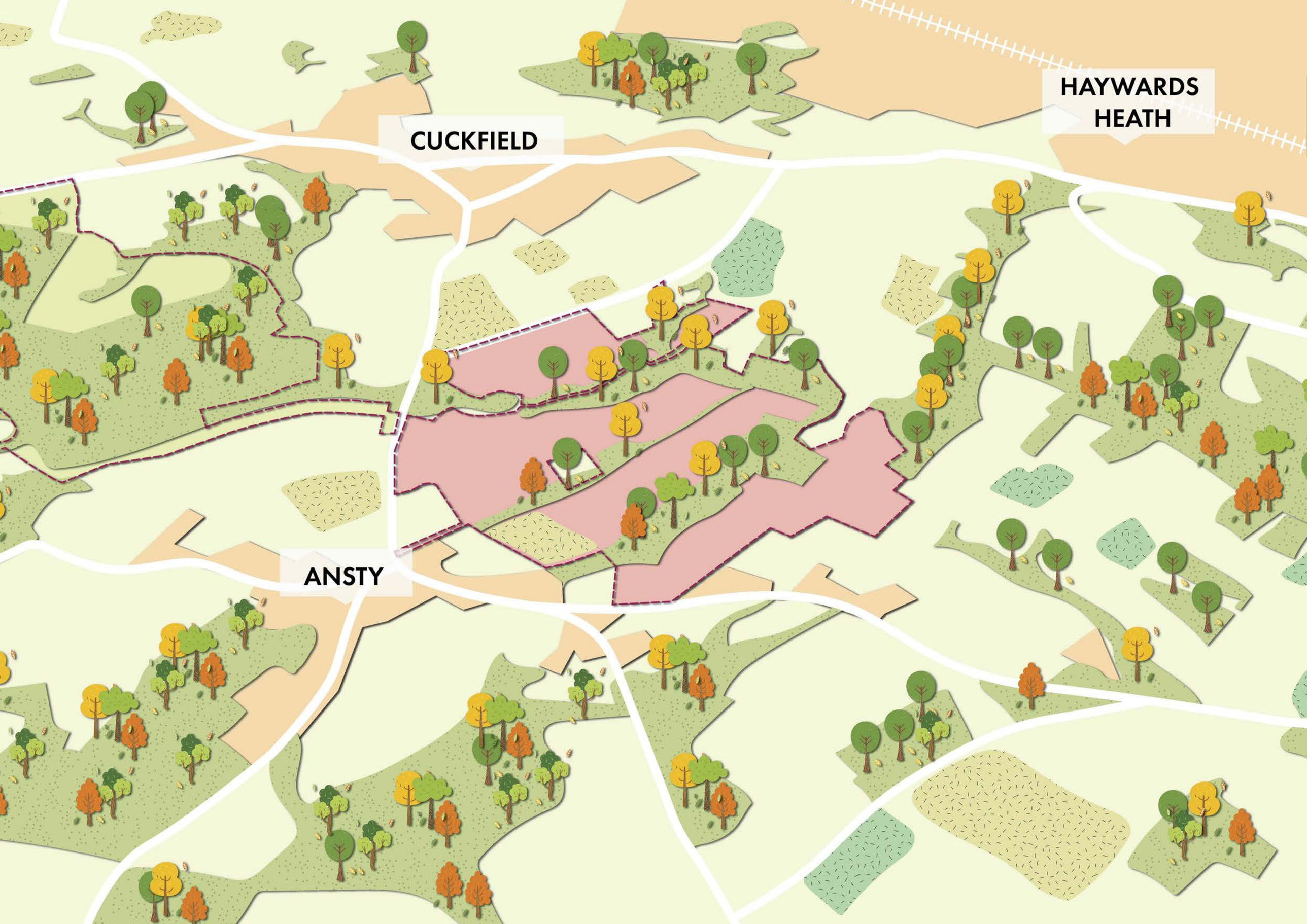
Fairfax

fabrik

CREATE streets

ANSTY GARDEN COMMUNITY

DESIGN CODE
DECEMBER 2023


CUCKFIELD
HAYWARDS HEATH
ANSTY

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1.0

INTRODUCTION

1.1: PURPOSE OF THE DESIGN CODE
1.2: USING THE DESIGN CODE
1.3: DESIGN POLICY
1.4: SITE DESCRIPTION
1.5: THE VISION
1.6: THE REGULATORY PLAN & CODING
1.7: STRUCTURING ELEMENTS.

1.0

INTRODUCTION

1.1 PURPOSE OF THE DESIGN CODE

This Design Code has been prepared by fabrik Ltd and Create Streets Ltd on behalf of Fairfax, and is submitted following the submission of an outline planning application (OPA) for Ansty Garden Community (DM/23/2866) to Mid Sussex District Council (MSDC) in October 2023, for a new garden community. The masterplan has been created by fabrik Ltd.

The purpose of this Design Code is to provide design guidance for the development of the site, against which subsequent reserved matters applications (RMAs) will be considered. It has been prepared to ensure that a high standard of design is delivered when preparing and considering RMAs that are submitted pursuant to the OPA permission for the site. The Design Code carries forward the design ethos as set out in the Design and Access Statement (DAS) and illustrates how these design principles should be applied in greater detail.

The Design Code will be a material consideration in the determination of subsequent RMAs.

1.2 USING THE DESIGN CODE

The Regulatory Plan (page 9) forms the overriding design control tool and informs the structure of the Design Code. The principles set by the OPA Parameter Plans and illustrated within the DAS provide the framework for the Design Code and Regulatory Plan. The Regulatory Plan establishes the precise framework for development, with layers of the Regulatory Plan relating to different chapters of the Design Code.

The content of the Design Code follows the National Model Design Code (NMDC) (2021) - this document incorporates all sections of the NMDC, other than Resources and Lifespan. However, the structure has been simplified to provide four clear groups of guidance - Landscape, Streetscape, Built Form, and Identity. These topics are all underpinned by the Character and Context chapter at the beginning of the document. Coding is supplemented by explanatory text, illustrative plans and images, explained further in Section 1.6 on page 8.

1.3 DESIGN POLICY

At the time of writing, the Mid Sussex District Plan (March 2018) is the main planning document setting out the spatial strategy for Mid Sussex. MSDC have commenced a review of the District Plan, and a draft District Plan 2021-2039 was published for the Regulation 18 consultation in November-December 2022. A draft District Plan 2021-2039 was published for the Regulation 19 Consultation in December 2023. It was approved to proceed to public consultaion at Council on 13th December 2023, with a six week period of consultation to run from 12 January 2024 for 6 weeks (until 22 February).

The overriding design principles guiding development in Mid Sussex are included in the Mid Sussex Design Guide SPD (November 2020).Whilst the site is not within the High Weald AONB, the guidance within the High Weald AONB Design Guide (November 2019) is also important to acknowledge, since the boundary is adjacent to the site.

Other documents guiding design principles set out within this document include:

- National Design Guide (MHCLG, 2021)
- National Model Design Code (MHCLG, 2021)
- Manual for Streets (DfT, 2007)
- Urban Design Compendium (English Partnerships, 2000)
- Building for a Healthy Life (Homes England, 2020)
- Living with Beauty (Building Better Building Beautiful Commission, January 2020)
- Building with Nature Standards Framework (Building with Nature, 2021).



THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES, NATIONAL DESIGN GUIDE, P8



ILLUSTRATIVE MASTERPLAN, SUBMITTED AS PART OF THE OPA FOR ANSTY GARDEN COMMUNITY (OCTOBER 2023)

1.4 SITE DESCRIPTION

Ansty Garden Community is located within the Mid Sussex District of the county of West Sussex, between Ansty immediately to the west, Cuckfield approximately 1 km (0.6 miles) to the north, and Haywards Heath approximately 2 km (1.2 miles) to the east. Burgess Hill is another notable town in the area, approximately 4 km (2.5 miles) to the south of the site. The site boundary is illustrated on the adjacent site location plan.

The development site covers some 100 hectares (247 acres). It lies on undulating land, forming ridges and valleys punctuated by woodland and waterways. Other than the woodland, the majority of the site is currently arable farmland, with two listed buildings located in the centre of the site (outside of the site boundary), accessed via a track. Dwellings within the village of Ansty line the south-western edge of the site, with a small cluster indented into to the north-west of the site, and a few separate properties located along the eastern boundary, amongst woodland. The northern and north-western edges are bound by the A272, the B2036 abuts the south-western boundary and West Riddens Farm abuts the southern boundary. The site is separated from Cuckfield and Haywards Heath by intervening fields. Other than the lane running east-west through the centre of the site providing access to a handful of existing properties, there is no other vehicular access. A public right of way (PRoW) follows this east-west lane, connecting to another aligned north-south at the eastern side of the site. These PRoWs connect into a wider network of footpaths and bridleways in the vicinity.

Beechy Bottom Parkland Reserve is proposed to occupy some 87 ha (215 acres) of land to the north-west of Ansty Garden Community. It comprises approximately 80 ha (200 acres) of farmland and 7 ha (15 acres) of private recreation grassland. It has a varied topography and consists of a number of higher ground features, which are bisected by streams running in an east-west direction, creating a series of gentle valleys. The land comprises a mixture of woodland, grassland and Beech Farm Field, home of the Cuckfield Cosmos football club and other formal pitches. This will be submitted as a separate planning application, providing a recreational benefit for the existing and new community, as well as significant biodiversity net gain.



1.5 THE VISION

Ansty Garden Community will be a place which has evolved from the existing village of Ansty, flourishing into a new, sustainable and self-sufficient place to **live heathy and active lives**.

In an era where urbanisation continues to shape our communities, the importance of creating spaces that promote physical and mental well-being cannot be overstated. Designing a new development with a focus on creating healthy places through a coordinated approach to landscape, streetscape and movement, and built form design is a visionary approach that not only enhances the quality of life for residents, but also fosters a sense of community and sustainability. Ansty Garden Community will be designed according to healthy places principles, which provide overarching and cross-disciplinary elements throughout the scheme, as illustrated by the plan overleaf.

Our approach to placemaking is focused on three key themes, which reflect what makes Ansty unique, as well as best practice enshrined in the National Design Guide. The design of Ansty Garden Community is underpinned by the key principles of '**Living With Nature**', '**A Cohesive Place**' and '**Distinctively Local**'.

It is important to remember the holistic objective of these principles. Taken together, they form an indivisible and interlocking framework for the delivery of a high-quality, well-designed place, with people and place at its heart. The outcome will enable the curation of a vibrant, prosperous, self-sustaining, diverse community, which fosters happy and healthy lives for all ages. It will become a place of enduring quality and choice, a place of beauty.

LIVING WITH NATURE

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** within the new community's green spaces and corridors.

Open spaces will weave through the new neighbourhoods, connecting into this existing landscape framework and ensuring all residents are within a short walk of a park or green corridor. **Multi--functional green spaces** will cater for both nature and people, ensuring significant **biodiversity net gain** is achieved, whilst serving the local community as a **highly-valued amenity**. Easy access to nature and different types of open space is essential for both the **physical and mental health** of the residents of Ansty Garden Community, and will create a truly inclusive environment for all ages and abilities.

A COHESIVE PLACE

The small settlement of Ansty will grow and become part of something much larger, where **all daily needs** can be met and a spectrum of daily life can occur. At its heart, a new **mixed-use centre** will incorporate local shops, shared work spaces, a GP surgery and allied healthcare provision, and leisure uses, co-located with two schools and housing for the elderly, curating a **9am to 9pm culture**. These uses will be reachable within easy walking and cycling distance from new and existing residents, adhering to a **20-minute neighbourhood** model. This diversity of use will bring a new vibrancy to Ansty, fostering social interaction, encouraging active travel, and directly catering to healthcare needs, all contributing to the healthy places agenda.

A range of dwellings will provide homes for **all generations and tenures**, grouped into neighbourhoods which each focus around village green or central square. A short hop on a bus or cycle ride will bring residents into the community's heart, containing a mobility hub, with sustainable connections to Haywards Heath and Burgess Hill. **Sustainable movement** will be at the forefront of the transport strategy, where walking and cycling come first, and the private car becomes obsolete. These elements will come together to create a holistic place, supporting a **harmonious community**, fit for the 21st century.

DISTINCTIVELY LOCAL

The development will have a strong **sense of place**, drawing on the intrinsic characteristics of **Ansty and West Sussex**, ensuring the new community feels embedded into the locality and 'of its place'. Acknowledging the significance of local identity is important, and so is the opportunity to adapt and enhance the existing features of Ansty and the surrounding landscape. Rather, **change is positive and necessary**, and should incorporate elements of identity in a progressive and sustainable way. Place characteristics will be rooted in **context**, drawn from the foundations of the previous two themes, and further layered through the structure of the **streets and blocks**, and the use of **materials**, providing a familiarity to the scheme.

The **heritage assets** around the site will be **sensitively incorporated** into the new community, anchoring the site in its past, yet enabling it to look to the future. **Homes will be flexible and adaptable** to enable a lifetime of use, and will be **built to last**. Whilst acknowledging the existing context and identity, **Modern Methods of Construction** will be explored to incorporate sustainability into the built fabric of the place. **Sustainable, well-built homes, which are fit for purpose** for all ages and abilities, foster healthy and happy lives.

Culture will also play its part and spaces will be provided for it to thrive through social events, fêtes and annual celebrations, as well as offering opportunities to simply bump into neighbours. Our vision is to create a place that will **blossom**, and successfully become a place for its **inhabitants to enjoy and to be proud**.



1.6 THE REGULATORY PLAN & CODING

The Regulatory Plan, illustrated on the opposite page, is the main Design Code control tool, which sets the framework for the development. The Regulatory Plan is in accordance with the Parameter Plans and DAS principles, and broadly reflects the illustrative masterplan for the site.

REGULATORY PLAN FIXES

The Regulatory Plan sets the design fixes for the development of Ansty Garden Community, including:

- Strategic foot/cycleway
- Extent and location of open spaces
- New tree/buffer planting
- Location of land uses - residential and non-residential
- Access and movement network, including Ansty Avenue.

Whilst the Regulatory Plan sets an overall framework for development, it is acknowledged that a degree of flexibility will be required in the design of detailed proposals.

TECHNICAL DETAILS

The Regulatory Plan also illustrates points of more technical detail that are expanded upon further within chapters 2, 3, 4 and 5 of the code. These items include locations for play areas, surface water drainage elements and highways details.

PARCEL REFERENCES

The Regulatory Plan includes parcel references for development plots. Parcel references are noted as letters in the centre of development parcels: R1 to R24, RC1 and LC1. These parcel references are provided for reference in this Design Code, but are not fixed, and may be altered for the purposes of future RMAs. Note, they do not represent a phasing sequence. Phasing will be covered by a requirement pursuant to a S106 agreement.

CODING

Each section of the Design Code includes:

1 Design Code box – mandatory elements of the Design Code that must be adhered to

2 Explanatory text to describe the relevant feature of the Code

3 Supporting illustrative content that shows how development may be configured to comply with the design principles

4 Precedent images to exemplify the relevant feature of the Code

5 Masterplan insets to identify where the feature of the Code is situated within the site, where relevant.

The adjacent page excerpt provides an example of the relationship between Code and supporting illustrative content.

Mandatory elements of the code are clearly signposted by placing this information within a coloured box on each page or within each sub-section - the colour of the box relates to the colour theme of the chapter. The language used within the Design Code boxes ranges between 'must', 'should' and 'could'. This provides more weight to certain design principles over others, in order to provide flexibility across various aspects and deliver nuances across different parts of the site. It also allows for flexibility as change occurs over time - for example, in relation to climate and the environment, new technologies, the availability of materials and the way that people want to live, amongst other things.

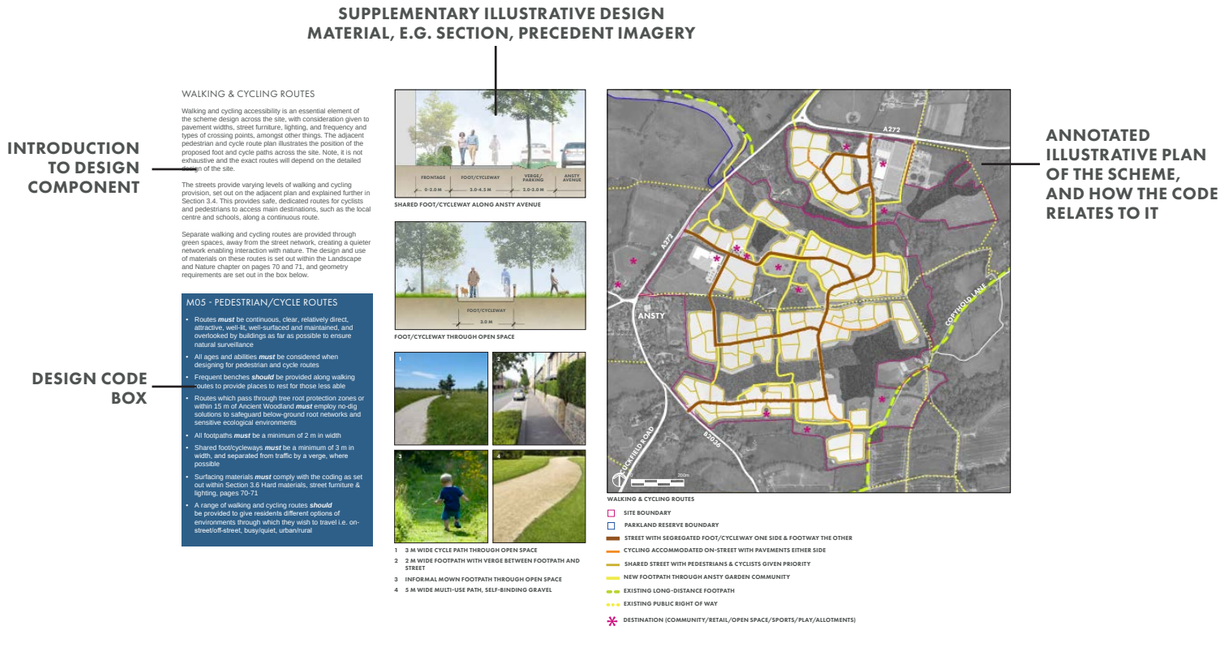
The differences in the meaning of the coding language is defined as follows:

- **'Must'** - mandatory design principle, which must be unequivocally adhered to. Design which contravenes this principle will not be acceptable
- **'Should'** - following the design principle is strongly advised. Any designs which contravene this principle must be clearly justified to MSDC at reserved matters stage
- **'Could'** - a 'nice to have' in order to create exceptional design. Alternative designs must be justified to MSDC at reserved matters stage.

DESIGN CODE REFERENCE LIST

Below is a list of Design Code boxes within this document. These should be read alongside the supporting information in order to gain a full understanding of their purpose and intent.

Landscape & Nature
LN01 - GREEN INFRASTRUCTURE
LN02 - OPEN SPACE PROVISION
LN03 - LANDSCAPE STRATEGY
LN04 - VILLAGE CENTRE
LN05 - ANSTY COMMON
LN06 - THE GREEN
LN07 - THE COMMON
LN08 - THE MEADOWS
LN09 - SPORTS HUB
LN10 - COMMUNITY ALLOTMENTS
LN11 - RETAINED & ENHANCED LANDSCAPES
LN12 - SCHOOLS
LN13 - SUDS & AMENITY LANDSCAPES
LN14 - RETAINED WOODLAND & ANCIENT WOODLAND
LN15 - PLAY STRATEGY 1
LN16 - PLAY STRATEGY 2
LN17 - LAPS
LN18 - LEAPS
LN19 - NEAP
LN20 - MUGA
LN21 - PLAY ON THE WAY
LN22 - ACTIVE ROUTES
LN23 - DRAINAGE
LN24 - DRAINAGE DESIGN
LN25 - RAIN GARDENS & SWALES
LN26 - ATTENUATION BASINS
LN27 - BIODIVERSITY & SUSTAINABILITY



Landscape & Nature
LN28 - PLANTING STRATEGY
LN29 - TREE RETENTION & REMOVAL
LN30 - STREET TREES SPECIES
LN31 - PUBLIC OPEN SPACE TREE SPECIES
LN32 - HEDGEROW PLANTING SPECIES
LN33 - FORMAL OPEN SPACE PLANTING SPECIES
LN34 - RESIDENTIAL PLANTING MIX SPECIES
LN35 - GRASSLAND & WILDFLOWER PLANTING
LN36 - HARD MATERIALS PRINCIPLES
LN37 - HARD MATERIALS PALETTE
LN38 - LIGHTING PRINCIPLES
LN39 - LIGHTING STANDARDS
LN40 - SIGNAGE
LN41 - FURNITURE

Streetscape & Movement
M01 - A CONNECTED NETWORK
M02 - SITE ACCESS
M03 - PUBLIC TRANSPORT
M04 - ACTIVE TRAVEL
M05 - PEDESTRIAN/CYCLE ROUTES
M06 - JUNCTIONS & CROSSINGS
M07 - STREET HIERARCHY
M08 - ANSTY AVENUE
M09 - THE CRESCENT
M10 - THE LANES
M11 - THE WALKS
M12 - THE DRIVES
M13 - LEGIBILITY & WAYFINDING
M14 - MASTERPLANNING
M15 - CAR PARKING
M16 - ON-STREET (PARALLEL)
M17 - ON-PLOT, FRONT OF HOUSE
M18 - ON-PLOT, SIDE OF HOUSE
M19 - INTEGRAL PARKING/GARAGE
M20 - PARKING COURTS
M21 - REAR PARKING LANE
M22 - MEWS PARKING
M23 - PRIVATE DRIVES
M24 - CYCLE PARKING
M25 - SERVICES & UTILITIES

Use & Built Form
UB01 - USE & MIX
UB02 - DENSITY & HEIGHT
UB03 - BLOCKS
UB04 - WHETHER BUILDINGS JOIN
UB05 - BUILDING FORM
UB06 - BUILDING LINE
UB07 - ACTIVE FRONTAGES
UB08 - BUILDING ON A SLOPE
UB09 - HOUSING MIX
UB10 - DETACHED HOUSE
UB11 - SEMI-DETACHED HOUSE
UB12 - TERRACED HOUSE
UB13 - TOWNHOUSE
UB14 - MEWS HOUSE
UB15 - APARTMENT/ FLAT
UB16 - CORNER DWELLING
UB17 - HOUSING QUALITY
UB18 - HEALTH & WELLBEING
UB19 - PRIMARY SCHOOL/SEND SCHOOL
UB20 - LOCAL CENTRE

Identity
I01 - BUILDING DESIGN PRINCIPLES
I02 - MATERIALS
I03 - DETAILS
I04 - WINDOWS & DOORS
I05 - BOUNDARY TREATMENTS
I06 - SUSTAINABLE DESIGN
I07 - SHOPFRONTS



REGULATORY PLAN

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY

LAND USE

- RESIDENTIAL
- SCHOOLS
- CARE HOME/RETIREMENT DWELLINGS
- LOCAL CENTRE
- R1 RESIDENTIAL PLOT NUMBER
- RC1 RETIREMENT/CARE HOME PLOT NUMBER
- LC1 LOCAL CENTRE PLOT NUMBER

GREEN & BLUE INFRASTRUCTURE

- OPEN SPACE
- SPORTS PITCHES
- ALLOTMENTS
- EXISTING WOODLAND
- EXISTING TREE/HEDGEROW
- DRAINAGE BASIN (INDICATIVE)
- MUGA
- NEAP
- LEAP
- TREE-LINED ANSTY AVENUE

MOVEMENT & ACCESS

- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- INDICATIVE BUS STOP
- ANSTY AVENUE
- INDICATIVE SECONDARY (THE CRESCENT) / TERTIARY STREET (THE LANES)
- PROPOSED FOOT/CYCLEPATH
- PROPOSED FOOTPATH
- RETAINED TRACK TO THE PLACE/MACKERELL COTTAGE
- RETAINED FOOTPATH
- M MOBILITY HUB
- BUS STOP/ TRANSPORT NODE



LAND USE

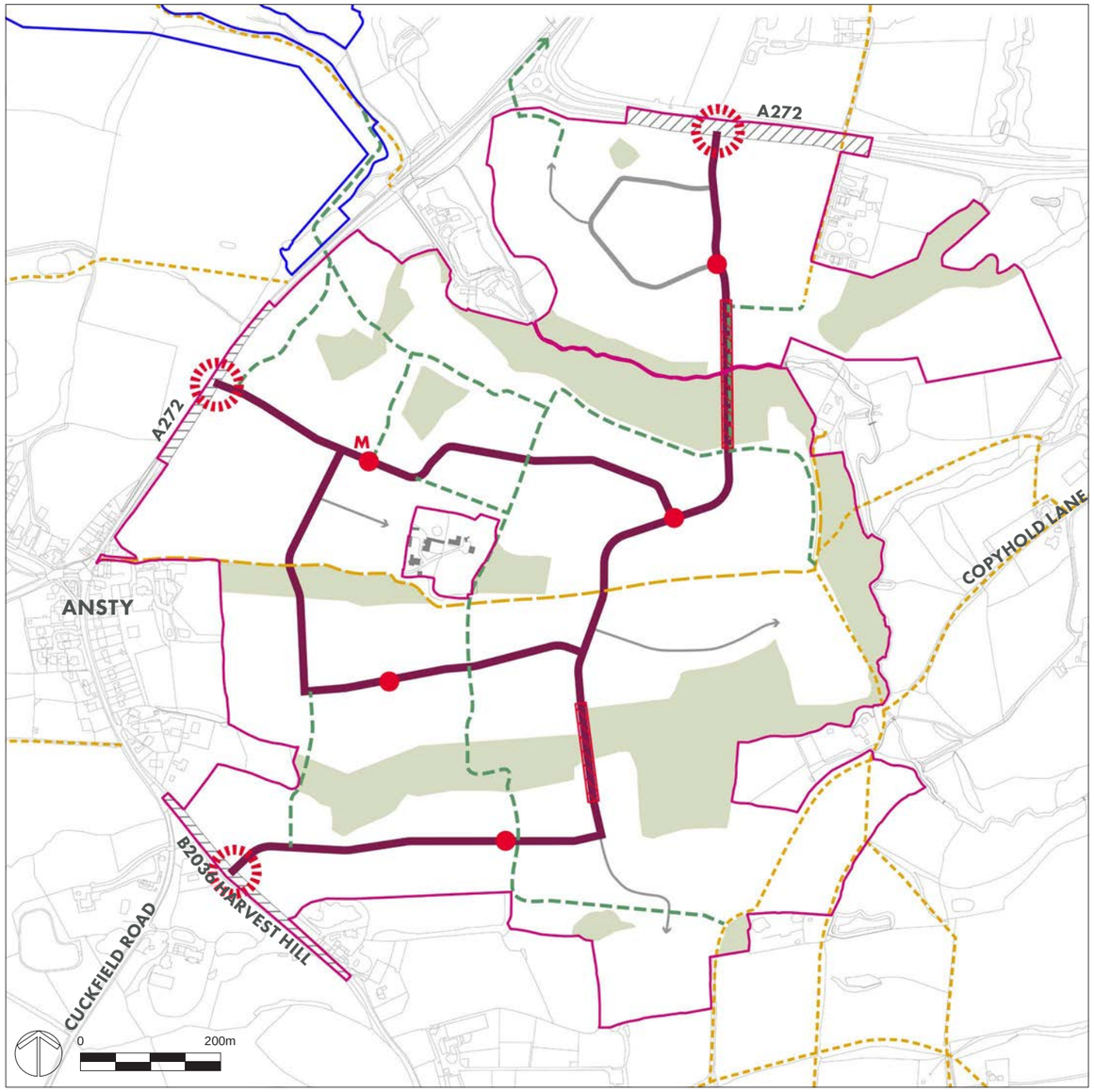
1.7 STRUCTURING ELEMENTS

This section provides guidance on the major components which will shape the fundamental structure of Ansty Garden Community, illustrated through the Parameter Plans. Further detail will be added through the rest of the document.

LAND USE

The plan above illustrates the location and maximum extent of land proposed for the uses to be provided on site, including residential, local centre, school and green infrastructure.

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- RESIDENTIAL
- CARE HOME/RETIREMENT BUNGALOWS
- SCHOOLS
- OPEN SPACE
- SPORTS FACILITY
- OPEN SPACE PROVIDED WITHIN PARKLAND RESERVE
- ZONE FOR FLEXIBLE RESIDENTIAL/COMMERCIAL GROUND FLOOR USE
- EXISTING WOODLAND
- LOCAL CENTRE
- INFRASTRUCTURE
- INDICATIVE LOCATION OF SCHOOL BUILDING
- INDICATIVE LOCATION OF CARE HOME BUILDING



ACCESS & MOVEMENT

ACCESS & MOVEMENT

The access and movement parameter plan identifies the principles of vehicular, cycle and pedestrian access to the site and through it. It shows the proposed spine, secondary and tertiary streets, junctions, primary vehicular access points into the site and bus stops. It also shows existing public rights of way to be retained and additional strategic foot and cycle routes through the site to be created.

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- AREA REQUIRED FOR SITE ACCESS & VISIBILITY SPLAYS
- WOODLAND
- BRIDGE
- ANSTY AVENUE (BUS ROUTE)
- THE CRESCENT (NO BUS)
- THE LANES
- EXISTING PUBLIC RIGHT OF WAY RETAINED
- EXISTING VEHICULAR ACCESS TO MACKERELL COTTAGE RETAINED
- PROPOSED FOOT/CYCLE PATH
- M MOBILITY HUB
- MINI-MOBILITY HUB
- SITE ACCESS



GREEN INFRASTRUCTURE

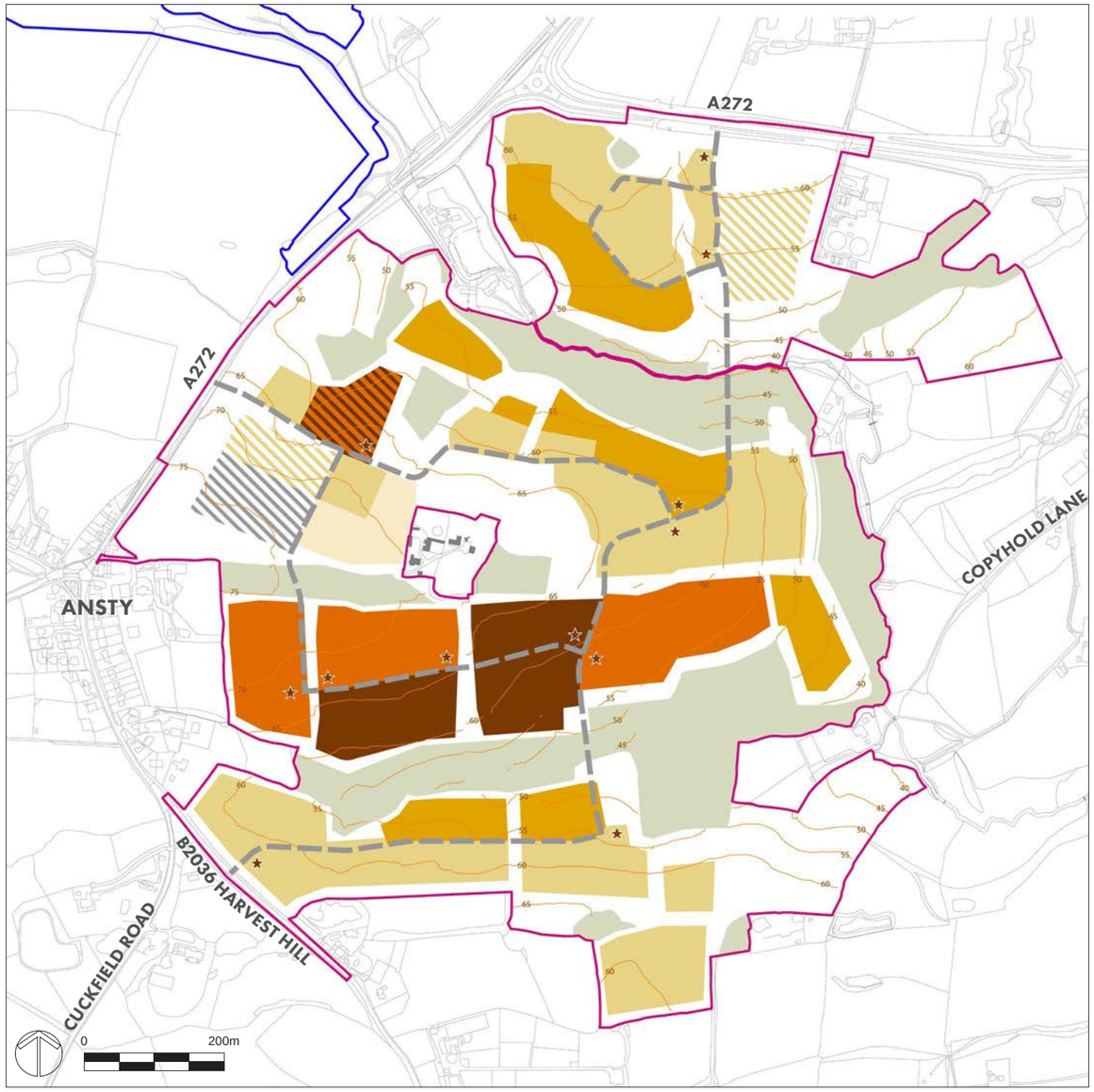
GREEN INFRASTRUCTURE

The masterplan is landscape-led, taking account of the site's context as well as key policy requirements, to ensure the new garden community caters for a range of recreational and leisure activities, as well as creating a walkable, attractive and sustainable new place.

The site will accommodate a range of open spaces that link to surrounding green infrastructure. These spaces will provide both informal and formal recreation to encourage social interaction within walking distance of every home within the neighbourhood.

The masterplan will incorporate significant areas of structural landscape, comprising retained and new planting, that will provide new habitats, offer ecological connectivity and help mitigate the impact on views from the AONB, by assimilating the development within the existing landscape.

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- AMENITY GREEN SPACE
- FORMAL OPEN SPACE/ VILLAGE GREEN
- SPORTS FACILITY
- EXISTING WOODLAND
- PRIMARY & SEND SCHOOLS
- PRIMARY & SEND SCHOOLS AREA WITHIN AONB BUFFER - TO BE USED FOR PLAY/PITCHES
- AONB BUFFER - TO BE KEPT FREE FROM BUILT DEVELOPMENT
- OPEN SPACE PROVIDED WITHIN PARKLAND RESERVE
- SPINE & SECONDARY STREET NETWORK
- LANDSCAPE BUFFER
- EXISTING POND/ WATERCOURSE
- INDICATIVE SUDS FEATURE
- INDICATIVE LOCATION OF ALLOTMENTS
- INDICATIVE LOCATION OF SCHOOL BUILDING
- INDICATIVE LOCATION OF PLAY



BUILDING HEIGHTS

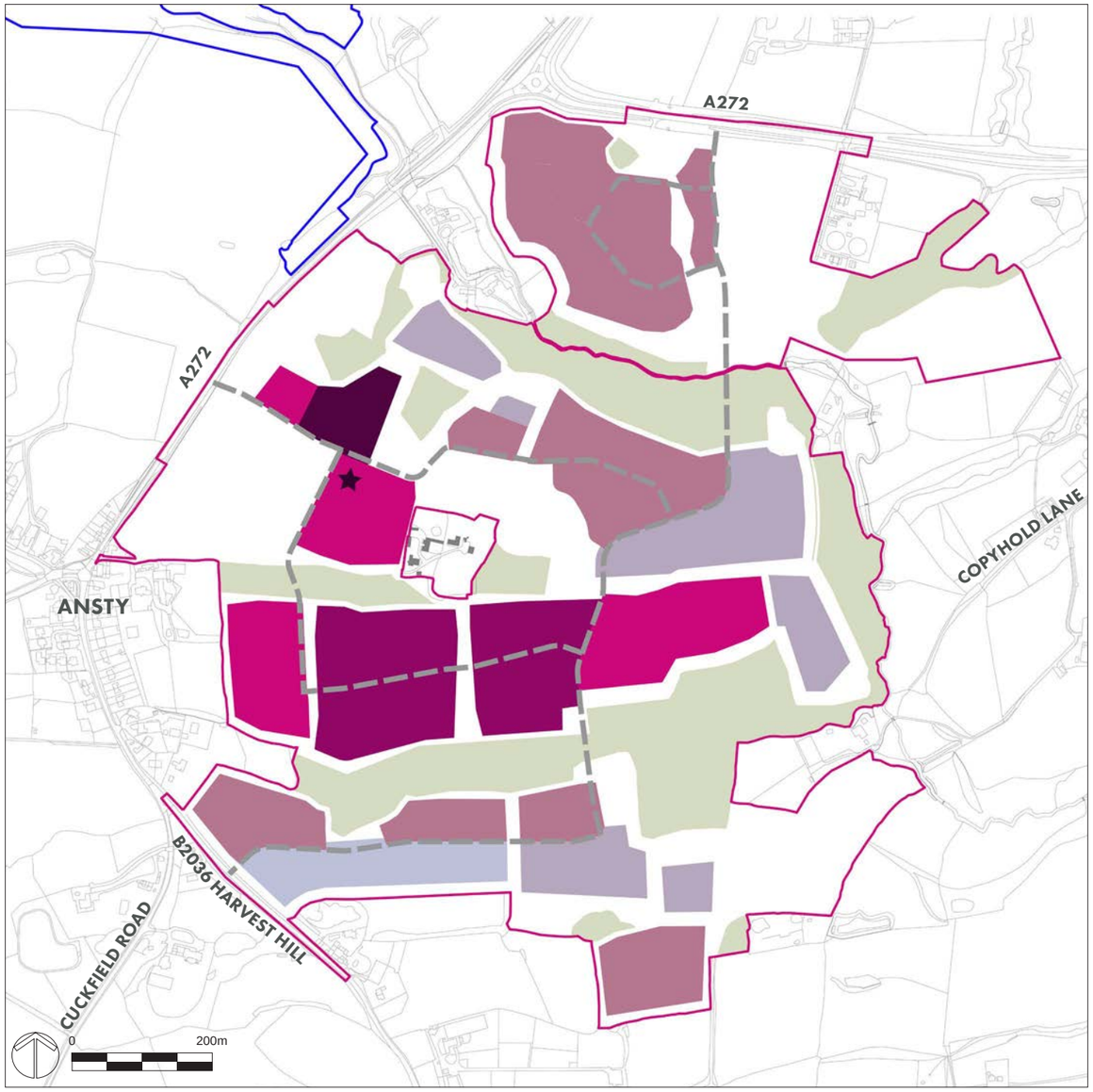
BUILDING HEIGHTS

The building heights parameter plan prescribes the maximum heights of buildings across the site. These heights have been carefully considered in response to the existing landscape characteristics and the views from the surrounding area, as well as the typical building heights within the surrounding settlements.

The parameter plan allows for the provision buildings ranging from 1.5 to 4 storeys in height, varying across the site in relation to the immediate context and character of each area. Allowance has been made for landmark buildings to be included in residential areas, in key locations such as the gateway to the development and at prominent corners to aid wayfinding. Guidance is also provided for the height of the school buildings and sports pavilion.

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (UP TO 8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (UP TO 10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (UP TO 11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (UP TO 13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (UP TO 16.0 M RIDGE HEIGHT)
- EXISTING WOODLAND
- ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- INDICATIVE LANDMARK BUILDING LOCATION
- 60 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK

NOTE: MAXIMUM RIDGE HEIGHT FROM EXISTING GROUND LEVELS +/- 2 M



SITE BOUNDARY
PARKLAND RESERVE BOUNDARY
30 DPH
32.5 DPH
35 DPH
40 DPH
45 DPH
50 DPH
CARE HOME - 80 DPH
EXISTING WOODLAND
SPINE & SECONDARY STREET NETWORK

DENSITY

DENSITY

The density parameter plan denotes the maximum densities permitted in certain zones within the site. These have been devised by assessing the existing densities within Ansty and the surrounding settlements, whilst being sensitive to the surrounding landscape and heritage features. Conversely, density has been maximised in locations where parcels are well-enclosed by existing woodland, providing the opportunity to make the most efficient use of land.

The lowest densities of 30-35 dph are located around northern and southern edges of the site, in order to respect the sensitivities of landscape and heritage features, existing dwellings within Ansty and views from the surrounding area. The highest densities are located in the local centre and in the residential parcels within the centre of the site, enclosed by woodland, of 40-50 dph. The majority of the rest of the development is set at 35-40 dph. The only exception is the care home, which can have a density of up to 80 dph.





ARTISTS IMPRESSION OF LOW DENSITY AREA WITH 2 STOREY DETACHED & SEMI DETACHED DWELLINGS, OVERLOOKING A GREEN SPACE & EXISTING PROW

2.0

CONTEXT & CHARACTER

The National Design Guide states that an understanding of the context and character of an area must influence the siting and design of new development. This context includes the immediate surroundings of the site, the neighbourhood in which it sits and the wider setting. This chapter explores these elements, including:

2.1: LANDSCAPE CHARACTER
2.2: BUILT CHARACTER
2.3: STREETSCAPE CHARACTER

2.0

CONTEXT & CHARACTER

Character includes all of the elements that go into the making of a place, how it looks and feels, its geography and landscape, its noises and smells, activity, people and businesses. This character should be understood as a starting point for all development.

Mid Sussex is characterised by its historic settlements and beautiful countryside, much of which is protected for its special qualities. It is fundamental that new development respects, responds to and enhances the unique characteristics of the District. An understanding of context is therefore an essential starting point. This is emphasised in both the High Weald Housing Design Guide (HWHDG) (Section DG1) and the Mid Sussex Design Guide (MSDG) (Section 02).

2.1 LANDSCAPE CHARACTER

"New housing development schemes must be influenced by a detailed understanding of the character and function of the landscape of the site and surrounding area..." (HWHDG, p10)

An exploration of the landscape character of the site was set out in the DAS. The site lies within the periphery of the National Character Area (NCA) identified by Natural England as NCA 122: High Weald, adjacent to NCA 121: Low Weald.

At the County level, the whole of the site lies within the Landscape Character Area HW4 High Weald Fringes, as identified within the West Sussex Landscape Character Assessment (2003). At the District level, the site lies within the Landscape Character Area 10 High Weald Fringes, as identified within the Mid Sussex Landscape Character Assessment (2005).

The list of key characteristics of these character areas can be found within the DAS, as well as any opportunities for change/ improvement and particular landscape visual and sensitivities. The following provides a summary of how the area is characterised within the MSDG and HWHGD.

Mid Sussex Design Guide SPD

"The landscape of Mid Sussex is essentially rural in character, dominated by fields and interspersed with small woods and settlements of farms and hamlets. This is highly valued by the Council and local residents, and the network of paths and roads provides access and walking opportunities that enhance the health and wellbeing of residents and visitors." (MSDC p25)

The High Weald Fringes, within which the site is located, are characterised by the *"densely-wooded southern flanks of the High Weald Forest Ridge"*. The settlement pattern is described as *"dispersed historic settlement pattern, with Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets to the east"*. Local materials are identified as diverse, *"including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging."*

High Weald Management Plan and Housing Design Guide

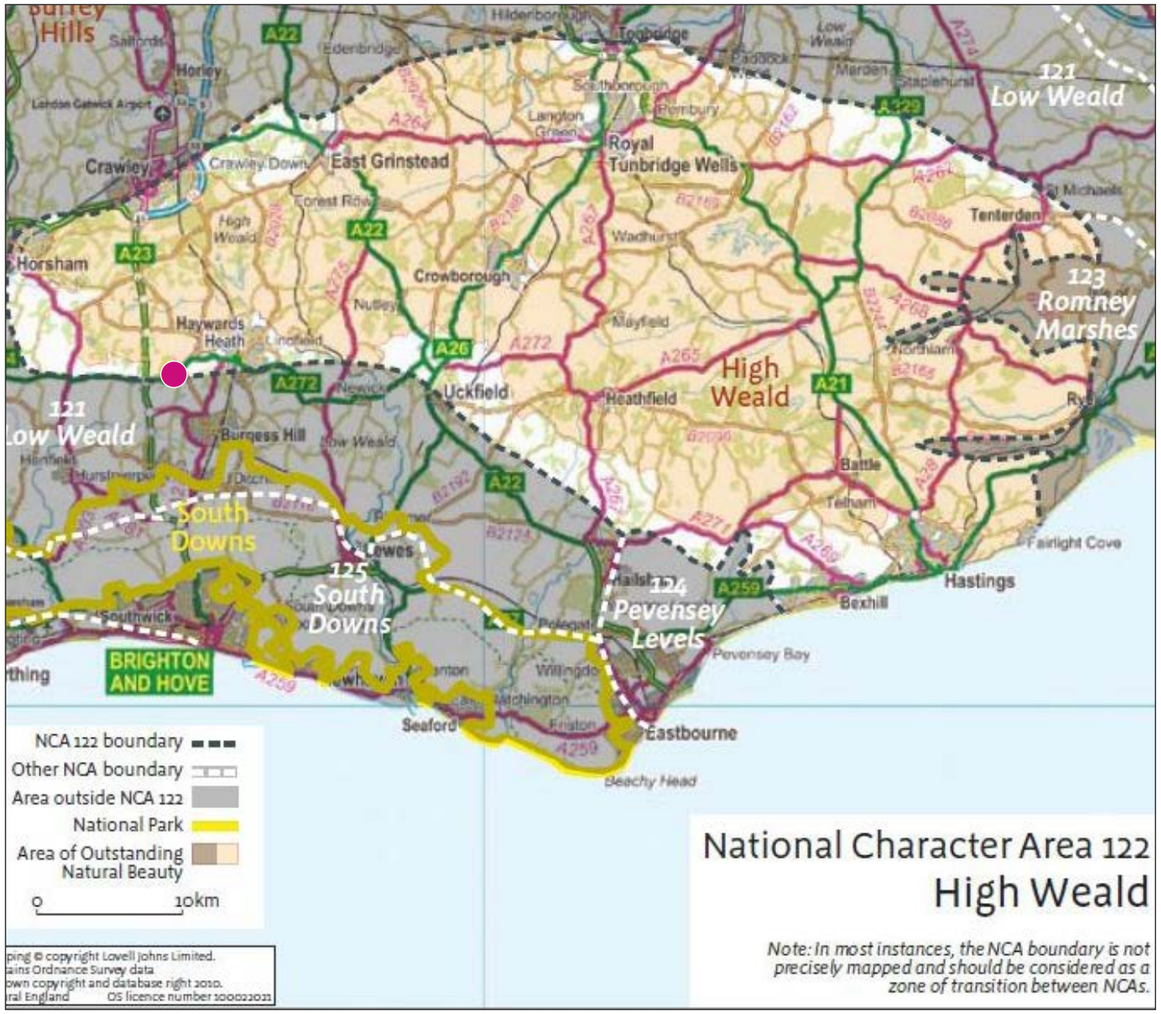
The site lies adjacent to the High Weald Area of Outstanding Natural Beauty (AONB). The High Weald Management Plan 2019-2024 and High Weald Housing Design Guide (November 2020) describe the key characteristics of the landscape. The special and distinctive character of the High Weald AONB is set out in the Management Plan's Statement of Significance (page 5):

"The High Weald is one of the best preserved Medieval landscapes in North West Europe. Despite its large size (1,500km sq.) and proximity to London, its landscape has remained relatively unchanged since the 14th century, surviving major historical events and social and technological changes. Its outstanding beauty stems from its essentially rural and human scale character, with a high proportion of natural surfaces and the story of its past visible throughout. The extensive survival of woodland and traditional mixed farming supports an exceptionally well-connected green and blue infrastructure with a high proportion of semi-natural habitat in a structurally diverse, permeable and complex mosaic supporting a rich diversity of wildlife."

The five defining components of character within the High Weald are identified as (page 5):

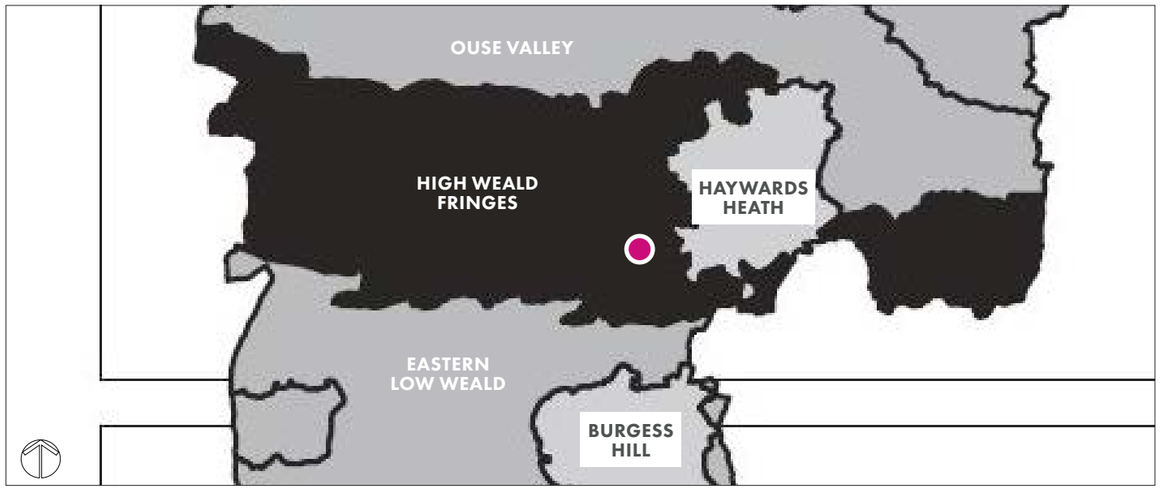
1. ***"Geology, landform and water systems*** *– a deeply incised, ridged and faulted landform of clays and sandstone with numerous gill streams*
2. ***Settlement*** *– dispersed historic settlement including high densities of isolated farmsteads and late Medieval villages founded on trade and non-agricultural rural industries*
3. ***Routeways*** *– a dense network of historic routeways (now roads, tracks and paths)*
4. ***Woodland*** *– abundance of ancient woodland, highly interconnected and in smallholdings*
5. ***Field and Heath*** *– small, irregular and productive fields, bounded by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths, and inned river valleys."*

The aim of the guide is to *"ensure higher quality and landscape-led design that reflects intrinsic High Weald character, and is embedded with a true sense of place, without stifling innovation and creativity."* The guidance within this document has been considered alongside the Mid Sussex Design Guide during the production of this Design Code.



NATIONAL LANDSCAPE CHARACTER AREAS

APPROXIMATE SITE LOCATION



COUNTY LEVEL LANDSCAPE CHARACTER AREAS

APPROXIMATE SITE LOCATION

2.2 BUILT CHARACTER

A sense of place is the quality that makes a place unique and makes it feel like somewhere rather than anywhere. It's that which allows a place to become bedded into its respective area and eventually leads to somewhere feeling like home. A unique identity lodges itself in the memory so that people want to stay or return.

A sense of place results from the combination of many factors. Guidance is provided here on how to draw inspiration from the existing context and to create and enhance a sense of place through the new development.

Further details on the design of buildings proposed within Ansty Garden Community is provided in Chapter 6.0: Identity, drawing on the characteristics presented within this section.

SETTLEMENT CHARACTER

The Mid Sussex Design Guide SPD defines a series of area types within the district. Due to the scale of Ansty Garden Community, a number of area types will be relevant in relation to the different character ares of the site, where character will vary between the local centre and the rural edge, and everything in between. The adjacent table provides a summary of these area types, and how they relate to the site.

SETTLEMENT CHARACTER	MID SUSSEX DESIGN GUIDE DESCRIPTION	EXAMPLES WITHIN ANSTY GARDEN COMMUNITY CONTEXT	PRECEDENT IMAGE
FINE GRAIN URBAN CENTRES	THE HISTORIC CENTRE (PRE-20TH CENTURY) OF THE DISTRICT'S TOWNS AND VILLAGES TYPICALLY BENEFIT FROM A DEVELOPMENT PATTERN THAT IS FINE GRAIN, WHERE THEY HAVE AVOIDED SIGNIFICANT POST-WAR CHANGE. THE FINE GRAIN PATTERN IS CHARACTERISED BY TIGHTLY ENCLOSED STREETS, SQUARES AND ALLEYS DEFINED BY SMALL SCALE STREET FRONTAGE BUILDINGS THAT HAVE PREDOMINANTLY NARROW FRONTAGES GENERATING A VERTICAL RHYTHM. THESE AREAS ARE OFTEN RICH IN CHARACTER AS THEY NORMALLY INCLUDE: (A) HISTORIC BUILDINGS OF HERITAGE VALUE AND A HIGH LEVEL OF ARCHAEOLOGICAL INTEREST (B) MIXED USE BUILDINGS AROUND WELL ENCLOSED SPACES THAT HELP PROVIDE A SENSE OF ACTIVITY.	EXAMPLES OF THIS CAN BE FOUND IN CUCKFIELD, LINDFIELD, STEYNING, HENFIELD AND SOME OLDER AREAS OF HAYWARDS HEATH. THIS CHARACTER TYPE IS APPROPRIATE WITHIN THE NEW LOCAL CENTRE AT ANSTY GARDEN COMMUNITY.	
VICTORIAN / EDWARDIAN URBAN STREETS	THE EDGE OF TOWN CENTRES FEATURES VICTORIAN AND EDWARDIAN RESIDENTIAL STREETS. THESE TYPICALLY COMPRISE TWO STOREY BRICK-BUILT HOUSES SET CLOSE TO THE FOOTWAY BEHIND A SMALL GARDEN / PRIVACY STRIP, WHICH IS OFTEN DEFINED BY A LOW BRICK WALL. CAR PARKING IS GENERALLY ON-STREET. THESE AREAS ARE URBAN IN CHARACTER AND LAID OUT AS PART OF A GRIDDED STRUCTURE OF CONNECTED STREETS, WITH MEDIUM DENSITIES OF 30 TO 50 DWELLINGS PER HECTARE (DPH). SOME STREETS HAVE A LOWER DENSITY AND ARE CHARACTERISED BY DETACHED VILLAS WITH LARGER AND MORE VERDANT FRONT THRESHOLDS, WHICH OFTEN ACCOMMODATE OFF-STREET PARKING.	THESE TYPES OF STREETS CAN BE FOUND IN CUCKFIELD, LINDFIELD, STEYNING, HENFIELD AND IN SOME PARTS OF HAYWARDS HEATH. THIS CHARACTER AREA IS APPROPRIATE ACROSS MUCH OF ANSTY GARDEN COMMUNITY, WITH THE HIGHER DENSITY CHARACTERISTICS CLOSER TO THE LOCAL CENTRE AND LOWER DENSITY CHARACTERISTICS IN MORE SENSITIVE LOCATIONS, SUCH AS NEAR LISTED BUILDINGS OR ALONG THE SITE'S EDGES.	
TRADITIONAL RURAL VILLAGE CONTEXT	THE RELATIONSHIP OF STREETS AND DWELLINGS TO THE SURROUNDING LANDSCAPE, INCLUDING THE VIEWS OUT TO THE OPEN COUNTRYSIDE, IS IMPORTANT WITHIN MANY VILLAGES, AND THIS MAKES THEM PARTICULARLY SENSITIVE TO NEW DEVELOPMENT. VILLAGE CENTRES ARE OFTEN CHARACTERISED BY TIGHTLY CLUSTERED BUILDINGS THAT DEFINE SPACE AROUND INTERSECTING ROUTES, MAIN STREETS AND IMPORTANT SPACES (SUCH AS VILLAGE GREENS).	THIS ARRANGEMENT CAN BE FOUND IN THE CENTRE OF CUCKFIELD, BRAMBER, BOLNEY, SLAUGHAM AND WARNINGLID. THIS CHARACTER IS APPROPRIATE IN THE LOWER DENSITY AREAS OF ANSTY GARDEN COMMUNITY, IN MORE SENSITIVE LOCATIONS, SUCH AS NEAR LISTED BUILDINGS OR OVERLOOKING OPEN SPACES, OR IN PROXIMITY TO THE EXISTING DWELLINGS IN ANSTY.	
RURAL CONTEXT	THE COUNTRYSIDE FEATURES ISOLATED DWELLINGS, COUNTRY ESTATES AND SMALL GROUPS OF DWELLINGS SUCH AS HAMLETS AND FARM BUILDINGS. IN THESE LOCATIONS THE SURROUNDING LANDSCAPE IS THE DOMINANT FEATURE.	ANSTY AND THE DISPERSED DWELLINGS AND FARMSTEAD PROVIDES AN EXAMPLE OF THIS CHARACTERISTIC, PARTICULARLY AROUND THE EDGES OF BOLNEY, IN WARNINGLID AND SLAUGHAM, AND AROUND HENFIELD COMMON. WHILST THERE MAY BE SOME AREAS WHICH ARE LOWER IN DENSITY IN ANSTY GARDEN COMMUNITY, THIS VERY LOW DENSITY, SPARSE CHARACTERISTIC IS NOT APPROPRIATE. HOWEVER, IT IS IMPORTANT TO ACKNOWLEDGE DUE TO THE CLOSE PROXIMITY OF ANSTY, AND THEREFORE SOME OF THE DESIGN CUES WILL BE IMPORTANT TO APPRECIATE WITHIN ANSTY GARDEN COMMUNITY, PARTICULARLY AT THE EDGES OF ANSTY AND AT THE SOUTHERN RURAL EDGE OF THE SITE.	

LOCAL CHARACTER

Local identity

A character study has been undertaken, which focuses not only on the immediate context (Ansty, Cuckfield and Haywards Heath), but casts a wider net to the most exceptional and beautiful settlements in this region of West Sussex:

- Ansty
- Bolney
- Bramber
- Cuckfield
- Haywards Heath
- Henfield
- Horsham
- Lindfield
- Slaugham
- Steyning
- Warninglid.

The best of new developments in the area have also been referenced, as has the Wealden style generally. Caution must be exercised with local references, as the character study should not lead to generic designs which look like they could be built anywhere. For example, in Haywards Heath and Horsham particularly (but with small pockets in some of the villages) there are a greater number of Georgian and Victorian buildings, not all of which adopt a contextual approach. Rather, buildings should look like they belong in the High Weald.

Recent developments

Inspiration should come firmly from the historical context, as the quality of post-war and more recent developments is mixed and not necessarily reflective of the local character. The majority are either a poor example of 'pastiche' or overly modern.

Roussillon Park in Chichester and The Steadings in Cirencester are reflective of a design approach which is contemporary yet clearly contextual, with some traditional elements. They are high-quality and successfully characteristic new developments which should be referenced when considering the design approach at Ansty.

Materials

Materials play the most crucial role in an area's character and sense of place. New development can both reflect and enhance the local character by utilising the same materials as found locally. The local area is characterised by the following:

- Red brick
- Painted brick
- Render
- Clay tile
- Sandstone (or Horsham stone)
- Flint
- Timber cladding.

The historic development pattern of nearby settlements, often centred around large estates, means that some materials are more prevalent in certain hamlets or villages than others. Most of the above materials are still in use regularly, with the exception of Horsham stone - which is used more sparsely and appropriate for prominent buildings. Clay tiles and slate are the predominant materials for roofs, although Horsham stone is common on older buildings.

Architectural approach

Regardless of the architectural approach to the design of homes, it is expected that all homes will have a clear Wealden character. This applies not just to materials but also to form, proportion, massing and border treatment, all of which play crucial roles in how buildings are interpreted from the street. These elements, and the resulting coding for them, are discussed in detail in Chapter 5.0: Use & Built Form.

The aim of the following images is to provide examples of characterful buildings in the region which should serve as architectural inspiration for reinterpreting historical forms and detailing in a simplified, contemporary manner. The aim should not be simplicity for simplicity's sake, however, and buildings should not be stripped of all local distinctiveness in the pursuit of a minimalist ideal. Awareness should be shown for the kinds of details historically included to help with durability and prevent staining, such as sills and deeper eaves.

Buildings should be designed in a coherent manner to avoid creating streets of mismatched styles. Where a clearly distinct style is desired, these buildings should be grouped together along a street or block. With some exceptions, generally the development aims to be designed as a harmonious whole without obvious distinctions between builders, blocks and streets, or between market and affordable homes.

Further guidance is provided in the Mid Sussex Design Guide, within Principles DG38, DG39, DG41, and the accompanying illustrative material provided within the intervening pages. The High Weald Housing Design Guide also provides useful contextual guidance, within DG4, DG5, DG7 and DG9.













1 CHURCH STREET, STEYNING SHOWING A BROAD MIX OF MATERIALS & A MINIMAL (THOUGH VARIABLE) SETBACK TO HOUSES, WITH A HIGH PREVALENCE OF GABLES

2 BRICK & CLAY TILE HOUSES IN CUCKFIELD WITH AN ECLECTIC FORM, GABLE & PROPORTIONAL DORMER

3 BRICK, CLAY TILE & TIMBER-FRAME HOUSES ON THE HIGH STREET IN LINDFIELD, A TIMBER PICKET FENCE TYING THE BUILDINGS TOGETHER

4 1881 BRICK & CLAY TILE HOMES IN CUCKFIELD, ORIGINALLY BUILT AS ALMSHOUSES. THE FORM IS DEFINED BY PROMINENT GABLES & DORMERS

5 BRICK & CLAY TILE HOUSES IN WARNINGLID, DATING BACK TO THE 16TH CENTURY

6 RENDER & CLAY TILE HOUSES IN SLAUGHAM, A SMALL VILLAGE WITH A VARIETY OF BUILDING TYPES

























7 RENDER & PAINTED BRICK TWO & THREE STOREY MIXED-USE BUILDINGS IN CUCKFIELD, WITH HIGHER GROUND FLOORS TO ACCOMMODATE COMMERCIAL USES

8 BRICK & CLAY TILE VICTORIAN TERRACE IN BOLNEY WITH GABLES & DEEP EAVES

9 CUCKFIELD'S HIGH STREET IS A MIX OF BUILDING STYLES, HEIGHTS & MATERIALS

10 SIMPLE BRICK & RENDER VICTORIAN HOUSES IN ANSTY

11 BRICK HOUSE IN HENFIELD WITH A GENEROUS SETBACK & A SIMPLE FORM PUNCTUATED BY SASH WINDOWS

12 RENDER & PAINTED BRICK HOUSE IN HENFIELD

13 THREE & A HALF STOREY BLOCK OF FLATS IN STEYNING CONSTRUCTED FROM FLINT WITH BRICK DETAILING. LARGE BAY WINDOWS ARTICULATE THE FACADE.

14 GABLE-FRONTED FLINT HOUSES WITH BRICK DETAILING IN STEYNING

15 TIMBER CLAD HOUSE IN HENFIELD WITH SMALL DORMER

16 HORSHAM STONE, RENDER & CLAY TILES HOUSES IN BOLNEY

17 VICTORIAN BRICK TERRACE IN CUCKFIELD WITH SIMPLE MASSING ARTICULATED BY GABLES

18 BRICK & RENDERED HOUSES IN HORSHAM WITH LARGE WINDOWS, DORMERS & LARGE GABLES

Boundary treatments

Boundary treatments play an important role in settling buildings into the street and creating an effective border between the public and private realm. The local area has historically had a wide variety of border treatment types including:

- Brick walls
- Horsham stone walls
- Flint walls
- Cast iron railings
- Timber picket fencing
- Estate fencing
- Hedges or low shrubs
- Cobbles.

Often these are used in combination with one another, particularly brick walls with iron railings.

The wide mix of materials and wall types results in streetscapes full of texture and visual interest. No two gardens look the same, with individual residents treating them as a canvas to make their own.

Public realm materials

Surface materials do not play as important a role in conveying an area's character, but they can certainly detract from the character if all surfaces are tarmac. Common surface materials in the area, though they vary from village to village, include:

- Red brick footpaths
- Horsham stone slabs
- Cobbles
- Concrete blocks
- Various types of tarmac.

Street furniture

Street furniture is often overlooked but is critically important in projecting civic pride and creating beautiful streets, which feel well looked after. Street furniture is the most changeable aspect of a street, but certain types of street furniture do repeat across the villages in the area, such as swan neck street lights and cast iron signposts, often painted green. Benches are usually constructed from timber or in combination with cast iron.

The traditional street furniture is built from durable materials such as cast iron, often painted black or green, or natural, sustainable materials such as timber.







19 BRICK WALL, HENFIELD

20 BRICK WALL, BOLNEY

21 SHORT BRICK WALL WITH PLANTING, CUCKFIELD







22 BRICK WALL WITH CAST IRON RAILINGS, STEYNING

23 BRICK WALL WITH CAST IRON RAILINGS, STEYNING

24 CAST IRON RAILINGS WITH BRICK PIERS, SLAUGHAM







25 FLINT WALL WITH BRICK COURSES, STEYNING

26 HORSHAM STONE WALL, WARNINGLID

27 ESTATE FENCING IN SLAUGHAM



28 ESTATE FENCING IN COMBINATION WITH A BRICK WALL, CUCKFIELD



31 COMBINATION BRICK WALL WITH TIMBER PICKET FENCE, CUCKFIELD



34 FRONT BOUNDARY OF LOW SHRUBS, CUCKFIELD



37 FLINT & BRICK BOUNDARY WALL IN STEYNING



29 WHITE TIMBER PICKET FENCE IN LINDFIELD



32 HEDGE FRONT BOUNDARY, BOLNEY



35 THE NARROW COBBLE STRIP SEEMS TO BE AN EXTENSION OF THE FLINT WALL OF THE HOUSE, BRAMBER



38 HEDGE-LINED LANE IN HENFIELD



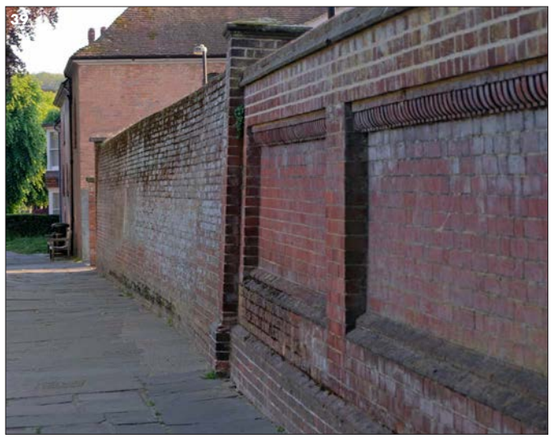
30 TIMBER PICKET FENCE WITH BRICK WALL BELOW, STEYNING



33 TALL HEDGE FRONT GARDEN BOUNDARY, HENFIELD



36 NARROW STONE SLAB BOUNDARY IN STEYNING



39 BRICK BOUNDARY WALL WITH RECESSES & DENTILS, HORSHAM







40 RED BRICK FOOTPATH WITH BRICKS PARALLEL TO THE STREET, BOLNEY

41 RED BRICK FOOTPATH WITH BRICKS PERPENDICULAR TO THE STREET, CUCKFIELD

42 HERRINGBONE RED BRICK FOOTPATH, LINDFIELD







43 HORSHAM STONE SLABS IN HORSHAM

44 HORSHAM STONE SLABS, COBBLES & BRICK COURSES IN STEYNING

45 CONCRETE BLOCK PAVING & COBBLES, STEYNING







46 CONCRETE BLOCK PAVING ON A RAISED TABLE IN BRAMBER

47 GRAVEL SURFACE DRESSING ON A STREET IN HENFIELD

48 ASPHALT WITH EXPOSED AGGREGATE GIVES A SOFTER APPEARANCE IN HORSHAM











49 SWAN NECK STREET LIGHT, CUCKFIELD

50 SWAN NECK STREET LIGHT, LINDFIELD

51 'WINDSOR' STYLE STREET LIGHT, STEYNING

52 'WINDSOR' STYLE STREET LIGHT, HORSHAM

53 BUILDING MOUNTED STREET LANTERN, CUCKFIELD

























54 BLACK & WHITE TIMBER SIGNPOST, WARNINGLID

55 CAST IRON GREEN SIGNPOST, HENFIELD

56 TIMBER BENCH, CUCKFIELD

57 CURVED TIMBER & METAL BENCHES, BRAMBER

58 TIMBER & CAST IRON BENCH, HENFIELD

59 VILLAGE SIGN, ANSTY

60 VILLAGE SIGN, BOLNEY

61 BOLLARD, HORSHAM

62 UNIQUE BOLLARDS IN STEYNING

63 TIMBER BOLLARDS & CHAIN IN STEYNING

64 CAST IRON FENCE PROTECTING A FOOTPATH FROM THE STREET IN CUCKFIELD

65 CAST IRON BIN & BOLLARD, PAINTED GREEN, IN HORSHAM

2.3 STREETSCAPE CHARACTER

The character of a street plays an important role in setting whether a place feels either rural, urban or suburban. Important characteristics include the width of streets and pavements, elements such as street trees and boundary treatments and how soft or hard their edges are. These characteristics can be quite nuanced and so a detailed study of the local area's streets and lanes has been undertaken.

