

FIGURE 4.10: AFFORDABLE HOUSING PLAN



AFFORDABLE HOUSING

4.20 This submission provides 30% affordable housing located across the development. The design of the dwellings are to be tenure blind and will ensure the affordable housing is well integrated within the site both in aesthetics and clustering. The proposed mix aligns with the signed S106 requirements.

KEY



AFFORDABLE RENT



SHARED OWNERSHIP

5. LANDSCAPING DESIGN

LANDSCAPE STRATEGY

5.1 The proposed open space strategy delivers a well-connected and inclusive green infrastructure network that enhances both community use and ecological value across the site. A central area of public open space acts as the heart of the development, whilst providing connectivity to the wider green infrastructure network. This includes a multi-age play space designed to cater for a range of abilities and interests, supported by additional play areas located to the north and west of the site. Together, these spaces offer varied opportunities for active, imaginative, and inclusive play while reinforcing the site's landscape structure.

5.2 Additional green infrastructure links reinforce the existing hedgerows running through the site, creating new north-south routes for both people and wildlife. To the southwest, an area of open woodland provides a tranquil space underpinned by wildflower grassland and carefully arranged tree planting. This space does not only offer informal recreation but also serves as a visual buffer to the neighbouring listed building, respecting and enhancing its setting.

5.3 To the northwest of the site, a new allotment area provides opportunities for community gardening, local food production and informal social interaction. The allotments are positioned to create a soft transition between the development and the adjacent SANG, enhancing the site's green infrastructure while supporting community wellbeing, biodiversity, and sustainable living.

5.4 Within the development parcels, a coordinated strategy of street tree planting and soft front gardens enhances the visual quality of the streetscape and contributes to urban cooling and biodiversity. A cohesive range of boundary treatments is used to reinforce distinct character areas, providing definition and a sense of place. Surface materials vary across the development to reflect the street hierarchy, ranging from shared surface areas to primary routes, supporting legibility of the site.

5.5 Footpath connections are integrated throughout the site, linking each of these spaces with the wider green infrastructure. These routes connect to the existing Public Rights of Way, the adjacent SANG and the local community; ensuring safe, sustainable access to the new school, sports pitches and surrounding countryside.

- 1 Allotments
- 2 Listed building buffer
- 3 Central Play Space (NEAP, LEAP & LAP)
- 4 LAP
- 5 LEAP
- 6 SuDS
- 7 Existing hedgerow
- 8 Footpath network
- 9 Connection to PRow
- 10 Connection to SANG
- 11 Amenity grassland
- 12 Informal POS
- 13 Pedestrian connection to Imberhorne Lane



FIGURE 5.1: LANDSCAPE STRATEGY





Leppards Wood

IMBERHO SCHOOL

FORMAL SPORTS PROVISION
14.291ac / 5.783ha

FORMAL SPORTS
PITCHES

MIXED USE AREA
2.919ac / 1.181ha

PRIMARY SCHOOL AREA
5.434ac / 2.159ha

CENTRAL
POS

ATTENUATION
FEATURE

ATTENUATION
FEATURE

11

5

6

6

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6

13

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11

OPEN SPACE AREA

5.6 The proposed open space and play provision have been carefully designed to comply with the principles and standards set out in the Mid Sussex District Plan (Policy DP24), the Mid Sussex Design Guide and the Play and Amenity Green Space Strategy (2019).The layout delivers a well-distributed network of accessible, high-quality play and open spaces that meet the needs of a range of age groups and abilities, in line with policy requirements.This includes the provision of NEAP, LEAP, and LAP areas, alongside multifunctional green spaces that support both active recreation and biodiversity.

TYPOLGY	COLOUR	LOCAL PLAN POLICY per 1000 (IN HA)	POLICY REQUIREMENT for site(IN HA)	ON SITE PROVISION (IN HA)
AMENITY GREEN SPACE		0.55	0.76	1.26
PUBLIC PARK AND GARDENS		1.10	1.51	5.11
NATURAL AND SEMI-NATURAL GREEN SPACE		1.00	1.38	6.22
PROVISION FOR CHILDREN AND YOUNG PEOPLE		0.14	0.19	0.24
ALLOTMENTS, COMMUNITY GARDENS AND ORCHARDS		0.20	0.28	0.61
SUDS POND		N/a	N/a	1.41
GRAND TOTAL		2.99	4.11	13.44



FIGURE 5.2: OPEN SPACE AREA PLAN





CENTRAL PLAY SPACE



FIGURE 5.3: CENTRAL NEAP

5.7 The Central Play Space has been designed as a hub for young people at the heart of the site. It incorporates a NEAP, LEAP, and LAP, providing play opportunities for all age groups.

