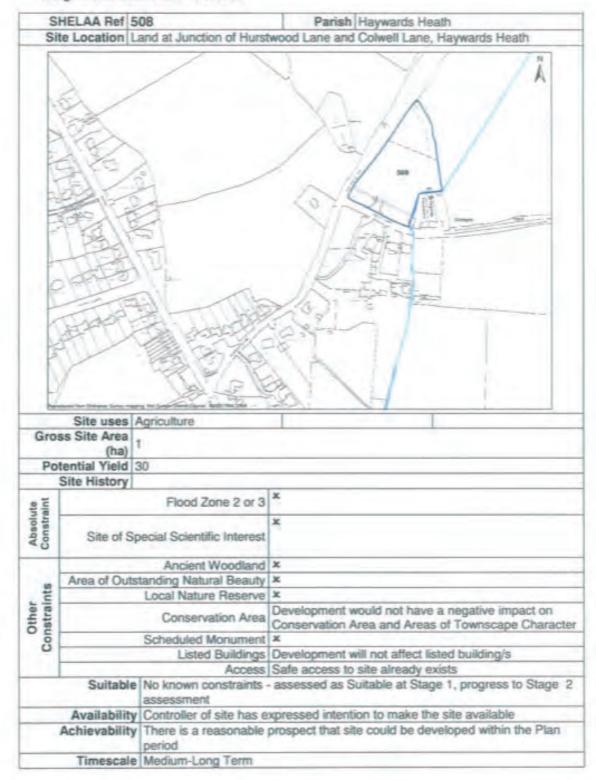
5.46 This site is not considered to be a sustainable location. A total of four separate sites were considered within Ansty with this being the only one accepted. The only difference between this and the other sites was that this scored slightly higher in the SA due to it being PDL. Whilst this is correct it is not considered that the PDL nature of this site makes it appropriate for allocation within the Sites DPD.

# 6. Conclusions

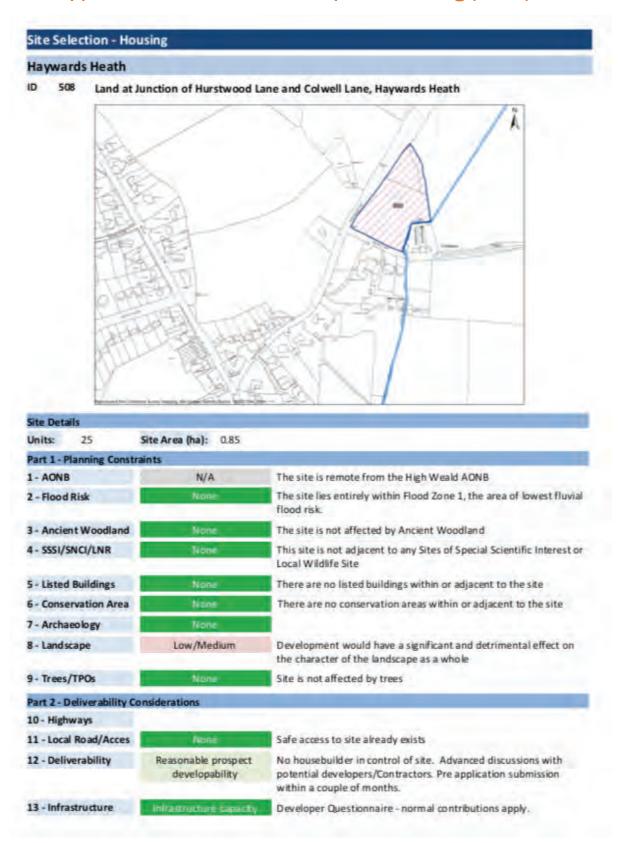
- 6.1 Detailed consideration of the sites identified for allocation within the SADPD show that there are some significant technical constraints and policy issues with many of the sites. These are matters which have been previously raised as part of regulation 18 representations and the council has done nothing to address these matters.
- 6.2 The analysis of the proposed allocations demonstrates there are some significant failings in the deliverability of the sites which requires reconsideration of the appropriateness of these allocations and selection of alternative sites.
- 6.3 The selection of sites with significant heritage constraints and also location within the AONB is not considered to be a sound approach. The assessment of reasonable alternatives is significantly lacking and requires further retesting which would logically include this site. As a result, it is not considered that the SADPD is positively prepared or justified and therefore fails the test as set out in the NPPF as a result.
- 6.4 It is clear that the adoption of the SADPD is of significance importance to Mid Sussex in demonstrating a robust and deliverable five year housing land supply. It is therefore suggested that consideration is given to the allocation of the site as set out within these representations which can deliver much needed housing in the early part of the plan period.

# 7. Appendix 1 – SHELAA Extract – February 2020

Stage 1 Site Pro-Forma - All Sites



# 8. Appendix 2 – Site Selection Paper 3: Housing (SSP3) Extract



| Part 3 - Sustainability   | Access to Services                                       |   |  |
|---|--|---|--|
| 14 - Education More than 20 Minute Walk Note:   |  | Note: facilities are likely to be provided at Hurst Farm  |  |
| 15 - Health   | More than 20 Minute Walk                                 |   |  |
| 16 - Services   | 15-20 Minute Walk  |   |  |
| 17 - Public Transport   | Poor   |   |  |
| Part 4 - Other Conside  | rations  |   |  |
| Neighbourhood Plan  |  | Minerals  |  |
| None  |  | Minerals considerations unnecessary as site does not<br>progress past detailed assessment stage.                    |  |
| Waste   |  | Environmental Health  |  |
| Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage. |  | s site Environmental health considerations unnecessary as site<br>does not progress past detailed assessment stage. |  |
| Sustainability Appraisa   | al .   | Notes   |  |
| Assessment indicates s<br>and is therefore not te   | ite is not a reasonable alternal<br>sted through the SA. | tive  |  |
| Part 5 - Conclusion   |  |   |  |
| Summary Th  | wassessment finds that the sil                           | te is not suitable for allocation.  |  |



