ECE Architecture

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Land at Cuckfield Road, Hurstpierpoint

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Revisions

Revision	Notes	Issue Date	By	Checked By
-	DRAFT Pre App/Vision Document	28.11.25	EB	MG
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Contents

Contents

1.0 Introduction

1.01 Introduction

This Pre-app/Vision Document sets out a landscape-led framework for a potential residential neighbourhood on land north of Hurstpierpoint, spanning both sides of Cuckfield Road. It summarises the design intent, site analysis, guiding principles and an illustrative concept shaped by the initial technical studies completed to date.

ECE Architecture has been appointed by Danworth Farm Ltd, the landowner, to reimagine and develop the earlier vision work into a more detailed pre-application document. This updated material establishes a clear direction of travel for the evolving proposals.

The document supports and informs the emerging design process, provides a basis for early discussions with the local authority, and helps to facilitate constructive engagement with stakeholders. Where assumptions have been made at this stage, these are identified so that the proposals can be refined as additional technical information and feedback become available.

Site Aerial View

1.02 The Vision

The vision is to create a neighbourhood that integrates with the northern edge of Hurstpierpoint, forming a clear and attractive settlement boundary while enriching the village's green infrastructure and avoiding coalescence with other settlements. The landscape will shape the structure and character of the scheme, with the southern stream corridor retained and enhanced. Existing hedgerows and mature trees will be preserved to organise streets and open spaces, supported by new native planting, wetland habitats and species-rich grassland to deliver measurable biodiversity gains.

A connected and walkable public realm will sit at the heart of the neighbourhood, providing direct routes to local facilities, footpaths and recreational areas. Homes will be arranged around a network of streets and green spaces, drawing on local materials, scale and architectural character. A balanced mix of housing will address community needs while responding to planning and technical parameters.

Sketch 1 - woodland edge

2.0
The Site

2.01 Site Photos

The site comprises two connected parcels of land on the northern edge of Hurstpierpoint, separated by Cuckfield Road, which runs north–south through the area. A small east–west watercourse defines the southern boundary of both parcels, while mature hedgerows and field trees enclose the northern, eastern and western edges. The land falls gently from north to south and is underlain by Weald Clay, meaning infiltration drainage is unlikely to be viable and a surface-water attenuation strategy based on SuDS principles will be required.

A foul trunk sewer crosses the north-eastern corner of the site, presenting a key technical constraint that will influence the layout and necessitate early engagement with the statutory water authority. Existing vegetation includes arable land and species-poor grassland, with more established tree belts and planting concentrated along the stream corridor. Several boundary hedgerows are of both ecological and visual value and will form integral elements of the site's green infrastructure.

The site lies within Flood Zone 1, indicating a low risk of fluvial flooding. However, localised overland flow routes and the riparian character of the southern edge will require careful attention in the drainage strategy and buffer design. The immediate surroundings include established residential areas to the south, Hurstpierpoint College to the east, and a network of public rights of way to the north. The site is well connected, with Hassocks station on the Brighton Main Line and local bus services accessible within a short journey.

Photograph Key


1. View of Holy Trinity Church From North of Site Boundary


2. View of Holy Trinity Church From Site


3. View of Hurstpierpoint College Tower From The West Parcel


4. View of Hurstpierpoint College Tower From The East Parcel


5. View Along Northen Boundary


6. View of Stream Along Northen Boundary


7. View Along Easten Boundary


8. Path into Eastern Woodland


9. Path Through Eastern Woodland


10. Path Through Eastern Woodland


11. View of Eastern Parcel


12. North-East of West Parcel


13. Stream in Hedgerow on North Boundary


14. Edge of Westen Woodland


15. View of Western Parcel


16. View of Western Plantation Planting


17. Stream on Southern Boundary


18. Path Through Western Woodland


19. West Corner of Site


20. View of Shallow Stream in the West Corner

2.02 Site Location and Facilities

Hurstpierpoint offers a wide range of day-to-day services, including convenience shopping, healthcare, primary education and community facilities. The site lies within comfortable walking and cycling distance of the village centre, while bus services on Willow Way and the wider public transport network provide links to Hassocks and Burgess Hill, where rail services connect to Brighton and London.

Established recreation grounds and community facilities in the southern part of the village ensure that new residents will have convenient access to open space and leisure opportunities. To the north, an existing network of public rights of way provides immediate opportunities for recreational walking and cycling, and the masterplan incorporates new connections to these routes to enhance local permeability.

Together, the availability of local services, public transport and active travel links underpins a sustainable, well-connected extension to the village that supports long-term resilience and promotes everyday walkability.

Key

1. Fire Station
2. Fairfield Recreation Ground
3. Court Bushes Recreation Ground
4. Kiddie Capers Childcare
5. Court Bushes Community Hub
6. Hurstpierpoint college
7. Hurstpierpoint Pre Prep
8. Tesco Superstore
9. Co-op Food
10. Mid Sussex Health Care
11. St Catherine's
12. St Lawrence C of E Primary School
13. Hurstpierpoint Pre-School
14. Willow Way Bus Stop
15. Skate Park
16. Court Bushes Play Area
17. Burgess Hill Train Station
18. Hassocks Train Station

Aerial map - highlighting the location of the site

2.03 Wider Location

Hurstpierpoint benefits from convenient access to larger centres while retaining a distinctive village character.

Burgess Hill lies approximately five miles to the north, with Brighton and Hove around eleven miles to the south beyond the South Downs.

Hassocks, offering mainline rail connections, is located close to the east, and local bus services link the village with neighbouring towns.

This accessibility enables new homes to be well connected to employment, education and wider services while remaining firmly rooted within a village setting.

The proposals enhance amenity and movement in the northern part of Hurstpierpoint by creating a woodland-lined recreational route along the existing watercourse, providing new play space, strengthening ecological networks, and improving pedestrian connections between Cuckfield Road and Chalkers Lane.

Together, these measures will deliver long-term social and economic benefits for the parish and district as new households contribute to the support of local businesses and community services.

Wider Location

2.04 Local Architectural Context

The townscape of Hurstpierpoint is varied in age and character, combining historic clusters of flint and brick buildings with twentieth-century suburban development comprising terraced, semi-detached and detached homes. Rooflines are typically modest and domestic in scale, generally two storeys with occasional 2.5-storey elements in more recent schemes. The prevailing material palette includes red and brown brick, pale render, clay tiles and occasional tile-hanging, timber boiarding or flint detailing.

The design strategy for the new neighbourhood draws on these established forms and materials without resorting to pastiche. Buildings will be arranged to reflect local street scale, frame views and respond to the surrounding landscape, using a restrained, locally informed palette that sits comfortably alongside existing development. Particular attention will be paid to the relationship between private gardens, public streets and retained landscape features to ensure a coherent and recognisably Hurstpierpoint character throughout the scheme.

Photograph Key


1. Bookend Terrace - White Cladding


2. Farm House Vernacular-Contemporary Finish


3. Hurstpierpoint College Entrance - Flint and Stone Chequerwork


4. College Dance Studio- Flint and Stone Chequerwork


5. Central Gable - Tile Hanging, Red Brick


6. Double-height Bay - Buff Multi Brick, Red Quoining


7. Hipped Roof - Brown Brick, White Render


7. Gable and Bay - White Render


8. Terrace - White Painted Brick


9. Double Gable - Brown Brick, Red Quoining


10. Gothic Revival - Flint, Stone Quoining

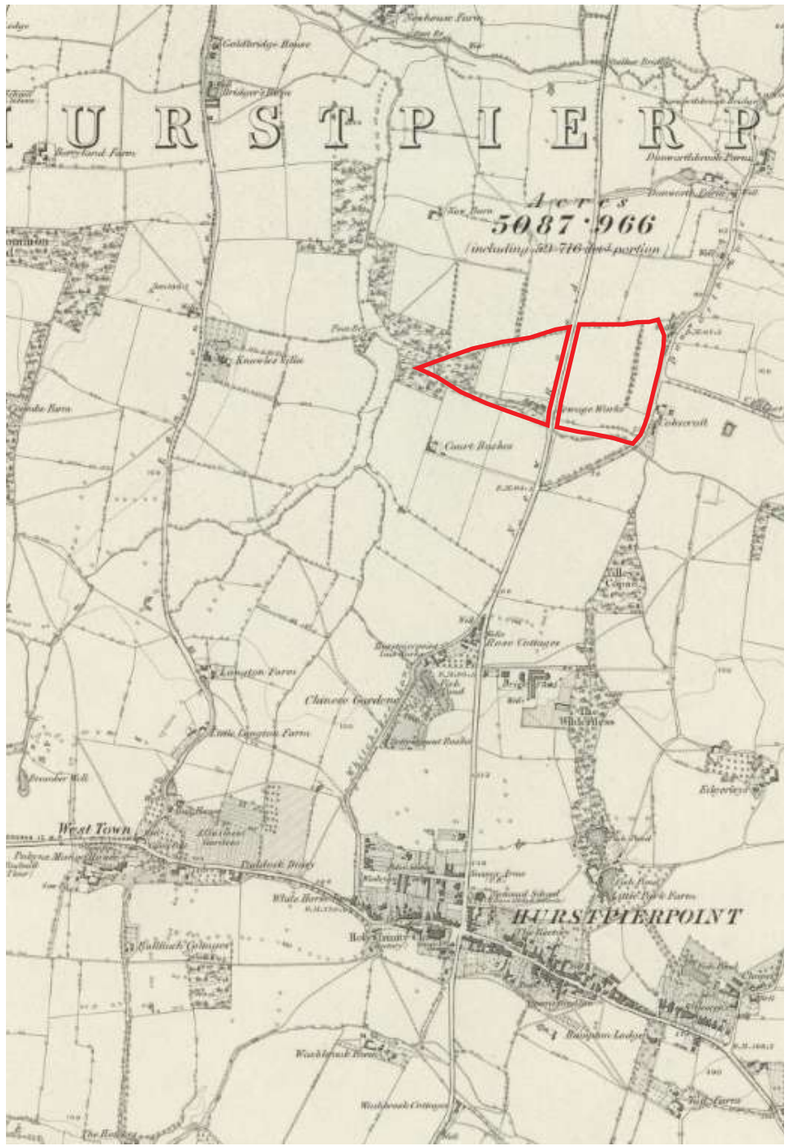

11. Chalet Bungalow- White Cladding

2.05 History

Historically, Hurstpierpoint developed primarily along the main east–west route linking the old London Road (now the A23) with Hassocks and the wider area. As a result, many of the village's historic buildings and heritage features are concentrated along Albourne Road and Hassocks Road. Growth during the twentieth century extended the settlement further, including some development around 'West Town', though the most significant expansion occurred along Cuckfield Road and Western Road, gradually drawing the village's focus northwards.