5.8 The NEAP has been carefully designed in line with the 'Make Space for Girls' principles, offering areas to socialise and hang out as well as be active. It includes sports elements such as outdoor fitness equipment and a goal/basketball hoop. The layout has been kept open, with fencing placed only behind the goal to prevent balls from escaping, helping to maintain a welcoming and unthreatening atmosphere.

5.9 The LEAP has been created specifically for school-aged children, featuring a variety of equipment that offers different play experiences. It integrates landform and sensory planting to enrich the environment. Positioned close to both the NEAP and LAP, the layout encourages use by siblings or friends of different ages at the same time.

5.10 All play spaces have been designed with accessibility in mind. Most equipment can be used by children of all abilities, and hard surfacing ensures that all areas are easily accessible to everyone.





FIGURE 5.4: SKETCH OF CENTRAL PLAY SPACE



FIGURE 5.6: LOCATION PLAN



FIGURE 5.5: SECTION OF CENTRAL PLAY SPACE





FIGURE 5.7: LOCATION PLAN



POCKETS OF PLAY



FIGURE 5.8: SOUTH WESTERN LAP





FIGURE 5.9: SKETCH OF FOCAL SPACE



FIGURE 5.10: SECTION FOCAL SPACE



FIGURE 5.11: LOCATION PLAN

5.11 This Local Area for Play (LAP) has been designed with younger children in mind, offering a safe and engaging environment that encourages early exploration and imaginative play. The space features a mix of low-level timber trim trail equipment that supports the development of balance, coordination, and gross motor skills.

5.12 Natural play elements such as gentle mounding, winding paths, and textured planting provide sensory interest and opportunities for open-ended play. These features combine to create an inviting, informal space that promotes curiosity and movement in a calm, green setting. The layout also allows for easy supervision, making it a welcoming and accessible space for families with young children.

NORTHERN OPEN SPACE



FIGURE 5.12: SOUTH WESTERN LAP





5.13 The northern open space includes a LEAP which is designed to encourage active, imaginative, and inclusive play for school-aged children. It features a variety of engaging equipment, including natural timber play structures and balancing elements, which promote physical development and coordination.

5.14 The play area is seamlessly integrated into the surrounding landscape, opening onto a large area of amenity grassland that offers additional space for informal games and imaginative free play. This connection to open space extends the play value beyond the formal equipment and encourages social interaction and creativity.

5.15 Fencing is sensitively incorporated along the edge of the adjacent SuDS feature to ensure safety while maintaining visual openness. The area is further enriched with colourful, biodiverse planting and accessible pathways, creating an inviting and dynamic environment for children and families alike.

FIGURE 5.13: LOCATION PLAN



FIGURE 5.14: SECTION OF NORTHERN PLAY SPACE





SOUTH WESTERN OPEN SPACE



FIGURE 5.16: SOUTH WESTERN LAP



FIGURE 5.17: LOCATION PLAN



5.16 The southern POS provides a multifunctional green space that balances ecological value with visual sensitivity. A mix of large native trees are arranged to form an open woodland, acting as a soft, natural buffer between the new development and the adjacent listed building, helping to preserve its setting and enhance the rural character of the area.

5.17 Adjacent to the woodland, an area of amenity grassland offers a flexible open space for informal recreation and relaxation. Key footpath connections link the public open space to the Public Right of Way (PRoW) network, ensuring easy and inclusive access to the wider landscape.

5.18 These routes also provide a natural link to the adjacent Suitable Alternative Natural Greenspace (SANG), encouraging active travel and exploration while reinforcing the POS's role as a gateway to the surrounding countryside.

FIGURE 5.18: SKETCH OF SOUTH WESTERN OPEN SPACE



FIGURE 5.19: SECTION OF SOUTH WESTERN OPEN SPACE





FIGURE 5.20: LOCATION PLAN



PLANTING STRATEGY

TREE PLANTING

CLIMATE RESILIENCE & BIOSECURITY

5.19 The tree palette is designed to be resilient to a changing climate, with species selected for their tolerance to drought, heat, and emerging diseases. While native species are prioritised where appropriate, carefully selected non-native (but non-invasive) species are also included to ensure long term adaptability, structural diversity, and year-round interest.

