

02 BACKGROUND AND CONTEXT

CONTEXT

2.10 Archaeology and Heritage

The Built Heritage and Archaeology report documents the outcome of the assessment of potential effects arising from the Proposed Development upon built heritage and archaeology. The focus of the assessment is on buried heritage assets (archaeological remains) and above ground heritage assets (buildings, structures, monuments and areas of heritage interest); including the historic character and setting of designated heritage assets.

The assessment has established that a staged programme of preliminary archaeological site-based investigation, to enable the LPA Archaeological Advisor to formulate an appropriate archaeological mitigation strategy for any significant remains which may be affected is needed.

A programme of geophysical survey followed by archaeological trial trenches will be required to clarify the presence, nature, date and significance of any archaeological remains present. Depending on the results, mitigation may comprise archaeological excavation or 'strip, map and sample' in advance of construction and/or a watching brief during ground works for other remains. This will ensure that significant archaeological assets are preserved by record, prior to removal.

The management of working hours, construction phasing and the implementation of measures to control dust, vibration and noise will be implemented through preparation of a Construction Environment Management Plan (CEMP), which will manage the disruption within, and impact upon, the setting of the identified built heritage assets during construction.

There are 15 built heritage assets within the study area. Of these, 12 are scoped out of the assessment. Three built heritage assets remain and are then considered. Hurst Farmhouse (Grade II*), Hurst Barn (Grade II), and Middlefield Cottage (Grade II)

Measures to reduce the impact of the operational phase of the Development on the setting of the identified built heritage assets have been incorporated into the design. Taking into account the existing context of the Site, the

extent of change to the setting of the buildings and the design of the Proposed Development, it is considered that there are no significant adverse effects on built heritage from the operational phase of the Proposed Development.

The masterplan proposed development will sit within the setting of three statutorily listed buildings, the Grade II* Hurst House, and the Grade II Hurst Barn and Middlefield Cottage.

The illustrative masterplan and parameters plans have been designed to protect the setting of these heritage assets by avoiding new built-form immediately adjacent to these buildings. This is most notable at the bottom of parcel 1 where land is left as open space to ensure views from the Grade II* Hurstwood House continue to look out onto undeveloped land. The proposals will open this space up for public access which will increase the appreciation of the special heritage asset.

The impact on the setting of Hurst Barn building is less material owing to its set back from the application boundary with the existing employment buildings.

To the west of the site, facing on to Fox Hill is the Grade I Middlefield Cottage, a 17th Century cottage. The development of this part of the site will have an impact on the historic rural setting of the cottage which could be concluded as being detrimental to its significance. To off-set this, the masterplan proposes to include separation at this point of the site boundary to facilitate relief to the listed building and minimise the impact on its setting.