# **Site Allocations DPD: Regulation 19 Consultation Response**

# Policy: SA23

ID: 2080

**Response Ref:** Reg19/2080/15

**Respondent:** Mr A Black

Organisation: Andrew Black consulting
On Behalf Of: Vanderbilt homes - CDR

**Category:** Promoter

Appear at Examination? ×



Mid Sussex District Council

Draft Site Allocations DPD (Regulation 19) Consultation

Representation on behalf of Vanderbilt Homes – Land South of 61 Crawley Down Road, Felbridge

September 2020

Project MSDC Draft Site Allocations DPD

ABC Reference ABC/0072/07

Local Authority Mid Sussex District Council

Client Vanderbilt Homes

Issue Final

Author Andrew Black

Date September 2020

Disclaimer: This report has been prepared for the above named client for the purpose agreed in Andrew Black Consulting's (ABC) terms of engagement. Whilst every effort has been made to ensure the accuracy and suitability of the information contained in this report, the results and recommendations presented should not be used as the basis of design, management or implementation of decisions unless the client has first discussed with ABC their suitability for these purposes and ABC has confirmed their suitability in writing to the client. ABC does not warrant, in any way whatsoever, the use of information contained in this report by parties other than the above

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## 1. Introduction

- 1.1 These representations for the Draft Site Allocations DPD (Regulation 19) Consultation (Herein referred to as the 'SADPD') are submitted by Andrew Black Consulting on behalf of Vanderbilt Homes regarding a site within their control at Crawley Down Road in Felbridge.
- 1.2 The site under the control of Vanderbilt Homes is known as Land South of 61 Crawley Down Road, Felbridge and was previously considered in the SHELAA as Available, Achievable and Deliverable.
- 1.3 It is understood that the SADPD has been produced in accordance with the Planning and Compulsory Purchase Act 2004, and other relevant regulations.
- 1.4 The NPPF states that Development Plan Documents should be prepared in accordance with the legal and procedural requirements. To be found to be 'sound', plans must be:
  - a) positively prepared
  - b) justified
  - c) effective, and
  - d) consistent with national policy.
- 1.5 It is with this in mind that these representations are made.
- 1.6 The draft SADPD has been prepared using an extensive and legally compliant evidence base including a Sustainability Appraisal, Habitat Regulations Assessment, Community Involvement Plan, Equalities Impact Assessment, and various technical reports and studies. Of particular note is the Built Up Area Boundary and Policies Map Topic Paper (TP1) produced in August 2020.
- 1.7 The Site Allocations DPD proposes to allocate 22 sites to meet this residual necessary to meet the overall agreed housing requirement for the plan period as reflected in the 'stepped trajectory' and in accordance with the District Plan.
- 1.8 These representations set out the detail of the Site and Surroundings and a response to the detailed parts of the SADPD.

# 2. Site and Surroundings

2.1 The Site is located to the South of Crawley Down Road and is in an area that has experienced significant housing growth in recent years.



Figure 1 – SHELAA Extract

2.2 The site was assessed in the most recent SHELAA (Ref 676) as Suitable, Available and Achievable in the Medium to Long Term (The full extract of the SHELAA is set out in Appendix 1). Each of the constraints within the SHELAA for are taken in turn below:

## Flood Risk

2.3 Whilst the location of the site in flood zone 2/3 is noted within the SHELAA Proforma, the extract from the Environment Agency Flood Risk Map shows this to be negligible. It is only the very southern extent of the site that is potentially within an area of flood risk. In any event, the site can clearly demonstrate the ability to provide a safe access and egress to any housing on site which can equally be located well outside of any areas prone to flooding.

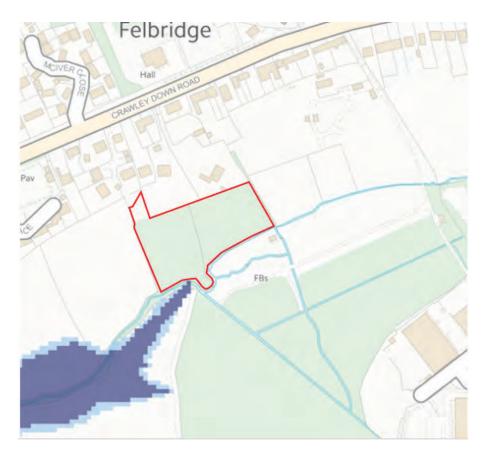
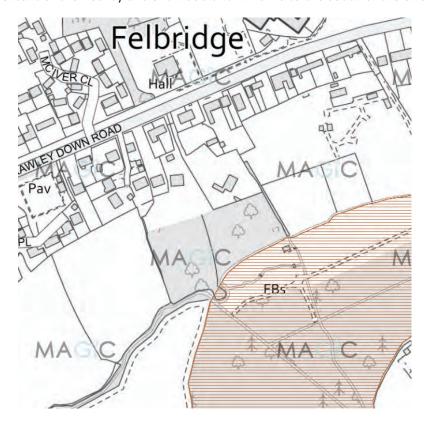


Figure 2 – Extract from Environment Agency Flood Risk Map

## **Ancient Woodland**

2.4 The SHELAA report also makes reference to proximity to Ancient Woodland. The map below shows the extent of the nearby ancient woodland which is to the south of the existing site.



2.5 It is evident that development could be incorporated on the site without any impact on the Ancient Woodland and that an adequate buffer could be provided between any proposed houses and the ancient woodland to the south.

## Site of Special Scientific Interest

2.6 The site is not within, nor in proximity to, a SSSI

#### **Area of Outstanding Natural Beauty**

2.7 The site is not within, nor in proximity to, an AONB

#### **Local Nature Reserve**

2.8 The site is not within, nor in proximity to, a Local Nature Reserve

#### **Conservation Area**

2.9 The SHELAA specifically states that development would not have a negative impact on Conservation area and /or Area of Townscape

#### Scheduled Monument

2.10 There are no scheduled monuments in proximity to the site.

#### **Listed Buildings**

2.11 The SHELAA confirms that development will not affect listed buildings.

#### **Access**

- 2.12 The SHELAA sets out that safe access to the site already exists.
- 2.13 As set out the site directly adjoins the land to the east which has the benefit of outline planning permission for residential development. This land is also in the control of Vanderbilt Homes and it is possible that access could be provided through this land into this site as indicated below:



Figure 4 – Potential Access.

