

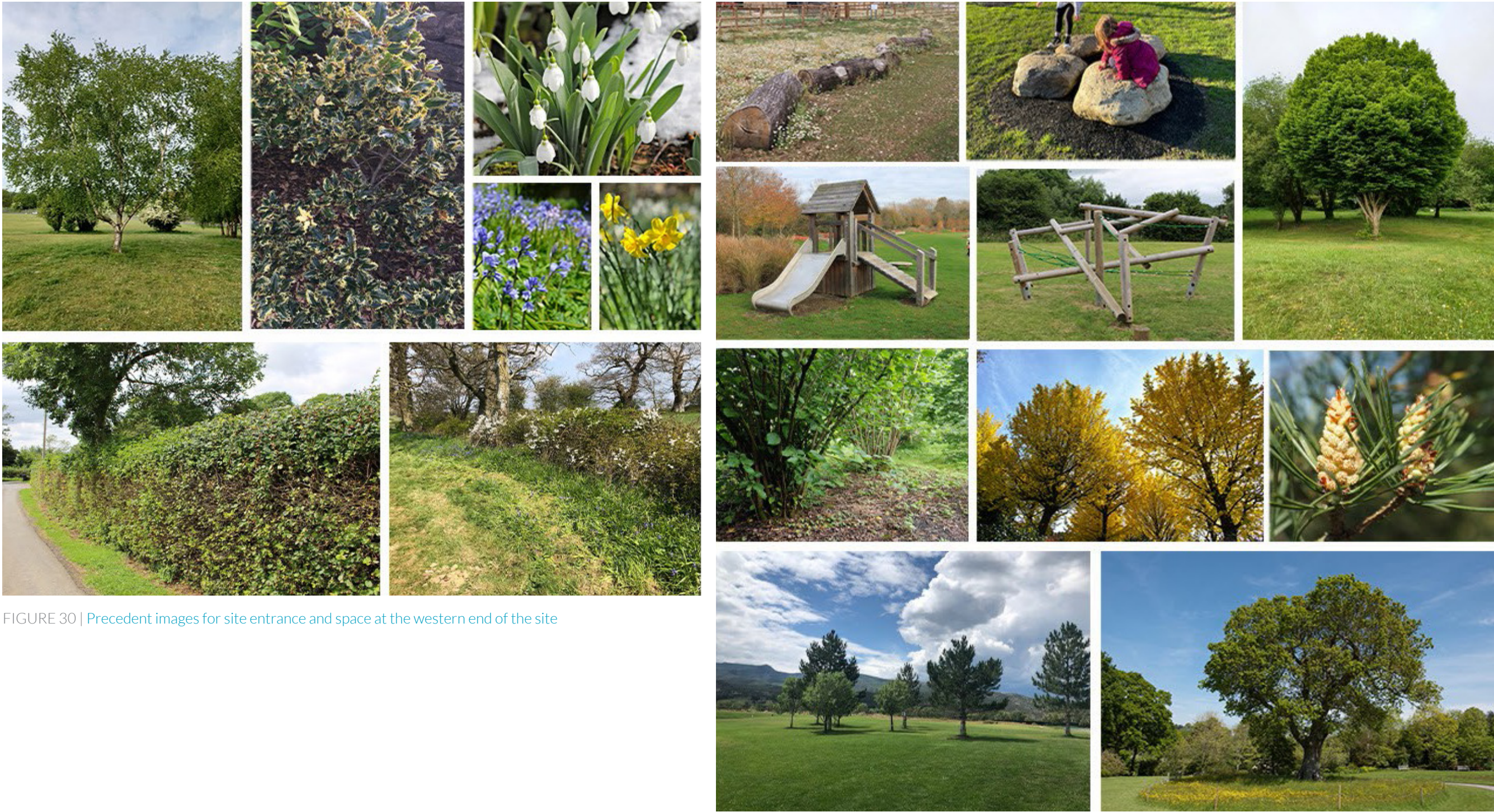


FIGURE 30 | Precedent images for site entrance and space at the western end of the site



Drainage

The development proposals will incorporate a network of sustainable urban drainage (SuDS) features into the design which will ensure surface water is managed appropriately on site, in line with the Lead Local Flood Authorities (LLFA) requirements and will not increase flooding to itself or downstream/surrounding properties.

Storage will be provided in attenuation basins ensuring the drainage network is designed up to and including the 1in100yr+45% climate change allowance. SuDS features include attenuation basins, permeable paving, rain gardens, and rainwater planters. Surface water treatment will be provided in line with the CIRIA SuDS Manual.