This pattern reflects the physical and environmental constraints that limit outward growth. The A23 restricts expansion to the west, Cutler's Brook provides a strong natural boundary to the south, and the proximity of Hassocks constrains development to the east. Consequently, land along Cuckfield Road remains one of the few viable areas for accommodating growth beyond small-scale infill.

To meet district-wide housing needs, Hurstpierpoint will need to support some level of sustainable expansion. The settlement is tightly contained: the South Downs National Park borders it to the south, Hassocks lies close to the east, and Conservation Areas frame the historic core to the west, including around Langton Lane. In this context, a carefully planned extension to the north represents the most appropriate and logical direction for future development. This approach is consistent with more recent growth at Talbot Mead, immediately south of the site, and the mid-to-late twentieth-century housing off Willow Way.



Historic Map - Hurstpierpoint 1897

Hurstpierpoint (Modern)

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3.0 Technical Considerations

3.01 Drainage

Drainage text and images provided by Paul Basham Associates

Flood Risk

The land at Cuckfield Road, Hurstpierpoint is located almost entirely within Flood Zone 1. A small portion of the site, along the southern end, is located within Flood Zone 2 and 3, however, these areas are not proposed to be developed and fall within an existing woodland.

There is small risk of long-term surface water flooding onsite; however, this is for a small area of the site, of which is either being undeveloped or is a proposed attenuation basin location.

There is small risk of long-term flooding from rivers and seas onsite; however, this is for a small area of the site, of which is being undeveloped

Drainage text and images provided by Paul Basham Associates

Groundwater monitoring was installed by Ground Condition Consultants (GCC) on November 20th. They concluded the following after installation and their first monitoring visit.

"Groundwater was encountered in WS101 at around 3.0mbgl and rose to 2.66mbgl during the drilling & installation of monitoring wells. No groundwater was encountered in WS102-WS104 during the drilling &installation of monitoring wells. Data from the 1st groundwater monitoring visit is also attached to the letter and recorded groundwater levels of between 1.62m and 4.00m bgl. Groundwater appears to be present and confined within the localised Mudstone bands, but is not considered to be present in the Clay. It is therefore likely that the water monitored in the wells is a combination of groundwater from the Mudstone bands and water that has bypassed the well seal and accumulated in the well as it cannot escape through the surrounding clay."

This indicates that the risk of flooding from groundwater can be considered low, however monitoring will not conclude until March 2026. Until then, a final conclusion on flood risk from groundwater cannot be drawn.

Existing details

There is an existing named watercourse, Herrings Stream, that runs along the Southern boundary of the site, and an existing ditch that runs along the northern boundary of the site. Both of these flow from east-west, and discharge into the rest of the Herrings Stream watercourse.
There is an existing 600mm diameter foul gravity sewer network that runs diagonally through the north-east corner of the site.
The topography generally falls from east-west, with a highpoint/"brow" running through the centre of the site.

According to the BGS mapping, the underlying bedrock geology consists of Weald Clay Formation, Mudstone. Sedimentary bedrock formed between 133.9 and 126.3 million years ago during the Cretaceous period

Potential Surface Water Drainage Strategy

In line with the Building Regulations Part H3, surface water shall discharge to one of the following, listed in order of priority:

- An adequate infiltration system: or, where not reasonably practicable,
- A watercourse; or, where not reasonably practicable,
- A sewer.

Infiltration is not considered viable, as the site consists of a heavy clay formation – it is therefore proposed that the surface water drainage discharges into the on-site watercourses; the next preferred option in-line with Building Regulations Part H3.

Five attenuation basins have been proposed. All basins discharge at rates restricted to match the existing greenfield QBAR rate (6.05l/s/ha according to HR Wallingford's Greenfield runoff rate estimation toolkit). Four of the basins are proposed to discharge into the northern ditch, and one is proposed to discharge into the Herrings Stream at the south. The basins will discharge into these watercourses via headwalls.

High level hydraulic modelling was completed, and all basins have been sized to fully accommodate the 1:100-year storm return period, with a 45% allowance for climate change.

To enhance treatment of surface water runoff prior to discharging into the watercourses, roadside swales could be implemented on the main spine roads.

Regarding the construction methodology for pipework within Route Protection Areas (RPA) at the edges of the development, the construction methodology will likely be traditional trenching and laying unless there is any Route Protection Zone (RPZ) requirements; if this is the case we may need to use a pipe-boring method instead.

Potential Foul Water Drainage Strategy

It is proposed to connect into the existing adopted southern water network within the site. As the topography falls from east-west, and the existing sewer is located at the eastern (higher) side of the site, it is likely the western side of the site will need to be pumped to the connection point. Within the current feasibility layout, this will equal approximately 46 units requiring a pumped connection to the proposed outfall.

Conclusion

The potential Foul and Surface Water drainage strategies indicate the proposed site is technically viable from a drainage perspective, subject to the various approvals (e.g., LLFA planning permission for the overall strategy, Southern Water S106 permission for Foul Water discharge into their sewer, and Ordinary Watercourse Consent for the discharge points into the existing watercourse system).

3.02 Arboriculture

Arboricultural text and images provided by SJA Trees

The site is bound by regularly managed hedgerows along the north, west and east boundaries with mature oaks present along the north boundary, along with an isolated specimen growing to the south along Cuckfield Road. These trees are consistent with the surrounding rural arboricultural character extending to the north. The southern section of both fields includes large swathes of young planted secondary woodland with established tree belts growing along the banks of the watercourse on the south boundary of the site.

The species composition of the site is entirely deciduous with predominantly native or semi-naturalised species, the most common species being English oak. The trees on site are comprised of a wide array of ages and sizes; the plantations in the southern sections of both fields are comprised of young, small trees, whereas the English oaks scattered along the north site boundary are mature and much larger in size.

None of the trees are covered by Tree Preservation Order, nor are they located within a conservation area. There are no ancient woodlands growing within or adjacent to the site and there are no trees recorded as ancient, veteran or notable in the ancient tree inventory. Our survey found no evidence of notable, veteran or ancient trees on the site, but there are three mature aged English oaks that could form veterans in the future.

The constraints and opportunities plan takes account of the existing arboricultural features with appropriate buffers from mature oaks, secondary woodland and hedgerows to ensure that development would not lead to future conflict between the trees and the proposed development that would lead to loss or damage to the important arboricultural features within the site. In addition, a suitable management plan combined tree planting through a soft landscaping strategy presents the opportunity to improve the canopy cover of the site and to enhance the arboricultural character of the site.

3.03 Highways

Highways text and images provided by Paul Basham Associates

Access - This development occupies two areas of land on either side of Cuckfield Road, toward the northern edge of Hurstpierpoint village. Existing access points onto Cuckfield Road currently serve the land, and as part of the proposals these will be repositioned and widened to create two new vehicular access points, each located to support the parcel it relates to. This will create a suitable and safe arrangement for future residents. These access points will be provided in line with Hurstpierpoint's existing road network and access points along Cuckfield Road. The vehicle access points are designed to maintain safe movement along the route. Their positioning supports ease of access for residents and visitors, helping to reinforce the development's role as an extension of the village.

Sustainability - Located just an approximate 17-minute walk or 3-minute cycle from the High Street of Hurstpierpoint, the site benefits from a range of excellent village amenities. These include independent shops like the local butcher, greengrocer, and deli as well as cafés (Café Murano, No 7 Coffee Shop), a Co-operative supermarket, and a selection of pubs and restaurants such as Morley's Bistro and The Fig Tree. The proximity of these day-to-day services means that new residents have the opportunity to walk and cycle into the village centre and reduce external trips by private car use, meeting both local and national policy.

Pedestrian and Cycle Connections - Several new and enhanced walking and cycling links will ensure the development provides suitable infrastructure to support active travel.

Along Cuckfield Road, a new footway will run along the site frontage, albeit within the site behind the existing hedgerow for much of its length, supported by a crossing point that enables residents to walk into Hurstpierpoint and access its shops, cafés, schools, and other village facilities. On the western parcel, this crossing also provides a direct point of entry for pedestrians, creating a convenient route into the village centre and nearby recreational spaces.

On the eastern parcel, a dedicated pedestrian and cycle access is being investigated, that could connect onto Chalkers Lane, from which a new footway will extend southwards to a crossing that links directly into the existing shared pedestrian and cycle path. This route connects onto the Public Right of Way network (HSC-62-1HU), offering attractive green links north towards Chalkers Lane, College Lane, and wider countryside paths, as well as south-west through the recreation ground toward Cuckfield Road and the heart of Hurstpierpoint.

