



ARCHITECTURE
URBAN DESIGN &
MASTERPLANNING
LANDSCAPE &
ENVIRONMENT

HURST FARM, HAYWARDS HEATH

DESIGN & ACCESS STATEMENT
FEBRUARY 2026 | C5990 DAS 01



Executive Summary

This Design and Access statement supports a Reserved Matters Application submitted by Barratt Redrow, pursuant to Outline Planning Permission DM/22/2272 (Mid Sussex DC) and LW/22/0517 (Lewes DC). The Reserved Matters comprise details for the erection of up to 375 dwellings, burial ground, allotments, open space with associated infrastructure, landscaping and parking areas, with new vehicular and pedestrian access from Hurstwood Lane. The Reserved Matters application covers layout, scale, appearance and landscaping.

Quality Assurance

ISO 9001 & 14001 Registered Firm

IDP is a practice of Urban Designers, Chartered Architects, Chartered Landscape Architects and Chartered Architectural Technologists. The opinions expressed within this document are those of appropriate qualified professionals, whose professional judgement is relied upon.

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Quality Control

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01

INTRODUCTION

01.01 Introduction

Overview

This Design and Access statement supports a Reserved Matters Application for land off Hurstwood Lane, Haywards Heath.

This document describes the key matters, constraints, design process and final proposals for residential development of:

- for the erection of up to 375 dwellings, burial ground, allotments, open space with associated infrastructure, landscaping and parking areas, with new vehicular and pedestrian access from Hurstwood Lane.

This statement is accompanied by a full suite of technical reports covering all relevant matters.

This document will set out the key constraints to development, and demonstrate how these have been resolved to ensure a highly deliverable and sustainable new development can be achieved to meet the strong local needs and to the highest standards of design and placemaking.

Project Team

Barratt Redrow have assembled a highly professional team, with established reputations for providing high quality and deliverable development proposals, through decades of experience.