5.20 Hilliers are working with leading scientists to create climate resilient species. The following are a selection of suggested tolerant species:

- Acer campestre
- Alnus cordata
- Corylus columna
- Crataegus mongyna
- Sorbus aria
- Tilia tomentosa 'Brabant'
- Ulmus 'New Horizon'

5.21 Oak can be included within the scheme, subject to stock availability, suitable planting conditions, and size specification, as UK supply and movement is currently limited due to biosecurity restrictions aimed at preventing the spread of OPM.

AGE & STRUCTURAL DIVERSIFICATION

5.22 To increase long-term resilience and visual interest, trees will be planted in varied age groups including standard, feathered and extra-heavy specimens where appropriate. Over time, this creates a more layered, ecologically functional canopy structure and reduces the risk of simultaneous dieback across monoculture plantings.

SOIL VOLUME AND ROOT ZONES

5.23 New tree planting follows NHBC guidance (Chapter 4.2), which sets out appropriate distances between trees and buildings to avoid future issues with root growth and structural impact.

5.24 The highway authority has similar restrictions in place and will only accept low and medium water demand species.

5.25 Soil volume is also considered as a key part of tree placement, ensuring there is sufficient space below ground to support healthy canopy development over the long term.



Ulmus 'New Horizon'



Tilia tomentosa 'Brabant'



Pyrus calleryana 'Chanticleer'



Alnus cordata



Acer campestre



Prunus padus



FIGURE 5.21: REGULARISED TREE PLANTING DOWN THE PRINCIPAL ROUTE



FIGURE 5.22: INTEGRATING PLANTING WITHIN THE STREET AND BETWEEN PARKING SPACES TO CREATE A VERDANT STREET SCENE



FIGURE 5.23: NATURALISTIC AND NATIVE PLANTING WITHIN THE PUBLIC OPEN SPACES RESPONDING TO THE EXISTING LANDSCAPE CHARACTER

GRASSLAND & MEADOW



5.26 Create species-rich grasslands and meadows with native grasses and wildflowers to enhance biodiversity, define character areas, and support pollinators through low frequency mowing.



5.27 Provide regularly mown, species-rich grass areas near homes and public spaces for recreation and play, maintaining a neat appearance and ecological value.



5.28 Design road and path verges with low-maintenance, native planting to enhance visual appeal, define movement corridors, and support biodiversity and user safety.

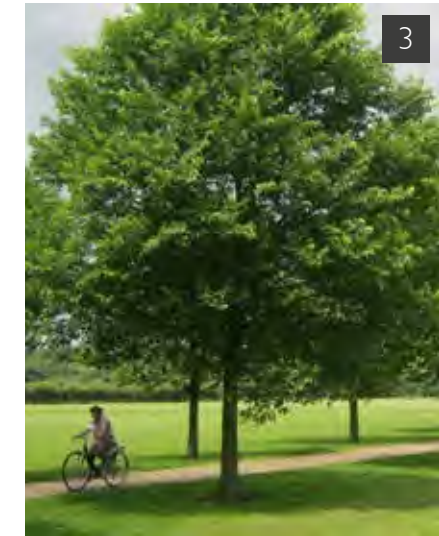
BUFFER & WOODLAND



NATIVE WOODLAND AND BUFFER PLANTING

5.29 Create diverse, resilient woodlands and buffer zones using native species to support wildlife corridors and enhance biodiversity, with ecologically informed ground layer planting. Periodic management such as thinning and pruning will maintain health, safety, and structural variety.

1. *Acer campestre*
2. *Carpinus betulus*
3. *Ulmus* 'New Horizon'



NATIVE HEDGEROW



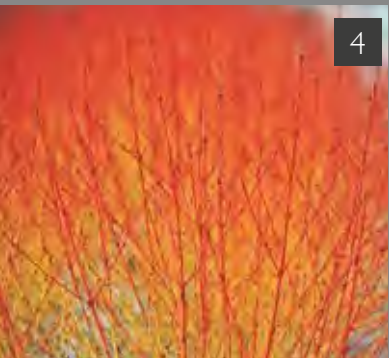
5.30 Plant mixed native species hedgerows to form dense, wildlife-friendly boundaries that provide shelter, food, and ecological connectivity, while enhancing landscape character and visual screening.

PLOT LANDSCAPING

5.31 Front gardens and more formal areas will include a site specific palette of ornamental species with proven benefits for pollinators. Planting will prioritise:

- Extended flowering periods
- A mix of flower shapes and colours to attract a range of bee species and hoverflies.
- Species that require low maintenance and tolerate urban soils.

