



Cuckfield Parish Council

Cuckfield Neighbourhood Plan

Built Up Area Boundary Assessment

July 2012

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1 Introduction and objectives

Cuckfield is a village located in Mid-Sussex District, approximately 10 miles north of Brighton, with the High Weald Area of Outstanding Natural Beauty to the north and west. The predominant urban area of the parish is delineated in planning terms by the Built Up Area Boundary (BUAB). This mapping planning tool distinguishes between urban and rural areas and is defined in the existing 2006 Mid Sussex District Council Local Plan.

The Cuckfield Neighbourhood Plan (the Plan) reviews future planning matters in Cuckfield parish, over the years 2011-2031. It seeks to inform, and be in conformity with, the emerging Mid Sussex District Plan. A new BUAB for the Plan is required for proposed policies.

This assessment reviews the existing Local Plan BUAB (highlighted in Figure 1) and makes recommendations for changes to establish a new Neighbourhood Plan BUAB, for use in the plan policy making.

2 Purpose of the Built Up Area Boundary

Cuckfield Parish is a single settlement with strong development pressures. As such, there is a clear need for a distinction between the urban area where certain forms of development are likely to be appropriate and the countryside, where protection and enhancement are of most importance.

Defining the Built-up Area Boundary is a logical way of applying Government advice and strategic policy at the local level. The Built-up Area Boundary and related policies provide the basis for development management decisions to:

- define those areas within which planning permission will normally be granted for new development, subject to other planning policies
- enables the best use to be made of existing and future services
- provides a useful tool to protect against inappropriate development,
- preserves the setting of existing settlements by protecting the surrounding countryside from unnecessary development

The boundary is important in setting a distinction between the built form of a main settlement and the surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it.

The principles to be used in defining what is included within the Built Up Area Boundary are:

- the main existing residential and/or commercial areas
- land on the edges of the urban areas for which planning permission has already been granted for residential development
- other land on which residential development may be acceptable.

What is not included within the Built-Up Area Boundary are the following:

- school playing fields, recreation grounds and allotments, where these adjoin the rural area;
- groups of isolated houses or other buildings where infilling would not be acceptable

- land within the curtilage of dwelling houses which adjoin the rural area, where 'back land' development would not be acceptable.

Notwithstanding the fact that boundaries provide a useful guide for decision making, it is not intended that planning permission within such boundaries will automatically be granted, as all proposals must have regard to all other planning policies.

4 Review methodology

Once it was determined that a review of the village boundary was required, a Neighbourhood Plan BUAB team was established early in the Plan process, tasked with reviewing this and proposing changes. This team was made up of parish councillors and other team members with knowledge on landscape and views, transport and infrastructure, biodiversity and ecology, the village history, community assets, urban layout and planning. A methodology was discussed and adopted:

- The previous Local Plan boundary was printed superimposed on Ordnance Survey mapping at large scale
- Areas of recent development or those with existing planning consent were marked up
- Potential areas for change were identified
- Volunteers walked all areas of the boundary through site visits, reviewing the boundary using the guiding principles outlined below
- Feedback was provided to the team through workshop sessions - proposed changes were marked up on large scale plans and discussed.
- Changes were accepted or rejected through the workshop sessions.

The BUAB was split into the following six stretches:

- 1 Northern – Whitemans Green recreation ground to the Highlands
- 2 North Eastern – the Highlands to Polestub
- 3 South Eastern – Polestub to Broad Street East
- 4 Southern – Broad Street East to Church Platt
- 5 South Western – Church Platt to Polestub area
- 6 North Western – Polestub area to Whitemans Green recreation ground

Figure 1 outlines the areas.

5 Guiding principles

The guiding principles have been formed to ensure a fair, consistent and comprehensive approach in identifying and resolving any inconsistencies with the current boundary.

The guiding principles have been created by focussing on the separate characteristics and land use functions of the built-up area and the countryside. In conjunction with the site visits, the guiding principles will help determine whether a site should be in the urban area or countryside.

1. The BUAB should include existing commitments and new development adjacent to the boundary. This includes sites allocated for development in Plan.
2. The Built-up Area Boundary should generally follow physical features such as roads, hedges, field boundaries and existing property lines.