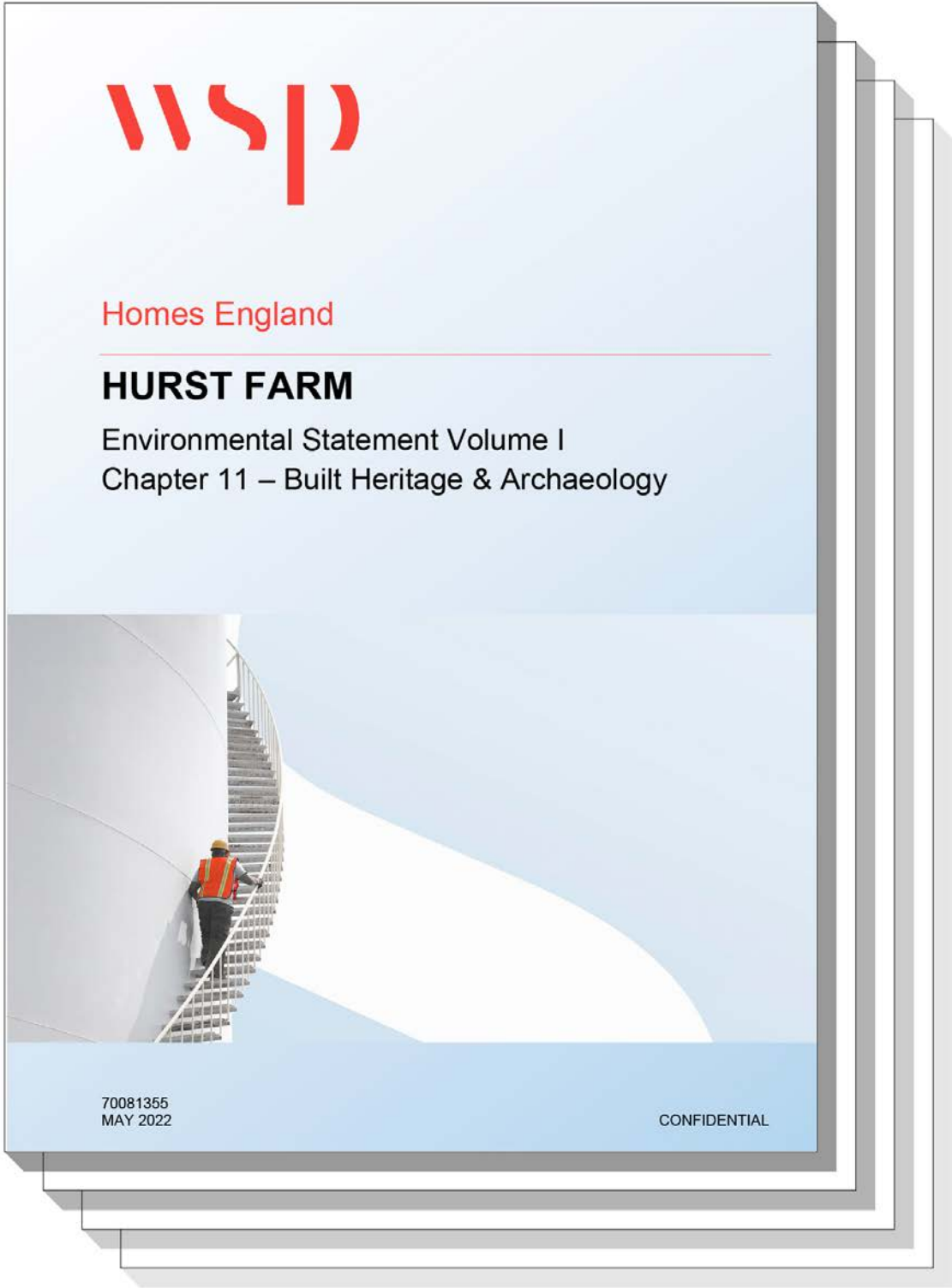


Illustration of Built Heritage & Archaeology by WSP

CONTEXT

Areas 3, 4 and 5 are all well established older residential communities, while areas 2, 6 and 7 are recently completed housing developments by Crest Nicholson and Linden Homes.



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Area 1 - Hurstwood Grange

Located to the west of the site and accessed via Hurstwood Lane, Hurstwood Grange was originally Hurst Farm and consisted of four buildings and a pond. Two of the original buildings are now listed and known as Hurst House and Hurst Barn. Now a mixed use development containing residential and employment uses, it was later renamed Hospital Farm and linked by several footpaths in 1859 when it became associated with the Sussex County Lunatic Asylum. By the late 1930s it was still associated with the now re-named St Francis Hospital and a number of additional farm buildings were added. With the building of the relief road in 2010 its links to the hospital west of the site were severed.

Hurst House is Grade II* listed as a fine example of 16th Century red brickwork. It has large brick chimney stacks, original sandstone mullion windows and Horsham stone roof tiles.

Hurst Barn is a dwelling. It is timber framed and clad in timber weatherboarding and semi detached with a brick and tiled house. It is Grade II listed and was built in the 17th Century.

It is recommended that the pasture to the North East of Hurst House is retained. The house can be appreciated from this pasture that relates to its historical agricultural and rural history and its considered to be of significance to its setting.

The original farm buildings are brick with tiled roofs, though there are a number of other one or two storey buildings within the group built of either brick and tile, slate or timber clad. One outbuilding has a corrugated roof.



Hurstwood Grange access from Hurstwood Lane Photo 1



Pond to south edge of Hurst Grange Photo 4



Hurst Grange looking North from middle of site Photo 2



Existing building in Hurst Grange Photo 5



Hurst Grange business units and cottages Photo 3



Hurst Barn Photo 6

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Area 2 - Woodside (Crest Nicholson) & Old Farm

Beyond the relief road to the northeast of the site is a relatively new development of houses by Crest Nicholson constructed in 2010.

It is predominantly terraced or town houses with a limited number of detached and semi-detached houses. It features perimeter blocks with an unbroken 3 storey frontage to the Rocky Lane relief road.

It uses gables to relieve the long elevations and situates apartments on corners and is generally 2 storeys high built of mainly red multi brick, red roofs and details in cream or grey.

The streetscapes are relatively urban in expression, with pavements against the kerb edge, and generally narrow landscaped front gardens without architectural boundary treatments.

The 3 storey town houses predominantly have integrated garages and frontage drives. Additionally many terraced semi, and detached houses have integral garages and frontage parking, with a few having on plot side parking and a number of block with internal parking courts.

Immediately beside Woodside is the Old Farm area of residential properties. This part of the site has more level change between plots and the properties look to be of older construction in a red brick and red or brown tiled roofs. The majority of the properties are contained in long terraces. There are frequently tile hung façades and most parking is frontage, on-plot or in large frontage parking courts. The pavement is on the back edge of the kerb and front gardens are small alongside drive ways or narrow with small timber fencing to the boundaries.



