



LAND WEST OF TRUGGERS ROAD, HANDCROSS VISION DOCUMENT

DECEMBER 2022



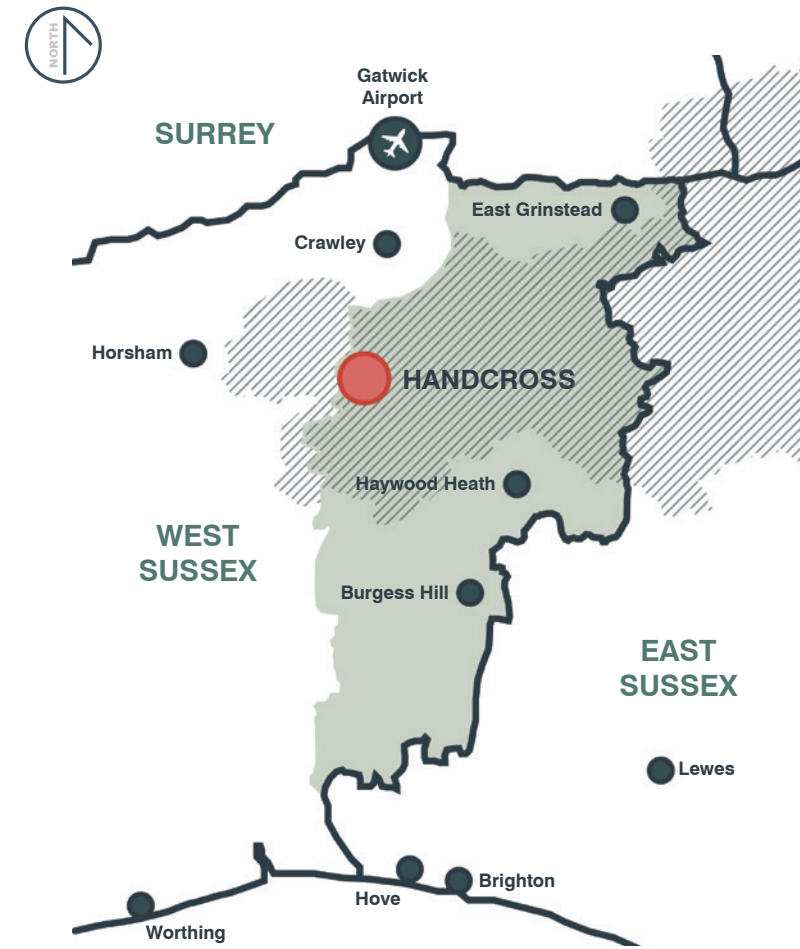
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1. SETTING THE SCENE

INTRODUCTION

- 1.1
- This Vision Document has been prepared on behalf of Hallam Land Management Limited, hereafter referred to as Hallam. It relates to the land to the west of Truggers Road, located within Handcross. In the current SHELAA, the Adopted Mid Sussex District Plan and the Slaugham Neighbourhood Plan the site is referred to as Land West of Truggers Road (Site Ref. 181).
- 1.2
- The land concerned is located adjoining existing residential development to the north west of Handcross, it measures approximately 6.64ha in size.
- 1.3
- The proposed Site has been previously promoted by Hallam through the Examination of the Mid Sussex District Plan and Slaugham Neighbourhood Development Plan. The Site was also previously promoted through a Call for Sites and was identified by the Council as being relatively unconstrained and assessed as suitable at Stage 1 of the Assessment. This concluded that there is a reasonable prospect that the Site could be developed within the Plan period.
- 1.4
- The Site is now being promoted again to the Council and this Vision Document provides more detail on the Site and its potential for development. More context on the planning background to this Site promotion is presented in the following section.



F.01 Handcross Location Diagram

- Mid Sussex District Council Boundary
- High Weald AONB Boundary



- KEY
- Site Boundary
- Site Study Area

F.02 Site Location Plan

PLANNING CONTEXT

- 1.5

The Mid Sussex District Plan, adopted in March 2018, provides a framework for new development, employment growth, infrastructure, and measures to ensure the protection of the countryside. The District Council have commenced a review of the local plan and the draft District Plan (2021-2039) has been published as a Regulation 18 consultation document.
- 1.6

Policy DPH1 provides the Council's housing requirement over the period 2021 to 2039 and establishes a local housing need for the area of 20,142 homes. This is an annual average delivery of 1,119 new homes, consistent with the outcomes of the standard method.
- 1.7

In responding to housing need more generally and specifically Policy DPH1, Affordability, the Plan Period, Unmet Need and Housing Supply are noteworthy.
- 1.8

A net need of Affordable Homes is identified in the Strategic Housing Market Assessment (SHMA) comprising 470 rented units per annum, and 455 units in Home Ownership per annum. This represents a substantial need which the policy requirement for 30% affordable housing will not meet and is justification for an uplift in overall housing requirement.
- 1.9

The plan period should look forward over at least 15 years from its adoption (§22 of the NPPF). It would not be unreasonable for the plan period to extend to at least 2040. This would require an additional years' worth of development allocations totalling 1,119 new homes.
- 1.10

Unmet housing need from neighbouring areas, acknowledged by Brighton and Hove, Crawley, and Worthing results in unmet need in the housing market area. There is no reference in the consultation document indicating an intention to contribute towards meeting this need which is a failure to plan positively and constructively.
- 1.11

Housing Supply has a contingency allowance of 1.5% identified in the Consultation Document as an "oversupply" of 300 homes. This level of theoretical over provision is not adequate to account for uncertainties within the housing supply strategy. The need for greater flexibility is underscored by the approach taken to windfall housing development where allowance is included in policy, contrary to NPPF §71 which recognises compelling evidence is required that it will provide a reliable source of housing.
- 1.12

This commentary demonstrates that there is a significant demand for additional housing within Mid Sussex, and as such that new Sites will need to be allocated by Mid Sussex District Council to cater for this need.
- 1.13

Handcross is one of 13 'Settlement Three areas', which have a combined requirement to accommodate 2,200 dwellings across the plan period. A Level Three Settlement is defined as being a 'medium sized village providing essential services for the needs of their own residents.'