Cuckfield Road

3.04 Ecology

Ecology text and images provided by Urban Edge Environmental Consulting Ltd

A preliminary Ecological Appraisal of the site was undertaken in May 2024. The north of the site is agricultural, comprising species poor grassland and arable fields, with boundary hedgerows, some of which include mature trees and associated ditches. The south of the site is dominated by broadleaved woodland, much of it plantation of relatively recent origin, but also including some more mature stands. Species poor grassland rides separate the woodland blocks and there are also areas of tall forb vegetation and mixed scrub. A small watercourse runs east to west along the southern boundary. The hedgerows are Priority Habitat and the more mature areas of woodland also approach Priority Habitat status.

Surveys for reptiles, breeding birds, otter and water vole, and bat activity were undertaken in 2025. No reptiles or signs of water vole or otter were recorded. Breeding bird activity was largely located in the woodland and associated habitats in the south of the site, as well as the hedgerows.

Development would be located in the less important and sensitive agricultural habitats in the north of the site, with the woodland and watercourse and associated habitats in the south retained. With the exception of access on Cuckfield Road and Chalkers Lane hedgerows would also be conserved.

Development offers opportunities for habitat creation, including wildflower grassland, native mixed scrub and trees and planting up of existing gaps in hedgerows, as well as for enhancement of the retained woodland, including diversifying structure and species composition.


Hedgerow with Trees


Arable Land


Young Native Broadleaved Plantation


More Mature Woodland


Stream South of Site


WatercourseNorth of Site

3.05 Landscape

Landscape text and images provided by Align Landscape Planning

The Site - The site comprises two areas of pasture immediately to the north of the established settlement of Hurstpierpoint, spanning either side of Cuckfield Road.

The site can be broken down into two parcels: east and west. The eastern parcel is broadly square and located between Cuckfield Road and Chalkers Lane / Danworth Lane, while the western parcel has a more triangular form and extends west from Cuckfield Road.

The northern boundaries of the parcels are defined by mature hedgerows, with the hedgerow associated with the western parcel having a denser character, while several scattered mature trees are present within the hedgerow of the eastern parcel.

The eastern boundary of the site is defined by Chalkers Lane and Danworth Lane which extend from the north eastern part of Hurstpierpoint. An established hedgerow defines the field boundary and creates a degree of separation between the streetscene and the site. Several properties lie to the east of the site comprising a mix of established cottages and 20th century semi-detached dwellings.

The site tapers to the west, with the northern field boundary dropping to the south west to meet the watercourse.

The southern part of both parcels is characterised by maturing plantations. These comprise a mix of native tree species, many of which are in reasonable health. However, there are clear opportunities here for some thinning which will enhance the retained tree stock.

Wider Context - The site lies immediately to the north of the established settlement edge of Hurstpierpoint which is made up of a mid-20th century housing estate, that follows Willow Way, and a more recent smaller residential development on Talbot Mead. The wider settlement extends to the south, with the more historic core of the village located in an elevated position on a localised ridgeline between Cutlers Brook, to the north, and the localised watercourse adjacent to the southern boundary of the site. Views of the properties on Talbot Mead are possible on approaches from the north, with the spire of The Church of the Holy Trinity also evident, highlighting the approaching settlement.

To the west, the site is separated from the wider rural setting and Sayers Common by the woodland associated with Bridger's Plantation. The A23 lies approximately 900m to the west of the site and forms a detracting feature within the wider landscape setting both visually and audibly. An area of pasture lies to the north of the western parcel, which has been subdivided by a post and wire fence that runs between Bridger's Plantation and Cuckfield Road. A large arable field extends to the north of the eastern parcel. The land gently rises to the north towards a localised ridgeline, that runs broadly east – west from Danworth Farm. This ridgeline creates a degree of enclosure to the site and its immediate setting, containing views from the north. An area of mature woodland around Pickhams Cottage and Old Mill House reinforces this visual containment.

While the site itself is not publicly accessible, Footpath 31Hu runs parallel to the northern boundary, extending west from Danworth Lane towards Langton Lane. Footpath 82Hu also extends to the north of the site, towards the sewage works and Newhouse Farm beyond. The public rights of way within the setting of the site tend to follow field boundaries, running between the north – south aligned network of roads and typically adopt a geometric pattern either running east – west or north – south.

Hurstpierpoint College lies approximately 300m to the east of the site, beyond Chalkers Lane. The college comprises a collection of buildings with a prominent chapel and more recent accommodation blocks. Grass and all-weather sports pitches form the setting for the college with a dense tree belt defining the western boundary of the school that physically and visually separates the site from this feature.

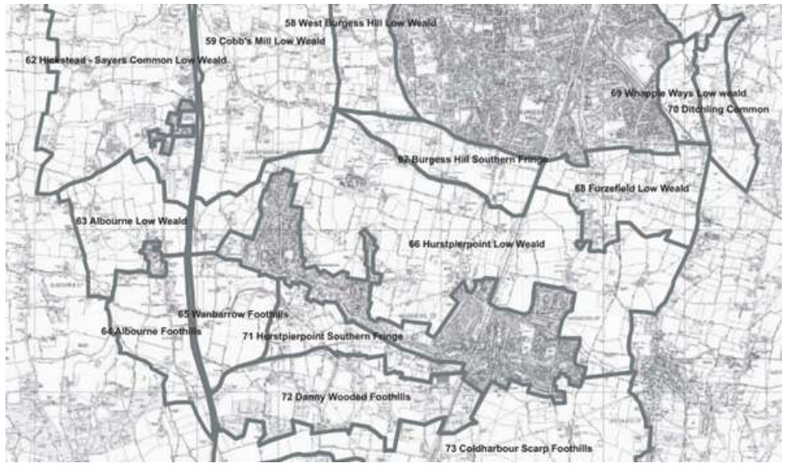
Landscape Related Policy - The site and its immediate setting are not subject to any qualitative landscape designations.

The northern boundary of the South Downs National Park lies approximately 1.3km to the south of the site, on the other side of the settlement, abutting the southern edge of Hurstpierpoint and Hurst Wickham. The prominent escarpment lies approximately 5km to the south of the site. While the site is separated from this designated landscape, given the national status of the National Park, due regard will be given to the potential effects of development upon its setting.

Landscape Character - At a regional level, Natural England have prepared the Character Map of England which provides a broad assessment of landscape character at a regional level. The site lies within the "Low Weald" national character area (NCA 121).

Landscape text and images provided by Align Landscape Planning

At a more local level, Mid Sussex District Council undertook a Landscape Capacity Study in 2007 which builds on the findings of the 2005 "Landscape Character Assessment for Mid Sussex". This study breaks the District down into broadly homogenous character areas, with the site being located within the "Hurstpierpoint Low Weald" landscape character area (LCA). This area lies predominantly to the east of Hurstpierpoint, north of Hurst Wickham and Hassocks. A thin finger of the LCA, in which the site is set, wraps around the northern and western edge of Hurstpierpoint, with the northern boundary of the site forming the edge of the LCA in this area, before extending west towards the A23.



The Capacity Study identifies a series of key characteristics associated with the LCA and these include:

- "Mainly small-medium size fields interspersed with larger fields.
- Includes large areas of recreation including golf course and Hurstpierpoint College playing fields.
- Varying period and blocks or varying boundary loss.
- Open views of South Downs, only minor views of settlements to the south set below South Downs.
- Low amount of woodland.
- Generally set in low land running E-W between minor finger of high ground to the north and beginning of South Downs foothills to the south."

The Visual Environment - As part of the initial desk study a Zone of Theoretical Visibility (ZTV) analysis was undertaken to understand the potential visibility of the proposals within the wider landscape setting. This analysis is based on bare earth data, i.e. does not take into account above-ground features such as buildings, boundary enclosures or vegetation and, as such, represents a worst case scenario. However, it forms a useful tool to introduce the wider visual environment of the Site and informed the site visit.

The ZTV illustrates the undulating nature of the landscape in which the Site is set, with visibility towards the Site restricted by the localised ridgelines to the north and south which run parallel to the South Downs escarpment. Views are theoretically possible from the landscape to the north east, however, the public right of way network is sparse in this area, reducing opportunities for views back towards the Site. Furthermore, the well vegetated setting of Herrings Stream, to the north, further reduces intervisibility.

During the site visit, a number of key views were identified from publicly accessible locations which illustrate the Site in its localised and wider landscape context. The viewpoints seek to reflect the views of the Site by more sensitive receptors, such as walkers on the local Public Right of Way network, however, the viewpoints are considered representative and not exhaustive.

The visual assessment illustrates the immediate context of the Site characterised by the scattered properties along Chalkers Lane and Danworth Lane, as well as the contemporary residential development that defines the northern extent of the settlement. The spire of the Holy Trinity Church forms a focal point within the localised views, with the South Downs

Landscape text and images provided by Align Landscape Planning

escarpment forming a prominent backdrop. The views from the elevated landscapes to the south of the Site illustrate the well-vegetated setting of the Site and the separation between Hurstpierpoint and Burgess Hill. Within this broad views, the Site is not prominent but where perceived is seen within the context of the wider settlement of Hurstpierpoint.

Design Considerations - To ensure that the proposed development responds positively to its landscape setting and can be integrated without any notable adverse landscape or visual effects, the proposals have adopted an iterative approach, informed by the various technical assessments to ensure a coordinated, landscape-led approach to the emerging layout.

