



Dear Councillors,

You are duly summoned to the Environment and Planning Committee Meeting of the Parish Council which will take place at Bury Village Hall on Monday 17th October 2022 at 6.30pm.

Members of the public are welcome to attend this meeting and speak for a maximum of five minutes about an item on the agenda for this meeting during the Public Session at the discretion of the Chair.

M. Simpson

Clerk to the Council
11th October 2022

AGENDA

- 1. Attendance and apologies for absence**
To accept apologies and reasons for absence.
- 2. To Receive Declarations of Interest, Notification of Changes to Members' Interests and consider any requests for a dispensation.**
To receive any declarations of interests from Members in respect to items on the agenda.
- 3. Public Session (Members of the Public may speak for up to five minutes at the discretion of the Chair).**
To note any comments.
- 4. Minutes from the previous meeting held on 23rd June 2022**
To review and approve the minutes from the previous meeting held on 23rd June 2022
- 5. Pre-application discussion for Hillside Nursery**
- 6. Planning Applications**
SDNP/22/03516/HOUS: Tumbleweed Bury Common Bury West Sussex RH20 1NS
Proposal: Installation of 1 no. shepherd hut on drive and 1 no. shed/studio with covered storage area in garden.

SDNP/22/03566/HOUS: Newwoods Farm Bignor Park Road Bignor West Sussex RH20 1HQ
Proposal: Alterations and extensions to include a single storey link extension to the existing dairy barn and conversion to ancillary accommodation, a new garden room extension, new outside swimming pool and pool house and replace existing redundant stables with a new oak framed cart barn

SDNP/22/04345/TCA Leabridge Farmhouse West Burton Road West Burton Pulborough
West Sussex RH20 1HD Proposal: Notification of intention to fell 1 no. Poplar tree (T1)

7. Grounds maintenance

- (i) To receive an update on tree planting for the Queen's Platinum Jubilee**
- (ii) To receive an update on the finger post road signs**
- (iii) To discuss any other urgent grounds maintenance business**



HILLSIDE NURSERIES, BURY

PARISH COUNCIL

ECE Architecture

CONTENTS

CONTEXT

00	SUBMITTED SCHEME SITE PLAN
01	PLANNERS' FEEDBACK ON SUBMITTED SCHEME
02	PLANNERS' FEEDBACK ON REVISED SCHEME
03	WIDER SETTING
04	SITE LOCATION
05	SITE PHOTOS
06	SITE PHOTOS
07	SITE HISTORY
08	SDNP DESIGN GUIDE & BURY NEIGHBOURHOOD PLAN
09	ECOLOGICAL IMPACT ASSESSMENT & LANDSCAPE AND VISUAL APPRAISAL
10	LANDSCAPE VIEWS FROM COFFIN TRAIL- VP 10 AND 11

LANDSCAPE

11	LANDSCAPE AND VISUAL APPRAISAL- CONSTRAINTS AND OPPORTUNITIES
12	LANDSCAPE AND VISUAL APPRAISAL- CONSTRAINTS AND OPPORTUNITIES
13	LANDSCAPE STRATEGY

ANALYSIS

14	SITE CONSTRAINTS
15	SITE OPPORTUNITIES
16	BURY NEIGHBOURHOOD CHARACTER
17	ENGLISH FARMSTEAD TYPOLOGY
18	SOUTH EAST FARMSTEAD TYPOLOGY

CONCEPT

19	DESIGN CONCEPT DEVELOPMENT
20	SITE ANALYSIS & CONCEPT DEVELOPMENT- COMMERCIAL ENTRANCE OFF MAIN ROAD
21	SITE ANALYSIS & CONCEPT DEVELOPMENT- COMMERCIAL ENTRANCE ON SITE
22	PRECEDENT IMAGES
23	PRECEDENT IMAGES

SKETCH DESIGN

24	SKETCH DESIGN
25	DEVELOPMENT MODEL
26	SKETCH SITE PLAN
27	GROUND FLOOR SKETCH PLAN
28	FIRST FLOOR SKETCH PLAN
29	SITE SKETCH SECTIONS
30	DEVELOPMENT MODEL - AERIAL VIEW LOOKING NORTH
31	APPROXIMATE DEVELOPMENT ROOF LINE - VP 10 AND 11 (NOT AVR'S)
32	DESIGN CONCEPT SKETCHES - ACCESS ROAD LOOKING NORTH
33	DESIGN CONCEPT SKETCHES - SITE ENTRANCE LOOKING WEST
34	DESIGN CONCEPT SKETCHES - CENTRAL FARMYARD, FARMHOUSE AND SHELTER SHED

PLANNERS' FEEDBACK OF INITIAL SCHEME



PLANNERS' FEEDBACK OF INITIAL SCHEME

LAYOUT

No landscape strategy/concept design has been produced.

Most dwellings are positioned against the contours of the site.

Join up habitats and incorporate meaningful GI within the site.

There is too much development on the western edge.

The layout is very suburban due to the cul de sac road, large houses and garages and front driveways.

Buildings are too close to each other, not having wide gaps between each other, which is characteristic of the area, where views of the surroundings and greenery is available between plots/buildings.

Whilst an employment building along the frontage is positive as it helps to block noise and pollution from the road to residents, the affordable homes remain exposed to these, with no mitigation proposed.

It is not clear whether the largest dwellings comply with the garden-floor space ratio as per the emWerging Design Guide SPD.

PUBLIC REALM

There is an excessive use of hard surfaces, dominated by vehicles.

Front gardens and verges are proposed, but these are not multifunctional. What is their role in the SuDS, GI and open space strategy?

Ornamental planting along the frontage, not positive characteristic feature of the local rural landscape.

Trees should be located to facilitate: microclimate regulation (shade in summer, solar gain in winter), biodiversity benefits, attractive public realm and connected GI network. Sporadic trees are proposed but these do not maximise the opportunities for benefits mentioned. This is a missed opportunity.

Roads and public realms should be designed to avoid parking where not designed to, avoiding the car encroachment problem at design stage, rather than depending on knee rail fencing.

Dedicated shared bin storage buildings are positive in principle, but I would expect them to be less prominent in the public realm. These provide great opportunities for green roofs.

BUILDINGS

There is no concern with the traditional approach to architecture, if it is of good quality. A contemporary approach to design could also be supported in this site.

The overall material strategy is not problematic in principle, however the SDNPA would expect materials to be of good quality (e.g. no flint blocks, but traditionally laid flint/stone), green materials (where possible) and durable. UPVC windows and doors are discouraged.

The office block runs against contours, raising the building's mass on the public realm. This building is large in footprint and should better respond to building sizes that are characteristic in the area. The L shape is positive as it encloses the employment area from road and residential uses, but results in an excessively large building.

There is an excessive use of roof lights on all buildings. Internal light transmission would have a detrimental impact on the dark night skies of the SDNP and therefore these should be removed and minimised where possible. Roof habitable/office space should be reconsidered. Other large first floor openings and large elevational openings facing open countryside would not be supported either.

The size of garages is disproportionate and contribute to an over development of plots and the whole site.

They are very suburban features that don't contribute positively to the rural landscape character and block the gaps between buildings.

The agricultural style of some dwellings is not clear nor justified (see plot 5).

Plots 3, 4, 5 and 6 show rooms that could be easily used as bedrooms, increasing bedrooms from what was initially suggested to 4 and 5 bedrooms.

Storage should be designed early, and not to be retrofitted later. The use of individual pre-fabricated sheds is not supported. Integrated, shared and durable storage space would be preferred.

MOVEMENT AND PARKING

The proposed access and road is too wide, suburban in character due to its size, cul de sac typology and standard sized verges and vehicle parking. It is overly designed in a suburban manner and does not reflect the routes characteristics found in Bury: narrow routes, enclosures and buildings abutting the line of the routes, green informal verges, nature hedgerows and trees.

The site currently counts with two accesses (east and west), but the west access is proposed to be closed. This is very disappointing as it could serve as a secondary access for some dwellings only, or to provide a pedestrian way through the site to the public right of way beyond. Improving the permeability of the site is important, as well as providing direct access to residents/workers to the countryside and an opportunity is missed here.

The office block should include safe and convenient cycle storage (covered), and facilities to support active travel (i.e. shower).

28 parking spaces for residents and visitors is disproportionate and makes an inefficient use of land, exceeding the Parking SPD calculator requirements for this type of development (24 spaces). It would be recommended to prioritise more sustainable travel options in the design, including parking provision, and making a more efficient use of land, which could be put for better use.

Similarly, according to the Parking SPD requirements, the office block would require approximately 15 parking spaces, but 20 are proposed. This is excessive too.

SUSTAINABILITY

Surface water drainage proposals are unacceptable as they do not incorporate multifunctional SuDS. These should be integrated as part of the public realm and open space strategy.

Timber/UPVC doors and windows would be supported.

No green roofs and passive house certified units are proposed. These are highly encouraged.

Some buildings could be better positioned to maximise solar gain.

The office building has significant potential for PVs due to the large roof surface, but the Energy Statement suggests that roofs are too small.

Proposals should deliver a CO2 reduction improvement of 19% through energy efficiency measures and 20% through green energy/low carbon technologies. But these improvement rates should be achieved by all units proposed, and the information submitted is not clear on whether all buildings meet the 19% and 20% improvements individually.

PLANNERS' FEEDBACK OF CURRENT SCHEME

- What is the character of the site?
- What is the inspiration behind the scheme, what's holding it all together? Any nods to the long-established horticultural heritage?
- Layer up constraints and opportunities rather than displaying one plan. Lack of explanation
- Adopt the incidental, ad-hoc informal characteristics that are typical of this area

Rectilinear yard more appropriate than hammerhead

Development too close to sensitive boundary

Make use of on-road informal parking opportunities

Meaningful green and blue infrastructure to be integrated into the site before plot division

No pedestrian connection to 'Coffin Trail' PRow at rear

Should be larger gaps between buildings to reflect local pattern

Site Contours (show) - change as little as possible, build into them, use them for surface water conveyance across site

Commercial buildings should address the road

Single vehicular access to reflect local character

Commercial space should take priority on the site. Also shouldn't be dominated by parking, provide quality amenity

Isolated and tightly packed water elements, should continue through site

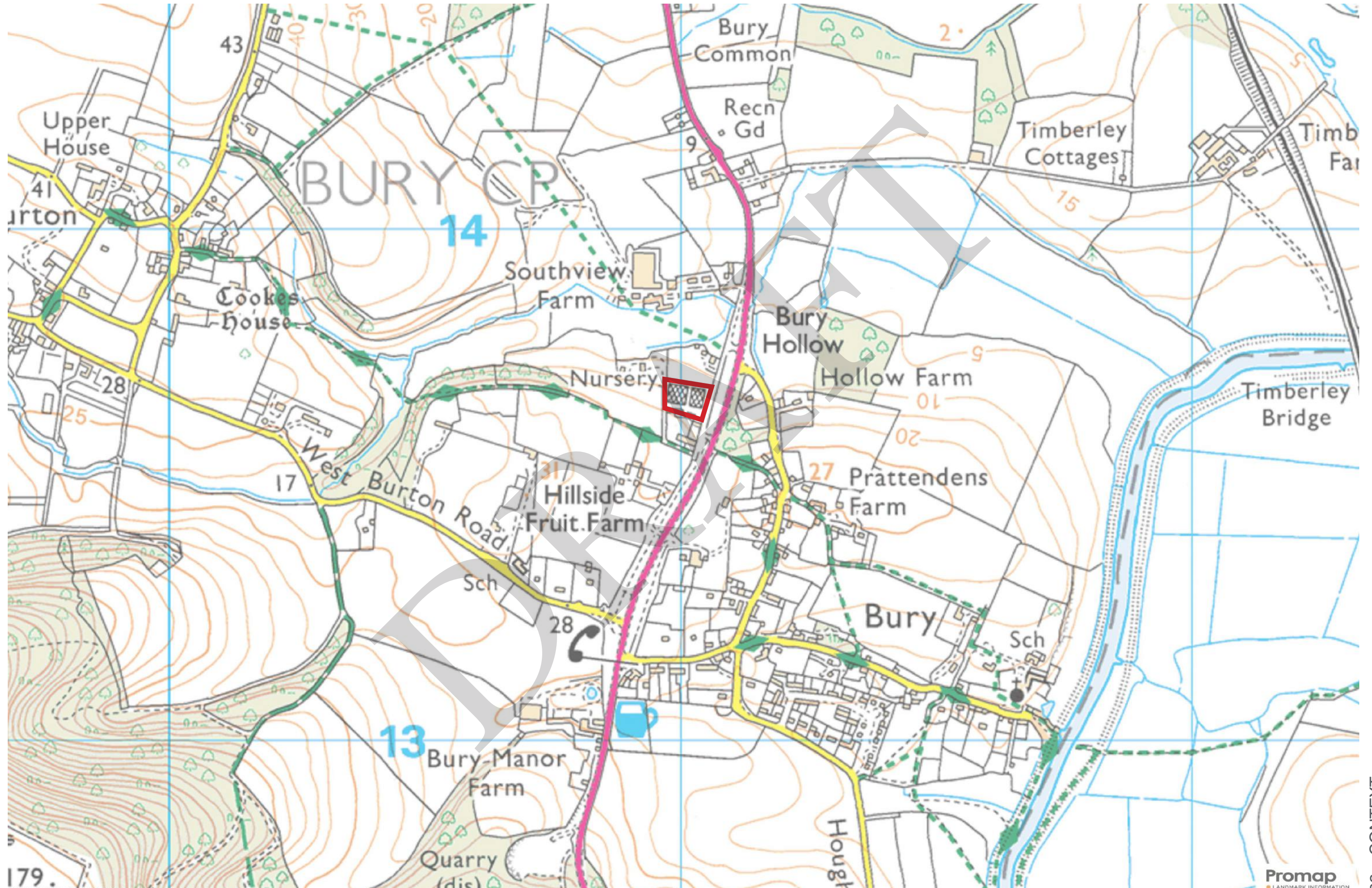
In an area where routes are typically straight it may be that a straight route with properties laid out and designed more organically using the contours

In part relying on affordable housing for acoustic mitigation - rotate to face the drive or use commercial?

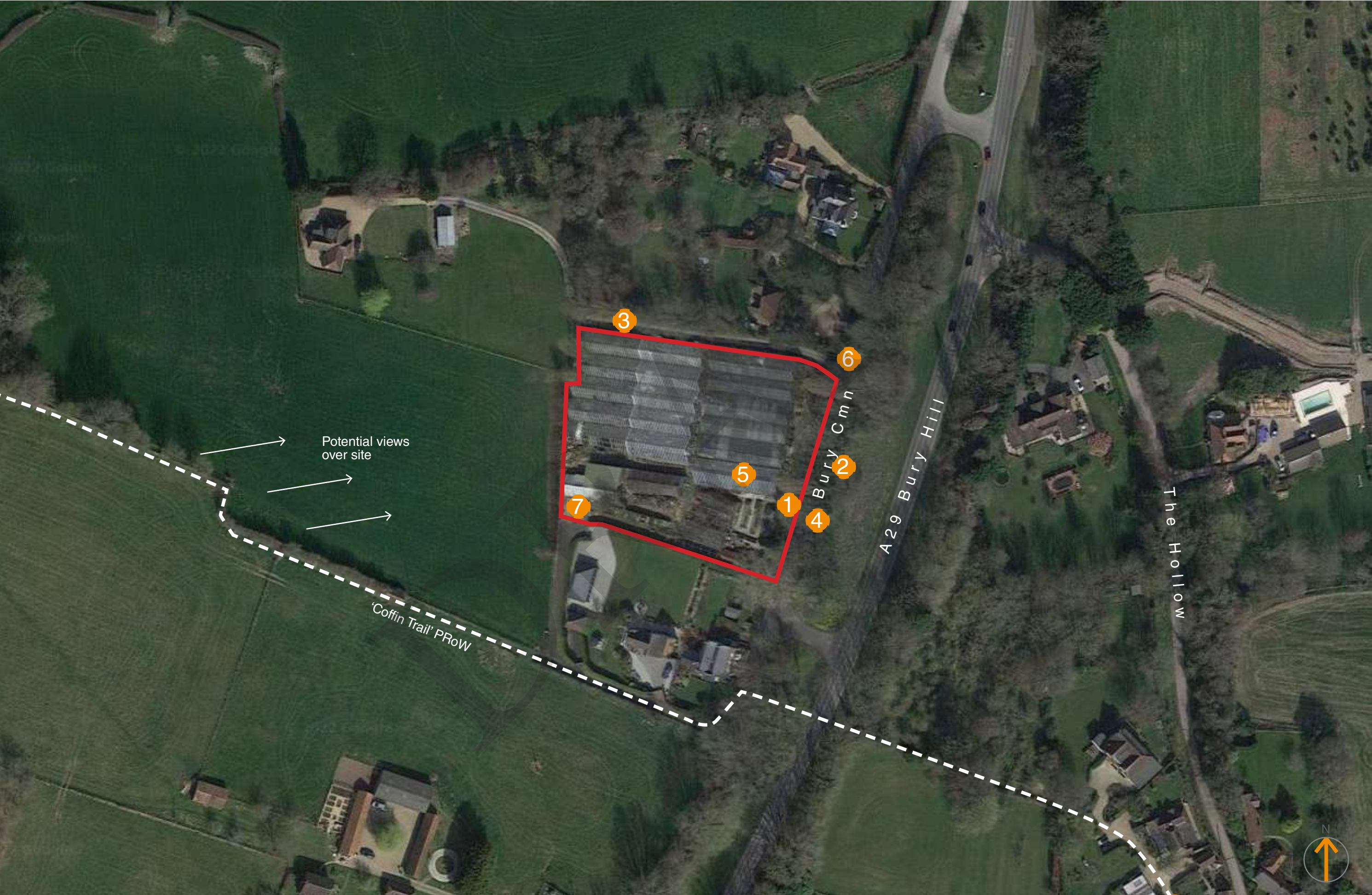


Change density across the site - mid to high density centre/front, lower density toward sensitive rear field / PRow

