



THAKEHAM

*Land east of College Lane,
Hurstpierpoint*

Design & Access Statement

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Rev	C01
Date	Sept 2026
Sign off by	AH / MH

1. Introduction

Introduction

Thakeham has a vision for Land east of College Lane, Hurstpierpoint, to create a people-focused community by seamlessly combining landscape-led, sustainable design and high-quality public realm.

PURPOSE OF THIS DOCUMENT

This Design and Access Statement (DAS) has been prepared by Thakeham to set out the design process and establish the design parameters underpinning the Full planning application for a new residential development at the Land east of College Lane, Hurstpierpoint (hereafter referred to as ‘the Site’).

This DAS outlines the vision for the Proposed Development, along with its design principles and concepts that have been developed as part of the iterative design process. The DAS provides a framework to explain why the Proposed Development is a suitable response to the Site and its context, how the scheme has evolved through an understanding of setting, scale, access and movement, informed by the outcomes from public and stakeholder consultation.

This document forms part of the information submitted as part of the Full planning application, for the Site. The purpose of the DAS is to provide stakeholders with the relevant information they require to understand and to explain issues relating to design and access proposals for the Site, the steps taken to appraise the Site and its context, evaluate relevant policies and explain how any potential issues with providing access into the Site have been addressed.

WHAT ARE WE APPLYING FOR?

The Proposed Development comprises of 100 new homes, incorporating 7 bungalows, 75 houses and 18 apartments, 30% of the homes being affordable, in accordance with adopted and emerging planning policy. Along with public open space and a new pedestrian/cycle route.

Future residents will benefit from large outdoor green areas which will aid the creation of a local community, retaining key valuable trees and introducing several new native trees across the Site.

The scheme encourages a sustainable and healthy lifestyle through the provision of pedestrian and cycle routes and policy compliant cycle storage and parking. The development will also benefit from electric charging points to all homes and apartments.

The Proposed Development creates a safe environment through the provision of legible and well-overlooked street scenes, with front doors also facing the street, encouraging social interaction and inclusion between neighbours. The design of the new homes and street characters within the Proposed Development is influenced by the existing local context of Hurstpierpoint to create a cohesive neighbourhood that fits well into the local community.

THE APPLICATION SITE

The Site comprises a single field currently used as pasture land. It is enclosed by mature tree belts along the northern and southern boundaries, with overhead cables running along the southern defensible boundary. The Site is located immediately to the east of the existing settlement along College Lane with a Site area of 5.39 hectares (ha).

Semi-mature planting along the eastern boundary creates a natural separation between Hassocks and Hurstpierpoint, while the western boundary is defined by a mix of mature trees and scrub vegetation. The northern boundary also includes a stream and a small pond situated at the lowest point of the Site.



College Lane

Wickham Hill



Thakeham's Vision

AN EXTENSION OF A VILLAGE COMMUNITY

Thakeham's vision for the Site, is to create a landscaped, people focused community. This will be achieved by integrating the design with the existing landscape, combining landscape infrastructure, sustainable homes and quality public realm.

The following principles are at the heart of the proposals:



REFLECTING THE CHARACTER OF THE SITE:

The creation of a strong sense of place that reflects the rich history and character of Hurstpierpoint and develop an architectural response that builds upon the site's character, utilising materials used locally.



LANDSCAPE CHARACTER, CONTEXT & ECOLOGY:

Positive landscape considerations and improvements to be an influential factor in creating a new community. What benefits nature and the landscape, has wider benefits to residents and the local character.



THRIVING COMMUNITY:

Positive design for an active and healthy community with varied house types and shared, diverse landscapes.



SUSTAINABILITY & TRANSPORT:

The promotion of sustainable living and lifestyle choices. The design and layout of the Site has been conceived to encourage sustainable active travel, whilst including the construction and future proofing of sustainable homes.



Consultation & Community Involvement

An invitation flyer was distributed to 343 residential and business addresses in the area surrounding the Site on Wednesday 11th March 2026. The flyer included information regarding;

The flyer included information regarding;

- The location of the Site
- How to get involved with the public consultation event
- A link to the website & contact details
- How to provide feedback
- A summary of the proposals
- About Thakeham

The consultation event itself took place at the No 7 Coffee Shop on Hurstpierpoint High Street on the evening of Tuesday 24th March 2026, giving local people the chance to air their views about Land east of College Lane. 85 members of the public attended on the night.

The consultation period closed on 7th April 2026.

Thereafter, we received a total of 83 feedback forms both by online submission via the consultation website or by hard copy on the night of the consultation or mailed in afterwards.

In parallel, email correspondence was sent to the Hurstpierpoint and Sayers Common Parish Council and to the two Ward members of Councillor Alison Bennet MP and Councillor Rodney Jackson informing them of the consultation event, the website details and offering them meetings.

Since the formal public consultation event, we have also held a meeting with residents of College Lane and Wickham Hill with properties directly backing on to our Site to discuss the proposal further and how we might mitigate concerns surrounding privacy and screening.

A summarised timeline is shown adjacent.

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Thakeham Homes Ltd
Thakeham Homes
1000 College Lane
Hurstpierpoint
BN14 9QJ



Consultation Website goes live
(10th March 2026)

Invitation flyers mailed to 343
residential and business addresses
(11th March 2026)

Emails sent to Parish Council and
Ward Councillors
(16th March 2026)

In-person public consultation event
took place at No 7 Coffee Shop in
Hurstpierpoint
(24th March 2026)

Close of formal consultation period
(7th April 2026)

Meeting with residents directly
bordering our Site
(15th June 2026)

PLANNING SUBMISSION
(August 2026)



Planning Policy Summary

PLANNING POLICY

The planning policy context for the Proposed Development as Land east of College Lane is covered in detail in the Planning Statement which accompanies the application. The Site is subject to national and local planning policies, contained within the National Planning Policy Framework (NPPF) and Local Development Plan respectively.

Local Development Plan documents relevant to this application comprise:

- Mid Sussex District Plan 2014-2031 (March 2018)
- Saved policies of the Mid Sussex Local Plan (May 2004)
- West Sussex Joint Minerals Local Plan (2018)
- West Sussex Waste Local Plan (2014)
- Hurstpierpoint and Sayers Common Neighbourhood Plan

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF seeks to achieve sustainable development and is underpinned by a presumption in favour of sustainable development. The NPPF confirms that the planning system should support the Government’s objective of significantly boosting the supply of homes and making effective use of land to meet development needs.

The Framework also seeks to ensure that development creates healthy, inclusive and safe places. New development should promote social interaction, be safe, accessible and attractive, and support healthy lifestyles and community wellbeing. The proposals have been developed having regard to these objectives and seek to deliver a high-quality residential environment that contributes positively to the creation of a sustainable community.

THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Mid Sussex District Council is currently unable to demonstrate a five-year supply of deliverable housing sites. As a consequence, Policy S3 and S5(1)(j) of the NPPF is engaged and the presumption in favour of sustainable development applies.

In these circumstances, planning permission should be granted unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed the national decision-making policies of the NPPF. Given the identified need for additional housing and the absence of a five-year housing land supply, substantial weight should be afforded to the delivery of new homes.

EMERGING POLICY

The emerging Mid Sussex District Plan 2021-2039 is currently at examination. On 27 July 2026 MSDC published their Schedule of Main Modifications for consultation seeking to address a number of concerns raised by the Inspector, including a requirement to further improve housing delivery over the Plan Period. In response, the Council have sought to allocate a number of additional sites for housing, including the Site, which forms part of draft allocation MM72. The proposed allocation of the Site establishes the principle of development on the Site for residential development.



MID-SUSSEX DISTRICT - DESIGN GUIDE

Due regard has been given to the Mid Sussex Design Guide and its relevant principles aim to provide clear guidance to inform high quality new development across Mid Sussex that are inclusive and respond appropriately to their context while prioritising sustainability throughout the design process.