The emerging proposals seek to locate development sensitively within the site, setting the proposed built form back from the northern and eastern boundaries, providing opportunities to create a network of publicly accessible, landscaped green spaces around the site that would also ensure that a robust and defensible buffer between the development and the wider landscape to the north and east is achieved. The proposals would adopt a positive, outward-facing layout which ensures passive surveillance of the public open spaces and avoids the perception of the settlement turning its back on the wider setting. The landscaped buffers and positive layout would ensure that a sympathetic approach to Hurstpierpoint from the north, and an appropriate transition between the townscape and wider landscape setting is achieved.

To respect the local context and minimise visual impact, building heights will be limited to two storeys, with 1.5 storey dropped eaves development located in more sensitive areas such as along the northern boundary. This will ensure that the development blends with the surrounding landscape, reducing any potential intrusion into the views from the north.

The localised townscape setting is characterised by a variety of materials, although red brick and pale render is common in both the more historic and newer parts of the built-up area. The proposals would adopt a simple palette of materials which draw on the existing settlement and complement the local vernacular.

The site benefits from being largely open, with the key landscape features being the boundary hedgerows and the plantations within the southern part of the site. This planting would be retained and reinforced as part of a comprehensive scheme of landscaping. It is acknowledged that there will be some removal to enable access into the site from the adjoining roads, however, such removals would be minimised to ensure a green, landscaped approach to Hurstpierpoint is maintained. Where hedges are removed for visibility splays, replacement hedgerows would be incorporated behind the sight lines to ensure that the perceived field pattern is conserved.

Elsewhere within the site, new planting would be established to conserve and enhance the well-vegetated character of the sites setting. New planting would incorporate an appropriate palette of species to ensure that it complements the local character of the area as well as contributing positively to local biodiversity. The proposed landscaping would include large canopy tree species, species-rich native understorey, neutral grassland and wetland habitats.

The existing plantations represent a significant opportunity for the site as they create an immediate landscaped setting for the proposals and can form the foundation of a new linear park / green corridor, which follows the existing watercourse and forms a useable space between Chalkers Lane and the community centre and recreation ground off Willow Way, enhancing connectivity. Some selective thinning would benefit the treestock and open up the canopy to create a pleasant environment through which to walk or play. The ability to provide high quality open space, which is established from Day One, which is also naturalised for the benefit of local biodiversity, is a significant benefit.

See Appendix section for ZTV and Photo Record of key views

3.06 Sustainability

Energy Efficiency and Fabric-First Approach
New homes will be designed to achieve high thermal performance standards, with a focus on reducing heat loss and operational energy demand. Measures may include enhanced insulation, reduced thermal bridging, high-performance glazing, and air-tightness exceeding current regulations, all aimed at minimising reliance on mechanical heating.

Low-Carbon Heating and Building Services
The development will explore the use of low-carbon heating solutions, such as air-source heat pumps for individual dwellings, supported by efficient hot-water systems and mechanical ventilation with heat recovery where appropriate. These measures will aim to reduce carbon emissions and reliance on fossil fuels, subject to feasibility and specific requirements.

On-Site Renewable Energy Generation
Where appropriate, roof-mounted photovoltaic panels may be considered on suitable plots to reduce grid demand, lower energy costs, and support net-zero carbon goals, with due regard to landscape considerations.

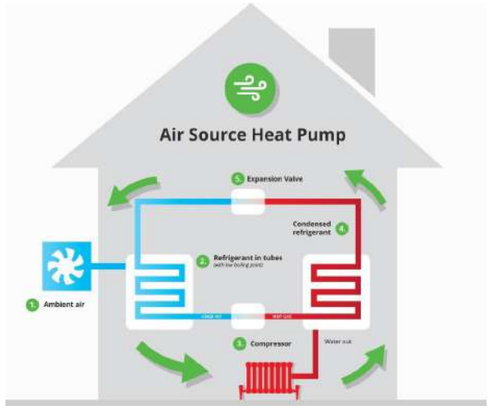
Water Efficiency
Dwellings will aim to meet or exceed water efficiency standards, targeting 110 litres per person per day, with low-flow fittings, dual-flush WCs, and efficient appliances, alongside rainwater harvesting where appropriate.

Sustainable Drainage and Flood Management
Surface water will be managed using SuDS, including permeable paving, swales, and attenuation basins, positioned within landscape corridors to reduce runoff and provide ecological value.

Biodiversity and Landscape Integration
The project will seek to achieve on-site Biodiversity Net Gain through the use of native planting, creation of new habitats, and enhancement of green corridors that support local wildlife. If necessary, any residual shortfall in biodiversity net gain will be addressed through approved off-site measures in accordance with national guidance.

Transport and Active Travel
The development will encourage sustainable transport options by providing walking and cycling routes, secure cycle storage, and convenient access to local services. Electric vehicle charging points will be made available to homes, supporting the use of low-emission transport options.

Climate Resilience
Homes and public spaces will be designed with resilience to future climate conditions in mind. Proposed measures may include passive and active overheating mitigation, strategic shading, and landscape designs that contribute to urban cooling and long-term environmental stability, depending on specific requirements and climate projections.



Air Source heat pumps


Cycling


Electric-Vehicle Charging

3.07 Opportunities & Constraints

Initial technical assessments have identified a number of key constraints that shape the development potential of the site. In the north-east corner, the presence of an adopted foul trunk sewer and rising main, together with their associated easement, restricts where buildings and deeper excavations can be located and will require careful coordination of service routes. Along the southern boundary, the riparian corridor must remain free from development to protect water quality, support habitat, and provide space for SuDS features; when combined with root protection zones for mature hedgerow oaks, this establishes a clear limit to the developable area. The underlying Weald Clay further constrains infiltration, necessitating a surface-water strategy based on attenuation rather than soakaway systems.

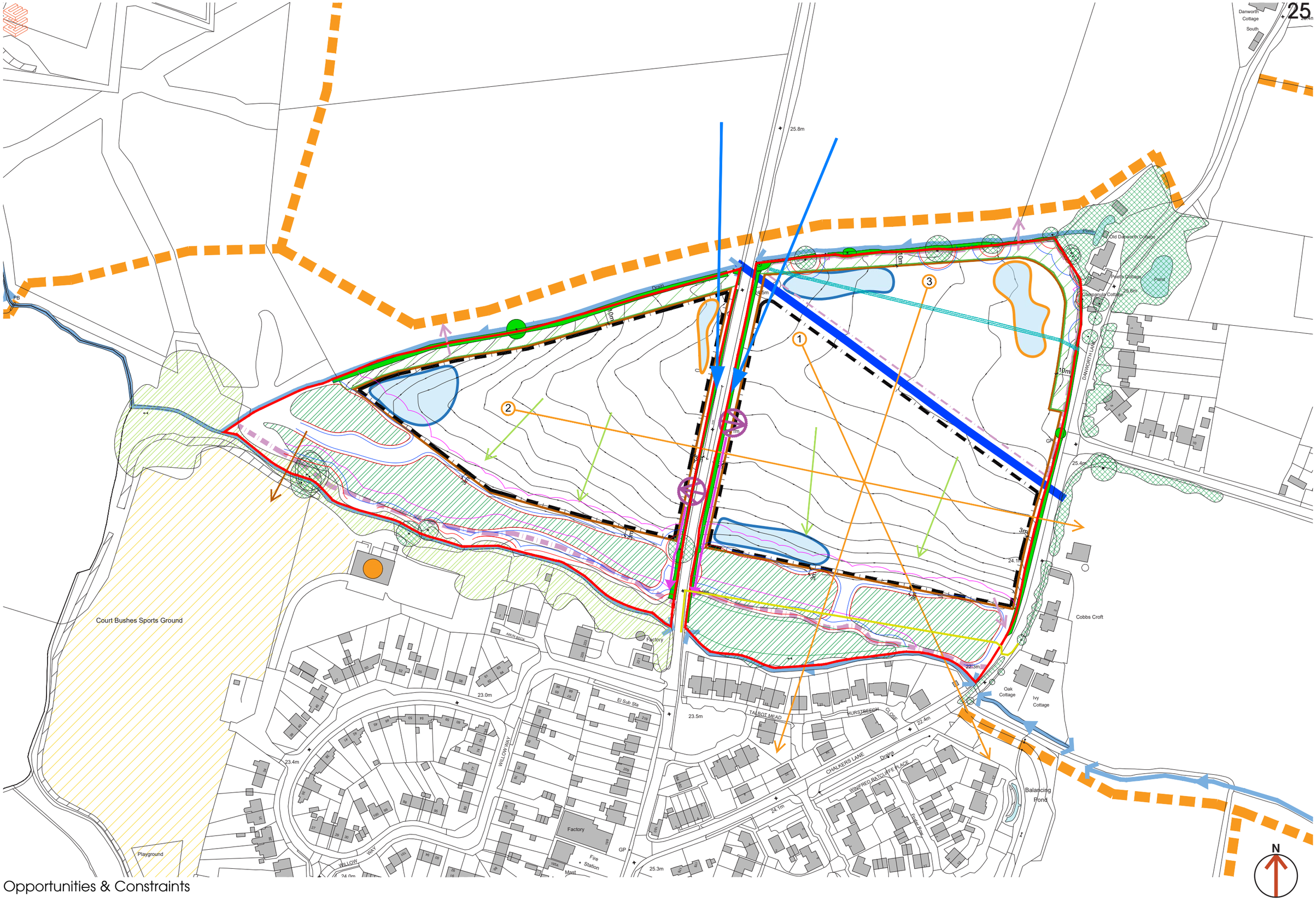
Potential habitat for protected species will require phased ecological surveys, which may influence the programme for construction and site preparation.

