



Land at Crawley Down

Vision Document
March 2019



WELBECK LAND

OMEGA
PARTNERSHIP



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The Team



Client

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Land at Crawley Down

Introduction





Overview/Purpose

This Vision Document has been prepared to support the promotion of Land South of Hophurst Lane, Crawley Down for residential development. A Project Team has been appointed to prepare technical background evidence to support a landscape-led Masterplan on behalf of Welbeck Strategic Land III, in partnership with two landowners.

The southern and eastern sections of the site form part of Oakfields Farm, currently accessed via a long track from Hophurst Lane. The northern section is land associated with Bailiff's Cottage, also accessed from Hophurst Lane.

The main purpose of this document is to inform the Policy Team at Mid Sussex District Council of the technical studies undertaken to date so that they may consider the site for allocation in the Site Allocations DPD. Equally, the site may be considered for allocation in a future revision of the Crawley Down Neighbourhood Plan, or a new Worth Neighbourhood Plan covering the entire Parish.

The document presents the opportunities and constraints identified by the Project Team, and demonstrates how these have been used to develop a Framework Plan which identifies areas for residential development in the least sensitive areas of the site. It also considers the landscape impact of new development, and notes where additional planting could be used to help filter views into the site. Topography and drainage have also been key considerations in the preparation of the Framework Plan.

Introduction to Welbeck Strategic Land

Welbeck Strategic Land was founded over twenty years ago. They work with stakeholders to meet the objectives of sustainable strategic development. They believe that new homes should also bring additional benefits to existing communities, while helping to meet the housing shortage. They are passionate about working with communities, stakeholders and local authorities in all their projects, in order to build much-needed new homes.



Henfield: 102 new homes and public open space.



Uckfield: 1000 new homes, new primary school, new 29 hectare Country Park, new community centre and village hub.



Site Description/The Vision

The site is circa 10.58 hectares and lies on the eastern edge of the village of Crawley Down, within the county of West Sussex. Crawley Down is situated in the north east corner of West Sussex and at the northern boundary of Mid Sussex. The village lies between Crawley, some 4 miles to the west, and East Grinstead, some 3 miles to the east. Gatwick airport is about 5 miles north-west of the village centre.

The majority of the site is greenfield with a couple of existing buildings located in its north-east corner. To the north is Hophurst Lane which provides a direct link into Crawley Down while the Worth Way National Trail is offset from the southern boundary of the site. To the north east of the site there is also a Grade II Listed farmhouse.

Residential development is located to the west of the site, to the south there is ancient woodland and to the east there is predominantly open countryside.

The development at Crawley Down proposes a scheme which extends the natural threshold of the village while respecting the existing landscape features of the area.

Crawley Down Neighbourhood Plan:

A thriving and attractive village community set in unspoilt and accessible countryside that provides an excellent quality of life for residents, visitors, and those who work in, or travel through, the area.



SITE LOCATION



Land at Crawley Down

Understanding the Context





Planning Policy Review

The Mid Sussex District Plan 2014-2031 was adopted in March 2018 and provides the overarching policies for the District. It identifies strategic allocations as well as the distribution of development to the rural areas. Smaller scale housing sites are to be allocated in the emerging Site Allocations DPD and within Neighbourhood Plans, in accordance with the settlement hierarchy.

The District Plan identifies a need for 14,892 dwellings over the Plan period, as well as an additional 1,498 dwellings to address unmet needs in the Northern West Sussex Housing Market Area. The Plan will deliver an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter an average of 1,090 dpa will be delivered between 2024/25 and 2030/31, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest.

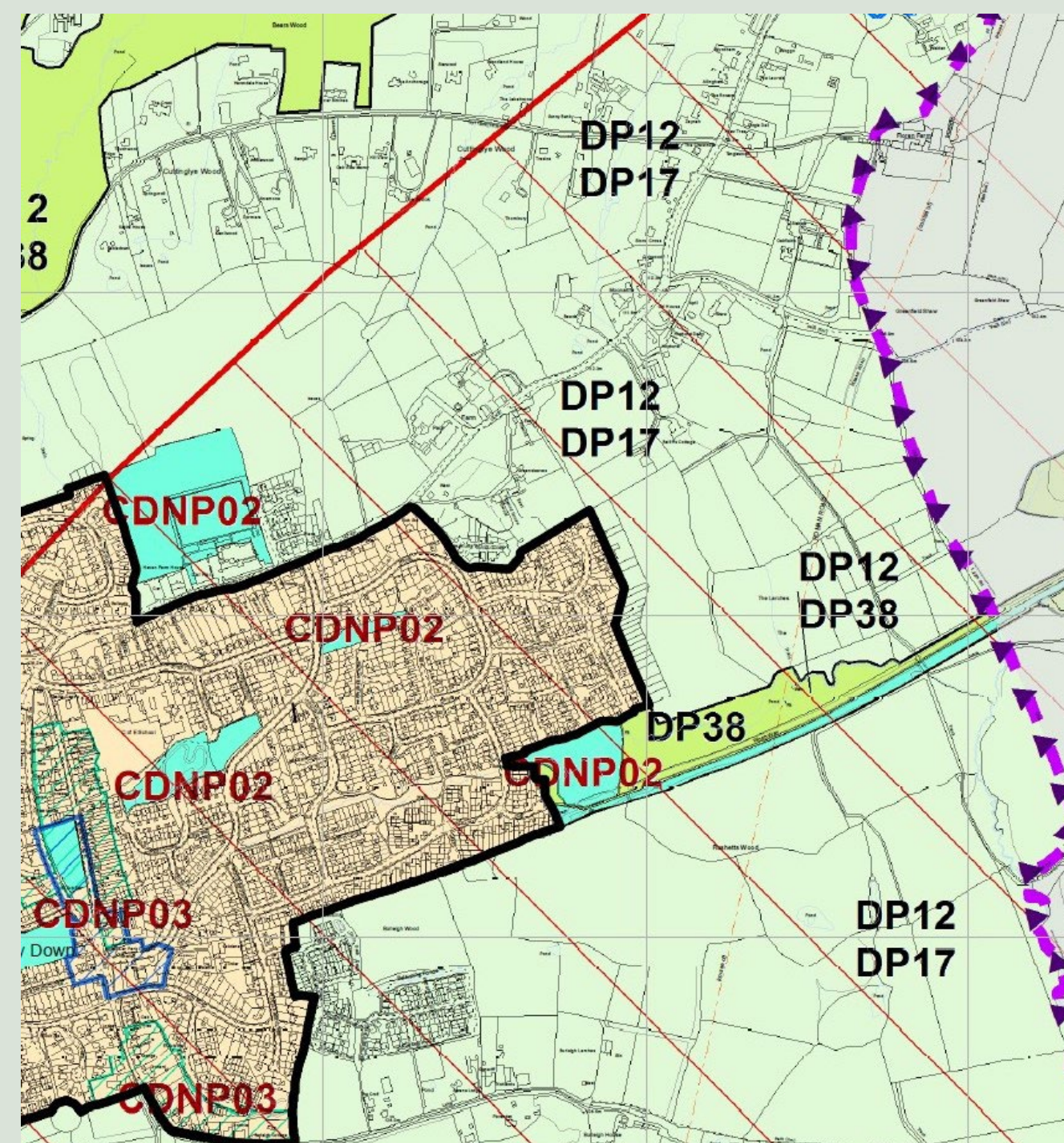
Taking into consideration the allocation of strategic sites in the District Plan, housing completions, and windfall allowance, the District Plan identifies 2,439 dwellings left to be allocated in the Site Allocations DPD or future Neighbourhood Plans. There is no defined quantum of development for each individual settlement – how sites are allocated will depend on existing allocations and commitments within each settlement, and their capacity to accommodate additional development according to the level of services and facilities available.

