



Illustrative image

Thank you for attending this exhibition event for the proposed development at Land West of Imberhorne Lane.

Mid Sussex District Council resolved to grant Planning Permission in February 2025 for a Hybrid Planning Application for:

- 1) outline planning permission for a mixed use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class 2), land for a 2 form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage.
- 2) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG, pedestrian/cycle link from Imberhorne Lane and associated landscaping and infrastructure.

Vistry Homes will shortly be submitting a Reserved Matters Application for 550 (C3) dwellings.

Today’s exhibition gives you the opportunity to view the draft plans, including layout, design, and community benefits, and to share your thoughts with the project team.



Indicative timeline



# DRAINAGE

## Vistry Homes

The built parts of the site are all within Flood Zone 1, which is the lowest level of flood risk (less than 0.1% chance of flooding each year).

A small area in the far west of the site, which will remain as woodland, lies in Flood Zones 2 and 3 (medium and high risk). No buildings are proposed in these areas.

The development is set well away from river floodplains and has been designed to remain safe even when considering future climate change.

Sustainable Drainage Systems (SuDS), including swales, basins and filter drains will slow and control the flow of water and will discharge into existing ditches at greenfield (natural) runoff rates.

Wastewater from homes and buildings will be collected in a piped drainage system, pumped across the site, and then discharged into the existing Southern Water sewer network beneath Imberhorne Lane.