The established hedgerow network provides a strong structural framework that can be enhanced to secure biodiversity gains, while the site's proximity to village services and public transport supports active and sustainable travel choices. Retaining and strengthening the existing landscape structure will also help create a well-defined and visually appropriate northern edge to Hurstpierpoint.

Taken together, these considerations inform a development approach that is rooted in green infrastructure, distributed SuDS, coordinated utility design, and phased ecological and archaeological mitigation.

Key

- Site Boundary
- Proposed Access Points. (TBC by Highways)
- Existing Built Form
- PRoW
- Existing Trees
- Unnamed Stream
- Overhead cable
- Existing Sewer Line
- Medium Pressure Gas Main (6-inch Steel Pipe)
- Slope
- Recommended Landscape Buffer 10m
- Broadleaved Plantation
- Tall Ruderal
- Recreation Ground
- Opportunity to Establish New Riverside Walk
- Community Centre
- Potential to Drain by Gravity into Trunk Sewer
- Potential need to utilise Pump Station & Rising Main Network
- 1 Views Across South Downs National Park
- 2 View Across Hurstpierpoint College Tower
- 3 View Across Holy Trinity Church
- Potential Pedestrian Routes to Existing Infrastructure
- Opportunity to Provide Enhanced Sense of Arrival
- New Footpath Provision Along Cuckfield Road
- Basins on Low Levels of Site. (TBC by Drainage Engineer)
- Basins on High Levels of Site. (TBC by Drainage Engineer)
- Developable Area
- Contours at 250mm Interval
- Localised Ridgeline (Longer Distance Views)
- Existing Hedge Row
- New Link to Court Bushes Sports Ground
- Tree RPA
- No Dig RPA
- 45° Tree Shadow Line



Opportunities & Constraints

4.0 Layout

4.01 Green Infrastructure Design Principles

The site layout will be led by the landscape, starting with the retention of the site's key natural assets, hedgerows, mature oaks and the southern woodland, which help shape the structure of streets, open spaces and overall neighbourhood character. A connected network of green spaces includes linear landscape routes, central greens and smaller pocket parks within residential areas. Together, these spaces provide amenity, wildlife habitat and SuDS features, making surface-water management an integrated part of the landscape.

A substantial planted buffer along the northern and north-eastern edges forms a strong vegetated margin, screening the development from public rights of way and creating a clear green interface with existing homes. This also softens development when approaching from the north, maintaining a green entrance to Hurstpierpoint.

The new landscape framework supports habitat creation, offers privacy and establishes a gradual transition to the countryside. Street trees and planted verges link spaces throughout the site, contributing to traffic calming, microclimate benefits and a cohesive landscape character.

Collectively, the green infrastructure promotes recreation, enhances biodiversity and assists with flood attenuation, ensuring the neighbourhood becomes a sensitive and well-integrated extension to Hurstpierpoint.

Green Infrastructure Design Principles

4.02 Landscape & Visual Design Principles

the development fits comfortably within its wider landscape setting.

Cuckfield Road will form the principal approach to the neighbourhood. A clear and welcoming arrival sequence will be established through coordinated alignment, tree planting and considered public-realm treatments, giving the route legibility and a strong sense of place for residents and visitors. Development edges along Cuckfield Road will splay toward the northern part of the site before aligning more closely with the road to the south, while still retaining a green corridor that separates new homes from the existing hedgerow.

Where outward views allow, the masterplan will preserve and frame key sightlines towards local landmarks, including the College tower and Holy Trinity Church , helping to visually connect the new neighbourhood with the wider village. In the more tapered parts of the site, particularly the north-east and western corners, increased landscape separation, wider planting and generous set-backs will create softer, low-intensity edges. These transitions will help reduce visual impact on neighbouring properties and maintain a gentle progression from built form to open countryside.

4.03 Land Use Principles

The extent and disposition of development will be guided by the site's landscape and visual sensitivities, ensuring building plots respond to key features rather than overwhelm them.

Development parcels will be shaped and arranged to respect important views, tree root protection areas and utility easements, allowing the layout to emerge naturally from the site's landscape structure.

Generous green corridors and appropriate set-backs will provide sufficient separation between built areas and sensitive edges.

Retained and newly created open spaces will offer opportunities for meaningful landscape interventions, including habitat planting, SuDS features and recreational areas. Together, these measures will ensure the overall composition remains balanced, environmentally robust and visually appropriate within its countryside setting.

Land Use Principles

Key

- Potential Residential Developable Area
- Green Amenity, Woodland & Enhanced Landscape

4.04 Scale Principles

The scheme will adopt a restrained and context-sensitive scale. Along the northern and road-facing edges of both parcels, 1.5-storey homes with rooms in the roof are proposed to ensure that street frontages and approach views present a familiar domestic form and establish a clearly defined settlement edge.

Within the interior of the site, two-storey houses are introduced to create traditionally scaled homes, form neighbourly clusters, and provide a subtle increase in height without overwhelming the surrounding landscape.

This combination of 1.5-storey perimeter buildings and predominantly two-storey neighbourhood clusters will generate a varied yet cohesive roofscape, maintaining a modest overall scale and preserving both local and long-distance views.

Land Use Principles

Key

- 2 Story Dwellings
- 1.5 Story Dwellings (rooms in roof)

4.05 Access & Movement Principles

Primary vehicle access will be taken from Cuckfield Road for each parcel, with entrances positioned to ensure safe visibility and minimise disruption to existing traffic flows along Cuckfield Road.

Along the southern boundary, there is potential for continuous woodland walk to connect Chalkers Lane with Court Bushes Recreation Ground, providing a direct, traffic-free route for pedestrians and cyclists.

The internal movement network will be organised around an east–west primary street, complemented by quieter secondary routes and shared-surface spaces serving individual neighbourhood clusters. The primary roads will incorporate a tree-lined verge on one side and landscaped swales on the other, creating an attractive, legible street environment while contributing to surface-water management and biodiversity. Roads along the perimeter of the site will be delivered as shared surfaces, encouraging a pedestrian-focused environment and supporting safe, low-speed movement for all users.

Streets and footpaths will be planned to maximise permeability, allowing residents to walk and cycle easily to local facilities and the wider public rights-of-way network. The alignment of roads and paths will also take account of the adopted foul sewer in the north-east corner, avoiding its easement and minimising engineering within constrained areas.

Access & Movement Principles

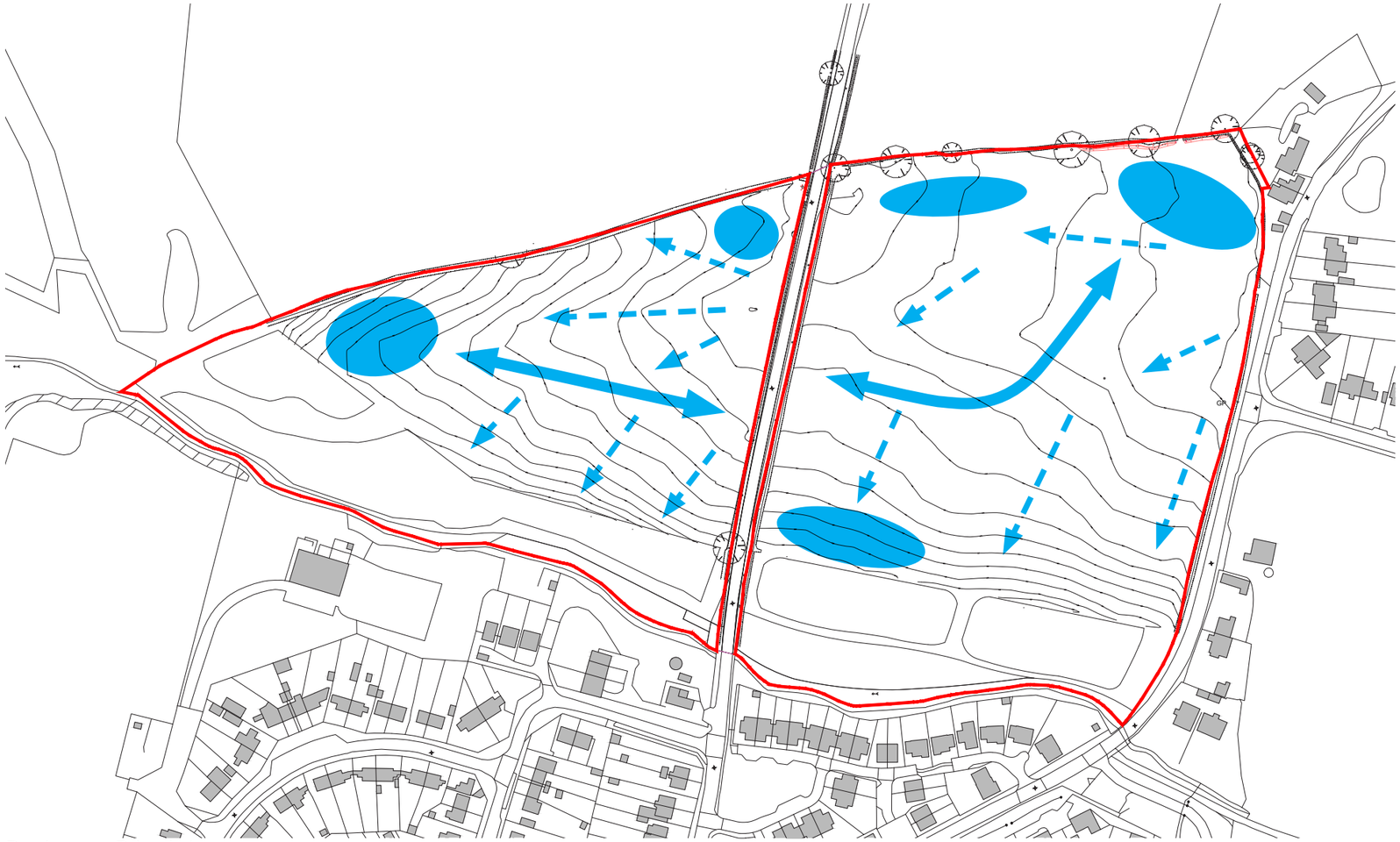
4.06 Drainage Principles

The drainage strategy responds to the site's Weald Clay geology, existing watercourses and the need for sustainable, landscape-integrated solutions. As infiltration is unlikely to be feasible, surface water will be managed through a coordinated network of SuDS features that capture, convey and attenuate runoff within the green infrastructure framework.