The District Council can currently demonstrate a 5-year housing land supply, but the supply is limited up until the Site Allocations DPD is adopted. It is written in policy DP4 that the DPD should be adopted in 2020 to ensure a continuous supply of sites to meet the housing requirement. Furthermore, there is a commitment for an early review of the District Plan, with submission to the Secretary of State in 2023.

There is a made Neighbourhood Plan for Crawley Down, but it does not allocate sites for housing.

The village features within Settlement Category 2 of District Plan policy DP4, along with five other settlements. Burgess Hill, East Grinstead and Haywards Heath fall within Category 1, whilst the remaining settlements and hamlets in the District fall within categories 3, 4 or 5. Category 2 settlements act as Local Service Centres providing key services in the rural area and benefit from a good range of services and facilities.

There is therefore scope for Crawley Down to accommodate additional residential growth, and relieve smaller villages of unsustainable growth that might otherwise arise if housing is not distributed in accordance with the settlement hierarchy.



EXTRACT FROM THE PROPOSALS MAP MARCH 2008



Strategic Housing Land Availability Assessment

The SHLAA was published in April 2016 and assessed under reference 686. The southern and northern sections of the site were included within the assessment, but the eastern parcel was not. Welbeck Strategic Land were not promoting the site at the time of the assessment, and the existing collaboration with the site owners and revised site area has arisen more recently.

The assessment concludes that the site is suitable for residential development and that it would represent a logical extension to the built up area of Crawley Down. Concerns were raised, however, about the landscape sensitivity of the northern parcel because it 'provides a more distinctive boundary between the main settlement and dispersed dwellings to the east'.

It is worth noting that a number of residential dwellings have been approved in recent years on land forming part of the Tiltwood Estate, resulting in an increase in density of built development along this part of Hophurst Lane. A landscape buffer nevertheless remains along the frontage of the Tiltwood Estate with Hophurst Lane, enabling the rural character of the road to remain, whilst maximising opportunities for residential development in this sustainable settlement.

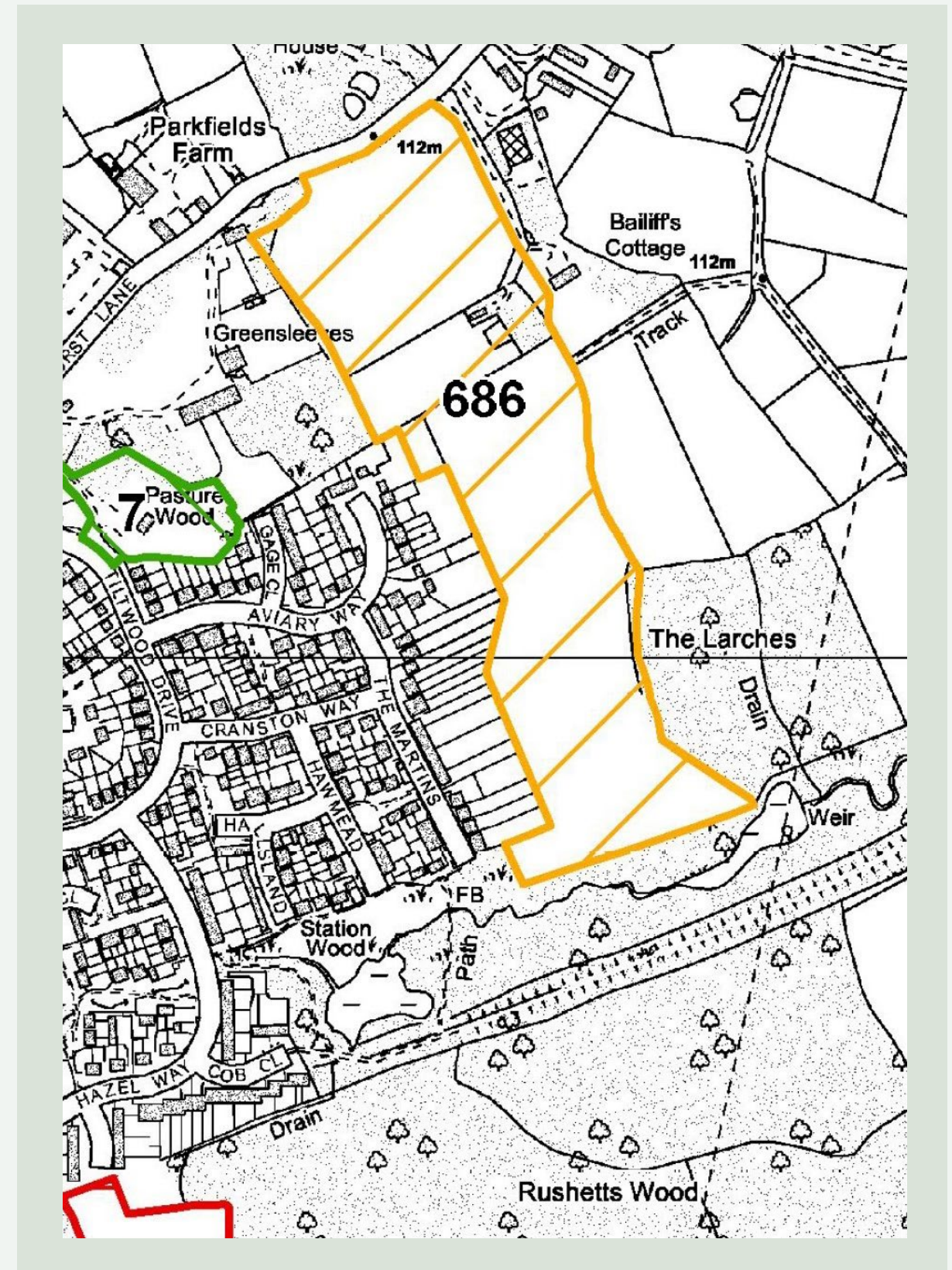
The additional approved development on the Tiltwood Estate effectively extends the built up area of Crawley Down to the western boundary of the Welbeck site. The dwellings located to the immediate west of the site will no longer be 'dispersed' once these new homes have been built, and there will be a more gradual transition between the main urban area and the countryside.

The principle for additional development to be sensitively incorporated within the Tiltwood Estate without harming the character of Hophurst Lane can be carried over to the Welbeck site through the

provision of a landscaped buffer between the road and the development, along with lower density dwellings in the northern part of the site.

The SHLAA is currently being reviewed by the Council and will be used to inform the Site Allocations DPD in due course. The 2016 version was heavily criticised by the Inspector during the District Plan Examination as assessing sites too harshly, and the new SHLAA seeks to address this through the implementation of a more robust and transparent methodology.

It will be necessary as part of that process to consider the landscape impact of the Welbeck site in greater detail, and to recognise where potential harm to sensitive views can be mitigated. The site assessment work for the SHLAA is currently underway and this Vision Document seeks to assist with that process by providing site-specific technical information which may not otherwise be available to the Council.