2.14 If the site was assessed against the criteria for Reasonable Alternatives as set out in the Sustainability Appraisal then it would perform identically to the adjoining allocated site. Furthermore it performs better against each of the criteria than the sites at 'Land south and west of Imberhorne Upper School, Imberhorne Lane' for 550 dwellings and 'East Grinstead Police Station, College Lane' for 12 dwellings. It is therefore entirely logically that this site should be allocated for development within the Site Allocations DPD.

## **Planning History**

2.15 The site itself has been subject to a number of previous applications which are set out below:

| App Ref  | App Date | Description of Development   | Decision         |
|----------|----------|--|------------------|
| 12/02577 | Jul 2012 | Residential development comprising 7   | Refused / Appeal |
|          |          | dwellings (3 detached properties and 2 pairs of semi-detached houses) with associated garaging, new road layout and landscaping. | Withdrawn        |
| 13/02528 | Jul 2013 | Residential development comprising 5   | Refused / Appeal |
|          |          | detached dwellings with associated garaging,   | Dismissed        |
|          |          | new road layout and landscaping  |                  |
| 16/5662  | Dec 2016 | Residential development comprising 4 no.   | Refused / Appeal |
|          |          | detached dwellings.  | Dismissed.       |

- 2.16 The previous applications were refused on the basis of the site being outside of the settlement boundary and therefore any development would have been considered to be in direct conflict with the adopted District Plan at the time of determination. The outcome of these applications would clearly have been different had the sites been within the Built Up Area Boundary
- 2.17 No other issues were identified which would warrant refusal of an application if the site was within the Built Up Area Boundary as proposed within the draft SADPD.

#### **Surrounding Developments and Proposed Allocations**

- 2.18 The site located directly to the east has the benefit of an outline planning permission for the erection of 63 dwellings and new vehicular access onto Crawley Down Road required [sic] the demolition of existing buildings and structures at no's 15 and 39 Crawley Down Road (DM/17/2570)
- 2.19 The access to the site is located within Tandridge District Council which was granted under application TA/2017/1290.



Figure 5 – Approved Parameters Plan of adjoining site – Outline Planning Application

- 2.20 Reserved matters applications have been made against both of the outline applications. The reserved matters application for the access was approved by Tandridge Council in July 2020 (TA/2020/555).
- 2.21 At the time of submission of these representations, the reserved matters application for the housing within the Mid Sussex element of the site for the housing is still under determination (DM/20/1078).
- 2.22 It is therefore highly likely that the development of the land directly adjoining the site subject to these representations will come forward in the immediate short term.



Figure 6 – Reserved Matters Plan for adjoining site.

2.23 The site (yellow) is therefore directly between the allocated site SA19 for 196 dwellings to the east (pink) and the site subject to approval for 63 dwellings (blue).

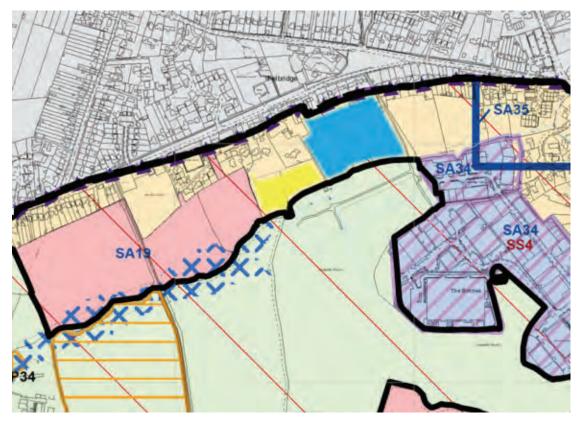


Figure 7 – Map of proposed allocation SA19, BUAB, Consented Land and Proposed Site

2.24

allocations within the SADPD.

Overall, it is considered that the immediate context of this site makes it highly appropriate for

# 3. Built up Area Boundary Review

- 3.1 In addition to the allocation of sites for development the SADPD seeks to make changes to the existing Built Up Area Boundary (BUAB) as established under the District Plan Process. The Built Up Area Boundary and Policies Map Topic Paper (TP1) produced in August 2020 forms a vital part of the evidence base for the SADPD.
- 3.2 Paragraph 2.4 of TP1 sets out that the purpose of the review as part of the SADPD is to:
  - Assess areas that have been built since the last review, which logically could be included within the BUA.
  - Assess areas that have planning permission which have not yet commenced/completed, which logically could be included within the BUA.
- 3.3 TP1 goes on to set out the criteria for consideration of changes to the boundary.
- 3.4 Within the adopted District Plan proposals map, the site is outside of the Built Up Area Boundary as illustrated in the extract below:



Figure 8 – Existing District Plan Proposals Map

3.5 Within the draft SADPD, it is proposed that the site, and all adjoining land will be now set within the BUAB as highlighted below.

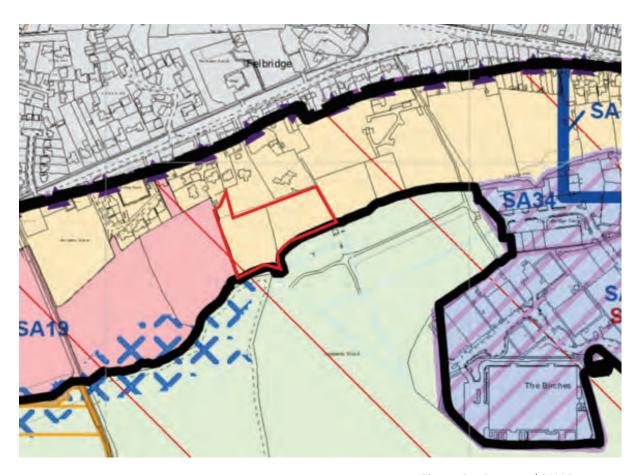


Figure 9 – Proposed BUAB

3.6 The principle of including this site within the BUAB is logical and supported. However, for reasons as set out in subsequent sections of these representations, it is considered that it would be appropriate for the site to be allocated for development.

