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## Design Evolution



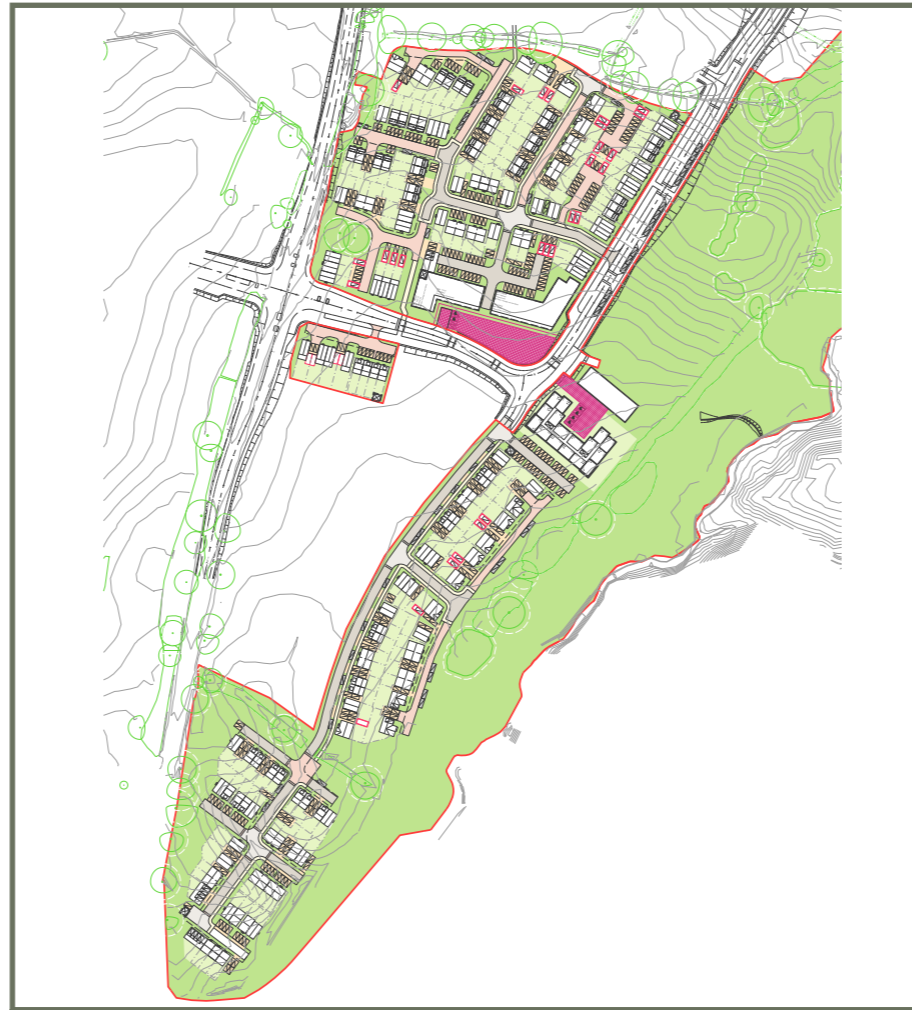
# Pre-Application Engagement



**NOV 22 - BID STAGE PRE-APP**

During the bid stage for Phase 1C an informal pre-app meeting with MSDC was held, discussion points included:

- The building line of the northern boundary with Phase 1B
- The required size of the public square
- Maximising active frontages in the southern parcel.



**JAN 23 - BUILDING FOR A HEALTHY LIFE ASSESSMENT**

The masterplan was assessed against the Building for a Healthy Life toolkit by Design South East and achieved green for the following principles:

- Natural Connections
- Facilities and services
- Making the most of what's there
- Easy to find your way around



**NOV 23 - PRE-APP 01**

At the first pre-app meeting, discussion centred around the following items:

- Importance of Neighbourhood Green Link through parcel 1.7a linking primary and secondary schools
- Access to homes fronting Eastern Park to ensure a strong building line and active frontages
- Improving the primary school boundary treatment with a central street through parcel 1.8a with homes on both sides rather than extensive fencing



**DEC 23 - PRE-APP 01 ADDENDUM**

Following the first pre-app meeting, an addendum was issued with design updates including:

- Arrival Green framing retained Oak trees further developed with 3 storey town houses relocated to create stronger rhythm and presence
- 3-storey townhouses relocates to create stronger rhythm and presence fronting the Eastern Park
- More urban character and additional street tree planting to Neighbourhood Green Link
- Footpath along Issac's Lane addressed by corner-turner homes

More regular frontage character along Green Spoke, responding to the Bellway Scheme



**APRIL 24 - PRE-APP 02**

At the second pre-app meeting, discussion centred around the following items:

- Improved form & composition of apartment buildings within the Neighbourhood Centre with the Green Link continuing across Brookleigh Avenue to the primary school
- Design development of homes fronting Eastern Park to ensure active frontages, urban character and, secure and convenient parking arrangements



**MAY 24 - PRE-APP 03**

At the third pre-app meeting, discussion centred around the following items:

- Design development of homes fronting the Eastern Park responding to site topography and maximising amenity space for residents and improved opportunity for social interaction compared to rear parking arrangements
- Improved Neighbourhood Square layout and enhanced activation and enclosure of northern courtyard



# Pre-Application Engagement



**JULY 24 - PRE-APP 04**

Following workshops on Building for a Healthy Life principles and site visit with officers to Kings Weald, at the fourth pre-app meeting, discussion centred around the following items:

- Introduction of linking carports to create stronger building lines and presence in Neighbourhood Centre and fronting the Eastern Park
- Incorporating landscape design principles from Kings Weald to define pedestrian and cycle priority with places to rest and parking screened by planting



**AUGUST 24 - DESIGN SOUTH EAST REVIEW**

Design South East was asked to review the proposed 1.7a layout with private drive access to the 11 townhouses fronting the Eastern Park against a rear parking arrangement accessed from the Green Link as suggested by officers.

Their suggestion was to retain the townhouse access and emphasis the green link with more space for landscaping and with of a sequence of spaces as you move to the local centre.



**SEPT 24 - PRE-APP 05**

At the fifth pre-app meeting, discussion centred around the following items:

- Active travel routes from Burgess Hill and requirement for paths to both the eastern and western edges of the southern parcel, to be separated from vehicle movement rather than shared surfaces
- Landscape strategies
- Neighbourhood Centre architectural approach and need for granularity to reflect typical Sussex high streets



DESIGN EVOLUTION  
**Pre-Application Engagement**



**DEC 24 - DRP**

In line with the requirements of the MSDC Local Plan and the Outline Permission, a Design Review Panel meeting was held in December 2024 discussion centred around the following items:

- Neighbourhood Square placemaking and opportunity for greater collaboration to ensure success
- Refinement of the architecture of the two gateway dwelling houses to provide more prominent 'gateway'
- Further detail to demonstrate distinct character areas within the site



**MAY 25 - PRE-APP 06**

Detailed visualisations of each of the 8 key areas of the site had been prepared for the sixth pre-app, discussion centred around the following items:

- Opportunity for further refinement of Neighbourhood Centre architectural detailing and landscape design to meet high quality aspirations for the square
- Further refinement of the architecture of the two gateway dwelling houses to provide more prominent 'gateway' building



**MAY 25 - CONSULTATION**

In-person public exhibition events were held on 22nd and 28th May at the Triangle Leisure Centre in Burgess Hill. The exhibitions were attended by 132 people. Key themes in responses and discussions were:

- Traffic and highways concerns,
- Housing density being too high and
- Need for new infrastructure.





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## Design Proposals



# Masterplan Principles

## RESPOND TO EXISTING ASSETS AND PROPOSED INFRASTRUCTURE



Existing trees and significant hedgerows are retained and, along with the River Adur corridor, will inform the urban structure of the neighbourhood. The development parcel boundaries are defined by the Northern Arc Avenue and the Eastern Neighbourhood Primary School, the community infrastructure will be carefully integrated into the proposals.

## PLACE COMMUNITY AT THE HEART



A mixed-use and multi-generational neighbourhood centre, concentrated on the link road and co-located with community uses, primary schools and open spaces - will provide the social infrastructure essential for community interaction and social cohesion.

## REINFORCE LEGIBILITY AND DISTINCTIVENESS WITH LANDMARKS AND GATEWAYS



Entrances will be celebrated with an arrival green addressing Issac's Lane and the park as a green node along the Northern Arc Avenue, both defined with 3 storey townhouses.

**ORIENTATE STREETS FOR LEGIBILITY AND SUSTAINABILITY**



A clear and uncomplicated urban structure enables residents and visitors to easily describe where they live or work. Main streets are orientated north-south to maximise daylight to homes and gardens and design out overheating risk.

**PROVIDE SAFE AND ATTRACTIVE ACTIVE TRAVEL ROUTES**



A range of active travel routes will be provided to address the needs of the whole community. As well as the Green Super Highway and the recreational Green Circle route, a Green Link will provide a safe movement corridor between the Neighbourhood Centre and the Secondary School via the Bellway scheme.

**POSITIVELY ADDRESS EDGES AND ROUTES**



Homes are located and orientated to enjoy views of the landscape edges as well as frame gateways, animate routes and provide natural surveillance.

