

LAND SOUTH OF GREEN ROAD
Wivelsfield Green

DESIGN & ACCESS STATEMENT
DECEMBER 2024

Taylor
Wimpey

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Foreword.

Taylor Wimpey Strategic Land's outline planning application at Land South of Green Road, Wivelsfield Green will provide up to 150 new homes. The new homes will be supported by a significant amount of new public open space, totalling some 16.03 hectares, which equates to nearly 77% of the Site. These open spaces will be for the benefit of existing and new residents alike, and include a new children's play area, a natural play trail, a community orchard, and new recreational routes for walking and cycling.

The eastern part of the Site is designated as a Local Green Space in the Wivelsfield Parish Neighbourhood Plan, but at present it does not have any public access. The proposals will see this part of the Site retained as a significant area of public open space. It will form a publicly accessible green space measuring nearly nine hectares and provide attractive routes for walking and cycling, informal outdoor activities, and local food growing opportunities. It will be landscaped with new tree and hedgerow planting, with many of the new hedgerows following the line of several former field hedgerows to enhance its character. Critically, this area of open space will maintain the existing break in development that exists along Green Road.

The eastern part of the Site also accommodates a 0.5 hectare parcel of land for a potential education or community use. This is located immediately to the south of Wivelsfield Primary School.

This Design and Access Statement provides a review of the Site and its context to ensure an appropriate design response, and provides a Parameters Plan and Development Framework Plan, together with several supporting plans and diagrams as guidance to inform a future reserved matters submission.



CHAPTER ONE: INTRODUCTION

An introduction to the Design and Access Statement and the vision for Land South of Green Road, Wivelsfield Green.

An overview of the proposals for Land South of Green Road, Wivelsfield Green, including a summary of the development parameters.



CHAPTER TWO: UNDERSTANDING THE SITE

An analysis of the Site, including its landscape context, relationship with local infrastructure, and topography. Includes a summary of the influences and opportunities used to inform the masterplan and design proposals.



CHAPTER THREE: MASTERPLAN CONCEPT

The strategic design vision and overall masterplanning principles for Land South of Green Road, Wivelsfield Green.



CHAPTER FOUR: THE MASTERPLAN

A detailed description of the Parameters Plan, Development Framework Plan, Illustrative Masterplan, and Character Areas.

CHAPTER FIVE: ACCESS

A detailed summary of the access proposals and the network of new streets, walking and cycling routes.



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CHAPTER SIX: GREEN INFRASTRUCTURE

A detailed explanation of the green and blue infrastructure components, including the creation of a series of key open space areas.



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CHAPTER SEVEN: BUILDING FOR A HEALTHY LIFE

A summary of the approach to sustainability through various measures such as sustainable drainage, energy, and healthy placemaking through the application of Building for a Healthy Life.



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CHAPTER EIGHT: CONCLUSION

This chapter summarises the masterplan and design proposals applied at Land South of Green Road, Wivelsfield Green.



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1.

Introduction.

This opening chapter introduces the Site and explains the role of a Design and Access Statement as part of the planning process. It also sets out the Vision for the proposed new neighbourhood at Wivelsfield as an integrated and sustainable new place.

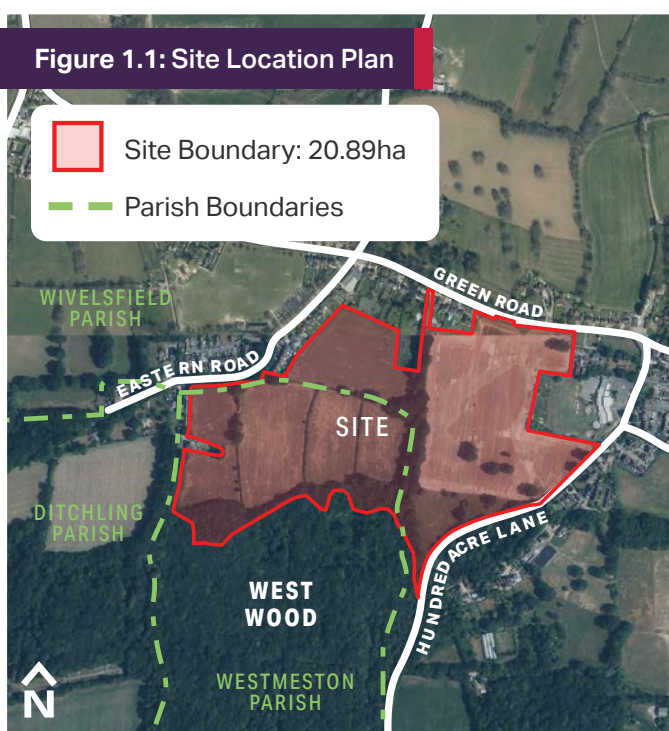




1.1 INTRODUCTION TO THE PROPOSAL

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Taylor Wimpey Strategic Land in support of outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road at Land South of Green Road, Wivelsfield Green ("the Site").

This document describes how the proposed vision and masterplan represent a well-designed response to the Site's context in planning for a sustainable new neighbourhood.



1.2 PLANNING POLICY CONTEXT

As part of this application, the proposals will need to take into consideration and comply with planning policies on a national and local level. A full assessment of the outline planning proposals against the relevant development planning policies and other relevant material considerations (and 'weight' to be attributed to them) is set out in the accompanying Planning Statement produced by Woolf Bond Planning Ltd.

The Development Plan

The existing Development Plan for Lewes District Council (LDC), in so far as it relates to the determination of this outline planning application, comprises the following:

- Lewes Core Strategy: Local Plan Part 1
- Lewes Local Plan Part 2: Site allocations and development management policies
- Wivelsfield Parish Neighbourhood Plan 2015-2030.
- Ditchling Streat and Westmeston Neighbourhood Development Plan

The DAS demonstrates how the masterplanning proposals for the Site accord with the relevant design-related policies contained within the Development Plan, recognising that the planning application is submitted in outline and therefore those matters relating to detailed design are not for consideration at this stage. The scheme has also been designed to reflect the approach to achieving well-designed places as set out in section 12 of the NPPF (December 2024).

National Design Guide 2021 and National Model Design Code

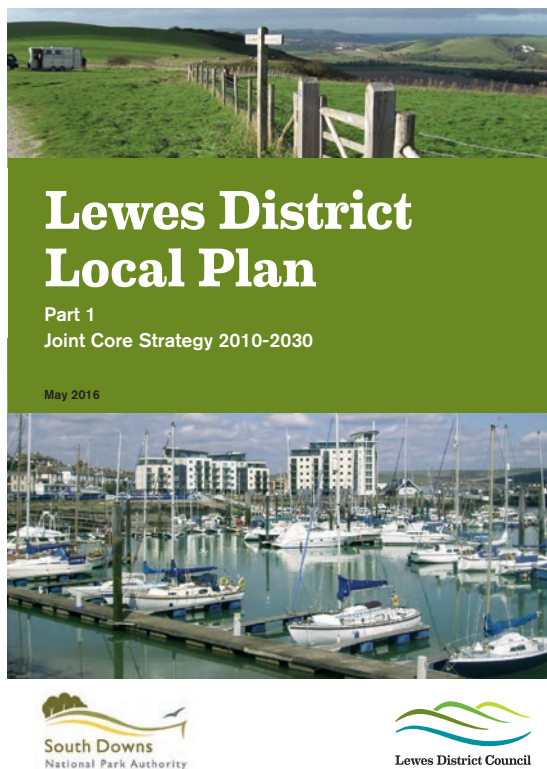
In 2021, the Government published the National Design Guide and National Model Design Code, which the NPPF identifies as providing a framework for creating beautiful and distinctive places. The ten characteristics together enable the creation of a well-designed place which creates character, nurtures and sustains a sense of community, and works positively to address environmental issues.



Lewes Development Plan

The Development Plan for Lewes District, outside of the South Downs National Park, currently consists of the Lewes Core Strategy: Local Plan Part 1 (2016) and the Local Plan Part 2: Site allocations and development management policies (2020), and in the case of the Site, the Wivelsfield Parish Neighbourhood Plan (2016). The Ditchling, Streat and Westmeston Neighbourhood Plan (2018) also forms part of the Development Plan for the Site, with the south western part of the Site falling within that Parish.

The Site has been assessed in LDC's Land Availability Assessment ("LAA") (November 2023). The eastern part of the Site has been assessed under LAA references 03WV and 29WV. The north-western part of the Site is assessed under LAA Reference 29WV, and LAA reference contains a joint assessment of both the eastern and western parcels under LAA reference 31WV. In summary, the LAA concluded that the north-western part of the Site is potentially deliverable or developable for approximately 47 homes. We have assessed the content of the LAA and consider, as set out in representations on the Regulation 18 Local Plan, that the Site as a whole has capacity for 170 homes, whilst still maintaining a large area of landscaped open space consistent with the Local Green Space designation in the Wivelsfield Parish Neighbourhood Plan.

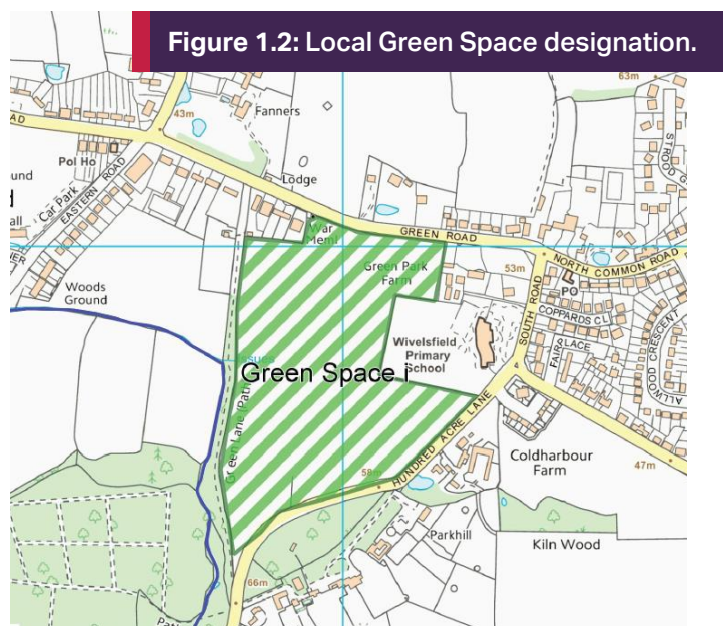


Wivelsfield Parish Neighbourhood Plan

The Wivelsfield Neighbourhood Plan outlines the community's vision and objectives for development in Wivelsfield. It focuses on preserving the Parish's character and environment whilst promoting sustainable growth. Key elements include:

- **Housing:** Plans for a balanced mix of housing types to meet local needs.
- **Community Facilities:** Enhancements to existing amenities and the provision of new facilities to support residents.
- **Transport and Infrastructure:** Improvements to local transport links and infrastructure to promote accessibility and sustainability.
- **Environment:** Protection of green spaces and biodiversity, alongside measures to combat climate change.
- **Local Economy:** Support for local businesses and initiatives that foster economic development.

Policy 7: Local Green Space of the Neighbourhood Plan designates the eastern part of the Site as Local Green Space (Figure 1.2). The policy resists proposals for development on this part of the Site, unless it can be clearly demonstrated they are minor. The aforementioned Planning Statement prepared by Woolf Bond Planning Ltd provides an assessment of how the short section of proposed access road through this part of the Site is justified in planning terms and can be considered as being only minor development.



Source: Wivelsfield Parish Neighbourhood Plan.

1.3 THE VISION

Our proposals for Land South of Green Road, Wivelsfield Green have been designed to create a sustainable and deliverable new neighbourhood in Wivelsfield Parish that will not only deliver 150 much needed new homes, but extensive areas of public open space for the benefit of existing and new residents alike.

The large area of green space in the eastern part of the Site, which measures 8.27ha, will be the main focus of this new public open space. Importantly, this area corresponds with the land designated as a Local Green Space in the Wivelsfield Parish Neighbourhood Plan, and will provide public access in an area which presently has none, therefore, realising the full potential of the Neighbourhood Plan's designation.

The design philosophy aims to ensure that the proposed development responds to the Site's location on the edge of the settlement. It will serve as a cohesive extension of the built-up area, enhancing the unique character of the surrounding environment. This includes the provision of substantial areas of new public open space located in the western parts of the Site as well, including a generous buffer to the ancient woodland of West Wood, measuring between 30m and 120m. The existing hedgerows in the western part of the Site will also be retained and enhanced to create a strong landscaped framework within which the new homes will sit.

The new homes will help to create a vibrant and well-balanced community that provides opportunities for young people and families to live and work in the area, ensuring that residents of all ages have access to a good standard of housing.

A strong local identity will be fostered through the design principles established in this DAS. The character of the development will reflect local materials and typical dwelling sizes, whilst also establishing its own sense of place, borne from positively responding to the Site's landscape features and physical context.

The development's green spaces will allow wildlife to flourish within a connected habitat network, providing residents with opportunities to interact with nature on a day-to-day basis. These green spaces will include new and existing landscape, retained public rights of way and permissive paths, a community orchard, a children's play area, and new recreational routes for walking and cycling.

The illustrative layouts and supporting information contained within this DAS are designed to guide the detailed design at the reserved matters stage, ensuring high quality throughout the design process from start to finish.



Public open space in eastern part of the Site.



Open space buffer and new landscaping alongside West Wood.



Well-designed new streets.



View of public open space in Parcel B from Green Lane.



2.

Understanding the Site.

This chapter introduces the physical context of the Site, analysing a range of influences, including its existing connections, topography and landscape character, as well as analysing the character of the local area. The chapter concludes with a summary of the influences and opportunities which will inform the design proposals.





2.1 SITE LOCATION AND DESCRIPTION

The Site, which measures 20.89 hectares and occupies an irregular shaped parcel of land, is located to the south of Green Road and Eastern Road, to the north west of Hundred Acre Lane, and to the north of West Wood. Most of the Site lies within the Parish of Wivelsfield, save for the south western part of the Site which lies within the Parish of Westmeston.

For the purposes of describing the Site, it is split into two parcels. Parcel A comprises the western part of the Site and Parcel B comprises the eastern part of the Site. Parcels A and B are separated by the on-site public bridleway and mature tree planting which flanks the bridleway to either side.

To the north of Parcel A, are a mix of mostly 2 storey detached houses on Green Road, which back onto the Site with good sized, well-planted rear gardens. The rear garden of the easternmost residential property here indents the north eastern corner of Parcel A. These houses date from the latter half of the 20th Century.

To the north west of Parcel A, along Eastern Road, are a mix of mostly detached and terraced bungalows and chalet bungalows, which back onto the Site.

To the west, Parcel A is bound in part by an informal track serving a handful of residential properties, including a 2 storey house which indents the western part of the Site. To the south, this track becomes an unmade path along which runs a public bridleway. The Ancient Woodland of West Wood encloses Parcel A to the south.

The north western corner of Parcel B is indented by several residential properties, most of which are 2 storey houses, with the notable exception of the single storey former "Reading Room" which is converted to a residential property. Immediately to the east, a war memorial also indents this part of Parcel B. The remaining section of Parcel B's northern boundary is bound by Green Road.

The eastern boundary of Parcel B is bound by a single residential property and several associated outbuildings, whilst Wivelsfield Primary School indents the eastern boundary immediately to the south. To the south east, Parcel B is bound by Hundred Acre Lane.

Beyond the Site, existing, mostly residential development extends eastwards (Wivelsfield Green) and westwards (Wivelsfield). Wivelsfield Village Hall and the associated recreation ground are located just to the west of the Site on the opposite side of Eastern Road.

The wider surrounding landscape context to the Site comprises a rolling landscape characterised by small scale hills and ridgelines, and watercourses flowing through the associated valleys. Woodland is prevalent throughout the area, and this combines with the topography and mixed agriculture to form a complex and often small scale mosaic within the landscape.