Robertson Drive (Woodside)

Photo 1



Woodside 3 storey townhouses

Photo 4



Old Farm Road Area

Photo 6



Woodside

Photo 2



Woodside houses with integrated garages

Photo 5



Woodside houses with integrated garages

Photo 7



Woodside frontage from the relief road

Photo 3



Woodside houses with integrated garages

Photo 8

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Area 3 - Greenhill and Hurstwood Lane North

This residential area is to the north of the site adjacent to the proposed parcel 4 and country park development.

The site density is low and comprised majoratively of 1.5 to 2 storey 1970's detached houses in generous plots with back to back gardens and cul-de-sacs.

Architectural styles are mixed from street to street with different roof pitches, asymmetrical roofs, bays and differently proportions windows sitting adjacent to each other.

The materials are mainly brick to façades varying from buff to red, with occasional tile hanging with red, grey or brown roof tiles.

Front gardens are generally deep and laid to grass with small shrubs and pavements are generally on the back of kerb. All parking is on plot with wide drives and detached or integral garages.



Asymmetrical Roofs (Hurstwood Lane Greenhill) Photo 1



Greenhill Park Photo 4



Greenhill Way Photo 2



Hurstwood Lane Photo 5



Greenhill park Photo 3



Greenhill Way Photo 6

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Area 4 - Hurstwood Lane South

Hurstwood Lane south is rural in nature. Beyond the properties that back onto the site towards Colwell Lane, there are no pavements and houses are set back into the middle of extensive plots. Opposite Colwell lane There is an existing derelict old pumping station on a piece of land that will remain protruding into the site.

As you progress back towards Fox Hill the houses become closer to the road, on smaller plots and more visible together.

There are two traditional styled new houses to the East of Hurstwood Lane built recently and the last group of houses before Fox Hill is a more homogeneous 1970s cul de sac where there is existing footpath and with a more suburban feel. These 1970's houses and those adjacent to the west of Hurstwood lane back onto what is proposed to be the school site.

The houses are predominantly 2 storeys high in a range of render, brick and timber or tile cladding, with the occasional 1.5 and 2.5 storey properties.



Colwell and Hurstwood Lanes

Photo 1



Woodside 3 storey townhouses

Photo 4



Old Pumping Station

Photo 2



Woodside houses with integrated garages

Photo 5



Hurstwood Lane

Photo 3



Hurstwood Lane

Photo 6

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Area 5 - Fox Hill Village

The area of Fox Hill was initially a small rural hamlet consisting of the Fox and Hounds Pub, Middlefield Cottage (Grade II Listed) and some farmsteads. Further development in the 20th century was initiated with the terraces to the north of the pub with more substantial 1930s development of Fox Hill Village, Foxhill Close and Rockery Way. Weald Rise and development along Fox Hill filled in between Fox hill Village and Rockery Way in the 1960s.

Along Fox Hill the architectural style and material selection is eclectic as a result of its sporadic origins, while the roads to the West have a more coordinated feel in style and palette.

Fox Hill Village itself has been designated and Area of Townscape Character, with large detached homes on extensive plots with architectural quality and very low density. The large front gardens added to the mature hedgerows and trees, wide grass verges on the street frontages create lush avenues and settings for the dwellings.



The Fox and the Hounds Pub

Photo 1



Fox Hill Village

Photo 4



Terraces North of the Pub

Photo 2



Fox Hill East - Properties backing on to the site

Photo 5



Fox Hill Village

Photo 3

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Area 6 - Fox Hill (Linden Homes)

The new Fox Hill development by Linden Homes was built around 2019 and lies to the south of Fox Hill Village and the Historic Fox and Hounds Pub.

This new development is significantly more dense than the surrounding historic settlement with majority of the dwellings up to and including 3 bed dwellings being accommodated in apartments, terraces or semi-detached properties.

Detached dwellings are reserved for a few 3 bed corner turner properties and 4 and 5 bed homes. Only the largest 4 and 5 bed houses have garages, with 4 bed dwellings generally have attached garages and 5 bed properties have double detached garages.

The majority of parking is on plot, either frontage or along side, with apartments generally having front or rear parking courts.

Much of the mature existing landscape from the site pre development looks to have been retained and forms generous green boundaries and infrastructure throughout the site.

The material palette is relatively restrained,, using either red brick with cream Concrete or reconstituted stone cills and window heads or white weatherboarding for façades, grey roof tiles and white window frames and black front doors throughout.

Pavements are generally set on the edge of the kerb, with little or shallow front gardens with shrubs but no boundary treatments.

The majority of properties appear to be 2 storeys high and on the edges of the development with generous and mature landscape outlooks this gives a suburban feel to the streets. The internal streets without the structural landscaping with their harder finishes, frontage parking, and minimal planting have a much more urban character.