Working together with the Green Infrastructure Strategy a draft Sustainable Urban Drainage Strategy (or Blue Infrastructure) strategy has been developed. This strategy will aim to manage surface water taking into account of water quantity (flooding), water quality (pollution) biodiversity (wildlife and plants) and amenity.

The draft SuDS strategy will mimic nature and managing rainfall close to where it falls and has been designed to transport (convey) surface water, slow runoff down (attenuate) before it enters watercourses, providing areas to store water in natural contours and in some parts used to allow water to soak (infiltrate if possible) into the ground or evaporated from surface water and lost or transpired from vegetation (known as evapotranspiration).

The four pillars of SuDS will be incorporated into the design providing benefits to water quantity and quality, amenity and biodiversity and will be achieved through a considered and collaborative approach between the landscape, drainage and ecological consultants.

A range of other Sustainable Drainage Systems (SuDS) could be utilised within the site in addition to the basins, including swales, rain gardens, permeable paving, and rainwater harvesting. These would slow the flow of water, as well as providing treatment to remove potential pollutants and amenity and biodiversity benefits.

The aim of the strategy will be to achieve the following:

- Manage runoff volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding
- Provide opportunities for using runoff where it falls
- Protect or enhance water quality (reducing pollution from runoff)
- Protect natural flow regimes in watercourses
- Provide an attractive habitat for wildlife in urban watercourses
- Provide opportunities for evapotranspiration from vegetation and surface water
- Encourage natural groundwater/aquifer recharge (where appropriate)
- Open balancing features
- Open ditches / swales

Lighting

The UK Government’s National Planning Practice Guidance (NPPG) (November 2019) for England presents specific guidance on light pollution (also referred to in this Strategy as obtrusive light) in paragraph(s) 001-007 ID 31. It states that;

“Artificial lighting needs to be considered when a development may increase levels of lighting, or would be sensitive to prevailing levels of artificial lighting. Artificial light provides valuable benefits to society, including through extending opportunities for sport and recreation, and can be essential to a new development. However, for maximum benefit, it is important to get the right light, in the right place and for it to be used at the right time.”

The Institution of Lighting Professionals (ILP)’s ‘Guidance Notes for the Reduction of Obtrusive Light’ provides the basis for the comparative analysis when defining whether an installation will be obtrusive to the environment and neighbouring properties. It assists in quantifying and providing acceptable maximum limitations for light intrusion, sky glow and glare from exterior lighting installations.

As the planning application is in outline form, details of layout, landscape and design (including lighting) are not to be considered. Submission of Detail Design and Construction (RIBA Stage 3 to 6) for the proposed lighting design will be made to the appropriate authorities at the appropriate time.

However, in accordance with the ILP’s advice the following objectives are proposed to minimise the light pollution from the site:

- All luminaires used around the perimeter of the site should be mounted within the site, so that the main photometric distribution of the luminaire will be towards site works, keeping all light within the boundary and preventing artificial light spilling outside of this
- Wherever possible lighting will not be placed in areas of ecology habitat or in areas situated directly adjacent to ecology habitat. Should H&S require artificial lighting to these areas all luminaires will be directed away from the habitat area
- Subject to landscape design, natural and solid screen perimeters will be included to reduce obtrusive light to adjacent sensitive areas and light will be extinguished when not in use
- All artificial lighting used during the construction phase will be directed below the horizontal to prevent unwanted upward light
- When not in use all artificial lighting used for construction will be extinguished and lighting will only be on during the agreed working hours for the site. Modern, high efficiency lamps and luminaires will be employed throughout the site to be as energy efficient as possible
- Illuminance levels will be designed in accordance with BS EN 12464-2: 2014 and CIE 129; the areas will not be over lit
- To minimise disruption to ecology (including bats), light sources utilised will employ lamps with minimal or zero ultra violet (UV) emission (insects are attracted to UV).
- Adopting an appropriate control strategy for the operational lighting so that, when not required and subject to Health and Safety assessment, nonessential lighting is switched off or, wherever possible, dimmed at a pre-determined curfew time (suggested as 23:00 in accordance with ILP Guidance Notes)

Sustainability

Sustainability targets and objectives have been set for the proposed development based on the applicant's aspirations and a review of government guidance, the latter of which has recently embedded energy efficiency targets within Building Regulations in lieu of the Code for Sustainable Homes. The applicant is committed to ensuring the proposed development meets national requirements for energy efficiency prevailing at the construction stage. In line with current government thinking, all new homes must be "net zero ready" from 2025 with net zero by 2050..

