

Planning Inspectorate Ref: 6002030

Mid Sussex District Council Ref: DM/23/2866

Land East of Ansty, Cuckfield Bypass

Landscape and Visual Proof of Evidence
Volume 2: Plans and Appendices

Prepared by Mrs. Clare Brockhurst FLI, BSc (Hons), Dip LA

on behalf of

Fairfax Acquisitions Limited and The Norris Family

R003_2519 Appellant's landscape and visual proof of evidence 050526



Contents

Appendices

Appendix LP1: Zone of Theoretical Visibility mapping – site wide

Appendix LP2: ZTV mapping for development parcels

Appendix LP3: Urban Design – technical note

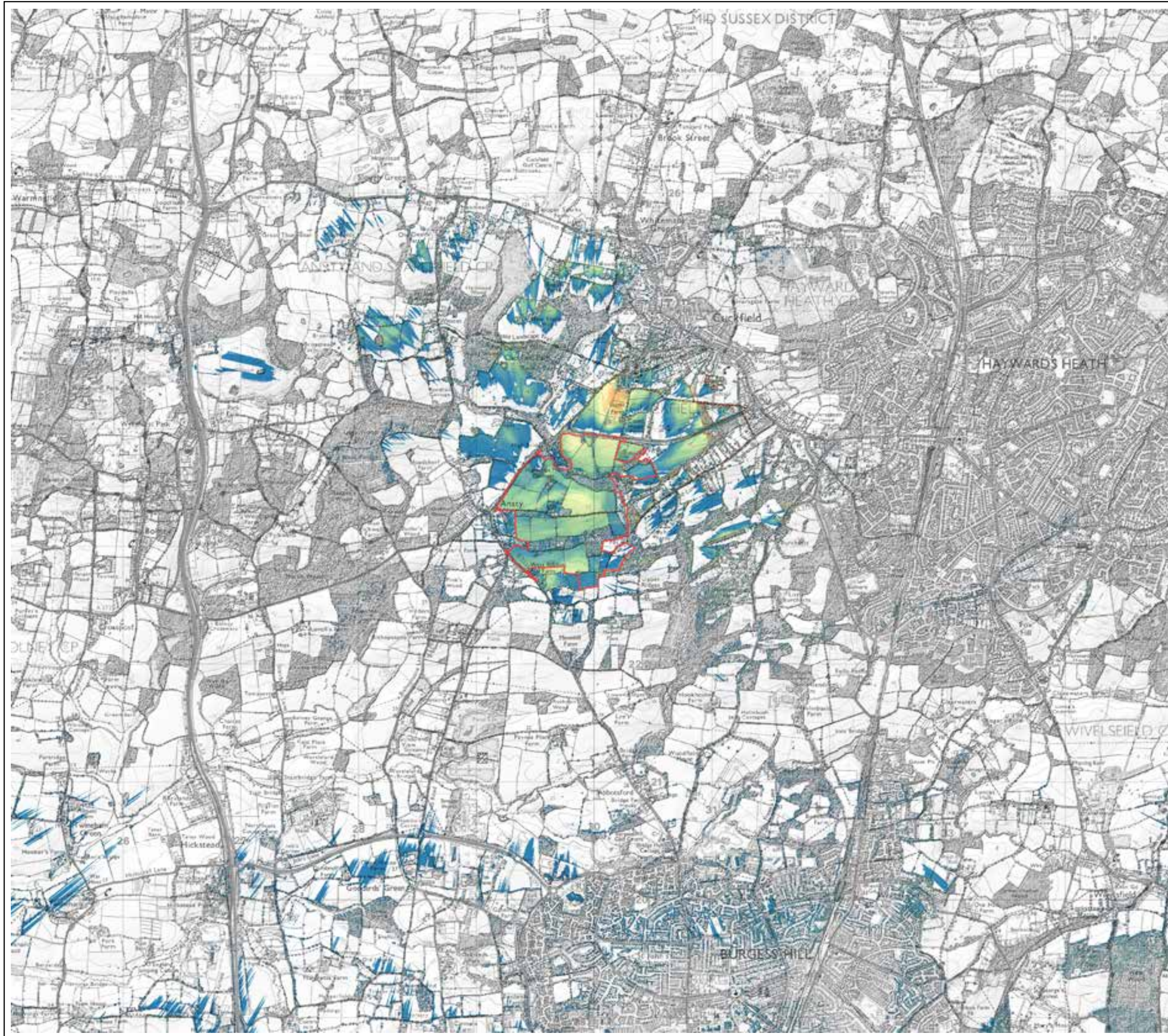
Appendix LP4: Mid Sussex representation to extend AONB boundary


Appendix LP5: Article regarding Cambourne

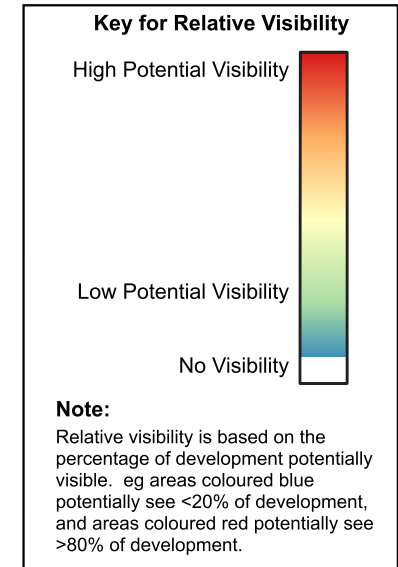
The contents of this report are valid at the time of writing. Leyton Place shall not be liable for any use of the report other than for the purposes for which it was produced. Owing to the dynamic nature of landscape resources, if more than 12 months have elapsed since the date of the report, further advice must be taken before you rely on the contents of the report. Notwithstanding any provision of the Leyton Place Limited terms and conditions, Leyton Place Ltd shall not be liable for any losses (howsoever incurred) arising incurred as a result of reliance by the client or any third party on the report more than 12 months after the date of the report.

Copyright © 2026 Leyton Place Ltd. All rights reserved.

Appendix LP1: Zone of Theoretical Visibility mapping – site wide



 Application Site Boundary



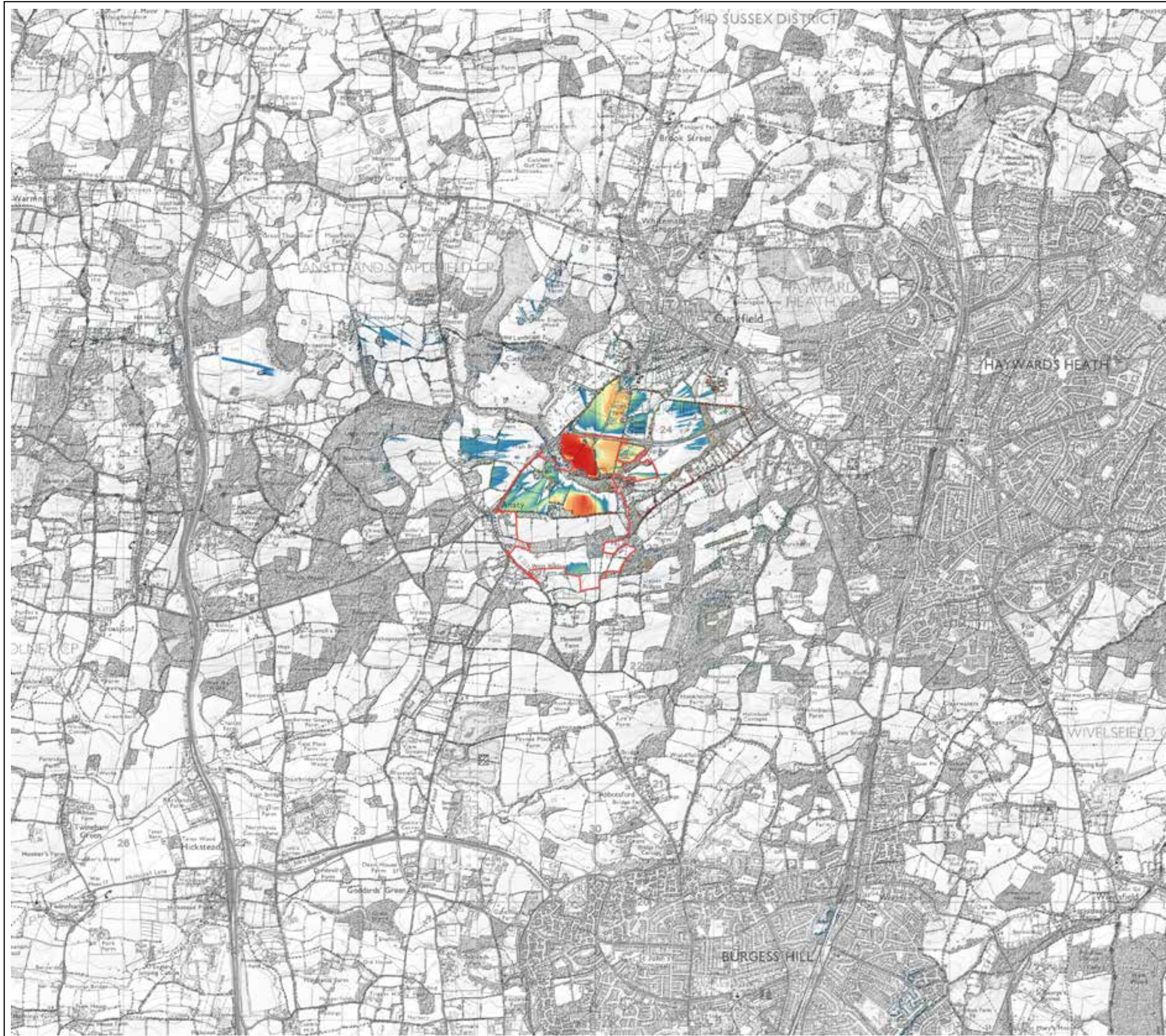
Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.




Project Details	Ansty
Title	ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/02
Date	April 2026
Checked	AP


Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673


Appendix LP2: ZTV mapping for development parcels




 Application Site Boundary

Key for Relative Visibility

High Potential Visibility 

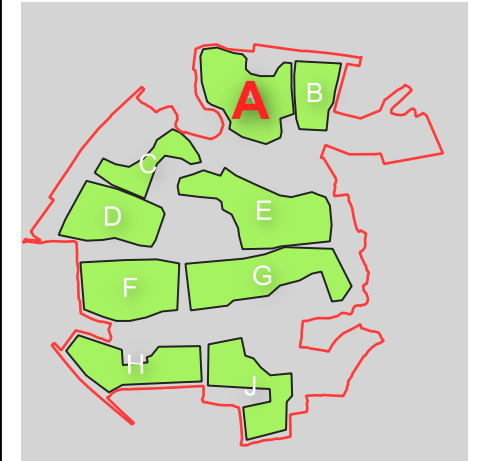
Low Potential Visibility 

No Visibility 

Note:
Relative visibility is based on the percentage of development potentially visible. eg areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development.

Note:
This ZTV mapping is based on the layout shown on the Updated Concept Masterplan and maximum height parameters for the development as recorded on the updated Heights Parameter Plan.


Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor). The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.




Project Details	ZTV mapping of Concept Masterplan 1 of 9
Title	Area A - ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/03
Date	April 2026
Checked	AP


Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673




 Application Site Boundary

Key for Relative Visibility

High Potential Visibility 

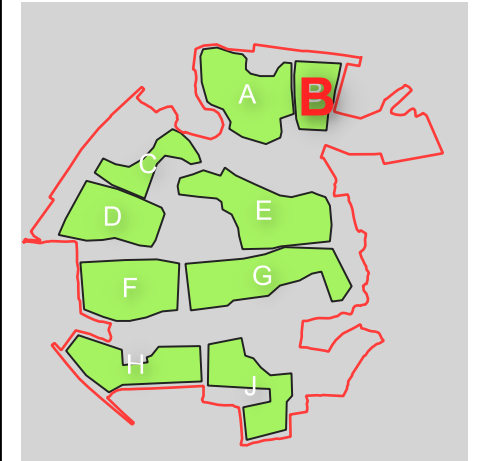
Low Potential Visibility 

No Visibility 

Note:
Relative visibility is based on the percentage of development potentially visible. eg areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development.

Note:
This ZTV mapping is based on the layout shown on the Updated Concept Masterplan and maximum height parameters for the development as recorded on the updated Heights Parameter Plan.

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.




Project Details	ZTV mapping of Concept Masterplan 2 of 9
Title	Area B - ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/04
Date	April 2026
Checked	AP

Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673



 Application Site Boundary

Key for Relative Visibility

High Potential Visibility 

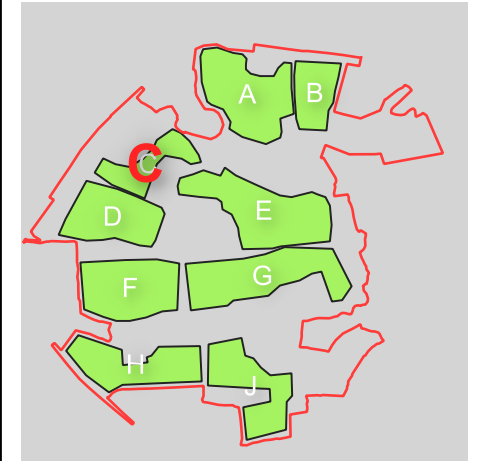
Low Potential Visibility

No Visibility

Note:
Relative visibility is based on the percentage of development potentially visible. eg areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development.

Note:
This ZTV mapping is based on the layout shown on the Updated Concept Masterplan and maximum height parameters for the development as recorded on the updated Heights Parameter Plan.


Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.

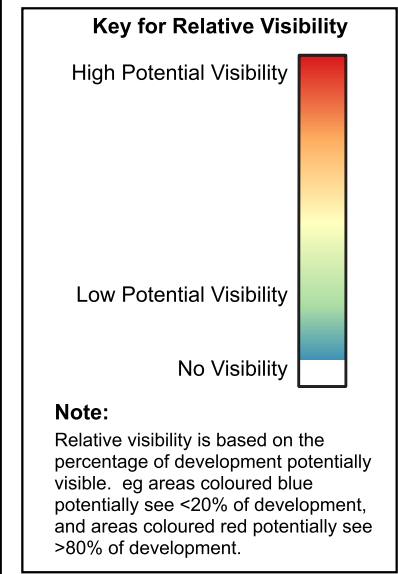


Project Details	ZTV mapping of Concept Masterplan 3 of 9
Title	Area C - ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/05
Date	April 2026
Checked	AP

Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673

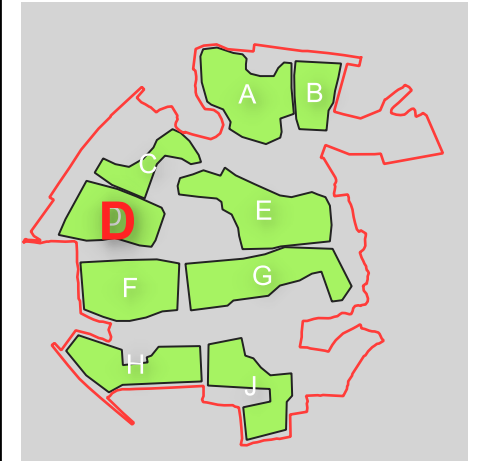


 Application Site Boundary



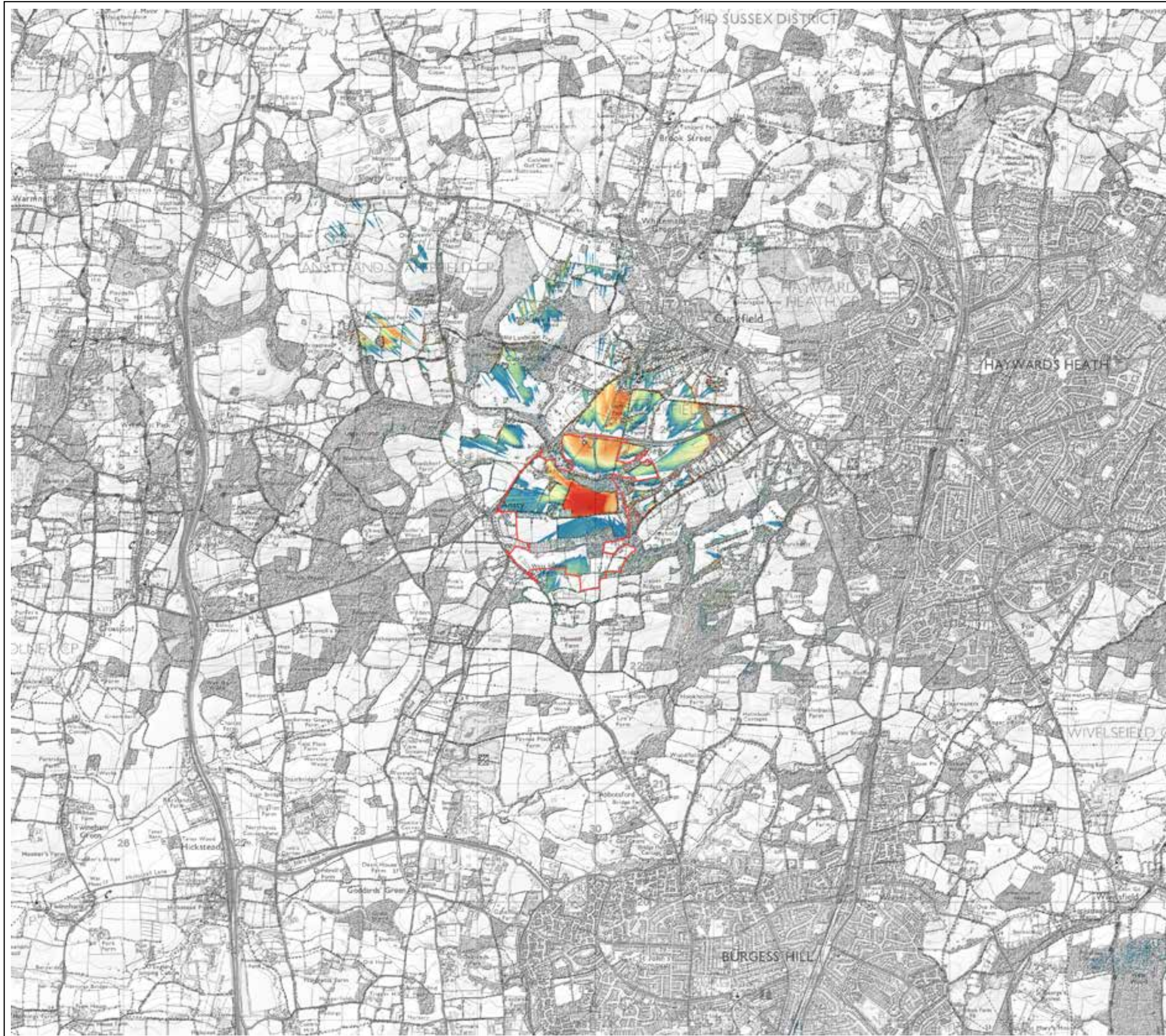
Note:
This ZTV mapping is based on the layout shown on the Updated Concept Masterplan and maximum height parameters for the development as recorded on the updated Heights Parameter Plan.

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.




Project Details	ZTV mapping of Concept Masterplan 4 of 9
Title	Area D - ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/06
Date	April 2026
Checked	AP


Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673




 Application Site Boundary

Key for Relative Visibility

High Potential Visibility 

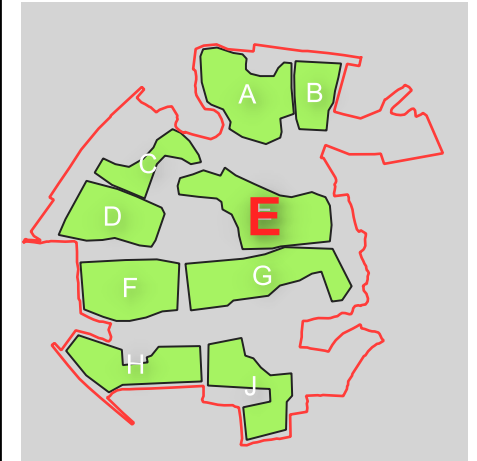
Low Potential Visibility 

No Visibility 

Note:
Relative visibility is based on the percentage of development potentially visible. eg areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development.