EXTRACT FROM THE SHLAA 2016 MAP FOR CRAWLEY DOWN



Sustainable Credentials - Local Services/Amenities/Connectivity

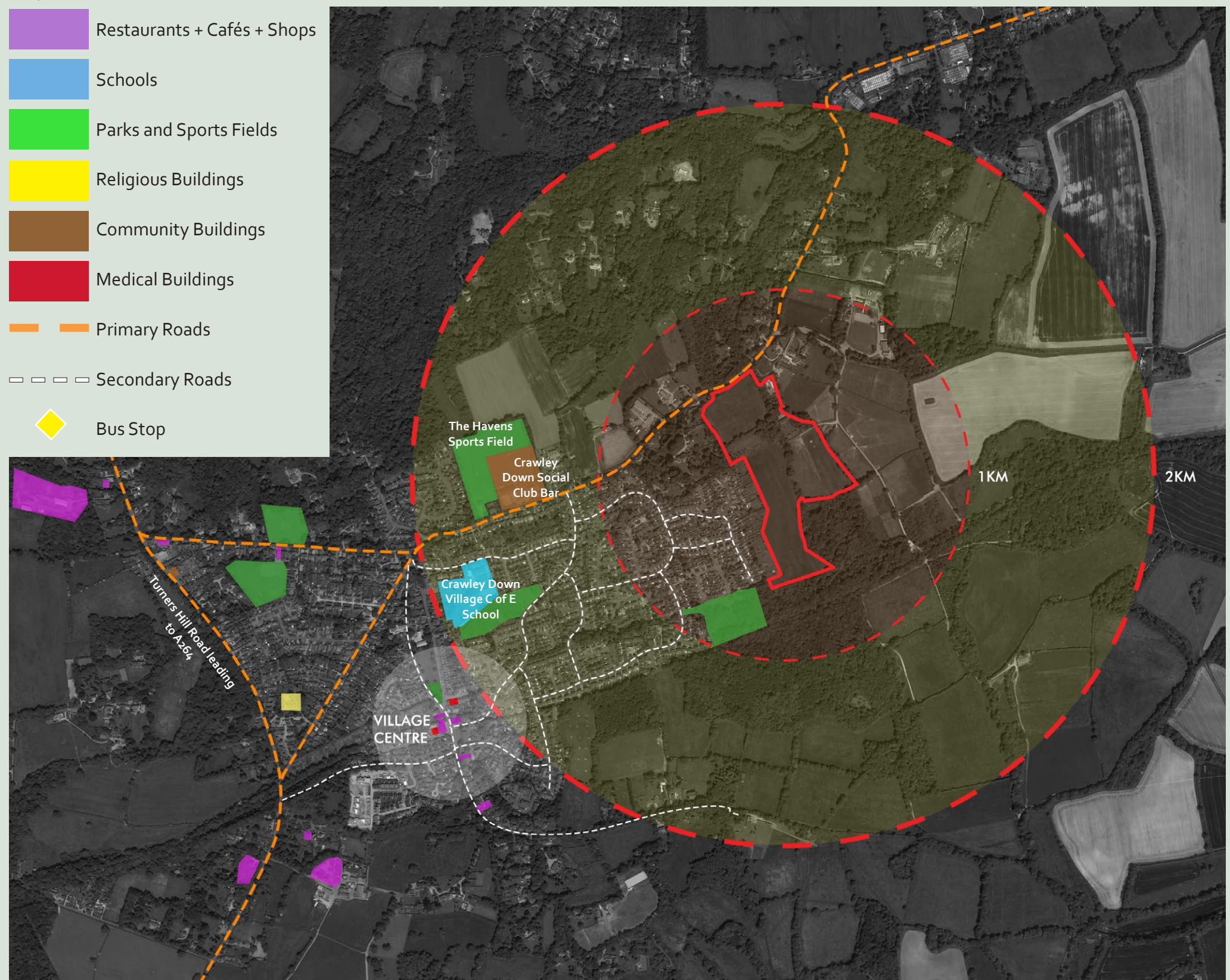
The site is located on the eastern edge of Crawley Down, approximately 0.6 miles from the centre of the village which has a small number of shops, restaurants, health centres and a post office. There is also a primary school and a social club. The village lies just over a mile south of the busy A264 which links Crawley, the M23 and East Grinstead.

The nearest train station to the site is East Grinstead (3.4 miles away) which provides services to London Victoria and London Bridge with journey times of 38 minutes and 41 minutes respectively. There are also links to Brighton, Peterborough, Bognor Regis, Horsham, Cambridge and Southampton Central from this station.

Bus services from Crawley Down travel to places such as Crawley, Kemp Town, Haywards Heath, Horley, Tunbridge Wells, Lingfield and East Grinstead.

Key

- Restaurants + Cafés + Shops
- Schools
- Parks and Sports Fields
- Religious Buildings
- Community Buildings
- Medical Buildings
- Primary Roads
- Secondary Roads
- Bus Stop



AMENITIES AND CONNECTIONS PLAN



CRAWLEY DOWN VILLAGE CENTRE AMENITIES



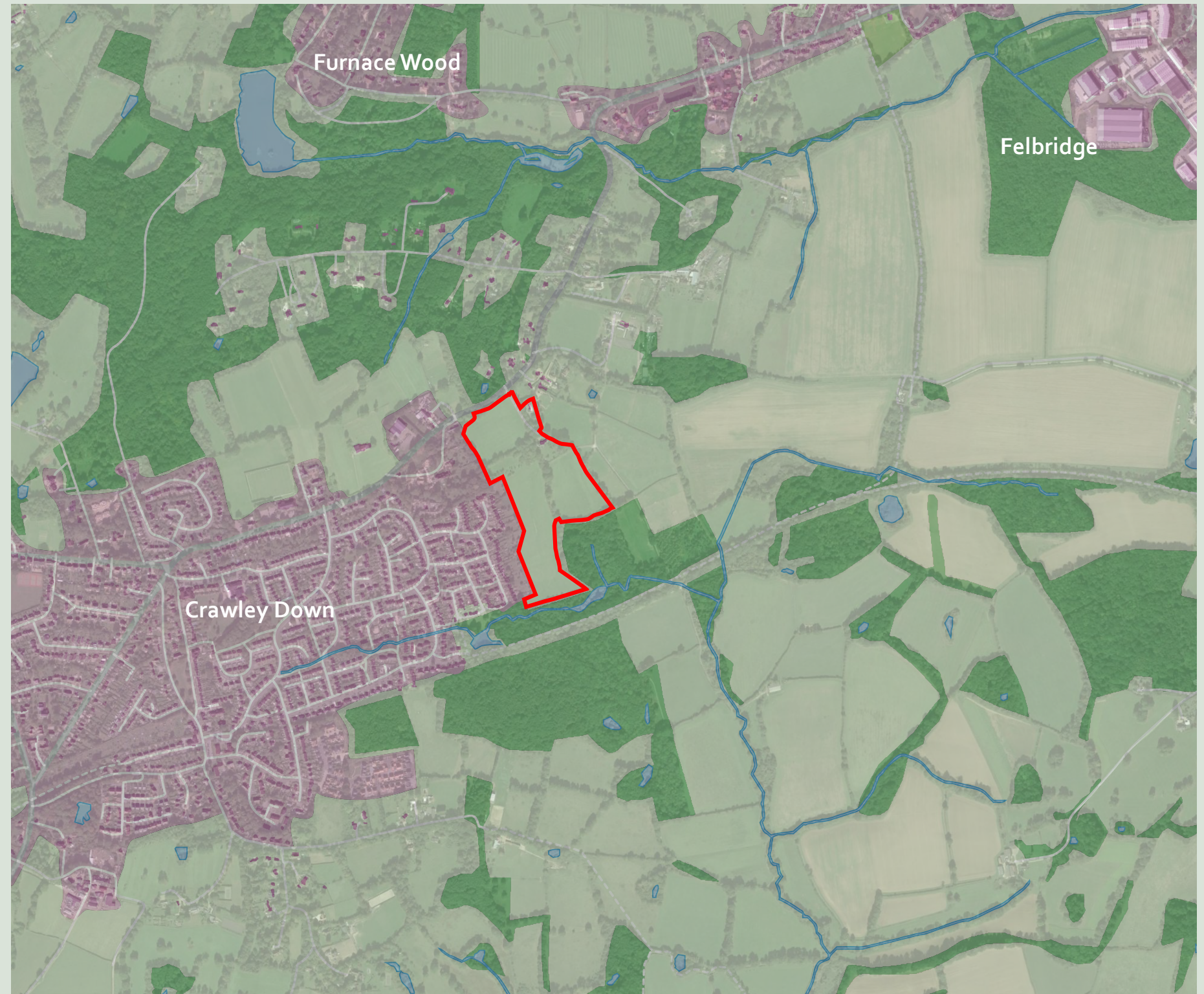
Townscape/Settlement Assessment

The townscape of Crawley Down can be defined by its informal network of residential streets with a small high street located just west of the centre of the village. Most existing dwellings are detached with larger than average private gardens, particularly for the houses which border the western boundary of the site.