The guidance provides a chapter checklist, which we have sought to clearly respond to, signposting to relevant part of this DAS:



Chapter	Principle	Response
2. Understanding the Context	DG1: Character Study	The application has appraised the site in the wider context; See Chapter 2.
	DG2: Site Appraisal	The application has appraised the Site; See Chapter 3. The application is accompanied with appointed consultant reports providing greater detail from each discipline.
3. Establishing the Structure	DG3 and 4; Natural Resources	The application has made use of existing Sites resources by protecting and enhancing them to create a well-designed Landscape-led scheme promoting BNG & Ecology. See Chapter 4 & 5.
	DG5: Water Features and SuDS	
	DG6: Ecology and Biodiversity	
	DG7: Topography and Strategic Views	The application has designed storey heights with topography in mind and impact to neighbouring properties and wider landscape; See Chapter 4 & 5.
	DG8: Connect with the Existing	The application seeks to provide new sustainable, attractive, cycle and pedestrian routes through the proposal; See Chapter 4 & 5.
	DG9: Reduce the Reliance on the Car	The application seeks to provide new pedestrian and cycle routes through the proposal connecting to wider accessible routes and wider sustainable means of transport; See Chapter 4 & 5.
4. Site Layout, Streets and Space	DG11: Heritage Assets and the Historic Landscape	The application has identified a Listed Building west of the Site entrance. The proposal has been designed set-back from College Lane with entrance landscaping to prevent impact onto the Heritage asset; See Chapter 4 & 5.
	DG12: Connected Street Network	The application has provided cycle storage in accordance with Policy; See Chapter 5.
	DG13: Frontage	The application has made use of existing Site resources by protecting and enhancing them to create a well-designed, Landscape-led approach. The proposal seeks to create a clear way-finding approach to street hierarchy, key buildings, frontages and open space enabling safe and attractive travel through the Site. See Chapter 5.
	DG14: Enclosure	
	DG15: Legibility, and Street Hierarchy	
	DG16: The Development Edge	
	DG17: Pedestrian Friendly Streets	
	DG18 - 20: Car Parking	The application has provided parking in accordance to WSCCPS. See Chapter 5.
	DG21-23: Refuse, Storage and Utilities	The application has provided refuse collection and storage in accordance with Policy. A sub-station and pump station have been integrated into the design proposal. See Chapter 5.
	DG24: Plan for Cyclists	The application has provided cycle storage in accordance with Policy; See Chapter 5.
	DG25: Open Space	The application open space provision has gone above the required policy provision using and enhancing existing Site features; See Chapter 5.
	DG26: Play Space	As noted above.
	DG27 - 28: Trees and Soft Landscape	
	DG29: Public Realm	
	DG30: Inclusive Design	
5. Site Optimisation	DG31-32: Increased Density	The application has been designed to respect wider context; See Chapter 2 & 5.
	DG33: Tall Buildings	The application seeks a range of storey heights in keeping with the local context and located appropriately with respect to the Site topology; See Chapter 2,3 & 5.
	DG34: Increased density in Urban Extensions	As noted above.
	DG35: Mix of Uses	The application seeks to provide a policy compliant mix to meet the local need, providing a mix of dwelling types of private and affordable. Affordable has been pepper-potted throughout the proposal. See Chapter 5.
	DG36: Mixed Community	
6. High Quality Building Design	Response to Character	The application responds to the local and wider context; See Chapter 2,3 & 5.
	Response to Constraints and Opportunities	The application responds to Site Opps and Cons; See Chapter 3 & 5.
	DG37: Sustainable Buildings	The application responds to all sustainable building requirements; See Chapter 5.
	DG38: Respond to Context	As noted above, the architecture, form, scale, massing, and enclosure strategy have been developed in response to the local context and Site constraints. The layout has been carefully designed to ensure active frontages onto all streets and green spaces, with key buildings providing natural surveillance and reinforcing the character of the development. See Chapter 5 for further detail.
	DG39: Scale and Height	
	DG40: Active Frontages	
	DG41: Sloping Sites	As above.
7. Residential Amenity	DG45: Privacy	The application seeks to provide all residents with privacy with suitable boundary treatments and planting. See Chapter 5.
	DG46: External Amenity Space	The application seeks to provide all residents with external amenity space; Each home will have provision of rear gardens & apartments will have access to private shared amenity space.
	DG47: Daylight / Sunlight	The application seeks to provide provisions of daylight / sunlight in accordance with BRE standards.
	DG48: Noise, Air and Light Pollution	The application seeks to minimise impact of noise, air and pollution (Note: no such existing constraint has been identified).

2. Wider Context Analysis

Site Location

The Site lies on the south east edge of Hurstpierpoint and extends to approx. 5.4 hectares (13.3 acres), comprising pasture land.

ACCESS AND WIDER CONNECTIONS

The Site is located approximately 900m (15 min walk, 3 min cycle) south east of Hurstpierpoint village centre, which provides a number of shops, cafés and services. The Site sits to the north of Wickham Hill/Hurst Road B2116, which connects the village with Hassocks and also provides easy access to the A23, a large trunk road linking a number of key towns to London and Brighton, which are at its northernmost and southernmost points respectively. Almost exactly midway between these two major cities and only 25 minutes by road from Hurstpierpoint lies London Gatwick Airport, the UK’s second-busiest international airport, connecting South East England with a vast number of global destinations.

PUBLIC TRANSPORT

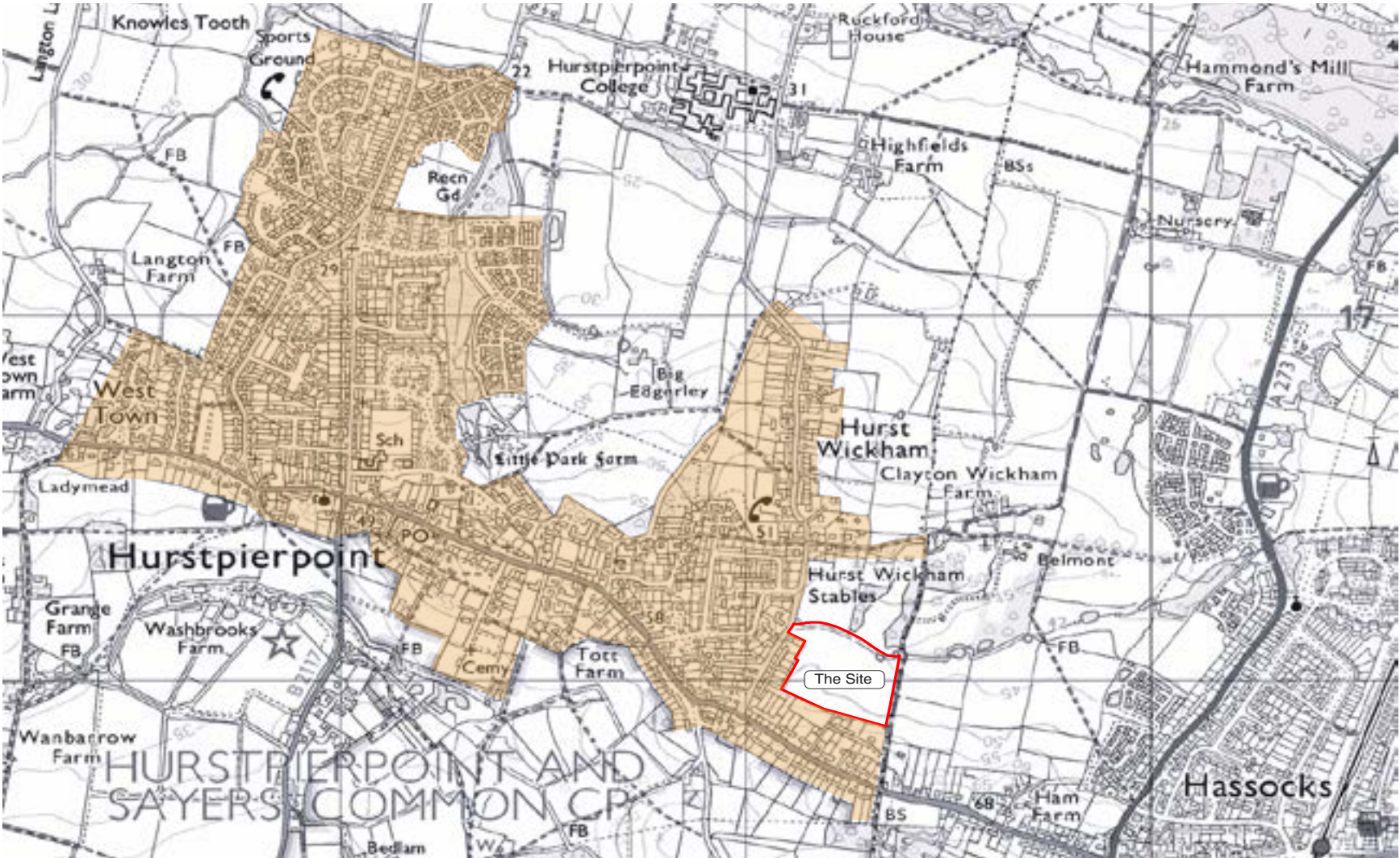
The nearest two-way bus stops to the Site are the ‘College Lane’ stops on B2116 Wickham Hill, located approximately 350m and a 4 minute walk south of the proposed main Site access via the footway running along the eastern side of College Lane. These stops provide frequent and direct services to Hassocks, Burgess Hill, Haywards Heath, Crawley and Brighton, alongside many intermediate stops including Downlands Community School, Princess Royal Hospital and Warden Park School. Additional bus stops in both directions are located at the southern end of Belmont Lane, just 250m and a 3 minute walk from the Site’s south eastern corner, offering a safe and sustainable route to access public transport for onward travel. Hassocks railway station is accessible by the 33, 33A and 331 bus services with a journey time of under 5 minutes from both College Lane and Belmont Lane.

Hassocks railway station is positioned on the Brighton Main Line and provides frequent and direct rail services to a wide range of destinations, including Brighton (11 mins), Gatwick Airport (21 mins), London Victoria (55 mins) and London Bridge (57 mins). The Thameslink service from Brighton to Bedford also provides direct access to additional key destinations, including London Blackfriars, London St Pancras International and Luton Airport Parkway. Alongside being easily accessible by bus, Hassocks railway station is approximately 4 minutes by car via College Lane or a 5 minute cycle / 18 minute walk via the proposed pedestrian and cycle access point on Belmont Lane.