- 1.14

Whilst the Mid Sussex District Plan contains a spatial strategy which seeks to allocate Sites to address identified housing requirements at specific locations such as Burgess Hill, the remainder of the development is to be directed to sustainable locations in other towns and villages. These additional allocations will provide residential development to meet the housing needs of the District.
- 1.15

As advised in the NPPF, in rural areas, planning policies and decisions should remain flexible and support housing that meets local need. NPPF §78 and §79 promote sustainable development in rural areas through the maintenance and enhancement of rural communities and identify opportunities for villages to grow and thrive.
- 1.16

The Slaugham Neighbourhood Plan identifies the need to improve community facilities at Handcross in line with the aims identified in the NPPF above. This Site provides a significant opportunity to provide a new facility as part of a mixed use development which could include the relocation and expansion of the local bowling club and enlargement of the Royal Oak public house as a community asset.
- 1.17

We consider that the Regulation 19 version of the Local Plan should include the allocation of land west of Truggers Road as a mixed use allocation.

DESIGN VISION

- 1.18

Development to the west of Truggers Road will deliver a high quality urban extension that is environmentally sensitive, responsive to its context and which helps to meet the Local Housing Need for additional housing across the District.
- 1.19

This vision sets out how the development can be delivered in a phased manner providing local housing commensurate with the size of Handcross whilst contributing to meeting the housing needs of the District. Development can be accommodated sensitively without any significant adverse effect whilst providing additional community benefits.
- 1.20

The vision is to create a sustainable vibrant and well-connected new neighbourhood, embedded with Green Infrastructure (GI) and which provides a community hub accessible to the wider settlement. The site will provide an attractive and engaging setting for new homes, biodiversity enhancement and will deliver against the Government's health and well being agenda.
- 1.21

The design will be landscape led and provide substantial improvements in GI and community benefits whilst respecting the local context, maintaining connections and the setting of the High Weald AONB.



2. SITE CONTEXT

THE SITE

- 2.1

Handcross is located approximately 6.8km to the south of Crawley and 7.5km to the east of Horsham. The A23 runs through the middle of the village and provides transport links to Crawley in the north and Brighton in the south. The A23 separates Handcross into two broad urban expansions linked via an over bridge.
- 2.2

The Site abuts the north western urban edge of the village and comprises three irregular shaped field parcels, currently used for low intensity grazing. Along the southern boundary, the Site is defined by Horsham Road (B2110) and the rear gardens of existing dwellings located along Horsham Road and Truggers. The A23 is located east of the Site with a 20m woodland buffer zone defining the easternmost edge. The northern boundary is predominately defined by an area of Ancient Woodland, known as Hoadlands Woods with an existing vegetated track leading to Hoadlands Woods defining the Site's western boundary.
- 2.3

The Site is visually and physically contained as a consequence of its existing boundaries with woodland to the north and urban development to the south and east. These boundaries will strongly influence the design of the proposed development.
- 2.4

The Site has a potential footpath access via a permissive route off the B2110 Horsham Road, to the east of Warren Cottages, which historically provided access to Hoadlands Ancient Woodland. There is currently no vehicular access into the Site off Horsham Road.
- 2.5

A Tree Survey for the Site concludes that there are a number of category A trees along the boundaries of the Site, with three category A trees situated within the development Site. The existing hedgerow along Horsham Road is both dense and robust, providing a strong visual barrier from the road into the Site. An Ecological Appraisal for the Site recommends that these landscape features should be retained where possible. An existing pond is located near the southern boundary to the west of the Royal Oak Public House.
- 2.6

The Site slopes to the southwest, which will influence the drainage scheme across the development. A Flood Risk Assessment has been carried out which concludes that the Site is at low risk of flooding. Any proposed development will be located wholly within Flood Zone 1.



F.03 View looking east from the South West corner of the Site

TOWNSCAPE CHARACTER

- 2.7

The historic core of Handcross comprises of ribbon development located along the B2110 and B2114 (as seen in images 1 and 2). Throughout the 20th Century, new development increased the extents of the village to the north and south, branching off the B2110. In more recent years, a residential development completed by Crest Nicholson has further broadened the urban extents of the village to the north.
- 2.8

In relation to the Site, Handcross Conservation Area is located approximately 200m east beyond the A23 and is accessible along the B2110. Within the Conservation Area, the historic village centre is sited at the junction of the B2110 and B2114, defined by the Red Lion Public House (see image 2). Following the B2110 further north, the High Street consists of a variety of village amenities arranged linearly and interspersed with both terraced and semi-detached residences (see image 3).
- 2.9

The Handcross All Saints Church (image 4) is a significant central landmark located within the core of the village, immediately west of the crossing over the A23. There are several Grade II Listed Buildings distributed along the B2110 including the The Royal Oak Inn directly south of the Site (see image 1), the Red Lion Public House and Chodds Farmhouse, both located within the Conservation Area to the north east.
- 2.10

The existing Handcross Parish Hall community centre is located behind homes on the B2114 High Street and is accessed by an unpaved road that provides parking and also leads to the Bowles Club and Green. The building is currently in a poor state of repair and requires regenerating or replacing. The land upon which it sits currently has an extant planning permission for 12 houses.
- 2.11

Development typologies vary significantly across Handcross. Older development associated with the B2110 consists of a mix of detached, semi-detached and short runs of terraces, generally 2 storeys tall (see image 5). More recent residential development branching off the B2110, consists of 2 storey detached and semi-detached residences as well as occasional bungalows (see image 6). The recently completed Crest Nicholson development offers a mix of detached properties, small runs of terraces and larger apartment buildings up to 3.5 storeys tall (see images 7-9).
- 2.12

The local vernacular is largely defined by red-brown brick, dark roof tiles and white window and door frames. Other architectural details include occasional light render, hipped roofs, red hanging tiles, decorative gable roof features and beams. The new Crest Nicholson development references the local vernacular but also introduces additional building materials including black weatherboarding.