Attenuation basins will be located at natural low points across the site, sized to accommodate extreme rainfall events and climate-change allowances. Designed with wetland planting and gentle slopes, these features will provide water-quality benefits while contributing to local amenity and biodiversity. Swales along primary streets will support conveyance and treatment, reducing dependency on underground drainage.

Runoff will discharge at controlled rates to the northern ditch and the Southern Stream, with buffers maintained around the riparian corridor to protect habitat, water quality and future maintenance access. Foul drainage will connect to the existing Southern Water network, with the trunk sewer in the north-east corner influencing street and service alignments.

This approach delivers a resilient, maintainable and environmentally sensitive drainage system fully integrated with the site's landscape and layout.



Drainage Principles

4.07 Place-Making Principles

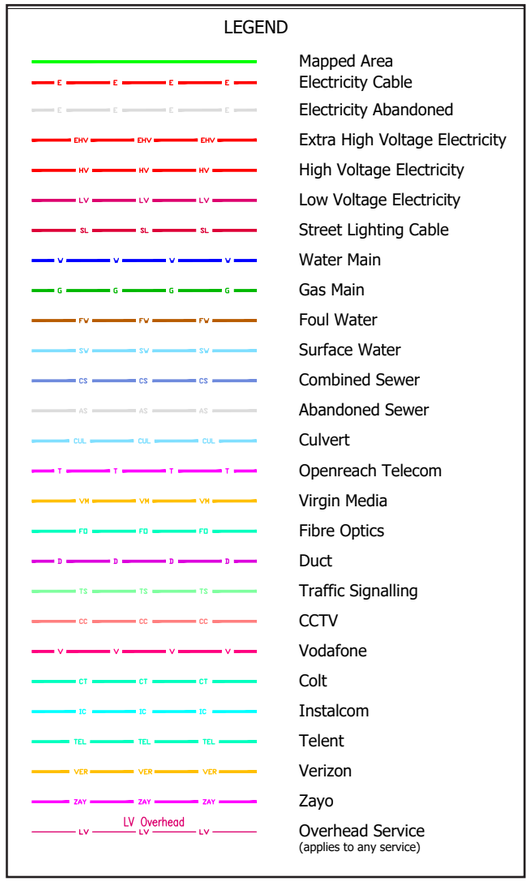
The placemaking approach aims to create a distinctive, well-integrated neighbourhood that reflects the character of Hurstpierpoint while establishing its own identity. Existing landscape features—including mature trees, hedgerows and the southern woodland corridor—will structure streets and open spaces, giving the development an immediate sense of place. Homes will front onto these spaces to provide active frontages, natural surveillance and a strong relationship between buildings and landscape.

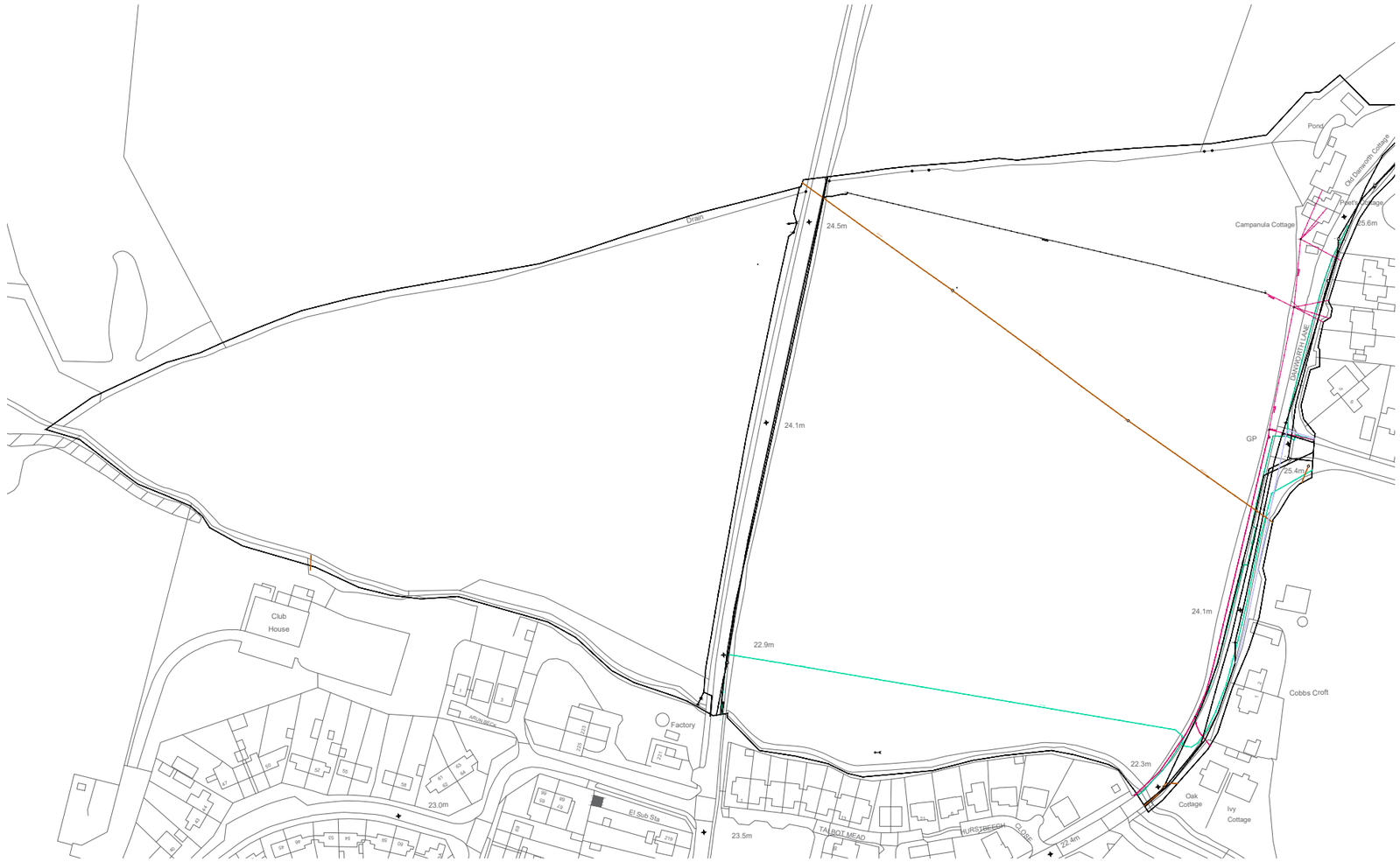
A clear hierarchy of routes and spaces will be established. The primary street will form a legible spine with tree-lined verges and swales, while quieter shared-surface lanes on the edges of the site will create a pedestrian-focused, village-like environment and a gentle transition to the countryside. Pocket parks, village greens and the linear woodland walk will offer places for play, informal recreation and social interaction.

Views towards local landmarks, including the College tower, the Southdowns and Holy Trinity Chursh will be preserved to reinforce a sense of connection with the wider village. Materials and architectural detailing will draw from the local palette to ensure a coherent, familiar character. Together, these principles will deliver a walkable, landscape-led neighbourhood that feels rooted in its setting and contributes positively to the identity of Hurstpierpoint.

Place-Making Principles

4.08 Utility Plan





A number of existing utilities pass through or adjoin the site, each contributing to the baseline constraints that need to be acknowledged in the development context.

In the north-east corner, an adopted foul trunk sewer and rising main run diagonally across the parcel, accompanied by a statutory easement that restricts deep excavation, building placement and the routing of new services in this localised area.

A medium-pressure gas main also crosses the site, but as it lies within the southern wooded section and does not influence the disposition of development or the layout of homes.

In the western parcel, an overhead electricity cable is carried on a series of existing poles, with an associated wayleave that will be respected through appropriate separation and landscape treatment. However this may be redirected and buried.

All other utility infrastructure such as potable water, low-voltage electricity, telecommunications and drainage connections are contained within the surrounding highway network and will connect into the site from adjoining roads, ensuring straightforward servicing without additional off-site works.

Utility drawing can be made available if required.

4.09 Proposed Site Layout

Illustrative Masterplan Description

The illustrative masterplan sets development back from the northern hedgerow to create a generous landscape buffer that forms a clear and attractive transition to the countryside. Homes are arranged in a series of small neighbourhood clusters, linked by a loose grid of streets that frame courts, squares and greens. Buildings front onto these spaces to provide active frontages, natural surveillance and a coherent village character.

Across both parcels, the southern edge is formed by a shared-surface access route that incorporates SuDS basins, meadow planting, wetland pockets and a continuous pedestrian and cycle path. Attenuation volumes identified in earlier technical studies are distributed along this corridor so that no single engineered feature becomes visually dominant; instead, a sequence of naturalised basins contributes to a parkland character. The north-east corner is retained as a safeguarded service corridor in line with statutory easement requirements, with soft landscaping used to maintain visual continuity while ensuring necessary access is preserved.