Fox Hill Linden Site Plan



Cape Road 2019

Photo 1



Fox Hill Linden 2022

Photo 4



Fox Hill Linden 2022

Photo 2



Fox Hill Linden 2022

Photo 5



Fox Hill Linden 2022

Photo 3



Fox Hill Linden 2022

Photo 6

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Area 7 - St Francis Park (Crest Nicholson)

St Francis Park lies to the west of the site and was constructed around 2011 by Crest Nicholson.

St Francis Park is arranged on a east facing slope from a low point at Anscombe Wood up to a high point and the Fox Hill roundabout. Although a wide verge is provided between the houses and the relief road, with little vegetation the majority of the development can be viewed from vehicles travelling along the link. A new proposed cycle link will terminate on the relief road opposite this existing neighbourhood.

The majority of the houses are 2 storey with taller 3 storey apartments and town houses featuring on some prominent locations and corners and where topography creates opportunities to diminish their impact. It generally uses perimeter blocks, with a significant amount of terracing breaking down into detached and semi detached properties towards the more open landscaped east boundary and entrance.

On the west boundary the topography is exploited to provide 3 storey apartments overlooking a significant areas of pre-existing landscape.

Many of the perimeter terraces and adjoining properties are stepped between plots to manage levels which adds natural interest to the character of the streets.

Although front gardens are relatively narrow, their are no grass verges and plots often have frontage parking the planting scheme is robust, exploiting all its opportunities and along with the level changes provides well vegetated long views throughout the site.

As with the Woodside development front gables are used to add interest to the long perimeter block faces.

The most building have a brick base with either render, white/grey weatherboarding, or brick for the upper elevations, with red brown roof tiles, white windows and black front doors throughout.



St Francis Park 2011

Photo 1



Level changes and townhouses

Photo 4



3 storey townhouses

Photo 7



St Francis Park from the Relief Road

Photo 2



Edge of Barry Drive play area

Photo 5



Grey Clad detached properties

Photo 8



Level changes and Terraces

Photo 3



Apartments by Barry Drive play area

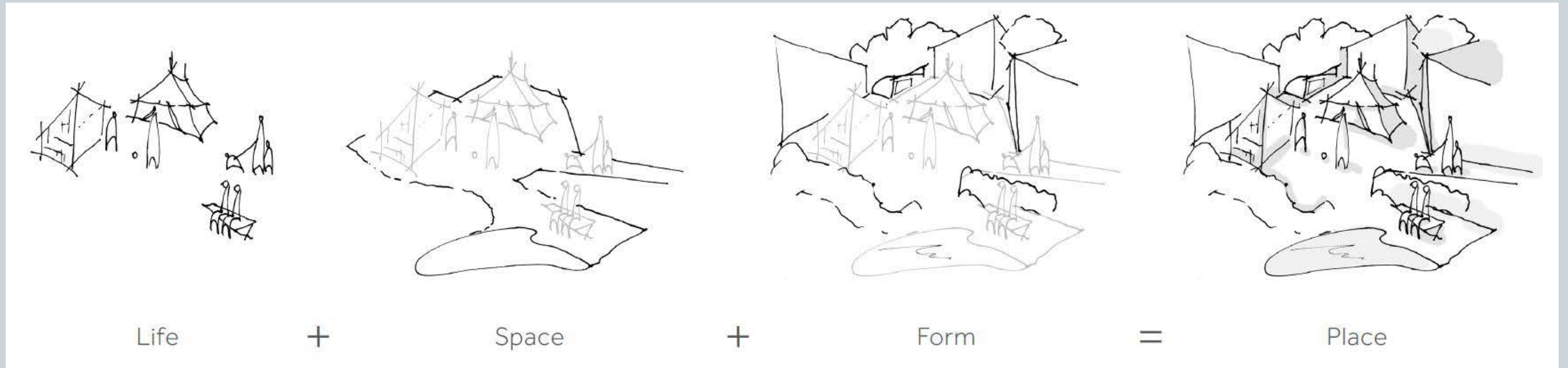
Photo 6



View to existing building behind Bowden Way

Photo 9

03 DESIGN PROCESS



03 DESIGN PROCESS

3.1 Access

There is currently no foot-way or street lighting along the majority of Hurstwood Lane.

There is a foot-way on one side of the B2112 (Fox Hill) that runs from the round-a-bout in the north at the junction with the Rocky Lane relief road to the junction with Hurstwood Lane. At Hurstwood lane there is pavement both sides of the B2112 with the eastern side continuing around the top of the junction to form a short stretch of pavement to the north side of Hurstwood Lane. The pavement to the north of Hurstwood lane provides access to the existing bus stops on Fox Hill.