- 1
- Grade II Listed Royal Oak Inn, Horsham Road
- 2
- Properties along Horsham Road
- 3
- All Saints Church, Horsham Road
- 4
- High Street, B2110
- 5
- Access to the Handcross Club off the B2110
- 6
- Properties along the B2110
- 7
- Recently completed Crest Nicolson Development Site
- 8
- Detached property, Crest Nicolson Development Site
- 9
- Apartment building, Crest Nicolson Development Site



LOCAL FACILITIES

- 2.13

There are a range of local services and facilities throughout Handcross with the majority of amenities located along the High Street including convenience stores, a post office and several eateries, all within a 10 minute walk of the Site.
- 2.14

The closest facility is the Royal Oak Inn which is located off the B2110 Horsham Road, and which backs onto the southern boundary of the Site. The Public House is currently closed and on the market for sale.
- 2.15

The Handcross Club, an existing community hub, is located at the northernmost point of the High Street. At present, the Club's offering is limited to a bowling green and there is currently a lack of space in order to accommodate a growing number of residents and their needs. It is therefore proposed that opportunities for creating a new community hub building and bowling green will be explored.
- 2.16

Several educational facilities are located within a 15 minute walk of the Site including Handcross Primary School and Handcross Park School. The closest secondary schools are located in Crawley, approximately 5km north of the Site and accessible via the 273 Bus service.
- 2.17

The nearest health care facility is the Ouse Valley Practice, located approximately 12 minute walk from the Site (0.6 miles).
- 2.18

There are two local bus stops situated along Horsham Road with the number 633 bus providing direct links to Horsham, Mannings Heath, Monk's Gate, Lower Beeding, Ashfold Crossway, Pease Pottage and Crawley. The number 273 bus stops on Handcross High Street and provides a direct connection south through to Brighton.
- 2.19

The closest rail stations are located in Horsham, Balcombe, Haywoods Heath and Crawley. Gatwick International Airport is located to the north of Crawley, approximately 16km from the Site, providing good opportunities to access to international travel.
- 2.20

Places of worship within the village include the Zoar Baptist Chapel and the All Saints Church, both located off the B2110.

LOCAL GREEN SPACES

- 2.21

Within the vicinity of Handcross, there are several areas of Ancient Woodland including Hoadlands Wood, directly north of the Site.
- 2.22

In addition, a designated SSSI, Cow Wood and Harry's Wood, are located to the east of the village and are accessible via a PRoW which forms part of the Sussex Ouse Valley Way, a long distance walking route connecting Lower Beeding in West Sussex to Seaford Bay in East Sussex.
- 2.23

Formal amenity spaces are limited to the Handcross sports pavilion and several designated play areas distributed throughout the village. Additional green spaces include an existing community allotment garden which is located to the south of the village, off Horsham Road.
- 2.24

There are several formal gardens within close proximity to Handcross with the closest being the Grade II* Listed Nymasn National Trust garden, located on the south eastern edge of the village. In addition, High Beeches Garden, a local botanical garden, is situated 2 km north east of the village.



F.05 Local Facilities Plan

- KEY**
- Site Boundary
 - Site Study Area
 - Community Hub / Bowling Club
 - Educational Facility
 - Health Care Facility
 - Public House / Restaurant / Cafe
 - Convenience Store and Post Office
 - Convenience Store
 - Place of Worship
 - National Trust Nymans
 - Sports Pavilion
 - Play Space
 - Community Allotments
 - Petrol Station
 - Bus Routes & Local Bus Stops
 - Public Rights of Way (PROW)
 - Ancient Woodlands

LANDSCAPE DESIGNATIONS

- 2.25

Handcross (including the Site area) is located within a designated Outstanding Natural Beauty (AONB), known as the High Weald, which is highly regarded for its distinctive character and scenic beauty.
- 2.26

The Handcross Conservation Area is located approximately 250m east of the Site and encompasses the historic core of the village, centred around its High Street. Notable buildings along the High Street date back to the 18th and 19th centuries. There are several Grade II Listed buildings within the Conservation Area including Chodds Farm. The use of traditional building materials and a range of architectural styles and building ages are listed as key features of the Conservation Area in addition to the trees bordering the eastern side of Staplefield Road. To some degree, the setting of the Conservation Area has been compromised in recent years due to the high volumes of traffic passing through the village.
- 2.27

The Grade II Listed Royal Oak Public House is situated to the immediate south of the Site, off Horsham Road. Although its setting is primarily south facing and away from the Site, design considerations will be made in order to reduce potential impact of any new development. A small parcel of land could be donated to the building with a covenant that it be used as a beer garden to better integrate the development with the Public House and the rest of the village.
- 2.28

There are several areas of Ancient Woodland within the vicinity of Handcross including Hoadlands Woods , located to the immediate north of the Site.
- 2.29

The SSSI, Cow Wood and Harry's Wood, is an area of Ancient Woodland located within the Ouse Valley, approximately 500m east of the Site. A PROW passes through a stretch of this area of woodland, forming part of the Sussex Ouse Valley Way, a long distance footpath.
- 2.30

Other notable landscape designations include the Grade II Listed Building Nymans and the associated Garde II* Registered Park and Garden, located to 500m to the southeast of Site, along the south eastern edge of the village off the B2114 Staplefield Road. They were conveyed to the National Trust in the late 20th century and are now open to the public.



