

CHAPTER 04
DESIGN



STUDY AREA: VISION

A thoughtfully designed extension to Crawley Down that integrates seamlessly with the village and its surrounding landscape.

An inclusive and sustainable community based on the principles of 20-minute neighbourhoods, the study area will reinforce Crawley Down's village character by featuring a network of connected neighbourhoods set within a spectacular pastoral setting, framed by woodland and offering views of the surrounding countryside.

The study area vision seeks to reflect Crawley Down's organic settlement pattern and semi-rural charm by blending traditional and contemporary architectural styles, adhering to prevailing densities with informal street patterns, and preserving key natural features. The masterplan aims to deliver high-quality homes that integrate seamlessly with the village's built fabric and surrounding countryside, while prioritising sustainable living and fostering a sense of community through the provision of new spaces, including St Leonards Lookout.

Key Themes



1. REFLECTING CRAWLEY DOWN'S ARCHITECTURAL CHARACTER

The study area will:

- Not blindly follow but instead draw inspiration from the village's rich architectural history, ensuring that the architecture is varied, sensitive to the scale, style, and detailing of the surrounding context.
- Incorporate materials, proportions, and detailing that echo traditional designs, while allowing for modern interpretation where appropriate.
- Avoid uniformity in design, using varied house types, styles and materials to reflect the village's historical depth.



2. MAINTAINING A RURAL VILLAGE SCALE AND LAYOUT

The study area will:

- Reflect the village's informal settlement pattern with winding roads and a variety of building typologies, enhancing Crawley Down's sense of intimacy and informality.
- Respect Crawley Down's semi-rural character by maintaining a complementary density and providing generous, publicly accessible green infrastructure, including a sizeable area of countryside open space.



3. INTEGRATION WITH THE LANDSCAPE

The study area will:

- Retain and enhance natural features such as mature hedgerows, trees, and open views to the surrounding landscape, to maintain the village's sense of enclosure by nature.
- Create St Leonards Lookout to maintain the village's connection with the surrounding landscape. The lookout will be a community gathering and viewing space featuring a bandstand, picnic area, children's play area, and community orchards.
- Establish a significant area of countryside open space with a semi-natural landscape character, helping residents reconnect with nature and foster mental well-being.



4. SUPPORTING SUSTAINABILITY AND ACTIVE LIFESTYLES

The study area will:

- Embed sustainable principles through energy-efficient housing design and biodiversity enhancements.
- Foster a sustainable, connected community by embedding the principles of 20-minute neighbourhoods, ensuring daily needs are met within a short walk or cycle from homes, either on-site or within Crawley Down village centre.
- Provide active travel corridors, including a 3m combined cycle and pedestrian path, connecting the development seamlessly to Worth Way and wider Crawley Down.
- Integrate sustainable drainage systems (SuDS) to effectively manage water and enhance environmental resilience.
- Incorporate diverse landscapes, such as semi-natural areas, children's play spaces, and community orchards, to promote outdoor activity and social interaction.



5. FOSTERING COMMUNITY AND A SENSE OF PLACE

The study area will:

- Include a care home to help residents remain within the village and maintain their social networks.
- Provide community spaces, such as St Leonards Lookout, a significant area of countryside open space, community orchards, green corridors, and smaller green areas, to encourage social cohesion and support health and well-being.



STUDY AREA: DESIGN PRINCIPLES

The following pages present a series of diagrams illustrating the key organising principles for the comprehensive masterplanning of the study area.

The design rationale is based on the Vision outlined in the previous pages, as well as the contextual analysis and technical constraints discussed earlier in this document. It is important to note that the Land south of Huntsland now benefits from outline planning permission for 200 dwellings and that this application for the land north of Huntsland will supersede the consented scheme.

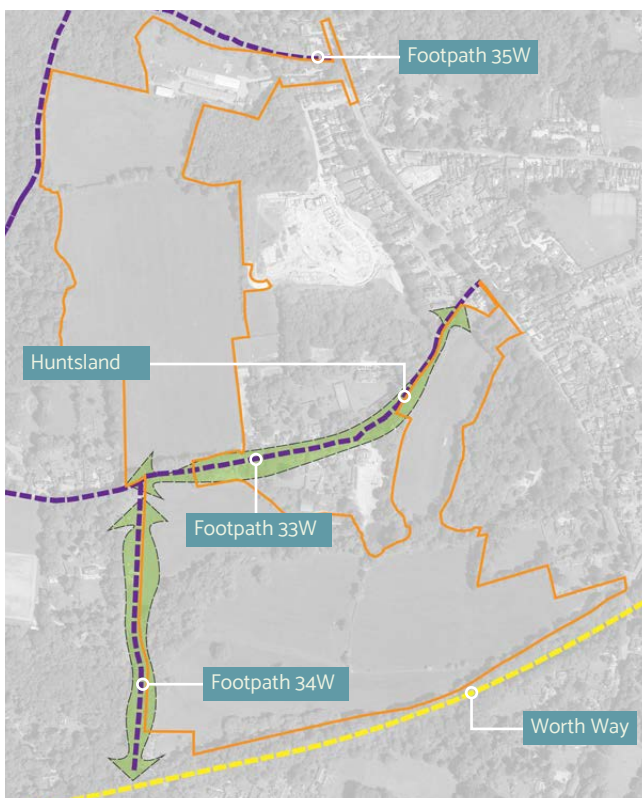


01 RETAIN AND ENHANCE EXISTING LANDSCAPE FEATURES TO HELP FORM A GREEN INFRASTRUCTURE NETWORK

The majority of the vegetation (●) will be retained and enhanced, forming the foundation of future green and blue infrastructure corridors that will support biodiversity and provide a valuable leisure resource. Preserving the site's green infrastructure creates a strong sense of enclosure, reinforcing the semi-rural character of the wider village.

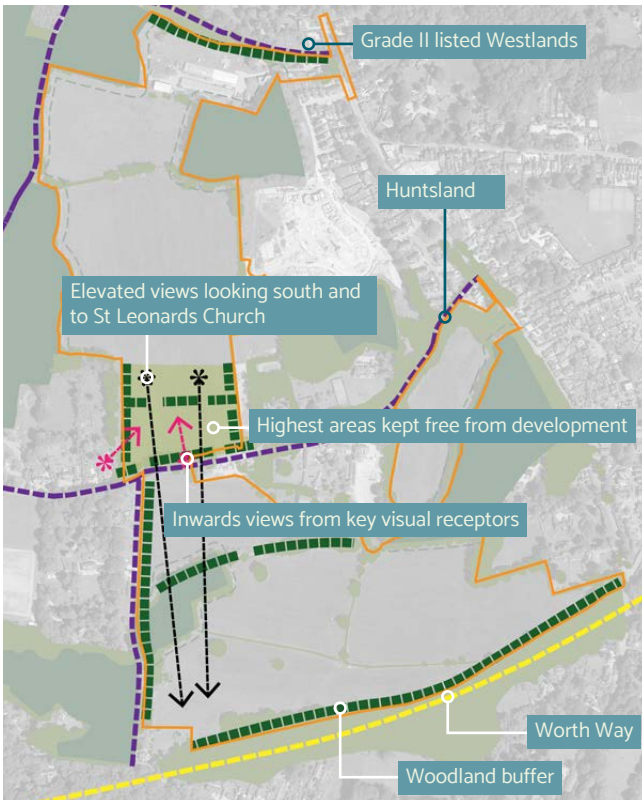
Ancient Woodland (●) will be preserved with a designated minimum 15-metre buffer (■) from development.

New predominantly native hedgerows and trees will be incorporated into the masterplan, further enhancing the study area's biodiversity value.



02 MAINTAIN PUBLIC RIGHTS OF WAY WITHIN GREEN LANDSCAPE CORRIDORS

Public rights of way provide connections to Crawley Down, the Worth Way (Sustrans Route 21), and the surrounding countryside. Footpaths 33W and 34W will be set within attractive landscaped corridors to encourage walking and cycling. Footpath 35W will be screened where possible through new enhancement planting.



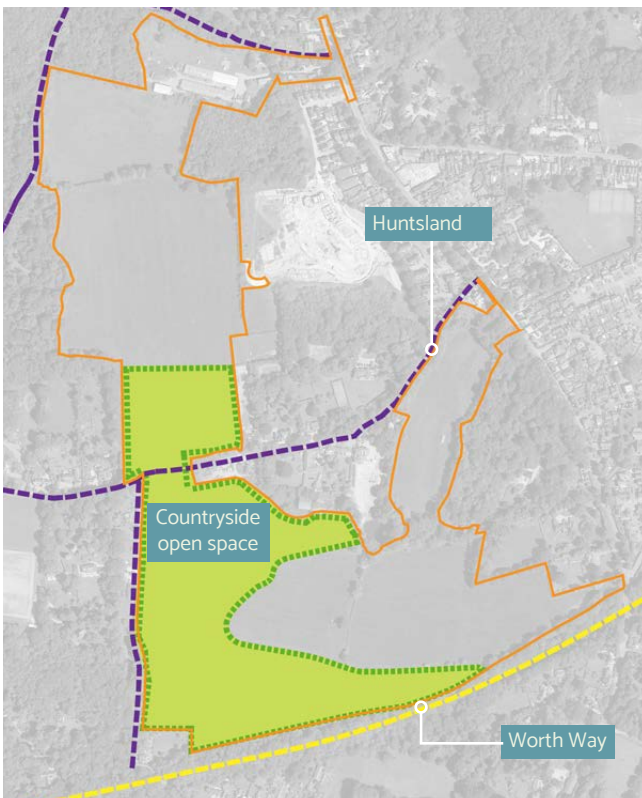
03 CREATE LANDSCAPE BUFFERS TO MITIGATE VIEWS

Landscape buffers along the northern, eastern, southern, western, and central areas of the study area will enhance existing vegetation, provide an effective buffer for neighbouring residents, and mitigate potential short- and long-distance views, both within the site and externally, including from nearby public rights of way and the Grade II listed building Westlands to the north of Hurst Farm.