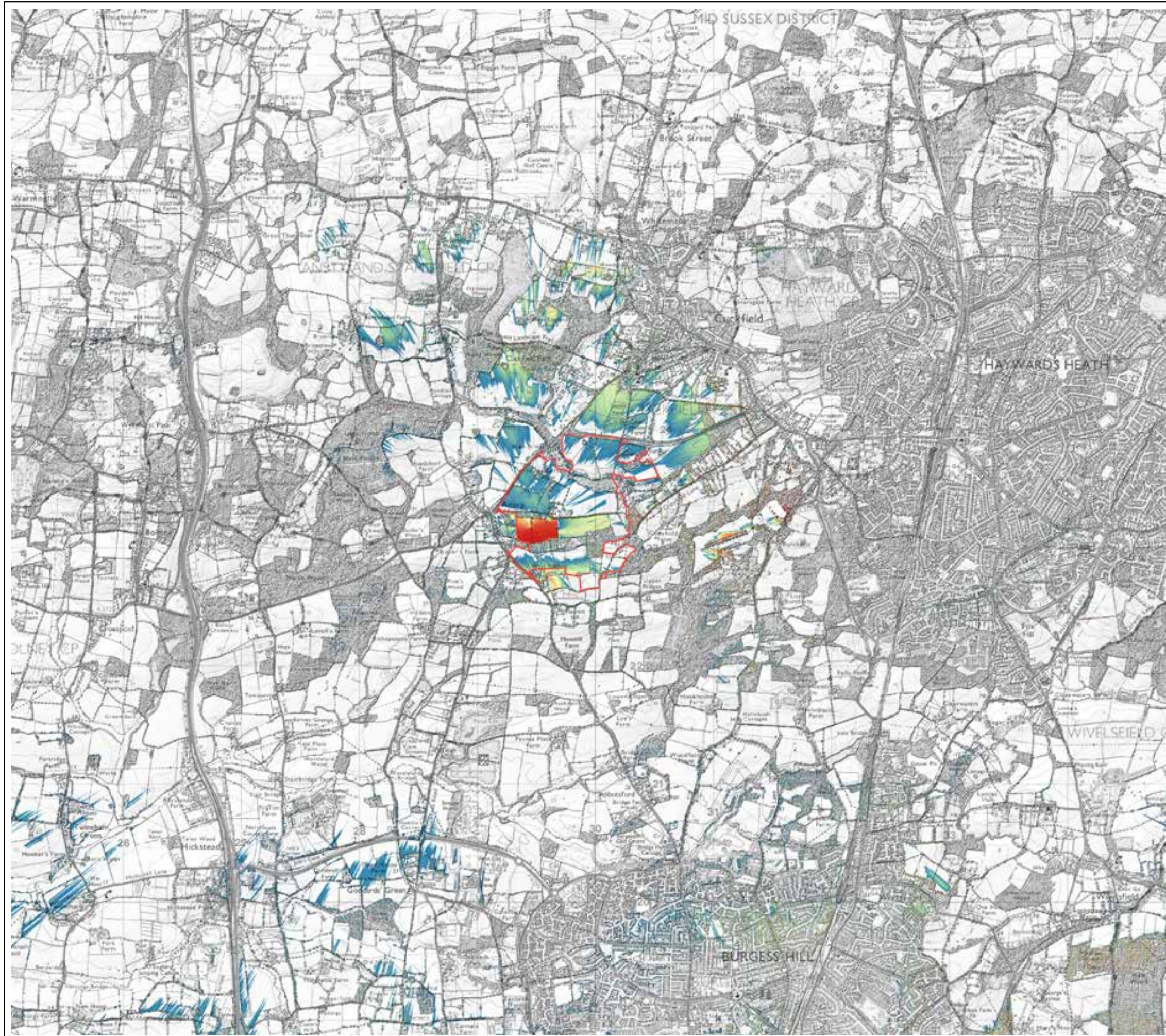
Note:
This ZTV mapping is based on the layout shown on the Updated Concept Masterplan and maximum height parameters for the development as recorded on the updated Heights Parameter Plan.


Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.




Project Details	ZTV mapping of Concept Masterplan 5 of 9
Title	Area E - ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/07
Date	April 2026
Checked	AP


Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673




 Application Site Boundary

Key for Relative Visibility

High Potential Visibility 

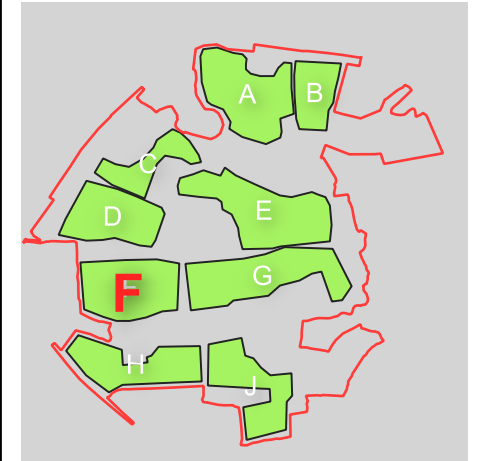
Low Potential Visibility 

No Visibility 

Note:
Relative visibility is based on the percentage of development potentially visible. eg areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development.

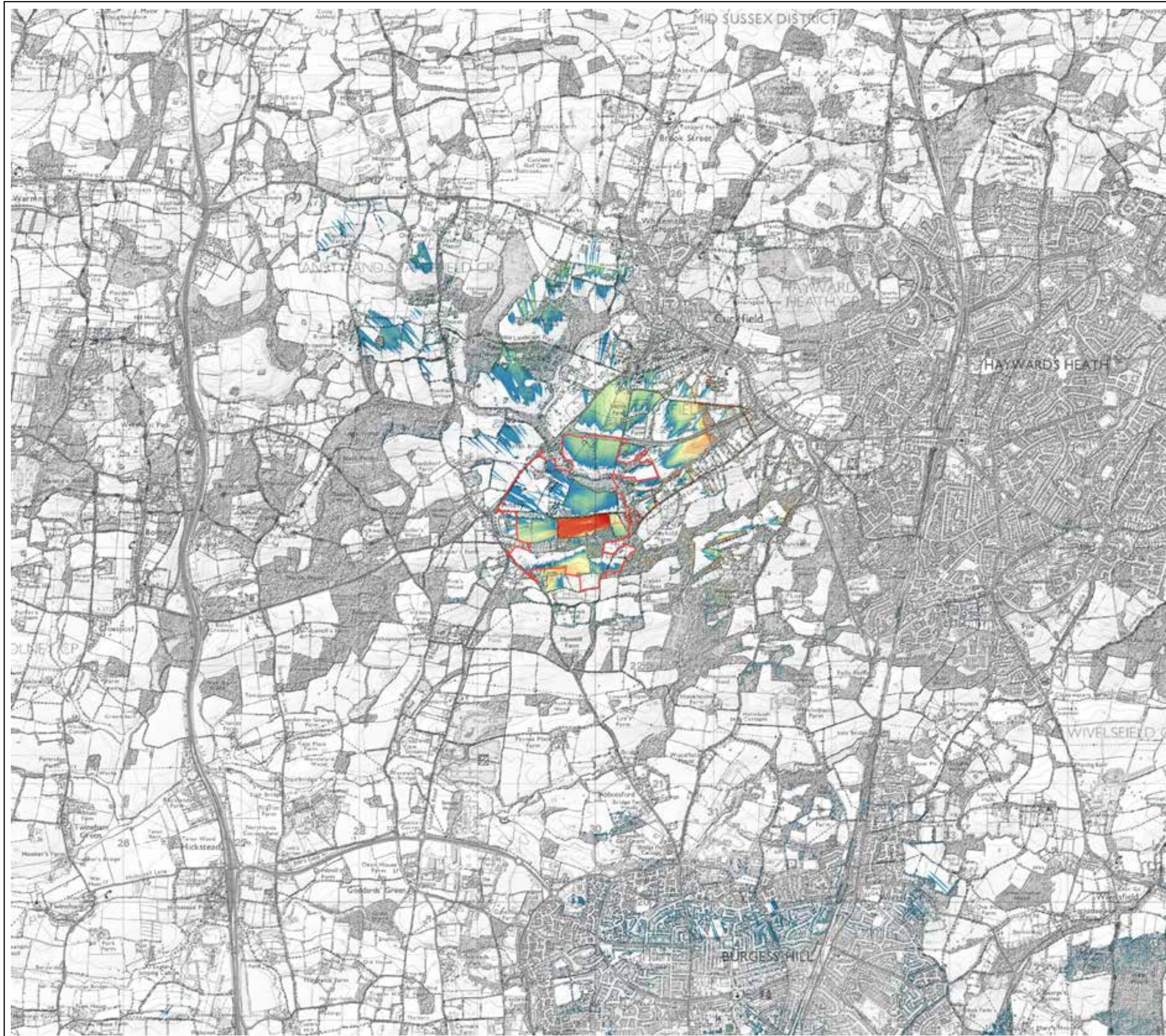
Note:
This ZTV mapping is based on the layout shown on the Updated Concept Masterplan and maximum height parameters for the development as recorded on the updated Heights Parameter Plan.


Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.




Project Details	ZTV mapping of Concept Masterplan 6 of 9
Title	Area F - ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/08
Date	April 2026
Checked	AP


Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673




 Application Site Boundary

Key for Relative Visibility

High Potential Visibility 

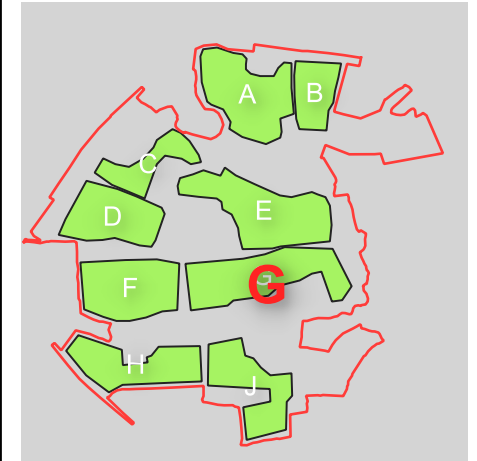
Low Potential Visibility 

No Visibility 

Note:
Relative visibility is based on the percentage of development potentially visible. eg areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development.

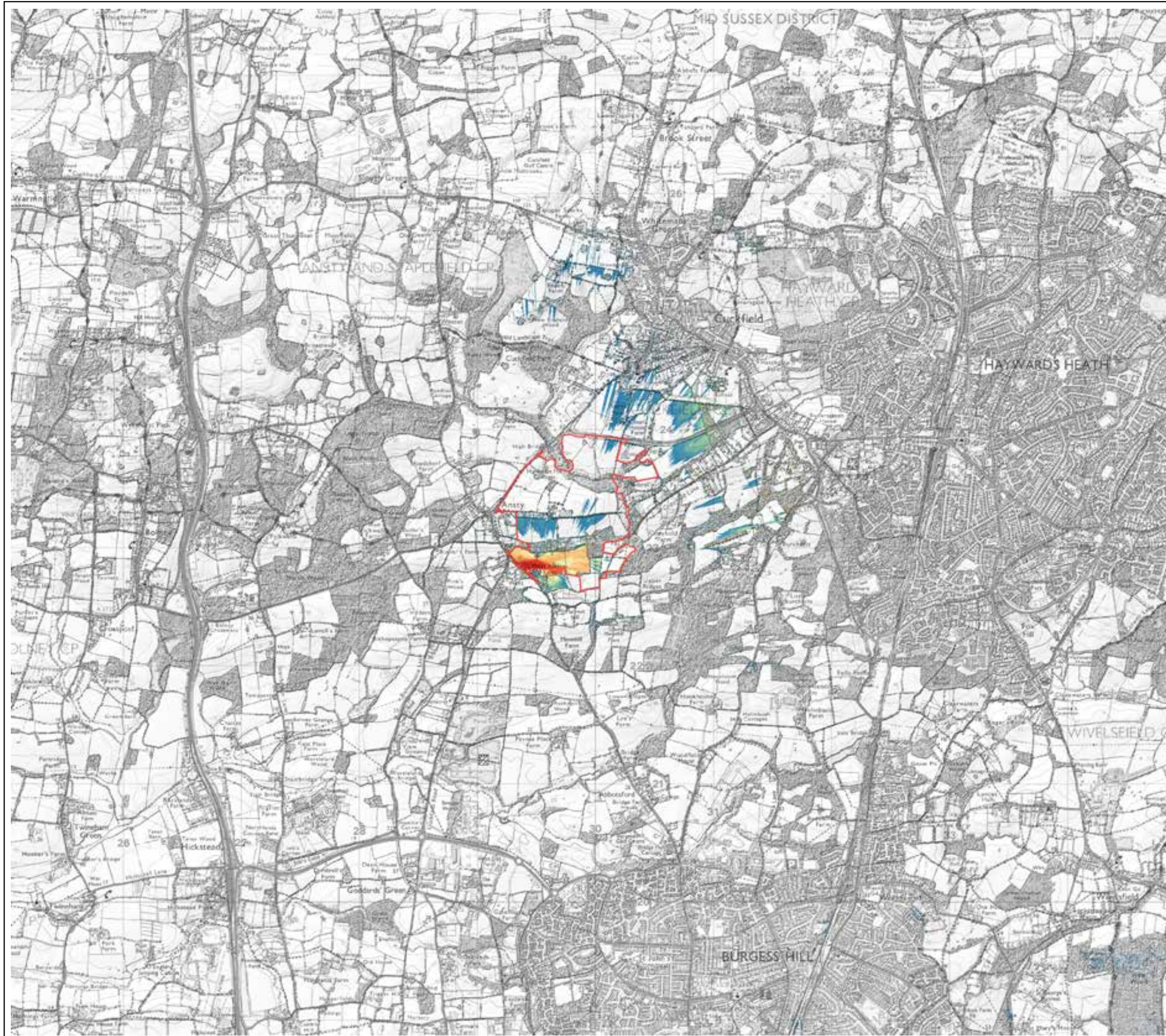
Note:
This ZTV mapping is based on the layout shown on the Updated Concept Masterplan and maximum height parameters for the development as recorded on the updated Heights Parameter Plan.


Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.

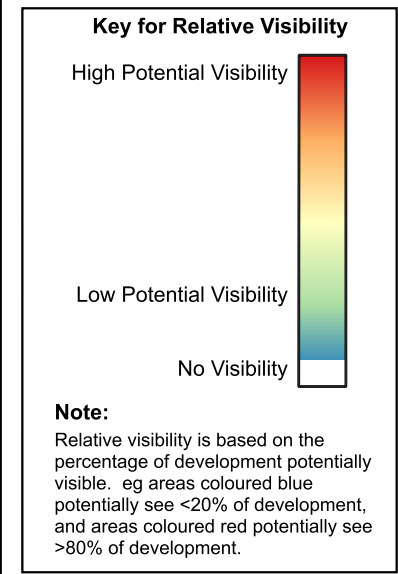


Project Details	ZTV mapping of Concept Masterplan 7 of 9
Title	Area G - ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/09
Date	April 2026
Checked	AP

Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673

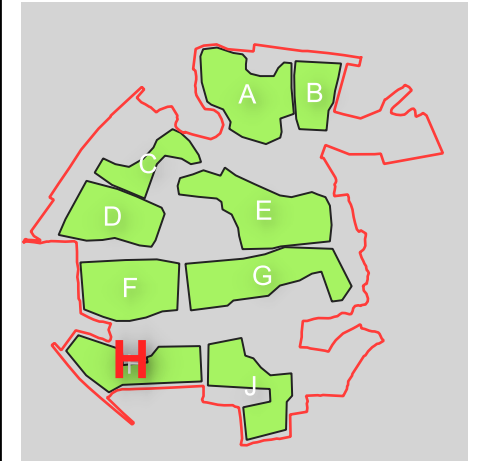


 Application Site Boundary



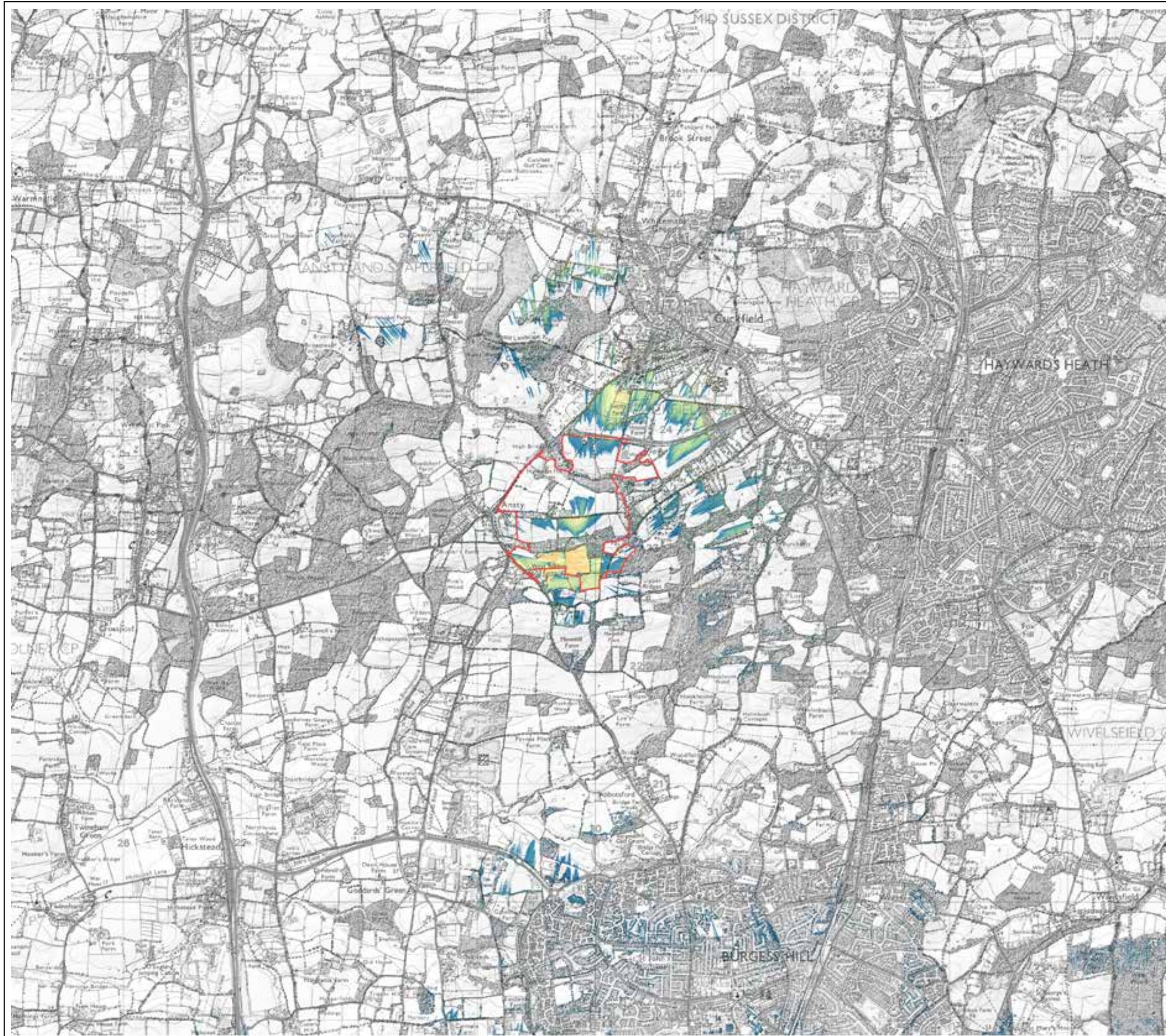
Note:
This ZTV mapping is based on the layout shown on the Updated Concept Masterplan and maximum height parameters for the development as recorded on the updated Heights Parameter Plan.


Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.




Project Details	ZTV mapping of Concept Masterplan 8 of 9
Title	Area H - ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/10
Date	April 2026
Checked	AP


Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673




 Application Site Boundary

Key for Relative Visibility

High Potential Visibility 

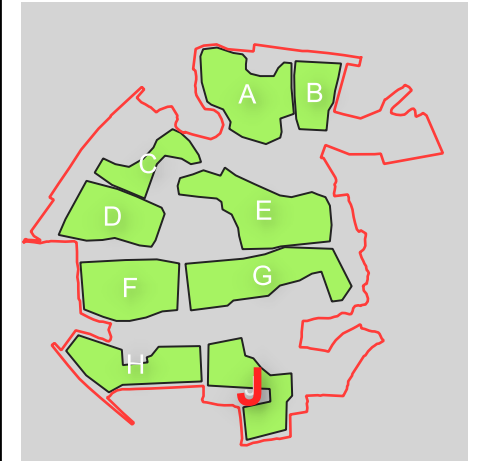
Low Potential Visibility 

No Visibility 

Note:
Relative visibility is based on the percentage of development potentially visible. eg areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development.

Note:
This ZTV mapping is based on the layout shown on the Updated Concept Masterplan and maximum height parameters for the development as recorded on the updated Heights Parameter Plan.

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.