Handcross Conservation Area

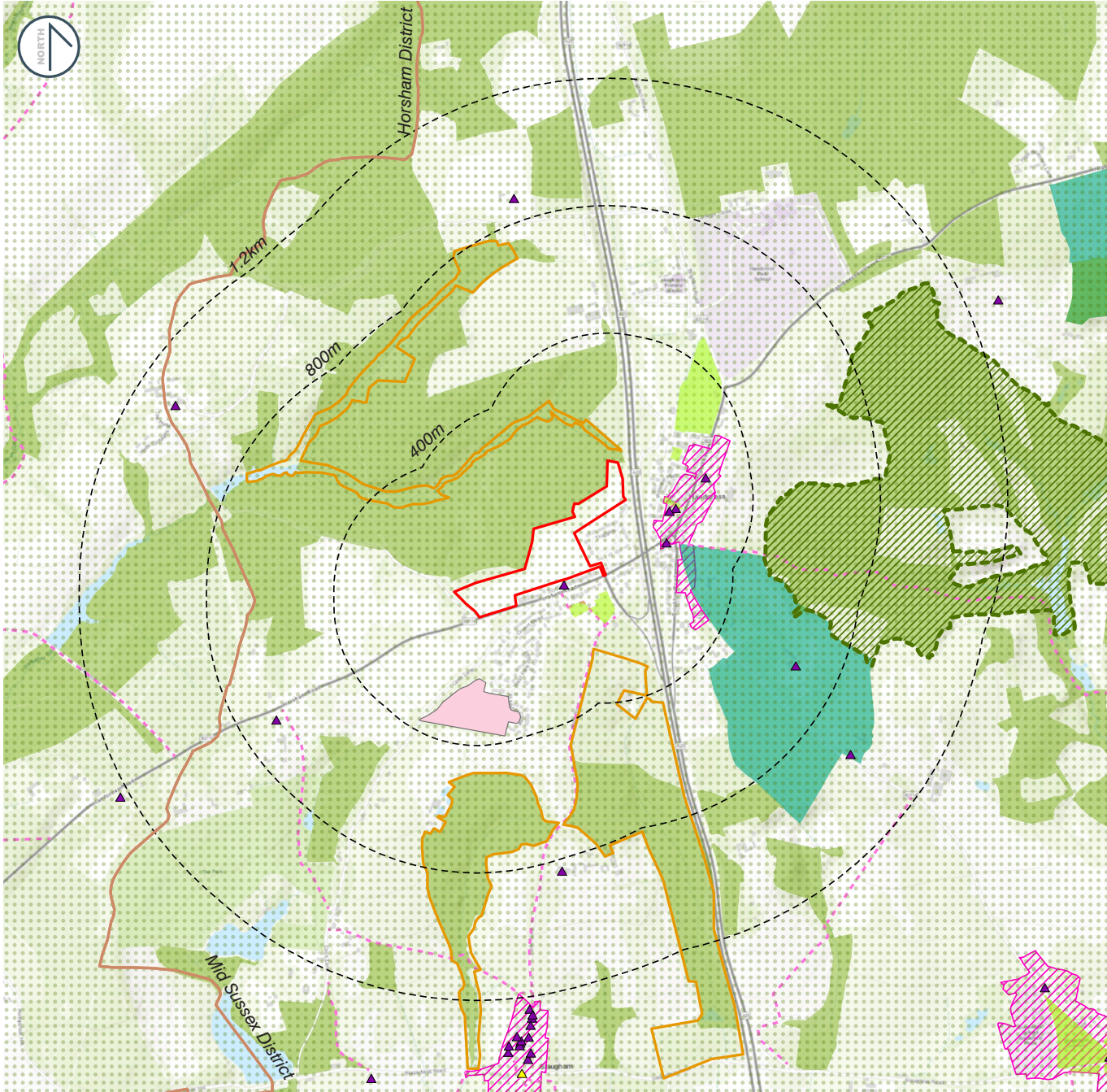


National Trust Nymans



Cow Wood and Harry's Wood SSSI

F.06 Selection of Photographs - Local Green Spaces



F.07 Landscape Designations Plan

KEY

Site Boundary

Site Study Area

District Boundary

Local Designations

Local Wildlife Site

Housing Allocation

Historic Statutory Designations

Grade II Listed Building

Grade II* Listed Building

Historic Non-Statutory Designations

Registered Parks and Gardens

Statutory Designations

Public Rights of Way (PRoW)

Area of Outstanding Natural Beauty

Sites of Special Scientific Interest (SSSI)

