

MALTHOUSE LANE

GARDEN

NEIGHBOURHOOD

Baseline Analysis Framework Document

LAND AT MALTHOUSE LANE, BURGESS HILL

December 2022

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1. INTRODUCTION

PURPOSE OF REPORT

This report provides a summary of the baseline conditions associated with the Land at Malthouse Lane (hereby referred to as 'the Site') and describes how these measures have shaped an emerging Development Framework plan that promotes its use for a mixed-use residential development (hereby referred to as 'the Proposed Development'). This report has been informed by desk-based analysis and fieldwork conducted in October 2022.

SITE LOCATION

The Site is located to the southwest of the built-up area of Burgess Hill, within the administrative authority of Mid-Sussex District Council. The Site comprises of two connected parcels of land; the western part falls between Danworth Lane and Malthouse Lane; and the eastern part is located just south of Jane Murray Way. The Site is located between sections of the Green Circle Network and to the south of the 'Land West of Burgess Hill' site (promoted by Thakeham) and 'Northern Arc' development.

The site is located beyond the Green Circle Network and to the south of the 'Land West of Burgess Hill' site (promoted by Thakeham) and 'Northern Arc' development.

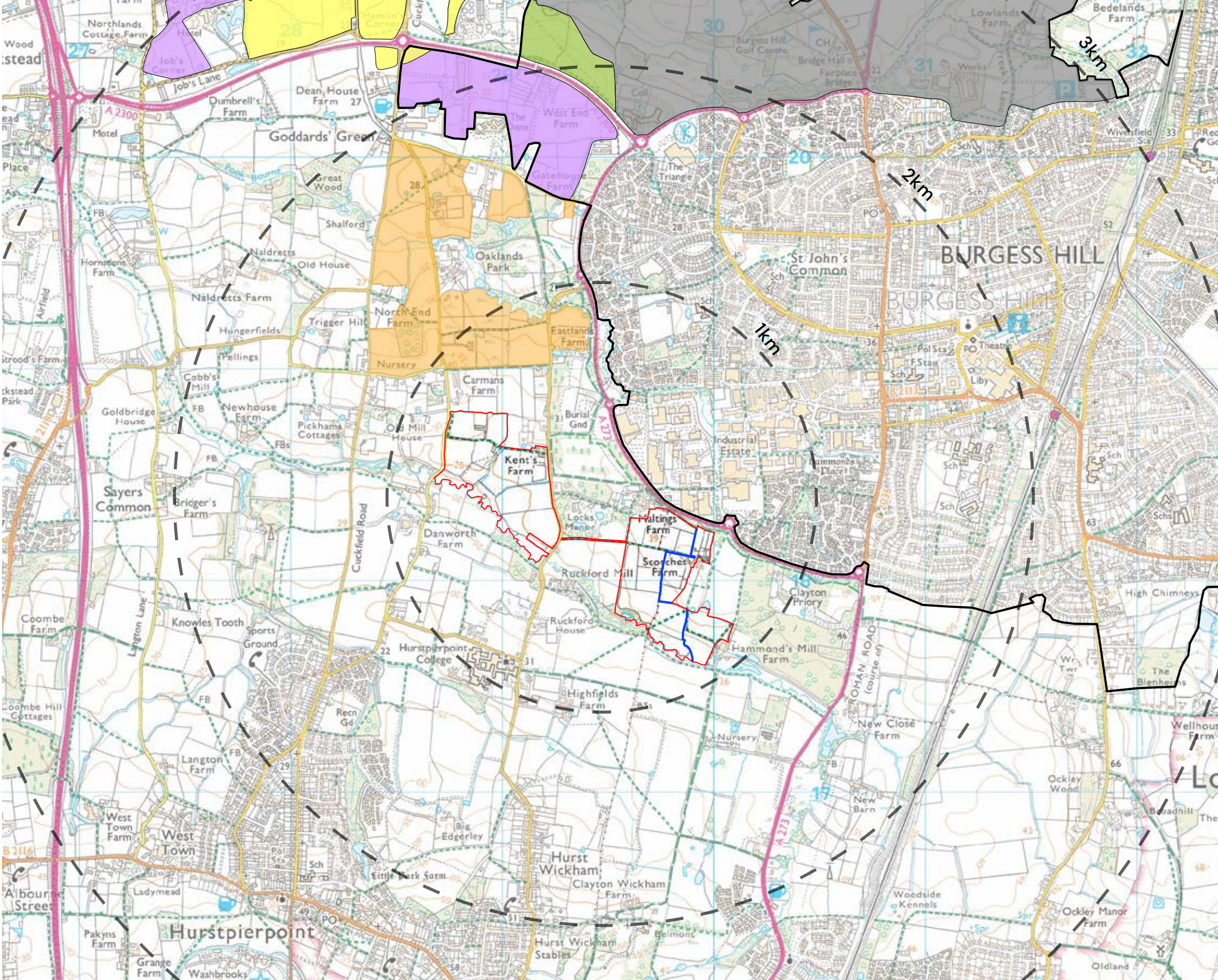
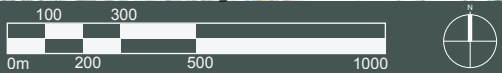


FIGURE 1: SITE LOCATION PLAN

SCALE 1:20,000 @ A3



LEGEND

- Site Boundary
- Land Ownership Boundary

- DP9 Employment Site
- Science & Technology Park
- Sports

- Land West of Burgess Hill Site
- Northern Area Development Site
- Open Spaces



POLICY CONTEXT

MID SUSSEX DISTRICT PLAN 2014–2031

Current local planning policy is defined by the Mid Sussex District Plan 2014–2031 adopted by Mid Sussex District Council in 2018. The District Council is in the process of reviewing and updating the adopted District Plan to set out a vision and policy framework for achieving growth within the District to 2039 and has prepared its first draft (Regulation 18) of an updated District Plan.

Policies relevant to the purpose of this study set out within the adopted District Plan include:

Policy DP12 ‘Protection and enhancement of countryside’, which aims to protect the countryside and its intrinsic character and beauty from development; and provide the policy context for boundaries to built-up areas to be reviewed through a Site Allocations Development Plan Document, proposed by the District Council, and through updates to the adopted District Plan.

Policy DP13 ‘Preventing coalescence’, which aims to protect the unique characteristics of settlements and their separate identities. The Site is located on land which is identified as a Local Gap, protecting the separation between Burgess Hill and Hassocks.

Policy DP18 ‘Setting of the South Downs National Park’, which advises that new development within land which contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park. This includes consideration of views into and out of the National Park.

Policy DP26: ‘Character and Design’, which requires all development and surrounding spaces to be well designed, reflect the distinctive character of the towns and villages and be sensitive to the countryside; and which references the Mid Sussex Design Guide Supplementary Planning Document, which sets out principles to deliver high-quality new development across Mid Sussex.

Policy DP34: ‘Listed Buildings and Other Heritage Assets’, which affords protection to listed buildings and their setting, and encourages the conservation of other heritage assets in accordance with national policy.

Policy DP37: ‘Trees, Woodland and Hedgerows’, which supports the protection and enhancement of trees, woodland and hedgerows, and encourages the provision of new planting of suitable species.

Policy DP38: ‘Biodiversity’, which requires development to protect and enhance biodiversity and green infrastructure, to achieve a net gain; and separately affords protection to valued soils, including the best and most versatile agricultural land, to ensure development does not contribute to unacceptable levels of soil pollution.

MID-SUSSEX DESIGN GUIDE SPD

Mid-Sussex Design Guide SPD puts forward design principles and standards that aim to deliver high quality, safe and attractive new development across Mid Sussex. Of particular relevance to large scale developments, the design guide SPD focuses on the following key areas relevant to the form of development proposed at the site:

- Understanding the context.
- Establishing the Structure.
- Site Layout, Streets and Spaces.
- Site Optimisation and mixed Use.
- High Quality and Sustainable Building Design.
- Residential Amenity.