Project Details	ZTV mapping of Concept Masterplan 9 of 9
Title	Area J - ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/11
Date	April 2026
Checked	AP

Digitally supplied base: crown copyright, all rights reserved. Licence Number 01000031673

Appendix LP3: Urban Design – technical note

Technical Appendix – Urban Design

Land East of Ansty, Cuckfield Bypass

Appeal On behalf of Fairfax Acquisitions Limited and The Norris Family
under Section 78 Town and Country Planning Act 1990

May 2026

Prepared by: Jonathan Vernon-Smith BSc (Hons), Dip Arch, RIBA RPUD
Planning Inspectorate Ref: 6002030
Local Planning Authority Ref: DM/23/2866



Contents

1.	Introduction	4
1.1	Purpose of the Technical Appendix (Appendix to the Landscape Proof of Evidence)	4
1.2	Appointment and Brief	5
2.	Professional Qualifications and Experience	6
3.	Policy Context for Design.	8
3.1	Compliance with Paragraphs 135 of the Framework.	8
3.2	The National Design Guide.	11
3.3	Mid Sussex Design Guide Supplementary Planning Document (SPD)	12
3.4	High Weald AONB Housing Design Guide	13
4.	Site Features and Green Infrastructure - Analysis Within the Masterplanning.	14
4.1	Vision and Introduction	14
4.2	Site Analysis	15
5.	Masterplan Evolution – How Landscape Features Have Been Worked in to the Design.	18
6.	Retention of the Mature Landscape within the Masterplan.	20
6.1	Connected streets.	20
6.2	Block Structure	20
6.3	Woodland Margins	22
6.4	Separation of parcels	22
6.5	Creating spaces - a design led scheme making best use of the landscape	24
7.	People Living Within a Mature Landscape – Health and Amenity Benefits.	26
7.1	Accessibility to open space.	26
8.	Summary and Conclusion	29



List of Figures

Figure 1. Artist’s impression of the development incorporating mature planting within the Village Centre.	5
Figure 2. Urban Design Box - previously approved proposals	6
Figure 3. Urban Design Box - recently approved proposals	7
Figure 4. Urban Design Box - previously approved proposals	7
Figure 5. Landscape Specific Character Areas within the Design Code (Code page 40)	8
Figure 6. Landscape Designations Plan (DAS pp16)	10
Figure 7. The 10 Characteristics of well-designed places - National Design Guide.	11
Figure 8. The design evolution of the illustrative masterplan focusses on existing landscape features.	12
Figure 9. The design evolution of the illustrative masterplan focusses on existing landscape features.	13
Figure 10. The vision for the development set out in the (DAS pp4 and Design Code pp7) is to ‘relax, socialise and explore.’	14
Figure 11. Treed hedgerows on site. (DAS p21)	15
Figure 12. Bands of woodland on site. (DAS p19)	15
Figure 13. Constraints Plan identifying a framework of landscape in which to masterplan. (DAS pp31)	16
Figure 14. Opportunities Plan identifies a development footprint that envisages retention and integration of GI.	17
Figure 15. Design development process from the DAS culminating in the masterplan defined by GI (my highlighting of green corridors east - west)	18
Figure 16. Design development process from the DAS culminating in the masterplan defined by GI (my highlighting of green corridors east - west)	19
Figure 17. Design evolution plan form the DAS (pp45) demonstrating attention to retained landscape features.	20
Figure 18. Masterplan extract - development block design to prioritise sympathetic treatment for the woodland edge. (DAS pp45)	21
Figure 19. Masterplan extract illustrating how the woodland edge relates to development edge. (DAS pp44)	21
Figure 20. Masterplan extract showing suggested treatment of woodland margins.	22
Figure 21. (below) play opportunities on woodland margins are ‘non-standard’.	22
Figure 22. Aerial visualisation of the masterplan (Code page 101) showing parcels separated by woodland blocks	23
Figure 23. Landscape Character Areas plan extract (Code page 29) - GI and the character of the masterplan	24
Figure 24. Landscape Character Areas plan Village Centre (Code page 31)	25
Figure 25. Landscape Character Areas plan Village Centre (Code page 31)	25
Figure 26. My overlay of masterplan indicating the main areas of usable green space or woodland resource.	26
Figure 27. Examples of play close to a woodland setting.(DAS)	27
Figure 28. Use of woodland and woodland margins for recreation and play.	28
Figure 29. Artist impression of the development incorporating mature planting within usable open space.	29

1. Introduction

1.1 Purpose of the Technical Appendix (Appendix to the Landscape Proof of Evidence)

- 1.1.1 There is no design related reason for refusal.
- 1.1.2 This Technical Appendix has been produced to consider the extent to which the design of the scheme masterplan is landscape-led - to inform the evidence produced by Mrs Brockhurst on Landscape. The relevance of this Appendix is discussed further in Ms Brockhurst's evidence at 1.42. In all matters of Landscape I defer to Mrs Brockhurst.
- 1.1.3 This appendix is an urban design document which will describe how the masterplan has been led by the existing Landscape features on the site; these features include trees, hedgerows, stream corridors and woodland areas.
- 1.1.4 I will describe and explain how the masterplan response has been led by the existing landscape features on the site. The masterplan response to the site starts with site analysis. There then follows the identification of design drivers which have informed the design of the masterplan proposal. Finally I will describe the potential benefits to future occupants and the community that designing a masterplan within a strong landscape framework could bring. I also set out below my credentials as Design Witness on the project on behalf of the Appellant.
- 1.1.5 The Outline Planning Application was supported by a Design and Access Statement (DAS) and a Design Code (DC) document, both of which I shall refer to.
- 1.1.6 An amended Masterplan and set of accompanying Parameters plans (amendments to address ongoing discussions with County Education about the location and site area for the land to be secured for the provision of 2FE primary school, and, separately, land for SEN provision) have been submitted to the Council and County Education for consultation. The original appeal scheme plans are referred to as, 'Scheme A.' the alternative appeal scheme plans are referred to as, 'Scheme B.'
- 1.1.7 For the purposes of this Technical Appendix, I am comfortable that both 'Scheme A' and 'Scheme B,' are capable of demonstrating that the masterplan proposals have been led by existing landscape features on the site and that my views are the same for both sets of plans.
- 1.1.8 I note that within CD3.1 (Report to Committee paras 5.4 and 12.106 - 12.115) that a number of design elements have been raised by the Council's Urban Design Officer. It is my view that within the scope of the submitted parameters plans and illustrative masterplan these elements could be effectively addressed through work at Reserved Matters stage to result in a high quality scheme. I have therefore not referred to these points in detail noting my paragraph 1.1.1 above.

1.2 Appointment and Brief

1.2.1 I was appointed by the Appellant in March 2026. My brief was to review the Appeal site and proposals and to produce a Technical Appendix on Urban Design; the focus of this Appendix report is to review the Masterplan, Design and Access Statement and Design Code submitted in support of the Application to evaluate how the Appeal proposal has been led by the existing trees, hedgerows, stream corridors and woodland areas on the site.

1.2.2 The scope of this Appendix does not specifically extend to the wider design of the proposal and the overall merits of the masterplan and DAS. The lack of discussion on the design of the masterplan does not necessarily mean that I disagree with nor support the design rationale. Where elements of the masterplan (such as the laying out of appropriate development blocks) are relevant to the points I make on the proposals being landscape-led, I have included them.



Figure 1. Artist's impression of the development incorporating mature planting within the Village Centre.

2. Professional Qualifications and Experience

- 2.2.1 My name is Jonathan Vernon-Smith. I am a Registered Practitioner in Urban Design. I am a member of the Royal Institute of British Architects.
- 2.2.2 I have over 20 years' experience working in architecture and urban design, predominantly as an Urban Designer and Masterplanner.
- 2.2.3 I am a Co-Chair of the Design Commission for Wales Review Panel. The Design Commission for Wales was established by the National Assembly for Wales to promote good design. I am a panel chair of The Design Review Panel. My role on both these national Design Review Panels is to advise on and add value to emerging building and masterplanning design projects. I am a visiting critic at the Welsh School of Architecture.
- 2.2.4 In the private sector, I have worked with Mason Richards Partnership, RPS Limited, Barton Willmore, Stride Treglown and Turley. I am a Director of Urban Design Box Ltd. Urban Design Box is an independent urban design consultancy working within multi-disciplinary teams, and on behalf of private and public sector clients including National House Builders, FTSE100 Companies, Local Government, Port Authorities, and Land Promoters and Developers.
- 2.2.5 As a Director at Urban Design Box, I have acted on behalf of public and private clients at a senior level preparing masterplans for mixed use developments, detailed design proposals, residential layouts, and accompanying Design and Access Statements and Design Code Documents. I have provided Expert Witness services for both my own proposals and where I have been asked to support existing design teams at Planning Appeal.



Figure 2. Urban Design Box - previously approved proposals



Figure 3. Urban Design Box - recently approved proposals

2.2.6 I set up Urban Design Box with the ambition to provide design focussed masterplanning within a commercially astute context and with a highly personal client service. My experience and my qualification as an Architect allows me to both see design at a strategic level, such as the planning of new places, and also how masterplans can come forward at detail to create liveable attractive developments.

2.2.7 My experience teaching others and leading and advising on Design Review Panels has allowed me to consider design beyond my own projects and see design from outside my own creativity. My focus has always been to add value to others' projects and studies through generating ideas and allowing others to think in greater depth through collaboration.

2.2.8 My company, Urban Design Box, has prepared this statement on behalf of the Appellant.



Figure 4. Urban Design Box - previously approved proposals

3. Policy Context for Design.

- 3.2.1 The National Planning Policy Framework (NPPF) was revised in December 2024 and sets out the Government’s national planning policies and how they are expected to be applied at local level.
- 3.2.2 The NPPF Chapter 12 ‘Achieving well-designed places,’ ‘provides the National policy context for the design of the illustrative masterplan proposals. Paragraph 131 of the Framework sets out the importance of good design as, *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’*
- 3.2.3 *‘Paragraph 135 of the Framework states that,’ Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.’*
- 3.2.4 *‘Paragraph 139 of the Framework states that,’ significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.*

3.1 Compliance with Paragraphs 135 of the Framework.

- 3.1.1 The development complies with the following paragraphs of the Framework, relative to the masterplan’s response to the existing landscape framework:



Figure 5. Landscape Specific Character Areas within the Design Code (Code page 40)

Framework Paragraph	Compliance
<p><u>135 - Planning policies and decisions should ensure that developments:</u></p> <p><u>will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development:</u></p> <p><u>are visually attractive as a result of good architecture, layout and appropriate and effective landscaping:</u></p>	<p>The DAS section <u>'B2 Green Infrastructure'</u> on page 47 onwards sets out the Green Infrastructure (GI) strategy for the masterplan and includes a GI Parameter Plan which sets the maximum extents of the development area relative to existing and proposed GI assets on the site. The DAS states that the plan will create the, <u>'landscape framework for the proposed development.'</u></p> <p>Relative to the design of the masterplan, the DAS states that, <u>'Elements such as existing vegetation and views were informants that helped to determine the developable area, open spaces and drainage strategy.'</u></p>
<p><u>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):</u></p>	<p>The DAS section 3.0 sets out a contextual study of the site and its surroundings. Specifically the section makes reference to 'Local (Landscape) Designations,' on page 16 where a plan identifies where designations are relevant to the site planning and the design of the masterplan. The designations discussed include areas of 'woodland' and 'ancient woodland' on site and to public rights of way crossing the site.</p>



Figure 6. Landscape Designations Plan (DAS pp16)

3.2 The National Design Guide.

- 3.2.1 The Framework is supported by a suite of planning practice guidance, including *'The National Design Guide'* (NDG). Paragraph 139 of the Framework states that, *'significant weight should be given to: a) a development which reflects local design policies and government guidance on design, (Contained in the National Design Guide and National Model Design Code) taking into account any local design guidance and supplementary planning documents such as design guides and codes.'*
- 3.2.2 Relative to my Appendix, the NDG states at paragraph 3 that, *'This National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance.'*
- 3.2.3 The structure of the National Design Guide is then based around *'10 Characteristics of Good Design'* The NDG states that the 10 Characteristics, *'all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.'*
- 3.2.4 Specifically the section (5th bullet) on 'Nature,' states that, *'Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well- designed places. Natural features are integrated into well- designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

Introducing the ten characteristics

36 Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well designed places

Figure 7. The 10 Characteristics of well-designed places - National Design Guide.

3.3 Mid Sussex Design Guide Supplementary Planning Document (SPD)

- 3.3.1 The Mid Sussex Design Guide (SPD) (MSDG) was adopted in November 2020. The Design Guide, *'has been adopted as SPD and provides further detail to District Plan Policy DP26: Character and Design. As an SPD it is a material consideration in the determination of planning applications.'*
- 3.3.2 Under Section 2 - *'Understanding the Context.'* on page 39, the MSDG has a *'Character Study Checklist.'* Under *'Landscape character / natural features / topography.'* the checklist questions: *'Are there landscape features (trees, hedgerows, ecological or geological), within the site that give the place its character and can these be incorporated into the proposals?'*
- 3.3.3 Under *'Existing Features.'* on page 40 of the MSDG, the checklist questions: *'Are there any existing features such as trees, hedgerows, watercourses, or areas of woodland that have value and should be retained?'*
- 3.3.4 Under Section 3 - *'Establishing the Structure.'* on page 45, the MSDG has a *'Character Study Checklist.'* Under *'Landscape character / natural features / topography.'* the checklist questions: *'Are there landscape features (trees, hedgerows, ecological or geological), within the site that give the place its character and can these be incorporated into the proposals?'*

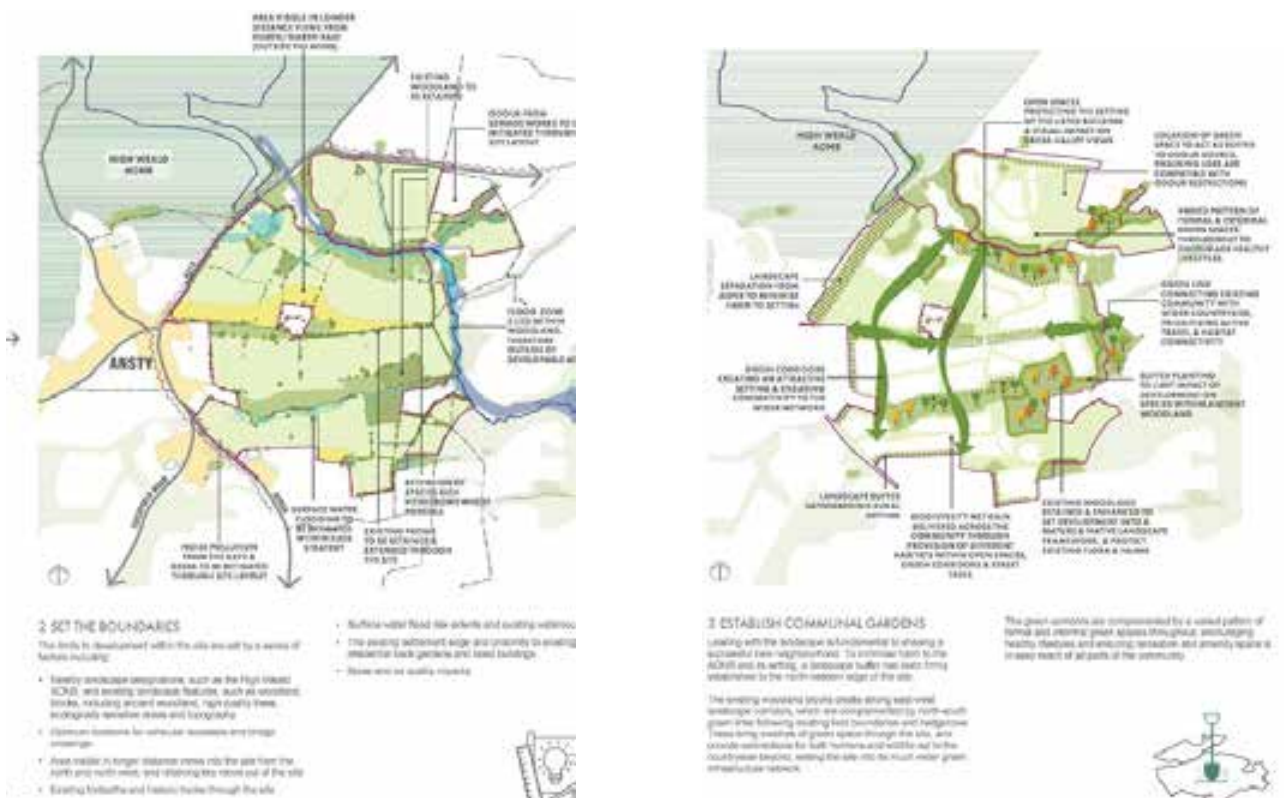


Figure 8. The design evolution of the illustrative masterplan focusses on existing landscape features.

3.4 High Weald AONB Housing Design Guide

- 3.4.1 The High Weald AONB Housing Design Guide (HWDG) was produced in November 2019. *The High Weald Housing Design Guide is a supporting document to the High Weald AONB Management Plan and it is a material consideration in the planning process.* (Mid Sussex District Council).
- 3.4.2 The HWDG states that, *‘Understanding the Site.’* (pp10) states that, *‘Rather than being a constraint, context offers opportunities to retain and embed the character of the High Weald into a genuinely landscape-led design. This will include landscape features such as field patterns and boundaries, ponds, gill streams and ditches, and on-site mature trees.’*
- 3.4.3 The HWDG goes on to note that, *‘Landscape-led design means using landscape as a framework to understand the site and formulate a design response. Applying a landscape-led design approach requires analysing the context, character, qualities and socio-ecological functioning of the proposed site within its wider landscape setting, and using this understanding to inform site layout, design, and capacity.’*
- 3.4.4 This Appendix will include references to the Design information submitted on the Appeal scheme (DAS, Masterplan and Design Code) where the landscape features described above are discussed and how the design of the masterplan has been led by landscape resources on site.



Figure 9. The design evolution of the illustrative masterplan focusses on existing landscape features.

4. Site Features and Green Infrastructure - Analysis Within the Masterplanning.

4.1 Vision and Introduction

- 4.1.1 The acknowledgement of the site's landscape features within the DAS starts on page 4 of the document. The 'Vision,' for the development at Ansty, includes the following, *'Garden Community' has been chosen to represent something smaller, but that nevertheless aims to incorporate the essence of garden villages, namely a place that enhances the natural environment and creates a beautiful, healthy and sociable place.'*
- 4.1.2 The introduction to the site and its context on page 9 of the DAS describes the site as including, aside from being a majority of agricultural land, *'undulating land, forming ridges and valleys punctuated by woodland and waterways.'*
- 4.1.3 The landscape-led vision for development is extended within the separate Design Code, which supports the Planning Application. Page 7 of the Code states that, *'A landscape of ridges and valleys, woodland and streams currently occupies the site, along with its flora and fauna inhabitants. This is the primary layer of identity at Ansty Garden Community, and will therefore rightly be protected, enhanced and celebrated.'*



Figure 10. The vision for the development set out in the (DAS pp4 and Design Code pp7) is to 'relax, socialise and explore.'

4.1.4 It is clear from this early statement that the masterplan’s intent is to acknowledge and work with the landscape features of the site from the outset of the design process..

4.2 Site Analysis

4.2.1 Ecology. The DAS at page 22 identifies a number of existing on-site habitats on site which should be subject to, ‘protection and retention throughout the development.’ These habitats include, ‘approximately 7.3 ha of Ancient Woodland and 16.3 ha of Priority Woodland... species-rich hedgerows within the site, ... Copyhold Stream (which) runs through the woodland’

4.2.2 Arboriculture. The DAS at page 23 states that, ‘The great majority of removals or partial removals of trees to allow or facilitate development are of low-quality trees or of trees which are unsuitable for retention. All high quality (‘A’ category) trees are retained as are the large majority of moderate quality (‘B’ category) trees. Where tree removal is unavoidable new tree & shrub planting will be proposed, to mitigate any loss.’

4.2.3 An Arboriculture plan identifies existing trees surveys on site and starts to set a framework for the masterplan to retain areas of existing trees and woodland.



Figure 11. Treed hedgerows on site. (DAS p21)



Figure 12. Bands of woodland on site. (DAS p19)

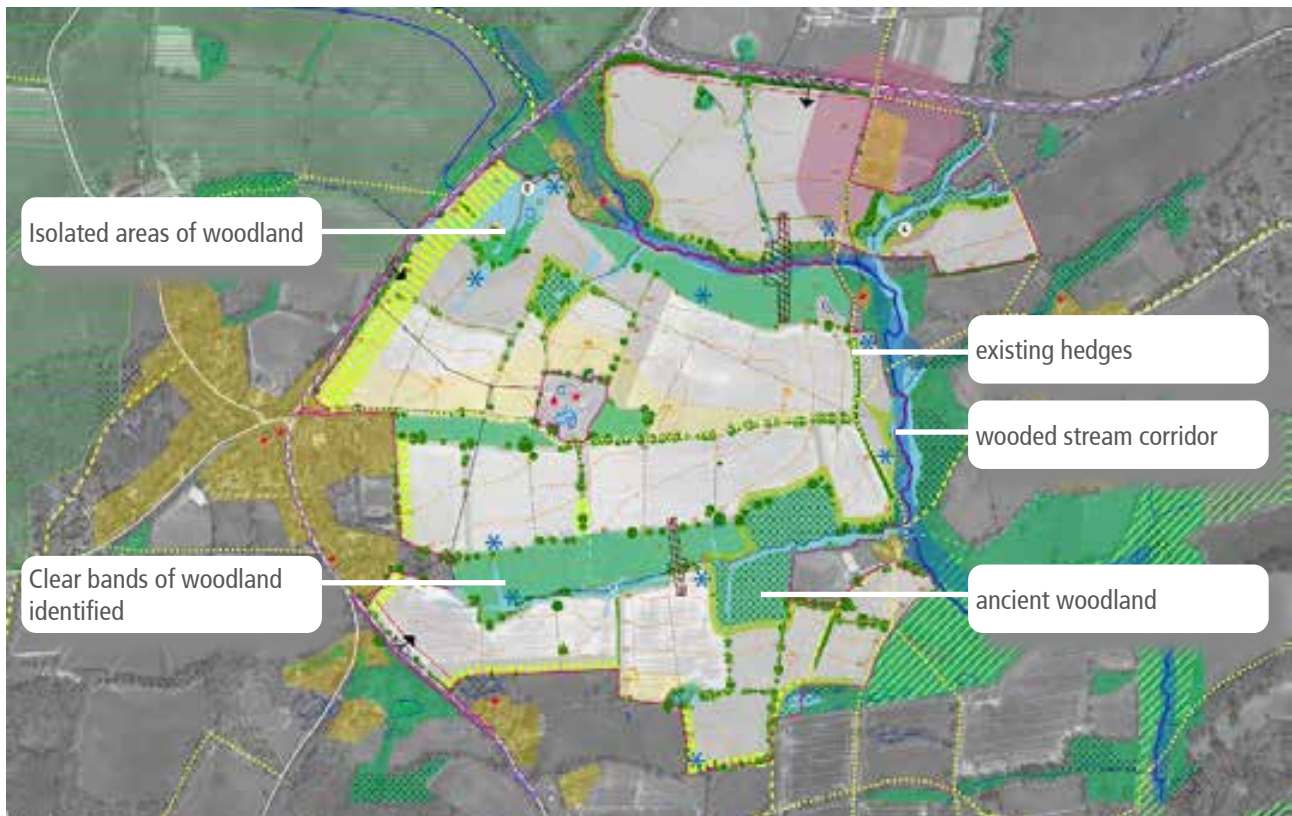


Figure 13. Constraints Plan identifying a framework of landscape in which to masterplan. (DAS pp31)

- 4.2.4 The ‘Site Constraints,’ summary on page 30 and Constraints Plan illustrated on page 31 of the DAS illustrate a composite view of the site’s landscape and GI features. The constraints plan represents the brief for the next steps of the design process to follow, identifying areas of the site which are suitable for development and where loss to identified landscape features will be least. The Constraints plan provides a framework for the masterplan and facilitates an iterative design process where the emerging proposals will be tested for their acknowledgement of and incorporation of the identified landscape features on the constraints plan.
- 4.2.5 The constraints plan pictured above provides a clear structure for development and highlights GI assets such as hedges, trees, ditches and streams. The plan identifies clear east-west bands of woodland on site which will be retained within the masterplan.
- 4.2.6 In addition to the main woodland corridors, more isolated wooded blocks are identified (such as within the north western part of the site, as well as connecting hedges and specimen trees).
- 4.2.7 A clear feature on the constraints plan is the wooded stream corridor, which bisects the northern part of the site and also provides a clear green boundary along the eastern boundary.



