

VISION

STATEMENT

Land at The Paddocks

Lewes Road
Ashurst Wood
West Sussex
RH19 3TD



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Introduction

The Mid Sussex District Local Plan was adopted in March 2018. To ensure the council can provide evidence of a 5-year housing supply a District Plan Review has been undertaken with various sites selected around the district.

This document outlines the supporting factors for the inclusion of site allocation DPH17 at The Paddocks, Ashurst Wood,

The site has been assessed throughout the Strategic Housing and Economic Land Availability Assessment (SHELAA) process by Mid Sussex. The potential positive impact of the project outlined in this document have been deemed appropriate for inclusion of the site to provide up to 12 new homes.

The aim of any future detailed planning application would be to build on the base presented in the document to provide a sustainable development which will provide local social, environmental and economical benefits.

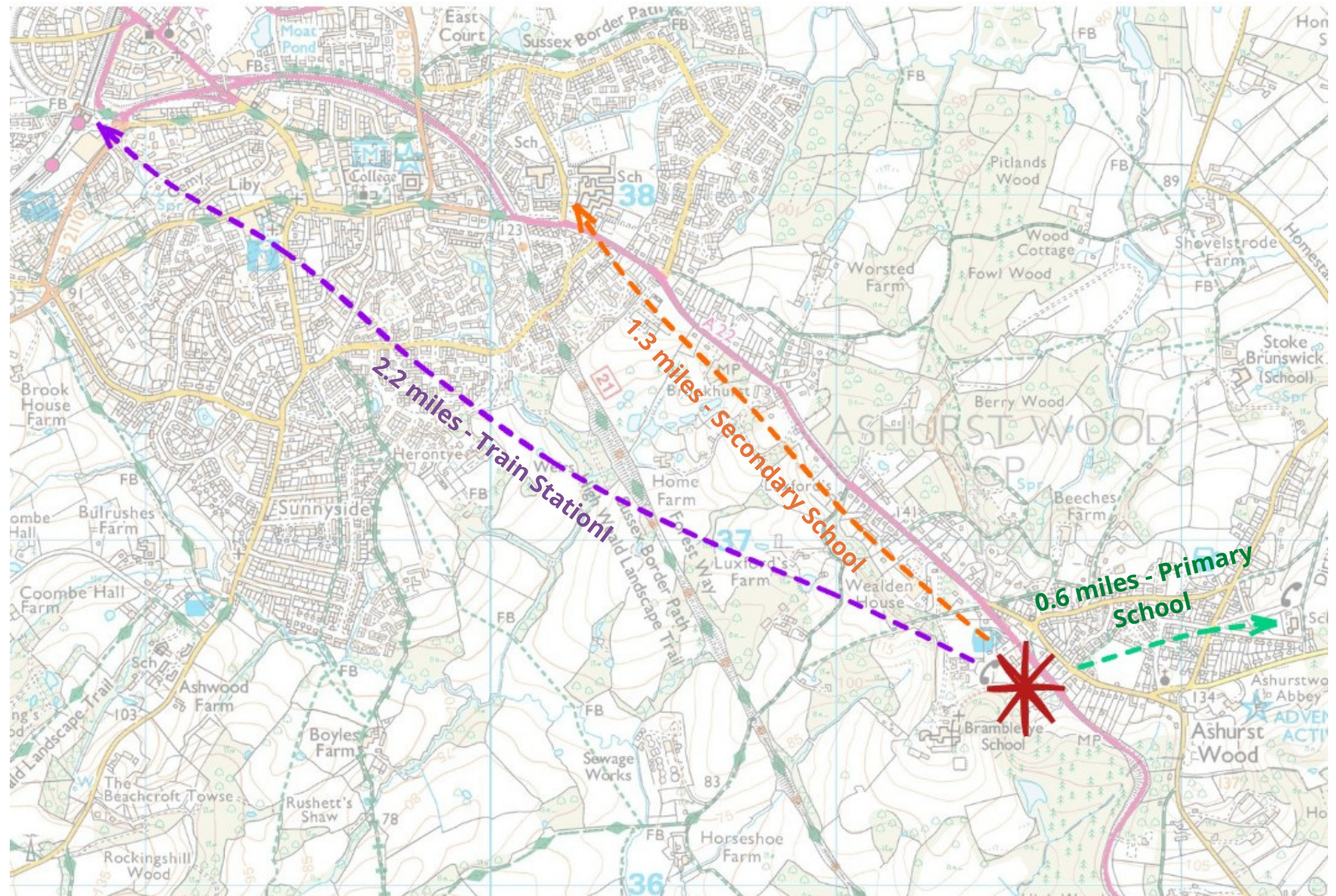


Site Context

The site is a 0.61ha parcel with current use as residential and an animal boarding business. There is an extant planning permission for a 4 bedroom property to the front of the site. The site fronts directly on to the A22 which abuts the current village boundary.