The High Weald Housing Design Guide provides the following guidance on street character, "*Streets and lanes in settlements in the High Weald are generally formed of straight or gently curved segments, and where they do change direction, these changes are pronounced, as a response to topography, landscape features or built form. Overly 'wavy' streets that do not respond to natural contours should be avoided*" (DG3, p16).

Street widths

In traditional settlements in the area, street widths are rarely consistent, sometimes varying by several metres. Cuckfield's High Street (**image 1**), for example, varies from about 5m at its narrowest point to 10m at its widest. Today, the difference is largely absorbed by including on-street parking in the wider sections, but this also impacts on the street's enclosure. Variable street widths and how they impact on the character of streets should be explored within Ansty Garden Community.

Parking

Less dense rural areas can often absorb parking with curtilage options, but denser areas often need on-street parking. The lower portion of Steyning's High Street (**image 3**) is a good example of a street where multiple on-street options are used, including parallel and angled on-street parking in close proximity.

Edge treatment

The inclusion and type of edge treatment is an important consideration in setting whether a street feels rural or urban. Village lanes often have no edge treatment at all (**image 13 overleaf**) or perhaps only at junctions. Urban areas usually include kerbs of some kind. A blanket approach to edge treatment should be avoided and softer treatments should be used in less dense, more rural parts of Ansty Garden Community.

Pavements and footpaths

The width of pavements and footpaths should be appropriate to their uses and so should their placement. Pavements directly abutting the carriageway can lead to the perception of an overly wide street and, depending on the materials used, appear as a 'sea' of tarmac. Verges between the carriageway and pavement can soften streets and provide greenery (**image 9**), therefore avoiding this perception. Unique footpath placement can also enhance the character of a place, such as a portion of the footpath along Steyning's High Street located between a flint wall and houses, rather than alongside the street (**image 16 overleaf**).



















1 THE HIGH STREET IN CUCKFIELD IS A BUSY MIXED-USE HIGH STREET WITH A CONSISTENT BUILDING LINE

2 LINDFIELD'S HIGH STREET IS WIDER THAN CUCKFIELD'S WITH WIDE TREE-LINED VERGES

3 THE LOWER END OF STEYNING'S HIGH STREET IS LARGELY RESIDENTIAL, ACCOMMODATING A VARIETY OF PARKING TYPES

4 BLOCK-PAVED, THE STREET PASSING THROUGH BRAMBER HAS A CHICANE & BOLLARDS TO SLOW DOWN TRAFFIC

5 THE HIGH STREET IN HENFIELD IS WIDE AND STRAIGHT, WITH ON-STREET PARKING ALONG MUCH OF ITS LENGTH

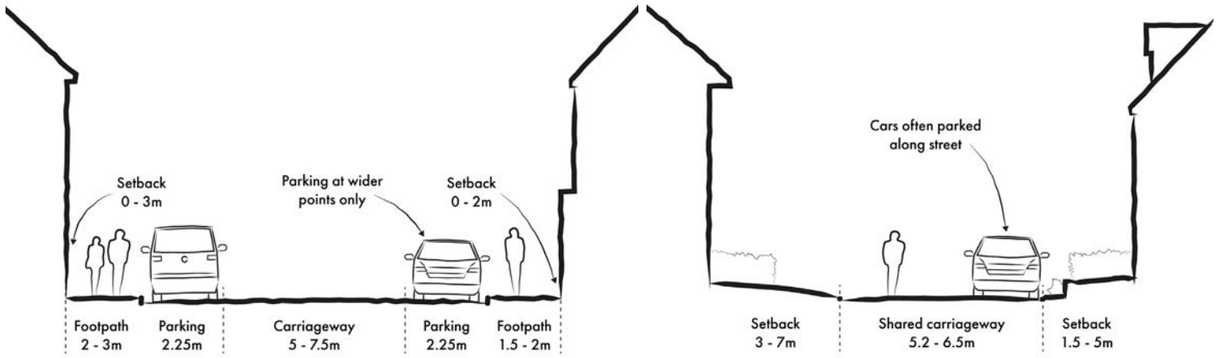
6 STEYNING'S CHURCH STREET IS ONE OF ITS MOST BEAUTIFUL & HISTORIC STREETS, WITH TIGHTLY GROUPED HOUSES CREATING A STRONG SENSE OF ENCLOSURE

7 THE STREET IN BOLNEY NARROWS & WIDENS ALONG ITS LENGTH

8 BEYOND THE CENTRE, THE STREET IN BRAMBER HAS A FOOTPATH ALONG ONE SIDE, WITH VARYING SETBACKS TO THE HOMES ON OTHER SIDE

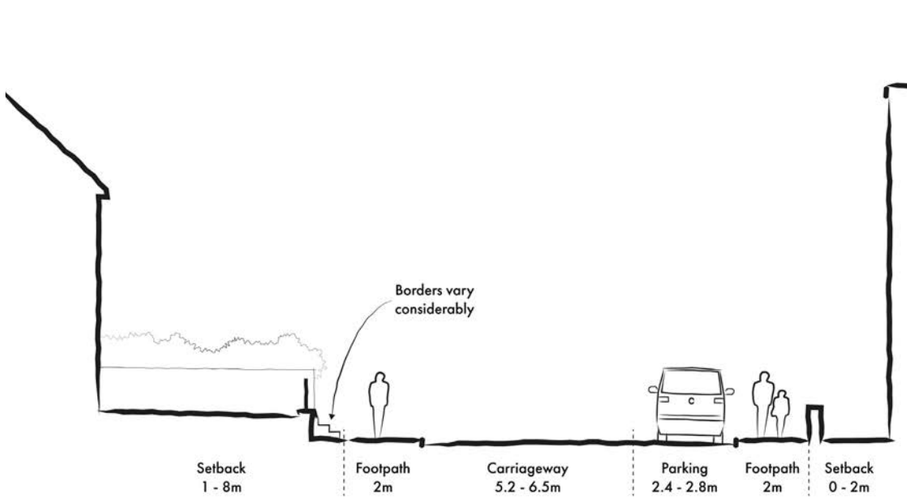
9 THE CAUSEWAY IN HORSHAM HAS WIDE, STONE-PAVED PAVEMENTS & TREES WITHIN A GENEROUS VERGE

STREET SECTION ANALYSIS SKETCHES

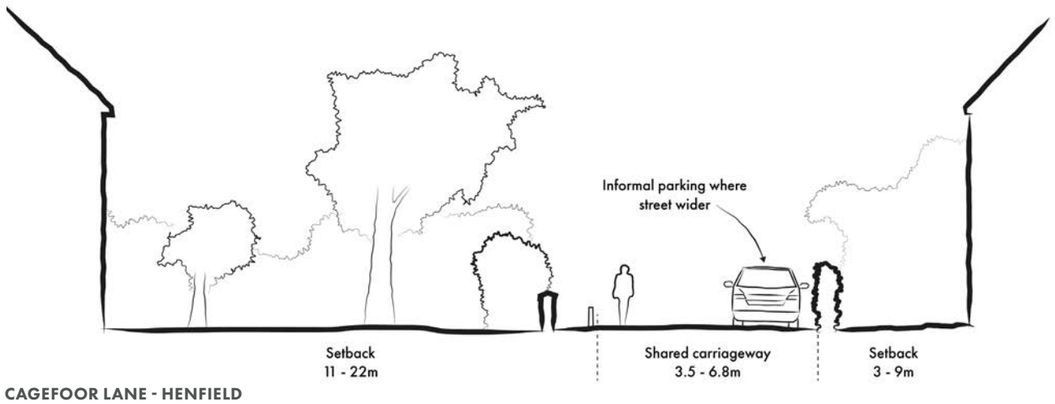


HIGH STREET - CUCKFIELD

THE STREET - WARNINGLID

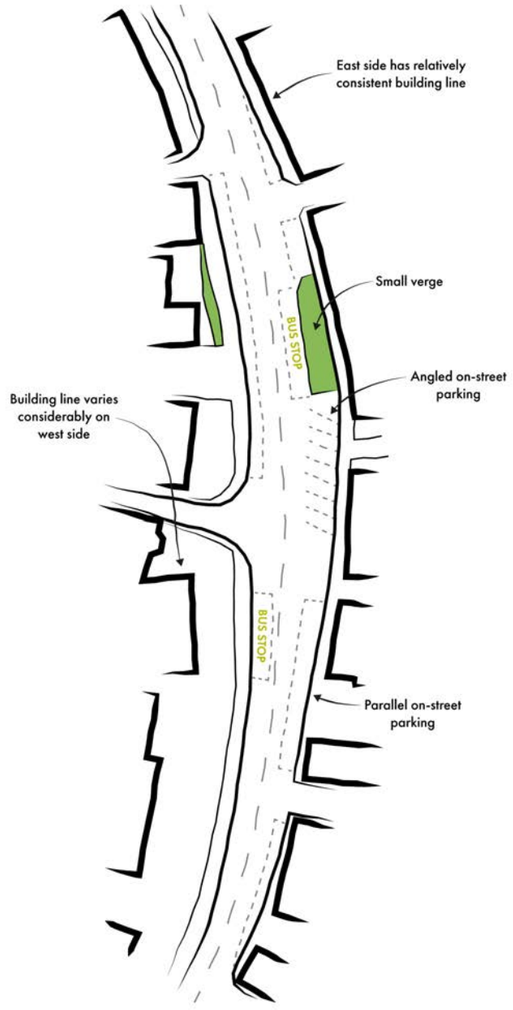


HIGH STREET - STEYNING



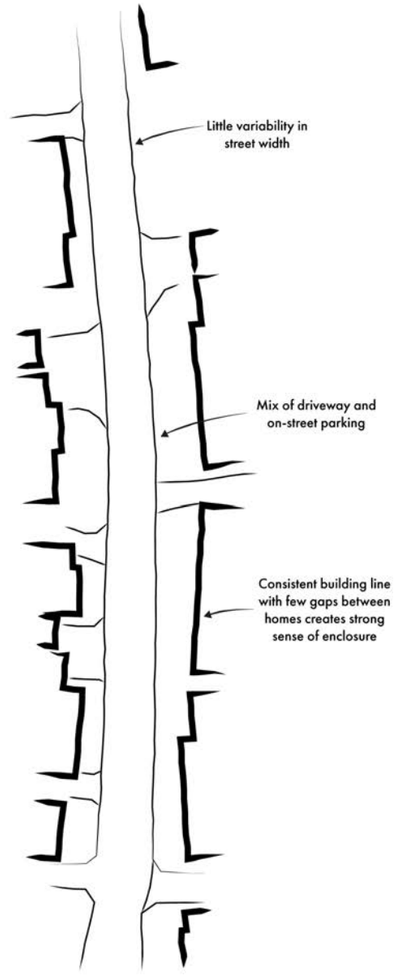
CAGEFOOR LANE - HENFIELD

STREET PLAN ANALYSIS SKETCHES



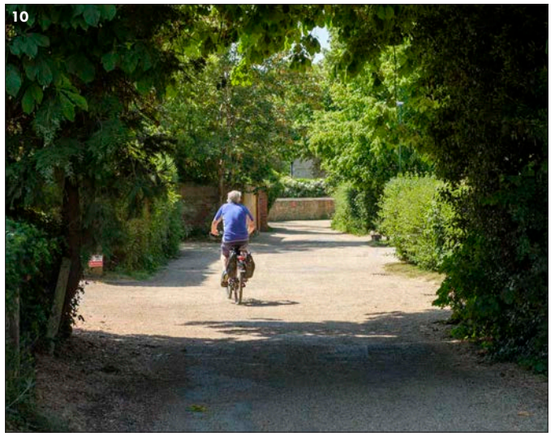
HIGH STREET - STEYNING

THE LOWER PORTION OF STEYNING'S HIGH STREET IS MAINLY RESIDENTIAL BUT IT STILL A RELATIVELY BUSY ROUTE, WHICH MUST PLAY THE ROLE BOTH OF PLACE & INFRASTRUCTURE, WITH BUS STOPS & A VARIETY OF PARKING OPTIONS

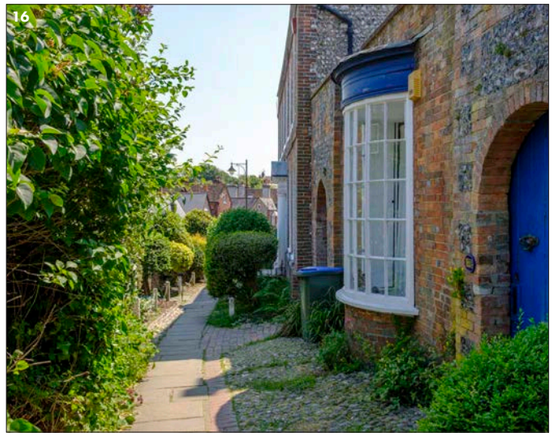


THE STREET - WARNINGLID

IN CONTRAST, THE STREET IN WARNINGLID IS A QUIET RESIDENTIAL LANE WITH VERY LITTLE TRAFFIC. IT IS SIMPLE, JUST A STRETCH OF TARMAC WITH SHALLOW KERBS. THE STREET'S CHARACTER COMES FROM THE ATTRACTIVE FRONT GARDENS & BEAUTIFUL HOMES



















10 CAGEFOOT LANE IN HENFIELD IS A PRIVATE ROAD, WHICH CHANGES IN CHARACTER ALONG ITS LENGTH, SOMETIMES WIDE WITH ON-STREET PARKING, AT OTHER TIMES NARROWING TO A NARROW HEDGE-LINED LANE

11 THE STREET IN WARNINGLID IS A SIMPLE SHARED SURFACE STREET WITH SHALLOW KERBS & SOFT EDGES

12 CLOSED TO TRAFFIC ALONG ITS NORTHERN END, PARK ROAD IN SLAUGHAM FUNCTIONS AS A LONG PRIVATE DRIVE

13 DOG LANE IS A SEEMINGLY NORMAL VILLAGE LANE YET LIFTED BY ITS BOUNDARY TREATMENT AND ABUNDANT PLANTING

14 A PRIVATE TREE-LINED DRIVE IN ANSTY

15 A PRIVATE HEDGE-LINED DRIVE IN HAYWARDS HEATH WITH GRAVEL PAVING

16 INSTEAD OF RUNNING ALONG THE STREET, A FOOTPATH ALONG STEYNING'S HIGH STREET PASSES ON THE INSIDE OF A FLINT WALL

17 A GRAVEL PRIVATE DRIVE IN WARNINGLID

18 A PEDESTRIAN FOOTPATH IN HENFIELD

3.0

LANDSCAPE & NATURE

The National Design Guide states that development should enhance the natural, as well as the built, environment. Nature is essential for health and wellbeing, biodiversity, shading and cooling, noise mitigation, air quality and mitigating flood risk, as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places.

This chapter of the Design Code serves to ensure that nature and the historic landscape is woven into the design of AGC. This includes the amount and type of open space, the response to flood risk and the protection, enhancement and promotion of biodiversity, which is covered within the following sections:

3.1: GREEN INFRASTRUCTURE
3.2: PLAY STRATEGY
3.3: WATER & DRAINAGE
3.4: BIODIVERSITY & SUSTAINABILITY
3.5: PLANTING STRATEGY
3.6: HARD MATERIALS, STREET FURNITURE & LIGHTING

3.0

LANDSCAPE & NATURE

3.1 GREEN INFRASTRUCTURE

Green Infrastructure (GI) is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities. It includes, amongst other things, a variety of spaces and assets, such as woodland, areas of open space, playing pitches, blue infrastructure (SuDS features, streams, ponds etc) and allotments.

Principles DG3 and DG4 of the MSDG set out the principles of working with the site's natural features and resources, and establishing a landscape GI network. These principles are woven into the adjacent design code box, LN01.

Collectively, these principles provide a framework that will help assimilate the development within the landscape, provide a variety of recreational opportunities for local residents, facilitate a more ecologically-rich natural environment and assist in the preservation of the site's heritage.

LN01 - GREEN INFRASTRUCTURE

- The development proposals ***must*** protect and enhance the site's existing natural assets within a strong GI framework. This will be achieved by avoiding detrimental impacts upon the existing woodland within and around the site and preserving existing habitats. New woodland, tree and hedgerow planting, alongside grassland, SuDS features and areas of recreational open space ***should*** seek to harmonise with and enhance these existing assets
- All approaches to GI ***must*** align with the planning policies within MSDC's documents and the design principles set out in the Mid Sussex Design Guide and the High Weald AONB Design Guide

OPEN SPACE PROVISION

The open spaces shown within the Regulatory Plan (page 9) are based upon the minimum requirements as set out within MSDC's Development Infrastructure and Contributions SPD (2018). Further typologies not included in the MSDC SPD have been included in the site, guided by Fields in Trust standards. The Regulatory Plan fixes the extent of the GI for the development, which is split into a series of sub-categories on this page, as follows:

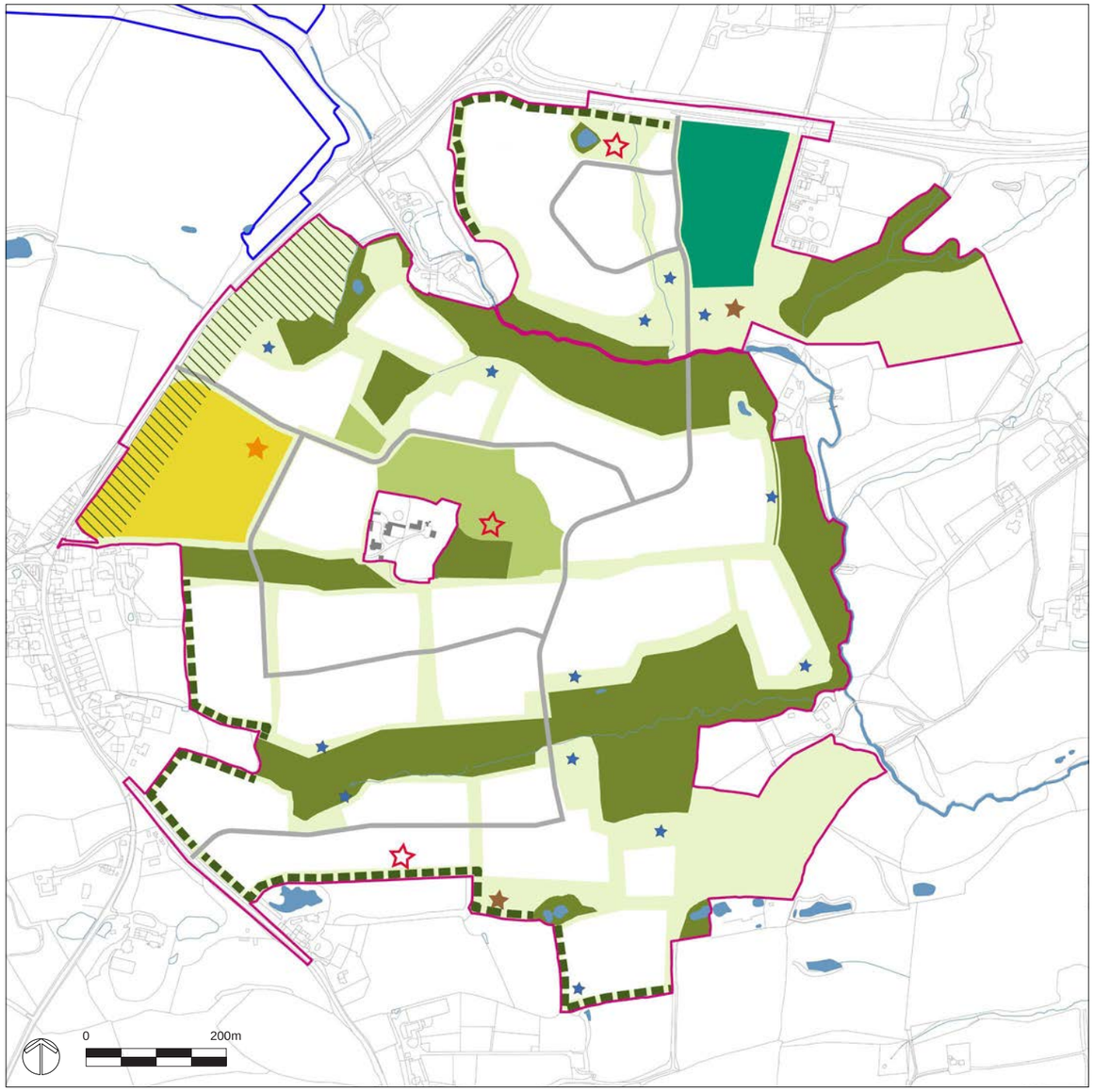
- **Parks and gardens** - accessible, high quality open space that offers opportunities for informal recreation and community events
- **Amenity green spaces** - opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas. This includes **natural and semi-natural green spaces,** comprising wildlife, conservation, biodiversity and environmental education and awareness (including wetlands, watercourses and ponds)
- **Outdoor sports facilities** - provision of both outdoor and indoor sports
- **Children's and young people's play** - areas designed primarily for play and social interaction involving children and young people, such as equipped play areas and teenage shelters
- **Allotments** - opportunities for residents to grow their own produce as part of the promotion of sustainability, health and social inclusion.

The required quantum of each type of open space is set out in the table below. The total area of open space provision within AGC at 33.5 ha offers a considerable surplus in provision from the required 9.45 ha. The table below shows the total open space required for the site, based on 1,450 dwellings/3,626 population.

LN02 - OPEN SPACE PROVISION

TYPE OF OPEN SPACE	SQM PER PERSON	SQM PER 1,000 POP.	HA PER 1,000 POP.	% OF TOTAL OPEN SPACE AREA	SITE REQUIREMENTS - HA (BASED ON POP. OF 3,625)
ALLOTMENTS	1.75	1,750	0.18	6.9	0.63
ARTIFICIAL TURF PITCHES	0.50	500	0.05	1.9	0.18
BOWLING GREENS	0.17	170	0.02	0.8	0.06
EQUIPPED PLAY (LEAPS & NEAPS)	0.65	650	0.07	2.7	0.24
GRASS PITCHES	12.25	12,250	1.23	46.9	4.44
INDIVIDUAL:					
FOOTBALL ADULT	4.25	4,250	0.42	16.0	1.54
FOOTBALL JUNIOR	2.70	2,700	0.27	10.3	0.98
CRICKET	4.45	4,450	0.45	17.2	1.61
RUGBY	0.85	850	0.09	3.4	0.31
AMENITY GREENSPACE	8	8,000	0.80	30.5	2.90
PARKS & GARDENS (TOWNS)	2	2,000	0.20	7.6	0.73
TEENAGE AREAS	0.30	300	0.03	1.2	0.11
TENNIS COURTS	0.44	440	0.04	1.5	0.16
TOTAL	**26.06**	**26,060**	**2.62**	**100**	**9.45**

NOTES:
POLICY REQUIREMENT AS SET OUT IN DEVELOPMENT INFRASTRUCTURE AND CONTRIBUTIONS SPD (MSCD, 2018). TYPE OF FORMAL SPORT PROVISION IS SHOWN TO ILLUSTRATE A POTENTIAL OPTION FOR THE DISTRIBUTION OF PITCHES. TYPES & DISTRIBUTION OF SPORTS PITCHES TO BE AGREED AT A LATER DATE IN ALIGNMENT WITH LOCAL REQUIREMENTS.



GREEN INFRASTRUCTURE PARAMETER PLAN

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- AMENITY GREEN SPACE
- PARKS & GARDENS
- SPORTS FACILITY
- EXISTING WOODLAND
- PRIMARY & SEND SCHOOLS
- PRIMARY & SEND SCHOOLS AREA WITHIN AONB BUFFER - TO BE USED FOR PLAY/PITCHES
- AONB BUFFER - TO BE KEPT FREE FROM BUILT DEVELOPMENT
- SPINE & SECONDARY STREET NETWORK
- LANDSCAPE BUFFER
- EXISTING POND/WATERCOURSE
- INDICATIVE SUDS FEATURE
- INDICATIVE LOCATION OF ALLOTMENTS
- INDICATIVE LOCATION OF SCHOOL BUILDING (OUTSIDE OF LANDSCAPE BUFFER)
- INDICATIVE LOCATION OF PLAY

NOTES:
LANDSCAPE BUFFERS TO BE A MINIMUM AS FOLLOWS:
i 60M (ADJACENT TO HIGH WEALD AONB)
ii 20 M (ADJACENT TO ANCIENT WOODLAND)
iii 10M (FROM NON-ANCIENT WOODLANDS AND KEY SITE BOUNDARIES)
iv 8M (FROM PLANTATION WOODLANDS, WATERCOURSES AND SIGNIFICANT HEDGEROWS)
v 4-5M (FROM MINOR LANDSCAPE FEATURES AND HEDGEROWS)

LANDSCAPE DESIGN INTENT

The existing landscape characteristics of the site and the immediate context have played a significant role in the evolution of the proposals to enable the integration of the development within the wider landscape.

Landscape considerations form an integral part of the design process, with elements such as existing vegetation and views from the wider landscape informing the development of the proposals. By taking this approach, the scheme respects the existing site constraints whilst taking advantage of the numerous opportunities that the site presents.

The adjacent masterplan illustrates a coherent landscape strategy that responds to the site context, constraints and opportunities. The specific design principles of the landscape masterplan are defined in the adjacent box, which relate to the numbers on the plan.

LN03 - LANDSCAPE STRATEGY

1 All existing mature high quality trees, woodlands, and hedgerows ***must*** be retained as far as possible, with all Ancient Woodland protected. This will help to soften and screen the proposed development from views in the surrounding landscape, protect existing habitats and providing a mature landscape setting for the new community

2 The provision of landscape buffers and transition areas ***must*** create a strong green edge and transition zone to potentially sensitive edges. A mix of trees, shrubs and grasses together ***should*** form a variety of mixes creating a hierarchy of planting. Transition areas ***should*** act with the same principles over a larger area and together help to create valuable habitat

3 The SEND school, with its associated landscape, ***must*** act as part of a transition area, setting back development from the AONB and creating a wildlife connection between the site and adjacent landscape

4 The creation of a central formal open space provides a valuable community space for residents, as well as a sporting opportunity. Ansty Common ***must*** retain a landscape setting to the grade II listed "The Place" located outside, but centrally, to the site

5 Utilising the site's underlying topography, an integrated drainage strategy, including swales and attenuation basins, ***must*** provide sustainable drainage solutions, alongside opportunities for habitat creation

6 Two allotment areas ***should*** be provided at either end of the site, carefully considered to ensure accessibility, functionality, aesthetics sustainability, and ongoing management and maintenance. The allotments should provide residents with space to cultivate their own produce, while also promoting a sense of community and connection to nature

7 Formal sports promote an active lifestyle and create opportunity for organised sport. A focused sports area ***should*** provide open and covered pitches as well as lit, artificial all-weather pitches to allow for year-round use

8 Within the site, the streetscape ***must*** be complemented by street tree planting, and where possible, hedgerow and shrub planting to soften the development, adequately spaced to allow for long-term growth



LANDSCAPE STRATEGY

CHARACTER AREAS

Eight landscape character areas (LCAs) have been established to create a distinct sense of place within the development. These have been informed by unique landscape, ecological, cultural and historical elements, which provide structure within the site and have evolved through an iterative design approach. Each LCA has complementary attributes and subtle differences, which combine to create a cohesive pattern of landscape across the proposals.

The individual LCAs are illustrated in the adjacent plan and are supported graphically through detailed landscape concepts, which follow over the next pages. These take each character area in turn, providing guiding design principles, and sufficient detail to represent the intended character, spatial arrangements and appearance. Precedent images and plans are provided for illustrative purposes for each character area.

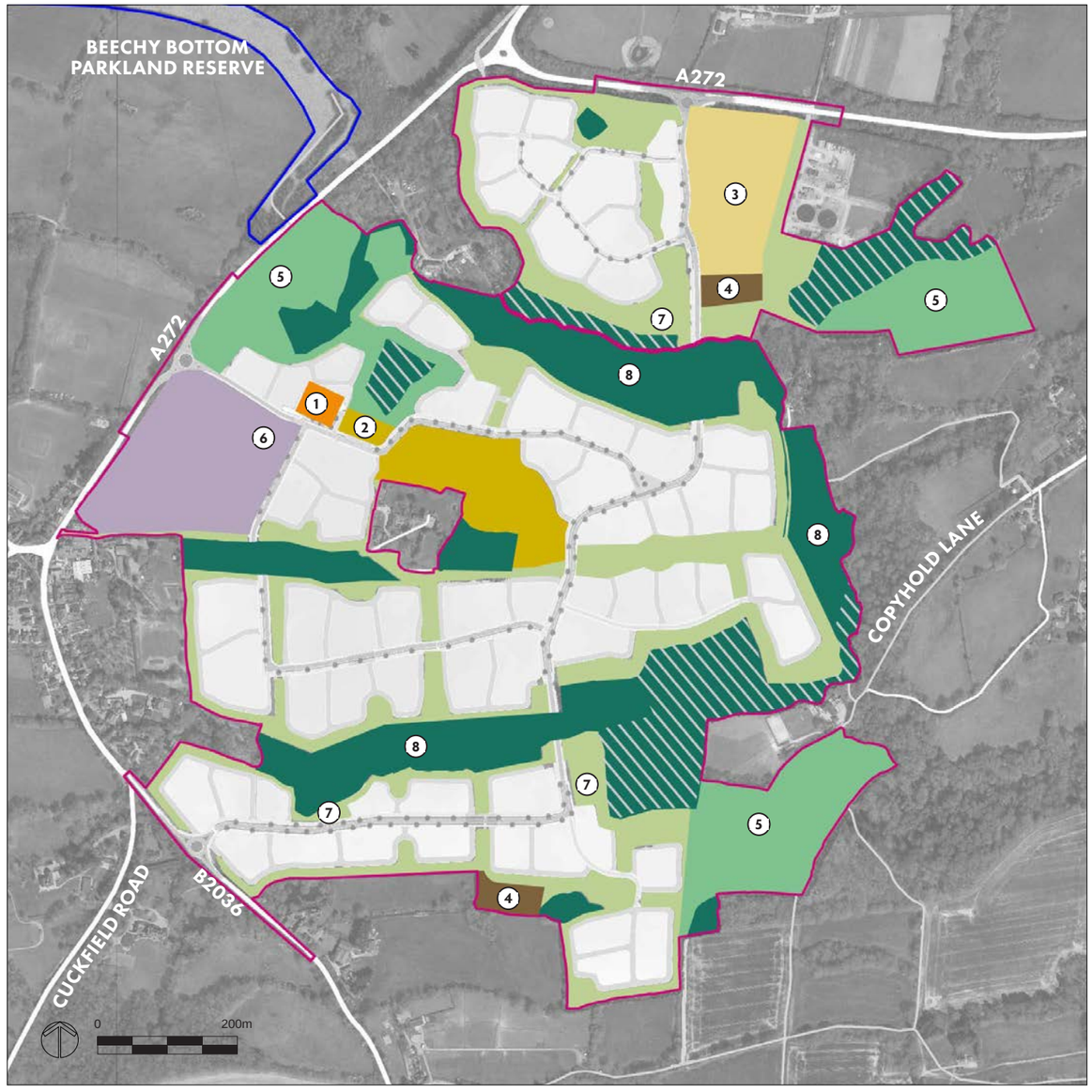
The character area descriptions are intended to form a basis upon which the detailed proposals submitted as part of Reserved Matters Applications should be based.

The LCAs are as follows, with the numbers corresponding to those on the landscape character areas plan:

1 Village centre
2 Ansty Common
3 Sports hub
4 Community allotments
5 Retained and enhanced landscape
6 Schools
7 SuDS and amenity landscape
8 Retained and Ancient Woodland.



CHARACTER AREA PRECEDENTS



LANDSCAPE CHARACTER AREAS

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- VILLAGE CENTRE
- ANSTY COMMON
- SPORTS HUB
- COMMUNITY ALLOTMENTS
- RETAINED & ENHANCED LANDSCAPE
- SCHOOLS
- SUDS & AMENITY LANDSCAPES
- ANCIENT WOODLAND
- RETAINED WOODLAND

CHARACTER AREA 1: VILLAGE CENTRE

The vibrant and modern village centre will establish a hub for the community, prioritising community and functionality, with spaces that foster social connections and provides necessary amenities for residents. Key design considerations are set out in the section below and adjacent plan, with the design principles for the village centre set out in the adjacent design code box, LN04.

LN04 - VILLAGE CENTRE

- **Multi-functional, Flexible Spaces:** Proposals ***must*** provide spaces that allow for regular movement of people and goods, while also encouraging a variety of uses and functions such as markets, shows and other events that are important to the community and encourage social interaction
- **Site Appropriate Materials:** Site furnishings and materials ***should*** complement local surroundings, be locally sourced within the UK, where possible, and ***must*** follow the guidance set out within this document
- **Space Activation:** To allow for the use of events and activities that have appeal throughout the day and night, all designs ***should*** consider the requirements for electricity and water access, movement and access of people and vehicles
- **Landscape Design:** Allowance for soft areas of planting in hard spaces ***must*** be incorporated to provide opportunities for rest and relief, cooling and wind mitigation, addressing poor air quality, forming part of the wider GI network
- All design and material selection ***must*** align with the planning policies within MSDC's documents and the design principles set out in the Mid Sussex Design Guide and the High Weald AONB Design Guide



SPACE FOR EVENTS



SEATING OPPORTUNITY



GREEN EDGES



URBAN GREENING



SECTION A-A THROUGH THE VILLAGE CENTRE

MULTI-FUNCTIONAL / FLEXIBLE SPACES

SHARED FLEXIBLE SPACES

ACTIVE FRONTAGE

A

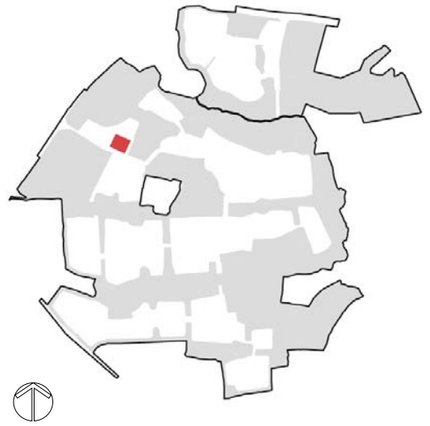
A

CONSIDER ACCESS AND CYCLE PATH CONNECTIONS

GREEN SPACE

0 25m

ILLUSTRATIVE LANDSCAPE LAYOUT - VILLAGE CENTRE



LANDSCAPE CHARACTER AREA KEY PLAN

- SHARED SPACES
- GREENSPACE AREA
- FOOT AND CYCLE PATH CONNECTION
- ACTIVE BUILDING FRONTAGES

1 FLEXIBLE SPACE
2 TREES & URBAN GREENING
3 BUS & TRANSPORT LINKS
4 ACTIVE FRONTAGE
5 MOBILITY HUB

CHARACTER AREA 2: ANSTY COMMON

Ansty Common is at the heart of the development. Creating a verdant, welcoming space that will serve as a gathering place for residents and visitors alike. The space is broken down into three distinct areas - The Green, The Common and The Meadows. Each individual area is explored on the following pages. Design principles for the Ansty Common are set out in the below design principle box, LN05.

LN05 - ANSTY COMMON

Promoting Community

- Designs ***must*** include accessible gathering spaces to serve residents and visitors, providing ample opportunities for a variety of activities such as informal sports, play, picnicking, fitness and community events

Landscape Design

- Design ***must*** give special attention to the mature planting on the southern boundary of the Ansty Common, retaining and enhancing the mature planting to ensure a visual separation is maintained between The Common and The Place listed building
- Views ***must*** be retained to Cuckfield Church spire across the valley to the north
- Designs ***should*** retain all existing vegetation where possible and integrate with proposed new planting

Network Connections

- Access and connections ***must*** be provided to the wider strategic links set out in Chapter 4.0 Streetscape and Movement of this document
- Design ***should*** include circular walking, cycling, scooting, running routes
- Space ***must*** be provided for the provision of formal play as set out in Section 3.2 Play Strategy



SITE BOUNDARY

1 EXISTING WOODLAND & MATURE PLANTING
2 WILDFLOWER & WILDLIFE AREAS
3 INFORMAL OPEN SPACE
4 FORMAL GREEN
5 GRASS AREA FOR INFORMAL SPORTS
6 FORMAL PLAY
7 PROPOSED TREES & SHRUB PLANTING
8 LISTED BUILDING - THE PLACE
9 LISTED BUILDING - THE BARN

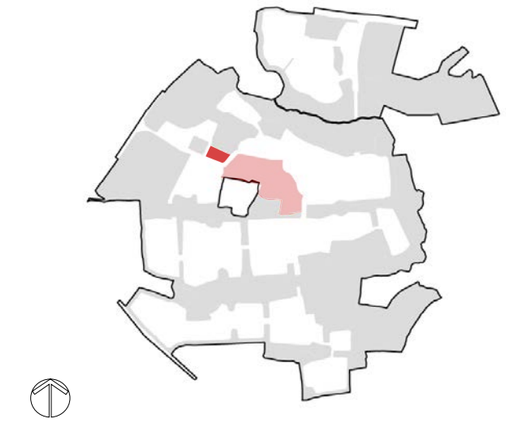
ILLUSTRATIVE LANDSCAPE LAYOUT - ANSTY COMMON

THE GREEN

Providing approximately 1,000 sqm of open space, The Green part of Ansty Common acts as a focal point for the community to interact with nature. This space makes use of existing mature trees arranged across a flexible grass area that can be used to relax, picnic or socialise day-to-day, and allows for events, such as market days, in connection with the local centre. Design principles for The Green are set out in the below design code box, LN06.

LN06 - THE GREEN

- Designs ***should*** retain all existing vegetation where possible and incorporate as distinct feature
- Designs ***must*** retain existing tree planting, woodland and Ancient Woodland, in alignment with the tree retention strategy
- Designs ***must*** accommodate a 20m buffer from the Ancient Woodland, with no structure or footpaths within this area
- A focal point ***could*** be included within the design to create identity. This ***could*** be in the form of art, signage, structures, planting or furniture
- Design ***should*** consider boundaries and enclosures to ensure safety in proximity to the road and but maintain visual openness
- Designs ***must*** include a flexible open space suitable for small and large gatherings/ events
- Clear and accessible routes ***must*** be included around or through the space to connect the village centre, Ansty Common and the wider site



LANDSCAPE CHARACTER AREA KEY PLAN

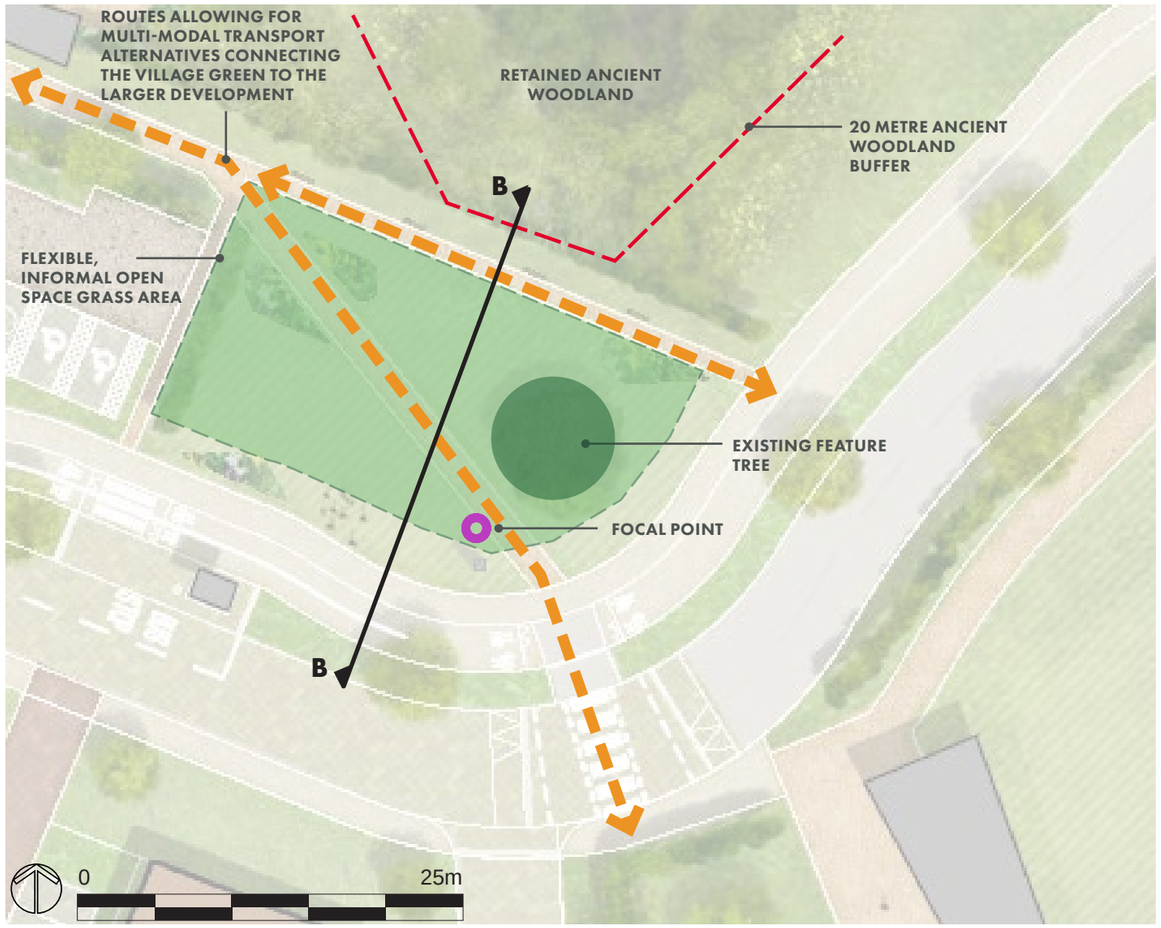
GREENSPACE AREA

20 METRE ANCIENT WOODLAND DEVELOPMENT BUFFER

FOOT AND CYCLE PATH CONNECTION

FOOT AND CYCLE PATH CONNECTION

FOCAL POINT



ILLUSTRATIVE LANDSCAPE LAYOUT - THE GREEN



PRECEDENT IMAGE OF THE GREEN



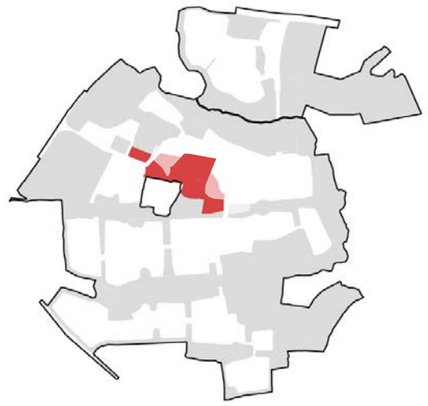
SECTION B-B THROUGH THE GREEN

THE COMMON

A place for recreation, The Common boasts large areas of open space with areas for informal sports, areas for wildlife and footpath connections with potential for circular 5k-10k routes. Design principles for The Common are set out in the below design code box, LN07.

LN07 - THE COMMON

- Designs ***should*** retain all existing vegetation where possible and incorporate as distinct features
- Designs ***must*** retain existing tree planting in alignment with the tree retention strategy
- Design ***should*** consider boundaries and enclosures to ensure safety in proximity to the road whilst maintaining visual openness
- Designs ***must*** include a large open space suitable for small and large gatherings/ events and informal sports
- Clear and accessible routes ***must*** be included around the space. Routes ***should*** be considered to for running and walking in loops, such as 5-10k distances
- Design ***must*** give special attention to the mature planting on the southern boundary of The Common, retaining and enhancing the mature planting to ensure a visual separation is maintained between The Common and The Place listed building
- Views ***must*** be retained to Cuckfield Church spire across the valley to the north
- Regular resting locations ***should*** be included, approximately every 100m, to encourage less able members of the public to use the space

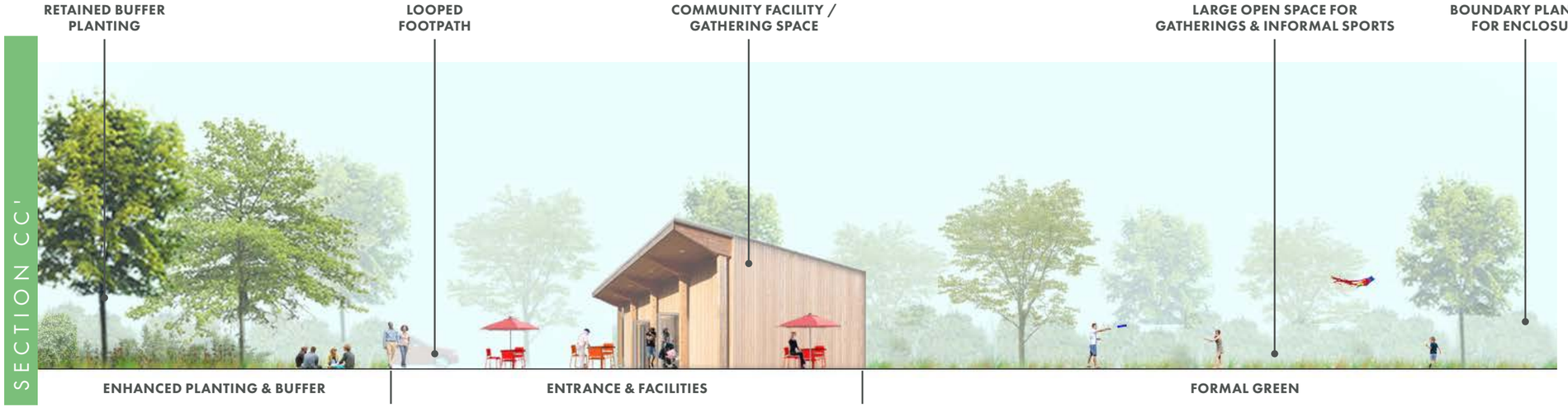


LANDSCAPE CHARACTER AREA KEY PLAN

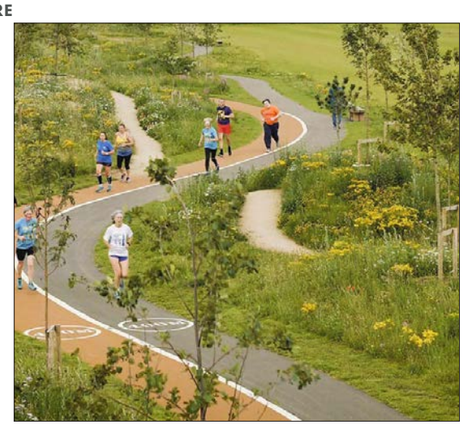
SITE BOUNDARY
GREENSPACE AREA
RETAINED TREES AND HEDGEROW
FOOT AND CYCLE PATH CONNECTION



ILLUSTRATIVE LANDSCAPE LAYOUT - THE COMMON



SECTION C-C THROUGH THE COMMON



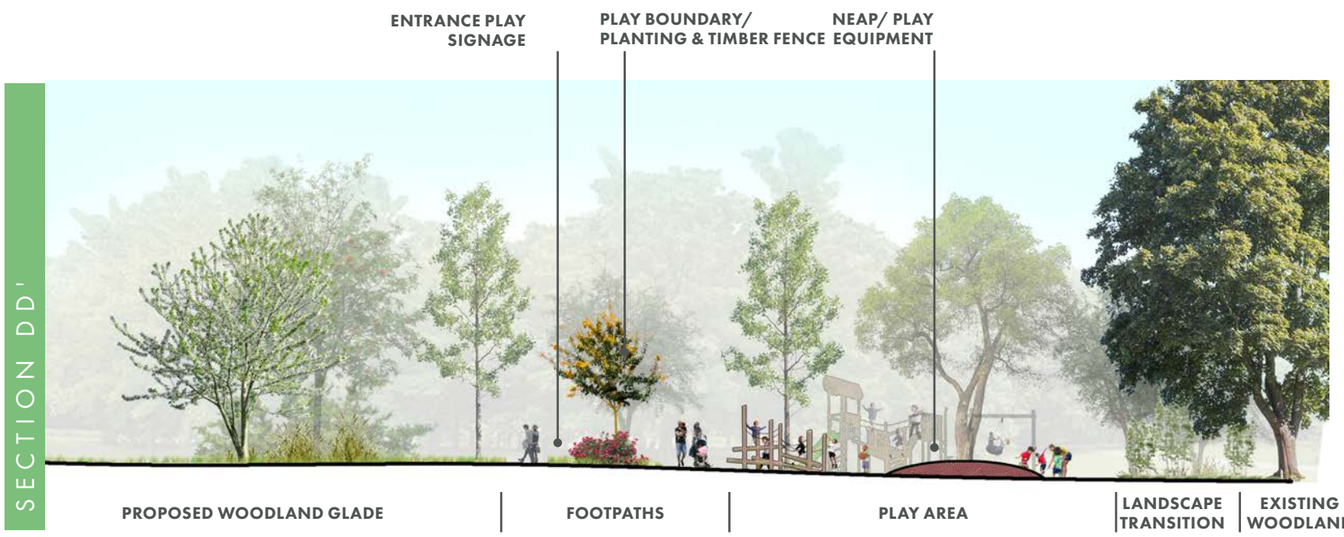
PRECEDENT IMAGE OF THE COMMON

THE MEADOWS

The Meadows is an extension to The Common, providing further connections and routes, but with a focus on a more rural feel. Longer meadow grasses will be maintained throughout the area, with mown walkways and areas to explore. Play is also a big part of The Meadows, with a central Neighbourhood Equipped Area for Play (NEAP) providing an equipped area of play with sensory planting and landscape in keeping with the meadow landscape. Design principles for The Meadows are set out in the adjacent design code box, LN08.

LN08 - THE MEADOWS

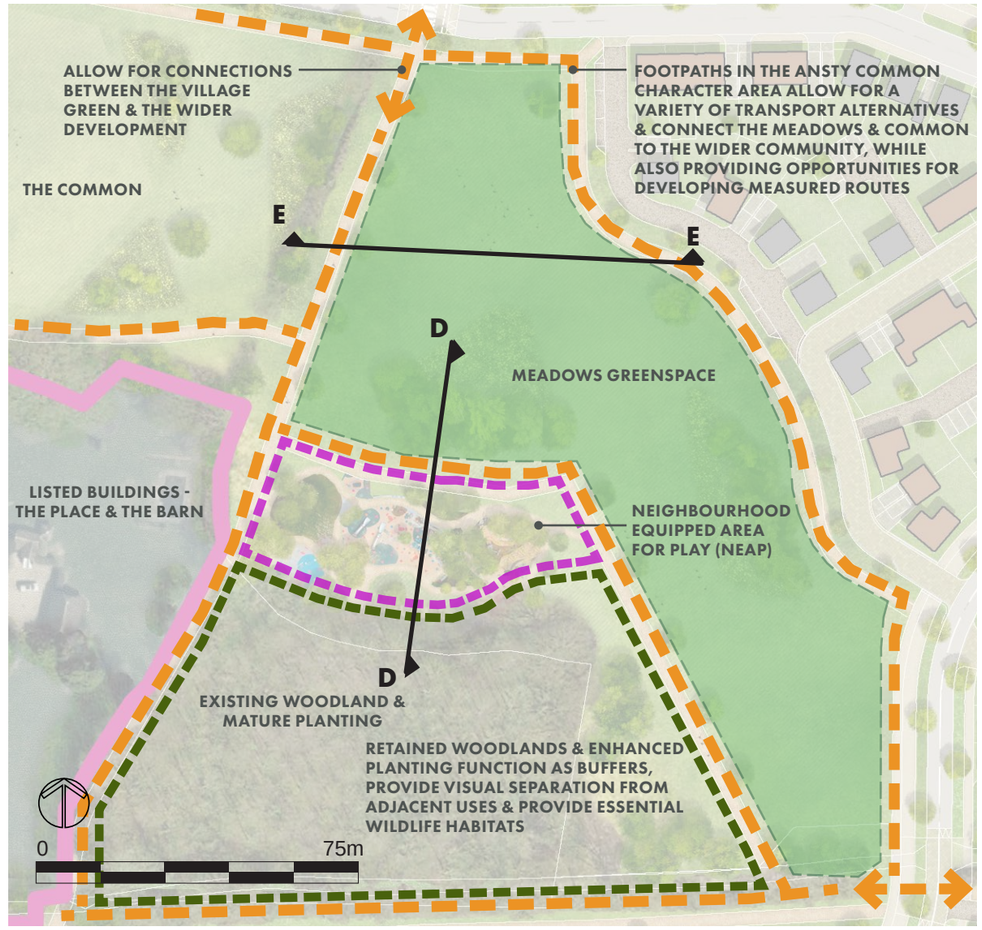
- Designs ***should*** retain all existing vegetation where possible and incorporate as distinct features
- Designs ***must*** retain existing tree planting and woodland in alignment with the tree retention strategy
- Clear and accessible routes ***must*** be included through the space. Routes ***should*** be considered to connect with routes in The Common
- Informal routes ***could*** be set out as mown pathways incorporated within the maintenance regime
- Planting ***should*** be informal in nature, with the use of meadow-like planting and grasses throughout



SECTION D-D THROUGH THE MEADOWS - NEAP & WOODLAND EDGE

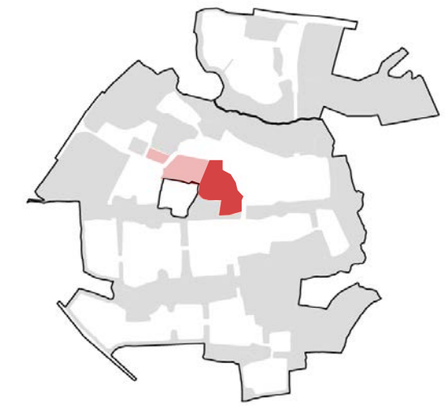


SECTION E-E THROUGH THE MEADOWS - OPEN MEADOWS & FOOTPATHS



ILLUSTRATIVE LANDSCAPE LAYOUT - THE MEADOWS

- SITE BOUNDARY
- RETAINED WOODLANDS
- GREENSPACE AREA
- NEAP AREA
- FOOT AND CYCLE PATH CONNECTION



LANDSCAPE CHARACTER AREA KEY PLAN

CHARACTER AREA 3: SPORTS HUB

Formal sport can be an essential component of a healthy and active lifestyle. The sports hub will enable people of all ages and abilities to participate in sports and physical activity not just for the local residents but also provide the surrounding area a place for people to come together, stay active, and have fun. Design principles for the sports hub are set out in the adjacent design principle box, LN09.

LN09 - SPORTS HUB

- **Promoting Community:** The venue ***must*** provide a range of sporting and athletic activities that align with the desire and appropriate needs of the local community
- **Landscape Design:** Planting ***must*** soften buildings and car parking and provide a buffer from adjacent development and land uses
- **Community Connections:** Links to the existing public right of way and connections to the larger development ***must*** be maintained
- Green roofs ***could*** be incorporated to the building element, where possible
- Adequate car parking facilities ***must*** be provided with vehicle and pedestrian access provided to the allotments



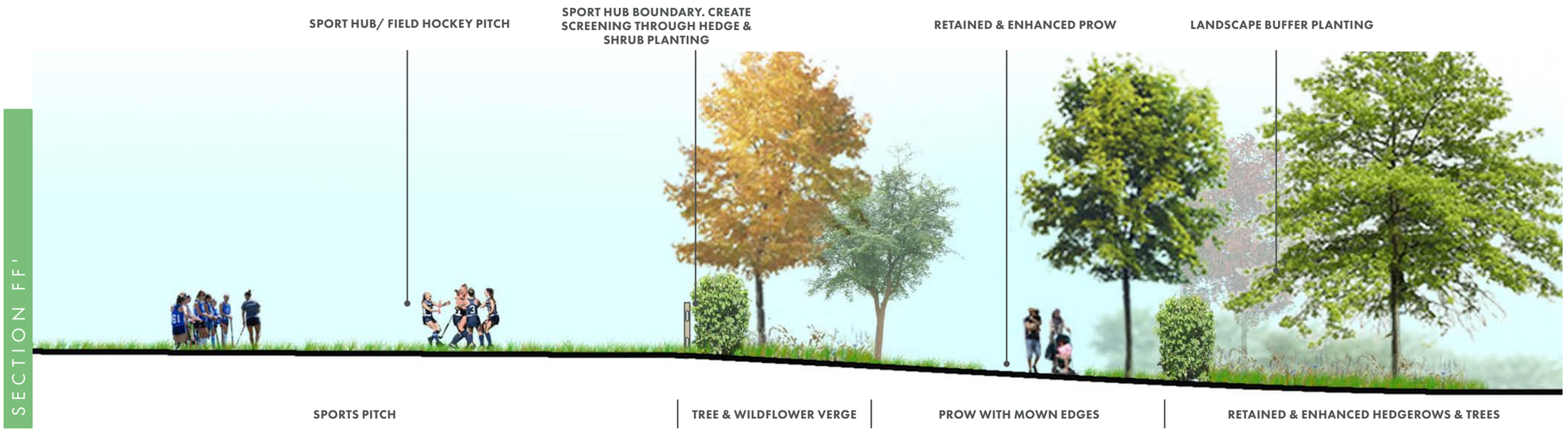
HOCKEY PITCHES



COVERED TENNIS



GREEN ROOFS



SECTIONF-F THROUGH THE SPORTS HUB - PITCH EDGE & PROW



SECTION G-G THROUGH THE SPORTS HUB - LANDSCAPE ENTRANCE

USE PLANTING TO SOFTEN EDGES & PROVIDE BUFFERS BETWEEN USES

USE PLANTING TO SOFTEN EDGES & PROVIDE BUFFERS BETWEEN USES

ROUTES ALLOWING FOR MULTI-MODAL TRANSPORT ALTERNATIVES CONNECT DIFFERENT AREAS OF THE COMMUNITY

GREEN ROOFS CAN BE USED TO SOFTEN BUILDINGS, PROVIDE WILDLIFE HABITAT & CONTRIBUTE TO THE LARGER WATER & DRAINAGE STRATEGY

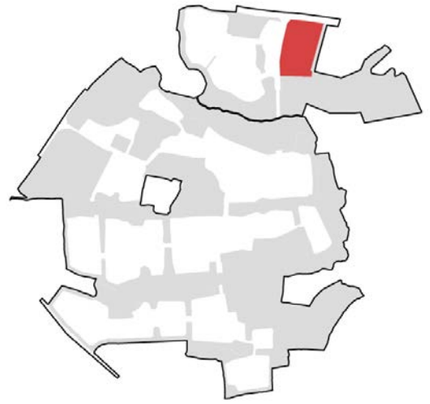
USE PLANTING TO SOFTEN EDGES & PROVIDE BUFFERS BETWEEN USES

SEWAGE TREATMENT WORKS

RETAINED & ENHANCED PLANTING FUNCTIONS AS BUFFERS, PROVIDE VISUAL SEPARATION FROM ADJACENT USES

0 50m

ILLUSTRATIVE LANDSCAPE LAYOUT - SPORTS HUB



LANDSCAPE CHARACTER AREA KEY PLAN

- SITE BOUNDARY
- RETAINED TREES AND HEDGEROW
- EXISTING PROW
- BUFFER PLANTING

1 EXISTING & RETAINED TREES & HEDGEROW
2 LANDSCAPE BUFFER PLANTING
3 SPORTS HUB BUILDING
4 SPORTS HUB CAR PARK
5 POTENTIAL CAR PARK OVERFLOW
6 SPORTS AREAS/ PITCHES
7 LANDSCAPE, SHRUB TREE & HEDGEROW
8 EXISTING PUBLIC RIGHT OF WAY

CHARACTER AREA 4: COMMUNITY ALLOTMENTS

The Community Allotments will provide residents with a space to cultivate their own produce, while also promoting a sense of community and connection to nature. Design principles for the Community Allotments are set out in the adjacent design code box, LN10.

LN10 - COMMUNITY ALLOTMENTS

- **Promoting Community:** Allotments ***could*** include community spaces with seating and social space and shared facilities for the allotments
- **Landscape Design:** Planting ***could*** be incorporated in between plots to create separation/ promote ownership and enhance existing wildlife connections
- Secure boundaries ***must*** be incorporated to the edges of the allotments with suitable security fencing and hedge planting to screen the allotments
- **Community Connections:** Footpaths between plots and vehicle access ***must*** be provided for users and to allow for necessary maintenance functions
- **Site Appropriate Materials:** designs ***should*** include site furnishings and materials that complement local surroundings and are locally sourced within the UK, where possible
- Plots ***must*** be sized in accordance with local guidance and discussed with the designated managing group or community
- Allotments ***must*** include provision for water points adequately spaced to supply the all plots



ALLOTMENTS



SOCIAL/ COMMUNITY AREAS



ACCESSIBLE & INCLUSIVE



EDUCATION



SECTION H-H THROUGH THE COMMUNITY ALLOTMENTS

ALLOTMENT ENCLOSURE & OTHER SITE FURNISHINGS SHOULD COMPLEMENT LOCAL SURROUNDINGS & BE LOCALLY SOURCED FROM WITHIN THE UK, WHERE POSSIBLE

RETAINED TREES & HEDGEROWS FUNCTION AS BUFFERS, PROVIDE VISUAL SEPARATION FROM ADJACENT USES & PROVIDE ESSENTIAL WILDLIFE HABITATS

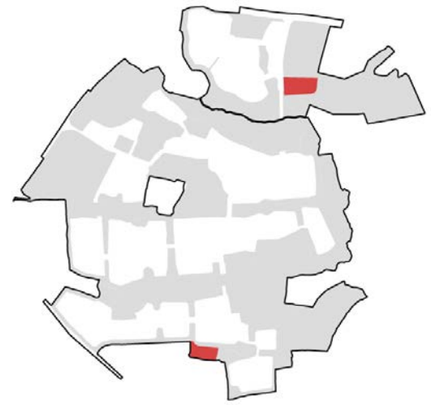
ALLOTMENT ACCESS & INTERNAL MOVEMENT ROUTES FOR PEDESTRIANS WITH VEHICLE ACCESS TO ACCOMMODATE MAINTENANCE

H

H

0 25m

ILLUSTRATIVE LANDSCAPE LAYOUT - COMMUNITY ALLOTMENTS



LANDSCAPE CHARACTER AREA KEY PLAN

- SITE BOUNDARY
- RETAINED TREES AND HEDGEROW
- FOOT AND CYCLE PATH CONNECTION
- ALLOTMENT ACCESS AND MOVEMENT ROUTES
- SECURE BOUNDARY
- BUFFER PLANTING

1 RETAINED TREES & HEDGEROW
2 SECURE ALLOTMENT BOUNDARY
3 ALLOTMENT PLOTS
4 COMMUNITY AREA
5 FOOT & CYCLE WAY
6 PARKING

CHARACTER AREA 5: RETAINED & ENHANCED LANDSCAPES

The site boasts a unique and valuable landscape that includes trees and hedgerows, Ancient Woodland and species-rich grassland. The Ancient Woodland and species-rich grassland play a vital role in the area's ecosystem, supporting a diverse range of plants and animals, and providing habitats for species that may not thrive in other areas. Design principles for the Retained and Enhanced Landscapes are set out in the adjacent design code box, LN11.

LN11 - RETAINED & ENHANCED LANDSCAPES

- **Retain Valuable Landscapes:** Existing trees, hedgerows, Ancient Woodland and species-rich grasslands ***must*** be preserved and protected within these areas
- **Enhanced Landscapes:** Where appropriate, enhancement to the existing landscapes ***should*** be considered in co-ordination with an ecologist
- **Limited Access:** Access ***must*** be limited to these valuable areas to ensure minimal disturbance to wildlife and flourishing flora
- A maintenance and management strategy ***must*** be set out for these areas with long-term stewardship plans to ensure longevity



ECOLOGICAL ENHANCEMENTS/ SPECIES RICH GRASSES



EXISTING TREES & HEDGEROW



EXISTING GRASSES



WILDLIFE TO BE PROTECTED



SECTION I-I THROUGH AREA OF RETAINED & ENHANCED LANDSCAPE

1

1

2

I

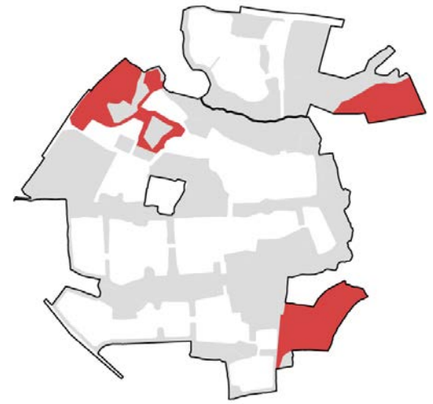
I

EXISTING SPECIES-RICH GRASSLANDS ENHANCED BASED ON RECOMMENDATIONS OF ECOLOGIST TO PROMOTE A DIVERSE, RESILIENT ECOSYSTEM

EXISTING WOODLAND EDGES TO BE ENHANCED WHERE REQUIRED TO PROMOTE A HEALTHY ECOTONE

0 50m

ILLUSTRATIVE LANDSCAPE LAYOUT - RETAINED & ENHANCED LANDSCAPES



LANDSCAPE CHARACTER AREA KEY PLAN

SITE BOUNDARY

WOODLAND EDGE

1 RETAINED &/OR ENHANCED WOODLAND / ANCIENT WOODLAND

2 ENHANCED WILDFLOWER GRASS AREAS

CHARACTER AREA 6: SCHOOLS

The primary and SEND schools with their associated playing fields and facilities are strategically located and designed to work in harmony with the natural environment. Design principles for the schools are set out in the adjacent design code box, LN12.