Conservation Areas

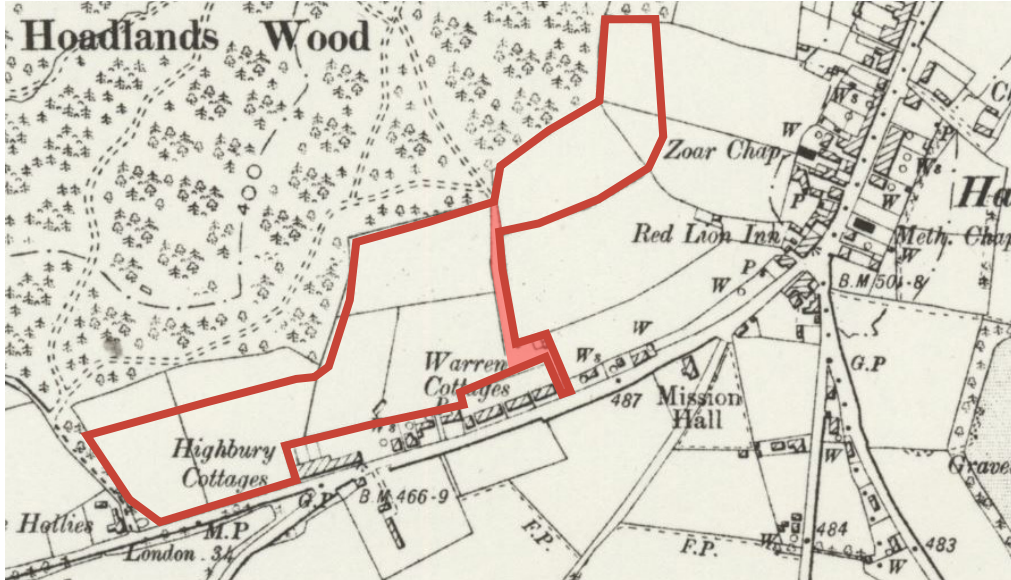
Other

Ancient Woodland

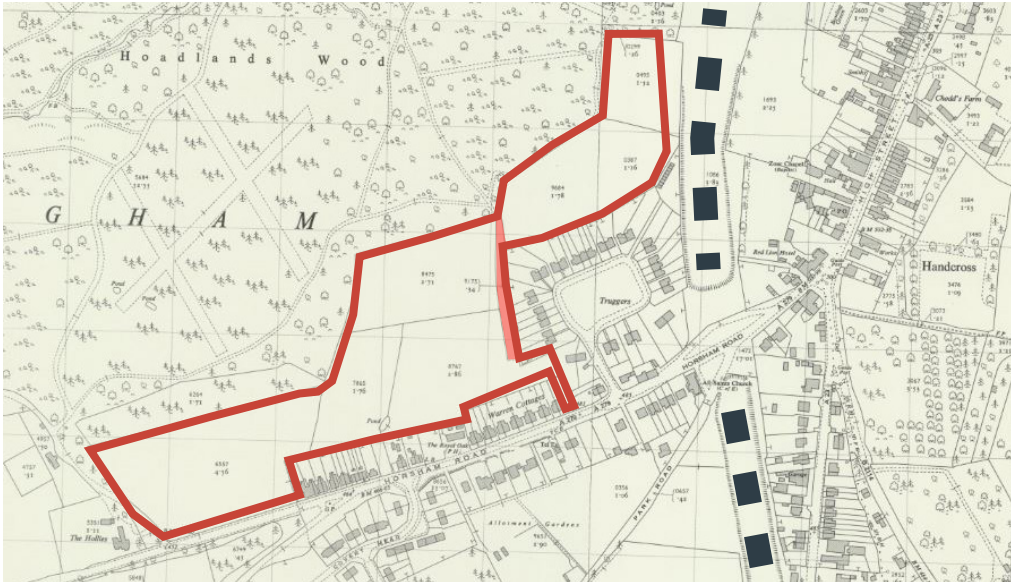
Open Green Space

HISTORIC DEVELOPMENT

- 2.31
- Figures 08 and 09 show the historic field patterns within the Site and the relationship between Warren Cottages, Horsham Road and Hoadlands Wood. The Site consisted of several irregular shaped fields and scattered farmsteads, a typical landscape of the High Weald AONB. Figure 08 also shows a former defined route, running north south through the Site, linking Horsham Road and Hoadlands Wood.
- 2.32
- Handcross experienced considerable expansion throughout the 20th century which has influenced the character of the village as shown in Figure 09. Notable changes include the significant increase in residential development within the village, and the expansion of the A23 to a 3 lane carriageway (2011-14), which severs the village into two broad urban expansions linked via an over bridge.
- 2.33
- An Archaeological Desk Based Assessment for the Site concludes that there are no known designated or non-designated heritage assets on the Site, and the Site has low archaeological potential. Recommendations were made to take into consideration the settings sensitivity of the Royal Oak Inn in line with national and local planning policy and guidance, as such screening is to be provided.



F.08 Highworth 1888-1913



F.09 Highworth 1944-1971

GEO ENVIRONMENTAL & ECOLOGICAL CONSIDERATIONS

- 2.34
- The Geo-Environmental Assessment concluded that there are no significant uses identified on or around the Site which are potentially contaminative, and that the overall contamination potential is considered to be low.
- 2.35
- To the north of the Site there will be a buffer zone of a minimum of 15m, this will mean that the proposed development will have a large amount of open space and green infrastructure. The Ecological Appraisal recommended that a planting scheme was implemented along the northern boundary so as to protect the woodland to the north from the development. Also, this planting scheme would be used to direct the public to the existing public footpaths so as to minimise the impact on the woodland from the larger number of residents using open space for recreational purposes such as dog walking.
- 2.36
- There will be a need to further assess the Site in relation to ecology and specific mitigation measures will be dependent on this full suite of surveys. The design of the proposed development will be completed with consideration to these surveys and will ensure that the open space and green infrastructure are implemented to be beneficial to local wildlife.

NOISE

- 2.37
- The Noise Assessment conducted on the Site highlighted that the noise generated from the A23 dual carriageway was the most significant noise source. The assessment stated that the Site mostly lies within the 55dB threshold, concluding that the local noise environment gives no reason why the Site can't be developed for housing. The internal noise levels can be managed on Site and the noise impacts arising from the proposed development are considered to be negligible.

TRANSPORT & ACCESS

- 2.38
- One vehicular access point is proposed for the development Site, off Horsham road to the south of the Site; this will comprise of a simple priority T Junction. In addition the development proposes pedestrian connections to neighbouring areas of Handcross.
- 2.39
- The Transport Assessment demonstrates that a well-considered approach to developing transport and highway proposals for the development will meet the national, regional and local policy and guidance.