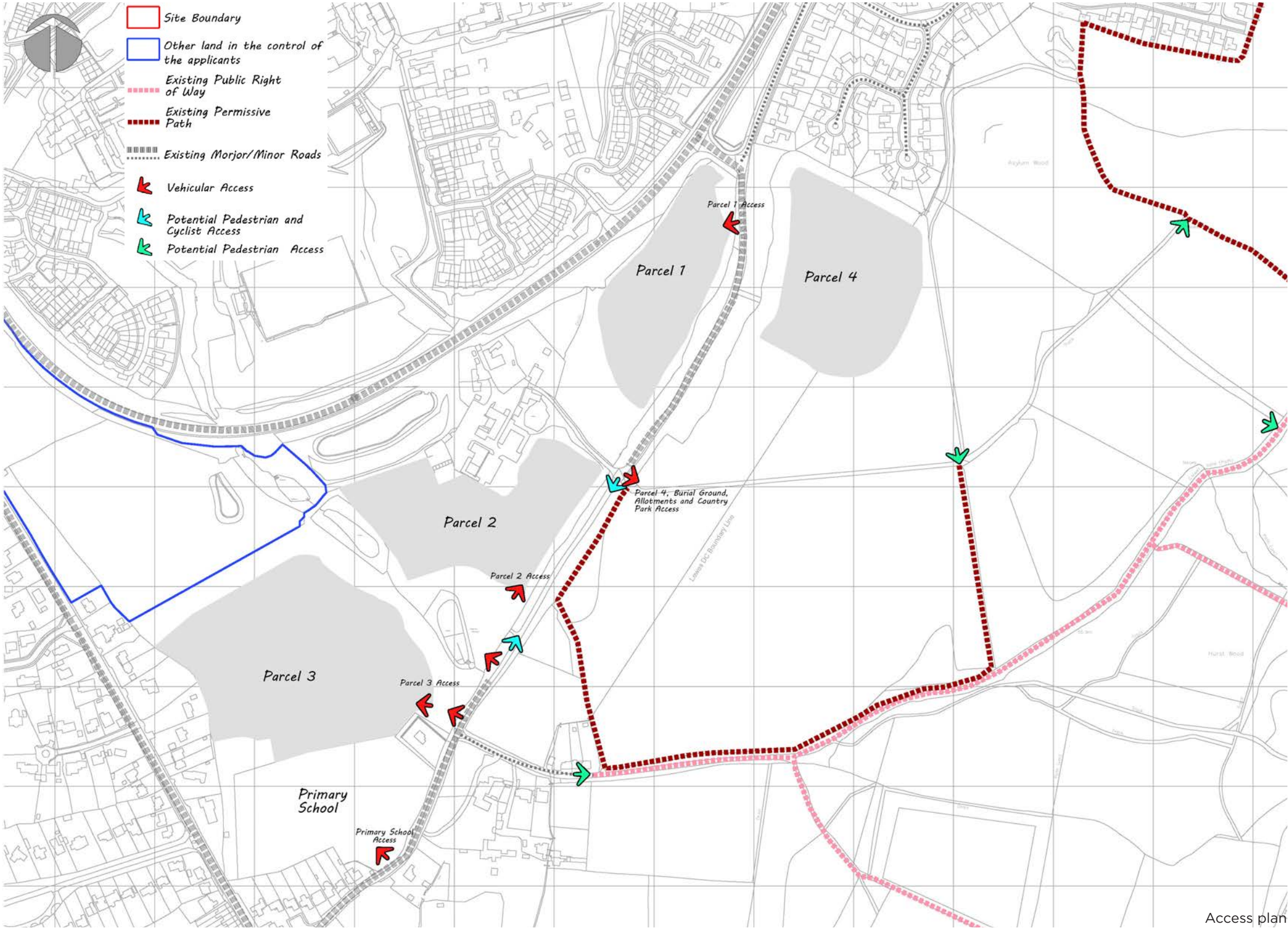
There are no pavements to the Rocky Lane relief road until you reach a single sided pavement in the Old Farm Close area opposite the Greenhill estate in the North, with much of it being embankmented and fenced.

There is pavement to the north-side of the Hurstwood lane junction with the relief road that crosses to the east side of Hurstwood lane above the site, providing pedestrian routes and a crossing of the relief road into the Old Farm Close area.

Along this part of Hurstwood Lane to the north of the site a bus route runs into the Greenhill estate, though the existing bus stops look to be around another 500m from the site boundary.

The existing Hurstwood Lane provides good access into the heart of the site from both the north and the south, and provides access to the existing businesses around Hurstwood Grange. To prevent it becoming a busy through route and to enable the creation of a green spine the central portion of Hurstwood lane will be closed to non emergency traffic to provide a green-link amenity and encourage the use of non-vehicular modes of transport. Routes off Hurstwood Lane can link into existing and proposed non vehicular routes.

To the east of Hurstwood lane a country park is proposed to exploit the existing pedestrian routes around the fields and the ancient woodland and link them into the surrounding countryside on the east of the site.



03 DESIGN PROCESS

3.2 Opportunities and Constraints

Both the re-located ancient forest to the north west of the southern part of the site and the tree belt on the east side of the northern portion of Hurstwood lane require 15m offsets to preserve their ecology. Additionally on the east of Hurstwood Lane at the top of the site there is a water main with 4m easement either side that buildings must avoid.