Parking for family housing is predominantly on-plot, with secure cycle storage integrated into the design. Visitor spaces are distributed throughout the site to align with the parking strategy. A balanced mix of house types and maisonettes is arranged to reflect local housing needs, add variety to the streetscape and reinforce strong relationships with adjoining green spaces.

Phasing and Delivery

Phasing will support efficient construction and the early establishment of key landscape and drainage elements. Initial works will include detailed surveys, enabling operations, and the creation of the principal access points and primary utility connections. Early phases will prioritise the delivery of the southern linear park and SuDS features, allowing planting and wetland habitats to establish while providing attenuation capacity during construction. Later stages will bring forward the residential clusters, completing internal streets, parking courts and associated public realm.

A Construction Environmental Management Plan will ensure retained trees and hedgerows are protected, manage sediment and pollutant control near the stream, and set out measures for responsible waste handling and materials reuse. Early engagement with Southern Water, the Lead Local Flood Authority and the local highway authority is recommended to coordinate adoption requirements, secure technical approvals and support effective programming.

Accommodation Schedule

- 10x1B2P (min 50m²) - (7.7%) - Maisonettes
- 31x2B4P (min 79m²) - (23.8%) - House
- 55x3B5P (min 93m²) - (42.3%) - House
- 34x4B6P (min 106m²) - (26.2%) - House

Total - 130 Unit**s**

Site Area

- Site - 9.69 HA
- Developable Area - 6.58HA
- Density - 19.76 dph

Car Parking

- 1 Bed Units - 1 Space
- 2 Bed Units - 2 Space
- 3 Bed Units - 2 Space
- 4 Bed Units - 3 Space
- VP - 26 Spaces TB

Key

1. New Access
2. P.O.S
3. Attenuation basin
4. Overhead Cable
5. Landscape Buffer TBH
6. Existing links to PRoW
7. Opportunity for a Woodland Walk
8. Potential Link to Community Centre
9. Existing Sewer Line
10. Proposed Links to PRoW
11. Existing PWoW


Parcel A - 48 UNITS
Parcel B - 82 UNITS
Drain
Pond
Old Danworth Cottage
Poets Cottage
Pond
Campanula Cottage
DANWORTH LANE
Club House
Sports Ground
Cobbs Croft
Oak Cottage
Ivy Cottage
Balancing Pond
TALBOT MEAD
HURSTBEECH CLOSE
CHALKERS LANE
WINIFRED RATCLIFFE PLACE
WILLOW WAY
El Sub Sta
25.8m
24.5m
24.1m
25.6m
25.4m
23.0m
23.5m
22.4m
22.3m
23.4m

4.10 Illustrative Views

Sketch 2 - Cuckfield Road looking south

Sketch 3 - Village Green

4.11 Summary

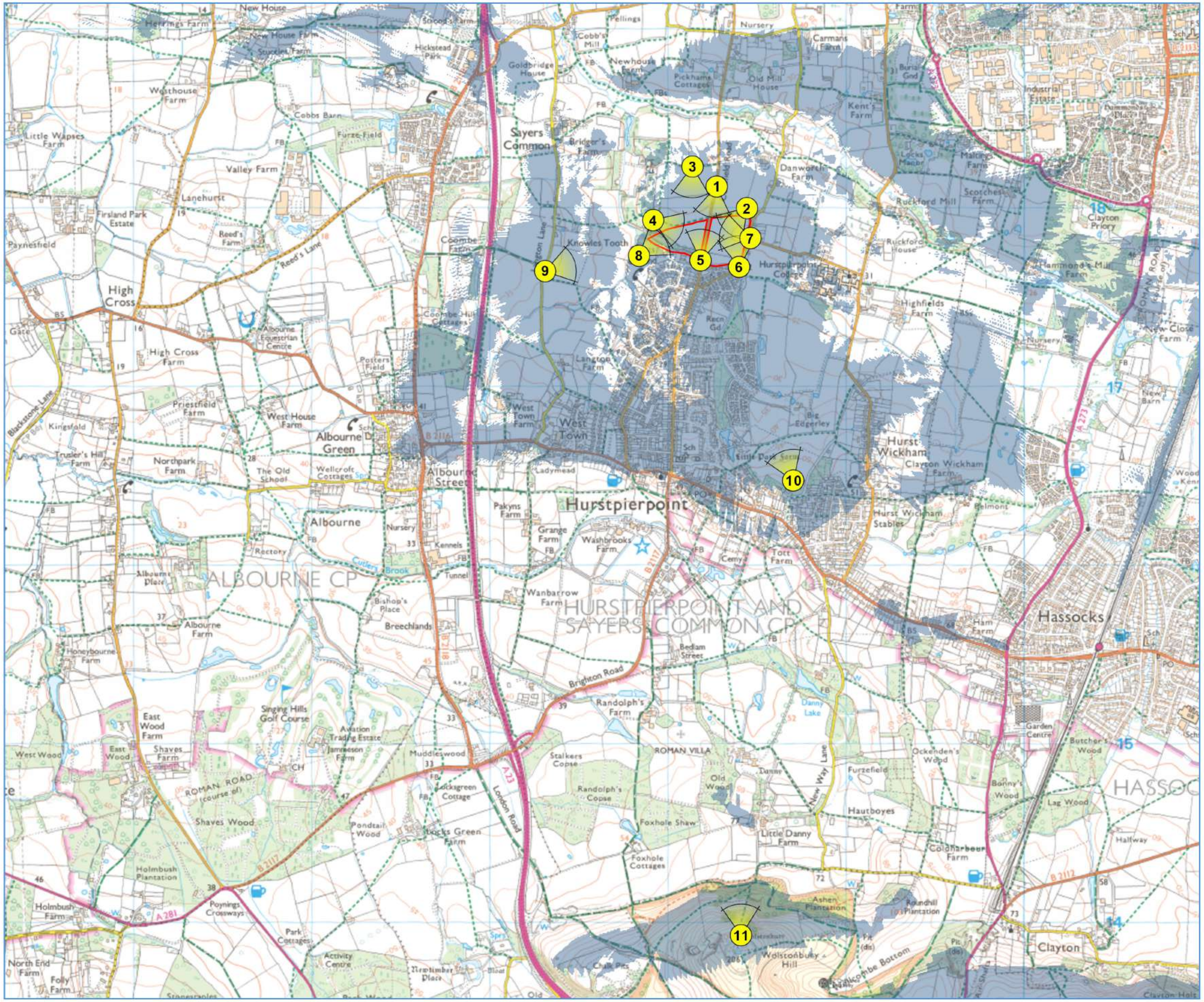
The emerging proposals for land at Cuckfield Road present a well-considered and environmentally responsible extension to the northern edge of Hurstpierpoint. The vision sets out a landscape-led neighbourhood that respects the site's natural features, enhances local green infrastructure, and delivers much-needed homes in a sustainable and connected location. The layout responds positively to key constraints such as the riparian corridor, mature hedgerows, and the foul sewer easement, while also providing opportunities to strengthen ecological networks, create new accessible open spaces, and support active travel.

The technical assessments undertaken to date indicate that the site is deliverable, with viable approaches established for drainage, highways access, utilities, and ecological mitigation. The development would bring wider benefits to the village and district, supporting local services, improving pedestrian connections, and forming a clear and attractive settlement edge. As work progresses, further survey work, refinement of parameter plans, and engagement with Mid Sussex District Council and statutory consultees will ensure the approach continues to evolve in line with policy expectations and local priorities.

Taken together, the proposals establish a robust and attractive framework for a sensitively designed new neighbourhood that can deliver high-quality homes alongside meaningful environmental and social value.

Planning Benefits Summary (NPPF Framework)
Environmental •Landscape-led design strengthening green infrastructure. •Enhanced habitats, native planting and ecological connectivity. •Retained hedgerows and woodland forming a clear, attractive settlement edge. •SuDS network with attenuation basins supporting sustainable drainage and climate resilience. •Active travel routes and low-carbon measures reducing reliance on private vehicles.
Social •A balanced mix of homes contributing to identified housing needs. •New public open spaces, including a linear park and play opportunities. •Safer, more direct pedestrian links to the village, PRoW network and local facilities. •Improved access to recreation, nature and everyday services. •Streets and public realm designed to foster sociability and a strong sense of place
Economic I•ncreased spending in local shops, services and community facilities. •Construction-phase jobs and supply chain investment. •Support for district housing delivery and long-term economic resilience. •Strengthened public transport viability through improved connections and increased usage

5.0 Appendix



Drawing notes: Image supplied by Google Maps & Ordnance Survey Accessed September 2025