The southernmost buffer will mitigate views from Worth Way while respecting its setting. The central buffer will address views from the south and from visual receptors along the central public right of way. The central, south-facing ridge—the highest point within the study area—will remain free from built development, preserving open views from the site towards the distant ridge at Turners Hill and St. Leonards Church. This strategy also protects views from the High Weald National Landscape.

Additionally, the eastern and western buffers are designed to address the proximity to nearby residents.

No development is proposed at the highest point of the site to avoid potential effects on long-distance views.



04 CREATE A SIGNIFICANT AMOUNT COUNTRYSIDE OPEN SPACE

Create a generously sized countryside open space featuring native planting to enhance biodiversity and provide a diverse range of experiences for visitors.

The countryside open space will include;

- Dog ponds
- Wayfinding markers
- Interpretation boards
- Benches
- Hoggin and mown paths
- Woodland pockets
- Wildflower meadows with mown paths and verges

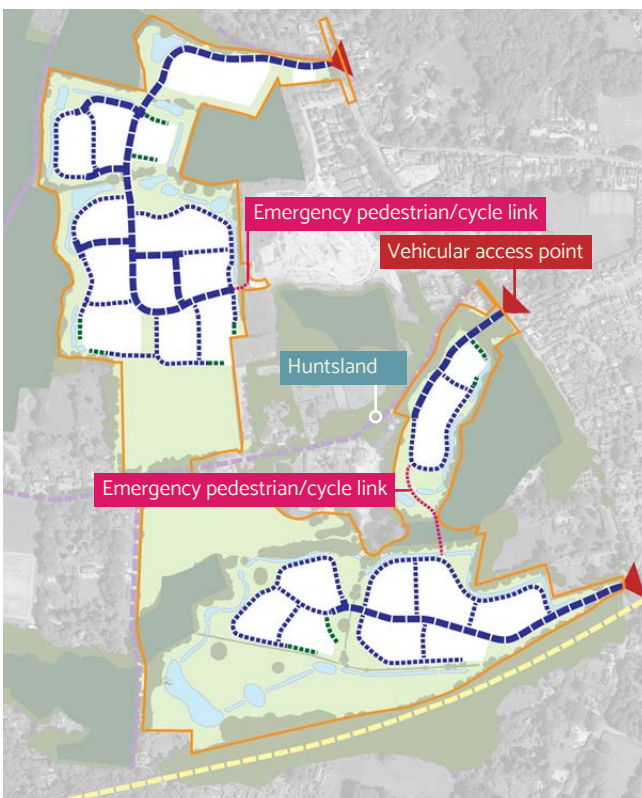


05 CREATE A COMPREHENSIVE GREEN INFRASTRUCTURE NETWORK

Complementing the existing green infrastructure within the study area, the creation of a comprehensive and interconnected green and blue infrastructure network will:

- Promote walking and cycling links with Crawley Down, including direct links between DPA9 and DPA10, the Worth Way, and the surrounding countryside and settlements.
 - Maintain a permanent, attractive green edge that reflects Crawley Down's semi-rural character.
 - Promote health and wellbeing through a variety of active and leisure landscapes, such as a trim trail circuit allotments (🌿) and community orchards (🍏) within the site.
 - Incorporate areas of formal and natural play features such as play on the way, to further support health and wellbeing. Other features include a Neighbourhood Equipped Area for Play (NEAP 🧒), three Local Equipped Areas for Play (LEAP ★), five Local Areas for Play (LAP ★).
 - Connect existing green and blue infrastructure assets, including the watercourse, to enhance biodiversity.
- Provide an attractive outlook for new homes, creating a truly distinctive place that aligns with the semi-rural character of the village.

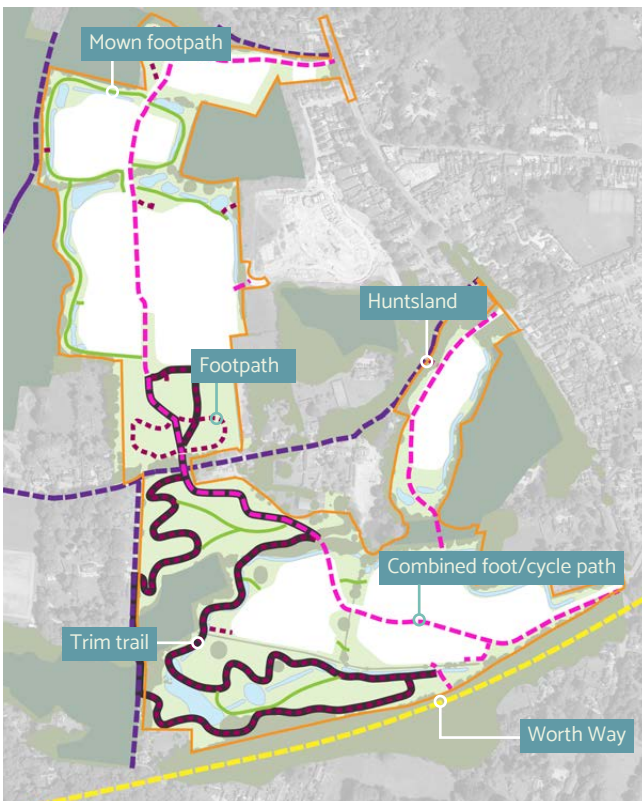
The creation of a sustainable drainage system network offers an opportunity to establish semi-wetland habitats, enhancing biodiversity. Swales and ponds will also serve as spaces where people can connect with nature and relax.



06 CREATE A NETWORK OF SAFE AND ATTRACTIVE STREETS

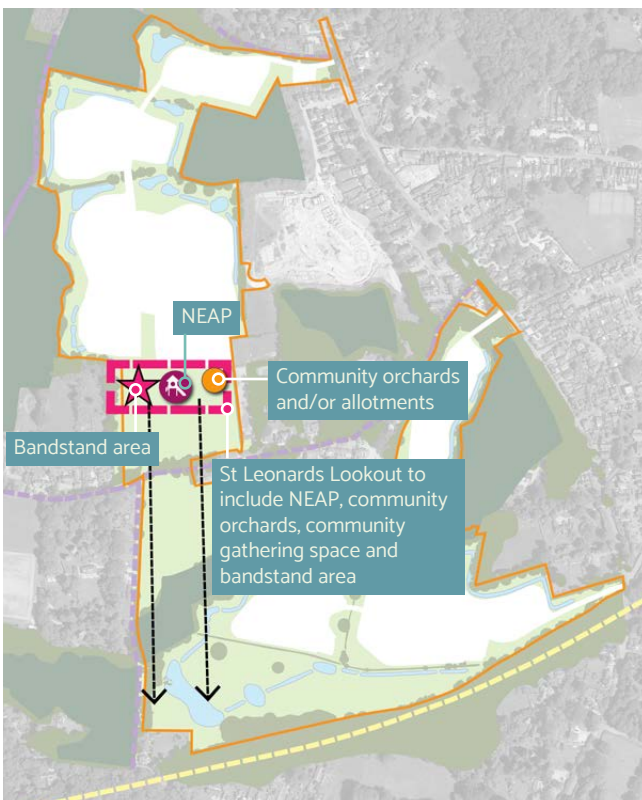
The design of the study area will prioritise walking and cycling over private car use by providing multiple pedestrian and cycle access points while enhancing the public right-of-way network. A comprehensive network of footpaths and cycleways will be integrated throughout the study area, with streets designed to minimise vehicle speeds.

Adhering to the principles of Manual for Streets, Building for a Healthy Life, and LTN 1/20, the design will foster a strong sense of identity and create a safe, inclusive environment where residents can walk, cycle, and socialise confidently.



07 CREATE A COMPREHENSIVE NETWORK OF FOOTPATHS AND CYCLE ROUTES, INCLUDING A TRIM TRAIL

The creation of a comprehensive and safe network of footpaths and cycle routes will promote active travel, fostering health and wellbeing while reducing carbon emissions. The majority of routes are off-road, including a 3-metre-wide combined pedestrian and cycle path that connects the neighbourhoods north to south, linking Turners Hill Road to the study area (Policy DPA9 and DPA10), and Worth Way to the south.



08 CREATE A NEW COMMUNITY HEART

Create a new community heart featuring St. Leonards Lookout, which will preserve the village's connection to the surrounding landscape, including St. Leonards Church, reinforcing Crawley Down's semi-rural character. This space will serve as a community gathering and viewing area, featuring a bandstand, picnic area, children's play area, and community orchards, offering opportunities for recreation, social interaction, and enjoyment of the natural environment.

STUDY AREA: ILLUSTRATIVE MASTERPLAN

The illustrative masterplan for the study area outlines the broader placemaking vision for Policy DPA9 and DPA10, demonstrating how the application site relates to a comprehensive strategy.

The illustrative masterplan aligns with the policy's requirements, as well as other relevant policies, delivering a new 70-bed care home to support elderly residents in maintaining community ties. In addition the proposals deliver 430 homes at an average density of approximately 35 dwellings per hectare (dph) and providing a policy-compliant mix of homes, including bungalows, to meet local needs, which also encompasses 30% affordable housing and 2% self-build plots.

The study area illustrative masterplan also includes:

COMMUNITY HEART:

- **St. Leonards Lookout:** A community gathering and viewing space featuring a bandstand, picnic area, children's play area, and community orchards.