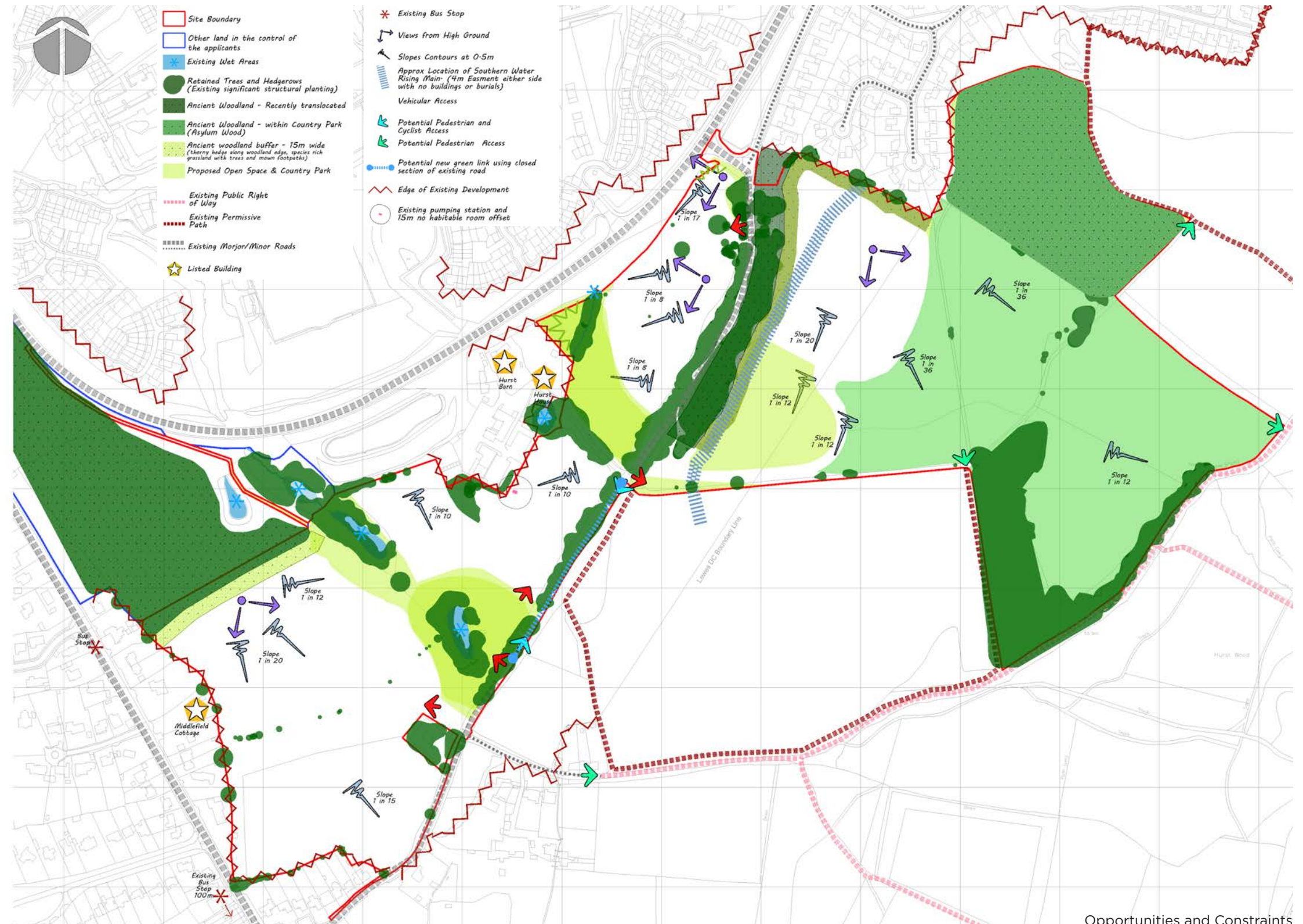
The seasonal wet areas and ponds with their accompanying trees that transect the site to the west of Hurstwood Lane create natural breaks to potential residential parcels and give the opportunity to provide structure for green breaks/parks in the masterplan.

Hurstwood lane to the north with its access to the commercial area is slightly sunken and enclosed by mature tree belts with canopies the meet overhead. It is a historical route and maintains an atmosphere of seclusion and tranquillity.

The continuance of the trees along the bottom half of Hurstwood Lane provides a green backbone that the masterplan can exploit, though due to the mature and valuable nature of the trees in the upper tree belts any routes connecting to Hurstwood Lane from the top East and West parcels will inevitably result in some consequential tree losses.

The site is currently grazing land with a few scattered trees and so is relatively open with and significant groups of trees and bushes confined to the fence-lines and wet areas.