WIDER SETTING



SITE LOCATION



1 Site photo KEY

SITE PHOTOS



1 ●



2 ●



3 ●

SITE PHOTOS



4 ●



5 ●

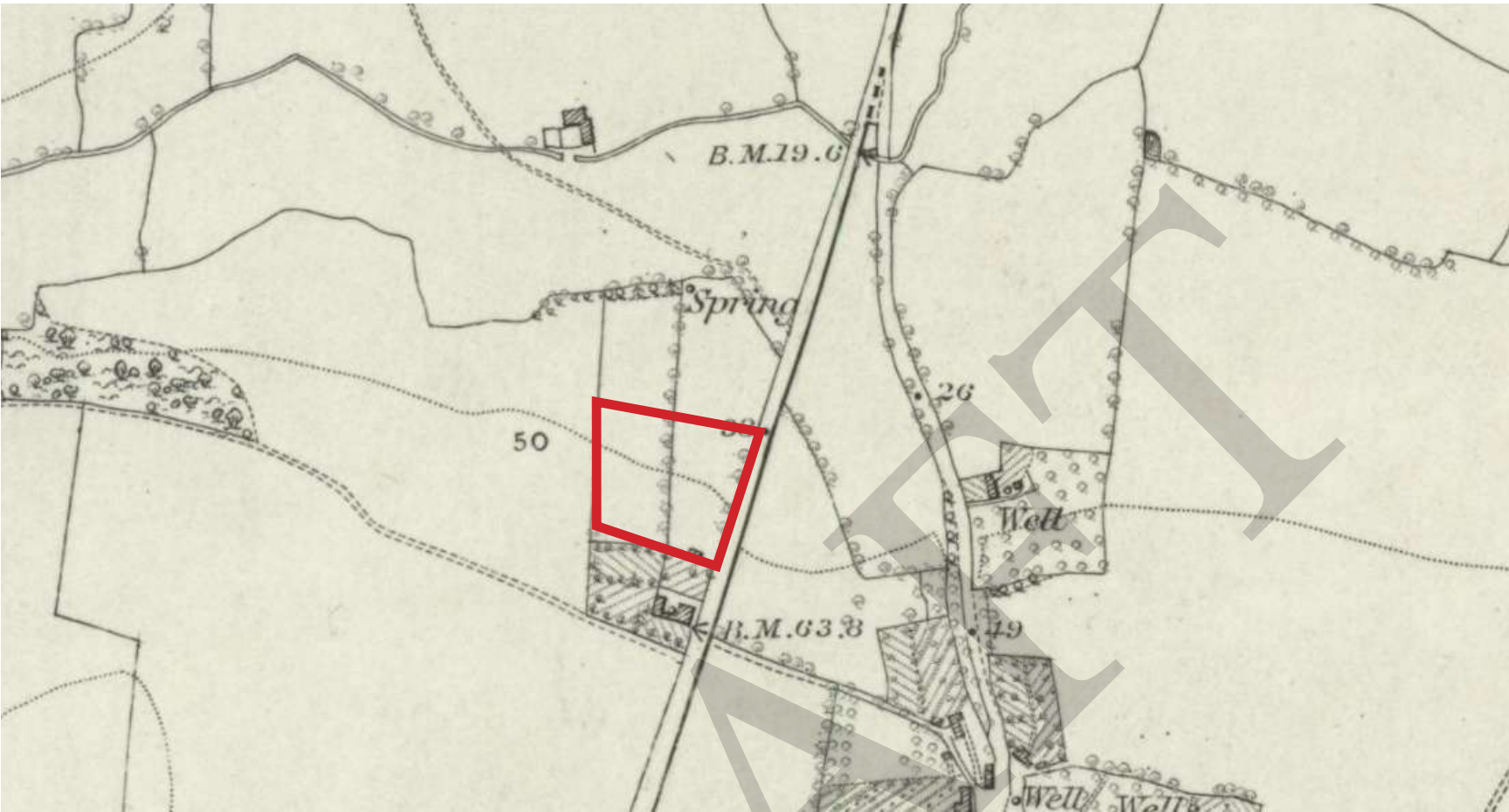


6 ●



7 ●

SITE HISTORY



1879

The Coffin Trail - Public Right of Way

“The ancient Coffin Trail was used for centuries to bring deceased parishioners from West Burton by cart for burial at St John the Evangelist churchyard in Bury. These were obviously sad journeys to undertake but today the Coffin Trail offers a joyous meander through peaceful countryside, with a mixture of bosky groves, hidden vales and commanding views.”



1897



SDNP - DESIGN GUIDE

This document is an adopted Supplementary Planning Document (SPD), which is a material consideration in the determination of planning applications. It builds on Local Plan design policies, should be read in conjunction with the sustainable construction SPD and provides guidance to applicants on a range of design issues relevant to new development.

In practice, the following is required when approaching a landscape led design:

- Proportionality – the amount and complexity of evidence required to describe the character of the site and its context will depend on the sensitivity of the site and the scale of the development.

- Iteration – reviewing and changing layouts/designs and revising them in response to new evidence or critical feedback to improve the design and gains from the site.

-Consistency – the design of the development should be driven by the analysis of the evidence about the site and this should be demonstrable.

And, for larger schemes in particular:

- Multi-disciplinary teams working together from the very start toward achieving a scheme ‘vision’ and using the evidence of the character of the site and its context to inform all design stages.

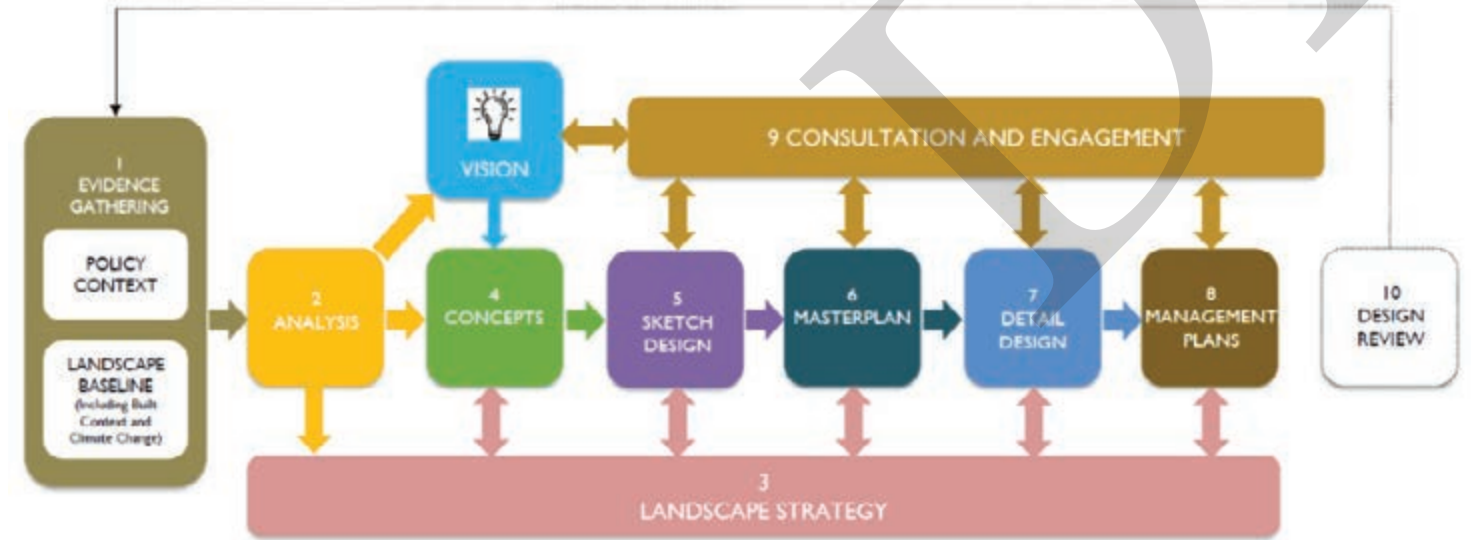
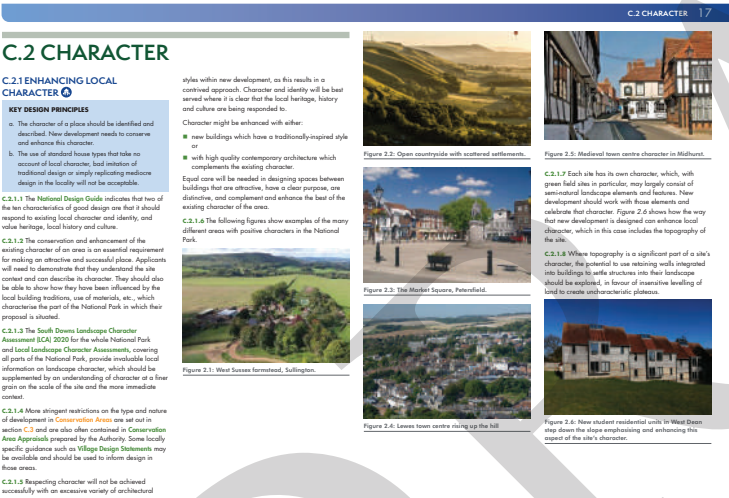
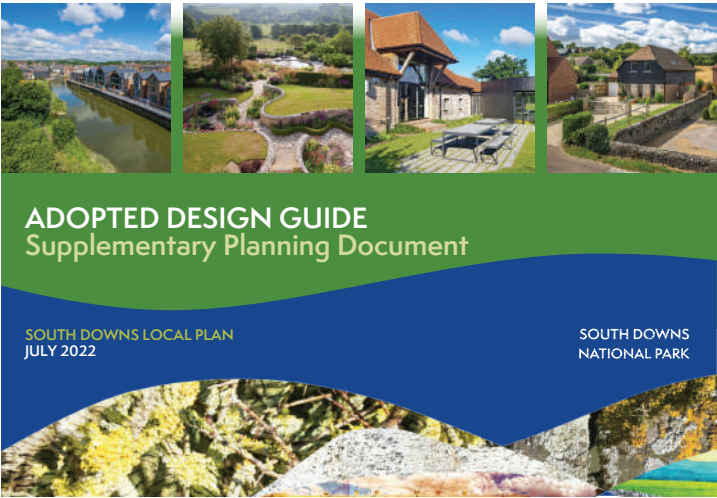


Figure 4 The suggested Landscape-led design process for larger scale development.

BURY NEIGHBOURHOOD PLAN

The Neighbourhood Plan covers the Parish of Bury which is a relatively small rural Parish situated within the South Downs National Park. This includes the village of Bury, the hamlet of West Burton, and the settlements of Bury Common and Bury Gate.

When considering any type of development, whether planning permission is required or not, everyone should pay attention to the aspirations and objectives set out within this document.

For applications that require planning permission, whether you are proposing a scheme or assessing the acceptability of a scheme, the policies contained within this document are key. For a planning application to be considered favourably, all relevant policies contained within this plan should be complied with.



BUILT CHARACTER

- 4.6. The Parish is made up of a number of distinctive built character areas. These areas reflect the history of the area and are closely linked with phases of development over the years.
- 4.7. These distinctive areas can be broadly identified as The Street & Church Lane (Bury), Houghton Lane & Coombe Crescent (Bury), West Burton Hamlet and the wider Rural Heartland. Whilst these areas consist of a variety of built styles there are a number of properties that do not reflect the local vernacular and incorporate modern building materials that are not in keeping with their environs.
- 4.8. Whilst it is accepted that certain parts of the Parish have had development in modern (post 1940's) styles, this is not a reason to allow further inappropriate development within it.
- 4.9. This plan seeks to ensure that new development is sympathetic to the rich built heritage and outstanding landscape by using appropriate local style building materials in their construction.

BNDP Policy 2 – Built Character

All development should actively respond to the rich built heritage of the Parish and character of the area in which they sit, with particular attention to layout, density, form, massing (on plot), setbacks, roof form, and boundary treatment.

This should be achieved by:

1. Incorporating similar architectural features into the design as those that are found in traditional buildings in the village.
2. External materials should reflect the palette of materials found in traditional buildings within the Parish. Most noticeably external materials to be avoided include:
 - a. Concrete roofing tiles
 - b. Concrete blocks
 - c. Plain brick elevations
3. Utilising external building materials and features that reflect our rich heritage:
 - a. Brick, stone and flint walls
 - b. Thatch and shingles
 - c. Clay tiled or slate pitched roofs to match adjoining properties.
 - d. Timber frame windows
4. Avoiding areas defined as ‘back-land’¹, except for the provision of ancillary residential buildings.

¹ See Glossary

UNALLOCATED RESIDENTIAL DEVELOPMENT

- 5.7. This plan recognises that over the plan period it is likely that housing development will be proposed on land not allocated for development within this plan.
- 5.8. This plan promotes sustainable development. Unfortunately during the period of the preparation of the Neighbourhood Plan the Parish has lost several facilities i.e. The Chuckleberries Pre-school which was held in the Village Hall, the Post Office and Sussex Farm Foods shop. It is noted that the score for Bury under the South Downs National Park Draft Local Plan ‘Settlements Facilities Assessment’ dated September 2015 was 4.5. If the assessment were carried out today the score would be reduced to 2.5 through the loss of these local facilities. For more information please consult the document in the Evidence Base.

BNDP Policy 4 – Unallocated residential development

Due to the nature of the Parish, large scale residential development on unallocated sites (i.e. of 4 or more dwellings) will not normally be permitted.

Small scale residential development (3 units or less) on unallocated sites will only be permitted within the settlement boundary when it:

- (i) Is compliant with the other policies in this Neighbourhood Plan; and

- (ii) Is not on land that is ‘back-land’; and
 - (iii) Would not unacceptably impact the amenity of neighbouring properties.
- Residential development outside of the settlement boundary will only be permitted in accordance with Development Plan policies (including rural exception sites) where the proposed development:
- (i) Is not located on agricultural land (except for any rural exception sites) OR is located on **Brownfield** land; and
 - (ii) Is located adjacent to existing residential properties; and
 - (iii) Is compliant with the other policies in this Neighbourhood Plan; and
 - (iv) Is not on land defined as ‘back-land’; and
 - (v) Would not unacceptably impact the amenity of neighbouring properties; and
 - (vi) Does not unacceptably impact the **Conservation Area** or its setting; and
 - (vii) Does not cause any diminution or loss to significant views from open spaces or Public Rights of Way; and
 - (viii) Reuses redundant or disused buildings and leads to an enhancement to the immediate setting.

ECOLOGICAL IMPACT ASSESSMENT

The development site is formed of common, widespread habitats of low ecological value. Floral diversity in general was very low, with the bulk of the site dominated by bare ground, scattered scrub, existing buildings and ephemeral / short perennial vegetation. No protected species were recorded utilising the site, however some potential for foraging bats, mammals, and birds was noted. With appropriate mitigation, compensation and enhancement, there will be **no significant effects** upon any designated sites, habitats or protected species within or adjacent to the site.

The impacts of this new proposal upon biodiversity will need to be **negligible**, with proposed ecological enhancements resulting in creation of varied habitats across the site resulting in policy compliant increase in biodiversity net gain.