LN12 - SCHOOLS

- **Landscape Design:** A landscape buffer of woodland planting ***must*** be included in addition to the existing planting on the western edge. Proposed tree, shrub and grass planting ***must*** be used to create a transition between the site, Ansty and the adjacent High Weald AONB
- Existing hedgerow and tree planting along southern edge ***must*** be retained and enhanced to create a visual barrier between the PRoW and school site
- School sports pitches and other school facilities ***must*** be included as part of the school provision requirements
- Adequate parking facilities ***must*** be provided designed to facilitate school drop off's, staff and visitor parking, in line with MSDC parking requirements
- Secure boundaries ***must*** be incorporated to the edges of the school, with suitable security fencing and hedge planting to school standards
- Green roofs and solar panels ***could*** be incorporated to the building element, where possible



SCHOOL DROP OFF & GATEWAY LANDSCAPE



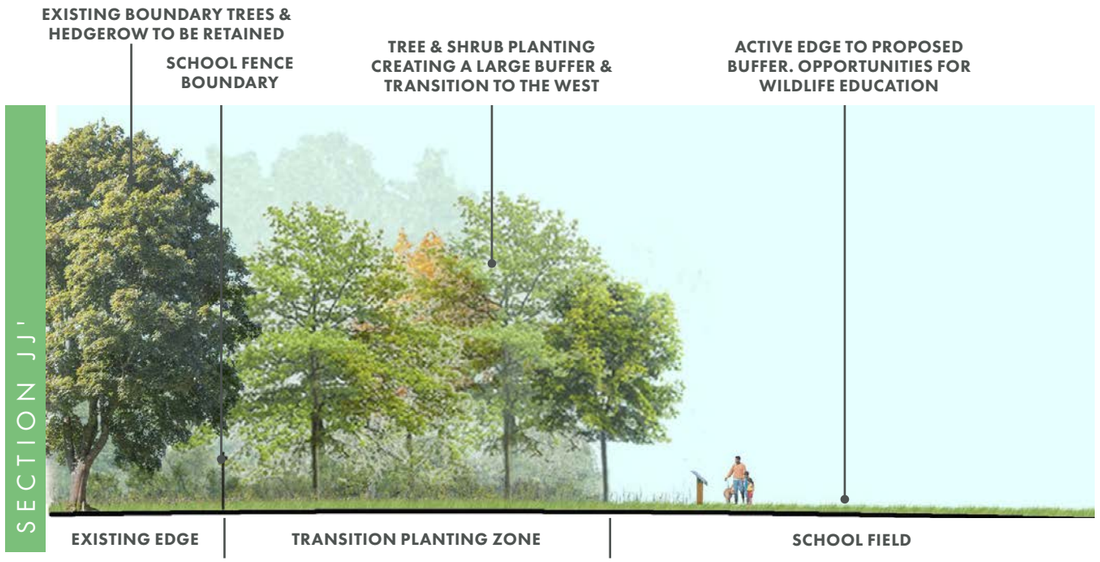
WILD EDGES



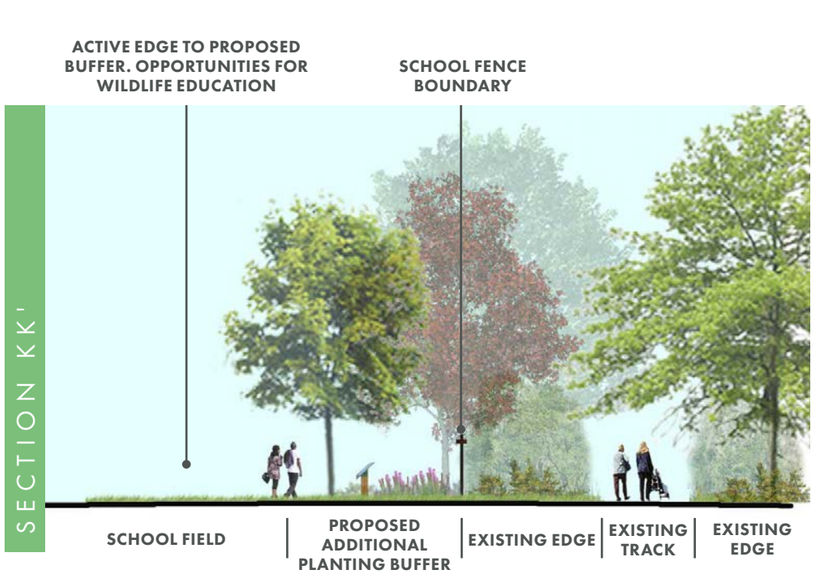
OUTDOOR CLASSROOMS



AREAS FOR SPORTS



SECTION J-J THROUGH SCHOOL: AONB TRANSITION BUFFER



SECTION K-K THROUGH SCHOOL: BUFFER PLANTING

HIGH WEALD AONB

SECURE BOUNDARY

GREEN ROOFS CAN BE USED TO SOFTEN BUILDINGS, PROVIDE WILDLIFE HABITAT, AND CONTRIBUTE TO THE LARGER WATER AND DRAINAGE STRATEGY

USE PLANTING TO PROVIDE A TRANSITION AND BUFFER TO THE ADJACENT AONB

USE PLANTING TO SOFTEN EDGES AND PROVIDE BUFFERS BETWEEN USES

J

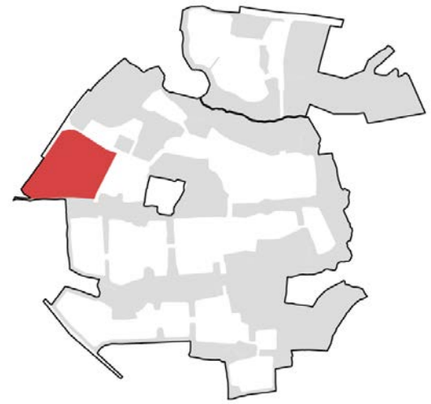
J

K

K

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ILLUSTRATIVE LANDSCAPE LAYOUT - SCHOOLS



LANDSCAPE CHARACTER AREA KEY PLAN

- SITE BOUNDARY
- RETAINED TREES AND HEDGEROW
- FOOT AND CYCLE PATH CONNECTION
- EXISTING PROW
- SECURE BOUNDARY
- BUFFER PLANTING
- AONB TRANSITION BUFFER

1 AONB TRANSITION BUFFER
2 SCHOOL BUILDING & FACILITIES
3 PLAYING FIELDS
4 PLAYGROUND
5 CAR PARK
6 EXISTING PROW
7 BUFFER PLANTING
8 RETAINED TREE/HEDGEROW
9 WOODLAND PLAY AS PART OF LANDSCAPE TRANSITION ZONE

CHARACTER AREA 7: SUDS & AMENITY LANDSCAPES

Designed to be both functional and beautiful, providing spaces that are safe, accessible and aesthetically pleasing, the amenity landscapes are an essential component of the area's infrastructure, providing a range of features and facilities for people and wildlife. Design principles for the SuDS and amenity landscapes are set out in the adjacent design code box, LN13.

LN13 - SUDS & AMENITY LANDSCAPES

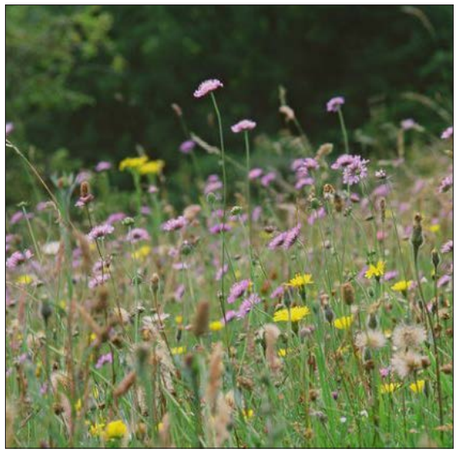
- Banks for SuDS ***must not*** exceed 1:3 on all edges where there is potential for pedestrian interaction
- Planting, trees, grasses and shrubs ***must*** be included on the edges of the basins to integrate into the landscape and create separation where required
- Further design principles for SuDS ***must*** follow those included within Section 3.3 - Water & Drainage
- All foot/cycle paths ***should*** be a consistent surface, clear and accessible, and not exceed a 1:12 gradient
- All planting including meadow grasses ***should*** be consistent across the amenity landscape to create one continuous habitat
- All new planting, SuDS ponds and footpaths ***must*** be kept outside to 20m buffer zone to Ancient Woodland



SAFE SUDS



ACCESSIBLE PATHS



WILDFLOWER



SECTION L-L THROUGH THE SUDS & AMENITY LANDSCAPE

ENSURE PLAY AREAS HAVE CLEAR & ACCESSIBLE CONNECTIONS

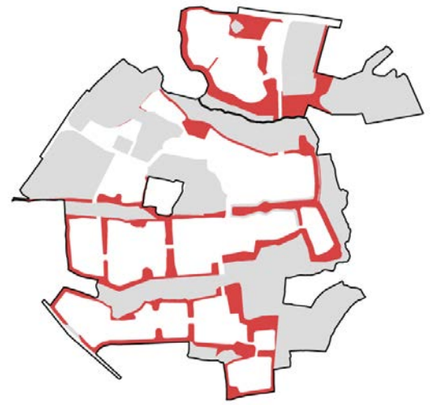
ROUTES ALLOWING FOR MULTI-MODAL TRANSPORT ALTERNATIVES CONNECT DIFFERENT AREAS OF THE COMMUNITY

CONSIDER THE LOCATION OF SUDS. SAFETY OF EDGES & INTERACTION WITH PEDESTRIANS

EXISTING WOODLAND EDGES TO BE ENHANCED WHERE REQUIRED TO PROMOTE A HEALTHY ECOTONE & RESTRICT ACCESS TO ANCIENT WOODLAND

0 50m

ILLUSTRATIVE LANDSCAPE LAYOUT - SUDS AND AMENITY LANDSCAPES



LANDSCAPE CHARACTER AREA KEY PLAN

- SITE BOUNDARY
- SUDS / ATTENUATION BASIN
- LOCAL AREA OF PLAY (LAP)
- PLAY ALONG THE WAY
- RETAINED TREES AND HEDGEROW
- BUFFER PLANTING
- WOODLAND EDGE
- FOOT AND CYCLE PATH CONNECTION

1 EXISTING & RETAINED TREES & HEDGEROW
2 RETAINED ANCIENT WOODLAND WITH 20M BUFFER
3 FOOT & CYCLE PATH NETWORK
4 WILDFLOWER GRASSES
5 SUDS/ ATTENUATION BASINS
6 PLAY/ LOCAL AREA OF PLAY
7 PLAY ON THE WAY

CHARACTER AREA 8: RETAINED WOODLAND & ANCIENT WOODLAND

The site boasts rich woodland and Ancient Woodland, supporting a wide range of species and habitat that are essential for the site's ecological health. Protection of these areas will be at the forefront of the landscape strategy maintaining low light levels, mitigating noise pollution, and restricting access where required. Design principles for the retained woodland and Ancient Woodland are set out in the adjacent design code box, LN14.

LN14 - RETAINED WOODLAND & ANCIENT WOODLAND

- Existing trees, hedgerows, Ancient Woodlands, and species-rich grasslands ***must*** be preserved and protected
- Ancient Woodland ***must*** be protected with a 20m buffer, which ***must not*** contain any development, footpaths, or SuDS ponds
- Other woodland, hedgerows and trees ***must*** be protected with buffers, the width of which depends on the value and type of the vegetation and any root protection areas, to be agreed with an ecologist and aboriculturalist at Reserved Matters stages
- Where appropriate, enhancement to the existing woodland and vegetation ***should*** be considered in co-ordination with an ecologist and arboriculturalist
- Access ***must*** be limited to protect the valuable habitats:
  - All pedestrian access ***must*** be restricted within Ancient Woodland. Where existing PRoWs route through Ancient Woodland, access ***must*** be strictly kept to these routes only
  - Access ***must*** be limited within retained woodlands ensuring minimal disturbance to wildlife and flourishing flora
- A maintenance and management strategy ***must*** be set out for these areas with long term stewardship plans to ensure protection is maintained in perpetuity



MANAGED EDGES



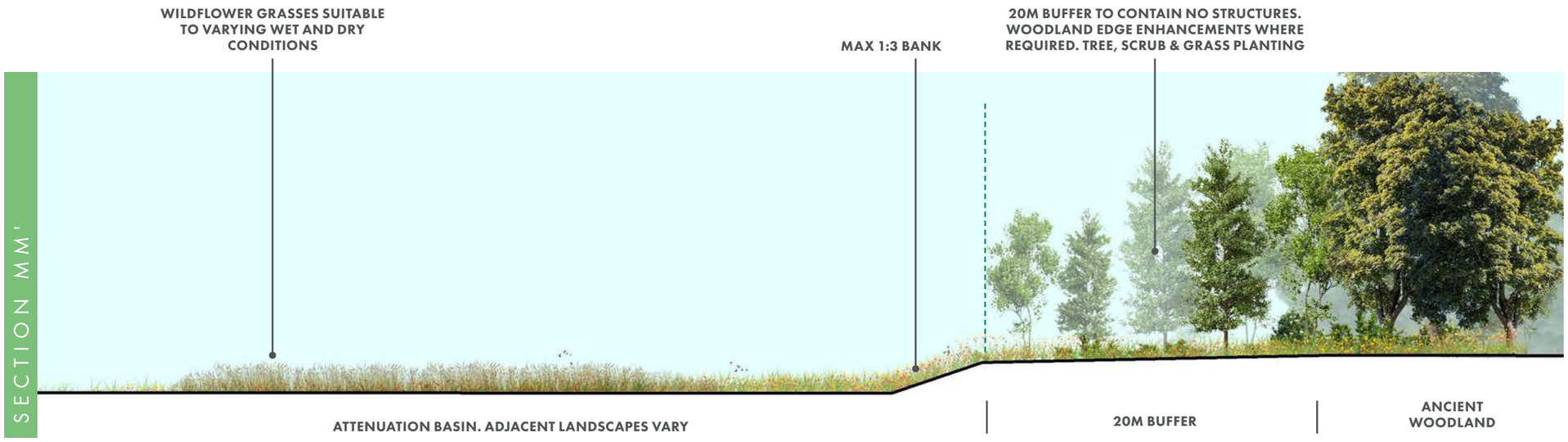
EXISTING ROUTES



HEALTHY ECOTONE



EXISTING WOODLANDS



SECTION M-M THROUGH WOODLAND

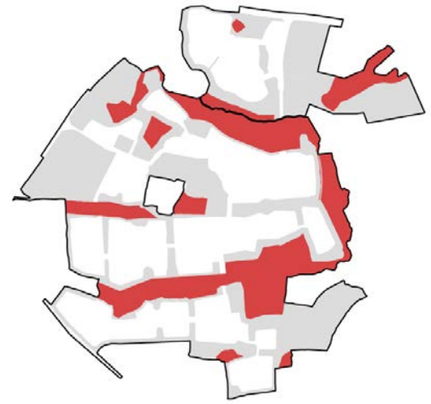
EXISTING WOODLAND EDGES TO BE ENHANCED WHERE REQUIRED TO PROMOTE A HEALTHY ECOTONE

EXISTING WOODLAND EDGES TO BE ENHANCED WHERE REQUIRED TO PROMOTE A HEALTHY ECOTONE

M M

0 50m

ILLUSTRATIVE LANDSCAPE LAYOUT - RETAINED WOODLAND AND ANCIENT WOODLAND



LANDSCAPE CHARACTER AREA KEY PLAN

SITE BOUNDARY

WOODLAND EDGE

20 METRE ANCIENT WOODLAND DEVELOPMENT BUFFER

1 ANCIENT WOODLAND
2 WOODLAND
3 POTENTIAL EDGE ENHANCEMENTS
4 20M ANCIENT WOODLAND BUFFER
5 LOCAL AREA OF PLAY

3.2 PLAY STRATEGY

Successful play spaces are well-located and designed to meet community needs. The play strategy will provide a wide range of play experiences through the location of Local Areas for Play (LAPs), Local Equipped Areas for Play (Leaps), a Neighbourhood Equipped Area for Play (NEAP) and associated Multi-Use Games Area (MUGA).

Design principles for the Play Strategy are set out in the below design principle box, LN15. Specific coding for each type of play area are provided over the following pages.

LN15 - PLAY STRATEGY 1

- Play equipment ***must*** be laid out to maximise play value, be inclusive for all children and provide the best use of each of the spaces available
- Play ***must*** consider guidance for inclusive play design, such as Make Space for Girls or similar (www.makespaceforgirls.co.uk)
- **Access -** A minimum of two points of access ***must*** be provided, so no child ever feels trapped
- **Signage -** Clear signage ***must*** be provided at entrance points to the play area
- **High-quality enclosure -** A safe enclosure to the play areas and protection against hazards, vandalism, dog-fouling and unwanted intrusion ***must*** be provided
- **Seating -** Comfortable seating ***must*** be provided in areas that provide good natural surveillance for parents and guardians
- **Litter bins -** Bins ***should*** be located close to seating areas, or access gates, to promote a litter free environment
- **British Standard -** Across all elements the equipment, surfacing, furniture and landscape ***must*** comply with British Standards to ensure the safety of the spaces.

As per the Principle DG26 of the Mid Sussex Design Guide, on integrating space for play, all play design should follow:

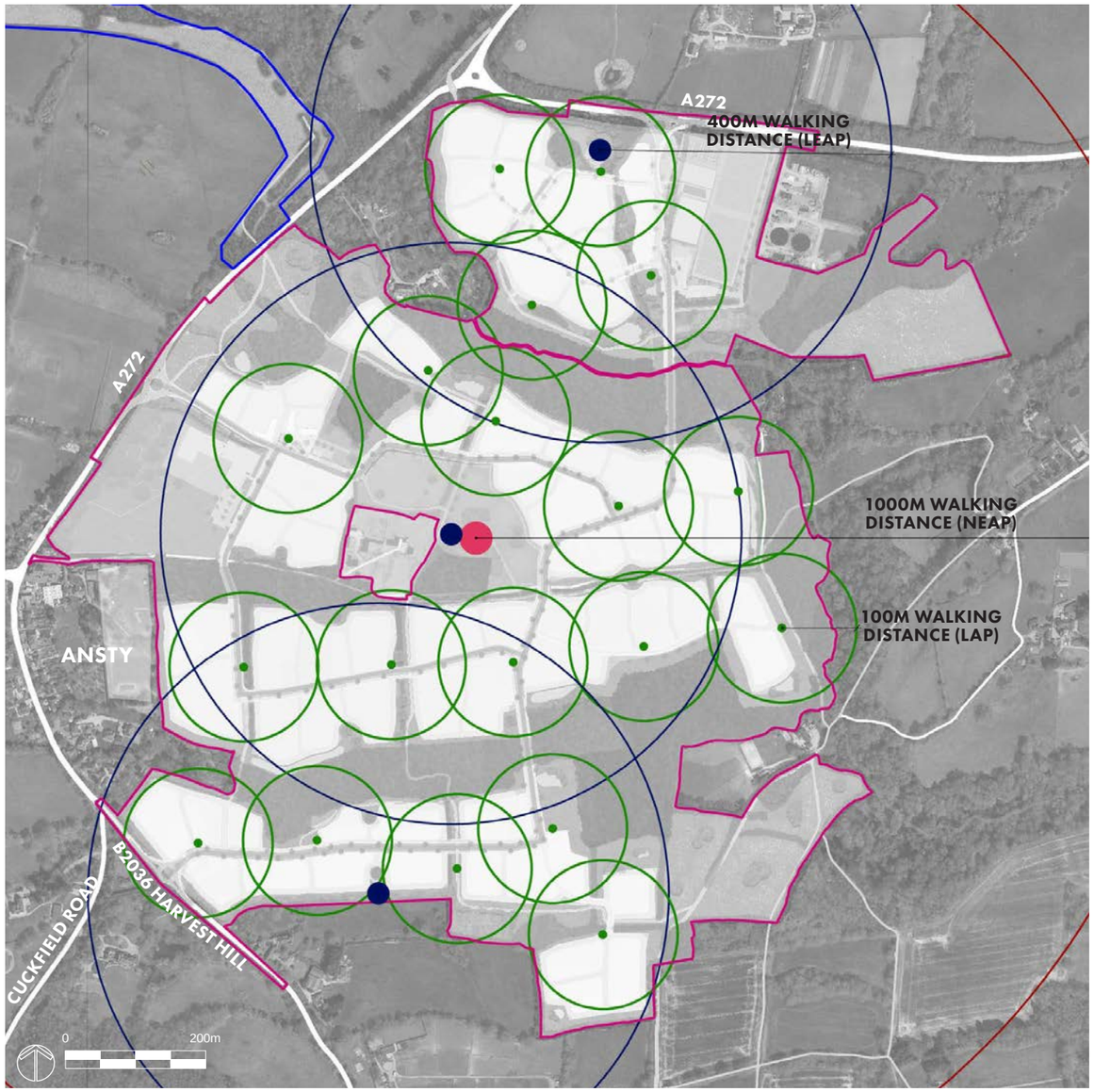
- Design For Play: A Guide To Creating Successful Play Spaces (Play England, August 2008)
- Public Space Lessons: Designing and Planning for Play (CABE, October 2008)
- MSDC's draft Play and Amenity Green Space Study and draft Play Space and Youth Facilities Design Guidance







PLAY SPACE PRECEDENTS



PLAY STRATEGY DIAGRAM

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- NEIGHBOURHOOD EQUIPPED AREA OF PLAY (NEAP)
- LOCAL EQUIPPED AREA OF PLAY (LEAP)
- LOCAL AREA OF PLAY (LAP)

LN16 - PLAY STRATEGY 2

Variety in play

- Play provision ***must*** create variety in play spaces, promoting healthy child development and fostering creativity, social skills, and physical well-being. Play spaces are opportunities for children to explore, learn, and grow, while also serving as a source of joy and excitement
- Play equipment ***should*** provide a variety of experiences and challenges with different pieces providing an overall experience, including all types of play, for example:
  - Social
  - Spinning
  - Climbing
  - Balancing
  - Swinging
  - Sliding
  - Sensory
  - Cross age play

Colourful and coherent

- Colour in an essential part of creating exciting, engaging play spaces. Colour ***should*** be used to make a space more stimulating, inviting, inclusive and spark a child's imagination
- Colour in play selection ***could*** be selected to be consistent and to create an overall theme. Play equipment supplied by various providers ***should*** be considered to match in material, colour and finish

Play character

1 Play with nature

- Play throughout the peripheries of the site, green corridors, connections and amenity spaces ***must*** have a focus on creating a connections with nature
- Materials ***must*** be natural, including stone, wood, bark, sand etc.
- Planting plays a huge role - mixes ***must*** be chosen that are suitable for each individual condition but above all create interest in texture, sound and smell
- Equipment ***must*** work in unison with the planting and material and in combination creating a play space that blends into the natural landscape and is exciting and engaging for all ages

2 Creative colour

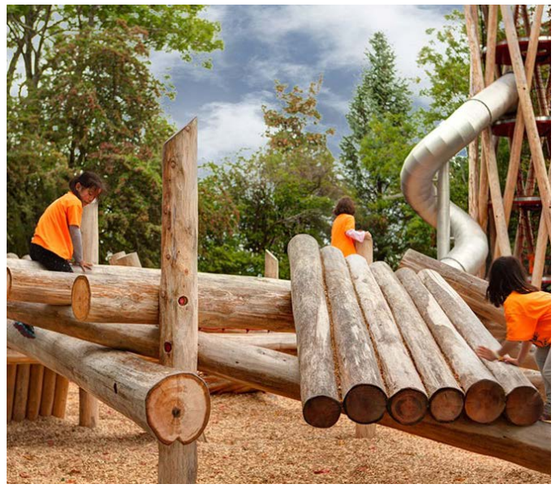
- The north and south LEAPs provide opportunity to create something different and ***must*** inject a spark of colour and interest into their design
- The choice of materials ***must*** still focus on natural materials, but with options for metals and plastics co-ordinated to match in colour
- Equipment that provides multiple play values ***must*** be incorporated, linking equipment to create an enhanced overall play experience

3 Big and bold

- At the heart of the development the NEAP ***should*** be bold with play and create something that is truly unique and creates a identify for the developments play
- Bespoke items are encouraged with a distinct theme in mind. The use of material is flexible, providing a range that will stand out



PLAY CHARACTER DIAGRAM



VARIETY IN PLAY



PLAY CHARACTER 1 - PLAY WITH NATURE



COLOURFUL AND COHERENT



PLAY CHARACTER 2 - CREATIVE COLOUR



COLOURFUL AND COHERENT



PLAY CHARACTER 3 - BIG AND BOLD

LOCAL AREA OF PLAY (LAP)

LAPs are typically for children aged 0-6 who are beginning to play independently. LAPs should be within 100m (1 minute) walking distance from all homes and provide space for informal play, with natural features that provide a mix of challenges for imaginative play, calm relaxation and social interaction.

LN17 - LAPS

- LAPs ***must*** be located within 1 minute walking distance of a well-used pedestrian route, as per the play strategy
- LAPs ***should*** have a minimum activity zone of 100 sqm
- Equipment/ play within the activity zone ***must*** be at least 5m away from the nearest property
- Design ***must*** provide good lines of site for parents and carers to see children, yet provide opportunities for children to explore
- Design ***could*** include quiet spaces for relaxation and sensory play
- Conditions ***should*** be well-drained, on a reasonably flat site surfaced with grass or a hard surface
- Boundaries ***must*** be included in proximity to roads or where safety is a concern. Boundaries and enclosures ***could*** use 600mm guard rail, low fence or planting to indicate the perimeter
- Design ***could*** make use of ground form and incorporate natural materials such as logs and boulders to create an attractive setting for play
- Planting ***should*** be varied to provide a mix of scent, colour and texture
- Designs ***must*** contain seating opportunities for parents
- Bins ***should*** be provided and located in the proximity of entrances and exits



ILLUSTRATIVE LAP ARRANGEMENT



NATURAL FORMS OF PLAY



PLAY BOULDERS



LANDFORM



SENSORY

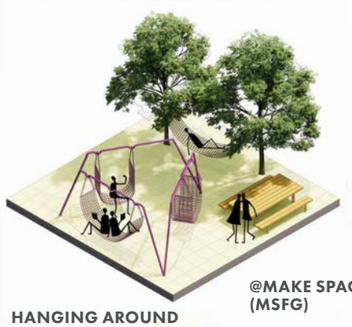
LOCAL EQUIPPED AREAS FOR PLAY (LEAP)

A LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live. LEAPs are typically for children aged 0-11.

LN18 - LEAPS

- A minimum 400 sqm activity zone ***must*** be provided
- LEAPs ***must*** be located within 5 minutes walk from homes, as per the play strategy
- Design ***must*** ensure 20 m between the play equipment and dwelling frontage
- Design ***must*** include minimum of 6 play experiences and at least 3 play items
- Design ***could*** include quiet spaces for relaxation and sensory play
- Boundaries ***must*** be included in proximity to roads or where safety is a concern. Boundaries and enclosures ***could*** use 600 mm guard rail, low fence or planting to indicate the perimeter
- Seating, litter bins, signage ***must*** be provided

SPACES COULD BE CREATED FOR:



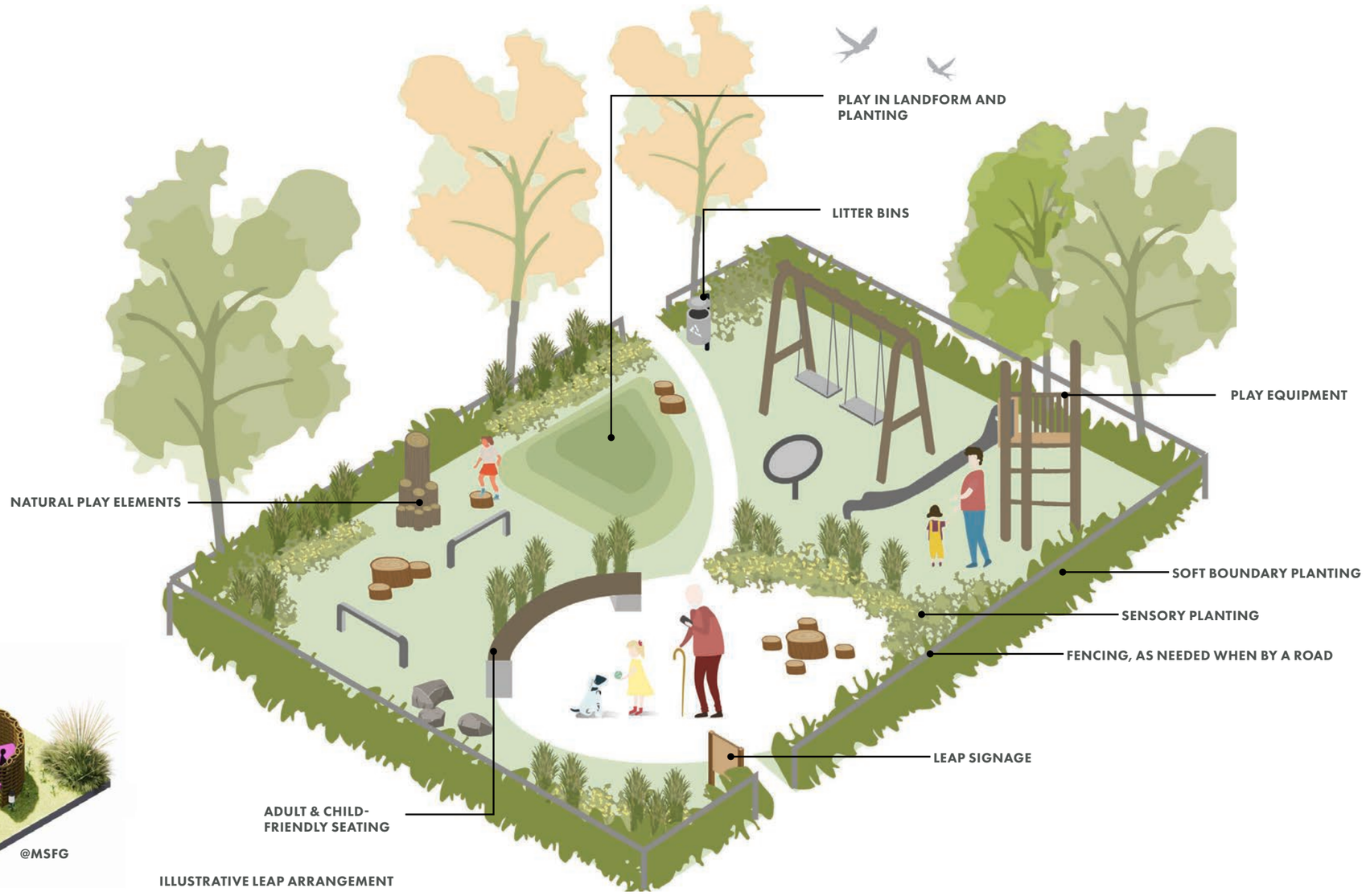
HANGING AROUND



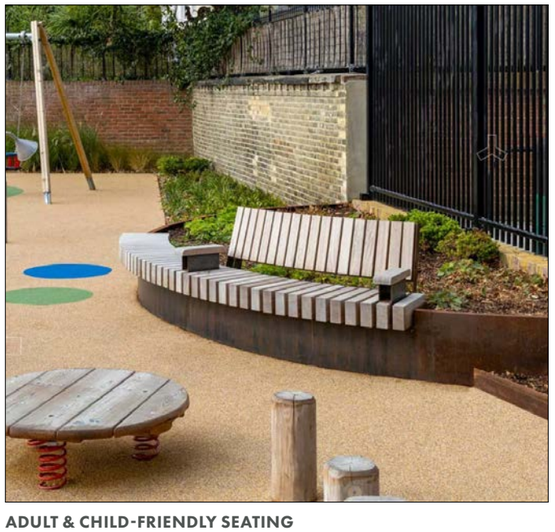
@MAKE SPACE FOR GIRLS (MSFG)

SOCIAL SEATING

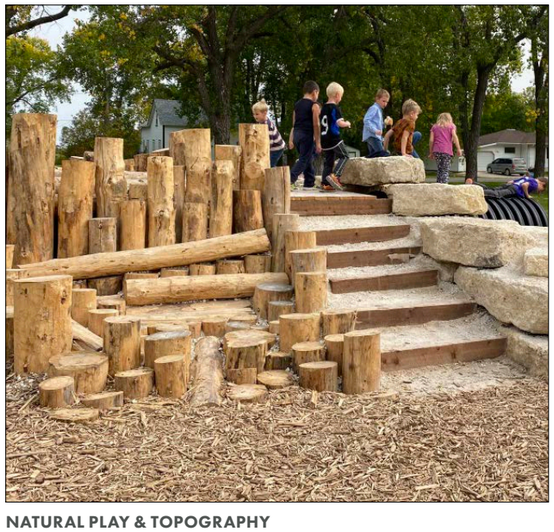
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ILLUSTRATIVE LEAP ARRANGEMENT



ADULT & CHILD-FRIENDLY SEATING



NATURAL PLAY & TOPOGRAPHY



COLOURFUL & CREATIVE



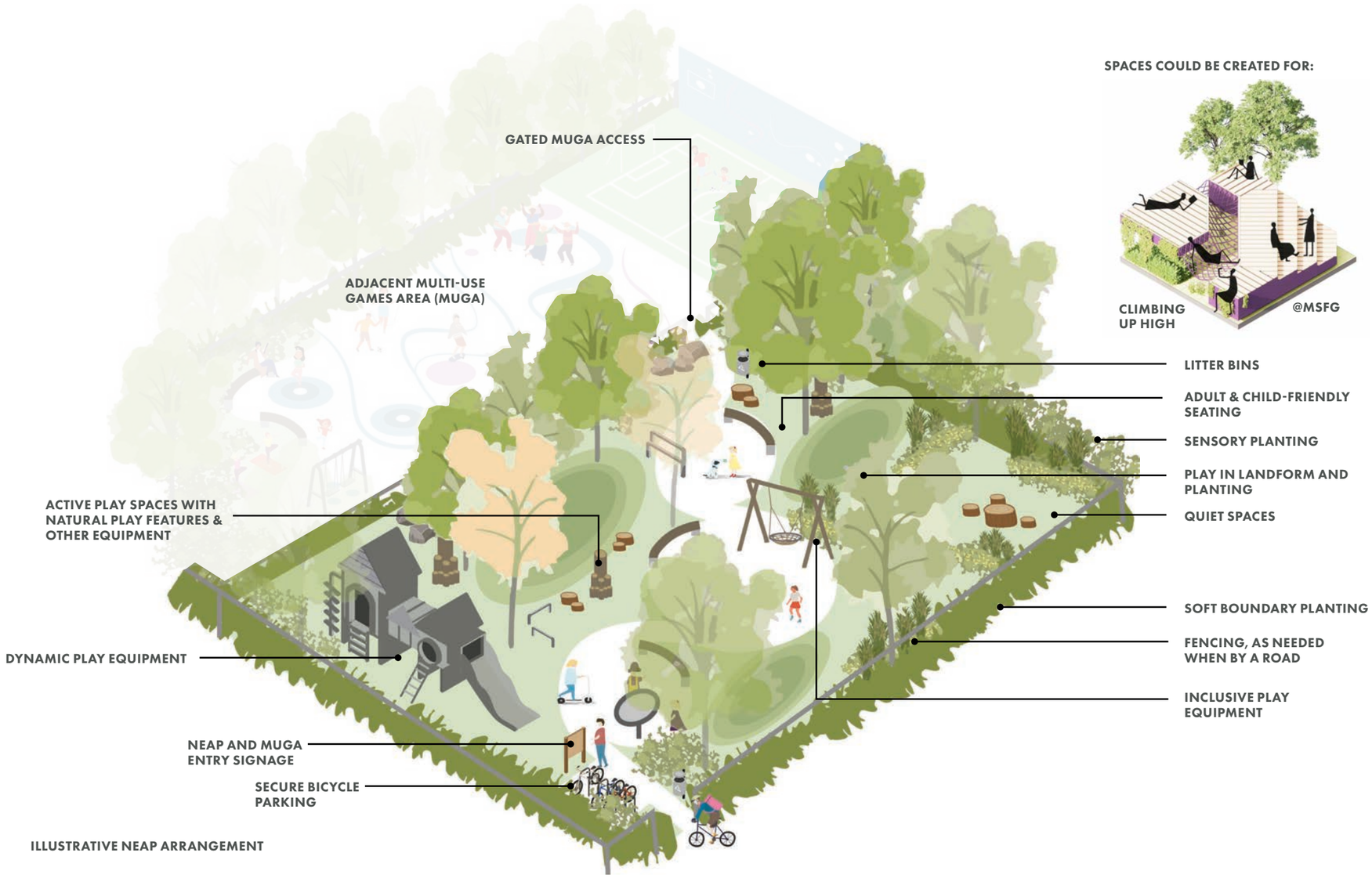
CHALLENGING

NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)

A NEAP is primarily aimed at providing challenging and exciting play opportunities for older children.

LN19 - NEAP

- The NEAP ***must*** be within 15 minutes' walking time of the child's home as per play strategy
- Design ***must*** have minimum of 8 play experiences and at least 5 play items
- Design ***should*** have minimum activity zone is 1000 sqm, comprising an area for play equipment and structures, and a hard-surfaced area of at least 465 sqm (the minimum needed to play 5-a-side football)
- Design ***must*** allow 30 metre buffer between play equipment and the frontage of the nearest dwelling
- Boundaries ***must*** be included in proximity to roads or where safety is a concern. Boundaries and enclosures ***could*** use 600 mm guard rail, low fence or planting to indicate the perimeter
- Seating, litter bins, signage ***must*** be provided



ILLUSTRATIVE NEAP ARRANGEMENT



QUIET SPACES



BIG AND BOLD



CHALLENGING ACTIVE PLAY



INCLUSIVE

MULTI-USE GAMES AREA (MUGA)

In association with the NEAP, a MUGA will cater for both formal and informal activity and could be marked out for a range of ball games and activities with appropriate surfacing.

LN20 - MUGA

- Designs ***must*** provide at least 465 sqm of surfaced area
- Formal sports as well as informal play and activity spaces ***could*** be included to appeal to a multi-generational group of users
- Design ***must*** allow 30 m buffer between play equipment and the frontage of the nearest dwelling
- Boundaries ***must*** be included in proximity to roads or where safety is a concern. Boundaries and enclosures ***could*** use 60 0mm guard rail, low fence or planting to indicate the perimeter
- The surface ***should*** be a single material that will drain easily to prevent surface flooding
- Pitches ***could*** be broken up to allow for multiple small groups to play
- Social seating that provides the opportunity to face each other and talk ***could*** be included

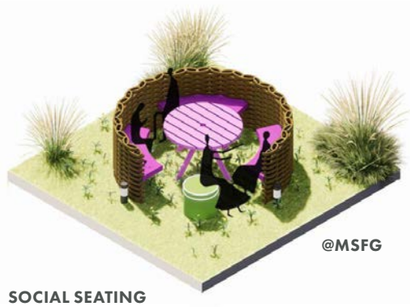


ILLUSTRATIVE MUGA ARRANGEMENT

SPACES COULD BE CREATED FOR:



WEATHER PROOF



SOCIAL SEATING



A STAGE FOR FUN



DIVIDING UP



MULTI-FUNCTIONAL PLAY/SPORT



DIVERSE PLAY/ SPORT EXPERIENCES



PLACES FOR EVERYONE



ALTERNATIVE SPORT & USES

PLAY ON THE WAY

Primary 'play on the way' routes are located along footpaths and cycleways that provide connections to significant destinations such as schools, transportation hubs, and athletic facilities within the wider community. Secondary 'play on the way' routes connect individual neighbourhoods to the primary routes.

LN21 - PLAY ON THE WAY

- Play on the way equipment ***could*** include features such as trim trail equipment and natural play elements, such as stepping logs and boulders, or the incorporation of artwork that provides opportunities for spontaneous play along the routes
- Themed routes ***could*** be set out to make the routes more engaging. Highlighting key destination points or features within the development such as woodlands, schools, athletic facility, transportation hub, or the Ansty Common
- Play on the way ***must*** not be duplicated or overlap with LAPs or LEAPs
- Play ***could*** interact with other features that may be along the route, such as engaging with swales, woodlands or other natural features



ILLUSTRATIVE PLAY ON THE WAY ARRANGEMENT



PLAY ON THE WAY



VARIED PLAY OPPORTUNITIES



PLAYFUL ARTWORK ALONG ROUTES



SAFE SUDS PLAY

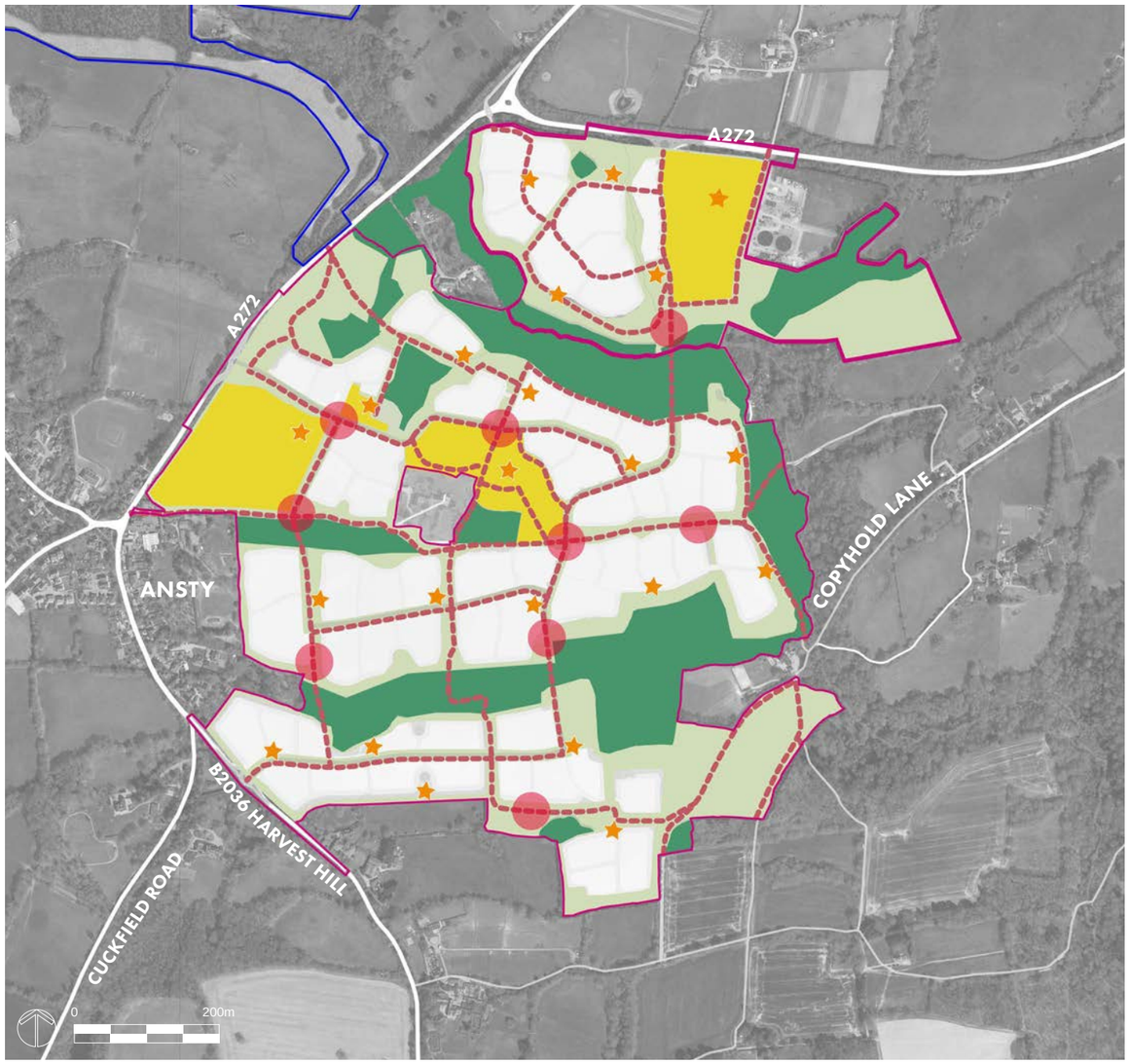
ACTIVE ROUTES

The key elements of the active travel routes can be seen in the plan below and are coded individually on previous pages. Promoting physical activity, health and overall wellbeing, active travel routes create accessible and enjoyable routes encouraging people to walk, run, scoot or cycle.

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- ACTIVE TRAVEL ROUTES
- KEY DESTINATIONS
- EXISTING WOODLAND
- AMENITY GREEN SPACE
- POTENTIAL PLAY ON THE WAY
- DESTINATION POINTS
  - PLAY
  - LOCAL FACILITIES
  - SCHOOLS
  - TRANSPORT HUB

LN22 - ACTIVE ROUTES

- Routes ***must*** include regular areas for rest with adequate seating opportunities and also create interest, with play on the way features located in between play areas along routes
- Planting ***must*** be considered across the active routes to create an interesting, attractive and comfortable linear experience. Providing shade, seasonal interest, short grass to sit, tall grass to explore and flowers and fruit, together creating an exciting experience along a journey
- Through use of colours, amenities provided, and signage; active routes ***could*** be themed to highlight different destination points (play, local facilities, schools, transportation, allotments) or educational opportunities (woodands, water and drainage, site biodiversity).



PLAY ALONG THE WAY - ROUTES AND LOCATIONS



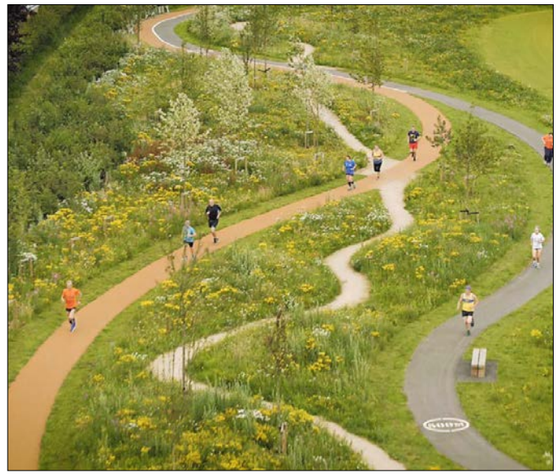
SEATING



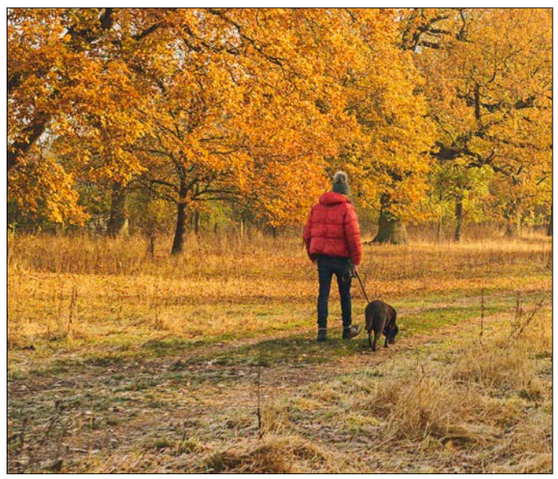
PLAY ON THE WAY/ INTERESTING ROUTES



SHADE



ROUTES



SEASONAL INTEREST



GRASSES

3.3 WATER & DRAINAGE

Managing water is an important element of a site's response to people and nature. Reducing flood risk and improving water quality, while providing valuable habitats, recreational and educational opportunities are key aims.

Integrated into the landscape structure are a combination of attenuation basins, swales, rain gardens, tree pits and wetlands to ensure the management of water across the site, whilst also contributing to the character, sense of place, ecology and biodiversity.

Principle DG5 of the MSDG sets out the aspiration of water features and sustainable drainage systems. These are reflected and woven into the design code boxes, LN23-27.

LN23 - DRAINAGE

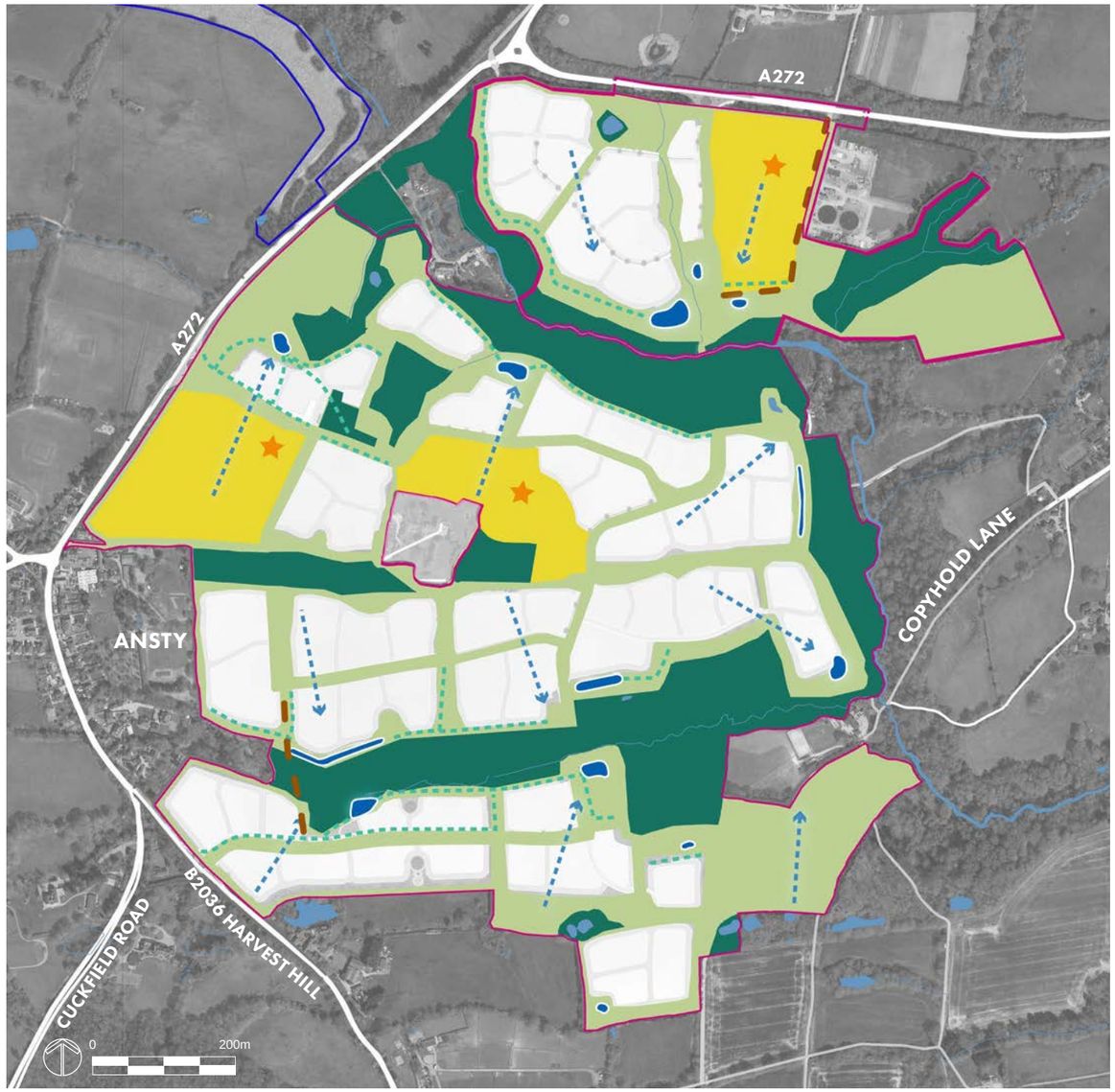
- All water/ attenuation features ***must*** be reviewed by a specialist safety consultant/ review, ROSPA or similar
- Design ***should*** allow people to have a connection with water. Within the integration of SuDS into green corridors, streets and landscapes design ***could*** provide safe opportunities for visual and physical integration, education and ongoing maintenance and management
- Drainage basins and swales ***should*** be located in the positions indicated on the adjacent plan, in line with the baseline work undertaken as part of the outline planning application







PRECEDENT IMAGES OF SUDS



DRAINAGE STRATEGY

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- EXISTING WATER BODY
- INDICATIVE SUDS LOCATION
- AMENITY GREEN SPACE
- EXISTING WOODLANDS
- DIRECTION OF FALL
- EXISTING POND/WATERCOURSE
- DESTINATION POINTS

LN24 - DRAINAGE DESIGN

Designing with Purpose:

- The primary objective of SuDS is to efficiently manage stormwater runoff, providing storage and controlled release to prevent flooding. When integrating attenuation basins into landscape, designs ***must*** prioritise their primary function, but ***must*** also achieve environmental and aesthetic goals
- The ecological value of the basin ***must*** be enhanced by incorporating native planting, incorporating wildlife-friendly elements, and creating habitat features

Contextual Integration:

- Successful integration of attenuation basins relies on their harmonious relationship with the surrounding environment. Design ***must*** consider the site's topography, existing vegetation and nearby land uses to ensure seamless integration.
- Design ***must*** be consonant with the natural landscape features and use materials that blend with the surroundings, thereby ensuring the basin becomes an organic part of the overall design, minimising visual disruption

Visual Appeal and Aesthetics:

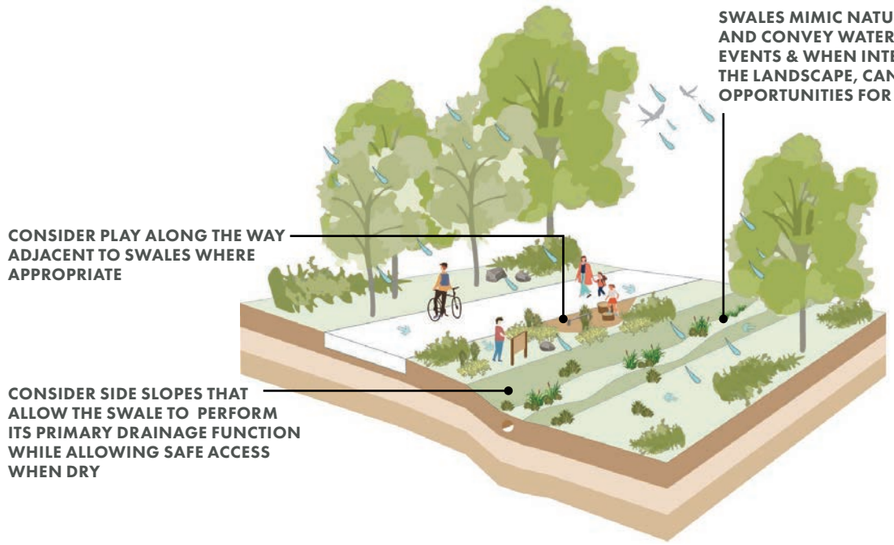
- While attenuation basins serve a functional purpose, they ***must*** also be visually appealing elements within the landscape
- Designs ***could*** look to integrate elements such as gentle slopes, meandering pathways and strategically placed boulders or seating areas to create an inviting atmosphere
- Designs ***should*** incorporate native plants, seasonal colour variations and diverse textures to further enhance the basin's visual appeal, making it an attractive feature even during dry periods

Safety Considerations:

- Safety is a paramount consideration when integrating attenuation basins into landscape design. Designs ***must*** include appropriate fencing or barriers where applicable to prevent unauthorised access and ensure the well-being of visitors
- Signage ***could*** be incorporated that educates visitors about the basin's purpose and any potential hazards associated with the site

Community Engagement and Education:

- Attenuation basins offer an opportunity for community engagement and education. Design ***could*** include spaces around the basin that encourage community gathering, such as seating areas or outdoor classrooms
- Design ***could*** include interpretive signage to educate visitors about the importance of stormwater management and the basin's role in preserving water quality

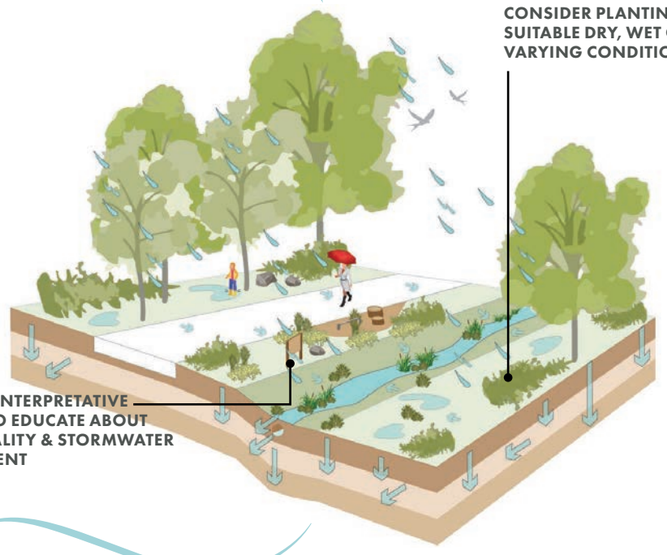


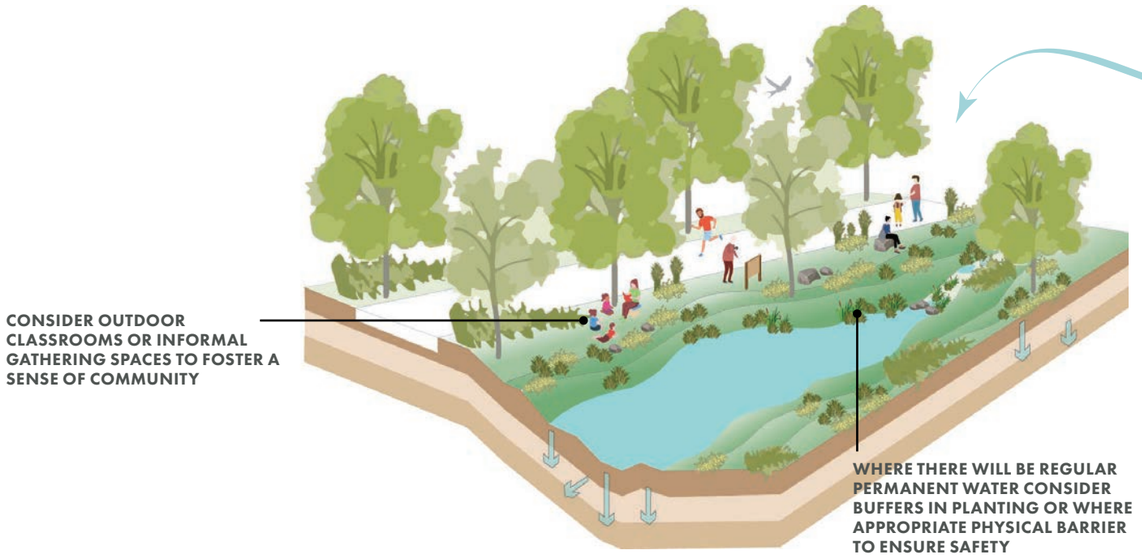


A SWALE WITH APPROPRIATELY GRADED SLOPES AND ATTRACTIVE PLANTING INTEGRATED INTO THE LANDSCAPE



A SWALE DURING A WET PERIOD







PERMANENTLY WET SUDS POND WITH PLANTING RESTRICTING ACCESS

RAIN GARDENS & SWALES

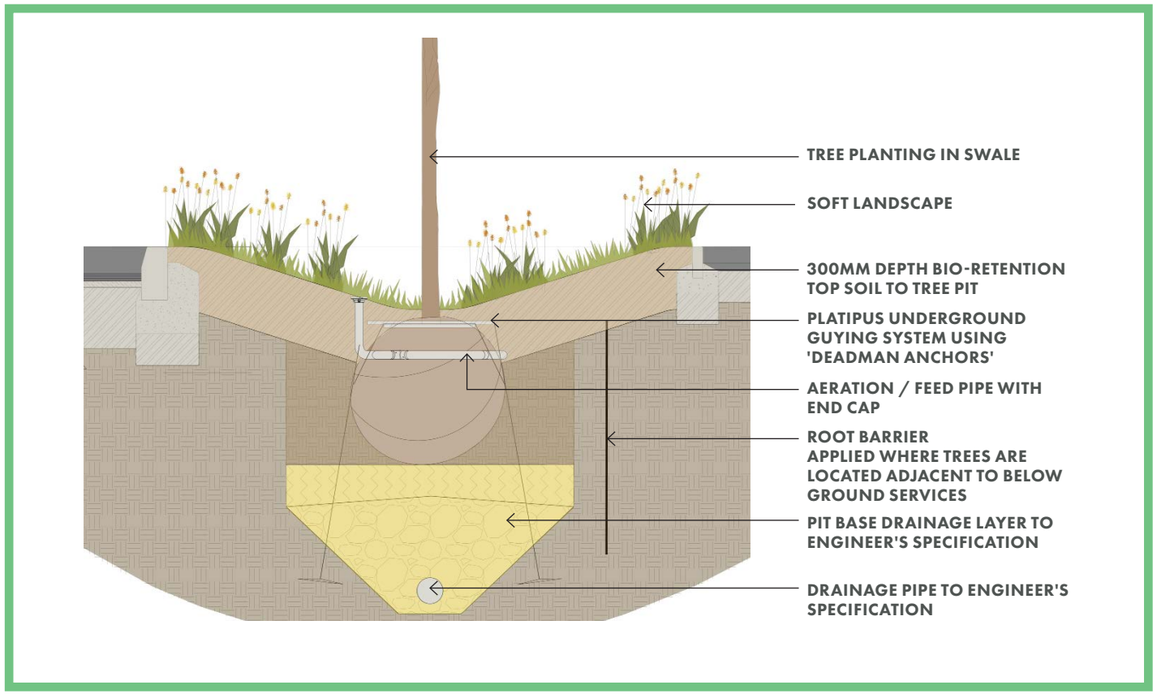
Rain gardens and swales form a key component of a larger urban drainage strategy. Well-designed features will mimic natural systems by slowing and controlling the rate of stormwater run-off from development. Slowing the flow of water from hard, impervious surfaces allows for greater rates of infiltration, cleaning water, and allowing this water to be made available to existing and proposed landscape planting, and replenishing ground water sources.



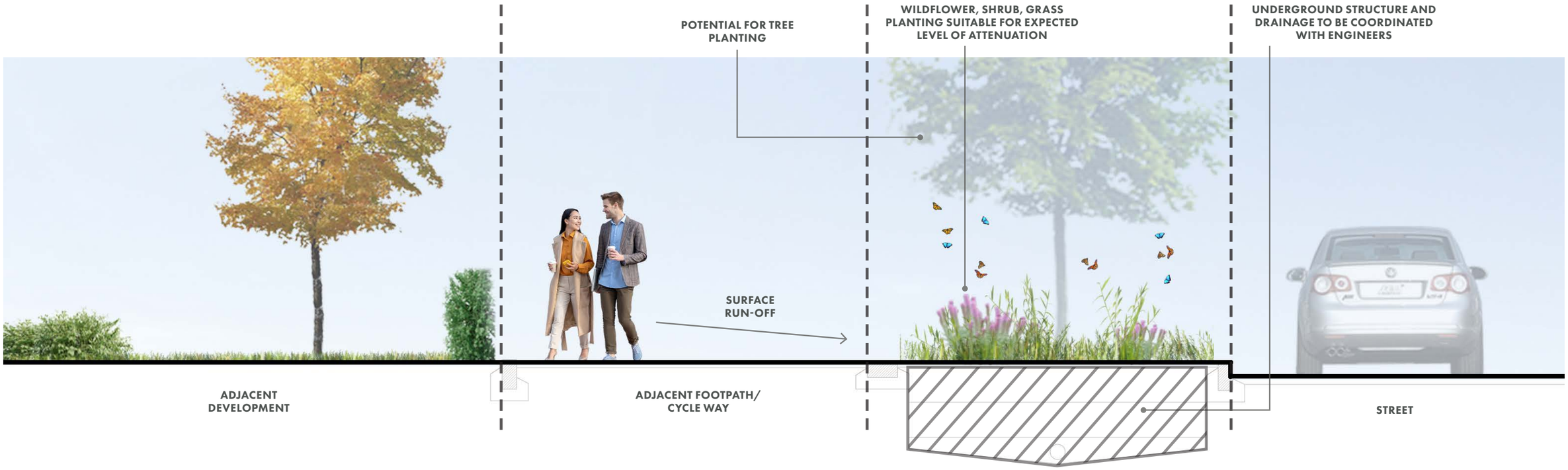
RAIN GARDEN

LN25 - RAIN GARDENS & SWALES

- Banks ***must*** be no steeper than 1:3
- Rain gardens and swales ***should*** be seamlessly integrated into the landscape in a way that addresses functionality as well as aesthetics
- Signage and play ***could*** be integrated into the swale to encourage spontaneous play and education of water management
- Species selection for swales and rain gardens ***should*** be considered on an individual basin depending on the conditions of each area
- Where trees are incorporated into rain gardens or swales, the coding in the adjacent green box ***should*** be followed in order to plant appropriately into a tree pit



CODING FOR TREES PLANTED IN SWALES



TYPICAL STREET WITH SWALE

ATTENUATION BASINS

Integrated into the landscape design, the attenuation basins provide drainage solutions with valuable habitat.

LN26 - ATTENUATION BASINS

- Attenuation basins ***must*** seamlessly integrate into the landscape in a way that addresses functionality as well as aesthetics
- Banks for SuDS ***must not*** exceed 1:3 on all edges where there is potential for pedestrian interaction
- Planting, trees, grasses and shrubs ***must*** be included on the edges of the basins to integrate into the landscape and create separation where required
- Species selection for attenuation basins ***should*** be considered on an individual basin depending on the conditions of each area
- The shape of attenuation basins ***should*** be designed to look as organic as possible, e.g. avoiding sharp angles and square shapes
- Signage and play ***could*** be integrated on the edges of the banks allowing for spontaneous play and education of water management



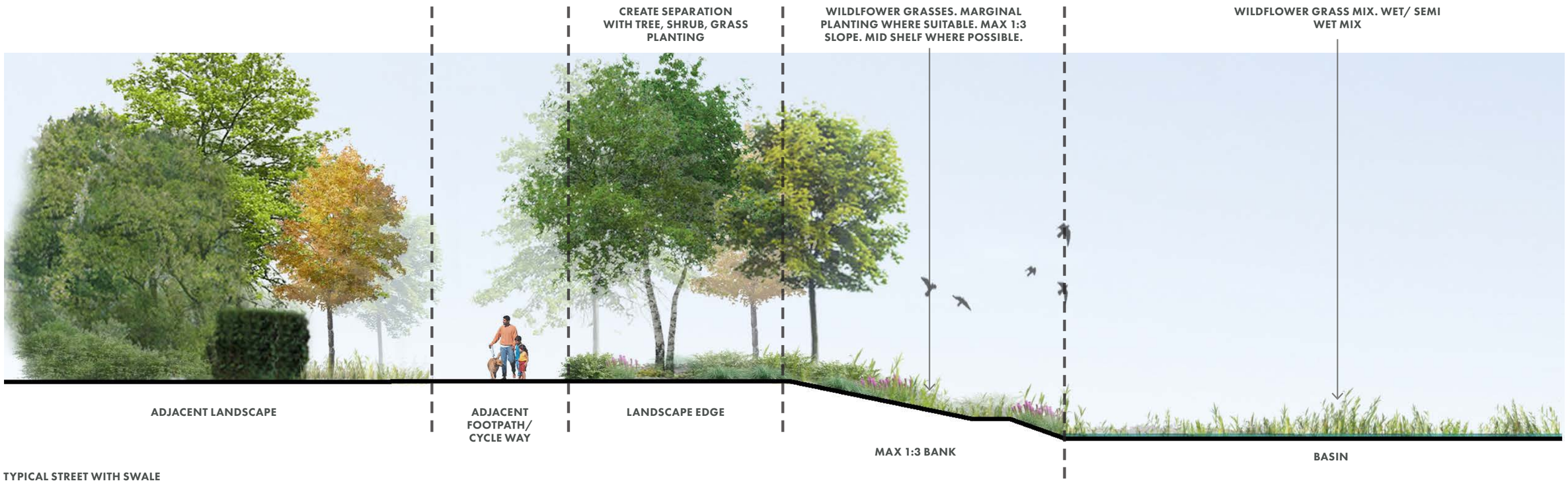
A BASIN WITH APPROPRIATELY GRADED BANKS, MID-SHELVES, & WELL-SELECTED PLANTING PROVIDE HABITAT & CREATE SEPARATION, WHERE NECESSARY



SUDS BASIN INTEGRATE INTO & COMPLEMENT THE SURROUNDING LANDSCAPE & USES



PROVIDE OPPORTUNITIES FOR PLAYFUL, INTERACTIVE, EDUCATIONAL SIGNAGE



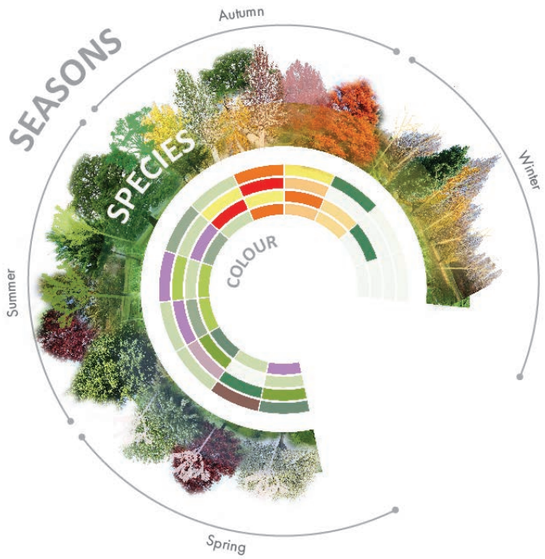
TYPICAL STREET WITH SWALE

3.4 BIODIVERSITY & SUSTAINABILITY

The Environment Act 2021 mandates a requirement to achieve a 10% net gain in biodiversity, expected to come into force in January 2024. The landscape design plays an integral role in achieving this, incorporating the elements indicated on the adjacent plan within the new garden community, as well as the Parkland Reserve. Furthermore, additional increases in biodiversity can be achieved through the incorporation of features such as bird and bat boxes and reptile hibernaculum, as well as an overall increase in the ecological permeability of the site. Principle DG6 of the MSDG sets out the principle of designing to enhance biodiversity. These principles are reflected and woven into the design principle box below, LN27.