# 4. Housing Site Allocation Process

- 4.1 The District Plan 2014-2031 sets out the housing requirement for the district for the plan period of 16,390 dwellings. This meets the Objectively Assessed Need (OAN) for the district of 14,892 dwellings in full and makes provision for the agreed quantum of unmet housing need for the Northern West Sussex Housing Market Area, to be addressed within Mid Sussex, of 1,498 dwellings.
- 4.2 The District Plan 2014-2031 established a 'stepped' trajectory for housing delivery with an average of 876 dwellings per annum (dpa) between 2014/15 and 2023/24 and thereafter an average of 1,090 dpa between 2024/25 and 2030/31. This represents a significant increase in housing supply compared with historical rates within the district.
- 4.3 The latest data on completions from MSDC was published in *MSDC Housing Land Supply Position Statement* was published in August 2020 (Document H1) and shows a significant shortfall in delivery against the housing requirement since the start of the plan:

| Category  | Number of<br>Dwellings                               |        |
|---|--|--------|
| Housing Requirement for the full plan period (April 2014 to March 2031) |  | 16,390 |
| Housing Completions (Apr  | il 2014 to March 2020)                               | 4,917  |
| Completions 2014/15   |  | 630    |
| Completions 2015/16   |  | 868    |
| Completions 2016/17   | 912  |        |
| Completions 2017/18   |  | 843    |
| Completions 2018/19   |  | 661    |
| Completions 2019/20   | 1003   |        |
| Housing Supply<br>(April 2014 to March 2031)                            | Commitments<br>(including District Plan Allocations) | 9,689  |
| ,   | Site Allocations DPD - Allocations                   | 1,764  |
|   | Windfalls  | 504    |
| Total Supply (at 1 April 2019)  |  | 16,874 |

Figure 10 – Extract from MSDC Housing Land Supply Position Statement

- 4.4 The Housing Delivery Test was introduced in the July 2018 update to the NPPF. The Housing Delivery Test is an annual measurement of housing delivery for each local authority and the first results were published in February 2019 by the Ministry of Housing, Communities and Local Government (MHCLG). Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous 3 years then it is required to prepare an action plan. Where delivery has fallen below 85% of the housing requirement a 20% buffer should be added to the five year supply of deliverable sites.
- 4.5 The result for Mid Sussex produced in February 2020 was 95%. This result is based on monitoring years 2016-17, 2017-18 and 2018-19. Mid Sussex is therefore not required to add 20% buffer for significant under delivery, or prepare an Action Plan. However, it is clear that under current performance the council will struggle when the housing target steps up to 1,090 in 2024.
- 4.6 Para 4.10 of the previous MSDC Housing Land Supply Position Statement (2019) sets out the five year supply requirement for the district as follows:

| Annual Requirement As set out in District Plan | 876 x 5 years =                             | 4,380 |
|--|---|-------|
| Shortfall spread over remaining plan period    | 466 divided by 12 remaining years x 5 years | 194   |
| Total  |   | 4,574 |
| Buffer (see paras 2.4,4.9 above)               | 10%   | 457   |
| Total five year supply requirement             |   | 5,032 |

Figure 11 – Total Five Year Housing Requirement taken from MSDC Housing Land Supply
Position Statement

- 4.7 MSDC is seeking to confirm the five year housing land supply under the terms of paragraph 74 of the NPPF through submission of the annual position statement to the secretary of state. Paragraph 74 of the framework states:
  - A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:
  - a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
  - b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.
- 4.8 The report on the Annual Position Statement was issues by the Planning Inspectorate on 13 January 2020. It was confirmed that as the council did not have a recently adopted plan in conformity with the definition of the NPPF then the correct process had not been followed and the inspector was unable to confirm that the council had a five year housing land supply.
- 4.9 It is therefore clear that the council does not currently have a five year housing land supply and the demonstration of sufficiently deliverable sites within the SADPD is of critical importance for MSDC.

#### **Deliverability of Sites**

4.10 Any sites that have been included in the final Sites DPD will need to pass the tests of deliverability as set out in the NPPF. This is defined within the glossary of the framework as follows:

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 4.11 The Planning Practice Guidance provides a further explanation on how the deliverability of sites should be considered:

A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

The existence of planning permission can be a good indication of the availability of sites. Sites meeting the definition of deliverable should be considered available unless evidence indicates otherwise. Sites without permission can be considered available within the first five years, further guidance to this is contained in the 5 year housing land supply guidance. Consideration can also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

Paragraph: 019 Reference ID: 3-019-20190722

Revision date: 22 07 2019

4.12 It is with this in mind that the proposed sites within the Sites DPD are scrutinised within subsequent sections of this document. It is considered that many of the proposed sites do not fully accord with the definition of delivery and consideration of alternative sites is required.

#### **Area of Outstanding Natural Beauty**

4.13 A significant number of the proposed sites are located within, or close to, the High Weald AONB. Paragraph 172 sets out the significant protection which should be afforded to the AONB in planning terms and states that:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife

and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
- 4.14 It is part b of paragraph 172 that is of particular importance in this instance. It is not considered that MSDC has considered sites outside of the AONB should be used to meet the identified residual housing requirement. It would appear that sites have been selected because of their conformity to the spatial strategy and hierarchy without the proper application of the 'great weight' required to protect the AONB.
- 4.15 The approach of allocating sites within the AONB as opposed to 'outside the designated area' should have been tested through a robust analysis of reasonable alternatives within the Sustainability Appraisal. The failure to do this adequately is a matter of soundness and it is considered that the Sites DPD fails the tests within the NPPF on this basis alone.