LANDSCAPE AND VISUAL APPRAISAL

Lizard to review the Landscape and Visual Appraisal document in line with SDNPA landscape led policy guidance to contribute and inform to this new proposal, including the following:-

- 1. Landscape constraints and opportunities
- 2. Landscape and Visual Appraisal
- 2. Historic mapping and aerial photography
- 3. Viewpoint photographs
- 4. Green and Blue Infrastructure
- 5. Ecosystems Services
- 6. BDG



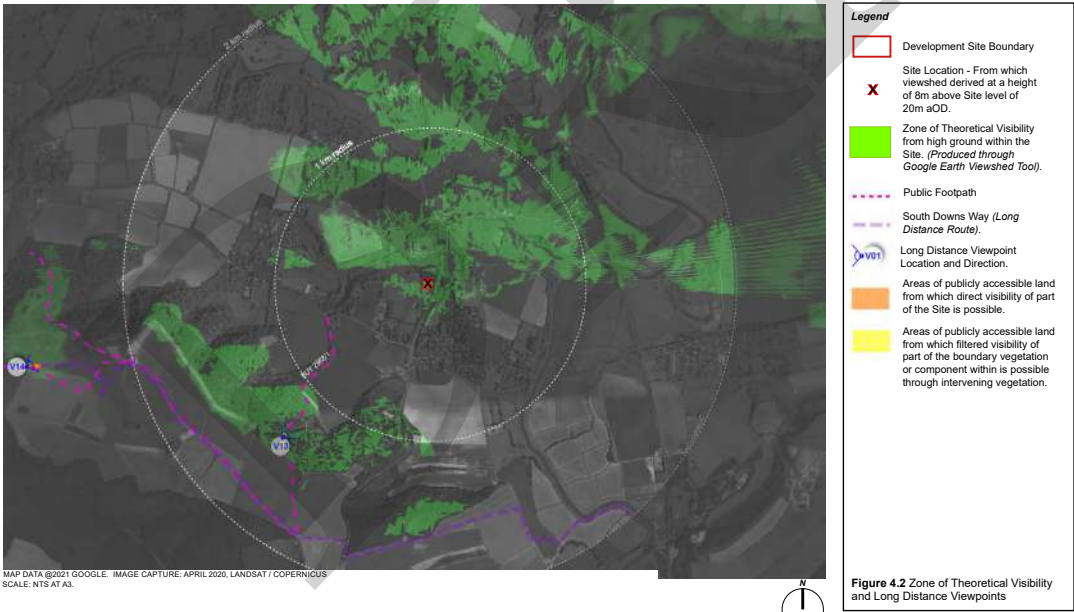
ECOLOGICAL IMPACT ASSESSMENT

Hillside Nurseries, Bury

On Behalf of: MJH Executive Homes

Planning Issue

Prepared by	GS
Checked by	LB
Date	01st November 2021
Project Reference	LLD2452
Revision	01



MJH EXECUTIVE HOMES
HILLSIDE NURSERY, BURY COMMON, BURY
LLD2452-LPL-REP-001



MJH EXECUTIVE HOMES
HILLSIDE NURSERY, BURY COMMON, BURY
LLD2452-LPL-REP-001

LANDSCAPE VIEWS FROM COFFIN TRAIL



View point No. 10 - Landscape and Visual Appraisal - Lizard Landscape Design and Ecology



View point No. 11 - Landscape and Visual Appraisal - Lizard Landscape Design and Ecology

LANDSCAPE AND VISUAL APPRAISAL - CONSTRAINTS AND OPPORTUNITIES

LIZARD LANDSCAPE DESIGN AND ECOLOGY

PRELIMINARY CONSTRAINTS AND OPPORTUNITIES



MAP DATA ©2021 GOOGLE. IMAGE CAPTURE: APRIL 2020, LANDSAT / COPERNICUS
SCALE: NTS AT A3. (APPROX 1:2,500)

Legend

- Development Site Boundary
- Site and surrounds are within the South Downs National Park.
- Public Footpath
- West Sussex Literary Trail (Long Distance Route).
- Conservation Areas
- Deciduous Woodland UK Priority Habitat
- Traditional Orchard UK Priority Habitat
- Bury Neighbourhood Development Plan - Notable Road Verge

Constraints and Opportunities.

- 1 Constraints.
- 1 Opportunities.

See **Section 5.0** for supporting description of Constraints and Opportunities.

Figure 5.1. Constraints and Opportunities

5.0 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

LANDSCAPE CONSTRAINTS

5.1 Through reference to Figure 5.1 the constraints highlight relevant aspects or components of the landscape against which the scenario layout can be considered and informed:

- 1
- Settlement Pattern - Settlement about the fringes of Bury comprise of loose knit, moderate to large sized houses in large, well vegetated gardens, (such as those to north and south of the Site) or clusters of buildings about farmstead yards, accessed off relatively straight track ways, such as Southview Farm, (offset to the north) or Hollow Farm, (offset to the east);
- 2
- Field Patterns - Contribution to adjacent assarted field shape and local landscape structure from native, mixed species hedgerow along the western Site boundary, (with time depth to at least 1879);
- 3
- Landform - The landform falls some 5m from south to north, with a more gradual fall of 2-3m from west to east, albeit that along the eastern boundary landform has been modified about the existing access to the glasshouses;
- 4
- Vegetation - Root protection areas of a line of mature sycamore trees, offset from the northern boundary of the Site, with protection areas which extend into the north of the Site;
- 5
- Perceptual Qualities - Local contribution from mature native, mixed species hedgerow along the western Site boundary to moderate levels of tranquillity as experienced from Public Footpath BUY 757/1 (Promoted as part of the West Sussex Literary Trail and locally as the Coffin Trail) associated with the view across fields towards Southview Farm, (see Viewpoint Photographs No. 010 and 11 within Appendix B);
- 6
- Perceptual Qualities - Scenic qualities in panoramic views from Bignor Hill, (see Viewpoint Photograph No. 14 within Appendix B, which coincides with the SDNP Viewshed Study Vp26);
- 7
- Perceptual Qualities - Presence of dark nights skies within the South Downs National Park, in this location within the Dark Sky Core; (see Appendix F);
- 8
- Building materials - Local material typologies as referenced within the Bury Neighbourhood Plan BNDP Policy 2, including brick, stone and flint walls, clay tiled or slate pitched roofs, timber frame windows.

LANDSCAPE-LED DESIGN PROPOSALS

5.2 Through reference to Figure 5.1 proposals are defined to positively respond to the constraints and promote enhancement in keeping with the south downs national park.

Settlement Pattern

- 1
- Maintain and Enhance - The settlement pattern about the fringes of Bury to be maintained with an approach which integrates loose knit, moderate to large sized houses and informally clustered commercial buildings, accessed off a track way from Bury Common and within a reinforced green infrastructure of mixed species native hedgerows;

Landform

- 2
- Enhance - A more natural landform should be established along the eastern boundary, where at present the modified landform steps down about the existing access to the glasshouses; The location of built form should respond sympathetically to landform such that the overall fall in gradient is maintained and perceptible as a cohesive element into which the built form is designed in response to; Ditches should be provided with hedgerows to support the drainage strategy

Vegetation and habitat

- 3
- Avoid and Enhance - The mixed species hedgerow along the western site boundary should be maintained and enhanced with adjacent existing rubble piles removed, with built form offset from this boundary;
- 4
- Avoid and Enhance - The root protection areas of mature sycamore trees, which extend along the northern boundary of the Site should be substantially avoided, whilst a new mixed native species hedgerow should be planted along the northern boundary to reinforce green infrastructure and natural character;
- 5
- Enhance - The existing Leyland cypress hedgeline to the southern boundary outside of ownership should be visually broken with patches of holly and hazel planted against it, whilst a mixed species native hedgerow with standard trees should continue to infill an existing gap to the western end of the Leyland cypress hedgeline;

- 6
- Enhance - A mixed species native hedgerow should be planted to the eastern boundary, to reinforce naturalistic character in keeping with the vegetated character to the roadside boundary of dwellings along Bury Common to the north and in contrast with that of the incongruous Leyland cypress hedges to the south about Hillside;

Perceptual Qualities

- 7
- Reduce - Glazing to roofing should be avoided and minimised to western and south western elevations to reduce potential impact on dark night skies within the South Downs. Where external lighting is required advice from a lighting engineer to minimise potential glare and light intrusion should be used - For example using cowled lighting, directed down;
- 8
- Reduce - Western facing elevations should be maintained without render faces, and with architectural devices such as half hipped roof lines or cat slide roofs to present integrative forms and colours over which the offset tree line to the north should be glimpsed from Public Footpath BUY 757/1 offset to the south west;
- 9
- Enhance - Built form and material typology should take into account the local material typologies as referenced within the Bury Neighbourhood Plan BNDP Policy 2, to present a high quality built form, without forced variation in material typology. Roof material for dwellings and commercial units should replace existing reflective surfaces with non reflective tiling which should remove the existing source of glare from the glasshouse within panoramic views from Toby's Stone at Bignor Hill;

LANDSCAPE STRATEGY

① WOODLAND & TREES

Surrounding hedge and tree lines preserved and enhanced where possible. Eastern boundary enhanced with planting. Built form offset from root protection areas.

② LANDFORM, SOIL & WATER

Site topography to be integral to layout of built form. Fall of site and ditches to form blue infrastructure rather than a piped approach. Existing site levels should be used where feasible.

③ FIELD PATTERN

Built form should address both Bury Common and the rear of the site. Areas defined by mixed species hedging.

④ SETTLEMENT & BUILDINGS

Settlement pattern should be in-line with similar local fringe development. Farmstead, clusters and loose knit forms are appropriate. Buildings to the east of the site should address Bury Common. Forms to the west of the site should consider materials and roof forms in relation to views from the south west. Forced variation in materiality should be avoided.

⑤ ROADS, TRACKS & PATHS

Surrounding developments have relatively straight tracks off of access roads that connect clusters of built form to vehicular routes. Shared pedestrian and vehicular surfaces are common in the surrounding area.

⑥ PERCEPTUAL QUALITIES

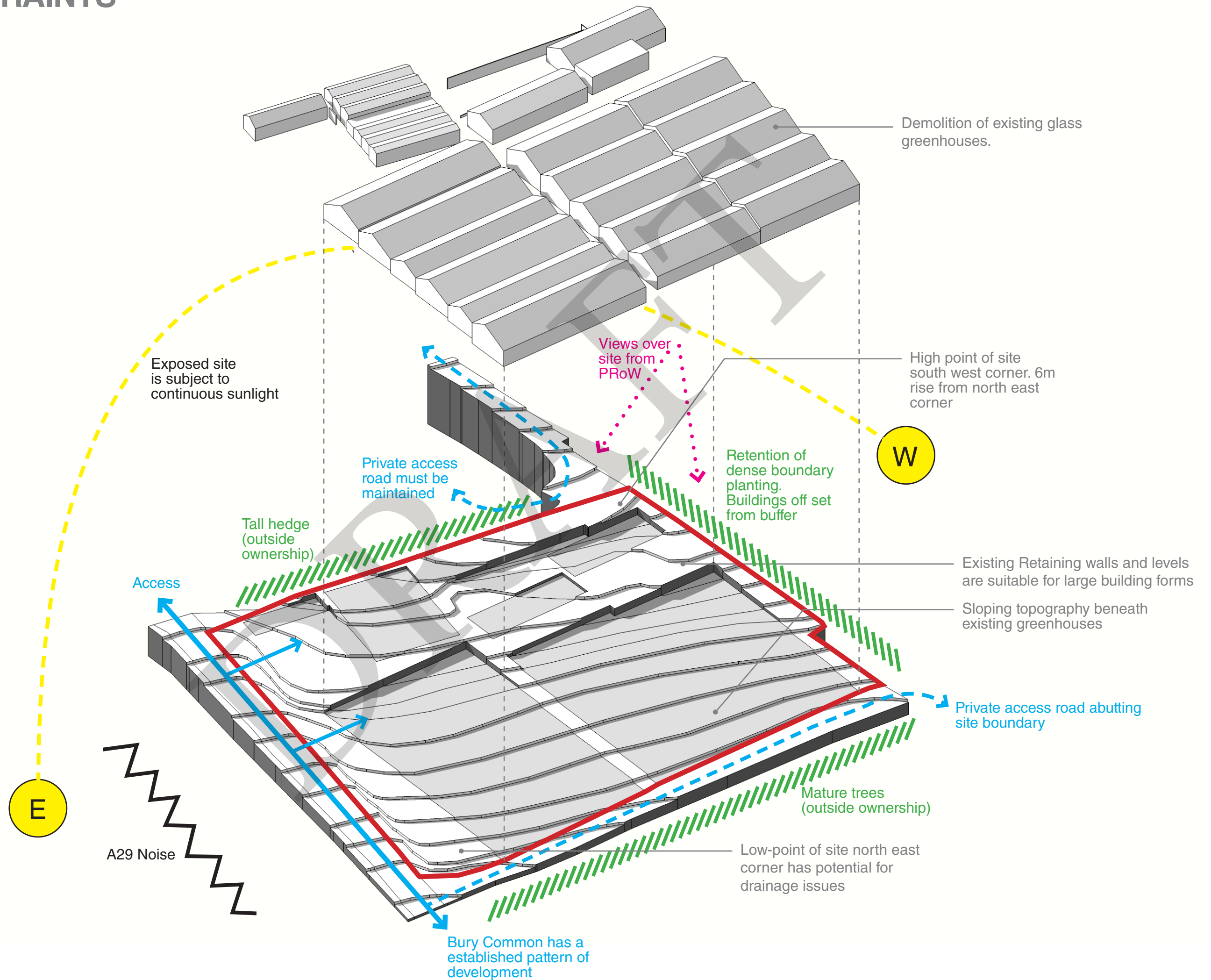
Glazing to roofs should be avoided. Glazing to western and south western elevations should be limited. Perceived massing from south west should be minimised.

⑦ VIEWS & VISIBILITY

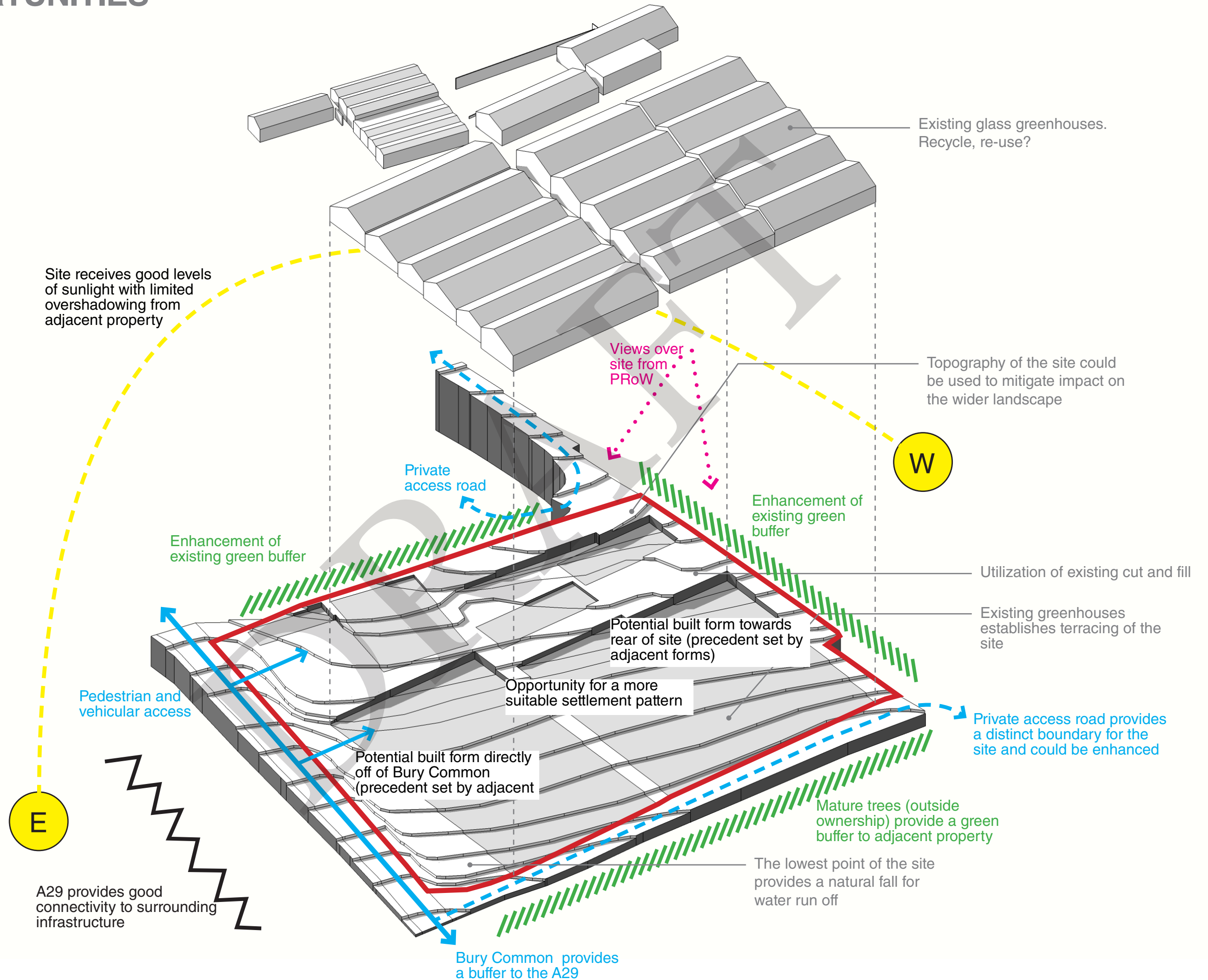
Views from West Sussex Literary Trail to the south west should be enhanced. The visible built form should activate the area between the hedge line in the foreground and the tree line in the background.