SHRUB PLANTING



1. Daphne odora
2. Mahonia nitida 'Cabaret'
3. Hebe rakaiensis
4. Cornus sanguinea 'Midwinter Fire'
5. Cistus purpureus 'Alan Fradd'

PERENNIALS & GRASSES



1. Alchemilla mollis
2. Nepeta 'Six Hills Giant'
3. Carex 'Ice Dance'
4. Achillea 'Moonshine'
5. Heuchera 'Paris'

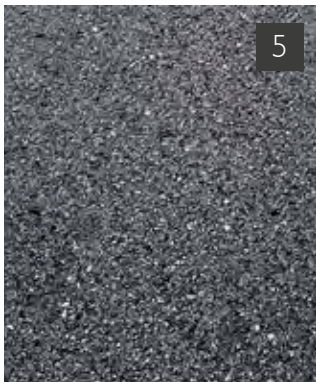
HEDGES



1. Ligustrum ovalifolium
2. Escallonia 'Apple Blossom'
3. Grisselinia litoralis
4. Eleagnus x ebbingei

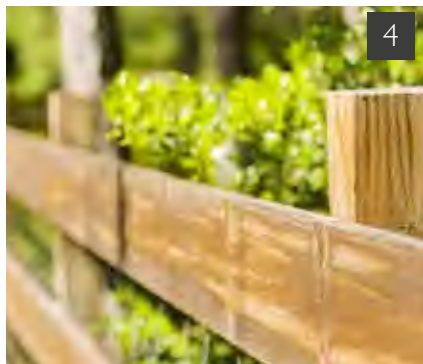
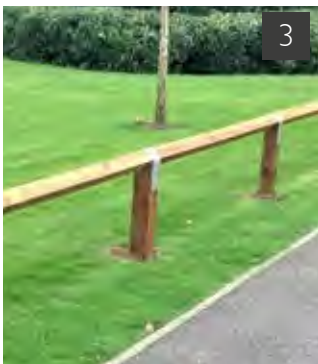
HARD LANDSCAPE STRATEGY

SURFACE TREATMENT



STREETS & PARKING

- 1. Burnt Ochre concrete block paving
- 2. Charcoal concrete block paving
- 3. Granite rumble strips
- 4. Brindle concrete block paving
- 5. Tarmac

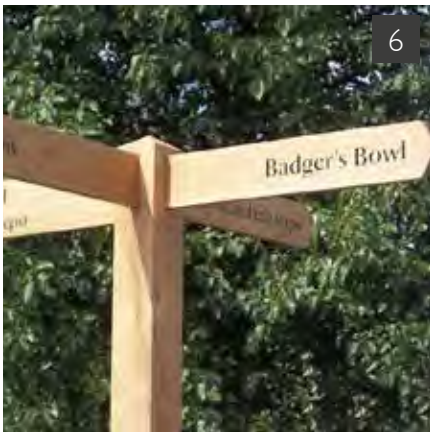


BOUNDARY TREATMENTS

- 1. Estate railing
- 2. Hedging
- 3. Timber knee rail
- 4. Timber Post and rail

OPEN SPACE

- 1. Selfbinding gravel
- 2. Timber bench
- 3. Steel bin
- 4. Timber bollards
- 5. Cycle parking
- 6. Wayfinding sign





EXTERNAL ENCLOSURES

5.32 The proposed external enclosures seek to define the public, private and semi-private areas across the development, as well as support the development character.

5.33 A combination of brick walls and fencing are proposed. Fences will be used to separate the plots with walls used where the private boundaries interface with the public realm. The planting strategy will assist in reinforcing boundaries and provide privacy to properties.

5.34 All external walls will visually match the architectural elevations in terms of brick colour on the corresponding property.