GREEN AND BLUE INFRASTRUCTURE:

- Development of a **considerable amount of new publicly accessible green spaces**, including a generously sized countryside open space, landscape and active travel corridors, children's play areas, and a network of swales and ponds to manage surface water.
- **Retention and enhancement of existing vegetation**, including landscaped corridors for existing footpaths (33W, 34W and 35W).
- Creation of **buffers along the eastern, southern, western, and central areas** to mitigate views, provide visual screening, and preserve open views from the south-facing ridge to Turners Hill and St. Leonards Church.
- A 3m-wide **shared pedestrian and cycle path** linking neighbourhoods north to south and connecting to surrounding areas, complemented by a trim trail for recreational running and exercise.

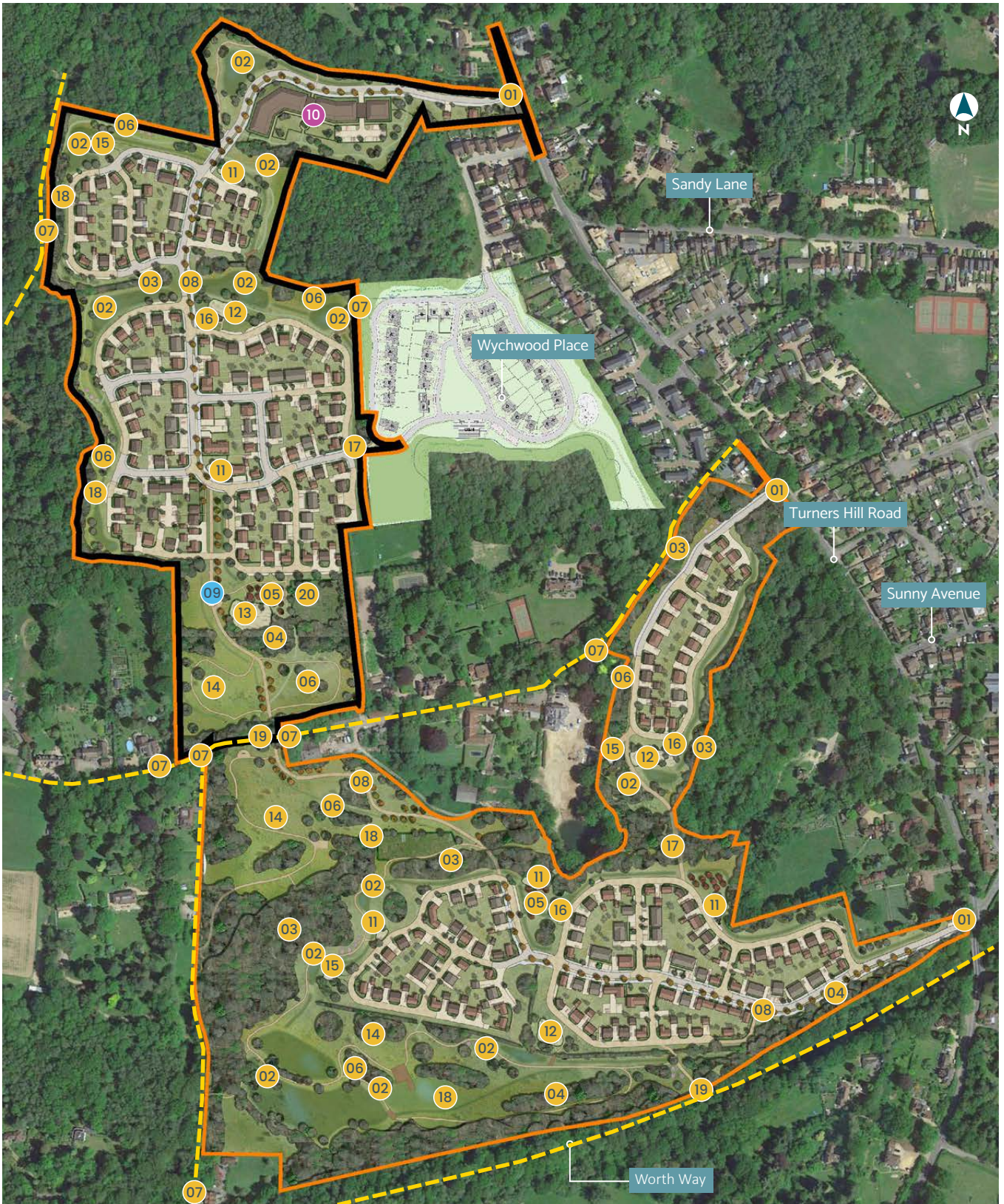
BIODIVERSITY AND LANDSCAPE ENHANCEMENTS:

- **Integration of green corridors** connecting to the Worth Way and the surrounding countryside.
- Wildlife-friendly planting, habitat creation, and enhancement of biodiversity through sustainable green infrastructure.

STREET DESIGN:

- **Streets designed to minimise vehicle speeds** while prioritising walking and cycling.

- Study area
- Application site
- 01 Vehicular/pedestrian and cycle access point
- 02 Sustainable drainage system including swales
- 03 Retained and enhanced vegetation
- 04 Tree belt planting
- 05 Community orchard/garden
- 06 Meadow planting and species-rich landscapes
- 07 Pedestrian connection points
- 08 Shared cycle/footpath
- 09 Community heart including gathering space/band stand area and St Leonards lookout
- 10 Up to 70 bed care home
- 11 Local Area for Play
- 12 Local Equipped Area for Play
- 13 Neighbourhood Equipped Area for Play



Study area illustrative masterplan. Not to scale. Aerial photograph: © Google Earth

- | | | | |
|----|--------------------------------------|--------------------------|---------------------------------------|
| 14 | Countryside open space | 18 | Mown paths |
| 15 | Pumping station | 19 | Cycle and pedestrian connection point |
| 16 | Primary substation | 20 | Community allotment |
| 17 | Emergency, Cycle and pedestrian link | --- (dashed yellow line) | Public right of way: Footpath |

STUDY AREA: ILLUSTRATIVE ARTIST'S IMPRESSION



- 01 Vehicular/pedestrian and cycle access point
- 02 Sustainable drainage system including swales
- 03 Retained and enhanced vegetation
- 04 Tree belt planting
- 05 Community orchard/garden
- 06 Meadow planting and species-rich landscapes
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- 14 Countryside open space
- 15 Pumping station
- 16 Primary substation
- 17 Emergency, Cycle and pedestrian link
- 18 Mown paths
- 19 Cycle and pedestrian connection point
- 20 Community allotment





CRAWLEY DOWN

Turners Hill Road

Front Wood Ancient Woodland







Turners Hill Road

Worth Way

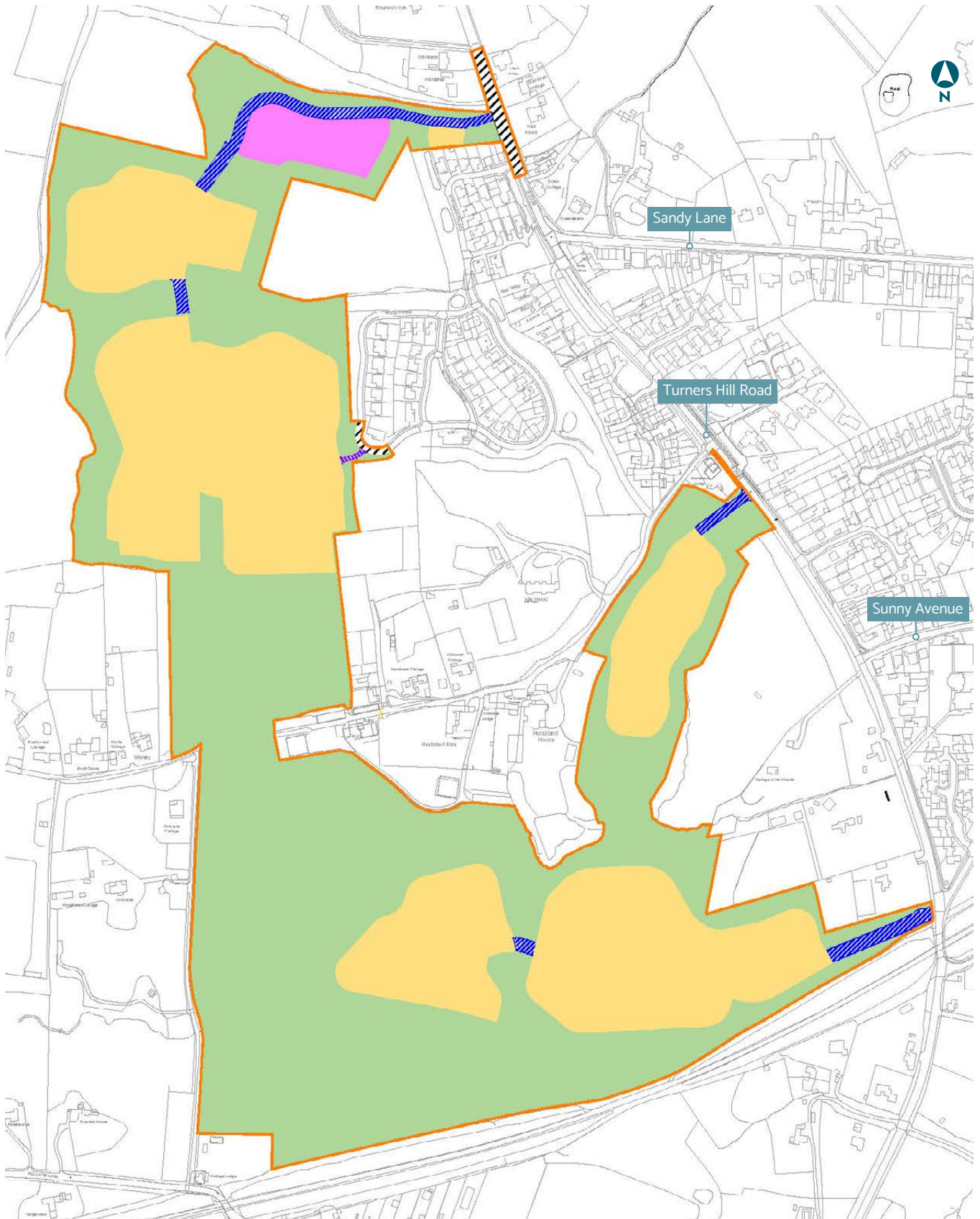
ent Woodland

STUDY AREA: LAND BUDGET

The land use plan on the opposite page outlines the intended uses and development extent for the study area. The following pages provide a detailed breakdown of this information for the application site.