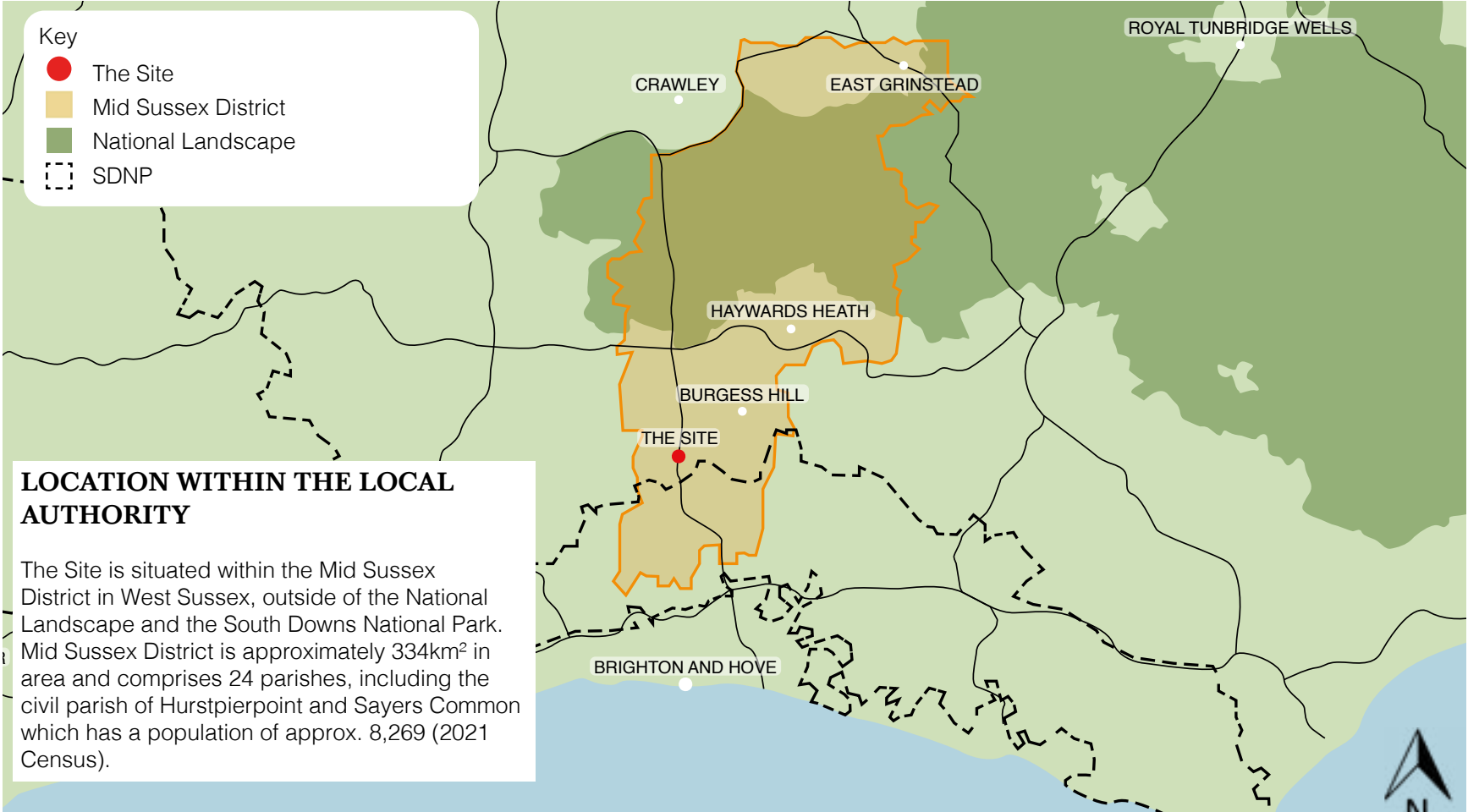
WALKING/CYCLE TRANSPORT

The Site is located in an accessible area with a connected network of footway and suitable crossing facilities. College Lane provides a continuous and uninterrupted footway of varying widths along its western edge of the carriageway, providing a connection to High Street via Hassocks Road where further amenities are located in Hurstpierpoint. A series of cycling infrastructure enhancements have recently been built out in the local area by West Sussex County Council (WSCC).

Public Right of Way (PRoW) (bridleway HAS-8C) borders the eastern boundary of the site, extending from Belmont Lane / Wickham Hill junction in the south, to London Road (A273, approximately 1.2km east of the Site. PRoW (footpath HAS-65HU) connects to bridleway HAS-8C, approximately 450m northeast of the Site, and extends from London Road in the east, to St. Georges Lane / St. Georges Place junction in the west.



Hurstpierpoint Mapping



Local Authority Mapping

Local Context

SURROUNDING CONTEXT AND AMENITIES

The Site is located on the edge of the existing Hurstpierpoint settlement boundary, approximately 900m east of the village centre.

Hurstpierpoint benefits from a range of services and amenities, including a medical centre, shops, cafés, restaurants, bars, public houses and sports facilities. The majority of these are located on or nearby the High Street with additional sports facilities located at Hurstpierpoint College, just to the north of the Site. St Lawrence C of E Primary School and Pre-School are just over 1km west of the Site, close to Hurstpierpoint Library and Hurstpierpoint Gymnastics Club.

Beyond Hurstpierpoint, the numerous nearby towns provide a broader range of facilities and are easily accessible by bicycle, car, bus and train.

KEY

5 min walk - Nearest Bus Stop

10 min walk - Green Space

15 min walk - Medical Practice

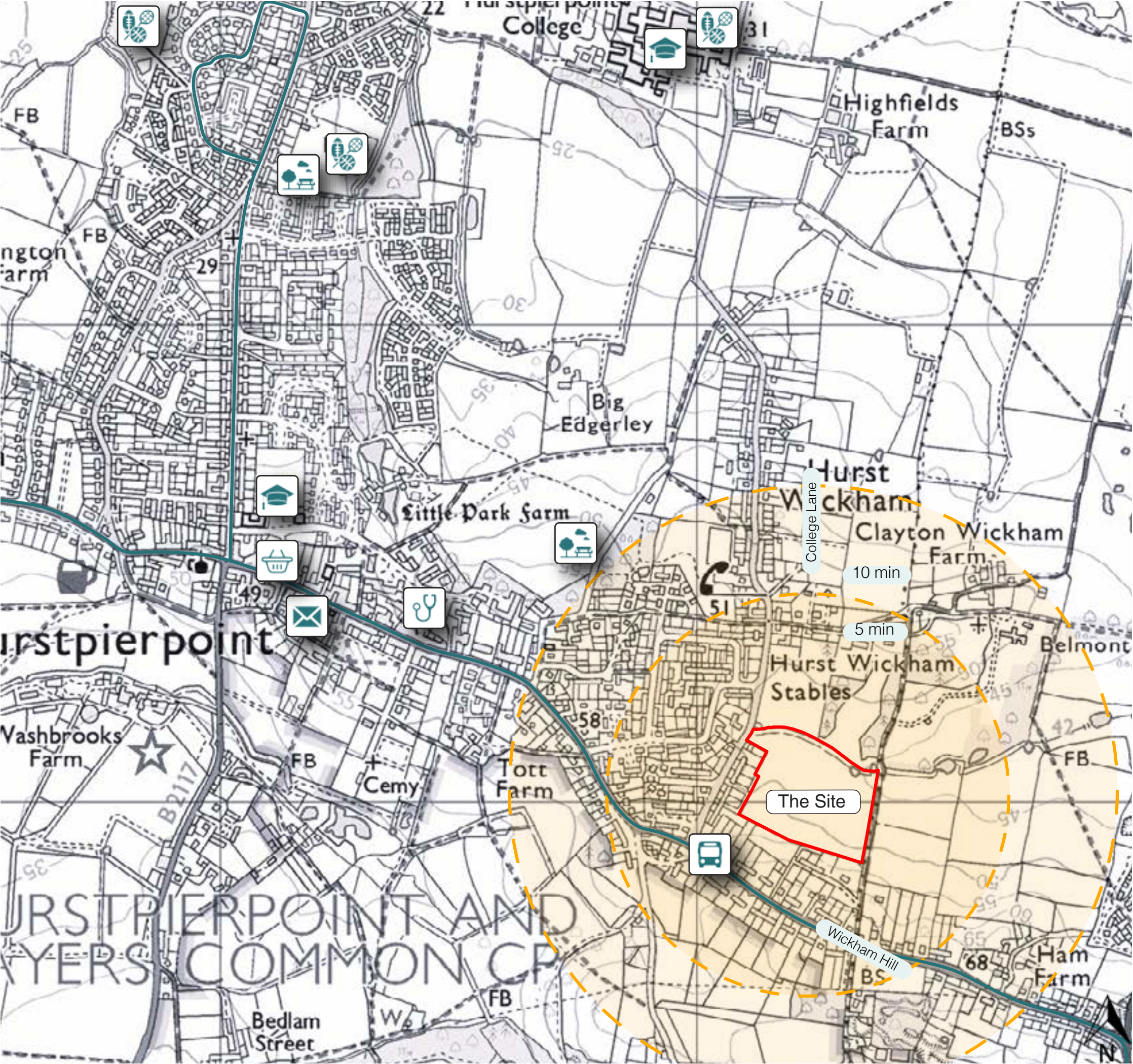
17 min walk - Post Office

17 min walk - Local Shops

20 min walk - Primary School

20 min walk - Recreation Ground

5 min - 10min walking Distance



Local Context



LOCAL CHARACTER

Hurstpierpoint has a traditional village character, with various architectural styles and details evident as the village has expanded over time.

