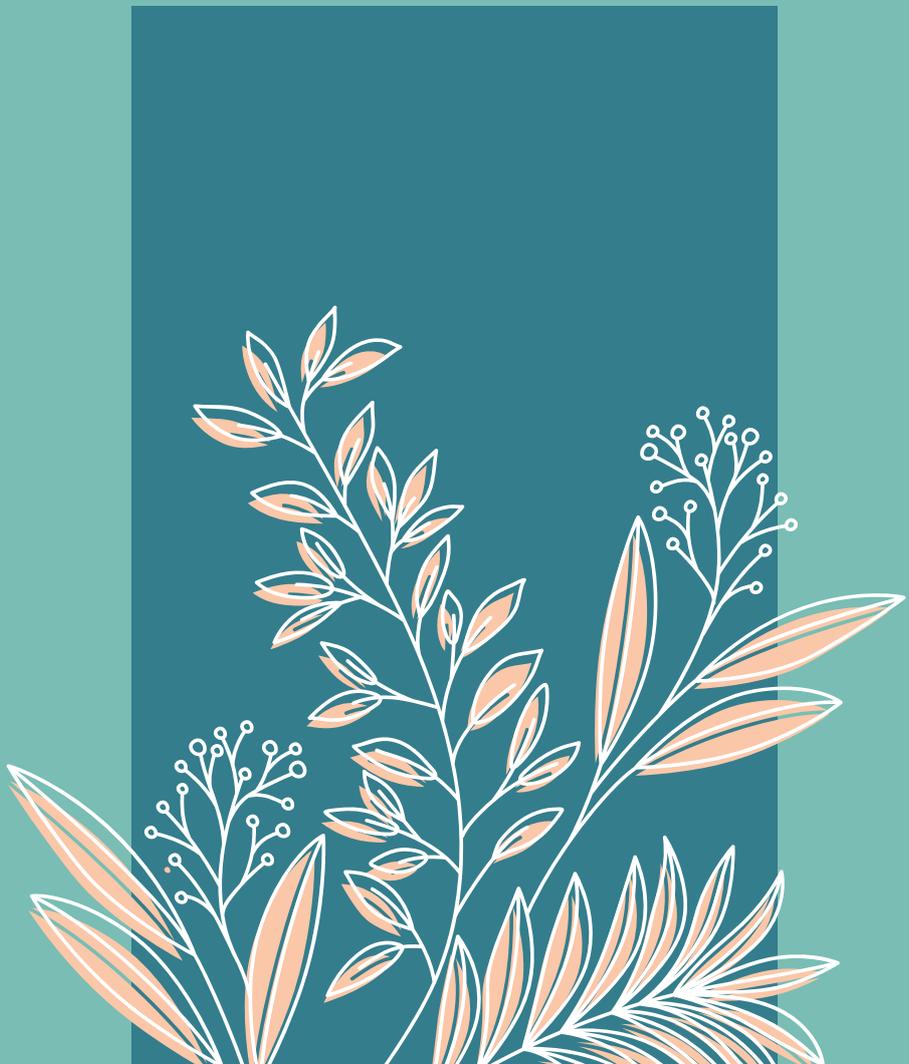


CHAPTER 04
DESIGN



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, including Land west of Turners Hill Road and north of Huntsland.

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.

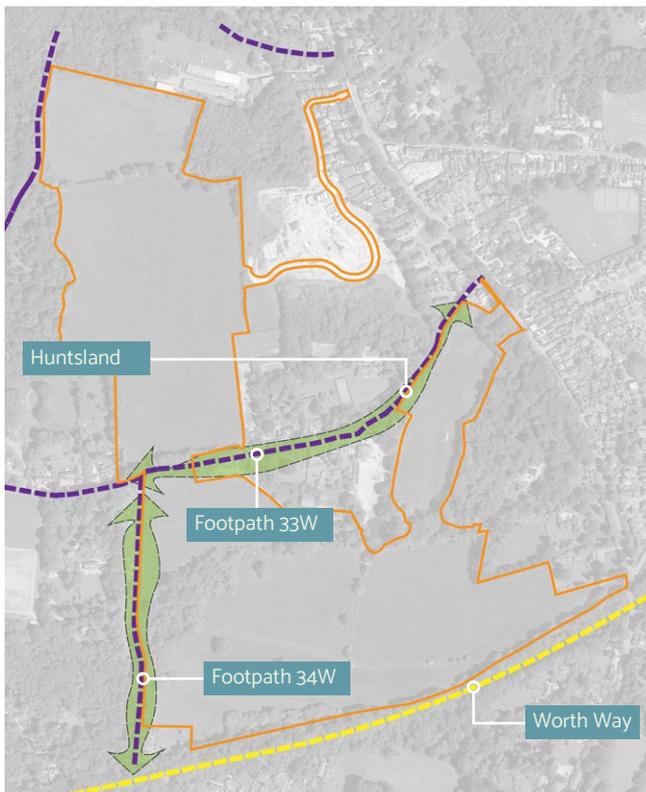


01 RETAIN AND ENHANCE EXISTING LANDSCAPE FEATURES TO HELP FORM A GREEN INFRASTRUCTURE NETWORK

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.

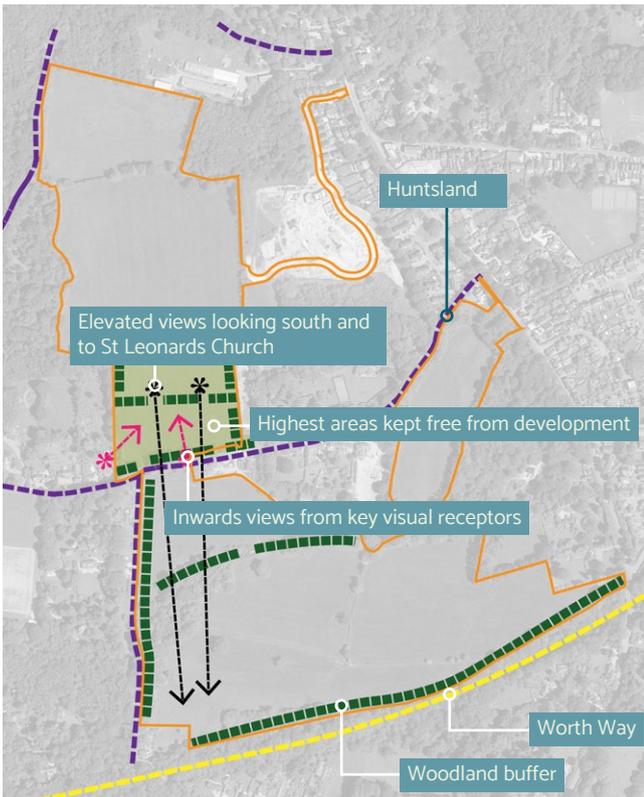
Ancient Woodland (●) will be preserved with a designated minimum 15-metre buffer (Ⓜ) from development.

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, whilst mostly outside of the site, will be set within attractive landscaped corridors to encourage walking and cycling.