To the East of the site is ribbon development along the A22 forming part of Ashurst Wood. Surrounding the site to the North and East is Brambletye School. To the South is further ribbon development opening out into countryside. The site is outside of the Greenbelt but does form part of the AONB of Ashdown Forest.

The village of Ashurst Wood has a number of services with a Primary School, Post Office and Local Pubs all within walking distance. A bus stop is within 300 yards of the site and provides connections on to East Grinstead with direct train connections into London. A secondary school, hospital (minor injuries) and supermarkets are also available in East Grinstead. The bus service can also connect to Forest Row and the local Doctors Surgery.



0.2 miles - Bus Stop



0.6 miles - Primary School



0.4 miles - Post Office



2.2 miles - Train Station












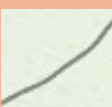

1.4 miles - Doctors Surgery

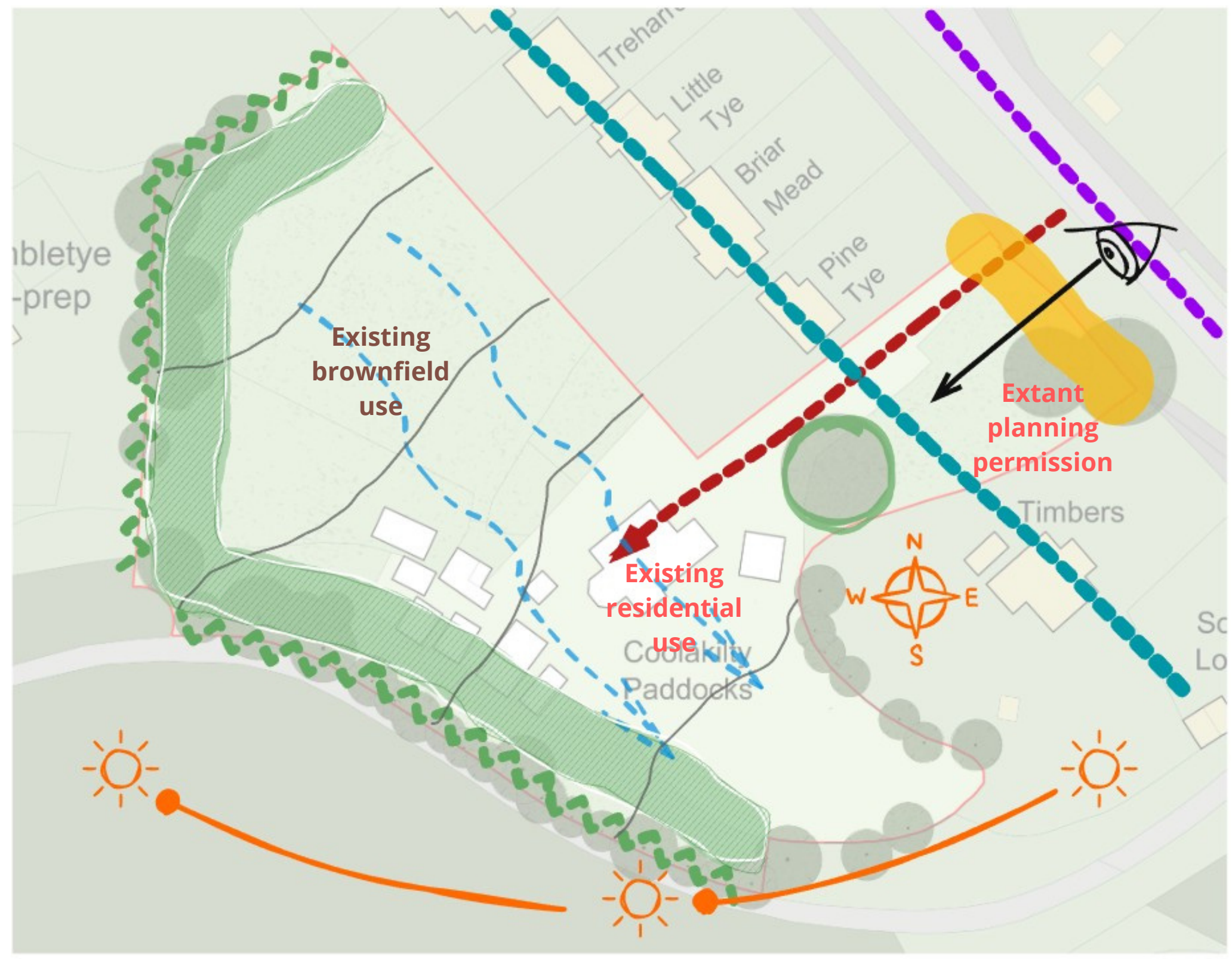


0.2 miles - Village Pub

2.3 miles - Hospital (Not A&E)

