

LAND SOUTH OF BOLNEY ROAD

ANSTY

VISION DOCUMENT



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INTRODUCTION

This Vision Document has been prepared on behalf of Devine Homes, by their design team, in support of the development of land to the west of Marwick Close, Bolney Road, Ansty. Ansty is a linear settlement which has been extended to the south in recent times.

The village is defined as a Category 4 settlement within the current Local Plan (March 2018), and as a clustered village arranged around the meeting point of several routes. Bolney Road is one of such routes to the north of the site, with Marwick Close, as a more recent residential development, accessed off this main road leading to the site.

The Local Plan (March 2018) is currently under review regarding the delivery of housing and identifies the site at Policy DPA 17 as a residential development site.

The proposals are for 32 new dwellings on this identified residential site, responding to the draft Local Plan.

OUR VISION

The “vision” for the Bolney Road site is therefore to bring forward proposals which respond to the Local Plan Review and are led by the landscape constraints and opportunities, integrating new dwellings within the existing landscape framework.

There is a Mid Sussex Design Guide (2020) which sets out the process to consider such sites within this local context.





1.0
BACKGROUND

1.0 BACKGROUND

1.1 ANSTY VILLAGE

Ansty is approximately 1 mile south west of the larger village of Cuckfield, set on a hill which probably gives the village its name – Ansty being the Saxon for a ‘tear shaped hill’. The village comprises mainly ribbon development along the A272, Bolney Road with the village centre as the intersection with the B2036.

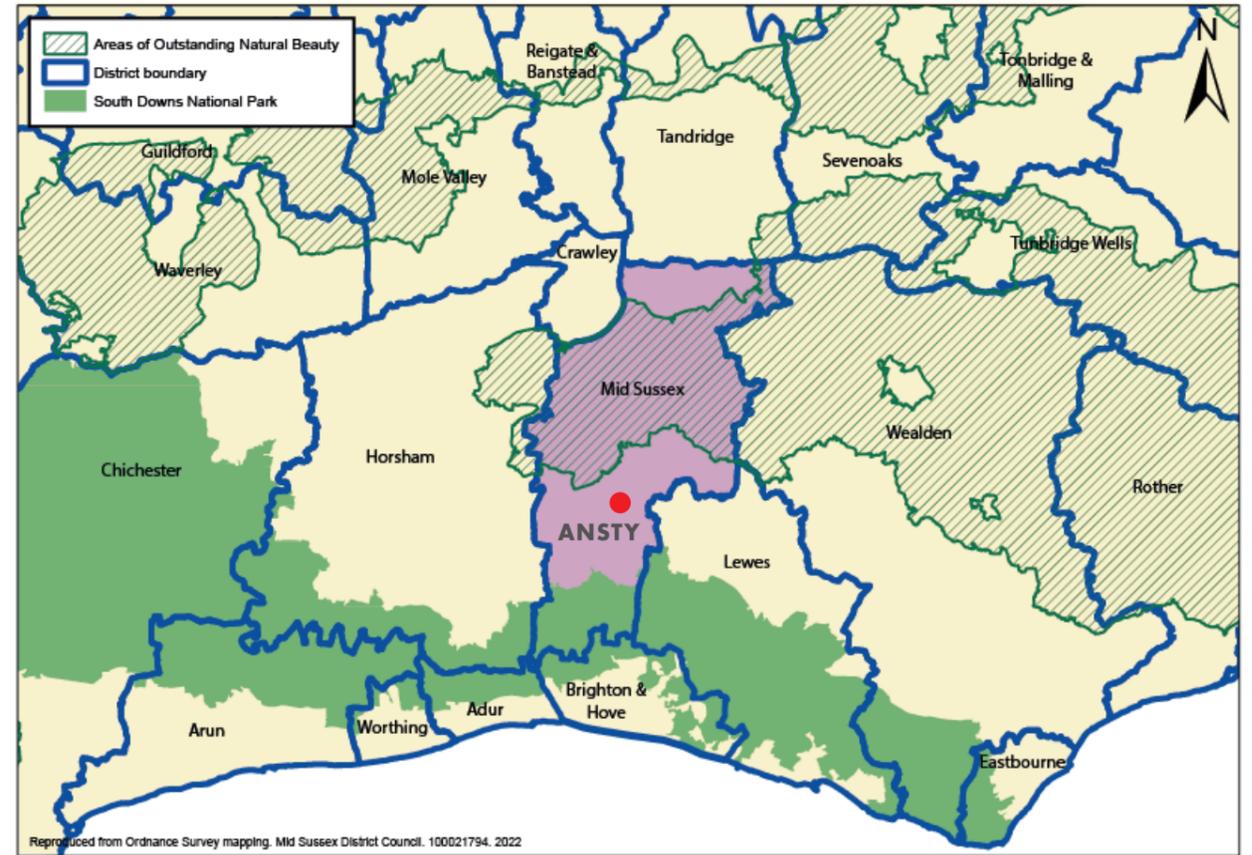
Set centrally within Mid Sussex, just to the north of the village is the extensive High Weald ‘Natural Landscape’ and further to the south is the South Downs National Park. The “spine” of Mid Sussex is the A23 to the west, connecting to the south coast.

1.2 SITE LOCATION

The site lies on the south-western edge of the built-up settlement of Ansty, a Category 4 village as defined in the current and emerging Mid Sussex Local Plan. The site is approximately 350m from Ansty village centre.

The site’s northern boundary abuts Bolney Road (A272) which provides road and bus links to the A23, and towards the larger settlements of Haywards Heath, Cuckfield and Burgess Hill.

These nearby settlements provide a wide range of facilities and services including employment, health and education facilities, as well as mainline railway stations to London and the South Coast.



Location Plan (Bing Maps)

1.0 BACKGROUND

1.3 THE SITE

The site is located immediately south west of Marwick Close, opposite the ribbon residential that aligns Bolney Road. The layout of Marwick Close was designed anticipating further development on the subject site, reflecting the Bolney Road housing opposite.

The site comprises an irregularly shaped parcel of grassland, extending to approximately 1.4 hectares, containing a small parcel of woodland at its south-western corner. The site is bounded to the west and north by Bolney Road (the A272) and existing residential development, and to the east and south by open fields.

The topography overall is gently undulating, with a high point to the east, and generally falling towards the north. The site is largely defined by mature trees and hedgerows located along each of its boundaries which provide screening to the surrounding areas particularly the open countryside to the south.

The site is not subject to any ecology, heritage or landscape designations, and there are no protected trees or listed buildings within, or directly adjacent to the site. The site is wholly classified as falling within Flood Zone 1 (the lowest risk of flooding).



Aerial photograph of site (GoogleEarth)

1.0 BACKGROUND

1.4 NEIGHBOURHOOD PLAN (2015-2031)

The Neighbourhood Plan for Ansty is an aging document that brought forward the new residential development at Marwick Close immediately to the north east of the site of the site under consideration.

The long term vision for the community anticipates new housing by using land within or close to the settlement boundary.

'In 2031 the villages of Ansty, Staplefield and Brook Street will remain distinct communities from the larger nearby towns and villages such as Burgess Hill and Cuckfield, having seen no harmful expansion of their settlements into the surrounding countryside.

Ansty will have accommodated new housing to help meet the demand and need for new and affordable homes by using land within or close to the established settlement boundary. A mix of housing ensures that smaller houses are available for young families as well as older people wanting to downsize.