Figure 14. Opportunities Plan identifies a development footprint that envisages retention and integration of GI.

4.2.8 The 'opportunities plan' applies a layer of development to the framework identified through the 'constraints plan.' It can be clearly seen on the plan above that it is proposed to not only retain the GI identified but create spaces within the development footprint that celebrate these assets.

5. Masterplan Evolution – How Landscape Features Have Been Worked in to the Design.

- 5.2.1 Following a 'Design South East,' Design Review Panel session, *'the DRP congratulated the design team on setting up a strong framework as a basis on which to create 'a truly special scheme.'* Furthermore, *'the DRP praised the design team on 'careful analysis of the landscape character and a thorough understanding of the site capacity.'*
- 5.2.2 The DAS describes a strong thread of landscape specific objectives running through the vision, through to the analysis and the design evolution process. The diagrams below illustrate the evolving masterplan thinking. A clear feature of all the plans is the focus on woodland and green space. A well-connected cohesive development with the beginnings of distinctive character areas which are shaped by the previously established GI elements can be seen.
- 5.2.3 The design of the masterplan in my opinion has clearly acknowledged and has been led by the existing landscape elements on site. There is a consistency and continuity from the analysis section through to placemaking - whereby masterplan visioning is led in many instances by trees, hedges and woodland and the opportunity to integrate and celebrate these features within the placemaking.

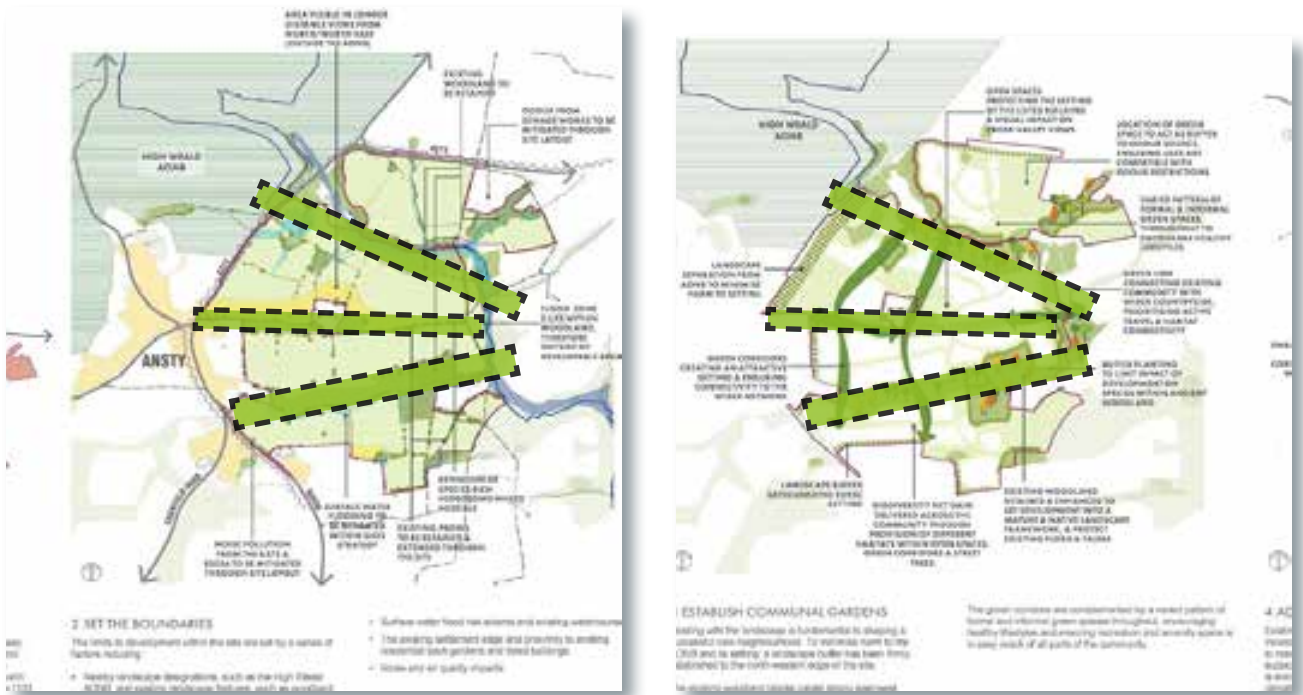


Figure 15. Design development process from the DAS culminating in the masterplan defined by GI (my highlighting of green corridors east - west)

- 5.2.4 The description of the design evolution process establishes, *'north-south and east-west green corridors embedded within framework for scheme, with the new north-south corridors fixed around existing hedgerows, supplementing the strong east-west woodland corridors, also following the footpath network.'* There is here a desire from the outset to 'design in,' GI. The green corridors should, as presented, be a usable part of the development (as opposed to areas that should be avoided, excluded or removed.)
- 5.2.5 I note that during subsequent iterations of the masterplan and the descriptions attached to them (within the DAS) that the GI elements established early remain through to the final plan.
- 5.2.6 The figure below places the evolutions of the masterplan side by side, with the submitted masterplan for comparison on the right. It can clearly be seen from the images that the GI elements are established early on following the constraints and opportunities analysis and are preserved throughout the design iteration and follow into the proposed masterplan.



Figure 16. Design development process from the DAS culminating in the masterplan defined by GI (my highlighting of green corridors east - west)

6. Retention of the Mature Landscape within the Masterplan.

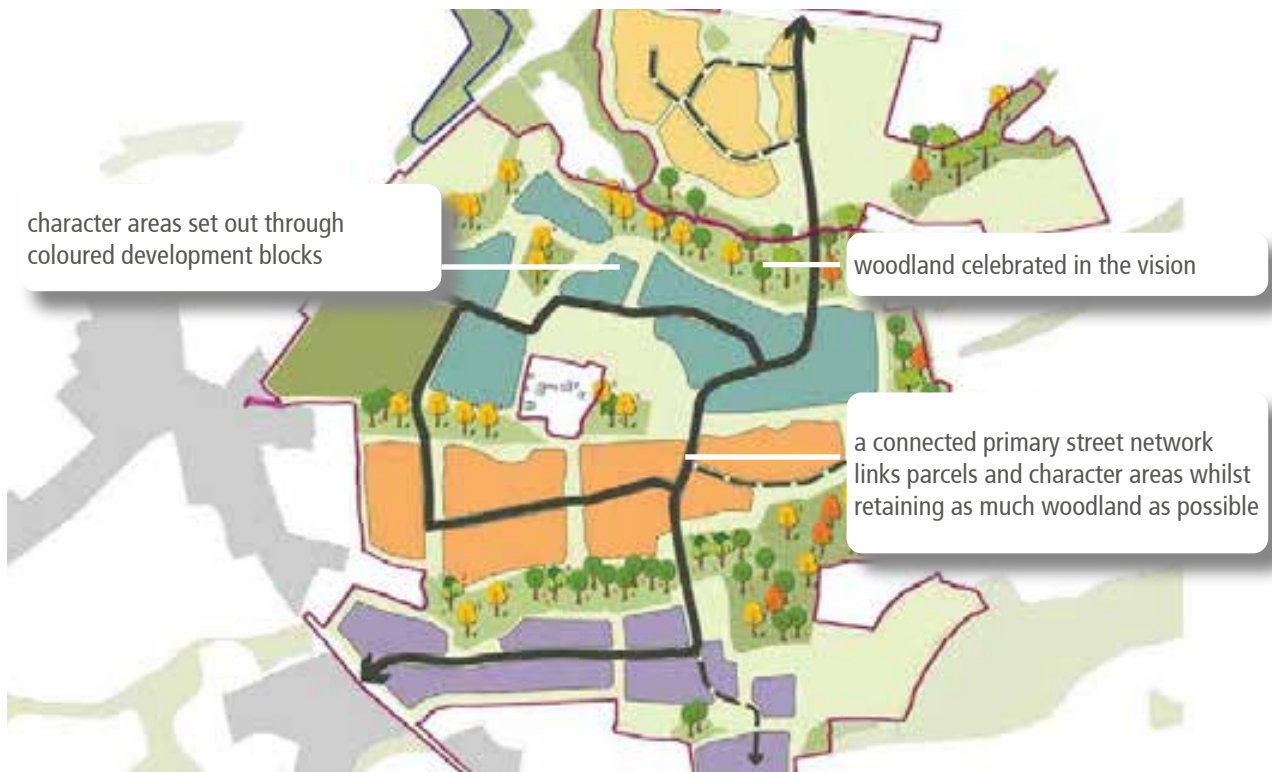


Figure 17. Design evolution plan form the DAS (pp45) demonstrating attention to retained landscape features.

6.2.1 The NDG (National Design Guide paragraph 90) states that, *'Well-designed places: integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management.'*

6.1 Connected streets.

6.1.1 The plan above illustrates development block areas which are intended to have distinct characters (based on the coloured areas).

6.1.2 The masterplan has a connected primary street network which makes the development feel logical - by the fact that moving around the plan is intuitive. The conservation of GI has been the primary consideration; then the design of a logical movement strategy ensures that the parts of the development are easy to reach and people will be able to find their way around the development.

6.2 Block Structure

6.2.1 The form of the development blocks on the masterplan are 'perimeter' blocks - parcels of development where the front of homes address the street and the rear gardens abut other rear gardens or parking

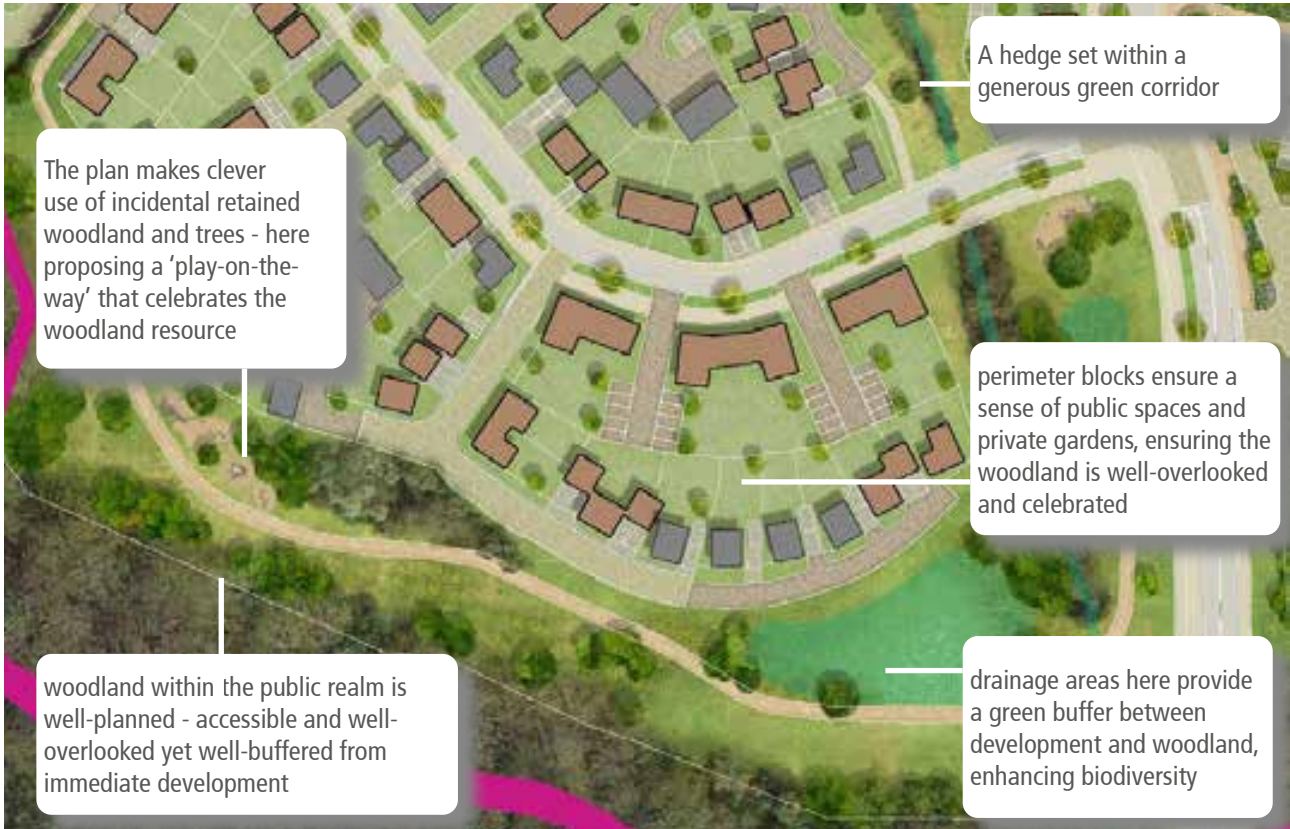


Figure 18. Masterplan extract - development block design to prioritise sympathetic treatment for the woodland edge. (DAS pp45)

areas. Designed in this way, the masterplan ensures that the streets will be well-overlooked. The NDG (National Design Guide paragraph 63) states that, *'well-designed places have: recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility.'*

6.2.2 The block structure of the development parcels proposes an efficiently laid out proposal; the blocks are efficient to build and make best use of development land available, creating a critical mass of people that sustain the community facilities and transport improvements proposed.

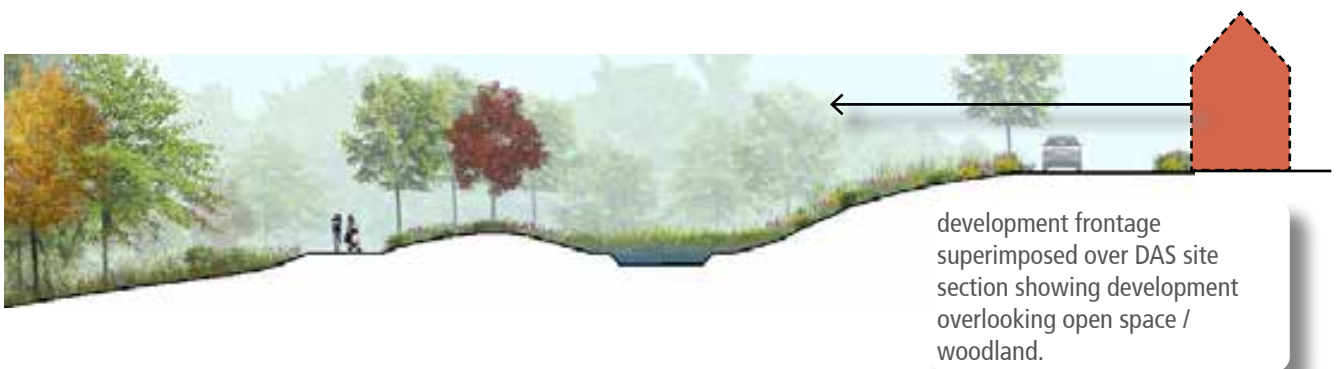


Figure 19. Masterplan extract illustrating how the woodland edge relates to development edge. (DAS pp44)

6.3 Woodland Margins

6.3.1 Images from the DAS below and a precedent example indicate potential managed treatment of woodland margins. The DAS suggests that simple mown paths could provide access for recreation yet limit permeability with sensitive habitats. Development is offset from the woodland edge on the masterplan extract. The offset margin is well-utilised here for SUDS and play opportunities meaning that the margins become a resource not just a placeless ‘buffer.’

6.4 Separation of parcels

6.4.1 The opportunities presented by the site with its resource of woodland and hedgerow margins provide a structure to the masterplan that might not otherwise be realised on a flat open development site



Figure 20. Masterplan extract showing suggested treatment of woodland margins.

Figure 21. (below) play opportunities on woodland margins are ‘non-standard’.

elsewhere. The structure of woodland on the site presents opportunities for designing interesting and varied spaces and places in which people will live.

- 6.4.2 The development parcels, the positions of which have been led by the edges of the woodland, result in more organic shaped development form - creating curving undulating streets that will feel human in scale and resulting in spaces where landscape improves experience.
- 6.4.3 The mass of the whole development is never likely to be experienced as a whole because visually and spatially, the masterplan is permeated throughout by woodland belts and trees hedge corridors. Instead of a single swathe of housing, the development should feel more village-like, with smaller clusters of housing interspersed with woodland, so that you never see the whole development from any point on the plan.
- 6.4.4 The varied topography adds to the effect of breaking up development form and creating interesting streets and spaces.
- 6.4.5 The previously discussed connected network of streets connected these parcels, using bridges where needed to ensure that the development retains a walkable connected feel.



Figure 22. Aerial visualisation of the masterplan (Code page 101) showing parcels separated by woodland blocks

6.5 Creating spaces - a design led scheme making best use of the landscape



Figure 23. Landscape Character Areas plan extract (Code page 29) - GI and the character of the masterplan

6.5.1 The Design Code identifies (page 29) eight different landscape-driven character areas, including the 'village centre,' Schools,' and 'Sports Hub.' The extents of these areas, which include a proportion of non-residential community focussed uses, are defined by the landscape features around them:

- The Village Centre is defined by an existing retained hedgerow to its south and open to its west to a block of retained woodland incorporating recreational spaces.
- The Sports Hub features a margin of retained hedgerow and trees to its south and west, providing a green backdrop to formal play.
- The School character area extents are defined by retained hedges, tree belts and woodland to its south.

6.5.2 Each individual character area includes reference to existing conditions and landscape features, which are to be retained and / or enhanced through the development, leading the design of the masterplan.

6.5.3 Both 'Scheme A.' and 'Scheme B,' are capable of achieving the landscape feature driven design that I have discussed within my Section 6.