LN27 - BIODIVERSITY & SUSTAINABILITY

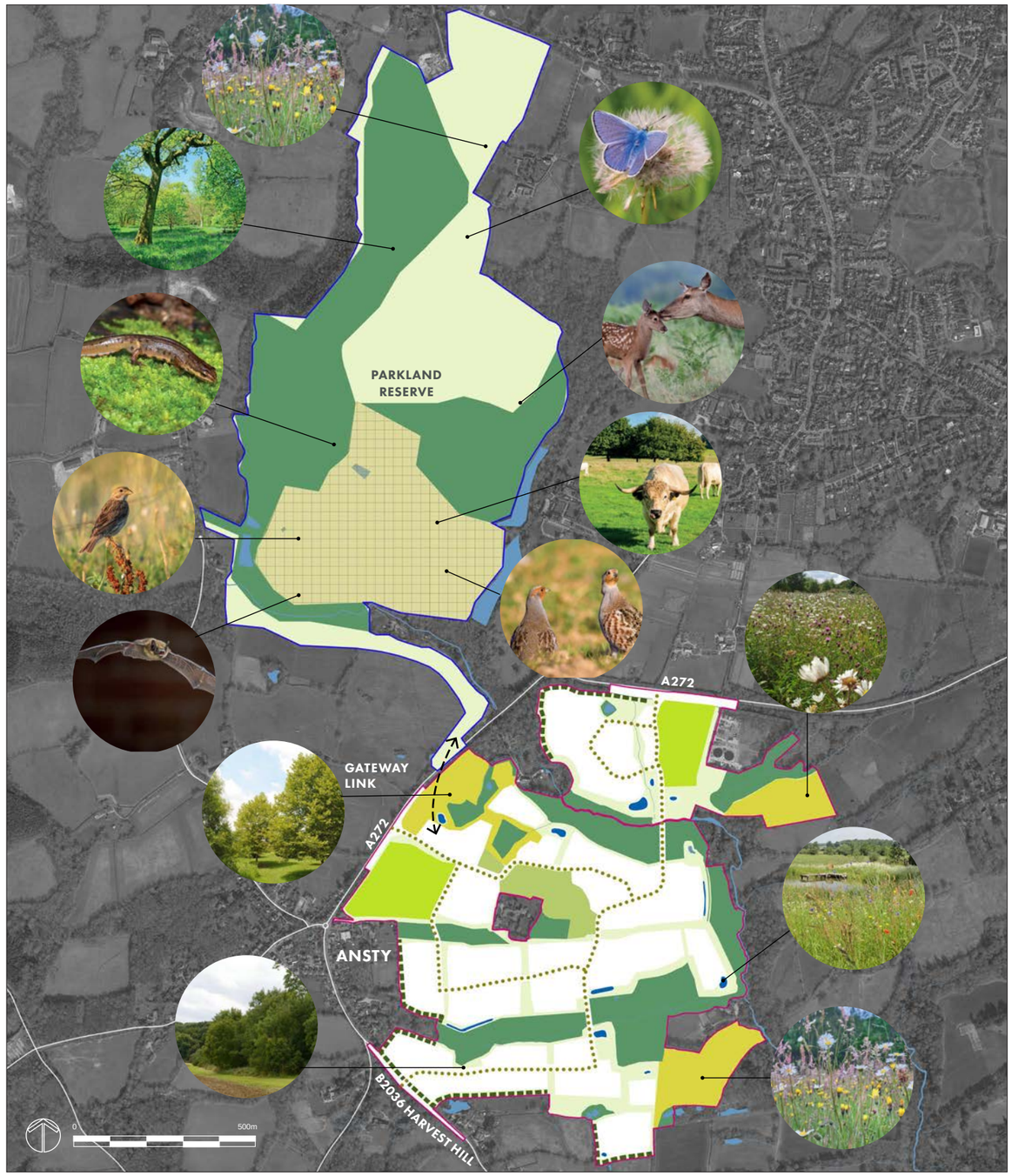
- Designs ***must*** consider MSDC Local Plan policy DP38, which requires that development will improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity
- In alignment with the GI network, design ***must*** establish ecological networks that are more resilient to current and future pressures. Landscape features that have high biodiversity/ ecological value ***must*** be retained and incorporated within proposals, alongside the creation of new habitats
- Areas of greater ecological value ***must*** be retained in situ wherever possible and important off-site features such as the AONB and Parkland Reserve ***must*** be protected and enhanced
- All development and new landscape ***must*** be carefully integrated in co-ordination with the existing habitat, following ecologists recommendations
- All development ***must*** follow the mitigation hierarchy, in seeking firstly to avoid impacts on receptors of ecological value in accordance with the provisions of national and local polices on maintaining and enhancing biodiversity, as well as the BS:42020 code of practice for biodiversity and guidance from CIEEM
- Long-term management plans ***must*** be created, monitored by an ecologist, exploring long-term legacy to be created and opportunities explored for funding
- Diverse habitats ***should*** be created to make a sustainable and robust landscape by:
    - Species selection ***should*** be responsive to the environment, and re-generative without intensive management
    - Species mixes ***should*** include a variety of flowering and fruiting species, providing food and shelter for wildlife
    - Species selection ***should*** provide for seasonal interest considering how the mix of species will not only look through the seasons but also what will be provided for wildlife
    - Soil quality and character significantly affect the growth and health of plants and ***should*** be a major consideration in landscape installation and design from the start



TREES SEASONAL INTEREST DIAGRAM



SHRUBS SEASONAL INTEREST DIAGRAM



BIODIVERSITY ENHANCEMENT PLAN

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- RETAINED & ENHANCED LANDSCAPE
- AMENITY OPEN SPACE
- FORMAL SPORTS & SCHOOL PLAYING FIELDS
- RETAINED & ENHANCED WOODLAND
- RESTORED PARKLAND
- LANDSCAPE BUFFER
- TREE LINED STREETS
- EXISTING WATER BODIES
- POTENTIAL LOCATION FOR SUDS

ARTIST'S IMPRESSION ANSTY COMMON, INCORPORATING VARIED LANDSCAPES IN ORDER TO MAXIMISE BIODIVERSITY

3.5 PLANTING STRATEGY

A planting strategy that balances new built form development with the strategic retention, protection and enhancement of the site's most valuable landscape features - mature trees, woodlands and ancient woodlands, and hedgerows - is critical to the success of the scheme. Weaving these existing features into the landscape will help achieve the goals of the blue-green infrastructure strategy, maximise biodiversity net gain metrics, and create an enduring sense of place and community.

LN28 - PLANTING STRATEGY

- All planting strategies and palettes ***should*** consider the site conditions and be specific to each location, addressing opportunities and challenges within each. Soil type, sun exposure, existing vegetation and habitat, purpose, use, selections that respond to a changing climate, and management and maintenance all play a factor in choosing the right plants for the right place
- Existing habitat and woodland ***should*** be retained and enhanced, where appropriate. Mixes will include transplant trees, shrub, grass and scrub planting, and a healthy ecotone. Appropriate meadow grasses ***should*** be explored with co-ordination with an ecologist, proposed, retained, enhanced and or managed appropriately
- Amenity landscape ***should*** support a wide range of planting types and mixes for people and wildlife. Open landscape with meadow and amenity grasses, framed with swathes of shrub and tree planting ***could*** set the backbone of the landscape and act as physical connections between existing habitat. The addition of SuDS within the amenity landscape ***could*** also provide opportunity for marginal planting and grasses that create a rich habitat for birds and other wildlife
- Formal landscapes ***could*** support areas of amenity grasses supported with formal planting beds, grasses and trees with a good range of biodiversity that includes flowering species that provide year-round interest
- Garden and home frontages ***could*** include a range of mixes chosen for their location and individual conditions. Mixes ***could*** focus on creating species selection that also works for people and wildlife. Plant management and maintenance requirements ***must*** be suitable for the ongoing care by residents to ensure longevity
- Street trees ***should*** be located to provide screening, visual interest and enhance biodiversity along connecting routes. A primarily native mix of species with a percentage of non-native alternatives ***should*** be proposed to ensure climate resilience. Street trees ***should*** have a minimum of 2 m clear stem and placed in stretches less than 20 trees of a single species to avoid the spread of disease



HEALTHY WOODLAND EDGES



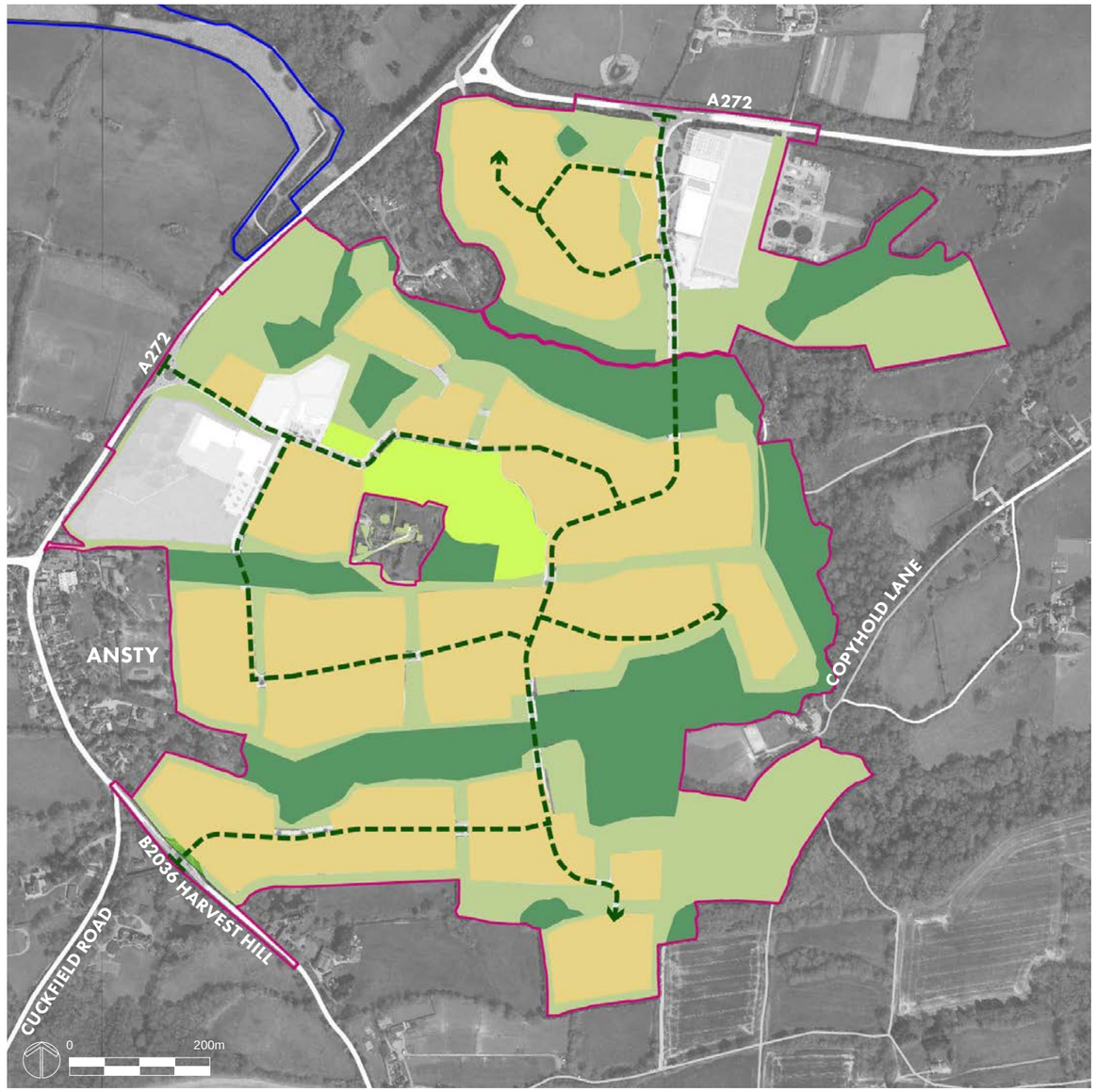
INFORMAL & HABITAT



FORMAL LANDSCAPE



GARDEN & HOME FRONTAGE



PLANTING STRATEGY DIAGRAM

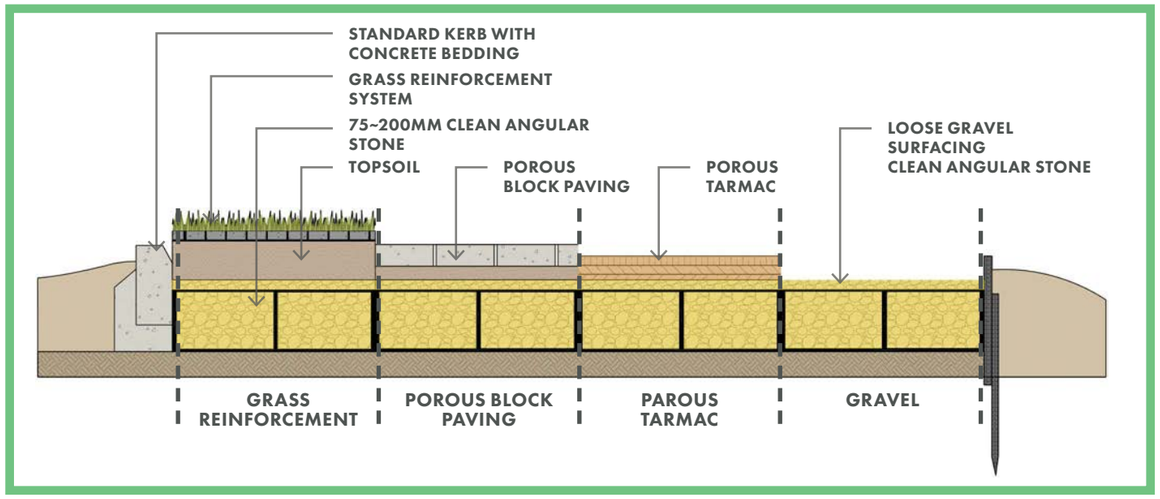
- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- FORMAL LANDSCAPE
- AMENITY LANDSCAPE
- HOUSING
- EXISTING HABITAT WOODLAND & EDGES
- STREET TREES

TREE RETENTION & REMOVAL

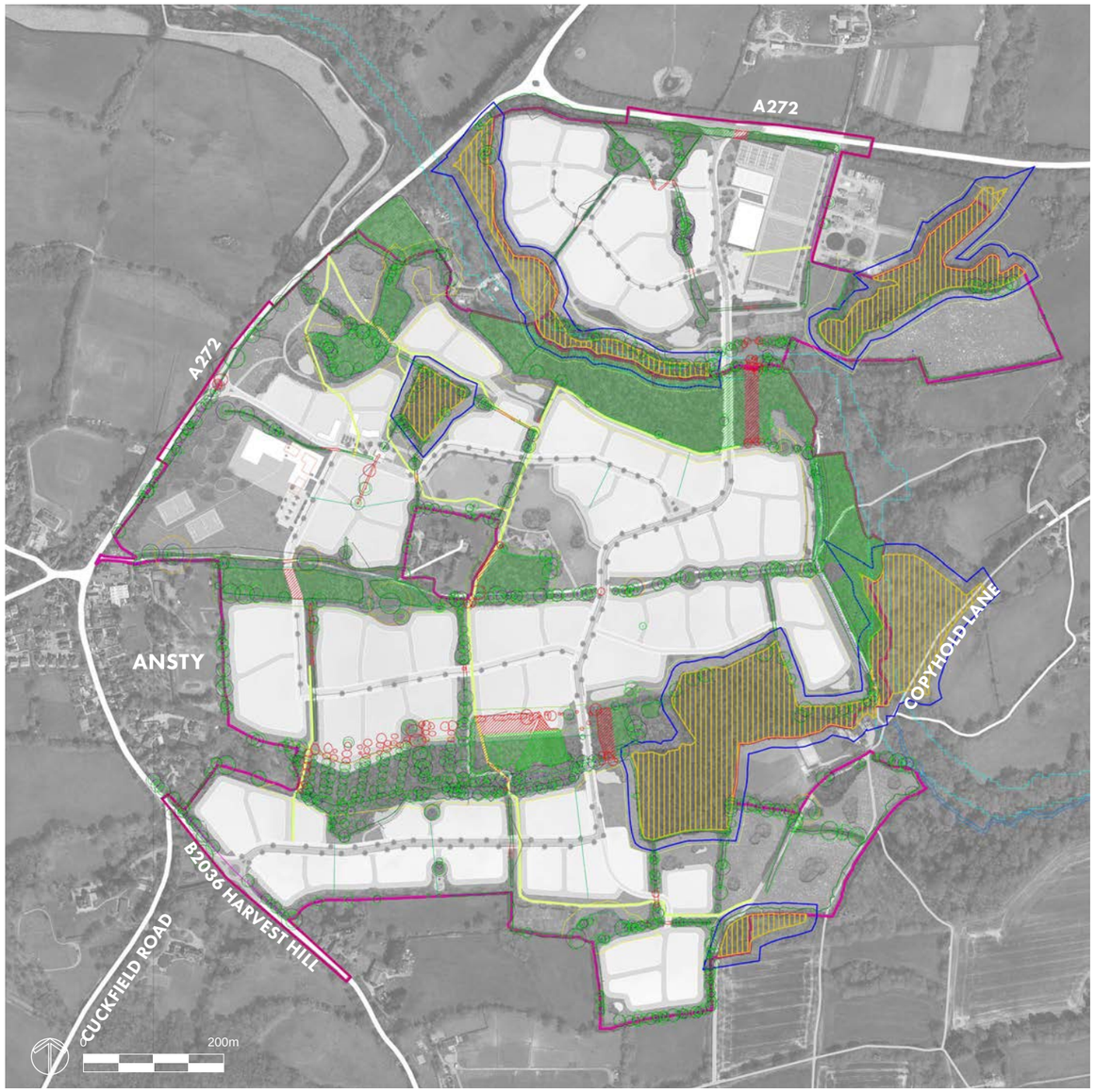
The retention of the site's valuable existing trees and woodland is key to its ongoing health, and in combination with a considered planting strategy and robust management and maintenance strategy, will ensure the site's longevity. A full assessment of the site's existing trees has been undertaken by Arbotrack Systems Ltd highlighting key constraints. Refer to 'Land East of Cuckfield Road Ansty Tree Report 091222' for full details.

LN29 - TREE RETENTION & REMOVAL

- Trees ***must*** only be removed in accordance with Arboracultralist plans
- Tree protection ***must*** be undertaken as per the Arboracultralist methodology
- Where footpaths are routed through areas of sensitive root protection zones due to space constraints, they ***must*** make use of no dig construction. The diagram below should be followed for no dig solutions



TYPICAL 'NO DIG' DETAIL



TREE RETENTION AND REMOVAL PLAN TAKEN FROM "LAND EAST OF CUCKFIELD ROAD ANSTY TREE REPORT 091222"

- SITE BOUNDARY
- 15 M ANCIENT WOODLAND BUFFER
- ANCIENT SEMI-NATURAL WOODLAND
- CATEGORY A TREE
- CATEGORY B TREE
- CATEGORY C TREE
- CATEGORY U TREE
- ROOT PROTECTION AREA
- TREE PROPOSED FOR REMOVAL
- CROWN SPREAD

STREET TREES

Whist the streets are key movement spaces with people entering, leaving, and moving through, those which incorporate verges are also a key areas for tree planting. Tree planting will provide screening, visual interest and enhance biodiversity along connecting routes. Native cultivars and climate resilient non-native species are to be used within this palette to provide repetitive unified form along the routes. The repetitive from will provide wayfinding and movement through the routes.

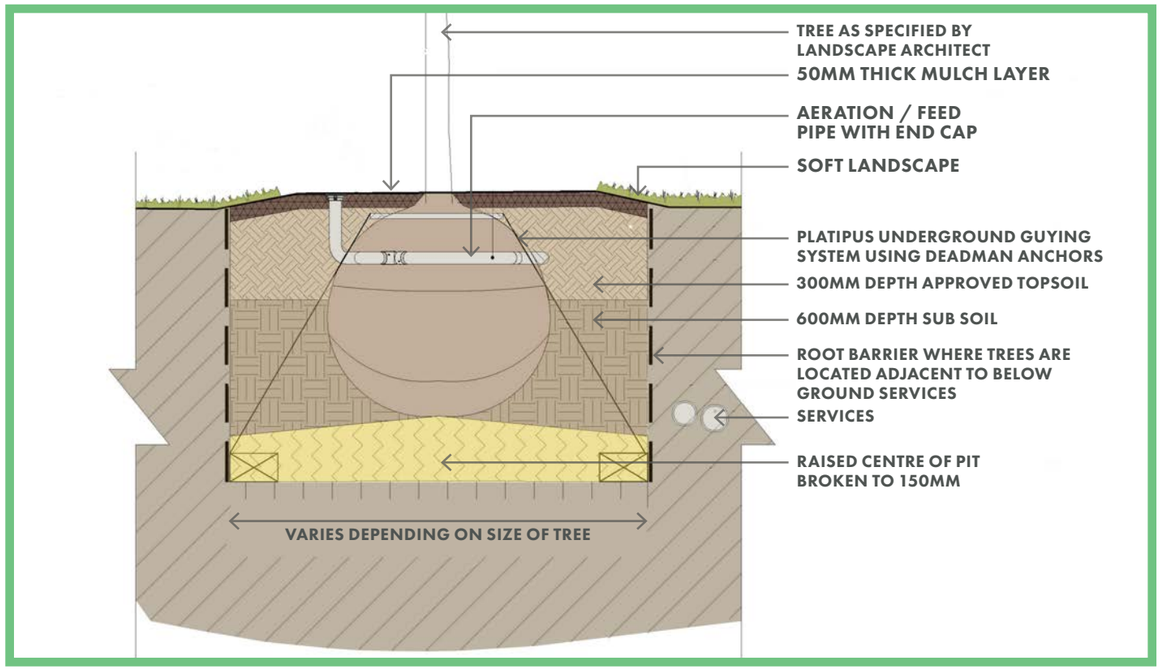
Guidance for tree pit sizes

Tree pit size will vary dependent on size of the rootball, tree stock and soil type. Below are general guidance sizes only. The landscape contractor should speak to the grower to obtain exact sizes prior to delivery, and a landscape architect should inspect tree pits prior to planting.

Trees should either be staked or secured with a guy system, depending on the condition of the rootball and suitability for fixing, site conditions and ground conditions.

TREE PIT SIZE GUIDELINES

TREE SIZE	ROOTBALL SIZE	TREE PIT SIZE (LENGTH, WIDTH, DEPTH)
14-16 cmg	50x50 cm	80x80x65 cm
16-18 cmg	50x50 cm	80x80x65 cm
18-20 cmg	60x60 cm	80x80x75 cm
20-25 cmg	70x60 cm	90x90x75 cm



TYPICAL TREE PIT DETAIL

LN30 - STREET TREES SPECIES

- Street trees ***must*** be incorporated into verges wherever possible
- Street trees ***must*** be planted within a tree pit to ensure longevity, which ***should*** follow the guidance set out on this page
- Native cultivars and climate resilient non-native species ***should*** be used
- Species ***should*** be selected from the list below

Ansty Avenue

1. Tilia cordata 'Greenspire' — Lime
2. Corylus colurna — Turkish Hazel
3. Ulmus 'New Horizon' — Elm

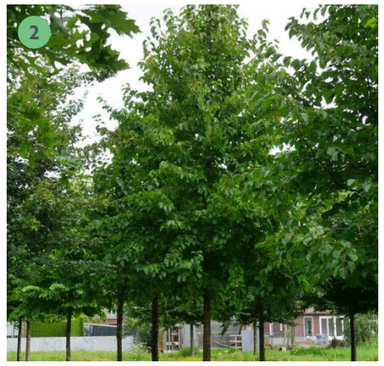
The Crescent

4. Pyrus calleryana 'Chanticleer' — Callery Pear
5. Sorbus aria — Whitebeam

The Lanes

6. Acer campestre 'Elsrijk' — Field Maple
7. Carpinus beulus 'Lucas' — Hornbeam
8. Crategus monogyna — Hawthorn















STREET TREE LOCATION PLAN





PUBLIC OPEN SPACE TREES

Within this palette, there will be a mix of small, medium and large trees. These will provide the structure to any public open space and help to soften transitions to the built form of the development. The selected trees will provide seasonal interest, refuge for local fauna and flora and appropriate screening between open space provisions and dwellings.

A diverse palette of species should be used to help create a resilient landscape, with mix of native species and non-native species used to achieve this. Native plants are key to the native fauna and currently are suited best to the environment. Non-native species should be planting the strengthen the biodiversity and protect the site from bio-security risks and species loss. Non-natives also to strengthen the planting resilience to climate change and the risks associated with this. Where necessary, smaller species/cultivars should be used to provide trees for planting avenues and closer to dwellings.

LN31 - PUBLIC OPEN SPACE TREE SPECIES

- A diverse palette of species ***should*** be used, to include a mix of native and non-native species
- Species ***should*** be selected from the list below

1. Tilia x Europea - Common lime
2. Alnus glutinosa - Common Alder
3. Acer campestre - Sessile Oak
4. Metasequoia glyptostroboides - Dawn Redwood
5. Gingko biloba - Maiden tree
6. Prunus avium - Cherry
7. Crataegus laevigata 'Paul's Scarlet' - Hawthorn
8. Quercus robur - Oak
9. Prunus padus - Bird Cherry
10. Prunus avium - Wild Cherry
11. Sorbus torminalis - Wild Service
12. Hamamelis x intermedia 'Pallida' - Witch Hazel







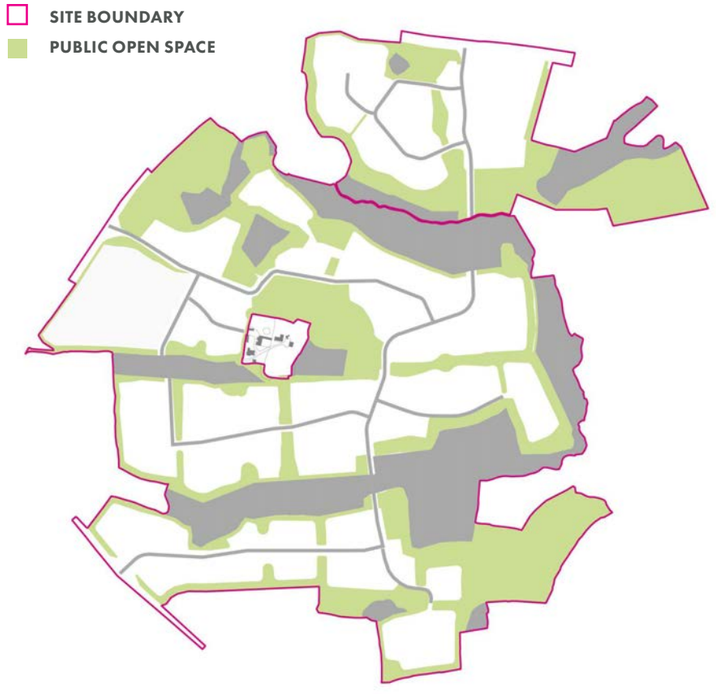




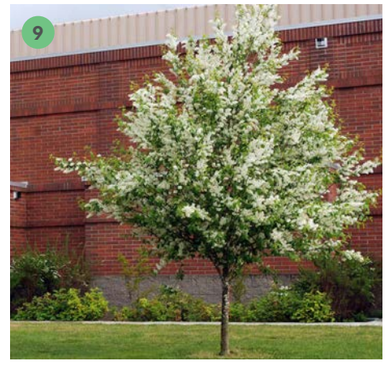




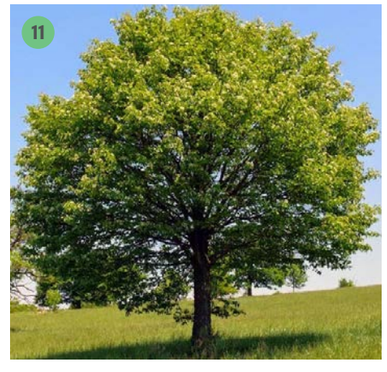




PUBLIC OPEN SPACE TREE LOCATION PLAN









HEDGEROW PLANTING

Existing species-rich hedgerows are to be retained and supplemented with new native hedgerows, to continue this traditional feature and to maintain the continuity of the existing wildlife corridors along which small mammals, amphibians and reptiles can pass undisturbed.

A native planting mix will provide seasonal, flowering, fruiting interest, in order to maximise biodiversity and provide opportunities for foraging animals. Within the more formal areas of the site, single species native hedges can provide screening and create a defined public open space and defensible barrier to built form.

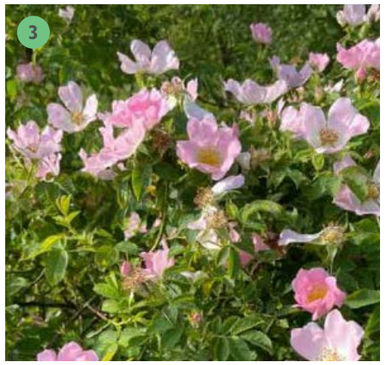
LN32 - HEDGEROW PLANTING SPECIES

- Native planting mixes ***should*** be used to supplement existing hedgerows through the site
- Single species native hedges ***should*** be used within more formal areas
- Species ***should*** be selected from the below list:

1. Mixed species hedge
2. Prunus spinosa - Blackthorn
3. Rosa canina - Dog Rose
4. Acer campestre - Field maple
5. Cornus sanguinea - Dogwood
6. Euonymus europeaus - Spindle
7. Malus sylvestris - Crab Apple
8. Viburnum opulus - Guelder Rose
9. Crataegus monogyna - Hawthorn
10. Corylus avellana - Hazel
11. Ilex aquifolium - Holly
12. Sambucus nigra - Elder
13. Single species hedge - Acer campestre - Field maple
14. Single species hedge - Carpinus betulus - Hornbeam
15. Single species hedge - Crataegus monogyna - Hawthorn
16. Single species hedge - Taxus baccata - Yew











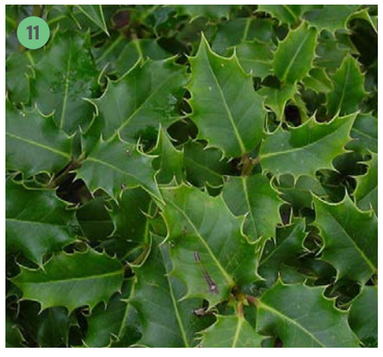






















FORMAL OPEN SPACE PLANTING

All planting strategies and palettes need to be well-considered and specific to each location, addressing elements such as soil type, sun exposure, existing vegetation and habitat, purpose, use, management and maintenance. A good mix of shrubs, herbaceous plants, grasses and bulb planting will create seasonal interest through the year, whilst also providing a backing to planting beds with evergreen and architectural species.

Plants provide shelter and food sources for local wildlife throughout the year. Early flowering shrubs provide shelter and nectar early in the season, whilst a mix of perennials and bulbs that flower throughout the year provide food sources for pollinating insects. Grasses and ferns can be used to provide structural elements to designs and also shelter.

It is important to consider the use and purpose of the planting, as well as management and maintenance requirements, making sure the right plant is in the right place. In formal areas, emphasis is to be given to year-round/ most-of-the-year structure, which can be with the use of evergreen shrubs, large shrubs, winter stemmed shrubs and grasses. The structural elements should be supported by seasonal flowering plants. Planting should be typically in large block groups of the same species and be lined at least one side with either structural shrub elements or hedging.

LN33 - FORMAL OPEN SPACE PLANTING SPECIES

- Planting palettes ***must*** be chosen according to the conditions of each location
- A mix of shrubs, herbaceous plants, grasses and bulb planting ***must*** be used
- Planting ***must*** provide shelter and food sources for the local fauna
- Planting ***must*** be appropriate for the management and maintenance requirements of the location
- In formal areas, planting ***should*** form a structural function, and should typically be in large block groups
- Species ***should*** be selected from the list below:

Shrubs

1. Viburnum davidii - David Virburnum
2. Cornus sanguinea 'Midwinter Fire' - Dogwood
3. Daphne odora 'Aureomarginata' - Winter Daphne
4. Ribes sanguineum - Flowering Currnat
5. Viburnum opulus 'Roseum' - Guelder Rose

Herbaceous planting

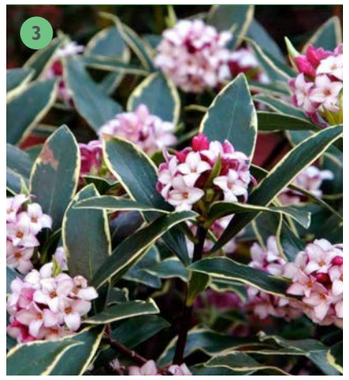
6. Potentilla fruticosa 'Abbotswood' - Shrubby Cinquefoil
7. Salvia nemorosa 'Caradonna' - Sage
8. Leucanthemum x superbum 'Becky' - Shasta Daisy
9. Persicaria bistorta 'Superba' - Common Bistort
10. Veronicastrum virginicum 'Album' - Culver's Root

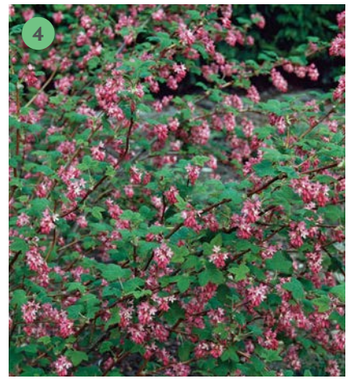
Grasses, ferns and bulbs

11. Miscanthus sinensis 'Ferner Osten' - Maiden Grass
12. Deschampsia cespitosa 'Goldtau' - Tufted Hair Grass
13. Crocus tommasinianus - Crocus
14. Galianthus nivalis + Eranthis hyemalis
15. Polystichum setiferum - Soft Shield Fern











SHRUBS









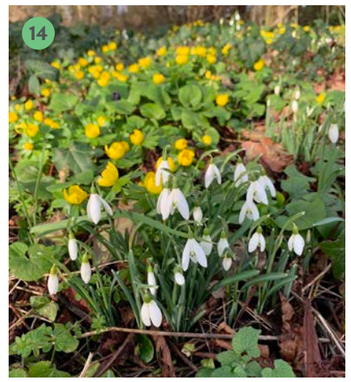


HERBACEOUS PLANTING











GRASSES, FERNS & BULBS

RESIDENTIAL PLANTING MIX

As with the planting in formal open spaces, planting in residential areas needs to be adapted to each specific location, and agreed by landscape architects. It is also important that is it relatively maintenance free in residential areas. Diversity in seasonality for each planting mix is key for aesthetic and ecological purposes, with long-lasting blooms and an abundance of evergreen. A diversity of foliage shape is recommended to add a sculptural aspect to planting.

Evergreen shrubs and large grasses provide structural interest but should be used looser than in the formal areas. Unlike the formal areas, these should be as single specimens or in small groups and have a random nature to the planting, not in linear rows. Herbaceous perennials, flowering shrubs and small grasses provide seasonal interest, particularly when planted in mixes or in small groups, depending on the species. Planting should not block visual permeability within an area. Planting in front gardens should consider access and window heights.

LN34 - RESIDENTIAL PLANTING MIX SPECIES

- Planting palettes ***must*** be chosen according to the conditions of each location
- Diversity in seasonality ***must*** be used
- The structure of planting ***should*** be looser than in formal areas
- Planting ***must not*** block visual permeability, particularly for manoeuvring in and out of driveways
- Species ***should*** be selected from the below list:

Shrubs

1. Ceanothus thyrsiflorus var. repens - Creeping Blue Blossom
2. Lavandula x intermedia 'Grosso' - Lavender
3. Hydrangea quercifolia 'Ice Crystal' - Oak Leaf Hydrangea
4. Pittosporum tenuifolium 'Golf Ball' - Kohuhu Pittosporum
5. Sarcococca confusa - Sweet Box

Herbaceous planting

6. Amsonia tabernaemontana var. salicifolia - Bluestar
7. Phlomis russeliana - Turkish Sage
8. Anemone × hybrida 'Königin Charlotte' - Japanese Anemone
9. Geranium 'Rozanne' - Geranium
10. Rudbeckia fulgida var. sullivantii 'Goldsturm' - Cone Flower

Grasses, ferns and bulbs

11. Carex 'Ice Dance' - Sedge
12. Calamagrostis brachytricha - Feather Grass
13. Miscanthus sinensis 'Gracillimus' - Dwarf Maiden Grass
14. Allium sphaerocephalon - Allium
15. Polystichum setiferum - Soft Shield Fern







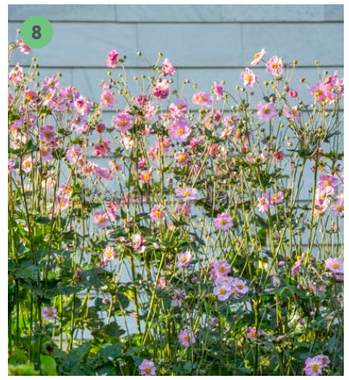


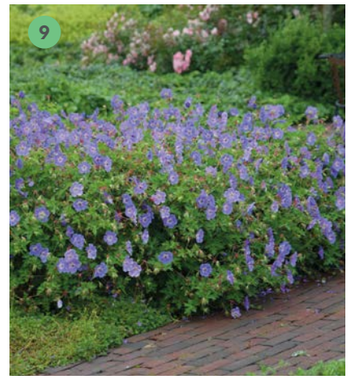


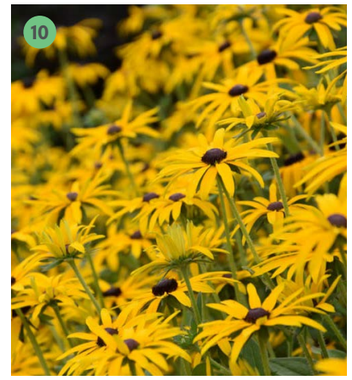
SHRUBS











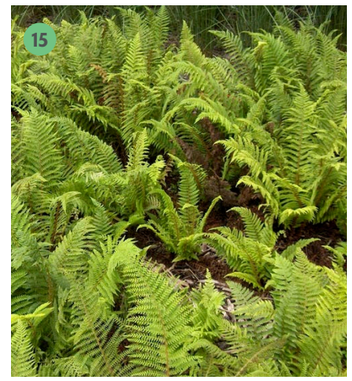
HERBACEOUS PLANTING











GRASSES, FERNS & BULBS

GRASSLAND & WILDFLOWER PLANTING

Numerous open spaces will be seeded with native wildflower mix, with the particular mix appropriate to the location. Areas of open field character should be seeded with the Weald seed mix, which comprises seeds collected locally from fields within the AONB. It is recommended to add *Succia pratensis* to this mix to support nationally rare butterfly *Euphydryas aurinia*, either as seeds or plug plants.

Woodland areas should be partly seeded with appropriate wildflower seed mixes for shade. Some specific species should be aimed at being introduced, such as *Digitalis purpurea*. Larger ponds, swales and other SuDs areas with public open space should be seeded with wetland wildflowers, rather than the Weald seed mix. The maintenance of the meadow planting as it progresses, both on site and following completion, will be critical to its success.

LN35 - GRASSLAND & WILDFLOWER PLANTING

- Wildflower mixes ***must*** be appropriate to the location
- Weald Seed Mix ***must*** be used in areas of open field character, and ***should*** be supplemented with Succia pratensis
- Woodland areas ***should*** be partly seeded with shade-appropriate species
- Wet areas ***should*** be seeded with wetland flowers
- Maintenance regimes ***must*** be established for the successful longevity of the planting
- Species ***should*** be selected from the below list:

Wildflowers:
Lotus cotrniculatus - Birdsfoot Trefoil
Pimpinella saxifraga - Burnet Saxifrage
Hypochaeris radicata - Catsear
Vicia sativa (annual) - Common Vetch
Genista tinctoria - Dyers Greenweed
Euphrasia nemerosa (annual) - Eyebright
Linum catharticum - Fairy Flax
Lathyrus nissolia - Grass Vetchling
Lotus pedunculatus - Greater Birdsfoot Trefoil
Leontodon hispidus -Hawkbit
Centaurea nigra - Knapweed
Trifolium dubium - Lesser Trefoil
Stellaria graminea - Lesser Stitchwort
Ranunculus acris - Meadow Buttercup
Lathyrus pratensis - Meadow Vetchling
Cerastium fontanum Mouse-ear
Leucanthemum vulgare - Oxeye Daisy
Conopodium majus - Pignut
Trifolium pratense - Red Clover
Plantago lanceolata - Ribwort Plantain
Prunella vulgaris - Self-heal
Vicia tetrasperma (annual) - Smooth Tare
Rumex acetosa - Sorrell
Rumex ovina - Sheeps Sorrel
Dactylorhiza fuchsii - Spotted Orchid
Vicia cracca - Tufted Vetch
Achillea millefolium - Yarrow
Rhinanthus minor (annual) - Yellow Rattle

Grasses and rushes:
Agrostis capillaris - Common Bent
Cynosaurus cristatus - Crested dog's-tail
Luzula campestris - Field Wood-rush
Alopecurus pratensis - Meadow Foxtail
Festuca rubra - Red Fescue
Poa trivalis - Rough meadow-grass
Anthoxanthum odoratum - Sweet Vernal Grass
Holcus lanatus - Yorkshire Fog



WEALD MEADOW SEED MIX



WOODLAND AND HEAVY SHADE WILDFLOWER SEED MIX



WETLAND AND POND EDGE WILDFLOWER SEED MIX

3.6 HARD MATERIALS, STREET FURNITURE & LIGHTING

The following pages look at hard materials, furniture and lighting with separate coding for each.

A palette of materials is provided below to use as a guide for the choice of hard materials within Ansty Garden Community. A guide on application within different street types and spaces is provided overleaf.

HARD SURFACE MATERIALS PALETTE:

1. TARMACADAM ROAD & FOOTPATH
2. CONSERVATION KERB
3. TEGULA BLOCK PAVING
4. BLOCK PAVING RAISED TABLE
5. RESIN BONDED SURFACE FINISH
6. RED BLOCK PAVING
7. GRASSCRETE
8. TOP - RESIN BOUND GRAVEL, BOTTOM - SELF BINDING GRAVEL
9. GRANITE OR CONSTITUTED STONE PAVING









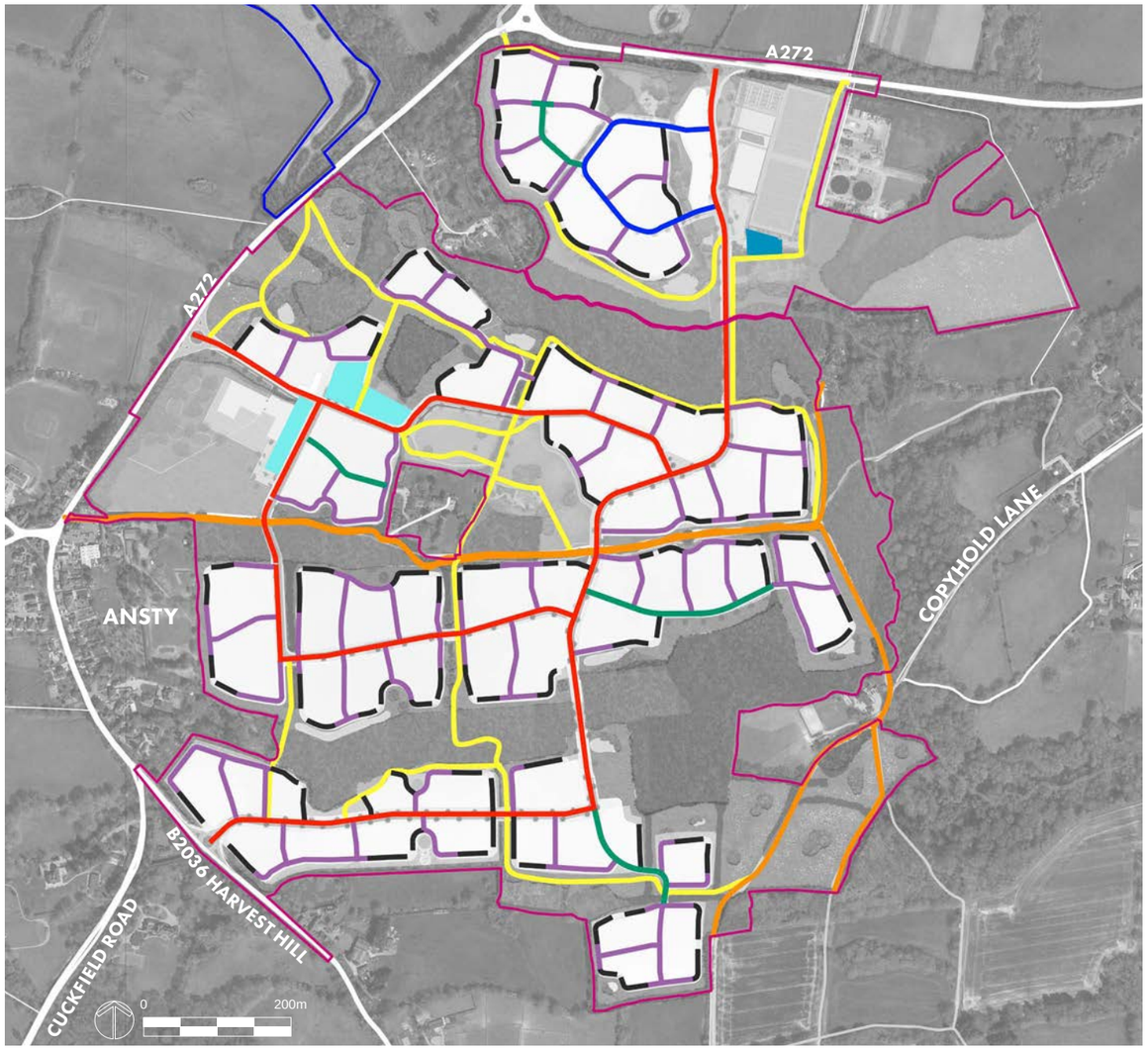












HARD LANDSCAPE STRATEGY

LN36 - HARD MATERIALS PRINCIPLES

- All materials and products ***should*** be locally sourced within the UK
- All materials ***must*** be slip resistant tested to BS 7976 or similar
- All materials in adoptable areas ***must*** be compliant with Ansty adoption standards
- Darker shades ***should*** be used within parking bays to avoid noticeable markings from oil spill and type turning
- Where bespoke or limited materials are used, future supply for repairs and replacement ***must*** be available
- The selection and application of materials for different street typologies ***must*** be consistent with LN37 - Hard Materials Palette.

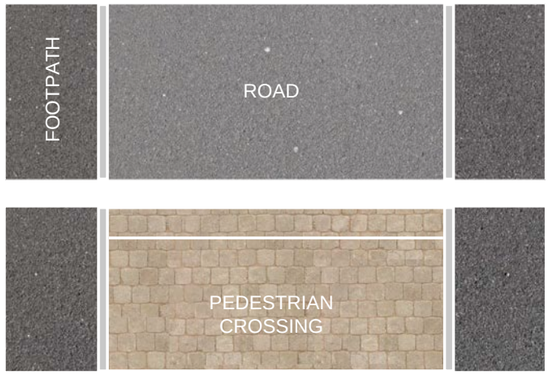
- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- ANSTY AVENUE
- THE CRESCENT
- THE LANES
- THE WALKS
- THE DRIVES
- EXISTING FOOTPATH
- PROPOSED FOOTPATH / CYCLEWAY
- ALLOTMENT CAR PARK
- KEY SPACES

LN37 - HARD MATERIALS PALETTE

ANSTY AVENUE & THE CRESCENT

- Due to heavy use, surfaces ***must*** be robust and easily maintainable, such as tarmacadam, which provides a robust and smooth material
- An injection of quality through the use of concrete conservation kerbs ***could*** be incorporated
- Where required for adoptable areas, materials ***must*** be co-ordinated with local standards

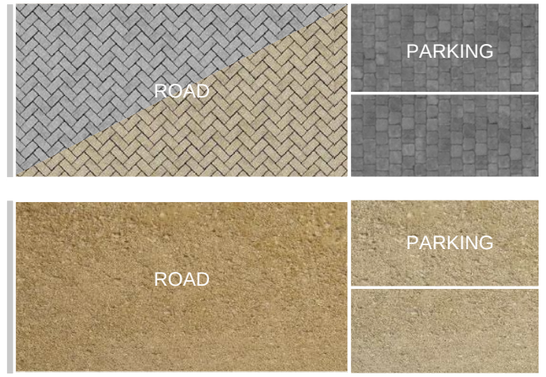
Road Surface: Tarmacadam or block paving, buff on road in pedestrian priority crossing points
Footpaths: Tarmacadam
Kerbs/ edging: Standard or concrete conservation kerbs
Car Parking: Tarmacadam or block paving, dark grey



PARKING COURTS

- To create a softer environment parking courts ***should*** make use block paving
- Block paving ***should*** be set in a herringbone pattern to avoid movement and use darker shades to avoid staining

Road Surface: Block paving, grey/ buff
Footpaths: Key block paving, grey
Kerbs/ Edging: Standard concrete road kerbs
Car Parking: Block paving, dark grey
Self-binding gravel, buff



THE LANES

- Side streets with lower traffic levels ***should*** have a softer appearance and focus on the use of block paving edged in a concrete conservation kerbs or block edging to smaller streets

Road Surface: Tarmacadam or block paving, buff
Red block paving in the local centre/key spaces
Footpaths: Tarmacadam or block paving, buff
Red block paving in the local centre/key spaces
Kerbs/ Edging: Concrete Conservation kerbs, flush and upstand
Car Parking: Block paving, dark grey



ALLOTMENT CAR PARKS

- In keeping with a green approach, the allotment car park ***should*** be primarily a grasscrete product without edging where possible

Road Surface: Grasscrete
Footpaths: Self-binding gravel, buff



THE WALKS

- Shared streets that promote pedestrian-friendly movement ***should*** have a soft appearance
- Options of both tarmacadam and block paving ***should*** be used in combination to suit various situations

Road Surface: Block paving, buff
Red block paving in the local centre/key spaces
Footpaths: Tarmacadam or block paving, buff
Red block paving in the local centre/key spaces
Kerbs/ Edging: Concrete conservation kerbs, flush and upstand
Car Parking: Block paving, dark grey



FOOTPATHS

- Footpaths ***must*** provide a continuous surface sensitive to the environment
- Buff, locally sourced self-binding gravel ***should*** be used to create a permeable softer route
- Where a monolithic smoother and or robust surface is required, tarmacadam or resin bound gravel ***should*** be used

Footpaths: Self-binding gravel, buff
Tarmacadam
Resin bound gravel, buff



THE DRIVES

- Private drives with a shared surface ***must*** promote pedestrian friendly movement
- A mix or either block paving, or resin bonded surface finishing ***should*** be used to create a softer appearance facing green spaces

Road Surface: Block paving or resin surface dressing, buff
Footpaths: Block paving, resin surface dressing, buff
Kerbs/ Edging: Concrete conservation kerbs, flush and upstand
Car Parking: Block paving, dark grey or resin surface dressing, buff



KEY SPACES

- In key spaces, the choice of materials ***can*** be more flexible, but ***must*** reflect a higher quality nature of the environment
- Natural stone and constituted alternative ***could*** be used for large central spaces
- The use of red block paving ***should*** be used to highlight key routes and connections

Roads/footpaths: Natural stone, grey
Red block paving



LIGHTING

A sensitive approach to lighting will focus on only lighting essential routes and connections. It should be ensured that safe and well lit routes are provided, whilst also maintaining low light levels in ecologically sensitive areas.

All lighting recommendations are taken from RPS lighting assessment report, as produced for the outline planning application. Please refer to following report for further details:

BSB14335 - Ansty Farm - Ansty - Lighting Assessment Report LIA-1

LN38 - LIGHTING PRINCIPLES

General:

- Ansty Avenue & The Crescent ***must*** have vertical lighting to aid safe movement around the site
- Proposed green routes/ amenity landscape ***must*** contain sensitive lighting at low levels to allow movement between buildings and across green areas, whilst minimising disturbance to ecology
- Parking areas ***must*** be lit to ensure the safe interaction of vehicle and pedestrian movement
- Use of luminaires with very low and no upward light distribution to limit contribution to sky glow ***must*** be used in sensitive areas
- The mounting height of lighting ***must*** be kept to a minimum to reduce visibility of lighting from a distance, whilst also providing evenly distributed light over road and pathway surfaces
- The selection of lighting equipment ***should*** consider accessories to minimise spill onto adjacent areas
- Glare ***should*** be kept to a minimum by ensuring the main beam angle of luminaires directed towards any potential observer is kept below 70%, or alternatively using higher mounting heights, which will allow for lower beam angles to be installed

Bat Conservation

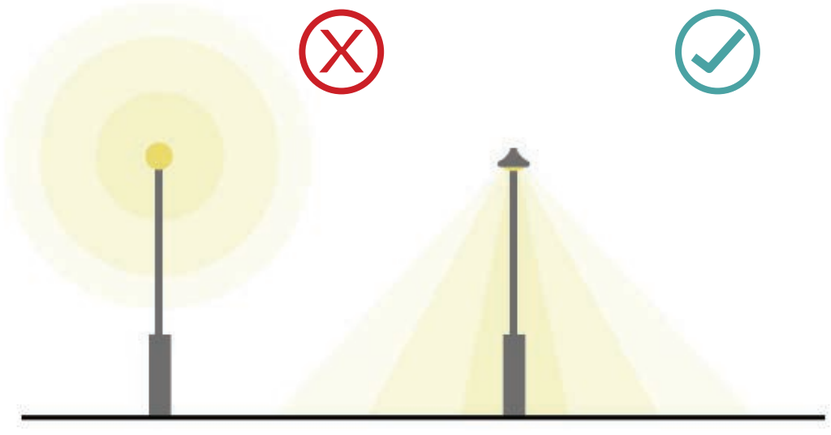
- In order to comply with recommendations made by the Bat Conservation Trust, the following measures ***must*** be implemented in the technology used to deliver the lighting installation:
  - Use of narrow spectrum light sources to lower the range of species affected by lighting
  - Use of light sources that emit minimal ultra-violet light
  - Lights that peak higher than 550 nm
  - Avoidance of white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are installed in order to manage the blue short wavelength content they will be of a warm / neutral colour temperature >3,000 Kelvin

Effects of lighting on different receptors:

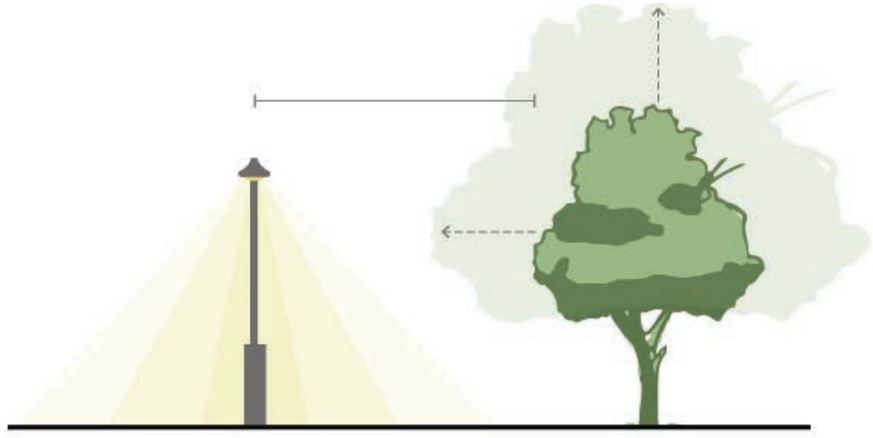
- Consideration ***should*** be given to the effects of lighting on different potential receptors of landscape, including:
  - Specific areas or features of historical or wildlife interest such as conservation areas, listed buildings, nature reserves or known populations of rare species
  - Dark landscapes and other relevant countryside designations that may be included in structure or local plans
  - The appearance of the landscape by day, including the effects of lighting apparatus on skylines, key views, and landscape character generally
  - Local residents, especially where bedrooms may be affected by increased light levels at night
  - Astronomers, including local observers and astronomical societies, as well as any scientific observatories
  - Motorists, cyclists and pedestrians, together with any traffic lights, junctions or transport signalling systems in the locality



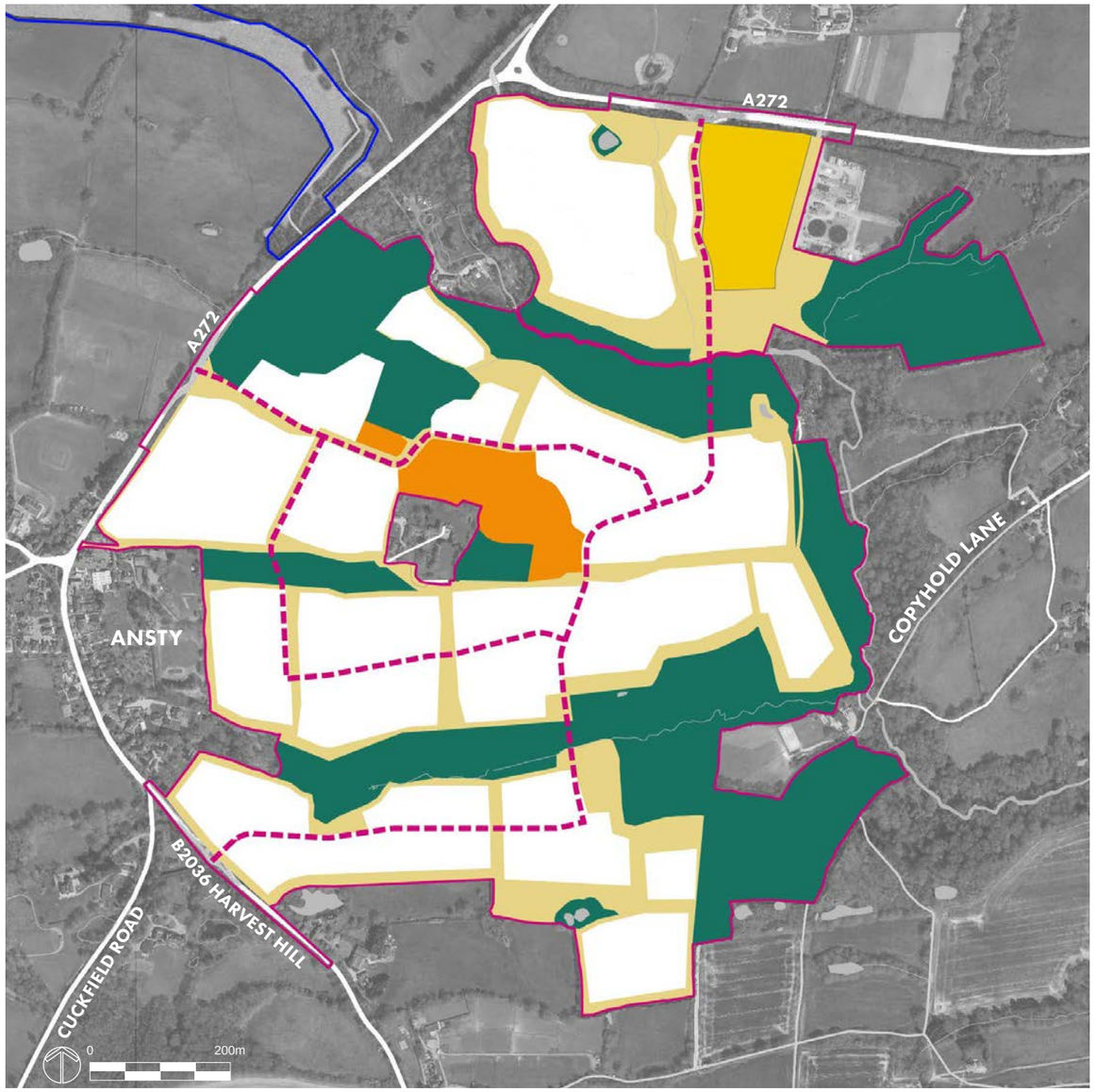
REDUCING SPILL LIGHT



REDUCING SKY GLOW



ENSURE EXPECTED GROWTH OF TREE CANOPIES DOES NOT CLASH WITH STREET LIGHTING OR VISIBILITY SPLAYS



LIGHTING STRATEGY

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- PROTECTED/ NO LIGHTING
- CONTROLLED, LOW LEVEL LIGHTING TO KEY ROUTES
- CONTROLLED, LOW LEVEL LIGHTING TO KEY ROUTES & SPACES
- SPORTS LIGHTING
- STREET LIGHTING

LN39 - LIGHTING STANDARDS

The final lighting scheme to the proposed development ***must*** be calculated and designed to meet the following criteria, regulations, standards and guidelines:

Regulations:

- Health & Safety at Work etc, 1974
- Health & Safety Commission, Approved Code of Practice 1992
- Regulations 8 of the Workplace (Health, Safety and Welfare) Regulations 1992 (Lighting)

Good Practice Guidance:

- International Commission on Illumination (CIE)
- CIE 115 - Recommendations for the lighting of roads for motor and pedestrian traffic Second Edition (2010)
- CIE 136-2000 Guide to the Lighting of Urban Areas (2000)
- Society of Light and Lighting (SLL) – Code of Lighting
- Society of Light and Lighting – Lighting Guides
- Society of Light and Lighting – Fact Files

British Standards Institution (BSI):

- BS EN 13201-2 Road Lighting
- BS5489-1: Code of practice for the design of road lighting Part 1 : Lighting of Roads and public amenity areas

The Institution of Lighting Professionals (ILP):

- Lighting the Environment: A Guide to Good Urban Lighting, 1995 (ILP)

Bat Conservation Trust:

- Artificial Lighting and Wildlife



FEATURE LIGHTING



LOW LEVEL LIGHTING



FLOOD LIGHTING



STREET LIGHTING

SIGNAGE

Signage plays a vital role in the furniture strategy and a well-executed site-wide signage strategy is an essential element in effectively guiding visitors, enhancing navigation, and facilitating seamless communication within a complex environment.

The adjacent plan indicates the different types of signage which should be used across the site, with precedent images provided below. This should be read in conjunction with Section 4.5, Wayfinding & Legibility.

LN40 - SIGNAGE

- All materials and products ***should*** be locally sourced within the UK. FSC timber ***should*** be used
- All furniture ***should*** be tested to BSEN581 or BSEN ISO 1461
- All furniture ***should*** include metal feet and fittings in contact with ground
- All graphics, symbols and text on signage ***must*** be set out to accessible standards to ensure legibility for all



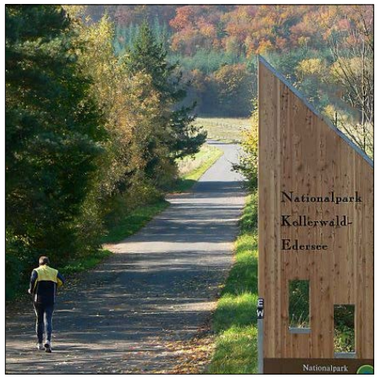
WAY-FINDING



WAY-FINDING



WAY-FINDING



ENTRY SIGNAGE



INFORMATION & INTERPRETATION



THEMED 'PLAY ALONG THE WAY'



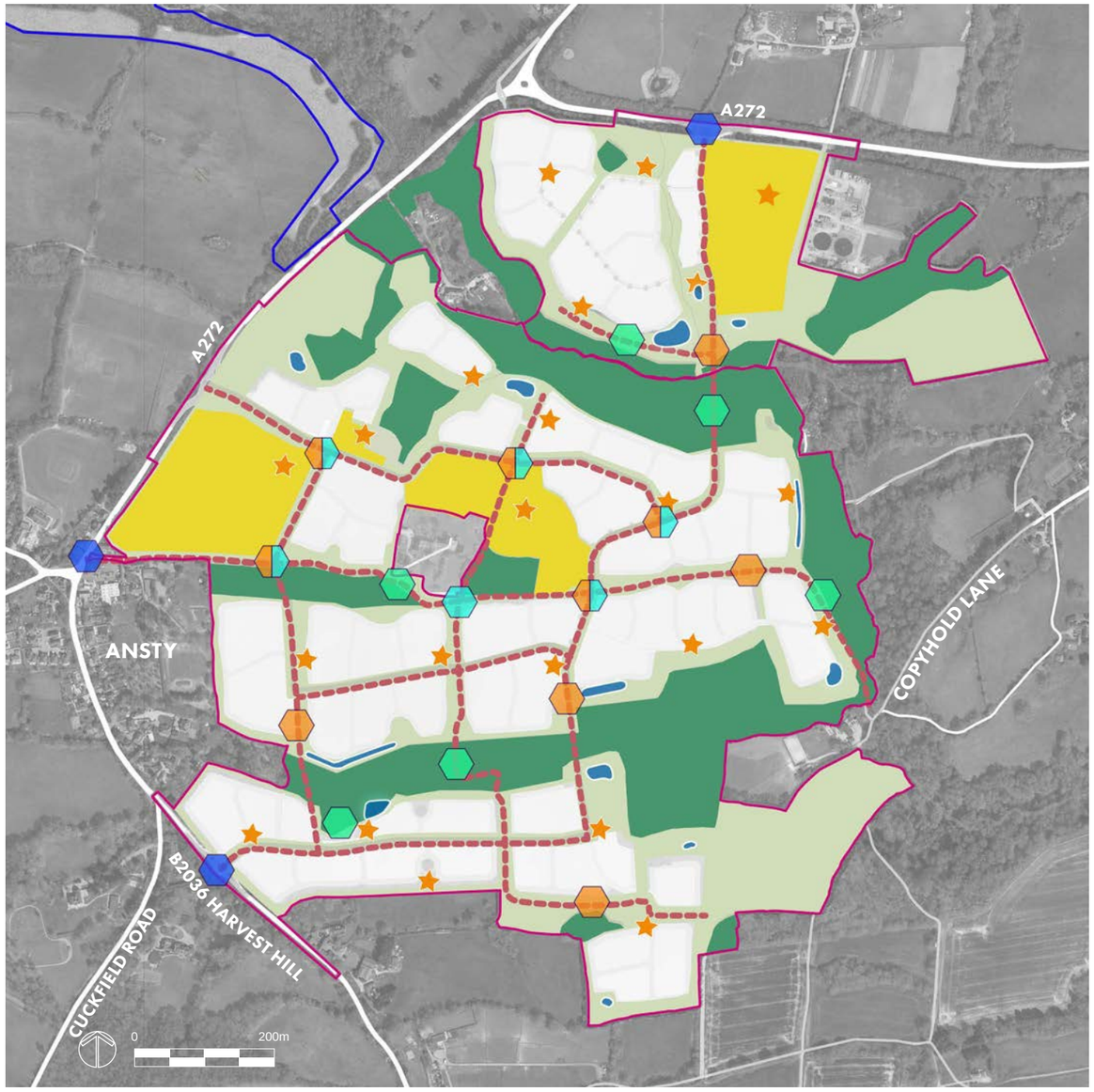
ENTRY SIGNAGE



INFORMATION & INTERPRETATION



THEMED 'PLAY ALONG THE WAY'



SIGNAGE STRATEGY

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- ENTRY SIGNAGE
- INFORMATION / INTERPRETATION SIGNAGE
- THEMED 'PLAY ALONG THE WAY'
- WAY-FINDING
- INDICATIVE SUDS LOCATION
- DESTINATION POINT

FURNITURE

The combination of well-placed signage and furniture makes spaces that are more enjoyable to use, providing regular resting locations and helping to link spaces together, guiding people through the landscape.