The team includes the following: -

Architecture & Urban Design: **IDP**

Landscape Planning & Architecture: **Terra Firma**

Consulting Transportation Engineer: **Milestone Transport Planning Ltd**

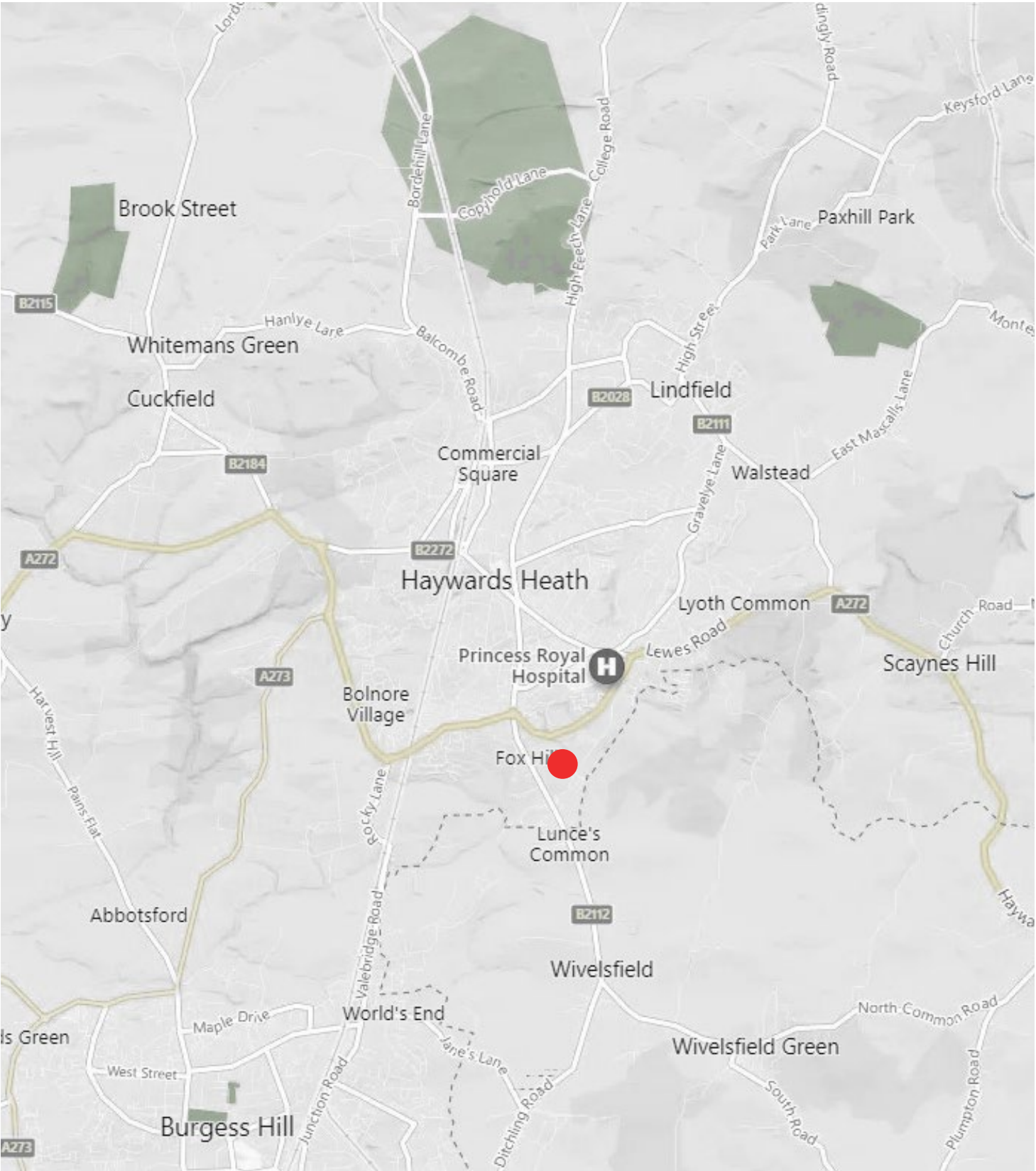
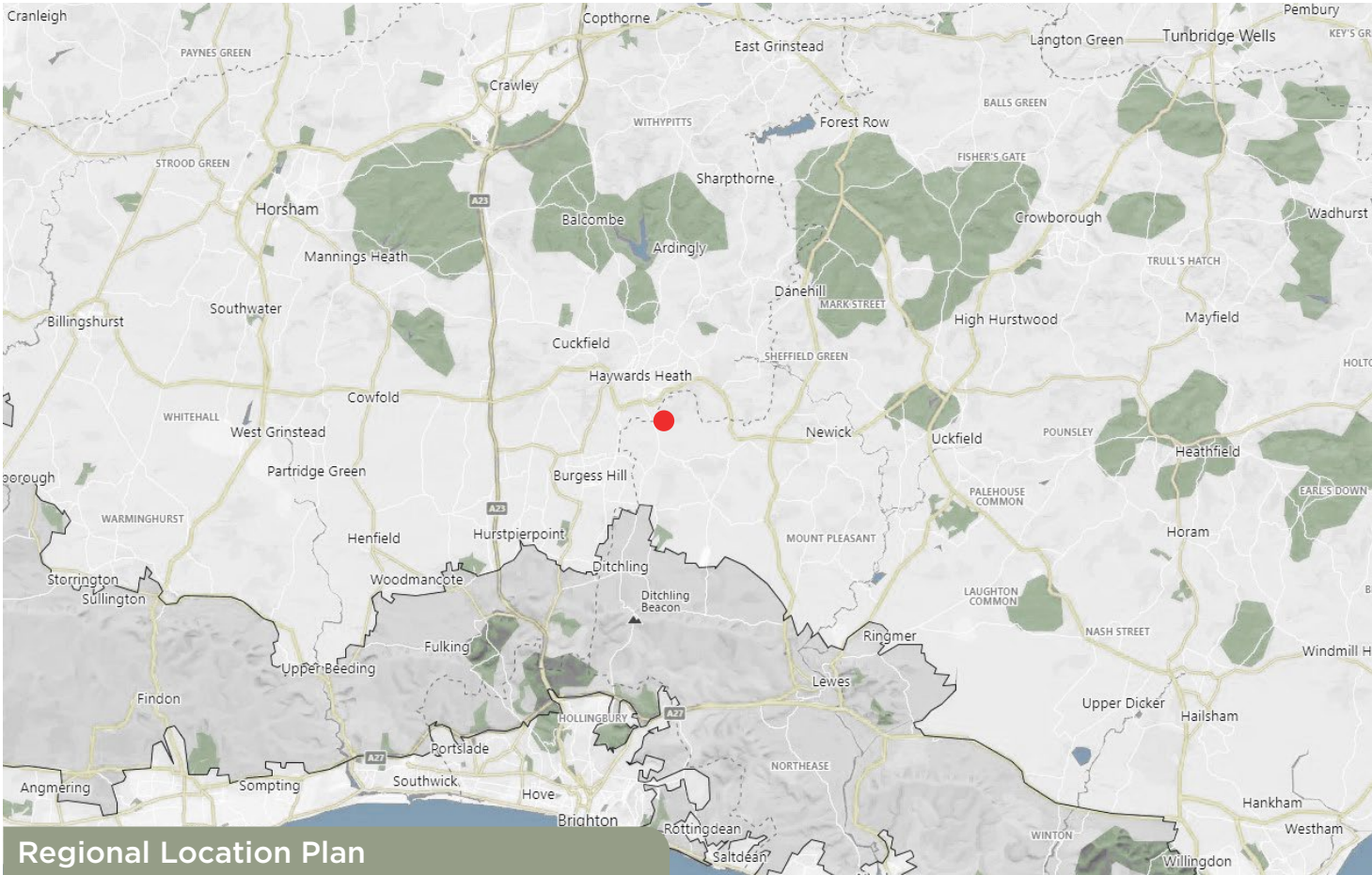


