

03.02 Design Development Cont.

Post Pre-Application Masterplan

Barratt Redrow commissioned several technical studies to be undertaken to support a reserved matters application. These more detailed studies/ investigations have resulted to some alterations to the masterplan.

In addition to above technical studies that were carried out there was pre-application advice received by the LPA at Mid Sussex District Council, which has resulted to some further changes to the layout to capture comments received.

The more substantial changes were on Parcel 1, as the level changes were more severe and a block structure change was required to address these, as well as ensuring that public routes were overlooked by dwellings to maximise surveillance. Some changes affected Parcel 4 in order to provide a more simplified street structure that helps integrate the dwellings to its rural setting.

Services previously identified to be relocated on Parcel 2 needed to be retained in place, as well as addressing the neighbouring commercial development resulted in changes in the block structure.



Proposed Masterplan

Following further comments received from Homes England, Design South East and MSDC Design Review Panel, further changes were carried out to improve the masterplan and provide additional surveillance to public spaces. It was deemed crucial that the relationship between the dwellings on Parcel 2 and Hurst Grange commercial area was improved, to provide future connectivity.

In addition, further investigations were carried out and the location of services and easements resulted in further changes of the block structure on Parcel 2 to accommodate these.



04

DEVELOPMENT PROPOSALS

04.01 Masterplan

Introduction

The proposed masterplan has been designed to take into consideration the following:

- Opportunities and constraints within the site, as well as the surrounding context.
- The illustrative masterplan, parameters plans and principles approved during outline stage.
- A movement strategy that promotes active travel and legibility.
- A placemaking strategy that creates a distinctive and sustainable development.
- Building for a Healthy Life.
- Good Practice Guidance.
- Comments received from pre-application advice and relevant Design Review Panels.

The proposed masterplan seeks to create an extended new neighbourhood in Haywards Heath, that will provide much needed homes, public open space, allotments and a burial ground, whilst creating a beautiful place to live.

- 01

Split Level unit on corner to allow presence both on the junction and within the parcel.
- 02

Properties with ample front landscaping to create an entrance feature to this parcel.
- 03

Pedestrian/cycle link through parcel 1 connecting to junction with Rocky Lane.
- 04

Dwellings backing onto the boundary due to level differences. Land not publicly accessible.
- 05

Hillside Park with dwellings fronting onto it for increased surveillance.
- 06

Access to Hurst Grange.
- 07

Vehicular access severed between north and south on Hurstwood Lane.
- 08

Pedestrian link through the development.
- 09

Development facing Hurst Grange to encourage future connectivity.
- 10

Development facing outwards to encourage future connectivity.
- 11

Existing ponds and trees to remain and enhanced to provide a new central POS.
- 12

Pedestrian/cycle links to Rocky Lane
- 13

Nodal points within parcel 3 to create legibility and enhance wayfinding.
- 14

Outward facing development to increase surveillance to POS.
- 15

Proposed dwellings backing onto existing dwellings to retain privacy.
- 16

Proposed SuDS and POS with ped/cycle connection from Hurstwood Lane to Fox Hill.
- 18

Dwellings backing onto the school boundary to create privacy and safeguarding.
- 19

Pedestrian/cycle link to primary school to encourage active travel.
- 20

Dwellings overlooking POS to benefit from countryside views and provide surveillance.
- 21

No formal pedestrian/cycle links to avoid disrupting ancient forest due to levels.
- 22

Pavillion dwellings to overlook the forest and street due to easement constraints.
- 23

Burial Ground designed to LPA requirements.
- 24

Allotments designed to LPA requirements.
- 25

Car parking, designed to LPA requirements to serve allotments and Country Park.
- 26

Country Park.
- 27

Connections to existing footpath network to Asylum wood and developments beyond



04.02 Access & Movement

Access

Hurstwood Lane is a relatively narrow road, that is constrained by dense tree belts on either side, preventing widening. It was previously approved with the outline permission that the road is 'split' into two sections in terms of vehicular access, to limit the amount of cars that go through.

Each residential parcel has each own access point off Hurstwood Lane. To the north, connecting to Rocky Lane, there will be access to Parcel 1, Parcel 4, the burial ground, the allotments, the country park and the existing Hurstwood Grange. From the south, connecting to Fox Hill, there will be access to the proposed school, Parcel 2 and Parcel 3.

Additional Pedestrian and Cycle connections are proposed to the southwest of Parcel 3 to Fox Hill, between Parcels 2 & 3 towards Rocky Lane and to the north of Parcel 4, towards Asylum Woods.

KEY

Primary Access Link

Secondary Links