LN41 - FURNITURE

Strategy - urban and peri-urban:

- Furniture within the landscape areas, green routes and open spaces ***should*** make use of larger robust timber elements, rustic in nature and robust
- In more urban areas, the design of furniture ***could*** be more contemporary, but ***should*** still functional with back and arm rests

Key spaces and play:

- Public spaces, play areas and other key spaces provide the opportunity for integrated seating and signage. Within these areas the use of metal and concrete materials ***could*** be included to the design of bespoke seating or integrated solutions

Location - key routes and junctions:

- Properly locating furniture along key routes and junctions can enhance the overall flow and visual appeal of a space or site. Each location ***should*** be carefully considered taking into account the traffic flow of the area, required functionality, any focal points and views, the proportions and scale of the space and the styles and aesthetics
- Regular resting opportunities ***must*** be provided. In central areas, such as the village centre, a resting location ***should*** be provided every 100m
- All materials and products ***should*** be locally sourced within the UK
- All furniture ***should*** be tested to BSEN581 or BSEN ISO 1461
- All furniture ***should*** include metal feet and fittings in contact with ground

Materials:



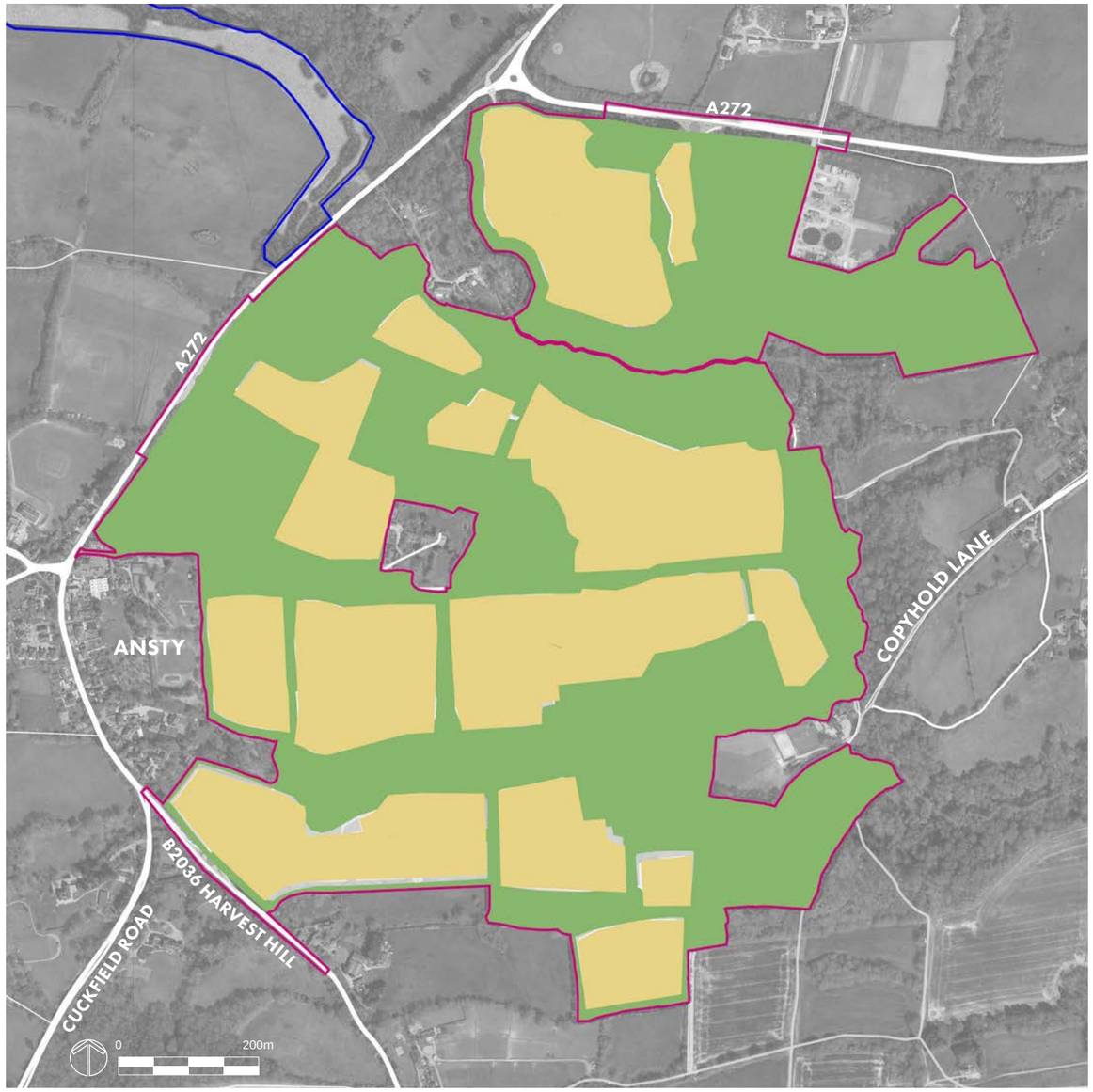
Timber
- All hard and soft wood timber ***must*** be FSC and treated appropriately
- Douglas fir ***could*** be considered as a UK option



Metal - painted
- Fixtures and fitting ***must*** be finished with Powder Coating, RAL 7016
- Alternative colours within play area and keys spaces ***could*** be used



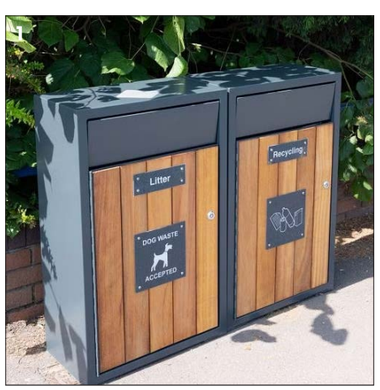
Metal
- Stainless steel ***should*** be used, with a brushed finish
- Galvanised finishes ***must*** be avoided



FURNITURE STRATEGY

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- PERI - URBAN
- URBAN

1 DOUBLE WASTE STREAM BIN, TIMBER CLAD
2 CONTEMPORARY
3 TIMBER BENCH WITH BACK REST
4 TRADITIONAL TIMBER BENCH









4.0

STREETSCAPE & MOVEMENT

The National Design Guide says that a well-designed place is accessible and easy to move around. It also encapsulates quality streetscapes, with appropriate scale and proportion that encourages social interaction, whist balancing the functions of place and movement. Streets and roads make up three-quarters of all public space, thus, how they are designed has a significant impact on people's lives. This chapter covers the following elements of streetscape and movement design:

4.1: A CONNECTED NETWORK
4.2: SITE ACCESS
4.3: SUSTAINABLE & ACTIVE TRAVEL
4.4: STREET HIERARCHY
4.5: WAYFINDING & LEGIBILITY
4.6: PARKING & SERVICING

4.0

STREETSCAPE & MOVEMENT

4.1 A CONNECTED NETWORK

A connected network and hierarchy of routes for all modes of transport form the circulatory system of any settlement and its design will determine how easy and safe it is to get around for all and how it links destinations to public transport. These issues are particularly important when coding for large sites such as Ansty Garden Community and their physical connectivity.

Principle DG8 of the MSDG sets out principles on how to 'Establish a clear movement network that connects with the surrounding area', which are woven into the adjacent design code box, M01.

A key characteristic of the High Weald is the extensive network of routeways, which form an interconnected radiating pattern linking the High Weald with the surrounding area. The HWHCG states, "*Settlement form grew out of the existing routeway pattern, and new development needs to be integrated into this established and important network so that it reflects this characteristic close relationship between routeways and settlement pattern*" (DG2, p14).

THE STREET NETWORK

Permeability is also a key characteristic of settlements in and around the AONB, and it is noted, "*it is important for new development to sit successfully as an integrated piece of the village that people can walk and travel through, rather than a separate 'estate' that they travel into. This also helps encourage interaction between existing and new residents*" (MSDG, DG2, p14). The coding in the adjacent box ensures the street network within Ansty Garden Community is well-connected to the surrounding movement network for both vehicular and non-vehicular modes. It also ensures ease of movement for pedestrians and cyclists is prioritised over that of vehicles.

Further information on the street hierarchy and street design is provided in Section 4.4 on pages 83-93. The adjacent box provides the coding for a connected network.

M01 - A CONNECTED NETWORK

- The network ***must*** provide a variety and choice of routes for all modes and follow a spatial and visual hierarchy
- The network ***must*** create direct, attractive and safe connections for pedestrians, cyclists and vehicular modes, allowing people to make efficient journeys following natural desire lines
- The network ***must*** link with existing routes around the site
- The network ***must*** link into the existing PRoW network, plugging the site into the existing surrounding routeway network
- The natural topography of the site ***should*** be sensitively accommodated in order to avoid steep gradients
- Ansty Avenue, The Crescent and The Lanes ***must*** have more than one connection to another street, providing a flexible and robust movement function
- The Walks and The Drives ***can*** be cul-de-sacs, used for accessing particular residential neighbourhoods only, rather than wider movement functions. However, they ***should*** still be connected for non-vehicular modes to allow non-vehicular permeability
- Filtered permeability ***should*** be used in order to control the movement of cars and delivery vehicles, whilst still enabling cyclists and pedestrians to pass through, e.g. restricting streets at certain times of day, or closing off a connection to vehicles completely
- Streets ***must*** have passive surveillance from built form, good lighting and sufficient levels of activity to ensure people feel safe and secure using the streets

SITE BOUNDARY

PARKLAND RESERVE BOUNDARY

EXISTING LONG-DISTANCE FOOTPATH

EXISTING PUBLIC RIGHT OF WAY

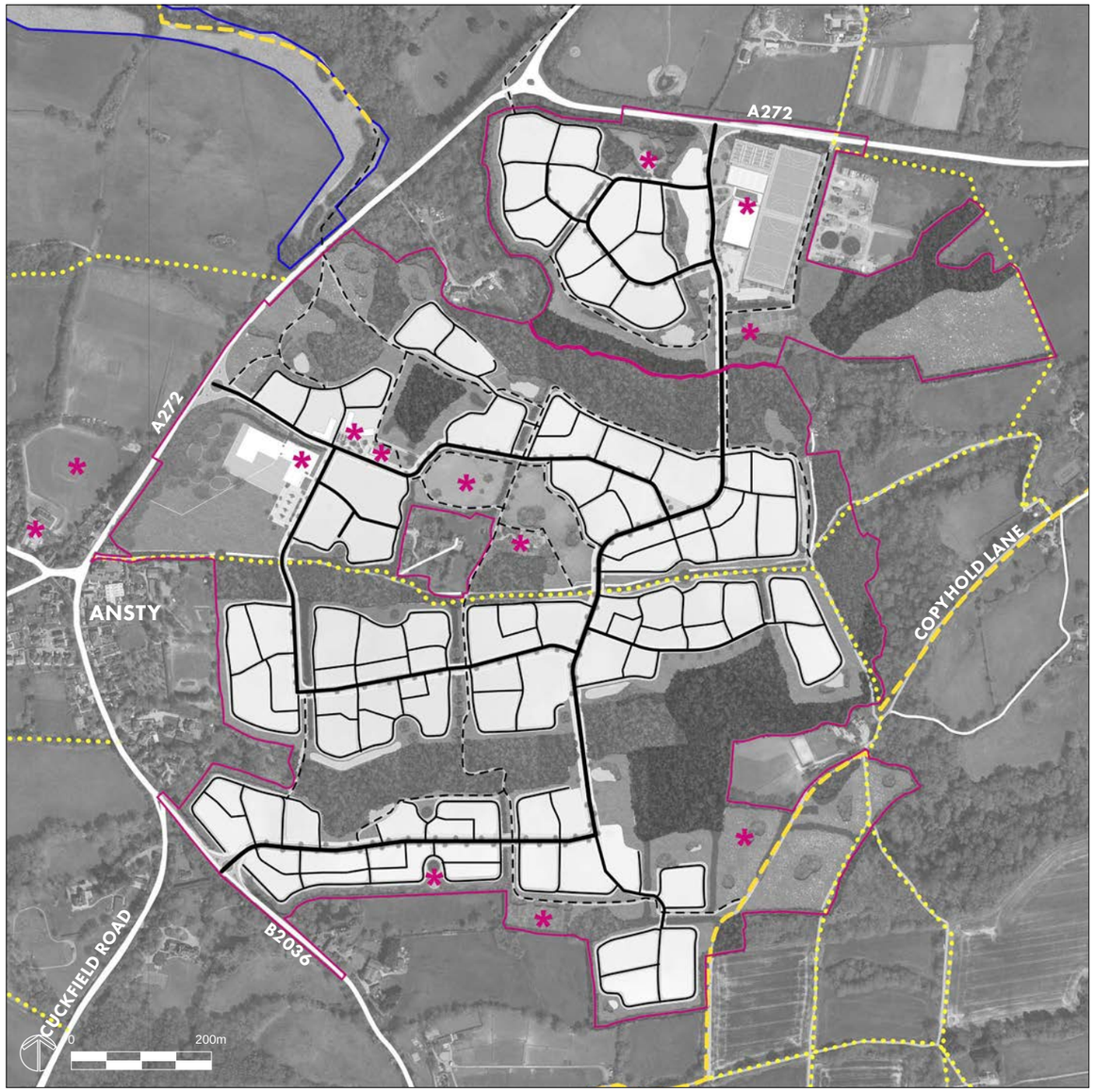
EXISTING STREET

NEW STREET WITHIN ANSTY GARDEN COMMUNITY

NEW FOOTPATH WITHIN ANSTY GARDEN COMMUNITY

SITE ACCESS

DESTINATION (COMMUNITY/RETAIL/OPEN SPACE/ SPORTS/PLAY/ALLOTMENTS)



A CONNECTED NETWORK

4.2 SITE ACCESS

Three vehicular site access points are proposed as follows:

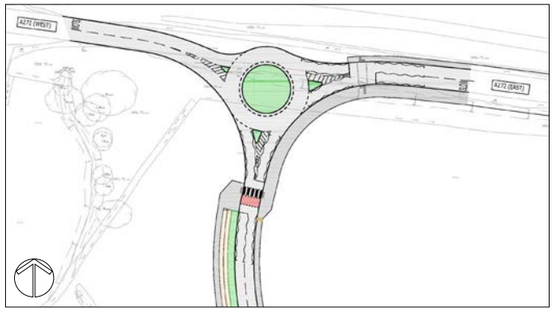
- On the northern edge of the site onto the A272
- On the western edge of the site onto the A272
- On the south-western edge of the site onto the B2036 Harvest Hill.

All three comprise standard three-arm roundabouts, including a continuation of the internal foot/cycleway within the site to link into the existing foot/cylceway network.

The site will also be accessible by existing and new foot and cycle paths, as indicated on the adjacent plan.

M02 - SITE ACCESS

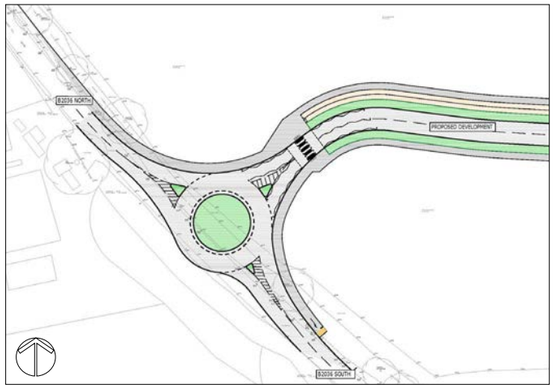
- Existing pedestrian and cycle access points ***must*** be retained
- Primary pedestrian and cycle access ***must*** be suitable for wheelchair, pushchair and cargo bicycles to use, and any landscape elements ***must*** be regularly maintained so as to be kept clear for users
- Vehicular access ***must*** be delivered from the A272 in two locations and from one location on the B2036
- The vehicular access points ***must*** also connect the proposed footways/cycleways within the site to existing provision on the surrounding streets
- Vehicular access points ***should*** be made attractive through the inclusion of planted elements and highways signage ***should*** be kept to a minimum
- The landscape proposals ***must*** be designed for longevity, considering maintenance regimes and the future management of the access points, in order to provide a design solution that is as high-quality and as relevant in the future as it will be at the completion of the works



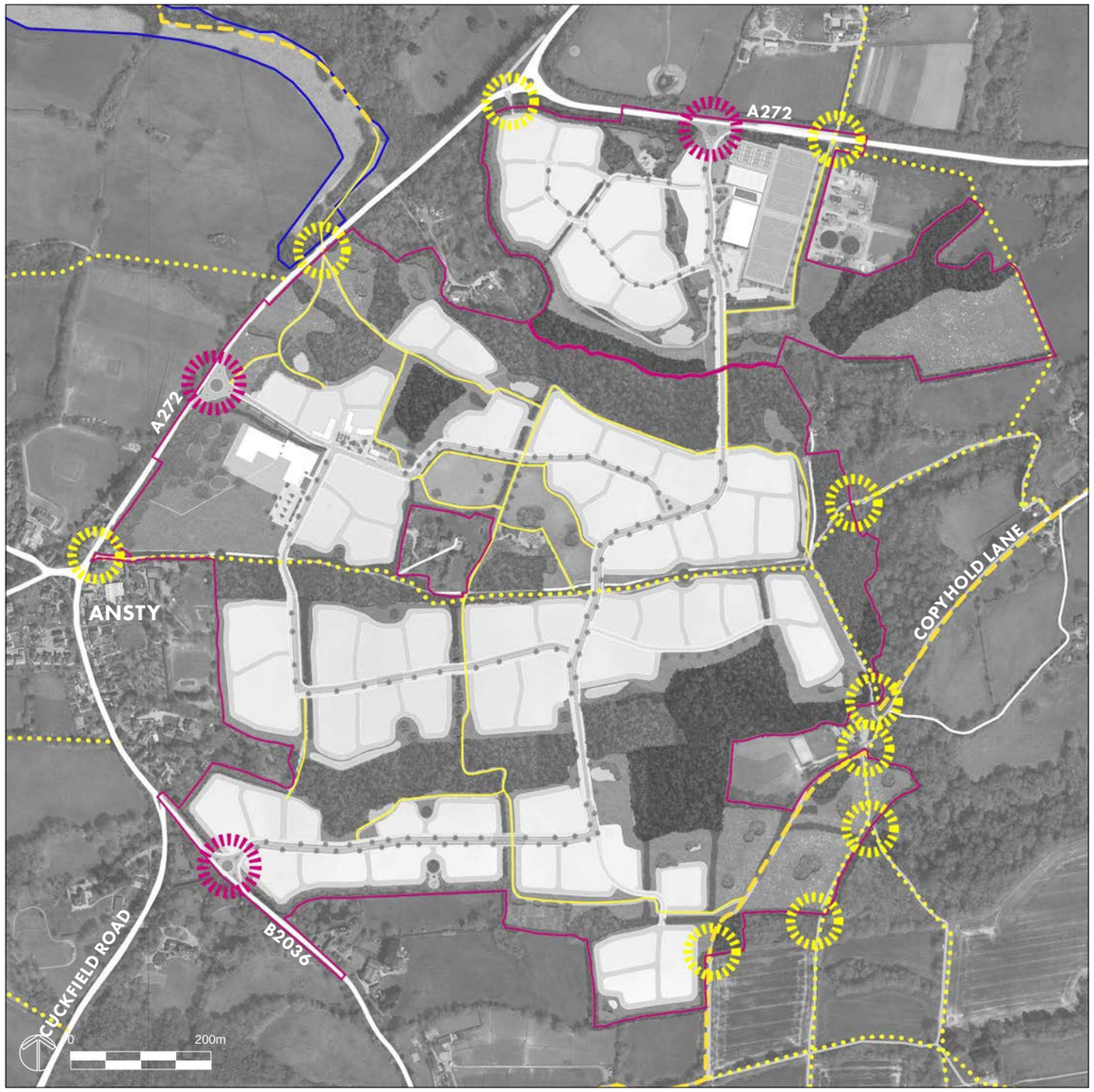
1. NORTHERN SITE ACCESS FROM A272 (ARDENT)



2. WESTERN SITE ACCESS FROM A272 (ARDENT)



3. SOUTHERN SITE ACCESS FROM B2036 (ARDENT)



SITE ACCESS LOCATION PLAN

SITE BOUNDARY

PARKLAND RESERVE BOUNDARY

PRIMARY ACCESS

PEDESTRIAN/CYCLE ACCESS

EXISTING STREET NETWORK

EXISTING PUBLIC RIGHT OF WAY

NEW FOOTPATH THROUGH ANSTY GARDEN COMMUNITY

4.3 SUSTAINABLE & ACTIVE TRAVEL

PUBLIC TRANSPORT

Access to public transport is key to providing people with choice for everyday journeys beyond the immediate neighbourhood, such as to Cuckfield and Haywards Heath, local schools and employment locations. Good access to public transport will help to reduce reliance on the private car. This adheres to principle DG9 of the MSCD Design Guide, '*Reduce reliance on the private car*', also in line with the recommendations within Manual for Streets.

Ansty Garden Community provides the opportunity to vastly improve public transport provision within the area, as well as support, encourage and enable sustainable and active travel. A mobility hub will be provided within the local centre, incorporating the features recommended by Collaborative Mobility UK (CoMo). The mobility hub is to include the following elements as a minimum, however, further 'desirable' elements are suggested to enhance the mobility hub further:

Essential:
- One high quality public transport option serving the development, i.e. bus route
- One high quality shared mobility option, e.g. bike share / e-scooter / car club parking
- Clear signage
- Located in prominent, well-lit location
- Safe crossings
- Compatible with accessibility guidance
- Information on what the hub is at the site
- Co-located with linking signage
- Easily accessible timetables
- Street lighting
- Prominently located
- Covered seating/waiting area.

Desirable:
- Cycle parking
- Car Club bay
- Safe cycle routes, i.e. LTN 1/20 network
- A network of hubs with real time data
- Package delivery lockers, e.g. Amazon lockers.

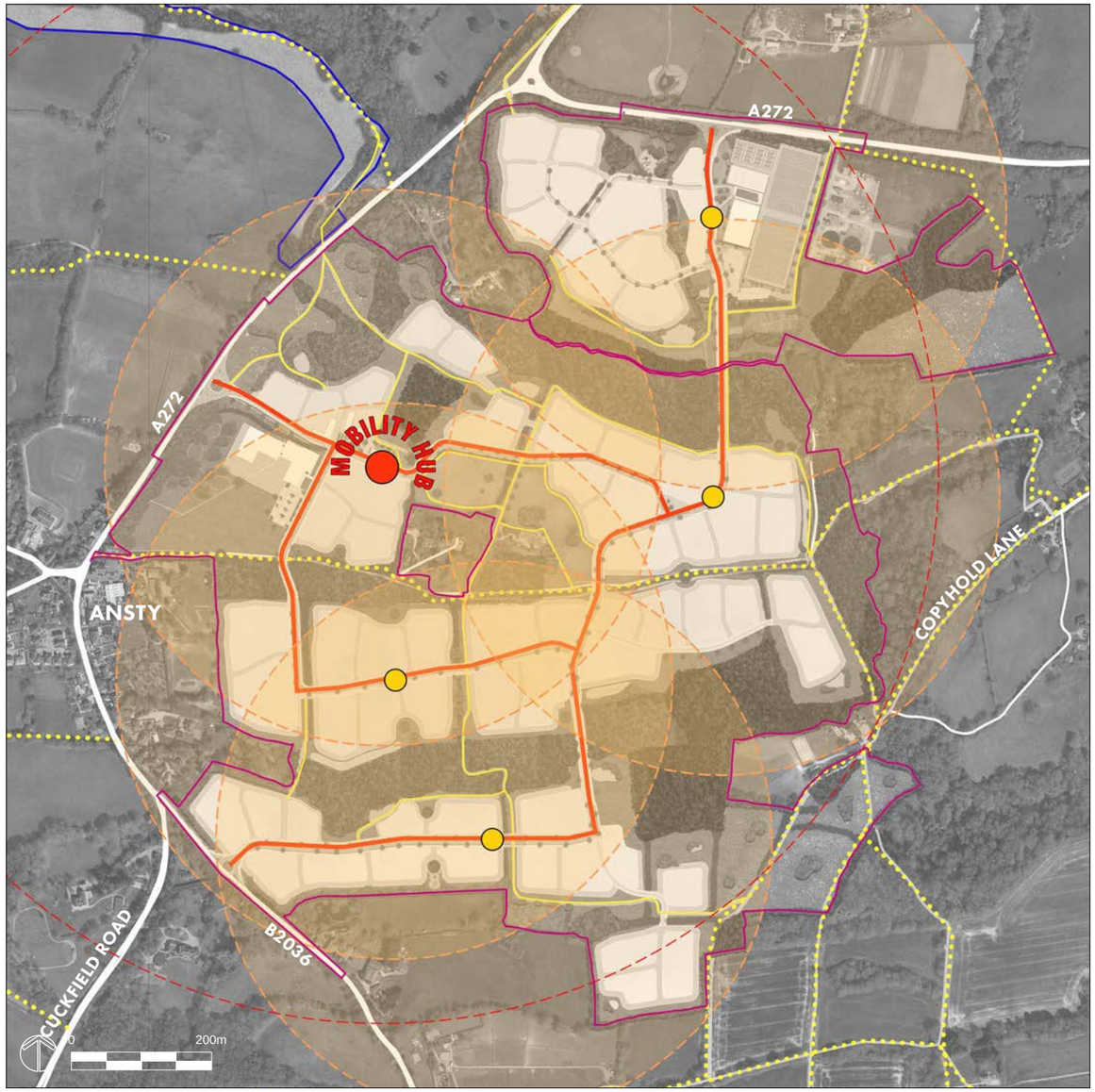
This facility is to be complemented by a network of mini-mobility hubs, which will include all the 'essential' elements of the main mobility hub, plus the following 'desirable' elements, as a minimum:
- Cycle parking
- Safe cycle routes, i.e. LTN 1/20 network
- A network of hubs with Real Time Data.

This will enable bus services to stop within a five minute walk of all new dwellings. The exact route of the bus service is subject to discussion with local bus providers, which at the time of writing is on-going. A suggested bus route and suitable locations of the main mobility hub and mini-mobility hubs, which achieve the desirable walking distances, is provided in the adjacent plan.

Further information on CoMo mobility hubs and accreditation can be found at https://www.como.org.uk/

M03 - PUBLIC TRANSPORT

- A mobility hub ***must*** be provided within the local centre, which ***must*** include all essential elements listed on this page, plus the following desirable elements (as a minimum), in order to achieve gold standard CoMo UK accreditation:
  - Cycle parking
  - Car club bay
  - Safe cycle routes, i.e. LTN 1/20 network
  - A network of hubs with Real Time Data
  - Package delivery lockers, e.g. Amazon lockers.
- Bus stops ***must*** be provided within a maximum of ten minutes' walk from all dwellings, and ideally within five minutes' walk
- Mini-mobility hubs ***must*** be provided alongside the network of bus stops, which ***should*** incorporate all essential elements listed on this page, plus the following desirable elements (as a minimum), in order to achieve silver standard CoMo UK accreditation:
  - Cycle parking
  - Safe cycle routes, i.e. LTN 1/20 network
  - A network of hubs with Real Time Data.
- A new or extended bus route ***must*** be created connecting to Cuckfield and Haywards Heath, and potentially Burgess Hill, through Ansty Garden Community, to be confirmed with local bus operators
- An attractive network of safe and convenient foot and cycle paths ***must*** be created to provide links to the bus stops
- All bus stops ***must*** be accessible for people of all ages and abilities
- A car club ***should*** be delivered on site



PUBLIC TRANSPORT

SITE BOUNDARY
PARKLAND RESERVE BOUNDARY
STREET WITH POTENTIAL TO ACCOMMODATE BUS ROUTE
EXISTING PUBLIC RIGHT OF WAY
NEW FOOTPATH THROUGH ANSTY GARDEN COMMUNITY
MOBILITY HUB
MINI-MOBILITY HUB
400 M / 5 MIN WALK ISOCHRONE TO MINI-MOBILITY HUB
800 M / 10 MIN WALK ISOCHRONE TO MOBILITY HUB

ACTIVE TRAVEL

Active travel refers to non-motorised and sustainable forms of transport, primarily walking and cycling. Prioritising active travel is about making walking and cycling easy, comfortable and attractive for all users, so they are seen as genuine choices for travel on local journeys within Ansty Garden Community, and to surrounding nearby destinations. Indeed, the High Weald Housing Design Guide notes "*Often, the most direct routes between existing settlements are via footpaths and bridleways rather than via public roads*" (DG2, p14). Ansty Garden Community aims to help more people experience the benefits of cycling and walking, while reducing reliance on car travel, capitalising on the existing active travel networks in the surrounding area.

When designing streets, the user hierarchy priority must consider the needs of pedestrians and cyclists first, then public transport, service and emergency vehicles and only then motor vehicles, set out within Manual for Streets (MfS) and Principle DG9, MSDDG.

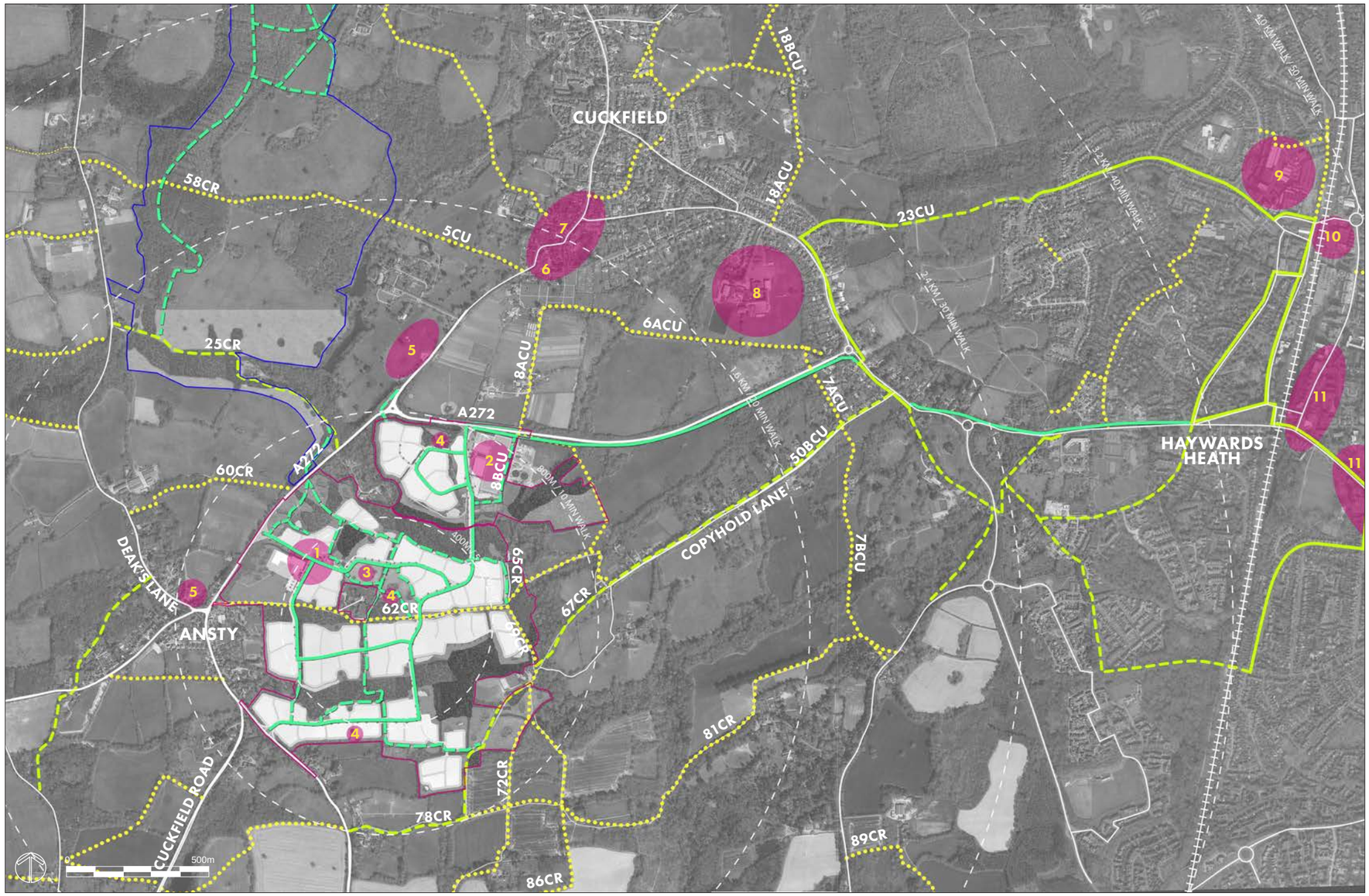
The adjacent plan illustrates the network of pedestrian and cycle routes currently within the area and proposed new/ upgraded routes, on and off-site, which link Ansty Garden Community to surrounding key destinations.

M04 - ACTIVE TRAVEL

- Active travel and the needs of pedestrians and cyclists, ***must*** be the top priority when designing streets and movement networks, following the User Hierarchy, set out below this box
- Active travel routes ***must*** connect with public transport routes and existing walking and cyclist routes in order to create an integrated network
- A suite of both on-site new routes and off-site upgrades/new routes ***must*** be provided in order to comprehensively connect the site into the wider network and to off-site destinations

CONSIDER FIRST	PEDESTRIANS
	CYCLISTS
	PUBLIC TRANSPORT USERS
	SPECIALIST SERVICE VEHICLES (EG EMERGENCY SERVICES, WASTE, ETC)
CONSIDER LAST	OTHER MOTOR TRAFFIC

USER HIERARCHY FROM MANUAL FOR STREETS & MSDG PRINCIPLE DG9



ACTIVE TRAVEL

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- ROAD NETWORK
- NEW FOOT/CYCLEWAY
- NEW OFF-STREET FOOT/CYCLE PATH
- EXISTING ON-STREET CYCLE PATH
- EXISTING BRIDLEWAY
- EXISTING PUBLIC RIGHT OF WAY

KEY DESTINATION:

1. ANSTY GARDEN COMMUNITY LOCAL CENTRE, SCHOOLS & CARE HOME
2. ANSTY GARDEN COMMUNITY SPORTS HUB
3. ANSTY COMMON
4. ANSTY GARDEN COMMUNITY FORMAL PLAY AREAS
5. ANSTY CRICKET & FOOTBALL CLUB/CUCKFIELD CRICKET CLUB
6. HOLY TRINITY CHURCH
7. CUCKFIELD HIGH STREET
8. WARDEN PARK ACADEMY SECONDARY SCHOOL
9. HAYWARDS HEATH HOSPITAL
10. HAYWARDS HEATH STATION
11. HAYWARDS HEATH TOWN CENTRE

WALKING & CYCLING ROUTES

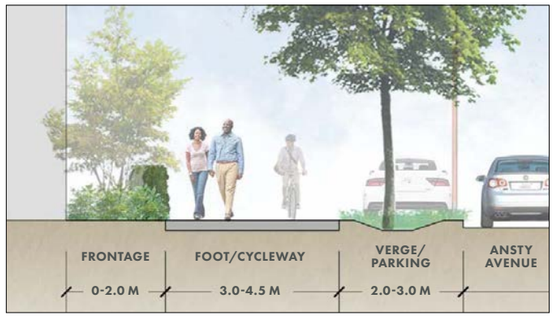
Walking and cycling accessibility is an essential element of the scheme design across the site, with consideration given to pavement widths, street furniture, lighting, and frequency and types of crossing points, amongst other things. The adjacent pedestrian and cycle route plan illustrates the position of the proposed foot and cycle paths across the site. Note, it is not exhaustive and the exact routes will depend on the detailed design of the site.

The streets provide varying levels of walking and cycling provision, set out on the adjacent plan and explained further in Section 3.4. This provides safe, dedicated routes for cyclists and pedestrians to access main destinations, such as the local centre and schools, along a continuous route.

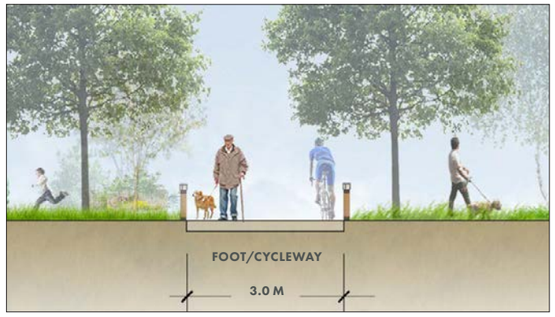
Separate walking and cycling routes are provided through green spaces, away from the street network, creating a quieter network enabling interaction with nature. The design and use of materials on these routes is set out within the Landscape and Nature chapter on pages 70 and 71, and geometry requirements are set out in the box below.

M05 - PEDESTRIAN/CYCLE ROUTES

- Routes ***must*** be continuous, clear, relatively direct, attractive, well-lit, well-surfaced and maintained, and overlooked by buildings as far as possible to ensure natural surveillance
- All ages and abilities ***must*** be considered when designing for pedestrian and cycle routes
- Frequent benches ***should*** be provided along walking routes to provide places to rest for those less able
- Routes which pass through tree root protection zones or within 15 m of Ancient Woodland ***must*** employ no-dig solutions to safeguard below-ground root networks and sensitive ecological environments
- All footpaths ***must*** be a minimum of 2 m in width
- Shared foot/cycleways ***must*** be a minimum of 3 m in width, and separated from traffic by a verge, where possible
- Surfacing materials ***must*** comply with the coding as set out within Section 3.6 Hard materials, street furniture & lighting, pages 70-71
- A range of walking and cycling routes ***should*** be provided to give residents different options of environments through which they wish to travel i.e. on-street/off-street, busy/quiet, urban/rural



SHARED FOOT/CYCLEWAY ALONG ANSTY AVENUE



FOOT/CYCLEWAY THROUGH OPEN SPACE







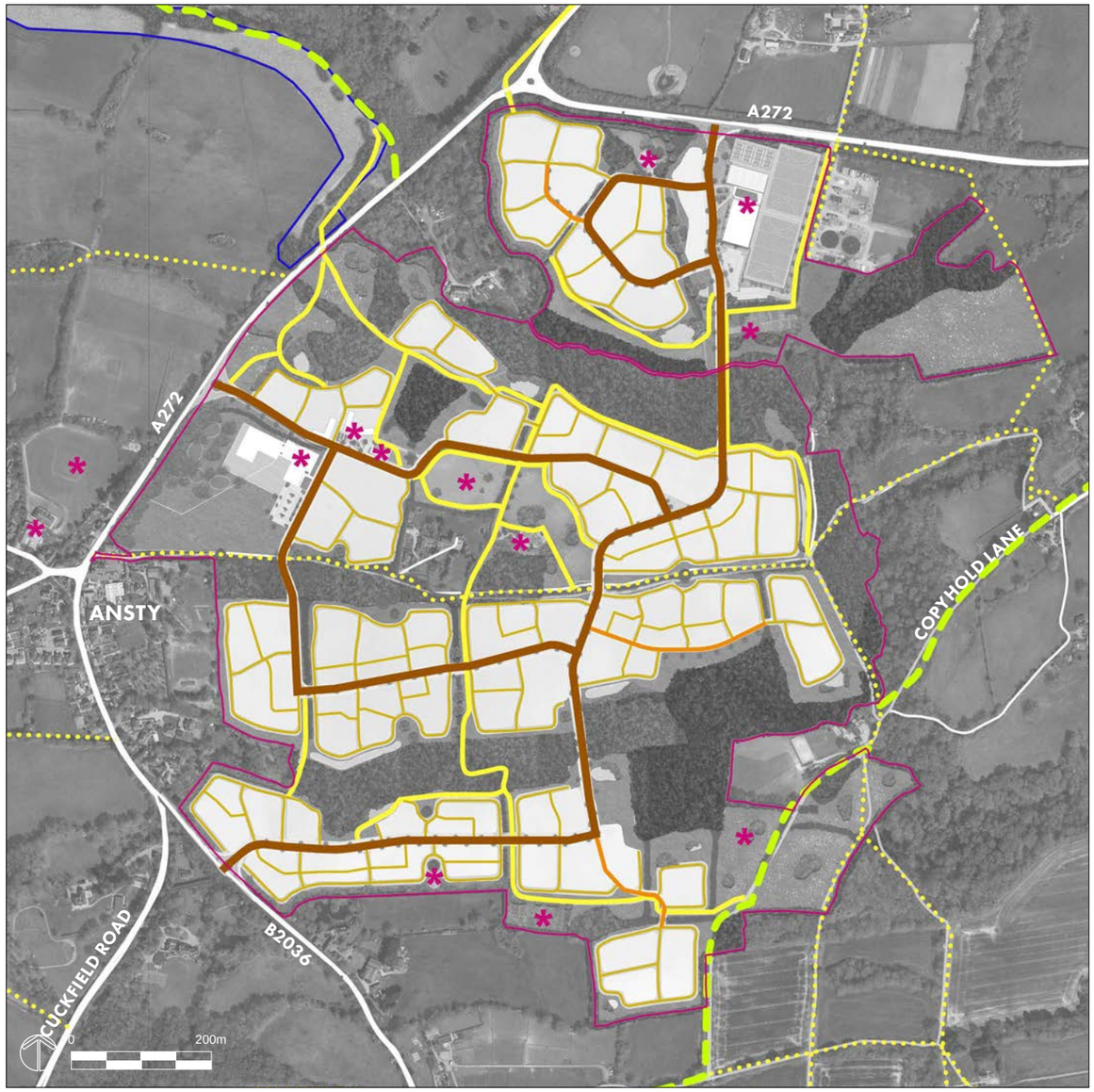


1 3 M WIDE CYCLE PATH THROUGH OPEN SPACE

2 2 M WIDE FOOTPATH WITH VERGE BETWEEN FOOTPATH AND STREET

3 INFORMAL MOWN FOOTPATH THROUGH OPEN SPACE

4 5 M WIDE MULTI-USE PATH, SELF-BINDING GRAVEL



WALKING & CYCLING ROUTES

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- STREET WITH SEGREGATED FOOT/CYCLEWAY ONE SIDE & FOOTWAY THE OTHER
- CYCLING ACCOMMODATED ON-STREET WITH PAVEMENTS EITHER SIDE
- SHARED STREET WITH PEDESTRIANS & CYCLISTS GIVEN PRIORITY
- NEW FOOTPATH THROUGH ANSTY GARDEN COMMUNITY
- EXISTING LONG-DISTANCE FOOTPATH
- EXISTING PUBLIC RIGHT OF WAY
- DESTINATION (COMMUNITY/RETAIL/OPEN SPACE/SPORTS/PLAY/ALLOTMENTS)

JUNCTIONS & CROSSINGS

The way that people are able to manoeuvre across streets and junctions affects the interaction between all road users. The safety and quality of the design is integral to encouraging walking and cycling, and the choice of junction design influences where built form may be positioned, and therefore the quality of the street as a public space.

Formal crossing facilities may be used on all street types, but are generally more appropriate on primary streets where pedestrian and traffic volumes are likely to be higher compared to local residential streets. Locating a crossing on the pedestrian or cycle desire line will help to promote active travel and reduce accident risks by enabling a safe direct route, which users are more likely to use.

Manual for Streets sets out detail on different types of crossing that may be appropriate. The High Weald Housing Design Guide also recommends in GD3, p19, "*The character of the junction should reflect that of the locality and the scale of development*". The choice of junction design will depend on factors including the expected volume of traffic, the number of cycle and pedestrian movements, capacity, crossing locations, vehicle speeds, and adjacent land uses (e.g. residential, local centre or school).

The adjacent plan highlights the key pedestrian and cycle routes and desire lines, and major and minor junctions and crossings along the way. Major junctions involve the interaction between Ansty Avenue and The Crescent, which will require a more formal arrangement to ensure the safety of pedestrian and cycle movement. The use of Copenhagen crossings is encouraged, where continuous pavement crossings act as extensions of the pedestrian space, and cycle lanes where applicable, across the carriageway of a side street at intersections with Ansty Avenue and The Crescent. Minor junctions involve the interaction between Ansty Avenue/The Crescent and lower order streets, where raised tables and tighter corner radii would be expected.

Major crossings involve the interaction between an off-road foot/cyclepath and Ansty Avenue/The Crescent, where a more formal crossing, such as a raised parallel crossing incorporating both cycle and pedestrian movement, would be expected. Elsewhere, uncontrolled pedestrian crossings using dropped kerbs and tactile paving are expected. The adjacent precedent images illustrate the types of junctions and crossings that are appropriate within Ansty Garden Community.





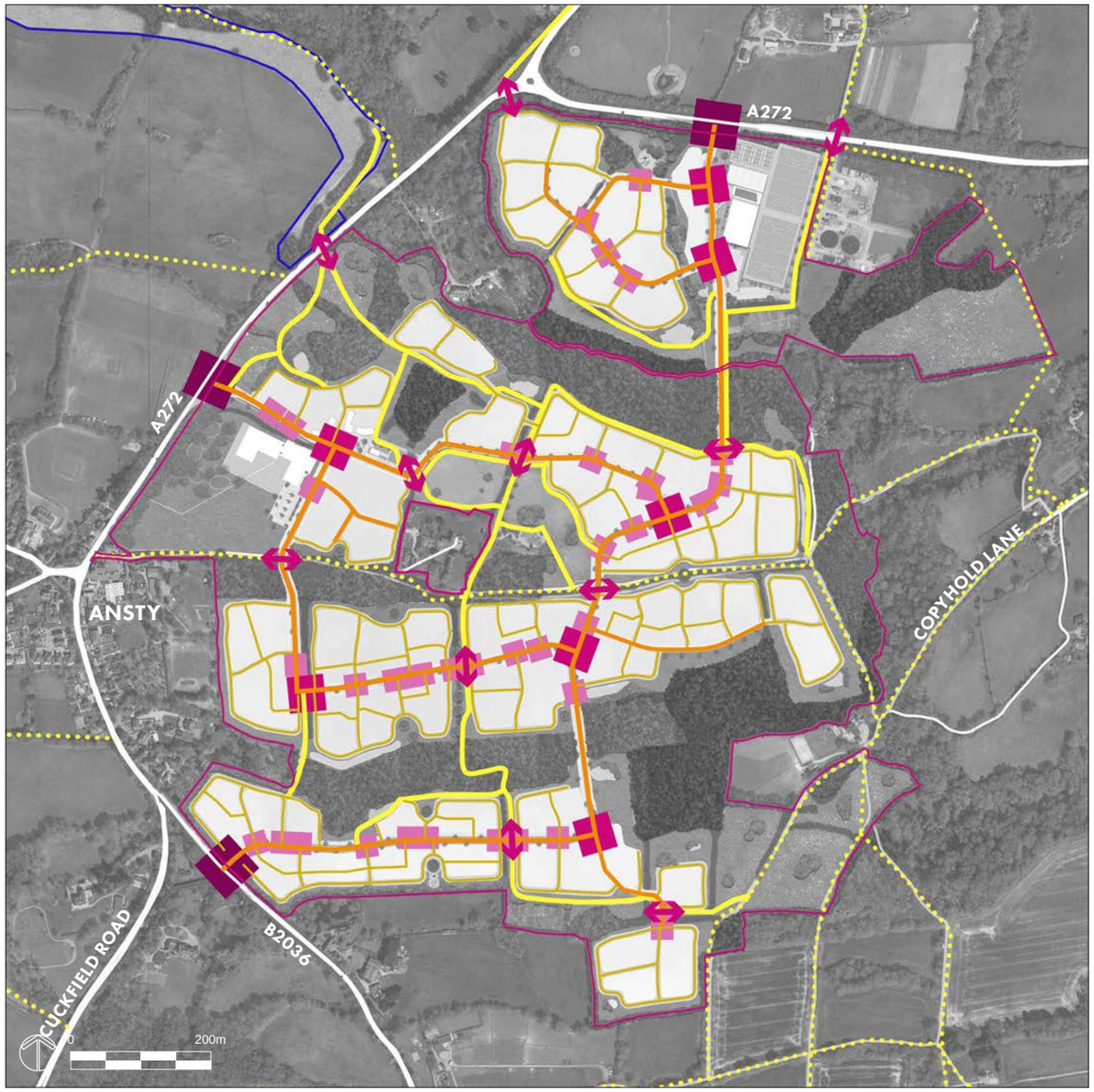






M06 - JUNCTIONS & CROSSINGS

- All junctions/crossings ***must*** be safe, convenient and attractive for all users
- The choice of junction/crossing design ***must*** be suitable for the location within the scheme, and ***must*** prioritise the movement of pedestrians and cyclists over vehicles
- Junction/crossing design ***should*** prioritise high quality design above over-engineered solutions
- All junctions/crossings ***must*** include intervisibility between all users in accordance with guidance
- Junctions/crossing along Ansty Avenue and The Crescent ***must*** include pedestrian and cycle priority crossings, and ***should*** retain the pedestrian and cycle desire line without requiring deflection. Copenhagen crossings ***should*** be used
- The Lanes and lower order street junctions/crossings ***should*** include dropped kerbs
- All pedestrian crossings ***must*** incorporate tactile paving
- Junctions/crossings ***must*** be designed in accordance with the advice in MfS, in consultation with the planning and highways authority



JUNCTIONS & CROSSINGS

1 RAISED TABLE JUNCTION BETWEEN A MAJOR & MINOR STREET, CONTINUING A DIRECT PEDESTRIAN PRIORITY ROUTE & VISUALLY TIGHT CORNER RADII

2 RAISED TABLE JUNCTION BETWEEN MINOR STREETS

3 PAVEMENT CONTINUED ACROSS JUNCTION WITH MINOR STREET

4 COPENHAGEN STYLE PEDESTRIAN AND CYCLE CROSSING CONTINUED ACROSS SIDE STREET JUNCTION, DELINEATED BY CONTINUATION OF PAVEMENT MATERIALS OVER STREET

5 RAISED TABLE ACROSS A STREET CONNECTING A PEDESTRIAN DESIRE LINE

SITE BOUNDARY
PARKLAND RESERVE BOUNDARY
SITE ACCESS JUNCTION
MAJOR JUNCTION
MINOR JUNCTION
MAJOR CROSSING
EXISTING PUBLIC RIGHT OF WAY
PROPOSED OFF-STREET FOOT/CYCLE PATH
PROPOSED ON-STREET PAVEMENT/CYCLE LANE
PROPOSED PEDESTRIAN/CYCLE PRIORITY SHARED STREET

4.4 STREET HIERARCHY

STREET HIERARCHY

The design of the street network plays an important role in determining how it is used. Different streets play different roles within Ansty Garden Community, depending on the movement upon them, the built form and uses around them, and the design of the street space itself, including any natural features, landscaping, lighting and wayfinding. Principle DG8 of the MSDG notes that "*The character of a street should reflect its position in this hierarchy and respond to local characteristics*". This is also referenced in Principle DG12, in regards to creating a clear and connected structure of streets and spaces, as well as in Principle DG17 in creating pedestrian-friendly streets. This is also in accordance with DG3 (p17) of the High Weald Housing Design Guide relating to street hierarchies.

The table below categorises the streets in the network into their street types, noting characteristics such as movement and place function, and use by particular modes. Each type of street also needs to take account of emerging trends:

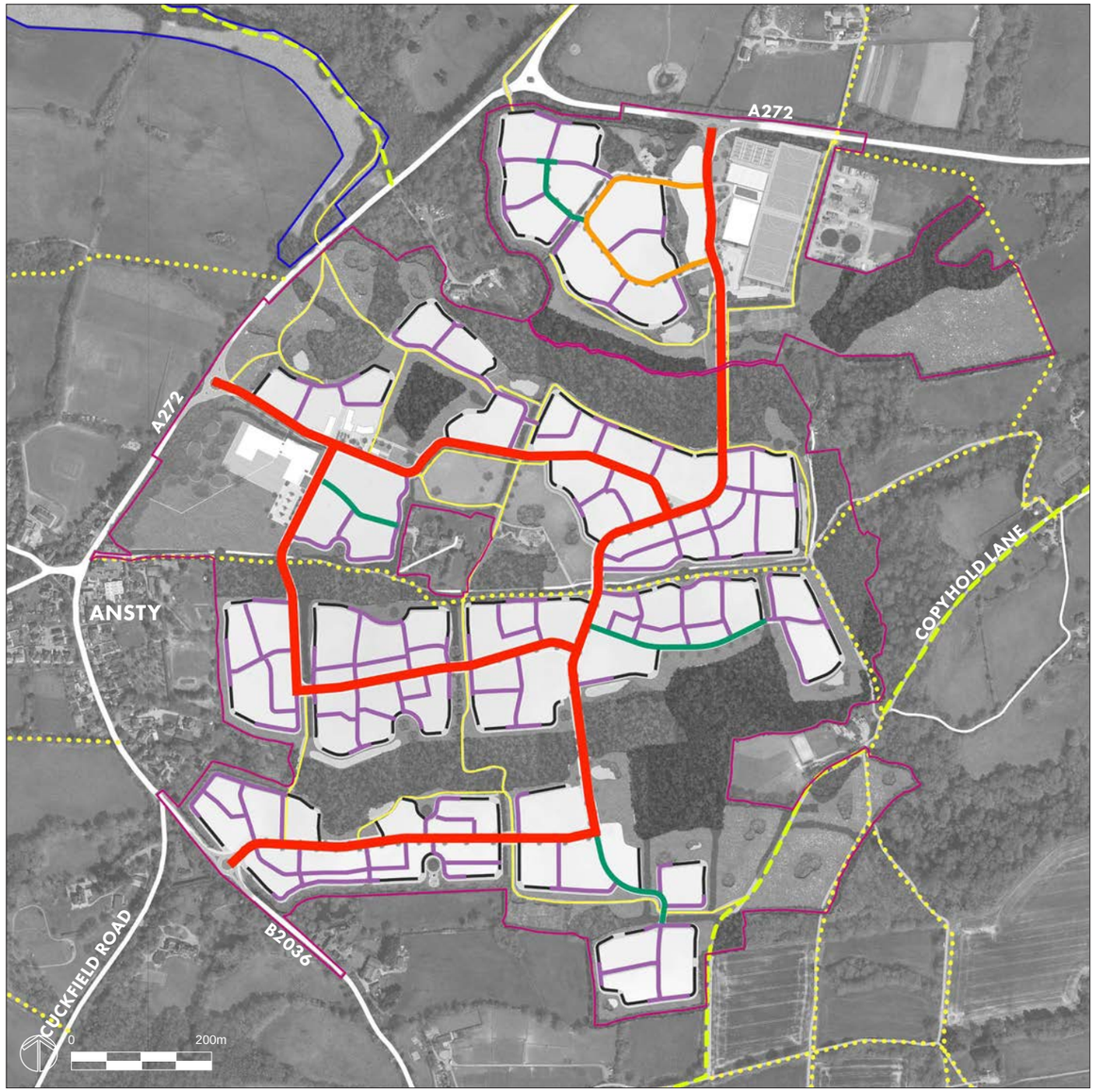
- The changing nature of transport, for increased levels of active travel, with space being reallocated from private motor traffic to cycling and public transport
- Addressing the needs of people with disabilities, children and young people, older people and businesses, to meet local community needs
- Climate change, with space being allocated from vehicle parking spaces to provide sustainable drainage and incorporate street trees.

The table below sets out the code parameters for the different street types within the hierarchy, whilst the adjacent plan shows the illustrative alignment and arrangement of street types across the site. The following pages provide detail on the function, geometries and design.

M07 - STREET HIERARCHY

STREET TYPE	MANUAL FOR STREETS EQUIVALENT	PLACE/MOVEMENT FUNCTION*	MODES	ACCESS TO USES
ANSTY AVENUE (BUS ROUTE)	HIGH STREET	MOVEMENT - 5 PLACE - 4	• PEDESTRIANS • CYCLISTS SEGREGATED FROM VEHICLES • SPECIALIST SERVICE VEHICLES • BUSES • OTHER MOTOR TRAFFIC	• CONNECTS TO ALL VEHICULAR SITE ACCESSES • ACCESS TO ALL NON-RESIDENTIAL LAND USES: LOCAL CENTRE, SCHOOL, RETIREMENT LIVING AND SPORTS HUB • LIMITED DIRECT ACCESS TO DWELLINGS • LIMITED ON-STREET PARKING
ANSTY AVENUE (BUS ONLY)	HIGH STREET	MOVEMENT - 3 PLACE - 3	• PEDESTRIANS • CYCLISTS SEGREGATED FROM VEHICLES & PEDESTRIANS • EMERGENCY SERVICE VEHICLES • BUSES	• CONNECTS ANSTY AVENUE BUS ROUTE THROUGH WOODLAND, LIMITING ACCESS FOR GENERAL VEHICLES
THE CRESCENT	HIGH STREET	MOVEMENT - 4 PLACE - 4	• PEDESTRIANS • CYCLISTS SEGREGATED FROM VEHICLES • SPECIALIST SERVICE VEHICLES • OTHER MOTOR TRAFFIC	• PROVIDES ACCESS TO NEIGHBOURHOODS AWAY FROM ANSTY AVENUE • DIRECT ACCESS TO HOMES • SOME ON-STREET PARKING
THE LANES	RESIDENTIAL STREET	MOVEMENT - 3 PLACE - 4	• PEDESTRIANS • CYCLISTS ACCOMMODATED ON STREET • SPECIALIST SERVICE VEHICLES • OTHER MOTOR TRAFFIC	• PROVIDES ACCESS TO NEIGHBOURHOODS AWAY FROM THE ANSTY AVENUE AND THE CRESCENT • DIRECT ACCESS TO HOMES • SOME ON-STREET PARKING
THE WALKS	RESIDENTIAL STREET	MOVEMENT - 2 PLACE - 4	• STREET SHARED BETWEEN PEDESTRIANS, CYCLISTS, SPECIALIST SERVICES VEHICLES & OTHER MOTOR TRAFFIC	• DIRECT ACCESS TO HOMES • ON-STREET PARKING
THE DRIVES	RESIDENTIAL STREET	MOVEMENT - 1 PLACE - 3	• STREET SHARED BETWEEN PEDESTRIANS, CYCLISTS, AND CARS	• DIRECT ACCESS TO A SMALL GROUP OF HOMES • ON-STREET PARKING

NOTE:
*** RANKED ON A SCALE OF 1 (LOW) TO 5 (HIGH) AS AN AVERAGE ACROSS THE NETWORK. VARIATIONS WILL OCCUR BETWEEN STREETS WITHIN THE SAME HIERARCHY, AND ALSO WITHIN THE SAME STREET, DEPENDING ON ITS LOCATION AND SURROUNDING USES**



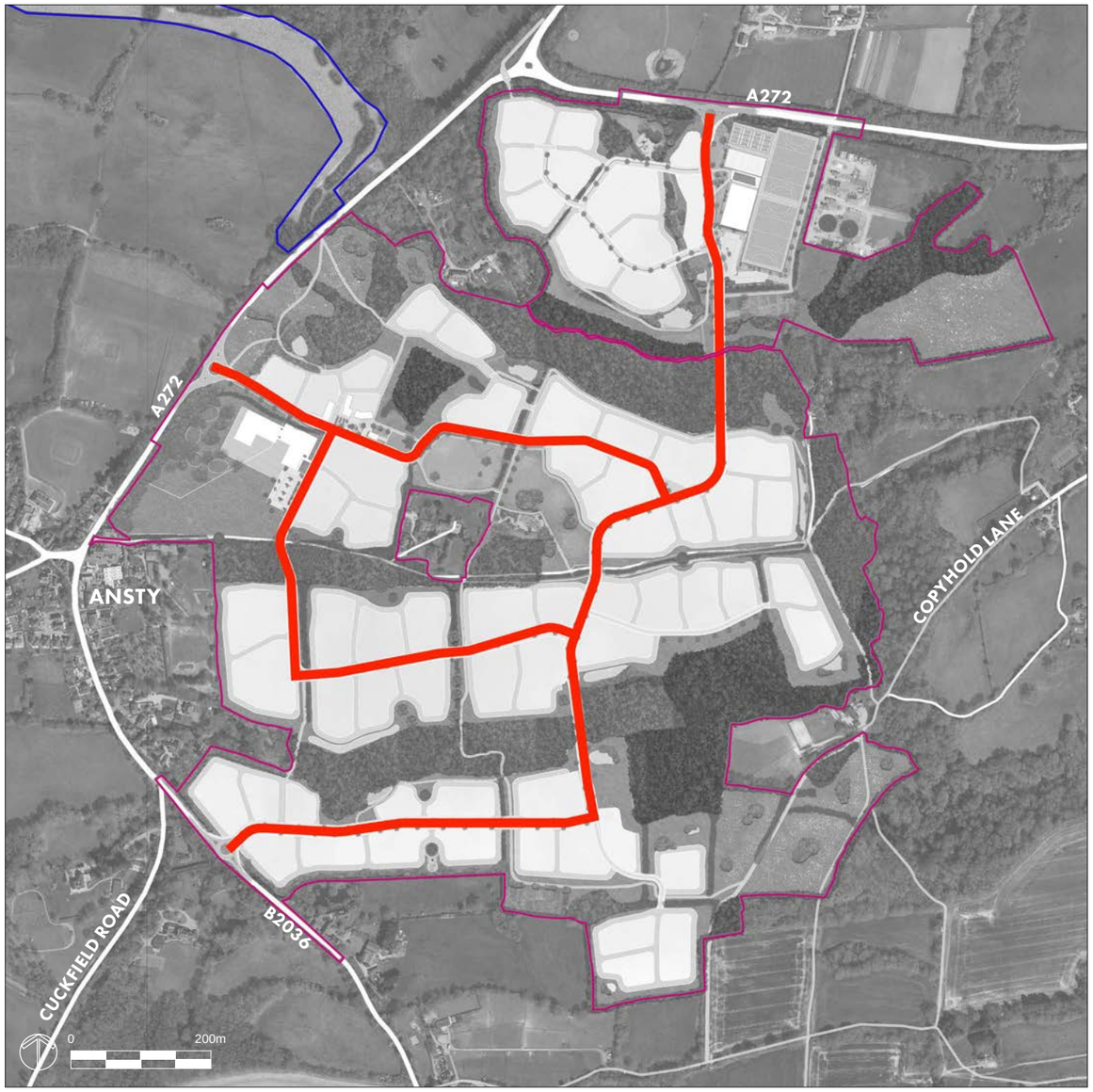
ANSTY AVENUE

Ansty Avenue is the primary north/south route through the community, looping through the central part of the neighbourhood to link to the western access. It will hold the highest volume of traffic and carries the bus route. However, if certain sections of Ansty Avenue are not included within the bus route, the geometries may reduce to that of The Crescent. It must prioritise pedestrians and cycles, not the car (MSDG Principle DG12), thus a shared foot/cycleway is provided along one side of the street, and a separate footway along the other, segregated from the carriageway by a verge, with appropriate crossings over side streets (see p86).

The verges should allow space for avenue tree planting, and can contain limited car parking, if required. The verges could also include swales or rain gardens to supplement the drainage strategy and aid in biodiversity net gain (see page 60 in Landscape and Nature chapter).

The street should be lined with homes along its length and include commercial or mixed uses. Taller buildings can be featured to maintain enclosure levels relative to the wide corridor, however, these must be within the constraints of the building heights parameter plan (see p11 and 110). Trees with good-size canopies should provide further enclosure and shelter.

Carriageway materials will need to be more durable, such as asphalt, yet pavement materials and street furniture should be of good quality and contribute beauty and amenity to the street scene.



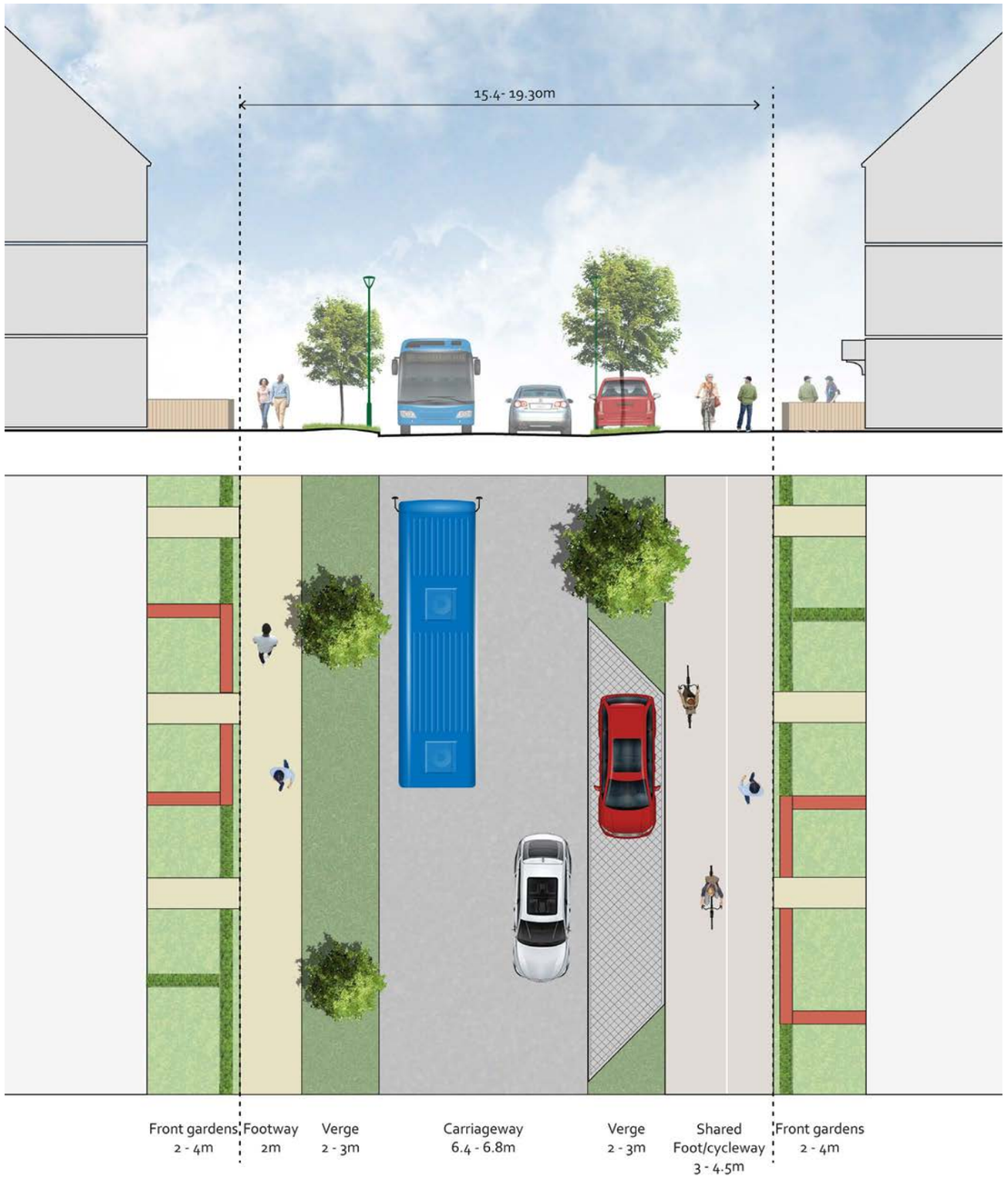
ANSTY AVENUE KEY PLAN

M08 - ANSTY AVENUE

GENERAL INFORMATION	**STREET TYPE**	**PRIMARY STREET**
	LOCATION	RUNS FROM A272 ACCESS IN THE NORTH TO B2036 ACCESS IN THE SOUTH-WEST, WITH A LOOP THROUGH THE CENTRE OF THE NEIGHBOURHOOD, LINKING TO THE WESTERN ACCESS ON THE A272
	CHARACTER	TREE-LINED AVENUE, WITH BOTH RESIDENTIAL AND COMMERCIAL FRONTAGE CONNECTING RESIDENTIAL AREAS AND THE VILLAGE CENTRE
	DIRECT ACCESS TO HOMES	NO
STREET DESIGN	**TOTAL CORRIDOR WIDTH**	15.4 - 19.3 M
	CARRIAGEWAY WIDTH	6.4 - 6.8 M
	FOOTWAYS	2 M (ONE SIDE)
	CYCLEWAY	3 - 4.5 M (SHARED FOOT/CYCLEWAY ONE SIDE)
	TYPICAL BUILDING SET BACK	2 - 4 M
	PUBLIC TRANSPORT ROUTE	YES
	UTILITIES CORRIDOR	SEWERS TYPICALLY LOCATED UNDER CARRIAGEWAY AND PUBLIC OPEN SPACE. ELECTRICITY, WATER, GAS, TELECOMMUNICATIONS AND CABLE TV SERVICES CAN BE ACCOMMODATED IN A 2 M-WIDE STRIP UNDER FOOTWAY, PREFERABLY WITHIN A SINGLE DUCT
	SURFACE FINISHES	HOT ROLLED ASPHALT FOR CARRIAGEWAY
	STREET FURNITURE	SEATING/LIGHTING/BINS, COORDINATED WITH ADJACENT PUBLIC OPEN SPACES WHERE PRESENT
	STREET LIGHTING	YES - STREET LAMPS
	ON-STREET PARKING	WHERE APPROPRIATE - CAR PARKING CAN BE PROVIDED INTERMITTENTLY IN THE LINE OF THE VERGE, BUT MUST NOT INTERRUPT THE SPACING OF THE AVENUE TREES
	TRAFFIC CALMING	CAN INCLUDE VERTICAL DEFLECTION VIA RAISED TABLED AT JUNCTIONS AND PEDESTRIAN CROSSINGS, AND HORIZONTAL DEFLECTION/NARROWING WHERE APPROPRIATE
TECHNICAL DETAILS	**DESIGN SPEED**	20 MPH
	ROAD MARKINGS	CENTRELINE MARKINGS AROUND BENDS AND AT JUNCTIONS BUT PREFERABLY NO CENTRELINE MARKINGS ELSEWHERE, SUBJECT TO DISCUSSION WITH HIGHWAYS AUTHORITY
	JUNCTION RADII	10 M AT T-JUNCTIONS FOR BUS TURNING, 6 M AT SIDE STREETS FOR LOCAL TRAFFIC
	FORWARD VISIBILITY	MANUAL FOR STREETS GUIDANCE APPLIES
	JUNCTION SPACING	50 M
	VISIBILITY SPLAYS	2.4 M X 43 M, IN ACCORDANCE WITH MANUAL FOR STREETS
LANDSCAPE	**VERGE WIDTH**	2 - 3 M ON BOTH SIDES
	STREET TREES	WITHIN HIGHWAY VERGE OR OPEN SPACE, WHERE PRESENT ADJACENT TO THE STREET. VERGES SHOULD BE KEPT CLEAR OF UTILITIES AND RESERVED FOR TREES. WHERE EXISTING UTILITIES ARE IN SITU, ROOT BARRIERS FOR TREES SHOULD BE PROVIDED. REGULAR SPACING OF TREES MUST TAKE PRECEDENCE OVER LOCATION OF DRIVEWAYS, ON-STREET PARKING, PIPE RUNS, INFRASTRUCTURE AND SERVICES. LARGER CANOPIED TREES PREFERABLE
	PLANTING PALETTE	SEE PLANTING PALETTE (P 64)

SITE BOUNDARY
PARKLAND RESERVE BOUNDARY
ANSTY AVENUE (BUS ROUTE)
ANSTY AVENUE (BUS ONLY)

INDICATIVE STREET SECTION & PLAN



A **INDICATIVE ANSTY AVENUE STREET SECTION & PLAN**









1 **CUCKFIELD'S HIGH STREET PASSING THROUGH ITS CENTRE**

2 **BELLEVUE FARM ROAD, WOODGATE**

3 **MAIN STREET, UPTON**

4 **TRUMPINGTON MEADOWS, CAMBRIDGE**

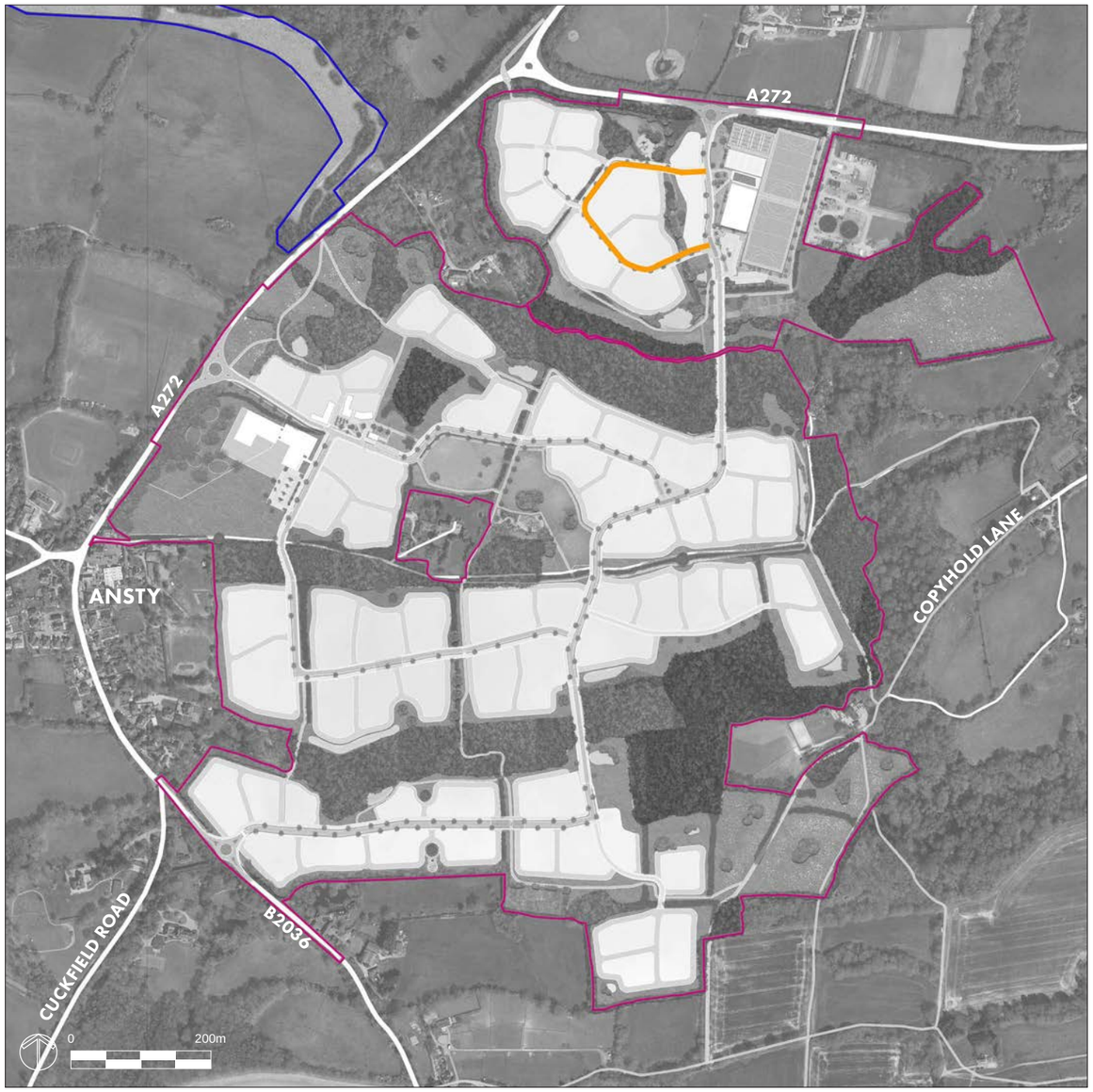
THE CRESCENT

The Crescent links lower order streets to Ansty Avenue in the northern part of Ansty Garden Community. Again, pedestrians and cyclists are prioritised, with a residential feel creating a calm and comfortable environment for walking, cycling and social interaction. The provision is the same as on Ansty Avenue in order to create consistency through the site, with a shared foot/cycleway along one side and a footpath on the other.