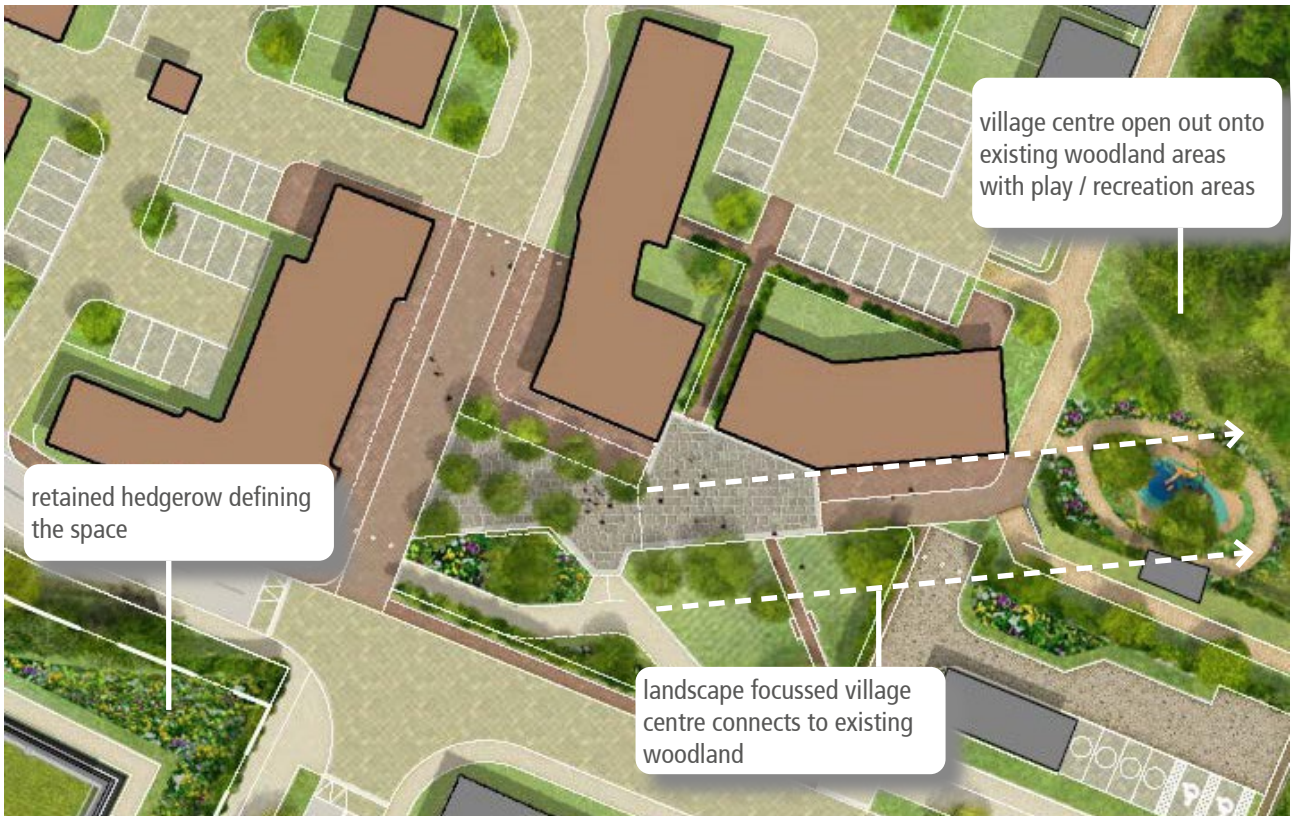


Figure 24. Landscape Character Areas plan Village Centre (Code page 31)



Figure 25. Landscape Character Areas plan Village Centre (Code page 31)

7. People Living Within a Mature Landscape – Health and Amenity Benefits.

7.1 Accessibility to open space.

7.1.1 The NDG (National Design Guide paragraph 26) states that, *'Well-designed places ... provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.'*

7.1.2 The overlay plan below indicates the Appeal masterplan. I have overlaid (dark green shading) the principal (not all - there are many more incidental spaces) areas of open space on the development.



Figure 26. My overlay of masterplan indicating the main areas of usable green space or woodland resource.



Figure 27. Examples of play close to a woodland setting.(DAS)

I have then ‘offset’ these areas by 100m and hatched the resulting areas. (black cross hatching on the plan opposite). The residential areas of the masterplan are almost entirely covered by the cross hatch.

- 7.1.3 The exercise has demonstrated that almost every home on the development will be within 100m of some usable green space. 100m is around a minute’s walk or so.
- 7.1.4 Not only is there a diverse range of natural, established, mature open space on the masterplan, but they are reachable within a minute’s walk of the doorstep. This in my opinion makes a great place to live and must reinforce the NDG’s suggestion above that green space that is ‘easy to access.’ must ‘promote health, well-being and social inclusion.’
- 7.1.5 Having accessible amenity space close to home, accords with the Framework as previously discussed in this Appendix namely: Paragraph 135 of the Framework states that, ‘Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.’

7.1.6 Use of woodland as a play resource

7.1.7 The margins between development and woodland present interesting recreation and play opportunities with areas of sunny meadow, play-on-the-way shaded in dappled sunlight and woodland walks. The masterplan, through the use of this site which includes mature landscape, enables woodland to be used and managed so that it can be enjoyed by all whilst being maintained and managed in perpetuity.



Figure 28. Use of woodland and woodland margins for recreation and play.

8. Summary and Conclusion

- 8.1.1 This Technical Appendix on Urban Design has focussed on how the masterplan for the development at Ansty Garden Community has been led by existing mature landscape present on the site.
- 8.1.2 I have reviewed the analysis of the site presented in the DAS and through the accompanying plans including the Constraints and Opportunities plans and have found a robust analysis and some clear direction for the design of the masterplan.
- 8.1.3 I have reviewed the evolution of and design of the masterplan, focussing on how it has responded to the GI elements of the site and how the development resulting could be of a high quality as a result of incorporating GI in a sympathetic and positive way.
- 8.1.4 Finally, I have looked in detail at the character areas for the masterplan and described the benefits of the proposed spaces in terms of health and well-being as described within the national Design Guide. The masterplan will provide a high quality living environment for its future occupiers based on a clear rationale and strategy for the use, protection and enhancement of on-site mature landscape features.



Figure 29. Artist impression of the development incorporating mature planting within usable open space.



Appendix LP4: Mid Sussex representation to extend AONB boundary

Mackrells Farm Cottage
RH17 5ED

MID SUSSEX DC
26 SEP 2025

Ref: Dm/23/2866

25.09.2025

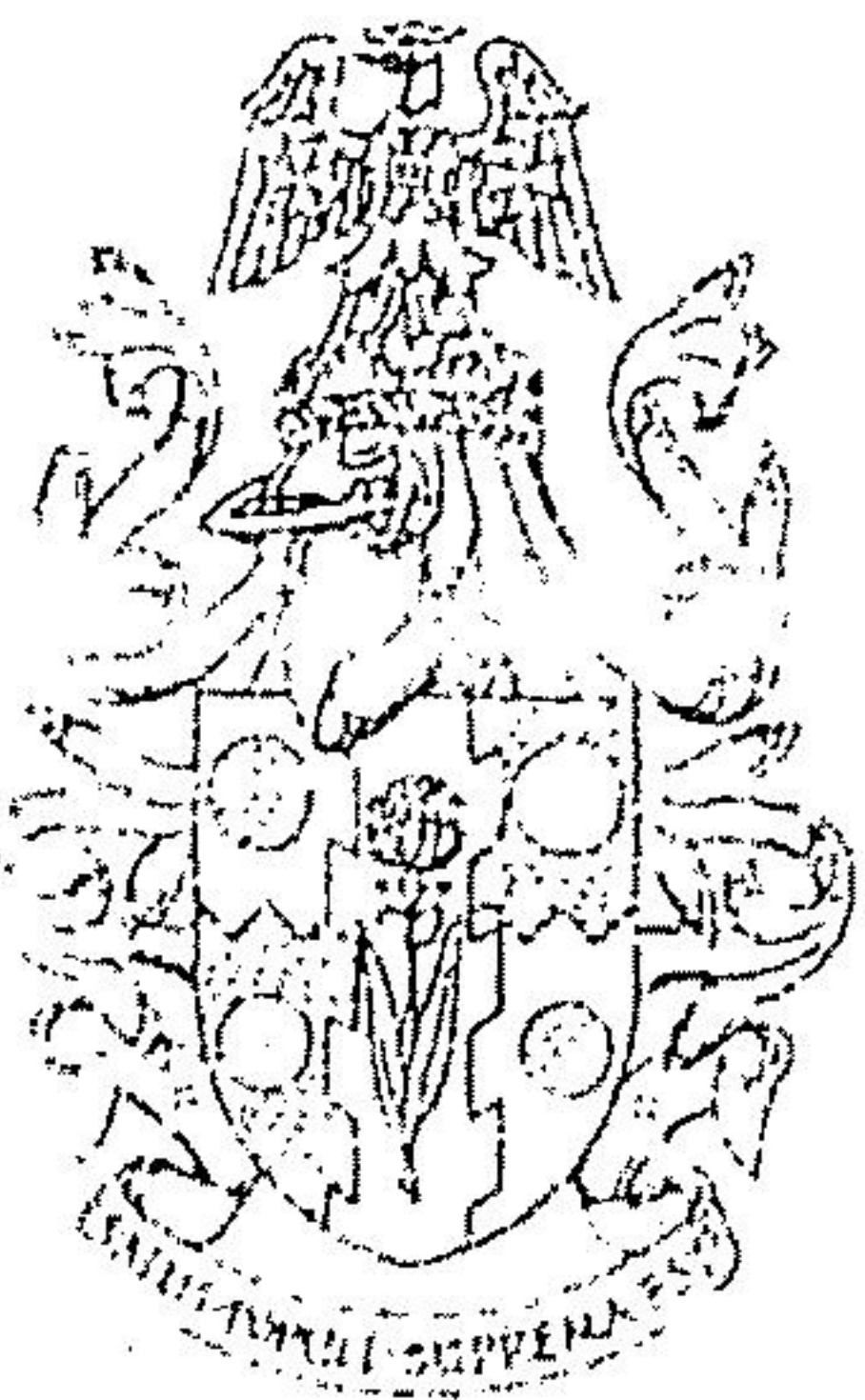
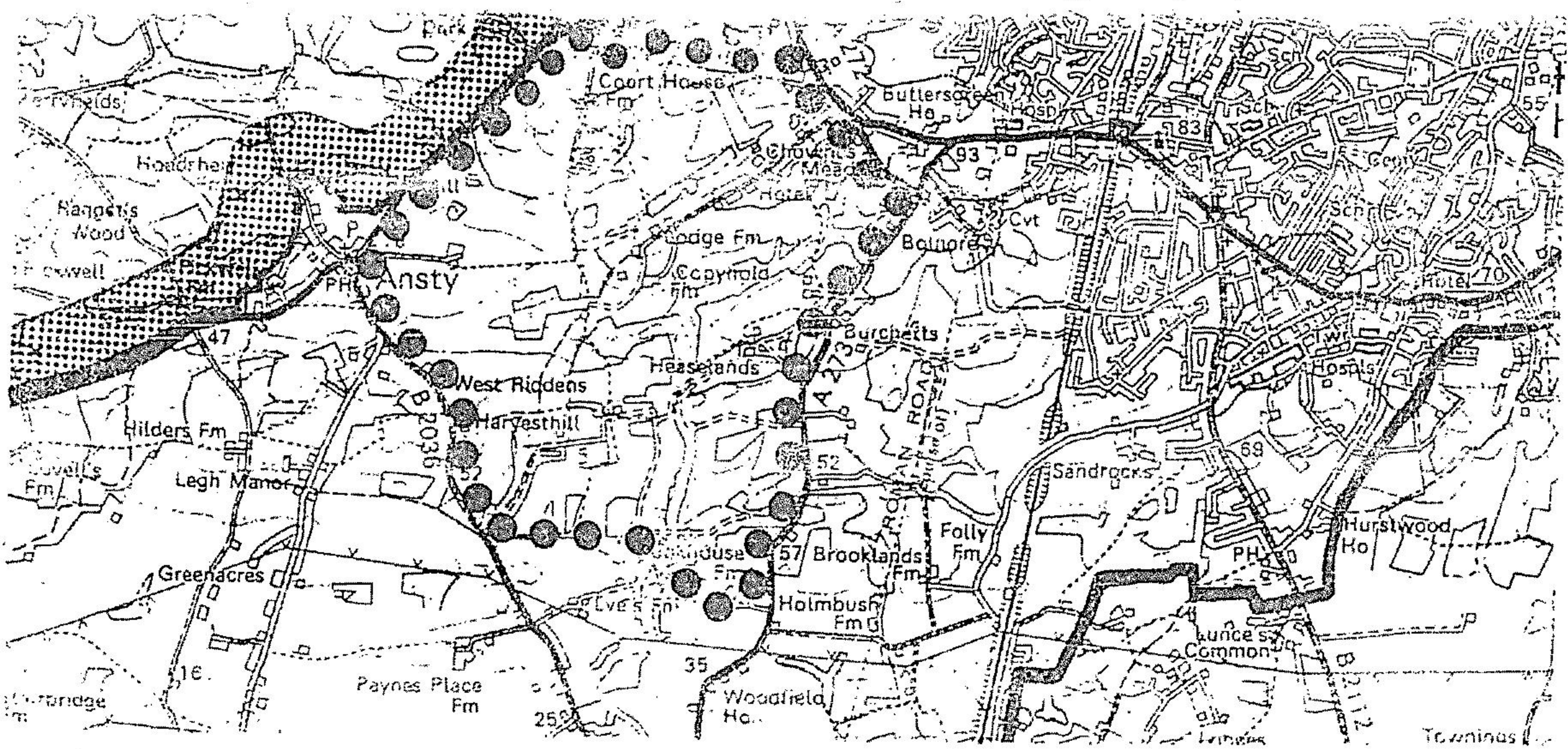
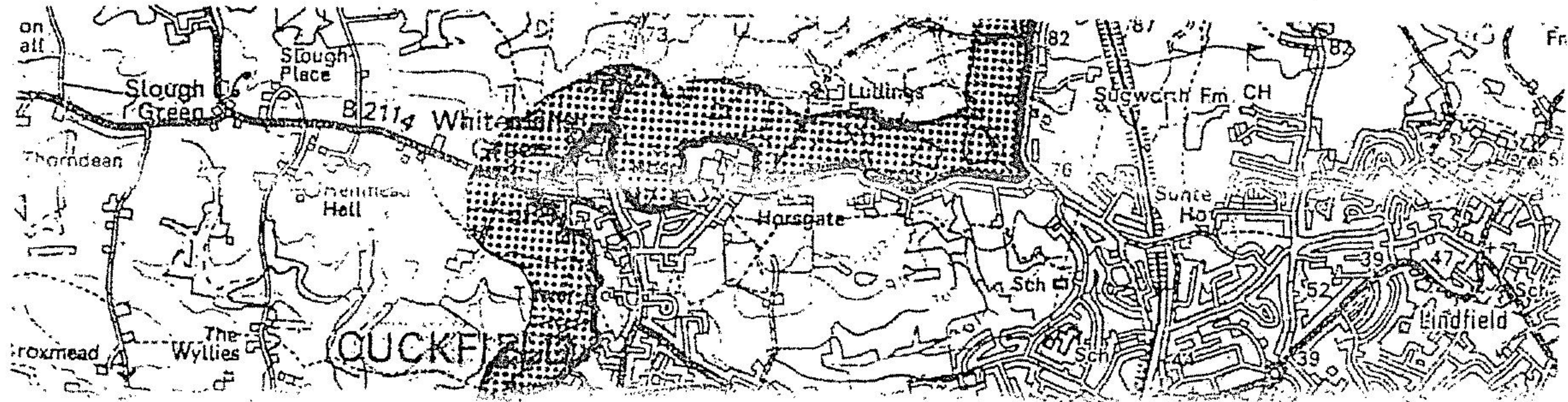
Please find attached an important document relating to the proposed development of lands south of Cuckfield.

It includes the recommendation by Mid Sussex District Council who seek the inclusion of an area of land of some four kilometres to the South of Cuckfield within the designated High Weald Area of Outstanding Natural Beauty (AONB). *'It incorporates land which is wholly of a landscape quality of national importance and no part is of an essentially different landscape type to the existing AONB'*.



PROPOSALS FOR EXTENSION TO HIGH WEALD A.O.N.B. TO SOUTH OF CUCKFIELD

BY
MID SUSSEX DISTRICT COUNCIL



W.J.H. HATTON. B.A. M.R.T.P.I.
DISTRICT PLANNING OFFICER
MID SUSSEX DISTRICT COUNCIL

MID SUSSEX DC

26 SEP 2025

FEBRUARY 1987

MID SUSSEX DISTRICT COUNCIL

"Oaklands", Oaklands Road,
Haywards Heath, West Sussex.
RH16 1SS
Telephone 458166
DX.300320
HAYWARDS HEATH 1



DISTRICT PLANNING OFFICER

W. J. H. Hatton B.A., M.R.T.P.I.

If calling or telephoning, please ask for	Tel. Ext.	My ref.	Your ref.	Date
Mr. N. Eveleigh	2394	NE/JG E91/1		5th March 1987

Mrs. B.H. Ingram,
Secretary,
Cuckfield Parish Council,
Trants,
Foxhill Close,
Haywards Heath,
West Sussex.

Dear Mrs. Ingram,

HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY - PROPOSED EXTENSION

Further to our recent discussions, I enclose 2 copies of our final submission for the Countryside Commission, which was made today. Many thanks for your help in the project.

Yours sincerely,


for District Planning Officer

PROPOSALS FOR EXTENSION TO HIGH WEALD A.O.N.B.

CONTENTS

1. Introduction.
2. Consideration by Mid Sussex District Council Committees.
3. Criteria for Designation.
4. Landscape Appraisal.
5. Description of Proposed Extension.
6. Boundaries.
7. Historic Features.
8. Photographs.
9. Conclusion.

PLANS

- PLAN 1 Area of proposed extension.
- PLAN 2 Geological Sketch Map.
- PLAN 3 Landscape Appraisal Survey.
- PLAN 4 West Sussex Aerial Survey, 1981.
- PLAN 5 West Sussex Ecological Appraisal.
- PLAN 6 Historic Features.
- PLAN 7 Direction of Photographs.

APPENDICES

- A. Letter from Cuckfield Parish Council, 20th May 1986.
- B. Letter from Cuckfield Society, 24th December 1986.

MID SUSSEX DISTRICT COUNCIL

FEBRUARY 1987.

PROPOSAL FOR EXTENSION TO HIGH WEALD AONB

1. Introduction

Mid Sussex District Council seeks the inclusion of an area of land of some four square kilometres to the south of Cuckfield within the designated High Weald Area of Outstanding Natural Beauty (AONB). The area is contained within a clear, easily-identified boundary. It incorporates land which is wholly of a landscape quality of national importance and no part is of an essentially different landscape type to the existing AONB. The purpose of this report is to justify the area's inclusion in terms of its landscape quality and illustrate the features within it which are characteristic of the High Weald.

2. Consideration by Mid Sussex District Council Committees

Due consideration has been given to the proposal by the Council's Burgess Hill and Haywards Heath Local Plan Working Parties and by the Council's Development and Transport Committee over the course of the last 18 months. Cuckfield Parish Council, in a letter of 20th May 1986 declared its support for the District Council's proposal.

"As far as geology is concerned, the area under question still stands on the Hastings beds, sandstone with clay overlays here and there, in fact an area adjacent to Cuckfield Churchyard is specifically mentioned in Mantell's "Geology of Sussex" and as such is in no way different from the land lying west of the A272, Cuckfield-Ansty road which is designated "High Weald".

The view of the South Downs from the vicinity of Cuckfield Churchard is famous and can hardly be equalled. The variety of trees within the area provide a most interesting colour variation, especially in spring and autumn."

Liaison has continued and this report is fully endorsed by the Cuckfield Parish Council and the Cuckfield Society. Copies of letters from these organisations are attached as appendices.

The matter was considered at the following formal meetings of Mid Sussex District Council:

Burgess Hill Local Plan Sub-Committee	- 23rd May 1985.
Haywards Heath Local Plan Sub-Committee	- 20th June 1985
Burgess Hill Local Plan Sub-Committee	- 6th January 1986
Haywards Heath Local Plan Sub-Committee	- 24th March 1986
Development and Transport Committee	- 17th June 1986

The proposal to seek the inclusion of the additional area was ratified by the full District Council on 22nd July 1986. The proposed extension is shown on PLAN 1.

3. Criteria for Designation

The main purpose of AONB designation, as set out in Section 87 of the National Parks and Access to the Countryside Act, 1949 is to conserve and enhance natural beauty, which includes protecting flora, fauna and geological as well as landscape features.

The area of the High Weald AONB is based largely on geology and broadly coincides with the Hasting Beds, the raised older sandy areas which are separated from the chalk Downs to the north and south by a clay lowland. In spite of its varied landscape, the area is a cohesive one, its distinctive ridged countryside and pattern of hedged fields, scattered shaws and large blocks of woodland distinguishing it from the clays of the surrounding low weald.

The area of the proposed extension meets these requirements and is situated on Tunbridge Wells sand and Ardingly sandstone, part of the Hastings Bed of the Cretaceous period. This is illustrated in PLAN 2, a simplified sketch map of the Geological Survey.

4. Landscape Appraisal

The AONB was derived broadly from a Landscape Appraisal that was undertaken by West Sussex County Council in the early 1970's for the whole of West Sussex as part of the Structure Plan studies.

A technique was devised which, by using certain carefully selected criteria, enabled an objective and comparative assessment to be made of landscape quality across the county. The method that was used took account of features such as surface cover, undulation, trees in mass, single trees, water, artifacts and views. A score was given to each kilometre grid square for each component of the landscape and a composite map produced. Having identified the boundary in terms of kilometre squares, a surveyor from the Countryside Commission then identified on site an appropriate strong physical boundary such as road, river, railway or farm track.

The extract from the Landscape Appraisal Survey (PLAN 3) shows that the landscape quality scores for the proposed extension are of a similar value to those within the AONB.

The Landscape Appraisal indicates a marked change in landscape quality south of an east-west line drawn midway between Haywards Heath and Burgess Hill. This corresponds with the change from Sandstone to Weald Clay. Here the land is flatter and more open, the fields being divided by hedgerows with fewer trees and areas of woodland. Similarly the area to the west, towards Bolney is more characteristic of the low Weald. The area between Cuckfield and Haywards Heath, although characteristic of the High Weald in terms of its landscape quality is thought to be too greatly influenced by the vicinity of the urban areas to be suitable for inclusion. There are also no well defined boundaries in this area.