SITE CONSTRAINTS

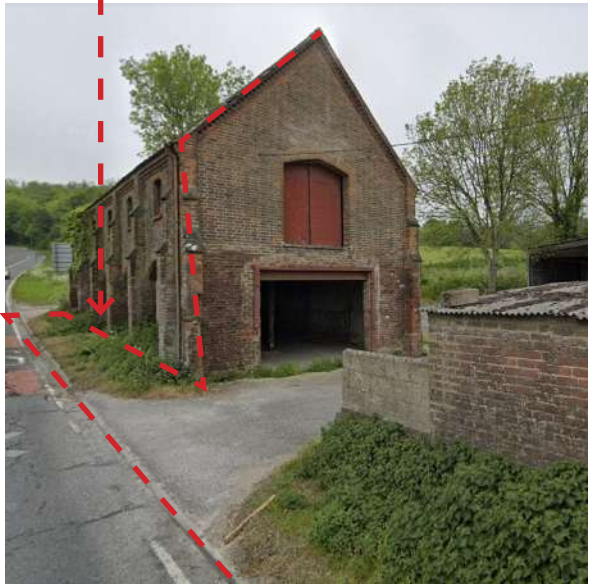


SITE OPPORTUNITIES



BURY NEIGHBOURHOOD CHARACTER

Built form to road edge



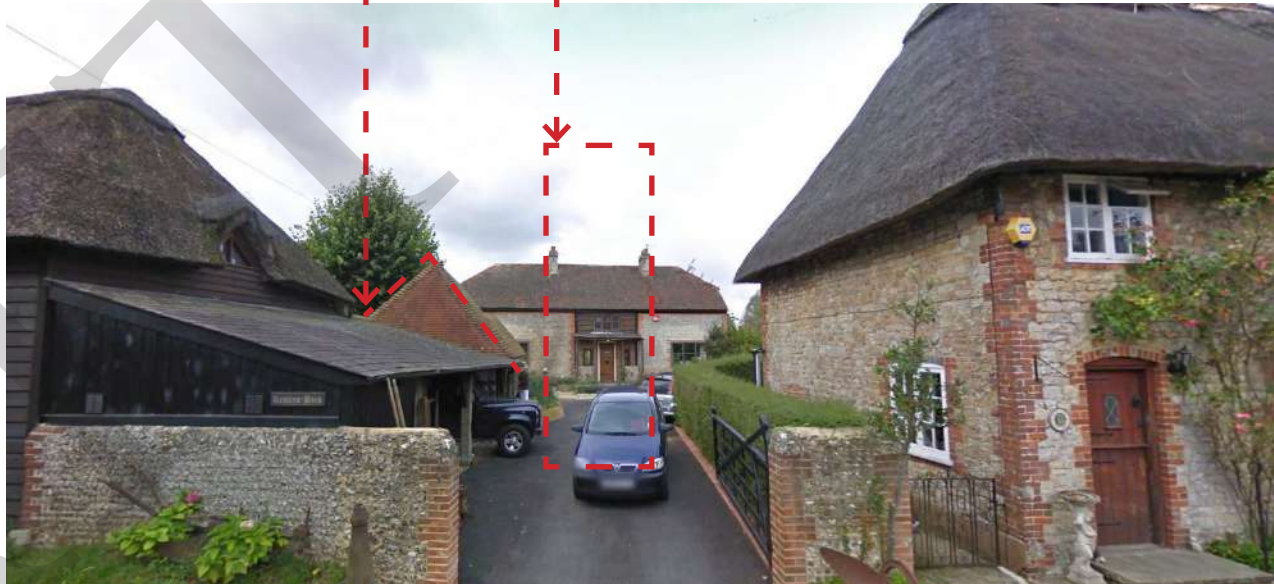
VIEW FROM A29 SOUTH OF SITE
BUILT FORM AGAINST ROADWAY



VIEW FROM THE STREET, BURY VILLAGE
HIERARCHY OF BUILT FORM AND PROXIMITY

Hierarchy

Focal point



VIEW FROM THE STREET, BURY VILLAGE
ACCESS ROUTE LEADING TO BUILDINGS CREATING DEPTH AND HIERARCHY

Access and focal point

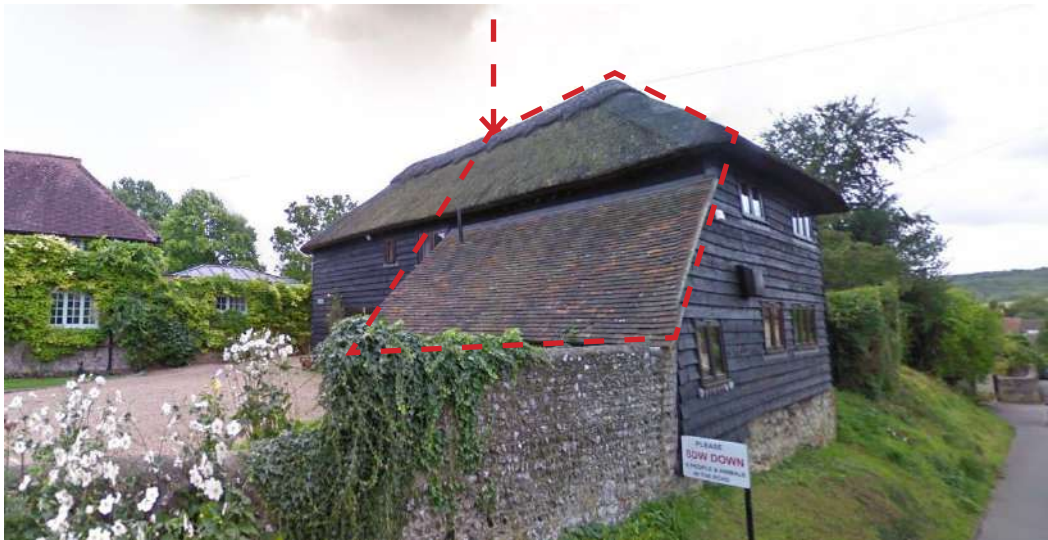


VIEW FROM THE STREET, BURY VILLAGE
ACCESS ARRANGEMENT AND PROXIMITY OF BUILT FORM



VIEW FROM WEST BURTON LANE
DIFFERENT BUILDING TYPOLOGIES AROUND YARD

Cat slides







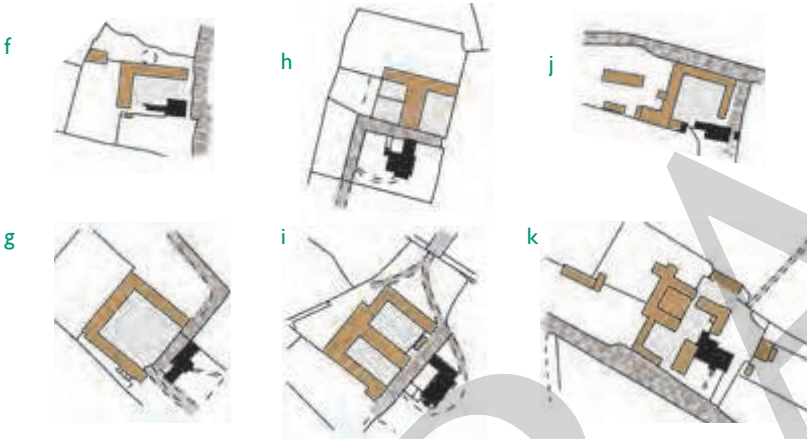
VIEW FROM THE STREET, BURY VILLAGE
BOUNDARY CONDITIONS AND MATERIALITY

ENGLISH SOUTH EAST FARMSTEAD TYPOLOGY

HISTORIC ENGLAND - SOUTH EAST FARMSTEADS CHARACTER STATEMENT -2014

Courtyard plans are the most common forms of farmstead layout, ranging from the largest complexes built on large corn-producing farms to the smallest examples built for small-scale mixed or pastoral farms. They may have scatters of other farm buildings relating to routes and tracks, usually cart sheds and other ancillary buildings.

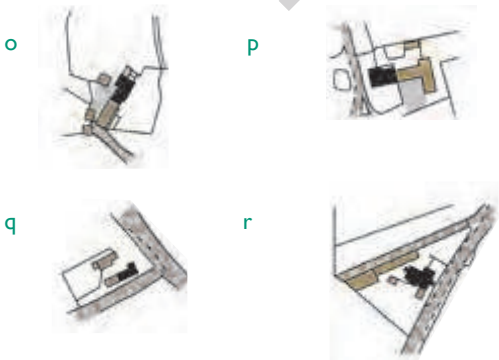
KEY	
	farmhouse
	working building
	yard
	route



Dispersed plans have no focal yard area and the working buildings are dispersed along a routeway or within the boundary of the farmstead. They are concentrated in wood pasture landscapes including areas close to common land for holding stock. They vary greatly in scale and are often bisected by routeways and public footpaths.



Linear and other farmstead types are extremely rare and are concentrated within or on the edges of the small fragments of heathland that remain in the New Forest, south Dorset and the Thames Basin.



SUSSEX FARMSTEAD TYPOLOGIES

HISTORIC ENGLAND - SOUTH EAST FARMSTEADS CHARACTER STATEMENT -2014

LOOSE COURTYARD PLANS

Loose courtyard plans are the dominant farmstead type in the south east of England. These plans usually reflect a long process of piecemeal development with buildings of different dates and exhibiting a range of building materials. The smallest loose courtyard plans with buildings to one or two sides of the yard are characteristic of areas of wood-pasture such as the High and Low Weald where there was a high density of small farmsteads.

The larger loose courtyard plan farmsteads with buildings to three or four sides of the yard are typically found on the larger farms of the arable vales and downs of the region, their medium to large scale emphasised by the presence of one or more large threshing barns combined with stables, granaries and cart sheds and later shelter sheds for cattle. These larger forms of loose courtyard plan often have a higher degree of planning in their layout and of the boundaries of the paddocks and closes around them.

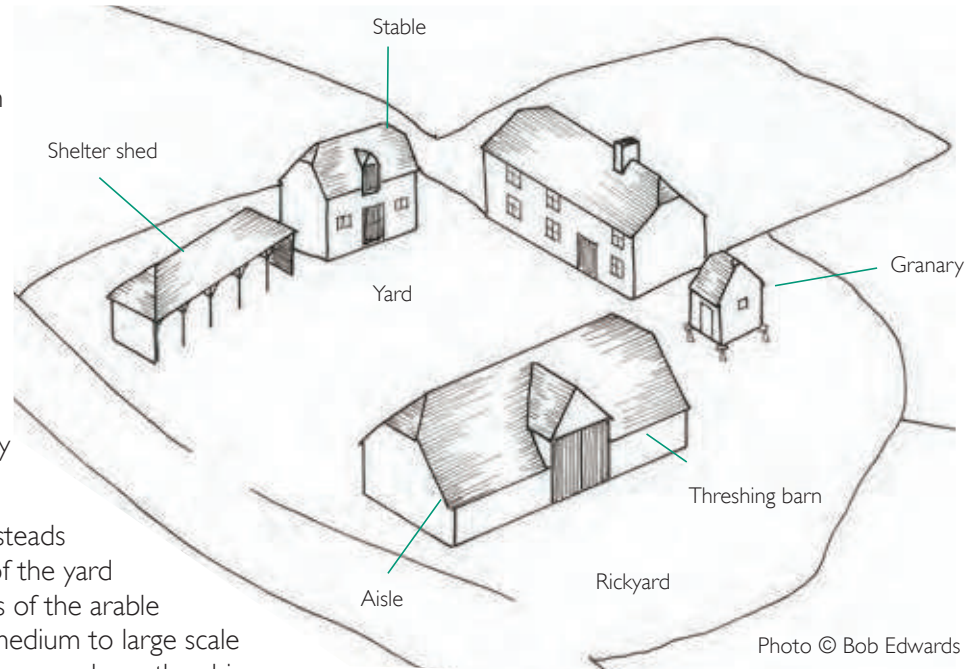


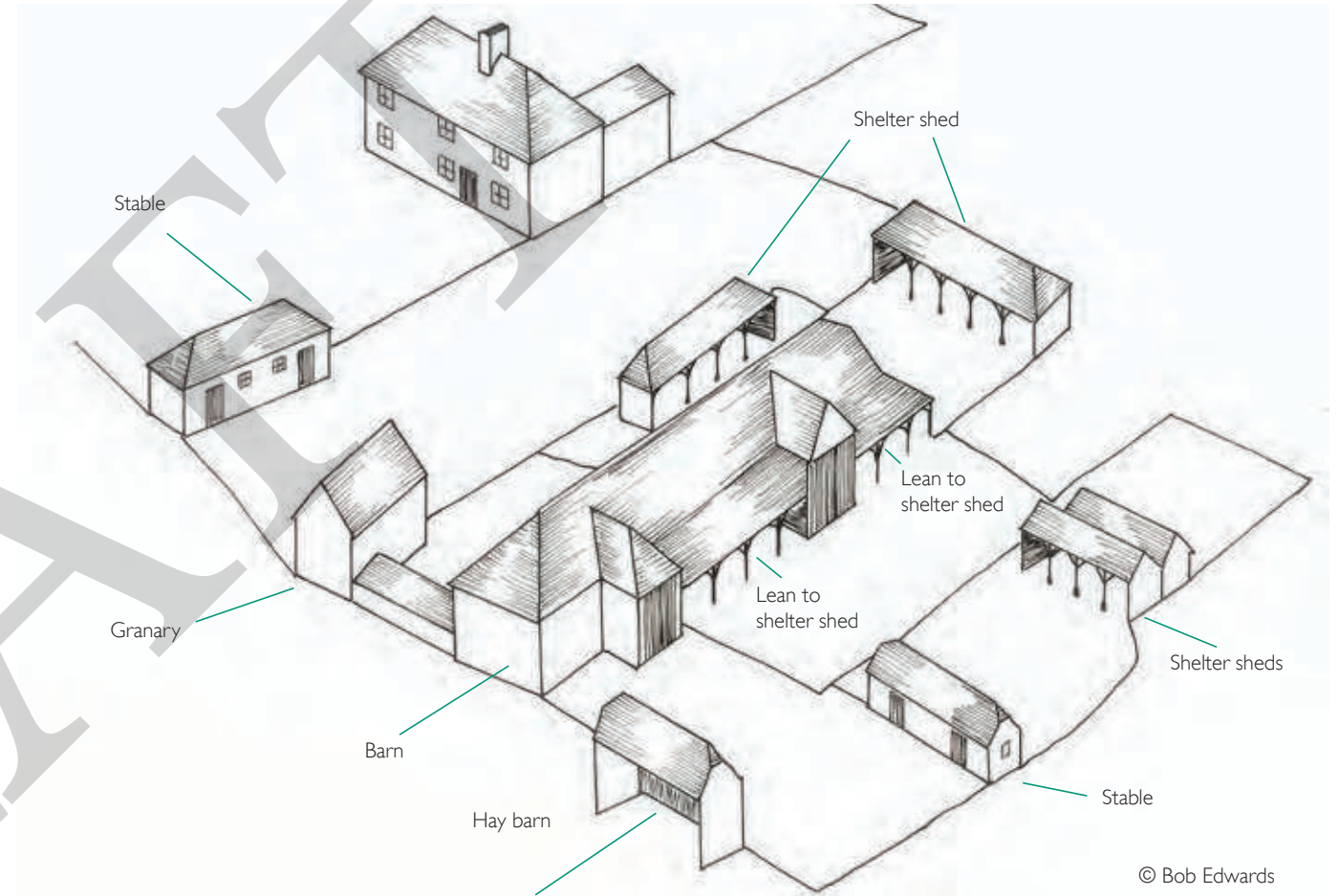
Photo © Bob Edwards



A typical example of one of the high-status farmsteads that developed from the 15th century within and around the edge of the Hampshire and Sussex downs, its loose courtyard arrangement of buildings being dominated by 15th-17th century barns. The farmhouse faces the yard, and in the early 19th century it was reorientated with a show-front and carriage drive facing away from the yard. Photo © English Heritage NMR 27297/009

Regular multi-yard plans

These are farmsteads with multiple **yards**, which are grouped together and regularly arranged (other than the defined E-F-H-T or Z-plans). They can be the largest of the farmsteads which developed in areas of mixed farming and are particularly common in the Low Weald and Wealden Greensand areas where the need for manure for the hop gardens often resulted in numbers of cattle yards being created as additions to an earlier **loose courtyard** plan.