A verge is present on one side, or on both sides if space allows, in order to incorporate street tree planting, intermittent on-street parking, and potentially swales or rain gardens.

With a greater number of cars on the street than in lower order streets, the carriageway will be asphalt, though the street will be narrow with a variable street width. If not all parts of Ansty Avenue are required to accommodate the bus route, the carriageway width can reduce to that of The Crescent.

Speeds should be limited to 20mph. Horizontal deflection measures, such as small turning radii, bends in the road and good enclosure, can help calm traffic, as well as vertical deflection in the form of raised tables at key junctions.



THE CRESCENT KEY PLAN

M09 - THE CRESCENT

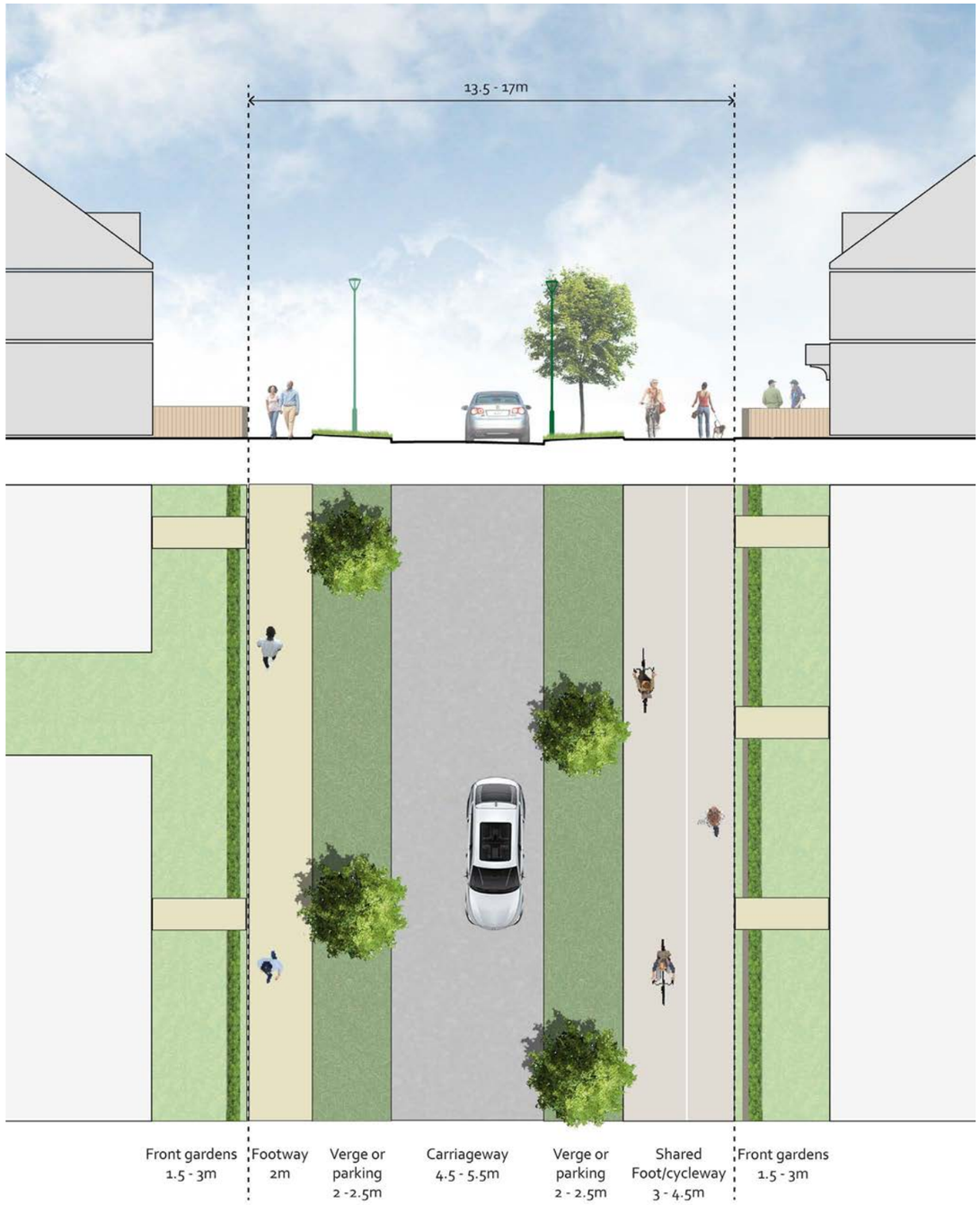
GENERAL INFORMATION	**STREET TYPE**	**SECONDARY STREET**
	LOCATION	NORTHERN RESIDENTIAL LOOP
	CHARACTER	TREE-LINED RESIDENTIAL STREET, QUIETER IN NATURE THAN ANSTY AVENUE
	DIRECT ACCESS TO HOMES	YES
STREET DESIGN	**TOTAL CORRIDOR WIDTH**	13.5 - 17 M
	CARRIAGEWAY WIDTH	4.5 - 5.5 M
	FOOTWAYS	2 M (ONE SIDE)
	CYCLEWAY	3 - 4.5 M (SHARED FOOT/CYCLEWAY ONE SIDE)
	TYPICAL BUILDING SET BACK	1.5 - 3 M
	PUBLIC TRANSPORT ROUTE	NO
	UTILITIES CORRIDOR	SEWERS TYPICALLY LOCATED UNDER CARRIAGEWAY AND PUBLIC OPEN SPACE. ELECTRICITY, WATER, GAS, TELECOMMUNICATIONS AND CABLE TV SERVICES CAN BE ACCOMMODATED IN A 2 M-WIDE STRIP UNDER A FOOTWAY, PREFERABLY WITHIN A SINGLE DUCT
	SURFACE FINISHES	ASPHALT FOR CARRIAGEWAY
	STREET FURNITURE	SEATING/LIGHTING/BINS, COORDINATED WITH ADJACENT PUBLIC OPEN SPACES WHERE PRESENT
	STREET LIGHTING	YES
	ON-STREET PARKING	CAR PARKING CAN BE PROVIDED INTERMITTENTLY IN THE LINE OF THE VERGE, BUT MUST NOT INTERRUPT THE SPACING OF THE AVENUE TREES
	TRAFFIC CALMING	HORIZONTAL OR VERTICAL DEFLECTION
TECHNICAL DETAILS	**DESIGN SPEED**	20 MPH
	ROAD MARKINGS	CENTRELINE MARKINGS AROUND BENDS AND AT JUNCTIONS BUT PREFERABLY NO CENTRELINE MARKINGS ELSEWHERE, SUBJECT TO DISCUSSION WITH HIGHWAYS AUTHORITY
	JUNCTION RADII	6 M
	FORWARD VISIBILITY	MANUAL FOR STREETS GUIDANCE APPLIES
	JUNCTION SPACING	20 M -30 M
	VISIBILITY SPLAYS	2.4 M X 43 M, IN ACCORDANCE WITH MANUAL FOR STREETS
LANDSCAPE	**VERGE WIDTH**	2 - 2.5 M ON ONE OR BOTH SIDES
	STREET TREES	WITHIN HIGHWAY VERGE OR OPEN SPACE, WHERE PRESENT ADJACENT TO THE STREET. VERGES SHOULD BE KEPT CLEAR OF UTILITIES AND RESERVED FOR TREES. WHERE EXISTING UTILITIES ARE IN SITU, ROOT BARRIERS FOR TREES SHOULD BE PROVIDED. REGULAR SPACING OF TREES MUST TAKE PRECEDENCE OVER LOCATION OF DRIVEWAYS, ON-STREET PARKING, PIPE RUNS, INFRASTRUCTURE AND SERVICES. LARGER CANOPIED TREES PREFERABLE
	PLANTING PALETTE	SEE PLANTING PALETTE P64

SITE BOUNDARY

PARKLAND RESERVE BOUNDARY

THE CRESCENT

INDICATIVE STREET SECTION & PLAN



B **INDICATIVE 'THE CRESCENT' STREET SECTION & PLAN**









1 **DASHWOOD AVENUE, WELBORNE**

2 **GOLDSMITH STREET, NORWICH**

3 **CHAPELTON, ABERDEENSHIRE**

4 **PRIORS GREEN, TAKELEY**

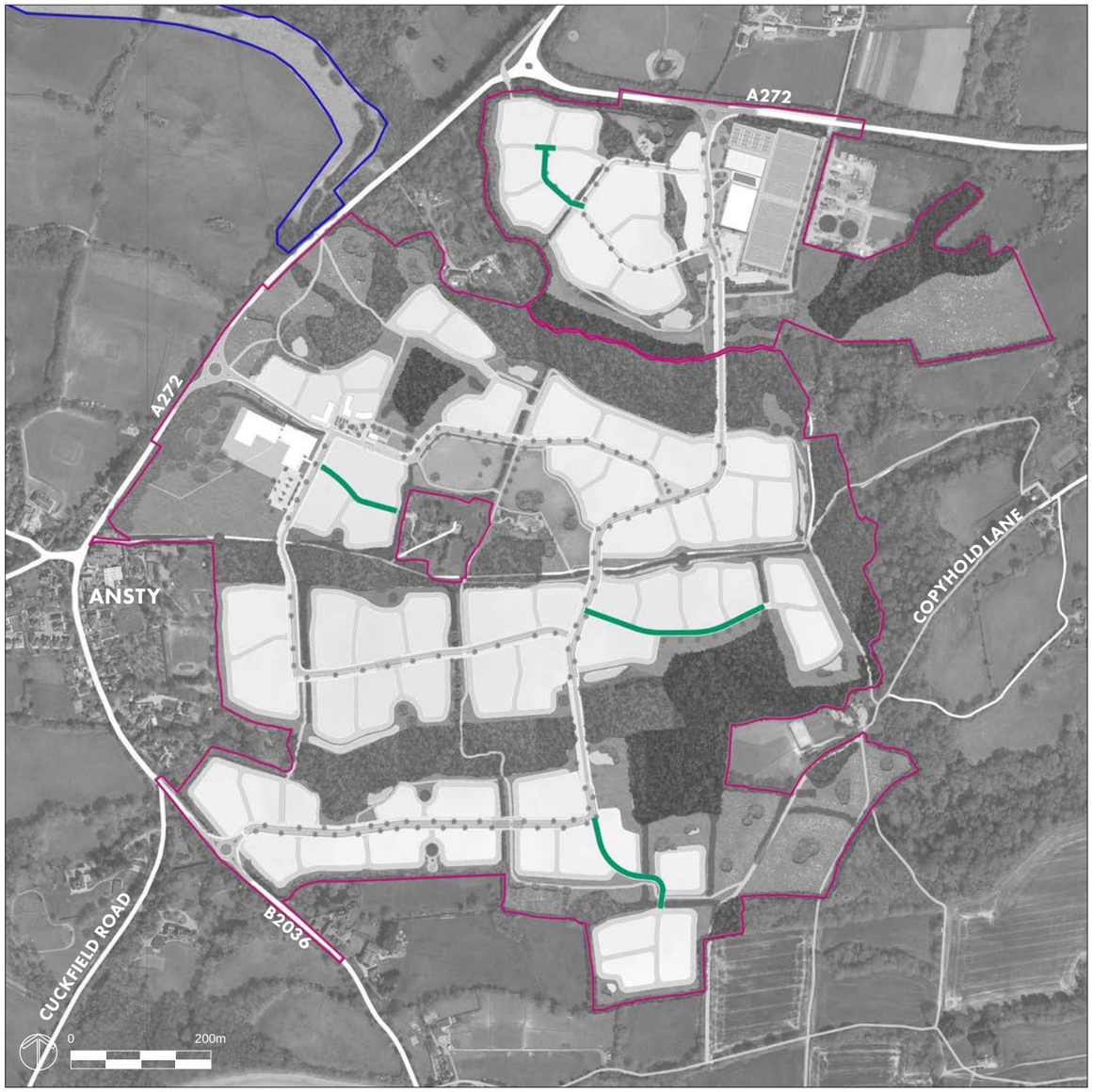
THE LANES

The Lanes link Ansty Avenue and The Crescent with quieter residential areas. As residential spaces, The Lanes prioritise pedestrians, featuring footways both sides, and narrower carriageways. The footways can be up to 2.5m in width where space allows to create a more comfortable walking environment.

The Lanes can feature verges where they are located further away from open space, and are suitable for lower building heights due to the narrower corridor width. With less traffic, they should be limited to 15 - 20mph and the carriageway is considered safe enough for cyclists to use, rather than being segregated from traffic.

Traffic calming measures should include vertical and horizontal deflection, such as bends in the road or small turning radii, as well as increased enclosure through trees and buildings.

Street furniture and street signage should be kept to a minimum.



INDICATIVE LOCATION OF THE LANES

M10 - THE LANES

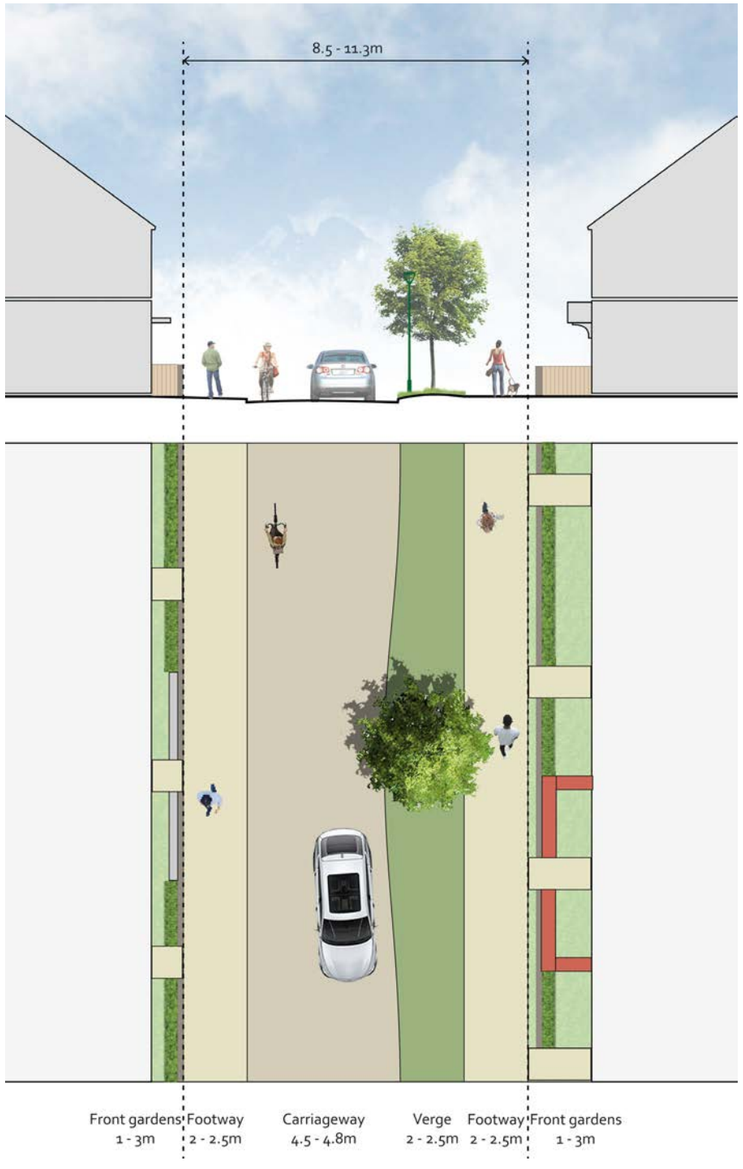
GENERAL INFORMATION	**STREET TYPE**	**TERTIARY STREET**
	LOCATION	LOCATED OFF ANSTY AVENUE AND THE CRESCENT, PROVIDING ACCESS INTO RESIDENTIAL NEIGHBOURHOODS
	CHARACTER	LOCAL RESIDENTIAL ROUTES, QUIETER THAN ANSTY AVENUE AND THE CRESCENT WITH SLOW, INFREQUENT TRAFFIC
	DIRECT ACCESS TO HOMES	YES
STREET DESIGN	**TOTAL CORRIDOR WIDTH**	8.5 - 11.3 M
	CARRIAGEWAY WIDTH	4.5 - 4.8 M
	FOOTWAYS	2 M BOTH SIDES (UP TO 2.5 M WHERE WIDTH ALLOWS)
	CYCLEWAY	N/A (ON-STREET)
	TYPICAL BUILDING SET BACK	1 - 3 M
	PUBLIC TRANSPORT ROUTE	NO
	UTILITIES CORRIDOR	ALL UTILITIES LOCATED BENEATH HIGHWAY (FOOTWAY, MARGIN, CARRIAGEWAY)
	SURFACE FINISHES	ASPHALT/CLAY PAVERS/RESIN BONDED GRAVEL FOR CARRIAGEWAY
	STREET FURNITURE	SIGNAGE/SEATING/BINS
	STREET LIGHTING	YES
	ON-STREET PARKING	YES
	TRAFFIC CALMING	HORIZONTAL OR VERTICAL DEFLECTION
TECHNICAL DETAILS	**DESIGN SPEED**	15 - 20 MPH
	ROAD MARKINGS	CENTRELINE AT JUNCTIONS WITH HIGHER ORDER STREETS
	JUNCTION RADII	6 M OR LESS
	FORWARD VISIBILITY	MANUAL FOR STREETS GUIDANCE APPLIES
	JUNCTION SPACING	20 M - 30 M
	VISIBILITY SPLAYS	2.4 M X 25 M, IN ACCORDANCE WITH MANUAL FOR STREETS
LANDSCAPE	**VERGE WIDTH**	2 - 2.5 M ON ONE SIDE, WHERE STREET IS FURTHER AWAY FROM OPEN SPACE
	STREET TREES	WITHIN HIGHWAY VERGE OR OPEN SPACE, WHERE PRESENT ADJACENT TO THE STREET. VERGES SHOULD BE KEPT CLEAR OF UTILITIES AND RESERVED FOR TREES. WHERE EXISTING UTILITIES ARE IN SITU, ROOT BARRIERS FOR TREES SHOULD BE PROVIDED. REGULAR SPACING OF TREES MUST TAKE PRECEDENCE OVER LOCATION OF DRIVEWAYS, ON-STREET PARKING, PIPE RUNS, INFRASTRUCTURE AND SERVICES. SMALLER CANOPIED TREES ACCEPTABLE
	PLANTING PALETTE	SEE PLANTING PALETTE P64

SITE BOUNDARY

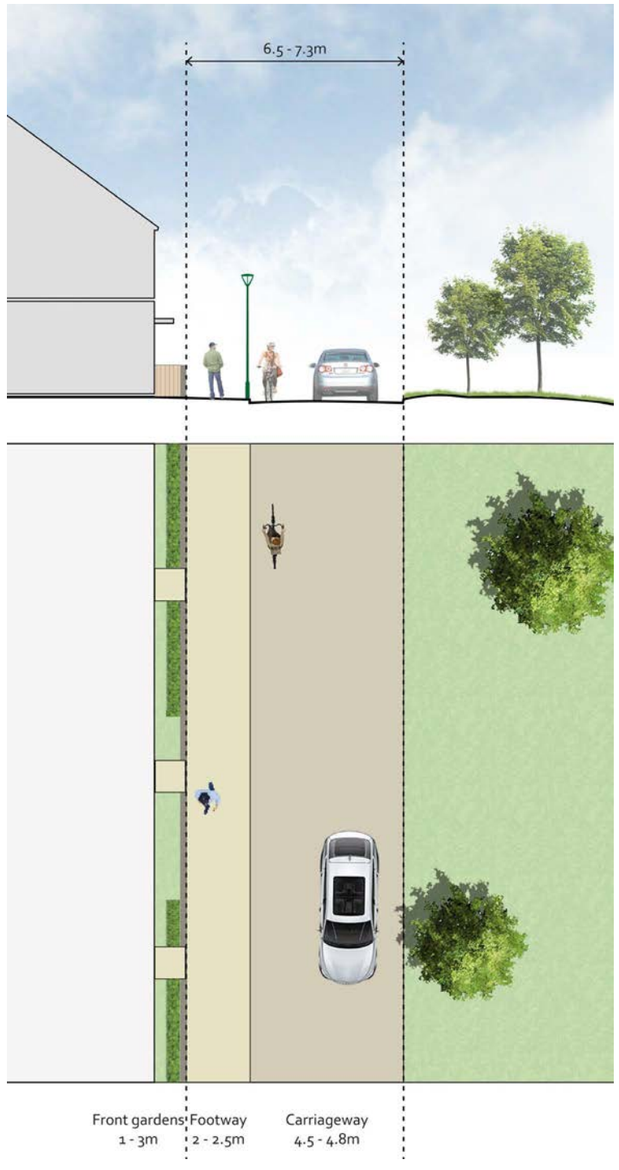
PARKLAND RESERVE BOUNDARY

THE LANES

INDICATIVE 'THE LANES' SECTIONS & PLANS



C **INDICATIVE 'THE LANES' STREET SECTION & PLAN - WITH VERGE**



D **INDICATIVE 'THE LANES' SECTION & PLAN - ALONG OPEN SPACE**







1 **HORSHAM**
2 **ROUSSILLON PARK**
3 **DERWENTHORPE**

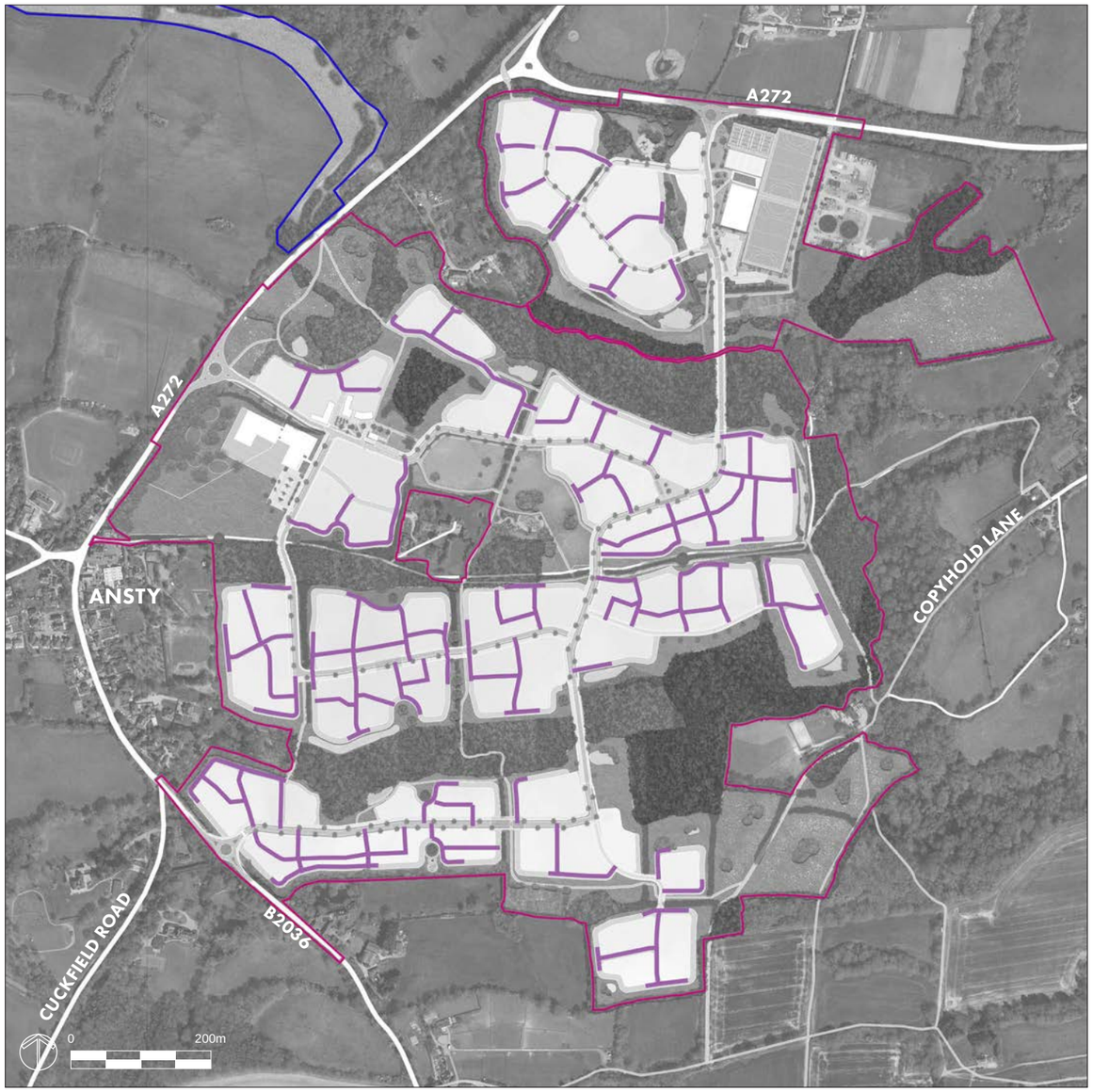
THE WALKS

The Walks are shared streets, which feature a single surface shared by pedestrians, cyclists and vehicles. It is imperative that cars operate here at very low speeds so that pedestrians and cyclists are safe and comfortable.

The Walks provide access into the residential blocks from the higher order streets, connecting to rear lanes and off-street parking, and can be a main access for pedestrians to their homes. They include more urban types of streets such as mews.

Due to their smaller carriageways, The Walks lack segregated footways, cycle lanes or verges. Less traffic on shared streets allows for different materials, such as clay pavers, natural stone or resin-bonded gravel.

Traffic calming measures include high enclosure from buildings, street furniture and greenery, as well as horizontal deflection.



INDICATIVE LOCATION OF THE WALKS

M11 - THE WALKS

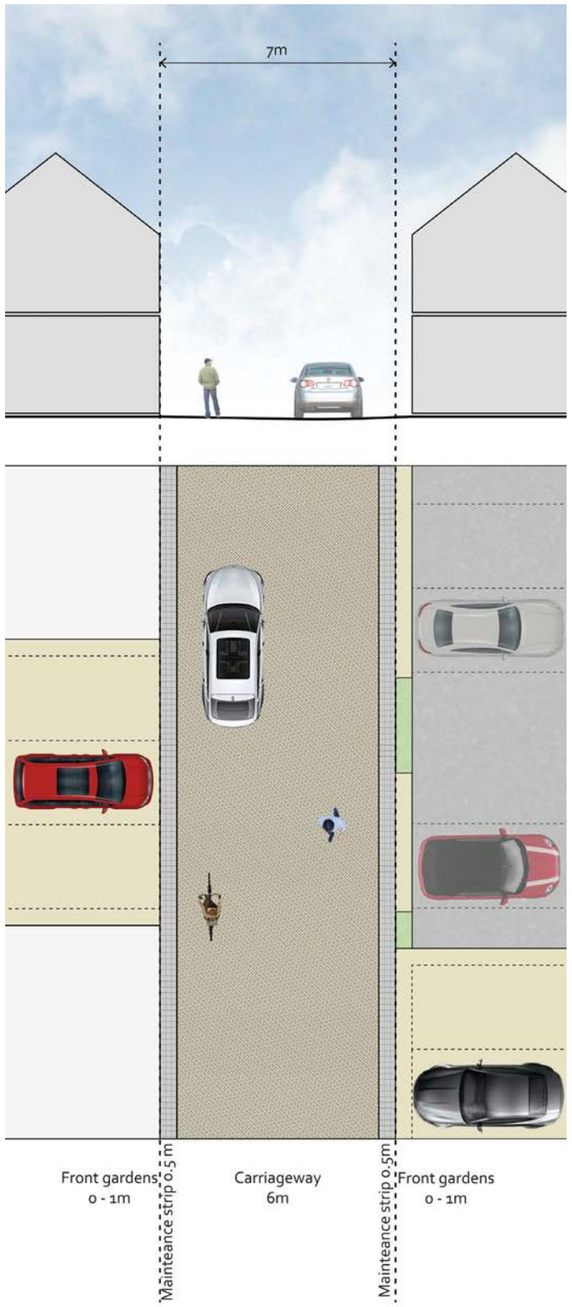
GENERAL INFORMATION	**STREET TYPE**	**SHARED STREET**
	LOCATION	PROVIDE ACCESS TO SMALL GROUPS OF HOUSES OR CONNECTIONS BETWEEN STREETS THROUGHOUT THE SCHEME
	CHARACTER	SHARED PEDESTRIAN/CYCLE/VEHICLE SURFACE, SMALL SCALE, QUIET RESIDENTIAL
	DIRECT ACCESS TO HOMES	YES
STREET DESIGN	**TOTAL CORRIDOR WIDTH**	7 M
	CARRIAGEWAY WIDTH	6 M
	FOOTWAYS	N/A (SHARED)
	CYCLEWAY	N/A (SHARED)
	TYPICAL BUILDING SET BACK	0.5 - 2 M
	PUBLIC TRANSPORT ROUTE	NO
	UTILITIES CORRIDOR	WITHIN 0.5 M MARGINS AT EITHER SIDE OF THE CARRIAGEWAY
	SURFACE FINISHES	SURFACE MATERIALS SHOULD BE USED TO ENCOURAGE SLOW SPEEDS, SUCH AS COLOURED ASPHALT, INTERLOCKING CONCRETE OR CLAY BLOCK PAVING SETTS, GRANITE OR ARTIFICIAL SETTS OR STABLE BLOCKS
	STREET FURNITURE	SIGNAGE
	STREET LIGHTING	YES
	ON-STREET PARKING	LIMITED
	TRAFFIC CALMING	HORIZONTAL DEFLECTION
TECHNICAL DETAILS	**DESIGN SPEED**	10 - 15 MPH
	ROAD MARKINGS	NO
	JUNCTION RADII	3-6 M
	FORWARD VISIBILITY	MANUAL FOR STREETS GUIDANCE APPLIES
	JUNCTION SPACING	20 M -30 M
	VISIBILITY SPLAYS	2.4 M X 17 M, IN ACCORDANCE WITH MANUAL FOR STREETS
LANDSCAPE	**VERGE WIDTH**	N/A
	STREET TREES	INTERMITTED IN STREET TO AID TRAFFIC CALMING OR FRAME ON-STREET PARKING, SMALLER CANOPY COVER ACCEPTABLE
	PLANTING PALETTE	SEE PLANTING PALETTE P64

SITE BOUNDARY

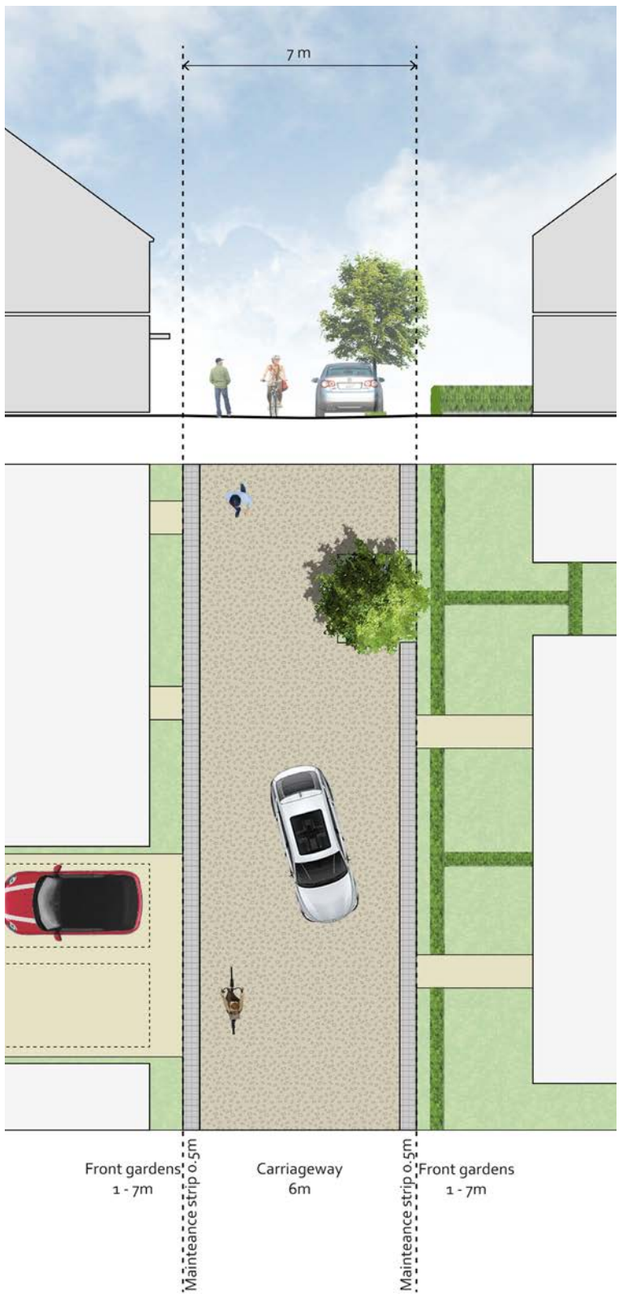
PARKLAND RESERVE BOUNDARY

THE WALKS

INDICATIVE STREET SECTIONS & PLANS



E INDICATIVE 'THE WALKS' STREET SECTION - MEWS



F INDICATIVE 'THE WALKS' STREET SECTION - LOW DENSITY







1 THE STREET, WARNINGLID

2 HENFIELD

3 POUNDBURY

THE DRIVES

The Drives are private drives in the form of shared carriageways, with a singular connection to other streets. The Drives provide direct access to homes and off-street parking.

Due to their narrower carriageways, shared streets such as The Drives lack segregated footways, cycle lanes or verges. Low levels of traffic allows for different materials, such as clay pavers, natural stone or resin bonded gravel.

Traffic calming measures include high enclosure from buildings, street furniture and greenery, as well as horizontal deflection.

The Drives can feature larger front gardens, with typical building setbacks on between 1-4 metres from the plot boundary. This enables more planting to be present within the front gardens, making up for the lack of verges.



INDICATIVE LOCATION OF THE DRIVES

M12 - THE DRIVES

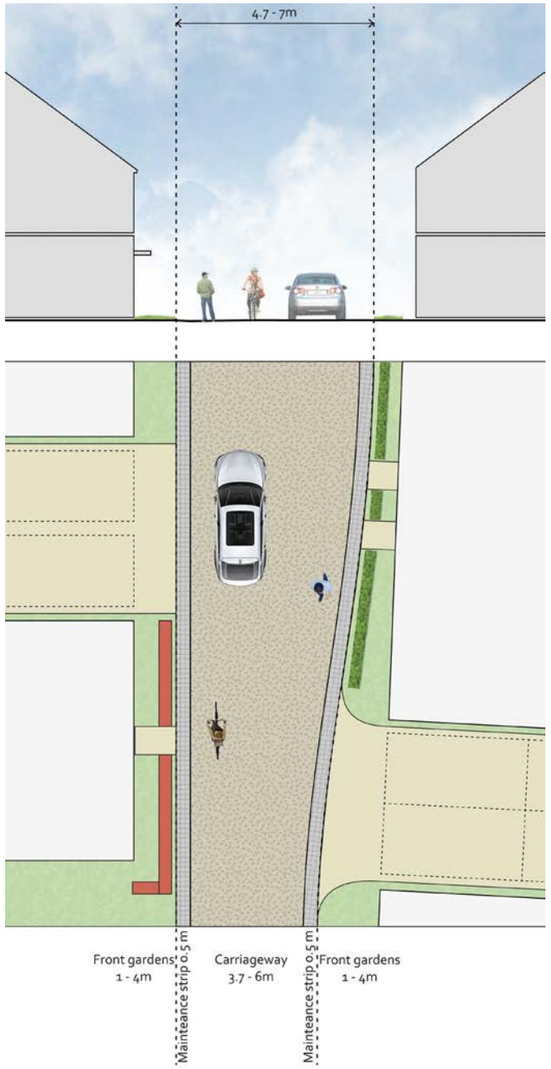
GENERAL INFORMATION	**STREET TYPE**	**PRIVATE DRIVE**
	LOCATION	PRIMARILY AT THE EDGES OF THE DEVELOPMENT PROVIDING ACCESS TO INDIVIDUAL HOMES AND SMALL GROUPS OF DWELLINGS (MAXIMUM 6 HOMES)
	CHARACTER	PRIVATE, QUIET RESIDENTIAL SPACE
	DIRECT ACCESS TO HOMES	YES
STREET DESIGN	**TOTAL CORRIDOR WIDTH**	4.7 - 7 M
	CARRIAGEWAY WIDTH	3.7 - 6 M (A RECOMMENDED A MIN 6 M AISLE WIDTH BEHIND PARKING SPACES FOR MANOUVERING)
	FOOTWAYS	N/A (SHARED)
	CYCLEWAY	N/A (SHARED)
	TYPICAL BUILDING SET BACK	1 - 4 M
	PUBLIC TRANSPORT ROUTE	NO
	UTILITIES CORRIDOR	WITHIN 0.5 M MARGINS AT EITHER SIDE OF THE CARRIAGEWAY
	SURFACE FINISHES	ASPHALT/CLAY PAVERS/RESIN-BONDED GRAVEL
	STREET FURNITURE	SIGNAGE
	STREET LIGHTING	NO
	ON-STREET PARKING	LIMITED
	TRAFFIC CALMING	N/A
TECHNICAL DETAILS	**DESIGN SPEED**	10 MPH
	ROAD MARKINGS	NONE
	JUNCTION RADII	3- 6 M
	FORWARD VISIBILITY	MANUAL FOR STREETS GUIDANCE APPLIES
	JUNCTION SPACING	N/A
	VISIBILITY SPLAYS	2.4 M X 17 M, IN ACCORDANCE WITH MANUAL FOR STREETS
LANDSCAPE	**VERGE WIDTH**	N/A
	STREET TREES	N/A
	PLANTING PALETTE	N/A

SITE BOUNDARY

PARKLAND RESERVE BOUNDARY

THE DRIVES

INDICATIVE SECTION & PLAN



G **INDICATIVE 'THE DRIVES' SECTION & PLAN**


1


2


3


4


5

1 **THE AVENUE, SAFFRON WALDEN**
2 **BANK PASSAGE, STEYNING**
3 **HAYWARDS HEATH**
4 **BEVAN BANK, CUCKFIELD**
5 **BRAMBER**

4.5 WAYFINDING & LEGIBILITY

The legibility of a place relates to how easy it is for people to find their way around. Certain characteristics of urban areas help make them easier to navigate. This is particularly important to meet the needs of specific users, including those with dementia and other visual or mental disabilities, through use of inclusive wayfinding strategies. Principles DG15 of the MSDG sets out guidance for legibility and image.

Key characteristics that aid legibility include:

- **Paths -** A network of on and off-road routes that does not involve diversions for pedestrians because of the way that highways are designed (see also Section 4.3 Sustainable & Active Travel)
- **Street hierarchy -** A clear hierarchy of streets, whereby movement is related to land uses and street character (see also Section 4.4 Street Hierarchy)
- **Neighbourhoods -** Places within different parts of Ansty Garden Community will naturally have a distinctive identity, due to differences in building heights, densities, types of street, and styles of architecture and materials (see also Chapter 6.0 Identity)
- **Nodes -** A series of meeting places and key intersections provide focal points within the scheme, aiding spatial recognition of locations (see also Section 5.5 Community Uses)
- **Intensity -** Density and height generally rise towards nodes, including at the local centre and along Ansty Avenue and The Crescent, helping form a hierarchy of place (see also Section 5.2 Form of Development)
- **Landmarks -** Memorable built form, or landmarks, should be provided throughout the development, mainly at key junctions/prominent corners, at nodes, or at particular land uses such as the local centre, school and care home (see also Section 5.2 Form of Development). Views are also created to the existing landmark of Holy Trinity Church, in order to aid legibility within the wider landscape (MSDG, Principle DG11)
- **Wayfinding -** Clear, inclusive and logical signage, maps and local information (see below).

Wayfinding

Whilst the majority of the above list is detailed elsewhere in the document, wayfinding is a discrete element of legibility. Wayfinding makes a place easily navigable and provides helpful and interesting information about the site, ensuring its history and context is retained, helping to create a sense of place. Effective wayfinding benefits residents and visitors, and promotes walking and cycling as a safe and easy mode of travel to and through the site.

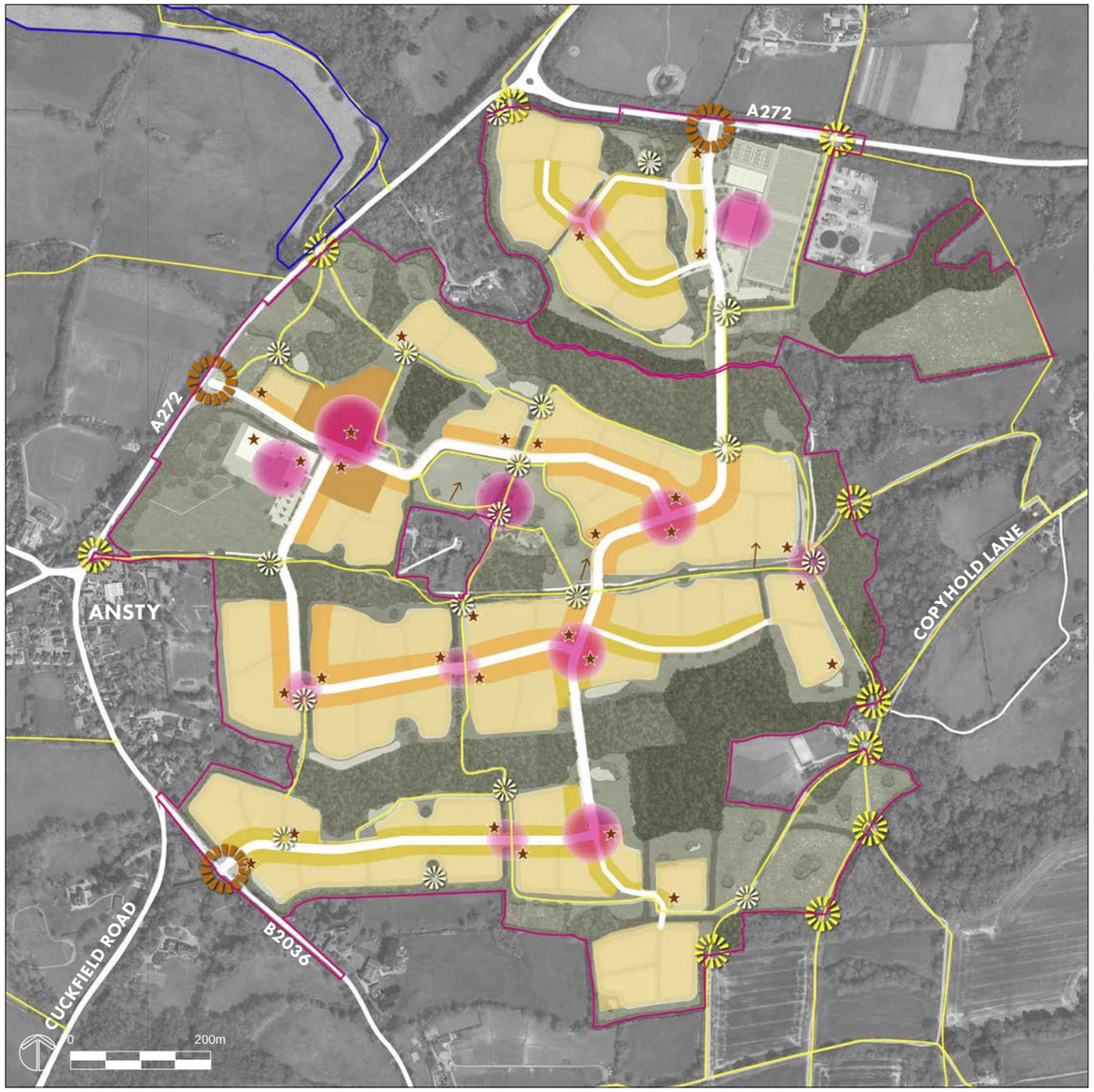
Wayfinding tools include:

- **Entrance signs** - placed at the primary site entrances, clearly displaying the name of the neighbourhood in an attractive sign. Public art could also be incorporated at these points. Further, a series of public art installations could also be implemented through the site, positioned in open spaces, marking key locations and aiding wayfinding and the journey through the site
- **Directional signs / fingerposts/ waymarking posts** - used to direct residents and members of the public around the site, between land uses, such as the local centre, school, sports hub, open spaces, allotments and children's play areas. Helpful signage at the pedestrian/cycle site accesses from public rights of way ensure that existing and new public rights of way are legible through the neighbourhood
- **Information boards** - incorporated at locations of notable wildlife areas and of heritage significance, particularly around The Place at the centre of the site, or in relation to the Ancient Woodlands within the site and the Local Wildlife Site to the east, to educate residents and visitors of the nature and heritage surrounding the site.

Wayfinding is vital for instilling a sense of safety and encouragement to continue walking when the route becomes urban rather than rural. Signage should use natural materials as far as possible, such as timber, to reflect the rural character of the site.(see also page 74, Signage). The adjacent plan illustrates ways to incorporate the above elements to maximise legibility and wayfinding through the site.

M13 - LEGIBILITY & WAYFINDING

- Streets, open spaces and built form characteristics ***should*** aid in wayfinding and legibility
- A clear and walkable network of streets and other routes ***should*** be provided throughout the site that does not involve diversions for pedestrians
- Nodes ***should*** be present with the scheme to act as focal points and aid spatial recognition, which coincide with the characteristics of intensity (density and height) and landmarks
- The site ***must*** be clearly and comprehensively signposted with a network to direct users to key destinations within and around the site
- Entrance signs ***must*** be placed at the three primary accesses to the site
- Directional signs/ fingerposts/ waymarking posts ***must*** be placed at the pedestrian access points to the site, as well as at regular intervals throughout the site, particular at junctions and crossings
- Information boards ***should*** be included in open spaces to link the site with its natural environment and heritage significance, particularly regarding The Place, Ancient Woodlands and the Local Wildlife Site
- Public art ***should*** be incorporated at key locations such as the site entrances or major street and footpath intersections
- All forms of wayfinding ***should*** cater for all ages and abilities, including dementia-friendly design, in order to ensure the scheme is inclusive



LEGIBILITY & WAYFINDING

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- DEVELOPMENT
- HIGH INTENSITY
- MEDIUM INTENSITY
- LOW INTENSITY
- MAJOR NODE
- MINOR NODE
- MAJOR STREET NETWORK
- MINOR STREET NETWORK
- VIEW TO CHURCH
- FOOTPATH
- VEHICULAR ACCESS SIGNAGE
- PEDESTRIAN ACCESS SIGNAGE
- ADDITIONAL FOOTPATH SIGNAGE

MASTERPLANNING

On larger sites such as Ansty Garden Community, the first step in enhancing and creating local identity is to create a distinctive masterplan for the site, which is influenced by the character of the surrounding area. The masterplan developed for the outline planning application incorporates key principles in creating a locally distinct place, achieved in a number of ways, including:

- **Well-proportioned streets -** The width of the street and the height of the buildings relate to its place in the street hierarchy, taking design cues from the surrounding local area (see Section 2.3 Streetscape Character and 4.4 Street Hierarchy)
- **Marking corners -** Using architectural features for emphasis on corners (see Section 4.5 Wayfinding & Legibility and 5.2 Form of Development)
- **Planting -** Diversity of street tree species to create distinct identities for different streets, as well as diversity of open spaces (see Section 3.1 Green Infrastructure and 3.7 Planting Strategy)
- **Street design -** Creating a unified palette of materials and street furniture to be used in different area types (see Section 3.8 Hard Materials)
- **Vista ends -** Using taller buildings and architectural expression on buildings that close vistas along a street or square (see Section 4.5 Wayfinding & Legibility, 5.2 Form of Development and 5.3 Housing Mix)
- **Public art -** Encouraging the use of public art in the design of buildings and spaces, as well as free-standing pieces (see Section 4.5 Wayfinding & Legibility)
- **Unique businesses -** Encouraging space within the local centre for local businesses which are distinctive to the area (see Section 5.5 Community Uses).

The spatial arrangement of the masterplan is also a result of balancing a number of competing constraints, and has been developed over a series of iterations informed by detailed site investigations, surveys and considered design decisions. It is therefore important that the illustrative masterplan is followed as closely as possible in order to retain these important principles set up at the outline stage.

M14 - MASTERPLANNING

- Principles set up within the masterplan produced for the outline planning application relating to local distinctiveness, identity and character ***must*** be carried through into reserved matters applications
- The elements explored further throughout this document (referenced in the adjacent text and page numbers) ***must*** be referred to, in order to engrain local distinctiveness, identity and character into designs put forward at reserved matters applications



4.6 PARKING & SERVICING

Parking and servicing are essential elements within the movement structure of a development, however, they must be sensitively designed so as not to degrade the appearance and utility of streets for pedestrians and cyclists. Indeed, Principle DG18 of the MSDG notes, "*The quality of the street environment should be a paramount consideration in designing parking spaces into the street.*" At the same time, it is essential to provide a sufficient level of parking spaces in order to serve the site successfully, both for cars and bicycles.

CAR PARKING

Planning guidance of West Sussex County Council (WSCC), as the highway authority will guide parking within the site. At the time of writing, this is WSCC's 'Guidance on Parking at New Developments SPD' (2020), as set out in the adjacent tables, with accompanying notes.

During pre-application discussions with the WSCC Highways, it was agreed that due to the range of sustainable transport facilities proposed, it would be appropriate to classify the site as being within a Parking Behaviour Zone 3 (PBZ3) location and hence apply PBZ3 standards in determining suitable parking provision within the site.

The design approach is to ensure that the proposed variety of on-plot and off-plot parking solutions are integrated within the urban form, architecture and public realm, with minimal visual intrusion and obstruction to pedestrians or service/emergency vehicles.

RESIDENTIAL PARKING DEMAND, GUIDANCE ON PARKING AT NEW DEVELOPMENTS (2020)

NUMBER OF BEDROOMS	PBZ3 (SPACES PER DWELLING)
1	0.9
2	1.1
3	1.8
4+	2.5

NOTES:

1 PROVIDING GARAGES OF SUFFICIENT SIZE AT NEW RESIDENTIAL DEVELOPMENTS - IF GARAGES ARE PROVIDED THEY SHOULD BE AT LEAST 6M X 3M INTERNALLY. IF GARAGES MEET THIS REQUIREMENT, THEY WILL BE REGARDED AS AN ALLOCATED PARKING SPACE OF 0.5 AND CALCULATIONS OF PARKING DEMAND WILL TAKE THIS INTO ACCOUNT

2 PROVIDING ADEQUATE VISITOR PARKING AT NEW RESIDENTIAL DEVELOPMENTS - ADEQUATE VISITOR PARKING IS REQUIRED AND THIS WILL BE INFLUENCED BY THE LEVEL OF UNALLOCATED PARKING. THE TABLE ABOVE SHOULD BE USED TO ENSURE SUFFICIENT VISITOR PARKING IS PROVIDED

3 'ACTIVE' CHARGING POINTS FOR ELECTRIC VEHICLES SHOULD BE PROVIDED AT A MINIMUM OF 20% OF ALL PARKING SPACES, WITH DUCTING PROVIDED AT ALL REMAINING SPACES WHERE APPROPRIATE TO PROVIDE 'PASSIVE' PROVISION FOR THESE SPACES TO BE UPGRADED IN FUTURE. WHERE 'ACTIVE' ELECTRIC VEHICLE CHARGING POINTS ARE PROVIDED, IF THESE SPACES ARE DEDICATED TO ELECTRIC VEHICLES ONLY, THEY SHOULD BE INCLUDED IN THE 'TOTAL DEMAND' AS ALLOCATED SPACES

4 SPACES FOR PEOPLE WITH DISABILITIES – PROVISION SHOULD BE CONSISTENT WITH GUIDANCE IN 'MANUAL FOR STREETS'

5 MOTORCYCLE PARKING - PROVISION SHOULD BE CONSISTENT WITH GUIDANCE IN 'MANUAL FOR STREETS'

6 SPACE FOR STORAGE BINS AT NEW RESIDENTIAL DEVELOPMENTS – PART H OF THE BUILDING REGULATIONS SUGGESTS STORAGE AREAS DIMENSIONS WHICH ARE SUITABLE FOR REFUSE AND RECYCLING BIN STORAGE. DEVELOPMENT MAY BE REQUIRED TO DEMONSTRATE SUITABLE STORAGE TO ENSURE PARKING PROVISION IS AVAILABLE AT ALL TIMES.

NON RESIDENTIAL PARKING DEMAND, GUIDANCE ON PARKING AT NEW DEVELOPMENTS (2020)

USE CLASS	VEHICULAR PARKING SPACES
E COMMERCIAL, BUSINESS AND SERVICES – SHOPS AND RETAIL	1 SPACE PER 14 SQM
E COMMERCIAL, BUSINESS AND SERVICES – FINANCIAL AND PROFESSIONAL SERVICES	1 SPACE PER 30 SQM
E COMMERCIAL, BUSINESS AND SERVICES – FOOD AND DRINK (MAINLY ON PREMISES) E.G. RESTAURANTS AND CAFÉS	1 SPACE PER 5 SQM OF PUBLIC AREA AND 2 SPACES PER BAR (OR 5 M LENGTH OF BAR FOR LARGE BARS) FOR STAFF PARKING TO BE CLEARLY DESIGNATED
E COMMERCIAL, BUSINESS AND SERVICE – NON-RESIDENTIAL INSTITUTIONS (MEDICAL OR HEALTH SERVICES, CRÈCHES, DAY NURSERIES AND CENTRES)	SITE-SPECIFIC ASSESSMENT BASED ON TRAVEL PLAN AND NEEDS
E COMMERCIAL, BUSINESS AND SERVICE – ASSEMBLY AND LEISURE (INDOOR SPORT, RECREATION OR FITNESS, GYMS)	1 SPACE PER 22 SQM. FOR LARGE SCALE PLACES OF ASSEMBLY SERVING MORE THAN A LOCAL CATCHMENT, 1 SPACE PER 15 SQM
F.1 NON-RESIDENTIAL INSTITUTIONS (EDUCATION, ART GALLERY, MUSEUM, PUBLIC LIBRARY, PUBLIC EXHIBITION HALL, PLACES OF WORSHIP, LAW COURTS)	SITE-SPECIFIC ASSESSMENT BASED ON TRAVEL PLAN AND NEEDS
F.2 SHOP NO LARGER THAN 280 SQM (SELLING MOSTLY ESSENTIAL GOODS AND AT LEAST 1 KM FROM ANOTHER SIMILAR SHOP); COMMUNITY HALL, OUTDOOR SPORT/RECREATION AREA, INDOOR OR OUTDOOR SWIMMING POOL, SKATING RINK	1 SPACE PER 14 SQM
SUI GENERIS, PUBLIC HOUSE, WINE BAR, DRINKING ESTABLISHMENT	1 SPACE PER 5 SQM OF PUBLIC AREA AND 2 SPACES PER BAR (OR 5 M LENGTH OF BAR FOR LARGE BARS) FOR STAFF PARKING TO BE CLEARLY DESIGNATED

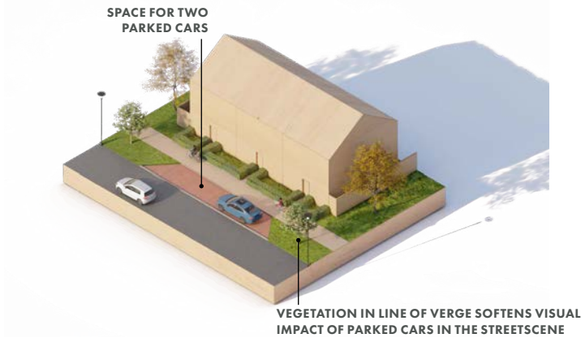
M15 - CAR PARKING

- Car parking standards ***must*** be in line with the current planning policy at each reserved matters stage, and the provision agreed with MSDC and WSCC Highways
- A minimum of one electric vehicle charging space per house/flat ***should*** be provided as an 'active' electric vehicle charging point
- 5% of parking spaces across the site ***should*** be provided as disabled persons parking spaces, suitably designed and located to cater for the needs of disabled people
- Parked cars ***must not*** visually or physically dominate the streetscape, nor obstruct the movement of pedestrians, cyclists or service/emergency vehicles
- On-plot parking ***must*** be integrated into the dwellings or front garden with landscaping, to improve the visual amenity of the streetscape
- Off-plot parking ***must*** only be grouped in small numbers, with landscape elements placed in between groups or parking, such as trees or hedgerows, to screen vehicles
- Parking ***should*** be passively overlooked or located on-plot or within garages for added security
- Driveways allocated to parking ***must*** be long enough to ensure parked vehicles do not cause any obstructions to footways, verges or the carriageway
- Where driveways are provided in front of garages, sufficient length ***must*** allow for the garage doors to be opened and closed whilst vehicles are parked in front
- Additional car parking spaces on-street ***must*** be provided in a form which is not intrusive and does not compromise pedestrian safety
- Public parking at the local centre, sports facility and allotments ***must*** be well-lit, and preferably have CCTV provision for added security
- Parking arrangements ***must*** follow the principles set out in the parking typologies over the following five pages

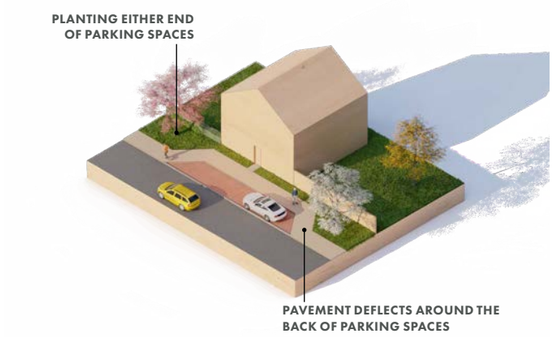
PARKING TYPOLOGIES

In new developments, a range of parking patterns should be used depending on the area types and house type. Generally, the higher the density, the more use of parking courts, mews parking, and rear parking lanes is expected. In medium or lower density areas, it is expected that a higher prevalence of on-plot parking is provided, due to the availability of space within each plot. In addition to the principles provided over the following pages, the MSDG includes Principle DG19 on off-street parking, and Principle DG20 on the integration of on-street parking.