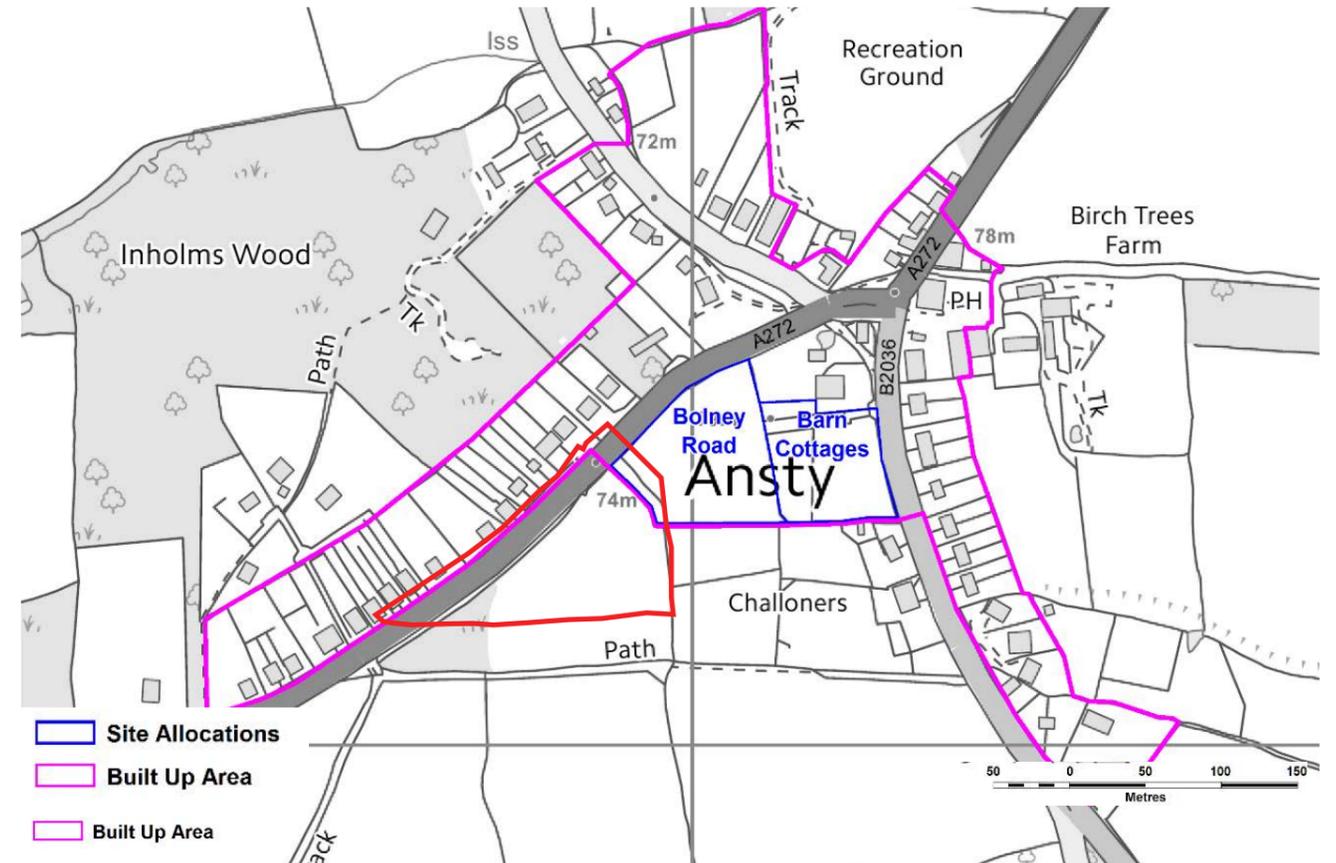
The heritage and landscape assets of the area will have been protected, including the Staplefield Conservation Area and the High Weald Area of Outstanding Natural Beauty (AONB).

The three small communities continue to thrive and support the community facilities such as the village halls and sport facilities as well as the pubs and other small businesses.

All the settlements are better connected to each other and other surrounding villages through improved cycle routes and and multi-user routes.'

Policy AS6 - Marwick Close

On the basis that the site is immediately adjacent, this Neighbourhood Plan Policy is relevant.



POLICY AS6: LAND OFF BOLNEY ROAD, ANSTY

Planning permission will be granted for residential development on 0.52 hectares of land off Bolney Road, Ansty, subject to the following criteria:

- the provision of a range of house types and in accordance with Policy AS4 of this Plan; and
- the tree belt surrounding the site is, where possible, retained and further enhanced with native species; and
- access is provided from the south-western corner of the site in order to overcome the change in levels, with visibility maximised; and
- safe pedestrian access into the village is provided where possible; and
- sufficient surface water drainage capacity is provided.

Ansty, Staplefield & Brook Street
Neighbourhood Plan
2015-2031



Made Version
February 2017

1.0 BACKGROUND

1.5 LOCAL PLAN REVIEW 2021 - 2039 (NOVEMBER 2023)

Policy DPA 17 of the Local Plan Review sets out the (Regulation 19) policy requirements for the site.

The proposed Built-Up Area boundary is extended southwards to align with a Public Right of Way which forms the southern boundary of the site and the transition to the rural character along the path.

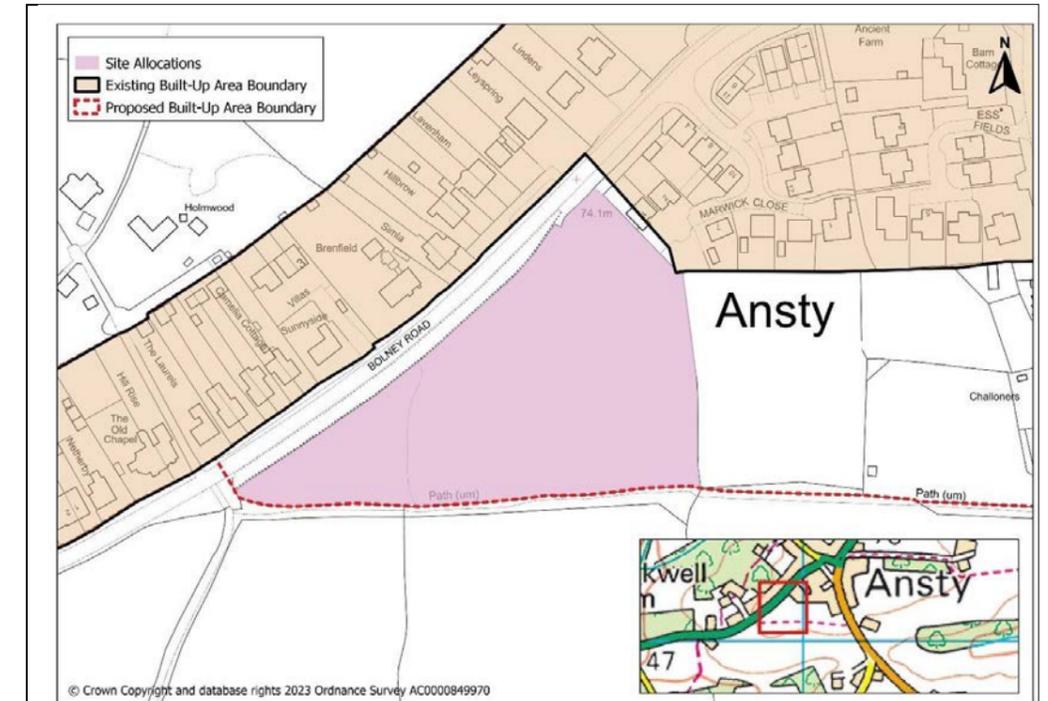
POLICY BACKGROUND

- Land to the West of Marwick Close, Botley Road, Ansty (the site) is recognised by the Council as a sustainable and appropriate site for new housing development owing to its current allocation for 45 residential dwellings (including 30% affordable housing) in the Mid Sussex District Plan (2021 – 2039) Submission Draft, under policy DPA17.
- The draft policy (DPA17) sets out a number of policy requirements that new development on this site is expected to deliver. These requirements include maintaining the existing rural character of the Public Right of Way, maximising tree retention, ensuring that the layout of the site reflects a transition from the built environment to the rural countryside, and ensuring the site is developed with good acoustic design to protect future occupants from noise generated from the A272.
- The site was assessed in the Council's 2022 Strategic Housing and Economic Land Availability Assessment (SHELAA, site reference 784) which concluded that the site is 'relatively unconstrained' and therefore suitable for residential development, as well as having a 'reasonable prospect' that the site can be developed within the plan period.
- In line with tests set out within the National Planning Policy Framework (NPPF), the site's allocation would form part of a sound spatial strategy for new development in the Mid-Sussex District up to 2039 that is positively prepared, justified and effective.