© Bob Edwards



A large regular multi-yard plan farmstead in the Wealden Greensand area of Kent, one of the yards now occupied by the large modern shed (1). To the right of the picture is a large six-kiln oast house. Photo © English Heritage NMR 27202/041

DESIGN CONCEPT DEVELOPMENT

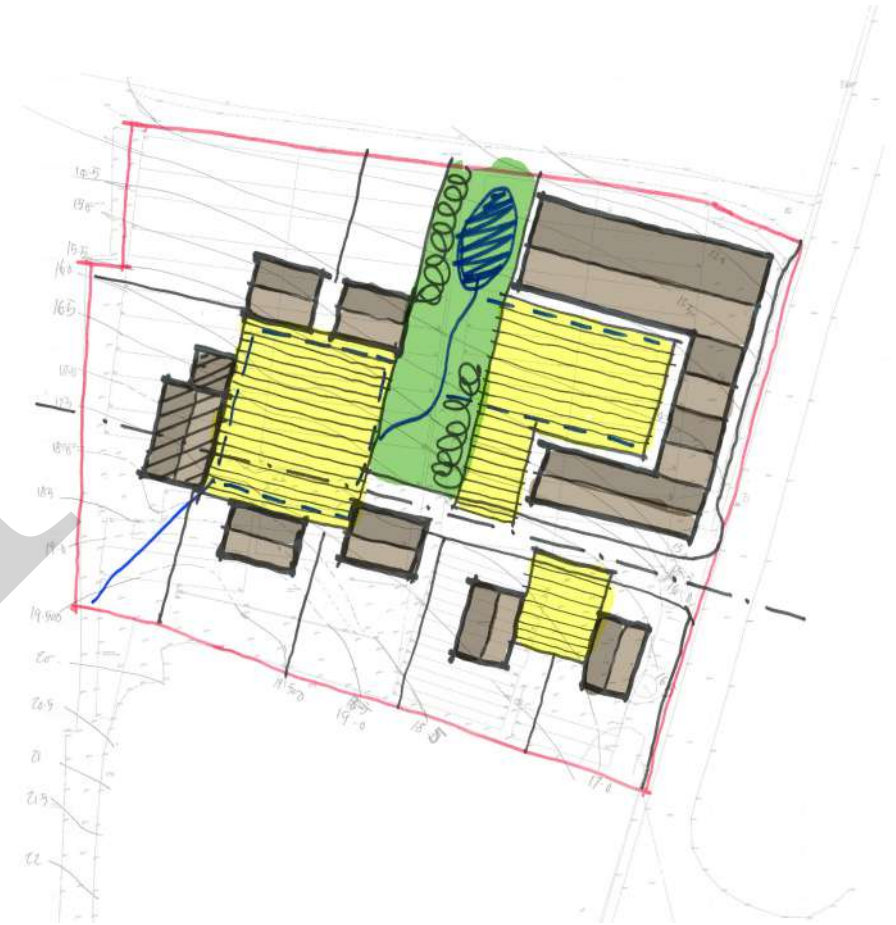
SKETCH 01

- Single site access, change in surface to residential
- Houses grouped around shared central courtyard - farmstead arrangement
- Historic hedgerow referenced to divide site
- Drainage follows topography of site, swales / visible routes



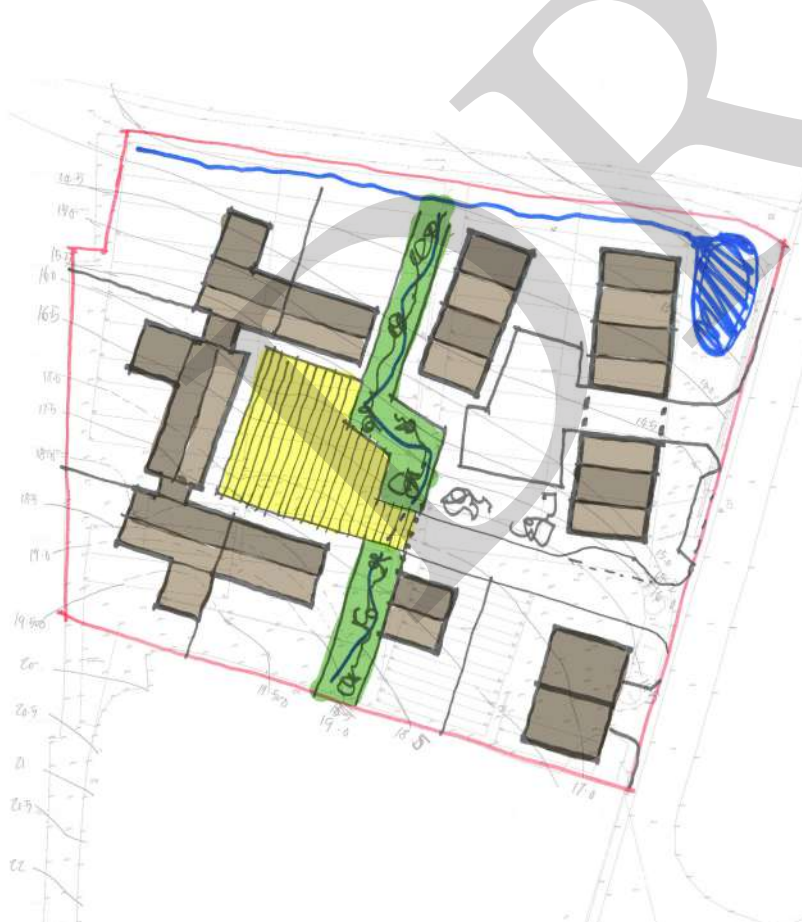
SKETCH 02

- Based on 'multi-yard courtyard' plan, farmstead layout
- Central shared route in with group of different scale courtyards and buildings
- Axis route in with focal building at end
- Central shared green amenity with surface level SUDs
- Commercial building addressing road with semi-enclosed courtyard



SKETCH 03

- Separate commercial entrance, frontage aligned with current footprint
- Central green/blue link passing through site leading to
- Pond in NE corner low point
- Residential buildings grouped in farmstead arrangement, linked with 1 and 2 storey elements

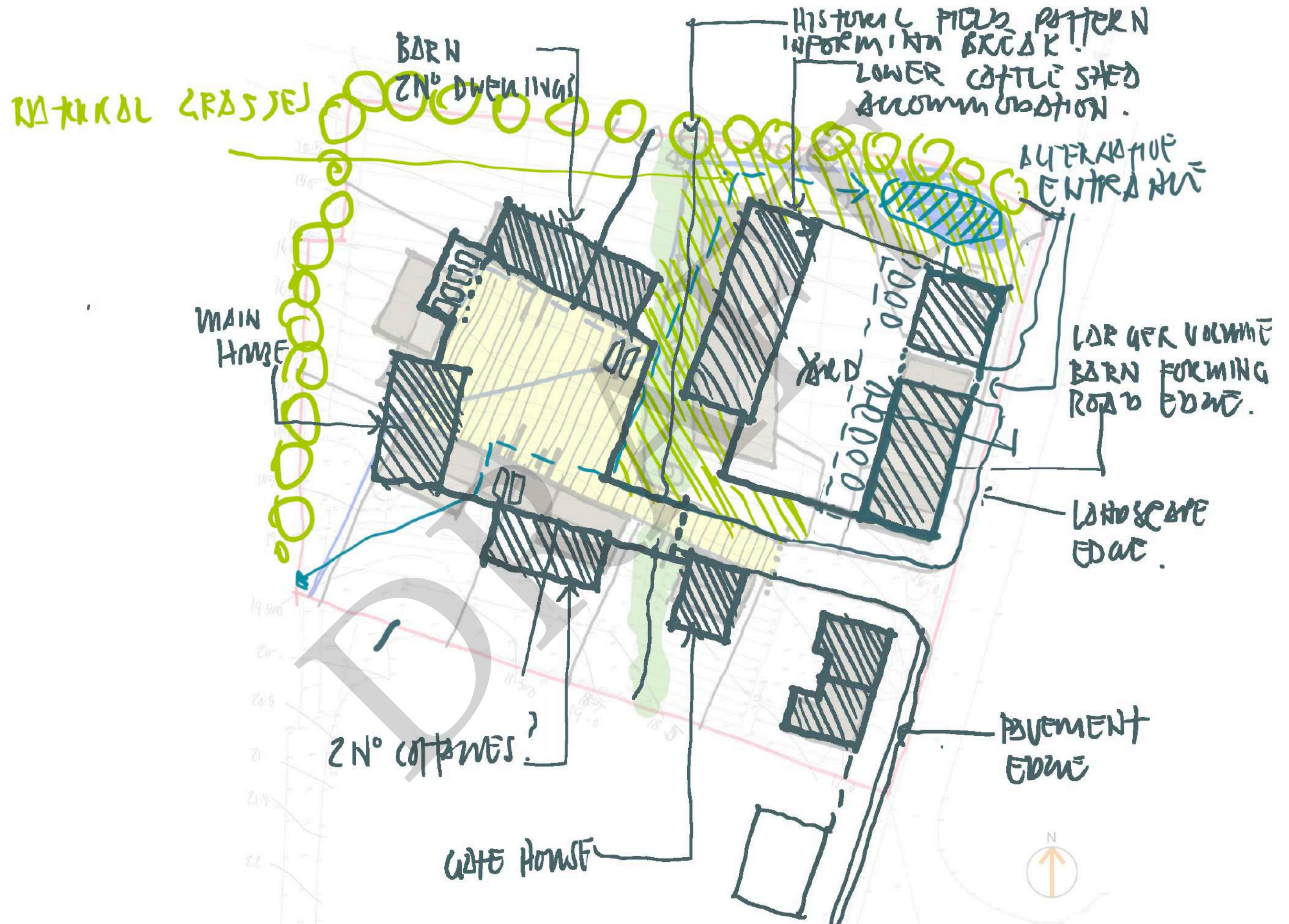


SKETCH 04

- Starting point blue infrastructure - ponds set out across sloping site joined by swales and surface level drains
- Green infrastructure added
- Buildings then set out around this framework
- Separate commercial access and courtyard



SITE ANALYSIS & CONCEPT DEVELOPMENT- COMMERCIAL ENTRANCE OFF MAIN ROAD



SITE ANALYSIS & CONCEPT DEVELOPMENT - COMMERCIAL ENTRANCE ON SITE



PRECEDENT IMAGES



- Modern farmstead architecture
- Courtyard enclosure focusing on the picturesque
- Layering of spaces and hierarchy with a legible response to context and history of the site.
- Highways status, following the rules of the village not the council standards
- Complementary building materials with hard landscaping and native soft landscaping.



PRECEDENT IMAGES

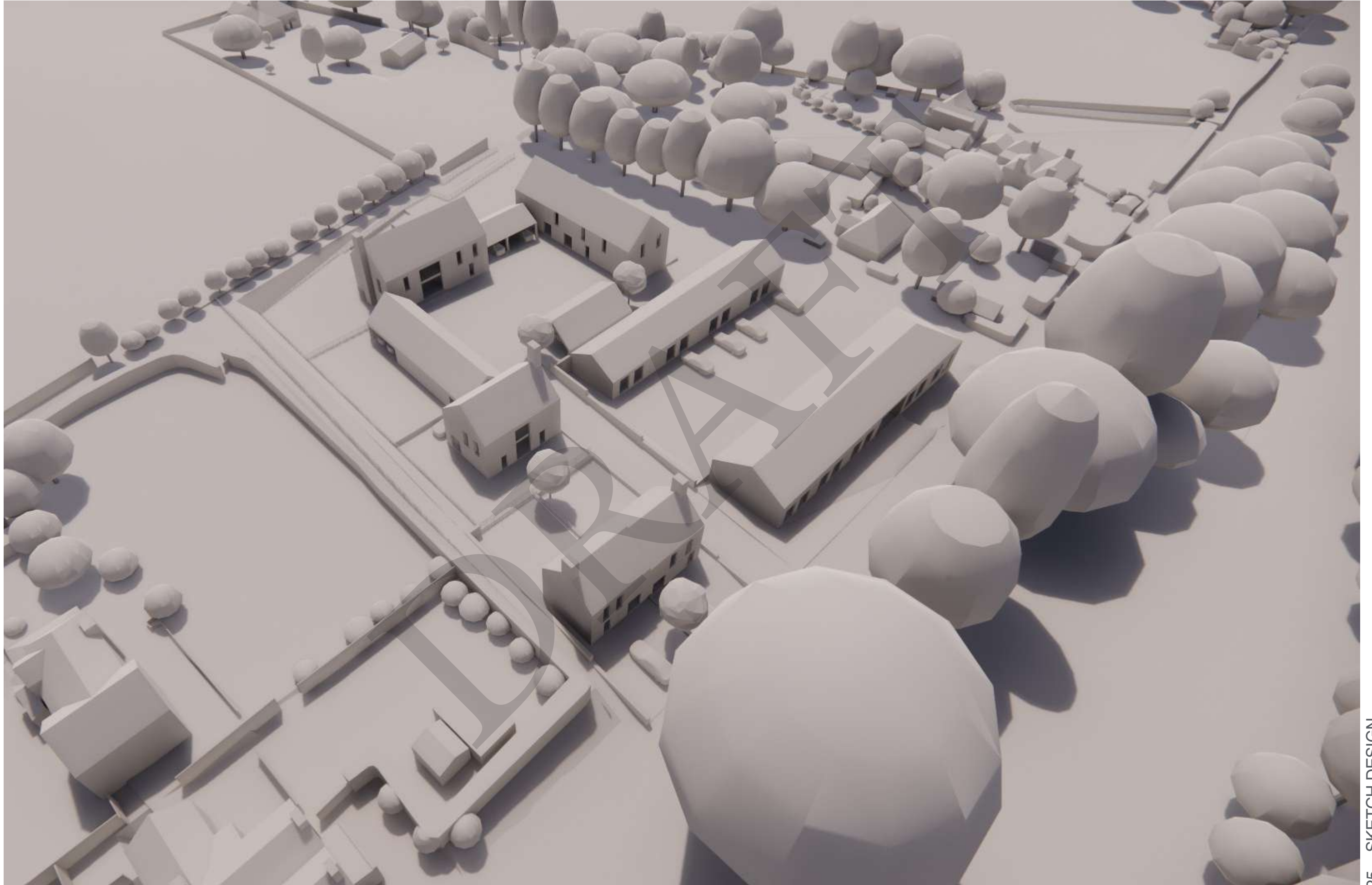


- Modern commercial development to complement the residential design and materiality
- Strong presence on the road to reflect local typology
- The importance of the landscape setting.
- Opportunities to introduce varied roofscape, gables, various building tenure and experimenting with building orientation.