5. Description of Proposed Extension

The main characteristic of the landscape is undulating countryside comprising small irregular fields divided by tree belts and areas of woodland. This is illustrated in PLAN 4, an extract from the West Sussex Aerial Survey carried out in August 1981. Small streams cut steeply into the sandstone creating narrow valleys or ghylls. Outcrops of sandstone can be seen in places above the stream beds, and ponds, some originating from the medieval iron industry are found in many places. The ridged landscape allows distant views to the South Downs and landmarks such as Cuckfield Church spire. Indeed the view from Cuckfield churchyard towards the Downs is well known as being one of the finest in the area and this proposal will take account of the special character of Cuckfield.

The woodland consists mainly of oak with an understorey of hazel, but ash and beech are also present and alder is dominant in the wettest areas and along the streams. In the older undisturbed woodland the ground flora is rich and species such as enchanters nightshade, yellow archangel and bluebells are abundant. Close to the streams there are a variety of ferns, in particular broad buckler fern and male fern, but also lady fern, Borrer's fern, common polypody and hard fern. These are typical of neutral to acid soils and damp microclimates. There is a local nature reserve at Newbury Pond, on Newbury Lane. The site is leased by the Sussex Trust for Nature Conservation and contains a wide range of aquatic flora and fauna. High Grade Habitats are shown in PLAN 5, an extract from the Ecological Appraisal by West Sussex County Council, January 1976.

Most of the agricultural land is pasture, but there is some arable. A few fragments of unimproved grassland remain and these have a variety of wild flowers and grasses. Some, such as pepper saxifrage, burnet saxifrage and knapweed are characteristic of old meadows. Natural regeneration of oak is evident on ungrazed grassland.

Animals seen in this area include barking deer, roe deer, munt jack deer, foxes and badgers. The extensive deciduous tree cover, together with grassland, ponds and streams provide varied habitats for numerous species of birds and insects. Butterflies include the peacock, skipper, red admiral and brimstone.

6. Boundaries

The District Council acknowledges the importance of a clear, well defined boundary for the AONB.

To the west, north and east, the proposed boundary will follow the Cuckfield Road, Newbury Lane, including Newbury Pond and the field to the east, the footpath to the south of Warden Park School, Chownes Mead Lane and Isaacs Lane. To the south the boundary is defined by a bridleway which lies in a wide grassy avenue bounded by hedges and a long line of oaks. This marks a strong boundary between the undulating landscape to the north and the flatter, more open landscape of the low weald to the south.

7. Historic Features

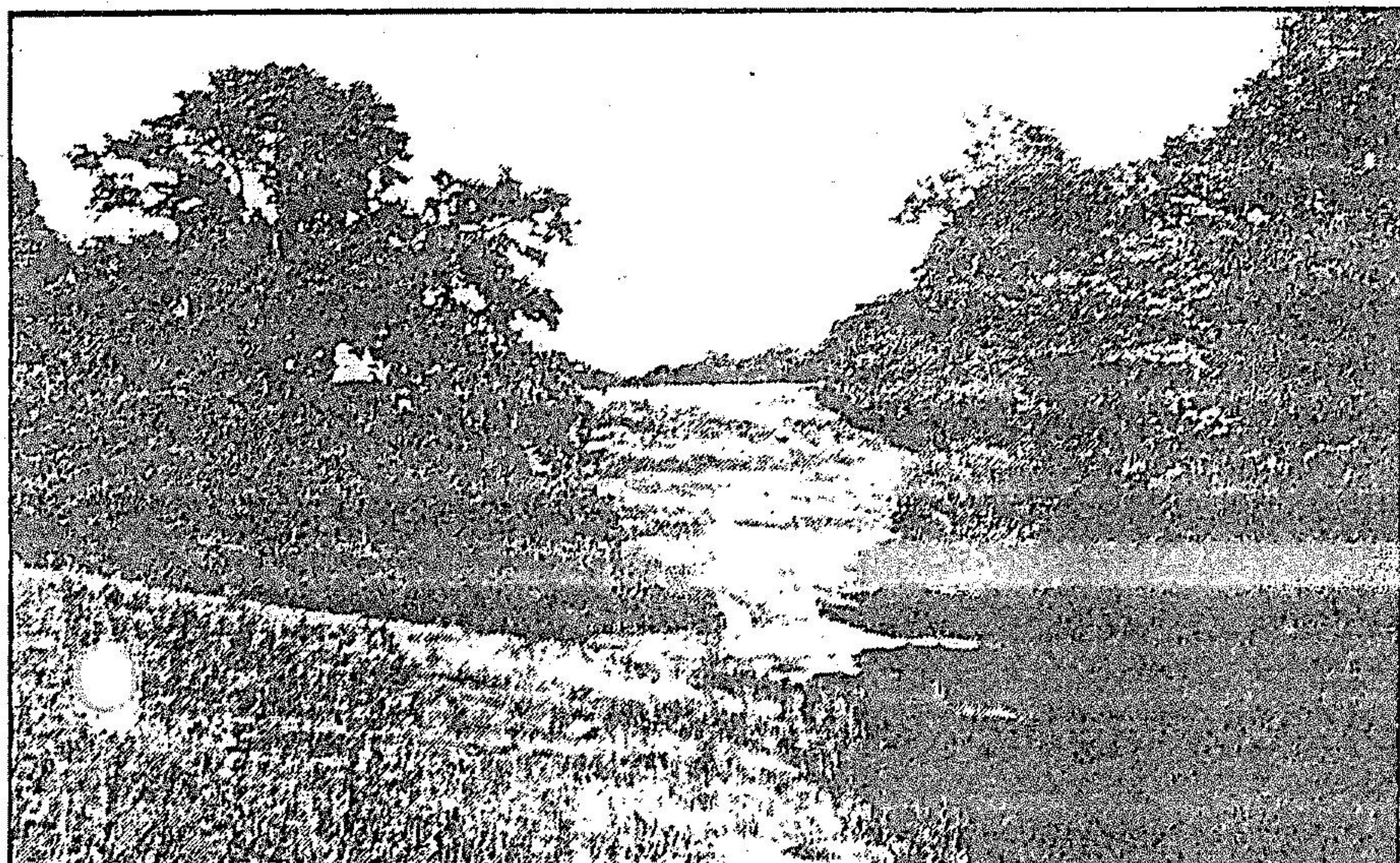
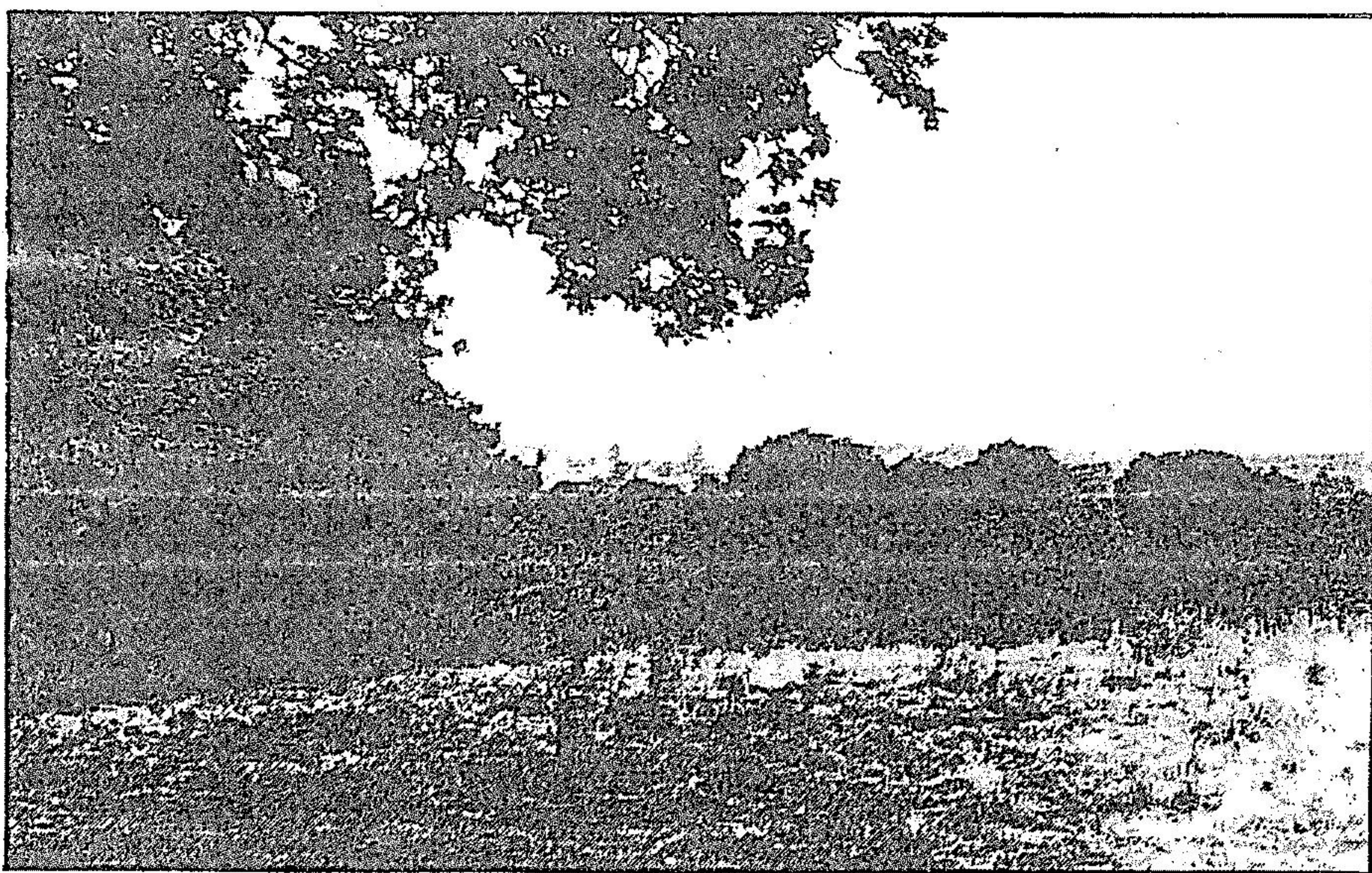
The area includes the country house and landscaped gardens of Heaselands and a second garden of historic interest at Chownes Mead. There are four other sites of archaeological interest and a number of listed buildings, which are shown on PLAN 6. A rich network of footpaths crosses the area, some sunken between high hedges, suggesting their longstanding usage.

In a book on the Cuckfield area by Maisie Wright, entitled 'Cuckfield - An Old Sussex Town', she describes the legacy of iron workings in the area. Sites of ironworks south of Cuckfield can be identified by names like "Old Furnace", "Furnace Wood", and "Cinder Bank", at the end of Copyhold Lane. The sites of three hammer ponds can be traced in this area. These were formed by making clay and cinder dams, called 'bays' across the valley of a stream. On the Laine Brook a series of ponds fed a local forge and furnace. In that area there are quantities of bloomery slag which was the waste product derived from pre medieval iron making processes. There is also evidence of stone age occupation, and examples of mesolithic arrow heads, hide scrapers and other implements have been found in the area.

8. Photographs

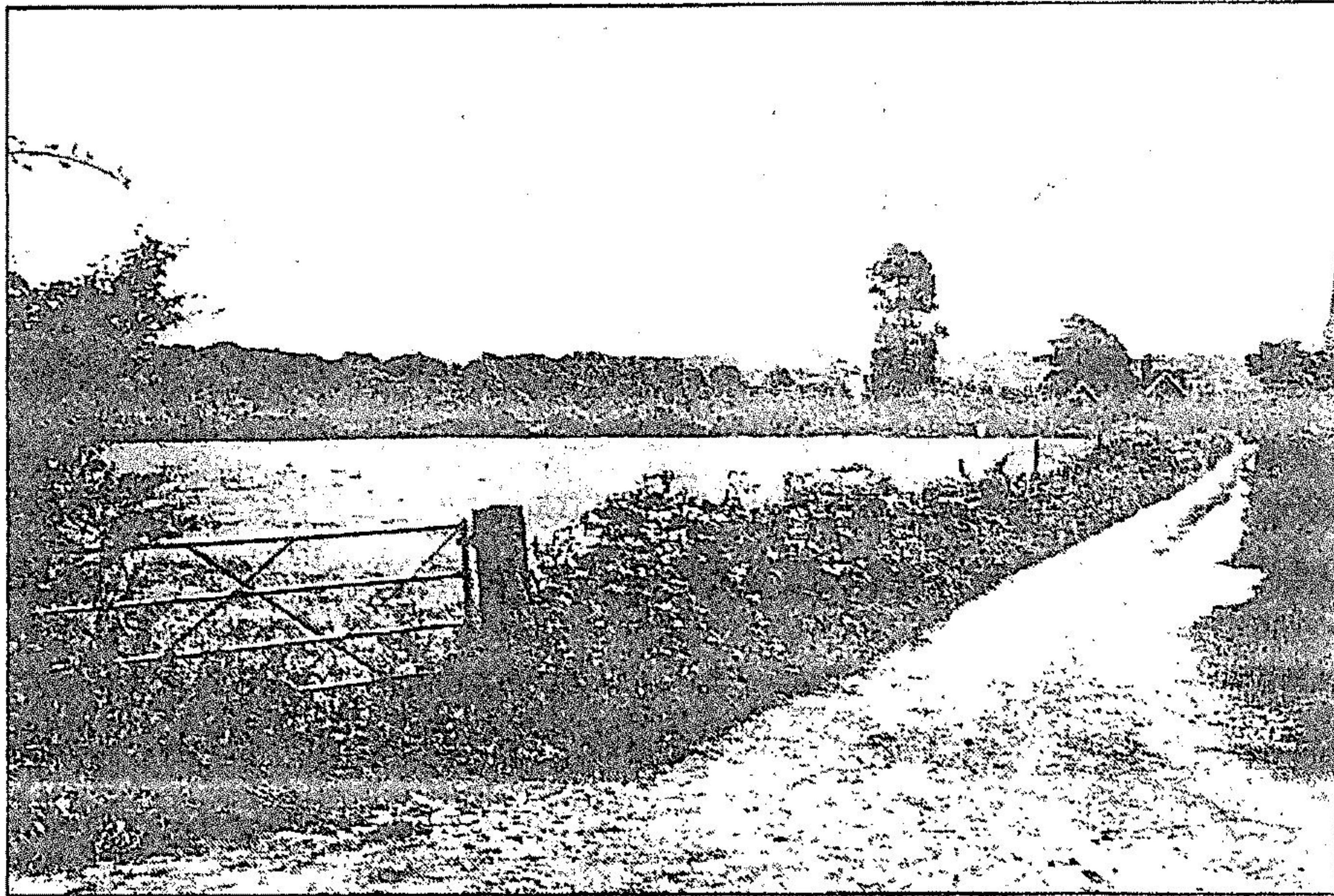
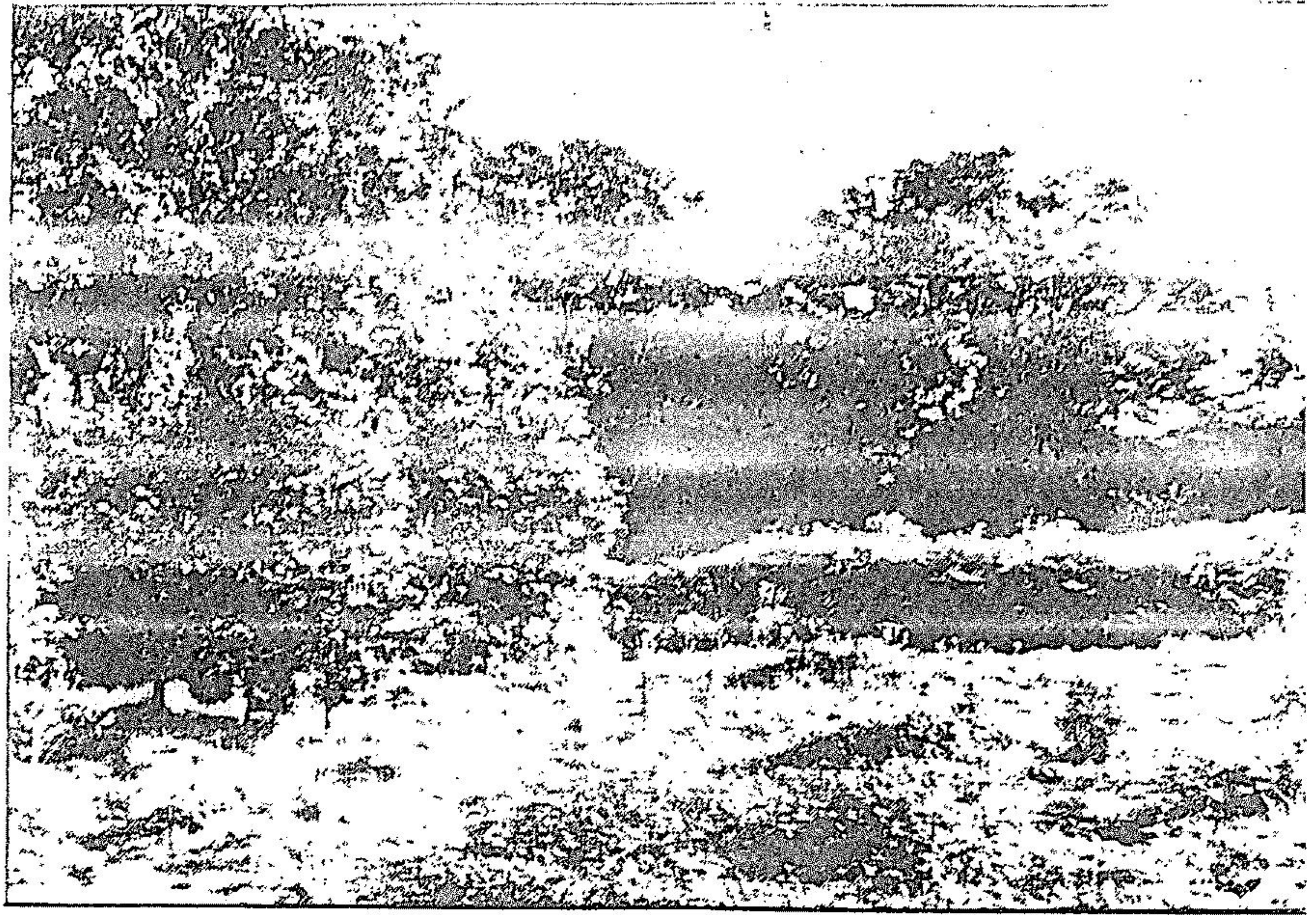
The direction of the views illustrated in the following photographs are shown in PLAN 7.

1 View looking north towards Cuckfield Church.



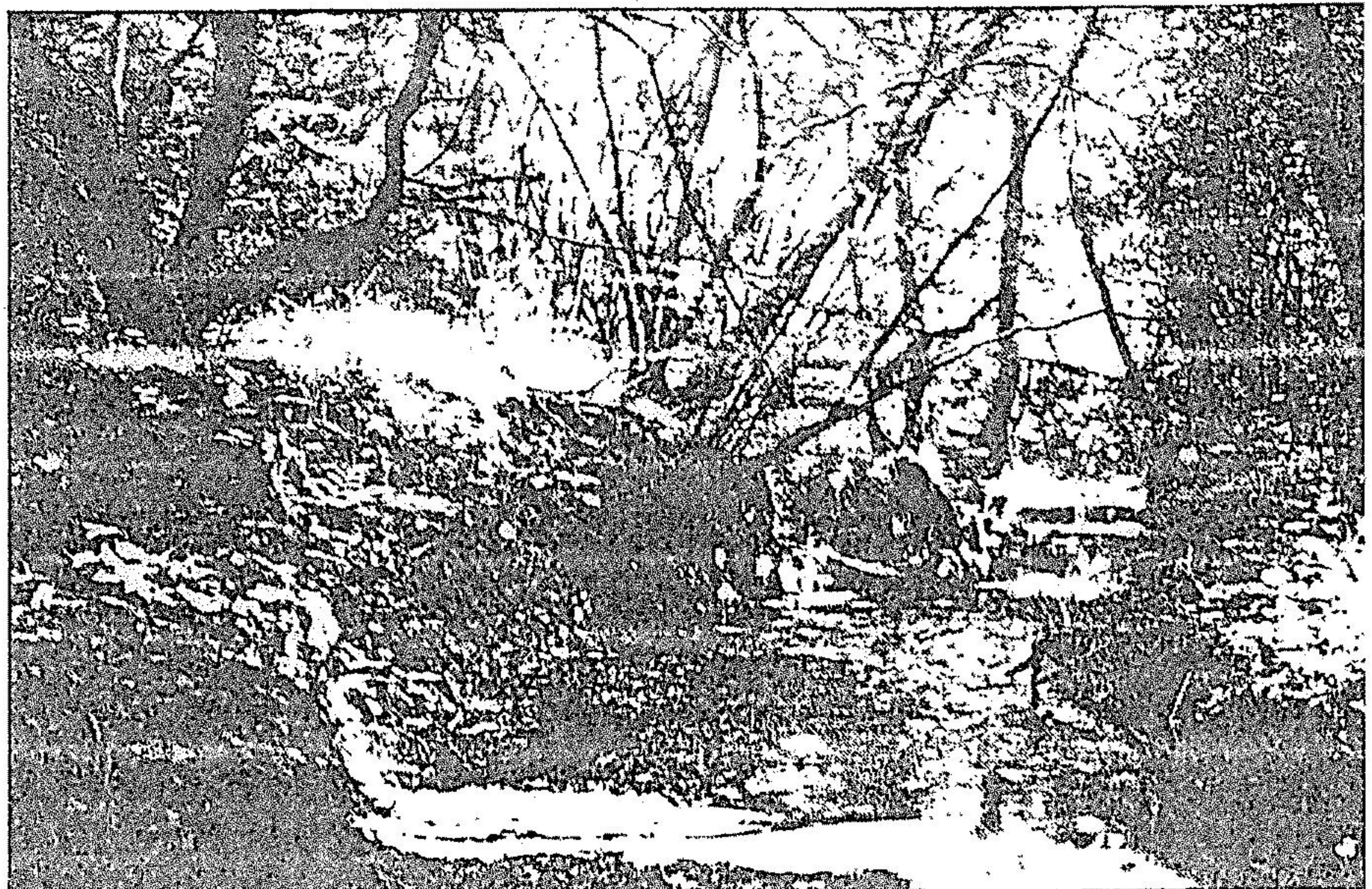
2 The undulating landscape which is typical of the area, with oak woodland and unimproved grassland.