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3. The Built-up Area can include greenfield sites which are predominantly encompassed and part of the built form and also well defined by strong boundary features.
4. The boundary should follow the whole curtilage of properties except where such properties include large open areas that extend up to existing countryside and are not encompassed by built form. This is to prevent inappropriate development in what is considered part of the open countryside.
5. Edge of settlement activities that relate well to the built-up area such as community facilities and employment activities should be included. Development that relate more to the countryside such as agriculture, forestry and activities that require significant open area should be left outside the BUAB.
6. Development that is close to but physically separate from the built-up area should not be included within the built-up area boundary (including ribbon and fragmented development). This is to maintain a strongly defined boundary and to avoid areas of countryside from being unnecessarily included within the BUAB.
7. The review should have regard to available evidence collected for the Neighbourhood Plan, including
 - Landscape Character Assessment
 - Views Assessment
 - Open Space Assessment
 - Conservation Area assessment
 - Infrastructure Assessment (particularly amenity)

The overall consideration of whether to include/exclude land from the Built-up Area is whether the area in question relates in its use, character and connectivity to the urban environment of Cuckfield or the surrounding countryside.

6 Boundary areas

6.1 Northern – Whitemans Green Recreation Ground to the Highlands

Description

This stretch follows the current northern edge of the village, which coincides with the Area of Outstanding Natural Beauty (AONB) boundary. North of this, the landscape dips towards the Ouse Valley and the Brook Street ribbon development along the Balcombe Road. No development otherwise. The extension of the Bylanes development, into the AONB, already has planning consent.

Recommendation and justification

Change:

- required as a result of the approved Bylanes development - boundary amendment to follow edge of new houses curtilages.

No other changes as this would encroach into the AONB and would impact on landscape, which would be against emerging NP policies.

6.2 North Eastern – the Highlands to Polestub

Description

This area follow the curtilages of Ardingly Road properties, before running south along the road itself and then along the footpath east of the Ruthven Close development towards the location of the approved new Baptist Church. The recently approved Ardingly Road development will occupy a location behind the existing properties south of Longacre Crescent.

Beyond to the east - Scrase Stream valley; open fields, Blunts Wood and Paiges Meadow Local Nature Reserve. Isolated properties such as those within Horsgate House and Courtmeadow School site, and Longacre and Horsgate Farms.

Recommendation and justification

Changes:

- required as a result of the approved Ardingly Road development – boundary to follow edge of new house curtilages.
- to include field surrounded on three sides by development in Polestub area (behind Brinkley Lodge)
- required as a result of the approved new Baptist Church on the existing church car park.

New boundary in this area to run along existing footpath.

No further changes, as this would have a significant impact on landscape and views, and also impact emerging policies on coalescence with Haywards Heath, local distinctiveness, heritage, biodiversity and amenity value.

6.3 South Eastern – Polestub to Broad Street East

Description

Follows the rear curtilages of existing properties in Barrowfields and Glebe Road (including the allotments in this case, as these are encircled on three sides by housing). Passes through Holy Trinity Primary School with a 25m eastern offset from the existing buildings before encircling the new Chatfield Road development. Then follows rear curtilages of The Brambles, Wheatsheaf Lane and Broad Street (east) and cuts in to the road along the open field north of Riseholm.

Beyond to the east - Scrase Stream tributary valleys; open fields, Blunts Wood and Paiges Meadow Local Nature Reserve. No development until Haywards Heath boundary.

Recommendation and justification

Changes:

- required as a result of the Chatfield Road development.

No further changes, as this would have a significant impact on landscape and views, and also impact emerging policies on coalescence with Haywards Heath, local distinctiveness, biodiversity (adjacent to Blunt's Wood and Paiges Meadow Local Nature Reserve) and amenity value.

6.4 Southern – Broad Street East to Church Platt

Description

Follows rear curtilages of Broad Street western properties before encircling Warden Park Academy towards Courtmead Road. The boundary follows a 25m offset line from the rear of these properties to Holy Trinity Church.

Open fields to the south looking towards the Lower Weald and Adur catchment, with isolated development such as Laines Farm.

Recommendation and justification

Changes:

- expansion of a 25m boundary offset from the Warden Park Academy buildings to allow for future extension
- reinforcement of the 25m offset to the rear of properties along Courtmead Road, to prevent inappropriate back-garden development of the large houses.
- reinforcement of the boundary to exclude amenity land to the west of Courtmead Road and the allotments.
- inclusion of the church and surrounding footpath (but excluding the burial grounds) within the BUAB, as it belongs more within the urban area.

No further changes as this would impact on landscape, heritage (particularly the medieval landscape leading to the Grade 1 listed church), biodiversity and amenity value.

6.5 South Western – Church Platt to Tower House Close

Description

Follows the rear of curtilages along South Street and Ockenden Lane. Excludes Ockenden Manor whose buildings and grounds are connected more with the Cuckfield Park landscape. Also excludes the Worsley Memorial Recreation ground. Boundary follows curtilages of

Leyton Lea and The Dell before, which coincide with the AONB boundary along the western edge of the village, before reaching the western boundary of Tower House Close.