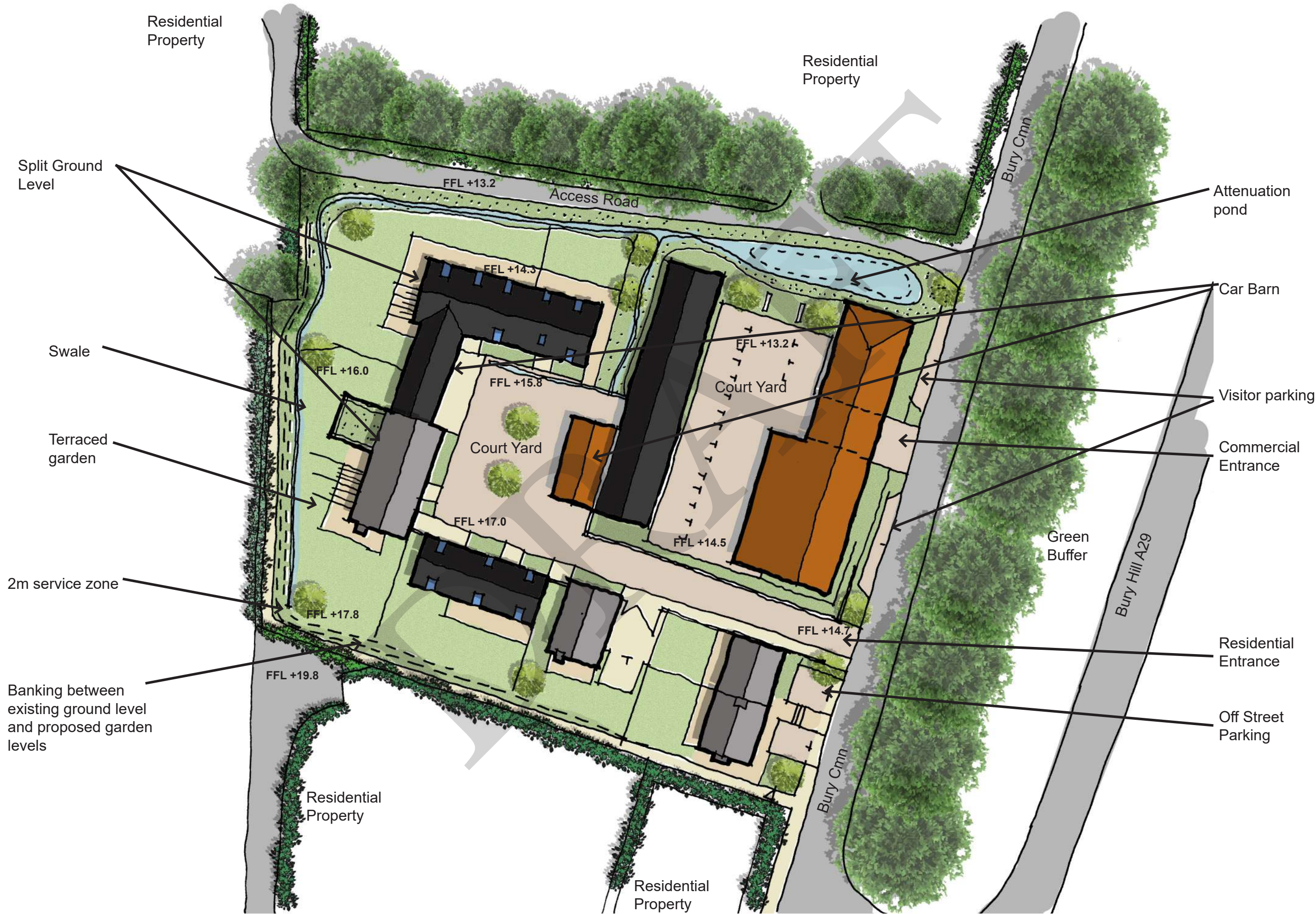




DEVELOPMENT MODEL



SKETCH SITE PLAN



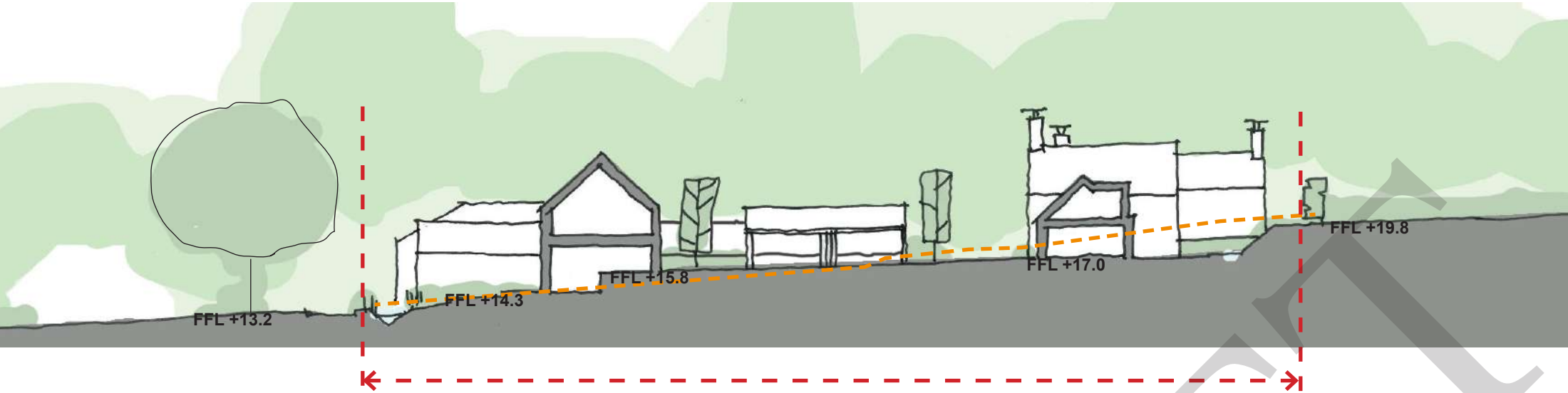
GROUND FLOOR SKETCH PLAN



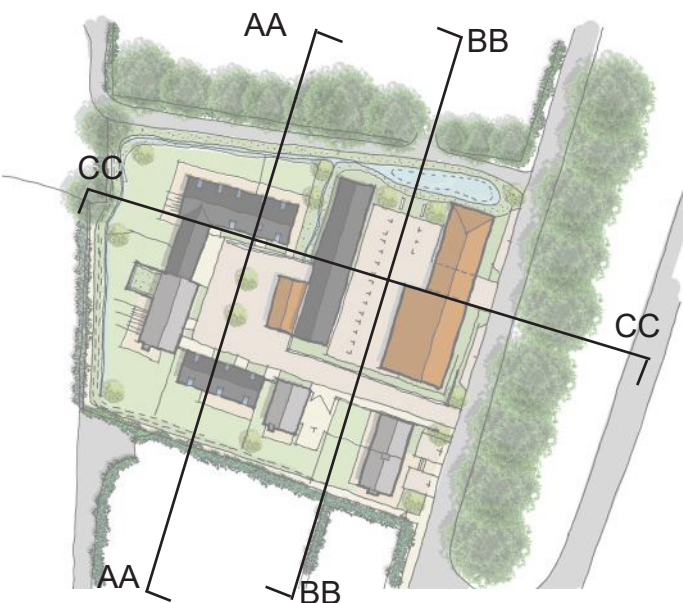
FIRST FLOOR SKETCH PLAN



SITE SKETCH SECTIONS

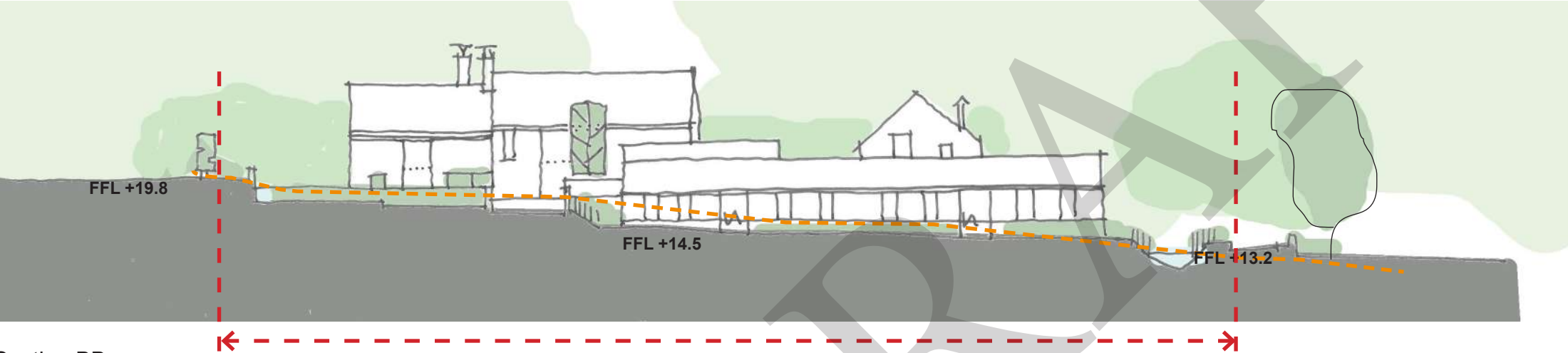


Section AA

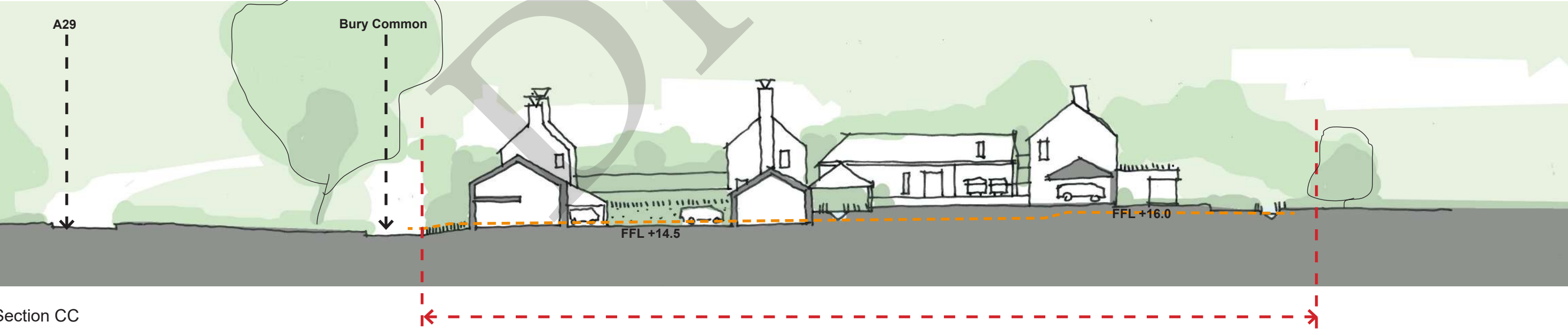


KEY

--- Existing Ground Level

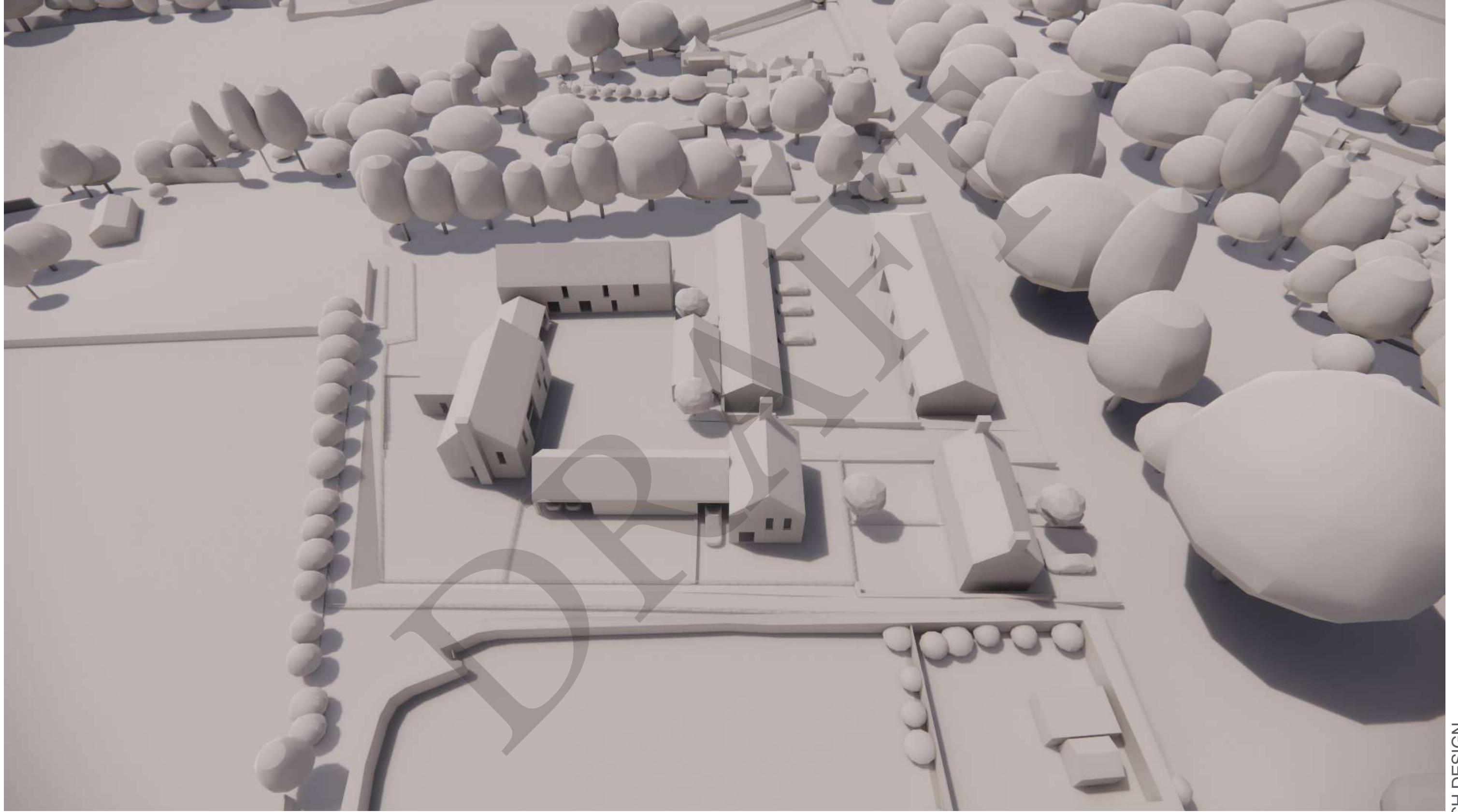


Section BB



Section CC

DEVELOPMENT MODEL - AERIAL VIEW LOOKING NORTH



APPROXIMATE DEVELOPMENT ROOF LINE - VP 10 AND 11 (NOT AVR'S)

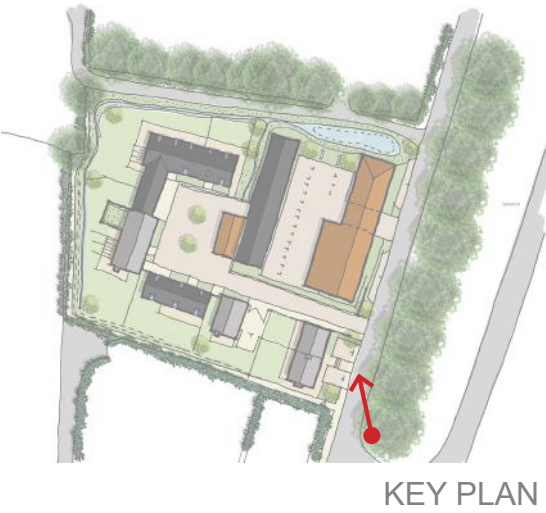


View point No. 10 - Landscape and Visual Appraisal - Lizard Landscape Design and Ecology

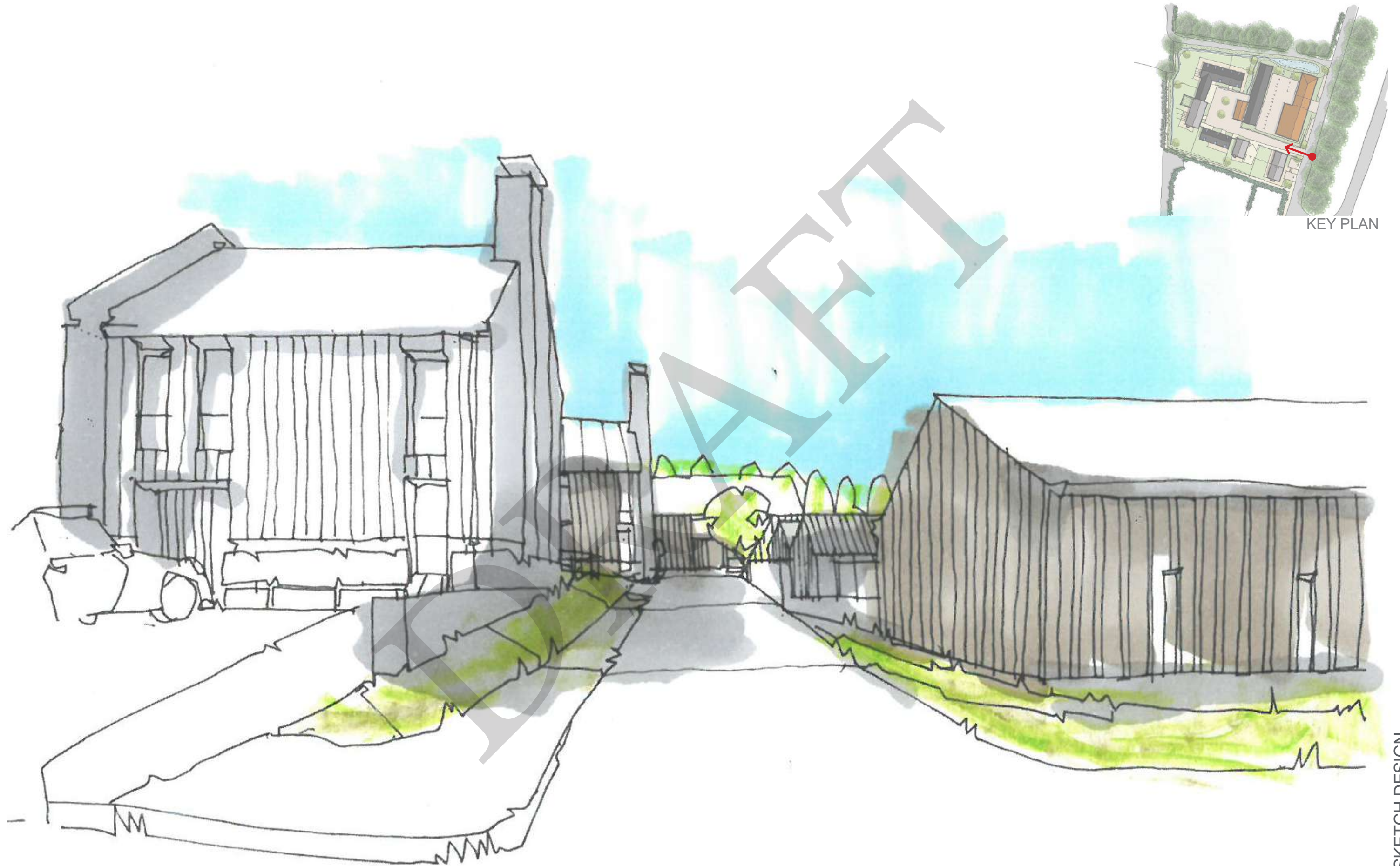


View point No. 11 - Landscape and Visual Appraisal - Lizard Landscape Design and Ecology