The majority of the existing housing stock dates from two periods; 1930 to 1950 and 1970 to 1980. The housing is typical of the period with medium sized detached and semi-detached and terraced houses with some bungalows. In the centre of the village are two purpose built sheltered accommodation properties which date from the 60s and 70s.

Settlements to the north of the site are lower in density and feature larger, detached properties with extensive private land. The nearby village of Felbridge, located 2.5 miles north east of the site, has a similar style of townscape to Crawley Down though it has a higher concentration and density of dwellings along its main high street.

With its location on the eastern boundary of Crawley Down, the proposed development at the site would form a natural progression of the settlement edge and would be bounded and screened from much of the surrounding countryside by existing woodland.



SURROUNDING SETTLEMENTS



Nearby Recent Development

There have been a number of recent developments within Crawley Down over the last few years. A number of these provide references to character and density that can be evoked within the new development.

Further afield, are developments along Turners Hill Road such as The Pheasantry, as well as developments at Grange Road and Woodlands Close.

Directly adjacent to the site, on its north-western boundary, there are a number of new developments which have been completed in an area called the Tiltwood Estate. Over the last four years, a total of 20 dwellings have been approved in this area, with two of the more recent proposals shown here. The recently approved development has extended the built-up area of Crawley Down closer to the Welbeck site. This means that it will be better integrated into the existing settlement, particularly the northern parcel of the site.



PROPOSED DEVELOPMENT ADJACENT TO SITE AT
TILTWOOD ESTATE



WOODLANDS CLOSE DEVELOPMENT (MILLER HOMES)



GRANGE ROAD DEVELOPMENT (REDROW HOMES)



Highways

There are two feasible vehicular accesses to this site. The first, and preferred, access is currently serving Bailiffs Cottage.

The existing access from Hophurst Lane serving Bailiffs Cottage can be used to serve the new development. The drawing opposite shows the design of a possible access in this location, and this is the preferred option.

The second option for a vehicular access would also be from Hophurst Lane, but further east using the existing access serving Oakfields Farm and a number of residential properties fronting Hophurst Lane. There is an existing track leading to the site which is within the same ownership as the southern and eastern parcels of land within the site boundary.

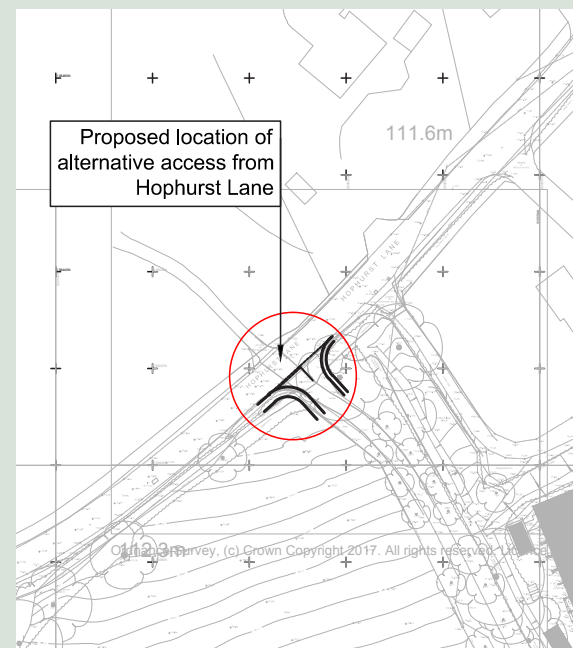
This option is less desirable than the first option because of the expense required to upgrade the track; the longer distance from the village centre; and the presence of mature trees along the track which may interfere with any upgrades required.

Pedestrian and cycle access has been identified to the south of the site, adjacent to no. 21 The Martins, which would connect the site to the village centre. It would also provide direct access onto The Worth Way, with connections to Crawley and East Grinstead. This connection would pass over land owned by the County Council, but they have indicated their support for a right of way to be provided. The local centre around the Burleigh Way / Station Road junction would be just 15 minutes' walk away, whilst within a 10-minute walk is a primary school, pre-school, community centre (with café), as well as a health centre.

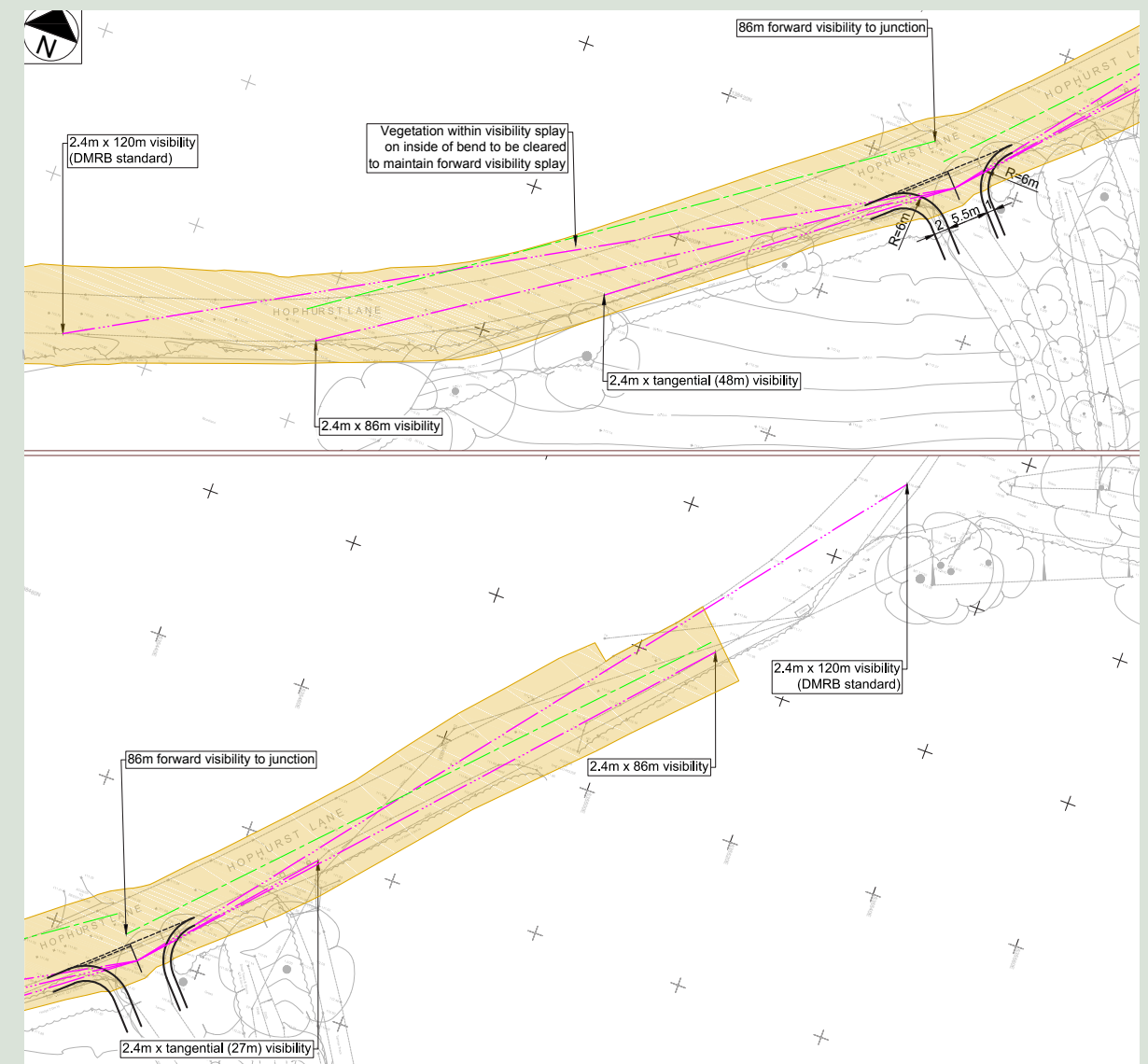
We have also explored the possibility of providing a footway along Hophurst Lane from the proposed new access. Bus stops providing regular local and regional bus services, as well as school buses, are

located on Burleigh Way, a 10-minute walk from the site. It may be possible to provide a bus stop closer to the site as part of the development proposals.