The land inside the site boundary to the far eastern border already has many footpaths and permissive routes linking into Asylum wood to the north and the woods and countryside to the east and south.



3.3 Topography

The site falls around 40m from the highpoint in the north of 78m AOD to a low point on the bottom south eastern boundary at 38m AOD.

Roughly the contours sweep circularly around the Northern high point creating a southerly facing slope, with Hurstwood Lane cutting a small depression through it.

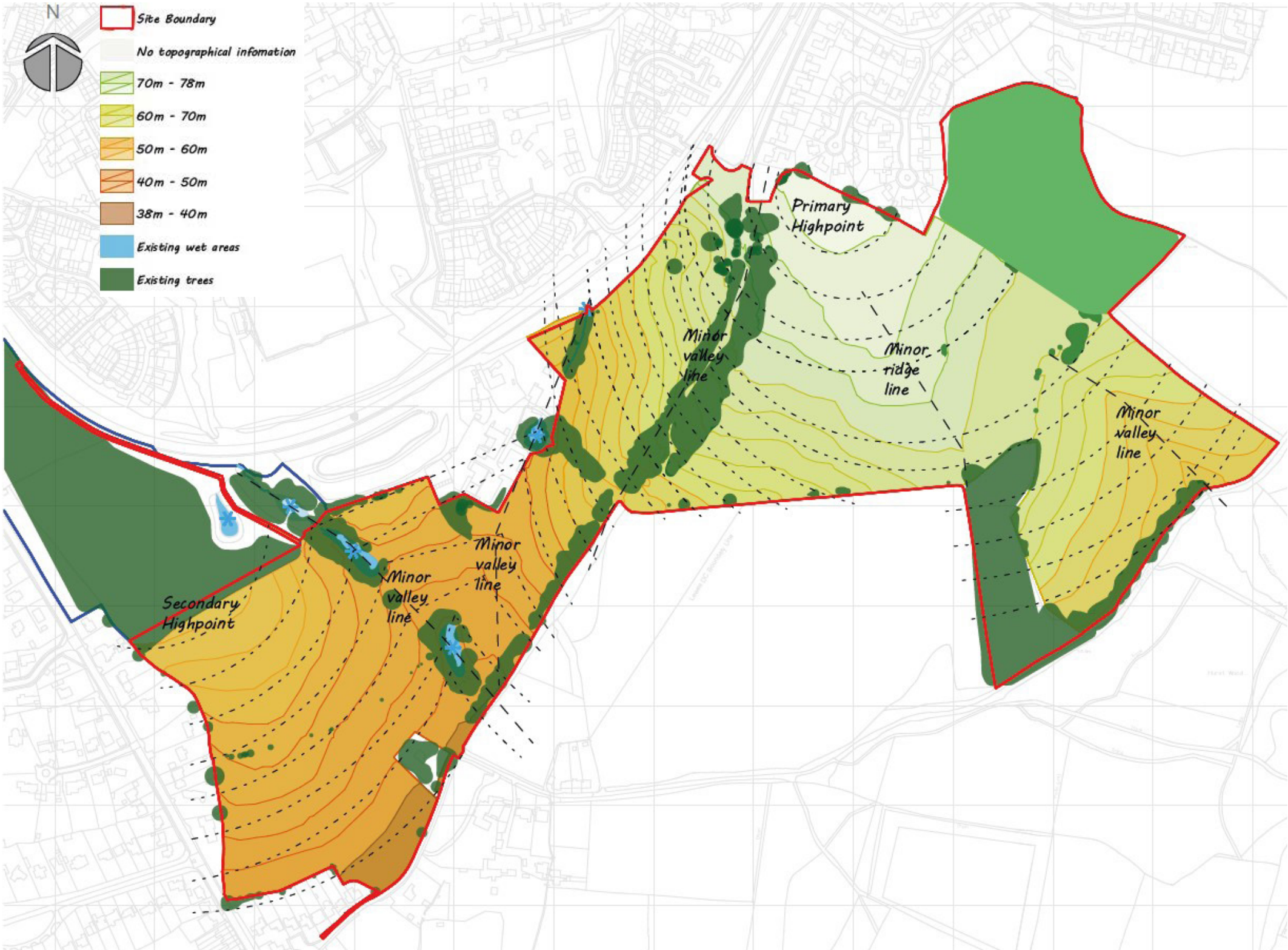
A secondary highpoint on the boarder on the trans-located ancient woodland then intercepts it and turns the contours in an easterly sloping direction. The conjunction of these two systems creates a relatively flat area with minor valley lines that allows water to collect creating the small ponds and their accompanying trees.

The southern part of the site south of the first wet area slopes towards the east at gradients between 1 in 12 and 1 in 20.

The North eastern part slopes to the east and south with gradients between 1 in 12 and 1 in 36.

The central belt of the site slopes relatively consistently to the south at approximately 1 in 10.