Most of the village's historic buildings can be found within the conservation area, showcasing timber-framed, Georgian and Victorian architecture in a diverse palette of materials. More-recent buildings and residential developments are prevalent to the north, east and west of the conservation area and draw inspiration from the various forms and details found within the village's historic core.

- 1 Holy Trinity Church
- 2 Old Fire Station
- 3 Mansion House
- 4 Cards Place
- 5 Down House, formerly the Swan Inn

Character Study

A detailed study and analysis of Hurstpierpoint has been completed to inform the future design of the Site. The understanding of the urban form and architectural character has informed the design process and ensures an integrated proposal that shares characteristics with its local environment.

Whilst analysing the Village Centre is important, having an understanding of the local context, neighbouring roads and properties is vital to create a scheme which is integrated into the village.

This process is aimed at understanding local housing, character and typologies in Hurstpierpoint. The Site has been designed in response to the character study and the Mid Sussex Design Guide.

The key relevant character areas we have identified are:

01 College Lane & Wickham Hill

The principal roads adjoining the Site boundary, characterised by a varied mix of building heights, forms and frontage treatments.

02 West of College Lane

Established residential parcels comprising bungalows, chalet bungalows and two storey housing, together with a Grade II listed building that contributes to local distinctiveness.

03 Hurstpierpoint Conservation Area

The historic village centre, defined by a rich variety of architectural detailing, traditional materials and strong sense of place.

04 Hurst Wickham Conservation Area

A conservation area to the north of the Site, distinguished by its separate identity and locally distinctive character.

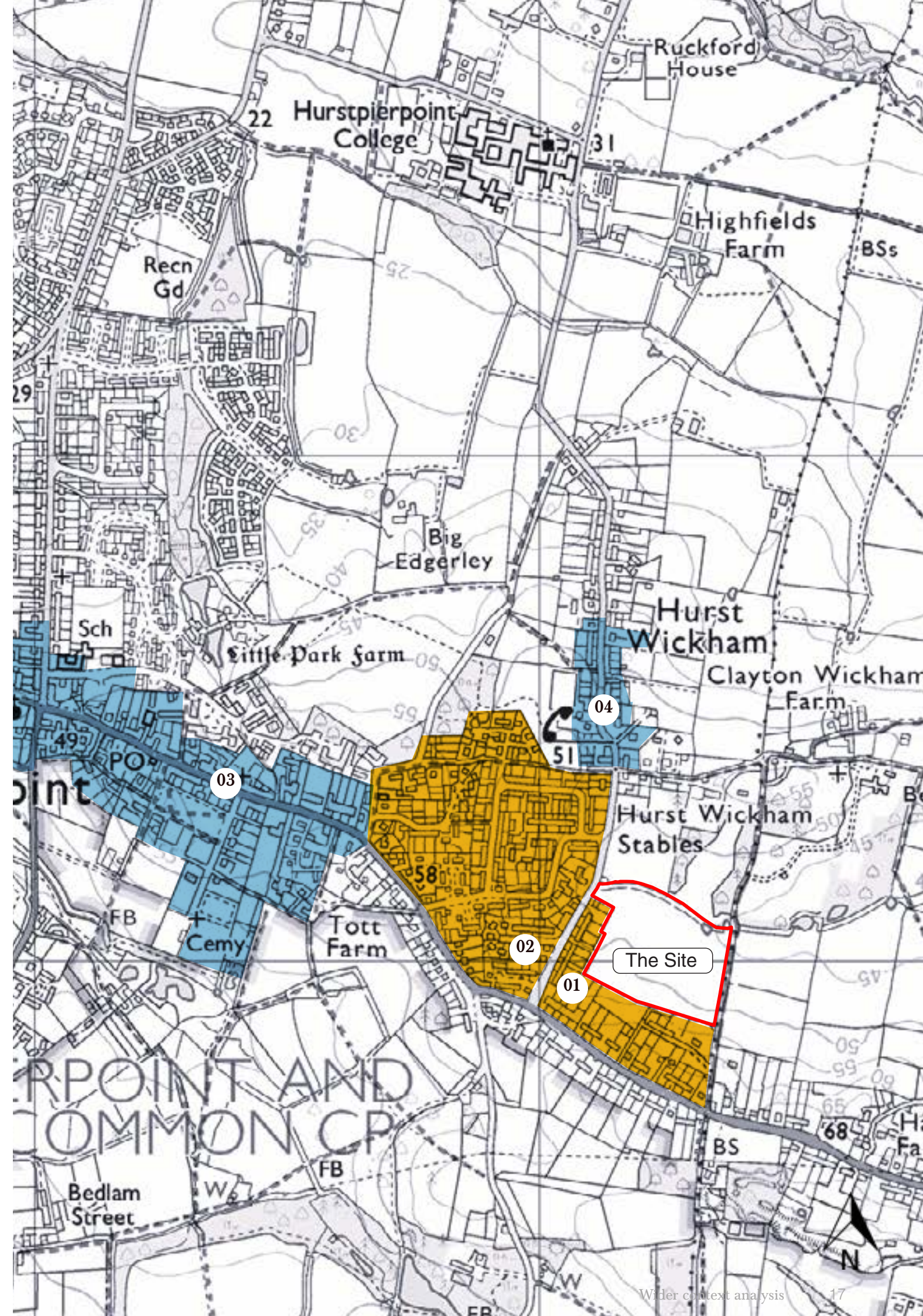
KEY



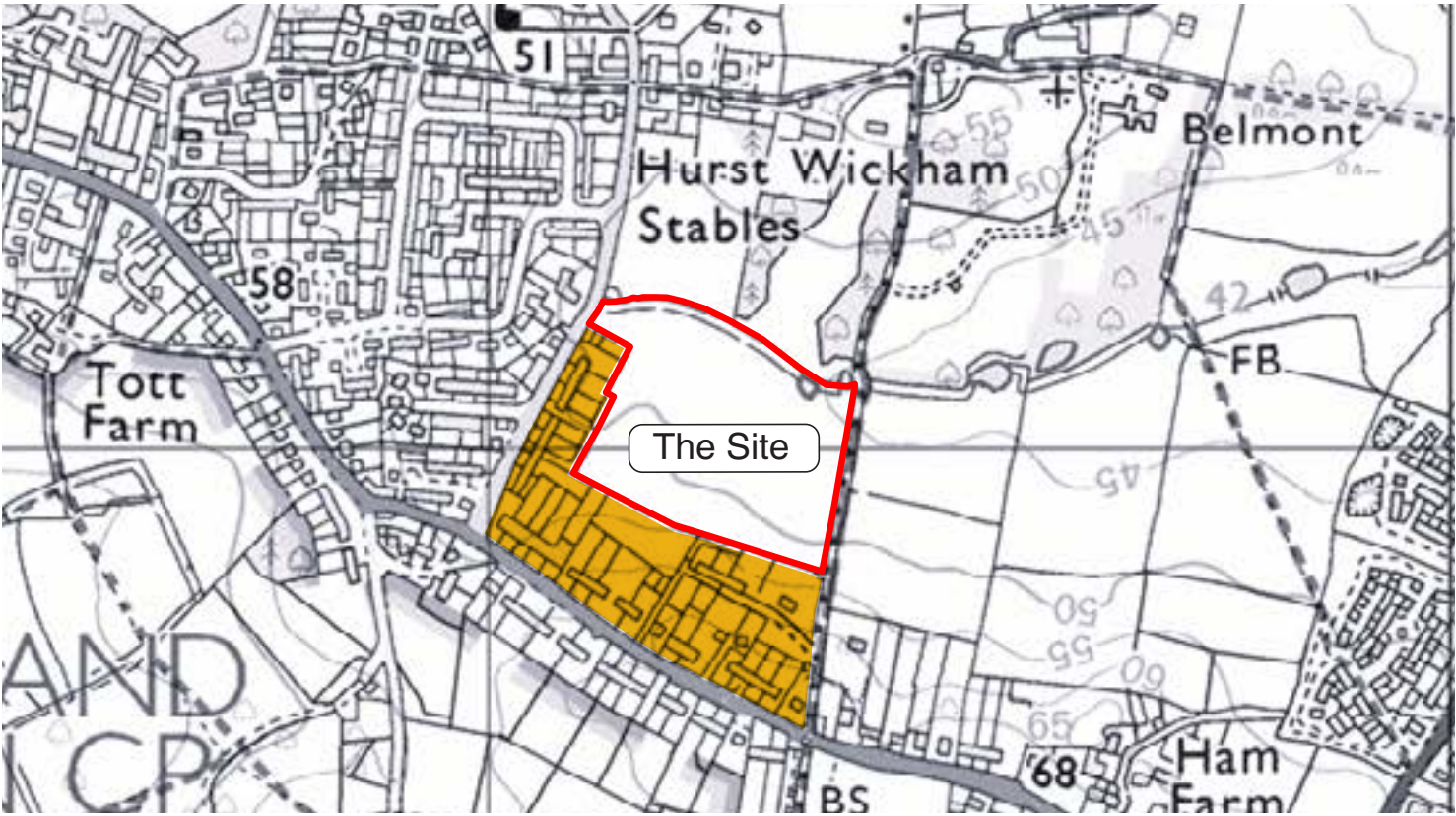
Character Areas



Conservation Areas



Character Study 01



College Lane & Wickham Hill

Properties are generally set back from the road, with parking predominantly located to the front of properties and surfaced in a mix of block paving, tarmac and gravel. Dwellings vary in scale from chalet bungalows to 2.5-storey houses, with strong elevational features such as bay windows and gables contributing to the character of the street scene.