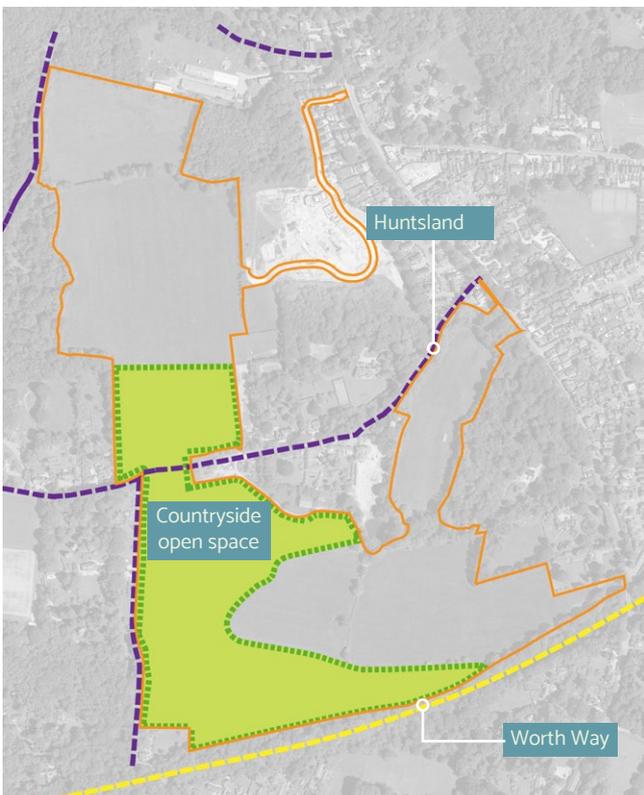
03 CREATE LANDSCAPE BUFFERS TO MITIGATE VIEWS

Landscape buffers along the 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.

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



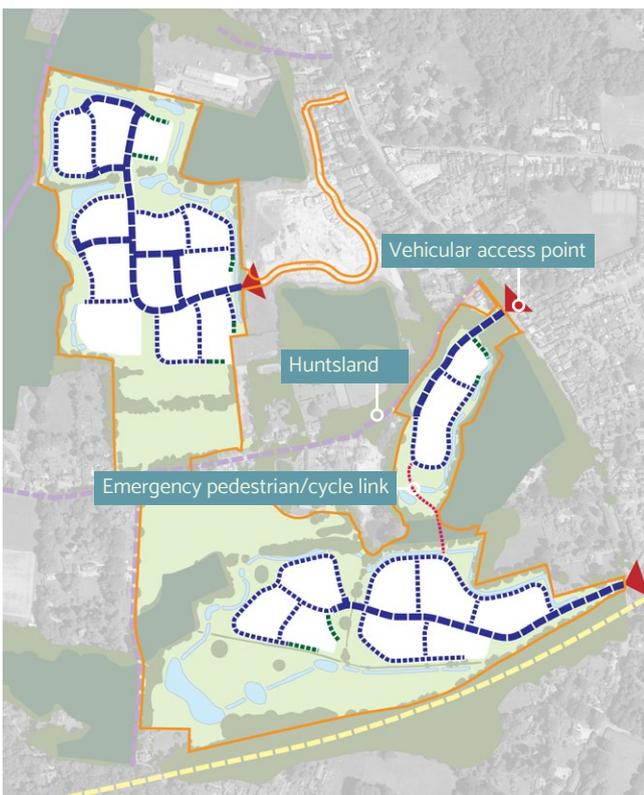
05 CREATE A COMPREHENSIVE GREEN INFRASTRUCTURE NETWORK

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 connections to the neighbouring site (Policy 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 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.

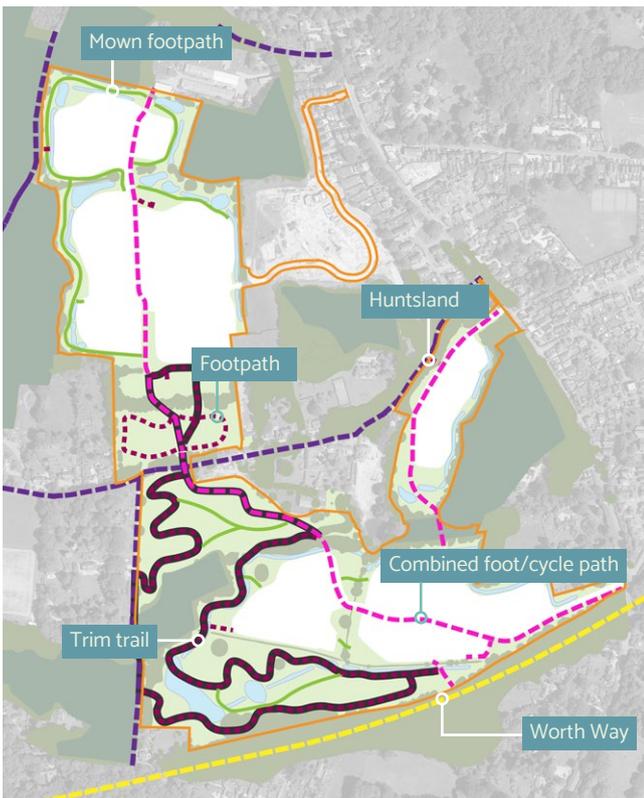
The creation of a sustainable drainage system network offers an opportunity to establish semi-wetland habitats, enhancing biodiversity. Swales and ponds will also serve as spaces where people can connect with nature and relax.



06 CREATE A NETWORK OF SAFE AND ATTRACTIVE STREETS

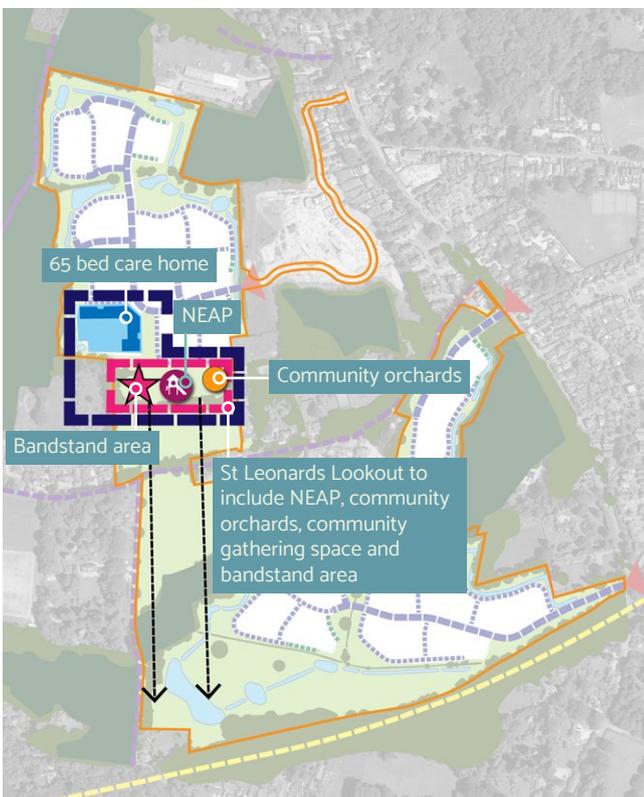
The design of the study area will prioritise walking and cycling over private car use by providing multiple pedestrian and cycle access points while enhancing the public right-of-way network. A comprehensive network of footpaths and cycleways will be integrated throughout the study area, with streets 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 and onwards to the neighbouring allocated site to the north (Policy DPA10).



08 CREATE A NEW COMMUNITY HEART

Create a new community heart featuring a 65-bed care home and St. Leonards Lookout. The care home will enable residents to remain within the village and maintain their social networks, fostering a sense of community and continuity.

St. Leonards Lookout 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, 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 350 homes at an average density of approximately 30 dwellings per hectare (dph) and providing a policy-compliant mix of homes to meet local needs, including 30% affordable housing and 2% self-build plots.

The study area illustrative masterplan also includes:

COMMUNITY HEART:

- **A new 65-bed care home** to support elderly residents in maintaining community ties.
- **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 and 34W).
- 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.