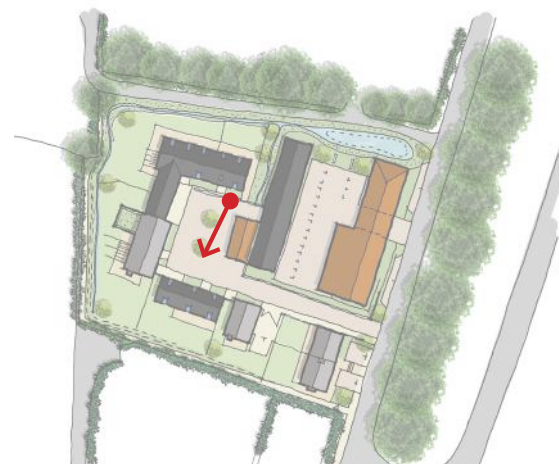
DESIGN CONCEPT SKETCHES - ACCESS ROAD LOOKING NORTH



DESIGN CONCEPT SKETCHES - SITE ENTRANCE LOOKING WEST



DESIGN CONCEPT SKETCHES - CENTRAL FARMYARD, FARMHOUSE AND SHELTER SHED



KEY PLAN

INITIAL COMMENTS TAKEN AT THE PRE APP MEETING WITH THE PLANNERS

1. Maintenance strip to the west and southern boundary encouraged. Possible addition native hedge to the southern hedge.

2. Provide a landscaped buffer to the northern edge not a timber fence. Include a swale detail along the road edge as part of the green infrastructure strategy.

3. Towards the north east edge maybe provide a more open corner to the site in and around the attenuation pond.

4. Revisit the field pattern and use this for the green/blue infrastructure strategy.

5. Farmstead Typology and character of the site commended.

6. Referencing the nuances of Bury would add merit to the scheme.

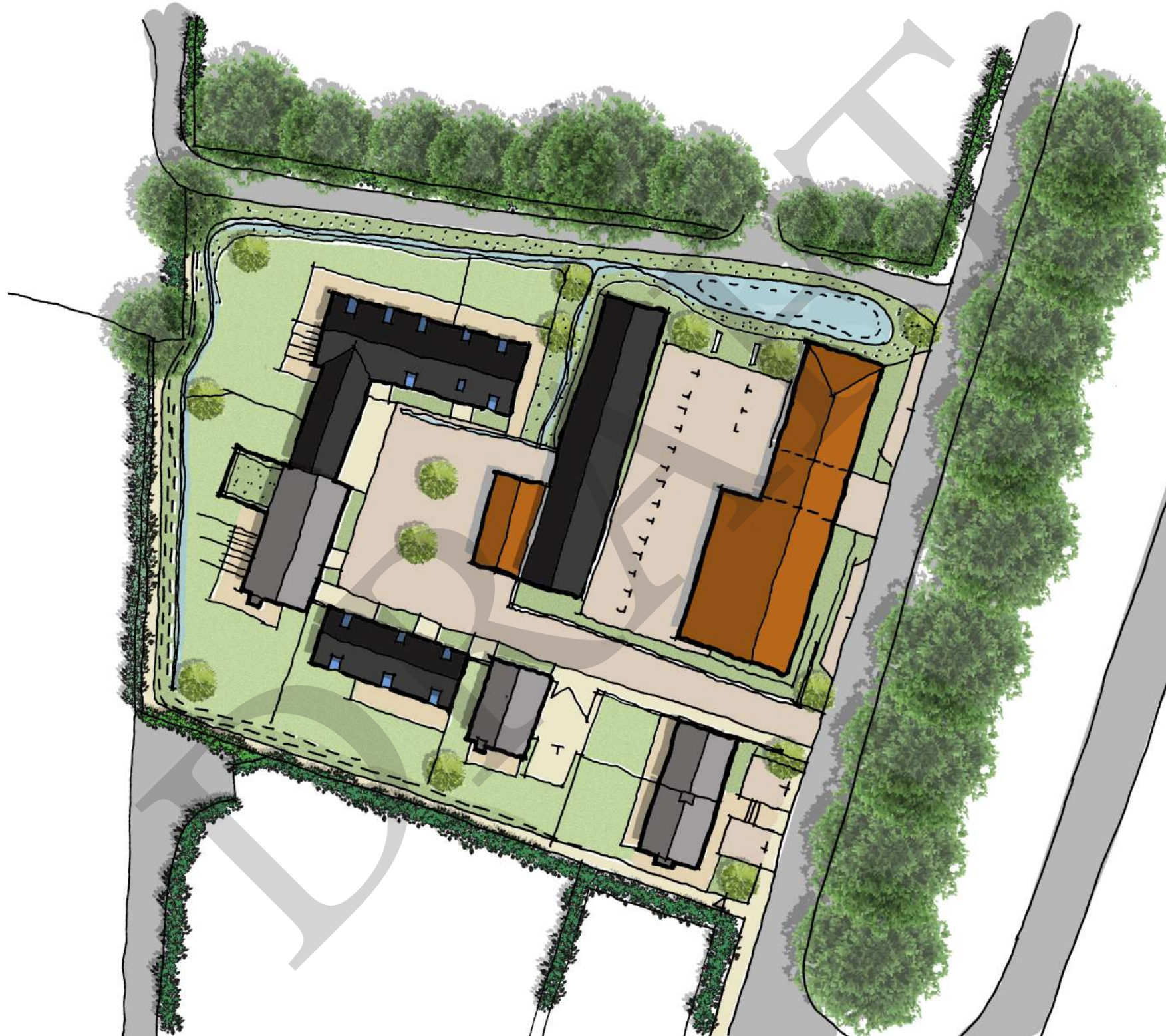
7. LVIA scoping and mythology and evidence clearly helped to inform this new layout.

8. The current layout could be less ridged and more organise and less formal, a sense of historic ad-hoc design, developed over time.

9. The courtyard will act as refuse vehicle turning space. Servicing strategy required for refuse, vehicle turning and emergency vehicles, deliveries etc.

10. Blue and Green strategy to be refined with input from drainage engineer. To include swales, rills etc and not a piped solution.

11. Development needs to be away from the sensitive western boundaries and has to include the maintenance strip and any verges/swales



12. Move the commercial building further to the east.

13. Opportunity to splay the commercial buildings further to open up views to the north attenuation pond.

14. Review access hierarchy, primary and secondary access

15. Review parking arrangement to the front of the cottage. Possible single access with hedge, wall and verge, small courtyard parking.

16. Opportunity to create a contemporary development based on the contextual analysis of Bury.

17. Green roof - encourages

18. Passive House - encourages

19. Sustainable design strategy required, ASHP and PV panels. Individual (residential) and combined (commercial)

20. Bin storage and cycle storage to be integrated into the design of the houses and the commercial spaces

21. On street parking was not suggested as an issue. This could possible be included within the visitors allocation for both residential and commercial.

22. Parking strategy required.

23. More detail required on how the site responded to the existing levels on site.

24. More detail required on the roof line of the development when viewed from Coffin Way.

25. Review layout and size of houses. make a 4 bed a 4bed, not a 4-bed with a large study

UPDATED SITE PLAN RESPONSE TO PLANNERS INITIAL COMMENTS

1. Maintenance strip added
2. Landscape buffer and swale added. Discussions required with neighbour on extent of proposed privacy timber fence
3. low level landscape buffer to the north of the attenuation pond
4. Field pattern used as part of the green and blue infrastructure
5. Farmstead Typology and character of the site retained and strengthened
6. Referencing the nuances of Bury would add merit to the scheme. TBC
7. LVIA scoping and mythology and evidence. Further input from landscape architect required based on current layout
8. Arrangement of building more organise and ad-hoc
9. The courtyard will act as refuse vehicle turning space. Servicing strategy required for refuse, vehicle turning and emergency vehicles, deliveries etc.
10. Blue and Green strategy to be refined with input from drainage engineer. To include swales, rills etc and not a piped solution.
11. Clear separation from built form and boundaries
12. Commercial building moved closer to the road with the introduction of a verge
13. Commercial units splayed to aline with field pattern and views toward teh attenuation pond
14. There is a clear hierarchy of highway access



15. Parking for the cottages moved to the side with a single entrance walled courtyard and rear access
16. Opportunity to create a contemporary development based on the contextual analysis of Bury. TBC
17. Green roof - Added to development.
18. Passive House - ECE to provide options for a passive standard not accredited using traditional construction.

ECE to review existing energy statement and provide comments with new layout.
19. Sustainable design strategy required, ASHP and PV panels. Individual (residential) and combined (commercial)
20. Bin storage and cycle storage to be integrated into the design of the houses and the commercial spaces
21. On street parking to add to visitors spaces.
22. Parking strategy required.
23. More detail required on how the site responded to the existing levels on site.
24. More detail required on the roof line of the development when viewed from Coffin Way.
25. Review layout and size of houses. make a 4 bed a 4bed, not a 4-bed with a large study

ITEM 4.0 - RETAINING WALLS & LANDSCAPE RETENTION

- Steep bank
- Retaining Wall



TBC need for steeper than 1:20 ramp to tie in with road levels. Part M access?

ITEM 5.0 - HIGHWAYS

Residential parking

Total = 16 spaces

(min 16.58 spaces from SPD parking calculator)

Commercial parking

Total = 22 spaces

(assuming minimum 1 space per 30sqm of commercial)



Courtyard 1:20 falls

Turning head for bin lorry / fire tender in courtyard

Potential for additional emergency vehicle access if required

TBC - visibility splays?

Access to commercial courtyard through building, limited to cars, ambulance, smaller vehicles

Commercial bin store, collection from road

Courtyard 1:20 falls

Residential access road at 1:20

parking spaces on road potential visitors

ITEM 5.0 - RESIDENTIAL PARKING RATIOS

STAGE 2

Please input the unit type, tenure, number of bedrooms, number of units of that type and number of allocated parking spaces

RESET

DEVELOPMENT MIX						ALLOCATED PARKING	PARKING DEMAND					
Ref.	Unit Type	Tenure	Habitable Rooms (Per Unit)	Bedrooms (Per Unit)	No. of Units (Total)	Spaces (Per Unit)	Allocated No.	Unallocated for Residents		Unallocated for Visitors		Total Demand
								per unit	Total	per unit	Total	
A	Houses	Other	4	2	2	2	4	0.02	0.04	0.20	0.40	4.44
B	Houses	Owner-Occupied	5	3	1	2	2	0.16	0.16	0.20	0.20	2.36
C	Houses	Owner-Occupied	5	3	1	2	2	0.16	0.16	0.20	0.20	2.36
D	Houses	Owner-Occupied	6	4	1	2	2	0.33	0.33	0.20	0.20	2.53
E	Houses	Owner-Occupied	6	4	1	2	2	0.33	0.33	0.20	0.20	2.53
F	Houses	Owner-Occupied	5	3	1	2	2	0.16	0.16	0.20	0.20	2.36
G												
H												
I												
J												
K												
L												
M												
N												
O												
P												
Q												
R												
S												
Total					7		14	1.18		1.40	16.58	Total Parking Demand for Development

ITEM 6.0 - GREEN & BLUE INFRASTRUCTURE

- Green Roof (10% target)
- Green Infrastructure
- Rain gardens
- Surface water flow



ITEM 7.0 - LANDSCAPE

- Green Roof (10% target)
- Green Infrastructure
- Rain gardens
- Surface water flow

Closeboard fence and new hedge to corner of site to limit views in/out

Soft landscaped strip infront of houses fronting courtyard

4. Residential farmyard with hard landscaped impermeable surface

3. Boundary treatments. Existing hedgerow enhanced with native species, 2m wide maintenance strip, steep bank to deal with levels with swale at bottom

1. Commercial amenity area incorporating drainage pond

5. Commercial farmyard

Grass verges bordering road

2. New green axis in position of historic field pattern. Incorporating open swale, new trees and shrubs and green roof elements

Bank and shrubs to conceal parking bays - provide 'sunken road' feel

Grass verges bordering road



EXISTING / PROPOSED BUILDING COMPARISON

- Existing buildings
- Proposed
- xx.xx Ridge level

Proposed FFL
this unit = 16.25

Current application,
FFL this unit = 17.25



CURRENT APPLICATION / PROPOSED BUILDING COMPARISON



ACCOM. SCHEDULE

Residential

Name	Type	Accomodation	GIA sqm	GIA sqft
Cottage 1	Semi detached	2B4P	79	850
Cottage 2	Semi detached	2B4P	79	850
Gatehouse	Detatched	3B6P	144	1,550
Shelter Shed	Detatched	3B5P	117	1,259
Farmhouse	Detatched	4B8P	296	3,186
Stable 1	Semi detached	4B7P	218	2,347
Stable 2	Semi detached	3B5P	144	1,550
Totals:		7no. Units	1077	11,593

Commercial

Commercial A	Detatched	4 units	200	2153
Commercial B	Detatched	5 units	410	4413
Totals:		9no. Units	610	6,566

LVIA VIEW COMPARISON

PHOTO



EXISTING MODEL



PROPOSED MODEL



LVIA VIEW COMPARISON

PHOTO



EXISTING MODEL



PROPOSED MODEL



APPENDICES

- 01 FORMAL ECE COMMENTS TO THE PLANNERS FROM INITIAL MEETING
- 02 FORMAL ECE REVISED SITE PLAN TO ADDRESS INITIAL PLANNERS COMMENTS
- 03 FORMAL SDNPA COMMENTS ON PRE APP MEETING
- 04 LANDSCAPE STRATEGY - HARD MATERIALS
- 05 LANDSCAPE STRATEGY - BOUNDARIES
- 06 LANDSCAPE STRATEGY - SOFT LANDSCAPING
- 07 LANDSCAPE STRATEGY - NORTHERN BOUNDARY - IMAGES
- 08 LANDSCAPE STRATEGY - HARD MATERIALS - IMAGES
- 09 LANDSCAPE STRATEGY - SUSTAINABLE DRAINAGE AND RETAINING WALLS - IMAGES

DRAFT



This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

- | | | | | |
|-----|------------|--|----|----|
| A | 07.10.2022 | Notes added from meeting with planners | MN | PF |
| Rev | Date | Revision Details | Dr | Ch |