Open fields, Cuckfield Park grounds and the New England Wood Nature Reserve beyond the immediate boundary. No development aside from Cuckfield Park buildings and Ockenden Manor. Deep valley ghylls landscape of the Upper Adur catchment.

Recommendation and justification

Changes:

- None – further changes in this area would encroach into the AONB and is likely to have a significant landscape, heritage, amenity and biodiversity impacts.

6.6 North Western – Tower House Close to Whitemans Green Recreation Ground

Description

North of Tower House Close, the boundary follows the western edge of the existing urban curtilages to Whitemans Green recreation ground.

Open fields and the New England Wood nature reserve beyond the immediate boundary. No development aside from buildings associated with recreational facilities. Deep valley ghylls landscape of the Upper Adur catchment.

Recommendation and justification

Changes:

- required as a result of the approved Delmon House development.
- potential for development to the rear of The Manor House and 11 Manor Drive. Hence boundary change proposed to the southern boundary of these properties, aligning with the AONB boundary. Other evidence to review developability of these sites.

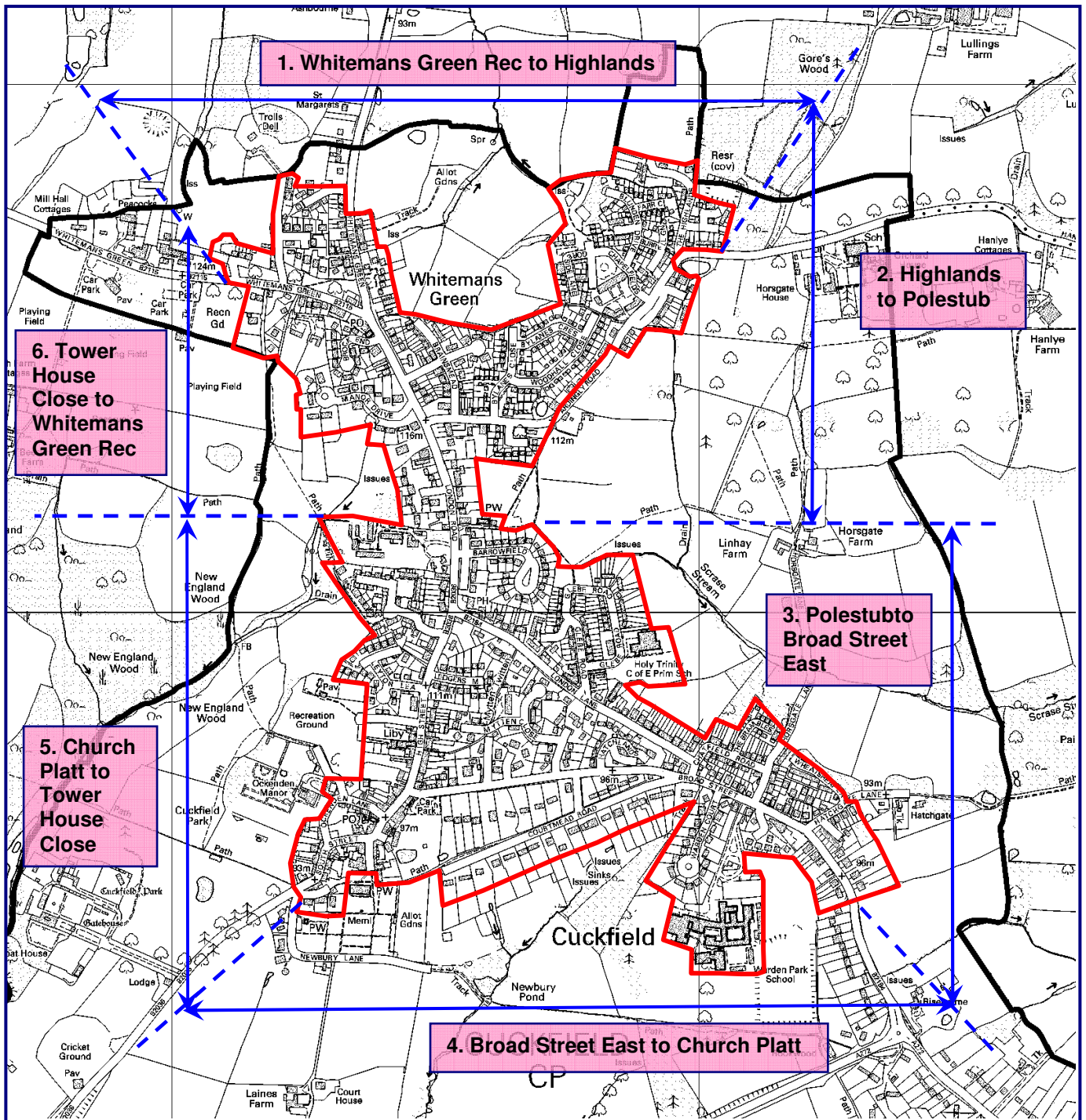
No further changes in this area would encroach into the AONB and is likely to have an impact on amenity and biodiversity.