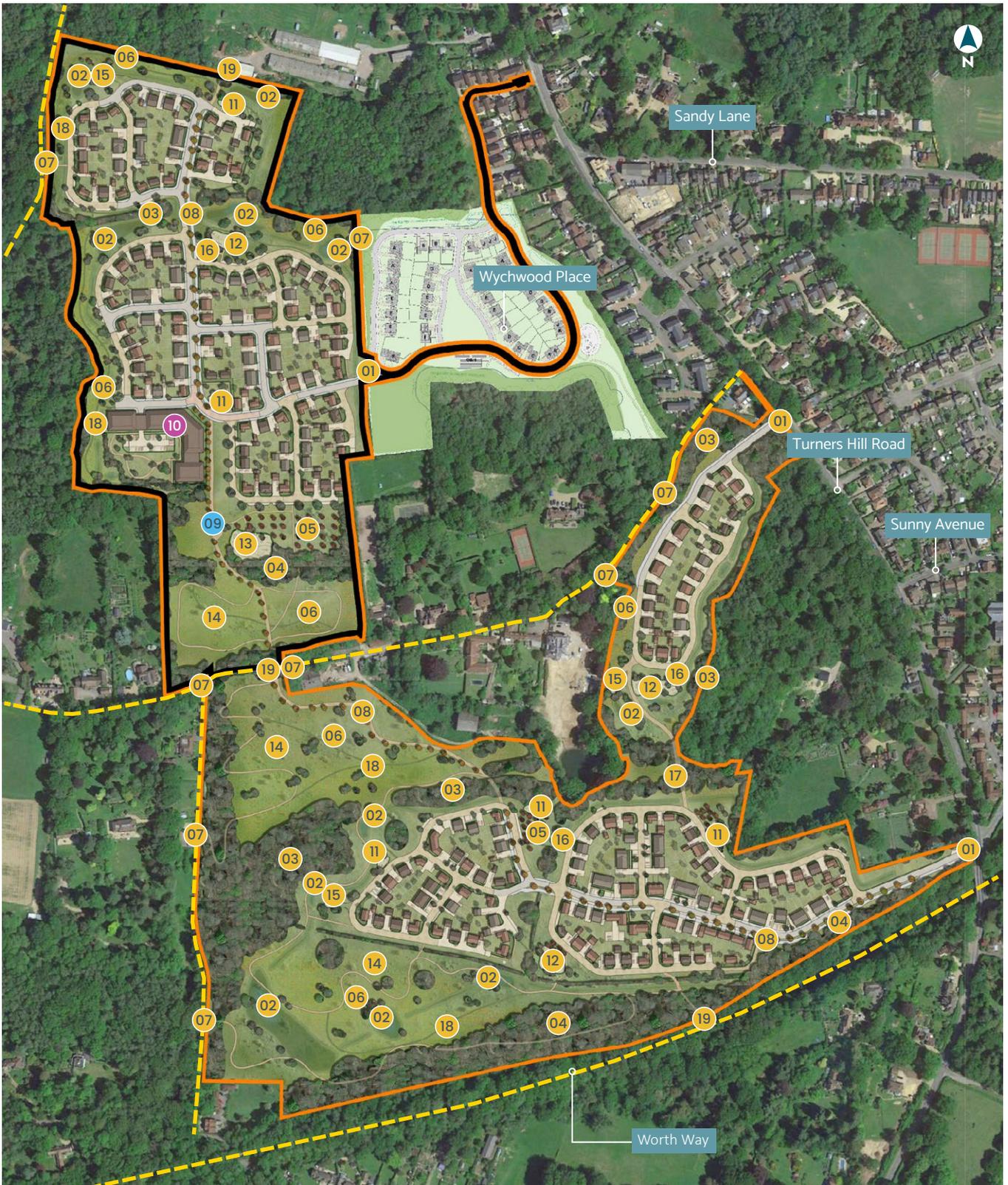
BIODIVERSITY AND LANDSCAPE ENHANCEMENTS:

- **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 65 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 | Substation | — | Public right of way: Footpath |
| 17 | Emergency, Cycle and pedestrian link | | |

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
- 07 Pedestrian connection points
- 08 Shared cycle/footpath
- 09 Community heart including gathering space/band stand area and St Leonards lookout
- 10 65 bed care home
- 11 Local Area for Play
- 12 Local Equipped Area for Play
- 13 Neighbourhood Equipped Area for Play
- 14 Countryside open space
- 15 Pumping station
- 16 Substation
- 17 Emergency, Cycle and pedestrian link
- 18 Mown paths
- 19 Cycle and pedestrian connection point





CRAWLEY DOWN

Turners Hill Road

Front Wood Ancient Woodland

Turners Hill Road

Worth Way

ent Woodland

01

07

15

16

12

03

17

11

05

05

11

16

12

19

04

08

03

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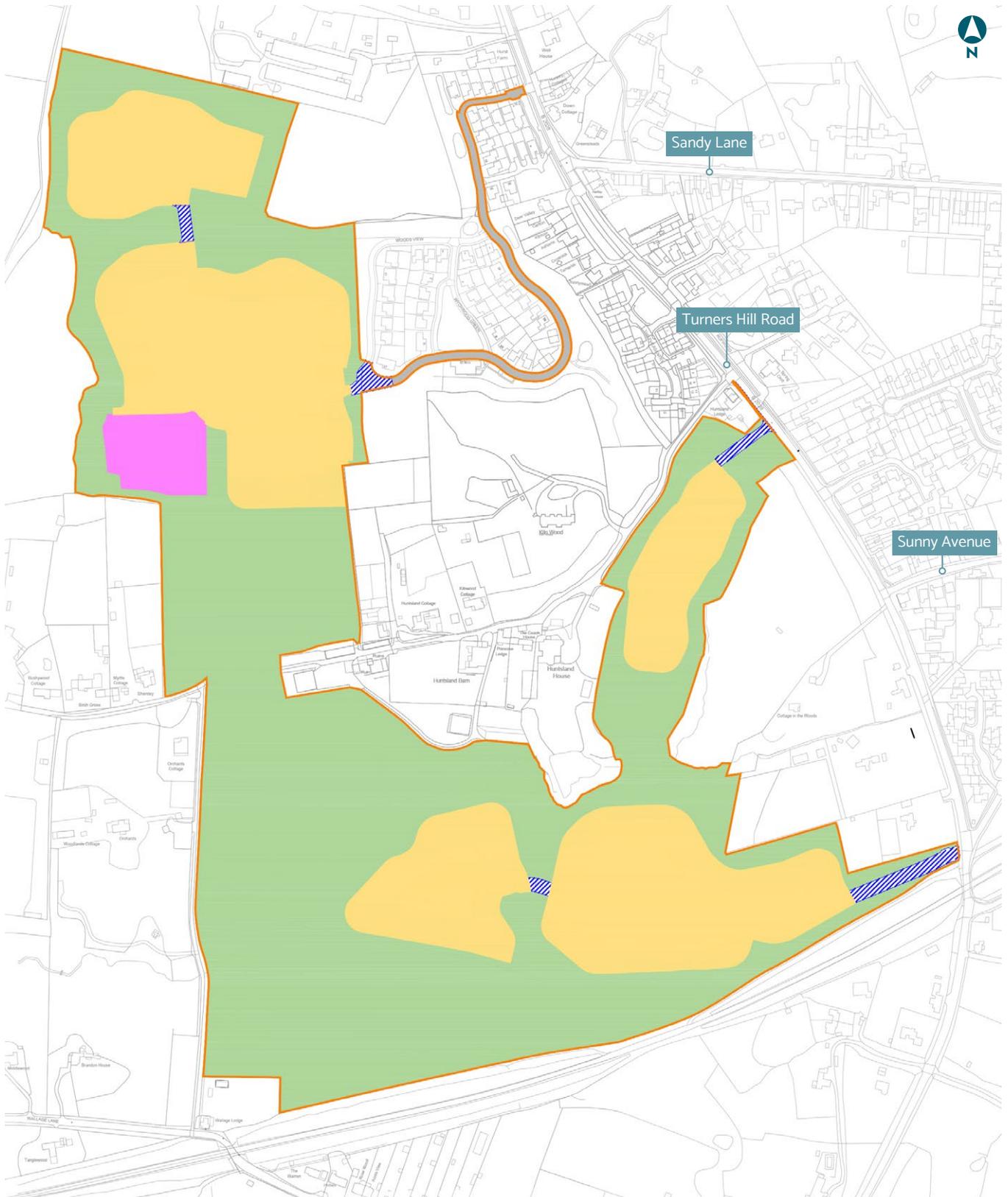
07