2. LANDSCAPE AND VISUAL BASELINE

LANDFORM, GEOLOGY, HYDROLOGY AND SOILS

The Site is positioned in a low-lying, gently rolling vale landscape between the High Weald to the north and the South Downs to the south, sitting within the River Adur catchment. The Site is positioned on the edge of a local ridge, with land falling predominantly to the southwest in the direction of Herrings Stream, which follows the southern boundary.

The highest point within the western parcel is located to the north-western corner at 33m AOD (above Ordnance Datum), with the lowest at the south-western corner at 20m AOD. The highest point in the eastern parcel is located to the northeast at a height of 41m AOD, with the lowest to the south-western corner at 27m AOD. There are not considered to be any isolated topographical features of worthy note within the Site.

Land rises to the south, towards the South Downs, with the settlements of Hurstpierpoint (>49m AOD) and Hassocks (up to 69m AOD) located on its northern edge. Wolstonbury Hill, further to the south (4.2km from the Site) reaches a height of 206m AOD. Ditchling Beacon (5.9km to the southeast of the Site) reaches a height of 248m AOD. A lower ridge extends north from the Downs via Ditchling towards Burgess Hill, reaching heights of 80m AOD in the vicinity of Oldland Windmill. Burgess Hill sits on a shallow plateau covering land between 25m AOD to 63m AOD.

The Site lies predominantly on mudstone (commonly clay) interspersed with narrow bands of sandstone, clayband ironstone, and, most rarely, limestone that together are the Weald Clay Formation (Lower Cretaceous). Drift geology is limited within the Site.

Land within the site is provisionally determined as being in Agricultural Land Classification Grade 3 and soils within the Site are described as being 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey'.

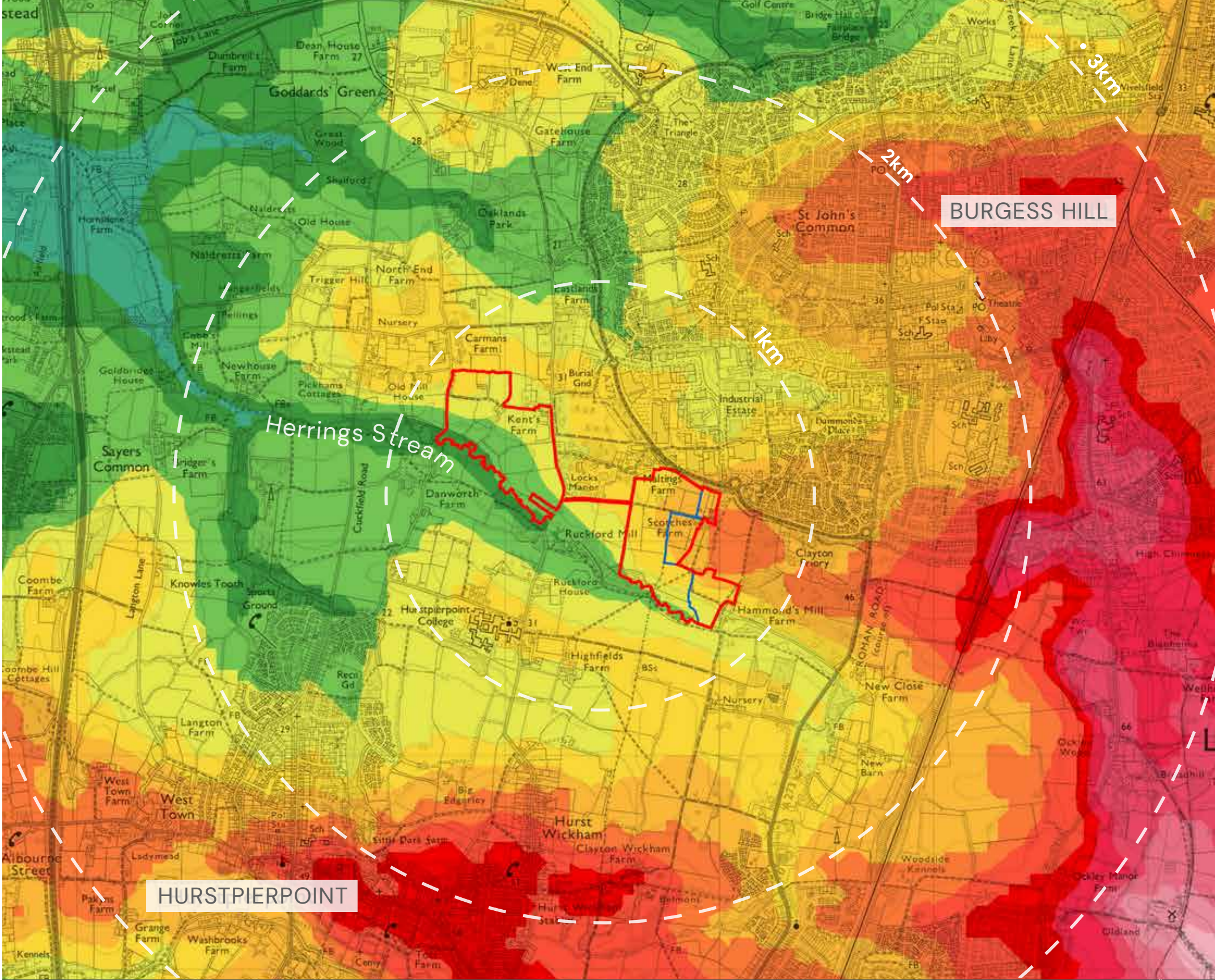


FIGURE 2: TOPOGRAPHY PLAN

SCALE 1:20,000 @A3



LEGEND

- Site Boundary
- Land Ownership Boundary

TOPOGRAPHY HEIGHTS

05-10m	20-25m	35-40m	50-55m	65-70m
10-15m	25-30m	40-45m	55-60m	70-75m
15-20m	30-35m	45-50m	60-65m	75-80m



LANDSCAPE CHARACTER

NATIONAL CHARACTER AREAS

The Site falls within the 'Low Weald' National Character Area (NCA 121), which forms a broad, low-lying clay vale wrapping around the northern, western and southern edges of the High Weald.

WEST SUSSEX LANDSCAPE CHARACTER ASSESSMENT

The Site and surrounding landscape, extending over 10km to it's west, falls within the Eastern Low Weald landscape character area (LW10), as defined within West Sussex County Council's assessment of landscape character in 2003 (refer to Figure 3). This is characterised as a lowland mixed pastoral and arable landscape with a strong hedgerow pattern, overlying low ridges and clay vales drained by the Upper Adur streams; and extends westward from Burgess Hill to Partridge Green.

MID SUSSEX LANDSCAPE CAPACITY STUDY

More locally still, landscape character is defined in the Mid Sussex Landscape Capacity Study (July 2007). This study determining the western parcel of the site to fall within local landscape character area 58 'West Burgess Hill Weald' (LLCA 58) and the eastern parcel to fall within 67 'Burgess Hill Southern Fringe' (LLCA 67).

LLCA 58 is described as having the following key characteristics:

- Mosaic of small scale fields (mostly pasture), apparently unmanaged land, paddocks and horticulture.
- Varying period.
- Generally low boundary loss.
- Set in wider lowland between the High Weald and South Downs foothills.
- Wrapped around Burgess Hill to the east.
- Areas of local topography facing towards Burgess Hill.