	Net developable area (hectares)	% of total	Dwellings per hectare (DPH)
			C.35
 Residential (C3)	12.33	35.20%	430
 Access roads	0.60	1.70%	
 Existing road infrastructure	0.19	0.54%	
 Emergency access point	0.01	0.02%	
 Up to 70 bed care home (C2)	0.66	1.89%	
 Green infrastructure	21.25	60.65%	
Total	35.05	100%	430 dwellings

-  Site boundary
-  Residential (C3)
-  Up to 70 bed care home (C2)
-  Access roads
-  Existing road infrastructure
-  Emergency access point
-  Green infrastructure





Development framework masterplan and application site. Not to scale. Aerial photograph: © Google Earth

APPLICATION SITE: ILLUSTRATIVE MASTERPLAN

The illustrative masterplan for Land west of Turners Hill Road and north of Huntsland, including land at Hurst Farm, outlines how the application site could be delivered in accordance with the parameter plans accompanying this outline planning application.

The masterplan aligns with Policy DPA9, DPA10 and other relevant policies, delivering 230 homes, while providing a policy-compliant mix of homes, including bungalows, to meet local needs, which also encompasses 30% affordable and 2% self-build plots.

- | | | | |
|---|---|---|--|
|  | Application site |  | Up to 70 bed care home |
|  | Vehicular/pedestrian and cycle access point |  | Local Area for Play |
|  | Sustainable drainage system including swales |  | Local Equipped Area for Play |
|  | Retained and enhanced vegetation |  | Neighbourhood Equipped Area for Play |
|  | Tree belt planting |  | Countryside open space |
|  | Community orchard/garden |  | Pumping station |
|  | Meadow planting and species-rich landscapes |  | Primary substation |
|  | Pedestrian connection points |  | Mown paths |
|  | Shared cycle/footpath |  | Cycle and pedestrian connection point |
|  | Community heart including gathering space/band stand area and St Leonards lookout |  | Community allotments |
| | |  | Play on the Way |
| | |  | Emergency, cycle and pedestrian access point |
| | |  | Public right of way: Footpath |





Field 8

Field 5

Field 3

Application site illustrative masterplan. Not to scale. Aerial photograph: © Google Earth

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APPLICATION SITE: ILLUSTRATIVE ARTIST'S IMPRESSION








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|----|---|----|--|
| 01 | Vehicular/pedestrian and cycle access point | 10 | Up to 70 bed care home |
| 02 | Sustainable drainage system including swales | 11 | Local Area for Play |
| 03 | Retained and enhanced vegetation | 12 | Local Equipped Area for Play |
| 04 | Tree belt planting | 13 | Neighbourhood Equipped Area for Play |
| 05 | Community orchard/garden | 14 | Countryside open space |
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| | | 19 | Community allotments |
| | | 20 | Emergency, cycle and pedestrian access point |

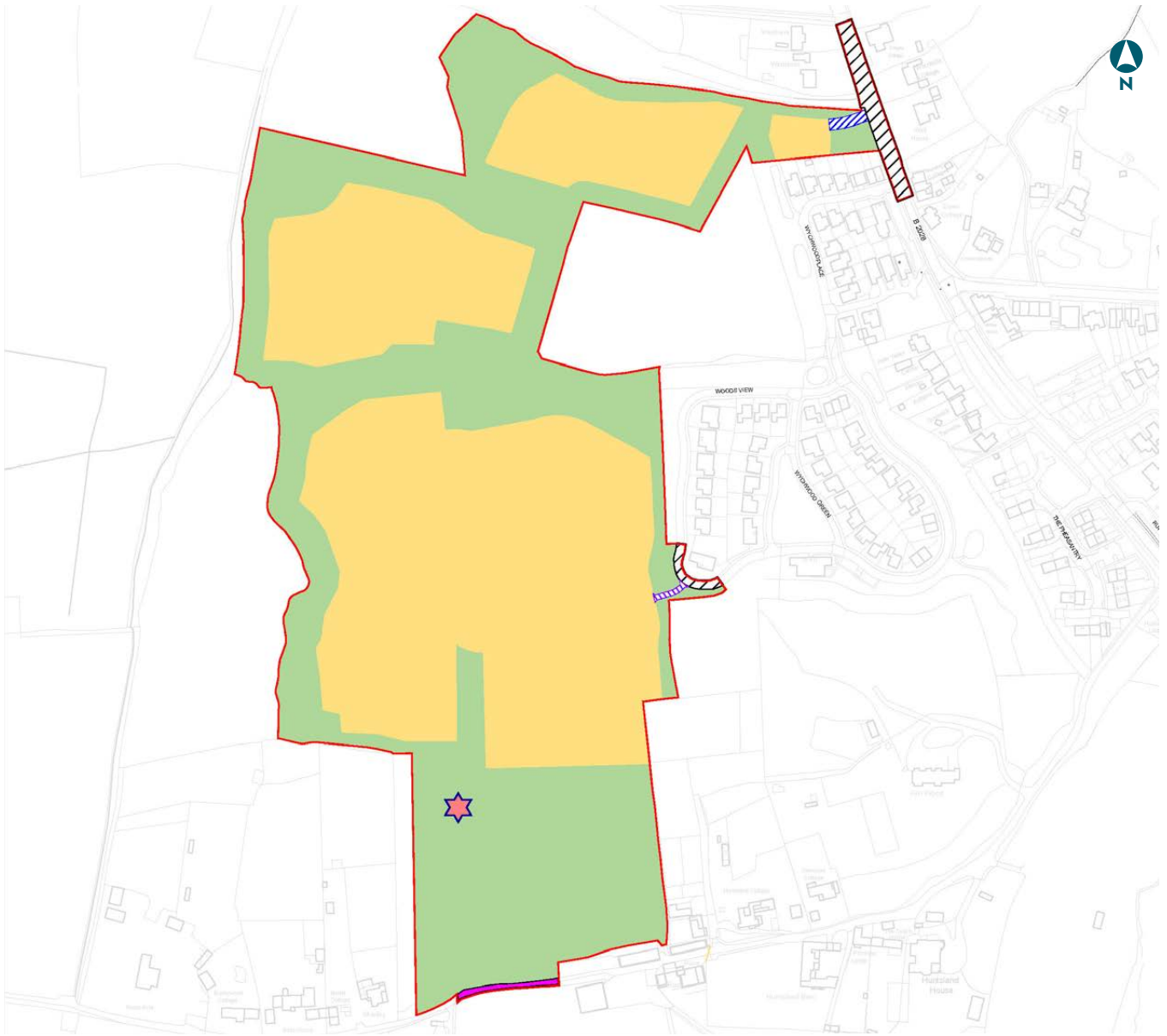


APPLICATION SITE: LAND USE PARAMETER

The land use plan on the opposite page outlines the intended uses and development extent for the application site.

			Dwellings per hectare (DPH)
Land use parameter plan typology	Net developable area (hectares)	% of total	C.33 based on the land use parameter plan
 Residential (C2 &C3)	7.72*	51.48%	230
 Primary vehicular, emergency, pedestrian and cycle access roads	0.03	0.19%	
 Existing road infrastructure	0.19	1.28%	
 Green infrastructure	7.02	46.82%	
 Access for properties associated with Huntsland	0.03	0.23%	
Total	14.99	100%	230 dwellings

* Approximately 0.66ha of 7.72ha total to be allocated for 70 bed care home (C2). (Exact location to be resolved through reserved matters)



Land use parameter plan. Not to scale

- Application site
- Use Class C3 residential and C2 care home including access roads, footpaths, cycle paths, private garden space, car parking, green corridors, incidental open spaces, landscaping, children’s play areas, utility infrastructure and sustainable drainage systems (SuDS)
- Green Infrastructure: including Countryside Space, Amenity Greenspace, Natural and Semi-Natural Space. To include new planting, SuDS, public art, access roads, car parking, utility infrastructure, possible allotments and associated parking and children’s play spaces (refer to Green Infrastructure Parameter Plan drawing no. 009-05)
- Location for proposed primary vehicular, pedestrian and cycle access roads (refer to Detailed Plans)
- Location for emergency, pedestrian and cycle access
- Access for properties associated with Huntsland to be retained
- Community gathering space/ band stand area. (exact location and size to be resolved through reserved matters)
- Existing road infrastructure