DPA17: Land to the west of Marwick Close, Bolney Road, Ansty

Note: the boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

Allocation	Housing		
SHELAA:	784	Settlement:	Ansty
Gross Site Area (ha):	1.5	Number of Dwellings:	45
Infrastructure	<p>On-site:</p> <ul style="list-style-type: none"> Natural, semi-natural and amenity green space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> Sustainable Transport Improvements at Haywards Heath Station Education Library Community buildings Local Community Infrastructure Health Play area Other outdoor provision Outdoor sports Parks and Gardens <p>Provision of:</p> <ul style="list-style-type: none"> Sustainable Transport measures Highway works 		



Policy Requirements

- Provide suitable access from Upton Drive and Marwick Close.
- Retain and enhance the trees and retain the ground levels along the A272 Bolney Road which forms the western boundary of the site.
- Particular attention should be given to trees and hedgerows on the southern boundary adjacent to the PRoW and in the southwest of the site.
- Maintain the rural character of the PRoW on the southern boundary of the site.
- The layout of the site should take into account the location of the trees and allow for their future retention and to prevent overshadowing into private gardens.
- The design and layout of the site should reflect a transition from the built environment to the rural countryside.
- The design and layout of the site should reflect the rural character of the settlement and avoid being urban or suburban in character.
- Integrate development with the site to the east (DPA16) by providing pedestrian and cycling connections and green infrastructure connectivity.
- Provide good acoustic design to address noise impacts associated with the A272 Bolney Road.
- Meet the requirements of other relevant development plan policies.

1.0 BACKGROUND

1.6 MID SUSSEX DESIGN GUIDE - ADOPTED 2020

This guide sets out the need for development proposals to be based on: -

- 02 Understanding the Context
- 03 Establishing the Structure

The guide advocates that emerging proposals “work with the natural resources of the site”.

The guidance sets out clear headings in the consideration of new residential development: -

- Positive Frontages
- Enclosure
- Legibility and Image
- Development Edge
- Pedestrian Friendly Streets
- Parking

MID SUSSEX DISTRICT COUNCIL

Mid Sussex Design Guide

Supplementary Planning
Document SPD

Adopted
November 2020

MID SUSSEX
DISTRICT COUNCIL

The cover includes a collage of six photographs: a large tree in front of a row of houses, a row of brick houses, a brick house with a gabled roof, a modern building with a curved facade, a modern building with a balcony, and a row of houses with a church tower in the background.



2.0

DESIGN GUIDANCE

2.0 DESIGN GUIDANCE

2.1 HIGH WEALD FRINGES

The Mid Sussex Design Guide document advocates an “architectural integrity” to the design approach, based on appraisal of the local context and sets Ansty village within the High Weald Fringe landscape character area.

The dispersed historical settlement pattern of villages is identified within the ‘Fringe’ character, along with the densely wooded landscape.

The linear settlement is clear from the existing figure ground, with fingers of ribbon development emanating from the central cross roads and extending along Bolney Road. Clusters of development define this central area to the south.

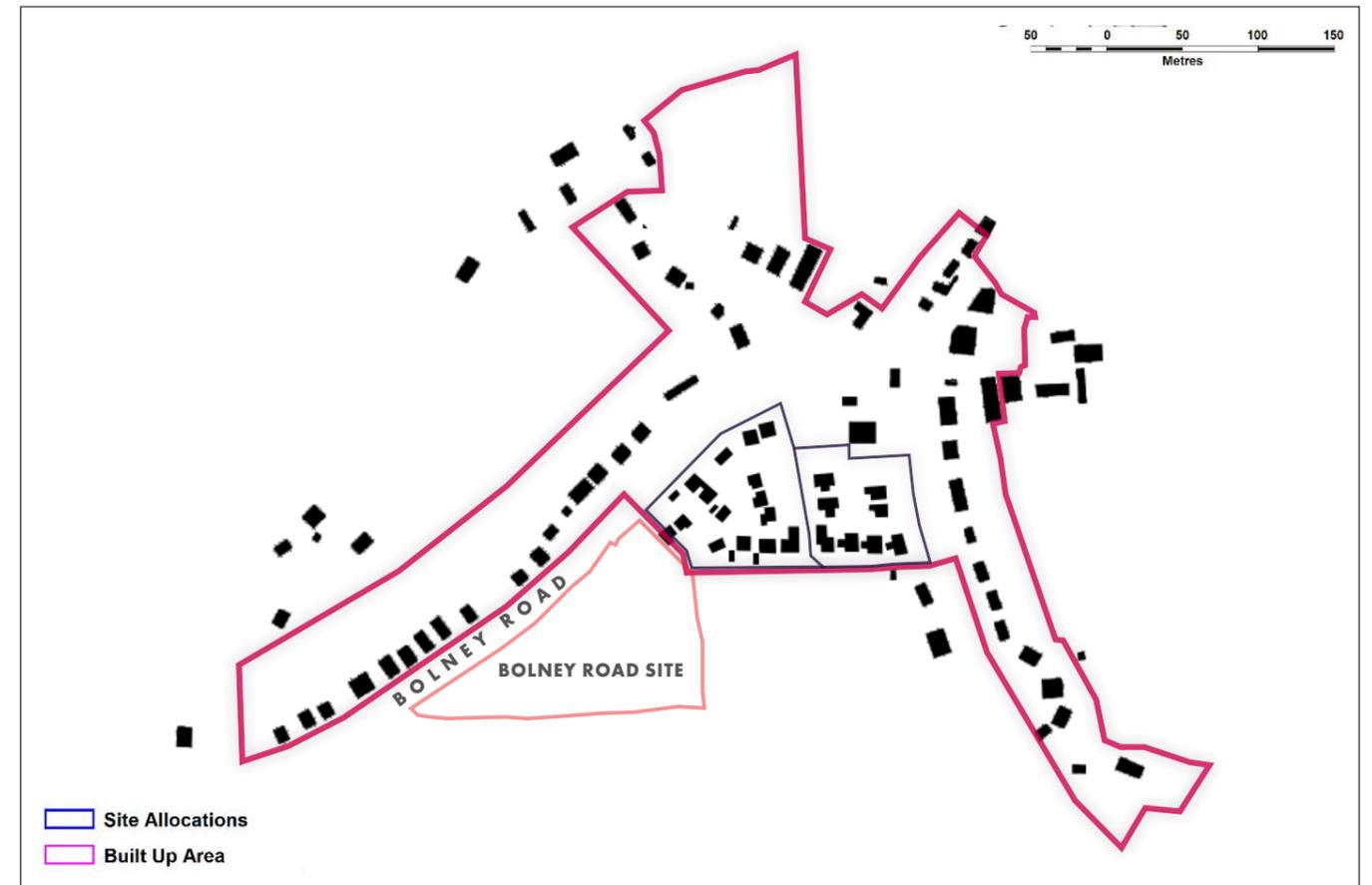
2 Understanding the Context Landscape Character

Landscape Character Areas and their Characteristics

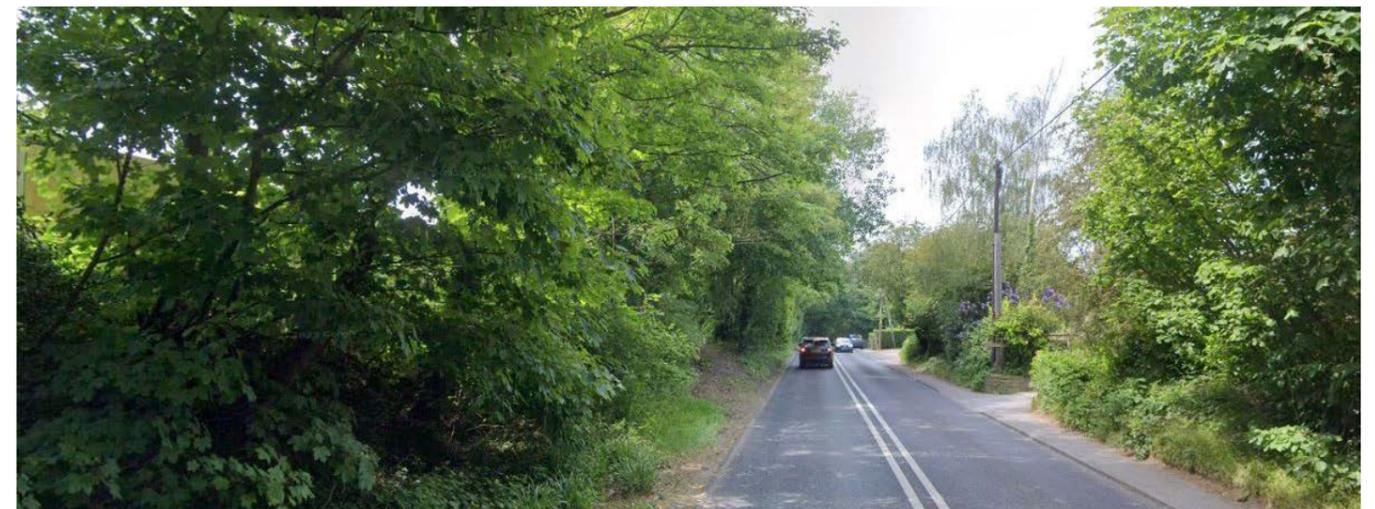
The landscape character assessment sub-divides the District into ten character areas.