On-street (parallel)



VISITOR OR UNALLOCATED PARKING CAN BE PLACED ON-STREET WHERE PLOTS CANNOT ACCOMMODATE PARKING IN HIGH DENSITY AREAS, HERE PLACED IN LINE WITH A VERGE



WHERE A VERGE IS NOT PRESENT, PARKING CAN BE PLACED WITHIN A WIDENED CARRIAGEWAY CORRIDOR, & MUST BE SCREENED EITHER END BY VEGETATION

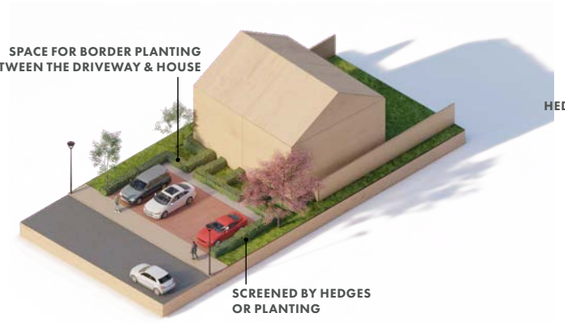
M16 - ON-STREET (PARALLEL)

- A typical typology in many High Weald settlements, this should be used predominantly on The Crescent and The Lanes
- ***Must only*** be used intermittently on Ansty Avenue
- Dimensions of each bay ***must*** be at least 6m x 2m, in line with Manual for Streets, and ***must*** be parallel, not perpendicular, to the street. If an end bay is adjacent to a solid structure (e.g. fence or wall) the bay ***should*** increase by 1m in length to allow for improved manoeuvrability and entry/exit of people to/from the vehicle
- The number of spaces together ***should*** be limited to three to mitigate the visual impact of parking on the streetscene, integrated with street tree planting or landscaped area, and to allow crossing of the street
- The pavement, where present, ***must*** continue around the parking space so as not to obstruct pedestrians and cyclists, unless on a shared street where pedestrians and cyclists use the carriageway
- Parking ***should*** be in a clearly visible location from homes to maximise safety



ON STREET (PARALLEL), WHERE THE CARRIAGEWAY HAS BEEN WIDENED, INTERSPERSED WITH STREET TREES

On-plot, front of house



WHERE PARKING HAS TO BE PLACED PERPENDICULAR IN FRONT OF DWELLINGS, IT MUST BE SUFFICIENTLY SCREENED BY VEGETATION & ACCOMMODATE NO MORE THAN FOUR VEHICLES IN A ROW



ADDITIONAL VEHICLES MUST BE BROKEN UP BY VEGETATION BETWEEN EVERY ROW OF FOUR

M17 - ON-PLOT, FRONT OF HOUSE

- The use of on-plot parking in front of dwelling, perpendicular to front of house, ***must*** be limited to rare instances within Ansty Garden Community as it is not typical of High Weald settlements. However, where used it ***must*** follow the principles below
- Parking spaces ***should*** be located directly in front of the home they are allocated to
- There ***should*** be at least 1m between the parking space and the front of the dwelling, with a low hedge or wall between the parking space and dwelling to mitigate the visual intrusion of car lights and fumes
- Parking ***must*** be screened as much as possible by vegetation, including trees, hedges and shrubs between and around the parking spaces
- A clear distance of 6m ***must*** be included between a parking space abutting the highway and the opposite edge of the carriageway
- A maximum of four spaces ***should*** be placed adjacent to each other, divided by planting bays of at least 1.2m wide to ensure longevity of the street trees

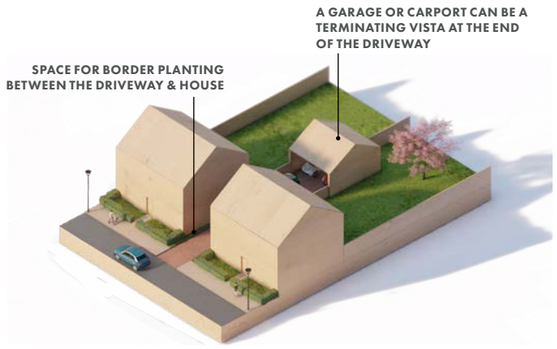


ON-PLOT, FRONT OF HOUSE, SCREENED BY VEGETATION BETWEEN EACH 4 PARKING SPACES MAXIMUM

On-plot, side of house



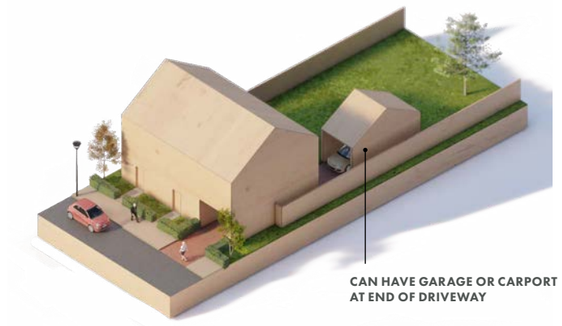
SIDE-BY-SIDE PARKING IS PARTICULARLY GOOD FOR SEMI-DETACHED HOUSES AND COULD BE COVERED BY A CAR BARN



THE GAP BETWEEN HOMES CAN BE REDUCED BY HAVING A NARROW ENTRANCE WHICH WIDENS BEHIND THE HOMES



PARTICULARLY AMONG DETACHED HOUSES, PARKING SPACES RUNNING FRONT-TO-BACK CAN ALSO REDUCE THE GAP BETWEEN HOMES



OVERCROFT PARKING, OR A CARRIAGE ARCH, WHERE A DRIVEWAY IS ACCESSED THROUGH A COVERED PASSAGE, CAN HELP ENSURE A BUILDING LINE IS MAINTAINED, EVEN WHERE DRIVEWAYS ARE PREVALENT

M18 - ON-PLOT, SIDE OF HOUSE

- This parking typology ***must*** be located to the side of detached, semi-detached and end-of-terrace homes
- ***Could*** be built over as a carport, carriage arch, and/or include a garage behind the driveway
- Car ports ***must*** be brick or timber construction, unless an exemplar special design can be demonstrated using other materials
- Any parking space or structure ***should*** be behind the building line as far as possible to reduce the visual impact of on-plot parked cars
- A clear distance of 6m ***must*** be included between a parking space abutting the highway and the opposite edge of the carriageway
- Where parking spaces are placed side-by-side, serving two homes, a small gap ***should*** be included between the parking spaces for planting



ON PLOT, SIDE OF HOUSE, WITH GARAGE AT REAR AND PLANTING BETWEEN DRIVEWAY AND DWELLING

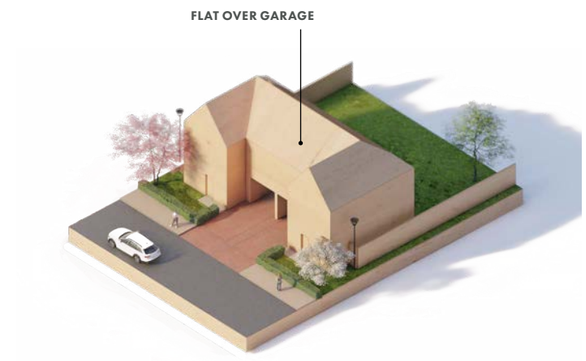


ON PLOT, SIDE OF HOUSE, WITH PARKING COVERED BY A CAR BARN

Integral parking / garage



WHERE GARAGES ARE INCLUDED AS INTEGRAL TO THE DWELLING, ANY PARKING SPACES IN FRONT MUST BE SUFFICIENTLY SCREENED BY VEGETATION



DWELLINGS CAN BE SPLIT TO INCLUDE A FLAT ABOVE A GARAGE



ON LARGER PLOTS, GARAGES CAN BE PLACED ADJACENT TO THE DWELLING, WHICH COULD BE SINGLE OR DOUBLE WIDTH DEPENDING ON THE DENSITY & PARKING REQUIREMENTS

M19 - INTEGRAL PARKING/GARAGE

- This parking typology incorporates on-plot parking which ***must*** be within, to the side, or at the rear of dwellings, accessed along the side or from a rear access, and has the advantage of reducing the visual impact of parked cars
- Any parking space or structure ***should*** be behind the building line as far as possible. If provided in front of dwelling, it should be architecturally interesting as a focal point or well-screened by vegetation
- Any additional parking present in the plot frontage in front of garage ***must*** follow the rules for the 'on-plot, front of house' typology
- A clear distance of 6m ***must*** be included between a parking space abutting the highway and the opposite edge of the carriageway
- Where a garage door abuts the back edge of a footway or shared surface road, the garage ***must*** be set back sufficiently for the swept path of the door not to obstruct circulation



GARAGE TO THE REAR OF PROPERTY, FORMING AN ATTRACTIVE CONTINUATION OF THE SIDE WALL

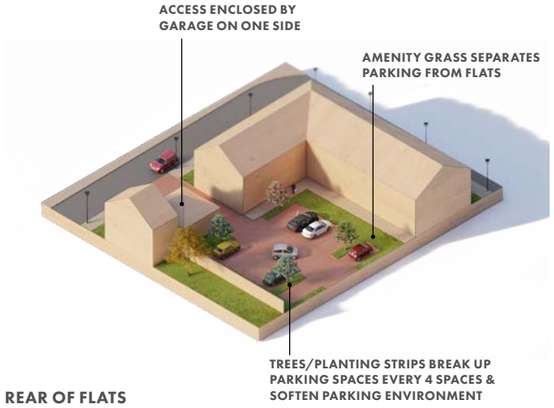


INTEGRAL PARKING/ GARAGE

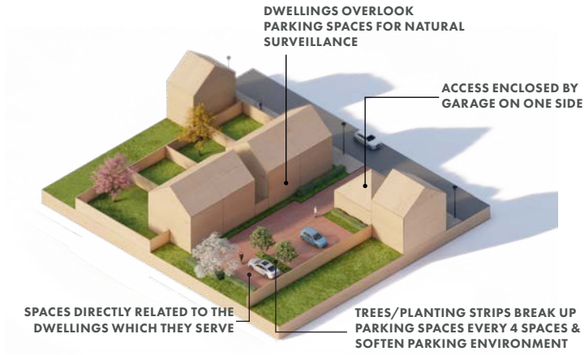
Parking courts



REAR OF HOMES



REAR OF FLATS



HOMES TURNED 90 DEGREES TO FACE PARKING COURT

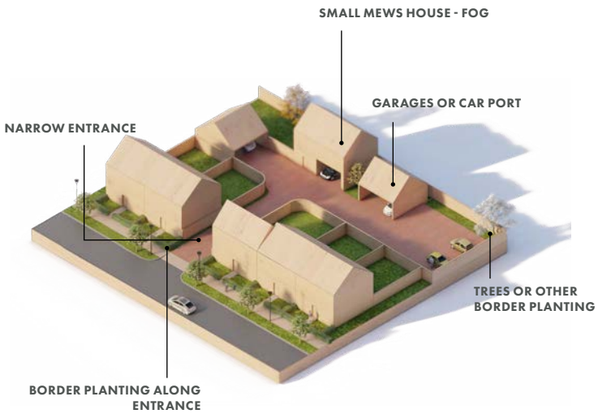
M20 - PARKING COURTS

- Parking courts ***should*** be located directly behind or adjacent to the dwellings which it serves, mainly effective to serve terraces, mews or apartments
- Bays ***must*** be at least 4.8m x 2.4m and rows ***must*** be separated by at least 6m, to allow for manoeuvring
- Parking ***should*** be clearly visible and directly accessible from the dwellings it serves to enable natural surveillance and convenience of use
- Parking courts ***must*** be well-enclosed by buildings or walls to reduce their intrusiveness, accessed via the principle street via lanes between buildings
- Parking courts ***should*** be small-scale, usually serving no more than five dwellings/15 spaces
- Tree and shrub planting ***must*** be included to soften the appearance, rather than bleak runs of close-board fences to back gardens. Planting bays ***should*** be not less than 1.2m wide to ensure longevity of the trees
- Car barns within courtyards ***could*** be used offer protection from the elements and can reinforce courtyard typologies in the High Weald, which often feature open-fronted timber-framed cattle sheds
- Attractive surface materials ***should*** be used, such as tar spray and pea shingle dressing, concrete clay block paving, granite or concrete setts, stable blocks and cobbled edges
- Parking courts ***must*** be treated as a shared surface area

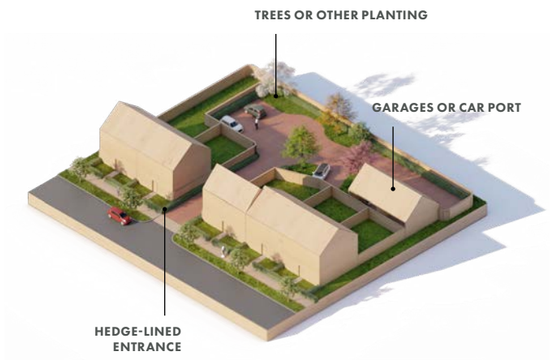


PARKING COURT OVERLOOKED BY DWELLINGS

Rear parking lane



FORMAL REAR PARKING FOR MORE FORMAL PARTS OF THE DEVELOPMENT, SUCH AS TOWN CENTRE OR HIGHER DENSITY AREAS



INFORMAL REAR PARKING FOR MORE INFORMAL PARTS OF THE DEVELOPMENT SUCH AS AT THE RURAL EDGES & IN LOWER DENSITY AREAS

M21 - REAR PARKING LANE

- Rear parking lane design ***must*** adhere to all coding of parking courts (M20)
- This layout ***should*** be in the form of a rear lane and ***should*** include small homes, flats over garages, standalone garages, and/or car ports
- Bays ***must*** be at least 4.8m x 2.4m and ***must*** have reversing distances of at least 6m to allow for ease of manoeuvring



PARKING LANE

Mews parking



FORMAL MEWS PARKING FOR A LOCAL CENTRE



INFORMAL MEWS PARKING FOR AREAS OUTSIDE OF THE LOCAL CENTRE

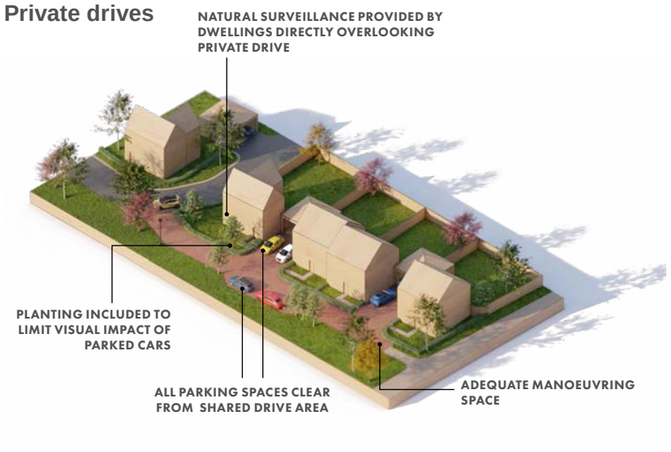
M22 - MEWS PARKING

- This layout ***should*** be in the form of a rear parking lane, but ***could*** have an element of courtyard parking
- Mews ***must*** include small homes, flats over garages or standalone garages, and can include car ports
- Mews parking ***must*** be overlooked by neighbouring buildings
- Mews longer than 50 metres ***must*** include additional pedestrian permeability
- Where more than five dwellings are served, at least two vehicular accesses ***must*** be provided
- Bays ***must*** be at least 4.8m x 2.4m and ***must*** have reversing distances of at least 6m to allow for ease of manoeuvring
- Tree and shrub planting ***must*** be included to soften the appearance, rather than bleak runs of close-board fences to back gardens or hard garage doors
- Attractive surface materials ***should*** be used, such as tar spray and pea shingle dressing, concrete clay block paving, granite or concrete setts, stable blocks and cobbled edges
- Mew parking ***must*** be treated as a shared surface area
- Parking facilities for each dwelling ***must*** be provided clear of the shared drive area, turning space or passing bays



MEWS PARKING STREET WITH FLATS OVER GARAGES (FOGS) & PLANTING IMMEDIATELY OUTSIDE DWELLINGS

Private drives



M23 - PRIVATE DRIVES

- Parking facilities for each dwelling ***must*** be provided clear of the shared drive area, turning space or passing bays
- On both single and shared drives, adequate manoeuvring space ***must*** be provided to allow vehicles to enter and leave all garages and parking spaces when other vehicles are parked on all other parking spaces
- Parking spaces ***must*** be well-screened by planting and vegetation to minimise the visual intrusion of vehicles on the street scene
- Accommodation ***must*** be provided within private drives to provide natural surveillance to the street and parking



GATED PRIVATE DRIVE WITH AMPLE PLANTING IN FRONT GARDENS



TYPICAL ARRANGEMENT/LOCATION OF PARKING TYPOLOGIES AT ANSTY GARDEN COMMUNITY

CYCLE PARKING

The provision of secure and convenient cycle parking is essential in encouraging people to cycle. Further, the location of cycle parking plays a key role in persuading cyclists to use it, and to become an attractive alternative to the private car. As with car parking, the current planning guidance of WSCC Highways sets requirements for cycle parking within the site. WSCC's 'Guidance on Parking at New Developments SPD' (2020) is set out in the tables below.

In houses, cycle parking should generally be accommodated within the rear garden, car port, garage or outbuilding. For apartments, cycle storage should normally be provided within the main buildings, carefully integrated to enable an active frontage, as set out in Principle DG24 of the MSDG. The principles in the adjacent box set out requirements for cycle parking design. Further design principles are also included in the Development Infrastructure Contributions SPD (MSDC) and West Sussex Cycling Design Guide.

NON RESIDENTIAL PARKING DEMAND, GUIDANCE ON PARKING AT NEW DEVELOPMENTS (2020)

USE CLASS	CYCLE PARKING SPACES
E COMMERCIAL, BUSINESS AND SERVICES – SHOPS AND RETAIL	1 SPACE PER 100 SQM FOR STAFF AND 1 SPACE PER 100 SQM FOR CUSTOMERS
E COMMERCIAL, BUSINESS AND SERVICES – FINANCIAL AND PROFESSIONAL SERVICES	1 SPACE PER 100 SQM FOR STAFF AND 1 SPACE PER 200 SQM FOR CUSTOMERS
E COMMERCIAL, BUSINESS AND SERVICES – FOOD AND DRINK (MAINLY ON PREMISES) E.G. RESTAURANTS AND CAFÉS	1 SPACE PER 4 STAFF AND 1 SPACE PER 25 SQM FOR CUSTOMERS
E COMMERCIAL, BUSINESS AND SERVICE – NON-RESIDENTIAL INSTITUTIONS (MEDICAL OR HEALTH SERVICES, CRÈCHES, DAY NURSERIES AND CENTRES)	SITE-SPECIFIC ASSESSMENT BASED ON TRAVEL PLAN AND NEEDS
E COMMERCIAL, BUSINESS AND SERVICE – ASSEMBLY AND LEISURE (INDOOR SPORT, RECREATION OR FITNESS, GYMS)	1 SPACE PER 4 STAFF PLUS VISITOR/CUSTOMER CYCLE PARKING
F.1 NON-RESIDENTIAL INSTITUTIONS (EDUCATION, ART GALLERY, MUSEUM, PUBLIC LIBRARY, PUBLIC EXHIBITION HALL, PLACES OF WORSHIP, LAW COURTS)	SITE-SPECIFIC ASSESSMENT BASED ON TRAVEL PLAN AND NEEDS
F.2 SHOP NO LARGER THAN 280 SQM (SELLING MOSTLY ESSENTIAL GOODS AND AT LEAST 1 KM FROM ANOTHER SIMILAR SHOP); COMMUNITY HALL, OUTDOOR SPORT/RECREATION AREA, INDOOR OR OUTDOOR SWIMMING POOL, SKATING RINK	1 SPACE PER 100 SQM FOR STAFF AND 1 SPACE PER 100 SQM FOR CUSTOMERS
SUI GENERIS, PUBLIC HOUSE, WINE BAR, DRINKING ESTABLISHMENT	1 SPACE PER 4 STAFF AND 1 SPACE PER 25SQM FOR CUSTOMERS

M24 - CYCLE PARKING

- The quantum of cycle parking spaces ***must*** be in line with the current planning policy at each reserved matters stage
- Residential cycle parking ***must*** either be included within a garage/car port, in a shed in the front or back garden, or in a communal store or pod on-street
- If a shed is provided in the back garden, a gate or side access to the street ***should*** be provided, so that residents do not have to wheel bicycles through the dwelling
- Apartments ***should*** have integral secure facilities at the ground floor of the apartment block, which is:
  - Located close to main entrances, for convenience
  - Carefully integrated to enable an active frontage
- Dedicated visitor cycle parking ***should*** also be provided for apartments close to main entrances and well-overlooked by habitable rooms
- The location of visitor and public cycle parking in public places ***should***:
  - Be obvious and well-signed
  - Be near to the entrance of the premises being visited
  - Be visible and attractive and well-lit
  - Have an appropriate level of surveillance and security, and close to well-used thoroughfares
  - Have good weather protection
  - Be in an off-street location with safe access, separated from parked vehicles
- The type of cycle parking infrastructure ***should***:
  - Be easy to use
  - Enable bicycles to be supported without being damaged or vandalised
  - Have the ability to secure the frame and both wheels

MINIMUM LEVELS OF CYCLE PROVISION, GUIDANCE ON PARKING AT NEW DEVELOPMENTS (2020)

DWELLING SIZE	CYCLE PROVISION (PER UNIT)
1 & 2 BED HOUSES	1 SPACE
3+ BED HOUSES	2 SPACE
1 & 2 BED FLATS	0.5 SPACE IF COMMUNAL STORAGE, OTHERWISE SAME AS 1 & 2 BED HOUSE
3+ BED FLATS	1 SPACE



PUBLIC CYCLE PARKING: VISITOR PARKING MAY BE PROVIDED VIA CYCLE RACKS IN THE PUBLIC REALM THAT ARE PROMINENTLY LOCATED & WELL-SUPERVISED, PROVIDED THAT THEY DO NOT OBSTRUCT PAVEMENTS OR DESIRE LINES. THIS INCLUDES AT THE LOCAL CENTRE, SCHOOLS, CARE HOME & SPORTS HUB



APARTMENTS: IN APARTMENT BLOCKS, CYCLE PARKING CAN BE PROVIDED IN INDIVIDUAL APARTMENTS, PROVIDED THE SPACE IS IN ADDITION TO THE NATIONALLY DESCRIBED SPACE STANDARDS. IT REQUIRES LEVEL ACCESS & AN ADEQUATELY SIZED LIFT. COMMUNAL BIKE STORES MAY BE PROVIDED EXTERNALLY, IN BASEMENT CAR PARKS OR IN A FREESTANDING STRUCTURE. THESE SHOULD BE AS NEAR AS POSSIBLE TO THE ENTRANCE FOR CONVENIENCE, & BOTH THE STORE & THE INDIVIDUAL BIKE STANDS SHOULD BE LOCKABLE. THE ADJACENT PRECEDENT INCLUDES A GREEN ROOF ON TOP OF THE CYCLE STORAGE, ADDING TO BIODIVERSITY NET GAIN



HOUSING: IN LOWER DENSITY SUBURBAN HOUSING, BIKE PARKING SHOULD USUALLY BE PROVIDED WITHIN A GARAGE OR A SEPARATE STRUCTURE/SHED WITHIN THE GARDEN. FOR TERRACED HOUSING, PROVISION FOR CYCLES MAY BE MADE WITHIN THE PROPERTY, IN THE FRONT GARDEN OR TO THE REAR WITH ACCESS FROM A PARKING COURT. IT IS ALSO POSSIBLE TO PROVIDE COMMUNAL BIKE PODS ACCOMMODATING UP TO 10 CYCLES USING A SINGLE PARKING BAY



WORKSPACES: IN WORKSPACES, CYCLE PARKING MAY BE PROVIDED VIA DEDICATED CYCLE FACILITIES WITHIN THE BUILDING. THIS MAY BE LINKED TO SHOWER AND LOCKERS OR EVEN A BIKE REPAIR HUB

SERVICES & UTILITIES

Emergency services
Emergency services will be able to access the site via the three main vehicular access points from the A272 to the north and west, and the B2036 to the south. The layout should allow emergency vehicles to access all plots using primary, secondary, tertiary and shared streets and then navigate easily back out of the site.

Refuse services
Refuse vehicles should also have access to all plots on primary, secondary, tertiary and shared streets to collect refuse from the road-side, with dwellings accommodating in-curtilage bin storage provision. Bin stores can be provided where private drives cannot accommodate refuse vehicles. Communal bin stores should be provided for apartment blocks or runs of terraces where necessary. All bin collection points and communal stores should be within the maximum drag distances of both residents and bin collection services.

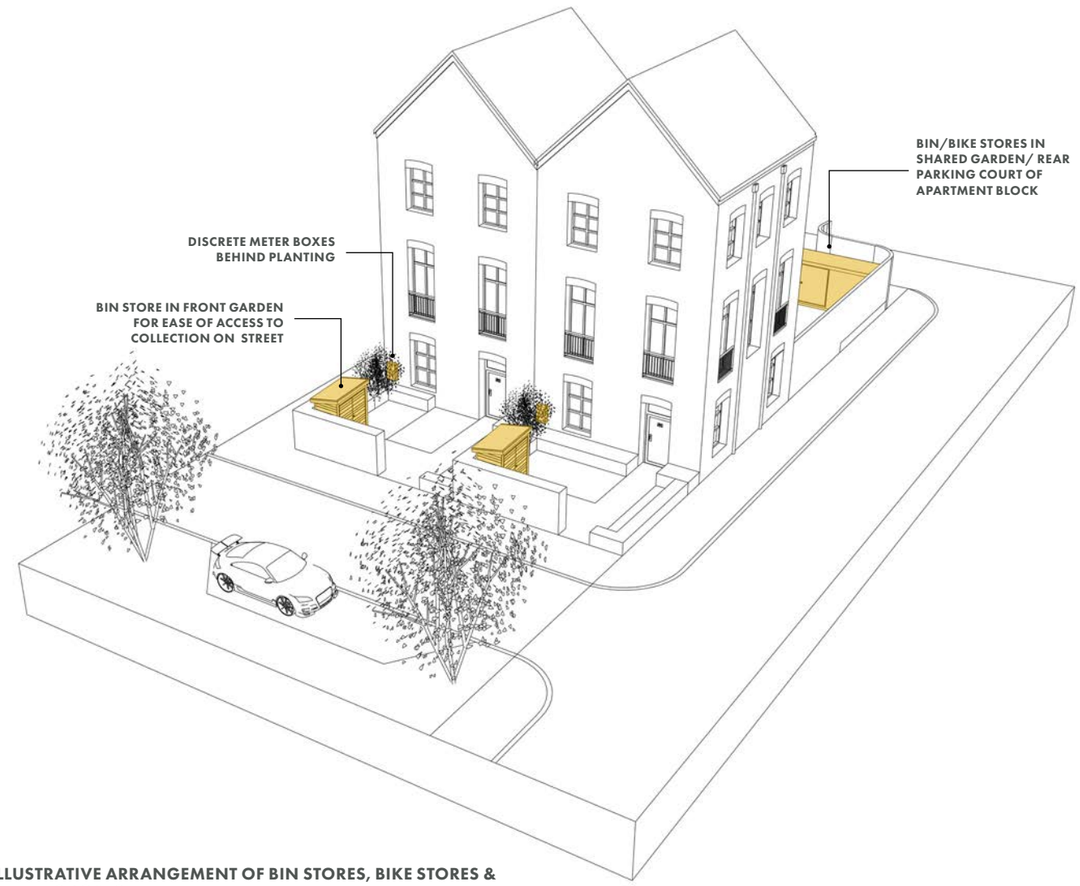
Bin storage
The storage of bins at both individual and communal properties must be attractively integrated into the curtilage of the property, and easily accessible to move bins to collection points and vehicles. The stores must be a suitable size to accommodate refuse and recycling (refer to the MSDC Waste Storage and Collection Guidance for New Developments for requirements). Design principles are also provided in Principle DG21 and DG22 of the MSDG, which are incorporated into the adjacent box.

Utilities
Enclosures for utility services, including sub-stations and pump stations, should be carefully designed and integrated into development so that they do not detract from the quality of streets and public spaces. Utility runs should normally be located under the footway or carriageway and the location should be carefully planned so that it does not impact on the potential for planting street trees (Principle DG23, MSDG). This must be coordinated with the street design, as set out in section 4.4 and section 3.6).

Meter boxes
It can be challenging including meter boxes in an attractive way, especially on terraced houses. With semi-detached and detached houses, it is preferable to mount them on walls that are not visible from the street. On blocks with rear parking, there is an opportunity to mount meter boxes within mews or parking courts.

M25 - SERVICES & UTILITIES

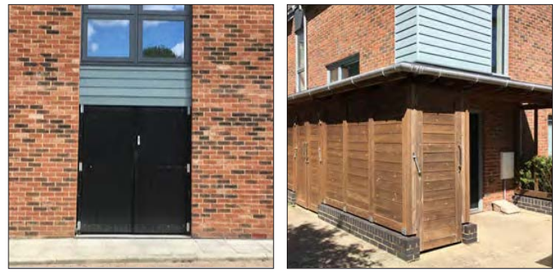
- Emergency services and refuse vehicles ***must*** be able to access all dwellings, or be within the acceptable distance to reach dwellings, typically set by maximum bin drag distances or fire hose lengths. These distances ***must*** be agreed with MSDC at reserved matters stages if direct access is not possible, e.g. in private drives
- All dwellings ***must*** be provided with individual or communal bin stores.
- Facilities for refuse and recycling storage at individual and communal properties ***should*** be:
  - A suitable size to accommodate all the refuse and recycling containers to meet the needs of residents and be of a size acceptable to the refuse collection service
  - Carefully designed and located so they are neither visually obtrusive nor obstruct the passive surveillance of the street, and avoid having a deadening impact on the façade or threshold
  - Located where they will not be obstructed by car parking
  - Within secure and well-ventilated areas
  - Located so that they may be easily accessed from properties but where they will not cause nuisance through unpleasant odours or noise
  - Coordinated with cycle storage.
- Utility runs ***must*** be coordinated with the street design, in particular the placing of street trees and lighting columns
- Meter boxes ***should not*** be clearly visible from the street. On semi-detached and detached houses they ***must not*** be mounted on the street-facing elevation
- When a meter has to be sited at the front of a house, such as in a terrace, it ***should*** be placed as low as possible and not close to the door. It ***could*** be concealed behind a bin store or by planting
- Meter boxes ***could*** be mounted in mews or parking courts



ILLUSTRATIVE ARRANGEMENT OF BIN STORES, BIKE STORES & UTILITIES BOXES



DISCRETE STORAGE FOR BINS AND UTILITIES NEXT TO FRONT DOOR



WELL-INCORPORATED INTEGRAL & EXTERNAL BIN STORES FOR APARTMENT BLOCKS



UTILITIES BOX COLOURED IN SAME DARK GREY AS WINDOWS AND DOOR SURROUNDS, BLENDING IT INTO THE BUILDING FABRIC

5.0

USE & BUILT FORM

The National Design Guide defines the ‘built form’ of an area as the ‘three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces’ that make up any built-up area or development. It says that a well-designed place has a coherent form of development.

This chapter covers the following elements:

5.1: LAND USE
5.2: FORM OF DEVELOPMENT
5.3: HOUSING MIX
5.4: HEALTH & WELLBEING
5.5: COMMUNITY USES

5.0

USE & BUILT FORM

5.1 LAND USE

Successful places are made up of a mixed community with a mix of uses that create a vibrant and active atmosphere. The proposals for Ansty Garden Community incorporate residential, community, educational and leisure uses within its boundaries to achieve this.

EFFICIENT USE OF LAND

Using land efficiently means getting the maximum possible benefit from a site or area, taking into account relevant constraints. This can help to achieve desirable social and environmental outcomes, and facilitate the efficient use of resources and infrastructure. Efficient land use at Ansty Garden Community involves:

- Co-locating higher-density housing with shops, services and public transport nodes in the local centre and along Ansty Avenue
- Providing substantial, accessible, usable green spaces, rather than multiple small strips and verges
- Ensuring car parking is provided in compact and efficient forms on plot, in parking courts or on street.

MIX

A mix of uses involves the co-location of different types of development within a single walkable area. The correct balance of uses will help increase the amount of activity in the area throughout the day, reduce overall travel, encourage sustainable travel and support shops and services with a critical mass of people. This will contribute to the creation of a sustainable and successful place at Ansty Garden Community. This follows the guidance set out within Principle DG35 of the MSDG.

The adjacent plan indicates the mix of uses incorporated into Ansty Garden Community, all within a comfortable walking distance of each other, which includes:

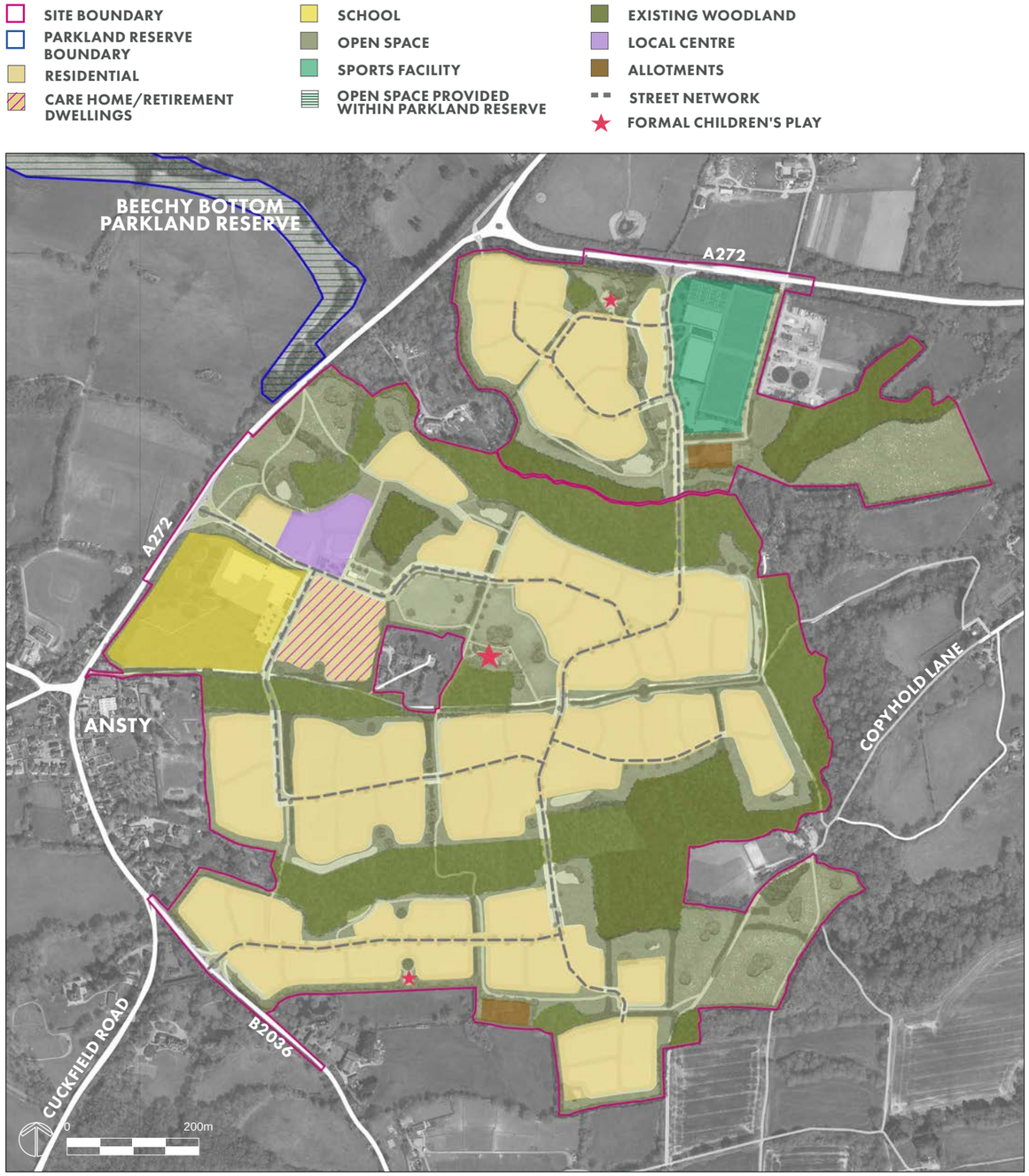
- New homes, including a care home and retirement homes located adjacent to the local centre and primary school
- A local centre, including retail and community uses
- A new primary school and SEND school, located between the existing and new communities
- Public open green space including children's play
- A sports hub
- Allotments.

A large amount of additional public open space is provided within Beechy Bottom Parkland Reserve, submitted as a separate but related planning application to the Ansty Garden Community site. This is easily accessible from Ansty Garden Community via the network of existing and new foot and cycle paths.

The mixed-use areas create centres of activity and enable residents to access local services and public transport connections within a short walk or cycle from their homes. However, where potential conflict could arise between residential uses and non-residential uses, suitable mitigation measures should be put in place, such as landscape buffers and careful building orientation.

UB01 - USE & MIX

- The location, size and mix of land uses ***must*** follow the Regulatory Plan and parameter plans submitted as part of the OPA
- The proximity and boundaries between residential dwellings and non-residential uses ***must*** be considered carefully in order to mitigate any negative impacts between them



LAND USE MIX

5.2 FORM OF DEVELOPMENT

A compact form of development is necessary to accommodate enough people to support shops, local facilities and viable public transport, maximise social interaction in a local area, and make it feel a safe, lively and attractive place. In this way, it also helps to promote active travel to local facilities and services, in so doing reducing dependence on the private car.

DENSITY

The density of residential development varies across the site, indicated on the adjacent plan, which is in accordance with the density parameter plan illustrated on page 12 of this document.

The density plan illustrates the variety of residential densities across the proposed development, alongside the existing densities found within Ansty. A wider density study of Cuckfield and Haywards Heath was undertaken as part of the outline planning application and the densities within Ansty Garden Community reflect those found in the study. This follows Principle DG11 of the MSDG, where development generally reflects the scale of the local settlement context, but also acknowledges that it is appropriate to introduce a new character/development form and massing due to the larger scale of development, particularly associated with the new neighbourhood centre and along the primary movement routes.

Higher densities are appropriate within the centre of the site, around the local centre and through the central zone, which is well-enclosed by existing woodland and natural topography. Densities reduce towards the edges of the site, transitioning to the existing densities within the Ansty and the rural edges of the development, sensitive to the countryside beyond. This follows Principle DG16 of the MSDG, which notes, "*At the rural edge lower density development will normally be necessary*".

HEIGHT

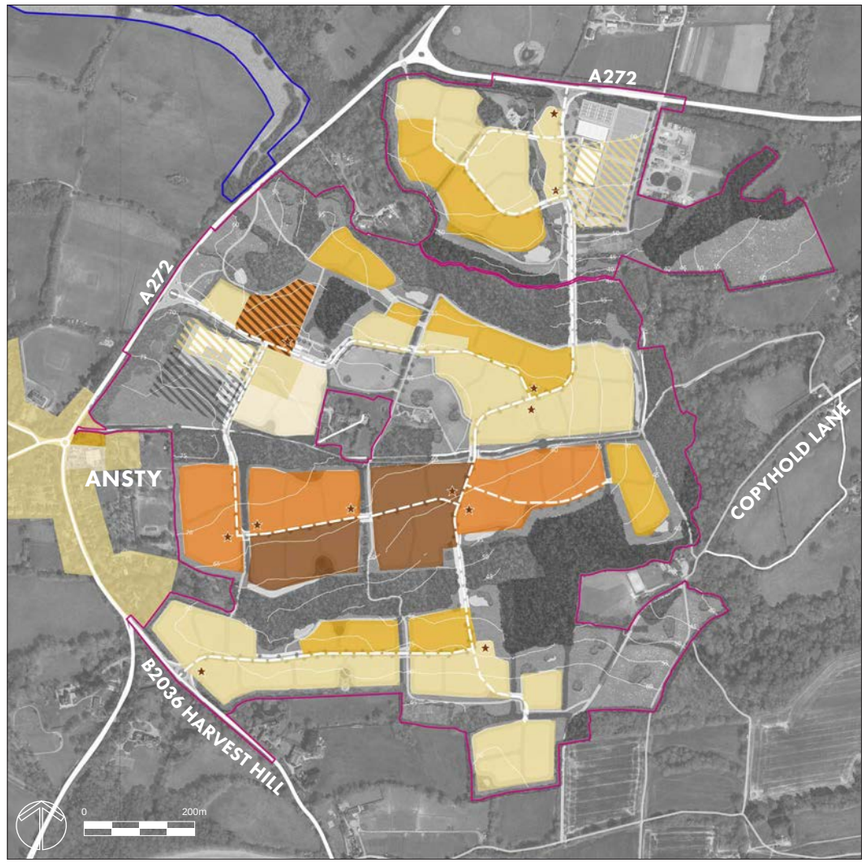
Building heights are defined by the building heights parameter plan as set out on page 11, and illustrated in the adjacent plan. This considers the existing built context, the site's edge of settlement location, and views from the High Weald AONB and other public receptors surrounding the site (MSCD Design Guide Principle DG39). There is a variation in topography across the site, which also has a bearing on height (see page 116). Therefore, building heights are lower at the rural edges and higher in the interior of the site, where development will be fully enclosed by existing woodland. Buildings heights in the local centre are set in order to create a landmark and a prominence to its use.

Variations in height are encouraged, and the building heights parameter plan indicates locations for landmark buildings, such as in the local centre or on key corners, in order to aid wayfinding. Variance in form is discussed further in 'Building Form' on page 114. The design of landmark buildings must consider the impact of height and the relationship with its surroundings. Exact design and building heights are to be agreed with MSDC through RMAs.



DENSITY

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- 15-25 DPH
- 30 DPH
- 32.5 DPH
- 35 DPH
- 45 DPH
- 50 DPH
- CARE HOME - 80 DPH
- STREET NETWORK



HEIGHT

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- UP TO 1.5 STOREY (UP TO 8.0 M RIDGE HEIGHT)
- UP TO 2 STOREY (UP TO 10.0 M RIDGE HEIGHT)
- UP TO 2.5 STOREY (UP TO 11.0 M RIDGE HEIGHT)
- UP TO 3 STOREY (UP TO 13.0 M RIDGE HEIGHT)
- UP TO 3 STOREY WITHIN LOCAL CENTRE (UP TO 15.0 M RIDGE HEIGHT)
- UP TO 4 STOREY (UP TO 16.0 M RIDGE HEIGHT)
- ZONE FOR SCHOOL BUILDING/SPORTS PAVILION UP TO 10.0 M RIDGE HEIGHT
- ZONE FOR SCHOOL BUILDING, UP TO 6.0 M RIDGE HEIGHT
- INDICATIVE LANDMARK BUILDING LOCATION
- 5 M CONTOUR
- SPINE & SECONDARY STREET NETWORK

UB02 - DENSITY & HEIGHT

Density

- Residential density ***must*** follow the guidelines set out in the density parameter plan
- Density ***must*** vary across the site, with the highest densities located within the local centre and the lowest at the rural edges of the development
- Densities ***should*** also vary within each density guideline area, which are provided as averages

Height

- Building heights ***must*** adhere to the building heights parameter plan
- Buildings within the local centre ***must not*** be less than 3 storeys in order to ensure their prominence, with one or two buildings up to 3.5 storeys to provide landmarks
- Building heights ***must*** take into account the natural topography of the land, and vary within area types on the parameter plan accordingly. This is particularly important at sensitive edges, such as near to listed buildings and in areas visible in long-distance views from public receptors

BLOCKS

Buildings occupy a three-dimensional envelope. The size and shape of this will vary depending on the nature of the area type and the blocks within it. This envelope consists of three separate measures - the development blocks established by the street network (see page 83 and 93), the alignment of the front face of the building (see page 110), and the height of the building.

The adjacent plans and text boxes set principles for suitable characteristics and sizes of residential blocks, stipulating minimum back-to-back and back-to-side dimensions between dwellings in order to maintain privacy, and measurements overall block sizes to ensure permeability. Whilst block size and shape will vary according to the varying densities, mix of uses, natural features, topography and other physical characteristics of the site, Principle DG12 of the MSDG recommends "*blocks between 50-120 m in length provide a permeable network for both pedestrians and vehicles*", and that "*larger block sizes are appropriate where rear court parking is accommodated*".

While ensuring that individual plots remain appropriately sized to the type of dwelling they will accommodate, variation in block depth will be expected. Where blocks are appropriately deep, there is opportunity to introduce courtyards or mews, faced by housing. These are best employed where irregularly-shaped blocks occur, which is influenced by the existing characteristics and edges of the site.

UB03 - BLOCKS

- Blocks ***must*** be deep enough to allow for minimum back-to-back distances of 21 m
- Back-to-side distances at corners of blocks ***must*** be at least 11 m
- Blocks ***should*** be long enough to provide a strong frontage, particularly along Ansty Avenue and The Crescent
- Blocks ***must*** provide a clear distinction between public and private spaces, and create secure private rear gardens
- Blocks ***must*** generate building frontages that face the streets, relating to their surroundings and thereby increasing natural surveillance and activity on the street
- Different types of blocks ***should*** be created in order to provide variety of development type and density across the site

PERIMETER BLOCK





Perimeter block
A strip of development around private gardens. The private interior is only accessible to residents and can include private and/or communal gardens and some car parking.

INFORMAL BLOCK





Informal block
Blocks like this can be found in many modern housing schemes, but are inspired by a traditional village form. The housing faces outwards onto the surrounding streets and spaces with front and back gardens. The extra width allows a parking court to be included within the centre of the block, alongside garage blocks and potentially some houses to provide surveillance.

MEWS BLOCK





Mews block
Mews streets run through the length of a block, originally accommodating stables to the rear of large houses. In contemporary schemes and conversions, they have been adapted to accommodate both homes and work spaces. Modern versions of mews blocks include smaller single-aspect homes above garages within the block.

WHETHER BUILDINGS JOIN

Determining the extent and manner of how buildings join can play a crucial role in the experience of place, density and enclosure (MSDG Principle 13 and 14). Areas of small plot coverage with lots of detached buildings will be a more porous built environment with a poor sense of enclosure and low perceived density. Conversely, areas of high plot coverage with more terraced and joined party walls will look and feel more dense.

Places of greater density naturally have more attached buildings and greater unbroken stretches of continuous façades. This is reflected in the centres of Lindfield, Cuckfield, Henfield and Steyning. Limiting the prevalence of detached houses is important in creating a dense, walkable centre (High Weald Housing Design Guide, DG5).

Medium density areas should make use of a mix of attached, semi-detached and detached buildings to provide visual and typological variation. Variation in party wall types promotes variety and visual interest in new development. Lower density areas should have a higher frequency of detached homes, as well as semi-detached.

UB04 - WHETHER BUILDINGS JOIN

Local centre and high density areas

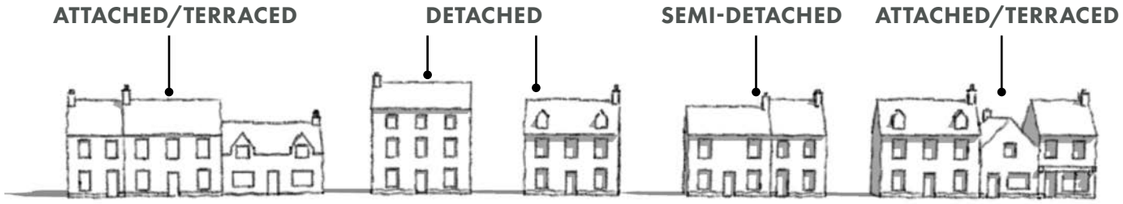
- Attached buildings ***must*** be the primary building type
- Attached buildings ***must not*** form blocks longer than 70m
- Gaps between buildings ***can*** be included every 10 buildings, but ***should*** be no wider than 6m
- Local centres ***can*** also have occasional detached houses but they ***should not*** be more than one in every 20 houses
- Buildings ***can*** join at the back if needed

Medium density areas

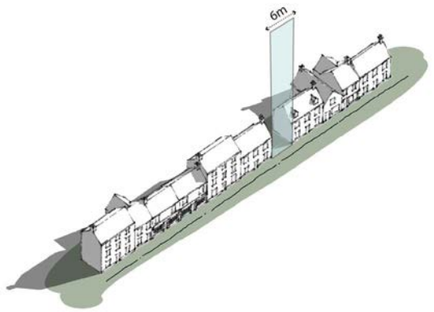
- There ***must not*** be more than 5 detached houses consecutively
- Attached houses ***should not*** form groups longer than 5 houses before a break

Low density areas

- Low density areas ***must*** primarily have a mix of semi-detached and detached houses
- Attached houses ***can*** be used, but groups ***must not*** be longer than 20m

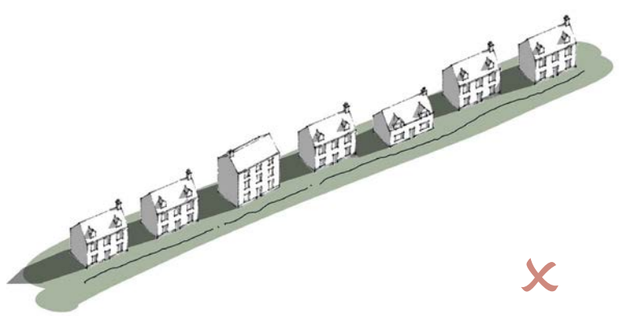


MEDIUM AND LOW DENSITY STREETS SHOULD HAVE A MIX OF PARTY WALL ATTACHMENTS



LOCAL CENTRES MAY FEATURE GAPS UP TO 6 METRES EVERY 10 BUILDINGS

LOCAL CENTRES MAY INCLUDE ONE DETACHED BUILDING EVERY 20 BUILDINGS



CONSECUTIVE GROUPS OF DETACHED OR SEMI-DETACHED HOMES MUST BE AVOIDED



MEDIUM AND LOW DENSITY AREAS IN CUCKFIELD FEATURE A MIX OF PARTY WALL ATTACHMENTS







1 LOWER DENSITY AREAS SUCH AS WARNINGLID PRIMARILY FEATURE DETACHED AND SEMI-DETACHED HOMES

2 THE CENTRE OF CUCKFIELD CONSISTS OF A VARIETY OF MOSTLY ATTACHED BUILDINGS INTERSPERSED WITH THE OCCASIONAL DETACHED OR SEMI-DETACHED BUILDING

3 A DETACHED HOUSE IN CUCKFIELD

BUILDING FORM

Villages traditionally develop over centuries, exhibiting a mix of building forms as villages expand or sites are infilled. Streets in the area contain buildings of a variety of eras, scales and heights. The relationship between buildings creates a sense of rhythm and this relationship must be continued in Ansty Garden Community, regardless of the scale of development.

In rural areas, the aim of deciding which building forms to use should be to create an organic street pattern which reflects a traditional village and with a variety of building types, which feel like they belong together. Examples of this principle can be seen in the High Streets of Cuckfield, Steyning and Henfield. The buildings do not share a common material and each building, or set of buildings, is different from its neighbour, but the mix is natural and random. It does not appear forced or arbitrary, as suggested in the High Weald Housing Design Guide policy DG5.

In the local centre it is vital to use a variety of buildings, some of which might be mixed use. Local centres in the region present a large range of different buildings which have emerged organically over time. This provides interest and dynamism to the centre, which is essential for attracting people.

Higher density areas with a greater proportion of attached buildings and narrower streets can start to look overly formal unless a mix of house types is present. It will be especially important in these areas to inject informal qualities to preserve a rural character. Medium and low density areas will contain a greater proportion of semi-detached and detached house types, but traditionally these would be the areas where houses were built individually, with a greater variety of house types and sizes.

UB05 - BUILDING FORM

- New developments ***must*** demonstrate a mix of housing types

Local centre and high density areas

- There ***must not*** be more than two of the same house type used consecutively for detached or semi-detached buildings. Up to four of the same house type can be used in terraces
- There ***should*** be a minimum of four different house types for every 10 houses

Medium and low density areas

- There ***should not*** be more than two of the same house type consecutively
- Terraces of identical house types ***should*** be avoided
- A minimum of five house types ***should*** be used for every 10 houses
- Front entrances of either individual houses or groups of houses ***can*** be arranged perpendicular to the street



LOCAL CENTRES MUST HAVE A MIX OF HOUSE TYPES



THIS ROW OF 10 BUILDINGS DEMONSTRATES FOUR HOUSE TYPES, AND HAS NO MORE THAN TWO TYPES CONSECUTIVELY



THIS ROW OF 10 BUILDINGS HAS ONLY THREE HOUSE TYPES AND USES THE SAME TYPE MORE THAN TWICE CONSECUTIVELY





1 LINFIELD'S CENTRE DEMONSTRATES A WIDE VARIETY OF BUILDING FORMS

2 IN BOLNEY, A TERRACE ARRANGED PERPENDICULAR TO THE STREET

BUILDING LINE

Maintaining a building line is a greater concern in urban areas, but it still has an important impact on rural streets (High Weald Housing Design Guide, DG4). Houses should usually not divert from the building line, as specified within the street types sections (pages 83-93), but some variance is permitted.

Village centres, such as those in Cuckfield and Lindfield, have strong and consistent building lines that are infrequently broken by building set-backs. In Cuckfield, setbacks range from 0-4m from the building line with variance between 10-20%. Lindfield features a distinct linear form deriving from its medieval high street, with building line variance at less than 10%.

Areas of medium density have less pronounced building lines than local centres, but they still should remain coherent. Lower density areas are more rural in character and therefore demand less rigid building lines. A coherent building line is still necessary to define a street.

UB06 - BUILDING LINE

Local centre and high density areas

- Building line variance ***must*** be a maximum of 15%
- A greater setback (no more than 2m behind the building line but no further than the maximum permitted for a street type) ***should*** be used for 1 out of every 20 houses
- A minimal setback (no more than 0.5m behind the building line but no further than the maximum permitted for a street type) ***should*** be used for 1 out of every 5 houses

Medium density areas

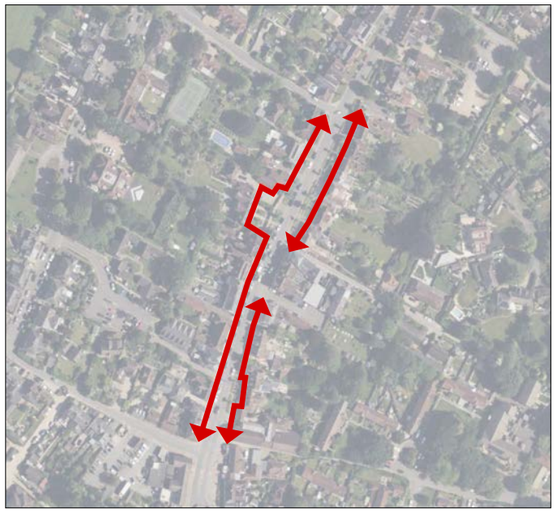
- Building line variance in medium density residential areas ***must*** be a maximum of 25 %
- A greater setback (no more than 3m behind the building line but no further than the maximum permitted for a street type) ***should*** be used for 1 out of every 10 houses
- A minimal setback (no more than 1m behind the building line but no further than the maximum permitted for a street type) ***should*** be used for 1 out of every 5 houses

Low density areas

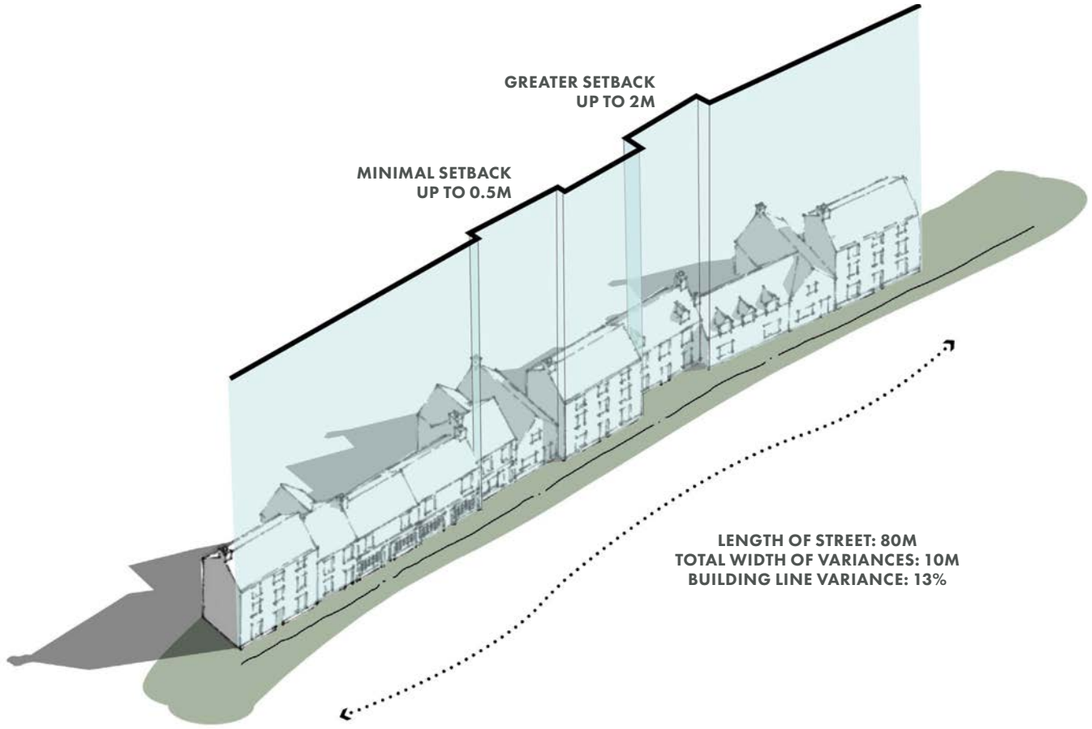
- Building line variance in lower density areas ***must*** be a maximum of 35%
- A greater setback (no more than 4m behind the building line) ***should*** be used for 1 out of every 8 houses
- A minimal setback (no more than 2m behind the building line but no further than the maximum permitted for a street type) ***should*** be used for 1 out of every 4 houses



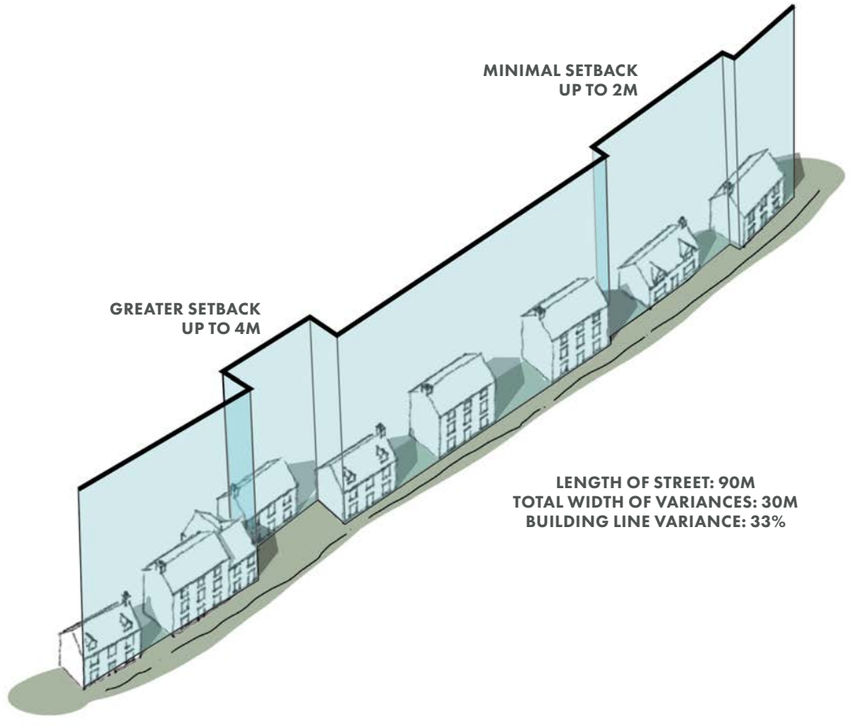
AREAS OF HIGHER DENSITY HAVE A LOW RATE OF BUILDING LINE VARIANCE



LINDFIELD HIGH STREET FEATURES FEW VARIATIONS IN THE BUILDING LINE



AN EXAMPLE OF A LOCAL CENTRE STREET WITH MINIMAL VARIATIONS FROM THE BUILDING LINE WHICH RESULTS IN ONLY 13% BUILDING LINE VARIANCE



AN EXAMPLE OF A LOW DENSITY STREET WITH VARIATIONS FROM THE BUILDING LINE WHICH RESULTS IN 33% BUILDING LINE VARIANCE

ACTIVE FRONTAGES

Active frontages are essential to creating a legible, safe and attractive built environment. Streets and the public realm must always be defined by active frontage, both in the local centre and residential streets. This is in line with MSDG Principle DG13: Provide positive frontage to streets.

It is essential that the local centre is truly a centre and not simply a group of retail stores. This can be achieved through varied, attractive buildings with active ground floor uses within a public realm with 'spill-out' spaces. Active frontages in the local centre should be enhanced by attractive street furniture and social interaction can be encouraged by large ground floor windows and communal uses such as cafés, restaurants and pubs.

In primarily residential areas, active frontages remain important to ensure eyes on the street and for attractive streets which are pleasant spaces in which to spend time. Care should be taken to ensure active façades along public spaces and street corners (MSDG Principle DG40). It is also important that dwellings create a positive edge, overlooking open spaces at the edge of the development, rather than backing onto them, in line with MSDG Principle DG16. These edges must be sensitively designed so that they avoid imposing upon the rural edge, whilst still providing a good level of natural surveillance.

UB07 - ACTIVE FRONTAGES

Local centre

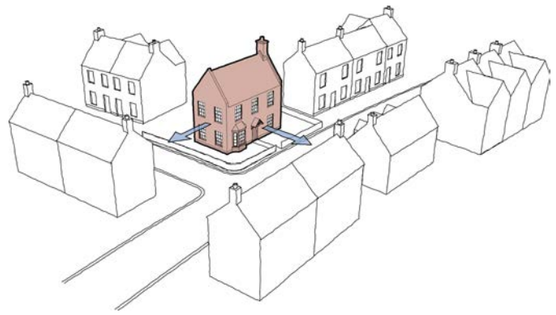
- Building uses ***must*** be visible through active frontages on the street level, achieved through window openings
- Blank elevations without doors or windows which face the public realm ***must*** be avoided
- Leisure and dining frontages ***should*** have 'spill-out' spaces onto the public realm and streets for outdoor socialising
- The local centre ***must*** have well-activated ground floor uses with visible spill-out spaces and street furniture

Residential areas

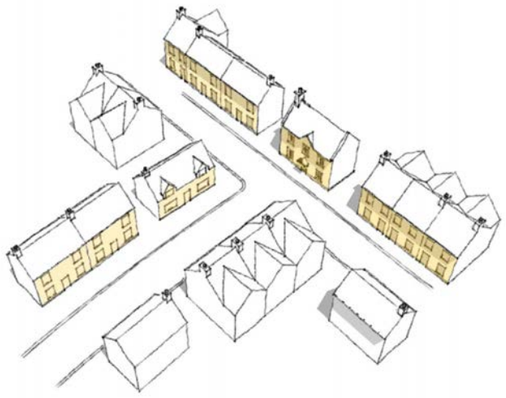
- Residential dwellings ***must*** have active frontages featuring doors and windows facing the street and public realm
- Commercial or shop units ***must*** have active frontages facing the street or public realm
- Blank elevations which face the street or public realm ***must*** be avoided
- A positive residential edge ***must*** be created with buildings facing open spaces. Buildings ***must not*** back onto open spaces or the edge of the development

The precedent images below demonstrate contrasting approaches to streets in local centres. While all have ostensibly active frontages, the correct examples prioritise pedestrians and feature varied architecture with spill-out spaces complemented by street furniture. They also have a selection of retail and leisure uses, making them places for a variety of resident interaction. By contrast, the incorrect examples feature homogenous architecture, no spill-out space or street furniture. They lack a variety of retail and leisure options, instead focusing on uses which do not promote communal interaction.

1 TELFORD
2 WANDSWORTH
3 HORSHAM
4 HENFIELD



ALL STREET AND PUBLIC FACING FRONTAGES MUST HAVE WINDOWS



PARTICULAR CARE SHOULD BE TAKEN AROUND JUNCTIONS AND BUILDINGS AT THE END OF A TERMINATING VISTA



THE LOCAL CENTRE MUST HAVE WELL-ACTIVATED GROUND FLOOR USES WITH VISIBLE SPILL-OUT SPACES AND STREET FURNITURE









BUILDING ON A SLOPE

Some of the most attractive streets are those which follow the landscape, the buildings nestled in their topography. Ansty Garden Community presents such an opportunity, located as it is within a landscape of gently rolling hills. This presents both an opportunity to take advantage of the topography to create interesting and visually attractive streets and buildings, yet also challenging due to the added complexity of taking slopes into account. Often slopes are flattened with an aggressive cut and fill approach, which removes all the potential benefits of the landscape. This approach should be resisted, particularly due to the sensitive location at the edge of an Area of Outstanding Natural Beauty.

Buildings should take advantage of the opportunities afforded by the topography and avoid retaining walls. This is in line with Principle DG41 of the MSDG: Addressing sloping sites. Buildings integrated into the slope can also take advantage of the earth's thermal mass to keep buildings warm in the winter and cool in the summer.

Due to the added cost and complexity of sloped sites, they can often be a good fit for one-off or particularly unique designs, especially towards the edge of the site.

UB08 - BUILDING ON A SLOPE

- Narrower house types ***should*** be prioritised on streets which run down the slope to emphasise the landscape and allow for fewer groundworks
- Split-level buildings ***should*** be the default approach on steep cross slopes where streets run perpendicular to the slope, providing level access both from the street and the rear garden
- A cut and fill approach ***must*** be a last resort. Instead buildings ***should*** sit within the topography of the site, where possible
- Retaining walls higher than 1m ***must*** be avoided. Where they are required, retaining walls ***must*** be faced with the same materials permitted for boundary treatments in Chapter 6: Identity. Retaining walls ***must*** never block daylight to adjoining houses
- Buildings ***should*** step evenly down the slope, rather than being clumped together in long, flat groups separated by retaining walls
- In limited areas, an elevated footway ***could*** run above the carriageway. The elevation ***must not*** exceed 1m



A TERRACE IN CUCKFIELD STEPS DOWN THE SLOPE EVENLY IN A GENTLE RHYTHM



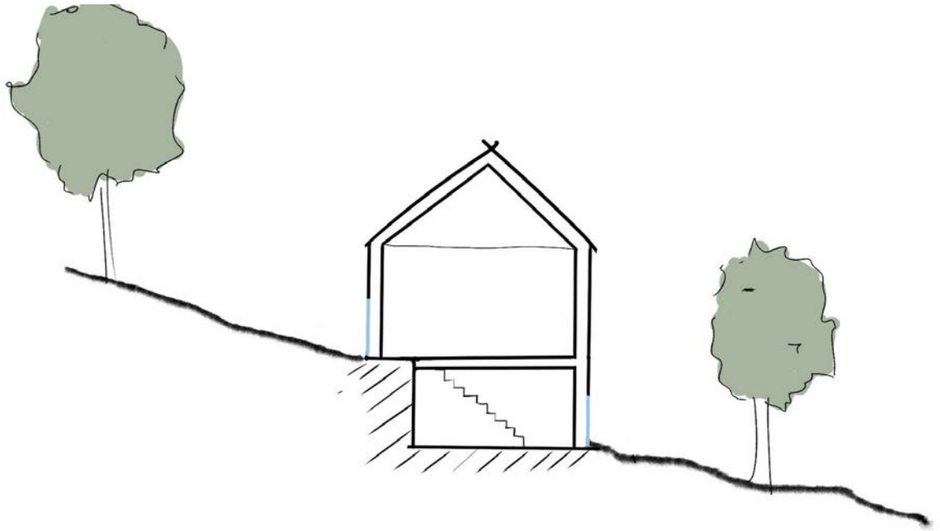
STREETS RUNNING DOWN SLOPES, SUCH AS THE LOWER PORTION OF STEYNING'S HIGH STREET, PRESENT OPPORTUNITIES FOR PARTICULARLY INTERESTING VISTAS



THE GENTLY UNDULATING LANDSCAPE OF THE SITE SHOULD BE EMPHASISED BY THE CAREFUL PLACEMENT AND FRAMING OF STREETS AND BUILDINGS



ON STREETS WHICH RUN DOWN THE SLOPE, NARROW-FRONTED HOUSES ALLOW FOR FEWER GROUNDWORKS AND CAN EMPHASISE THE LANDSCAPE



ON CROSS SLOPES WHERE STREETS RUN PERPENDICULAR TO THE SLOPE, HOUSES SHOULD SIT WITHIN THE LANDSCAPE RATHER THAN RELYING ON A 'CUT AND FILL' APPROACH OR OVERBEARING RETAINING WALLS

5.3 HOUSING MIX

Successful neighbourhoods contain a rich mix of people, including families and the elderly, young people and students, people with physical disabilities and those with mental health needs. This, in turn, requires a variety of housing in terms of tenure, type and construction.

HOUSING FOR ALL

Achieving the right housing mix at Ansty Garden Community will help to create a diverse, equitable and resilient community, where people are able to access the homes they want and need. The correct mix of tenures will depend on the socio-economic context of the local and wider area at the time of preparing each RMA. At the time of writing, the Mid Sussex Strategic Housing Market Assessment (2021) provides the most current guidance and includes direction on housing need and the provision of different tenures. The mix of tenures may include, but is not limited to:

- Housing for sale
- Private rented
- Affordable housing, including shared ownership
- Social housing
- Housing for younger people
- Housing for older people
- Supported living facilities
- Co-housing.

Designing the site as be tenure-blind, where there is no distinction between the visual appearance and general location of different tenures across the site, ensures the scheme feels inclusive and maintains a homogenous quality of design throughout.

The exact housing size mix will be determined at each Reserved Matters stage, however, a guide is provided below, based on the emerging Policies DPH31 (Housing Mix) and DPH32 (Affordable Housing) in the emerging Mid Sussex Local Plan, which is based on the 2021 SHMA.

HOUSING MIX SPLIT	1 BED	2 BED	3 BED	4+ BED
MARKET HOUSING	5-10%	20-25%	40-45%	25-30%
AFFORDABLE OWNERSHIP	10-15%	50-55%	25-30%	5-10%
AFFORDABLE RENTED	30-35%	40-45%	15-20%	5-10%

TYPE

Housing type refers to the size, purpose and arrangement of housing, and follows on from the principles set out within the 'Form of Development' section, explored within the previous pages of this chapter. Achieving the right mix of house type is another component, along with tenure, of helping to create balanced communities. It also enables the development to respond to changing social, technological and economic conditions, as set out in Principle DG36 of the MSDG. To enable this further, dwellings should be adaptable to cater for their residents' changing needs as time progresses, maximising the potential of 'lifetime use'. For example, all dwellings should have the ability to incorporate an office space for home-working, which could be adaptable from/to a bedroom for growing families.

Types of housing relate to the character of the locality and the density. Generally, the more dense an area, the more apartments and terraced dwellings there are. Conversely, the less dense an area, the more detached dwellings there are. Principle DG16 of the MSDG endorses the creation of a positive development edge, noting that development should be, "*sensitively designed so that it avoids imposing upon the rural edge ... characterised by their hedgerows and tree belt.*" The mix should be led by character and density, and follow the broad areas set out in the adjacent plan. More detailed principles of the different types of housing are provided on the following page.

UB09 - HOUSING MIX

- A mixture of tenures ***must*** be included on the site
- The development ***should*** be tenure blind, with affordable housing indistinguishable from market housing and following the same design coding
- Corners of blocks ***must*** use corner dwellings or appropriate placing of windows and doors in order to address both streets. This is particularly important on the corners of Ansty Avenue and The Crescent
- A predominance of apartments and townhouses ***should*** be located within the local centre and along Ansty Avenue
- A predominance of terraced and mews dwellings ***should*** be located within higher to mid-density areas
- A predominance of semi-detached and detached dwellings ***should*** be focused within mid to lower density areas
- Entrances and facilities within apartment buildings ***should*** be shared and available to all tenants
- Dwellings ***should*** be adaptable and capable of responding to changing social, technological and economic conditions, as well as the changing needs of inhabitants



INDICATIVE HOUSING MIX ZONES

- SITE BOUNDARY
- PARKLAND RESERVE BOUNDARY
- OVER 80% APARTMENTS & TOWNHOUSES (1-3 BED)
- OVER 60% TERRACED & MEWS DWELLINGS (2-3 BED)
- OVER 70% SEMI-DETACHED & DETACHED DWELLINGS (3+ BED)
- STREET NETWORK

HOUSING TYPOLOGIES

Detached
A detached dwelling is a stand-alone typology, and is generally found in the lower-density areas on larger plots, for 3+ bedroom homes. They often include a garage in the plot. Detached dwellings may also be used to provide variety in a street scene of primarily semi-detached or terraced dwellings, and are particularly useful in terminating vistas or creating a landmark.