#### **Historic Environment**

4.16 Several of the allocations within the DPD are in close proximity to heritage assets. Paragraph 193 of the framework sets out the approach to heritage assets as follows:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 4.17 In many instances the council themselves suggest that the development of housing on the sites is likely to have 'less than significant harm' on the heritage assets in question. Paragraph 196 of the framework sets out the approach which should be taken in this instance:
  - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable
- 4.18 It is not considered that the harm caused to heritage assets has been adequately assessed within the Sustainability Appraisal for many of the proposed sites and further consideration is required of the sites in this regard. This would include assessing sites which would not have an impact on heritage assets through a robust application of reasonable alternatives within the Sustainability Appraisal.

# 5. Sustainability Appraisal

- 5.1 The SADPD is accompanied by a Sustainability Appraisal (SA) report which is a legal requirement derived from the Planning and Compulsory Purchase Act 2004 (Section 19). Section 39 of the Act requires documents such as the SADPD to be prepared with a view to contributing to the achievement of sustainable development.
- 5.2 The requirement for Strategic Environmental Assessment, in addition to the SA, is set out in the European Directive 2001/42/EC adopted into UK law as the "Environmental Assessment of Plans or Programmes Regulations 2004".
- 5.3 In line with best practice the SEA has been incorporated into the SA of the SADPD.
- 5.4 The planning practice guidance sets out detailed consideration as to how any sustainability should assess alternatives and identify likely significant effects:

The sustainability appraisal needs to consider and compare all reasonable alternatives as the plan evolves, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the plan were not to be adopted. In doing so it is important to:

- outline the reasons the alternatives were selected, and identify, describe and evaluate
  their likely significant effects on environmental, economic and social factors using the
  evidence base (employing the same level of detail for each alternative option). Criteria
  for determining the likely significance of effects on the environment are set out
  in schedule 1 to the Environmental Assessment of Plans and Programmes Regulations
  2004;
- as part of this, identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them;
- provide conclusions on the reasons the rejected options are not being taken forward and the reasons for selecting the preferred approach in light of the alternatives.

Any assumptions used in assessing the significance of the effects of the plan will need to be documented. Reasonable alternatives are the different realistic options considered by the planmaker in developing the policies in the plan. They need to be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.

The development and appraisal of proposals in plans needs to be an iterative process, with the proposals being revised to take account of the appraisal findings.

Paragraph: 018 Reference ID: 11-018-20140306

Revision date: 06 03 2014

5.5 In response to this guidance and requirement, paragraph 6.16 of the Sustainability Appraisal states that:

The Site Selection Paper 2 (paras 6.2 - 6.3) also recognises that, in order to meet the District Plan strategy, conclusions will be compared on a settlement-by-settlement basis with the most suitable sites at each settlement chosen in order to meet the residual needs of that settlement. This may result in some sites being chosen for allocation which have higher negative impact across all the objectives because this will be on the basis that the aim is to distribute allocations according to the District Plan strategy in the first instance; as opposed to simply selecting only

the most sustainable sites in the district (as this may not accord with the spatial strategy and would lead to an unequal distribution of sites across settlements). 20 sites that perform well individually and on a settlement basis, the residual housing need of 1,507 would be met with a small over-supply of 112 units.

- 5.6 Paragraph 6.45 recognises that this small over-supply may not be a sufficient buffer should sites fall out of the allocations process between now and adoption (for example, due to delivery issues, reduction in yield, or any other reasons identified during consultation or the evidence base).
- 5.7 The SA therefore considers reasonable alternatives of option A, B and C as follows:

Option A – 20 'Constant Sites' – 1,619 dwellings

Option B – 20 'Constant Sites' + Folders Lane, Burgess Hill (x3 sites) – 1,962 dwellings.

Option C – 20 'Constant Sites' + Haywards Heath Golf Court – 2,249 dwellings

**5.8** Paragraph 6.52 of the SA concludes that:

Following the assessment of all reasonable alternative options for site selection, the preferred option is option B. Although option A would meet residual housing need, option B proposes a sufficient buffer to allow for non-delivery, therefore provides more certainty that the housing need could be met. Whilst option C also proposes a sufficient buffer, it is at the expense of negative impacts arising on environmental objectives. The level of development within option C is approximately 50% above the residual housing need, the positives of delivering an excess of this amount within the Site Allocations DPD is outweighed by the negative environmental impacts associated with it.

- 5.9 It is not considered that this assessment of Option A, B and C is a sufficient enough assessment of reasonable alternatives as required by guidance and legislation. All of the options contain the '20 Constant Sites' with no derivation of alternative options such as those which seek to divert housing growth away from the AONB or designated heritage assets.
- 5.10 It is apparent that other sites other than the 20 Constant Sites will need to be assessed if the council is to adequately demonstrate that reasonable alternatives have been considered as required.

# 6. Assessment of Proposed Sites.

6.1 This section analyses each of the proposed allocations against the tests of deliverability as set out in the NPPF and the potential shortcomings of several of the sites which require significant consideration. The findings of *Appendix B: Housing Site Proformas* of the *Site Selection Paper* 3 (Appendix B) and the conclusions of the Sustainability Appraisal (SA) are considered in detail.

#### SA 12 Land South of 96 Folders Lane, Burgess Hill

- Appendix B of the reg 18 SADPD set out that this site has moderate landscape sensitivity and moderate landscape value. This site could be visible from the South Downs National Park. The SA states that an LVIA is required to determine any impact on the national park. Given the weight that the NPPF requires to be placed on the protection of the national park, any impact must be measured prior to allocation. If it is deemed that mitigation would not minimise the harm caused, then the proposed allocation must fall away.
- Appendix B of the reg 18 SADPD also set out that a TPO area lines the norther border and potential access route. It should be noted that an application was submitted in 2019 for the *erection of 43 dwellings and associated works* (DM/19/0276) but was withdrawn in September 2019 due to concerns over highways. The deliverability of this site is therefore not considered to be in accordance with the guidance set out in the framework.
- 6.4 Finally, whilst the priority for sites higher in the settlement hierarchy is acknowledged, this is site is very remote from the services offered by Burgess Hill. This is highlighted within the sustainability appraisal for the site which states that it is more than a 20 minute walk from the site to schools, GP and shops.