SUMMARY OF EXISTING SITE CONDITIONS

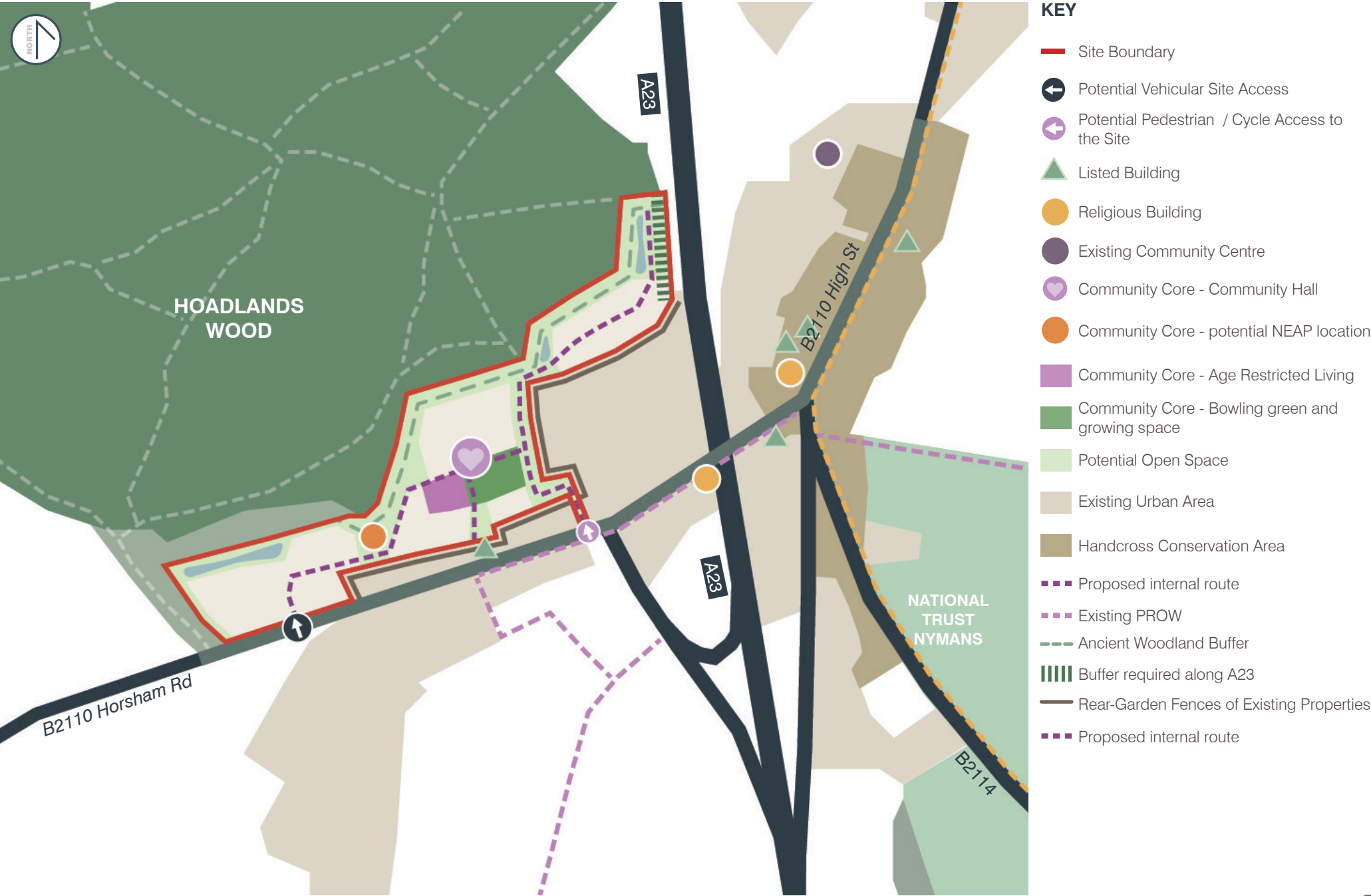
2.40 The local analysis of the Site and its context has identified the following constraints to be considered:

- The Site lies within the High Weald AONB.
- There is potential for a permissive footpath access to the Site to and from the B2110 in proximity to the mini-roundabout;
- Hoadlands wood is an ancient woodland, as such a minimum buffer of 15m is to be maintained in line with the Standing Advice published buy the Forestry Commission.
- The Grade II listed Royal Oak Public house is adjacent to the Site and will require screening and/or integrating in to the development proposals;
- It is anticipated that the local Conservation Area and Listed buildings would remain unaffected by development as they are well screened and / or separated from development by Woodland and existing development, with the exception of the Royal Oak Public House
- Local housing adjoins the Site. This predominantly comprises of low density 2 storey houses fronting the B2110 Horsham Road or the Truggers estate. Views from adjoining residents into the Site are possible. Consideration should be given to the security of existing residents and the development should ensure that existing residents have open access to proposed open space;
- Existing hedgerows, trees and pond surrounding and within the Site's boundaries should be retained and supplemented with additional planting wherever practical;
- The proximity of the A23 on the eastern boundary generates noise and air quality issues which should be mitigated with a development setback and planting where possible; and
- The Site lies in Flood Zone 1 and therefore poses an extremely low flood risk.

EMERGING OPPORTUNITIES

2.41 The following opportunities have been identified to inform the design development of the Site:

- The opportunity exists to deliver a new community hub as part of the community core of the development, integrated with access to the Royal Oak Public House, Age restricted Living, a Neighbourhood Equipped Area for Play (NEAP), new bowling green and community growing spaces. This hub could reproveide the existing community centre with state of the art facilities.
- The development has the capacity to deliver circa 105 high quality houses in a mix of sizes and tenure in order to help meet local need. Housing will be designed to meet Future Home Standards which include a high energy efficiency and low water demand;
- In line with local demand the development has the capacity to deliver circa 20 flats providing specialist accommodation for the elderly.
- The development can deliver housing for the Slaugham Community Land Trust, aiding the Trust with a dedicated source of revenue.
- The Site can deliver a new network of permissive footpaths in order to link both proposed residents and existing residents to public open space, including equipped children's play space and community growing areas;
- The development lies within an easy walk of local facilities including Handcross Primary School, Ouse Valley Practice Surgery, bus services and routes into the wider countryside; and
- With the retention and enhancement of existing boundary hedgerows, trees and pond, and the planting of new tree belts, the development can be well screened and can establish a strong habitat network. Open spaces have the scope to deliver a Biodiversity Net Gain.



