

Site Specific Design Guidance

SITES WITH PLANNING PERMISSION

Banky Field, Steellands Farm, Ticehurst

The site currently has outline consent for 40 dwellings (including 16 affordable). It has been submitted (September 2018) for final planning consent with all 40 dwellings being affordable. Planning Ref RR/2014/1652/P (approval date Oct 2015).

Strong landscape design

8.1 The original proposals were illustrative only, but hint at potential for the scheme to provide a mix of 'soft' landscaped areas for public use. These included: Wild flower grassland meadow; Native Species Woodland buffer (northern boundary); SuDS (Sustainable Drainage System) with balancing ponds, swales etc; Native understorey boundary planting; Community open space; Biodiversity enhancements.

8.2 This is supported by the TNP. Agreement on regular maintenance and upkeep would be required. The location and access of the community open space should also link easily with the housing, with good connectivity and potential for 'passive supervision' – houses overlooking the public space discourage antisocial behaviour.

Good road and layout design

8.3 This should include a new 'link road' from the north. The proposed link road tends to isolate the overall development, so the scheme needs to be very carefully considered to provide a sense of place appropriate to the village location and to avoid a standard 'estate planning' response to the site. The layout should respond to the topography of the site and the potential linkages (see next item).

Strong physical connections

8.4 Connections to existing neighbouring streets, with foot and cycle paths providing links to school and other village facilities and connections with neighbours. Potential for these has been identified but should be developed and provided as part of a detailed scheme.

Creation of a focal point or “heart” to the development

8.5 The scale and nature of the site offers an opportunity for a focus or unifying element to the scheme to enhance a sense of place and provide an opportunity for a strong community to develop. This could be provided in the design of shared public space, the layout of dwellings and the boundary treatments.

Excellent Street Design

8.6 Design of streets to follow Manual for Streets (Volumes 1 & 2) guidance and avoid an ‘engineered approach’ to a road layout.

Clearly Defined Public Realm

8.7 This requires a hierarchy and varied treatment of the paths and roads. This should consider the site’s context in the village and its connection to other areas and the public open space. The scheme should also reference the historic village centre in terms of layout and openness to public space.

Cohesive Development

8.8 The making of a cohesive development with good links to the new public open space and landscaped area. This could be achieved in the quality of detailing and attention to scale and proportion of the buildings. All elements need to be considered as a whole rather than as individual or separate elements. A link between landscape and road surfaces, wall materials and detailing of fences and walls would help to knit the design together.

Character & Place-Making

8.9 This should include a mix of different size dwellings and tenure. The scheme should provide a mix of dwelling types and sizes, including potential starter homes or homes suitable for downsizing as well as family housing.

Building Appearance & Architectural Quality

8.10 As with item 7 above, the scheme for this site should develop a cohesive design approach which allows for variety and innovation within the scheme, but which also links with the Ticehurst context and uses robust detailing with quality materials.

Creation of Strong Street Frontages

8.11 The historic core of Ticehurst provides good examples of how a street frontage can be developed to provide a varied but accessible townscape, with some front gardens, but also with buildings opening onto public areas. The conversion of the old National School in Ticehurst offers another example with appropriate scale and integration of hard landscaped areas.

Hillbury Field, Ticehurst

A proposed scheme was granted outline planning consent for 30 dwellings (including 12 affordable). Planning Ref RR/2015/2953/P (approval date Jan 2017). The general approach and layout of this scheme accords with the design guidance in the neighbourhood plan and would be supported if developed along these lines.

Layout Design

8.12 A layout that responds well to its context within Ticehurst should provide an innovative and sensitive scheme. The sloping topography gives the potential for a unique hillside scheme, with views to the development generally screened by woodland to the south.

8.13 A small-scale village character could be created by clustering homes around a series of courtyards and public green spaces closely enclosed by building walls and plot boundaries. To prevent cars cluttering the streetscape, car parking should be provided in rear ‘parking courts’, providing a clearly defined public realm.

8.14 The buildings should reference traditional farm-building forms and groupings of buildings as well as having the potential for ‘contemporary’ cottages, farmhouses and other buildings around enclosed lanes and open yards. The historic core of Ticehurst provides good examples of how a street frontage can be developed to provide a varied but accessible “village-scape” with some front gardens, but also with buildings opening onto public areas.

Strong Landscape Design

8.15 Southerly boundaries should have an ancient woodland edge. Suitably buffered zones would conserve and enhance the woodland, potentially screening the site from external views and providing an attractive green edge to the development. Features should include:

- Ancient Woodland Buffer zone
- Boundary hedges with native species planting
- Additional trees and planting within the scheme
- Sustainable drainage scheme (SuDS)
- Varied, quality hard landscaping

Footpaths & Links to the High Street

8.16 There should be a strong physical connection to the High Street, with foot and cycle paths providing a link to other village facilities and connections with neighbours.

Boundary Treatment

8.17 A boundary strategy should be developed to provide contextual timber picket fences to front gardens and taller masonry walls to screen side and rear gardens, mixed with hedges at points of key visual impact. Close-boarded fences should be restricted to rear gardens away from the street. Where steep changes of level occur, retaining gabions faced in local stone or brick should be used.

Street lighting

8.18 As there is Ancient Woodland close to the scheme, consideration should be given to low-profile street lighting (if required), utilising the latest technology to minimise any light pollution.

SITES ALLOCATED IN THE PLAN

Singehurst, Pashley Road, Ticehurst

The site is identified within the Ticehurst Neighbourhood Plan as a potential housing site for 10 houses. A planning application was been made on the site for 16 houses (6 affordable), which was refused. Planning RR/2015/2151/P (Refused) Jan 2016. Appeal 2392 (Appeal Dismissed) May 2017.

