



Design & Access Statement: Vision Plan





Placemaking & Landscape Strategy

Placemaking Strategy

The masterplan demonstrates robust urban design and placemaking principles, delivering a place that people will want to live and spend time, close to nature and with a sense of community.

The scheme creates a vibrant and equitable neighbourhood, by delivering safe, overlooked streets and spaces, areas for play and recreation, access to facilities and services through connections to the wider context and a mix of homes for a variety of ages and lifestyles.

Gateways

The access to the Site will be designed to create a landscaped gateway with green verges, enhanced tree planting, SUDs basin and a landmark community building. This gateway will provide vehicular, cycle and pedestrian access to the Site, alongside a puffin crossing over Lunce's Hill for enhanced connectivity.

Focal Points

The masterplan features multiple multi-use green space throughout the Site, creating focal points and meeting places for the community. Buildings are set back, providing space for seating, meandering paths, planting and opportunities for social interaction.

Transition Nodes

At key nodes throughout the development, there are transitions of character to add interest and variety. Notably, the farmstead area in the north-west of the Site, separated by a green space providing a unique character in its layout, with buildings overlooking a courtyard.

Landmarks

Landmark buildings provide opportunities for streets and spaces to be framed with key, landmark architecture, helping to create identity and interest, and aid wayfinding through legible streets.





Design & Access Statement: Landscape Strategy Plan

Landscape Strategy

The landscape strategy plan on this page produced by EDP summarises the masterplan's landscape and visual approach.

This approach includes:

- Utilising existing vegetation along the western boundary and bolstering it with additional planting to strengthen landscape features, soften views into the Site and enhance screening qualities from neighbouring residents.
- Purposely dispersing green space pockets through the development to break up the massing of built form and provide areas of recreation.
- Utilising existing field structure to create strong green infrastructure links through the centre of the Site, providing a continuous connection across the entire Site.
- Creating a significant buffer from the adjacent Ancient Woodland with lower density and softer boundary treatment proposed along this edge.
- Providing SuDS basins designed to incorporate 'green/blue' features throughout the development which will not only protect from future hydrological issues, but will provide attractive, multi-functional green spaces for the future occupants to benefit from.





