

Masterplanning Briefing Note

Land South of Green Road, Wivelsfield, November 2025

1.0 Introduction

- 1.1 This Masterplanning Briefing Note has been prepared by CSA Environmental on behalf of Taylor Wimpey Strategic Land regarding Land South of Green Road, Wivelsfield (hereafter 'the Site'), which is subject to an outline planning application (LPA reference LW/24/0820). It summarises the amendments to the Development Framework Plan (Ref: CSA/6467/104/I) resulting from the revised drainage strategy. The updated Development Framework Plan is appended for completeness.
- 1.2 It should be noted that the amendments to the Development Framework Plan do not necessitate the need to amend the submitted Parameters Plan.

2.0 Amendments made to the Development Framework Plan

- 2.1 The detailed surface water modelling has led to the repositioning of the northernmost basin slightly further east. This adjustment increases separation from the rear garden boundaries of properties on Eastern Road, providing the benefit of allowing additional landscaping between the basin and these boundaries.
- 2.2 The basin's relocation required moving the children's play area to the southwest, immediately east of the on-site public footpath. This new location ensures accessibility and natural surveillance from the proposed new homes. The play area remains unchanged at 0.04 hectares (400 sq.m). The Residential developable area remains unchanged at 4.06 hectares, as does the public open space at 16.03 hectares.
- 2.3 These amendments uphold the original design principles, including retention of the eastern part of the Site as public open space (corresponding with the Local Green Space designation in the Wivelsfield Parish Neighbourhood Plan) and maintaining the 30m - 120m buffers to the ancient woodland of West Wood.
- 2.4 As outlined in the updated flood risk and drainage work (see separate technical note), areas with up to 0.2 m of baseline flooding will be raised by 0.5 m, incorporating a 300 mm freeboard. This adjustment will apply only to parts of the development platform that intersect with the baseline modelled flood risk, not the entire Site. At the detailed design stage, the proposed dwelling heights in these raised areas will be

carefully considered to ensure they remain appropriate to their context. The submitted landscape and visual impact technical note confirms that this level of raising is acceptable in terms of landscape and visual impact.

3.0 Summary

- 3.1 Following detailed surfacing water modelling, the northern basin has been moved eastwards. As a consequence, the children's play area has been relocated to the southwest near the public footpath. Residential and open space areas remain unchanged, and key masterplanning design principles are maintained.




0 50 100 metres

- Site Boundary: 20.89ha
- Proposed housing area: 4.06ha
Approx. 150 homes @ 37dph
- Additional land for Wivelsfield primary school or for community open space: 0.5ha
- 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
- Existing permissive footpath
- Ancient Woodland
- 30m buffer from Ancient Woodland
- 15m buffer from Ancient Woodland
- Existing vegetation
- Proposed formal and informal recreation areas and amenity spaces (to include new landscaping and tree planting)
- Proposed community orchard
- Potential pedestrian and cycle paths
- Potential pedestrian paths
- Potential mown paths
- Proposed pedestrian/cycle access point
- Proposed pedestrian/cycle link
- Proposed children's play area
- Proposed Sustainable Drainage (SuDS) features
- Proposed ecological ponds
- War memorial (to be excluded from the red line)
- Existing watercourse

I	27.10.25	DF	Drainage updates
Rev	Date	By	Description
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Project	Land south of Green Road, Wivelsfield Green		
Title	Development Framework Plan		
Client	Taylor Wimpey UK Ltd		
Scale	1:2500 @ A2	Drawn	KP
Date	October 2024	Checked	RR
Drawing No.	CSA/6467/104	Rev	I