



August 2025

# Land east of Lunce's Hill

*Haywards Heath*

*design & access statement  
addendum*

Catesby Estates

part of Urban&Civic



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# Introduction

- 2 This DAS Addendum provides a summary of our responses to consultee comments related to design and masterplanning. It provides further clarification on how the proposals have evolved in response to this feedback, ensuring the development is sensitive to its context and aligns with relevant planning and design considerations.
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Blue landscape precedent, attenuation basins set within the landscape

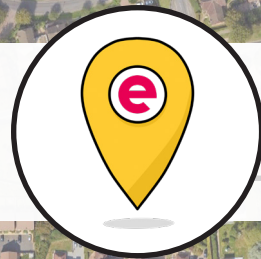


Sussex style fence precedent, proposed to create a 15m buffer from the ancient woodland



View from northern corner of the Site looking east towards Ancient Woodland





## Design & Access Statement Addendum: Site in Context



0 100 200 300 400 500 m



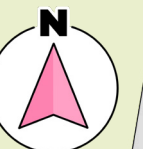




KEY:

- Site boundary
- - - Public Right of Way (PROW)
- - - Historic byway
- 1 Proposed point of vehicular, cycle and pedestrian access
- 2 Proposed primary street with 2m footpaths
- 3 Proposed shared space street
- 4 Proposed private drive
- 5 Brook crossing area
- 6 Proposed recreational footpaths
- 7 Proposed attenuation basin
- 8 Existing vegetation and trees retained and enhanced
- 9 Proposed boundary planting
- 10 Proposed LEAP
- 11 Proposed wildflower meadow
- 12 Public Open Space buffer from Ancient Woodland
- 13 Proposed farmstead style dwellings and courtyard
- 14 Flexible commercial and/or community use – retention and restoration of existing barn
- 15 Proposed puffin crossing on Lunces Hill

0 25 50 75 100 125 m







## Design & Access Statement Addendum: Revised Illustrative Masterplan



### KEY:

- Site boundary
- - - Public Right of Way (PRoW)
- - - Historic byway
- 1 Proposed point of vehicular, cycle and pedestrian access
- 2 Proposed primary street with 2m footpaths
- 3 Proposed shared space street
- 4 Proposed private drive
- 5 Brook crossing area
- 6 Proposed recreational footpaths
- 7 Proposed attenuation basin
- 8 Existing vegetation and trees retained and enhanced
- 9 Proposed boundary planting
- 10 Proposed play area
- 11 Proposed wildflower meadow
- 12 Scrub planting bordered by fencing to provide 15m buffer from Ancient Woodland
- 13 Flexible commercial and/or community use – retention and restoration of existing barn and boundary wall
- 14 Proposed puffin crossing on Lunce's Hill
- 15 Proposed pumping station
- 16 Proposed swale
- 17 Proposed earthworks bund

↔ Note: dimensions marked up between the edge of the 15m Ancient Woodland buffer and the nearest dwellings.

0 25 50 75 100 125 m







# Response to Comments Summary Table

The table on this spread summarises the consultee comments received and how these have been addressed in the revised illustrative Masterplan, shown on page 5.