7 Plans

The following plans are included below:

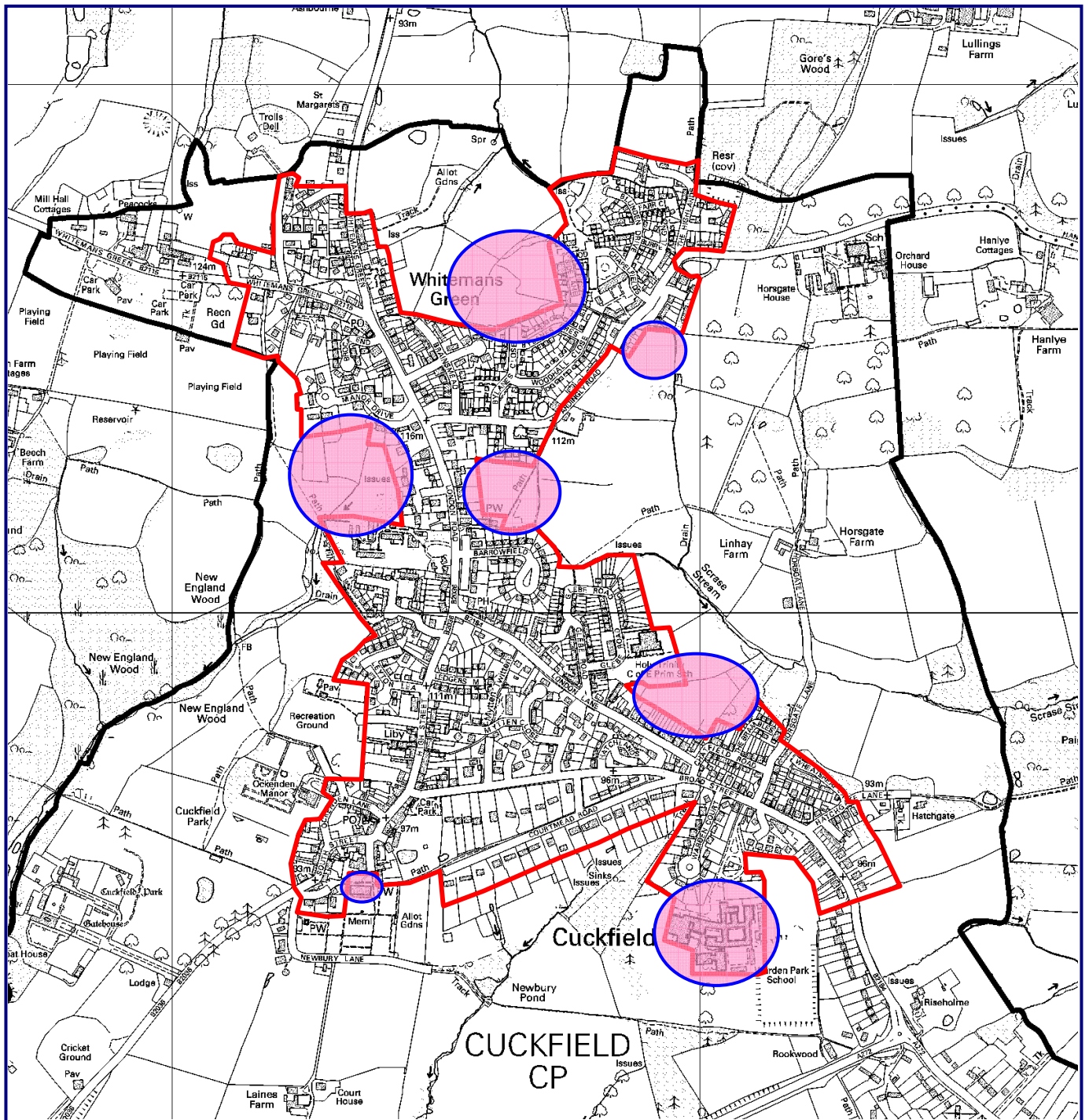
- Figure 1 – definition of boundary stretches
- Figure 2 – location of proposed changes
- Figure 3 – final proposed Built Up Area Boundary.