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)
 Residential (C3)	11.57	34.66%	350
 Access roads	0.33	0.98%	
 Wychwood Place	0.47	1.40%	
 65 bed care home (C2)	0.66	1.99%	
 Green infrastructure	20.34	60.97%	
Total	33.37	100%	350 dwellings

-  Site boundary
-  Residential (C3)
-  65 bed care home (C2)
-  Access roads
-  Wychwood Place
-  Green infrastructure



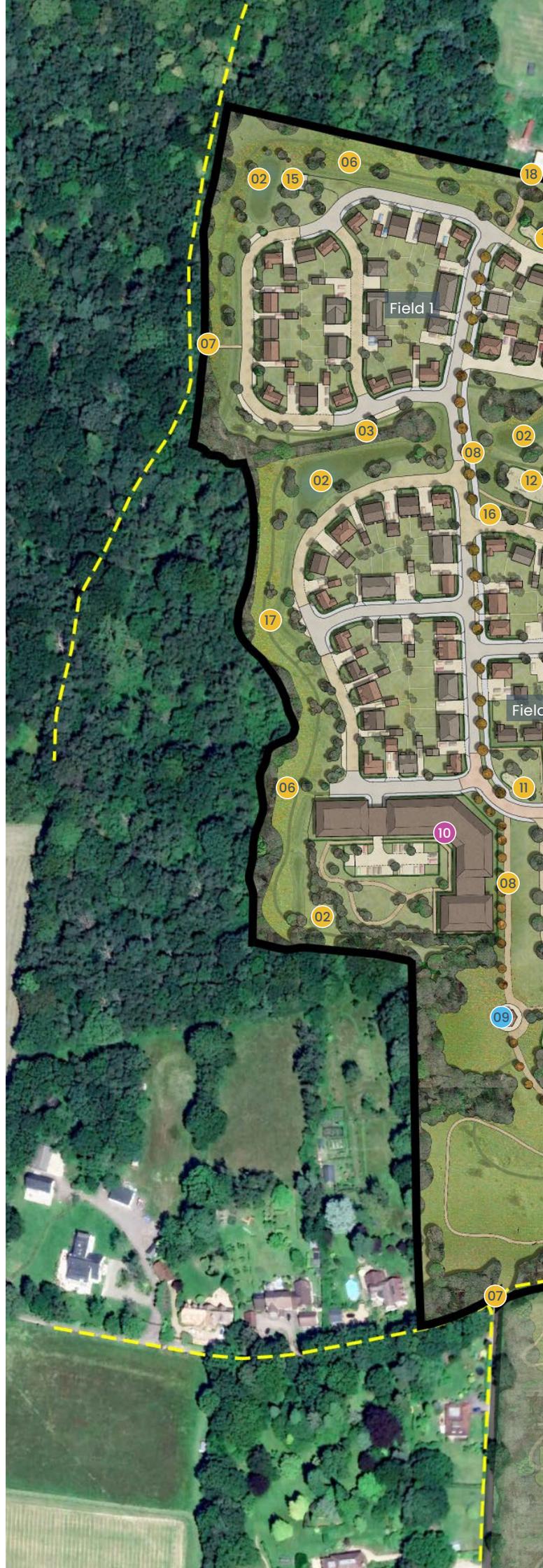
Development framework masterplan and application site. Not to scale. Aerial photograph: © Google Earth

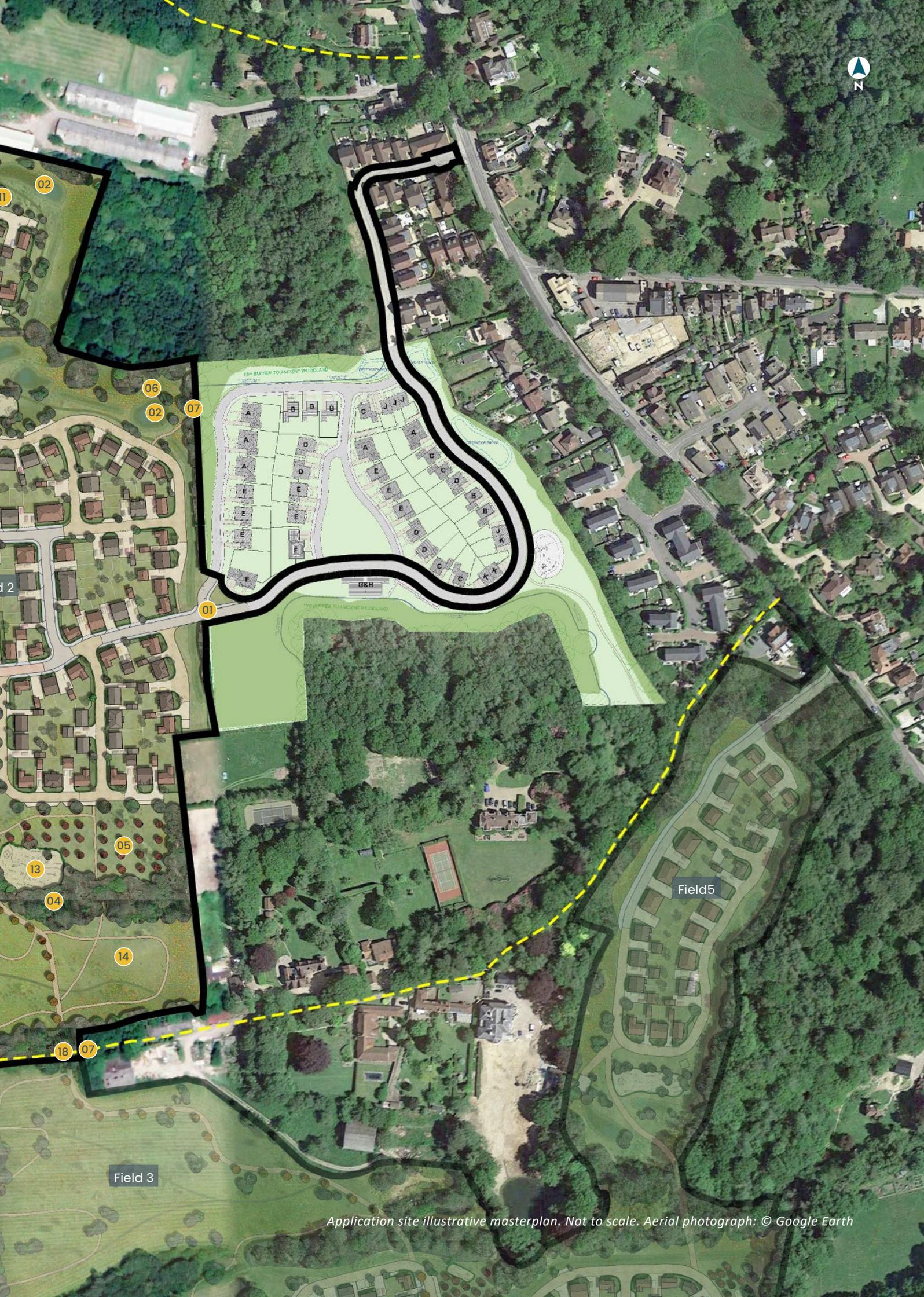
APPLICATION SITE: ILLUSTRATIVE MASTERPLAN

The illustrative masterplan for Land west of Turners Hill Road and north of Huntsland 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 and other relevant policies, delivering 150 homes at an average density of approximately 26 dwellings per hectare (dph) while providing a policy-compliant mix of homes to meet local needs, including 30% affordable and 2% self-build plots.