Figure 2.1: Site Location Plan

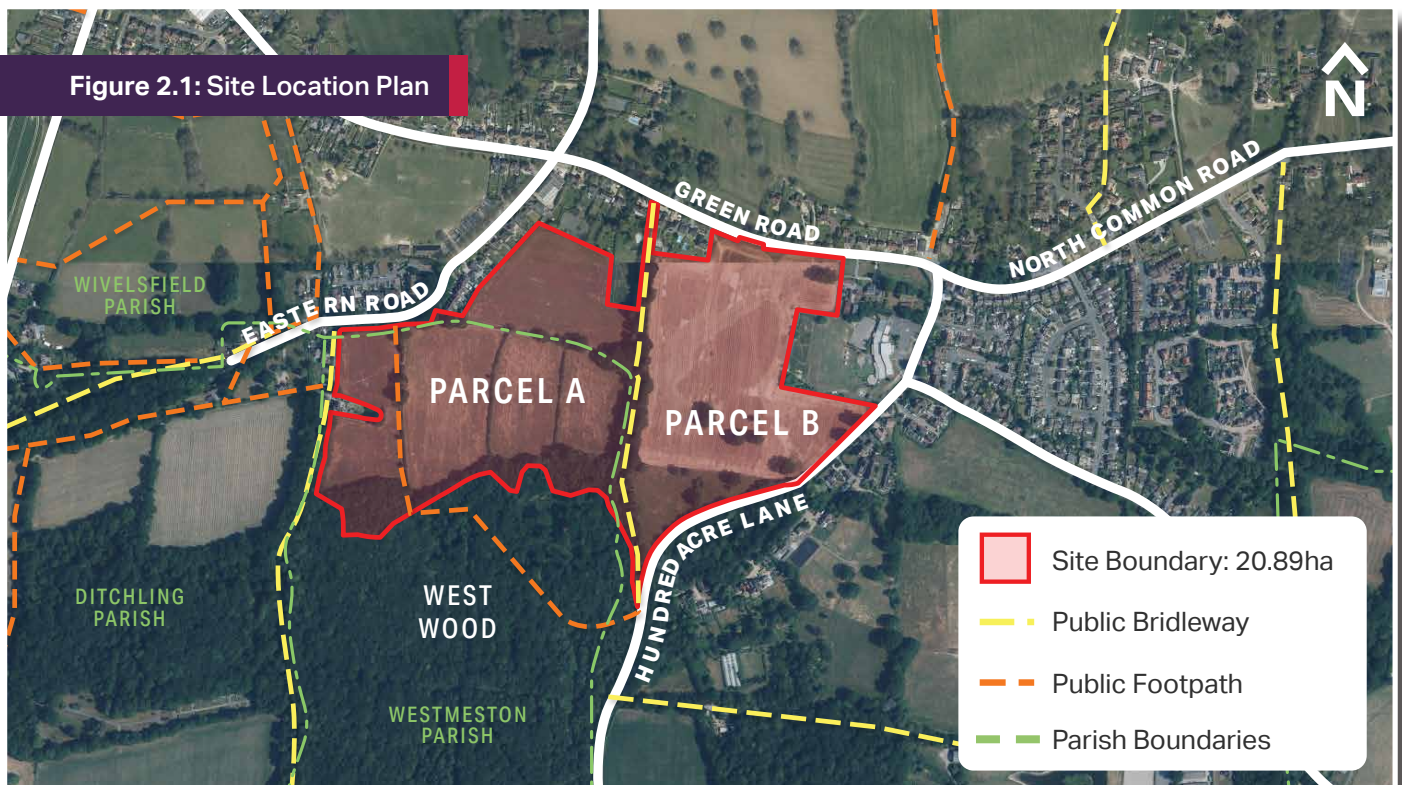
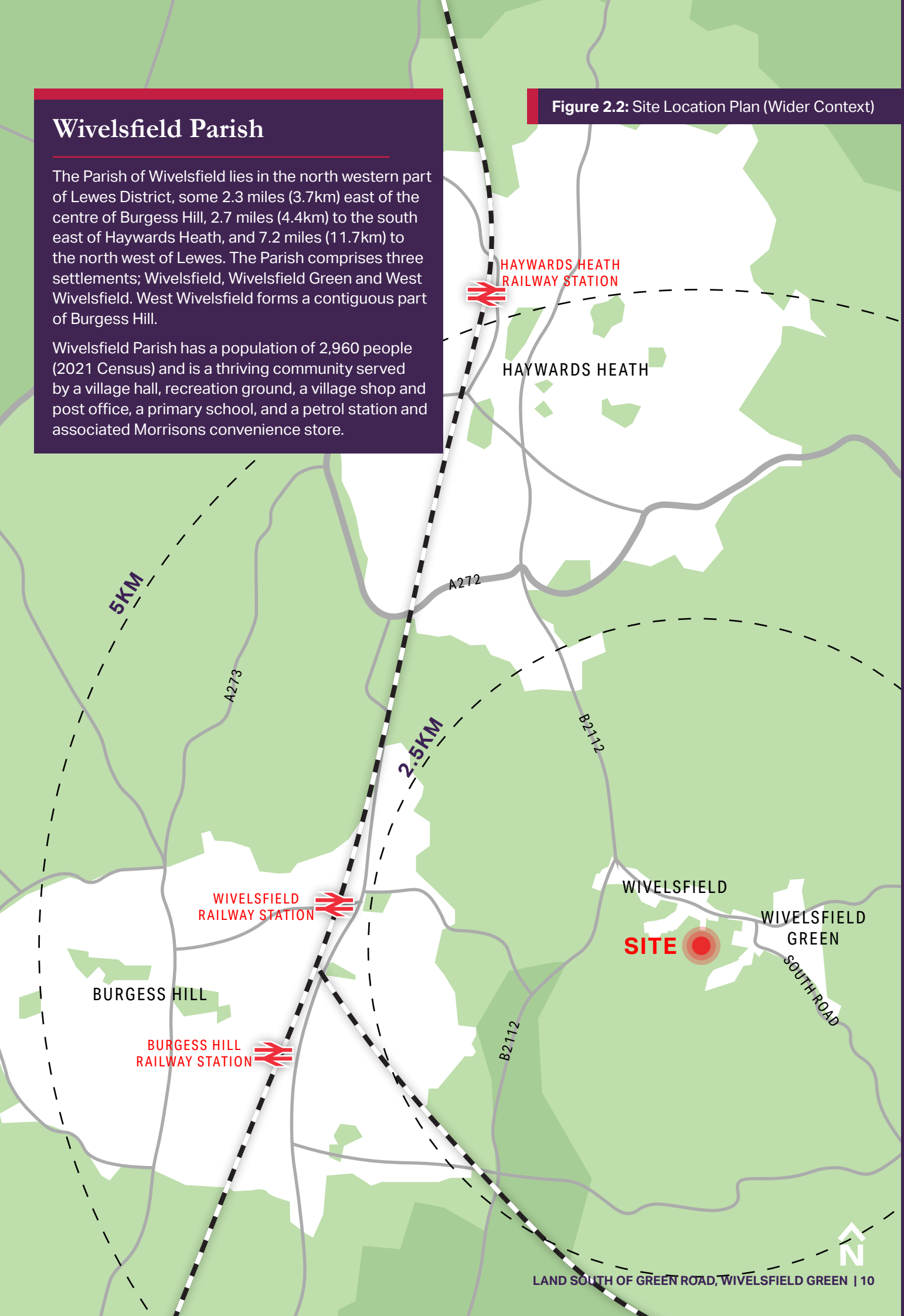


Figure 2.2: Site Location Plan (Wider Context)

Wivelsfield Parish

The Parish of Wivelsfield lies in the north western part of Lewes District, some 2.3 miles (3.7km) east of the centre of Burgess Hill, 2.7 miles (4.4km) to the south east of Haywards Heath, and 7.2 miles (11.7km) to the north west of Lewes. The Parish comprises three settlements; Wivelsfield, Wivelsfield Green and West Wivelsfield. West Wivelsfield forms a contiguous part of Burgess Hill.

Wivelsfield Parish has a population of 2,960 people (2021 Census) and is a thriving community served by a village hall, recreation ground, a village shop and post office, a primary school, and a petrol station and associated Morrisons convenience store.



Existing Site Use and Characteristics

The Site comprises mixed agriculture, with Parcel A being grassland and Parcel B being in arable use.

The northern part of Parcel A comprises a single field located immediately adjacent to the settlement edge of Wivelsfield, and is defined by the existing residential edges of Eastern Road (to the west) and Green Road (to the north). To the east, this part of Parcel A is defined by a mature tree belt and the alignment of a public bridleway (WIV/30/1). The southern edge of this part of Parcel A is defined by a mature hedgerow with several mature hedgerow trees set along the alignment of a drainage ditch.

The southern part of Parcel A includes a series of rectangular field parcels, situated between Eastern Road and West Wood to the north and south respectively, and between the Sussex Border Path (public bridleway WSM/28/2) and public bridleway (WIV/30/1) to the west and east respectively. The field parcels are defined by a series of broadly north-south aligned hedgerows and associated drainage ditches. The southern edge of

Parcel A includes a narrow belt of West Wood (up to 50m deep in some parts, but generally a thinner belt than this).

To the east, Parcel B comprises a larger scale area of arable land, irregular in plan form, and situated between the separate settlement areas of Wivelsfield to the west and Wivelsfield Green to the east. This part of the Site is defined by Green Lane and Hundred Acre Lane respectively. The eastern boundary of this part of the Site directly abuts the settlement edge of Wivelsfield Green which, at this point, is defined by a mix of low density residential dwellings, and also Wivelsfield Primary School and its playing field.



Figure 2.3: Photo Location Plan.

Opportunity:

The provision of a large area of public open space within the eastern part of the Site, which corresponds with the land designated as a Local Green Space in the Neighbourhood Plan, presents an exciting opportunity to provide a substantial area of publicly accessible open space that realise the full potential of the Neighbourhood Plan designation.



Photograph 1 – View from Green Road looking south east across Parcel B towards Wivelsfield Primary School.



Photograph 2 - View from Green Road looking south across Parcel B.



Photograph 3 – View looking west across the northern part of Parcel A towards the existing residential properties on Eastern Road which abut this part of the Site.



Photograph 4 – View looking north across Parcel A towards the existing residential properties on Eastern Road and Green Road which abut the Site.

Topography

The landform of the Site falls from the southern edge at approximately 50m above ordnance datum (AOD) (within West Wood to the west, and aligned with Hundred Acre Lane to the east), down to approximately 41m AOD on the north and north western edges. In the central part of Parcel A, there is a slightly east-west aligned depression and shallow localised valley which accommodates a drainage ditch. Here, the topography ranges between approximately 41m and 44m AOD. The nature of the

topography is such that it forms a steeper gradient close to the southern boundaries of the Site, particularly close to the woodland edge of West Wood (in Parcel A) and leading up to Hundred Acre Road (in Parcel B).

In the wider landscape, the topography reflects a series of complex, low rolling hills, ranging between approximately 30m and 65m AOD. Together these create a complex series of small scale, winding valleys, often including local watercourses.

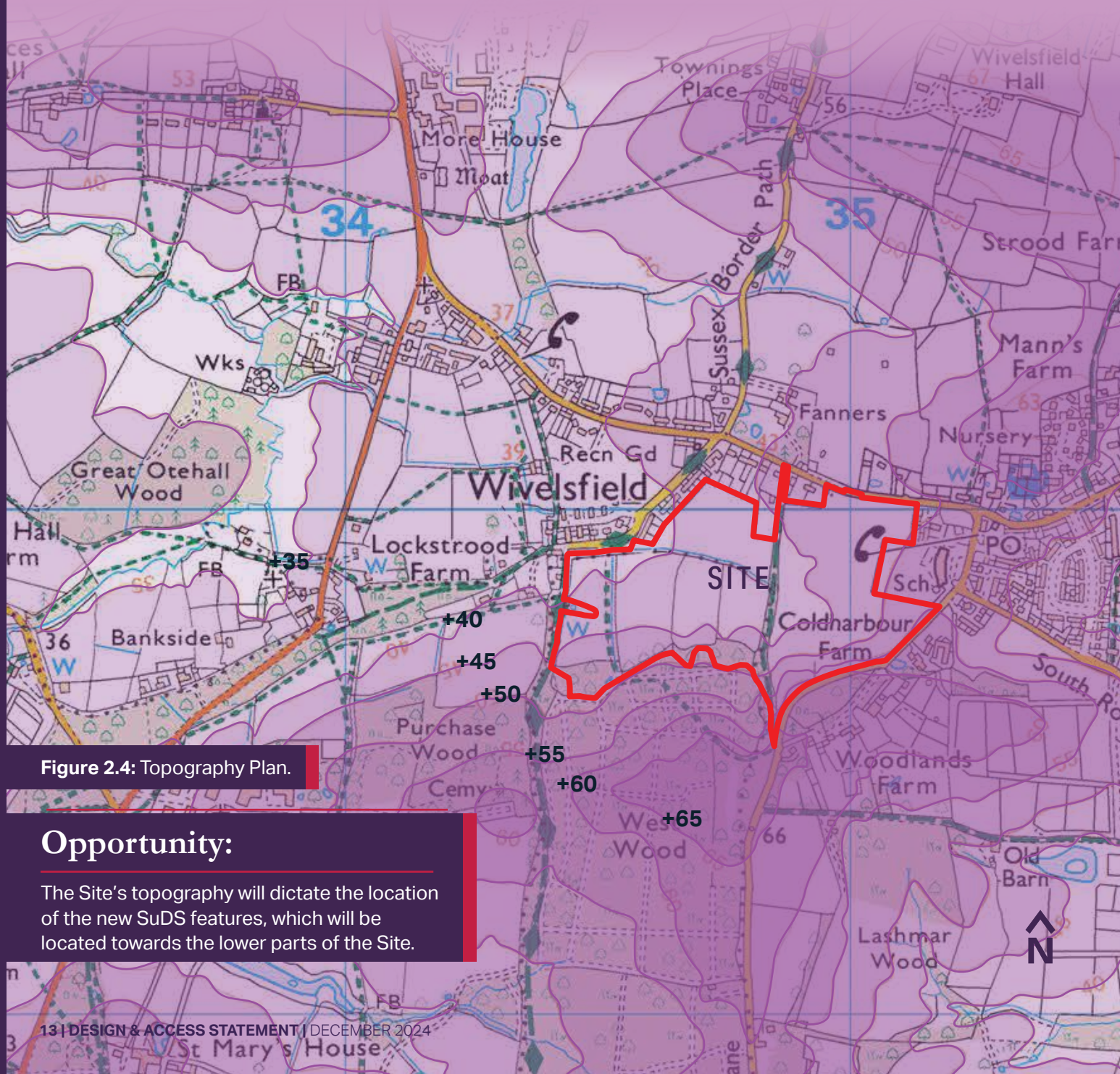


Figure 2.4: Topography Plan.

Opportunity:

The Site's topography will dictate the location of the new SuDS features, which will be located towards the lower parts of the Site.

2.2 ACCESS AND CONNECTIONS

EXISTING HIGHWAYS NETWORK

Green Road

Green Road bounds the northern boundary of Parcel B and is subject to a 30mph speed limit. It is a two-way single carriageway road. It has a footway running alongside its southern side. Green Road is one of the principal streets running through Wivelsfield Parish, connecting Wivelsfield with Wivelsfield Green. To the west, it meets Ditchling Road (B2122), which provides connections with both Burgess Hill and Haywards Heath.

Eastern Road

Eastern Road bounds the westernmost section of Parcel A's northern boundary. It connects with Green Road just to the north of Parcel A and terminates just to the west of Parcel A. It is a relatively narrow lane and does not have any footways. Eastern Road serves Wivelsfield Village Green and connects to the small residential cul-de-sac of Green Park Corner.

Hundred Acre Lane

Hundred Acre Lane bounds the south eastern boundary of Parcel B. It is a relatively narrow lane that leads southwards, running along on the eastern edge of West Wood. The north easternmost section of Hundred Acre Lane is subject to a 20mph speed limit due to its proximity to Wivelsfield Primary School. To the south west, it is subject to the national speed limit (60mph). There are no footways running along Hundred Acre Lane.

South Road

South Road runs just to the east of the Site and serves Wivelsfield Primary School and several residential properties, including the residential cul-de-sac of Coppards Close. It connects with Green Road to the north and Hundred Acre Lane to the south. It is subject to a 20mph speed limit and has footways to either side of the carriageway along most of its length. A zebra crossing on South Road provides a safe crossing point to Wivelsfield Primary School.

EXISTING NON-CAR CONNECTIONS

Bus Services

Wivelsfield Parish is served by six bus services connecting it to nearby towns and villages. These services include the 166 service which provides connections to Haywards Heath and Lewes, and the 272 which provides connections to Crawley, Haywards Heath, Burgess Hill, and Brighton. The 272 service stops close to Wivelsfield Railway Station and serves a bus stop at Burgess Hill Railway Station. The bus services passing through Wivelsfield Parish are served by bus stops either on Ditchling Road or Green Road. The bus stops on Ditchling Road are located approximately 560m to the north west of the centre of the Site, whilst the nearest bus stops on Green Road are located opposite the playing fields approximately 200m from the centre of the Site.

Rail Services

Wivelsfield Railway Station (1.6 miles / 2.6km to the west) and Burgess Hill Railway Station (2 miles / 3.2km to the south west) are located on the Brighton Main Line. They are served by the Southern Railway and Thameslink train services, which together provide connections to London Victoria, London St Pancras, Brighton, Eastbourne, Gatwick and Bedford. Trains typically run every 15 to 30 minutes during peak hours.

Existing Public Right Of Way

The Site is well-served with public access, with a public footpath (WSM/28/2) crossing Parcel A, connecting Eastern Road to West Wood. To the west of the Site, public bridleway (WSM/28/2) forms part of the promoted route of the Sussex Border Path (a nearly 150 miles long route along the inland boundary of the county of Sussex). Between Parcels A and B, a public bridleway (WIV/30/1) connects Green Road to Hundred Acre Lane (along the edge of West Wood). On site there are indications of a permissive route around the boundary of the northern part of Parcel A, the latter connecting public bridleway WIV/30/1 with Eastern Road.

Opportunity:

Vehicular access to the Site should be taken from Green Road, with an access road passing through a short section of Parcel B to serve the new homes in Parcel A. The opportunity exists for non-vehicular connections to be provided to Green Road and Eastern Road to maximise the opportunities for active travel and to create an integrated development, with convenient routes to the nearby bus stops on Green Road and Ditchling Road.

2.3 EXISTING FACILITIES

Wivelsfield Parish is served by a good range of services and facilities, including the village hall and recreation ground, Wivelsfield Primary School, the Parish Church, a village shop and post office, and a petrol station and associated convenience store.

