



VISION DOCUMENT

LAND SOUTH OF CRAWLEY DOWN ROAD FELBRIDGE

PREPARED BY BOYER

ON BEHALF OF BARRATT DEVELOPMENT PLC

NOVEMBER 2019



INTRODUCTION

The purpose of this document is to explain the development vision for Land south of Crawley Down Road, Felbridge and how this site can provide up to 200 dwellings, whilst respecting the site’s existing setting and its features. This document should be read in conjunction with the representations being made for this site. The representations set out why this development site should continue to be considered for allocation within the emerging Local Plan.

The document includes an understanding of the site’s constraints and opportunities - taking on board further technical work that has been undertaken since the original proposals were presented to Mid Sussex District Council by Barratt David Wilson Homes. The adapted design principles in response to this additional information is explained, with a revised concept masterplan providing an indicative layout for pre-application advice purposes.

THE SITE

The site is comprised of two parcels of land that sit to the south-west of Felbridge, a village predominantly located within the county of Surrey although the site is located entirely within Mid-Sussex and West Sussex.

The site is conveniently located within a 5 minute walk from the village hall and some convenience stores, and within easy reach to other village facilities including Felbridge Primary school, Imberhorne School, Whittington College, Felbridge Business Centre and Birches Industrial Estate.

The A264 is in close proximity to the site and provides a direct connection to East Grinstead to the south-east and Crawley to the west. The proximity of the A22 and M23 offer connections to further afield ie Brighton to the south, and the M25 to the north.