Figure 1 – Existing BUAB, and boundary areas



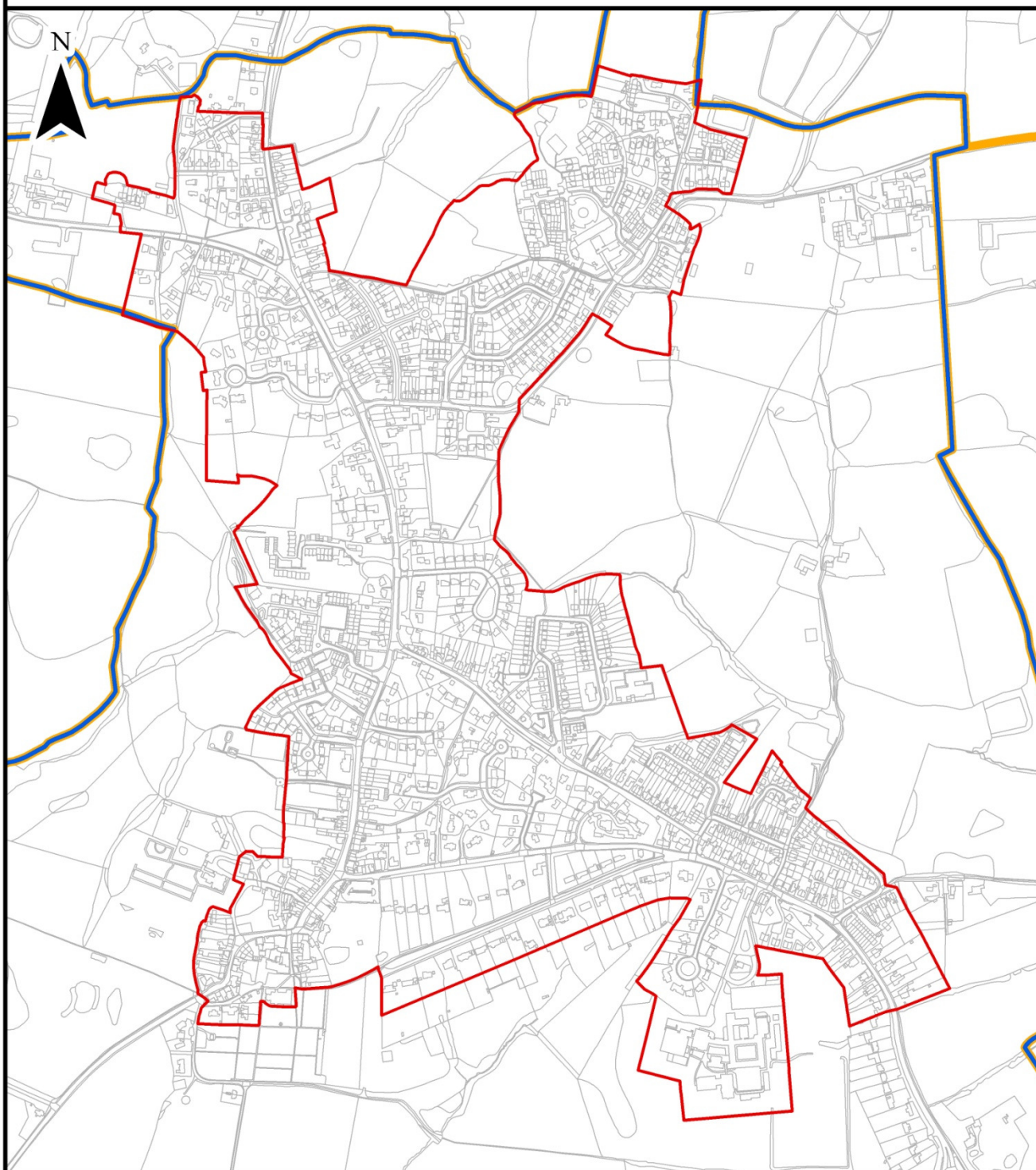
Existing Local Plan BUAB

Figure 2 – BUAB changes






- Existing Local Plan BUAB
- Areas of proposed BUAB change

Figure 3 – Final proposed BUAB



Key

-  Built up area boundary
-  Cuckfield Neighbourhood Plan Area
-  Parish Boundaries

0 360 Meters



Map produced by:

Cuckfield Parish Council