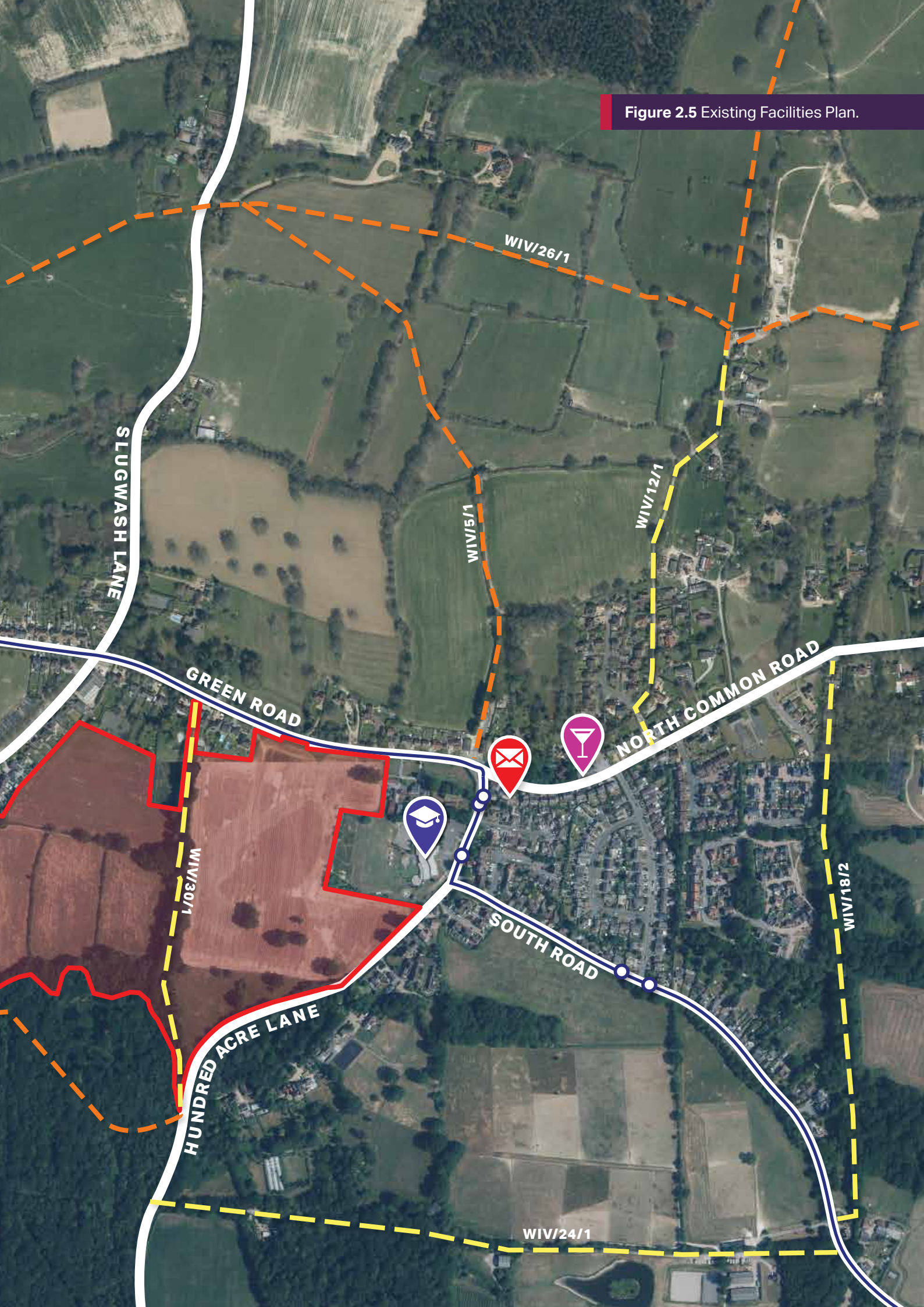
Across the County border, Burgess Hill and Haywards Heath provide a good range of shops and services, as well as employment opportunities and access to leisure and recreational activities.

The plan opposite (Figure 3.5) highlights the location of Wivelsfield Parish's facilities and services in relation to the Site.

-  Site Boundary: 20.89ha
-  Public Bridleway
-  Public Footpath
-  Bus Route and Bus Stops
-  Wivelsfield Primary School
-  Post Office & Convenience Store
-  The Cock Inn - Public House
-  Wivelsfield Village Hall
-  Public Open Space
-  Morrisons Daily
-  Hairy Dog Brewery
-  Mid Sussex Veterinary Clinic
-  Business Centre



Figure 2.5 Existing Facilities Plan.



2.4 HERITAGE AND ARCHAEOLOGY

A Heritage Impact Assessment (HIA) has been submitted as part of the outline planning application to consider the heritage impacts arising from the proposed development.

The site has undergone pre-application discussions with LDC, which have influenced both the design of the development and the scope of this assessment. The pre-application response indicated that the development could impact the setting of the following heritage assets.

- Jenners, Grade II listed building (NHLE 1223059) located approximately 60m north of the Site boundary.
- Jack of Clubs, Grade II listed building (NHLE 1216790) located approximately 140m west of the Site.

The pre-application response also noted the presence of other listed buildings in the local area, including:

- Botches, Grade II listed building (NHLE 1267496) located approximately 165m north-east of the Site.
- Baldings, Grade II listed building (NHLE 1267439) located approximately 160m north of the Site.

The assessment also considers any potential impacts to the Wivelsfield War Memorial, which is considered as a non-designated heritage asset.

The HIA finds that the proposed development will lead to changes within the setting of three Grade II listed buildings, namely Jenners, Botches and the Jack of Clubs. All three buildings are post-medieval houses constructed in a vernacular style.

However, these changes will either be distant and separated from the buildings (in the case of Jack of Clubs) or will be minor in nature and will not affect the current character of the listed buildings' settings (in the case of Jenners and Botches). The proposals will not therefore affect the significance of these heritage assets, with their special architectural and historic interest preserved.

The HIA also finds that with the retention of Parcel B as open space, the War Memorial's backdrop will be retained. It concludes that the proposed access road will have limited impact given the Memorial's current setting to Green Road, and that passers-by and those visiting will still be able to enjoy the Memorial within a largely rural setting.

Figure 2.6: Location of nearby heritage assets



Grade II Locally Listed Buildings:

- ① Jack of Clubs Cottage
- ② Pepper Hall
- ③ Baldings
- ④ Jenners
- ⑤ Botches

2.5 FLOOD RISK

Hydrological Setting

OS Mapping indicates that several ordinary watercourses are located within the Site. Further ponds and channels are also located within West Wood, which flow into the watercourses on the Site.

Fluvial Flooding

The Environment Agency (EA) Flood Map for Planning indicates that the Site is located within Flood Zone 1 (low risk), whereby the annual probability of flooding from fluvial or tidal sources is classified as less than 1 in 1000.

Opportunity:

The provision of new SuDS features should form an integral part of the new neighbourhood's green spaces, providing opportunities for habitat creation and contributing to the development's overall sense of place.

Surface Water Flooding

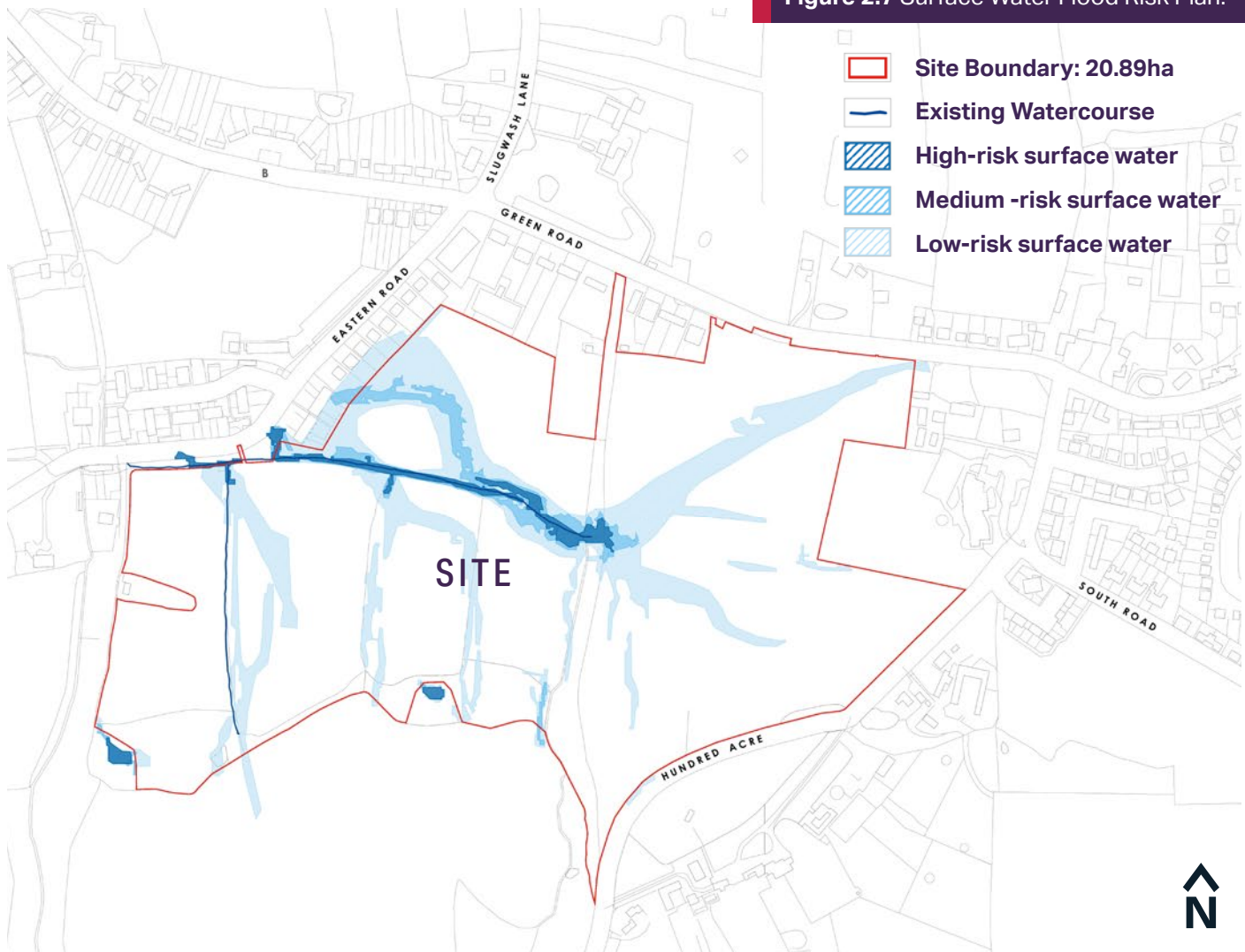
The EA surface water map indicates that large parts of the Site are at a 'Very Low' risk of surface water flooding.

A number of areas across the Site are shown to be at 'Low' to 'High' risk from surface water flooding. Within Parcel A, these areas correlate with the topography of the Site and the drainage ditches that are present along the field boundaries within the Site.

Within Parcel B, a flow path is present which originates off-site. This follows the Site's topography and conveys flows in a westerly direction towards the ordinary watercourse located within the Parcel A.

During a low risk scenario, EA mapping indicates that the Site will primarily experience depths below 300mm and velocities of over 0.25m/s. The EA mapping confirms that surface water flows at the Site, flow towards the Site's ordinary watercourse, which flows in a westerly direction towards the River Adur.

Figure 2.7 Surface Water Flood Risk Plan.



2.6 LANDSCAPE AND VISUAL CHARACTER

A Landscape and Visual Impact Assessment (LVIA) has been prepared in support of the outline planning application. The assessment describes the existing landscape character and quality of the Site and the surrounding area. It also discusses the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

The LVIA finds that the Site is not covered by any statutory designations for landscape character or quality. It concludes that the Site can accommodate a sensitively designed residential scheme with only limited landscape and visual effects at a localised level and that such impacts can successfully be avoided or reduced through effective mitigation. Development could be accommodated on the Site, whilst also providing a robust edge to the local landscape context.

Whilst there will be effects on the landscape character at the Site and its immediate surroundings, these will have little impact on the broader landscape around Wivelsfield and Wivelsfield Green. The existing character of the

settlement edge can be preserved and enhanced, and the proposals will not be overly prominent in the wider landscape due to limited visibility. Published guidance* on landscape character identifies the western areas of the Site as having 'medium sensitivity,' suggesting a capacity for appropriately designed development.

The LVIA concludes that visual effects will be most significant from locations on or adjacent to the Site, with reduced effects from the surrounding countryside due to limited visibility, the existing context of the settlement edge, and the proposed mitigation measures. Over time, these measures will help integrate the new development into the landscape.

The LVIA recommends that the development and landscape strategy should aim to preserve and enhance existing green infrastructure within and around the Site, incorporating measures to strengthen these areas, especially along the boundaries of the proposed development.

Consequently, the use of existing landscape components to guide the landscape strategy and subsequent augmentation of these components will ensure that where development comes forward on the Site, this can be delivered with an appropriate and robust strategy for mitigation which recognises landscape character and avoids and minimises potential impacts.

* LDC commissioned a Landscape Sensitivity Assessment in 2023, prepared by AECOM on behalf of the Council.

Opportunity:

The development of the Site presents the opportunity to utilise the Site's existing landscape features to shape the landscape strategy and enhance these elements. This approach will recognise landscape character and avoid and minimises potential impacts.

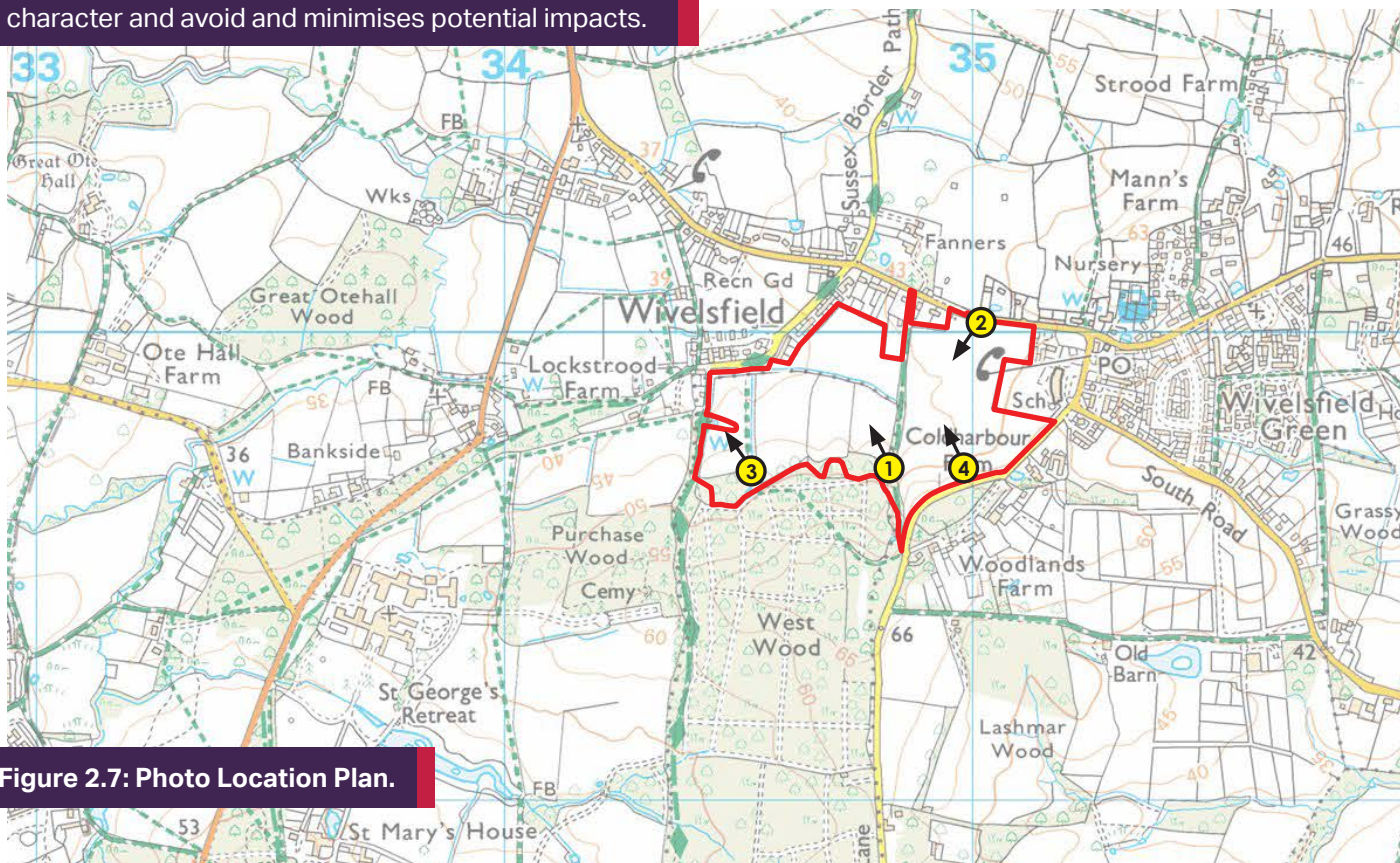
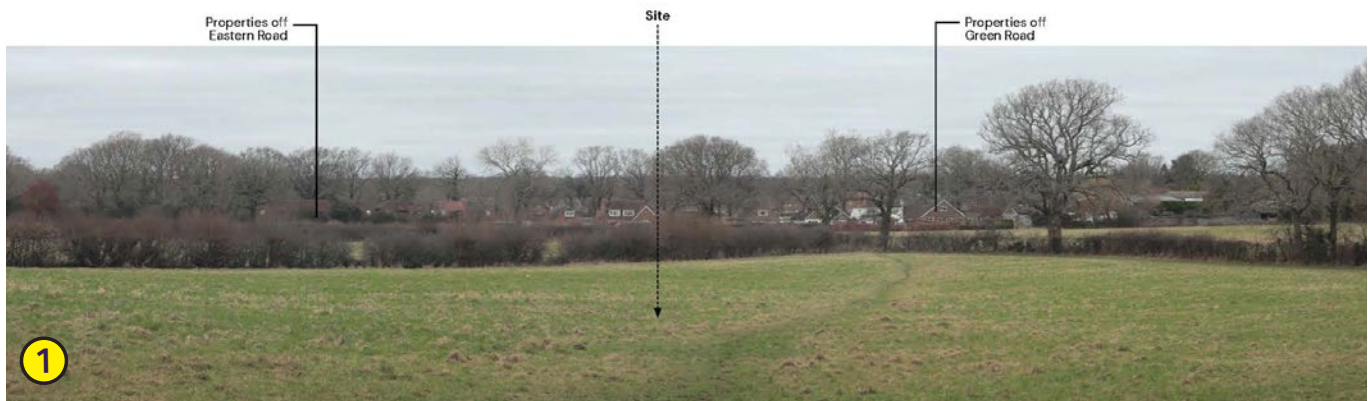


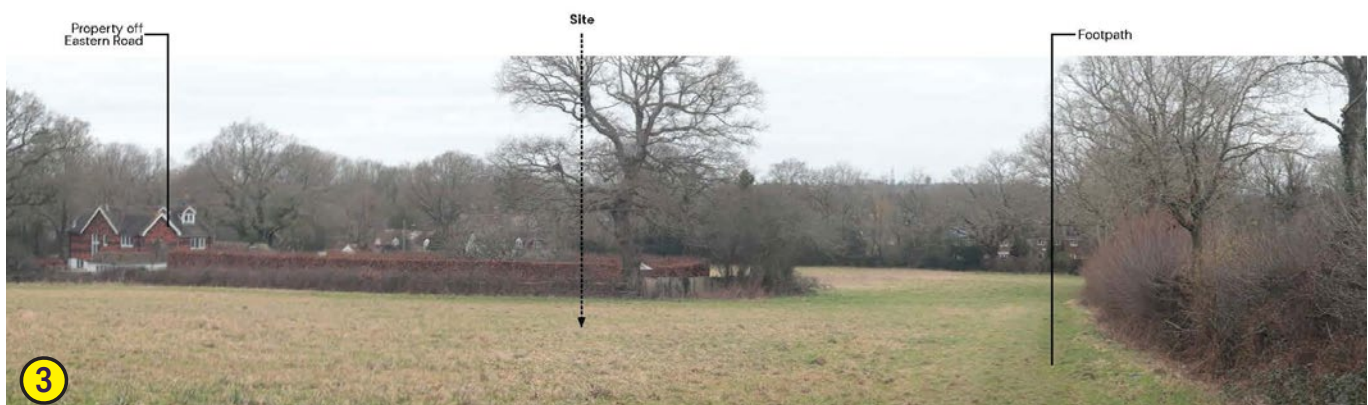
Figure 2.7: Photo Location Plan.