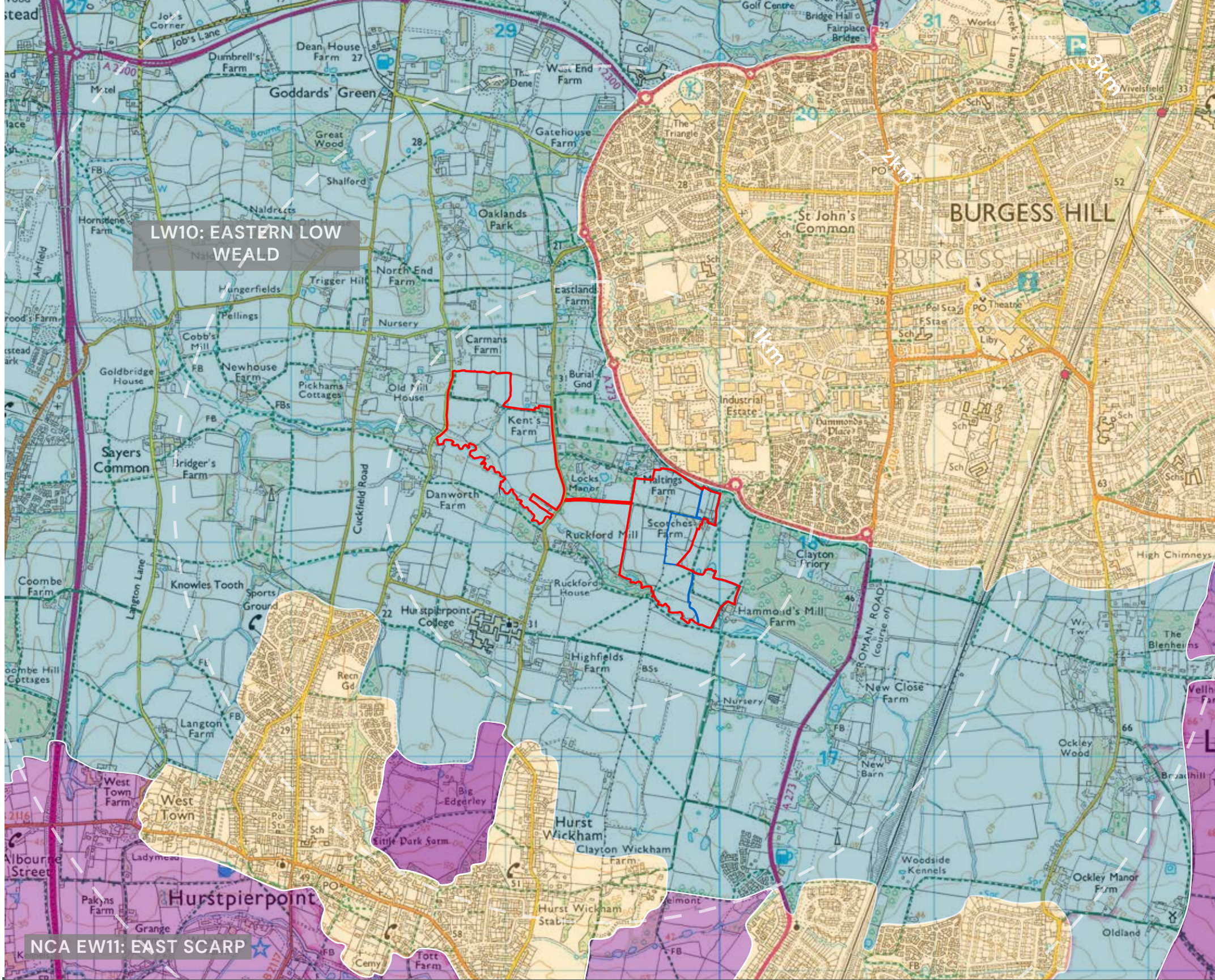


FIGURE 3: WEST SUSSEX LANDSCAPE CHARACTER AREAS

SCALE 1:20,000 @ A3

LEGEND

- Site Boundary
- Land Ownership Boundary

WEST SUSSEX LANDSCAPE CHARACTER ASSESSMENT (2007) LANDSCAPE CHARACTER AREAS:

- Built Up Areas
- LW10 Eastern Low Weald
- EW11 East Scarp Foothills



LANDSCAPE CHARACTER CONTD.

LLCA 67 is described as having the following key characteristics:

- Mostly small-scale pasture and apparently unmanaged land.
- Relatively low containing vegetation compared to other LCAs resulting in occasional visual relationship with Burgess Hill.
- Some high boundary loss.
- Contains green arch for recreational use.
- Bounded by gill woodland to the south.

The same study also subdivides field parcels across the District into local 'Landscape Types'. The study determines the majority of the Site to fall within Landscape Type L3 'Enclosed Pasture' (LTL3) but advises some field parcels to the north east of the Site to fall within Landscape Type L14 'Paddock' (LTL14).

LTL3 is described as:

- Pasture bounded by hedgerows, shaws and/or copses.
- Flat or gently undulating land.
- Field sizes vary.

LTL14 is described as:

- Grazing for horses.
- Fields sub-divided using temporary fencing (eg. post and white tape).
- Stable buildings and feed/water troughs.
- The lower ground, following Herrings Stream is defined as 'L5 Ghyll Woodland' landscape type, which has the following characteristics:
- Predominately deciduous woodland along steep-sided watercourse.

