



The Gateway

To the south of the Neighbourhood Square is the gateway to the middle and southern residential parcels. Corner homes have been designed to provide a welcoming sense of arrival, also addressing the tree-lined central street.

- 1 Extra Care Home
- 2 Primary School
- 3 Corner Homes
- 4 Central tree-lined street screening primary school boundary
- 5 Green Circle



CHARACTER
The Gateway





CHARACTER

The Gateway

KEY PLAN



- A shared surface will form the southern extent of the Neighbourhood Centre, where it will provide a secondary access to the Primary School, frontage to the Extra Care and adjacent housing that will define the space.
- A private courtyard for the Extra Care and parking area will be located to the rear of the building.
- Proposed tree lined streets will create a sense of rhythm and hierarchy to the street scene.
- Boundaries of properties will be bordered by hedgerows along the primary and secondary routes through the site. Minor lanes will be a mix of hedgerows and blocks of shrub planting to define the spaces and aid with establishing the hierarchy of the street scene across the site.
- Shared surfaces will be block paving to define feature spaces and raised tables at key junctions.
- As part of the drainage proposals parking bays where appropriate will be permeable block paving (Refer to Drainage Strategy for further details).
- Visibility plays for vehicular access to the area have been taken into consideration (Refer to tracking and visibility splay information for further details).



KEY

- Site Boundary
- Existing Woodland and Trees to be Retained
- Proposed Trees
- Proposed Hedgerows
- Proposed Open Space (Amenity Grass)
- Proposed Meadow Grassland
- Proposed Parking
- Proposed Shared Surface (Block Paving, Herringbone)



Section A



Section B

KEY PLAN





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The Green Circle

Along the Green Circle homes have been orientated to activate the recreational route and frame views towards the central tree-lined street. Horizontal boarding to feature homes represents a more informal character to the green edges, taking inspiration from rural Mid Sussex vernacular architecture.

- 1 Green Circle
- 2 River Adur Corridor
- 3 Green Spoke
- 4 Primary School playing fields
- 5 Homes with Juliet balconies
- 6 Gable-fronted homes



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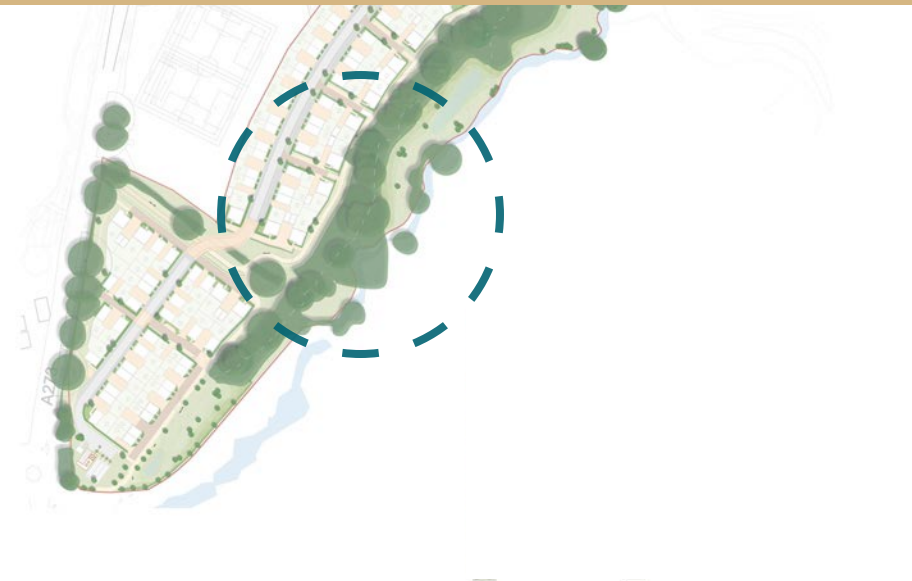
The Green Circle





Green Circle Landscape Character

KEY PLAN



- Existing trees and hedgerows across the site will be retained where feasible, taking into account the tree RPAs with removal of existing vegetation limited. Additional tree, hedgerow and habitats will be implemented to mitigate any loss across the site (Refer to Arboricultural and Ecology Assessments for further details).
- New areas of native scrub planting will provide a buffer to the existing trees, along with proposed areas of amenity and meadow grassland.
- The Green Circle consists of a 3.0m wide footpath and cycleway and 3.0m wide bridleway. The Green Circle footpath and cycleway to be hard surfaced and constructed of bound material. Bridleway to be grass and free draining.
- Where proposed footpaths and the Green Circle are located within the tree RPAs, footpath are to be a no-dig geocellular tree root protection system over tree RPAs.
- Proposed footpaths and access points to the Eastern Parkland have been designed so that they are fully accessible across the site.
- Proposed SuDs basins are located with the eastern extent of the Eastern Parkland (Refer to Drainage Strategy for further details).