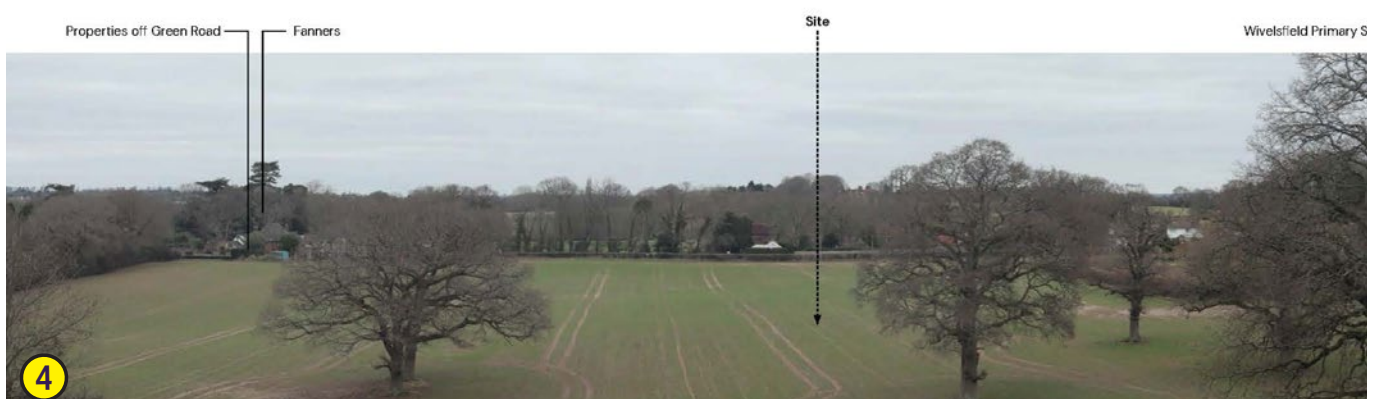
Photograph 1: View looking north west from within Site from bridleway.



Photograph 2: View looking south west into Site from Green Road.



Photograph 3: View looking north from within the Site on public footpath.



Photograph 4: View looking north west from south-eastern Site boundary.

2.7 ECOLOGY AND BIODIVERSITY NET GAIN OPPORTUNITIES

An Ecological Assessment has been prepared and submitted in support of the planning application. It finds that there are no statutory designated sites of nature conservation interest located within or immediately adjacent to the Site. Given the separation of the Site from any statutory designated sites, it is considered that the proposed development is unlikely to have any significant impacts upon statutory designated sites, during either the construction or operation phase.

It also finds that there are no non-statutory designated sites of nature conservation interest located within or immediately adjacent to the Site. Subject to the implementation of standard engineering protocols and best practice throughout the construction period, it is considered that the proposed development is unlikely to have any significant impacts on any designated sites within the local area, during either the construction or operational phase.

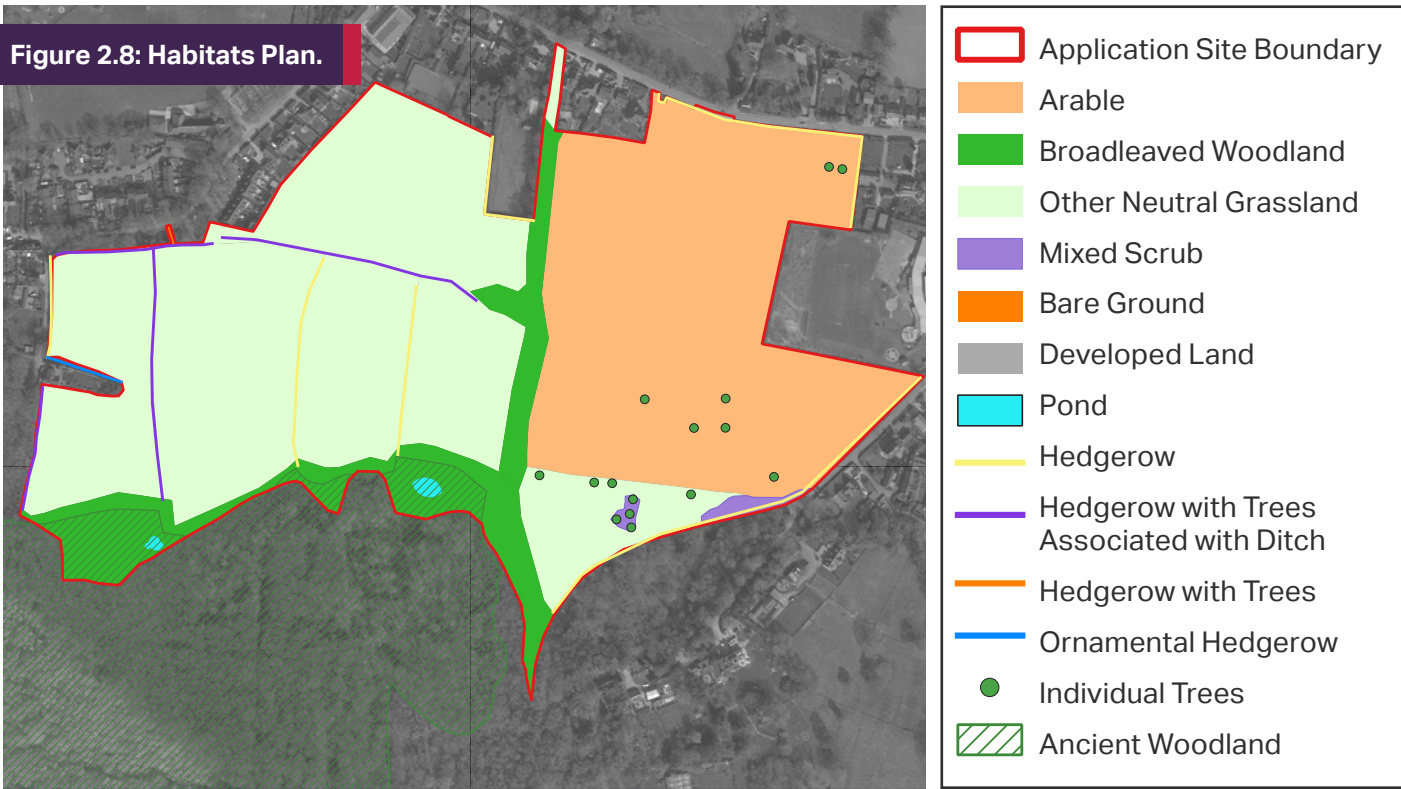
The Site consists mainly of grassland fields to the west and intensively managed arable land to the east, both bordered by hedgerows and tree lines. Any loss of habitats with higher ecological value, such as small

areas of woodland, hedgerows, and trees, will be compensated by the creation of extensive new species-rich habitats and plantings within open space areas. This approach offers an opportunity to enhance the Site beyond its current condition.

A series of surveys have been carried out for protected species, including bats, badgers, reptiles, hazel dormice, and great crested newts. Appropriate mitigation measures have been proposed to protect and enhance habitats for bats, nesting birds, badgers, and hedgehogs. With the implementation of the avoidance, mitigation, and enhancement measures outlined in the Ecological Assessment, any adverse effects on protected species will be prevented, and opportunities for key faunal groups will be preserved and improved following development.

In conclusion, the nature and design of the proposed development, along with the incorporation of the recommendations in the Ecological Assessment, will ensure that there are no adverse effects on designated sites, ecologically significant habitats, or protected species. Furthermore, the proposals will result in a net gain in biodiversity compared to the current baseline.

Figure 2.8: Habitats Plan.



2.8 ARBORICULTURE

A Tree Survey and Arboricultural Implications Assessment has been prepared in support of the planning application to assess the impact of the development of the Site's trees and hedgerows. The survey provides details of the extant tree cover by way of distinctions between the ancient woodland of West Wood, 193no. trees of individual significance, 21no. groups of trees with collective merit and a combination of 25no. field boundary and domestic hedgerows.

As a first principle, the masterplan proposals should retain ancient woodland, veteran, and notable trees together with the integrity of the Site's boundaries and the tree belt that separates Parcels A and B.

A minimum buffer of 30m should be provided to the ancient woodland within which development should not occur.

Opportunity:

A review of historical mapping shows that Parcel B had a more intact field structure. The opportunity exists, therefore, to reinstate some of the former hedgerows within Parcel B as part of the landscape strategy for the proposed development.

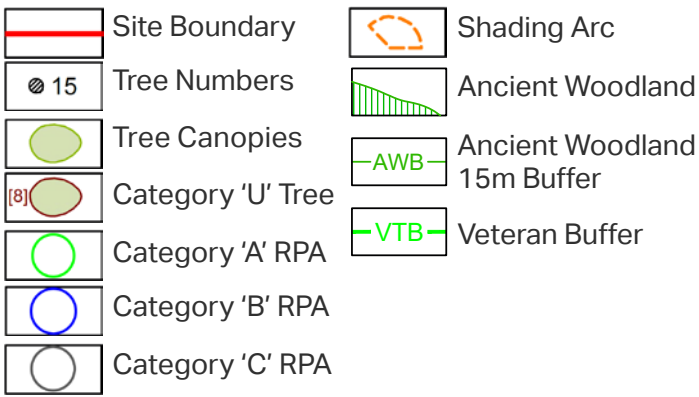


Figure 2.9 Tree Constraints Plan.

2.9 LOCAL CHARACTER AND ARCHITECTURAL CONTEXT

Wivelsfield Parish features a diverse array of buildings, showcasing various architectural styles and materials. The accompanying photos highlight several buildings from the local area, primarily constructed during the 20th and early 21st Centuries.

Most buildings in Wivelsfield Parish are two storeys, characterised by a simple form and scale. The predominant materials used are red or multi-brick, complemented by red or brown concrete tiles, though some roofs feature slate grey tiles. Key properties along the street exhibit distinctive architectural details such as tile hanging, render, or weatherboarding. Windows and doors are mainly crafted from white uPVC or timber, adding to the overall aesthetic of the neighbourhood.





Summary of existing character

Building types: The local area features a diverse range of housing types, from detached bungalows and small terraces to large detached homes.

Materials: An eclectic mix of traditional Sussex materials is prevalent, including red and brown brick, light-coloured render, black and white weatherboarding, and brown/red tile hanging. Roof tiles typically come in dark brown, red, or slate grey shades.

Fenestration: The predominant window style is simple casement, with most being white uPVC. However, black windows are also used for contrast. The doors, common in the area, are typically half-glazed and available in various colours.

Detailing: Architectural detailing reflects the Sussex vernacular, featuring elements such as brick soldier courses, window heads and sills, projecting plinths, brick bands, tile scalloping, and tile-hung gables.

Boundary Treatment: Landscaped boundary definitions are provided by hedges and grass verges, which are the most common features throughout Wivelsfield Parish, alongside low fences and brick walls. In more recent developments, front gardens often consist of grassed or shrubbed areas with hard standings for on-site parking.



Principles to take forward

Housing forms: should follow local typologies, incorporating terraces, semi-detached, and detached homes strategically placed within the proposed layout.

Building heights: should be predominantly two storeys, aligning with local character and the parameters set by the outline application. However, some 2½ storey homes could be used in selective locations to terminate key vistas along the new streets and add articulation and interest to the roofscape. A variety of roof styles will be employed to add visual interest, with feature gables positioned at key locations.

Materials palette: should be reflective of the Sussex vernacular to facilitate integration of the development into the surrounding area and its immediate context within Wivelsfield Parish.

Architectural styles and colour of materials: should be carefully applied to create a unified character underpinned by a careful understanding of the local vernacular, avoiding the haphazard approach seen in some past developments.

Feature detailing: should be carefully and consistently incorporated into the overall design of the new homes to reflect a common characteristic of the local area.

Grass and shrub verges: should contribute to softer boundary treatments, including to front gardens, complementing the edge-of-settlement character of the development.



Figure 2.13: Influences and Opportunities and Plan.



Influences & Context

-  Existing vegetation and Root Protection Areas
-  Ancient woodland
-  30m ancient woodland buffer
-  15m ancient woodland buffer
-  Existing watercourse
-  Sensitive edge
-  Extent of high-risk surface water flooding
-  Extent of medium-risk surface water flooding
-  Extent of low-risk surface water flooding
-  Water easement
-  Public footpath

-  Public bridleway
-  Permissive footpath
-  Local Green Space
(source: Wivelsfield Neighbourhood Plan 2016)
-  Power lines
-  Historic drainage feature
-  Public foul sewer
-  Existing bus routes and bus stops

Opportunities

-  Potential vehicular access point
-  Potential developable area and contours
-  Potential building frontages



-  Indicative streets
-  Potential pedestrian/cycle links
-  Potential pedestrian path
-  Potential location for Sustainable Drainage Features (SuDs)
-  Potential location for wildlife ponds
-  Potential supplementary planting
-  Potential children's play area
-  Potential community orchard
-  War Memorial (to be excluded from the red line)
-  Land for potential education or community use

2.10 SITE INFLUENCES & OPPORTUNITIES

The Influences and Opportunities Plans represents a summary of the key influences and opportunities that should be considered in the design of the masterplan proposals, as identified in the preceding sections. The principal influences and opportunities are as follows:

Retention of Parcel B as Local Green Space

Parcel B is designated as Local Green Space in the Wivelsfield Parish Neighbourhood Plan. However, at present it does not have any public access. Therefore, the opportunity exists to retain Parcel B as an important green space and to establish a large new area of public open space for the benefit of Wivelsfield Parish as a whole. Critically, its retention as an area of green space will maintain the break in development along Green Road between Wivelsfield and Wivelsfield Green, maintain the sense of a rural backdrop to Wivelsfield Primary School, and retain open space alongside the War Memorial. Parcel B should be carefully landscaped to reinstate some of its former hedgerows and to reflect its former use as part of Wivelsfield Common.

Location of the new homes

With Parcel B remaining as an area of public open space, the new homes will be located within Parcel A, meaning they will be read as an appropriately located extension of Wivelsfield. This accords with published guidance on landscape character which defines Parcel A as having capacity for development.

Ancient Woodland buffer

An important consideration in bringing forward the masterplan proposals is in respect of the need to provide a minimum of a 30m buffer to the ancient woodland of West Wood. The buffer should only comprise open space uses and new ecotone planting to create a transitional area of landscape between the woodland and the development's public open space. The provision of a minimum 30m buffer will exceed the Natural England and Forestry Commission 'standing advice' for ancient woodland, which requires minimum buffers of 15m.

Provide a range of house types and tenures

The development of the Site presents the opportunity to provide a mix of housing types and tenures that suit the needs of the local community.

Maximise connectivity with the Site's surroundings

The Site is crossed by a public footpath and a public bridleway. This creates the basis for an integrated development, which will encourage people to walk and cycle to Wivelsfield Parish's services and facilities, and the nearby bus stops. This should be enhanced with a new pedestrian and cycle connection to Eastern Road and Green Road, which will be connected by pedestrian and cycle paths running through the development's green spaces.