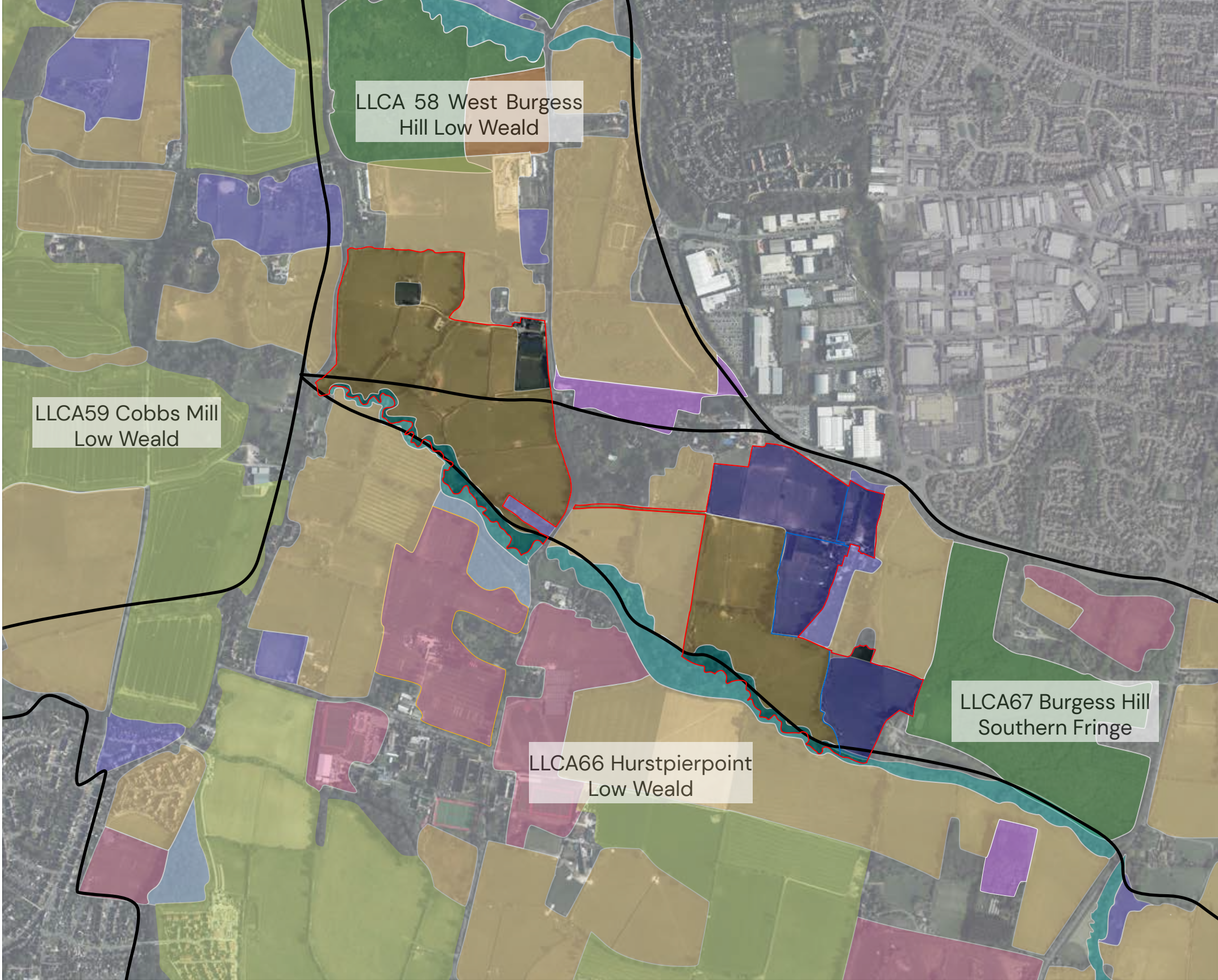


FIGURE 4: MID SUSSEX LANDSCAPE CHARACTER AREAS AND TYPES

SCALE 1:10,000 @ A3

LEGEND

- Site Boundary
- Land Ownership Boundary

LANDSCAPE TYPES

- L5 Ghyll woodland
- L3 Weald enclosed pasture
- L1a Weald enclosed, large-scale arable
- T1 Amenity / recreation
- L14 Weald paddock
- L6 Deciduous woodland
- L8 Coniferous plantation/
- L2 Weald medium/small-scale arable
- L15 Apparently unmanaged land



LAND USE, LAND COVER, VEGETATION & BIODIVERSITY

The Site is a mosaic of generally small, irregular fields dominated by paddocks, enclosed by established hedgerows with occasional hedgerow trees and pockets of woodland, including riparian vegetation adjoining the banks of Herrings Stream. Hedgerows and trees predominantly form the external boundaries of the Site which follow field margins.

The Site borders the ‘Green Circle Network’ to its east and northeast – a network of connected informal open spaces, in ownership by the District Council, which connect along the southern and western edge of Burgess Hill and farmland to its north, south and west. The Site is also located close to suburban residential areas, an existing supermarket and allocated industrial employment area within Burgess Hill, and in relatively close proximity to the town centre (1.5km). Hurstpierpoint College, a fee paying school, is located approximately 450m southwest of the site and has several sports pitches (including floodlights) that extend towards to the Site.

The Site also sits adjacent to several existing farmsteads and private residential dwellings, including: Kent’s Farm, Locks Manor, Carmans Farm, Maltings Farm, Scotches Farm and Hammond’s Mill Farm.

A review of DEFRA’s Ancient Woodland mapping and Mid Sussex District Council’s Tree Preservation Order (TPO) map indicates there to be no Ancient Woodland within the site and no trees or tree groups that hold TPO’s.

The Brighton & Lewes Downs UNESCO Biosphere Reserve is located 2km to the southeast of the Site, covering chalk downland, and cliffs, urbanised plains, and the River Adur estuary.



FIGURE 5: LAND USE , LAND COVER, VEGETATION & BIODIVERSITY

SCALE 1:10,000 @A3

LEGEND

- Site Boundary
- Land Ownership Boundary

BUILDING USAGE

- Commercial/Industrial
- Educational
- Residential



PUBLIC ACCESS AND TRANSPORT ROUTES

The western part of the site borders Danworth Lane to its west and Malthouse Lane to its east, both of which form rural lanes that would historically have been associated with farmsteads and as links between outlying settlements. The eastern part of the Site is accessed via a private drive leading eastward off Malthouse Lane. Land also adjoins the A273 (Jane Murray Way), which forms a ring road around the western side of Burgess Hill, and connects the site with the A2300 and A23 beyond.

The site is crossed by several public rights of way and is afforded good connectivity to the Green Circle Network (and the Green Cycle Network), the existing open space at Malthouse Lane Meadows and a network of footpaths crossing the wider countryside.

The Brighton to London railway line is located 1.3km to the east of the Site, and Burgess Hill Station is located 1.7km to the northeast of the Site.



CULTURAL PATTERNS AND HISTORIC FEATURES

The Site is located near to the south-western edge of the town of Burgess Hill, approximately 750m north of Hurstpierpoint and approximately 1.25km north-west of Hassocks.

There are no listed buildings located within the Site. There are however several listed buildings spread over the wider study area, including:

- Kent's Farmhouse (grade II listed) located 50m to the northeast of the western parcel
- Danworth Brook Farmhouse (grade II listed) located 165m to the south of the western parcel
- Ruckford Mill and Ruckford Mill Cottages (both grade II listed) located 175m to the southeast of the western parcel
- Hurstpierpoint College and Star House (both grade II listed) located 500m to the south of the western parcel
- Highfields Farmhouse (grade II listed) located 550m to the southwest of the eastern parcel
- Hammond's Mill Farmhouse (grade II listed) located 80m to the southeast of the eastern parcel
- Clayton Priory (grade II* listed) located 250m east of the eastern parcel.

The listing associated with Hurstpierpoint College includes a chapel and tower which forms a prominent landmark within the local landscape, as does the steeple to Holly Trinity Church (grade II* listed) at Hurstpierpoint, 2km to the south of the Site.

The Hurstpierpoint Conservation Area covers three areas including Hurst Wickham to the east and Langton to the west. Hurst Wickham is closest to the Site at a distance of over 1km to the south. Burgess Hill contains 3 separate conservation areas, located >1km to the northeast of the Site and surrounded by modern development.



FIGURE 7: CULTURAL HERITAGE

SCALE 1:10,000 @ A3

LEGEND

- | | | | |
|---|-------------------------|--|--------------------|
| | Site Boundary | | Listed Buildings |
| | Land Ownership Boundary | | Conservation Areas |



VISIBILITY

The visual amenity of the site and its surroundings has been appraised through the preparation of a Zone of Theoretical Visibility (ZTV) as shown on Figure 8. The lighter areas represent locations where there may theoretically be a potential view of development on the Site, based on the underlying topography only (i.e. not taking into account the screening effects of trees, hedges, woodland, buildings and other structures). The darker areas represent those locations where there would theoretically not be a potential view of development on the site. The ZTV has been produced by extruding development to a height of 9m (representative of the height of a 2-storey dwelling) from four locations within the site, positioned on the higher ground.

The ZTV shows that the potential visibility of the development reflects the underlying topography of the Site and study area, with potential visibility focused around slopes leading down to and up from Herrings Stream to the south and further to the west, following the shallow valley. The ZTV suggests that the Site is also clearly visible from the elevated ridge to the east of the Site, and to a lesser extent over south-facing slopes to the northeast. The ZTV suggests that there may also be some views of the Site from locations further to the south, southwest and west, up to a distance of 1km, and from more elevated distant locations to the southeast and south.

The ZTV and subsequent fieldwork has identified 26 representative viewpoint locations. The views vary in distance (0m to 4km) and elevation (20m AOD to 206m AOD – representative of the changing relief given its position within the Low Weald and proximity of the South Downs) and also orientation towards the Site. It is not suggested that these viewpoints represent every possible view of the Proposed Development, but they have been chosen to give a fair and proportionate representation. Further viewpoint analysis would be undertaken as part of a Landscape and Visual Impact Assessment (LVIA) to support any future planning application.

Two viewpoints are included at Wolstonbury Hill and Clayton Windmill, within the South Downs National Park and outside the mapping extents shown.