Area	Landform and Landscape	Settlement Pattern	Local Materials
 High Weald	Hilly landscape of ridges and secluded valleys with significant woodland cover and a dense network of hedgerows and copses, creates a sense of enclosure.	Historic settlements on high ridges, hilltops and high ground and connected by twisting lanes. The principal settlement is East Grinstead and some expanded and smaller villages.	Diverse materials including timber framing, Wealden stone and varieties of local brick and tile hanging.
 High Weald Plateau	A plateau landscape with significant woodland cover and a dense network of hedgerows and copses, creates a sense of enclosure.	Main settlements at Copthorne and Crawley Down have expanded through 20th century. Roads busy with ribbon development in places.	Diverse materials including timber framing and varieties of local brick and tile hanging.
 Worth Forest	Densely wooded, plateau landscape with long views over the Low Weald to the South Downs.	Sparse, dispersed settlement pattern of farmsteads.	Diverse materials including timber-framing, Wealden stone and varieties of local brick and tile-hanging.
 Ouse Valley	Rural valley landscape with the watercourse broadening from a stream in the west to a river meandering through water meadows in the east.	No settlements in the valley other than dispersed farmsteads although Haywards Heath, Lindfield and Cuckfield lie on the valley edges.	Diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
 High Weald Fringes	Densely-wooded southern flanks of the High Weald Forest Ridge.	Dispersed historic settlement pattern, with Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets to the east.	Diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.

REFERENCES
The Landscape Character Assessment for Mid Sussex (2005)



Existing Figure Ground



Tree lined Bolney Road (looking south west) - High Weald Fringe Landscape Character Area

2.0 DESIGN GUIDANCE

2.2 LANDSCAPE CHARACTER

The village sits at the woodland edge of the High Weald Natural Landscape and the landscape character is of fields bounded by mature tree lines. The site has a strong treed boundary aligning Bolney Road with a widening tree belt at the western corner of the triangular site.

Agricultural field boundaries define the southern and eastern boundaries, with the public right of way (PROW) beyond the southern edge which connects the village with the countryside.

The site falls noticeably from the Marwick Close access towards the triangular tree belt to the south west, illustrating the incline towards the village centre at the top of the hill.



Existing Site Survey

2.0 DESIGN GUIDANCE

2.3 LOCAL CONTEXT

The Ansty settlement is effectively strings of individual houses extending along the intersecting routes through the village, with the more recent 'cluster' development at Marwick Close, immediately to the north of the site.

The local character is of diverse, domestic properties aligning the streetscene with a predominance of landscaping as the setting.

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



1. Cuckfield Road (B2036)



2. Bolney Road



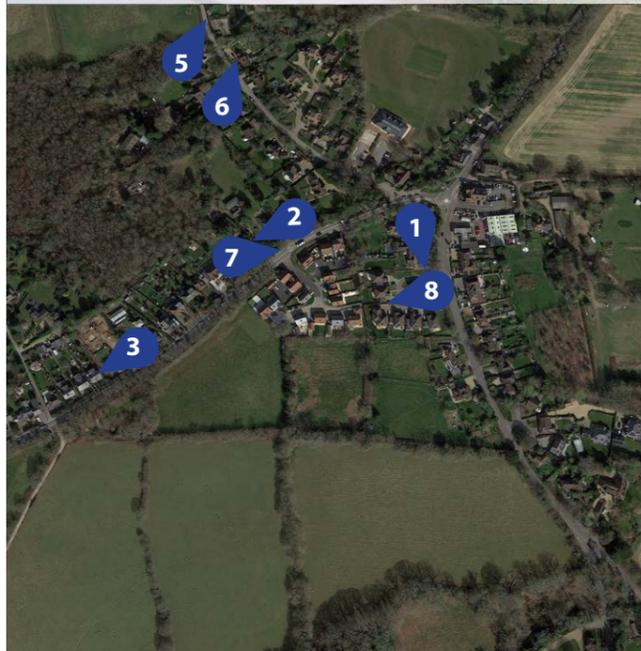
3. Bolney Road



5. Deaks Lane



6. Deaks Lane



Location Key



7. Bolney Road (Upton Drive/Marwicks Close)



8. Crouch Fields

2.0 DESIGN GUIDANCE

2.4 WIDER CONTEXT

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

Butlers Farm is to the south of the site, with residential aligning Bolney Road to the north of the site as the local context.



The Ancient Farm

2.5 VILLAGE CENTRE CONTEXT

At the intersection the prominent garage and car sales create a "cluttered", more urban village centre at the roundabout junction.



Ansty Village



Butlers Farm



Ansty Village - Deak's Lane



Ansty Village - Village Hall, Deak's Lane



Ansty Farm



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



Ansty Village - Shell Garage

2.0 DESIGN GUIDANCE

2.6 IMMEDIATE CONTEXT

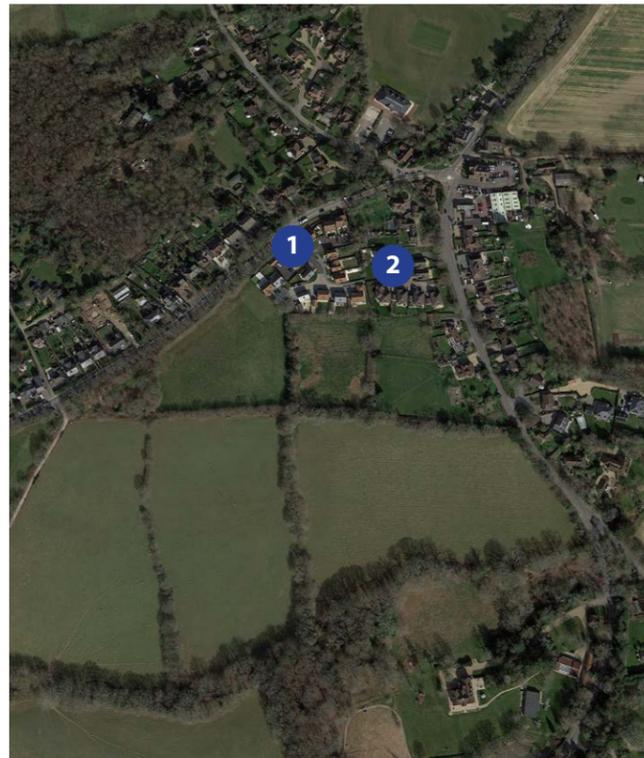
Upton Drive leading to Marwick Close is the immediate context to the site, as more modern dwellings arranged in clusters and streetscapes, using local materials and traditional motifs, with prominent gabled porches aligning the approach route southwards towards the site.