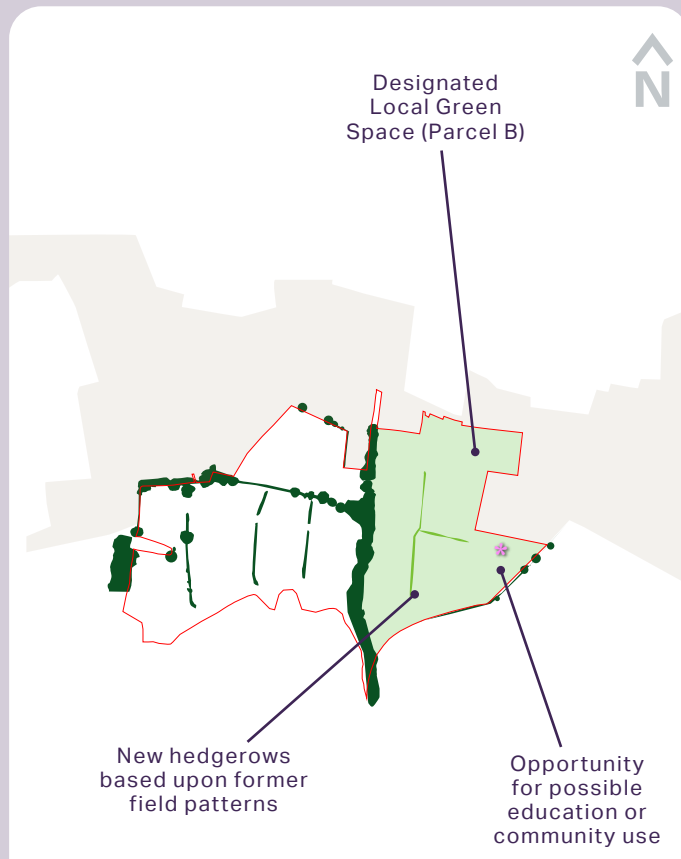
3.

Masterplan Concept.

This chapter establishes the overall masterplanning concept for the proposed development.

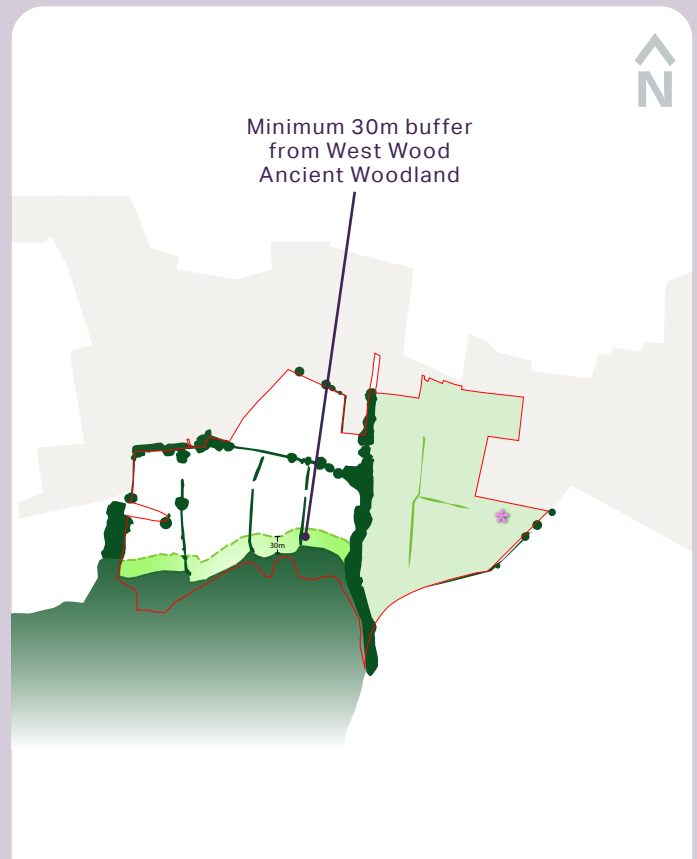


3.1 LAYOUT PRINCIPLES



1. Local Green Space

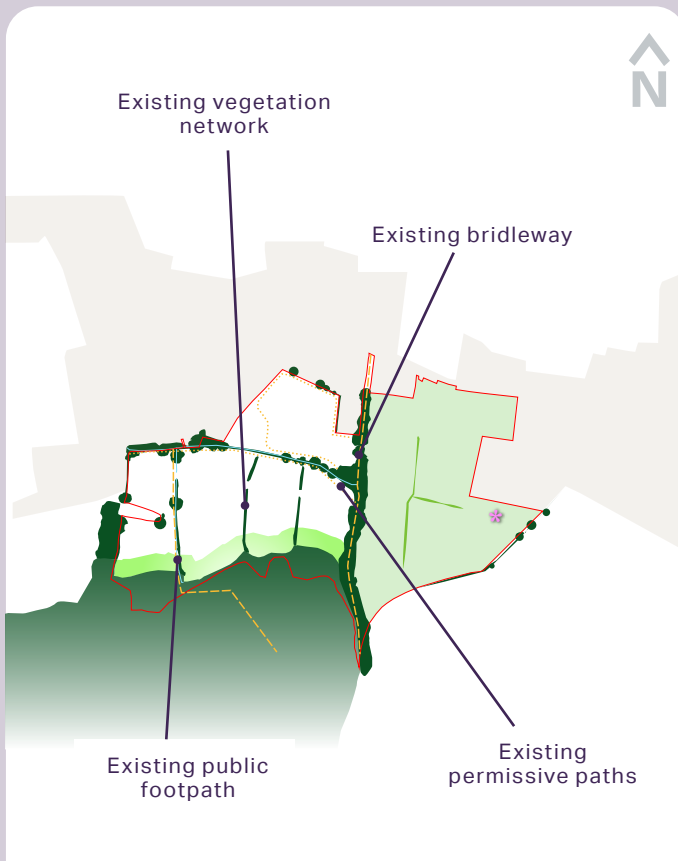
Reflecting its designation as Local Green Space in the Wivelsfield Neighbourhood Plan, Parcel B is to form a new area of public open space. It will be landscaped to reflect its former use as part of Wivelsfield Common and include new hedgerows based upon the Site's former field patterns. The south eastern corner of the open space provides the opportunity to provide a possible education or community use.



2. Ancient Woodland Buffer

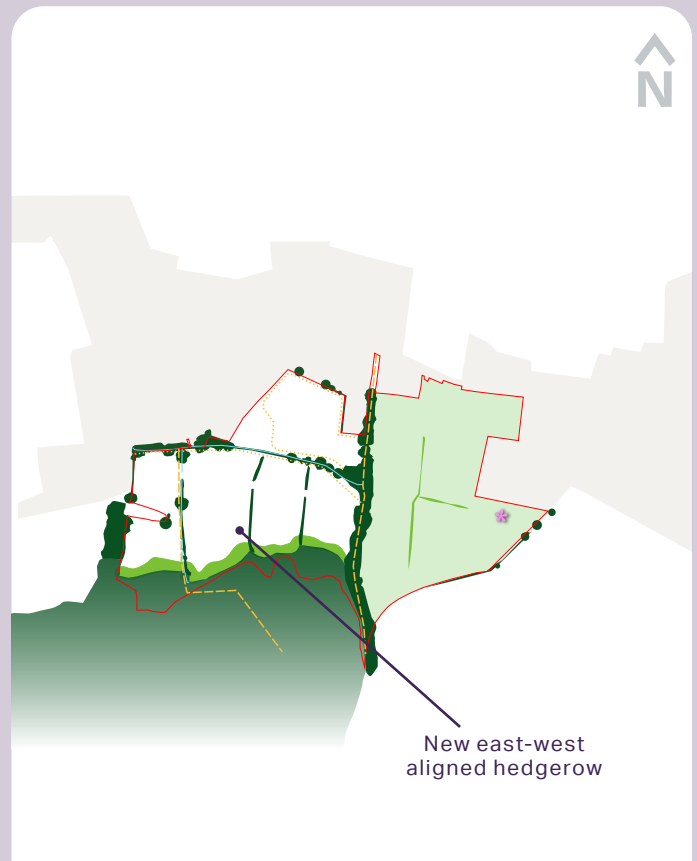
A buffer measuring at least 30m in width is to be provided from the edge of West Wood. The buffer will comprise open space uses and new ecotone planting to create a transitional area of landscape between the woodland and the development's public open space.

Figure 3.1 - 3.4: Layout Principles Plans.



3. Landscape features, public rights of way and permissive paths

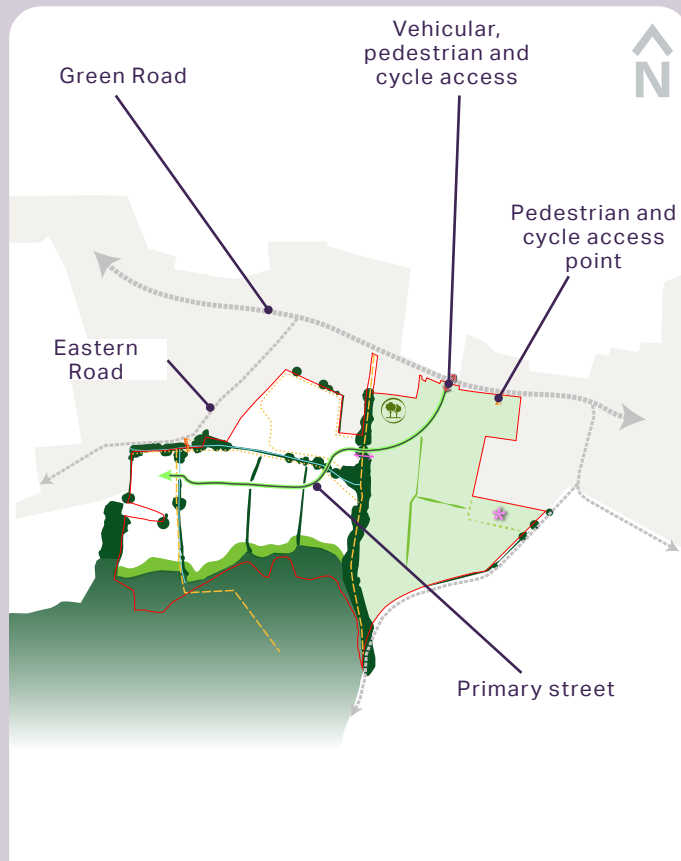
Following the recommendations of LDC's Landscape Sensitivity Assessment, the Site's existing green infrastructure network in terms of its existing hedgerows and trees will be protected and enhanced to strengthen the local green infrastructure network. Similarly, the Site's existing public footpath, bridleway and permissive paths will be retained within green corridors.



4. Hedgerow definition

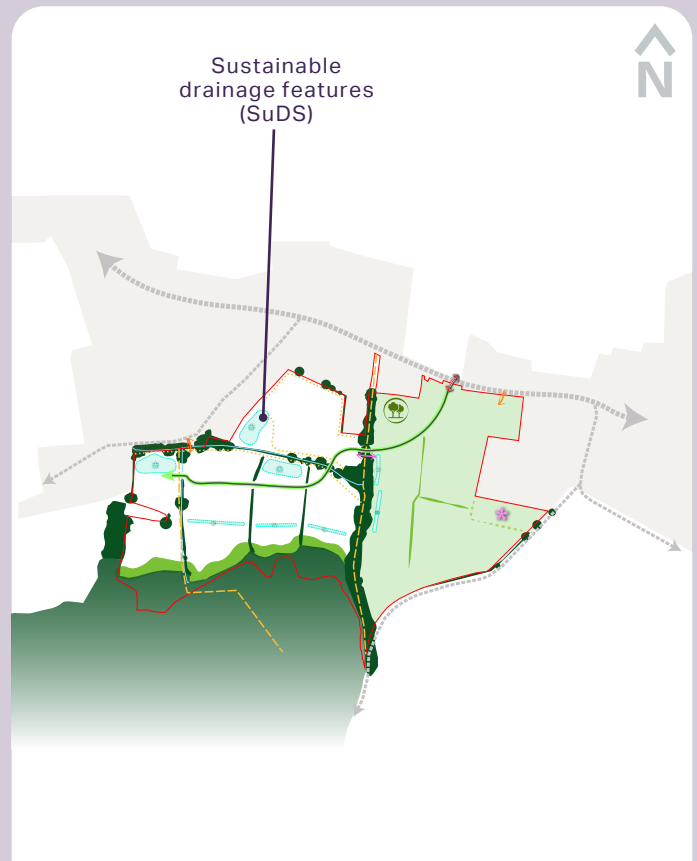
Building upon the principle of protecting and enhancing the Site's existing hedgerows, a new east-west aligned hedgerow in the southern part of Parcel A will provide definition and an additional degree of enclosure to this part of the Site.

3.2 LAYOUT PRINCIPLES



5. Access and connectivity

Vehicular access is to be taken from Green Road from which a sensitively designed access road will pass through the north western corner of Parcel B to ensure the sense of a break in development along Green Road is maintained. In addition to the connectivity afforded by the existing public rights of way, new pedestrian and cycle connections to Eastern Road and Green Road will facilitate active travel, and help to create an integrated and seamless new neighbourhood.



6. Accommodate Sustainable Drainage

New drainage features in the form of drainage basins and swales will form an integral part of the development's green infrastructure, and will provide both landscape and ecological benefits.

Figure 3.5 - 3.7: Layout Principles Plans.



7. A logical location for new homes

Through a careful assessment of the Site's opportunities and influences, logical locations for the new homes are inherently identified. The location of the new homes in Parcel A coincides with where they will have the strongest relationship with the existing settlement edge to the north and west. At the detailed design stage, the new homes will be designed to be sympathetic to the character of the local area.

4.

The Masterplan.

This chapter presents the proposed masterplan.





4.1 PARAMETERS PLAN

The overarching parameters for the proposed development are set out by Parameters Plan (Figure 4.1). The plan fixes the location of the new homes and principal areas of public open space. It also sets the proposed vehicular access point from Green Road, and the location of the pedestrian and cycle access points from Eastern Road and Green Road.

The plans and information on the following pages provide a series of design principles and concepts on how the detailed design of the proposed development can be brought forward at the detailed design stage.

As set out in the submitted Flood Risk Assessment, the development has been sequentially designed to ensure residential parcels are located outside of the 'High' surface water risk extents.

Key Masterplan Parameters

- 4.06 hectares of residential development land delivering up to 150 new homes.
- 16.03 hectares of green spaces as public open space, a generous open space buffer alongside West Wood, a community orchard, a children's play area, and new routes for routes for walking and cycling.
- Area for possible education or community use.
- Land to the south of Green Road / west of Wivelsfield Primary School provided as a large areas public open space for the benefit of existing and new residents alike.
- Generous buffer provided alongside West Wood measuring between 30m and 120m.
- Retention of on-site public rights of way and permissive paths within green corridors.
- New SuDS features as integral elements of the development's green infrastructure proposals.
- One vehicular access from Green Road in the form of a new priority junction.
- Pedestrian and cycle access points from Green Road and Eastern Road connected by a network of traffic-free pedestrian and cycle paths.



 Site Boundary: 20.89ha

Developable Area

 Proposed housing area: 4.06ha
Approx. 150 homes at 37dph

 Land for potential community use

Context

 War memorial

 Existing bus stops

Figure 4.1: Parameters Plan

The Site's strong existing vegetation network will be retained and enhanced forming the basis of the development's landscape strategy

Proposed vehicular,
pedestrian and cycle access

Proposed pedestrian
and cycle access point

Reflecting its designation as Local Green Space this area will form public open space including new native grass planting, wildflower meadows and tree and shrub planting corresponding to its former use as part of Wivelsfield Common

Minimum 30m buffer from
the edge of West Wood
Ancient Woodland



Green Infrastructure

-  Existing vegetation and Root Protection Areas
 -  Ancient Woodland
 -  30m buffer from Ancient Woodland
 -  Local Green Space

(Source: Wivelsfield Neighbourhood Plan, 2016)

Movement

-  Existing public footpath
-  Existing bridleway
-  Proposed vehicular access point
-  Proposed pedestrian/cycle access
-  Proposed pedestrian/cycle link

4.2 THE DEVELOPMENT FRAMEWORK PLAN

The design proposals for the Site have evolved through an iterative design process informed by environmental and technical work, an understanding of the Site's relationship with its immediate surroundings and the wider settlement, an assessment of planning and design policy, and the outcome of the pre-application engagement process. This has resulted in the formulation of the Development Framework Plan (Figure 4.3) which seeks to minimise environmental impacts whilst maximising social, biodiversity and sustainability benefits. The Development Framework Plan shows the Application Site boundary, the means of access into the Site, the location of the proposed new homes, the location of the public open space, the proposed SuDS features, and all other associated infrastructure.

Masterplan Evolution

Following a detailed review of the technical inputs to the evolution of the masterplan design, aligned with the outputs of the LVIA, the overall quantum of development has been reduced from the up to 170 homes proposed at the consultation stage to up to 150 homes. This amendment responds to the outcome of the pre-application engagement process, including advice received from the technical team. Removing a development parcel from the south western corner of the Site allows for enhanced integration of green space in this part of the Site and an improved relationship with West Wood through the provision of a wider ancient woodland buffer.



Figure 4.2: Previous Development Framework Plan



- Site Boundary: 20.89ha
- Proposed housing area: 4.06ha Approx. 150 homes @ 37dph
- Land for potential community use
- Proposed vehicular access point
- Indicative tree-lined primary street alignment
- Indicative secondary streets
- Listed Buildings
- Existing bus route and bus stops
- Existing public footpath
- Existing bridleway

Figure 4.3: The Development Framework Plan



- | | | | |
|--|---|--|--|
| | Existing permissive footpath | | Proposed pedestrian/cycle access point |
| | Ancient Woodland | | Proposed pedestrian/cycle link |
| | 30m buffer from Ancient Woodland | | Proposed children's play area |
| | 15m buffer from Ancient Woodland | | Proposed Sustainable |
| | Existing vegetation | | Drainage (SUDS) features |
| | Proposed formal and informal recreation areas and amenity spaces (to include new landscaping and tree planting) | | War memorial |
| | Proposed community orchard | | Existing watercourse |
| | Potential pedestrian and cycle paths | | |

Figure 4.4: Illustrative Masterplan





4.3 ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan is based upon the Parameters Plan and the Development Framework Plan, and has been prepared to demonstrate in more detail the general design principles that will be adopted through the development of the Site.