### Drainage Ponds

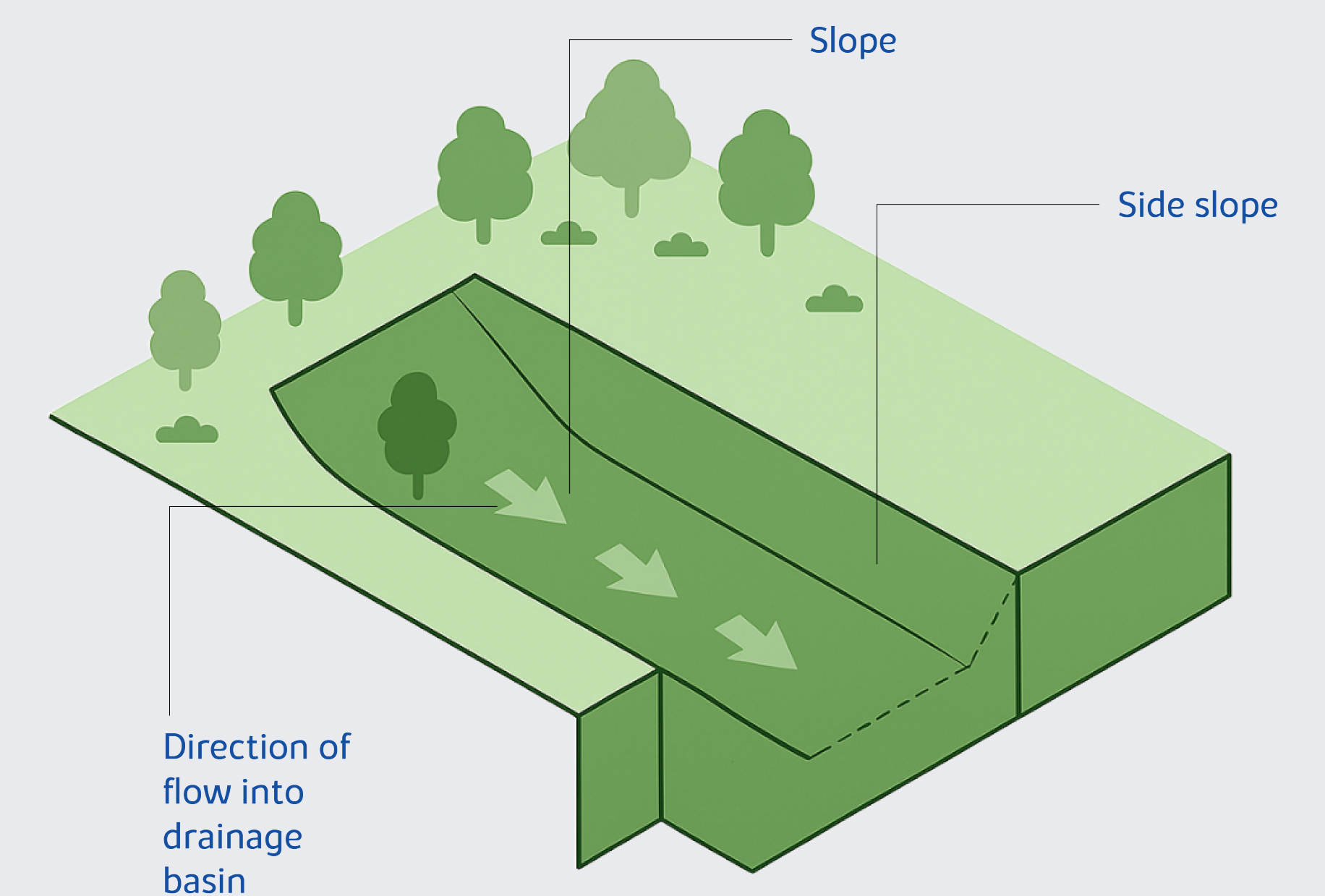
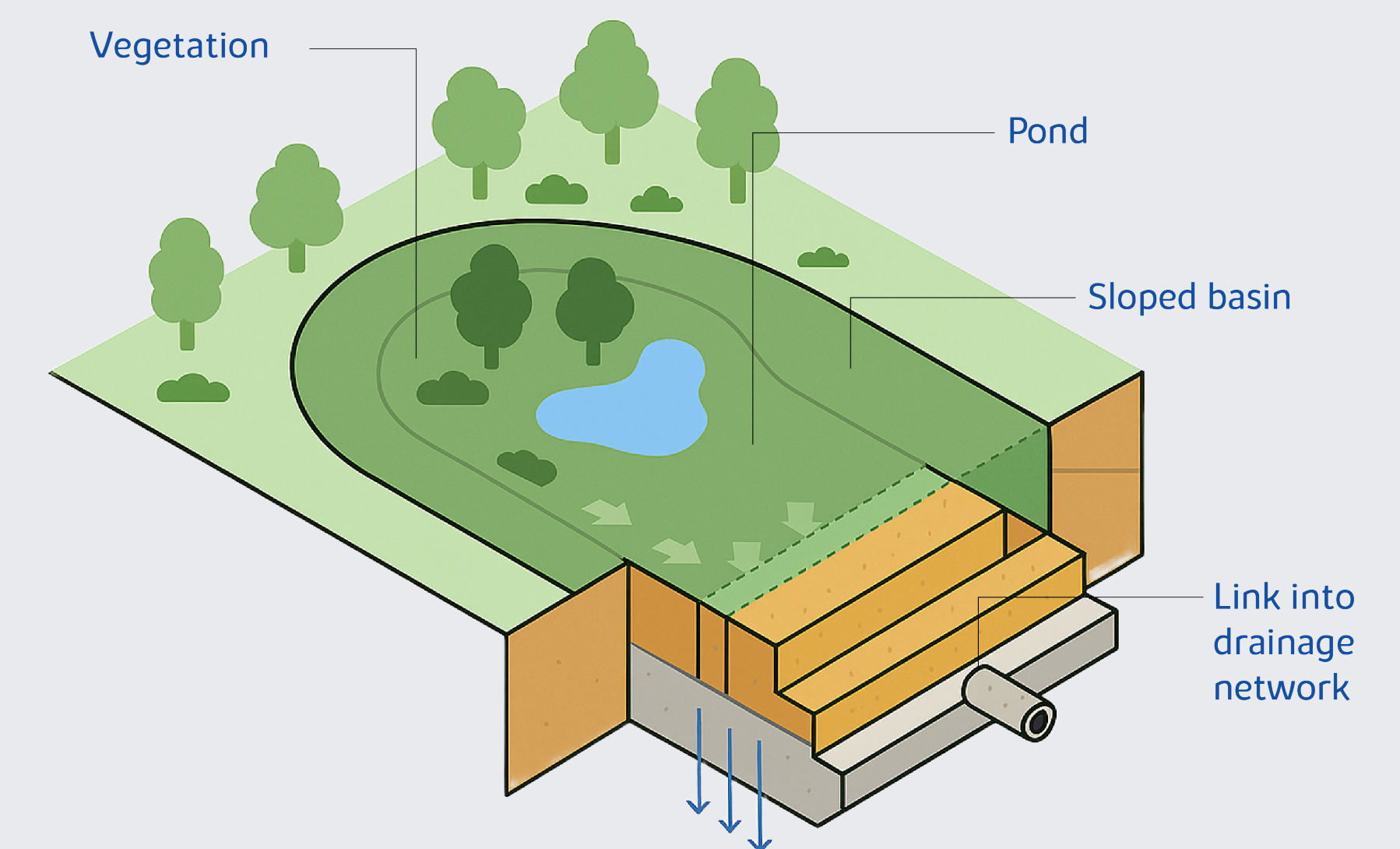
Drainage ponds are a way of managing rainwater to reduce flooding and protect local rivers and streams.