Roof forms are predominantly hipped or barn-hipped, with many properties featuring chimney stacks. The material palette is varied and includes red and brown brick, painted render, tile hanging and Tudor-style cladding.

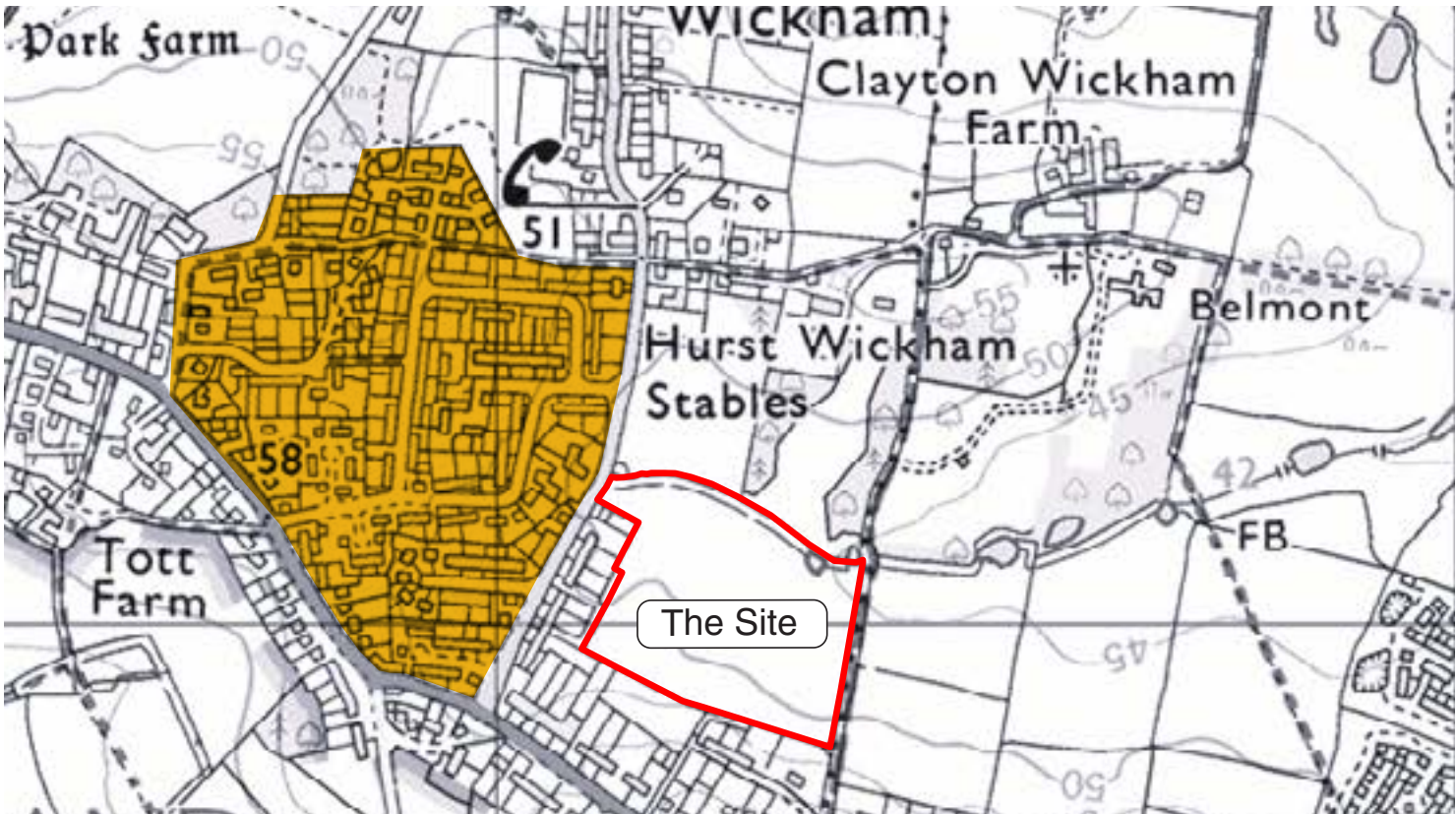
Boundary treatments also vary, comprising low walls, planting and low-level fencing, with taller boundary walls more evident along properties on Wickham Hill.

KEY FEATURES

- Homes set back from the road
- Front parking with varied surface treatments
- Mix of chalet bungalows to 2.5-storey homes
- Strong frontage detailing, including bay windows and gables
- Predominantly hipped and barn-hipped roofs with chimney stacks
- Varied material palette of brick, render, tile hanging and Tudor-style cladding
- Mixed boundary treatments, including low walls, planting and fencing



Character Study 02



West of College Lane

This area features a range of building styles, with bungalows and chalet bungalows prevalent around Highfield Drive and Spinney Close, whilst two-storey housing is more readily-found along College Lane and Hassocks Road. On the eastern edge of this character study area and broadly opposite the Site access is the Grade II listed Wickham Farmhouse.

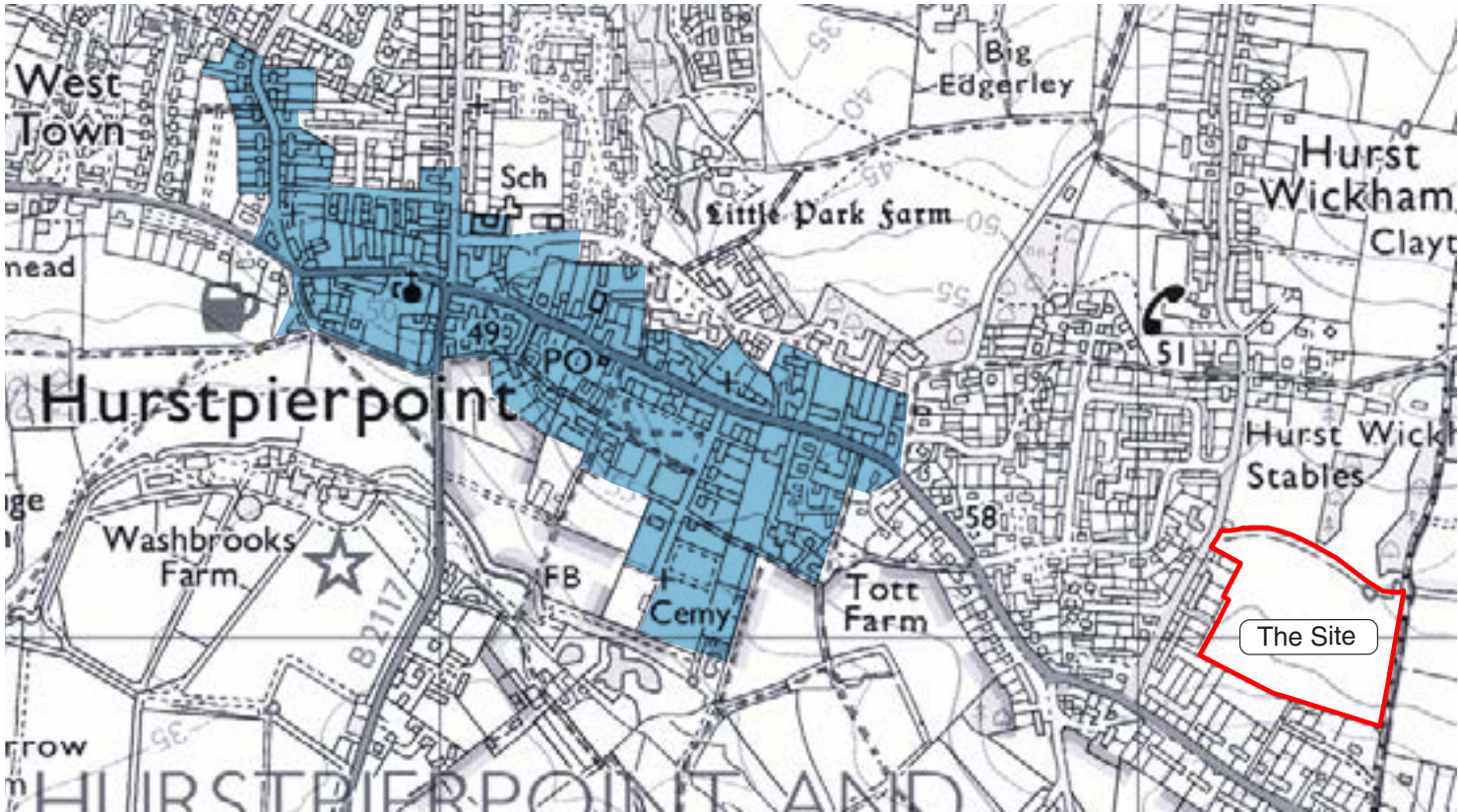
Elevational features vary significantly throughout this area but commonly include enclosed or bolt-on entrance canopies, bay windows and feature brick detailing. Roof forms are front-to-back pitched, hipped or barn-hipped with some instances of dormers. Elevational materials are more varied and include brick, hanging tile, render and weatherboarding.