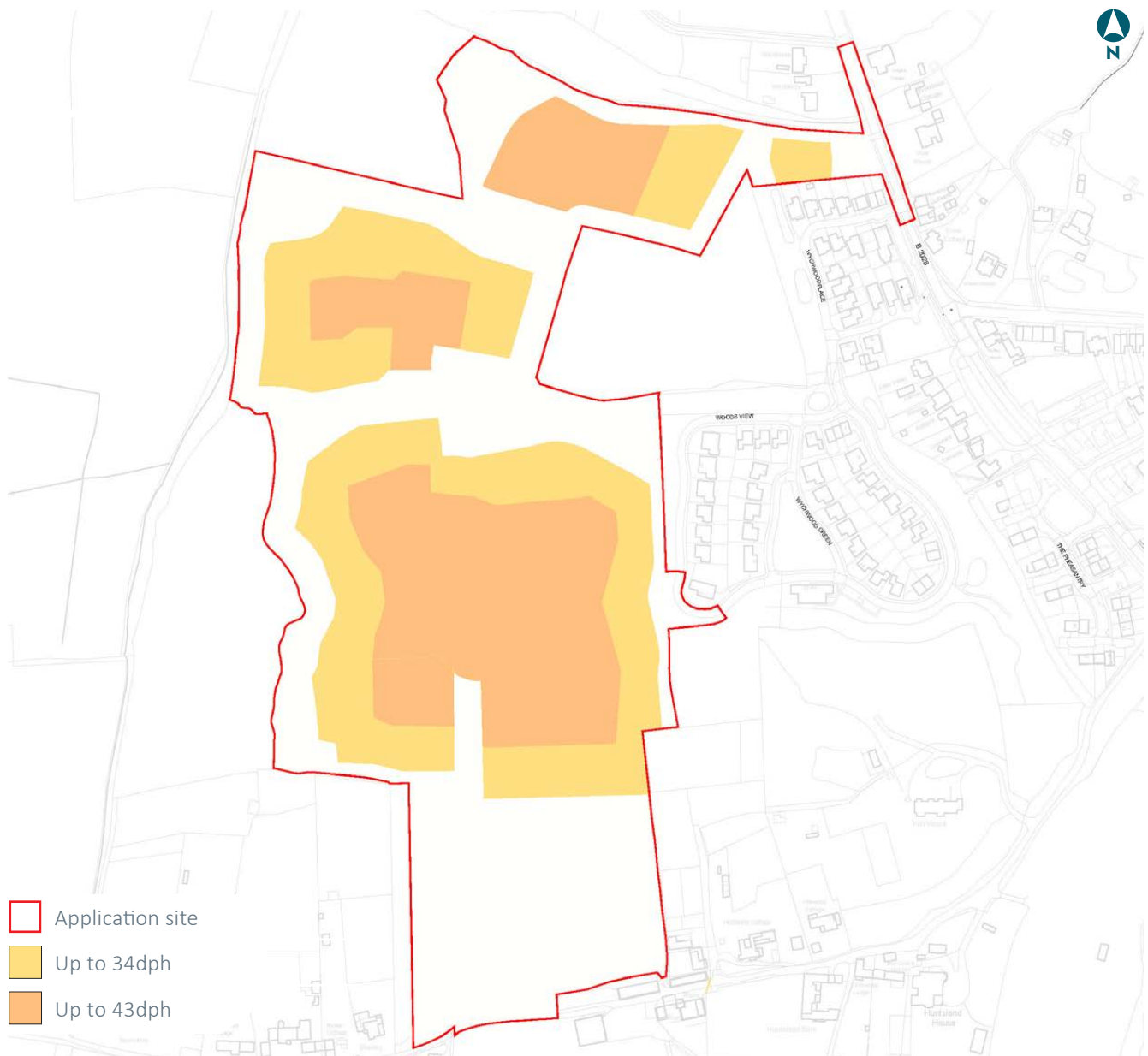
APPLICATION SITE: DENSITY PARAMETER

The application site will accommodate up to 230 homes. The parameter plan demonstrates at an average site-wide net density of C.33 dwellings per hectare.

Lower density areas respond to parts of the application site at the interface with the countryside that require a lesser intensity of development.

Medium/higher density areas respond to parts of the site that are less visually sensitive and within the central areas of the developable area.

These parameters are in broad alignment with the consented DM/25/0016 scheme.



Density parameter plan. Not to scale

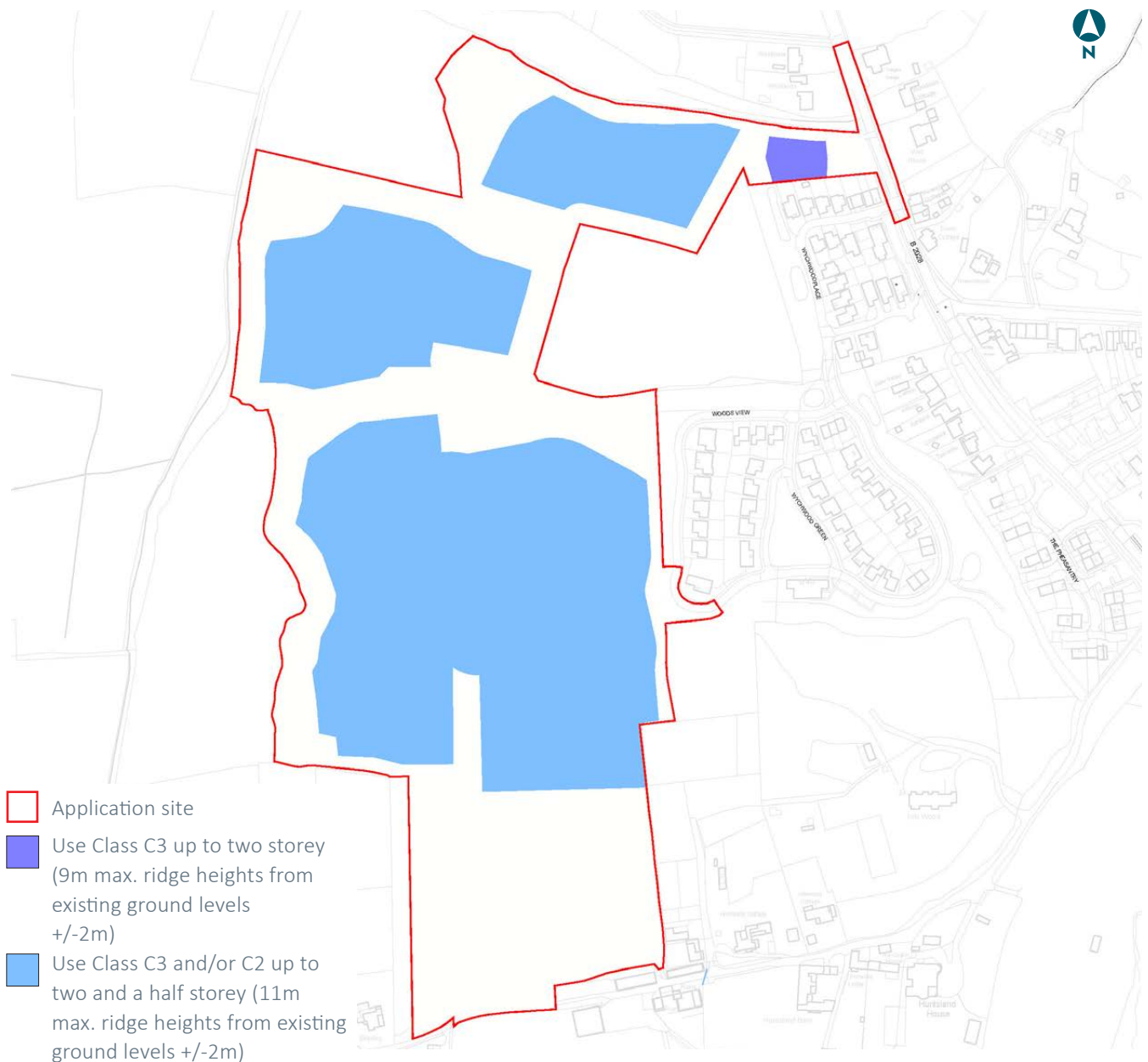
APPLICATION SITE: BUILDING HEIGHTS PARAMETER

The masterplan predominantly proposes the **maximum height of proposed buildings to be up to two and a half storeys, with a limit of up to two storey located adjacent to the primary vehicular access into the site.** These parameters are in broad alignment with the consented DM/25/0016 scheme.

Up to two and a half storey development will pepper-potted throughout the scheme to help terminate views and provide visual interest.

The remainder of the site will feature buildings of up to two storeys.

There is potential to explore some single and one and a half storey buildings within the masterplan.



Building heights parameter plan. Not to scale

ACCESS AND MOVEMENT

Study Area

The study area will benefit from having three separate vehicular accesses onto the B2028 Turners Hill Road, which will help in dispersing development related traffic onto the local highway network during the weekday AM and PM peak hour periods.

The B2028 Turners Hill Road is a single carriageway north-south link between the Copthorne Road corridor and Turners Hill. Along the site's frontage, a continuous footway is provided along the eastern side of the B2028 Turners Hill Road and there are intermittent footways on the western side, as well as two signal-controlled crossings.

Wychwood Place is part of a development of 67 homes and has good pedestrian infrastructure. An additional pedestrian, cycle and emergency link to the site will be provided off the south-western corner of Wychwood Place. As well as adjoining the existing footway network of Wychwood Place, this will connect to existing footway along the B2028 Turners Hill Road via a pedestrian/cycle access south of the junction with Wychwood Place, and to Huntsland, the latter forming part of the Public Right of Way (PRoW) network (Footpath 33W).