Semi-detached
Semi-detached dwellings should be considered architecturally as a single building, and designed to create an interesting but coherent grouping. They can be located in higher-density areas or mid-density areas, depending on how their parking typologies are integrated, and thus the plot size that they inhabit. They are generally used for 2 or 3-bedroom homes.

Terraced
Terraced dwellings are a continuous line of three or more dwellings. They should be architecturally of the same style and generally use the same materials in order to create a coherent street scene. Terraced dwellings are generally located within higher-density areas and occupy smaller plots, for 1 to 3-bedroom homes. Due to the limited space around the dwellings, particularly mid-terrace, parking typologies are limited and care must be taken to ensure parking does not dominate the street scene if located at the front of the dwellings.

Townhouse
Technically, a townhouse could be any urban dwelling, but the name usually applies to a style of multi-floor home that shares one or two walls with adjacent properties. Townhouses are designed for high-density, urban environments, with a tall and narrow silhouette. Each house has its own entrance an often a small front lawn and a back garden. They are generally used for 3 or 4-bedroom homes. Townhouses can also be split into maisonettes or flats, to accommodate an even higher density environment of smaller 1 and 2-bedroom homes.

UB10 - DETACHED HOUSE

- ***Should*** be located in lower-density areas or used to create a landmark or vista-stopper in higher-density areas
- They ***should*** be 2 to 3 storeys
- Where a garage is included on the plot, the garage and parking space ***must*** be in line with or behind the building line, and use the same design and palette of materials as the dwelling
- Front gardens ***should*** generally be over 2 m in depth in order to balance the massing of the dwelling
- Windows and doors ***should*** be evenly proportioned
- Side access ***must*** be provided to rear gardens
- Garden sizes ***should*** be at least equal to the footprint of the dwelling

UB11 - SEMI-DETACHED HOUSE

- Semi-detached dwellings ***should*** be 2-3 storeys high
- Where a garage is included on the plot, the garage and parking space ***must*** be in line with or behind the building line and use the same design and palette of materials as the dwelling
- Side access ***must*** be provided to rear gardens
- The materials and architecture ***must*** read as a single building
- ***Should*** have evenly proportioned windows and doors with a regular rhythm
- Garden sizes ***should*** be at least equal to the footprint of the dwelling
- Bins and bikes ***should*** be either at the rear of the property with appropriate side access provided or within a defensible space. These ***must not*** have a negative visual impact on the streetscape

UB12 - TERRACED HOUSE

- Terraced dwellings ***must*** be 2-2.5 storeys high, with the height consistent across the terrace
- Parking ***must not*** dominate the street scene, and ***should*** generally be provided within an integral garage, to the rear in a parking court or within the back garden
- Where parking is in front of the dwellings, sufficient landscape treatment ***must*** be included to screen the parked cars
- Side and/or rear access ***must*** be provided to rear gardens for terraced dwellings
- The materials and architecture ***must*** be consistent across the terrace, with evenly proportioned windows and doors with a regular rhythm
- Garden sizes ***should*** be at least equal to the footprint of the dwelling
- Bins and bikes ***should*** be either stored at the rear of the property with appropriate side or rear access provided, or within defensible space. These ***must not*** have a negative visual impact on the streetscape

UB13 - TOWNHOUSE

- Semi-detached or terraced dwelling, which ***must*** be at least 3 storeys high
- ***Must*** be located within high density areas, on Ansty Avenue, The Crescent or the Lanes
- Parking ***must not*** dominate the street scene, and ***should*** generally be provided to the rear in a parking court or within the back garden
- Side and/or rear access ***must*** be provided to rear gardens for terraced dwellings
- The materials and architecture ***must*** read as a single building/ be consistent across the terrace, with evenly proportioned windows and doors with a regular rhythm
- Garden sizes ***should*** be at least equal to the footprint of the dwelling
- Bins and bikes ***should*** be either at the rear of the property with appropriate access provided, or within a defensible space. These ***must not*** have a negative visual impact on the streetscape



DETACHED TYPOLOGY PRECEDENT



SEMI-DETACHED TYPOLOGY PRECEDENT



TERRACED TYPOLOGY PRECEDENT



TOWNHOUSE TYPOLOGY PRECEDENT

Mews house
A mews is a type of street, which lends its name to the dwellings which line it. Mews houses were originally intended to stable horses, with accommodation for servants above and usually found to the rear of a row of extravagant 18th and 19th Century mansions. Mews streets are often narrow cobbled streets which carry little traffic, and therefore residents often place plants and small trees outside their doors, adding charm and visual appeal. Mews properties often do not have gardens, but these days many have been designed to include a roof terrace. Due to their compact size, they create high-density environments of mostly 2 to 3-bedroom houses.

UB14 - MEWS HOUSE

- Semi-detached or terraced dwelling, which ***must*** be at least 2 storeys high
- ***Must*** be located within high-density areas on shared/ mews streets
- Parking ***must not*** dominate the street scene, and ***should*** generally be provided within an integral garage, to the rear in a parking court or within the back garden
- Side and/or rear access ***must*** be provided to rear gardens for terraced dwellings
- The materials and architecture ***must*** read as a single building/ be consistent across the terrace, with evenly proportioned windows and doors with a regular rhythm
- Garden sizes ***should*** be at least equal to the footprint of the dwelling
- Bins and bikes ***should*** be either at the rear of the property with appropriate side access, or within a defensible space. They ***must not*** have a negative visual impact on the streetscape



MEWS HOUSE PRECEDENT

Apartment building/ flats
Apartment buildings provide space for multiple flats or maisonettes. They provide the highest-density out of all the typologies, and thus are found in the most dense areas of the site, particularly around key nodes such as the local centre. Apartment buildings can be 2 to 4 storeys high, and provide variation along a street. Apartment buildings work well as corner typologies, as front doors to different flats can be provided on different façades, as well as providing upper level balconies.

UB15 - APARTMENT/ FLAT

- Apartment buildings ***should*** only be included in the highest-density areas, particularly along Ansty Avenue
- Apartment buildings ***must*** be 2 to 4 storeys
- The whole building ***must*** have a consistent architectural style and materials. Secondary materials or additional detailing may be used to break up the massing and create interest
- Windows and doors ***should*** be evenly proportioned
- A shared outdoor space ***must*** be provided for the residents at the rear of the building or as a roof terrace. Private gardens at ground floor and balconies for the upper floors ***should*** contribute to natural surveillance
- The main entrances ***must*** be clear and visible from the street



APARTMENT BUILDING PRECEDENT

Corner
Corner dwellings have an important role in the townscape, as they create natural landmarks at the intersection of two streets, improving wayfinding, framing key corners and junctions, adding activity and providing natural surveillance. These buildings work best as detached properties, often as an 'L' shape, as this enables enough space for back gardens and parking to be incorporated successfully. As they tend to be larger properties, corner buildings are best as 3-bedroom properties or larger. The side boundary of the garden should provide a strong enclosure to the street.

UB16 - CORNER DWELLING

- Corner buildings ***must*** address both streets, with the front door provided on the primary façade and windows provided on the primary and secondary façades
- Corner dwellings ***could*** be higher than their surrounding dwellings to add to their prominence and reflect their scale
- The boundary between the back garden and the street ***must*** be safe yet attractive, using either a high brick wall or high hedge. A garage or gate ***could*** be included to provide access
- There ***must*** be a clear boundary treatment used around the front garden to avoid desire lines cutting across private garden space
- The materials and/or style ***should*** be consistent with those used within the rest of the street, but ***could*** include some variation to identify the building as a landmark
- Windows and doors ***should*** be evenly proportioned
- Access ***must*** be provided to rear gardens
- Garden sizes ***should*** be at least equal to the footprint of the dwelling



CORNER TYPOLOGY PRECEDENT

SPACE STANDARDS

Space standards are minimum requirements for internal space within new dwellings and include the Gross Internal Floor Area (GIA), and dimensions for key parts of the home, including bedrooms, storage and floor-to-ceiling height. They help to ensure that new homes contribute to the health, family function and wellbeing of residents. Space standards are set at a national level by the Nationally Described Space Standards 2015 and are optional for local planning authorities to adopt, subject to Local Plan viability testing and approval by the Planning Inspectorate. This design code supports the delivery of housing quality by setting out the Nationally Described Space Standards as minimum standards, where feasible and viable.

ACCESSIBILITY

Accessible homes can be easily reached, entered and used by everyone, regardless of age and physical ability. Providing accessible housing is important in ensuring that the needs of older and disabled people are met, as well creating the flexibility for homes to meet the changing needs of individuals and families at different stages of life. Doing so allows people to remain within the community, contributing to their wellbeing and the social cohesion of the area.

At a national level, Building Regulations set out three categories of accessibility within 'Access to and use of buildings' approved document part M, which are:

- M4(1) Category 1: Visitable dwellings
- M4(2) Category 2: Accessible and adaptable dwellings
- M4 (3) Category 3: Wheelchair user dwellings.

UB17 - HOUSING QUALITY

- All proposals for C3 dwellings ***must*** meet the Nationally Described Space Standard as a minimum, unless it can be robustly demonstrated that this would not be feasible or viable
- At least 25% of all new dwellings ***must*** meet Building Regulations Part M4(2) standards for 'accessible and adaptable dwellings' (or as subsequently amended)
- The delivery of accessible homes ***must*** be distributed across market and affordable tenures
- The proportion of Part M4(2) buildings ***can*** be varied where a proportion of dwellings are proposed to meet Part M4(3) standards for 'wheelchair user dwellings' (or as subsequently amended)

5.4 HEALTH & WELLBEING

A considerable amount of time is spent daily in the home environment, which has risen in light changes to our way of life as a result of the COVID-19 pandemic, with many more people now working from home. Internal home quality and its immediate surroundings are key determinants of the health status of the general population and those from vulnerable groups. There are specific elements relating to the impact of the design of homes and buildings that affect wellbeing, as set out below.

LIGHTING ASPECT & PRIVACY

Good-quality housing creates a healthy indoor environment with adequate levels of natural lighting and sunlight, without problems of overheating, whilst ensuring good-quality ventilation and privacy indoors and out. In the design of homes, consideration needs to be given to:

- Internal layouts that maximise access to natural daylight
- Appropriate levels of glazing to ensure adequate internal lighting without problems of overheating
- Dual-aspect apartments, particularly on north-facing blocks
- Application of privacy distances and the inclusion of front gardens and privacy strips for personalisation.

As set out in Principle DG47 of the MSDG, all dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards.

GARDENS & BALCONIES

Access to external private space is important for people's wellbeing. Garden sizes should reflect the dwelling size and number of occupants, and arranged to achieve adequate levels of sunlight, as well as sufficient privacy from neighbours. Front gardens are important places for people to meet, thus their size and layout should also allow for and encourage outdoor activities, such as gardening, hobbies or just sitting. These principles are in line with Principle DG46 of the MSDG.

NOISE, AIR & LIGHT POLLUTION

Noise disturbance and air / light pollution are addressed by the structuring principles embedded within the parameter plans, such as the landscape buffers to mitigate road noise along the A272 at the north of the site and the B2036 at the south-western site boundary. Similarly, development blocks are set outside of the odour plume of the sewage works immediately to the north-east of the site. However, there are additional measures that can be undertaken by the buildings themselves, as follows:

- Orientating or organising buildings so that the principal habitable rooms and sitting-out areas face away from the source of the pollution
- Incorporating design features such as recessed balconies and acoustic lobbies
- Constructing barriers such as garages or walls between the source of the pollution and dwellings
- Using landscape features (including trees and earth mounding) to absorb noise/air pollution and deflect light
- Avoiding parking where it will create noise and headlight nuisance from vehicle movements.

SECURITY

Reducing crime has a significant impact on building strong communities and ensuring the long-term sustainability of a development. One of the Government's key objectives for the planning of new housing is to secure high quality, sustainable places where people will choose to live. To achieve this, much greater emphasis is placed on the quality of design and planning. Designing for community safety is a central part of this. Neighbourhoods need to be designed to make people feel safe and to reduce the incidence of crime in accordance with the recommendations of Secured by Design, a Police initiative to encourage the building industry to adopt crime prevention measures in the design of developments.

Requirements of Secured by Design, as follows:

- **Access and movement -** Creation of a neighbourhood with well-defined routes, spaces and entrances that provide for convenient movement without compromising security (pages 77-80)
- **Safe routes -** Creation of safe routes that are as direct as possible, wide, well-lit, without hiding places, which are well-maintained and overlooked. It is important to consider the safety of all genders, ages, and abilities (pages 77, 79 and 80)
- **Structure -** Ensuring the structure of the new neighbourhood avoids conflicts between different uses (page 105)
- **Lighting -** Ensuring appropriate lighting levels are achieved, whilst considering its appropriateness from an ecological point of view (pages 72-73)
- **Private space -** Creation of a clear separation between public and private spaces, avoiding public routes next to back gardens (page 107)
- **Surveillance -** Ensuring all publicly accessible spaces are overlooked (page 111)
- **Ownership -** Promotion a sense of ownership, respect, territorial responsibility and community (page 113)
- **Physical protection -** Inclusion of necessary, well-designed security features
- **Activity -** Ensuring the level of human activity is appropriate to the location, reducing the risk of crime and creating a sense of safety at all times (pages 111 and 116)
- **Management and maintenance -** Design of the neighbourhood with management and maintenance in mind, to discourage crime in the present and the future (page 116).

These should be used as a framework to ensure safety and security at Ansty Garden Community.

UB18 - HEALTH & WELLBEING

Lighting, aspect and privacy

- Appropriate levels of natural daylight ***must*** be ensured for, both inside homes and outside in gardens, conforming to BRE standards
- Dual-aspect apartments ***should*** be incorporated, particularly on north-facing blocks
- Appropriate space ***must*** be provided around the front, side and backs of dwellings for privacy (see UB03)

Gardens and balconies

- Each home ***must*** have a form of private or semi-private outdoor space that is not overlooked by others, including both dwellings and apartments
- Each garden ***must*** be arranged/sized to receive adequate levels of sunlight
- The layout and sizes of front gardens, semi-public and public spaces ***should*** encourage outdoor activities and interaction between people
- The design of front gardens ***must*** be in accordance with the street hierarchy coding on pages 83-93 and building line coding set out on page 110
- The minimum size of gardens ***must*** be in accordance with local policy guidance and agreed with MSDC at reserved matters stages
- At least part of every garden or private space ***must not*** be overlooked from next door, opposite or above
- All apartments ***must*** have access to a private or semi-private outdoor space, which should directly adjoin the back or active side of the apartment to which it is related

Noise, air and light pollution

- Careful design ***must*** be employed in order to reduce noise disturbance and air/light pollution within residential amenity areas, both internal and external

Security

- The development ***must*** engender a sense of safety and security, through adhering to principles of Secured by Design, as set out on this page



WELL-LIT STREETS



WELL-OVERLOOKED PUBLIC SPACES & PATHS



VIBRANT COMMUNITY FACILITIES & AMENITIES



CLEAR DEFINITION BETWEEN PUBLIC & PRIVATE SPACE



INFORMAL PLAY IN SAFE STREETS

ARTISTS IMPRESSION OF HIGH DENSITY AREA WITH 3-3.5 STOREY APARTMENTS AND TOWNHOUSES

5.5 COMMUNITY USES

SCHOOLS SITE

The schools site is located at the western edge of Ansty Garden Community, within a 20-minute walk of all existing and new dwellings within the community and Ansty, forming part of the local centre hub of uses. It is easily accessible by foot, bicycle and bus, located on Ansty Avenue, within a few minutes' walk of the mobility hub, and immediately north of the existing east-west PRoW. Activity generated at the school will support the adjacent local centre shops, facilities and services.

Locating the school on the western edge of the development acts as a buffer between the proposed built form and the AONB to the north-west. The building should be located on the north-east of the schools site, outside of the landscape buffer, and act as a marker building. Its design could be approached in a variety of ways. For example, the school could be built using red bricks, in keeping with typical materials of the local area and those proposed for the local centre. Alternatively, taking the potential visual sensitivities of the location, the design of the building could be in the style of a barn, clad in black timber, to reference agricultural buildings, typical of the character of the countryside surrounding Ansty. On the other hand, a different approach could be taken entirely, as long as it results in an architecturally interesting building.

UB19 - PRIMARY SCHOOL/SEND SCHOOL

- The school buildings ***must*** be up to two storeys and no taller than 10.0 m ridge height
- The buildings ***must*** be located in the north-eastern part of the site, closely associated with the local centre
- A secure boundary ***must*** be provided, to include a fence and a hedge
- A drop-off area ***must*** be included, located near to the school building, to include car and cycle parking, accessed from Ansty Avenue to the east
- Pedestrian/cycle access points ***must*** be limited to maintain security of the school
- A safe, direct and attractive walking and cycling link ***must*** be created to the existing PRoW at the southern edge of the site
- The western part of the site ***must*** be a landscape buffer to the AONB, and the southern part kept free from built form to limit impact on landscape views
- The grounds ***must*** include playing pitches, open play facilities, outdoor learning areas and woodland play
- The design of the school buildings ***must*** follow the design coding presented in the Identity chapter
- All design elements ***must*** be in line with DfE guidance, to be confirmed at reserved matters stage



ILLUSTRATIVE PLAN OF SCHOOL SITE



SCHOOLS SITE LOCATION PLAN

1 BOHUNT PRIMARY SCHOOL, HORSHAM, RED BRICK WITH AGRICULTURAL-STYLE STRUCTURE

2 THREE RIVERS ACADEMY, SURREY, ARCHITECTURALLY INTERESTING BUILDING

3 WOODGATE PRIMARY SCHOOL, PEASE POTTAGE, DESIGNED IN AN AGRICULTURAL STYLE WITH DARK TIMBER MATERIALS AND VARIED STOREY HEIGHTS

4 CGI OF SCHOOL LOOKING FROM THE PLAYING FIELDS









LOCAL CENTRE

The local centre will provide a public space that can be used by the new and existing community for a range of activities. It will play a vital role in the social life of Ansty Garden Community, acting as a self-organising public service and supporting community cohesion. It can also create activity that supports local shops and other services.

The local centre is located adjacent to the western access to the site, on the central Ansty Avenue loop. As with the schools site, this is within a 20-minute walk of all existing and new residents of Ansty Garden Community and is accessible via all modes of transport along Ansty Avenue. New public footpaths will also provide direct walking links away from vehicular routes.

The precise uses within the local centre will be confirmed at reserved matters stage, but should be complementary to the existing offer within Ansty and Cuckfield, rather than directly competing. The uses provided should be chosen for identified need within the surrounding areas, as well as those which are needed to support the every-day requirements of the new local community. The uses could include the following:

- A local foodstore
- Medical facilities, which could include doctor's surgeries or dentists
- A gym
- A shared community space, such as flexible workspaces, meeting spaces, crèche and playgroups, and space for social and recreational groups
- Pubs / cafés, which also provide flexible workspace
- Small businesses, hairdressers, nail salons etc.



LOCAL CENTRE LOCATION PLAN

The buildings developed within the local centre should be flexibly designed, so that uses can change according to changing needs and desires of the local community.

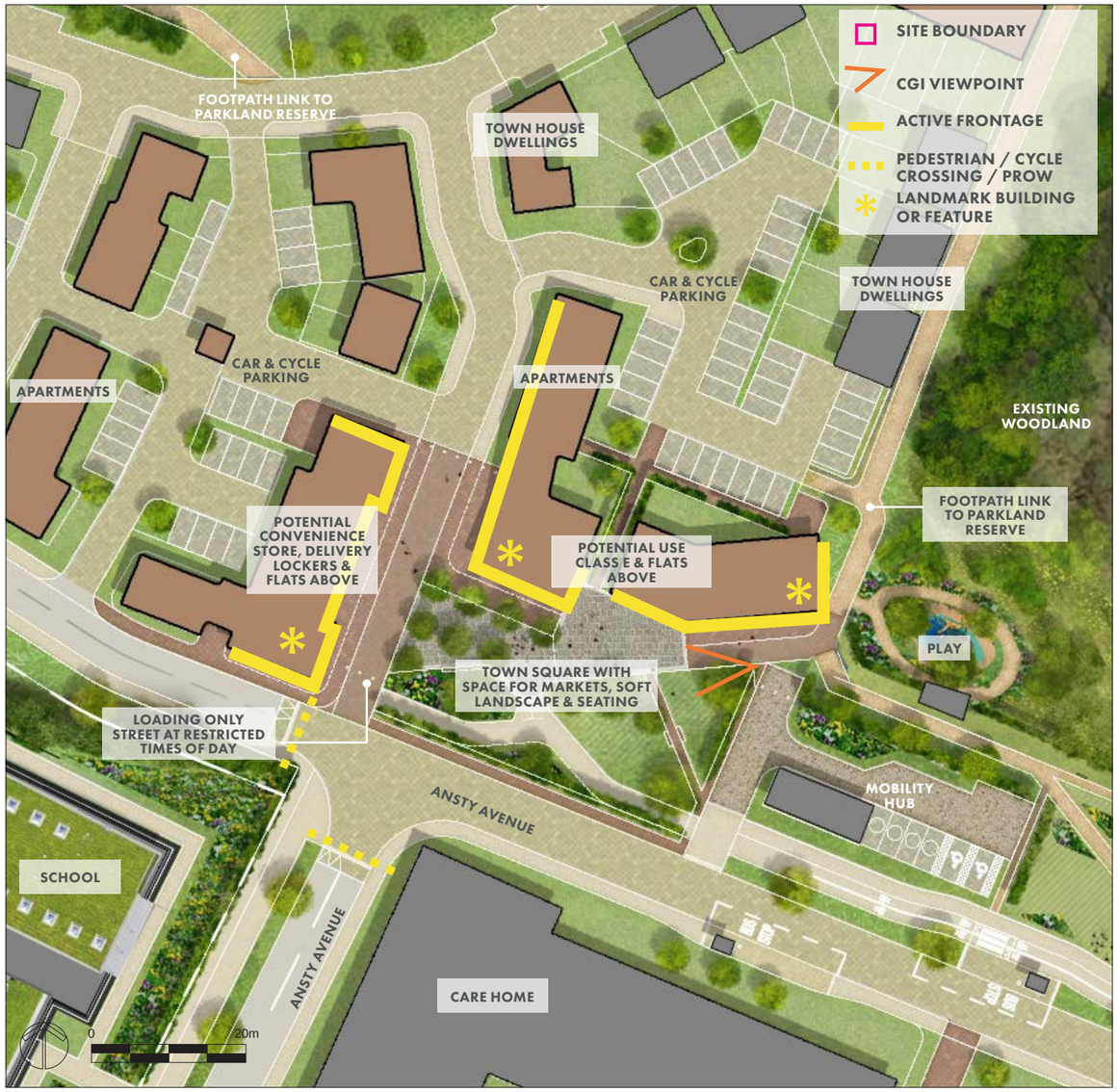
Car and cycle parking should be provided within the local centre, at an appropriate level, as well as space for loading and servicing. Building heights are proposed to be up to 3 storeys, which can accommodate residential dwellings above ground floor commercial uses. A density of 50 dph is permitted, yielding around 50 dwellings.

An attractive civic square should be created within the heart of the local centre, which will include elements of the mobility hub at its south-eastern corner. This should be designed in accordance with the guidance set out in the Village Centre landscape character area, pages 30-31.

The design of the local centre should be in line with the guidance set out in Principle DG25 of the MSDG, which are incorporated within the box below.

UB20 - LOCAL CENTRE

- The local centre ***must*** be located as indicated on the land use parameter plan
- The local centre ***must*** include a mixture of uses, and the buildings should be designed as Class E flexible spaces, so they can change with the changing needs and desires of the local community
- Adequate car and cycle parking spaces ***must*** be provided for both commercial and residential uses, including for visitors, integrated into the streetscape and landscape design (see page 96 for parking standards)
- Non-active parts of larger non-residential buildings (such as supermarkets or leisure buildings) ***should*** be concealed within blocks enabling an active frontage around the perimeter
- The buildings ***must*** be flexibly designed in order to adapt to changing needs and of the community
- The buildings ***must*** be designed to be accessible to all abilities
- Loading bays ***must*** be provided on street for deliveries, and servicing areas should be located where they do not visually dominate the streetscene and avoid dead frontage overlooking the public realm
- Buildings ***must*** be at least 2.5 storeys and up to 3 storeys to give the local centre prominence
- Where buildings contain retail/community uses at the ground floor, a combination of green and hardstanding spill-out areas ***should*** be created in front, where possible
- Residential uses ***must*** be included above non-residential uses to enable activity and surveillance throughout the day and night, at a density of up to 50dph
- An attractive civic square ***must*** be designed at the heart of the local centre, in accordance with the principles set out on page 32-33 in section 5.5
- The design of the local centre buildings and shop fronts ***must*** follow the design coding presented in the Identity chapter



ILLUSTRATIVE PLAN OF LOCAL CENTRE



ARTIST'S IMPRESSION OF LOCAL CENTRE

6.0

IDENTITY

The identity of a place comes not just from the form and appearance of the buildings and spaces, but also from the way that it is planned, its natural environment and the use of its buildings. This includes the way that it responds to the character of the local area and the design of its buildings and public spaces.

Identity may come out of respecting and enhancing the existing character of the area and also from adapting and shaping to develop new character. The architectural approach needs to be influenced by its surrounding architectural character. These are discussed in the following sections:

6.1: BUILDING DESIGN PRINCIPLES
6.2: MATERIALS
6.3: DETAILS
6.4: WINDOWS & DOORS
6.5: BOUNDARY TREATMENT
6.6: SUSTAINABLE DESIGN
6.7: SHOPFRONTS

6.0

IDENTITY

6.1 BUILDING DESIGN PRINCIPLES

The identity of a place and, even more so, the identity of a region derives primarily from its buildings and secondly how those buildings sit within the street. An identity may come from respecting and enhancing the existing character of the area and also from adapting and shaping that identity to reinterpret it for new places and modern ways of living. West Sussex has a particularly strong identity, with its recognisable mix of materials and building details, which should be reinterpreted through a contemporary lens.

Ansty Garden Community should feel of its place, regardless of architectural style. This should bear reference to historic forms and materials and reflect a Wealden character, as detailed in Chapter 1: Context and Character, but reinterpreted in a contemporary manner as exemplified by the precedent images below.

1 CRAIGHOUSE, EDINBURGH
2 THE STEADINGS, CIRENCESTER
3 THE AVENUE, SAFFRON WALDEN
4 ROUSSILLON PARK, CHICHESTER
5 GREAT KNEIGHTON, CAMBRIDGE









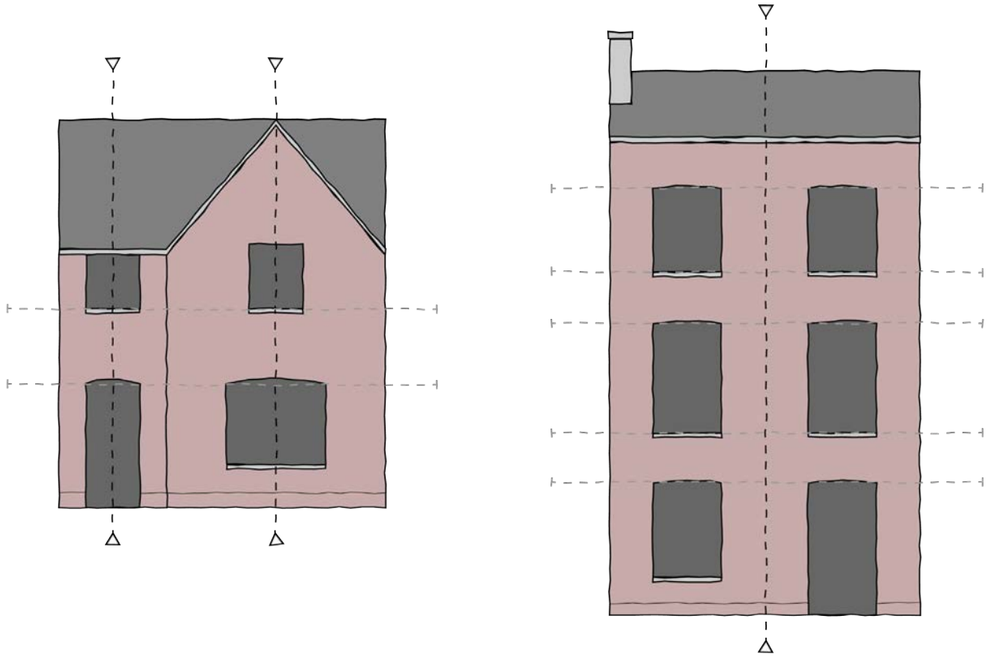


The role of this chapter is to influence the design of the majority of buildings, but primarily the housing, shops, workspaces and schools that make up the fabric of Ansty Garden Community. These codes apply to all buildings, although exceptions may be agreed for high-profile new buildings such as those commissioned by public bodies or the private sector through competitions. However, even in such cases the fundamental codes such as materials should be respected.

The design of a building includes its elevations, the arrangements of windows, the way it relates to the street, the design of its roof, the details of its construction and the materials that it uses. All should be carefully considered. The aim is to ensure a coherent place with buildings which feel like they belong together. Even where different materials are used side by side, common principles should tie them together to result in 'variety in a pattern.'

I01 - BUILDING DESIGN PRINCIPLES

- All buildings ***must*** clearly look like they belong in West Sussex by reflecting the local vernacular in the use of local materials, details and proportions.
- Buildings ***should*** be designed for a minimum 100 year lifespan. Materials ***should*** be chosen and elements detailed with this lifespan as a prime consideration
- New buildings ***must*** be well-proportioned and relate to the human scale
- Facades ***must*** be well articulated without being cluttered by unfunctional elements, arbitrary panels or gimmicky add-ons
- Facades ***should*** aim for symmetry either as a whole or within individual elements of the facade, as demonstrated in the diagrams below
- The top or bottom of windows ***should*** align as shown in the diagrams below. Ground floor windows ***should*** align with the top of either the door or with a transom light, canopy or an ornamental element such as string course. The exception are unique windows such as a semi-circular fanlight or floor to ceiling windows, which do not have to align
- Movement joints ***must*** be designed as part of the overall composition. Joints ***should*** be concealed behind rainwater downpipes, at internal corners or as design recesses
- Groups of terraces or larger buildings such as blocks of flats ***must*** be designed to create a visual and coherent whole with one another without resorting to common “break up the mass” design solutions or arbitrary material divisions. A 'village scale' ***should*** always be achieved
- All buildings ***should*** have a plinth with a height of at least 10 cm from the ground. The plinth ***can*** take the form of projecting bricks, a contrasting colour or contrasting material. Plinths prevent discolouring at the ground level, visually ground a building and bolster a wall at its most vulnerable point



DIAGRAMS DEMONSTRATING THE PRINCIPLES OF SYMMETRICAL PROPORTIONS AND WINDOW ALIGNMENT

ILLUSTRATIVE EXAMPLES OF APPLYING THE DESIGN CODE AND CHARACTER ANALYSIS TO POTENTIAL HOUSE TYPES

1. LOCAL REFERENCE BUILDING



SEMI-DETACHED COTTAGES IN SLAUGHAM

2. CHARACTERISTIC ELEMENTS



1 CLAY TILES FIRST FLOOR
2 CLAY ROOF TILES
3 PAINTED BRICK GROUND FLOOR
4 PROJECTING BLACK CASEMENT WINDOWS

3. CONTEMPORARY INTERPRETATION



1 CLAY TILE WALLS
2 CLAY TILE ROOF
3 PAINTED BRICK GROUND FLOOR
4 PROJECTING BLACK CASEMENT WINDOWS
5 RECESSED PORCH
6 DARK GREY WINDOWS



7 DARK WEATHERBOARDING
8 PAINTED BRICK ACROSS WHOLE GROUND FLOOR
9 BUFF WINDOWS



VICTORIAN TERRACE IN BOLNEY



1 MULTIPLE CLAY TILE PATTERNS
2 BRICK GROUND FLOOR
3 SEGMENTAL ARCH BRICK LINTELS
4 PROMINENT WHITE BARGEBOARDS



1 CLAY TILE FIRST FLOOR
2 BRICK GROUND FLOOR
3 SEGMENTAL ARCH BRICK LINTELS
4 MINIMAL GREY BARGEBOARDS
5 CASEMENT WINDOWS
6 SLATE ROOF



7 NATURAL WEATHERBOARDING
8 BUFF BRICK COURSE
9 CLAY TILE ROOF
10 FLAT PORCH

1. LOCAL REFERENCE BUILDING



DETACHED HOUSE IN HENFIELD



ALMSHOUSES IN CUCKFIELD

2. CHARACTERISTIC ELEMENTS



1 FLEMISH BOND BRICK WALL
2 CLAY TILE HALF HIPPED ROOF
3 SASH WINDOWS WITH PROMINENT SURROUNDS
4 SUBSTANTIAL BRICK CHIMNEY



1 CLAY TILES
2 BRICK GROUND FLOOR
3 BAY WINDOWS WITH CASEMENTS
4 SUBSTANTIAL BRICK CHIMNEY

3. CONTEMPORARY INTERPRETATION



1 FLEMISH BOND BRICK WALLS
2 CLAY TILE HALF HIPPED ROOF
3 PROJECTING CASEMENT WINDOWS WITH UNOPENABLE LOWER PANES TO MEET GUARD HEIGHT BUILDING REGULATIONS
4 OFF-WHITE WINDOW SURROUNDS
5 CONTRASTING BRICKWORK BETWEEN WINDOWS



1 BRICK GROUND FLOOR
2 BULLNOSE CLAY TILE FIRST FLOOR
3 BOX BAY WINDOW WITH LARGE GLAZING
4 COMPACT CYLINDRICAL CHIMNEY
5 RECESSED PORCH WITH CANOPY SPANNING ACROSS BOTH HOUSES



6 CONTRASTING BRICKWORK COULD BE INCLUDED ON THE GABLE END AS WELL AS/ INSTEAD OF ON THE MAIN FACADE, TO ADD MORE DEFINITION
7 BUFF BRICK
8 CENTRAL CHIMNEY

1. LOCAL REFERENCE BUILDING



THREE STOREY HOUSES IN CUCKFIELD

2. CHARACTERISTIC ELEMENTS



1 BRICK WALLS
2 PAINTED BRICK WALLS
3 PROMINENT CHIMNEYS
4 LARGE WINDOWS

3. CONTEMPORARY INTERPRETATION



1 BRICK WALLS
2 FIRST FLOOR FRENCH DOORS WITH RAILINGS
3 LARGE CASEMENT WINDOWS
4 RECESSED DOWN PIPE
5 BRICK CHIMNEYS
6 CLAY TILE ABOVE GROUND FLOOR
7 PAINTED BRICK GROUND FLOOR
8 PAINTED BRICK FULL FACADE

6.2 MATERIALS

The character of the area owes much to the rich variety of materials represented in its buildings.

WALLS

A façade is a building's face to the world. It is important not just to the look of a home or shop, but to the nature of a settlement. The most crucial element is the material from which a façade is constructed. In Ansty and the surrounding region, a number of materials can be found, but most prevalent are brick and clay tiles. Painted brick, render and timber cladding are also commonly found, and Horsham stone in limited amounts. Wall materials must be those specified in the code and should be used in the approximate ratio as specified on page 127.

Brick
Bricks within the High Weald vary in colour due to subtle changes in the underlying soils. In the local area they tend to be dark red in colour due to high levels of iron in the clay. Burnt headers are also characteristic.

Painted brick and render
This is not as common as brick or clay tiles, but where found it is usually white or cream in colour. It should not be used regularly but can be a welcome contrast to prevent the visual dominance of red bricks and clay tiles.

Clay tile
Clay tiles are the most characteristic material of the High Weald, even if historically it has not been the dominant material in the local area. They were usually used as cladding above the ground floor in combination with other materials, most often brick or painted brick. Great variety was achieved by using tile patterns in various shapes, such as club and bullnose. Patterns were often used in alternating bands.

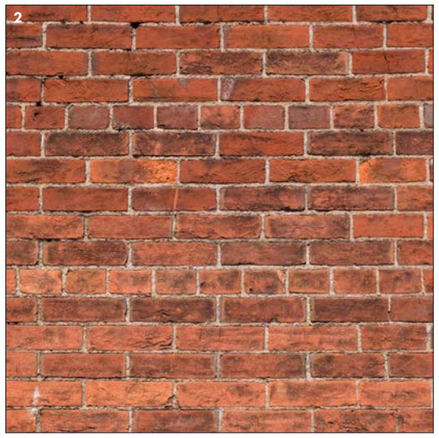
Horsham stone
Horsham stone was never a common building material, used mostly in the 17th century for the rare prominent building. More commonly it was used for stone plinths.

Timber cladding
Although a number of timber framed buildings survive in the area, timber cladding is a relatively recent material in the area and most commonly used for agricultural buildings or outbuildings. It is, however, becoming more popular for modern homes, especially in rural areas.

ROOFS

The shape and materials of roofs works alongside walls in defining the character of a building. Clay tiles were traditionally the most common roofing material in the area for most buildings, with Horsham stone slabs also used occasionally, more commonly than it was for walls. Slate did not make an appearance until the 19th century.


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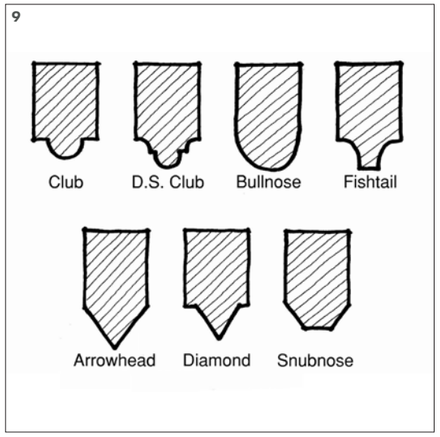

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1 BURNT HEADERS IN CUCKFIELD
2 RED BRICK MATERIAL IN STEYNING
3 ROUGHCAST IN BRAMBER
4 SMOOTH RENDER IN CUCKFIELD
5 PAINTED BRICK IN STEYNING
6 A MIXED PAINTED BRICK AND CLAY TILE WALL IN STEYNING
7 PLAIN CLAY TILES IN CUCKFIELD
8 A MIX OF PLAIN AND BULLNOSE TILES IN HENFIELD
9 COMMON TILE PATTERNS
10 ASHLAR HORSHAM STONE WALL IN CUCKFIELD
11 A TIMBER CLAD HOUSE IN THE AVENUE, SAFFRON WALDEN
12 DARK STAINED TIMBER CLADDING IN STEYNING


13


14


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13 HORSHAM STONE SLABS (LEFT) AND CLAY TILES (RIGHT) IN CUCKFIELD

14 SLATE TILES (LEFT) AND CLAY TILES (RIGHT) IN CUCKFIELD

15 CLAY TILE HALF-HIP ROOF IN HENFIELD

16 CLAY TILE DUTCH GABLE ROOF IN STEYNING

17 ROOF LIGHTS, GREAT KNEIGHTON

I02 - MATERIALS

WALLS

Brick

- Bricks ***should*** match the traditional dark red of the area, taking into consideration what they will look like once they have aged. Chosen bricks ***must*** match the permitted brick options shown at the right of this box, to include:
  - A Handmade orange and red blend
  - B Handmade Red Blend
  - C Sussex Red multi
  - D Buff multi
  - E Stock dark Red multi
  - F West Hoathly Sussex Blend
- Burnt (or blue) headers ***can*** be used to add contrast, particularly to highlight lintels, on corners or as banding
- The mortar used ***should*** be softer than the bricks (i.e. a lime-based mortar)
- Brick buildings in the local centre ***should*** use Flemish or English bond and ***must*** use brick lintels if the lintel is exposed
- Standard wire-cut bricks ***must not*** be used
- Engineering bricks ***must not*** be used in visible locations
- Corbels, dentils and other projecting brick features or recesses ***should*** project/recess a minimum of 25mm

Painted brick and render

- Render ***can*** be smooth or roughcast
- Painted brick and render ***must*** be white, cream or a subdued pastel colour
- Moulded or stock brick ***should*** be used when brickwork is to be painted to provide a suitable texture. Smooth, wire-cut bricks ***should not*** be used

Clay tile

- Clay tiles ***should*** be used in combination with brick, painted brick or render
- Clay tiles ***must*** be traditional hung tiles in traditional Wealden colours
- Variety in tile patterns ***should*** be used and can be achieved by using various ornamental tiles for cladding such as club, bullnose, fishtail, arrowhead, diamond and snubnose tiles
- Greater visual interest ***can*** be created by using multiple tile patterns in alternating bands

Horsham stone

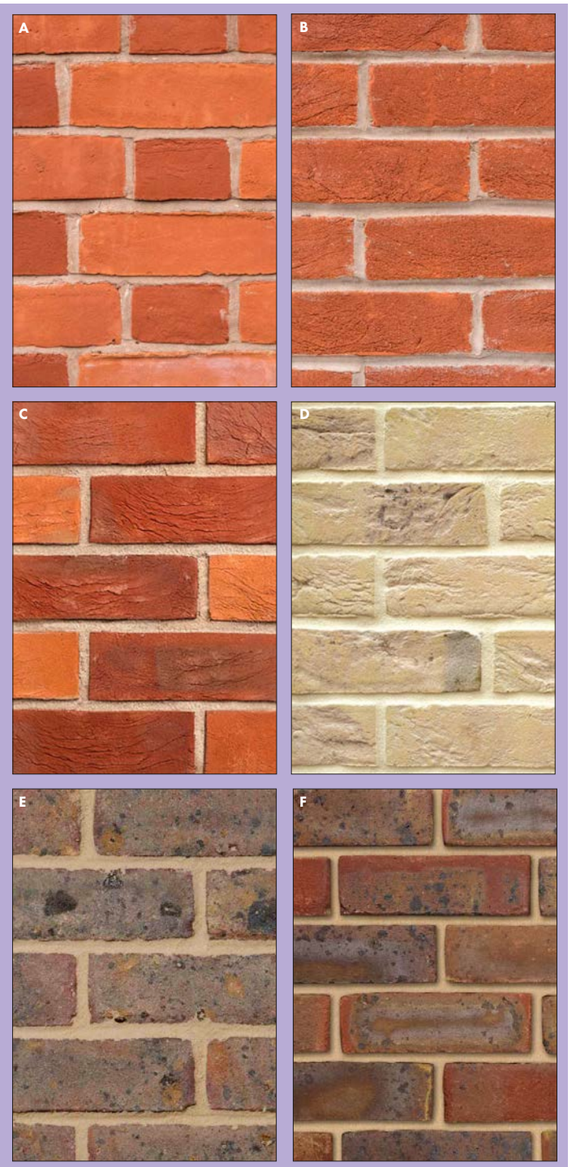
- ***Horsham stone can be used for prominent public buildings*** in the local centre or for building plinths throughout the site
- When used as the primary wall material, Horsham stone ***must*** be built with finely cut, irregularly sized ashlar blocks. Stone plinths ***can*** use finely cut blocks or rubble stonework

Timber cladding

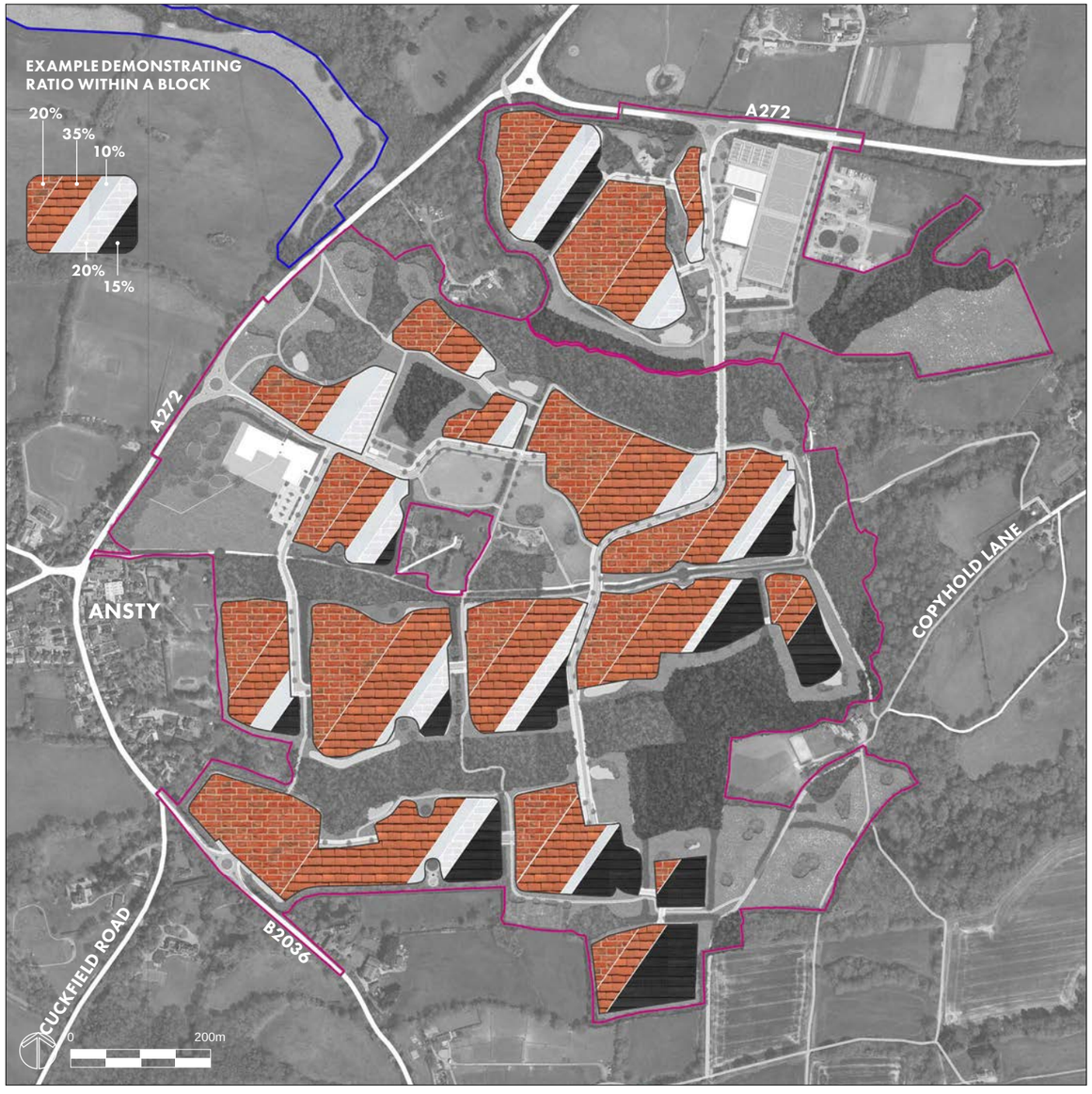
- Timber cladding ***should not*** be used in the local centre and ***should*** be used more prominently towards the edges of the site
- Timber cladding ***can*** be used as the primary wall material, or in combination with other materials. For example, to highlight a gable or as cladding for a dormer
- Timber ***must*** be sourced from sustainable sources as certified by the Forest Stewardship Council (FSC) and/or the Programme for the Endorsement of Forest Certification (PEFC)
- Plastic or composite alternatives ***must not*** be used
- Timber weatherboarding ***should*** be fixed horizontally and lapped
- Timber ***should*** be treated and painted black, charred or left unfinished

ROOFS

- Roofs ***must*** be pitched, half-hipped or Dutch gable and have a primary pitch between 40º and 50º
- Primary residential roofs ***must not*** be flat
- Roofs ***must*** be clay tiles, slate or Horsham stone slabs. At least 60% of roofs should use clay tiles
- Imitation materials ***must not*** be used in the local centre
- When imitation materials are used, these ***must*** be nearly indiscernible from the natural material. pan tiles, concrete tiles or plastic tiles ***must not*** be used
- Roofs ***can*** include roof lights though these ***should*** include built-in shutters or blinds to limit solar gain in the summer



PERMITTED BRICK OPTIONS



APPROXIMATE RATIO OF MATERIALS THROUGHOUT THE SITE

The plan above conveys the approximate ratio of materials in blocks throughout the site. Generally, render and painted brick should be more prevalent in the local centre, while timber cladding should be more prevalent in lower density areas on the edges. Note, the location of the material ratio is not indicative of location within the block. The below details the percentage of buildings that should be clad in each material or combinations of materials:

WHOLLY BRICK
30%

CLAY TILES
TILES WITH BRICK:
30%
TILES WITH PAINTED BRICK:
10%
TILES WITH RENDER:
5%

RENDER
5%

PAINTED BRICK
5%

TIMBER CLADDING
WHOLLY TIMBER
10%
TIMBER WITH BRICK
5%

6.3 DETAILS

Details can make all the difference in the design of a building.

Garages and carports
Although often an afterthought, garages and carports should be designed with the same level of care as houses and other buildings. This is particularly important for garages sitting along the street and those with living accommodation above. Garages should be built from the same materials permitted for other buildings and designed and constructed as durable structures.

Balconies
Balconies are an important space for apartment residents, for whom it may be their only outdoor space. They should therefore be welcoming, well-designed spaces in which it is pleasant to spend time. Balconies should not look like appendages but like integral parts of a building, which add visual interest and articulation to the façade.

Chimneys
Chimneys are an important addition to the rooflines of dwellings, adding interest to the roofline as well as breaking up long runs of terraces. However, they should not just be used for aesthetic reasons, but must have a functional purpose where included.

I03 - DETAILS

Garages and carports

- Garages ***must*** match the style of the building and be constructed from the same materials and finishes. Garage doors and carports ***must*** be constructed from timber
- Garages and carports ***can*** include living accommodation above (FOG typology)

Balconies

- Balconies and their railings ***must*** be constructed from materials and finished to match the rest of the building. Composite or glass panels ***must not*** be used
- Balconies and railings ***should*** be designed in such a way as to permit the addition of small-scale greenery. Integrated planters are encouraged

Chimneys

- Chimneys ***can*** be included to break up the roofline of terraces or semi-detached houses. They ***must*** be sized proportionally to the house
- Where included, chimneys ***must*** have a functional purpose, either as true chimneys for a fireplace or integrated as part of a building's passive cooling, as an exhaust for ventilation or part of an MVHR system. Chimneys ***can*** also be integrated with a heat pump (see I06)
- Chimneys ***must*** be constructed from the same materials as the building itself, or in a style matching the building (for example, a minimalist metal cylinder to match a clearly contemporary house design)


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1 CARPORT WITH INTEGRATED STORAGE IN HENFIELD
2 GARAGE WITH HALF-HIP ROOF IN HENFIELD
3 SMALL GARAGE IN STEYNING
4 ATTACHED GARAGE AT THE AVENUE, SAFFRON WALDEN
5 BALCONY IN HOOFDDORP, THE NETHERLANDS

6.4 WINDOWS & DOORS

Windows and doors are the primary voids of a building and getting them right is essential. Getting them wrong can ruin a building. Besides the codes themselves, a number of precedent images are provided as inspiration for window and door designs.

WINDOWS

Sash and casement windows are both popular in the local area, depending on the age and style of buildings. Windows are usually timber, but leaded or steel-framed windows are also sometimes used. It should be noted that sash windows are not compatible with contemporary buildings.

Bay windows
Bay windows are a very effective element to add articulation to a façade, especially at prominent street junctions or along public spaces, such as a village green. Oriel windows can be used on prominent buildings or exposed gable ends.

Dormer windows
Dormer windows allow for an additional storey without significantly altering the height of buildings. They should be in keeping with the building to which they are added, in their placement, scale and design.

Guardrails
Guardrails are becoming an increasingly important consideration in modern window design with the evolution of building regulations. Their careful design and choice of colours and materials will start to play a greater role in the overall design of homes particularly.

DOORS

Local doors usually reflect the style of the building, generally either vernacular or classical in style, and are constructed from timber. Doors should be designed in such a way as to be clearly identifiable as the entrance into the building for ease of wayfinding.

104 - WINDOWS & DOORS

WINDOWS

- Windows ***must*** be laid out in a regular rhythm, not randomly or with uncoordinated sizes and heights
- Windows ***should*** generally be at least two thirds of the floor-to-ceiling height of the storey, excepting special function windows
- The maximum sill height of windows ***should*** be 800 mm. The exception are special window types, such as an oculus. Guard height building regulations ***must not*** be used to deviate from these codes
- Unopenable glazing panels ***can*** be used to provide sufficient light below the guard height
- Windows ***must*** be constructed from timber, steel, aluminium, or aluminium timber composite. uPVC ***must not*** be used
- Casement windows ***should*** be side-hung but can have a tilt-turn function opening inwards. A window ***can*** also incorporate a smaller top-hung panel
- 'Storm-proof' detailing ***should*** be avoided and generally flush casement window construction ***should*** be used
- Windows ***must*** be recessed into the wall by at least 60mm, excluding special window types such as bay or projecting windows

Bay windows

- Bay windows ***must*** match the style of the building and be constructed from matching materials and colours
- Bay windows ***can*** be single or double height
- Oriel windows ***can*** also be used

Dormer windows

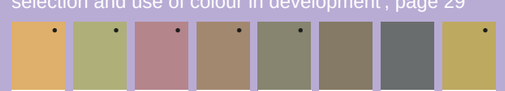
- Dormer windows ***must*** be situated low down the roof, in the bottom half of the total roof height
- Windows ***must*** be in the same style and materials as the rest of the building and dormer roofs must be gabled with the same pitch as the main roof or with shed or hipped roofs, or with a flat roof

Guardrails

- Guardrails ***should*** be used to maintain a minimum guard height in cases where the sill is below 1100 mm
- Guardrails ***should*** be constructed from metal or timber. Composite or glass panels ***should not*** be used

DOORS

- Doors ***must*** be constructed from timber and painted. uPVC ***must not*** be used
- Doors ***should*** be painted in a variety of colours
- Canopies ***should*** be simple, cantilevered structures and constructed from unfinished or painted timber or painted metal to match the finish of the building
- Where porches are used, the roof pitch and materials ***should*** match the building. Plastic or composite materials ***must not*** be used
- Where glazing is incorporated into the door, it ***should*** match the window style of the building
- Transom lights ***should*** match the style of the building
- The colour of doors ***should*** be chosen from the below palette, or similar, from the High Weald 'Guidance on the selection and use of colour in development', page 29



















1 SINGLE PANE WINDOWS IN CUCKFIELD

2 SIMPLE SINGLE PANE WINDOWS IN STEYNING WITH SIDE HUNG AND TOP HUNG PANELS

3 THREE PANE WINDOWS IN STEYNING

4 WINDOWS ON A PUBLIC BUILDING IN CUCKFIELD CAN BE A PRECEDENT FOR CONTEMPORARY WINDOWS

5 LARGE TIMBER FRAME CORNER WINDOW, GREAT KNEIGHTON

6 LARGE WINDOWS ON A COMMERCIAL BUILDING IN CUCKFIELD

7 SINGLE PANE CASEMENT WINDOWS WITH UNOPENABLE BOTTOM PANELS AT THE STEADINGS, CIRENCESTER

8 FRENCH DOORS WITH GUARDRAILS AND THREE PANE CASEMENT WINDOWS AT ROUSSILLON PARK, CHICHESTER

















9 BOX BAY WINDOW IN WARNINGLID

10 ORIEL WINDOW AT THE AVENUE, SAFFRON WALDEN

11 DORMER WINDOW IN BOTTOM HALF OF THE ROOF

12 A LARGE DORMER WITH A FLAT ROOF AT THE AVENUE, SAFFRON WALDEN

13 A DOOR WITH GLAZING AND FANLIGHT IN STEYNING

14 VERNACULAR PANELLED DOOR IN SLAUGHAM

15 RECESSED CORNER DOOR AT THE AVENUE, SAFFRON WALDEN

16 SIMPLE PANELLED DOOR AT ROUSSILLON PARK, CHICHESTER

6.5 BOUNDARY TREATMENT

FRONT GARDENS

Front gardens are the buffer between the public and private realm. Their size and type determine how a house sits in the street and how coherent a streetscape is. Front gardens can be formal or informal, and the mix of materials can tie houses together along the street or make them feel clearly separate.

Denser, more urban areas, such as a local centre and on streets with a minor setback, will usually have a greater prevalence of brick walls and iron railings, creating a more formal, limited palette. In less dense areas a more rural character should be evident, with an expanded material palette arranged informally, with more greenery. Along the edge of the development, some front gardens will not have walls or fences at all, but instead have high levels of planting.

BOUNDARY WALLS AND FENCES

New developments are often spoiled by closeboard timber fencing as the primary form of boundary treatment. Traditionally, boundary walls in the area are primarily a combination of brick and hedges, with some Horsham stone and flint also evident.

At Ansty Garden Community, boundary walls will border not only back gardens but also parking courts. Chapter 2 contains a range of precedent images of typical boundary treatments found within Ansty and the surrounding area. Further precedents are provided below.



1 **BRICK WALL WITH COPING STONES**

2 **ABUNDANT PLANTING**

3 **AT LEAST 30CM PLANTING GAP BETWEEN THE FOOTPATH AND WALL**

4 **BIN STORAGE CONCEALED BEHIND WALL**

I05 - BOUNDARY TREATMENTS

- Boundaries ***should*** be clearly defined for individual houses
- Bricks ***must*** be the same as permitted for buildings and ***should*** include coping stones or coping bricks
- Closeboard timber fencing ***must not*** be used in areas visible from the street, including at the end of driveways. It ***can*** be used along service alleys or as a boundary between back gardens
- Gates ***must*** be timber or metal
- Chain link or similar fences ***should only*** be used for commercial buildings and ***should not*** be used in areas visible from the street

Front gardens in the local centre

- All front gardens (those with a setback) ***should*** be enclosed by a brick wall, Horsham stone wall, flint wall, timber picket fence, cast iron railings or a combination of brick and railings or brick and timber picket. A minority ***can*** have a boundary of cobbles or stone slabs
- 1 out of 5 front gardens walls ***should*** have a minimum 30cm planting gap between the footway and wall

Front gardens outside the local centre

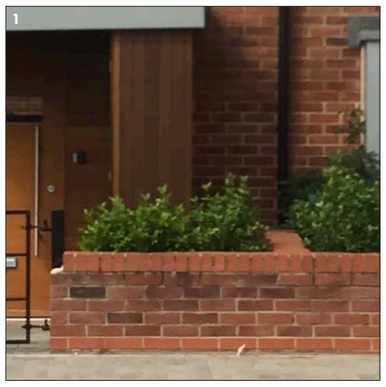
- At least 3 out of 5 front gardens ***should*** be enclosed by a front garden wall, with a generally greater proportion closer to the local centre
- Of those gardens which are enclosed, materials ***should*** approximately be:
  - Regular height (800-1100mm) brick walls - 20%
  - Short (8200-400mm) brick walls (standalone or in combination with planting) - 20%
  - Flint walls (with or without brick banding) or Horsham stone - up to 2%
  - Cast iron railings - 5%
  - Brick wall with iron railings - 10%
  - Timber picket fencing (standalone or in combination with a brick wall) - 15%
  - Estate fencing (standalone or in combination with a brick wall) - 5%
  - Hedges or low shrubs - 25% (the proportion should increase towards the edge of the development)
- Those front gardens which are not enclosed by a wall or fence ***should*** comprise lawns in combination with shrubs or trees
- 3 out of 5 front gardens walls ***should*** have a minimum 30cm planting gap between the footway/carriageway and wall

Boundary walls and fences in the local centre

- Boundary walls ***should*** be brick, flint or a combination of brick and flint

Boundary walls outside the local centre

- Boundary walls ***should*** approximately be:
  - Brick - 40%
  - Flint, standalone or in combination with brick - 10%
  - Hedges - 50% (the proportion should increase towards the edge of development so that most boundaries along the edge are hedges)
- Any planting gaps between boundary walls and footpaths ***should*** be a minimum of 30cm in width













1 **LOW RED BRICK WALL WITH PLANTING BEHIND**

2 **CAST IRON RAILINGS WITH SHRUBS**

3 **FLINT AND BRICK WALL WITH HEDGE ON TOP**

4 **HEDGE BOUNDARY TREATMENT**

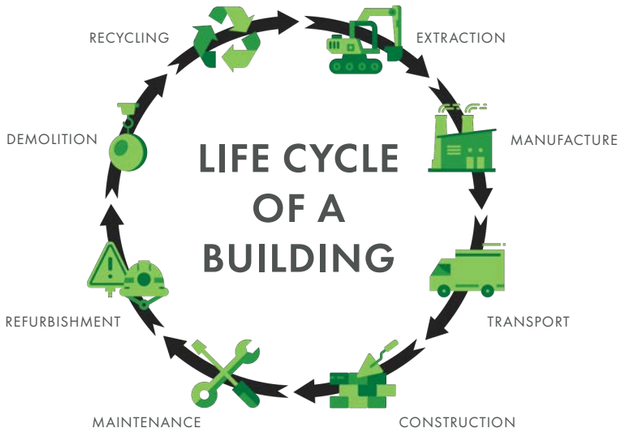
5 **NATURAL FINISH TIMBER PICKET FENCE**

6 **HIGH RED BRICK WALL AS REAR/SIDE BOUNDARY, WITH PLANTING IN FRONT**

6.6 SUSTAINABLE DESIGN

Sustainability should be considered from a long-term perspective. Buildings should be designed and built to last, constructed from durable materials and detailed in such a way to resist premature degradation. Elements such as string courses, cornices and drip details should be seen not as outdated and irrelevant traditional details but as common sense solutions to the unavoidable effects of time and weather.

THE ENERGY HIERARCHY IN NEW DEVELOPMENT



EMBODIED CARBON - WHOLE LIFE CYCLE

I06 - SUSTAINABLE DESIGN

Buildings ***should***:

- Be designed with a fabric first approach, maximising the performance and durability of components and materials before considering the use of mechanical or electrical building services systems
- Consider embodied carbon and energy use
- Optimise natural ventilation
- Utilise the thermal mass of the building fabric to keep homes warm in the winter and cool in the summer

Orientation

- The siting of buildings ***should*** be balanced for adequate passive solar gain in the winter and limiting the impact of solar gain in the summer
- Orientation ***should*** be used to optimise the natural ventilation of a building or group of buildings

Solar panels

- Solar panels ***should*** be integrated as unobstrusively as possible

Heat pumps

- Heat pumps ***should*** be sited to the rear of properties and ***should not*** be visible from the street
- Unique solutions such as chimney-mounted heat pumps ***can*** be considered

Thermal comfort

- Buildings ***should*** be designed not to overheat in the summer while staying warm in the winter. Solar gain ***should*** be limited in the summer and maximised in the winter
- Timber shutters or timber brise soleil ***can*** be used to overcome overheating. External rolling shutters ***should not*** be used
- Awnings or brise soleil ***must*** be in a style appropriate to the building
- Consideration ***should*** be given to the amount of windows facing south and west to minimise the impact of solar gain

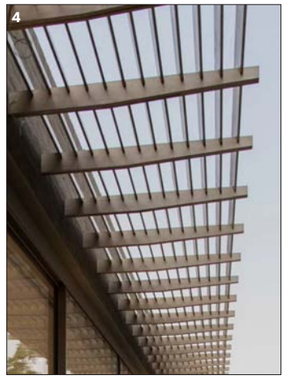
Passivhaus or similar standard

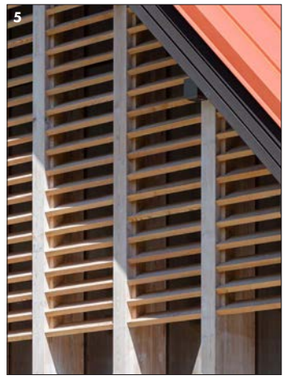
- Passivhaus or similar buildings ***can*** be used within the scheme, and ***must*** follow the same design code as all other types of dwellings in materiality and architectural style


1


2

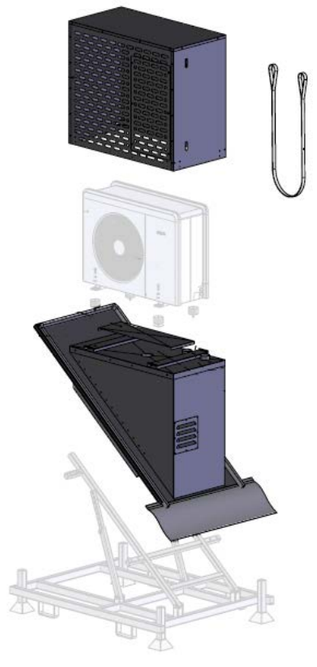

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1 TIMBER SHUTTERS IN HENFIELD
2 MAYFILED PASSIVHAUS
3 ULTRA TRIPPLE GLAZED WINDOWS ON PASSIVHAUS
4 TIMBER BRISE SOLEIL
5 TIMBER SOLAR SHADING
6 SOLAR PANELS
7 ROOF-MOUNTED HEAT PUMP MIMICKING A CHIMNEY

6.7 SHOPFRONTS

Local towns and villages have a wide variety of shopfronts dating from the Georgian and Victorian eras, with extensive use of glazing and unique window patterns. Many are playful, a character which should be replicated in the design of new shopfronts.

New shopfronts should not look old, but should follow well-established design principles and proportions to create attractive, high quality shopfronts, which look contemporary yet of their place.

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Shopfront principles

- Shopfronts ***must*** be in a style matching the building
- Shopfronts ***should*** be constructed from treated timber or metal and detailed to resist premature aging. Plastic ***must not*** be used
- Garish colours ***must*** be avoided

Fascia & Cornice

- Lettering on fascia ***should*** be centred and properly aligned. It ***should*** include the shop name and street number and avoid all other writing, as this can make the shop front feel cluttered. Lettering ***must*** stand out against the colour of fascia
- Fascia ***should*** be made from a durable material and plastic finishing ***must*** be avoided

Stallrisers

- Stallrises ***should*** be a minimum of 300mm in height
- Stallrisers ***can*** be from the same material as the building, or finished to match the shopfront or window frame

Windows and doors

- Windows ***can*** include openable transom lights to improve ventilation
- Shop doors ***must*** be glazed

Shop Blinds / Awnings

- Shop blinds ***can*** be included for shading
- Shop blind material ***must*** be traditional canvas and ***must not*** be made from plastic, vinyl or other synthetic materials. Colours ***should*** be compliant with the general, muted colour palette for this code
- All shop blinds ***must*** be retractable and can be mounted above or below the fascia

Hanging signs

- Hanging signs ***can*** be included and ***should*** be no larger than 750mm x 750mm and extend no further than 1m from the wall
- Sign brackets ***must*** be constructed from metal

Security shutters

- Internal shutters and grilles ***should*** be used rather than external solutions. This is to maintain the aesthetic of the streetscape and give the shops a sense of occupation rather than a sense of vacancy outside of business hours



LEFT:

1 NARROW SHOPFRONT SLIGHTLY RECESSED INTO WALL

2 LARGE PANES OF GLASS SHOULD ONLY BE USED IN CLEARLY CONTEMPORARY DESIGNS

3 STALLRISER INTEGRATED WITH WINDOW FRAME

4 DOORS WITH LARGE GLAZING

5 TRANSOM LIGHTS CAN BE OPENABLE

6 PROPORTIONALLY-SIZED, RESTRAINED LETTERING

BELOW:

7 WIDER PROJECTING SHOPFRONT WHICH CLEARLY ECHOES SHOPFRONTS IN THE AREA

8 NARROWER PANES OF GLASS WITH TRANSOM LIGHTS REFLECT LOCAL TRADITIONS

9 RECESSED DOORWAY

10 STALLRISE MATCHING BUILDING MATERIAL













1 A PLAYFUL FORMER SHOPFRONT IN BOLNEY

2 STEYNING

3 SHOPFRONT WITH LARGE WINDOWS IN CUCKFIELD

4 A CONVERTED SHOPFRONT IN WORCESTERSHIRE WITH AWNINGS AND PLENTY OF SPACE FOR OUTDOOR DINING

5 MINIMAL NEW SHOPFRONT IN EAST SUSSEX

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

FIRST FLOOR STUDIO
THE OLD SCHOOL
4 EXTON STREET
LONDON
SE1 8UE

FABRIKUK.COM

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