Boundary treatments are varied and include hedgerow planting, low walls or fences, and close-board fencing.

KEY FEATURES

- Bungalow development with some chalet bungalows and two-storey homes
- Presence of the Grade II listed Wickham Farmhouse
- Frontage detailing including porches, garages and bay windows
- Predominantly hipped and barn-hipped roofs with dormers and chimney stacks
- Material palette of brick, tile hanging and weatherboarding
- Mixed boundary treatments including hedges, walls, fences and close-board fencing

Character Study 03



Hurstpierpoint Conservation Area

The village centre retains its original medieval street pattern and displays a rich variety of architectural features reflective of its historic development. Common characteristics include timber framing, brick quoins, flint and traditional tile hanging.

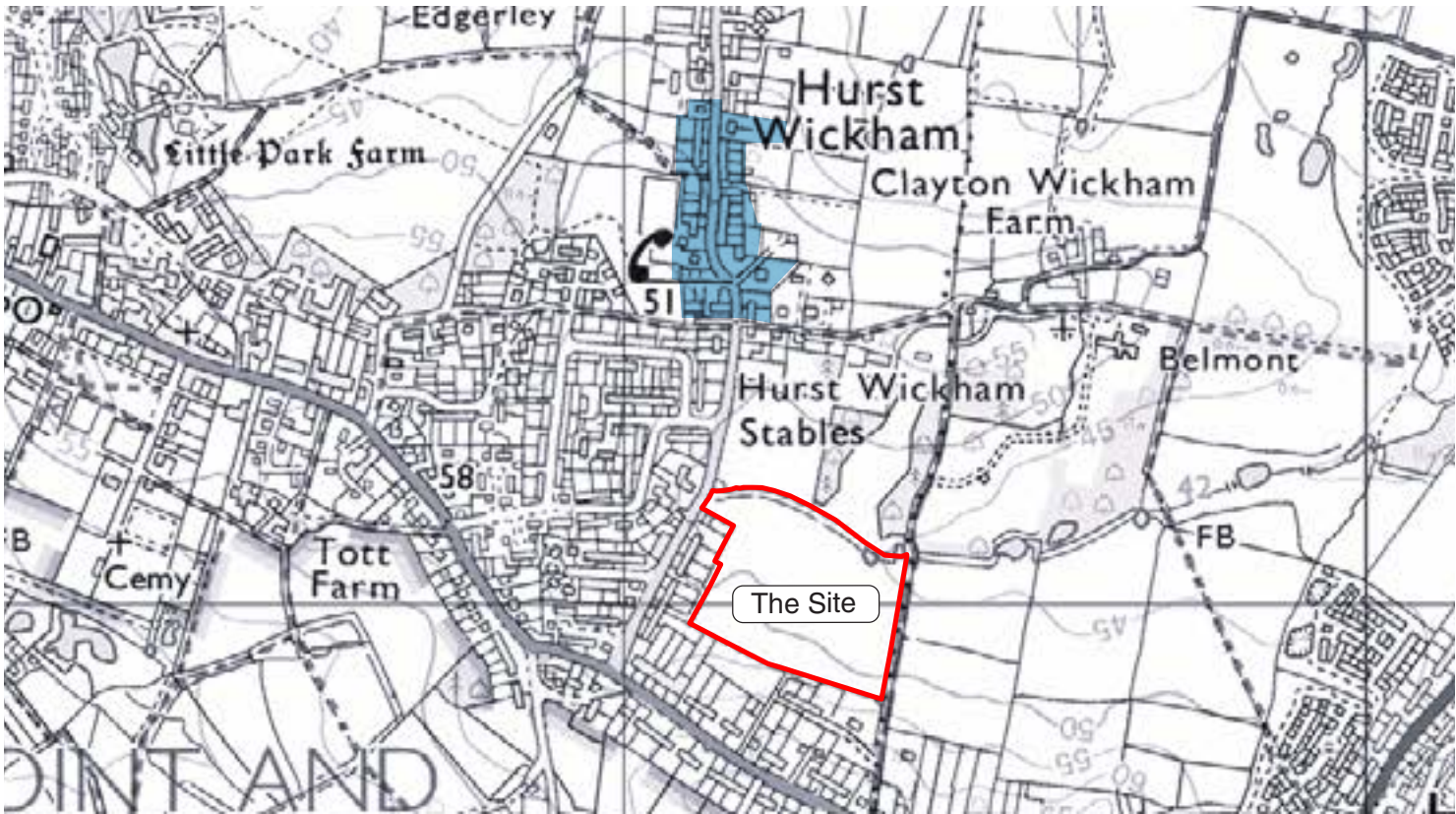
Boundary treatments, particularly within the residential parts of the village centre, include low walls, hedging and railings, all of which contribute to the area's established character. The conservation area contains a varied mix of uses and building types, including cottages, two- and three-storey buildings, and commercial units.

KEY FEATURES

- Historic village centre with a medieval street pattern
- Rich architectural detailing, including timber framing, brick quoins, flint and traditional tile hanging
- Traditional boundary treatments, including low walls, hedging and railings
- Mix of uses, including residential and commercial buildings
- Varied building types, from cottages to two- and three-storey buildings



Character Study 04



Hurst Wickham Conservation Area

A distinct semi-rural village located north of the Site, this area is characterised by raised terraces along a narrow country lane and larger semi-detached homes set back from the road. A notable feature of the terraces is their consistent boundary treatment, comprising brick walls with low-level iron railings.

Roof forms are predominantly hipped, reflecting the wider character of Hurstpierpoint, while common elevational treatments include pebbledash and tile hanging

KEY FEATURES

- Raised terraces along a narrow country lane
- Larger semi-detached homes set back from the road
- Traditional boundary treatments to the terraces, including brick walls and low-level iron railings
- Predominantly hipped roofs
- Elevational treatments including pebbledash and tile hanging

3. Site Analysis

The Site

EXISTING SITE FEATURES

The Site comprises a single field, used for pasture land. The Site is enclosed by mature tree lines along the northern and southern boundaries, with overhead cables running along the southern boundary.

Semi-mature planting along the eastern boundary forms a defensible boundary between Hassocks and Hurstpierpoint, while the western boundary comprises a mixture of mature trees and scrub. The northern boundary also contains a stream and a small pond, located at the lowest part of the Site.

EXISTING SITE CHARACTER

The Site has a simple pastoral character, defined by its single-field form, strong vegetated boundaries and existing utility infrastructure along the southern edge.

The mature tree belts and areas of scrub create a well-contained landscape structure, while the stream and small pond along the northern boundary reinforce the Site's natural features and low-lying topography.

ACCESS AND MOVEMENT

Existing access into the site is in the north west corner off College Lane.

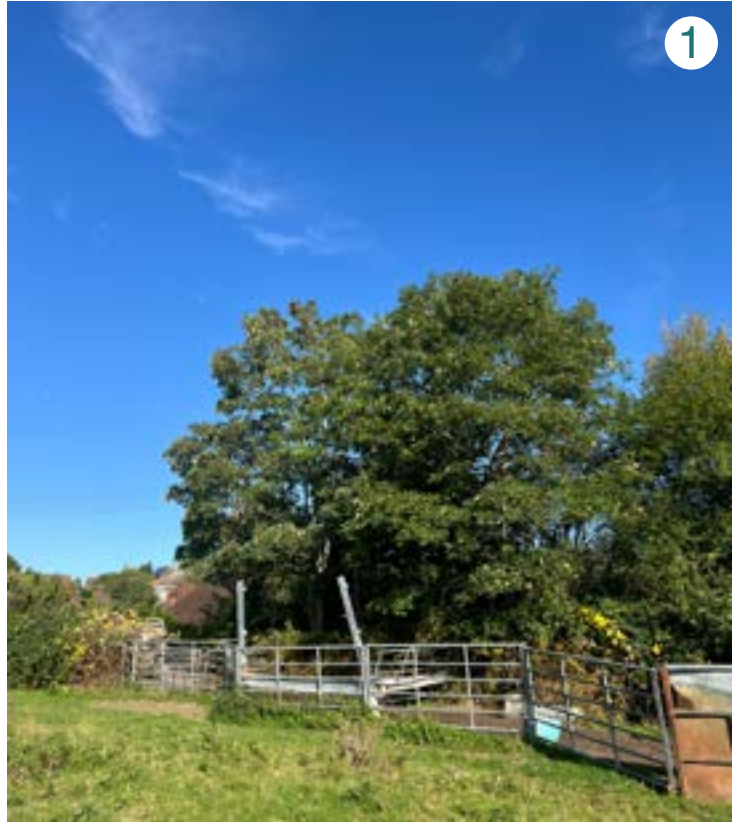
EXISTING BUILDINGS

There are no existing buildings on the Site. Beyond the Site, there is built form to the south and west comprising of 1, 2 and 2.5 storey dwellings.