Some of the sustainable design concepts are shown at Figure 49. including the following elements:

- 1 Retaining existing landscape features with new native planting to enhance biodiversity
- 2 Breaks in fence for hedgehogs
- 3 Swift / bat boxes fitted to buildings
- 4 Potential for rainwater harvesting / water butts alongside domestic water reduction measures
- 5 Energy Efficient Domestic Building Envelope. Building design to meet minimum requirements for building regulations including air source heat pump. Use of sustainable building materials
- 6 Site Layout - Orientation, Passive Solar Design and Daylighting. Potential for photovoltaic and solar water heating panels on south facing roof pitch
- 7 Car parking set back behind building line with EV charging attached to property. Drive widths to allow for both parking and access for bicycles and bins
- 8 Storage building for cycles which is easily accessible and secure. Potential for green roofs on outbuildings
- 9 Provision of areas for bin storage and composting.
- 10 Areas for growing food

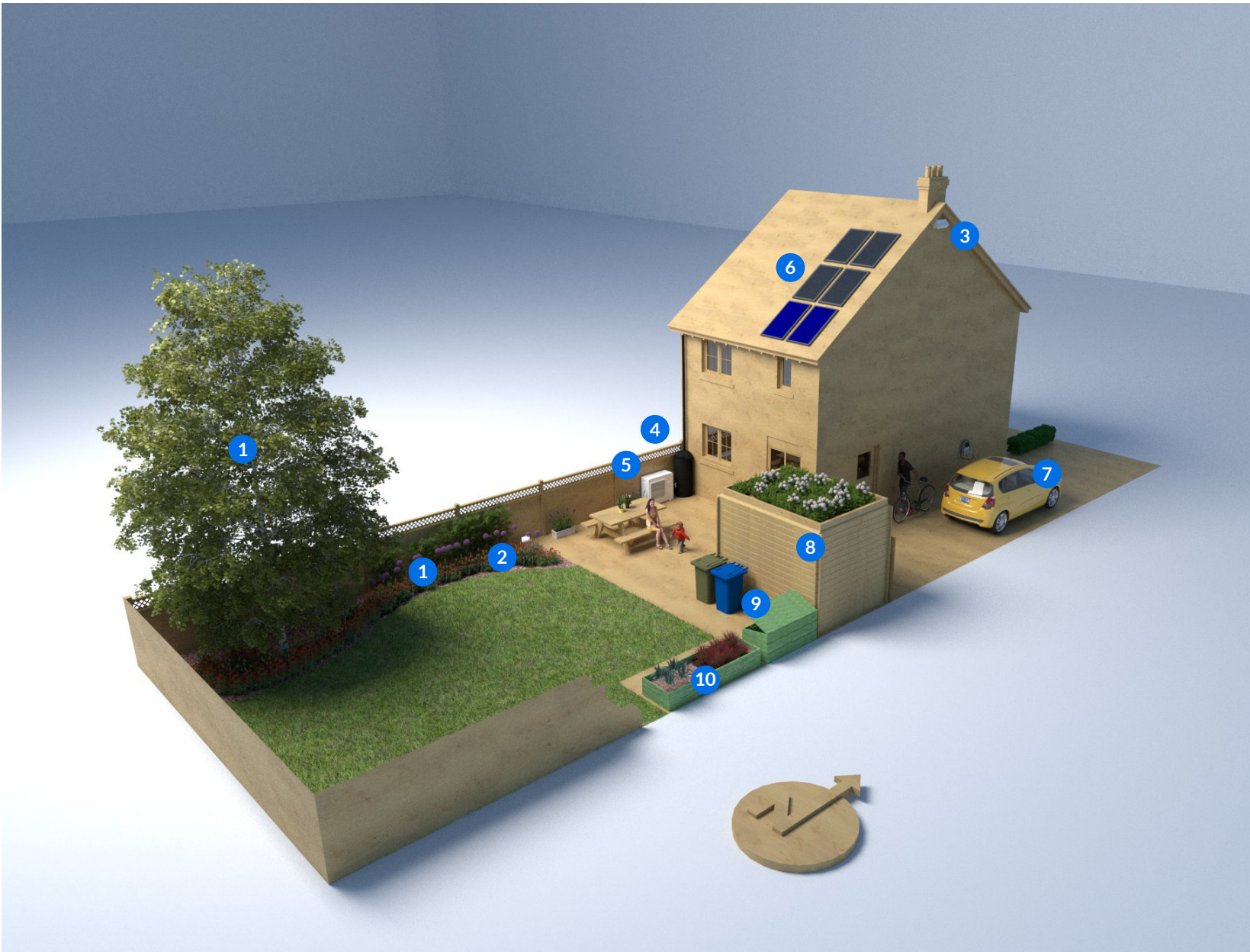


FIGURE 31. Plan showing Sustainable Design concepts

Ecology

Ecological Enhancements

As part of the development proposals for the site there are a number of ecological enhancements which will benefit the local biodiversity, thereby making a positive contribution towards the broad objectives of national conservation priorities and the local Biodiversity Action Plan (BAP). The recommendations and enhancements below are considered appropriate given the context of the site and the scale and nature of the proposals, and can be refined as detailed proposals are brought forward. Through implementation of the following ecological enhancements, the opportunity exists for the proposals to deliver a number of biodiversity benefits at the site.