It is important to note that the layout of the development is a Reserved Matter. However, the Illustrative Masterplan, together with the Design and Access Statement, communicate the key design principles that a subsequent reserved matters application should reflect to respond to the in-depth analysis of the Site and its surrounding context.

The Illustrative Masterplan builds upon the concept and design principles that have been developed through our in-depth analysis of the Site.

The Figure-ground opposite uses the Illustrative Masterplan to demonstrate how the proposed development of up to 150 homes respects the existing settlement pattern. In particular, the proposed layout is compatible with the existing pattern of development throughout Wivelsfield Parish whereby the new homes are structured within strong perimeter blocks with the proposed new homes providing overlooking and attractive aspects of the new development's streets and open spaces to maximise overlooking of the public realm.

In accordance with LDC's aforementioned Landscape Sensitivity Assessment the Illustrative Masterplan and Figure-ground demonstrate the following key masterplan design principles:

- The new homes are located within Parcel A where they have the strongest relationship with the existing settlement edge.
- Existing green infrastructure network within the interior of the Site and along its boundaries is retained and enhanced to strengthen the local green infrastructure network.
- The proposed homes are offset from the ancient woodland of West Wood by a generous buffer.
- The existing rights of way are maintained as integral parts of the development's green infrastructure.

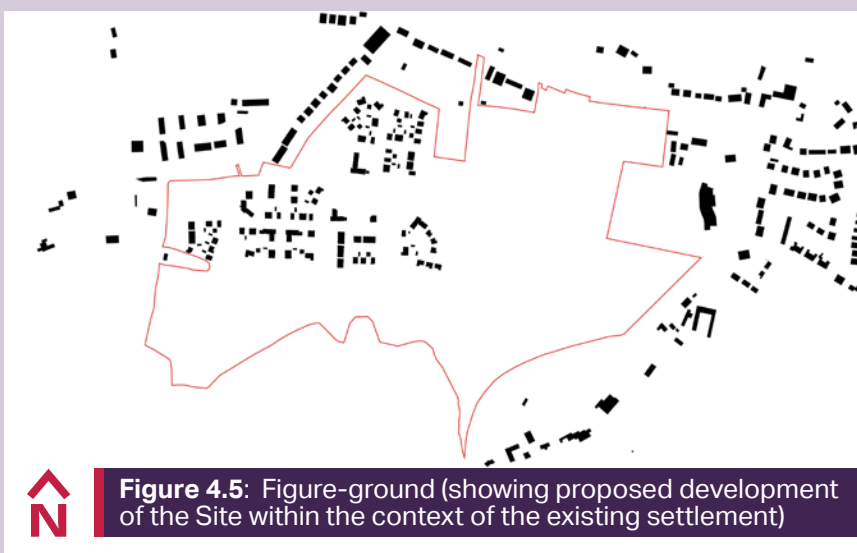


Figure 4.5: Figure-ground (showing proposed development of the Site within the context of the existing settlement)

The Illustrative Bird's Eye Visual emphasises how nearly 77% of the Site will remain as green space, which includes the provision of the large area of public open space to the south of Green Road / west of Wivelsfield Primary School and a generous green buffer provided alongside West Wood. This means that the new homes can be seen to have a strong relationship with the adjacent settlement edge at Green Road and Eastern Road.

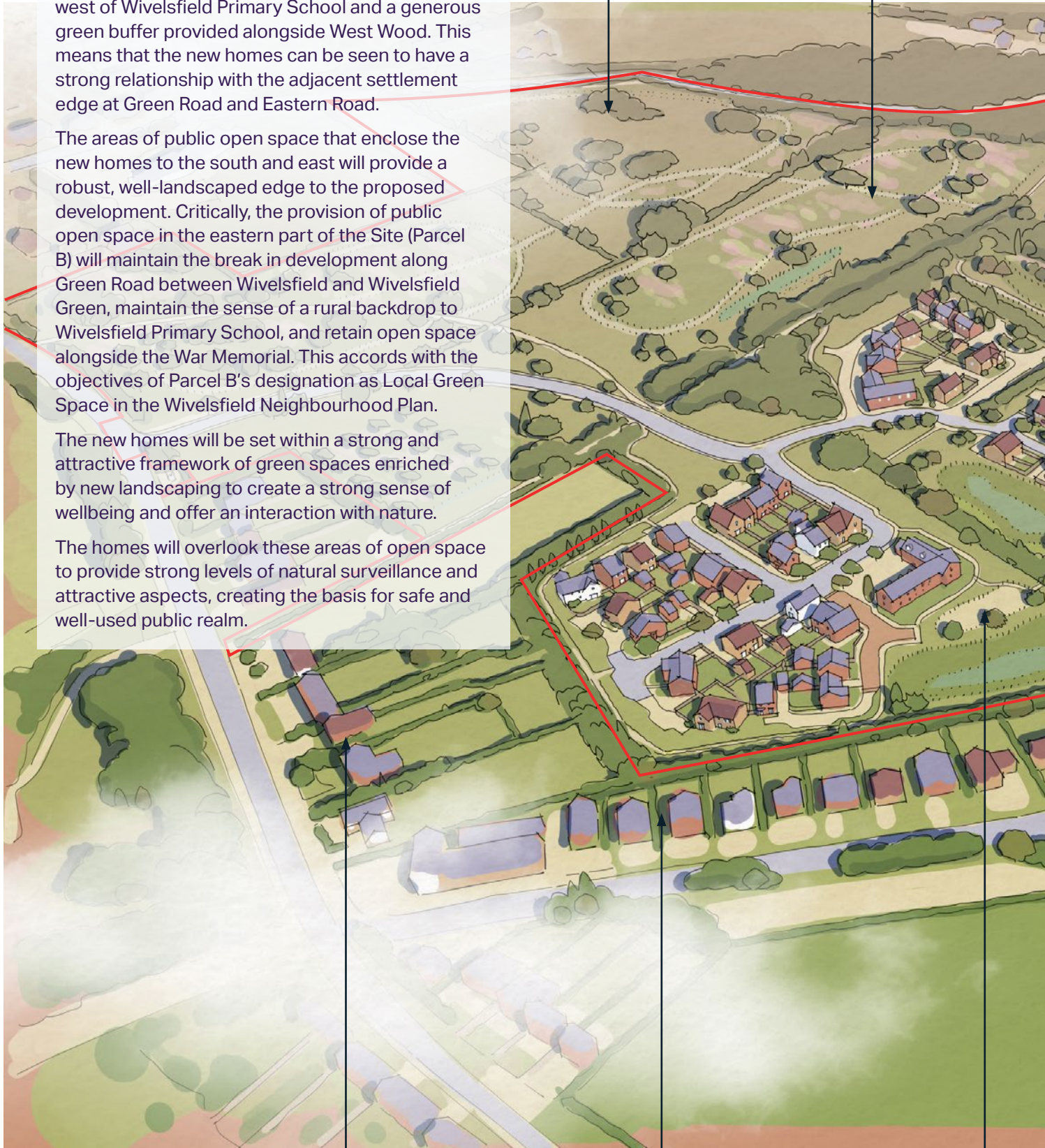
The areas of public open space that enclose the new homes to the south and east will provide a robust, well-landscaped edge to the proposed development. Critically, the provision of public open space in the eastern part of the Site (Parcel B) will maintain the break in development along Green Road between Wivelsfield and Wivelsfield Green, maintain the sense of a rural backdrop to Wivelsfield Primary School, and retain open space alongside the War Memorial. This accords with the objectives of Parcel B's designation as Local Green Space in the Wivelsfield Neighbourhood Plan.

The new homes will be set within a strong and attractive framework of green spaces enriched by new landscaping to create a strong sense of wellbeing and offer an interaction with nature.

The homes will overlook these areas of open space to provide strong levels of natural surveillance and attractive aspects, creating the basis for safe and well-used public realm.

Land for potential education or community use

New public open space, including landscaping, tree and thicket planting, wildflower meadows, areas for informal play and recreation



Existing houses on Green Road

Existing houses on Eastern Road

New children's play area

New thicket, scrub and tree
planting alongside Ancient
Woodland edge

West Wood



Figure 4.5: Illustrative Bird's Eye Visual

New recreational routes

New Sustainable
Drainage Systems
(SuDs)

4.4 CHARACTER AREAS

To create a distinctive new development with a strong sense of place and identity, it is envisaged that the proposed development will comprise three character areas. These character areas will be defined

by building materials, design, form, and landscape treatment. The following pages provide an overarching framework for the character areas, which should be built upon at the reserved matters stage.

Figure 4.6: Character Areas Plan.



CA1: MAIN STREET

The Main Street character area comprises the principal street running through the development. The entrance to the main street as one enters Parcel A will be framed by landmark buildings to create a sense of arrival and grandeur. The street will have the highest densities within the development to mark its importance as the development's principal thoroughfare. The careful use of Sussex vernacular materials will create a distinct identity for this central point of the development.

KEY CHARACTERISTICS	LANDSCAPE CHARACTERISTICS
- Homes overlooking the Main Street will create strong frontages made up of varying widths. - Highest densities, including some short terraces. - The new homes along the Main Street will be underpinned by a limited palette of materials and colours to create a strong uniform character that is easily distinguishable from other parts of the proposed development. - Choice of materials to be underpinned by those traditionally found in the local area – red brick, tile hanging, and render - Pedestrian-priority crossing where the recreational routes and existing public rights of way cross the street. - On-street car parking within verges.	- To create a high-quality residential frontage and reflect a key characteristic of Wivelsfield, low level ornamental planting will be used to define enclosure between front gardens and the street space. - A simple palette of shrubs and more structural perennials will retain a sense of consistency, but with colouration and structural plants used to assist with way-marking / reference points for street users.



CA2: CORE

This character area will be the most urban in form being enclosed by the proposed new homes on all sides. The homes in this area will typically comprise the highest densities and include terraced, semi-detached and detached typologies.



KEY CHARACTERISTICS	LANDSCAPE CHARACTERISTICS
- Characterised by mix housing typologies overlooking secondary streets and lanes providing high levels of natural surveillance, with frequent doors and windows promoting activity and community. - Materials to include red brick, black boarding and white boarding. Mix of dark brown and red plain tiles, and slate tiles will add to the informal character of the character area. Opportunity to adopt a mix of hipped and gabled roof types to reflect a key characteristic of the local area. - Tree-lined character of one of its streets will complement the strong landscaped character of the development's open spaces, creating the sense of the landscape continuing into the heart of the residential development.	- To create a high-quality residential frontage and reflect a key characteristic of Wivelsfield, low level ornamental planting will be used to define enclosure between front gardens and the street space. - Tree planting to break up car parking spaces wherever frontage car parking is used.

Figure 4.7: Artistic Impression of a typical street within the Core.



CA3: GREEN EDGES

Both the southern development edge overlooking West Wood and the edges adjacent to the existing settlement will comprise linear formations of mostly detached homes which face onto the adjacent green spaces. To the south, this approach to design will create an appropriate transition with the countryside beyond, whilst alongside the existing settlement edge this will create an appropriate relationship with the existing homes that bound the Site to the north and west.



KEY CHARACTERISTICS	LANDSCAPE CHARACTERISTICS
• The homes will be set back behind landscaped gardens to complement landscaping within the adjacent green spaces. • A simple palette of materials will be used, including red brick, tile hanging, black boarding. • Homes of a similar scale and mass will be grouped together. • The homes alongside the existing settlement edge will be carefully sited and orientated to respect the amenity and privacy of the existing residential properties, whilst providing some overlooking of the permissive path. • The homes overlooking the woodland edge will provide overlooking and attractive aspects of the adjacent open space.	• New hedgerow and tree planting in the open spaces alongside the existing settlement edge will screen and filter views of the new homes. • The open space alongside West Wood will contain new ecotone planting to create a transitional area of landscape between the woodland and the development’s public open space.



Figure 4.8: Artistic impression of the woodland edge.

4.5 USE AND AMOUNT

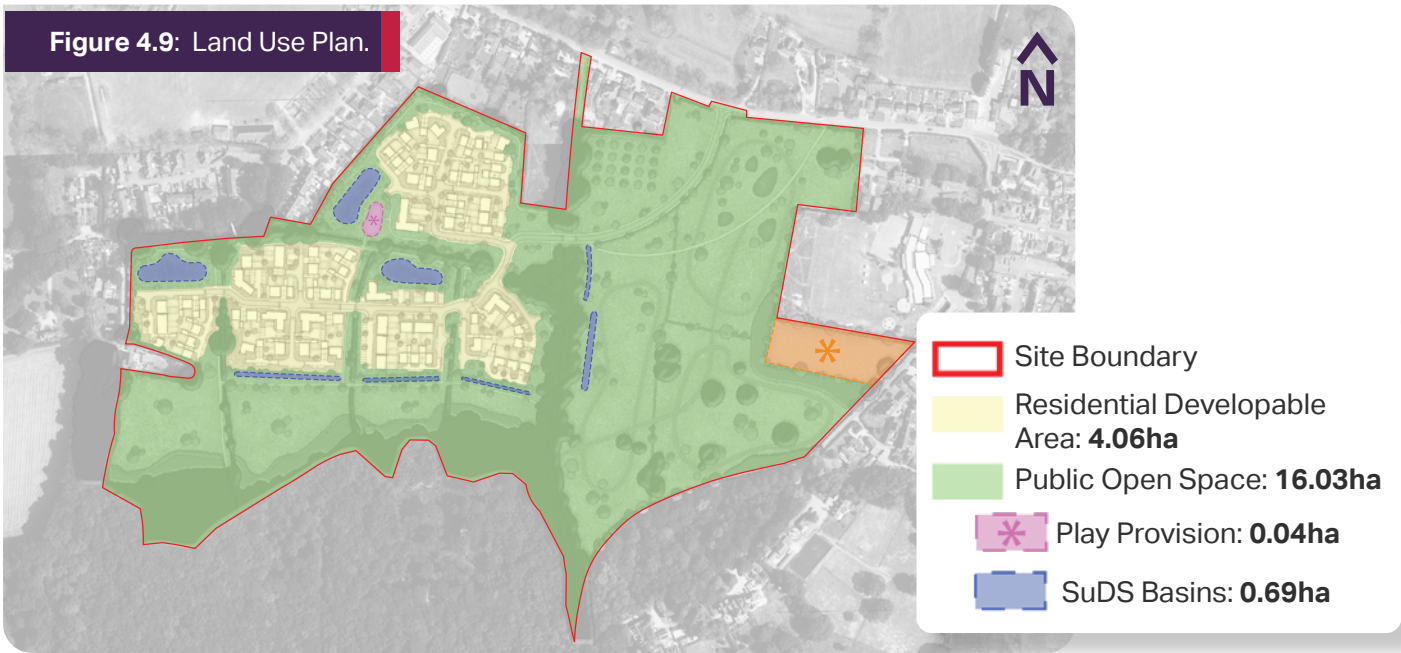
Residential Development Area –
Up to 150 homes (4.06 hectares)

The outline planning application provides for up to 150 new homes. Provision will be made for 40% affordable housing, which will include first homes. The affordable homes will be evenly distributed through the Site as a whole.

At the detailed design stage, the new homes will comprise a range of types and sizes to encourage the creation of a balanced community that meets local housing need and demand in both the market and affordable sector.

The residential development area measures 4.06 hectares. Overall, the development achieves an average net density of up to 37 dwellings per hectare (dph).

The provision of 40% affordable housing is in accordance with Core Policy 1 - Affordable Housing of the adopted Joint Core Strategy. The provision of a suitable mix and range of housing in terms of size, type, and tenure to reflect local housing need and demand is in accordance with Core Policy 2 - Housing Type, Mix and Density of the adopted Joint Core Strategy.



Open Space Schedule

Open Space Typology	Proposed LDC Quantity Standard (ha per 1000 population)	Requirements for 150 homes / 360 population	Provision accommodated on site (+/- open space standards strategy's requirements)
Allotments, Community Gardens and City Farms	0.2ha	0.07ha	0.11ha (+0.04ha)
Amenity Greenspace	0.6ha	0.22ha	8.7ha (+8.48ha)
Natural / Semi-Natural Greenspace	2.0ha	0.72 ha	6.52ha (+5.8ha)
Parks and Gardens	0.8ha	0.29ha	0.61ha (+0.32ha)
Provision for Children and Young People	0.25ha	0.09ha	0.09ha (0.0ha)
Total	-	1.39 ha	16.03 ha (+14.64ha)

* The 0.04ha play area has been located to ensure all of the proposed homes are within walking distance of it. There will also be 'play on the way' features located along many of the development's traffic-free footways and cycleways, the provision of which will equate to 0.05ha.

Land for potential education or community use – 0.5 hectares

ESCC have indicated in early discussions their support for the reservation of school expansion for Wivelsfield Primary School within the Site. This land, which equates to approximately 0.5ha, would allow the school to grow without impacting on its existing green space.

Green Infrastructure – 16.03 hectares

A significant proportion of the Site will comprise green infrastructure to form a connected and accessible network of public spaces. The green infrastructure equates to nearly 77% of the total Site area, and will provide a high quality and attractive setting for the new homes.