LISTED BUILDINGS

Wickham Farmhouse comprises a Grade II Listed Building located c. 45m to the north-west of the Application Site. The building was first listed in 1983 and consists of a restored 17th century, or earlier timber-framed building.





Constraints & Opportunities

An analysis of the site has been undertaken by a full consultant team. Considering these aspects in the light of a potential development of the site, the findings of the analysis can be interpreted as either constraints or opportunities.

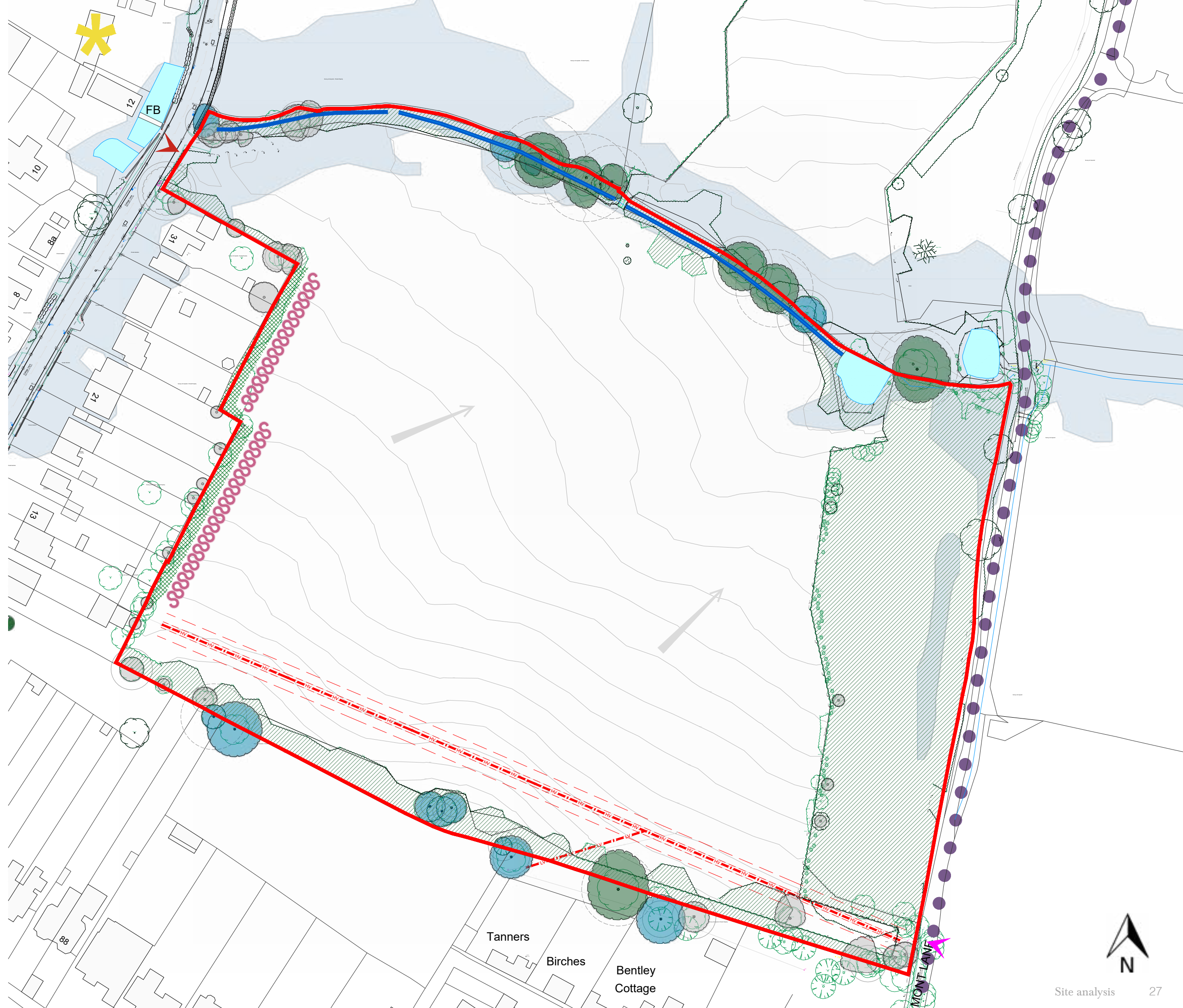
CONSTRAINTS

- Presence of overhead cables along the southern boundary travelling east to west (proposed to be dropped underground).
- Existing residential properties along the western and southern boundary. Potential buffering to prevent impact on existing residents.
- Surface water flood risk along the northern boundary and at the entrance of the site, we will seek to mitigate this with SuDS features.
- Adjacent Grade II listed building requires a sensitive design response. Potential development to be set back from the entrance of the site to mitigate visual impact.
- Existing hedgerows, field ditch and trees to be retained as part of an enhanced green infrastructure network providing biodiversity corridors and forming an interconnected habitat mosaic which reduces impact of the development to the countryside.
- The topography while not a key constraint, it is to be considered when designing storey heights across the site.

OPPORTUNITIES

- Retention and enhancement of high-quality mature trees, natural habitats and existing landscape assets.
- Opportunity to enhance pedestrian and cycle connectivity through implementation of a pedestrian/cycle link throughout the development, intended to connect to Belmont Lane where there is an existing bridleway.
- Provision of a publicly accessible LEAP which benefits from natural surveillance.
- Open Space provision and structural planting within the Site.
- Creation of arrival green and open space connecting existing and new development.
- Active frontage onto woodland edges.
- Provision of an integrated SuDS network including attenuation ponds which offer gateway water features that reinforce the sense of arrival at the northern entrance integrated into the public open space, enabling the ability to create new habitats.
- Existing woodland edge and established hedgerows comprising mature trees provide a high degree of enclosure and visual containment.

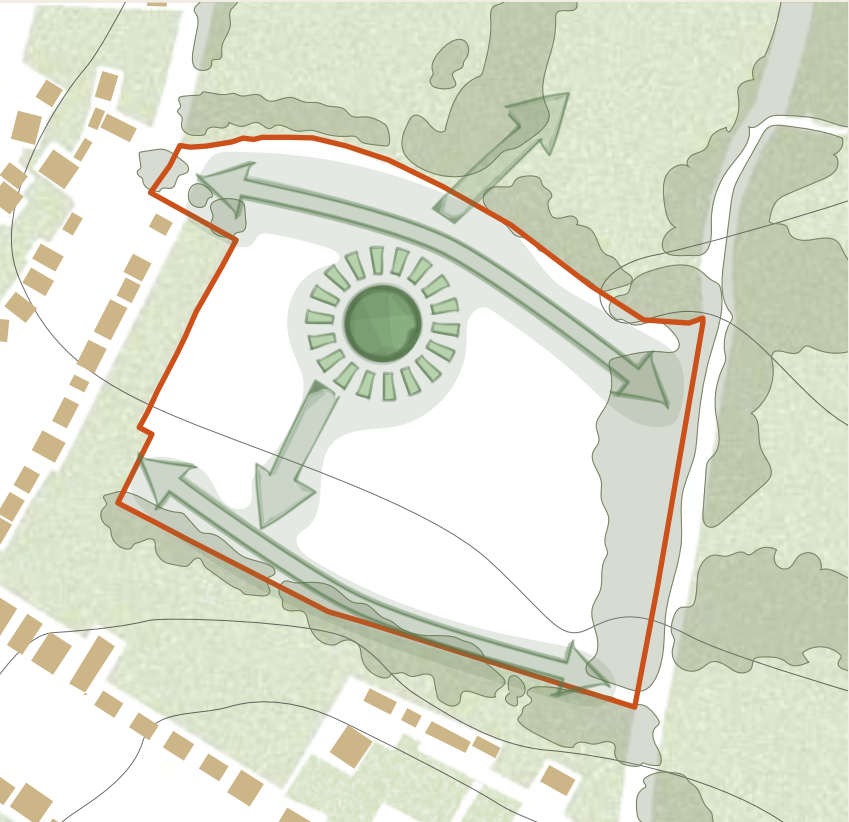
- KEY**
- BOUNDARIES**
- Site boundary
 - Sensitive boundary
- CONTOURS & VIEWS**
- Existing contours
 - Contour fall direction
- TREES & VEGETATION**
- Existing vegetation
 - Landscape Buffer
 - Tree category A
 - Tree category B
 - Tree category C
 - RPA - Root protection area
- WATER COURSES**
- Water course
 - Surface Water Flooding
- HERITAGE**
- Listed building
- ROUTES & MOVEMENT**
- Bridleway
 - Potential cycle access
 - Potential site access
- EXISTING SERVICES**
- HV elec - Overhead
3m Easement each side
 - LV elec - Overhead