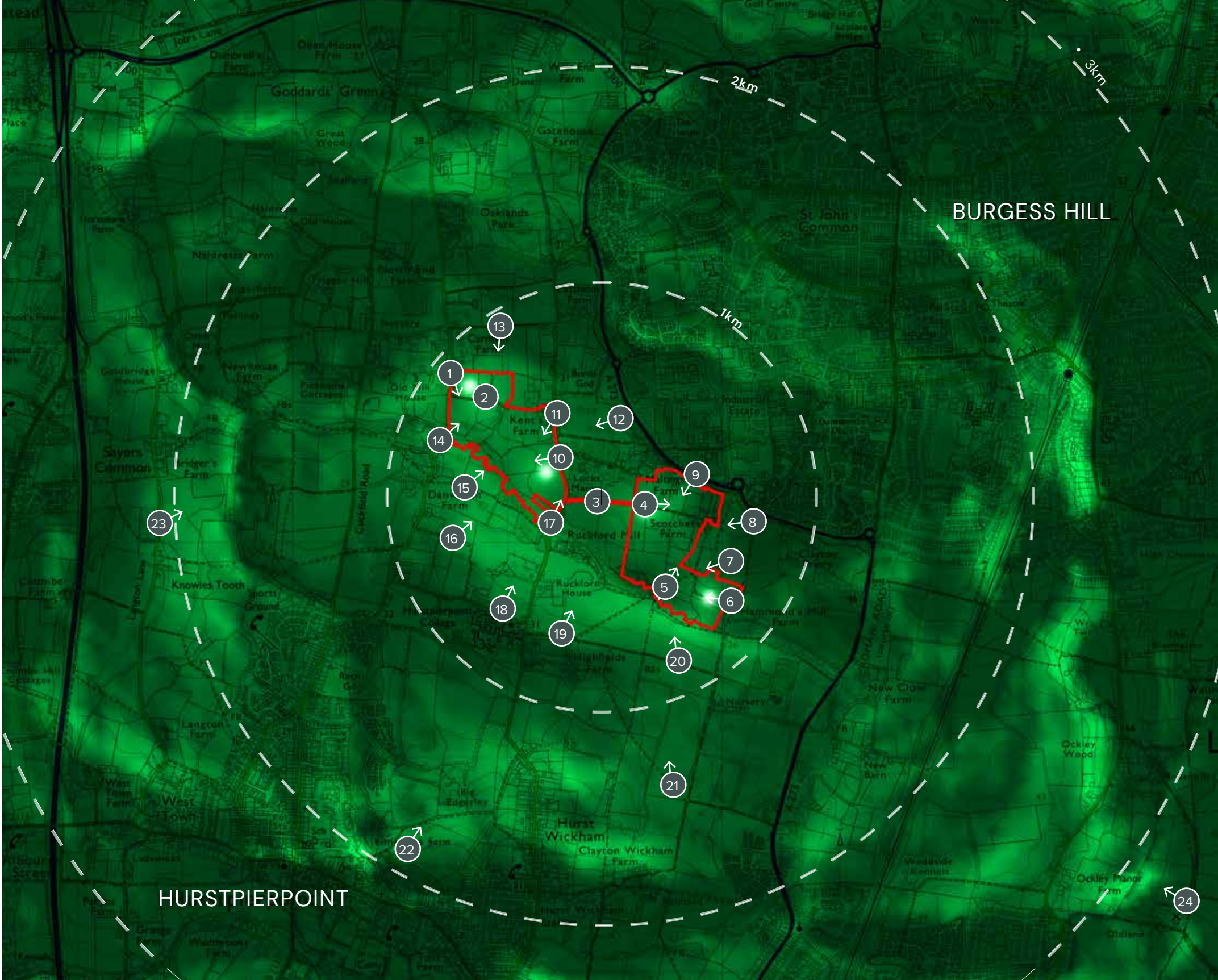


FIGURE 8: ZTV PLAN

SCALE 1:20,000 @A3

LEGEND

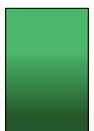
-  Site Boundary
-  Viewpoint Locations



ZTV Light Source (15m above ground)



ZTV based on DTM/DSM and is used to show a worst case likely visibility of the existing site and is to be used only to guide representative viewpoint



Visibility more likely

Visibility less likely



3. VIEWPOINTS

VIEWPOINT 1: View from the north-west corner of the Site looking in a southerly direction towards Hurstpierpoint College and the South Downs National Park.



VIEWPOINT 2: View from public footpath 51Hu looking in a south-westerly direction over an area of enclosed pasture within the Site



VIEWPOINT 3: View from the private drive and public footpath 57Hu looking south towards Hurstpierpoint College



VIEWPOINT 4: View from public footpath 5c looking eastward along the private drive leading to Scotches Farm



VIEWPOINT 5: View from public footpath 78Hu within the Site looking in a north-easterly direction



VIEWPOINT 6: View from public footpath 4c looking west over an area of enclosed pasture within the Site



VIEWPOINT 7: View from public footpath 4c within Hammonds Ridge Meadows looking southwest towards the Site



VIEWPOINT 8: View from public footpath 4c within the Hammonds Road Meadows looking west towards the Site



VIEWPOINT 9: View from public bridleway 3739 looking southwest over an area of paddock within the Site



VIEWPOINT 10: View from Malthouse Lane looking west towards an area of enclosed pasture within the Site



VIEWPOINT 11: View from Malthouse Lane Meadows (public bridleway 53_1Hu) near Kent’s Farm looking southwest towards the Site



VIEWPOINT 12: View from the Green Cycle Network route, within Malthouse Lane Meadows, looking west towards the Site



VIEWPOINT 13: View from public bridleway 50Hu looking southwards over an area of enclosed pasture towards the Site



VIEWPOINT 14: View from Danworth Lane, near to where it crosses Herrings Stream, looking northeast towards the Site



VIEWPOINT 15: View from public footpath 56_1Hu looking northeast towards the Site



VIEWPOINT 16: View from public footpath 59Hu looking northeast towards the Site



VIEWPOINT 17: View from Malthouse Lane, near to where it crosses Herrings Stream, looking north towards the Site



VIEWPOINT 18: View from Chalkers Lane, near Hurstpierpoint College, looking north towards the Site



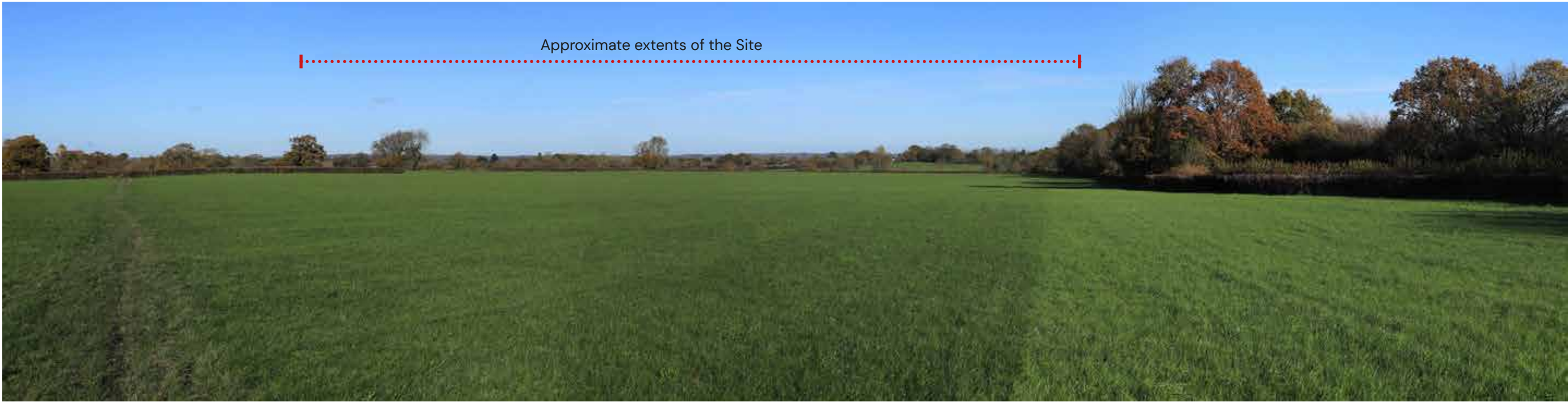
VIEWPOINT 19: View from public bridleway 60Hu, east of Hurstpierpoint College, looking north towards the Site