The transition from rural to the more 'urban' village centre via tree lined routes is the overriding context, with groupings of agricultural approach buildings defining the mid Sussex character:-

- One and half/two storeys – varied roof heights
- Barn hips/gables – varying ridge alignments
- Brickwork/timber lining/red roof tiles



1. Bolney Road (Upton Drive/Marwick Close)



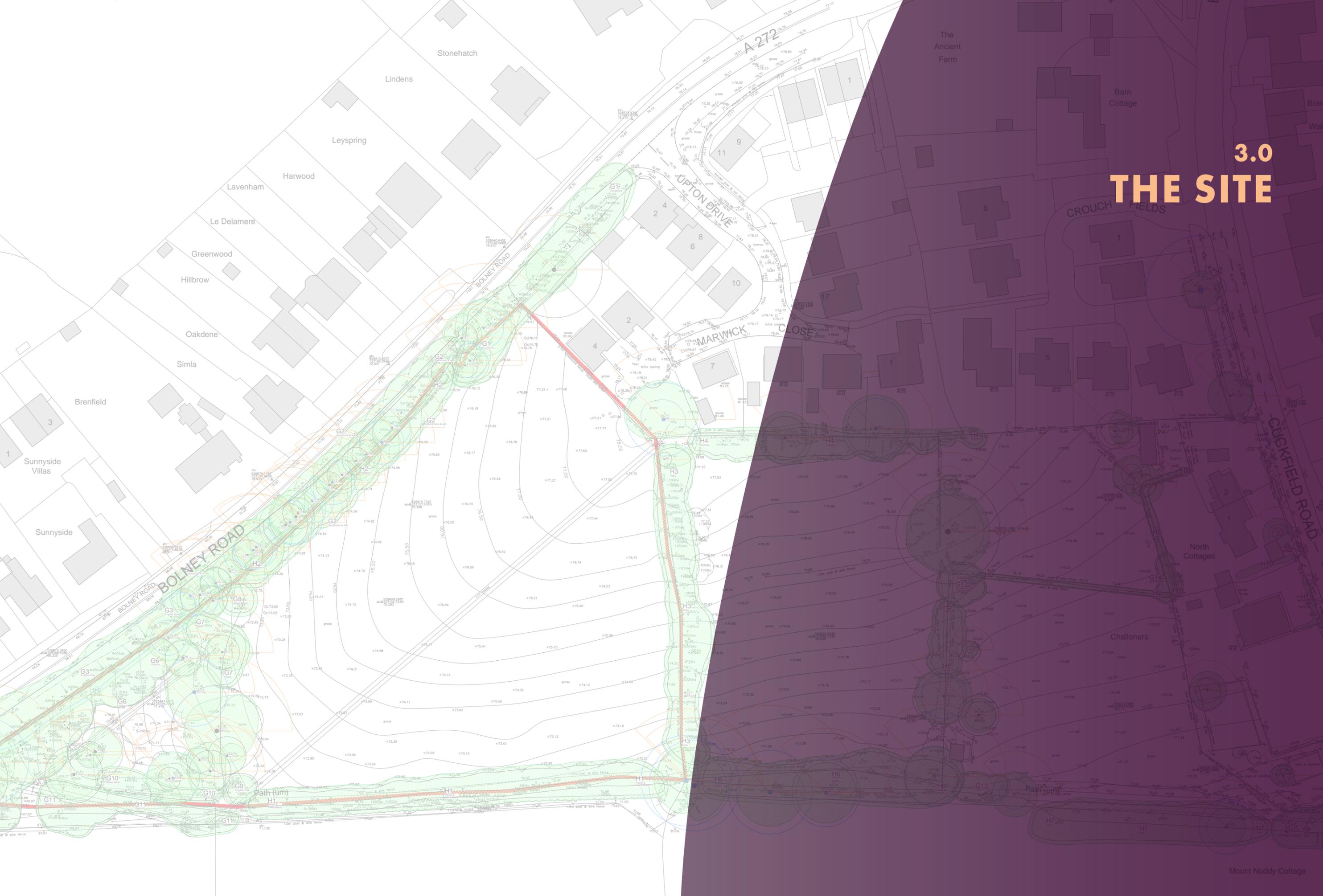
Location Key



2. Bolney Road (Upton Drive/Marwick Close)



3.0 THE SITE



3.0 THE SITE

3.1 EXISTING SITE

The site has a noticeable fall from east to west following the incline of Bolney Road, which borders the boundary to the north west. The existing trees along Bolney Road, widening to the western corner of the site are considerable, effectively screening the site from the main road.

Hedgerows define the other boundaries, defining the field pattern of the pastoral landscape at the High Weald Fringe.



Aerial photograph of site (GoogleEarth)

3.0 THE SITE

3.2 CONSTRAINTS

The tree lined perimeter is a considerable constraint to the overall development potential of the site, dictating that dwellings are only to the eastern area of the site, off the Marwick Close access.

This is constrained further by a perimeter drainage wayleave, along Bolney Road and across the Marwick Close entrance. No constructed development is allowed within this considerable swathe, setting residential inboard, but fronting onto Bolney Road.

The site contours suggest that development aligns with the slope, reflecting the Bolney Road properties.

Site Access

This will be along Marwick Close, via Upton Drive off Bolney Road. The on site access roads need to provide for (future) access to the site to the east.

Marwick Close/Upton Drive will provide pedestrian linkage towards the village centre.

The Mid Sussex Design Guide advocates a hierarchy of streets, with lower key country lanes to the rural edges.

Frontages/on street parking is to be limited, with side and rear courtyard parking as preference.



1. View across site from west facing east towards Marwick Close (RPS)



2. View across site from footpath entrance, facing northwest (RPS)



Constraints Plan

3.0 THE SITE

3.3 OPPORTUNITIES

The transition along Bolney Road from rural towards the centre of the village can be reflected in the scale and spacing of new dwellings, set back from the street, maintaining the tree lined streetscene of the local character.

Country lanes can be considered inboard as a continuation of the Marwick Close streetscape, leading towards the public right of way as the existing rural edge to the south. This perimeter can be emphasised with open space and landscaping, strengthening the existing footpath green edge.

The opportunity is therefore to “nestle” the new residential housing towards Marwick Close, with a landscaped perimeter, screening and enclosing the proposals.



3. Northern access off Bolney Road (RPS)



4. View from the western section of the site across the wooded area, facing Marwick Close in the east (RPS)



Opportunities Plan

4.0 EMERGING PROPOSALS



4.0 EMERGING PROPOSALS

4.1 LANDSCAPED FRAMEWORK

An emerging layout is considered set within this landscape framework of perimeter trees, planting and screening.

LANDSCAPE AND VISUAL ORIENTATION

The site is considered by CSA Environmental against the policies set out in the Local Plan and Local Plan Review.

The key characteristics of Ansty High Weald Fringe are stated as being:-

- Part of High Weald fringes on the edge of the AONB, forming a transitional landscape to the Low Weald.
- Gently undulating landscape with long views over the Low Weald.
- Wooded character with pockets of plantation and semi-natural woodland, substantial amounts of which are classified as ancient. Some woodland areas are designated Sites of Nature Conservation Importance.
- Includes the southern part of Ansty village; much of the existing settlement is concentrated here, with scattered farms and manor houses elsewhere.
- Field enclosures form a mosaic, with a mixture of small irregular fields of medieval origin and some larger enclosures.
- Some farm buildings and residences are designated as Listed Buildings.
- A sense of intimacy and seclusion offered by the high woodland cover, although this is impacted in places by the presence of busy road routes including the A272 and proximity to larger settlements such as Cuckfield, Haywards Heath and Burgess Hill.

The report concludes that:-

The Site is assessed as being of medium landscape sensitivity to the type of residential development proposed. The Sketch Layout shows how a sensitively designed layout can be accommodated at the Site which retains all the established landscape features. The new homes would be well related to the established settlement pattern to the north and would be extremely well contained by established boundary features. The new housing can be designed to respond to the character and density of the local area and to provide a sensitive transition between the urban area and the rural edge. Whilst the character of the Site would change from a grassland field on the edge of the built-up area to a housing development, it would form a logical addition to the settlement. Landscape / townscape effects on the wider countryside and Bolney Road would be very limited.