- | | |
|--|---|
|  Application site |  Community heart including gathering space/band stand area and St Leonards lookout |
|  Vehicular/pedestrian and cycle access point |  65 bed care home |
|  Sustainable drainage system including swales |  Local Area for Play |
|  Retained and enhanced vegetation |  Local Equipped Area for Play |
|  Tree belt planting |  Neighbourhood Equipped Area for Play |
|  Community orchard/garden |  Countryside open space |
|  Meadow planting and species-rich landscapes |  Pumping station |
|  Pedestrian connection points |  Substation |
|  Shared cycle/footpath |  Mown paths |
| |  Cycle and pedestrian connection point |
| |  Public right of way: Footpath |





Field 3

Field5

APPLICATION SITE: ILLUSTRATIVE ARTIST'S IMPRESSION



- | | |
|---|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 10 65 bed care home 11 Local Area for Play 12 Local Equipped Area for Play 13 Neighbourhood Equipped Area for Play 14 Countryside open space 15 Pumping station 16 Substation 17 Mown paths 18 Cycle and pedestrian connection point --- Public right of way: Footpath |
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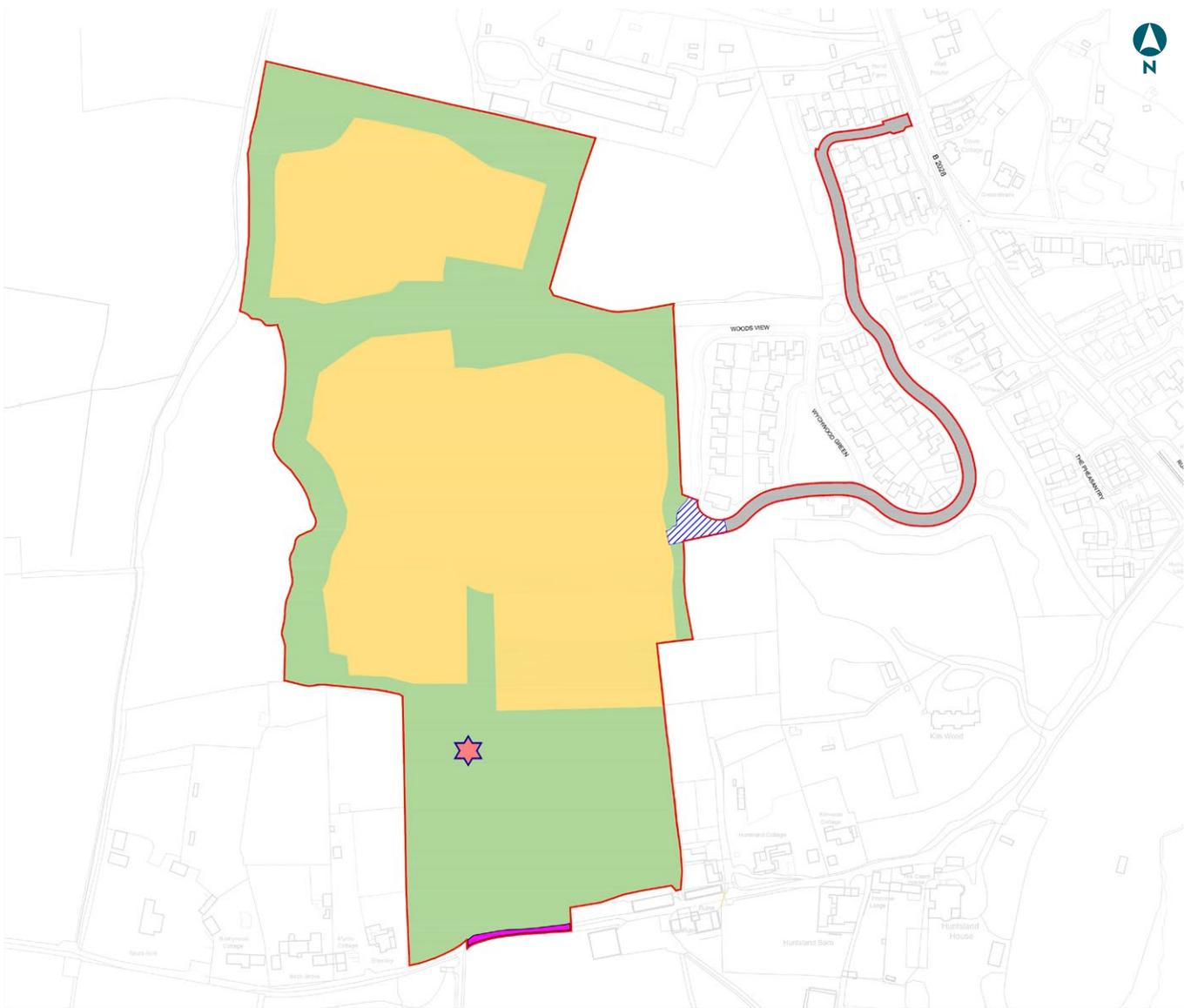


APPLICATION SITE: LAND USE PARAMETER

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.26
 Residential (C2 &C3)	6.63*	49.77%	150
 Primary vehicular, pedestrian and cycle access roads	0.06	0.45%	
 Wychwood Place	0.46	3.45%	
 Green infrastructure	6.14	46.10%	
 Access for properties associated with Huntsland	0.03	0.23%	
Total	13.32	100%	150 dwellings

* Approximately 0.66ha of 6.63ha total to be allocated for 65 bed care home (C2). (Exact location to be resolved through reserved matters)



Land use parameter plan. Not to scale.