Cotswold Transport Planning have undertaken detailed pre-application discussions with West Sussex County Council's Highway Department, who support the proposals.



DRAWING SHOWING PROPOSED ACCESS LOCATION



DRAWING SHOWING PROPOSED LOCATION FOR NEW ACCESS ON HOPHURST LANE



Landscape

Crawley Down spans land in a west-east direction, with Sandy Lane/Hophurst Lane forming a defensible northern boundary to the settlement, and Turners Hill Road forming its western boundary (noting that recent planning approvals will extend the settlement boundary beyond this limit).

To the south, the settlement is largely bordered by the Worth Way, although development has extended south beyond this along Burleigh Lane. To the east, recent housing developments approved on the Tiltwood Estate extend the settlement to abut the Welbeck site. The site appears to be the next logical location for additional residential development in the village.

The site comprises predominantly agricultural grazing land. Ancient Woodland designations are located to the south and north of the site, where 15m development-free buffers are recommended in order to protect them. Areas of woodland recognised within the Priority Habitat Inventory as Deciduous Woodland are also present in close proximity to the site, as is the Worth way Country Park and a number of TPOs. However, none of these designations are located within the site boundary and would not be directly impacted by the proposals.

Lizard Landscape have undertaken a Landscape and Visual Appraisal of the site. They consider the site to be in an overall low to moderate condition. The greatest impact the development could have is on the character of Hophurst Lane, but this would be limited to a small area along the site frontage where there is currently limited vegetation.

This impact would be short-term, awaiting the maturing of proposed reinforcement planting at the site access. With the retention and reinforcement of planting along the northern site boundary, the rural character of Hophurst Lane would not be overtly affected by the development in the long term, in the same way that recent approvals on the Tiltwood Estate have successfully retained the rural character of Hophurst Lane.

The set-back of housing from the site entrance, along with an appropriate density of housing in the northern parcel, will significantly reduce the impact of the development on local landscape character.

Ancient Woodland, tree belts and hedgerows about the boundaries of the Site, as well as tree belts through the central areas offer further sensitivity. However, the ancient woodland would be protected through the 15m Buffer, and the trees / vegetation within the Site would be largely retained, protected and reinforced within the development proposals, strengthening ecological connectivity and existing landscape structure.

A strong, defensible boundary along the eastern boundary of the site is proposed through additional planting to make sure that further encroachment into the countryside is prevented in the future. Lower density in these areas would provide an improved urban to rural edge to the east of Crawley Down.



LANDSCAPE MASTERPLAN



Trees and Ecology

ANCIENT WOODLAND

The ecological impact of five drainage schemes were evaluated for surface run off water and foul sewage. Due to the surrounding habitat and existing development, it was not possible to avoid a route through ancient woodland.

The option that avoids the most negative effects on ancient woodland would require connecting to existing sewers at The Martins via pipes sunk in to a short, shallow trench. The trench would lead to a small-scale, permanent deterioration in habitat quality. Including footpath access over the course of the trench was assessed to only increase the impact in the AW negligibly.

Natural England advise that, in cases like this, a suitable Compensation Strategy must exist for planning consent to be granted. We propose to develop a compendious strategy, in conjunction with the landowner, to reduce existing visitor pressure and create multiple features for wildlife.

ECOLOGY

Protected species surveys for Reptiles, GCN, Dormouse, Bats (Roosts), Bats (Activity) were undertaken in 2018.

Grass snake, GCN (via eDNA only), and one small soprano pipistrelle roost were identified.

The development will not remove any grass snake or GCN habitat.

The tree with the bat roost needs to be felled for safety reasons, which will happen under an EPSML.

Overall the site represented 'low ecological value', except for the field boundaries that are to be retained. The project creates new, high-quality habitat integrated with SuDS and within the 15m AW Buffer Zone that has been incorporated into the landscape.

TREES

The landscape design was based upon having the lowest impact upon trees as was possible.

The main site access point can not avoid the RPA of one high quality oak tree (Cat A), however, dieback can be pre-empted by reducing its crown.

One low quality oak (Cat C) must be removed to facilitate access southward from the northern field. This was the chosen as the path with the lowest impact on trees.

Five trees will need to be removed for reasons of public safety. More than five trees will need moderate crown reductions to make them safe for the long term.

The project will have a low impact on the existing tree stock and will have a positive impact over the long terms via incorporating large-scale tree planting in to the landscape design.





Archaeology and Local Heritage

Orion Heritage have undertaken a desk-based assessment of the impact of the site's development on heritage assets. The site is not within a designated area of archaeological importance, but it does have potential for remains associated with an old Roman Road which passes close to the site's eastern corners. The site is considered to have low potential for remains of all other periods.

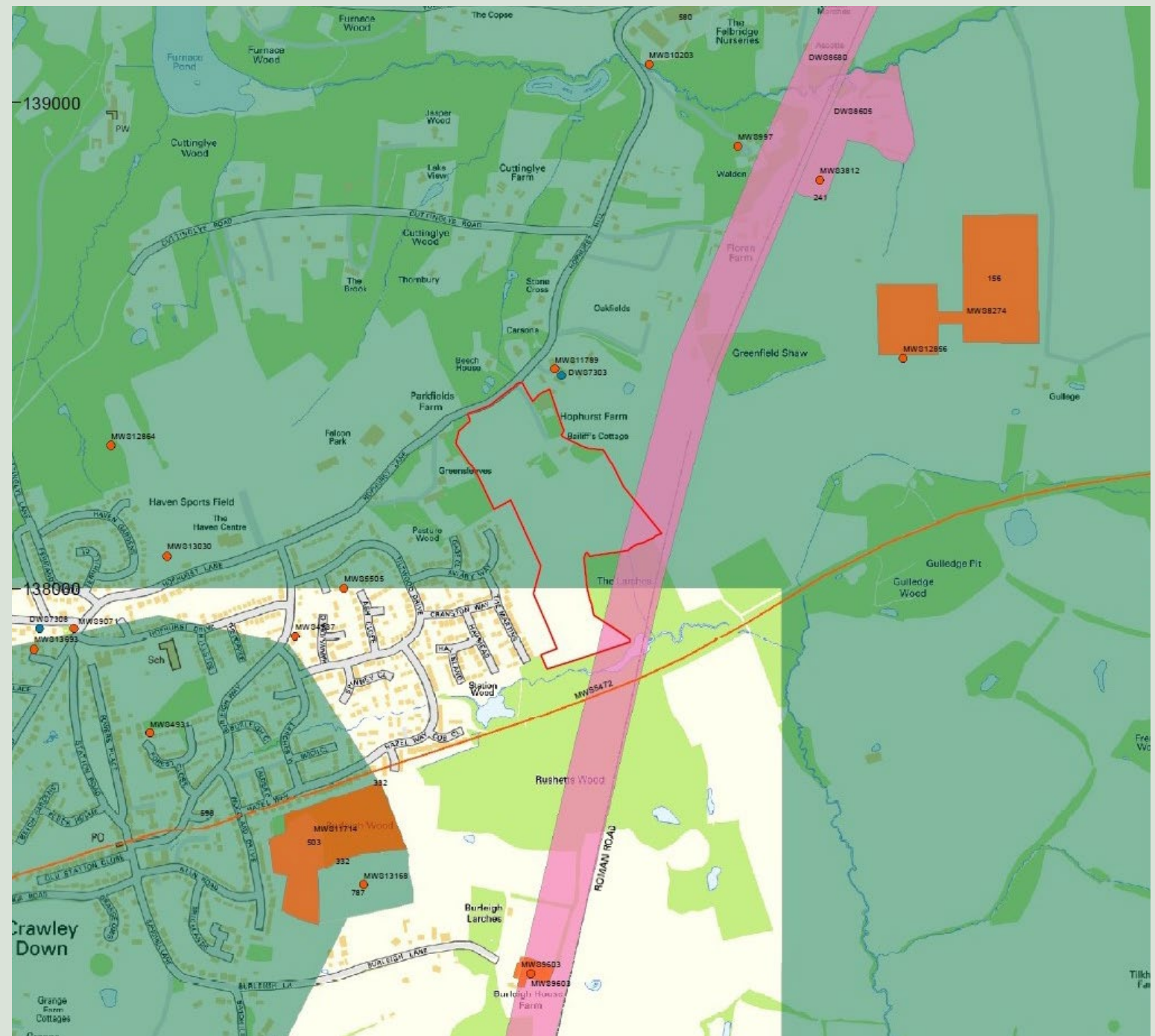
The Roman Road is subject to an Archaeological Notification Area (ANA) as noted on the drawing opposite, but this does not preclude or constraint development within it, or elsewhere on the site for that matter. Further archaeological investigation may be required to support a planning application in due course, along with mitigation excavation within the Roman Road ANA.