Landscape Framework

4.0 EMERGING PROPOSALS

4.2 ECOLOGY

The Ecology Partnership have carried out extensive surveys on the existing pastoral land,

Recommended species to be planted to enhance edge habitats (woodland edge and hedgerows) should include berry bearing species and species of value to local wildlife. Species that may be planted include;

- Hazel (Corylus avellana),
- Bramble (Rubus fruticosus),
- Honeysuckle (Lonicera periclymenum),
- Wayfaring tree (Viburnum lantana),
- Sweet chestnut (Castanea sativa),
- Blackthorn (Prunus spinosa),
- Hawthorn (Crataegus monogyna),
- Yew (Taxus bacata),
- Spindle (Euonymus europaeus),
- Dogwood (Cornus sanguinea),
- Dog rose (Rosa canina),
- Holly (Ilex aquifolium).

The conclusion is that:-

“It is considered that the enhancements (to the landscaping) will provide a range of opportunities for wildlife in the site and create robust ecological networks within the landscape”

With regard to biodiversity the ambition is that with additional tree planting and extensive mixed shrub planting, flowering lawns and wildflowers as a medium condition for grasslands, a satisfactory nett gain can be achieved on this site.



Reptile Report (The Ecology Partnership) - Figure 2: Log piles and hibernacula can be created within the edges of the site or in the retained habitats on site

4.3 ACOUSTICS

This perimeter landscaped approach contributes to acoustics – the report by Hepworth Acoustics therefore concludes that by following the recommendations of their report, the site is suited for residential use and “noise in outdoor amenity areas is predicted “to be within suitable limits”.

The alignment of new dwellings, set back from Bolney Road, assists in the acoustics of the site, with rural edges to the south.



4.4 AIR QUALITY

The existing baseline air quality conditions are assessed by Air Quality Consultants;- “Based on local monitoring data, pollutant concentrations at the site are expected to be well below the relevant objectives. Air quality for future residents will, therefore be acceptable”

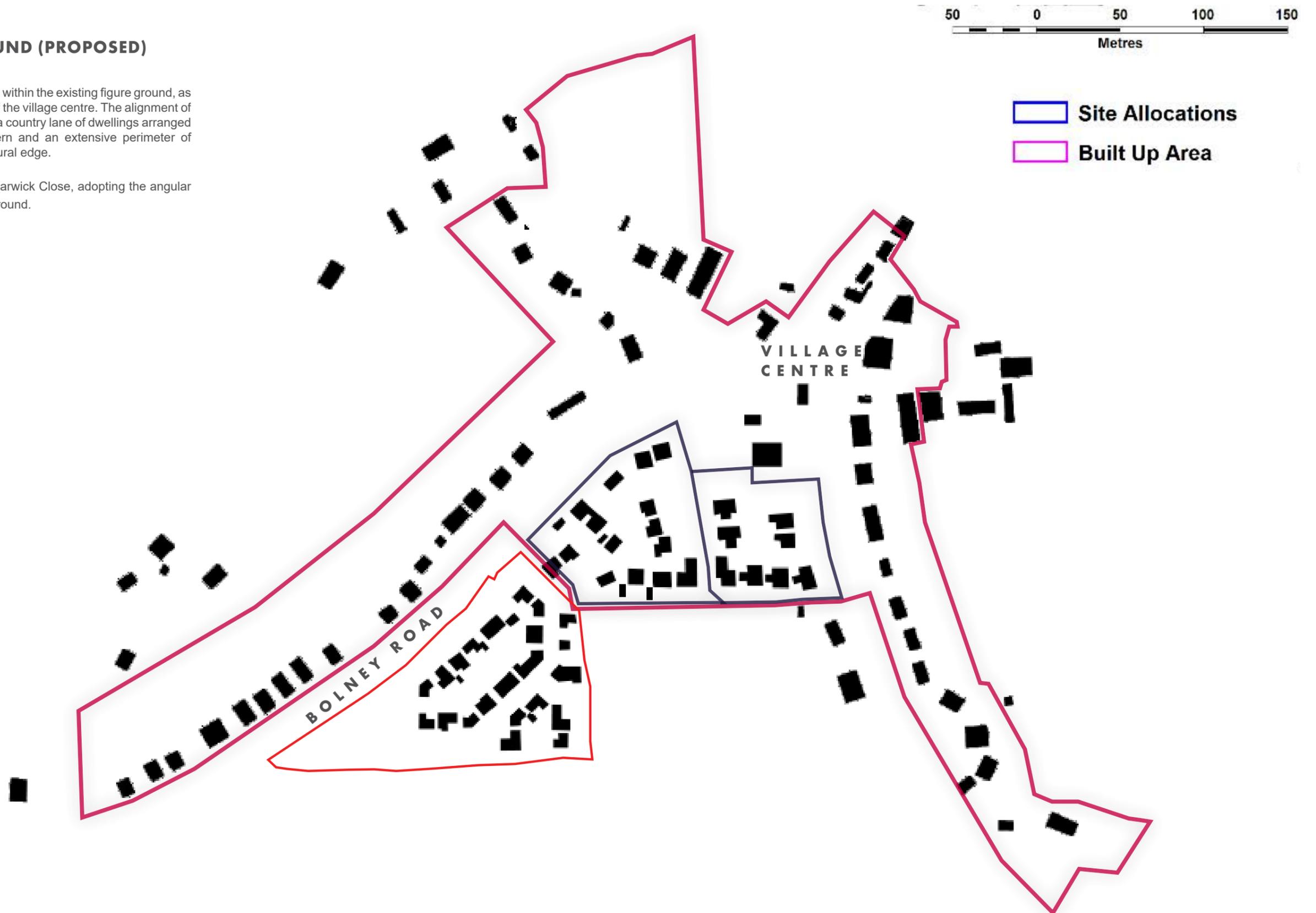


4.0 EMERGING PROPOSALS

4.6 FIGURE GROUND (PROPOSED)

The emerging layout is 'tested' within the existing figure ground, as a further cluster to the south of the village centre. The alignment of Bolney Road is reflected with a country lane of dwellings arranged within the existing field pattern and an extensive perimeter of landscaping to the southern rural edge.

The 'cluster' reflects that of Marwick Close, adopting the angular nature of the existing figure ground.



5.0 PROPOSALS



G3 English Oak
G7 Hazel
G8 Silver Birch
G9 English Oak
G10 Silver Birch
G11 Various

H2 Hawthorn
H3 Hazel
H4 Various
H6 Holly & Ivy

Plot 1
Plot 2
Plot 3
Plot 4
Plot 5
Plot 6
Plot 7
Plot 8
Plot 9
Plot 10
Plot 11
Plot 12
Plot 13
Plot 14
Plot 15
Plot 16
Plot 17
Plot 18
Plot 19
Plot 20
Plot 21
Plot 22
Plot 23
Plot 24
Plot 25
Plot 26/27
Plot 28/29
Plot 30
Plot 31
Plot 32

Existing services run to ground
Pedestrian/Cycle Connection to East
Substation
LAP
Pond
Path (um)
Connection to PROW

5.0 PROPOSALS

5.1 PROPOSALS

The emerging proposals are CAD generated as a layout responding to the constraints and opportunities, to achieve 32 new dwellings addressing Bolney Road with a country lane inboard connecting to the east and continuing towards the public right of way in the south.

Informal landscaping for play and attenuation are proposed to the southern perimeter, complimenting the triangular treed area and the considerable tree line aligning Bolney Road.

The new dwellings are therefore set within this landscape framework, with the majority of the streetscape as "live" house frontages, following the alignment of the country lanes in a "village" layout within a landscaped setting.

- The site provides an opportunity to deliver a range of high-quality and much needed housing on a sustainably located site which relates well to the existing settlement of Ansty.
- Whilst it is acknowledged that the draft allocation allows around 45 homes to be delivered on site, detailed work undertaken to date demonstrates that in order to achieve a well-designed scheme that integrates appropriately with its surrounds and retains appropriate green infrastructure, a development of around 32 homes (including 30% affordable) can successfully be delivered.
- This represents a density of around 25 dph and is a level of development that is considered to be appropriate for the site whilst retaining and enhancing green infrastructure and achieving the required level of biodiversity net gain.
- Access to the site is proposed from Upton Drive and Marwick Close, and an existing tree parcel in the south-west corner is proposed to be retained, alongside the retention and enhancement of trees along Bolney Road.
- The emerging layout plan has a strong landscape buffer along the southern edge of the site with a play area and pond located to provide an appropriate transition from rural to built form. Likewise, when driving towards the site, the strong tree parcel in the south west corner of the site will give a clear 'green' entrance feature with houses glimpsed behind.