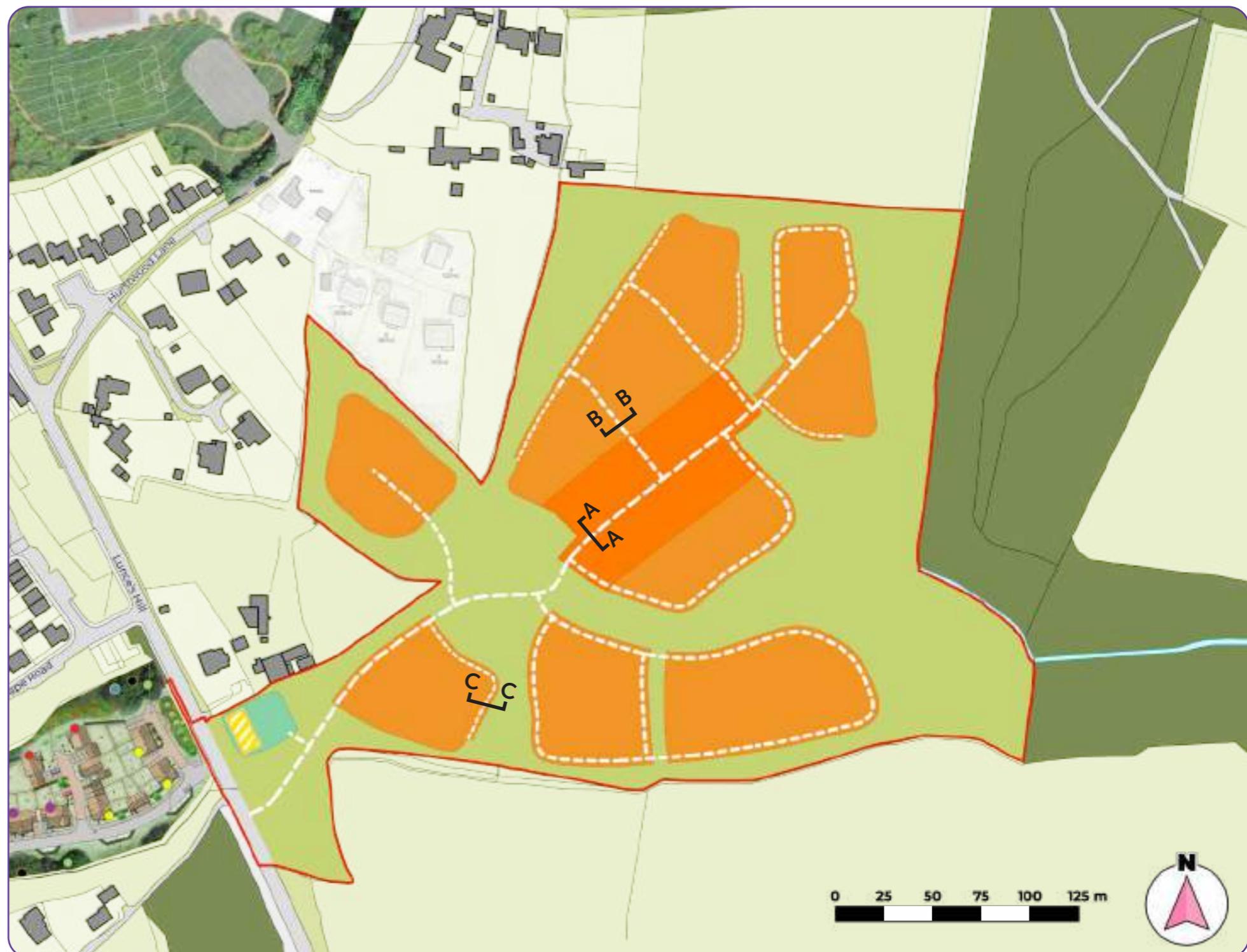
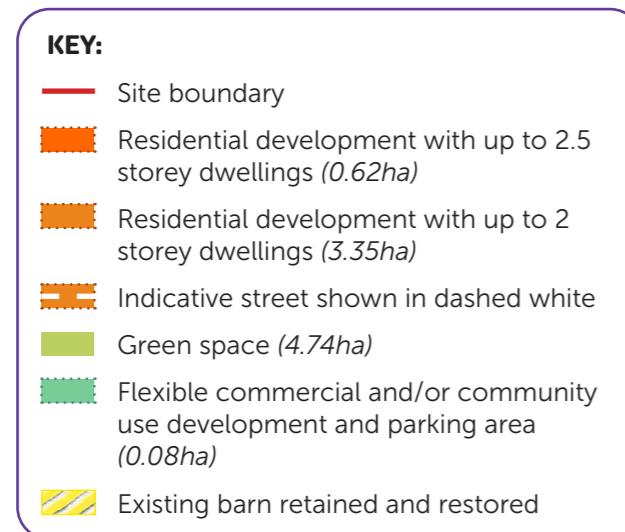
Development Parameters

Land Use & Building Heights Parameter Plan

The adjacent plan sets the parameters for the land uses within the Site. The whole developable area for the Site totals up to 4.05ha. The large majority of the developable area will be for residential use (3.97ha) with a small area (0.08ha) dedicated to restoring the existing on-site barn into a flexible commercial and/or community use. The average density of the residential development is 33 dwellings per hectare.

Over 50% of the Site area is allocated to green space, particularly on the eastern side of the Site and along its edges to ensure space for a variety of landscaped areas and appropriately sized buffers along boundaries.

It is proposed that the Site will accommodate up to 2.5 storeys within the residential areas. The proposed dwellings will be predominantly two storey in keeping with the local context, with the potential for 2.5 storeys located along the primary route to provide variety and interest and aid in the overall placemaking strategy.





Design & Access Statement: Land Use & Building Heights Parameter Plan

Access & Movement Strategy

The Site is to be served by a new vehicle access point from Lunce's Hill which will also provide cycle and pedestrian access to the Site. The footpath on Lunce's Hill will be widened and an off-site puffin crossing will be created to provide a controlled crossing point and access to on-site development for pedestrians and cyclists.