Fig. 2: Site location plan

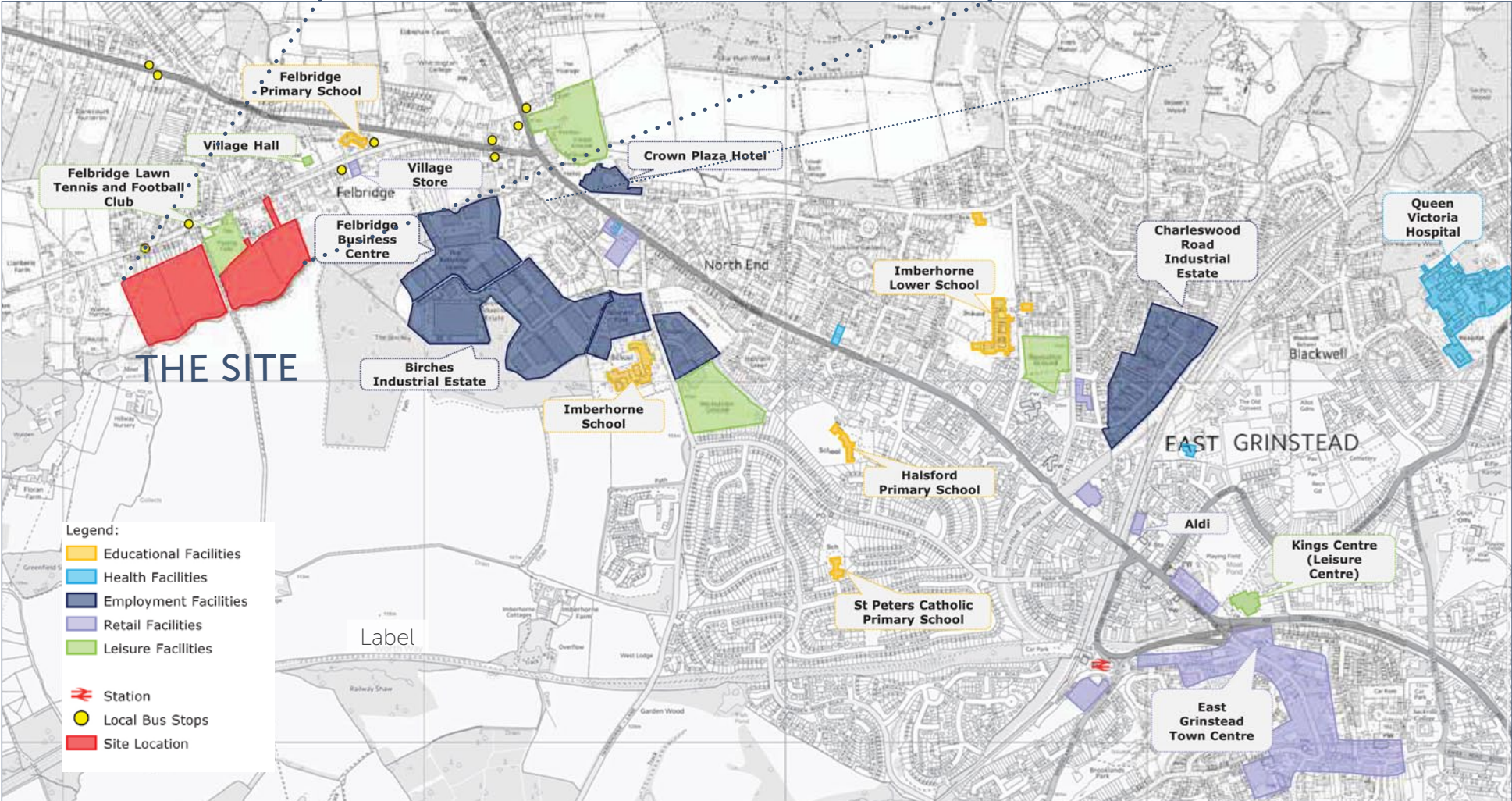


Fig. 1: Local amenities map from Motion’s Transport Assessment document



Surrey
Mid Sussex & West Sussex

Crawley Down Road

A264

Felbridge
bowling
club

Felbridge
tennis and
football club

3.66ha

4.83ha

Felbridge Water

The Birches

8.49 HA
TOTAL SITE
AREA

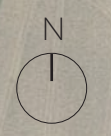


Fig. 3: Site boundary plan

UNDERSTANDING THE SITE

The site sits behind a line of existing dwellings and sport facilities that front onto Crawley Down Road to the north. To the west and east, the site is bound by properties set in large landscaped gardens and by woodland areas including The Birches. A ribbon of trees and “Felbridge Water” river form the site’s southern boundary.

The site is currently grassland, enclosed and subdivided by corridors of trees and hedges.

Key site characteristics and considerations include:

- Mature trees and hedges around the periphery and traversing the site
- A bridleway running on a north-south axis between the two parcels that comprise the site
- Gentle topography with a 5m level difference falling from north-west to south-east
- The majority of the site being located within flood zone 1 with a small area to the south located within flood zones 2 and 3
- A surface water pipe running along the eastern boundary, likely to require a 6 metre easement (3 metres either side of the pipe)

Key site opportunities include the potential to:

- Provide a main vehicular access off 71 Crawley Down Road with a simple priority junction (This arrangement has been agreed in principle with Surrey County Council (SCC))
- Create a gateway entrance into the site defined by landscape and buildings
- Retain existing trees and hedges to create a network of green corridors and open spaces that incorporate SuDS
- Create an enhanced biodiversity corridor along the southern boundary with Felbridge Water, extending to The Birches
- Design building frontages to overlook existing Bridleway and new open spaces
- Provide a central space with play areas at the heart of the new development



Fig. 4: Properties on Crawley Down Road backing onto the site



Fig. 5: Felbridge tennis and football club



Fig. 7: Felbridge bowling club



Fig. 6: Potential for site access of Crawley Down Road



Fig. 8: The Birches Wood

Key	
	Site boundary
	Main road
	Existing trees and hedges
	Woodland area
	Flood zone 3
	Flood zone 2
	Existing bridleway
	Existing PROW
	Surface water pipe
	Scheduled monument area
	Sensitive boundary adjacent to existing residential properties
	Potential access point
	Proposed access route to site
	Potential entrance feature
	Southern green corridor
	Potential north-south green corridors
	Proposed vehicular route
	Proposed edge frontages
	Potential new open spaces



Fig. 9: Constraints and opportunities plan

CONCEPT MASTERPLAN

The above areas of review have been undertaken. The design principles below explain the design process followed to inform the revised concept masterplan.



1. WORKING WITH NATURE

- The site offers a unique landscape setting with The Birches located along its eastern most boundary, and Felbridge Water along its southern boundary. The mature tree belts within the site and along the site's periphery provide natural screening from the surrounding area and the potential to create three intimate development clusters.
- The Proposed Development will respond to the existing landscape setting and key landscape assets on site.
- The existing trees and hedges will be retained where possible, and appropriate buffers to these natural features will be provided.
- A comprehensive landscaping strategy will be developed at detailed design stage.



2. INTEGRATION AND CONNECTIVITY

- The vehicular access into the site is proposed off Crawley Down Road via number 71. This access street will meander through the site and connect the three development parcels.
- The potential to create an attractive entrance gateway should be explored. A second gateway space at the centre of the development connects the site, the bridleway and the main development routes.
- A network of green corridors and open spaces will be created within the site, linking with off site habitats along Felbridge Water and The Birches.
- Sensitively designed walking routes around the edges of the site can be created, linking to the existing bridleway. This offers further pedestrian and cycle connectivity to the north and south of the site.
- Play areas will be sensitively located on site and enhanced through the retention of prominent mature trees, creating unique and high quality spaces.



3. DEFINING THE DEVELOPMENT EDGES

- The proposal will consist of three development parcels each displaying slight variations in character:
 - The eastern parcel will have a more informal character ;
 - The middle parcel will act as a transition character area;
 - The western parcel will offer a slightly more formal layout;
- All parcels will front onto the southern corridor to create a safe, attractive environment for leisure and play activities.
- The placing of dwellings responds to and respects the existing trees on site.
- The southern development edge has been informed by the available flood data.
- The layout of the eastern edge takes the existing easement into account.

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