01.02 Site Location

Local & Regional Location

The site is located in the outskirts of Haywards Heath, approximately 1.5km to the south east of Haywards Heath town centre, on the south side of the relief road.

Haywards Heath is situated approximately half way between Crawley and Brighton, and approximately 30km from the south coast. The application site benefits from being adjacent to the A272 which links to the A23 less than 7km to the west of the site. 15km to the west of the site the A272 runs into the A22 and A26.



01.03 The Site

Site Description

The red line site area is approximately 33 hectares. The site is partly in the Mid Sussex District and partly in the Lewes District, with the border to the east of Hurstwood Lane.

The site is bounded by Rocky lane to the north, which is the A272 and the Haywards Heath relief road. The relief road connects Fox Hill at the northwest of the site with Lewes Road to the north of the site. Half way up to the south of the relief road there are a group of commercial buildings comprised of Hurstwood Grange, the Grade II* listed Hurst House, a grade II listed barn conversion and a pair of semi detached cottages.

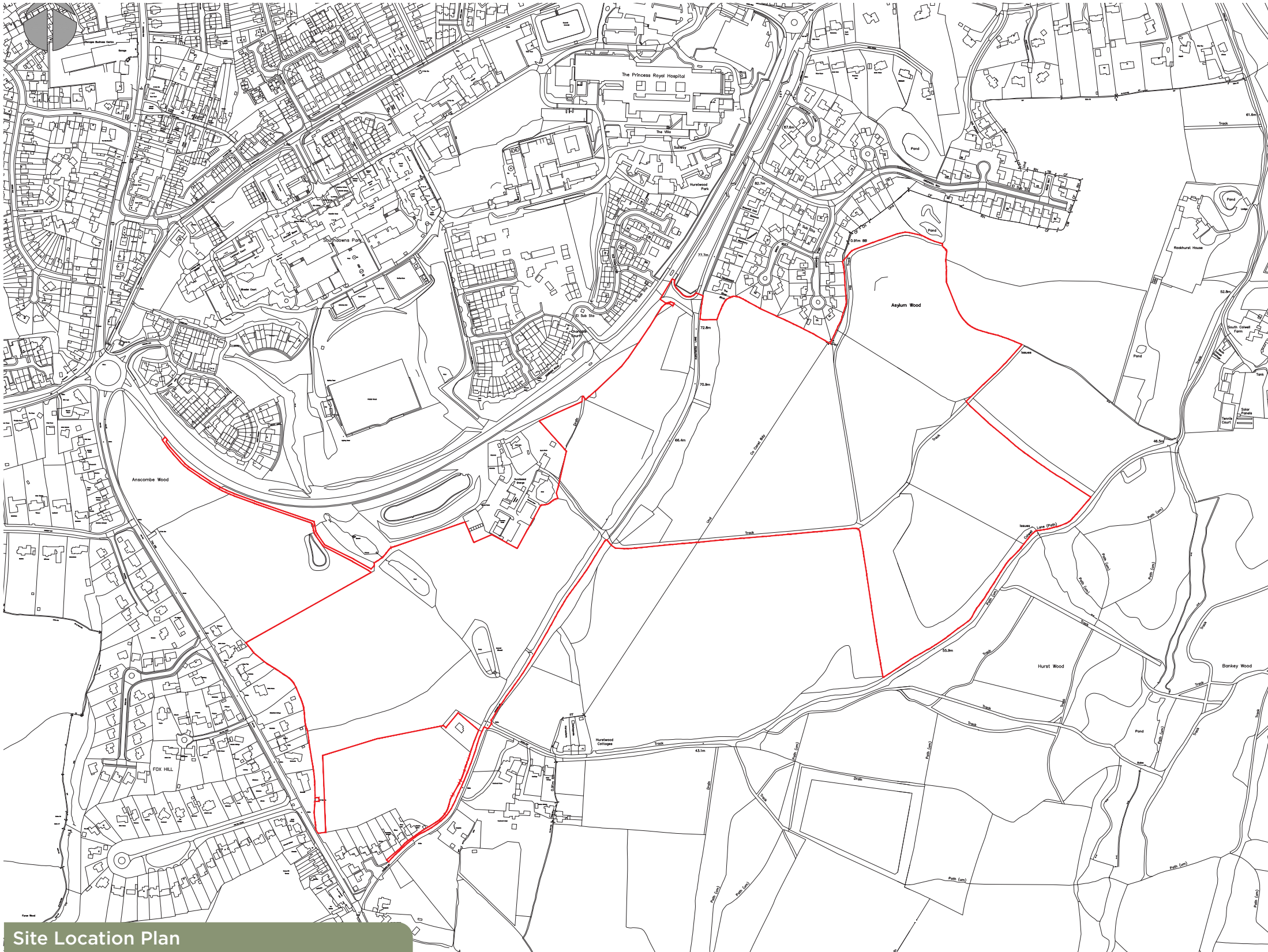
Hurstwood Lane runs approximately north-south bisecting the top half of the site and then forms the right hand side border to the southern part of the site.

The south eastern and south western boundary of the site is formed by the community around Fox Hill with eight or nine gardens backing on to the south-western boundary and around nine gardens from houses along Hurstwood Lane backing on to the south eastern boundary. A number of other properties bound the site on the east from the adjacent side of Hurstwood Lane.

The northern boundary of the site is adjacent to the community around Greenhill Way with around 10 properties directly adjoining the boundary.

KEY

Site Planning Application Boundary
(33 Hectares)



The highpoint of the site is adjacent to the properties along Birch Way and Greenhill Park. It generally slopes from north east to south west in the northern half of the site, and from north west to south east in the southern half of the site and comprises mostly of pasture subdivided by hedgerows and fences.

Through the middle of the site from north east to south west runs an existing tree lined road called Hurstwood Lane.

To the west of Hurstwood Lane there are small wooded areas around a couple of small ponds, while the land to the East of Hurstwood lane has a larger area of forest called Asylum Wood and fields containing informal and permissive pedestrian routes linking into the countryside to the east and south of the site.

To the north-west of the site there is an area of relocated ancient woodland that is currently beginning to regrow after the construction of the relief road.

Once out of the residential areas the southern part of Hurstwood Lane becomes pleasantly tree lined with some openness and light penetration from the surrounding fields. On the northern part of Hurstwood Lane the width of the tree belts increase significantly with dense undergrowth and many more large mature trees.