The north western part of the site on the top left has the steepest slopes facing westerly at between 1 in 8 to 1 in 17.



03 DESIGN PROCESS

3.4 Design Development

This section provides a commentary on the design process from the conceptual stage through to the final outline development proposals. The final proposals are covered in detail in the following chapter.

The masterplan has developed and evolved throughout the design process of the first and second outline applications, undergoing a process of refining design iterations in consultation with the project team.

In the first application the site requirements were driven by the perceived needs of Hayward Heath;

- Housing land
- Employment land
- A large food store
- A care home
- A burial ground
- New Allotments
- New areas of open space

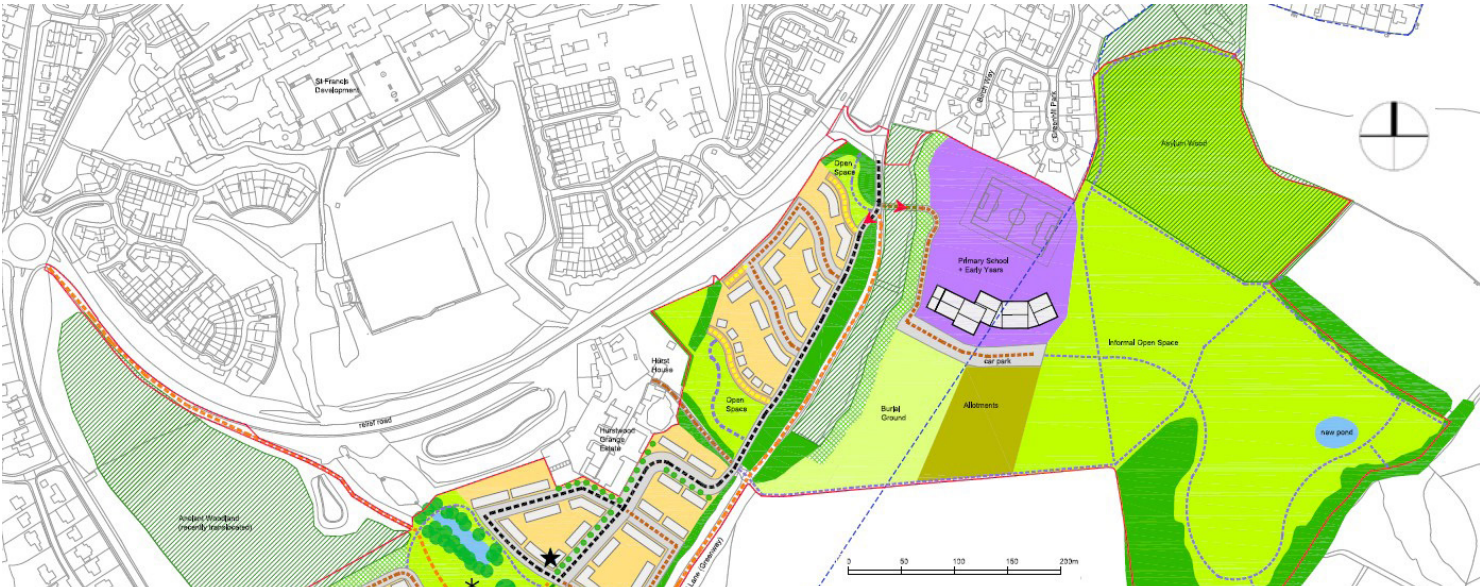
The first outline planning application design process discounted the option to have a large food-store on the site due to access constraints and the detriment to the housing numbers, also the need for a primary school was identified.

Initially access to parcel 4 was through the ancient woodland but the irreversible loss of ancient woodland, land ownerships, the water main and tree and ecology constraints made this untenable.

Key requirements such as retaining and enhancing existing landscape features, the country park to the west of Hurstwood Lane, a strong network of green corridors and areas of public open space were established in the first outline application.

Within the first outline application;

The requirement for 15m buffers to the ancient woodlands was established. The principle of retaining and enhancing the existing key areas of woodland, tree belts, hedgerows, and ponds was initiated.



Masterplan from previous Outline Approval

An understanding of suitable road alignments that suited the geometry of the topography and allowed the development to be integrated into the landscape were set up.

The existing nature of Hurstwood Lane, its usefulness as a green spine and the requirement to reinforce and create east west linkages across the site was recognised and incorporated into the masterplan.

The Southern water raising main and its 4m easement were identified and provisions of the no build areas established.

The finalised brief of the site requirements including the school , burial ground and country park were established.

Eventually, following amendments, the area around Hurstwood Grange was identified as an area of open space to provide an appropriate setting to the existing buildings, and where there are existing back gardens the proposals were designed to have their garden backing on to the existing ones and supplement existing trees and hedgerows to maintain privacy.

The school was in a different location in the existing outline scheme but it was moved lower down the slope and further from the existing houses.



Masterplan from previous Outline Approval