VIEWPOINT 20: View from public bridleway 60Hu looking north towards the Site



VIEWPOINT 21: View from public footpath 61Hu looking north towards the Site



VIEWPOINT 22: View from a public footpath at Little Park Farm, near to the northern edge of Hurstpierpoint, looking northeast towards the Site



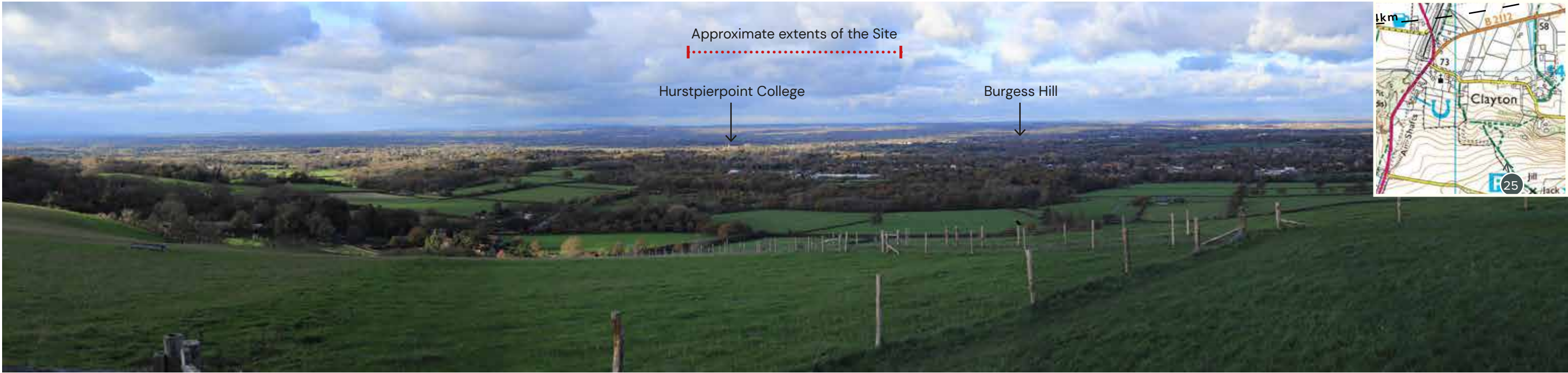
VIEWPOINT 23: View from Langton Lane looking east towards the Site



VIEWPOINT 24: View from near Oldland Windmill looking north-west towards the Site



VIEWPOINT 25: View from Clayton Windmills, approximately 4.5 km to the south southwest of the Site



VIEWPOINT 26: View looking north from Wolstonbury Hill, approximately 4.5 km to the south southwest of the Site



4. MASTERPLAN EVOLUTION

LANDSCAPE ANALYSIS

- 1 The Site is located within land identified on the Mid Sussex District Plan as a Local Gap. Policy DP13 'Preventing Coalescence' seeks to protect the separate identities of settlements, including the gap between Burgess Hill and Hassocks. As part of any development proposals, it will be important to introduce appropriate mitigation to ensure the purpose of the gap is not undermined, which would at the same time help to separate any development from the South Downs National Park (Policy DP18)
- 2 This is a low-lying gently rolling vale landscape, sitting between the more dramatic and elevated High Weald to the north and South Downs to the south. The Site is positioned on the north side of Herrings Stream with land predominantly falling to the south.
- 3 Land cover is defined by small, irregular pastoral fields, paddocks and unmanaged grassland, with woodland areas following the stream corridor. Fields are enclosed with hedges containing some hedgerow trees.
- 4 A number of public rights of way cross the Site and provide wider links towards Burgess Hill and across the wider countryside. The Site is also located alongside the Green Circle Network cycleway and close to the Malthouse Lane Meadows public open space.
- 5 There are a number of listed buildings dotted within the surrounding landscape, predominantly as farmhouses and mills, located as close as 50m to the Site boundary. Hurstpierpoint College includes a chapel tower which forms a prominent landmark within the local landscape and is visible from the more elevated parts of the Site.
- 6 The Site is considered representative of the local landscape character areas '58: West Burgess Hill Low Weald' and '67 Burgess Hill Southern Fringe' and the corresponding landscape types. It is a low-lying, gently undulating landscape containing a mosaic of small, irregular fields used for pasture, grazing for horses and as unmanaged land, with areas of woodland to the stream corridor and hedges, with hedgerow trees, to field boundaries.