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Client's Name _____

MJH Executive Homes

Job Title

Hillside Nursery Bury

Drawing Title

Site Plan Sketch 1

Scale

ent 1:200 @ A1 / 1:400 @ A3

metres 4 8 12 16 20
 Drawn _____ Checked _____ Date _____
 MN PF DD.MM.YY

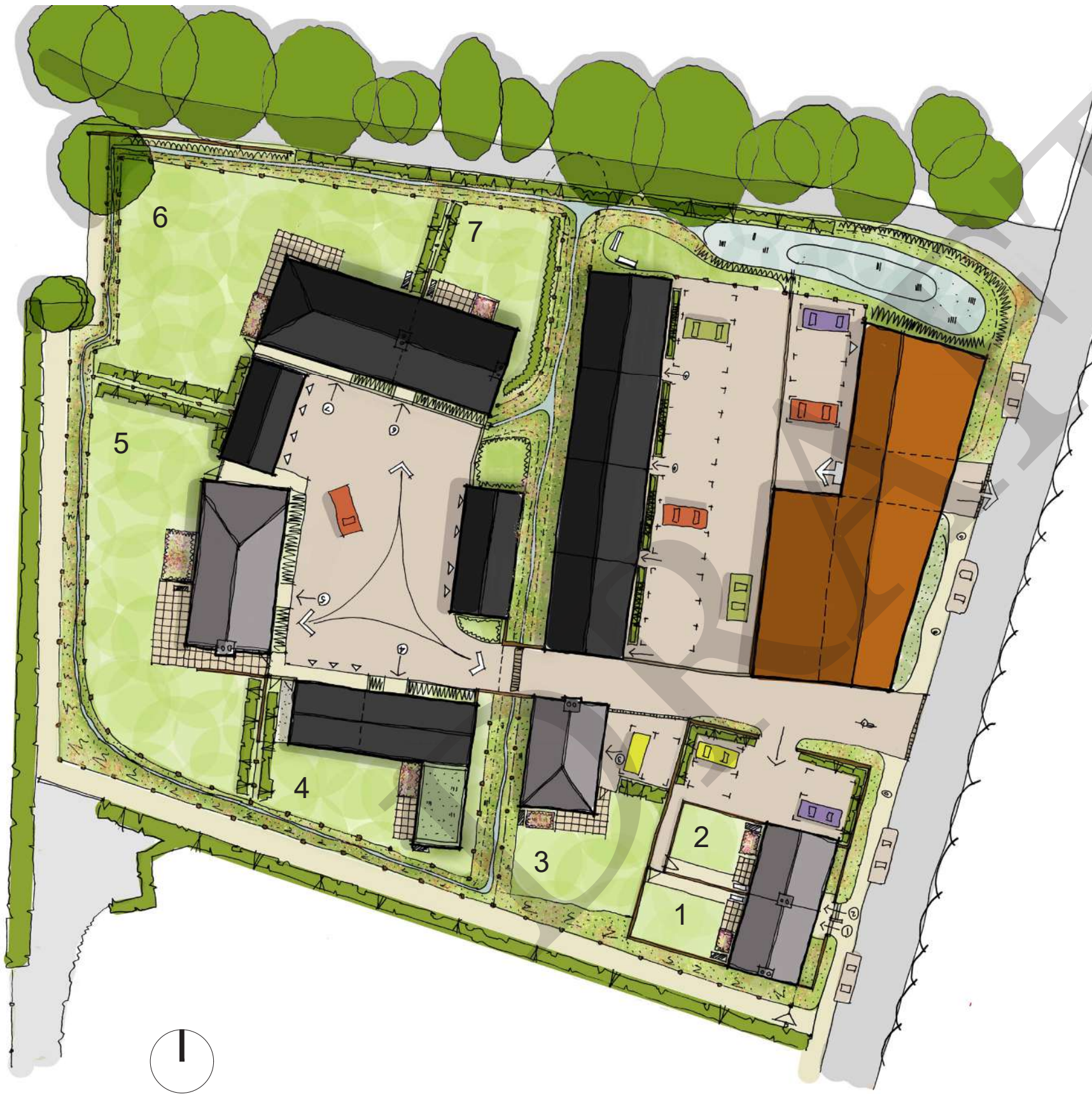
Job No	Drawing No	Rev
7224	SK03	A

Status

PRELIMINARY

CAD Plot date: 7/10/2022 - 12:18:34 drawing2 1 25272 e53f8044.dwg

FORMAL ECE REVISED SITE PLAN TO ADDRESS INITIAL PLANNERS COMMENTS



1. Maintenance strip to the boundary edge included
2. Landscape buffer and swale added. Discussions are ongoing with the neighbour to the northeast on the extent of the proposed privacy timber fence. Client and landscape architect to explore
3. Low-level landscape buffer to the north of the attenuation pond is to be reviewed with the landscape masterplan
4. Field pattern informing the green and blue infrastructure
5. Farmstead typology and character of the site retained and strengthened
6. LVIA. Landscape architect to provide masterplan strategy.
7. Arrangement of buildings more organic. The configuration responds to contours, historic field patterns and typology
8. The courtyard will act as a refuse vehicle turning space. The servicing strategy is being reviewed for refuse, vehicle turning and emergency vehicles, deliveries etc.
9. Blue and Green strategy to be refined with input from the drainage engineer. To include swales, rills etc and minimise a piped solution.
10. Clear separation from built form and boundaries retained.
11. Commercial buildings moved closer to the road alignment with the introduction of a verge against the building, similar to the conditions within the existing context.
12. Commercial units splayed to align with the field pattern and views toward the attenuation pond in the northwest corner
13. There is a clear hierarchy of highway access with residential as primary and commercial as secondary.
14. Parking for the cottages moved to the side with a single entrance walled courtyard and rear access similar to many conditions within Bury.
15. Opportunity to create a contemporary development based on the contextual analysis of Bury.
16. Passive House - Team to meet and exceed policy with passive house principles, u-values, air tightness and ventilation etc.
17. Sustainable design strategy being reviewed by energy consultant, ASHP and PV panels. Individual (residential) and combined (commercial)
18. Bin storage and cycle storage are to be integrated into the design of the houses and the commercial spaces. To be included in the final design
19. On-street parking and strategy- Highways consultant reviewing parking strategy.
20. Detail on how the site responded to the existing levels on site will be included within the final design with input from design consultants.
21. ECE to review the roof line when viewed from the Coffin Trail within the new housing design/site arrangement.
22. The team is reviewing the layout and size of houses with the client.

CDM 2015 Health & Safety Information
This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

A


07.10.2022

Colour added to site plan and comments added in response to planners meeting

MN

PF

Rev	Date	Revision Details	Dr	Ch



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Client's Name

MJH Executive Homes

Job Title

Hillside Nursery Bury

Drawing Title

Site Plan Sketch 2

Scale

1:200 @ A1 / 1:400 @ A3

metres

4 8 12 16 20

Drawn

Checked

Date

MN

PF

DD.MM.YY

Job No

Drawing No

Rev

7224

SK04

A

Status

PRELIMINARY

CAD File date:

1/10/2022 - 12:22:41

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FORMAL SDNPA COMMENTS ON PRE APP MEETING

Interim advice from SDNPA
Hillside Nurseries, Bury

10th October 2023

PLANNING

The affordable housing is fairly isolated in layout terms and with regard to size so needs to work hard to integrate in other respects. The frontage has a distinctly different character to the rear of the site, so visual connections between the domestic frontage and the commercial frontage would be beneficial. This would also help reinforce the established character of the area which is of incidental residential accommodation functionally linked to rural enterprise. Continuity and connectivity in supporting infrastructure, particularly green and blue, would help knit the development together as a whole and potentially offset the issue of not achieving tenure blindness. What will be the character demonstrated by the plot and building in between (effectively plot 3) more agricultural like the rear grouping?

I would support a contemporary approach to the architecture here, it would offer a lot of scope to deliver a development that is of its time and of the land, and integrating high sustainability standards (including insulation, energy generation, green roofs etc.). However it will make it more important for the applicant's design team to demonstrate the positive local examples that have informed the detail and how it is rooted in its individual context.

As you identify, a positive response to the levels will be critical throughout all elements of the scheme. Yes a hierarchy is important but at present looking at the sections, the residential bulk still dominates so I would recommend a further change of emphasis, including more larger and prominent commercial buildings, with length broken up to suit the contours (not a long range built up significantly at one end as is currently indicated).

DESIGN

As an introduction, I would say that the scheme is moving in the right direction and last week's meeting was very useful and hopefully helpful to the applicant team. I have summarised some of my comments below. These focus mainly on layout, the main focus of our discussions, but add some commentary on buildings and sustainability.

Layout

1. The historic field boundary should strongly inform the layout: that means GI, the edge of buildings and even the orientation of some (commercial west units). This is not a 90 degree angle line as shown on current proposals. Sketch 01 better incorporates the field boundary and designs yards in response to it.
2. Topography is well explained in the document submitted, thank you. I am happy with the principle of broadly reusing the existing platforms and rears of retaining walls for new buildings, this is positive. However, I would also expect buildings to reflect that change in levels. See the commercial buildings, there are of a long continuous ridge line and by running across contours they are partly sunken on one end and raised over a plinth on another end. Let's avoid that with stepping buildings. This should be feasible given the internal layout.
3. GI could penetrate the site and connect on a north-south direction, following the historic field boundary. Perhaps there is a way to connect through canopies across the new lane, between gatehouse and shelter shed buildings.
4. We discussed that the front commercial building should be positioned adjacent to the road and the new lane, framing spaces and being locally distinctive, whilst being conscious of visibility splays, which would not be onerous given the limited speed limit of the road. Bringing the building close to the road would reduce driveway surfacing.

5. The final arrangement of the courtyards and buildings could be informed by characteristic farm yards in the area, there are some north of the site which could provide with useful information.
6. I support the SuDS strategy but I would have expected rather than a perimeter ditch/swale, for a ditch/swale/shallow depression to follow routes, GI and take water from the yard. Some variations to it may be required as the layout evolves, but the overall principles are acceptable. We discussed that all surface water should remain on surface, adding interest, play, biodiversity etc. opportunities to the site. Don't capture water through gullies and avoid piped solutions.
7. I would like to see in detail the proposed lane/public realm in relationship with buildings and walls, and any vegetation/bank. The aim is to achieve a locally characteristic public realm.
8. We discussed off-street parking of the affordable homes, and suggested to reduce driveways/access to a single entry point to minimise harm and have it as a shared space for the two plots, enclosing it in hedgerow.
9. We don't expect the commercial area to be fenced off on its edges, but only if necessary, within the yard.
10. Parking: commercial spaces require 1 space per 30 sqm. This proposal would need 20 spaces, not 24 (plus 4 visitors), so I would advise to reduce numbers to the minimum. Don't design parking spaces along the road, just allow a few cars to park on the road. I advise to narrow the vehicular access to the commercial yard as much as possible. Check larger delivery vehicle dimensions.
11. Please consider your services routes at an early stage as these could lead to conflicts with planting, SuDS and surfacing material decisions.

Buildings

1. Size of homes: important that these are actual 2, 3, 4 bedroom dwellings and no larger. Most dwellings have internal layouts that could support more bedrooms.
2. The farmyards around the area will also give clues on expected hierarchy of buildings, which could be used to inform size of buildings here too. I see that the commercial buildings and residential ones are of similar height, and then at least 2/3 of the homes are the same height. Hierarchy of buildings would be positive and it could help with views, whilst I support the focal point at the end of the lane and the principle of the gatehouse that also frames that view along the lane.
3. I am not convinced with the proposed car port within the yard and its lack of integration to the yard and the commercial building.
4. When designing the architecture of the buildings, please consider solar gain, overheating, natural surveillance, as well as integrated, accessible and comfortable to use storage and infrastructure (cycles, bins, ASHPs...)
5. I would advise that this is the right stage to start developing buildings more and think about forms and materials that should be used. Ideally I would like to discuss these at the next meeting. Materials also include surfacing.

Sustainability

1. Proposals should demonstrate compliance with Appendix 3 of the [Sustainable Construction SPD](#) (residential) and Appendix 5 (office).
2. Public realm should be flexible and support multiple uses, for instance, children's play when not used by cars. These could also be multifunctional in terms of surface water, GI, etc. I would recommend that trees are also chosen and located where they maximise opportunities for microclimate regulation and a comfortable open space for all during summer months.
3. Which unit/s will be passive house certified?
4. It is time to start thinking about a materials strategy. As required in the above-mentioned SPD, proposals require a strategy for the use of reused, recycled and green materials. I would discourage the use of plastic windows, doors and other architectural details.

FORMAL SDNPA COMMENTS ON PRE APP MEETING

LANDSCAPE

I support Rafa's summary and consider the scheme is moving in the right direction. This is positive news, but we need to keep working together, iterate the scheme and test ideas to land upon the very best outcome for this landscape and project.

Layout

- We discussed using the actual field boundary (in its historic alignment) in the layout and to use it to deliver multiple benefits. As landscape character is the 'patterns of elements that make a place distinctive' using the field pattern can be a positive means of retaining, restoring character and generating multiple benefits (and therefore policies).
- Sections provided are very useful and it would be good to keep seeing these as the design evolves. In relation to levels we talked about the buildings along the frontage and the back visibly stepping down, with their roof form describing the landform changes. This would be good to see from the PRoVV viewpoint we stood at and from the road.
- I support the commercial building facing the road but consider it ought to *directly* address the road (no verge, marked/created parking bays or pavement). The elevations of this building should be kept very simple and agricultural in typology with small/and restricted number of openings. The buildings should 'look into the main space' yard/parking.
- I do not support 2 accesses, but understand why. The width of both should be kept to an absolute minimum. As iterations with the field boundary get tested consider how the access might change also.
- Parking for the cottages to the front should be re-worked to avoid the suburban qualities of driveways and parked cars. Consider how the road and its boundaries are characterised and use this. I suggested a hedged parking area with a single shared opening. But I'm not clear how this might work with levels so it would be good to see ideas worked up with illustrative sections.
- I understand there are no pavements proposed. This is positive. We saw in Bury's historic core the variation in how buildings address the roads and the enclosure they provide with either free-standing walls and hedges, gables or ancillary buildings/lean-to's. I suggest this characteristic could be used more in the scheme, the gatehouse could push close to the road to enclose this space, slow vehicles and tightly frame the new vista to the end building.
- I'm pleased to see building hierarchy developing but it could go a little further in my opinion. I wonder if one is still a little too big. The thing about historic Bury is the mass, form and scale of buildings. Whilst the farmsteads are close-knit and 'hard' landscapes the buildings aren't tall and they're not over-bearing. I think getting this 'sense of place' right will be important to the end result and finding a mass, height and scale of building which 'fits' alongside a space of characteristic *proportions*. I think exploring characteristic forms/scales of buildings *and* spaces could be really helpful in reaching the final layout.
- It is great to see water taken seriously and I think the use of the historic field boundary for green and blue infrastructure will be key. Also consider how water can contribute positively to character and sense of place here. Working with the fall of the land will mean less intervention and less landscape impacts. Rain chains on the commercial buildings, at-surface gullies, rock-rivers, channels etc. can all form part of a host of linked drainage measures.
- It is great to see the pond incorporated but unfortunate it is in the corner. I'm hoping the iterations using the field boundary and creative ways of dealing with water might mean the pond plays a more positive role in place-making.

Considerations:

- There is sometimes a conflict between permeable surface materials and character. The use of standard tegula style permeable blocks would not be good for this site. Sometimes having a characteristic but impermeable material and moving water around the site to other areas

of attenuation and infiltration is the better approach. I recommend considering these options now so we can agree the approach which clearly has layout implications.

- I would support the planting of a characteristic native hedge along the field boundary to screen some of the uncharacteristic changes which have been undertaken by the neighbour. Can a species list be devised now.
- Decide now on what functions the open spaces need to perform (both hard and soft) so they can be designed to deliver these. Select based on Policy requirements and character so SD2 can be achieved easily. Being landscape-led and working with natural functions and processes should mean the list of Ecosystem Services being impacted is far shorter than the list of those being enhanced – See SD2 wording.
- Consider characteristic and sustainable materials. We're unlikely to support fake materials.

LANDSCAPE STRATEGY - HARD MATERIALS



LANDSCAPE STRATEGY - BOUNDARIES



LANDSCAPE STRATEGY - SOFT LANDSCAPING



LANDSCAPE STRATEGY - NORTHERN BOUNDARY



Sussex timber post and rail fence: permanent to side of drive



Hazel wattle fence: temporary screen to inside of hedge until reaches 1.5m ht.



Native mixed species hedge: inside post and rail, manage at 1.5m ht.



Instant native hedge (1m ht grown in 1m length troughs, will grow approximately 20/40cm a year)

Instant native hedge species: Hawthorn, Blackthorn, Guelder Rose, Wayfaring Tree, Spindle, Crab apple, Holly, Hazel, Field Maple, Sea Buckthorn

Supplier: Best 4 Hedging 01257 261243



Alternative instant native hedge species: from left to right Hawthorn, Hornbeam, Beech

LANDSCAPE STRATEGY - HARD MATERIALS



Brushed concrete



Concrete 'farm courtyard' style



Sussex timber post and rail fence: garden boundaries



Setts to less trafficked areas (sandstone)



Setts with vegetated joints



Larger unit flag paving



Dutch style clay brick paving



Reclaimed clay brick pavers



Permeable dutch style clay brick paving

LANDSCAPE STRATEGY - SUSTAINABLE DRAINAGE AND RETAINING WALLS



Biodiverse swale



Attenuation basin



Rain garden with opportunity for paving run-off



Rain garden catching downpipe water and surfacing run-off



Raised rain garden beds



Gabion retaining wall (limestone)



Gabion retaining wall (flints)



Ivy planting to gabion wall with post and rail fence



Climbing hydrangea to gabion wall