F.10 Constraints & Opportunities Plan

3. DEVELOPMENT PROPOSALS

THE PROPOSED DEVELOPMENT

- 3.1

The proposed development will provide new high quality housing for Handcross and the wider district. The Site's access, and composition presents the opportunity for a phased development to meet the housing needs across the plan period.
- 3.2

The development framework illustrated right, provides for circa 105 high quality residential properties situated around a central Community Core consisting of a new Community Hall, a relocated and enlarged bowling green (40m x 40m), a community growing space, a network of new open spaces, and a new equipped children's play space. A new priority T-Junction would be provided off the Horsham Road to the west in order to facilitate access.
- 3.3

Connections with the rest of the village will be provided by a re-established historic permissive path running from Horsham Road in the south.
- 3.4

The Community Core is based around a bowling green and community growing space. A new community centre defines the north aspect of this space, the historic green route is re-established to the east, and new Age Restricted / specialist housing for the elderly is provided to the west. A new green corridor that connects to the Royal Oak Public House is also to be provided.
- 3.5

The Royal Oak Public House will be gifted a small parcel of land as a garden to enhance its role and connection as a community facility.
- 3.6

In addition to market housing in a range of sizes from 2 to 5 bedrooms, new development will also deliver affordable housing as well as opportunities for housing specifically for key workers and for self build plots.
- 3.7

In response to its context, development includes a buffer to the northern boundary, so as to ensure there are no impacts on the ancient woodland located to the north of the Site. This will be reinforced with new tree planting and areas wildflower meadow. This offset accords with the latest standing advice from Natural England and the Forestry Commission.
- 3.8

Development also include a stand off from the A23 to the east due to noise and generally promotes a rear to rear garden relationship between proposed and existing residents in order to maintain security.
- 3.9

Existing trees are to be retained (including their Root Protection Areas) and set within 'greens'. The new NEAP play area would be located in one such green to the west of the community core. The existing pond and trees located north of properties on Horsham road will be retained within a private green for the Age Restricted Living accommodation.
- 3.10

The retained features and buffer strips ensure a generous amount of open space is provided. This interconnected GI is expected to deliver a high Biodiversity Net Gain once designed in detail.
- 3.11

As noted above development could come forward in a single phase, however should a phased delivery be considered appropriate, the site could readily be phased from west to east.



F.11 Illustrative Masterplan

LANDSCAPE LED

- 3.12

Development within the AONB and on the edge of settlements can be a sensitive issue. A landscape led approach to design has ensured that the masterplan accommodates the need for housing within generous Green Infrastructure centred around a new and enhanced community hub.
- 3.13

Proposed housing has been focused to the east and west of the site, divided by the provision of a new community core in the centre. This development creates a strong and logical extension to the west of Handcross with excellent connections to the existing village. Any visible new housing would be appreciated as an organic and congruous addition to the town and will not have a significant impact on the character or visual amenity of the AONB.
- 3.14

Entering the Site by the vehicular access, the westerly neighbourhood is of low density detached and semi-detached homes with generous gardens located off the main route. This leads to a proposed new NEAP play facility, set within a 'green' that includes a number of retained category-A trees. Looking north the view looks across a biodiverse SUDS pond towards proposed housing (see Figure 12 opposite).
- 3.15

Entering the site along the historic green route, leading from Horsham lane north to Hoadlands Ancient Woodland, visitors are greeted with a generous area of open space, including community growing space and a bowling green, fronting the new community facility (See Figure 14 below).
- 3.16

The proposed second access point through the Royal Oak Public house arrives into the community hub via a new pub garden and a green corridor bounded by new homes and Age Restricted Living accommodation. This brings the public house into the heart of the community improving its function as a community resource.
- 3.17

The existing retained trees and buffer around the ancient woodland has allowed for generous amounts of open space as an integral part of the proposals. The open space runs almost the length of the development along it's northern edge and, being the lowest elevation, will be dotted with ponds and other SUDS features. Each development plot will lie in close proximity to open space and informal recreational opportunities, including play areas for a range of ages.
- 3.18

These linked spaces also provide attractive and comprehensive routes for walking and cycling through and around the Site. The benefits of living within such a setting, with exposure to a natural and sociable environment is widely appreciated to have numerous health and well-being benefits.



F.12 Visualisation looking North from the NEAP

COMMUNITY FOCUS

- 3.19

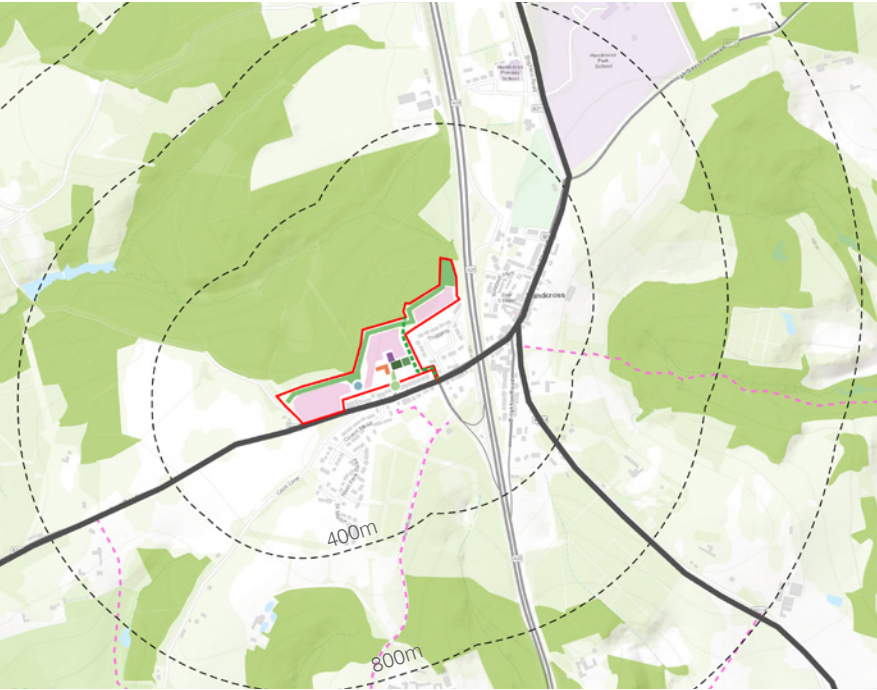
Key to the development is the delivery of a successful community hub as a focus for the village community.
- 3.20

To achieve this the proposed facilities and assets must be legible and accessible. To this end the historic green route from Horsham road to Hoadlands Wood will be reinstated and will form a green spine running past the community core ensuring accessibility throughout the development.
- 3.21

As one can see in Figure 13 the proposed community hub lies within an easy (5 minute) walk of the majority of existing residents in Handcross.
- 3.22

The community hub is to provide a new community centre with dedicated car parking area. This will provide space for indoor sports including netball, badminton, fencing etc as well as space for community groups such as the scouts and brownies to meet. Dedicated changing rooms, meeting rooms and catering facilities will maximise its potential use.
- 3.23

A new caretakers house could be provided as part of the proposals.