When it rains, water from roads, roofs, and driveways can carry dirt, oil, and other pollutants. Instead of this water going straight into drains and flooding the system, drainage ponds collect it before the water slowly soaks into the ground or flows into local waterways.

### Swales

A drainage swale is a shallow, gently sloped channel designed to manage rainwater in a natural and sustainable way. Often planted with grass or other vegetation.

When it rains, water that runs off hard surfaces like pavements and rooftops flows into the swale. The shape and vegetation of the swale help slow down the water, reducing the risk of flooding.





# DESIGN

The design of our homes is informed by the architectural character already present around the site. The areas we have looked at can be seen in the diagram to the right.

## 1. Building types:

A variety of building forms are found, with an emphasis on semi-detached and detached dwellings.



## 2. Building Heights:

There is a mixture of roof forms across the area, predominantly front-to-back, hipped and gable fronted roof forms. Dutch gable roofs also feature in some areas. Building heights range from 1 to 2.5 storey.

## 3. Materials & Detail

Dark red and buff multi brick are the most dominant materials, with brick being the base material to the majority of properties. A range of feature materials appear across this area, which consist of tile hanging, cladding, render and the occasional flint. Roof tiles are a mix of red, brown and grey. Brick detailing is generally simplistic, with a mix of tones and patterned features. Chimneys are common on the 2 storey dwellings used to create character.