4. Design Evolution

Concept Design Strategy

From the outset of the design process, we have sought to integrate the landscape strategy as the main influence in the early concept drawings. Throughout the design process, we have continuously worked with and analysed the existing site conditions and opportunities and considered the following key principles to initiate a cohesive development within the landscape:



- Central Green
- Landscape Connections

LANDSCAPE CONNECTIONS

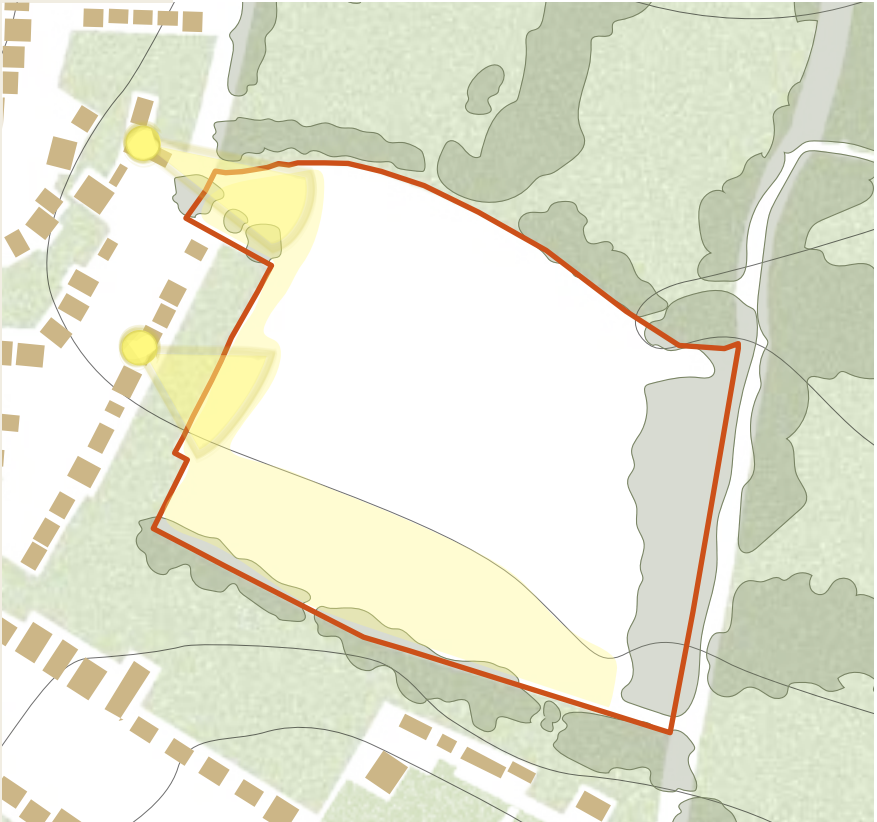
The Proposed Development will seek to strengthen the existing green link across the Site by establishing a series of inviting green spaces for pedestrians. These connected green links will also feature sustainable drainage systems, ensuring both environmental responsibility and enhanced accessibility.



- Vehicular Access
- Pedestrian/Cycle Link
- Public Bridleway

MOVEMENT AND ACCESS

The primary access (vehicular, pedestrian and cycle) will connect to College Lane. The Proposed Development also presents opportunity to link into Belmont Lane, where there is an existing bridleway.



- Sensitive Views
- High Point

VISUAL IMPACT

The proposal will effectively address visual impacts on existing heritage assets and neighbouring properties along the western boundary. Development heights have been considered alongside site topography to ensure these respond appropriately to site context, including the nearby listed building and conservation area.



- Key Frontage

PARCELS AND FRONTAGE

The proposal will seek to create green spaces and development parcels while seamlessly linking tree-lined routes, establishing a clear road hierarchy and ensuring excellent permeability and wayfinding across the Site. By providing positive building frontages along these routes, we will create a safe and visually appealing environment for all users.

Concept Landscape Strategy

LANDSCAPE CONCEPT

The landscape vision has been shaped by the Site's position on the eastern edge of Hurstpierpoint and by the mature vegetation that already surrounds it.

The key design objectives are to:

- Retain the strongest existing landscape features and use them to structure the development.
- Create an attractive and well-integrated extension to the village.
- Provide a generous and varied network of public open spaces.
- Retain the wooded character of Belmont Lane.
- Maintain a clear landscape break between Hurstpierpoint and Hassocks.
- Strengthen wildlife habitats and green links across the Site.

The principal open-space objective is to create a large, informal and multifunctional green space that can support play, recreation, walking, social activity and wildlife. Planting objectives include retaining mature trees and woodland, reinforcing existing boundaries, introducing new street and parkland trees, softening parking areas and creating species-rich grassland, native scrub, hedges and wetland habitats.

KEY

- 1 Gateway lane:** creates a sense of arrival to the new community
- 2 The Green:** informal open space
- 3 Wetland Corridor:** provides wildlife habitat and drainage
- 4 Green Links:** Cycle and pedestrian routes
- 5 Green Buffer:** Dense planting creating a green buffer



Design Evolution

PRE-APPLICATION 01 (1ST DRAFT LAYOUT) - JANUARY 2026

The initial draft Site Layout was developed in response to the existing site features, opportunities and constraints and sought to respond to and enhance the character of Hurstpierpoint.

An initial masterplan was submitted to Mid Sussex District Council for Pre-Application advice on 19th January 2026. The following is a summary of the feedback received in relation to the Proposed Development.

Key design related comments received from the Pre-Application include:

- Seek to provide active frontage along the southern boundary.
- Further consideration should be given to the gateway entrance and how the development connects to the existing context.
- Seek to provide a meaningful open space, likely linked to the drainage area, rather than a piecemeal arrangement. There is also flexibility around play space provision, with more exploration of a naturalistic, dispersed trim-trail approach
- Explore provision of a link to the public bridleway in the southeast corner, with an emphasis on ensuring this reads as a desirable and safe route.
- Careful consideration of flatted development and associated amenity space.



Design Evolution

PRE-APPLICATION 02 (2ND DRAFT LAYOUT) - MAY 2026

The draft Site Layout was further developed in response to the initial pre-application advice, and the revised plan was submitted to Mid Sussex District Council to inform a further meeting to discuss proposals on 21st May 2026. Key changes included:

- Dwellings on the southern boundary rotated to overlook the newly-formed linear green space and provide active frontage.
- Enhancement of the arrival space, with development pulled back and public open spaces enlarged and enhanced.
- Greater interconnectivity of open spaces to provide a sequence of attractive, multi-function amenity areas.
- Provide a pedestrian and cycle link to the public bridleway to promote sustainable travel to and from the Site.
- Further consideration to the location of flat blocks and provision of amenity space for their residents.

The following is a summary of the feedback received in relation to the Proposed Development.

Key design-related comments received as part of the second pre-application response included:

- Consideration of whole-site connectivity, particularly in relation to perimeter blocks.
- Further consideration should be given to pedestrian routes, particularly through open space, to ensure they are attractive, appropriately surfaced and accessible to all.
- Further detail should be provided within the landscaping scheme to explain how landscape areas interact with the ditch/stream along the northern boundary.
- A query was raised regarding the location of the apartment buildings and whether a more suitable, more central location within the Site may better respond to the topography.
- Further thought should be given to the landscaping and frontage treatment of plots, with a preference for a stronger reflection of local character.
- The location of the bungalows was queried, with emphasis placed on ensuring they are situated in an accessible location relative to the Site's amenity space and that the topography does not create difficulties for future residents with mobility issues



Design Evolution

DESIGN EVOLUTION 03 (3RD DRAFT LAYOUT)

Following the Pre-App with the Council, we continued developing the layout and incorporating the Council's responses while maintaining the key design principles established at the outset.

Key design changes:

- We have ensured that all parcels are connected by pedestrian or cycle routes.
- The development of the parcels has evolved to allow plots to face the southern boundary, while others overlook the cycle route.
- The parcels have been developed to be more in keeping within the surrounding area.
- The landscape approach to the site has been a continuous driver throughout the development, ensuring that all open spaces are overlooked and accessible whilst maintaining a connection north to south.
- All apartments have been relocated to soften their massing and provide direct shared amenity space for residents, all within walking distance of the central green.
- The bungalows have been relocated to the southern boundary (highest part of the site) to soften the transition in height, while also providing close access to well-connected pedestrian routes.

The proposal continues to be developed with input from all consultants.



Design Evolution

DESIGN EVOLUTION 04 (4TH DRAFT LAYOUT)

While the proposal has continued to evolve, it remains anchored to the key principles. The changes may appear modest, but they help reinforce these core ideas.

Key design changes:

- Adjusting the southern parcels to avoid internal plots and focus on the southern boundary.
- Further softening in height to the southern boundary with more bungalows and bungalows.
- Softening the approach to the eastern boundary.
- Strengthening the north-to-south landscaping by reducing hard landscaping and allowing for greater planting.
- The principal green space is designed to create a strong sense of place, enclosed by larger, wide-fronted plots while maintaining visual connections to the northern and entrance greens. A linear green corridor incorporating a wet SuDS feature extends from the site entrance to the central green space, which is overlooked by surrounding development to provide enclosure and natural surveillance.