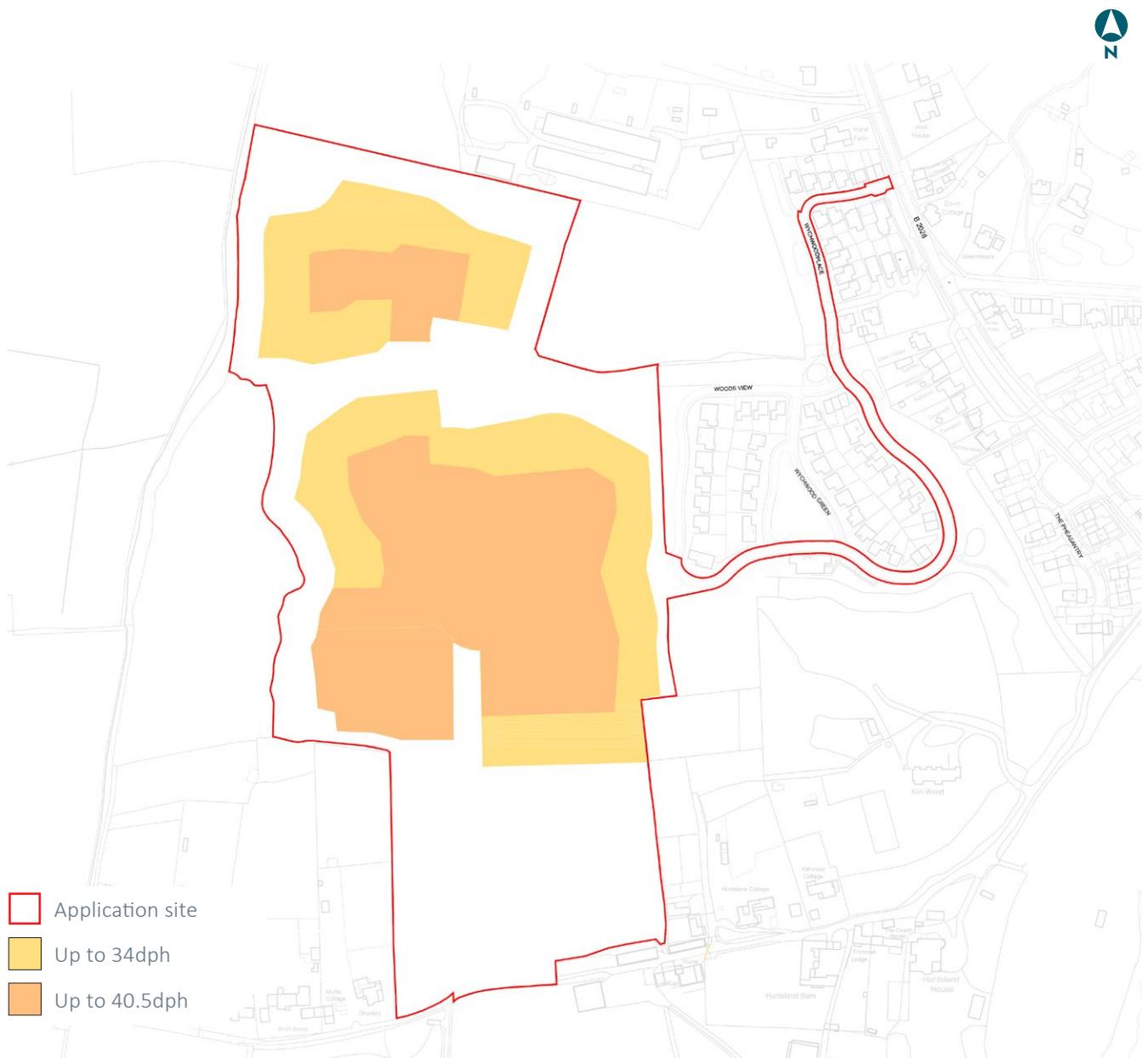
- Application site
- Use Class C3 residential and C2 care home including access roads, footpaths, cycle paths, private garden space, car parking, green corridors, incidental open spaces, landscaping, children’s play areas, utility infrastructure and sustainable drainage systems (SuDS)
- Green Infrastructure: including Countryside Space, Amenity Greenspace, Natural and Semi-Natural Space. To include new planting, SuDS, public art, access roads, 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)
- 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)
- Wychwood Place

APPLICATION SITE: DENSITY PARAMETER

The application site will accommodate up to 150 homes at an average site-wide net density of C.26 dwellings per hectare.

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

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



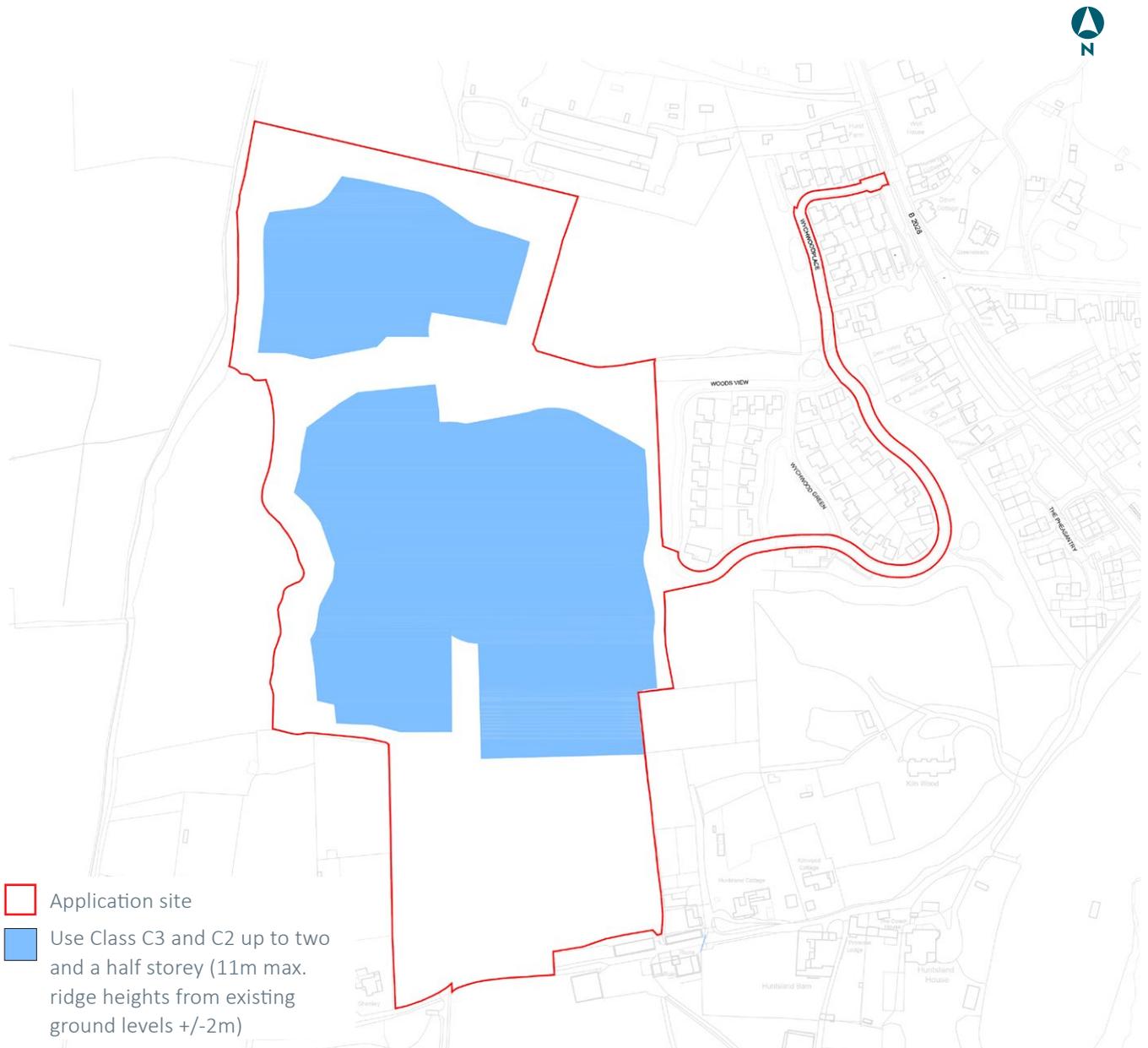
Density parameter plan. Not to scale.

APPLICATION SITE: BUILDING HEIGHTS PARAMETER

The masterplan proposes the **maximum height of proposed buildings to be up to two and a half storeys**, which 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 along the periphery of the masterplan.



Building heights parameter plan. Not to scale.