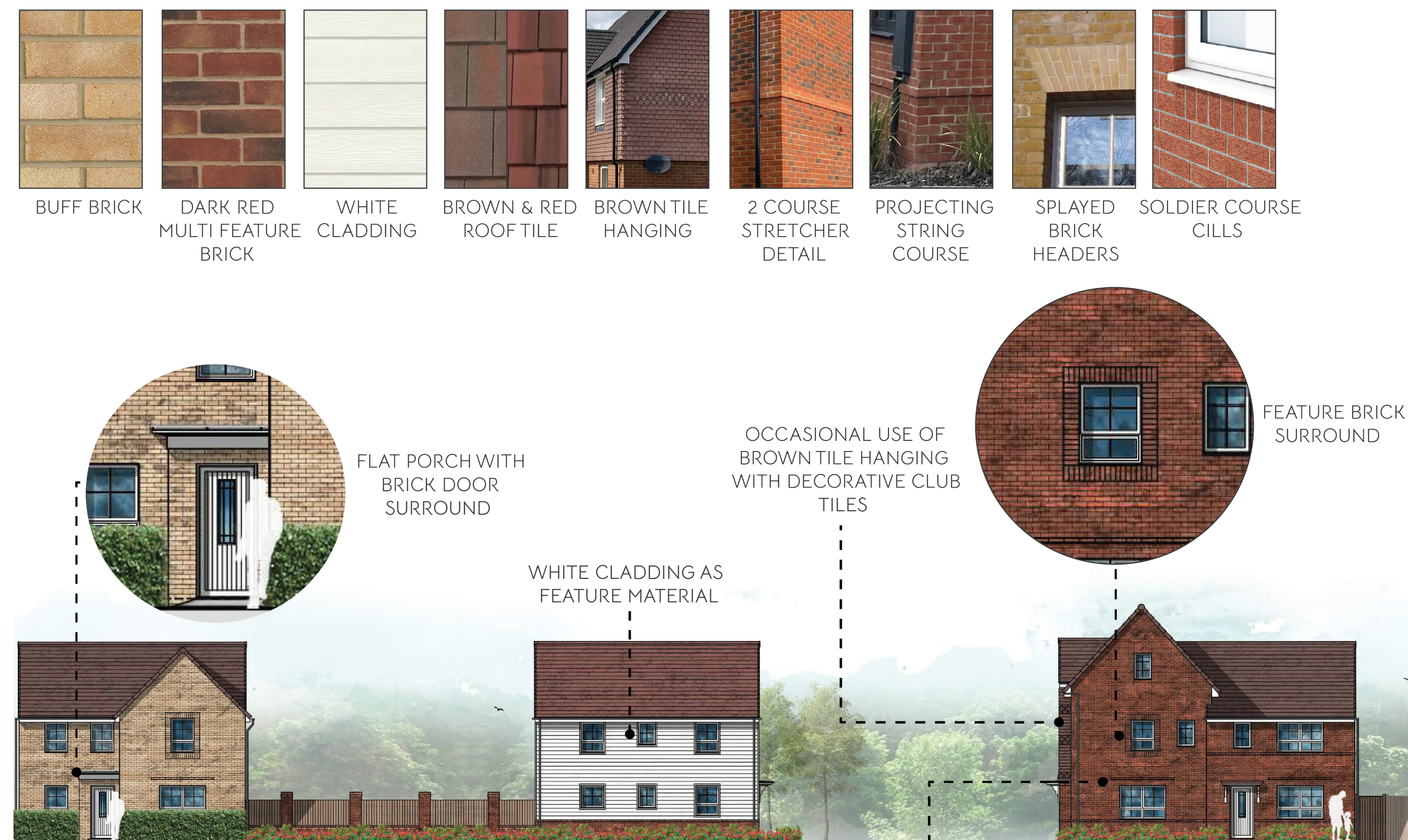




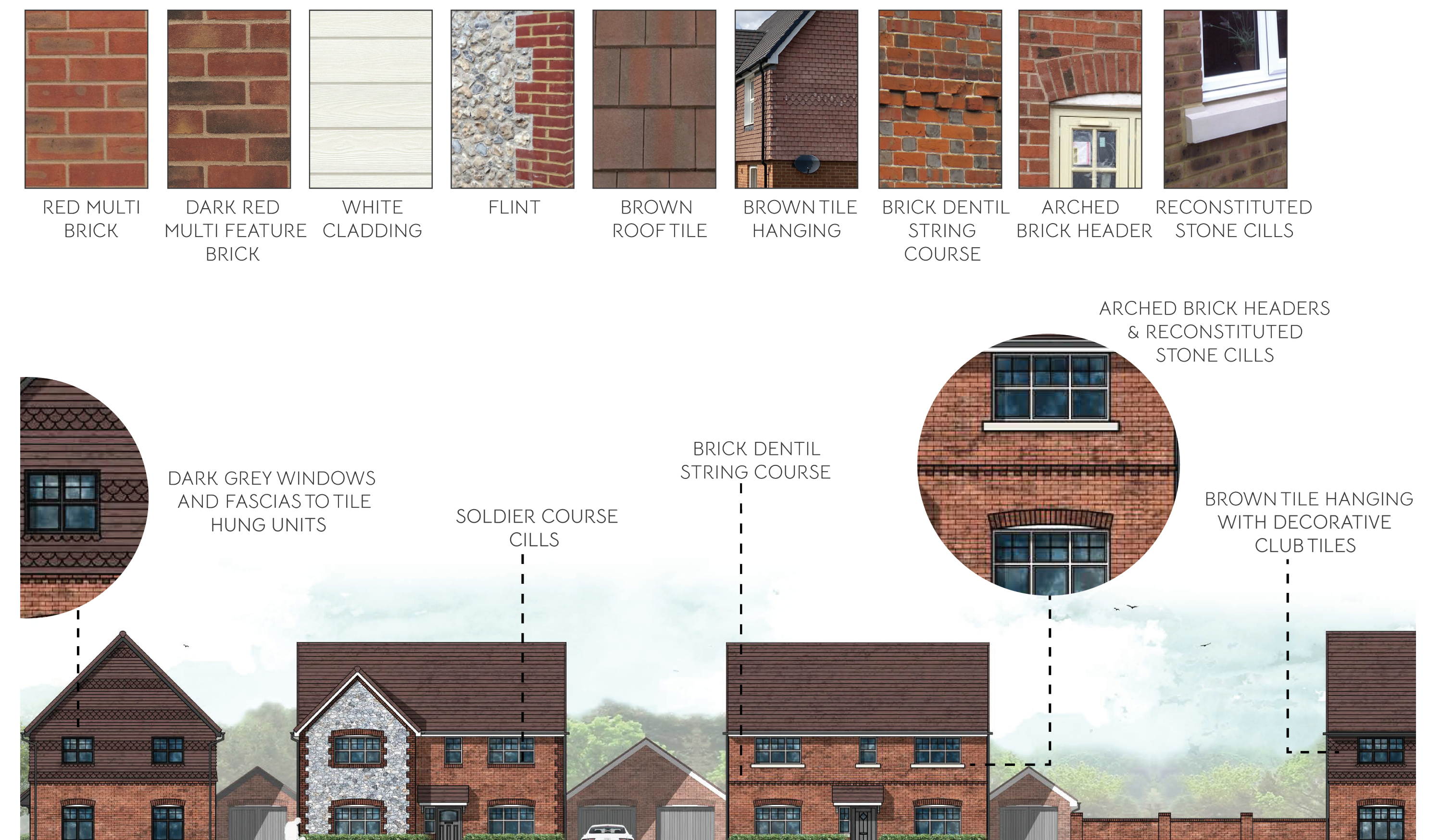
## 1. Principle Route:



## 2. Eastern Quarter:



### 3. Green Edge







4. Core Area



5. Western Quarter





# SUSTAINABILITY

Vistry Homes

Vistry Homes has prioritised the energy efficiency of its homes right from the beginning, at the start of the design and development process.

- 1** **SOLAR HOT WATER UNIT**  
Solar Hot Water units on roofs could provide a proportion of a home's hot water requirement.
- 2** **PHOTO-VOLTAIC ARRAYS (SOLAR PANELS/TILES)**  
PV panels located on pitched roofs could provide electricity which supplements low energy design.
- 3** **MATERIALS**  
Materials will be sourced locally, where practical, and preference given to those which rate highly on the Green Guide to Specification, which assesses their potential ecological impact.
- 4** **ECOLOGY**  
A variety of planting throughout the scheme will enhance the existing ecology of the site, with 20% BNG delivered on-site.
- 5** **DRAINAGE**  
Rainwater from roofs travels via downpipes to water butts located outside houses. Any overflow would be absorbed by permeable surface materials ensuring a controlled flow of water.
- 6** **AIR SOURCE HEAT PUMPS**  
These continue to evolve with smaller and smaller components.
- 7** **ELECTRIC VEHICLE CHARGING POINTS**  
These are to be provided on relevant dwellings in line with building regulations, also all cycle stores will benefit from ebike charging points.





# ECOLOGY

## Vistry Homes

To ensure the site’s natural value is properly understood, a range of ecological surveys were carried out between 2016 and 2021. These looked closely at the land within and around the site. Further such surveys will be undertaken as this planning application progresses.