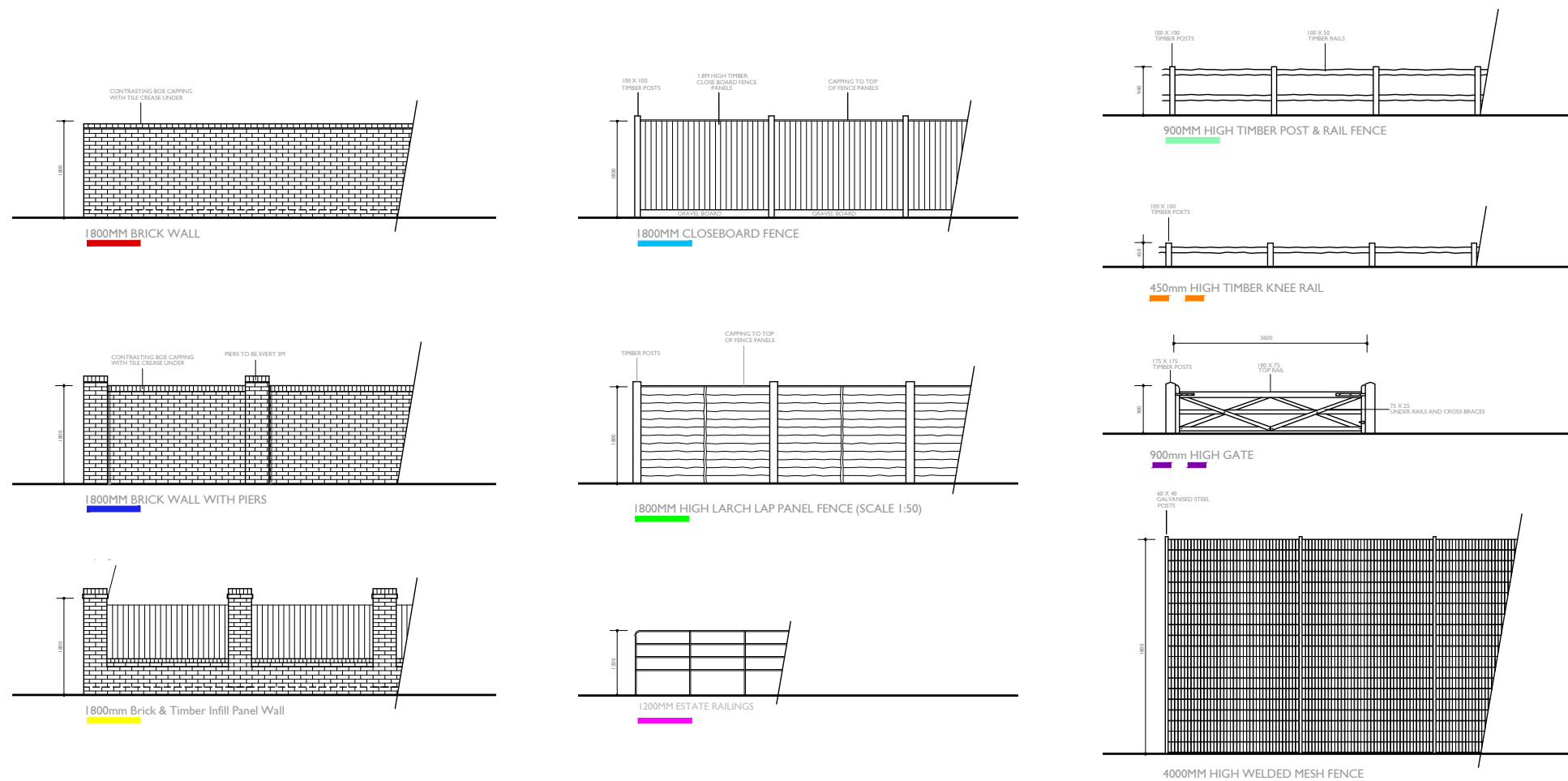


FIGURE 5.25: EXTERNAL ENCLOSURES PLAN



Leppards Wood



ECOLOGY

5.35 The landscaping proposals have been informed by detailed ecological assessments which identify the key primary habitats as cropland, modified grassland woodland and hedgerows with a watercourse network around the site. The land supports a range of protected and notable species including bats, Badgers Great Crested Newts, Dormice, Skylarks and low populations of common reptile species. Ecological constraints have been addressed through a layout that maintains suitable buffers to ancient and mixed deciduous woodland, key linear features and riparian corridors, while a strategic SANG of over 30 ha to the west of the residential parcels provides additional opportunities for ecological enhancement and recreational green space.

5.36 Existing high-value habitats, such as ancient and semi-natural woodland blocks, hedgerows, tree lines and ponds, will be retained and enhanced through a long-term management alongside extensive new habitat creation including species-rich grassland, native hedgerow planting and additional tree and scrub belts that ecologically link existing woodland, ponds and watercourses. A variety of enhancement measures are also proposed for protected species, including integrated bat bricks, bat and bird boxes on buildings and trees, a site-wide sensitive lighting strategy maintaining dark corridors for nocturnal wildlife, and enhanced terrestrial habitat for Great Crested Newts and reptiles in the form of rough grassland, scrub margins, log piles and hibernacula close to existing waterbodies. Overall, the scheme will deliver a positive outcome for local wildlife, in addition to a +11.35% Biodiversity Net Gain (BNG)



FIGURE 5.26: OVERALL PLANNING LAYOUT