F.13 Community Facilities Plan



F.14 Visualisation of the Community Core

COMMUNITY HUB

- 3.24
- The proposed Local Centre will provide a new facility for the community of Handcross, strengthening the focus of the village based around the High-street. The existing community centre will be demolished and replaced with a new Community Hall in the heart of the new neighbourhood, thereby integrating it into the existing village.
- 3.25
- A new bowling green, 40m x 40m, and pavilion will be constructed, relocating the old green to a new larger green, capable of holding regional competitions.
- 3.26
- A community growing space will provide areas for food growing and act as a hub for community and an impetus for intergenerational activity.
- 3.27
- The Royal Oak pub has the potential to be gifted a small parcel of land as a garden, located south of the bowling green ad enable the Public house to connect with the development and function as a community resource.
- 3.28
- Age restricted Living for up to 20 units can be provided and help ensure the community is diverse, caters for people of all ages and provides opportunity for intergenerational activity
- 3.29
- The development will include a NEAP with interpretative and natural play opportunities for children across a range of ages. In addition, incidental play opportunities will be spread throughout the development. Benches and picnic areas, and shelters will be included to encourage parents to stay and meet whilst supervising their children at play. Planting will include fruiting species.



F.15 Selected Precedents - Community Facilities

HOUSING

- 3.30
- The development will create a new neighbourhood with access to good amenities and a quality landscape. Development has the capacity to provide circa 105 homes, including affordable housing. This concept assumes an average density of 35 dwellings per hectare across the Site, reflecting the imperative to use land efficiently and to foster more sustainable and mixed communities.
- 3.31
- The development would comprise a variety of dwelling types and sizes, offering a broad choice of accommodation, from smaller homes for first time buyers to family homes, with the potential to support a range of needs. The affordability of housing is a key consideration for the district. There is an acknowledged demand for more affordable housing.
- 3.32
- The layout will take cues from surrounding residential areas and will seek to reflect local distinctiveness whilst creating its own identity. In addition, the layout will respond to the requirement for new community facilities.
- 3.33
- The opportunity for housing to be designed to Lifetime Homes standards or similar will be explored with the Council. Housing will be designed to embody low carbon technology, energy and water efficiency and high levels of insulation. Housing will also be positioned to be south facing wherever possible in order to maximise its solar gain.



F.16 Selected Precedents - Housing

GREEN INFRASTRUCTURE

- 3.34
- The scheme has been developed within an abundant Green Infrastructure, which is well connected and multifunctional, ensuring an efficient use of resource and a rich and stimulating residential environment. In addition to the delivery of housing, the Site has the capacity to deliver both formal and informal green spaces, play space and habitat creation.
- 3.35
- The development will deliver a Biodiversity Net Gain within a well connected GI.
- 3.36
- Open spaces will comprise of a mosaic of grass species, meadow areas, scrub and woodland. These areas will incorporate a meandering path network in order to provide connections within the site and existing neighbourhoods. Seating will be located at regular intervals. There are opportunities to introduce incidental play and fitness features in amenity areas, as well as wetland in habitat areas.
- 3.37
- Planting will be designed to soften the development, create intimacy, frame views and provide seasonal and sensory interest. All spaces will be structured by trees and hedges. Planting will be selected on the basis that is it is hardy, suited to the ground conditions, attractive and to contribute to the ecology of the site and the character of the area. Native planting will be used where ever possible.



F.17 Selected Precedents - Green Infrastructure

4. DELIVERING THE VISION

SUSTAINABLE DEVELOPMENT

- 4.38

This document outlines how development can be delivered on the land west of Truggers Road, west of Handcross in both a sustainable and cohesive manner.

4.39

The proposed Site does not have any physical or environmental constraints that would preclude its development and as such is considered to provide a suitable location for development of the type proposed.

4.40

The Site is deliverable and there is strong developer interest to bring the Site forward in the short to medium term. The Site is therefore suitable, available and achievable in the context of National Planning Policy Framework.

4.41

Hallam are committed to positive engagement and consultation with both the local community and the Local Authority. The views of local people, both the relevant Parish Councils, and Council Officers will help shape the proposals as they evolve through an iterative design process.
- 4.42

The Site will deliver a high-quality sustainable settlement, tackling the issues of CO₂ emissions and fuel poverty highlighted by UK Building Regulations and step changes to Part L and F and the introduction of Part S.

4.43

The development will comply with Future Homes Standards in order to secure a holistically sustainable development in terms integrated environmental, economic and social cohesion.

4.44

The proposed development aims to reduce energy demand on the Site through the careful selection of carbon neutral building materials, reduced water consumption, open space provision and ecological factors, amongst others.

4.45

It is important to ensure flexibility with a range of viable options/solutions for the development to ensure that a suitable strategy is available in an ever-changing market to ensure the site will robustly achieve a carbon reduction in line with national and local planning requirements.



Rev	Issue	Reviewed	Approved	Date
-	DRAFT	NJE	NJE	16 Dec 22
A	FINAL	NJE	NJE	16 Dec 22
B	FINAL	NJE	NJE	19 Dec 22