These will include the following key elements:

- Habitat Creation
- Habitat Enhancement
- Wildflower Grassland
- Wetland Features
- Hedgerows and boundary features
- Bat Boxes
- Hedgehog Enhancements
- Bird Boxes
- Habitat Piles

Biodiversity Net Gain

A new Biodiversity Metric 4 was launched in 2023. The Biodiversity Metric is designed to provide ecologists, developers, planners and other interested parties with a means of assessing changes in biodiversity value (losses or gains) brought about by development or changes in land management. The metric is a habitat based approach to determining a proxy biodiversity value.

In line with aspirations of the forthcoming Environment Bill, the latest Defra Metric (4.0) has been used to calculate the resultant change in 'biodiversity units' on site as a result of development.

Outline biodiversity net gain assessments have been undertaken by The Ecology Partnership on the current masterplan, in line with Metric 4.0, which confirms a net increase in units in excess of the 10% required to be achieved for such developments. This will be achieved with a combination of on site enhancements and contributions to off site provision.

This includes the provision of species rich grassland SUDS, a traditional orchard, mix woodland planting (mixed scrub and woodland), and the use of daisy lawns with the urban parks and areas of natural greenspace.



A range of wildflower and species rich planting could be used



Elements such as bat boxes could be provided



Wild flowers will be incorporated into the areas of public open space



Proposals will allow for foraging routes

Movement and Access

Access

The access arrangement has been developed in accordance with the requirements of national and local policy. At a national policy level, the requirement to provide “safe and suitable” access for all users has guided the proposed arrangement. A separate Highways pre-app is being conducted with the Highways Authority, West Sussex County Council, which will include a review of the access.

The proposed principal residential access comprises a priority vehicular access junction with a footway on the western side to Lewes Road, illustrated in Figure 21. This access design includes a 5.5m wide carriageway with a 2m wide footway and 6m junction radii with Lewes Road.

The site is already sustainably located, benefiting from a range of existing pedestrian and cycle routes to local services and facilities. Nonetheless, discussions are ongoing as to potential ways local pedestrian and cycle infrastructure can be improved, including potential new crossing points, improvements to existing walking and cycling routes and changes to speed limits on Lewes Road to make walking and cycling safer and more pleasurable.

Car and Cycle Parking Considerations

It is intended that car and cycle parking will be provided on site in line with West Sussex County Council: Guidance on Parking at New Developments (September 2020).

The design and layout of parking will be considered at the detailed design stage.