Huntsland routes east to west immediately south of the application site and is therefore within part of the wider study area. It connects the B2028 Turners Hill Road to the wider PRoW network including Footpath 29W, Footpath 34W, and Footpath 35W, the latter of which runs outside and adjacent to the site's western boundary. Footpath 34W is a north-south route outside the boundary, and links Huntsland with Wallage Lane. There is also a stepped connection onto Worth Way, a cycle route immediately south of the wider study area connecting Crawley and East Grinstead, which is predominantly 'traffic free'. [JA1.1][MS1.2]

A combination of the above footpaths / bridleways and cycle routes provide connections into Crawley Down village centre, via Sandy Lane or Vicarage Road where footways are present or to destinations further afield towards Crawley and East Grinstead, using Worth Way.

Crawley Down possesses a number of local facilities and services, which are likely to cater for the everyday needs of households, including community, convenience retail, education, healthcare, and leisure.

Application Site

PUBLIC TRANSPORT

The nearest bus stops are located on either side of the B2028 Turners Hill Road (Sandy Lane), opposite and adjacent to the junction with Wychwood Place, approximately 600-metres (an 8-minute walk journey) from the site. Both stops benefit from having flagpole with timetable information, and RTP1 boards.

These stops are served by bus route no.'s 272, 281, 291, 624, and 648 (operated by Metrobus), which provide frequent direct access throughout a typical week to a host of local and regional destinations including Brighton, Crawley, East Grinstead, Haywards Heath, Three Bridges, and Tunbridge Wells. Bus route no.'s 624 and 648 operate to/from Imberhorne Lower School.

Additional bus stops are also provided on either side of the B2028 Turners Hill Road, south of the junction with Grange Road, approximately 1.0-kilometre (a 12-minute walk journey) from the site. These stops are served by bus route no. 272 and 643, which operates to/from Imberhorne Lower School.

Interchange with mainline rail services operating from East Grinstead, and Three Bridges rail stations can be reached via bus routes 272 and 281. In addition, both Three Bridges and East Grinstead rail stations, located approximately 5.0 and 8.3 kilometres to the west and east, respectively, are accessible by cycle via The Worth Way.

Both East Grinstead and Three Bridges rail stations provide frequent direct access to a host of regional and national destinations including major employment areas in Barnham, Brighton, Clapham Junction, East Croydon, Gatwick Airport, Haywards Heath, Horsham, and London Bridge/Victoria.

To further enhance the site’s accessibility to public transport services and encourage future households to travel by bus and rail, several improvements are proposed. This includes the provision of new shelters and raised kerbs at the nearest bus stops to the site (adjacent,

and opposite to Sandy Lane), near the junction of the B2028 Turners Hill Road/Wychwood Place. In addition, the applicant proposes funding an increased service frequency for bus route no. 272 (Crawley to Brighton) on Saturday evenings and Sundays, noting there is currently no service during these time periods. The applicant will fund the service for a duration of 2.5 years. This is in line with the agreed funding for the previous planning permission for 150 homes on land west of Turners Hill Road, secured via Section 106 agreement (Fifth schedule clause 1). The permitted development site to the south will fund a further 2.5 years.

VEHICLE ACCESS

The proposed development will be served by upgrading the existing access to Hurst Farm, located off the western side of the B2028 Turners Hill Road.

As shown in the extract below, the site’s access will be upgraded to form a give-way priority junction adjoining an internal access road measuring 5.5-metres in width and with a 2.0-metre-wide footway along the southern side. A pedestrian priority crossing incorporating tactile paving will be provided to tie into existing footway infrastructure along the western side of the B2028 Turners Hill Road.

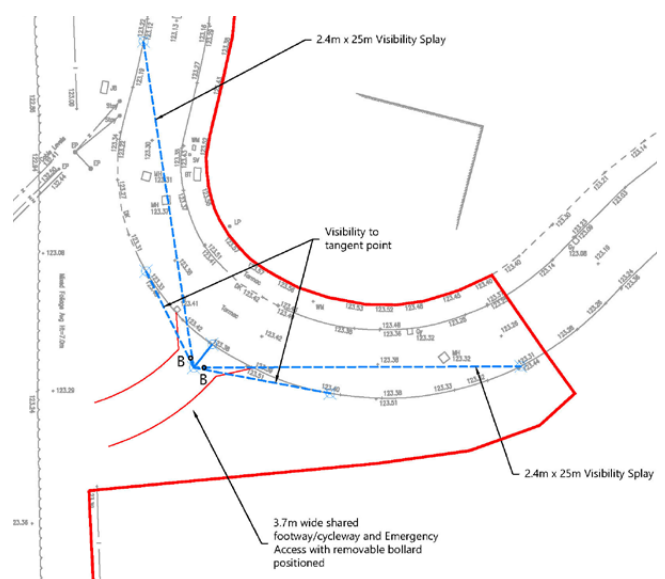
In line with national design guidance, the site’s proposed access provides appropriate visibility in accordance with prevailing vehicle speeds and in line with design guidance.

The proposed access replaces the previously consented arrangement, which comprised the extension of the Wychwood Place cul-de-sac. Crucially, this overcomes concerns over the intensification of the shared surface arrangement along Wychwood Place, which were expressed during the determination of the previously approved outline planning application.

To enhance permeability on-foot and by cycle with the surrounding area, a shared pedestrian/cycleway and emergency access will be provided on the site’s eastern side to connect with the carriageway of Wychwood Place. Removable bollards will be placed along the emergency access to prevent unauthorised vehicle access.



Primary vehicular, cycle and pedestrian access point. Not to scale.








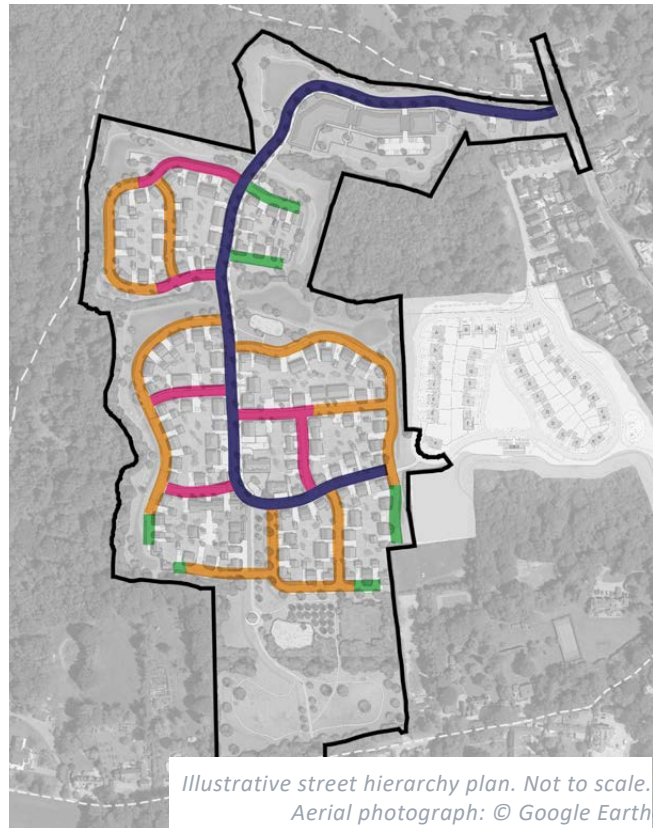
Emergency, cycle and pedestrian access point. Not to scale.

STREET HIERARCHY

The proposed development has a clearly defined street hierarchy that prioritises easy navigation and active travel. While the specific street typologies have not yet been finalised, the following page provides an overview of the proposed development.

The street hierarchy consists of four types of streets: primary, secondary, shared surface and private drives. Primary streets serve as the main feeder roads and provide access to the development. Secondary streets are smaller in scale and provide access to clusters of blocks. Shared surface streets provide access to shared private driveways and private residences. Detailed street typologies will be determined during the reserved matters stage of the application.

- | | | | |
|---|-------------------|---|------------------------|
|  | Application site |  | Shared surface streets |
|  | Primary streets |  | Shared private drives |
|  | Secondary streets | | |