# Concept Masterplan

RESPOND TO EXISTING ASSETS AND PROPOSED INFRASTRUCTURE

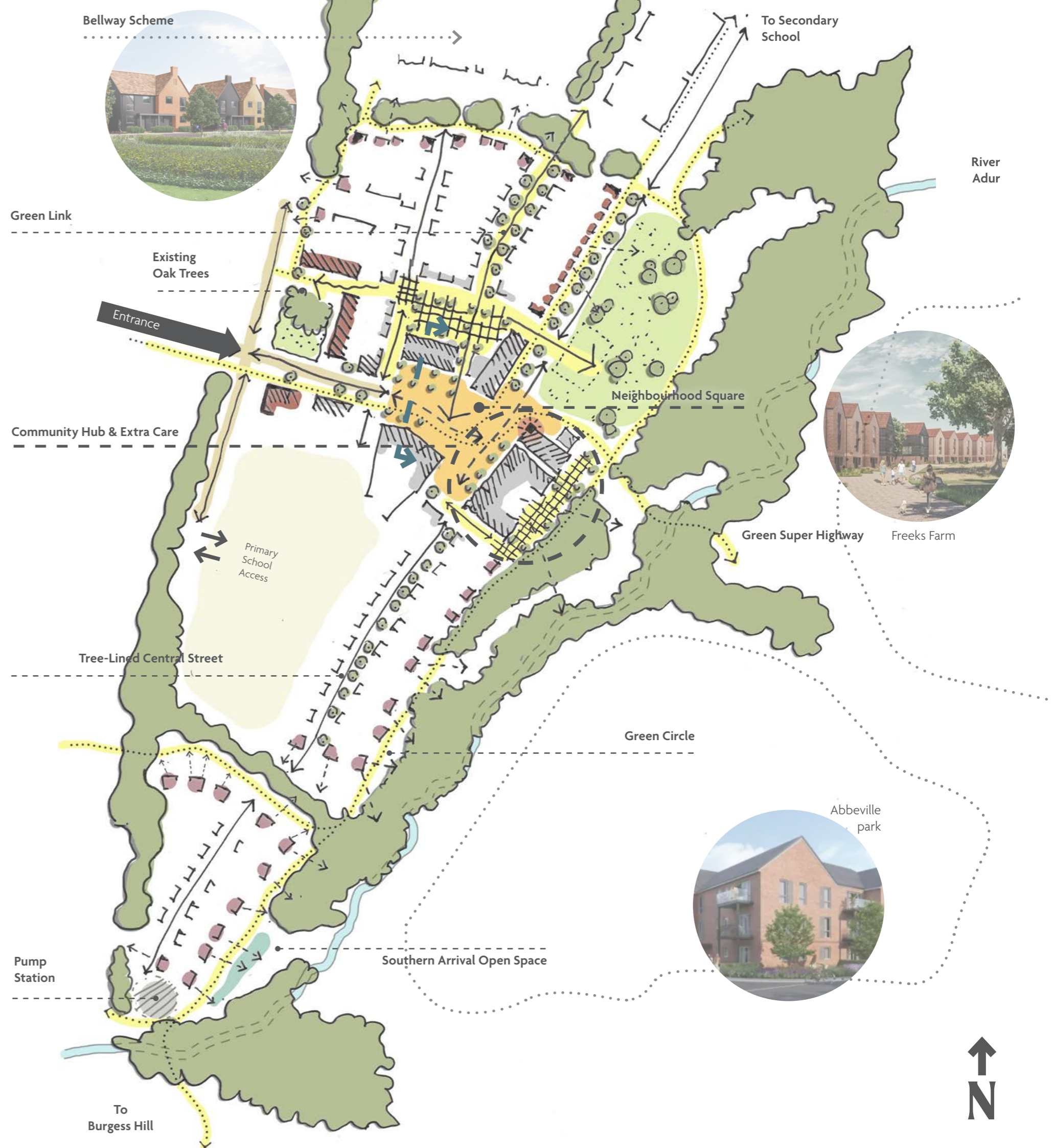
PLACE COMMUNITY AT THE HEART

REINFORCE LEGIBILITY AND DISTINCTIVENESS WITH LANDMARKS AND GATEWAYS

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POSITIVELY ADDRESS EDGES AND ROUTES





# Illustrative Masterplan



Bellway Scheme

Arrival Green

Green Super Highway

Isaac's Lane

Primary School

Neighbourhood Green Link

Eastern Park

Neighbourhood Centre

Community Hub

Extra Care

Freeks Farm

Green Circle

Abbeville Park

Cycle/Footway Connection To Burgess Hill