KEY

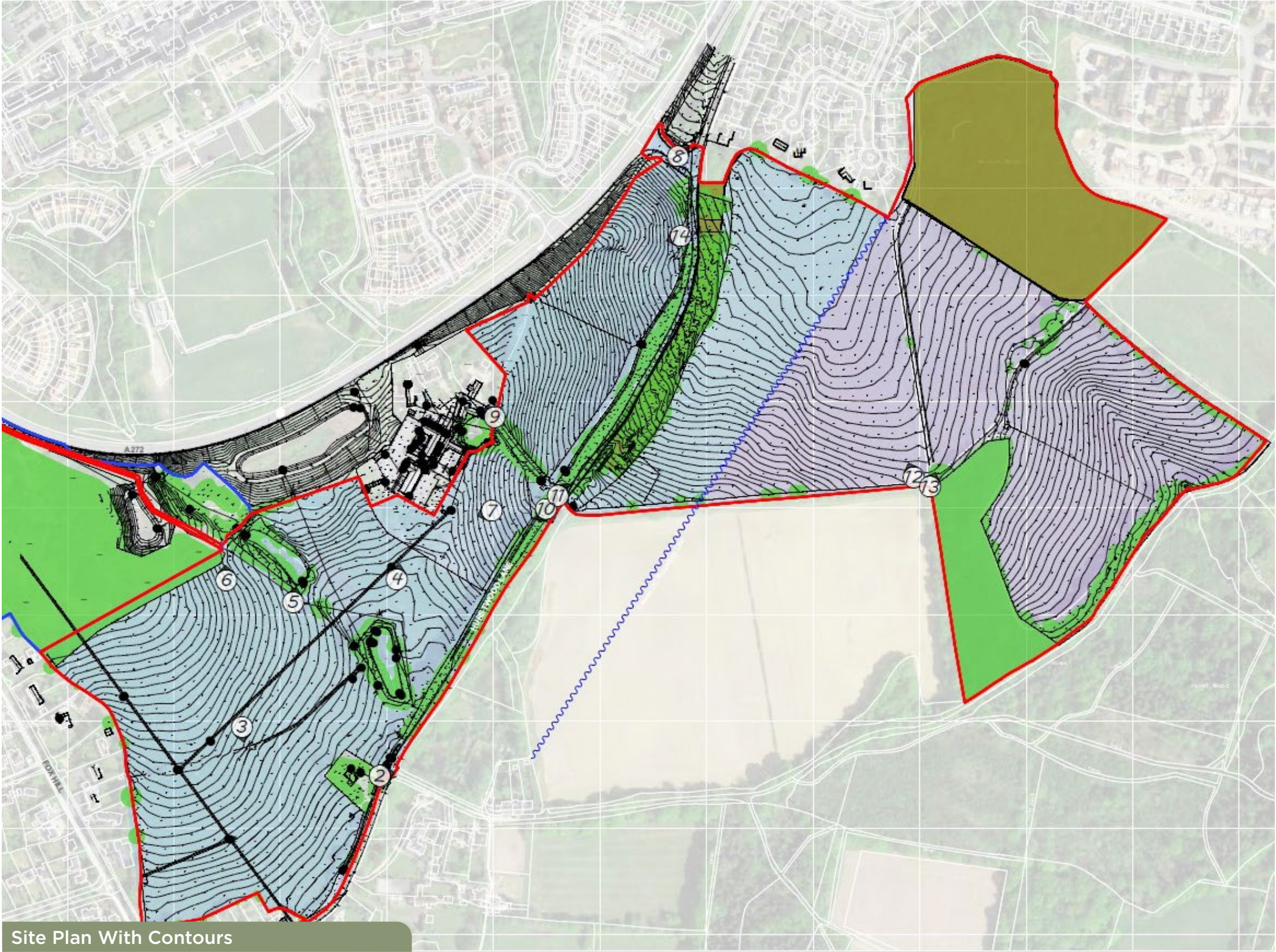
Site Planning Application Boundary

District Boundary

Lewes District

Mid Sussex District

Photo key



01.04 Site Characteristics

- 01 View of Hurstwood Lane access from Fox Hill.
- 02 View of Colwell Lane junction with Hurstwood Lane.
- 03 View towards existing dwellings to the south of the site.
- 04 View to the north from Hurst Grange from the middle of the site.
- 05 View of existing pond in the middle of the site.
- 06 View of existing pond and trans-located ancient forest to the south east of the site.
- 07 View of existing ponds from the north of the site.