Proposed Illustrative Site Layout

5.0 PROPOSALS

5.2 LANDSCAPE LED STRATEGY

A landscaped setting of hard and soft landscaping is proposed to 'bed' the proposals within a green, sylvan streetscene, which encourages outdoor play, outdoor living and an attractive local community reflecting this rural, High Weald Fringe.



5.0 PROPOSALS

5.3 AMOUNT

	HOUSE TYPE	NO. OF UNITS
AFFORDABLE	One Bedroom Flat	3
	Two Bedroom Flat	1
	Two Bedroom House	4
	Three Bedroom House	2
		10
PRIVATE	Two Bedroom House	4
	Three Bedroom House	12
	Four Bedroom House	6
		22
	TOTAL	32

SHMA requires 30% of development to be affordable housing, of which:

- 1B - 25%
- 2B - 50%
- 3B - 20%
- 4B - 5%

The total number of affordable houses required on site is 10, comprised of the following:

- 1B - 3 flats - 30%
- 2B - 5 Flats/Houses - 50%
- 3B - 2 Houses - 20%



Proposed Tenure Plan

5.0 PROPOSALS

5.4 SUSTAINABILITY

The proposed scheme will seek to deliver a sustainable development, both in terms of technical requirements and the ecological and recreational value of the site.

Technical Matters

All dwellings will be designed to the Technical Housing Standards as set out in the Nationally Described Space Standards – 2015 (Amended 19 May 2016).

All dwellings will comply with Building Regulations part M4 (2) Category 2 Standards of future adaptability, with an allocated ground floor flat being fully adapted to standard M4 (3).

The Building Regulations approved documents changed as of 15th June 2022 covering:

Part F – Ventilation

Part L – Conservation of Fuel and Power

Part O – Overheating (new section)

Part S – Infrastructure for the charging of electric vehicles (new section)

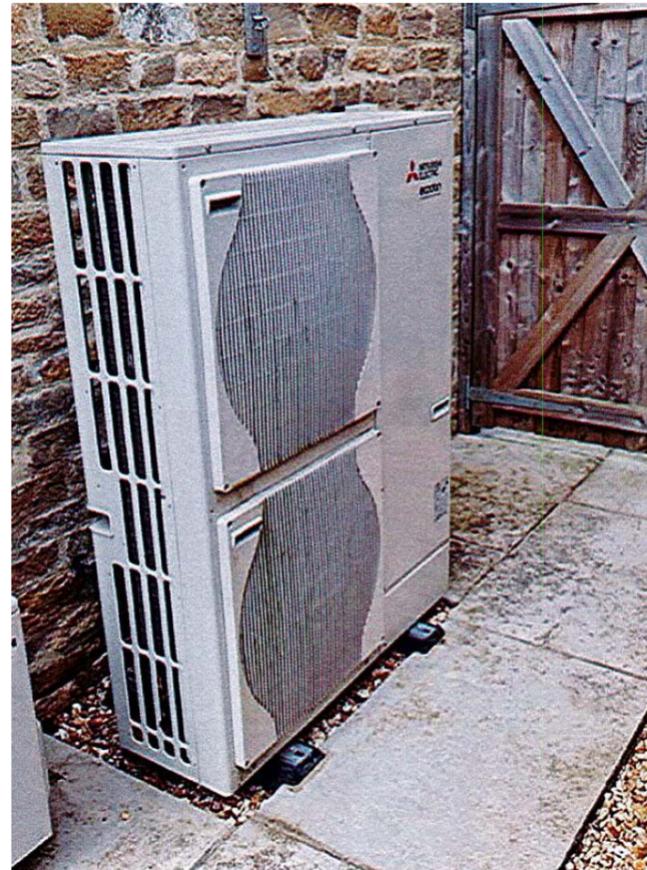
These revised requirements also have an impact on window sizes, wall thickness, and elevation compositions (with regard to orientation). The key requirement is the provision of either a photo voltaic array on each roof or the provision of an Air Source Heat Pump for each dwelling (ASHP).

The scheme has been designed to optimise solar gain and natural lighting through the orientation of most of the dwellings/gardens to the south, east and west..

Air Source Heat Pumps

Each dwelling is therefore served by an ASHP. These must be located externally within 300mm of the external face of the building, and be at least 1 metre off the boundary demise in clear air.

Each ASHP will be sized to serve the host dwelling, with the provision of an internal cylinder cupboard at least 0.8m square and 2m tall, not more than 15m from the ASHP



Electric Vehicle Charging

Part S Building Regulations requires that each dwelling has an Electric Vehicle Charging Point (EVCP) serving at least one space within the allocated curtilage. EVCP's are also provided for visitors – located at the entrance of the scheme.



Technical Materials

Consideration will be given to the use of local materials and suppliers where viable to reduce the transport distances and to support the local economy. Consideration will be given to the following measures:

Use of 'A' rates materials as assessed using the BRE Green Guide to Specification for Buildings wherever possible.

Use of timber, the source of which is certified by FSC/PEFC or an equivalent approved certification body where practical.

Use of insulation materials with zero ozone depletion potential.

Open Space

The provision of good quality recreational and amenity space is an important part of sustainable residential development. The proposed scheme is integrated within the wider landscape. Natural surveillance of open spaces is a design priority.

Ecology

The perimeter natural corridors and PROW will be integrated into the detailed design of the proposals.

Home Working

Many of the homes will have allocated study areas – or study rooms – to accommodate home working with all IT/Connections.



5.0 PROPOSALS

5.4 SUSTAINABILITY CONTINUED

Inclusiveness – Access for All

In accordance with the guidance and requirements for access, the dwellings have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010).

As (M4(2) compliant homes these are capable of future adaptability and conversion as occupancy needs dictate. Hence the dwellings are flexible/adaptable for sustainable living.



Domestic Waste and Recycling

Storage and collection of refuse and recyclable waste will be considered as an integral part of the design process.



Crime Prevention and Community Safety

The layout has been designed to prevent crime and the fear of crime in accordance with government guidance set out in "Safer places– the Planning System and Crime Prevention" (Office of the Deputy Prime Minister, April 2004).

The scheme will have due regard to the principles of Secured by Design.



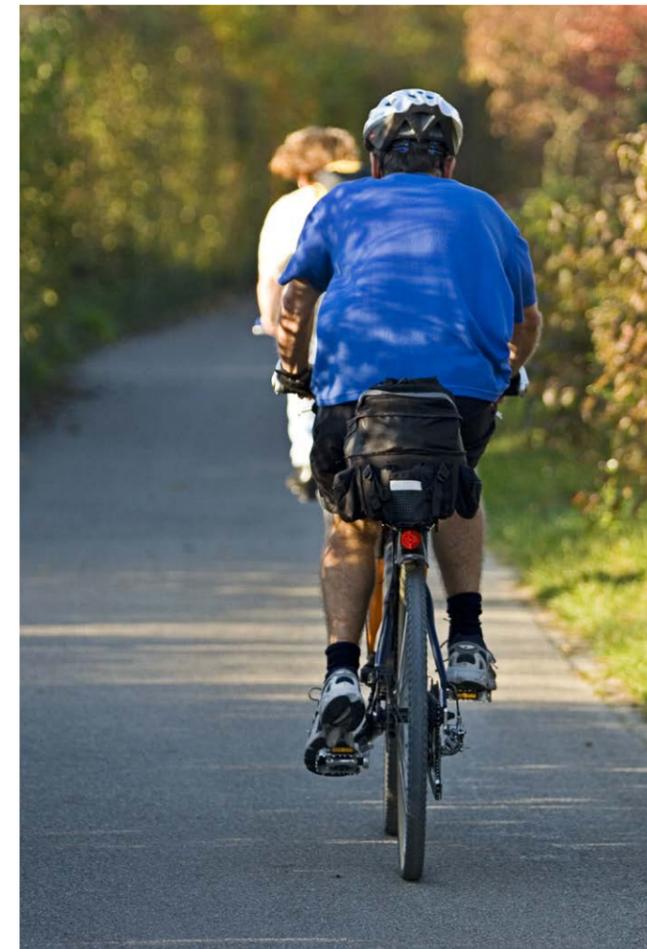
Public Transport

The Ansty Cross bus stops (Bus 89) are located within a 5 minute walk of the site, north west along Bolney Road. The south west route provides access to Horsham, and the eastbound route to Cuckfield and Haywards Heath.