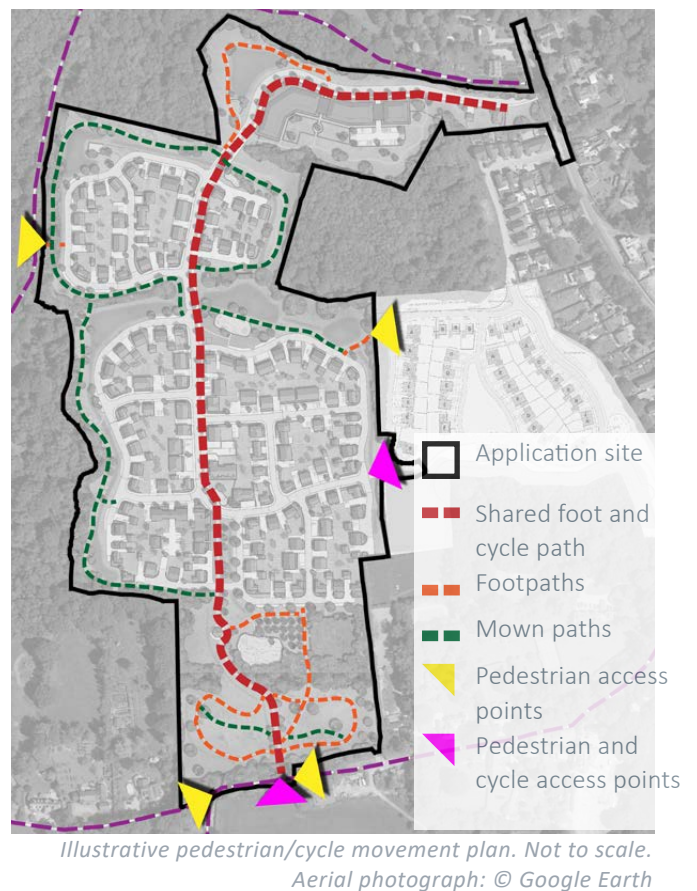


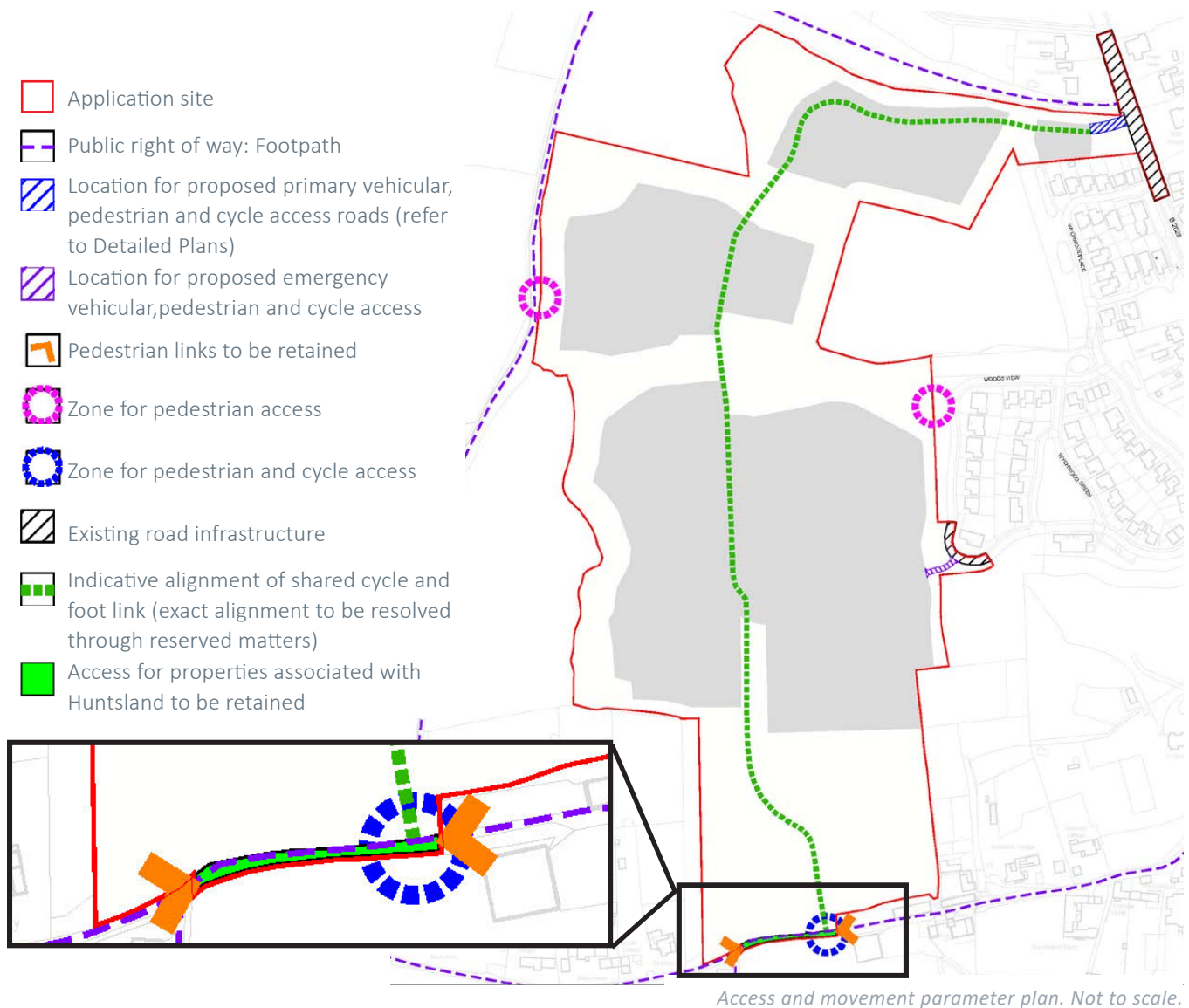
PEDESTRIAN/CYCLE MOVEMENT

In addition to the proposed shared pedestrian/cycleway and emergency access to Wychwood Place, the permeability of the site to the application site and wider study area will be enhanced through the provision of multiple access points for pedestrians and cyclists.

These will integrate with the existing PRoW network that runs alongside the site's northern, western, and southern boundaries, providing opportunities for onward connections to the south of Crawley Down village centre and Worth Way.

As part of the consented scheme on land south of Huntsland, the surface of Worth Way will be upgraded, in-turn providing an attractive route for future households travelling to key public transport interchanges and potential employment destinations in Crawley and East Grinstead.





OFF SITE IMPROVEMENTS

As part of the site's previously consented scheme, a Healthy Streets Assessment was undertaken in accordance with set criteria to identify potential improvements to the surrounding foot/cycleway infrastructure.

As set out previously, it was agreed that the permitted scheme will fund improvements to the bus stops adjacent to Wychwood Place and the revised planning application will honour that commitment to improve the bus stops (secured via condition 26 of the planning application for the north of allocation DPA9).

Further improvements are to come forward in association with the permitted 200 home development on land south of Huntsland. These are as follows:

- Footway widening on Turners Hill Road between Puffin crossing and Sunny Avenue (secured by condition 30 of the relevant planning application).
- New Toucan crossing south of proposed southern access to land south of Huntsland (secured by condition 28).
- Six dropped kerb / tactile paving crossings on minor arms of junctions on Turners Hill Road and Vicarage Lane (secured by condition 31).
- Contribution to improve Worth Way PRow's surface (secured by Section 106 agreement, Fifth schedule, Clause 4).

APPLICATION SITE: LANDSCAPE

The Landscape Proposals seek to:

- Improve the appearance at the entrance from Turners Hill by replacing existing closeboard fencing with native hedgerow planting, whilst enhancing the growing conditions for retained mature trees along the site's boundaries;
- Enhance the northern boundary vegetation to reduce visibility into the site from the adjacent public right of way and from the Grade II Listed Westlands;
- Improve the sense of enclosure within the site through new areas of native woodland planting which would read as an extension of the adjacent wooded areas.
- Retain and enhance the woodland and woodland edges through providing new native planting and sensitively designed footpaths and woodland hides.
- Introduce new native structure planting along the central ridge so as to filter views to the new housing from adjacent receptors.
- Enhance wildlife connectivity and habitats by providing a range of semi-natural habitats including the delivery of extensive areas of species-rich grassland, woodland and hedgerow planting.
- Provide improved access and appreciation of the undulating wooded landscape which forms the setting to the village of Crawley Down.
- Provide an attractive area of semi-natural Countryside Open Space offering a range of wildlife and amenity benefits for existing and new residents.
- Provide good pedestrian (and cycle) connections with existing and proposed residential areas;
- Provide attractive walking routes with appropriately surfaced paths.
- Provide facilities to attract dog walkers.
- Ensure boundaries are secure and defined where necessary to allow for the above activities to be enjoyed safely.
- Allow for ongoing land management.
- Ensure tree planting is provided in both the form of forest scale trees and woodland planting within the wider public open space and small to medium street trees with suitable canopies and rooting requirements to ensure an appropriate greening of the new housing area.
- Ensure SuDS elements are enhanced for wildlife and amenity value within the public open space and ensure any residual health and safety risks are appropriately recorded and managed.
- Identify the locations for furniture and features, including seating, litter and dog waste bins.
- Identify locations for signage and interpretation panels which will be designed to contribute to the wider public right of way network.
- Identify opportunities for nature inspired play which will be designed through consultation with the local community to ensure play provision is locally inspired, locally sourced and appropriate for current and future range of users.
- Identify opportunities to educate users on the site's location within the High Weald, drawing reference to the wider context including the Ashdown Forest and High Weald National Landscape.
- Specification of planting will be subject to condition. Species will be predominantly native, selected to increase wildlife and amenity value throughout the seasons. They will be drought tolerant so as to reduce the need for watering in dry periods.



Illustrative landscape plan. Not to scale.

- | | |
|---|---|
|  Existing PROW |  Proposed orchard |
|  Proposed cycle and pedestrian route |  Proposed swale |
|  Existing trees and vegetation retained |  Proposed attenuation basin |
|  Proposed development parcels and roads |  Proposed wet species rich grassland |
|  Indicative location for allotments- if required, exact location and size to be resolved though reserved matters |  Proposed species rich grassland |
|  Proposed pump stations |  Proposed secondary open space paths |
|  Proposed band stand |  Proposed timber decking |
|  Proposed native structure planting |  Proposed NEAP |
|  Proposed native hedgerow |  Proposed LEAPs |
|  Proposed open space trees |  Proposed LAPs |
|  Proposed avenue trees |  Proposed play on the way |
| |  Proposed interpretation boards/wayfinding nodes |
| |  Proposed benches |

STUDY AREA: OPEN SPACE TYPOLOGIES

The illustrative proposals respond to the requirements of the emerging Mid-Sussex District Local Plan 2021-2039 (Reg 19 Draft) at Appendix 5, Table 3 and the site specific requirements of emerging policy DPA9 and DPA10.