Targeted surveys were carried out for a variety of protected species, including bats, badgers, great crested newts, reptiles, breeding birds, and dormice:



Dormice were not found during the surveys, and are unlikely to be present, although some nearby woodland could be suitable for them.



Bats were observed using the edges of woodland and tree lines to navigate and feed.



Small numbers of common reptiles were recorded in isolated areas within the site.



Reptile  
refuge




Country park  
orchard



Newt  
ponds



Bird / bat / doormouse  
boxes



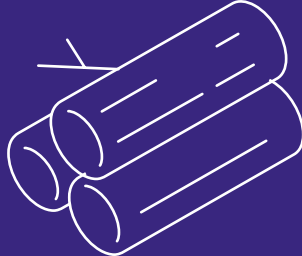
Bee bricks



Dedicated  
habitat area



Native Wildflower  
Grasslands



Log piles



Great crested newts were found in nearby ponds, including those in Mil-lennium Woods and Gullege.



Skylarks, a ground-nesting bird species, were seen in the larger arable fields.



Badgers were found in the wider landscape.

Before any construction begins, specialist ecologists carefully survey the site for protected species such as reptiles, amphibians, or small mammals. Where necessary, a programme of trapping and ecological translocation is carried out.

This means animals are safely captured and moved to suitable nearby habitats that have been prepared in advance. The process is strictly licensed and follows best practice guidelines to ensure the welfare of the species.



# AFFORDABLE HOMES

## Vistry Homes

Housing costs, particularly in the South East, are a significant challenge, with high demand making it harder than ever to find an affordable home. Even if you already own a home, you may have children, grandchildren or other relatives who are struggling to take their first step onto the property ladder.

The proposed development at Land West of Imberhorne Lane will help address this need by delivering a mix of new homes. This includes 165 affordable homes, alongside market housing that will provide opportunities for people to upsize, downsize, or stay within their local community.

## WHAT IS AFFORDABLE HOUSING?

Affordable housing is for those with incomes at or below the median, priced at least 20 percent below market value. It is delivered by an affordable housing partner through schemes such as shared ownership, where buyers purchase part of a home and pay rent on the rest; social rent, which is set well below market rates and managed by councils or housing associations; and affordable rent, set at up to 80 percent of market rates.





# LANDSCAPING

## Vistry Homes

Our proposals aim to create a welcoming, accessible, and sustainable environment for everyone who lives in or visits the area. At the centre of the site will be a large public green space, forming part of a wider north–south green corridor. This area will include a play space designed for children of all ages and abilities, with additional play areas to the north and west. These spaces will offer a variety of opportunities for play, relaxation, and community activity. To the northwest, we're proposing a new allotment area where residents can grow their own food, meet neighbours, and enjoy time outdoors. This space will also help blend the site into the surrounding natural landscape.



- 1 Allotments
- 2 Orchard
- 3 Central Play Space (NEAP, LEAP & LAP)
- 4 Play Area
- 5 Play Area
- 6 Drainage Pond
- 7 Existing hedgerow
- 8 Footpath network
- 9 Connection to PRoW
- 10 Connection to Country Park
- 11 Amenity grassland
- 12 Informal public open space
- 13 Pedestrian connection to Imberhorne Lane



# CENTRAL PLAY SPACE

Vistry Homes

This Reserved Matters planning application includes a number of children's play areas, as shown on the previous board.

The main play space is located at the heart of the development (see item 3 on the previous board), providing a safe and accessible place for families to enjoy.

This central area will feature:

- Slides and seesaws
- A jungle gym for climbing and imaginative play
- Football and basketball courts for older children and teenagers

These spaces are designed to encourage active lifestyles, outdoor play, for children of all ages.



