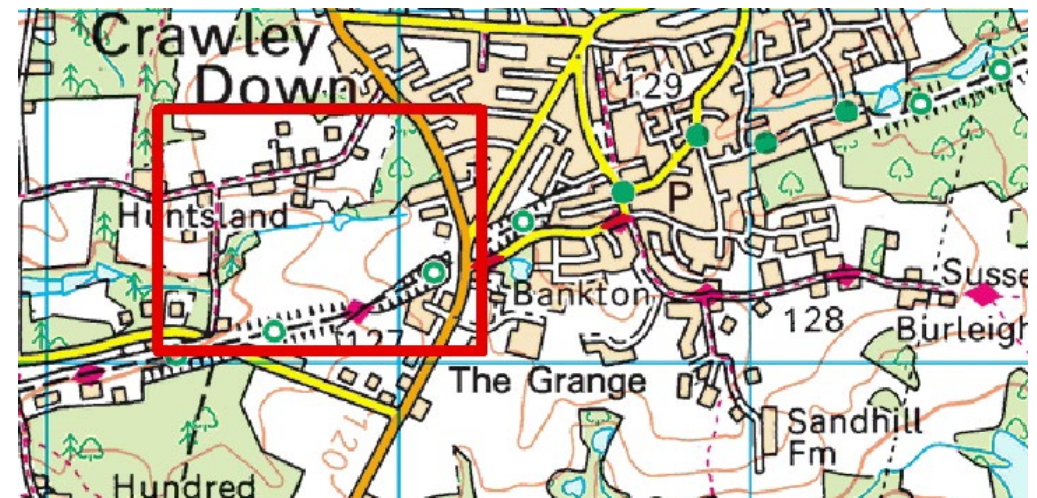
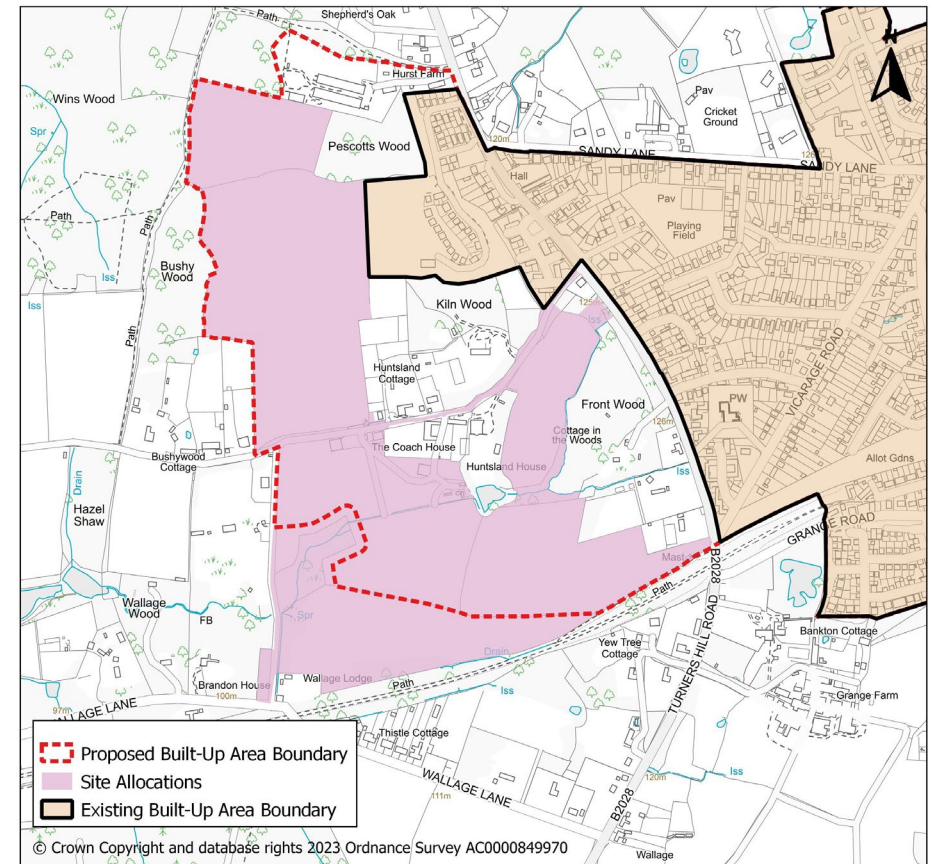


DPA9: Land to west of Turners Hill Road, Crawley Down

The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.

Allocation		Housing	
SHELAA:	688	Settlement:	Crawley Down
Gross Site Area (ha):	33.7	Number of dwellings:	350
Infrastructure		<p>On-site:</p> <ul style="list-style-type: none"> • Community building • Allotments • 50 bed (C2) care home • Play area • Other outdoor provision • Outdoor sports⁵² • Informal outdoor space <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> • Sustainable Transport • Education • Library • Local Community Infrastructure • Emergency services • Ashdown Forest SPA and SAC mitigation measures • Health <p>Provision of:</p> <ul style="list-style-type: none"> • Sustainable transport measures • Highway works • Sewerage network upgrades 	



⁵² Subject to further discussion regarding overall provision within settlement, refer to IDP for most up-to-date position.

Policy Requirements:

1. Assess the areas of archaeological interest – Crest of Sandstone Ridge and the stream running through the High Weald that has a potential pre-historic bank.
2. Follow a sequential approach by directing development away from areas of flood risk and mitigate impacts through integration of SUDS to deliver biodiversity/environmental improvements and flood resilience.
3. Address any impacts associated with Ancient Woodland (on and adjacent to the site) including Front Wood, Wallage Wood, Wallage Lodge Shaw, Bushy Wood, Pescotts Wood (east and west parcels), which will be excluded from development.
4. Provide a woodland buffer to existing vegetation along the southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting.
5. Provide a 5m landscape buffer to existing hedgerows.
6. Integrate and enhance the existing PRowS within the site and retain the character of PRowS that border the site.
7. Provide suitable pedestrian and cycle connections to Crawley Down, including via the Worth Way.
8. Integrate development with the site to the north (DPA10) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.
9. Provide suitable access to Turners Hill Road to each of the three areas of the site. The northern access is to be via Wychwood Place and the middle access and route through site is to be separate from Huntsland which will remain a no through road and public right of way.
10. Avoid development in the most sensitive areas, including the central ridge.
11. Provide a country park in southern part of site and along western boundary linking the north and south parts of the site. It meets the requirements of other relevant development plan policies.
12. Meet the requirements of other relevant development plan policies.