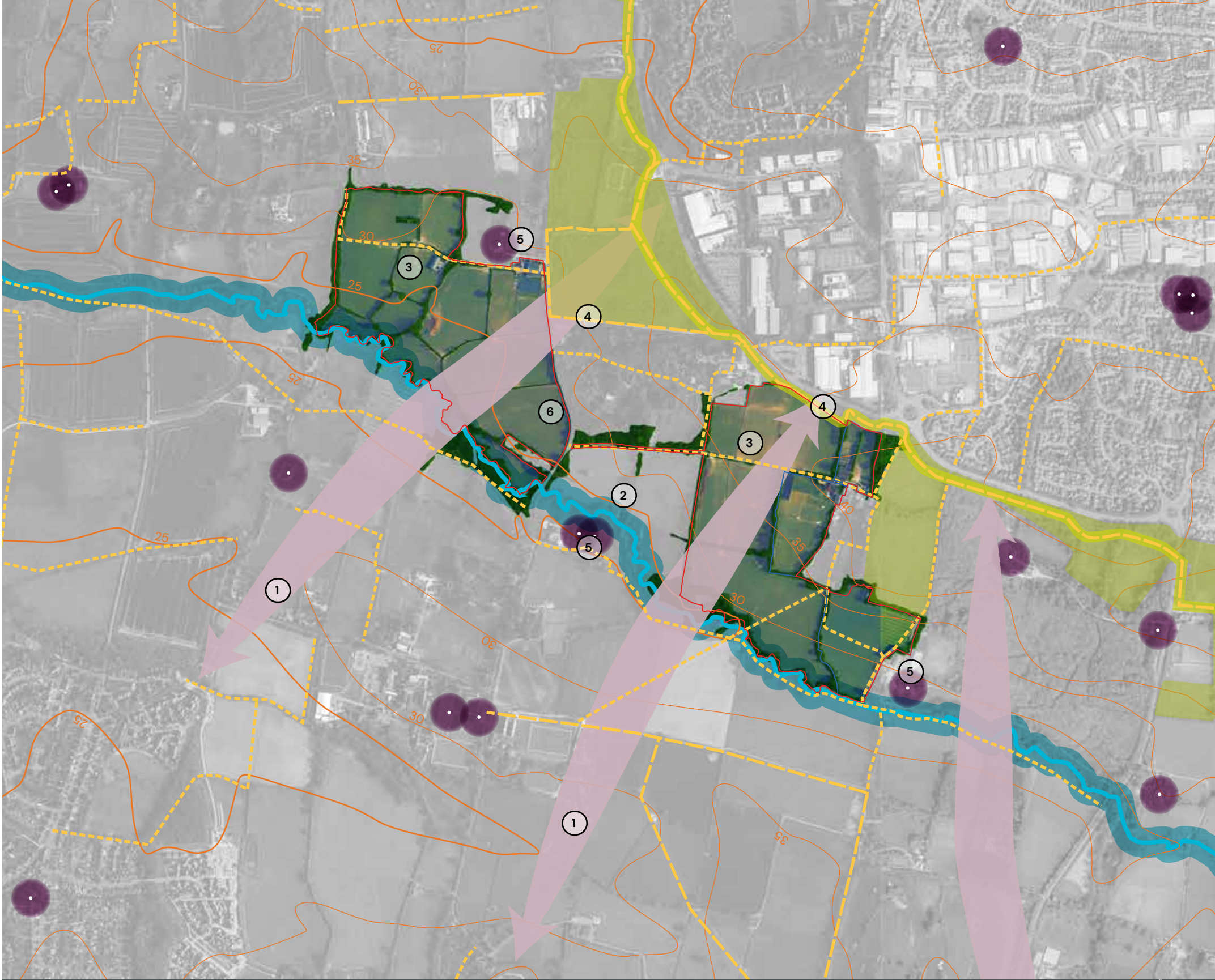


FIGURE 9: LANDSCAPE ANALYSIS PLAN

SCALE 1:10,000 @ A3

LEGEND

 Site Boundary	 Existing trees and hedges	 Green Circle Network	 Listed building
 Land Ownership Boundary	 Public footpath	 Green Cycle Network	 Protecting the Gap
 5m contours	 Public bridleway	 Herrings Stream	



VISUAL ANALYSIS

- ① Clear open views of the Site are only available from within the Site itself and from some of its immediate boundaries, more notably to the south. Filtered views or views of part of the Site are available on the opposing side of Herrings Stream over rising ground to the south up to a distance of 500m, then again on rising ground leading up the ridge on which the settlements of Hassocks and Hurstpierpoint, located (approximately 1km – 2km) and again on the northern face of the elevated South Downs (approximately 3.5km – 5.5km). Glimpsed views of part of the Site are also likely to be possible from the western-facing slopes leading up to the elevated ridge to the west/southwest (1.5km – 2.5km). The Site is not visible to the north and west as a result of changing topography and intervening vegetation, and a lack of sufficiently elevated landform.
- ② The visibility of the Site is largely controlled by the density of the woodland vegetation along the southern boundary of the Site to Herrings Stream, which in some locations is over 100m in width, whilst elsewhere the stream is only lined by single trees. As a result, the central part of the Site is concealed, whilst eastern and western parts are more visible.
- ③ The local landscape is characterised by small fields enclosed by hedges and hedgerow trees with blocks of woodland ever present, located within a gently undulating landscape. As a result visibility within the local landscape is largely limited.
- ④ Locally, within 500m to the north and south, visibility is contained by the ridges which run north-west to south-east.
- ⑤ The chapel tower at Hurstpierpoint School (grade II listed) and the spire at Holy Trinity Church at Hurstpierpoint (grade II* listed) are both visible from parts of the more elevated areas of the Site, rising above trees and hedgerows, and form prominent features within the local landscape.
- ⑥ Listed buildings (grade II) which have a close visual connection with the Site. Other locally listed buildings are largely concealed by vegetation or other buildings.

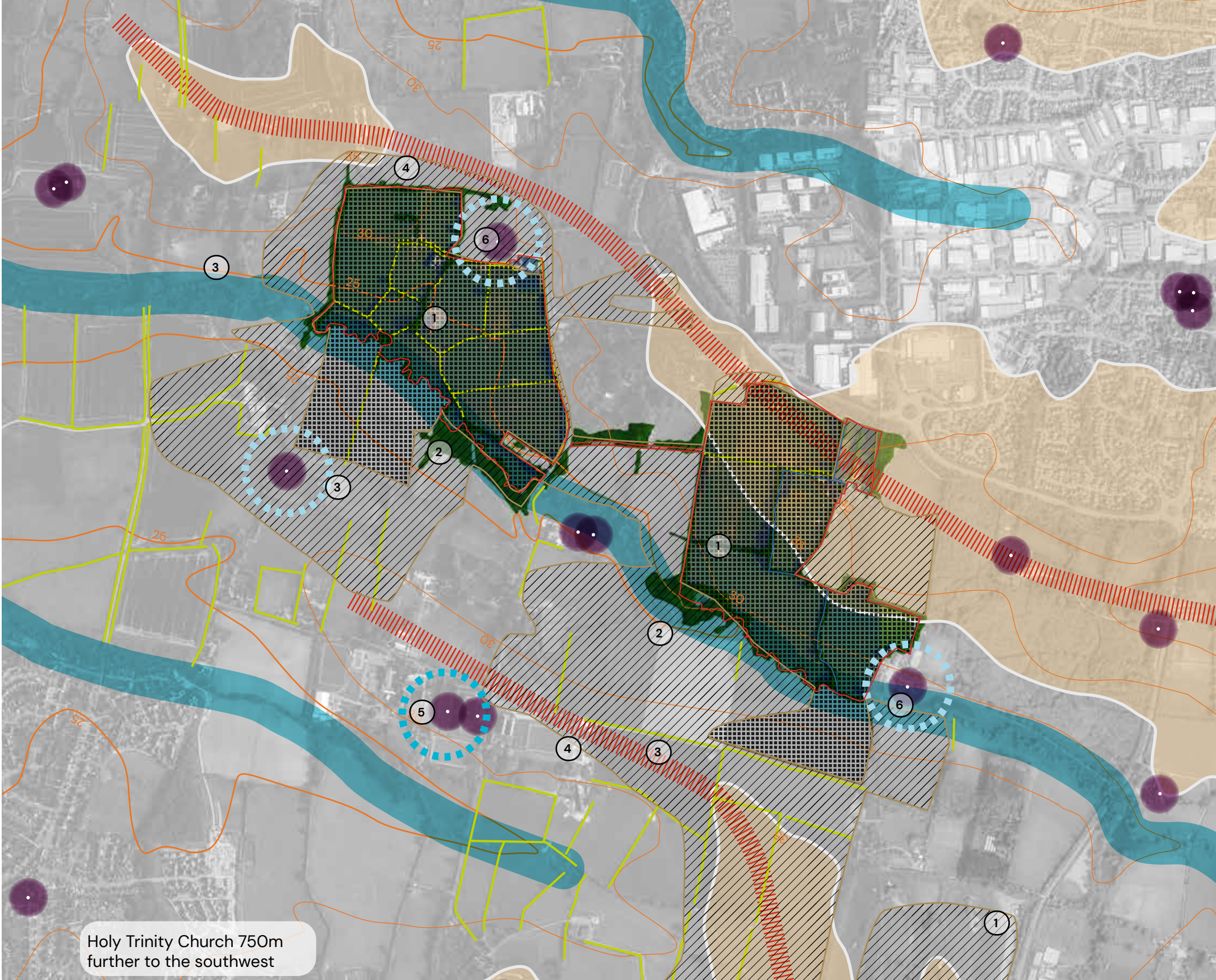
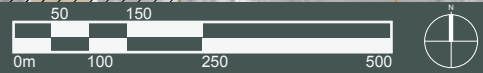


FIGURE 10: VISUAL ANALYSIS PLAN

SCALE 1:10,000 @ A3



LEGEND

Site Boundary	Ridge	Existing hedgerows	Visual connection
5m contours	Land cover over 35m in height	Listed building	Clear, open view of the Site
Valley	Existing woodland/trees	Visual landmark	Glimpsed or partial view of the Site



LANDSCAPE STRATEGY

The landscape strategy is based on sound design principles in relation to context, identity, green infrastructure, connectivity, water and drainage, biodiversity, sports and recreation. Measures follow national guidance (such as the 'National Design Guide,' the 'National Model Design Code' and 'Living with Beauty') and local guidance as outlined in the Mid-Sussex Design Guide SPD (November 2020).

Site-specific landscape proposals have been developed which will be incorporated within the evolving masterplan, responding to the landscape and visual sensitivities identified in this appraisal. A range of mitigation and enhancement measures will seek to reduce the effects of the development on both the landscape character and resource (direct effects on the Site), as well as on sensitive visual receptors.