#### SA 13 Land East of Keymer Road and South of Folders Lane, Burgess Hill.

- As with SA12, this site is in close proximity to the national park and the conclusions as set out above apply equally to this site.
- 6.6 The SA sets out that this is the only site within Burgess Hill to have any impact on listed buildings where it is stated that development of this site would cause *less than substantial harm (medium) on High Chimneys (Grade II listed)*. This is not mentioned within appendix B and this therefore calls into question the consistency of assessment of the sites in this regard.
- 6.7 Given that site SA12 and SA13 are in close proximity to one another it is notable that the cumulative impact of the development of both of these sites has not been assessed for a number of 'in-combination' impacts such as highways and landscape impact.

#### SA 14 Land to the south of Selby Close, Hammonds Ridge, Burgess Hill

- There is a TPO at the front of this site which is potentially why access is proposed through the CALA Homes site (DM/17/0205). No evidence is submitted to suggest that this form of access is agreed or available. The section relating to Highways and Access within the SADPD simply states that this access will need to be investigated further.
- 6.9 The SA and appendix B both point towards the Southern Water Infrastructure which crosses the site. The wording in the DPD recommends that the layout of the development is considered to ensure future access for maintenance and/or improvement work, unless diversion of the sewer is possible. Given that the site is only 0.16ha it is therefore questionable whether there would be adequate space to develop the site for housing and provide accommodation for the sewage infrastructure crossing the site. The deliverability of this site has therefore not been adequately demonstrated.

6.10 As with SA12 and SA13 there are questions of the sustainability of the site given that the SA notes that it is more than a 20 minute walk to the school and GP.

#### SA 15 Land South of Southway, Burgess Hill

- 6.11 The SADPD describes the site as overgrown and inaccessible land designated as a Local Green Space in the Burgess Hill Neighbourhood Plan. It is unclear whether this site was ever previously in use a playing pitches and whether re-provision of this space would be required under Sport England policies.
- 6.12 Appendix B of the reg 18 SADPD points towards issues with relocation of existing parking on the site and states that:
  - Private parking areas would need to be removed to provide a suitable access point with sufficient visibility. The parking spaces are visitor spaces over which the owners/developers of the subject land have rights to access it to serve new development onto Linnet Lane. Accordingly, a new access into the site can be provided any new development would include two visitor spaces as close as reasonably possible to the existing visitor spaces.
- 6.13 It is clear that there are substantial issues with deliverability and availability of this site given these constraints and the site should be deleted as a proposed allocation until this can be adequately demonstrated.

#### SA 16 St. Wilfrids Catholic Primary School, School Close, Burgess Hill

- 6.14 The SADPD sets out that the satisfactory relocation of St Wilfrid's Primary School to St Paul's Catholic College site is required before development can commence on the school part of the site. There is also a requirement to re-provide the emergency services accommodation in a new emergency service centre either on this site or elsewhere in the town.
- 6.15 Given that the allocation is for 300 dwellings and requires this relocation first, it is considered that there is insufficient evidence to justify delivery of development of this site in the 6-10 year time period as set out.

#### SA 17 Woodfield House, Isaacs Lane, Burgess Hill

6.16 The SADPD sets out some significant landscape features on site which require retention and it is stated that:

There is a group Tree Preservation Order in the southern and western areas of the site. High quality substantial new planting of native trees is required, should these be lost to provide access from Isaac's Lane. All other TPO trees on the site are to be retained.

Retain and enhance important landscape features, mature trees, hedgerows and the pond at the south of the site and incorporate these into the landscape structure and Green Infrastructure proposals for the development. Open space is to be provided as an integral part of this landscape structure and should be prominent and accessible within the scheme.

- 6.17 Given that the site is only 1.4 hectares in size it is questionable whether there is adequate space on the site for 30 dwellings after retention of these landscape features.
- 6.18 It is clear from the Sites DPD that access to site is envisaged to be from the Northern Arc where it is stated that:

Integrated access with the Northern Arc Development is strongly preferred, the details of which will need to be investigated further.

6.19 This is also set out in appendix B of the reg 18 SADPD where it is stated that:

Entrance drive to house. Access on bend with limited visibility. 50 mph road. Would involve removal of trees that are subject to TPO. Objection for tree officer. However, future access is anticipated to be provided via the Northern Arc. Whilst the specific details of this remain uncertain on the basis that the enabling development is still at an early stage, it is considered that the identified constraints will no longer apply.

6.20 Given the uncertainty of the deliverability of the land immediately adjoining the site as part of the Northern Arc it is considered that the deliverability of this site is not clear enough to justify allocation within the sites DPD. The uncertainty of this deliverability also has an implication of the sustainability of the site and proximity to adequate services. This is highlighted within the SA where is stated that:

The impact of option (h) on these objectives (Health/Retail/Education) is uncertain; currently the site is a long distance from local services, however, this will change once the Northern Arc is huilt out

6.21 Overall it is not considered that this site is suitable for allocation and should be removed from the Sites DPD

#### SA 18 East Grinstead Police Station, College Lane, East Grinstead

6.22 We have no comments to make in relation to this allocation.

#### SA 19 Land south of Crawley Down Road, Felbridge

- 6.23 As set out, this allocation is directly to the west of the land under the control of Vanderbilt Homes which is also adjoined to the east by land with the benefit of planning permission for 63 dwellings.
- 6.24 Given that the entire area will be included within the revised Built Up Area Boundary, then it is considered logical that the adjoining sites are also identified for allocation within the SADPD.