Lewes Road with existing footway on the northern side

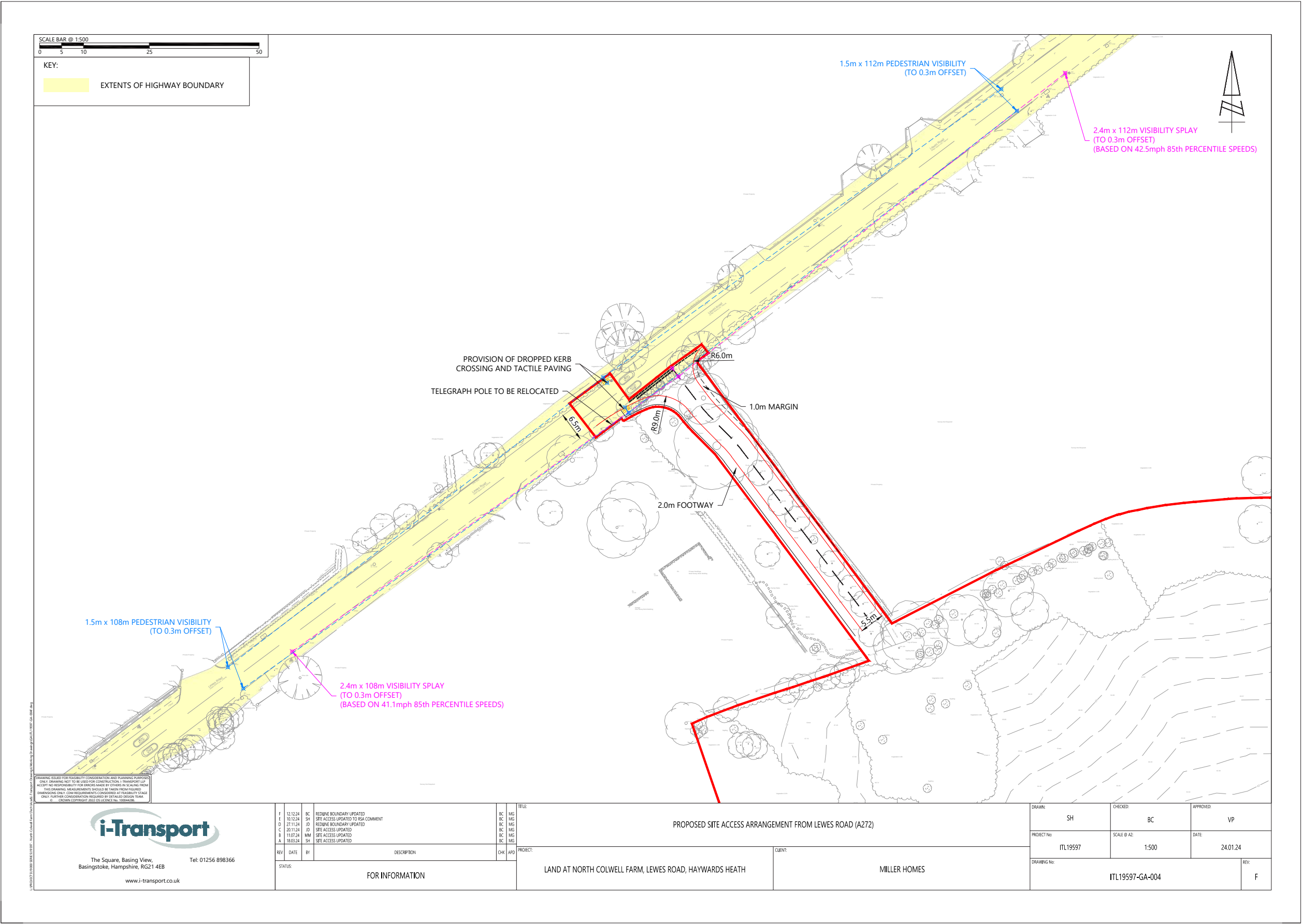


FIGURE 32 | Proposed access (i-transport)



07 SUMMARY AND CONCLUSIONS

In conclusion this design and access statement describes the Outline application by Miller Homes for residential development of up to 80 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure on Land at Colwell Farm, Haywards Heath.

This document has shown how Miller Homes and their project team have carefully considered the opportunities and constraints of the site to develop high quality, sustainable proposals for the site which deliver much needed new homes to meet a range of needs in the area. Balancing the many different considerations, such as landscape, heritage, ecology and sustainability, has led to the new homes and associated public open spaces being carefully set within a mature landscape offering opportunities for people and nature to thrive, whilst respecting the existing surrounding context.

The proposed residential use is compatible with the adjacent built up area of Haywards Heath and is well located on a main route into the town centre, to access existing facilities and services.

This document has demonstrated that the layout responds to the constraints and opportunities for the site including the relationship to adjoining properties, the Lewes Road Conservation Area and the local and wider landscape. This response has been supported by a strong vision which draws on examples of best practice in the wider area.

The proposed amount, layout and mix of housing will deliver both market and affordable market housing, for which there is a known demand in the town. The proposals make a worthwhile contribution toward the ever growing social housing requirement of this area and the district with a good mix of house types and sizes providing for starter homes and growing families.

The process of evaluation as set out in Section 04 of this document, together with the illustrative masterplan, plans and drawings in Section 06, demonstrate how the layout and form of development can meet the planning and urban design aspirations of the Council in detail. The design ideas presented within the document aim to show a commitment to quality design in both built form and landscape which can be used as the basis for subsequent detailed planning and reserved matters applications, whilst providing flexibility for further interpretation and design innovation.

The proposals have been developed in consultation with the Council and the local community, drawing upon local knowledge and expertise to help shape the form and layout of the development. This is described in section 05 of the document.

In conclusion, the delivery of this site for residential development presents the opportunity to make an efficient use of the land in this edge of settlement location.

The proposed residential development is supported by the objectives of national planning policy, and due weight should also be given when determining this application to the Council's deliverable housing land, to which the approval of this application could assist in the prompt delivery of much needed market and affordable housing.