Constraints & Opportunities

-  Arboricultural buffer
-  Main tree line
-  Main site access
-  A22 Lewes Road
-  Priority frontage
-  View into site
-  Ribbon of development
-  Feature tree
-  Direction of surface water
-  Site contours
-  Sun path



Visions and Principles

1. Circulation through site from main access off A22.
2. Circulation continues to provide spine through the site.
3. Built form to front of site to link to ribbon of development on the A22. Frontage to face A22.
4. Built form to follow and face onto spine of site to minimise impact on surroundings and create a sense of place.
5. Gardens to built form to provide buffers to perimeter trees and green pathways.
6. Protect and enhance trees and green pathway to West and South boundaries.
7. Introduce ecology pockets to provide range of habitats.
8. SUDS to be located at lowest point of site with surrounding ecology enhancement.
9. A high quality sense of place will be created within the development.
10. Density and scale will be in keeping with the local area and recent developments along the A22.
11. High quality housing with sustainability and the environment at the core of its design.



Indicative Site Plan

- A Total of 12 Units.
- A net gain of 10 units.
- 19 units per hectare density.
- Range of units from 1 to 5 bedrooms.
- Four affordable units given over to affordable rent tenure.

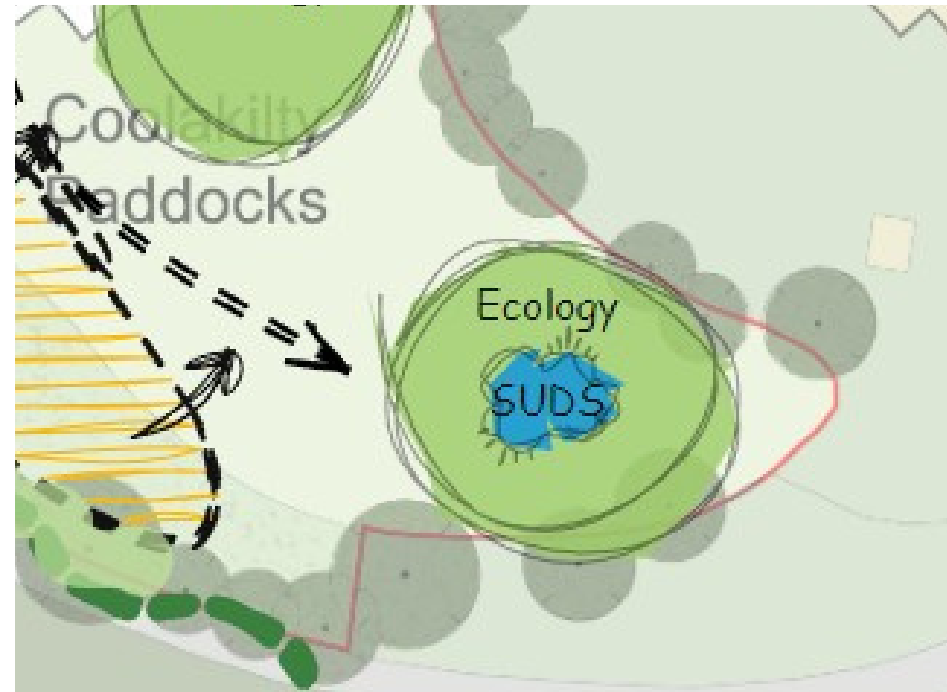


Summary

The site at The Paddocks is able to demonstrate that:

- Ashurst Wood is a sustainable location.
- The site is well connected to the village and wider surroundings.
- The site is contained and screened from surrounding views.
- Safe and suitable access can be provided.
- Level 1 flood risk meaning minimal risk of flooding.
- Ecology enhancements can be provided over the current brownfield use.
- There is space on-site to control surface water drainage.
- All main utilities are available close by with mains waste drainage available on-site.
- The site is available and deliverable.

It is therefore considered that the site is suitable for its current allocation in the District Plan Review.





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