There is only one listed building in relative close proximity to the site which needs to be considered. This is known as Hophurst Farmhouse (Grade II Listed), otherwise known as Old House. This is located close to Hophurst Lane to the east of the site access and is surrounded by converted barns and other buildings. These do not appear to be curtilage listed when reviewing their planning history.

The closest part of the Welbeck site to the listed building is where the glasshouses are located, just north of Bailiffs Cottage. These buildings are of no architectural merit and would benefit from removal. They are located within a secluded part of the overall site, almost fully enclosed by trees and other plants, with limited visibility of the listed building or the surrounding barns. Further screening could be provided if required.

KEY

Site	Monument polygon
Monument point	Archaeological Notification Area
Listed Buildings	Event polygon
Monument line	



PLAN SHOWING THE ROUTE OF THE OLD ROMAN ROAD AND ASSOCIATE ANA

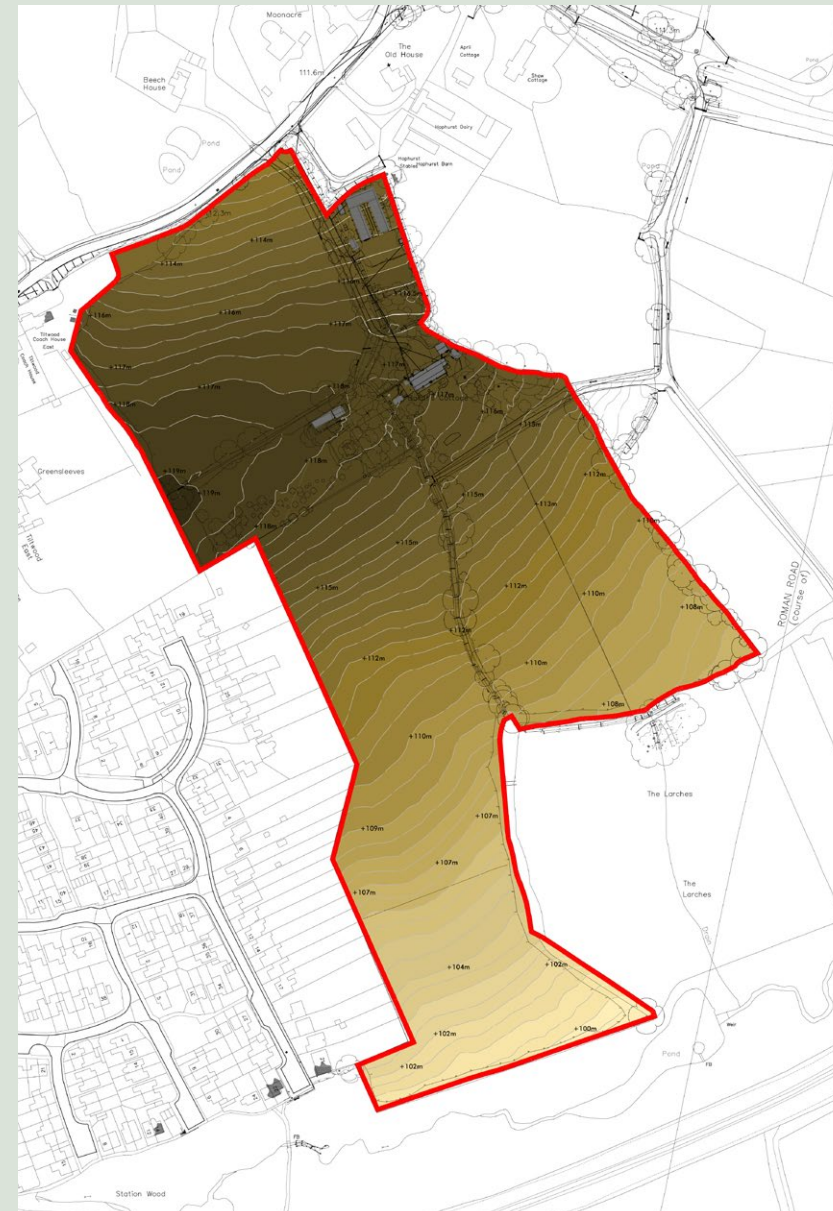
Topography, Flood Risk and Drainage

The topography of the site is defined by its high point near the centre and its gradual decline towards the southern boundary which allows for a sustainable drainage solution with the use of strategically-placed attenuation ponds and tanks. Design at the highest point of the site will include improved planting to screen this part of the development in order to reduce its impact on the wider area.

The site has been spilt into catchments to drain the development effectively due to the topography. Infiltration testing for the southern part of the development has proven unviable. Therefore, it is proposed that Catchment 1 will be attenuated before draining to the existing ditch that flows south through the larches before discharging into the watercourse which flows east along the southern boundary.