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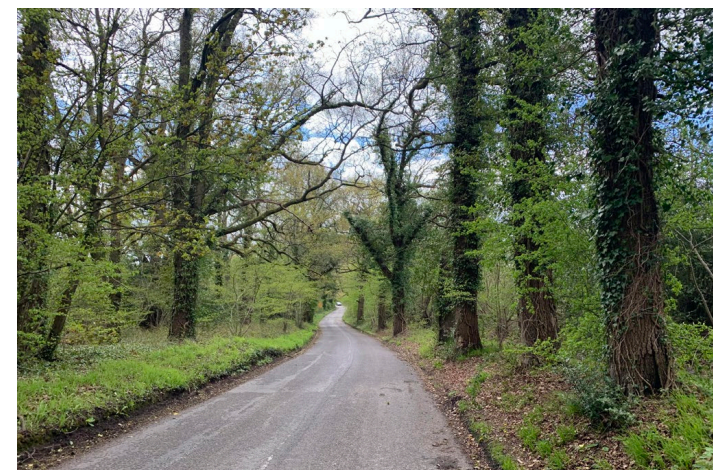


3.

- 08 View of Hurstwood Lane from Rocky Lane.
- 09 View into Hurst Grange.
- 10 View of Hurstwood Lane from north to south.
- 11 View of Hurstwood Lane from south to north.
- 12 View north towards Greenhill.
- 13 View north towards Asylum Wood.
- 14 View across the site towards the northwest.



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01.05 Context

The site is located on the edge of the existing settlement of Haywards Heath and is adjacent to a number of existing residential neighbourhoods. The majority of the east side of the site overlooks open countryside, with the area midway up centrally on the left side of the site being a small business community. This area is historic, called Hurstwood Grange and contains residential cottages and two listed buildings, as well as a number of other properties currently being used as a small business park.

Surrounding residential areas are generally a mixture of well established older residential communities and recently completed housing developments.

KEY

Rocky Lane

Fox Hill

Hurstwood Lane

Access to Hurstwood Lane

Woodland

Princes Royal Hospital

Hurstwood Grange

Residential Developments

Hurstwood Grange Retail/Employment

An aerial photograph of the site context in Haywards Heath. The map shows a mix of residential areas, open countryside, and various landmarks. A key in the bottom left corner identifies several features: Rocky Lane (blue dashed line), Fox Hill (yellow dashed line), Hurstwood Lane (pink dotted line), Access to Hurstwood Lane (red triangle), Woodland (green star), Princes Royal Hospital (red circle), Hurstwood Grange (yellow circle), Residential Developments (blue circle), and Hurstwood Grange Retail/Employment (purple circle). Numbered points 01 through 08 are marked on the map, indicating specific locations of interest.

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01 View of Woodside development to the north west of the site

02 View of Woodside development and the Rocky Lane.

03 View of Hurstwood Grange.

04 View of Hurstwood Lane north of the site on Greenhill.

05 View of dwellings at St. Francis Park west of the site.

06 View of dwellings on Hurstwood Lane (south end).

07 View of dwellings at Fox Hill

08 View of new development south west of Fox Hill.



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02

PROJECT BACKGROUND

02.01 Outline Approval

This Reserved Matters Application submitted is pursuant to Outline Planning Permission DM/22/2272 (Mid Sussex DC) and LW/22/0517 (Lewes DC).

This document makes reference to the outline approval, and the plans contained within are extracts of documents approved under the same application.

The proposed masterplan is supported by a set of parameters plans.

The Land Use Plan indicates potential access locations for the four parcels within the site, whilst the street hierarchy plan indicates proposed locations where active travel routes could form connections throughout the site to ensure a highly sustainable and walkable neighbourhood is delivered. Likely positions for Sustainable Drainage balancing features (SuDs) are also indicated in the masterplan.

The Outline Permissions were granted by the local authority on the 29th of May 2025, and as such will act as the baseline unifying framework for the delivery of the various land parcels across the site.