3 Natural regeneration
of oaks.



4 View from the edge of
Cuckfield Churchyard,
looking across the area
of the proposed
extension towards the
South Downs.

5 One of the many small
streams in the area
which have cut steeply
into the sandstone.
The cool damp
microclimate encourages
the growth of a wide
variety of ferns.



9. Conclusion

It can thus be seen that the area to the south of Cuckfield is characteristic of the High Weald and forms part of its homogeneous tract of landscape. The landscape quality is of national importance, having the same standard and the same attractive landscape qualities as within similar areas already designated. It is unspoilt by development, and has many features of landscape, ecological and archaeological interest which contribute to its variety and richness.

Mid Sussex District Council requests the Countryside Commission to make a Variation Order under Section 87 of the National Parks and Access to the Countryside Act 1949 in respect of an area of some four square kilometres to the south of Cuckfield shown on attached plan number 'PLAN 1' to be included within the High Weald Area of Outstanding Natural Beauty.



MID SEAS DISTRICT

CUCKFIELD

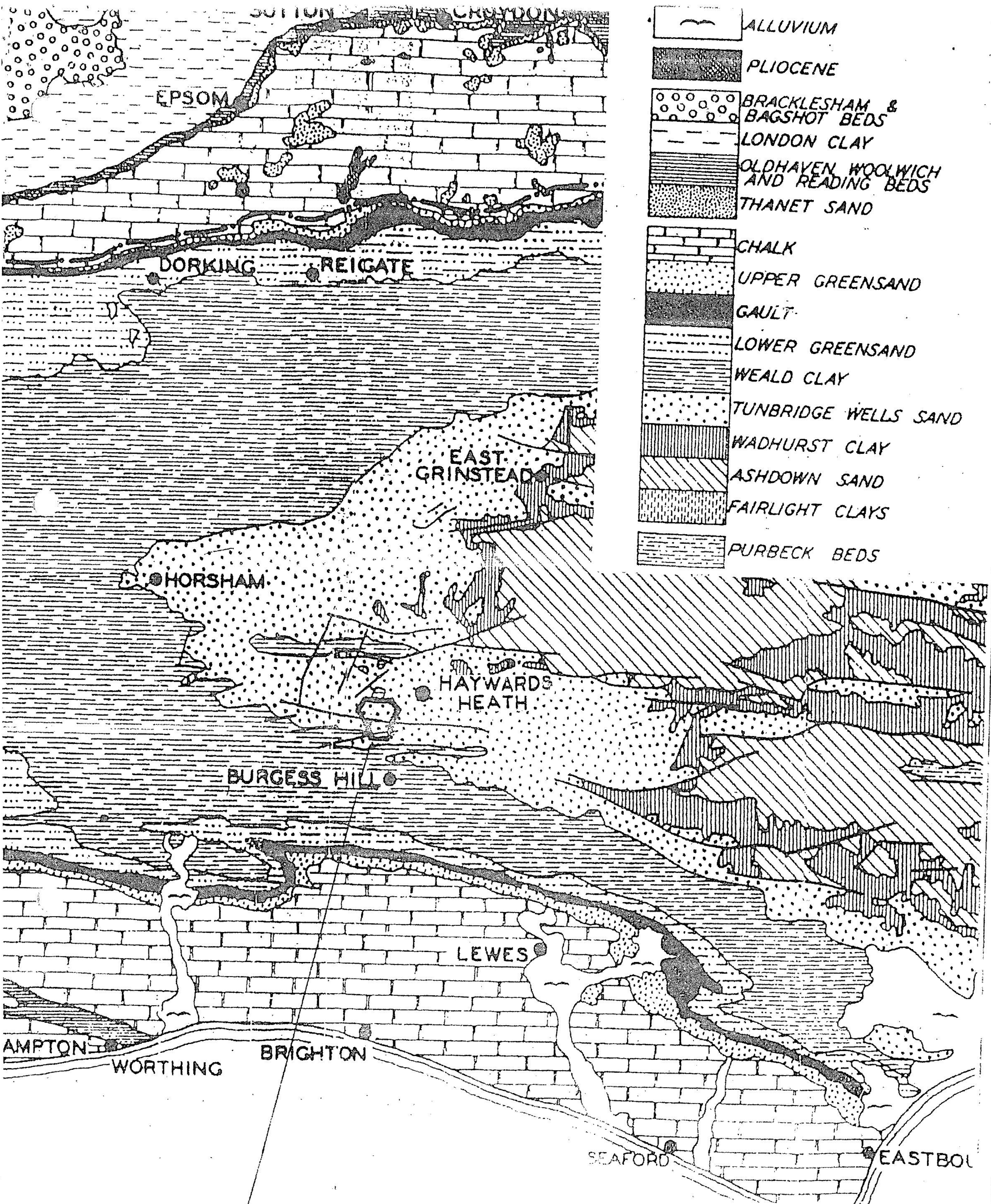
HAYWARDS HEATH

BURGESS HILL

AREA OF PROPOSED EXTENSION

PLAN 4

SECTION



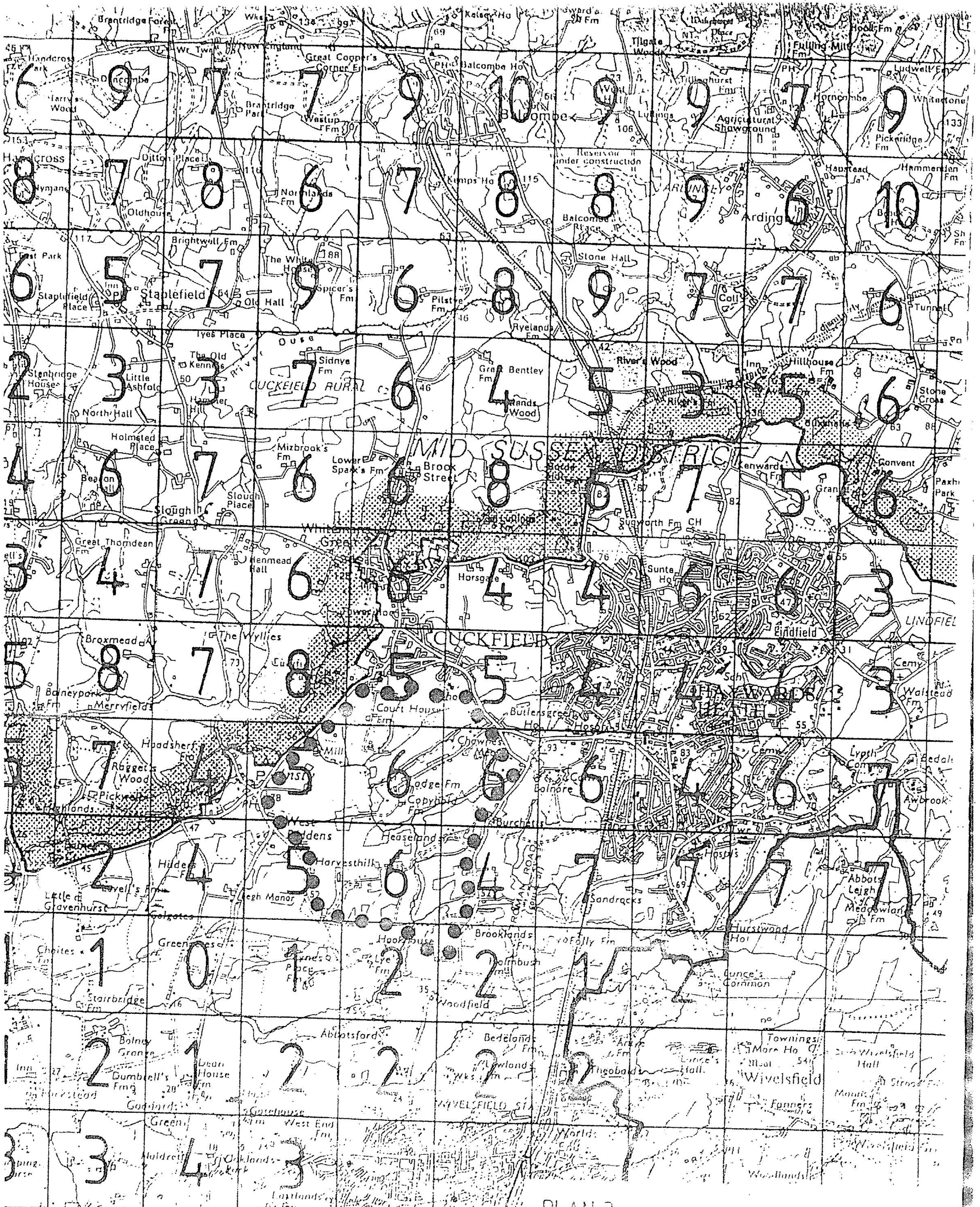
AREA OF PROPOSED EXTENSION

PLAN 2

GEOLOGICAL SKETCH MAP

KEY

AREA OF PROPOSED EXTENSION



PLAN 2

WEST SUSSEX COUNTY COUNCIL
LANDSCAPE APPRAISAL SURVEY

Cuckfield
Churchyard

Copyhold
Lane

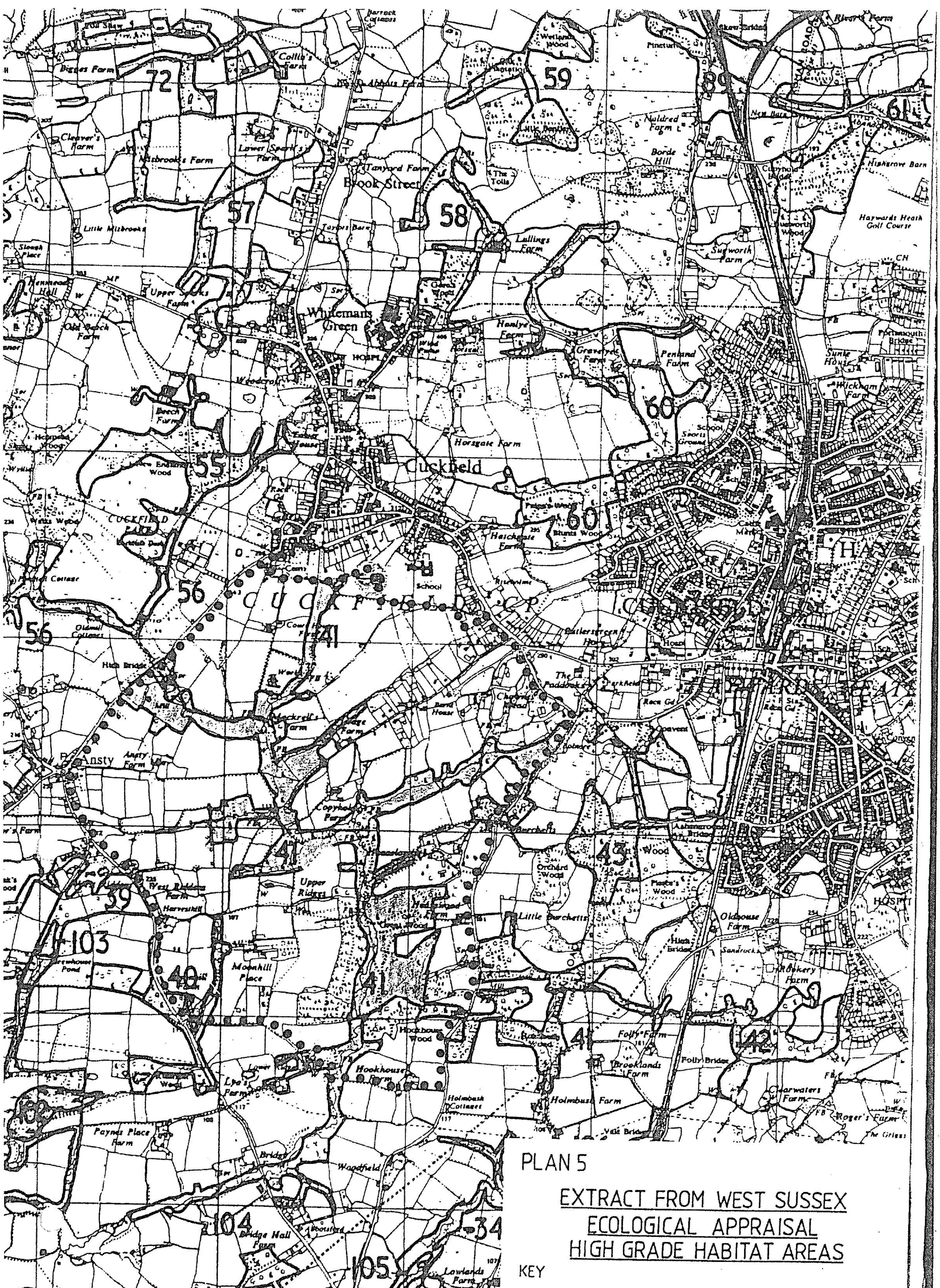
Ans. y



Issacs
Lane

PI AN 4

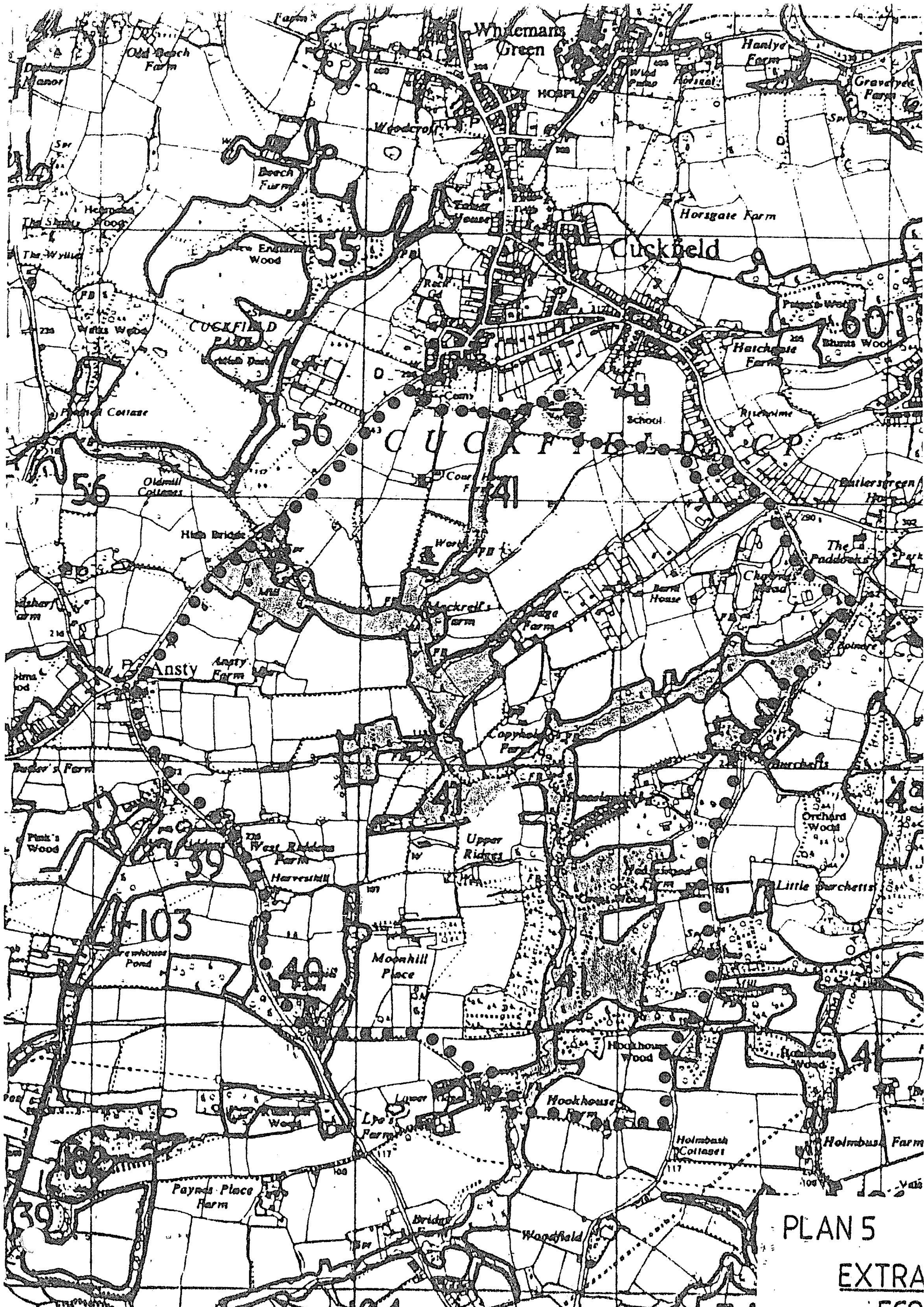
EXTRACT FROM WEST SUSSEX
AERIAL SURVEY, AUGUST 1981.



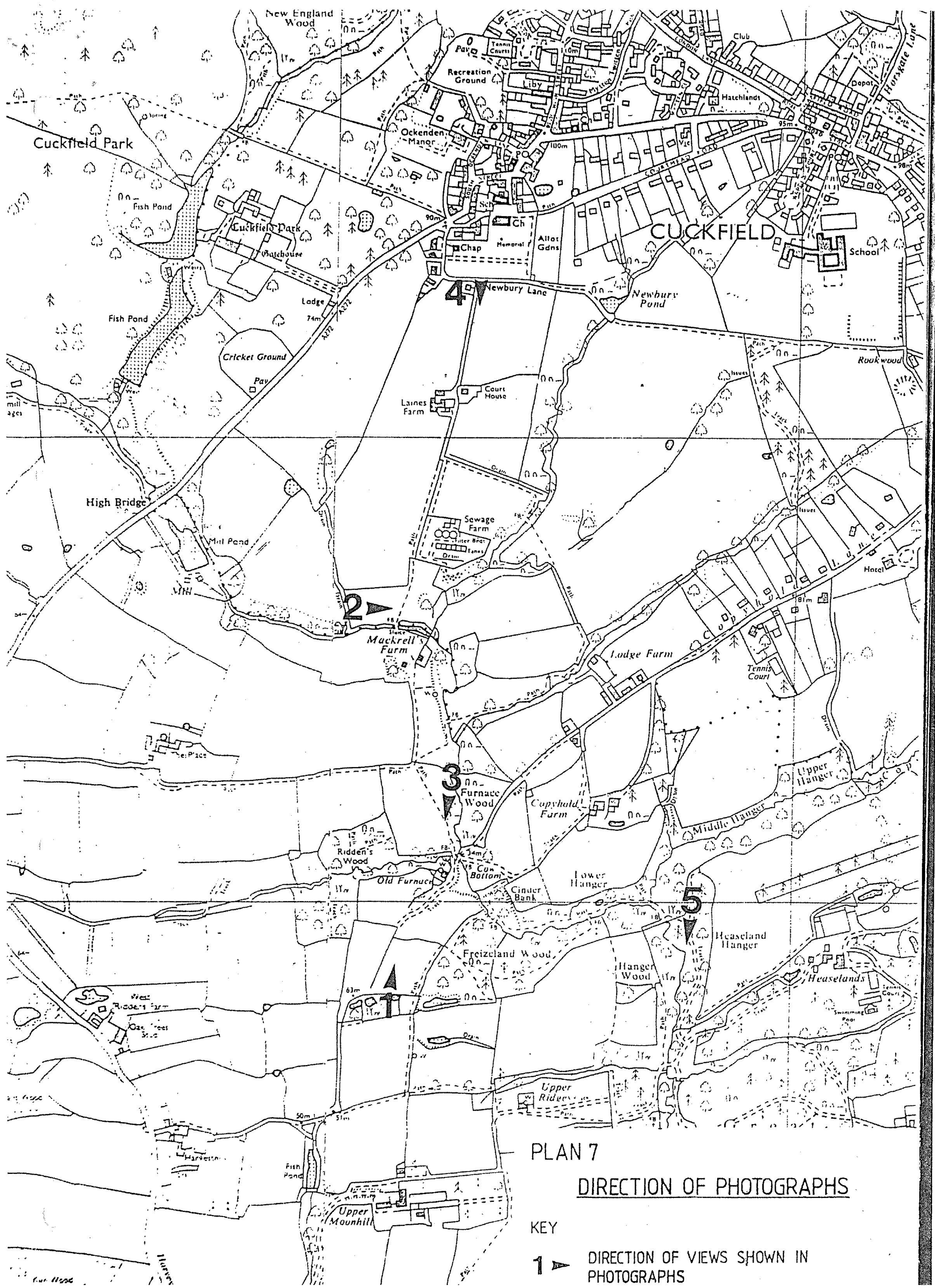
PLAN 5

EXTRACT FROM WEST SUSSEX
 ECOLOGICAL APPRAISAL
 HIGH GRADE HABITAT AREAS

KEY



PLAN 5
EXTRA
ECO



PLAN 7

DIRECTION OF PHOTOGRAPHS

KEY

1 DIRECTION OF VIEWS SHOWN IN PHOTOGRAPHS

Cuckfield Parish Council

Secretary:
B. H. Ingram, (Mrs.)