Not to Scale

N

Key

Site Boundary

Zone of Theoretical Visibility - based on 10m tall building and bare earth data

Viewpoint Location

Land at Cuckfield Road, Hurstpierpoint

Viewpoint Location Plan

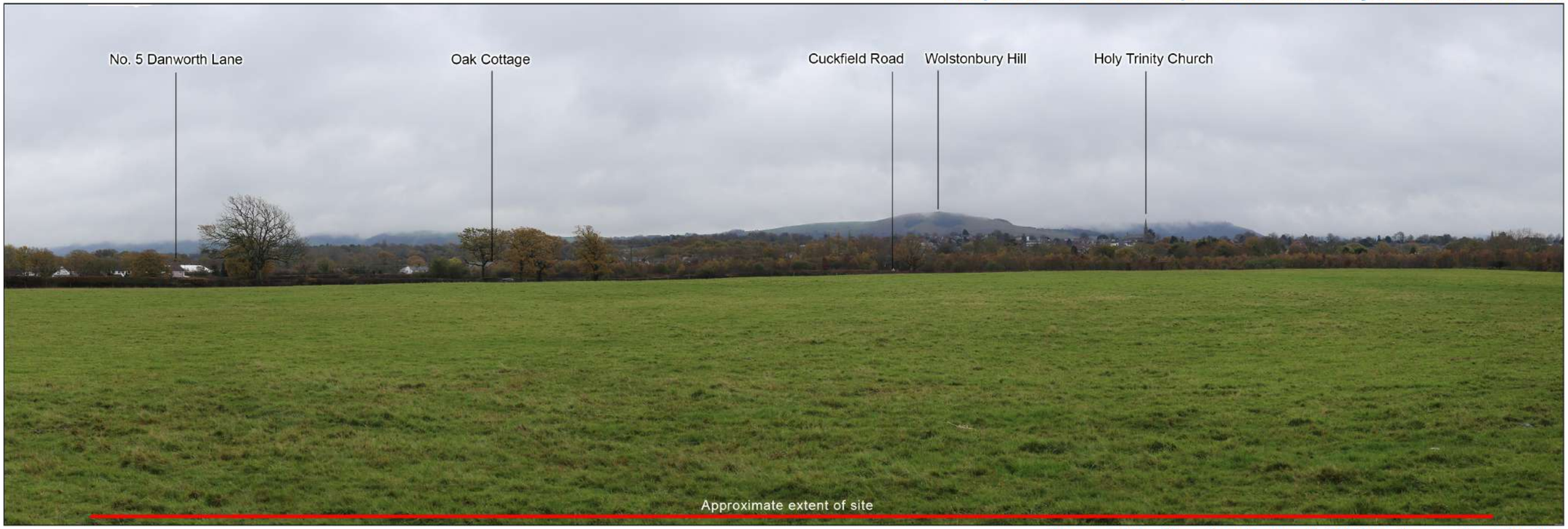
Drawing Ref: Pr-1185.VLP.004 Rev. -
Date: November 2025 Drawn: AM

Viewpoint 1a - View from Cuckfield Road to the north of the Site (looking south east)

Viewpoint 1b - View from Cuckfield Road to the north of the Site (looking south west)

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESMENT. Panoramas are created from multiple photographs which are stitiched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera (Canon EOS 6D) is a full sensor DSLR model and, as such, the photographs are taken at a 50mm focal length using a fixed 50mm Canon lens. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.

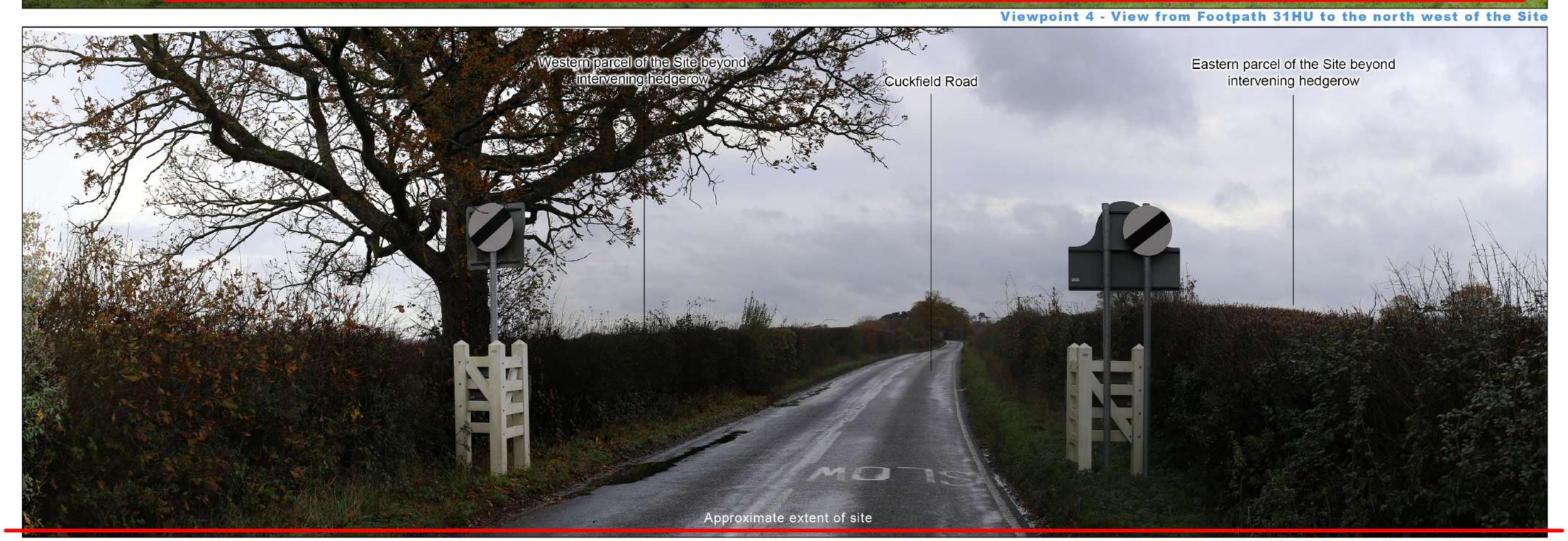
Viewpoint 2 - View from Footpath 31HU immediately to the north of the Site



Viewpoint 3 - View from Footpath 82HU to the north of the Site

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESMENT. Panoramas are created from multiple photographs which are stitiched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera (Canon EOS 6D) is a full sensor DSLR model and, as such, the photographs are taken at a 50mm focal length using a fixed 50mm Canon lens. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.

Viewpoint 4 - View from Footpath 31HU to the north west of the Site



Viewpoint 5 - Cuckfield Road to the south of the Site

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESMENT. Panoramas are created from multiple photographs which are stitiched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera (Canon EOS 6D) is a full sensor DSLR model and, as such, the photographs are taken at a 50mm focal length using a fixed 50mm Canon lens. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.

Viewpoint 6 - View from Chalkers Lane to the south east of the Site

Viewpoint 7 - View from junction of Danworth Lane and Chalkers Lane to the east of the Site

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESMENT. Panoramas are created from multiple photographs which are stitiched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera (Canon EOS 6D) is a full sensor DSLR model and, as such, the photographs are taken at a 50mm focal length using a fixed 50mm Canon lens. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.

Viewpoint 8 - View from Court Bushes Football Field

Viewpoint 9 - View from Langton Lane

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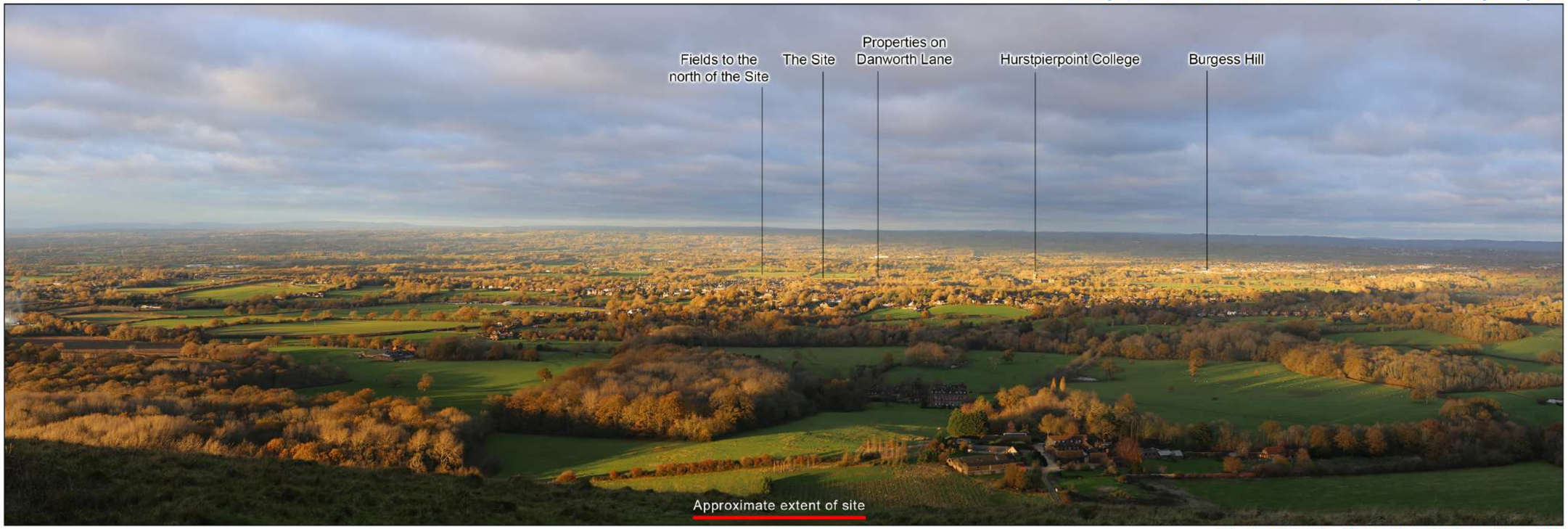
Viewpoint 10 - View from Little Park Farm public open space



Viewpoint 11 - View from Wolstonbury Hill

NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO ENSURE AN OBJECTIVE ASSESMENT. Panoramas are created from multiple photographs which are stitiched together in Adobe Photoshop. The photographs are taken using a digital equivalent of a 35mm camera in line with best practice and current guidance. The camera (Canon EOS 6D) is a full sensor DSLR model and, as such, the photographs are taken at a 50mm focal length using a fixed 50mm Canon lens. Images illustrate a horizontal field of view of 68° and, when printed at A3, should be viewed at a distance of 260mm curved through the same radius in order to most closely reflect the existing landscape context.

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