KEY

- Existing Woodland and Trees to be Retained
- River Corridor / Existing Watercourse
- 1 in 100 Year Flood Line
- Proposed Pond 22 (Refer to Pond 22 APP - REF DM240222)
- Proposed Street Trees in Paving
- Proposed Trees
- Proposed Community Orchard
- Proposed Native Scrub
- Proposed Hedgerows
- Proposed SuDs
- Proposed Open Space (Amenity Grass)
- Proposed Meadow Grassland
- Proposed Wetland Meadow Grassland
- Multi Use Games Area MUGA)
- Proposed Locally Equipped Area for Play (LEAP)
- Proposed Informal Play
- Proposed Square (Eastern Parkland)
- Proposed Footpaths (Bitmac)
- Proposed Footpaths (Bound surface)
- Proposed Footpaths (Mown Paths)

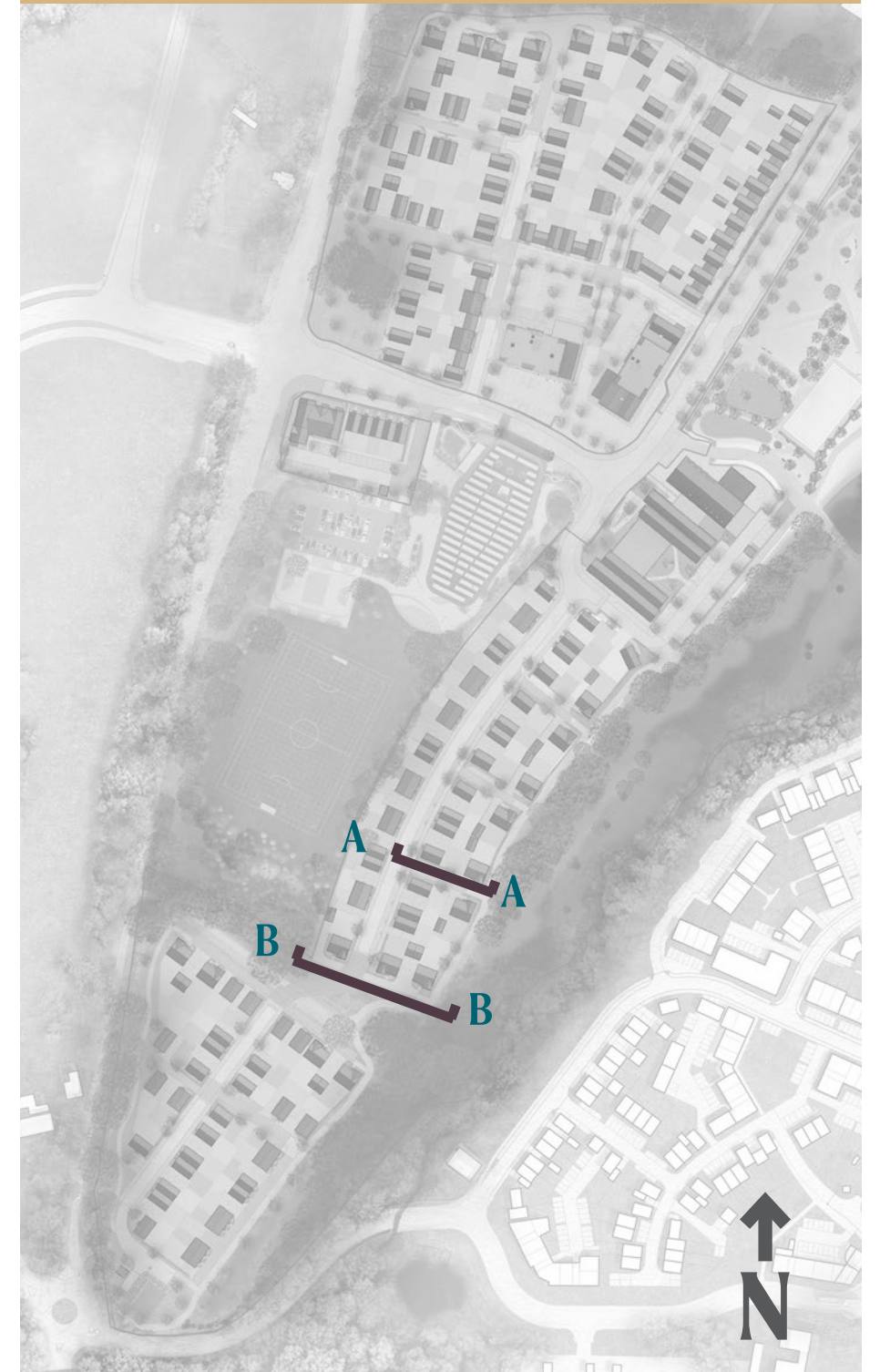


Section A



Section B

KEY PLAN





The Burgess Hill Approach

- 1 Pedestrian access from Burgess Hill
- 2 Pumping Station
- 3 SuDS attenuation basin
- 4 Retained mature trees
- 5 Separate cycle-footway
- 6 Homes with side windows
- 7 Gable-fronted homes



CHARACTER

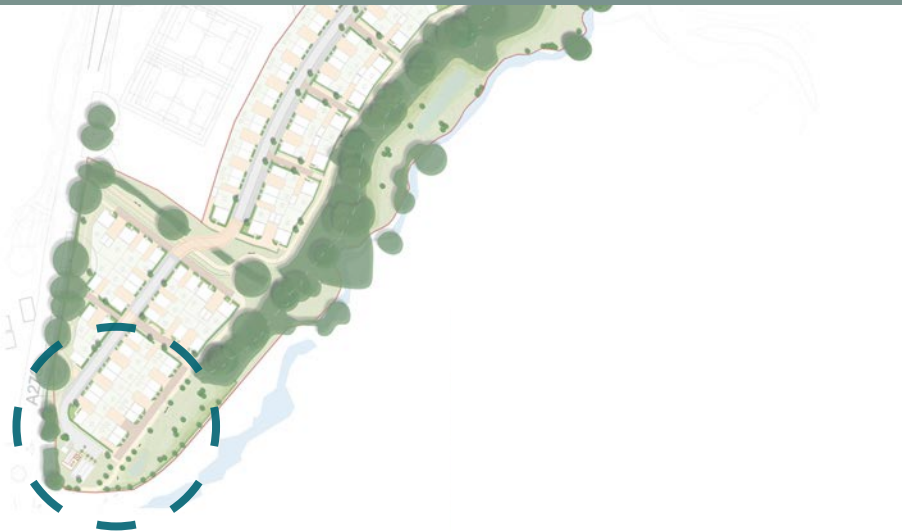
Burgess Hill Approach





Burgess Hill Approach Landscape Character

KEY PLAN



- Existing trees and hedgerows across the site will be retained where feasible, taking into account the tree RPAs with removal of existing vegetation limited. Additional tree, hedgerow and habitats will be implemented to mitigate any loss across the site (Refer to Arboricultural and Ecology Assessments for further details).
- New areas of native scrub planting will provide a buffer to the existing trees, along with proposed areas of amenity and meadow grassland.
- The Green Circle located through the Eastern Parkland will connect to the wider Green Circle and Isaac Lane to the west. The Green Circle consists of a 3.0m wide footpath and cycleway and 3.0m wide bridleway. The Green Circle footpath and cycleway to be hard surfaced and constructed of bound material. Bridleway to be grass and free draining. A footpath connection will also be provided to Fairbridge Way to the south
- Where proposed footpaths and the Green Circle are located within the tree RPAs, footpath are to be a no-dig geocellular tree root protection system over tree RPAs.
- Proposed footpaths and access points to the Eastern Parkland have been designed so that they are fully accessible across the site.
- Proposed SuDs basins are located with the eastern extent of the Eastern Parkland (Refer to Drainage Strategy for further details).



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Burgess Hill Approach



Section B



Section B

