

1. Public Open Space

The site benefits from approximately 75% being designed as public open space. Multi-functional green corridors, with new tree planting will break up the development parcels and provide a strong landscape framework for the new housing.

A key feature of the site is the green corridor, with planting designed to frame views of The Oast (Grade II Listed) within the Bird in the Eye Farm complex. A low cut hedgerow on the edge of the farm complex will allow for the building to the seen from within the public open space, while the green corridor will frame the views towards it, respecting its setting and enabling the building to continue to be seen from the higher parts of the town further to the west.



2. Strategic Suitable Alternative Natural Greenspace

A large area of land to the east and south of the new housing will be provided as a Strategic Suitable Alternative Natural Greenspace (SANG) providing a significant recreational resource adjoining the site and for the wider town. A car park within the area will allow for dogs to be off leads from the point they leave the car. A 2.7km circular walking route will be provided with secondary walking routes which link to the main one, offering users opportunities to vary their routes. The primary walking route will connect to public footpath Framfield 63b, which extends along the outside of the south eastern boundary of the Strategic SANG, opening the opportunity for access to the wider footpath network and longer walks. Planting within the Strategic SANG, including areas of woodland, trees and wildflowers, will draw the eye and add to the experience of the routes through the seasons. This new planting, as well as the establishment of a wildlife pond, will offer further biodiversity benefits and habitat creation.



3. Biodiversity Enhancements

The Site provides significant scope for a range of biodiversity enhancements to be delivered alongside the new development and Strategic SANG. New woodland and tree planting will strengthen existing habitat and maintain the ecological functionality of these features for dormice and foraging bats which have been recorded within the Site. New areas of wildflower planting will diversify the existing range of flora and provide new habitat for reptiles and invertebrates. In addition, the inclusion of dormouse nest boxes, bat boxes, bird boxes and the creation of log piles for reptiles will provide further opportunities for these species across the Site.



Consented Outline Application
WD/2010/2874/FE
146 dwellings and associated infrastructure

4. Retained Woodland and Trees

The site benefits from woodland and trees of high arboricultural and landscape quality, which are located on the boundaries. The vast majority of these can be protected, with some enhancements to provide further structure to the site.

Bird in the Eye Shaw, which bisects the site is a significant landscape feature, and will provide a mature backdrop to the development, as well as a sense of continuity, and of place. In addition, the woodland on the boundaries of the southern part of the SANG, including Nightingale Wood, will separate the walking routes from the new housing to the north, and indeed from the existing town to the west. Both Bird in the Eye Shaw and Nightingale Wood are designated as Ancient Woodland, and woodland margin planting and setting the development well back from the edge of Bird in the Eye Shaw will ensure their long term protection.



5. New Tree and Hedgerow Planting

Extensive native tree and hedgerow planting to be undertaken within the public open space to complement the well-wooded landscape character of the area and add to its wider green infrastructure. This will also provide opportunities for ecological enhancements.

Woodland margin planting on the northern edge of Bird in the Eye Shaw (Ancient Woodland) will provide planted protection to the woodland linking to the ecological corridors through the public open space of the development.

Street trees will be planted in the verges along the roads, and in the pocket parks to bring the benefits of green infrastructure into the centre of the development, in the form of improving air quality, providing wildlife refuges and assisting in absorbing surface water run-off.



6. Sustainable Drainage Features

Sustainable drainage basins to be located within the public open space. These basins will be planted with marginal plants which will offer enhanced ecological and habitat benefits.



7. Children's Play Provision

A LEAP (Locally Equipped Area for Play) will be located within public open space positioned centrally within the proposed residential area. This will allow easy access for residents. The LEAP will be designed in a 'rural style', incorporating timber elements of natural play befitting the settlement edge location of the Site. It will predominantly be aimed at younger children (up to 8 years) and will provide a range of play experiences and opportunities.



Application boundary	Structural Tree Planting Mix	Wildflower and marginal planting in attenuation basin	Play areas - LEAP
Existing trees / vegetation	Woodland Margin Planting Mix	Amenity grass	Rustic Post and Rail Fencing
Trees / vegetation removed	Thicket Mix	Longer grass	Timber seating
Existing public footpath	Proposed Street / POS Tree	Wildflower meadow	Dog waste bin
	Ornamental tree	Natural Succession	
	Native hedge planting	Wildlife Pond	
	Ornamental shrub / herbaceous ornamental grass planting	Recreational footways	
		Proposed cycleway	

Strategic SANG walking routes	
	Primary walking route within mown grass paths
	Secondary walking route with mown grass paths

Rev	Date	Description
L	09/05/21	AS Updated comments from Land Trust
J	01/06/21	AS Updated comments from Land Trust
H	04/06/21	SP Amended site boundary
G	02/03/21	AJ Amended to new layout
E	29/09/20	PH Amended to learn comments
C	21/09/20	PH Amended to learn comments
B	21/09/20	PH Amended to learn comments
A	30/05/20	PH Amended to match layout

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Client Croudace Homes Ltd.

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Drawn AS
Checked JJ
Rev L