# SA 20 Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead

- 6.25 There is a requirement in the SADPD for this site to provide a detailed phasing plan with agreement from key stakeholders to secure:
  - Land for early years and primary school (2FE) provision 2.2 ha
  - A land exchange agreement between WSCC and the developer to secure 6 ha (gross) land to create new playing field facilities in association with Imberhorne Secondary School (c.4 ha net excluding land for provision of a new vehicular access onto Imberhorne Lane).
- 6.26 It is unclear when these requirements are to be provided by within the development of any site and whether it is considered that the site would be suitable for allocation should these uses not come forward.
- 6.27 There are clear concerns over the suitability of this site in terms of ecology as set out in appendix B of the reg 18 SADPD which states:
  - Natural England have concerns over the high density of housing south of Felbridge. Hedgecourt SSSI is accessible from the proposed site allocations via a network of Public Rights of Way. In

line with paragraph 175 of the NPPF, Mid Sussex District Council should determine if allocations are likely to have an adverse effect (either individually or in combination) on SSSI's. The NPPF states that "if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused." We would be happy to provide further advice if requested, although this may need to be on cost recovery The LWS adjacent to the site is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to its habitats. We are unable to advise you on specific impacts as we have no details of the scale or type of proposed development consider further impacts of disturbance of the LWS and Ancient woodland arising from people and domestic pets, connectivity, light and noise pollution, appropriate buffer and cumulative impact. This site is adjacent to the Worth Way. The SHELAA should be redrawn to remove the section of LWS. The site is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to its habitats. Further consideration be given to impacts of disturbance on LWS and Ancient Woodland from people and pets, impacts on connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer. Cumulative impact with SHELAA 686 and 561.

- 6.28 It is clear that the impacts upon ecology and the SSSI have not been adequately addressed.
- 6.29 As with other sites there is potential for impact upon local heritage assets of Gullege Farm, Imberhorne Farm and Imberhorne Cottages as set out below. The harm in terms of less than strategic harm is inappropriately weighted in the assessment as a means for justification of allocation.

APPENDIX B : Gullege Farm, Imberhorne Lane

This isolated farmstead has historically had a rural setting and continues to do so today. The introduction of a substantial housing development to the north, east and south of the listed manor house would have a fundamental impact on the character of that setting and would detract from the way in which the special interest of this Grade II listed rural manor house and the of the historic farmstead is appreciated.

#### NPPF: LSH, high

Imberhorne Farm and Imberhorne Cottages

In its original incarnation Imberhorne Cottages was probably constructed as a dwelling providing accommodation between London and Lewes, on Lewes Priory lands. It may have acted as the manor house to the substantial manor of Imberhorne, which was owned by the Priory. It seems likely that the building became farm cottages when the new farmhouse (Imberhorne) was constructed in the early 19th century. The currently rural setting of both buildings within the Imberhorne farmstead informs an understanding of their past function and therefore contributes positively to their special interest.

The proposed development site would engulf the farmstead to the west, north and east and would have a fundamental impact on the character of the greater part of its existing of rural setting and on views from both listed buildings. It would adversely affect the manner in which the special interest of the two listed buildings within their rural setting is appreciated, including by those passing along the PROW to the north of the farmstead.

#### NPPF: LSH, high

6.30 The potential harm to heritage is also referred to in the SA which states that:

- option (e) which is not constrained by a conservation area, but would have a less than substantial harm (high) on Gullege Farm (Grade II listed) and Imberhorne Farm and Imberhorne Cottages (Grade II\* listed). As this is a large site, there is potential to still achieve the yield whilst providing necessary mitigation to lower the impact on these heritage assets.
- 6.31 Notwithstanding the significant constraints to delivery from this site it is notable that the delivery of 550 in 6-10 years as set out in the SADPD is particularly optimistic and would need to be revised in order to be realistic on the constraints to delivery including the requirement for provision of education on the site.

#### SA 21 Rogers Farm, Fox Hill, Haywards Heath

- 6.32 This site is also significantly constrained by the presence of heritage assets. This is referenced in the SA which states that:
  - Site option (b) is constrained in terms of impact upon a listed building; it would have a less than substantial harm (medium) on Cleavewater (Grade II listed) and The Old Cottage (Grade II listed).
- 6.33 Appendix B also references these heritage assets together with an assessment of the likely impact as follows:
  - Cleavewaters, Fox Hill there would be a fundamental impact not only on views from the building and associated farmstead but on the context and manner in which the farmhouse and farmstead are appreciated by those travelling along the road which runs between the farmstead and the site. **NPPF: LSH, MID**
  - Olde Cottage, there would be some potential impact on views from the Cottage and its garden setting. The belt of woodland between the asset and the site is relatively narrow and development on the site is likely to be visible, particularly in winter. There would also be an impact on the setting in which the Cottage is appreciated by those approaching along the access drive from Ditchling Road. NPPF: LSH, MID
- 6.34 The impact on heritage assets and character of the area has been assessed in an appeal decision on the site (APP/D3830/W/17/3187318) issued in January 2019 following an application for up to 37 dwellings on the site (DM/16/3998).
  - 15 The combination of the buffer and local topography would mean that any development would be clearly visible on the approach down Lunce's Hill and perceived as a separate and distinct residential development. I am not persuaded that it would be seen within the context of an urban fringe setting as the appellant suggests. On the contrary it would be a harmful encroachment into the countryside and the rural character of the approach into the settlement would be irrevocably changed and harmed through the loss of this open land.
  - 16 Overall, the proposal would result in an unacceptable suburbanisation of the appeal site that would fundamentally change the character and appearance of the rural setting of the settlement. The effects would also be exacerbated somewhat by the loss of part of the existing mature hedgerow for the access. Proposed mitigation, in the form of additional landscaping would restrict the visibility of the proposal from a number of viewpoints. However, it would take a substantial amount of time to mature and be dependent on a number of factors to be successful. Moreover, I am not persuaded that it would fully mitigate the visual impacts.