FIGURE 5.3: CENTRAL NEAP



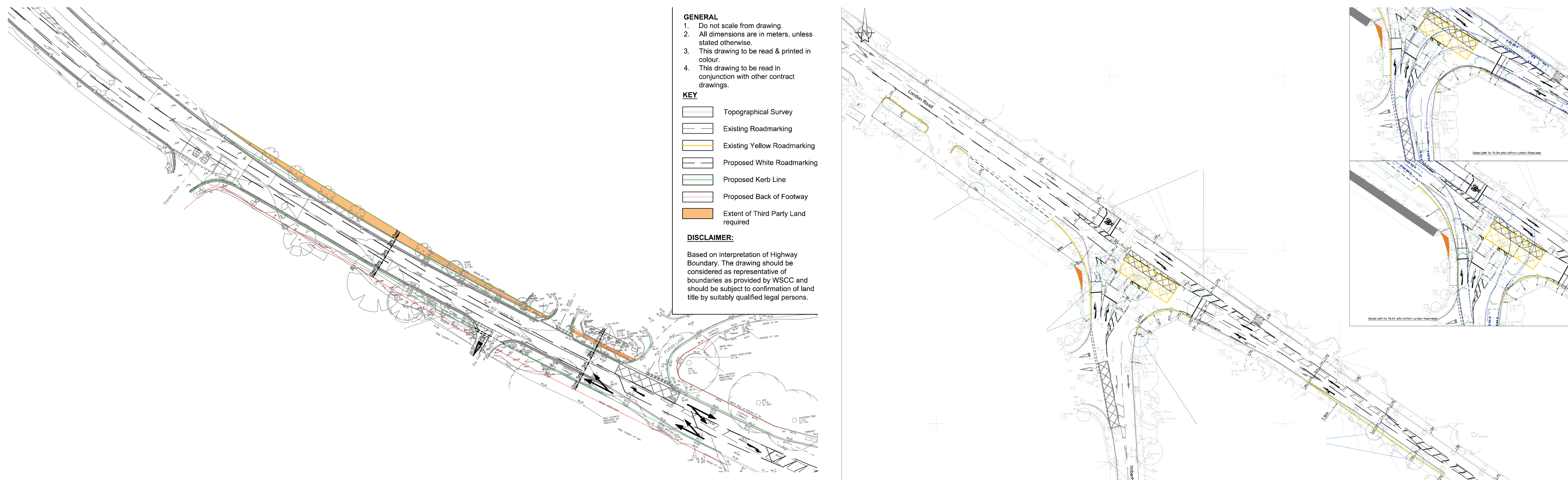


# HIGHWAYS

## Vistry Homes

WSCC has designed two highway improvements to help address concerns about the capacity of the local road network. As part of the planning process, detailed traffic modelling has been carried out, both by the Mid Sussex Transport Study and as part of this development's outline application.

This modelling takes into account traffic from surrounding developments and shows that the proposed improvements will not only manage the additional traffic but actually improve overall traffic flow compared to current conditions.



To help ease congestion and improve traffic flow, WSCC is proposing an upgrade to the northbound approach to the A22/A264 junction. The plan involves extending the existing left-turn lane by around 100 metres, so it begins shortly after the junction with Furze Lane rather than Standen Close. This will create a longer two-lane section, allowing more vehicles to queue and move through the junction more efficiently.

Upgrade works to the A22/A264 Star Junction are currently scheduled to begin this year. These improvements are part of a wider plan to support growth in the area and improve traffic flow along the A22 corridor.



# WIDER SITE BENEFITS

Vistry Homes

As part of our commitment to delivering positive outcomes for the local area, this development will contribute financially to support a wide range of community improvements. S106 agreements are made between local authorities and developers to mitigate the impacts of a development. Contributions include financial contributions or commitments such as affordable housing and improving local amenities. The draft S106 agreement for Land West of Imberhorne Lane includes developer contributions and other improvements set out in previous planning applications.



On-site facility or financial contribution estimated to be £1.3 million for Local Healthcare



Estimated to be in excess of £1.8 million for Local Highways



£37,507.74 for Local Police



Land for a Primary School



40Ha Country Park



£52,000 for PROW Improvements



£634,520 for Ashdown Forest Management