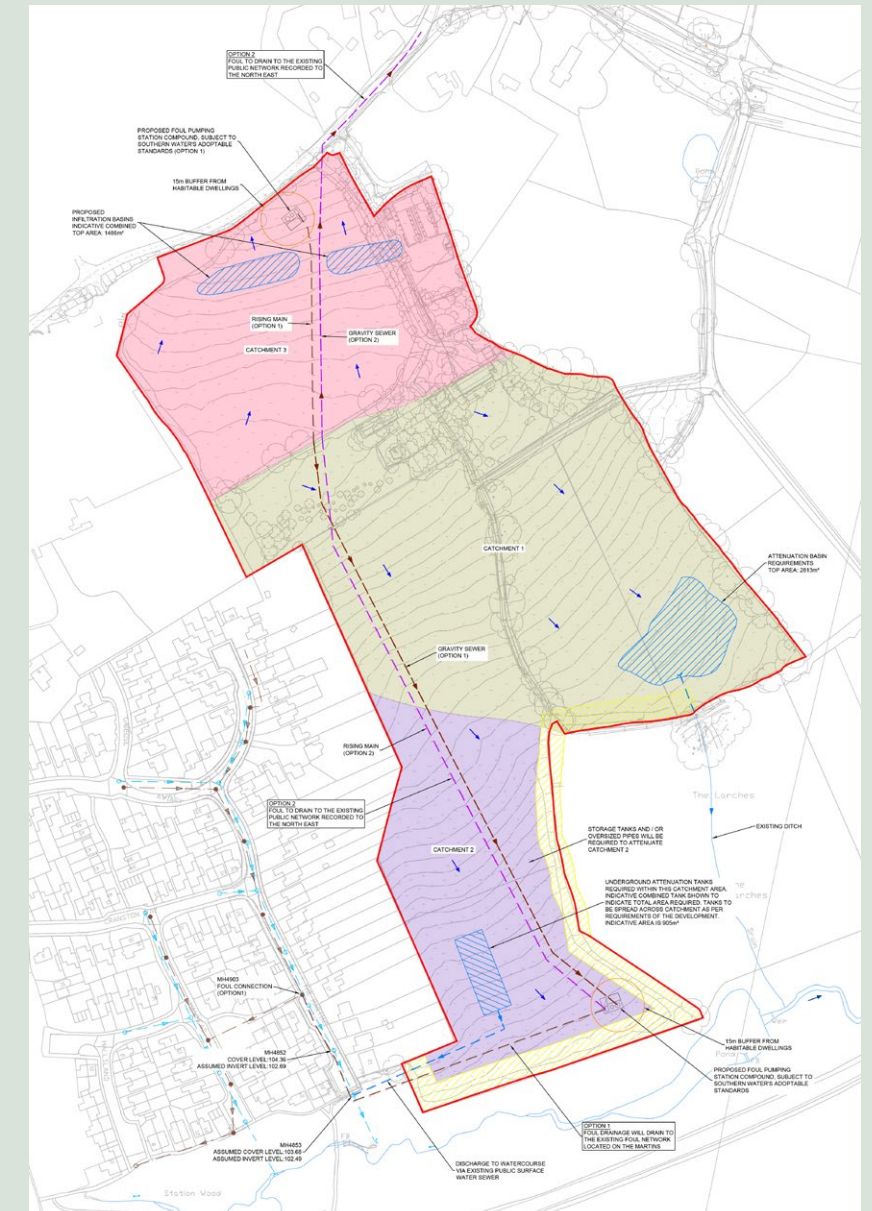
The drainage strategy proposes that Catchment 2 is attenuated within underground storage tanks, before discharging west into the existing public surface water network located on The Martins. Due to the topography of the site it is not possible to drain to the existing ditch within the site boundary. The existing watercourse to the south is outside the redline boundary so there are no rights to discharge. The surface water drainage system will incorporate SuDs which will ensure that a sufficient level of water quality treatment.

It is proposed that Catchment 3 will be self-contained and surface water flows will be attenuated before infiltrating but this is subject to infiltration testing.



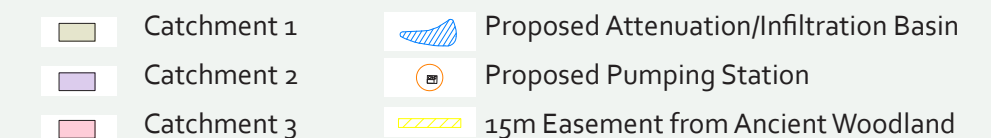
SITE TOPOGRAPHY

KEY



DRAINAGE STRATEGY

KEY



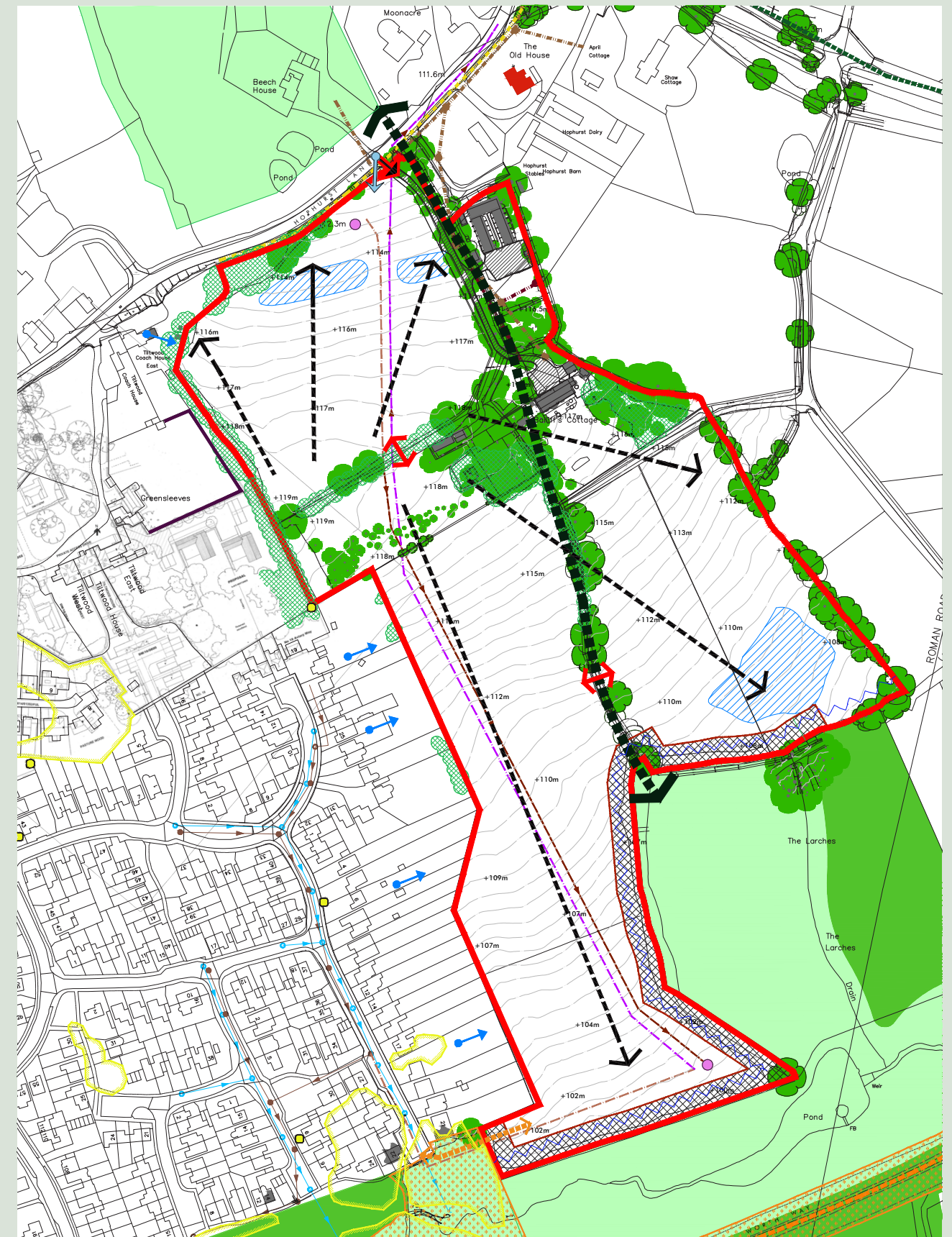


Overview of Considerations

The drawing shown here provides a detailed assessment of the considerations that need to be understood when appraising the site for new development and the potential opportunities available through this development.

The key considerations for the site include:

- The existing main access point is located at the north east corner of the site from Hophurst Lane. There is also potential for an access located midway along the eastern boundary of the site, but this is not the preferred option.
- The topography of the site with its consistent incline towards the north which allows for sustainable drainage systems but requires sensitive design at its highest point.
- As well as being bounded to the south and north by ancient woodland, there is other existing vegetation and planting which forms a green corridor through the site.
- The south-west boundary of the site borders a number of back gardens and requires considered design to minimise any element of overlooking of the existing properties.
- The character of Hophurst Lane is very rural and this should be protected through additional planting along the northern boundary and low density housing behind it.