ACCESS AND MOVEMENT

Study Area

Three points of vehicular access are proposed to serve the study area. Providing three points of access will help disperse traffic increases on the local highway network and will provide access into each land parcel.

Turners Hill Road is a single carriageway north-south link between the Copthorne Road corridor and Turners Hill. Along the site frontage, a continuous footway is provided along the eastern side of 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. A further pedestrian/cycle link is provided into the site a short distance south of the junction with Turners Hill Road, as well as a further pedestrian connection to Huntsland.

Huntsland routes east to west and is within part of the site and connects to Turners Hill Road and footpath 29W. Footpath 35W connects Huntsland and Turners Hill Road, running outside and adjacent to the western boundary of the site and through Hurst Farm to the north. Footpath 34W is a north-south route outside the boundary, linking Huntsland with Wallage Lane. There is also a stepped connection from here onto Worth Way, a bridleway connecting Crawley and East Grinstead, which is predominantly traffic free.

A combination of the above footpaths / bridleways 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 has a number of facilities and services to serve everyday needs, including retail stores, health centres, leisure facilities and a primary school.

Application Site

PUBLIC TRANSPORT

The nearest bus stops are located on Turners Hill Road adjacent to the Wychwood Place and Sandy Lane junctions, circa 600m from the application site. Both stops have flagpoles and RTP1 boards and are served by bus routes 272, 281 and 291. These services provide access to Crawley, Three Bridges, East Grinstead and Tunbridge Wells between 08:00 and 00:35.

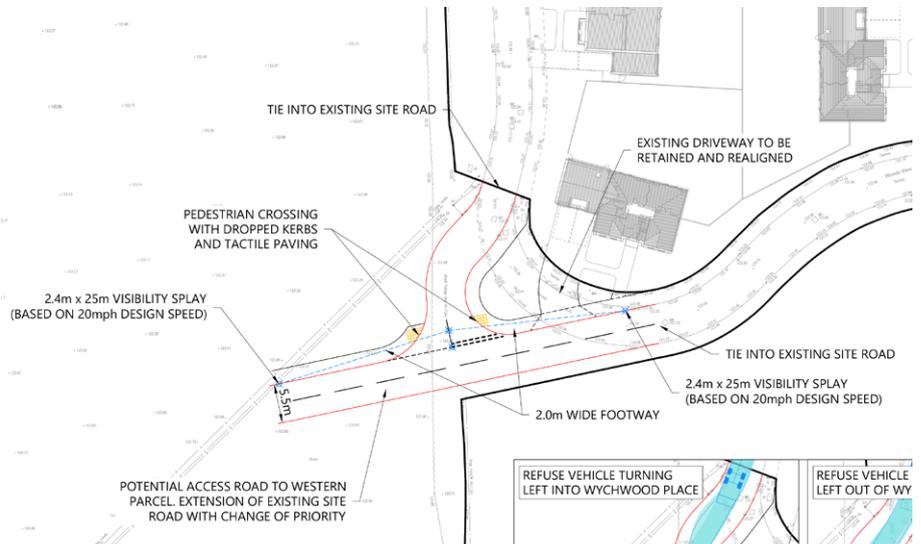
Further bus stops are provided on Turners Hill Road, south of Grange Road, approximately 1km from the application site and is served by the 272-route, providing a service towards Haywards Heath and Burgess Hill.

Three Bridges station is located circa 5km to the west and East Grinstead 8.3km to the east, both accessible via cycling on Worth Way or local bus services. Frequent rail services (4-5 per hour) provide access to London Bridge, Horsham, Brighton and Barnham.

A number of improvements are proposed to public transport infrastructure that will benefit new and existing residents. This will include new facilities for bus stops near Wychwood Place including shelters and raised kerbs. In addition, the applicant proposes to fund an increased service frequency on service 272 on Saturday evenings and Sundays, noting there is currently no service at these times.

VEHICLE ACCESS

The application site access will be formed by a realignment of the south-western corner of the Wychwood place access road. The access road (Wychwood Green) will extend into the site forming a 5.5m major arm, with the northern section of Wychwood Green forming a minor arm. The footway on the northern side of Wychwood Green will be realigned and extended into the site with dropped kerb/tactile paving provided across the newly formed minor arm.



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

- Application site
- Public right of way: Footpath
- Location for proposed primary vehicular, pedestrian and cycle access roads (refer to Detailed Plans)
- Access for properties associated with Huntsland to be retained
- Pedestrian links to be retained
- Zone for pedestrian access
- Zone for pedestrian and cycle access
- Wychwood Place



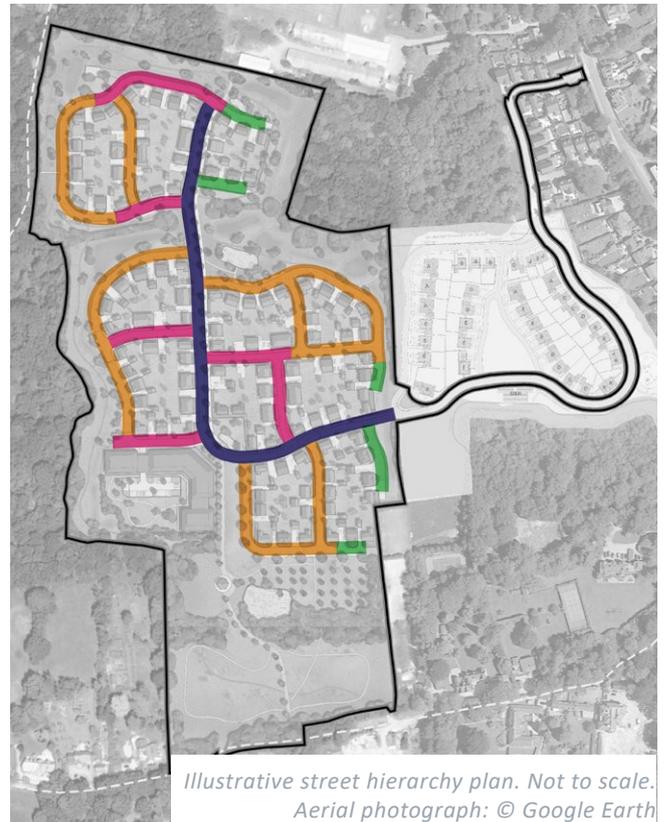
Access and movement parameter plan. Not to scale.

STREET HIERARCHY

The application site 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		



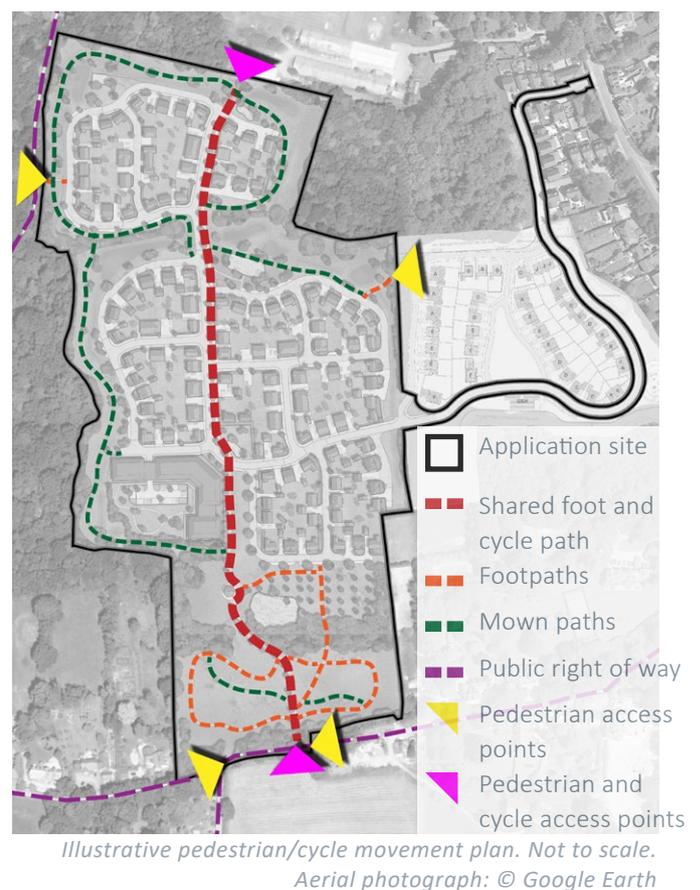
PEDESTRIAN/CYCLE MOVEMENT

Pedestrian and cycle movement will encourage active travel across the site. The proposals align with DPA9 by:

- Integrating and enhancing the existing PRoWs within the site and retain the character of PRoWs that border the site.
- Providing suitable pedestrian and cycle connections to Crawley Down, including via the Worth Way, by facilitating future connections.
- Integrating the development with the site to the north (DPA10) through facilitating pedestrian and cycle connections.

The application site will include pedestrian connections into the site via Huntsland as well as a further connection to the site edge adjacent to footpath 35W. A shared pedestrian and cycle connection will also provide access to the northern boundary of the site, able to tie into future development at the Hurst Farm allocation (DPA10).

The site layout will prioritise pedestrians and cyclists by providing traffic calming and limiting vehicle speeds. As well as pedestrian and cycle routes connecting to the existing infrastructure and Public Rights of Way, off-road traffic routes will be provided including a north-south cycle route through the application site (which would form part of a wider north-south route to Worth Way



once the whole site is built out). All existing public rights of way will be retained in their present form and all new paths will be sensitively designed so as to preserve the rural feel of the rights of way.

OFF SITE IMPROVEMENTS

A Healthy Streets Assessment has been undertaken in accordance with the Healthy Streets Assessment criteria, to identify potential improvements to the surrounding walking and cycling routes. Wates are willing to deliver the following off-site improvements:

- Tactile paving and dropped kerbs at all side roads of Vicarage Road/Turners Hill Road (Glebelands, Sunny Avenue (east and west), Squires Close, Buckley Place and Sunnyhill Close.
- Northwards extension of footway on Wychwood Place as far as shared surface leading to pedestrian/cycle access.
- Dropped kerbs/tactile paving crossing on Vicarage Road.
- Signal controlled crossing on Turners Hill Road.
- New facilities, including shelters and raised kerbs at bus stops north of the village.
- Bus shelter, raised kerbs and seating at bus stops south of the village.
- Widening of the footway on the eastern side of Turners Hill Road, south of Grange Road, using the overgrown highway verge to the east.
- Dropped kerb/tactile paving crossing to northbound bus stop and across Grange Road at Turners Hill Road junction.
- Traffic calming scheme incorporating visual narrowing's and repeater roundels throughout the village.
- An improved type 1 surface along Worth Way between the site and Old Station Close on land owned by WSCC. This is agreed in principle with WSCC although the precise specifications of the surface will be a matter for agreement at detailed design stage.



APPLICATION SITE: LANDSCAPE

The Landscape Proposals seek to:

- 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 access for dog walking with off-lead areas and 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.

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|--|---|
|  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 through 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 |

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.

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 (●), exploring the existing and new woodland areas along the south-facing slopes and central valley.



The Wetlands (●), presenting 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.

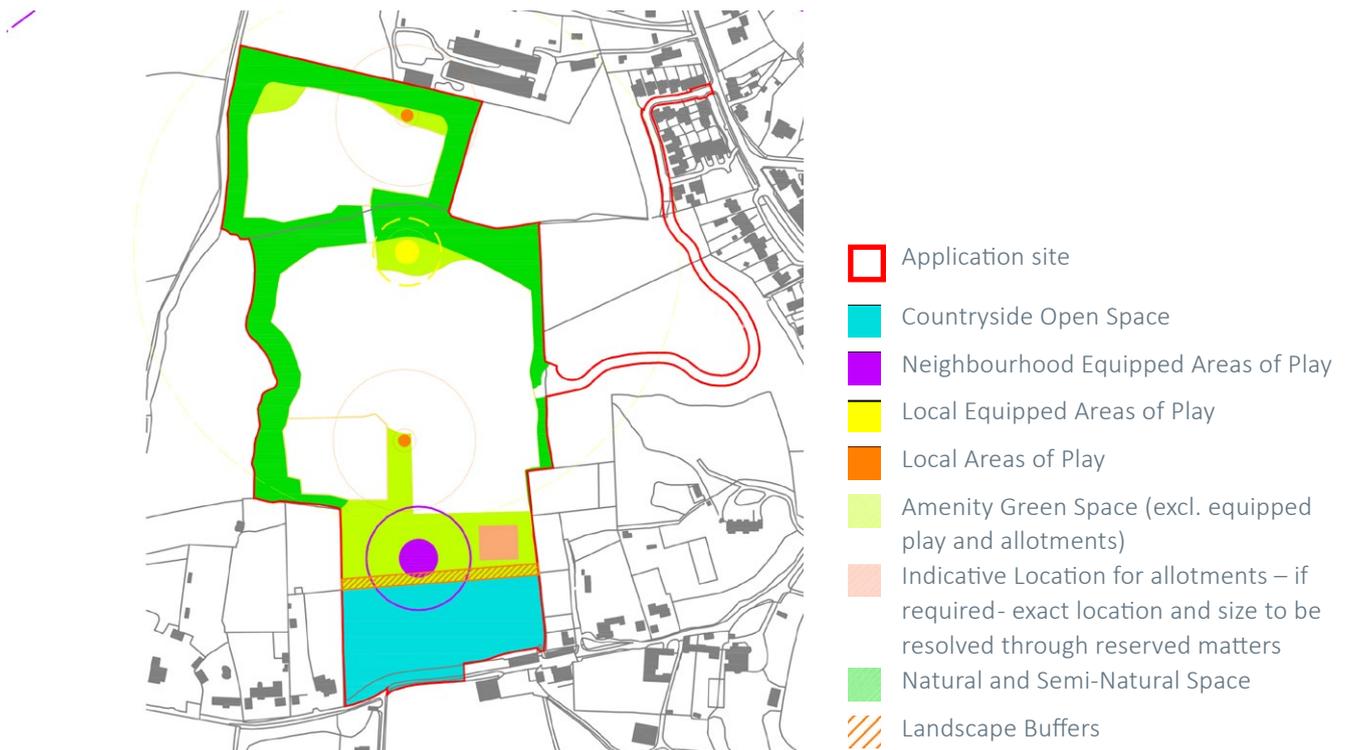
4. EQUIPPED/DESIGNATED PLAY

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.

TYPOLGY	REQUIREMENT (BASED ON POPULATION OF 360)	ON SITE PROVISION
Countryside Open Space	0.288ha	1.58ha
Equipped / Designated Play Space	0.09ha	0.16ha
Amenity Green Space	0.288ha	1.11ha
Natural and Semi-Natural Space	0.648ha	3.18ha
Allotments*	0.108ha	0.11ha

*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.

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|---|---|--|
| <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, 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) Access for properties associated with Huntsland to be retained | <ul style="list-style-type: none"> Wychwood Place Ancient Woodland and 15m buffer Trees and/or hedgerow to be retained Trees and/or hedgerow to be removed 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%.