The table below breaks down the required open space categories in accordance with LDC's Open Space Strategy (November 2020). Critically, the provision of 16.03 hectares of open space is substantially above the requirement of 1.39 hectares of open space required for up to 150 homes.

The exact breakdown of the open space types will be established at the Reserved Matters stage, with detailed landscape proposals responding accordingly. Chapter 6: Green Infrastructure of this DAS provides further information on the proposed green infrastructure and landscape strategy.

4.6 BUILDING HEIGHTS AND DENSITY

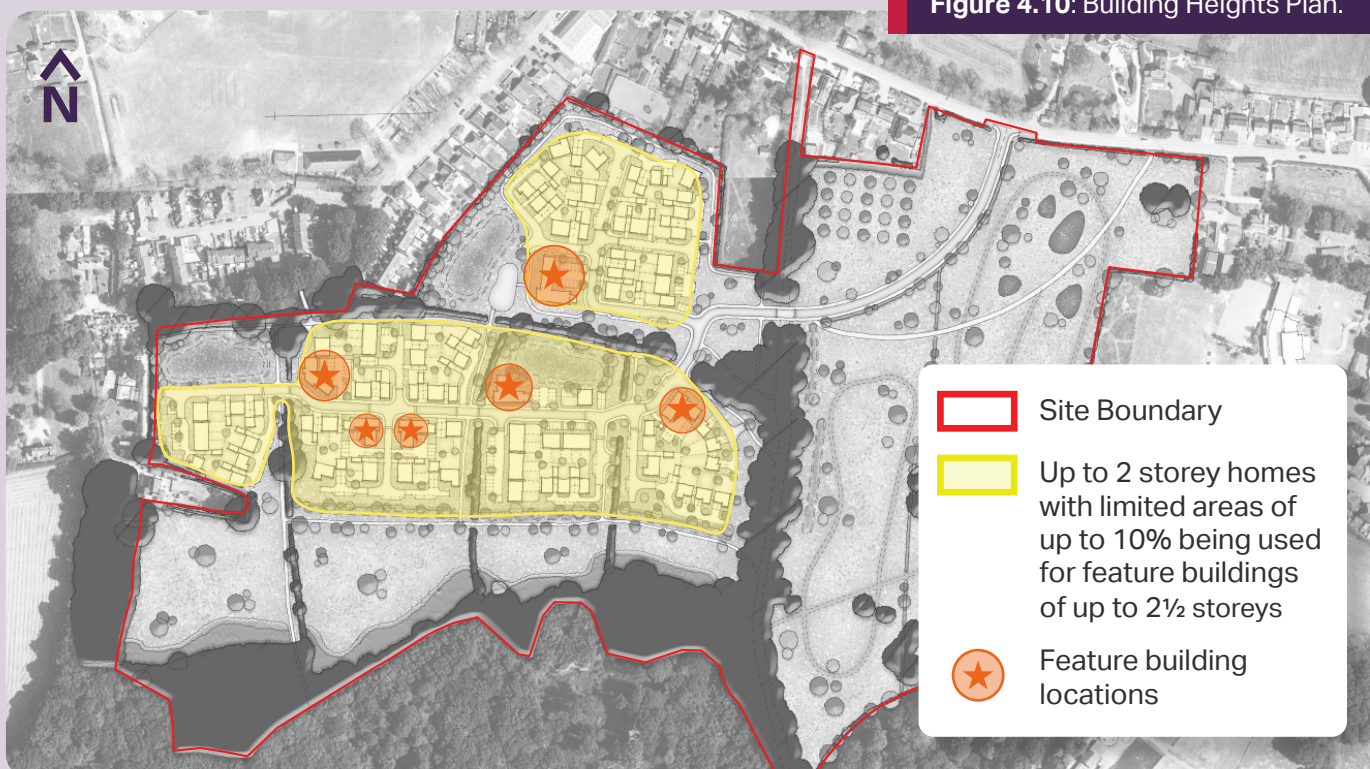
The heights of the proposed homes will generally be a maximum of 2 storeys across the proposed residential development area to relate to the prevailing building heights in the local area.

It is considered the potential exists for the selective use of some 2½ storey homes along the main street in the southern part of the residential development area, where an increase in heights will not impact on the existing residential properties which bound the Site to the north and west.

An average net density of 37 dwellings per hectare (dph) is proposed. It is considered that this density makes an efficient use of the Site, whilst respecting existing densities within the local area and being sensitive to the Site's existing landscape characteristics.

At the detailed design stage, it is anticipated that mostly detached homes will be located closest to the adjacent residential properties on Eastern Road and Green Road. Equally, mostly detached homes will be located to the southern edge. Elsewhere, the potential exists for a wider range of dwelling typologies to be used, including smaller terraced and semi-detached typologies, to assist with creating varied and interesting street scenes.

Figure 4.10: Building Heights Plan.



5.

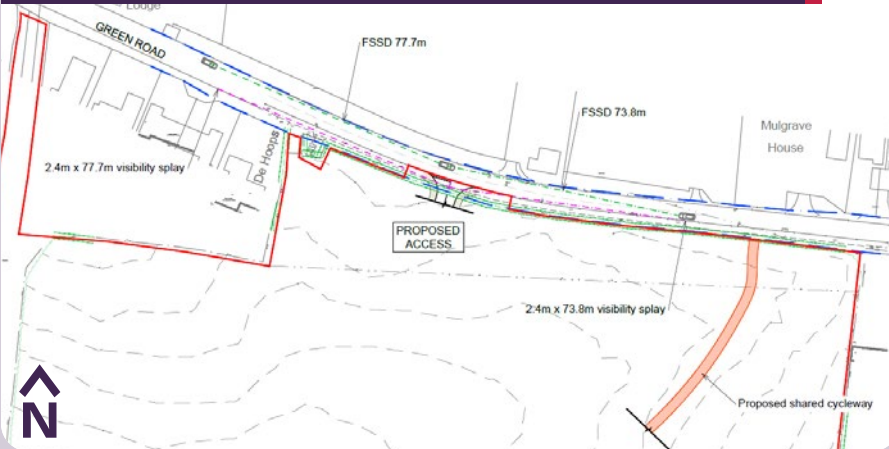
Access.

This chapter illustrates the proposed access and movement strategy for vehicular and non-vehicular movements. It also outlines the parking strategy.





Figure 5.1: Proposed vehicular access point from Green Road.



5.1 VEHICULAR ACCESS

Vehicular access is proposed via a new priority junction with Green Road. The access point comprises a 5.5m wide access road and 2m wide footways on both sides of the access to link into the existing footways located on the southern side of Green Road.

5.2 PEDESTRIAN AND CYCLE ACCESS

In addition to the connectivity already afforded to the Site by the existing on-site public footpath and public bridleway, new pedestrian and cycle connections will be provided via Green Road and Eastern Road.

In addition to the proposed vehicular access point, which will accommodate pedestrian and cycle movements, a separate pedestrian and cycle connection to Green Road will be provided. This access will be located to the east of the vehicular access point and take the form of 3.0m wide shared footway/cycleway that will extend westwards to provide a key active travel connection to the new homes in Parcel A. The shared footway/cycleway will provide the most direct route to access Wivelsfield Primary School.

The development will connect to Eastern Road via a 3.0m wide shared footway / cycleway-only access. This

access will connect to a new footway on the western side of Eastern Road, where it will continue north and connect to Green Road. This will provide residents with an additional option for movement between the Site and the wider Wivelsfield Parish area.

In accordance with the principles of Active Travel, these traffic-free connections will help to increase levels of physical activity, helping to improve the health and wellbeing of existing and new residents alike, and encourage local journeys to be made by foot and cycle.

The proposed pedestrian/cycle paths will be surfaced so that they can be used all year round and be usable by wheelchair users and people with pushchairs. Where they cross the proposed main street, safe crossing points will be provided that include dropped kerbs, tactile paving and appropriate signage. The paths will be waymarked through the Site with appropriate signage.



Figure 5.2: Proposed pedestrian and cycle access points, and the indicative alignment of the pedestrian/cycle routes running through the Site.

-  Proposed access point
-  Proposed pedestrian/cycle access
-  Proposed pedestrian/cycle links
-  Existing permissive paths
-  Proposed pedestrian/cycle paths
-  Recreational routes
-  Existing public footpath
-  Existing public bridleway
-  Proposed footway along Eastern Road

5.3 CAR PARKING

Car Parking Strategy

At the detailed design stage, an appropriate mix of car parking arrangements should be provided to provide flexibility and convenience. The car parking will be accommodated in a positive manner to achieve the following aims:

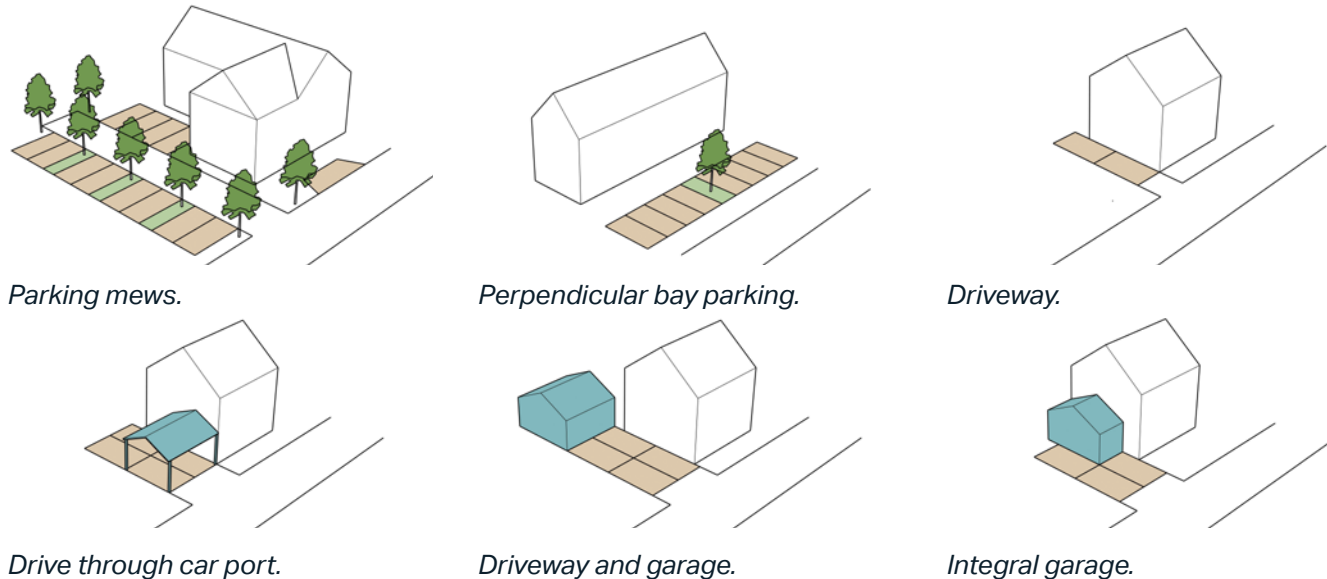
- **Minimise the visual impact of parked cars on the streetscene.**
- **Provide residents and visitors alike with safe and convenient access to their vehicles.**
- **Ensure that the parked cars do not obstruct pedestrians and cyclists.**
- **Where provided, garages are to be physically well-related to the homes they serve and be of an appropriate size to accommodate modern cars.**

At the detailed design stage, the car parking for the new homes will be provided in accordance with East Sussex County Council's (ESCC) Guidance for Parking at New Residential Development (October 2017) and the associated parking tool calculator.

In general terms, this means that four bedroom homes and some three bedroom homes will typically be provided with a garage and a driveway large enough to accommodate a further two parked cars. Most other homes will have at least two designated parking spaces, while each one-bedroom home will be allocated one space.

In accordance with ESCC guidance, each home with off-street parking will be provided with electric car charging facilities.

Figure 5.3: Examples of different car parking typologies.



5.4 CYCLE PARKING

ESCC's Guidance for Parking at New Residential Development sets out the standards for safe, secure and covered cycle parking. These standards will be adhered to as follows:

- **1 & 2 bedroom apartments: 0.5 spaces if communal and 1 space if individual per home**
- **3+ bedroom apartments: 1 space per home**
- **1 & 2 bedroom houses: 2 spaces per home**
- **3+ bedroom homes: 2 spaces per home**

6.

Green Infrastructure.

This chapter illustrates the proposed green infrastructure provision and summarises the approach to promoting biodiversity.





6.1 GREEN INFRASTRUCTURE AND ECOLOGY STRATEGY

The overall design strategy for the green infrastructure is as follows:

- **Local Green Space:** Parcel B is to be provided as a large area of public open space. It will include new tree and hedgerow planting, and a new community orchard, together with traffic-free recreational routes.
- **Woodland Edge:** New native scrub alongside West Wood will combine with a wide area of open space to create a strong buffer to the ancient woodland.
- **Residential Open Space Corridors:** The existing hedgerows within Parcel A will be retained and enhanced within open space corridors. The open space corridors will create a strong framework within which to locate the new homes.
- **Central tree belt:** The central tree belt delineating Parcels A and B will be retained. It will provide a strong landscaped backdrop to the new homes to the west and the Local Green Space to the east.

Key Landscape Objectives

The green infrastructure proposals have been developed with consideration of the following:

- Provide a substantial new open space resource accessible to existing and new residents alike to help encourage healthier and more active lifestyles.
- Maximise the retention and enhancement of the Site's existing landscape features to maximise their biodiversity value. The hedgerows within Parcel A will provide a landscaped framework within which to locate the new homes.
- Amenity grassland, wildflower grassland, and new tree and shrub planting to comprise native species.
- Locate new pedestrian and cycle routes through the open spaces to provide traffic-free and attractively landscaped connections throughout the Site.
- Create and manage multifunctional green infrastructure to provide long term benefits for biodiversity, landscape character, health, recreation and sustainability.
- Utilise best practice design principles to minimise any adverse effects on landscape character and visual receptors.

Figure 6.1: Artistic impression of the Local Green Space in Parcel B.

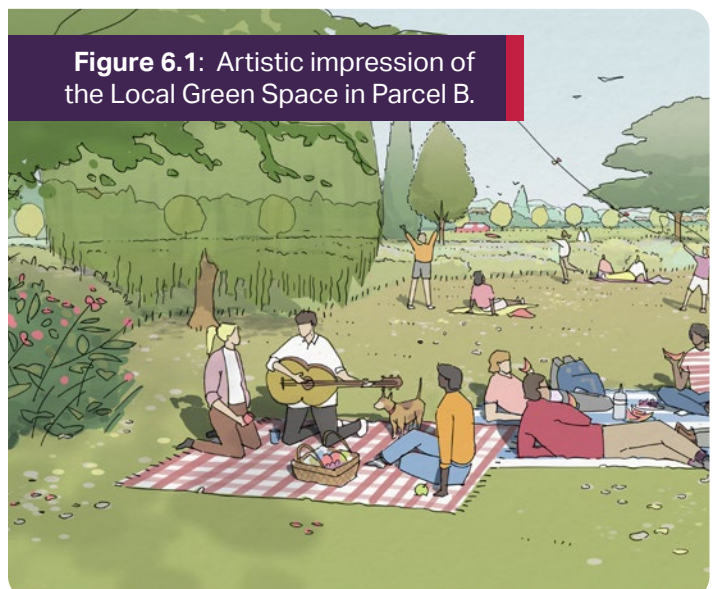


Figure 6.2: Landscape Strategy.



	Site Boundary		Proposed New Hedgerow		Proposed Seating Area
	Existing Vegetation		Proposed Grassland		Proposed Playground
	Existing Watercourse		Proposed Wildflower Grassland		War Memorial
	Existing Ancient Woodland		Retained Grassland Enhanced with Wildflower Seed Mix		Proposed Access Point
	Existing Public Footpath		Amenity Grassland		Proposed Pedestrian and Cycle Access Point
	Existing Bridleway		Belt of Mixed Native Woodland with Scrub		Potential Pedestrian and Cycle Paths
	Existing Permissive Footpath		Proposed Wildflower Edge		Proposed Footpath
	Proposed Orchard Trees		Proposed Native Scrub		Proposed Development and Road Layout
	Proposed Street Trees		Proposed SuDS		Potential Pedestrian Circulation
	Proposed Native Trees		Proposed Ecological Ponds		

6.2 CHILDREN'S PLAY

The green infrastructure proposals comprise a Local Equipped Area for Play (LEAP) and a natural play trail. The LEAP will have an activity zone of 400sq.m. The natural play trail will be located within Parcel B and provide the balance of the development's children's play space requirements of 900sq.m.

The LEAP and the natural play trail will be set within the rich, landscaped setting afforded by the proposed areas of open space. They will be overlooked by the new homes to create the basis for safe and well-used play spaces.

The play area and the natural play trail will incorporate timber play equipment and natural play features, including logs, boulders and earth formations.

All of the play areas will be designed to afford disabled children the same play opportunities as other children.



Figure 6.3: Children's Play Strategy.



6.3 LOCAL GREEN SPACE

Strategy:

The eastern part of the Site is to form a large new area of public open space. It will be landscaped to reflect its former use as part of Wivelsfield Common and include new hedgerows based upon the Site's former field patterns.

Function

- Development's principal area of public open space, reflecting its designation as Local Green Space in the Wivelsfield Neighbourhood Plan.
- In accordance with the objectives for Local Green Space in the Wivelsfield Neighbourhood Plan, will maintain the break in development along Green Road between Wivelsfield and Wivelsfield Green, maintain the sense of a rural backdrop to Wivelsfield Primary School, and retain open space alongside the War Memorial.
- To be landscaped to reflect Parcel B's former use as part of Wivelsfield Common.