Your Ref: NE/BL
E91/1

MID SUSSEX DC PLANNING DEPT		Trants Foxhill Close
recv 27 MAY 1986	file no	Haywards Heath West Sussex Tel. Haywards Heath 413275
ack		
[Redacted]		20 May 1986
		<i>used. Return for DTCL see the same report here.</i>

Dear Mr Eveleigh

Extension of High Weald Area Of Outstanding Natural Beauty

I thank you for your letter dated the 8th of May.

Further to our request that the area of land east of the A272 and south of Cuckfield should be upgraded to be included in the High Weald AONB. Having read the copy of the report enclosed and after our meeting with yourself and Mr Hatton, I should like to make the following comments:-

Definition of Boundary

As far as geology is concerned, the area under question still stands on the Hastings beds, sandstone with clay overlays here and there, in fact an area adjacent to Cuckfield Churchyard is specifically mentioned in Martell's "Geology of Sussex" and as such is in no way different from the land lying west of the A272, Cuckfield-Ansty road which is designated 'High Weald'. I agree that the proposed site can clearly be designated by the A272 road Cuckfield-Ansty to the west. The ridge along which the Ansty-Burgess Hill road runs and Copyhold Lane to the East.

The view of the South Downs from the vicinity of Cuckfield Churchyard is famous and can hardly be equalled. The variety of trees within the area provide a most interesting colour variation, especially in spring and autumn.

This Council would be only too happy to be able to join with you in making the necessary representations.

Yours sincerely

[Redacted Signature]

PP

Vice-Chairman

Mr N Eveleigh
Planning Department
Mid-Sussex District Council
Oaklands
HAYWARDS HEATH



Chairman Nicholas Rowe RIBA
 Hempstead, Whitemans Green,
 Cuckfield

Vice Chairman Bryan Cox
 5 Bylanes Crescent
 Cuckfield

Hon. Secretary Sue Kirk-Bell
 Tanyard Farm House, Brook Street
 Cuckfield

Hon. Treasurer Audrey Cowan
 23 Barrowfield
 Cuckfield

24th December, 1986.

The District Planning Officer,
 Mid Sussex District Council,
 Oaklands,
 Oaklands Road,
 Haywards Heath,
 West Sussex.
For the attention of Miss Chapman.

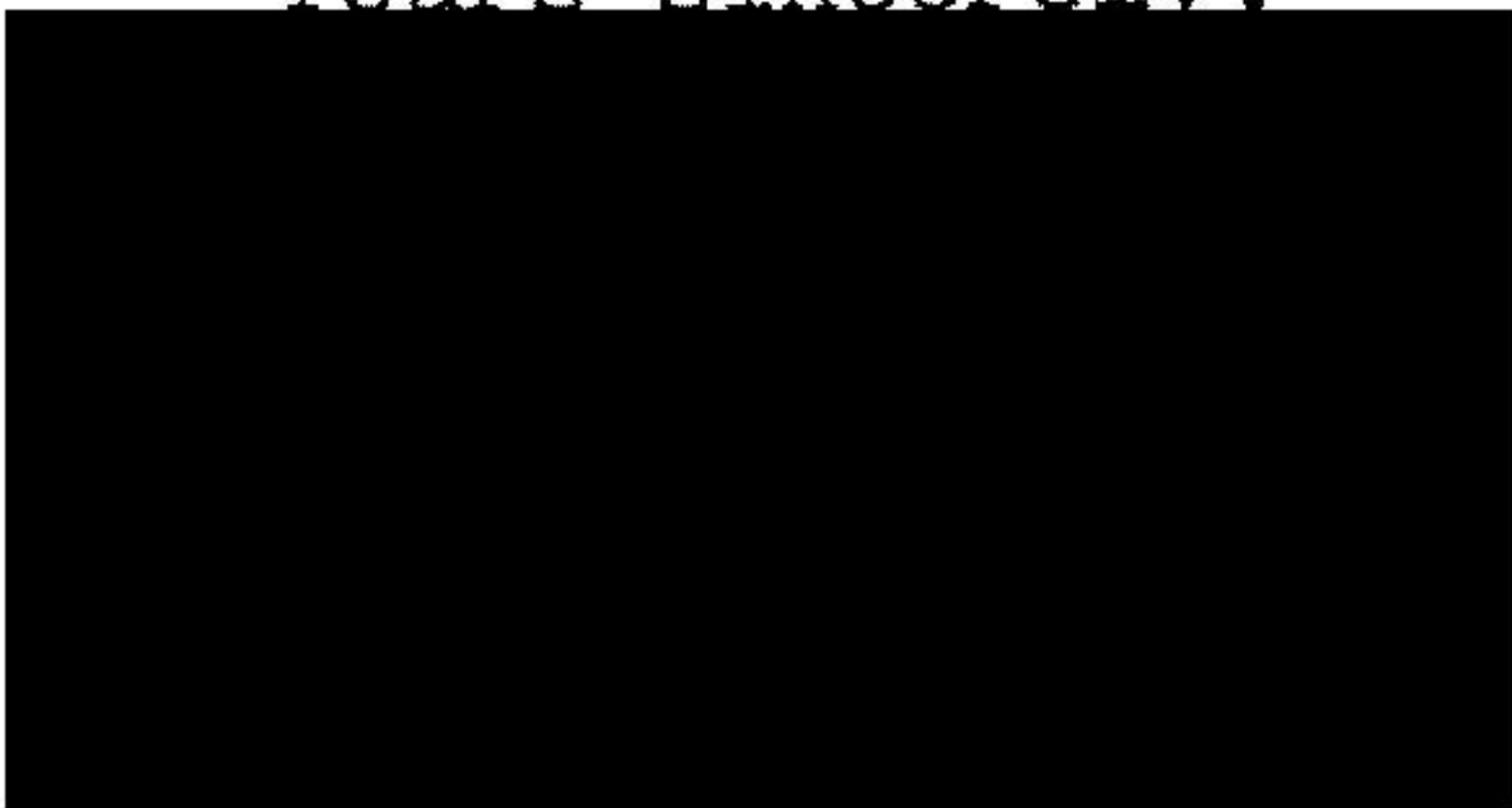
Dear Sir,

Proposal for Extension to High Weald A.O.N.B.

We have been passed a copy of your Draft submission to the County Commissioner for the above.

This Society supports your report, but also the Parish Council's observation about the northern boundary. We would also strongly argue that this boundary should follow the edge of the built up area as the existing A.O.N.B. does around the west and north of Cuckfield. Otherwise an odd parcel of land is left, which naturally forms part of the valley, and if excluded looks like an open invitation to infil development which would negate the whole object of the exercise.

Yours sincerely,



N.A. Rowe
 Chairman

cc Cuckfield Parish Council.

MID SUSSEX DISTRICT COUNCIL

recd 30 DEC 1986

.....

.....

.....

.....

.....

.....

Sarah P. Hankin & send them a copy of submission when finished. [Signature]

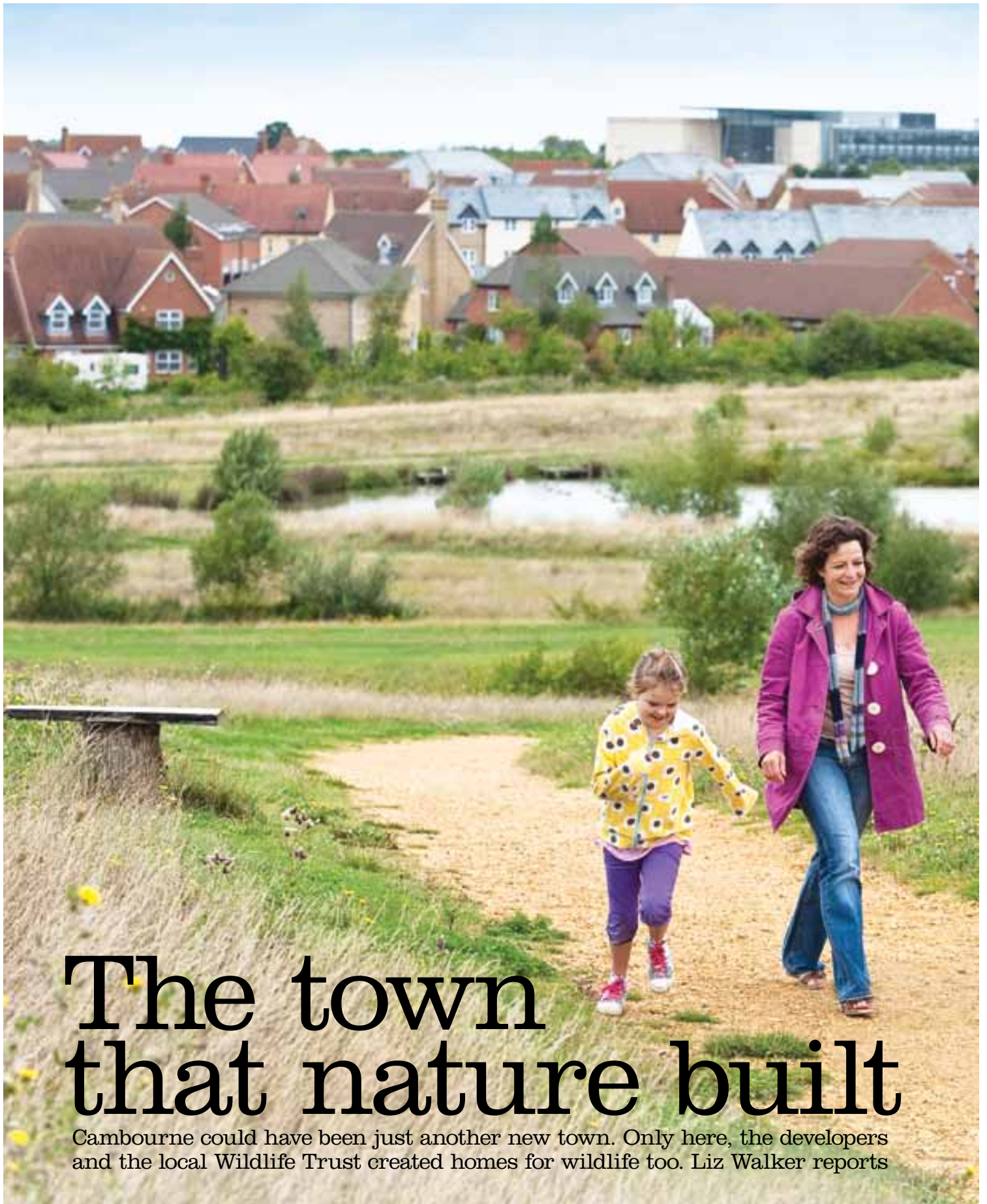
Appendix LP5: Article regarding Cambourne

The town that nature built



Cambourne: a multi-award winning development by Taylor Wimpey and Bovis

RANDALL THORP Canada House, 3 Chepstow Street, Manchester, M1 5FW. T: 0161 228 7721 E: mail@randallthorp.co.uk
MASTERPLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN ENVIRONMENTAL PLANNING



The town that nature built

Cambourne could have been just another new town. Only here, the developers and the local Wildlife Trust created homes for wildlife too. Liz Walker reports

38 **NaturalWorld** Winter 2010

RANDALL THORP Canada House, 3 Chepstow Street, Manchester, M1 5FW. T: 0161 228 7721 E: mail@randallthorp.co.uk



Nine miles west of Cambridge, Cambourne could be anywhere in modern Britain. Homes rise up in a proliferation of styles and colours: cream render, pink bricks, blue pantiles, black weatherboards. Property isn't cheap, but at least here young families get more bedrooms for their buck. By 2012, the developers hope to have built at least 4,250 houses here, providing homes for 11,000 people.

And yet Cambourne is extraordinary. Built on former farmland, it's the UK's first new town where wildlife has been encouraged to make its home alongside people. Among and around the new houses are mature woodlands and hedgerows, new lakes and meadows, restored ditches and 'greenway' wildlife corridors. In fact, 60 per cent of the 417ha site has been left as 'green infrastructure' for people to enjoy, and for wildlife to move into. What was once an agricultural prairie is now rich in wildlife, with new species still pouring in. And that is down to close cooperation between the developers, the landscape architects and the Wildlife Trust for Beds, Cambs, Northants and Peterborough.

"We became involved in the Cambourne development very early on," explains chief executive Brian Eversham. "We always scrutinise large planning applications carefully, and offer advice if relevant. In the end, we were pleased to see that the master plan aimed to keep the best habitats – three blocks of old woodland, six farm ponds, a few stretches of hedgerow and patches of grassland – and then to link them together with wildlife corridors and an eco-park."

The Trust then worked with the developers to optimise the town's wildlife potential. "We worked very closely with Randall Thorp, the landscape architects," says Brian, "advising on planting schemes and making sure that management was tailored to the needs of wildlife. They were very receptive and imaginative, even creating a modern version of ridge-and-furrow in the meadows, using old Cambridgeshire varieties of fruit trees in the community orchard, and even agreeing to have sheep grazing some of the grasslands."



Built on former farmland, Cambourne retained and expanded all the wildlife habitats that were still there – ponds, woodland, grassland and ancient hedgerow

Main pic: Matthew Roberts; inset: Randall Thorp

A few of Cambourne's other residents



Adam Cormack

WASP SPIDER (*Argiope bruennichi*)

Originally a Mediterranean species, this spider has been spreading north since the 1970s, perhaps in response to climate change. A female's body can be the size of a 2p piece. The much smaller brown males are sometimes eaten while they're mating. Wasp spiders live in the long grass on Cambourne's eco-park, and in the Trust HQ's wildlife garden.



Robert Camis/FLPA

CORN BUNTING (*Emberiza calandra*)

Despite its dramatic decline across the UK, this Red List species has apparently rallied in Cambourne, with birds nesting on Crow Hill, where the long grasses (cut in late August) are perfect for protection and camouflage. Most arable crops and highway verges are cut in July, wiping out any nests in the process. Cambourne has meadow pipits and skylarks too.



Matt Cole

RED-EYED DAMSELFLY (*Erythromma najas*)

A good many dragon and damselfly species have made a home in Cambourne's ponds and wet ditches. It's especially good to see the distinctive red-eyed damselfly, whose body is predominantly black, but with iridescent blue markings and large red eyes. The males often sit on water lily leaves, defending their territory against all-comers.



David Chapman

WATER VOLE (*Arvicola amphibius*)

You can see water voles at Cambourne in the Crow Dene Valley, in the ditches between the lakes. They probably arrived from the nearby Bourn Valley, working their way up through the village's storm-water system. You can tell them from rats by their rounder noses, deep brown fur, chubby faces and short fuzzy ears. Their tails, paws and ears are furry too.

"The site had so few natural landscape features to work with," says Randall Thorp's Dick Longdin. "It was an arable farmland with isolated pockets of woodland, overgrown ditches and straggly hedges, some flailed almost to the ground. One field was 300 acres of wheat. We were determined to retain and restore these features, keeping them in the public realm, to build character."

"Here children grow up with nature. We're undoing some of the damage of the previous century."

The four new lakes were a wildlife-friendly solution to flood alleviation. "We extended the existing ditches to link up with the new lakes and reedbeds," explains Dick. "These were designed to take excess storm water, slowly releasing it through a controlled outlet – quite pioneering for 1995. It was so new that Anglian Water insisted we laid huge concrete pipes underground as well, but of course we've never needed them."

To reduce lorry trips, no spoil was removed from the site. Instead, it became Crow Hill in the new country park – a grassland now buzzing with meadow insects, ground-nesting birds and butterflies. Allotments next door benefit from the ready supply of pollinators.



David Slater

GREAT CRESTED NEWT (*Triturus cristatus*)

The new lakes are good for these protected amphibians, which need open water for displaying and suitable egg-laying plants at the water margins. But, in fact, the newts are in all the ponds in Cambourne. They've probably come from the old farmland ponds which have been retained, and seem to thrive in the new network of wet ditches and watercourses.



Alan Williams

SNIPE (*Gallinago gallinago*)

Many wildfowl and wading birds use Cambourne's marsh and lakes for overwintering, attracted by the new stretches of open water and areas of lowland wet grassland. They're likely to come from the Ouse Washes, a large wetland site 30 miles to the northeast. The newer lakes are the best place to see snipe, using their long bills to hunt for worms and insects.



David Slater

BADGER (*Meles meles*)

Pre-build surveys show that several setts were here before Cambourne was developed. Encouragingly, the badgers have stayed, frequenting the main open and woodland areas and using the tunnels under the roads. During building they simply shifted their foraging territories, and final landscaping has been done sensitively to accommodate them.



Derek Smith

PIPISTRELLE BAT (*Pipistrellus pipistrellus*)

The newer houses on Cambourne don't have eaves and crannies, so the pipistrelles roost in the bat boxes instead. They're the smallest European bats, and prefer a varied habitat of open woodland, parks, marshes, farmland and urban areas. Cambourne has plenty of each. The lakes also attract Daubenton's bats (which hunt over water) and far-flying noctules.

The neighbouring eco-park is another wildlife magnet. Grassland, woodland, ponds, reedbeds and marshes accommodate all manner of bird, mammal and amphibious wildlife, extant and incoming. It's a godsend for Cambourne's many young families, although it wasn't strictly built as an educational resource.

BCNP Wildlife Trust manages these wild spaces in exchange for an office HQ and garden. As soon as the builders have gone, the Trust will take over the freehold of the wild areas too. Within a couple of decades, Brian Eversham reckons, their wildlife value could be up to the standard of a decent nature reserve. "Walking to work is always interesting. I never know what I might

see," he says. "I'd never have guessed that Cambourne would have been home to Cambridgeshire's first wasp spiders, or that the buzzing in our office window would turn out to be a hornet hoverfly – and the following week, the fluttering of a rare red-tipped clearwing moth – both stunning beasts. Most important, perhaps, is the influence of the wildlife and exciting green spaces on the people: children growing up with trees and flowers, birds and badgers as a part of everyday life. I'm always cheered to see children cycling through the woods to school, or a family walking in the meadows on their way to the shops. We're undoing some of the damage of the previous century."

VITAL STATS

- Population: **7,600**
- Existing woodlands: **7ha**
- New woodlands: **45ha**
- New lakes: **6ha**
- New grassland: **23ha**
- Parks: **44.5ha**
- Sports fields: **17ha**
- Trees, shrubs: **c. 250,000**
- New hedges: **10+ miles**
- New paths: **12+ miles**

Figures courtesy Randall Thorp 2010

“We have instant access to green space to relax in”



Interviews and pics: Liz Walker

SIMON GIBSON, 42, SELF-EMPLOYED

“Perhaps it’s because I work outdoors that I see a lot of the wildlife here in Cambourne. Our house lies on a greenway near a run of ancient hedge offering food and shelter for birds all year round. It’s a shame the greenways are mown regularly. Even so, they’re used by foxes. And we’ve got a hedgehog living in our greenhouse. Sparrows breed locally too, and last winter redwings were flocking up and down the greenway. I’ve seen greenfinches and goldfinches bringing their young into the garden to feed, plus starlings, rock doves and a number of small toads.”



FRAN PANRUCKER, 63, RETIRED

“People have instant access to green spaces to relax in, not just to see wildlife, but to run, walk the dogs and push baby buggies. The whole atmosphere is good for the soul. My house is called Skylark Cottage, because that’s what we heard right from the minute we got here. I’m chair of the Garden Club, Cambourne Arts and the WI. I’d like to see Cambourne work more as a community; it still has that ‘dormitory’ feel. This is a very special place, but weird, too. My daughter said it’s a bit like the town on *The Truman Show* – too good to be true! But I love it to bits.”



SONIA LEEDER, 35, MUM

“All this outdoor space is great for the kids – especially in the summer holidays. You can find things to do without having to travel or spend money. The ponds at Oakwood are full of tadpoles and great crested newts. With shallow edges it’s completely safe for the children. We also go on the evening bat watch events. I’ve seen muntjac deer and foxes, and I once saw a water vole. People either love Cambourne or hate it because it’s so quiet and remote. The walks are fantastic – up to 10 miles every day. For us, it’s just about right.”

What Cambourne can teach other developments

In July 2010, we met with Rt Hon Eric Pickles MP (the new Secretary of State for Communities and Local Government) and encouraged him to visit Cambourne.

We emphasised the need for future developments to go truly ‘eco’ by building in green infrastructure, as well as being carbon and water efficient. Cambourne is a great example of how green infrastructure can be an integral part of new development and provide benefits for people and wildlife alike.

The Wildlife Trusts believe that an ‘eco home’ should be defined by its impact on nature, as well as resources like carbon.



The houses could have been eco-homes, but the Laurie Lee countryside is great for people and wildlife

Matthew Roberts