Consultee	Date Received	Comments	Proposed Amendments
Mid Sussex District Council Pre-App	21/03/2025	A cluster of large homes with very small gardens (13. Farmstead Style Dwellings) would be better arranged in a style consistent with the other perimeter blocks. Creating a looped road would also help protect any potential dwellings that may be developed in the large back gardens to the north-west.	The farmstead-style parcel has been reconfigured as a perimeter block where development is facing the tree lined Site boundary on three sides. The southern side of the block now fronts the green focal space in the centre of the development.
Mid Sussex District Council Pre-App	21/03/2025	Could there be direct pedestrian links to the Hurstwood Lane or Colwell Lane?	The proposals do not prohibit future connections being delivered should the above Site be considered for development or public access in the future.
Mid Sussex District Council Pre-App	21/03/2025	Ensure that the new footpath at the site entrance is connected to the existing footpath network. Is a crossing proposed?	A puffin crossing is proposed on Lunce's Hill which will connect the new footpath leading into the Site to the existing footpath network on Lunce's Hill which provides access into Haywards Heath, to nearby services and to the local bus stops.
Mid Sussex District Council Pre-App	21/03/2025	More could be done to achieve a more meaningful space: create detailed landscape plan and include play spaces. If flats to be introduced: allowing the flats to define the central focal space also gives some idea of a notional centre that seems to be lacking / Lack of hierarchy. Blocks of flats also are better located adjacent to the open spaces as the residents don't have the benefit of private gardens. If introduced employ L-shaped buildings with rear court parking.	The green focal space in the centre of the development has been enhanced, with proposed landscaping and attenuation basins, sitting alongside the existing brook. A natural play area encouraging 'play on the way' has also been added in this space. The three parcels surrounding the green space have been amended to create strong frontages which overlook and define this central focal space. This includes a small L-shaped flat block which overlooks the play area.
Mid Sussex District Council Pre-App	21/03/2025	Inconsistent building lines along the primary road, with front threshold parking dominating the most prominent corner openings. To improve the scheme's legibility, emphasise the corner buildings. Use L-shaped buildings and, if necessary, introduce rear court parking.	An L-shaped flat block has been introduced on the most prominent corner opening on the primary street, creating a more consistent building line. This has removed a large majority of the frontage parking on the primary street. A rear parking court has been provided to service the flat block.
Mid Sussex District Council Pre-App	21/03/2025	Legibility - Introduce more trees at the street corners of the primary road, ensuring sufficient space for lighting along the main route. Ensure buildings are of an appropriate scale to frame the primary street, with a suitable height-to-width ratio.	More trees have been proposed on street corners where space allows. The dwellings along the primary street will be up to 2.5 storeys in order to frame the primary street and create some hierarchy within the development. The design of the street, it's lighting, and landscaping will form part of any Reserved Matters proposals.
Mid Sussex District Council Pre-App	21/03/2025	Introduce resting and meeting spaces throughout the scheme, particularly along Pellingford Brook.	The key focal green spaces throughout the development are all connected through green corridors which utilise existing landscape features such as Pellingford Brook. The focal spaces provide natural resting and meeting spaces, which will be enhanced by the use of seating. The detailed design of spaces will be developed at Reserved Matters stage.





## Design & Access Statement Addendum: Response to Consultee Comments

Consultee	Date Received	Comments	Proposed Amendments
Mid Sussex District Council Pre-App	21/03/2025	Introduce additional garages or carports to visually bridge the larger gaps between the buildings.	Carports have been proposed along the primary street to bridge the gaps between buildings and create a stronger frontage.
Mid Sussex District Council Pre-App	21/03/2025	Barn Conversion: Screen the car park with additional vegetation. Soften the car park at the rear and reinstate the existing boundary wall facing the main street.	<p>The car park for the proposed community uses in the barn conversion has been moved away from the building, reduced in size and vegetation has been proposed around it to screen it from view.</p> <p>The relocation of the dwellings nearest to the access has resulted in a tangible improvement to the setting of the barn by opening up a green view corridor over the attenuation basin and establishes a larger buffer between the existing building and the new built form. The existing boundary wall by the barn and any other features within the historic plot of the Grade II cottage that possess heritage value will be preserved. The proposed development will not bear a direct impact on any of these features and the heritage value of the cottage, barn and wall will remain legible within their historic plots. Further details on the proposed use and expected works required to the barn itself are provided in the Heritage Statement Addendum prepared by Orion Heritage</p>
Place Services	14/04/2025	SuDS areas should be designed to be multi-functional to allow public access and planted with a variety of shrubs and tree planting. Earthworks should not be within the 15m Ancient Woodland buffer.	The SuDS areas have been designed to integrate seamlessly into the green spaces and landscape with public access around them. Planting has been proposed around all SuDS areas and earthworks are outside the 15m Ancient Woodland buffer. The plan on page 5 shows distance from the nearest built form to the Ancient Woodland buffer, which is a material improvement to the standard 15m buffer typically expected. The distance between the nearest built form from the Ancient Woodland itself ranges from 34-60m.
Place Services	14/04/2025	Boundary treatment of farmstead dwellings and exposed rear gardens. Passive surveillance will be important to avoid hidden areas.	The farmstead dwellings have been replaced with a standard perimeter block, which will provide passive surveillance to this area.
Place Services	14/04/2025	Additional trees should be added and consider additional play space in more central location.	Proposed tree planting has been added wherever possible and takes into account guidance on the landscaping within the vicinity of existing utility assets within the site. Utility constraints has reduced the areas available for tree planting. A play space has been added in the central green space, near to the primary street. Please refer to the Illustrative Landscape Masterplan prepared by EDP for details.
Place Services	14/04/2025	Wall by the barn should be retained.	As mentioned in previous above responses, this wall will be retained.
Woodland Trust	23/05/2025	Concerned to ensure an appropriate buffer is provided to mitigate the intensification of recreational activity adjacent to and within the ancient woodland. Without sufficient mitigation may result in deterioration of ancient woodland.	Scrub planting is proposed in the 15m Ancient Woodland buffer, bordered by Sussex-style fencing to deter recreational activity in this area.





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