CONSTRAINTS PLAN



Land at Crawley Down

Site Proposals





Design Principles and Narrative

The Design Narrative for the site is as follows:

Green Infrastructure

Retain existing, mature trees where possible and create north-to-south green corridor connecting areas of woodland.



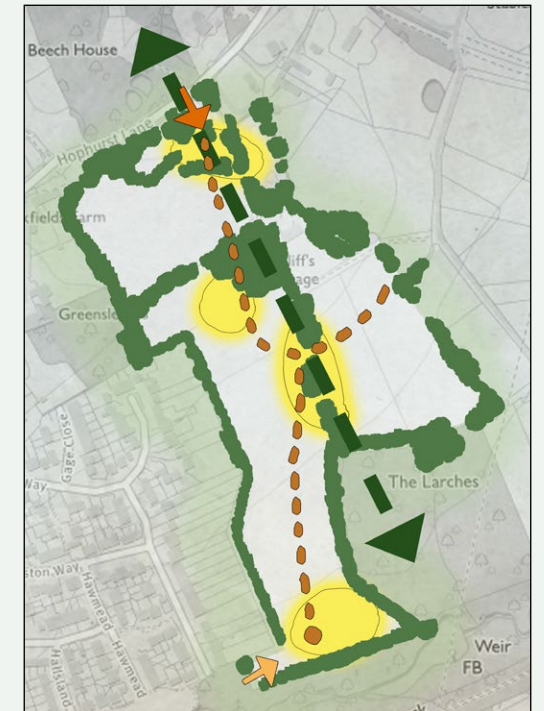
Access and Connectivity

Main access to the site is from Hophurst Lane. Improve the pedestrian connectivity between Worth Way and the public footpath network to the north by creating a new route through the site.



Key Spaces

Create strategic key spaces along the internal route and green corridor to provide focal areas and a positive outlook towards wider woodland.



Topography and Views

The main route through the site will circulate with key spaces and allow for open views of the site and out towards wider woodland.

There is also an opportunity for strategic tree planting in key spaces to screen development.



Respecting Neighbours

Careful planting on sensitive edge to protect views through to the site and open space.



Development Potential

Placement of the potential development parcels sit within the existing landscape framework.

Outlook of development to positively engage with open spaces whilst also being sensitive to its surrounding vegetation and neighbours.





Framework Plan

- 1 Access from Hophurst Lane
- 2 New tree planting to screen development from 'open' views into the site from Hophurst Lane and neighbouring property.
- 3 Road orientation addresses topography and maximum gradients.
- 4 Courtyard style development in nursery area, sensitive to adjacent listed building.
- 5 Points identified to cross tree lines/hedgerows at points of minimal impact.
- 6 Open landscape space at high point of site to offer views to the north and south with the opportunity to provide supplemental tree planting.
- 7 Sensitive planning around area occupied by existing house.
- 8 Sustainable Urban Drainage features.
- 9 Back to back relationship with existing properties allows for secure and private boundary to existing dwellings.
- 10 Focal buildings in strategic locations around site.
- 11 Potential pumping station.
- 12 Open space with development set back to respect woodland.
- 13 Potential pedestrian access.

Key

- Site Boundary
- Site Access
- Vehicular Route
- Pedestrian Route
- Existing Vegetation
- Proposed Trees
- Key/Focal Points
- Development Cells
- Attenuation Ponds
- Pumping Station
- Potential Secondary/Emergency Access



FRAMEWORK PLAN

Illustrative Masterplan

The illustrative sketch masterplan adjacent provides an indication of how the site could be developed, including a development pattern and street pattern in line with the framework plan previously shown, which provides a little more detail of the types of buildings and their potential placement and orientation on the site and the spaces the buildings will overlook.





Potential Capacity

The potential density has been assessed in comparison to local recent developments. A number of sites around Crawley Down have been assessed, some of which have slightly different context to this site, however can inform the potential density for the proposals:

- Grange Road (Redrow) - 80 units @ 2.33ha net area = 34dph
- Woodlands Close (Miller Homes) - 97 units overall @ 2.99ha net area = 32dph
- The Pheasantry - 26 units @ 0.9ha net area = 29dph
- Land off Turners Hill Road (Cala) - 23 units @ 0.85ha net area = 27dph

On the basis of the Framework plan and Masterplan proposals illustrated previously, and understanding that there is a need in the District and this area in particular for smaller properties (1 & 2 bedroom apartments and houses), it is felt that the site is capable of delivering up to 180 dwellings.

It is proposed that areas in more sensitive locations should be low density, such as the northern part of the site adjacent to Hophurst Lane and the neighbouring Listed building, and the southern edges of the development adjacent to existing woodland. The rest of the development, which is relatively well screened by existing vegetation and adjoins the existing settlement edge, could be a medium density.

As such it is felt that an overall density similar to the Grange Road and Woodlands Close site, of 32dph-36dph, could be applied. This would provide overall numbers of 160-180 dwellings. We would stress that this density is possible by including a high proportion of smaller dwellings, and therefore if more larger dwellings were to be included then the density would reduce.



DENSITY PLAN

Key

- Low Density Housing
- Medium Density Housing



Land at Crawley Down

Deliverability/Next Steps





Summary

There is an opportunity on Land South of Hophurst Lane to provide a residential development for circa 150 homes in a sustainable location adjacent to the built up area of Crawley Down. This large village acts as a Local Service Centre, providing key services in the rural area and benefits from a good range of services and facilities. There is scope for Crawley Down to accommodate additional residential growth, and relieve the smaller villages in the District of unsustainable growth that might otherwise arise if housing is not distributed in accordance with the settlement hierarchy.

The site has previously been assessed, in part, in the 2016 SHLAA, with a positive assessment given for the southern parcel of land. The northern parcel, was noted for being important to the rural character of Hophurst Lane. Upon further investigations access via the northern parcel presents the most feasible and viable option for the site.

This option is supported by WSCC Highways, and would provide a closer link to the village than the existing access to Oakfields located further to the east. Pedestrian/cycle access can be achieved directly, thereby providing the desired connection to existing services and facilities noted in the SHLAA. This is more important than a vehicular access, which could upset the local community if traffic arising from the development were to use residential estate roads.

The impact a new access would have on the rural character of Hophurst Lane would be limited to a small area of the northern boundary where there is currently a gap in the tree/hedge line. Views into the northern parcel could easily be mitigated through additional planting in this area, making the impact only short-term. Beyond the access, there would be a small area of open space and SuDS ponds before a low density housing scheme, mirroring that of the Tiltwood Estate, is proposed.

Additional planting would mitigate views from private residences along the western boundaries of the site, and along the eastern boundary a defensible tree lined buffer would be created to separate the development from the wider countryside.

In the central/southern part of the site, medium density housing is proposed, along with estate roads, additional planting, focal points, and SuDS ponds. In the southern part of the site, an area of open space would be created to help mitigate the impact of the development in filtered views from the Worth Way, whilst providing recreational benefits (including the potential provision of play areas) and ecological mitigation. A 15m buffer around the Ancient Woodland areas would be provided, and this could include areas for ecological mitigation as well as a footpath connecting existing public footpaths in the east and west.

The proposed development would provide a policy-complaint mix of market housing and affordable housing, contributing significantly to the housing needs of the District whilst minimising impact on the environment and heritage assets. There is scope for Land South of Hophurst Lane to be allocated in the Site Allocations DPD, or in a review of the Neighbourhood Plan, by providing a sustainable development that does not create undue pressure on existing services.

Welbeck and the Project Team look forward to exploring the development potential for this site further with both the District council and the Parish Council.





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