- 17 For these reasons, the proposal would not be a suitable site for housing in terms of location and would cause significant harm to the character and appearance of the area. It would therefore conflict with Policy C1 of the LP and Policies E5 and E9 of the HHNP. In addition to the requirements set out above, these policies also require new development to be permitted where it would protect, reinforce and not unduly erode the landscape character of the area. There would also be some conflict with Policies DP10 and DP24 which, seek to protect the countryside in recognition of its intrinsic character and beauty and promote well located and designed development.
- 6.35 Overall it is not considered that the site represents a logical, justified or deliverable site and should not be considered for allocation within the Sites DPD.

#### SA 22 Land north of Burleigh Lane, Crawley Down

6.36 No comments.

#### SA 23 Land at Hanlye Lane to the east of Ardingly Road, Cuckfield

6.37 The site is within close proximity to the High Weald AONB. Previous comments made in relation to the requirements of the NPPF in relation to AONB for other allocations apply equally to this site.

#### SA 24 Land to the north of Shepherds Walk, Hassocks

6.38 The access for this site is through an adjacent parcel of land which has a ransom strip over this land. The deliverability of this site is therefore in doubt unless a right of access can be confirmed by the site owners.

#### SA 25 Land west of Selsfield Road, Ardingly

6.39 This site is located within the AONB and comments made in this regard to other proposed allocations apply to this site. The SA references this impact as follows:

There is a 'Very Negative' impact against objective (9) due to its location within the High Weald AONB, however the AONB unit have concluded that there is Moderate Impact as opposed to High Impact

6.40 The conclusions of the AONB unit have not been provided as part of the evidence base and requires further scrutiny in order to assess the impact of development of this site in this regard.

#### SA 26 Land south of Hammerwood Road, Ashurst Wood

6.41 The site is within the AONB and it is considered it is inappropriate to allocate this site for development without thorough appraisal of reasonable alternatives as previously set out.

#### SA 27 Land at St. Martin Close, Handcross

6.42 No comments.

#### SA28 Land South of The Old Police House, Birchgrove Road, Horsted Keynes

6.43 No comments.

#### SA 29 Land south of St. Stephens Church, Hamsland, Horsted Keynes

6.44 The site is within the AONB and it is considered it is inappropriate to allocate this site for development without thorough appraisal of reasonable alternatives as previously set out.

#### SA 30 Land to the north Lyndon, Reeds Lane, Sayers Common

- The sustainability of this site has been considered in the SA which sets out that the site is more than 20 minutes away from services such as GP and the School. It is therefore not considered that the development of this site would be justified in sustainability terms.
- 6.46 The site is located within the Brick Clay (Weald) Mineral Safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

### SA 31 Land to the rear Firlands, Church Road, Scaynes Hill

6.47 The site is located within the Building Stone (Cuckfield) Mineral safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

#### SA 32 Withypitts Farm, Selsfield Road, Turners Hill

- 6.48 The site is within the AONB and it is considered it is inappropriate to allocate this site for development without thorough appraisal of reasonable alternatives as previously set out.
- **6.49** The site is located within the Brick Clay (Weald) Mineral Safeguarding Area. No further evidence has been provided which demonstrates that the site is required for further mineral extraction.

#### SA 33 Ansty Cross Garage, Cuckfield Road, Ansty

6.50 This site is not considered to be a sustainable location. A total of four separate sites were considered within Ansty with this being the only one accepted. The only difference between this and the other sites was that this scored slightly higher in the SA due to it being PDL. Whilst this is correct it is not considered that the PDL nature of this site makes it appropriate for allocation within the Sites DPD.

## 7. Conclusions

- 7.1 Overall, the principle of extending the Built Up Area Boundary to the south of Crawley Down Road to include the site within the control of Vanderbilt Homes is logical and supported.
- 7.2 The site has been identified within the SHELAA as being Suitable, Available and Achievable. However, given that the site is adjoined on one side by an allocated site and on another side by a site with the benefit of planning permission, it is considered that it would be entirely appropriate for the site to be allocated for development.
- 7.3 Detailed consideration of the sites identified for allocation within the SADPD show that there are some significant technical constraints and policy issues with many of the sites. These are matters which have been previously raised as part of regulation 18 representations and the council has done nothing to address these matters.
- 7.4 The analysis of the proposed allocations demonstrates there are some significant failings in the deliverability of the sites which requires reconsideration of the appropriateness of these allocations and selection of alternative sites.
- 7.5 The selection of sites with significant heritage constraints and also location within the AONB is not considered to be a sound approach. The assessment of reasonable alternatives is significantly lacking and requires further retesting which would logically include this site. As a result, it is not considered that the SADPD is positively prepared or justified and therefore fails the test as set out in the NPPF as a result.
- 7.6 It is clear that the adoption of the SADPD is of significance importance to Mid Sussex in demonstrating a robust and deliverable five year housing land supply. It is therefore suggested that consideration is given to the allocation of the site as set out within these representations which can deliver much needed housing in the early part of the plan period.

# 8. Appendix 1 – SHELAA Extract – February 2020

Stage 1 Site Pro-Forma - All Sites SHELAA Ref 676 Parish East Grinstead Site Location Land south of 61 Crawley Down Road, Felbridge Site uses Dwellings Gross Site Area (ha) Potential Yield 6 Site History Planning Application - Refused Flood Zone 2 or 3 Absolute Constraint Site of Special Scientific Interest Ancient Woodland ✓ Other Constraints Area of Outstanding Natural Beauty \* Local Nature Reserve X Development would not have a negative impact on Conservation Area Conservation area and/or Area of Townscape Character Scheduled Monument \* Listed Buildings Development will not affect listed building/s Access Safe access to site already exists Suitable Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment Availability Recent relevant planning history shows the site is considered available Achievability There is a reasonable prospect that site could be developed within the Plan period Timescale Medium-Long Term

MSDC – Draft Site Allocations DPD (Regulation 19) Consultation Representation on behalf of Vanderbilt Homes – Land South of 61 Crawley Down Road, Felbridge