Sensitivity to the Setting Of Historic Buildings

8.19 Any proposal would need to consider carefully its effect on the neighbouring listed buildings and their current context. A sympathetic site layout, appropriate scale of new building and potential views from and to the existing buildings would need consideration. Establishing the important features of the historic buildings and their significance should help to inform any proposal.

Improvements to the Existing Footpath & Connection to the Village

8.20 A new housing scheme in this location, on the south side of Pashley Road, would need to consider how improvements should be made to the pedestrian and cycle and footpaths into the village.

Improve Road Safety

8.21 A proposal was made in a previous application for extending the 30mph limit to the east. A scheme should revisit the issues and make a new proposal to improve the current situation and provide wider benefits to neighbouring homes. These could include highway improvements such as traffic calming and changes to speed restrictions along the Pashley Road.

Landscape Design

8.22 The site is within the AONB and has an area of protected Ancient Woodland to the south. Any scheme would need to protect the woodland and provide landscape features which enhance the development. There is potential for tree and hedge planting, open shared space, 'buffer' zones of planting and the integration of SuDS with new ponds or swale areas.

8.23 It would need to be demonstrated that landscape features could also be maintained and supported financially in the long term. Attention to the street landscaping and improvement to road and verge surface treatment could potentially enhance the wider context of the scheme.

Character & Place-Making

8.24 The scheme should provide a mix of dwelling types and sizes, including potential starter homes or homes suitable for ‘downsizing’ as well as family housing. It should consider building forms that reference local historic buildings and layouts. Suburban house types and site planning are not considered appropriate in this location.

8.25 The quality of detailing and attention to scale and proportion of the buildings would be key to a successful scheme. All elements need to be considered as a whole, rather than as individual or separate elements. A link between landscape and road surfaces, wall materials and detailing of fences and garden walls would help to provide a cohesive design.

Orchard Farm Site, Ticehurst

The site is identified within the Ticehurst Neighbourhood Plan as a potential housing site for 6 houses.

Layout Design

8.26 With the constraints of a small site, an innovative layout should be developed with a compact scheme suited to a village centre. Options could include a courtyard approach design with relatively high density towards the centre of the site.

8.27 There may be opportunities to incorporate parking or garages within some of the building elements and adopt a three-storey design with living on the first floor in some of the houses.

8.28 The historic core of Ticehurst provides good examples of how a street frontage can be developed to provide a varied but accessible ‘townscape’ with buildings opening onto public space.

Sustainability & Resource Efficiency

8.29 In addition to an innovative layout, this small site could offer opportunities for an ‘exemplar’ approach to the design of the dwellings, including potential for zero carbon or ‘*Passivhaus*’ standards to reduce energy use. This could include the use of renewable energy, high levels of insulation, appropriate orientation and the use of ‘low carbon’ materials.

Access & Improvements to the Existing Lane

8.30 There are opportunities for access either side (east or west) of the site, although satisfactory provision for emergency and refuse vehicles needs to be considered. Improvements should be made to the existing access including re-surfacing, boundary treatments and levels to integrate a new access into the site.

Boundary Treatment

8.31 The existing site boundary provides good screening to neighbouring houses. This could be retained, but may need to be managed in order to balance good natural daylighting for new dwellings. The quality of materials and detailing of boundaries could be linked to materials used for the buildings and hard surfacing to provide a cohesive and high-quality development.

Wardsdown House, Union Street, Flimwell

The site is identified within the neighbourhood plan as a potential housing site for 9 houses.

Access & Improvements to the Existing Lane

8.32 Improvements should be made to the existing access including resurfacing, boundary treatments and levels to integrate a new access to the site.

Layout Design

8.33 With the constraints of a relatively thin site, the layout should be carefully set out to maximise the orientation of the new dwellings in order to provide good daylight and avoid over-shadowing. The scheme would also need to respect existing neighbouring housing and minimise overlooking. There may be opportunities to exploit level changes across the site to provide split level or semi-basement levels to incorporate parking or garages.

8.34 The design of the lane and access to dwellings should follow “Manual for Streets” guidance and provide areas for vehicles that are practical but have a village feel, with quality materials appropriate to smaller developments.

Extension of Woodland & Natural Habitat to the East

8.35 The adjoining area to the east of the site offers an opportunity for developing a managed area of woodland and ponds (linked to a SuDS) to provide improved habitat areas for wildlife and native plant species. Planting to the edge of the site and along the existing lane would need to be appropriate to this location, with native species which can also be suitably managed.

Character & Place-Making

8.36 The scheme should provide a mix of dwelling types and sizes, including potential starter homes or homes suitable for downsizing as well as family housing. A creative layout could minimise the size of access roadway within the site.

Building Appearance & Architectural Quality

8.37 As with item 2 above, the scheme for this site should develop a cohesive design approach. It should allow for variety and innovation within the scheme but also link with the Flimwell context and use good detailing with quality materials. With the changes in level on the site, the potential for an interesting approach to the roofscape and views from the adjacent footpath should also be considered.

Sustainability & Resource Efficiency

8.38 As a relatively small site, the development could offer opportunities for an innovative approach to the design of the dwellings, including potential for zero carbon or '*Passivhaus*' standards to reduce energy use. This could include the use of renewable energy, high levels of insulation, appropriate orientation and the use of low-carbon materials.

Street Lighting

8.39 As there are sensitive areas close to the scheme, consideration should be given to low profile street lighting (if required), utilising the latest technology to minimise any light pollution.