Cycling

Cycle storage will be provided within each demise to encourage movement by all modes of transport including walking and cycling.



Economic

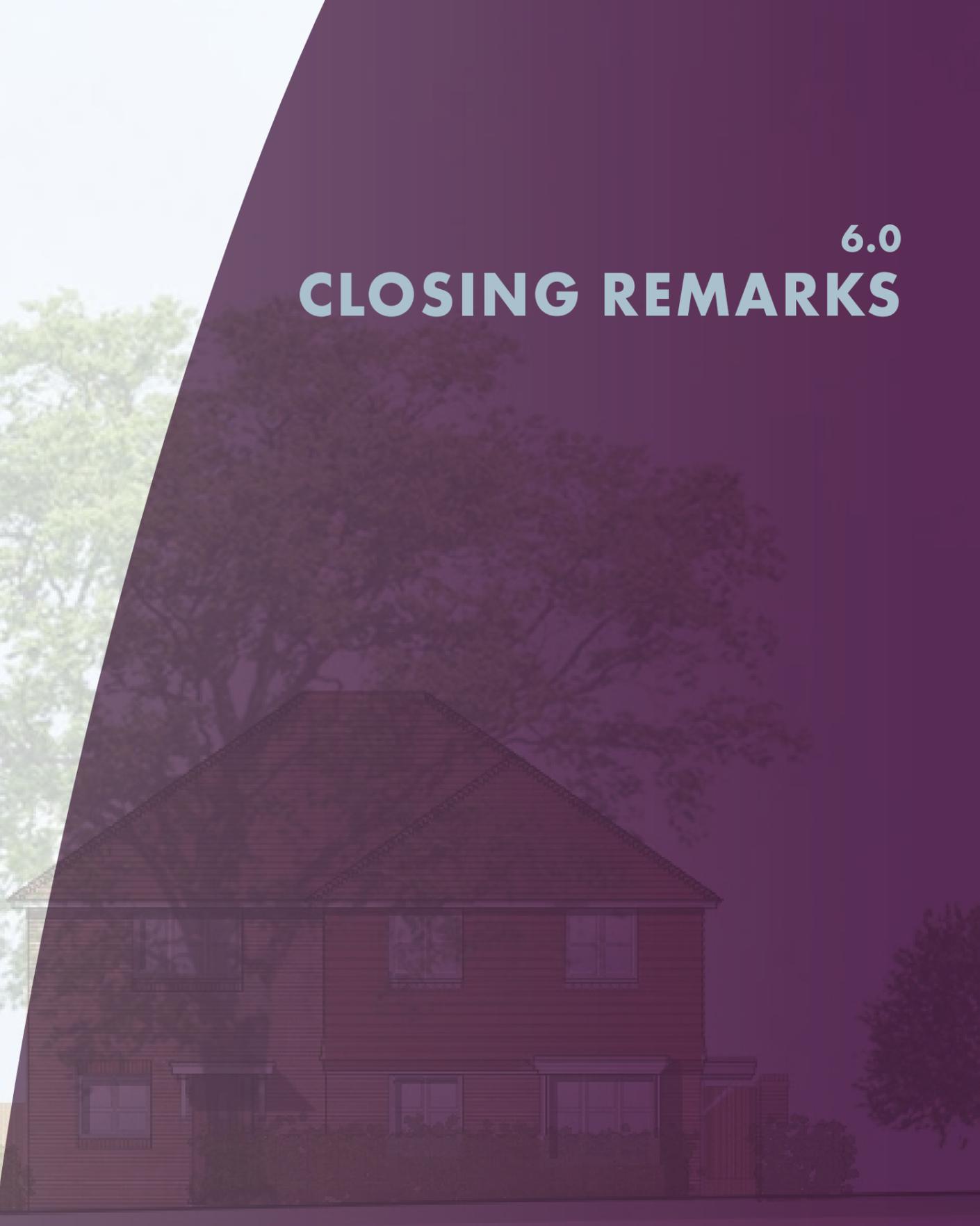
The proposals will also be economically sustainable, providing new homes of a range of sizes and ten dwellings allocated as affordable dwellings. The construction jobs and subsequent maintenance (via a management regime) will generate employment and economic benefits for the local community.



CLOSING REMARKS



Site Boundary



6.0 CLOSING REMARKS

Devine Homes are pleased to present their vision for this site, which is allocated within the emerging Local Plan. The provision of 32 new homes, of varying sizes and tenures, will provide much needed new dwellings within the local Ansty community.

The location of the site along Bolney Road maintains the tree lined nature of the existing streetscene, with the proposals respecting all existing trees and providing a considerable perimeter landscaped setting. The dwellings are set back, aligning with the main road, with country lanes inboard arranged in 'clusters' of houses with rural aspects.

The existing figure ground, of linear road alignments and grouping, is reflected in the configuration of the layout proposals as a new southern cluster of the village. The rural character of the PROW to the south is maintained, reflecting a soft transition from the built environment to the countryside beyond. The layout of the site reflects the rural character of the settlement with country lanes and the local context is reflected through the design of the individual houses, with hips, dormers etc and particularly, a rhythm of porches lining the country lanes.

The proposals have been 'tested' by discipline by the design team and Devine Homes commend their vision for this site as a robust and responsive proposal.





G1
Sycamore

G2
Sycamore & Ash

H2
Hawthorn

G2
Sycamore & Ash

G2
Sycamore & Ash

H2
Hawthorn

G2
Sycamore & Ash

G8
Silver Birch

G3
English Oak

G7
Hazel

G6
Various

G7
Hazel

G6
Various

G10
Silver Birch

G10
Silver Birch

G9
English Oak

G11
Various

Path (um)
H1

H1
Hawthorn

H4
Various

H3
Holly

H3
Holly

H3
Holly

H6
Holly & Hazel

Existing services
run to ground

Pedestrian/Cycle
Connection to East

Substation

LAP

Pond

Connection
to
PROW

Plot 22

Plot 23

Plot 21

Plot 24

Plot 20

Plot 25

Plot 19

Plot 26/27

Plot 18

Plot 28/29

Plot 17

Plot 30

Plot 31

Plot 32

Plot 16

Plot 11

Plot 13

Plot 12

Plot 14

Plot 7

Plot 8

Plot 6

Plot 9

Plot 5

Substation

LAP

Pond

Connection
to
PROW

Plot 22

Plot 23

Plot 21

Plot 24

Plot 20

Plot 25

Plot 19

Plot 26/27

Plot 18

Plot 28/29

Plot 17

Plot 30

Plot 31

Plot 32

Plot 16

Plot 11

Plot 13

Plot 12

Plot 14

Plot 7

Plot 8

Plot 6

Plot 9

Plot 5

About Devine Homes

From its Reigate Head Office, Devine Homes spearheads its housebuilding operation with a drive and passion for diversity, imagination and vibrancy. The Company has accelerated its thinking and approach to deliver a strong portfolio of individual homes that sets them apart.

Celebrating over 30 years of building fine homes with innovative design and construction experience to its credit, Devine Homes can truly lay claim to being a trend-setter in its area of operation, which is predominately South East England, Surrey and the surrounding areas.

The Company builds approximately 50 - 100 new homes annually, ranging from bespoke luxury homes, which demand the highest level of specification, to family homes and superior collections of apartments. But whatever the price tag, every purchaser can be assured of a high quality, individual property, in addition to a pre and post sale customer care service that puts Devine Homes in a league of its own.

A recent planning approved example of Devine Homes delivering on an allocated village site is Lower Beeding, where a sensitive country lane streetscene and integrated existing landscape are achieved.



Stanton Lodge, Tadworth



Honeysuckle Place, Epsom




Coloured Layout
Sandygate Lane, Lower Beeding
21076 / C101D
Scale 1:500 @ A1 October 2022

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