Features

- Existing trees within interior of Site to be retained as integral parts of the open space.
- Some of the new hedgerows to be planted to follow the alignment of former hedgerows.
- New community orchard located in north western corner of Local Green Space will provide local food growing opportunities.
- New seating areas will provide meeting places.
- Informal natural play will provide stimulating places for children's play.
- New wildlife ponds will create important new wildlife habitat.
- New hedgerow to south of access road and new tree planting to north of access road to create a well-landscaped corridor,
- New routes for walking and cycling will run through the open space and encourage active travel.

Figure 6.4: Artistic impression of the Local Green Space, looking south from Green Road.



6.4 WOODLAND EDGE

Strategy:

A buffer measuring between 30m and 120m in width is to be provided from the edge of West Wood. The buffer will comprise open space uses and new ecotone planting to create a transitional area of landscape between the woodland and the development's public open space.

Function

- Wide area of open space will assist with mitigating the impacts of the proposed development on the ancient woodland of West Wood.

Features

- A graded, scalloped edge of new habitats with new native scrub planting alongside the existing woodland leading to wildflower grassland.
- New swales located along the northern edge of the open space.
- The new homes will provide overlooking and attractive aspects of the open spaces along the woodland edge.
- A new informal footway running along the northern edge of the open space will connect with the development's wider network of traffic-free paths.



Figure 6.5: Artistic impression of the woodland edge.



6.5 RESIDENTIAL OPEN SPACE CORRIDORS

Strategy:

The existing hedgerows in Parcel A will be retained within a network of interconnected green corridors, which in turn connect with the development's wider areas open space and green infrastructure.

Function

- Existing hedgerows retained and enhanced within a series of interconnected green corridors.
- Will provide active travel corridors and facilitate wildlife movement.

Features

- New tree and hedgerow planting will supplement existing hedgerows.
- New informal footways will connect with existing permissive paths.
- The new homes will provide overlooking and attractive aspects of the open space corridors.



Figure 6.6: Extract of Landscape Masterplan.

6.6 RESIDENTIAL INTERFACE

Strategy:

A strong landscaped edge will be created along the sections of the Site boundary where the rear garden boundaries of the existing residential properties of Green Road and East Road abut the Site. The new homes will be well-set back from these boundaries.

Function

- New tree and hedgerow will combine with existing vegetation to create a strong landscaped edge to respect the amenity of the existing homes adjacent to this part of the Site.

Features

- Good sized area of open space will provide ample space for new landscaping along the Site boundary.
- Existing permissive path will run through the open space.
- Open space will widen to the south west to contain a new attenuation basin and children's play area.



Figure 6.7: Extract of Landscape Masterplan.



6.7 SUSTAINABLE DRAINAGE STRATEGY

An integrated SuDS strategy is proposed utilising the underlying topography of the Site. As set out in more detail in the submitted Flood Risk Assessment (FRA), drainage of the overall development will be split into three catchments.

Attenuation Basins

The attenuation basins will allow peak flow rates to be reduced and enable flows to be limited to significantly below the existing run-off rate during storm events. They will also be useful in providing water treatment predominantly through the settlement of silts and suspended sediments. The basins will take the form of shallow depressions as integral elements of the development's green infrastructure and will be landscaped to provide aesthetic and amenity value.

Swales

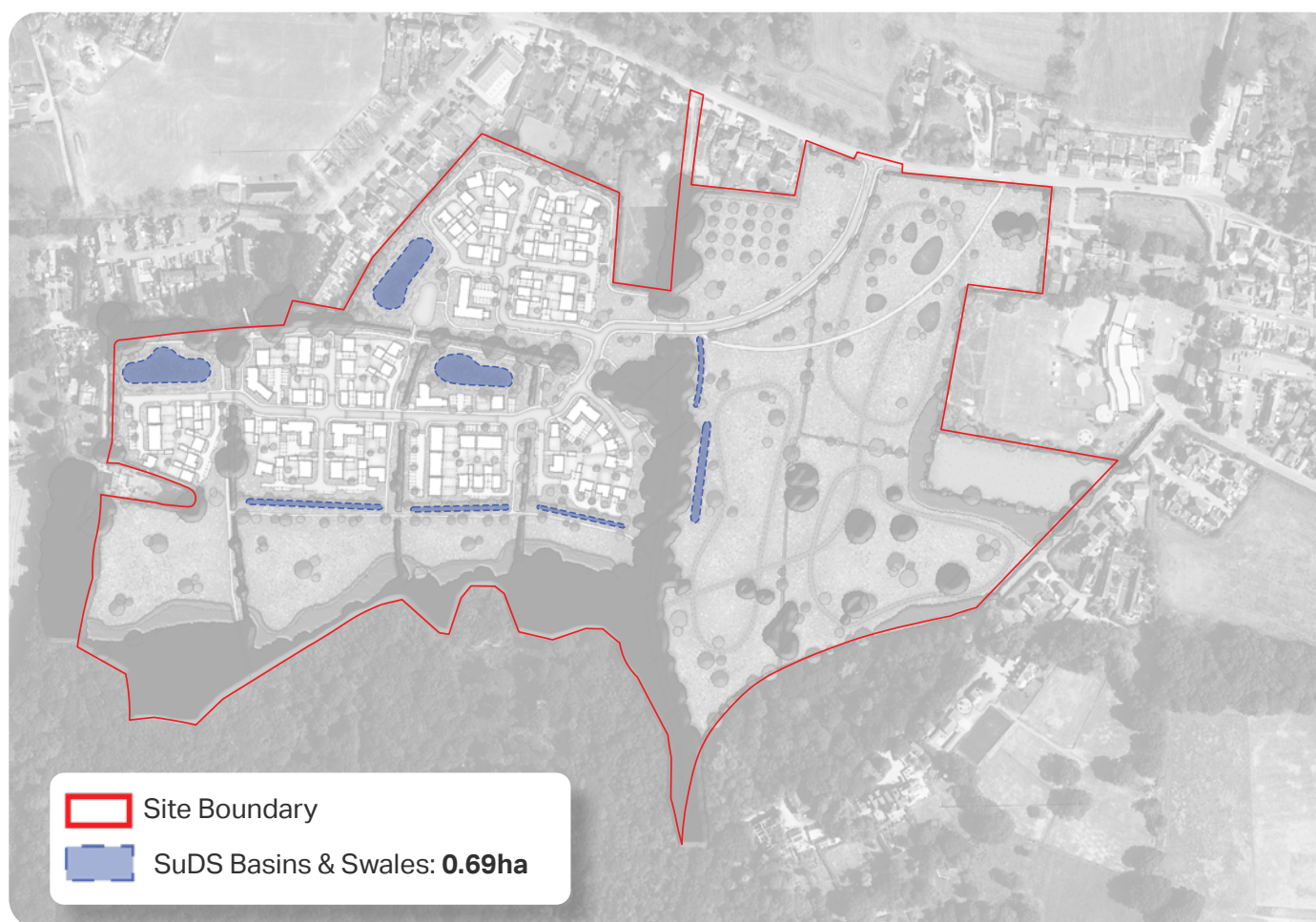
Swales are shallow lined vegetated drainage channels which can be used to convey, treat, attenuate and/or store surface water runoff. They can be "wet" or "dry" depending on the level of infiltration and their position within the overall drainage strategy. They can be enhanced to provide a greater capacity or provide greater treatment, if required.

Landscape Principles

The attenuation basins and swales will form integral parts of the development's open spaces, and will be designed to have shallow sloping margins. The interior of the basins will be sown with wildflower grass flora, which will provide interest and new wildlife habitat.

Additionally, it is envisaged that each attenuation pond will include an area to be permanently wet to further enhance their ecological value.

Figure 6.8: Proposed Sustainable Drainage Strategy.



7.

Building for a healthy life.

This chapter assesses the masterplan proposals utilising Building for a Healthy Life principles.





7.1 INTRODUCTION

Healthy placemaking has become an increasingly important matter, and arguably more so since the COVID-19 Pandemic. Well-designed places will encourage regular exercise in daily life, make it easier to walk and cycle to local services, facilities and work, and allow people to have a greater understanding of their natural environment, all of which can help support a greater sense of wellbeing.

Using the Building for a Healthy Life (BHL) design tool, the assessment on the following pages demonstrates how the proposals for the Site at Land South of Green Road, Wivelsfield Green have been shaped to create a place that maximises benefits for people and nature.

BHL also places a strong emphasis on active travel and it is important to note that Active Travel England, a Government body tasked with helping to deliver walking, wheeling and cycling infrastructure on all large developments, are now a statutory consultee on all planning applications for developments exceeding 150 homes. Therefore, the following BHL assessment also highlights how the proposed development has maximised opportunities for good active travel design.



INTEGRATED NEIGHBOURHOODS

Natural Connections

- ✓ The opportunity for active travel connections to Green Road and Eastern Road, including the provision of a new footway along the western side of Eastern Road, will supplement the existing connectivity afforded by the on-site public footpath and bridleway to maximise connectivity with Wivelsfield Parish and its existing services and facilities, including Wivelsfield Primary School immediately to the east of the Site.
- ✓ The active travel connections will be linked by safe traffic-free pedestrian and cycle paths running through the Site.
- ✓ The principles of 'filtered permeability' are achieved whereby the streets create pleasant low traffic environments with traffic-free connections still allowing pedestrian and cycle movement from the built areas to the areas of public open space.
- ✓ A connected network of green spaces will link existing and new habitats, safeguard existing wildlife corridors, and create new movement corridors for nature.
- ✓ The Site's existing trees and hedgerows will be retained within the public realm, safeguarding their future retention and management.



Walking, cycling and public transport	✓ The development will deliver attractive active travel routes as integral parts of its green infrastructure, making non-car travel more attractive, safe and convenient. ✓ The existing on-site public footpath, public bridleway and permissive paths will be retained as key parts of the development's green spaces . ✓ The streets and the footway/cycleway will provide direct routes to the adjacent street network within Wivelsfield Parish. There are existing bus stops, served by several bus services, located close to the Site on Green Road within a convenient walking distance of the Site. ✓ There are additional bus stops on Ditchling Road, which provide additional bus services. As detailed in the submitted Transport Assessment, ESCC have confirmed that these two bus stops offer potential to benefit future site residents through the provision of two additional bus services that are not accessed from the Green Road bus stops. ✓ Some of the bus services serving the above mentioned bus stops provide connections to Wivelsfield, Plumpton and Burgess Hill railway stations. ✓ At the detailed design stage, the streets will be designed to 20mph design speeds. ✓ At the detailed design stage, many of the streets will be designed to form shared surface streets.	
Facilities and services	✓ The design of the green spaces have been carefully considered to be multifunctional with the provision of a children's play area, a natural play trail, seating areas, an orchard, and routes for walking and cycling in order to provide points of community activity where existing and new residents alike can meet. ✓ The high levels of integration afforded by the proposed access strategy will maximise connectivity with the existing settlement meaning existing residents will benefit from easy access to the development's public open spaces. ✓ The large area of green space in eastern part of the Site will be the main focus of this new public open space. This area corresponds with the land designated as a Local Green Space in the Wivelsfield Parish Neighbourhood Plan, and will provide public access in an area which presently has none, therefore, realising the full potential of the Neighbourhood Plan's designation. ✓ The masterplan proposals make allowance for a possible education or community use.	 
Homes for everyone	✓ A range of house types, sizes and tenures are to be provided to meet local needs and create a broad-based community. ✓ Provision will be made for 40% affordable homes. ✓ Affordable homes are to be distributed across the Site. ✓ At the detailed design stage, the new homes and streets will be designed so it is difficult to determine the tenure of properties through architectural, landscape or other differences. ✓ At the reserved matters stage, innovative designs for homes will allow home working to reflect work from home trends.	

DISTINCTIVE PLACES

Making the most of what's there	✓ A thorough understanding of the Site and the local context has been gained by site visits, public consultation, and desktop research in order to understand the local area, and to understand how the Site's existing features can be positively and appropriately incorporated into the design proposals. ✓ Existing features, such as the Site's existing trees and hedgerows, its relationship with West Wood, the Local Green Space Designation, the existing rights of way, and its topography are used as "anchor features" to inform and shape the design proposals. ✓ Reflecting its designation as Local Green Space in the Wivelsfield Neighbourhood Plan, Parcel B is to form a new area of public open space. It will be landscaped to reflect its former use as part of Wivelsfield Common and include new hedgerows based upon the Site's former field patterns. ✓ A buffer measuring between 30m and 120m in width is to be provided from the edge of West Wood. The buffer will comprise open space uses and new ecotone planting to create a transitional area of landscape between the woodland and the development's public open space. ✓ The Site's existing hedgerows and trees along its boundaries and within its interior are to be retained, save for where the removal is required for the proposed access points. New tree and hedgerow planting will supplement the existing vegetation and mitigate for the loss as a result of the new access points. The hedgerows within Parcel A create a logical, landscaped framework within which the new homes will sit. ✓ The SuDs features form a key and integral part of the green infrastructure, delivering both landscape and ecological enhancements.	
A memorable character	✓ The DAS demonstrates how three character areas can be provided to create the basis for a memorable and distinctive new neighbourhood rooted in place. ✓ The DAS also outlines how the new homes will be designed to respect local character through choice of building materials and detailing. ✓ The green spaces and the existing and new landscaping within them will create places with a memorable character. ✓ At the street naming stage, the opportunity exists to have names that have a connection to the locality. ✓ The DAS outlines how the public spaces will create the physical conditions for activity to happen, bringing the community to life.	
Well defined streets and spaces	✓ All streets will benefit from having active frontages. ✓ The streets and green spaces are to be well-defined using buildings and landscaping to enclose and define spaces. ✓ At the detailed design stage, the homes will be designed with front doors facing the streets and green spaces. ✓ Dual-aspect homes on street corners will have windows serving habitable rooms. ✓ The design proposals are based upon well-defined perimeter blocks.	

Easy to find your way around	✓ The principal streets will be distinguishable from the more minor streets using street tree planting and higher densities. ✓ The different character areas will help people to grasp where they are within the development. ✓ Signage along the combined footway/cycle will aid waymarking.	
STREETS FOR ALL		
Healthy streets	✓ At the detailed design stage, many of the streets will be designed to have shared surface and low design speeds to encourage more social interaction and street life, bringing wider social benefits. ✓ At the detailed design stage, new and existing landscaping will provide layers that add sensory richness to the place – visual, scent and sound. ✓ The new homes will front the streets with active edges that will provide natural surveillance to create the basis for a safe new neighbourhood.	
Cycle and car parking	✓ The emphasis will be on incorporating adequate, safe and secure parking for vehicles and bicycles in a discreet and sensitive manner. ✓ The car and cycle parking standards accord East Sussex County Council's (ESCC) Guidance for Parking at New Residential Development (October 2017) and the associated parking tool calculator. ✓ In accordance with ESCC guidance, each home with off-street parking will be provided with electric car charging facilities.	
Green and blue infrastructure	✓ The development's connected network of green spaces will maintain movement and feeding corridors for wildlife. ✓ The character of the open spaces is identified using different functions and activities such as the public open space in Parcel B, the children's play area, the community orchard, the natural play trail, and seating areas, rather than just as 'public open space'. ✓ The network of connected traffic-free routes running through the green spaces will encourage physical activity, social interaction, and active travel. ✓ The SuDS features will capture and efficiently drain water close to where it falls. These features will form an integral part of the development's green spaces to deliver both landscape and ecological benefits. ✓ The masterplan proposals create a habitat network providing residents with opportunities to interact with nature on a day-to-day basis. ✓ Natural surveillance opportunities are maximised from the adjacent homes and new traffic-free routes for walking.	
Back of pavement, front of home	✓ At the detailed design stage, defensible spaces and strong boundary treatments will be used, with an emphasis on boundary treatments that add ecological value and/or reinforce distinctive local characteristics. ✓ At the detailed design stage, waste storage and utility boxes will be well-integrated. ✓ In places deeper front garden spaces will create opportunities for social interaction.	

8.

Conclusion.

This chapter summarises the masterplan and design proposals applied at Land South of Green Road, Wivelsfield.





8.1 CONCLUSION

This planning application marks a major step forward in the exciting opportunity that the development of the Site at Land South of Green Road, Wivelsfield Green represents. This DAS has been created to demonstrate how the masterplan proposals for the site embody a high-quality, sustainable, and dynamic new development.

In summary, the development proposed by Taylor Wimpey Strategic Land will deliver:

HIGH QUALITY NEW HOMES



A well-considered and sensitively designed new neighbourhood for up to **150 high quality new homes**.

ECONOMIC GROWTH



Economic growth of the local area through the construction of 150 new homes and support for existing services and facilities.

AN ATTRACTIVE & DESIRABLE PLACE TO LIVE



An **attractive** and **desirable** place to live, and for recreation and leisure that positively responds to the Site's existing landscape structure and Site's relationship with its surrounding context.

HEALTH AND WELLBEING



A place that encourages **healthy lifestyles** for existing and new residents through the provision of **16.03ha of accessible green spaces** that are within easy walking distance of all homes.

A STRONG COMMUNITY



A range of **high quality open spaces** that encourage social interactions, including the provision of an area of **open space in the eastern part of the Site measuring nearly 9ha**. Development will also provide **land for a potential education or community use**.

DISTINCTIVE CHARACTER



A place that has its own **distinctive character** by sensitively relating to its context.

A RANGE OF HOMES



A range of **house types, sizes and tenures** to create a balanced community.

INTEGRATED DEVELOPMENT



A place with a clear street hierarchy and offers traffic-free connections to Green Road and Eastern Road to create an **integrated and sustainable development**.

ACTIVE TRAVEL



A high quality, functional and connected network of **traffic-free recreational paths** to promote active travel and encourage healthy lifestyle choices.



CSA

**Taylor
Wimpey**