As illustrated on Figure 11, the landscape strategy also begins to establish a public open space and movement strategy for the Site. Specific proposals include:

- ① Reinforce riparian woodland alongside Herring Stream. New locally native tree planting would extend the wooded theme along this stream corridor, which is thinner in these identified locations. Over time, trees here would help conceal views of the Site from locations to the south (in the same way that the existing woodland located within the centre of the Site, performs this role). This continues the wooded character of the local landscape type 'L5 Ghyll Woodland'.
- ② Strengthened wooded tree belt corridors. New tree planting would follow existing hedgerows or movement routes (including roads) to help visually break up the Site and reduce the visual appearance of the Proposed Development and ensure the protection of the Local Gap between settlements. Tree planting would also be used to provide separation from the nearby listed buildings.
- ③ Stream corridor park. Natural landscape corridor with meadow grassland, parkland tree planting, and meandering paths. This continues the landscape character of the local landscape type 'L5 Ghyll Woodland'.

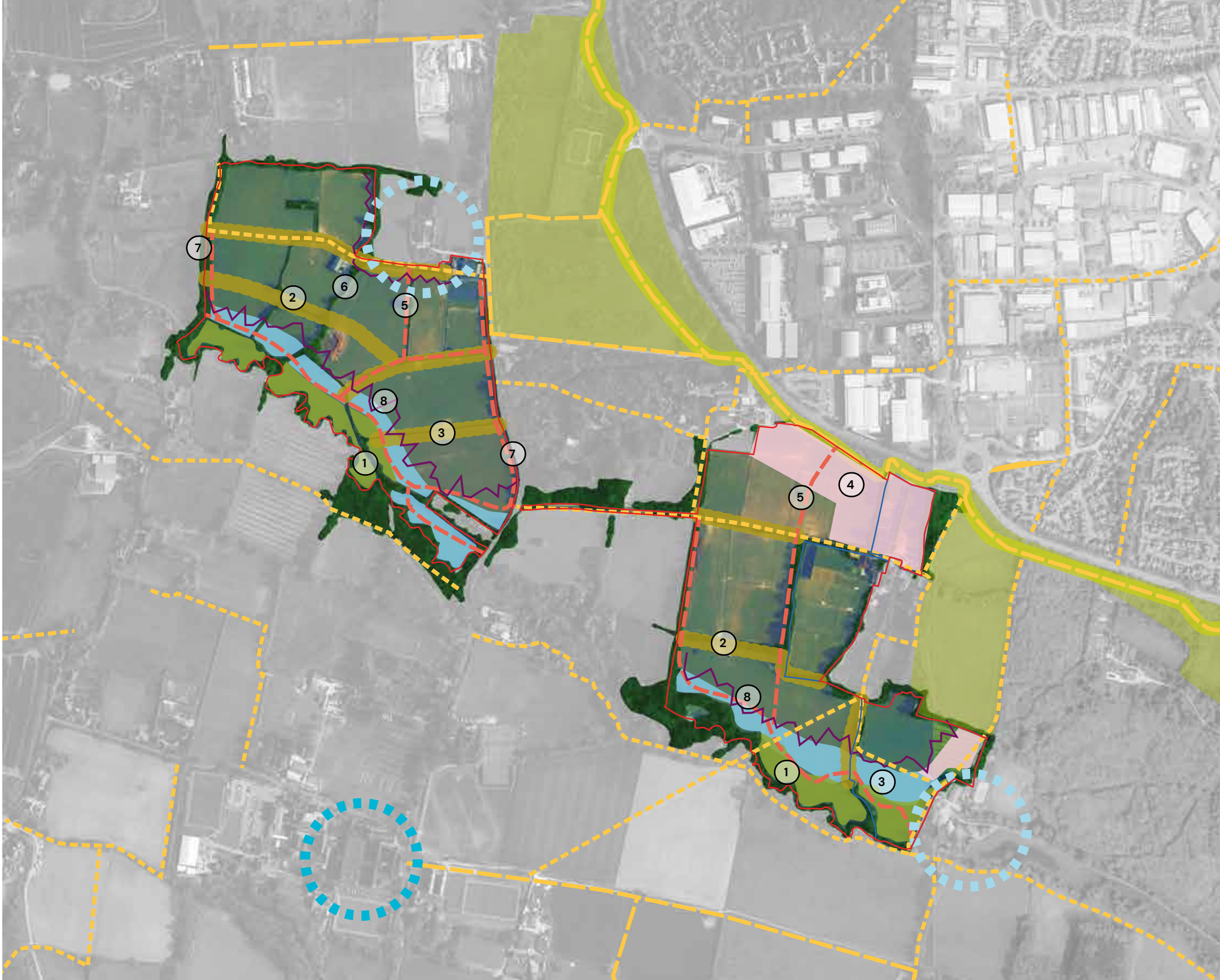


FIGURE 11: LANDSCAPE STRATEGY PLAN

SCALE 1:7,500 @ A3

LEGEND

	Site Boundary
	Existing Trees & Hedgerows
	Public footpath

	Public bridleway
	Green Circle Network
	Green Cycle Network

PROPOSED

	Riparian woodland planting
	Woodland/tree corridors
	Stream corridor park
	Green Circle Network extension
	New footpath-cycleways
	Low-density settlement edge



- ④ Extension of the Green Circle Network with an area of natural public open space, continuing the belt which encircles Burgess Hill. The northern part of the Site is located on the higher, more visually exposed part of the Site so retaining open space here would help reduce the Proposed Development's visual exposure. A further extension to the Green Circle Network is provided to the south-eastern corner of the Site to link up with the existing open space to the north and the new open space along the stream corridor.
- ⑤ New footpath-cycleways. These routes pass through the Proposed Development, linking with existing public rights of ways and adjoining roads. Existing public rights of way would be upgraded to footpath-cycleways where they link up with roads or other bridleways. Connections are also made to the Green Cycle Network.
- ⑥ Protecting the existing landscape pattern. Hedges, hedgerow trees and areas of woodland will be retained and enhanced – where appropriate, gaps in hedges would be filled and their species diversity improved.
- ⑦ Retaining the historic country-lane character of Daworth Lane and Malthouse Lane. Vegetation along these routes would be retained, and development set back from the road edge by a landscape margin containing new tree planting.
- ⑧ Low-density, sensitive settlement edge, with frequent breaks in the building line considered appropriate for this rural location. This approach would be positioned along the more exposed southern edge of the Site, and in the vicinity of the nearby listed buildings.

The landscape strategy and measures outlined above will help to ensure a development approach that is sensitive to the local landscape character and visual impact, with effects localised and largely contained within the Site and its immediate setting. Fundamental to this is the positioning of the development away from the more exposed edges of the site to the south, which incorporates tree planting, natural grassland, and wetland features.



5. DEVELOPMENT FRAMEWORK

MASTERPLAN

The Development Framework shows a zero carbon, highly connected, beautiful, new garden neighbourhood of around 750 homes, including both open market dwellings and affordable housing, that links into the existing town of Burgess Hill whilst maintaining separation and protecting its identity. The proposals are centred around a new multi-functional local neighbourhood centre with a 2FE primary school and flexible retail, cultural and health facilities to support the community, all within 15 minutes walk.



FIGURE 12: DEVELOPMENT FRAMEWORK PLAN

SCALE 1:7,500 @ A3

LEGEND

Development Blocks with around 750 Homes	2FE Primary School	Public Rights of Way	Woodland Edge
Site Boundary	Mixed Use/Community	Walking Distances	Proposed Footpaths
Land Ownership Boundary	Drainage	Active Travel Corridors	Green Circle Network
Primary Roads			
Secondary Roads			



Define.

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