The illustrative proposals provide the following:

1. COUNTRYSIDE OPEN SPACE

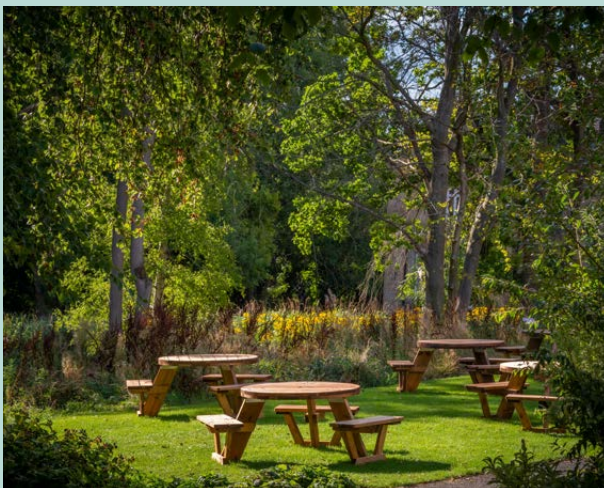
The Countryside Open Space retains the most sensitive parts of the site (including the south facing ridge) as open space designed to present a semi-natural landscape with a range of wildlife habitats and amenity benefits. It has been designed in accordance with Natural England's design criteria for Suitable Alternative Natural Greenspace (SANGs) so as to present an attractive space for local residents to access the countryside (via footpath 33W) and to walk their dogs close to home.

It will be designed to present an attractive, peaceful, semi-natural landscape for dog walking and enjoyment of nature within walking distance of the new homes. Proposed footpaths will integrate with the existing PRoWs within the site and also retain the character of PRoWs that border the site in line with the policy requirements of DPA9. **The wider Countryside Open Space which extends south beyond the application site (and will form part of a separate application for land to the south of Huntsland), will be divided into three character areas:**



*Illustrative Countryside Open Space character plan.
Not to scale.*

The Central Ridge (●), close to the community hub and celebrating views out from the site towards the High Weald



The Wooded Slopes (●), which are outside of the application site and form the study area, explore the existing and new woodland areas along the south-facing slopes and central valley.



The Wetlands (●), which are outside of the application site and form the study area, present boardwalks and viewing decks to ponds, wetlands and seasonally wet attenuation basins within the low enclosed landscape associated with the Worth Way.



A shared pedestrian cycle route will provide connectivity from the new housing, through the Countryside Open Space to footpath 33W, and into the wider Countryside Open Space which forms part of a separate application for land to the south of Huntsland. It will be min 3m wide with strategically placed parkland tree planting, of an appropriate scale as well as resting places along its length. This will help to distinguish the route as a key movement corridor through the community area and enhance the sense of arrival into the Countryside Open Space from the north.

Although not formally being offered as SANGs the Countryside Open Space has been designed through consultation with Natural England, including a walkover in November 2024, where it was agreed it has the ability to present a local attraction not just for existing and new residents of the village but also for wildlife and visitors to the area.

2. AMENITY GREEN SPACE

The new housing will be carefully integrated into its countryside setting through the provision of Amenity Green Space which will see new street trees, informal village greens and incidental open space areas enhancing the legibility, wildlife and amenity value of the new neighbourhoods.

3. NATURAL AND SEMI-NATURAL SPACE

Existing woodland, woodland edges, hedgerows and hedgerow trees will be retained and protected through the provision of Natural and Semi-Natural Space which will be presented in the form of native planting, wildlife verges and meadows within appropriate buffers to existing landscape features. These will ensure that all mature landscape is protected and reinforced in the long term and that wildlife permeability across the site and beyond is maintained and enhanced.

4. EQUIPPED/DESIGNATED PLAY

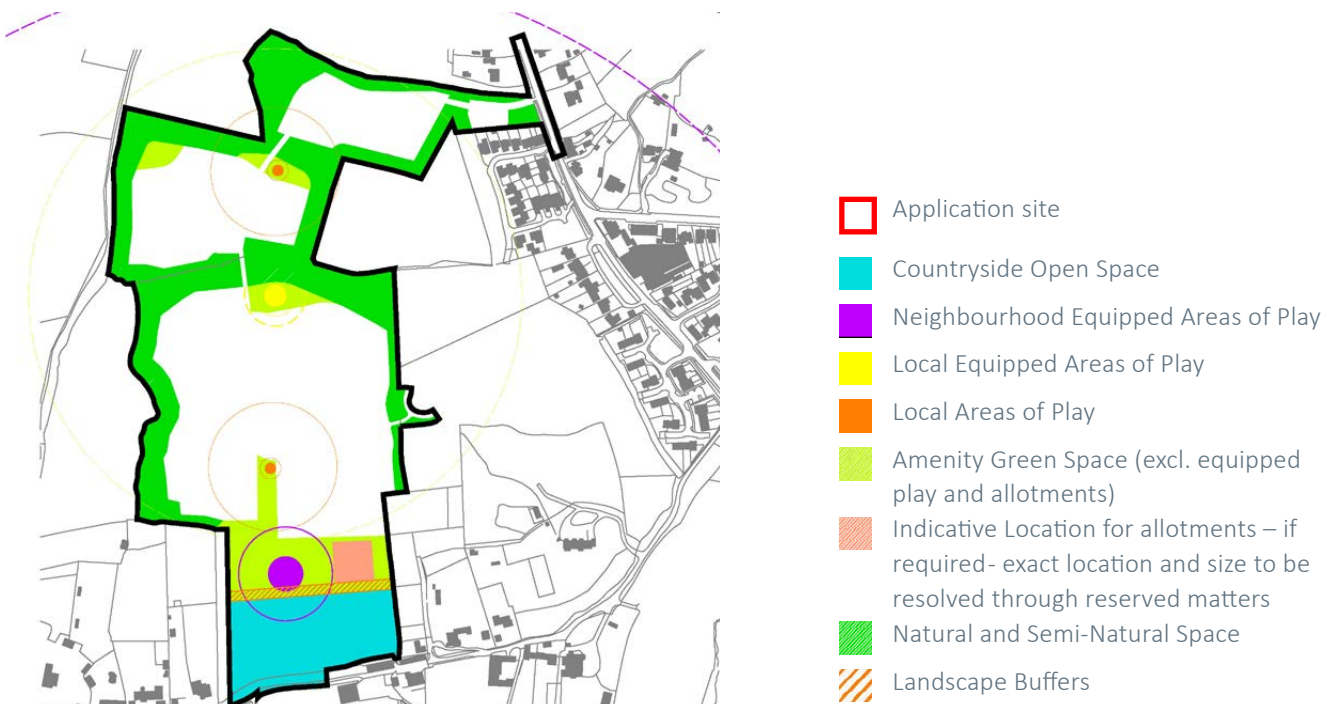
Equipped/Designated Play Areas are proposed in the form of one Neighbourhood Equipped Area of Play and one Local Equipped Area of Play with additional play offered in the form of Local Areas of Play throughout the site and will include linear features and trails promoting play on the way. The Neighbourhood Equipped Area of Play will be located close to the community space and adjacent to the Countryside Open Space. The Local Equipped Area of play will be within walking distance of the adjacent settlement edge. All play will be inspired by the site's wooded undulating character and their design will be led by community engagement to present a strong sense of identity whilst ensuring a range of facilities for all ages and all abilities.

TYOLOGY	REQUIREMENT (BASED ON POPULATION OF 552)	ON SITE PROVISION
Countryside Open Space	0.442ha	1.47ha
Equipped / Designated Play Space	0.138ha	0.16ha
Amenity Green Space	0.442ha	1.247ha
Natural and Semi-Natural Space*	0.994ha	3.977ha
Allotments**	0.166ha	0.166ha

* Includes access roads and emergency link to Wychwood Place (equating to approx. 0.047ha. Internal access roads to be resolved through reserved matters.

**If required, exact location and size to be resolved through reserved matters

NOTE: Financial contribution to be made towards off-site provision of outdoor sports and MUGA.



Open space and play strategy plan. Not to scale.



Green infrastructure parameter plan. Not to scale.

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Application site Green Infrastructure: including Countryside Space, Amenity Greenspace, Natural and Semi-Natural Space. To include new planting, SuDS, public art, car parking, access roads, utility infrastructure, possible allotments and associated parking and children's play spaces Location for proposed primary vehicular, pedestrian and cycle access roads (refer to Detailed Plans) Location for emergency, pedestrian and cycle access Access for properties associated with Huntsland to be retained | <ul style="list-style-type: none"> Existing Road infrastructure Ancient Woodland and 15m buffer Trees and/or hedgerow to be retained Trees and/or hedgerow to be removed (please refer to the Arboricultural Implications Report for further information) Native structure planting (exact location and specification to be resolved through reserved matters) Public right of way: Footpath Location for Neighbourhood Equipped Area for Play (NEAP). (exact location and size to be resolved through reserved matters) | <ul style="list-style-type: none"> Location for Local Area for Play (LAP). (exact location and size to be resolved through reserved matters) Location for Local Equipped Area for Play (LEAP). (exact location and size to be resolved through reserved matters) Location for drainage features. (exact location and size to be resolved through reserved matters) Community gathering space/ band stand area. (exact location and size to be resolved through reserved matters) Location for allotments. (exact location and size to be resolved through reserved matters) |
|--|--|---|

APPLICATION SITE: ECOLOGY AND BIODIVERSITY

BNG is a process that is considered both during the determination of planning applications, and then post planning via a number of set documents (including a Biodiversity Gain Plan and, where required, a Habitat Management and Monitoring Plan). Following on from the amendments to Schedule 7A of the Town and Country Planning Act 1990, government advice has been published which sets out the information that LPAs require in order to consider BNG as part of a planning application. The necessary information is included within this report, therefore the LPA's statutory requirements under the BNG legislation have been satisfied.

In addition, going beyond the scope of the statutory requirements (which only require the baseline habitat value to be defined at the planning application stage), a preliminary BNG assessment of the post-development value has been undertaken, which concludes that the proposed development will result in net gains in habitat and hedgerow units within the site boundary which are in excess of the relevant figure of 10%.