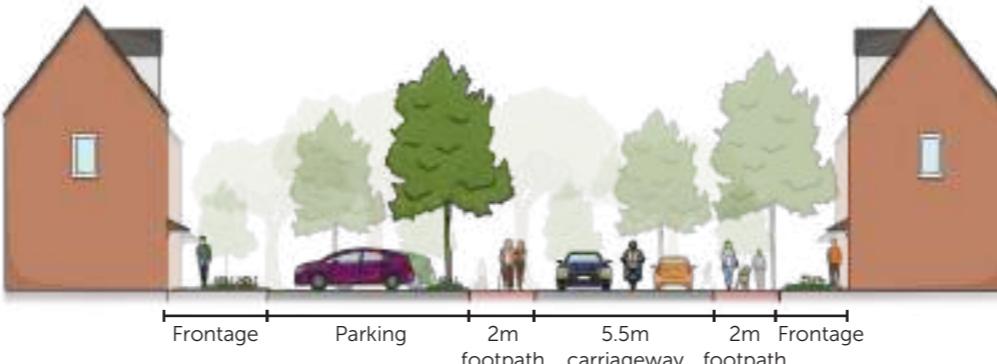
From the proposed site access, a network of safe streets will lead to the proposed homes. Shared surface streets and private drives/lanes will branch off from the primary street. Turning heads are incorporated where necessary to allow for service vehicles, in particular bin lorries, to access all parts of the development. Different types and colours of road surfaces are proposed to aid in creating character areas and highlight transition nodes, such as the crossing of the Pellingford Brook.

The street sections on this page indicatively illustrate the layout of the street types used in this proposal. The sections are marked on the Land Use & Building Heights Parameter plan on the previous page. The streets include:

- **Primary Street (A-A):** consisting of a 5.5m tarmac carriageway and a 2m tarmac footpaths on both sides.
- **Shared Surface Street (B-B):** consisting of a 6m shared surface using permeable paving. These streets are designed to enable pedestrians and cyclists to use the carriageway alongside low levels of traffic.
- **Shared Private Drives (C-C):** consisting of a 4.8m shared surface using permeable paving, to serve no more than five dwellings.

The proposed footpaths will connect directly with the wider context and existing development. This supports active travel and promotes healthy lifestyles by providing a choice of routes by foot and by bike to move within the Site and into the surrounding areas.

Street Section A-A: Primary Street



Primary street precedent with front of property parking and 2m footpaths

Street Section B-B: Shared Surface Street



Shared surface street precedent

Street Section C-C: Shared Private Drive



Shared private drive precedent overlooking green space



Conclusion

This Design & Access Statement shows how a high quality and sustainable new community can be created on Land east of Lunce's Hill, Haywards Heath.

The Illustrative Masterplan describes a high quality residential addition to Haywards Heath, designed to respond to the character of the Site and its context.

The landscape-led scheme provides new green and blue infrastructure to link into the wider green network and addresses views into and out of the Site.

The proposals respect and enhance the existing natural and built features of the Site, creating clusters of new homes set within mature and varied landscape, and a new community use within the retained barn on Lunce's Hill.

This is an exciting opportunity to create a new legacy development to support the sensitive growth of Haywards Heath and deliver much needed new homes for both Districts, in a highly sustainable location and with landscape at its heart.

The proposals will deliver:



Up to 130 new, energy-efficient and sustainable high quality family homes with a range of sizes, types and tenures;



A new children's play area, promoting outdoor activity and cognitive learning;



The retention and restoration of existing on-site barn into flexible commercial and/or community use;



A new pedestrian crossing on Lunce's Hill and new footpaths and cycle routes to encourage safe active travel in and around the Site;



Enhanced boundary planting, respecting Ancient Woodland, and the creation of meaningful open, green spaces;



Increased biodiversity on the Site and enhanced landscape planting to complement existing mature vegetation and blue landscape; and



Sustainable drainage features to support and enhance the biodiversity and ecological value of the Site.



Area for natural play and interaction with the landscape



Sustainable drainage and interaction with nature



Homes set within the landscape



Design & Access Statement: Proposals in the Wider Context





Building For a Healthy Life (July 2020)

The 12 principles set in the published BHL document additionally helped structure the masterplan. These principles have been categorised into three sections:

Integrated neighbourhoods;

Distinctive places;

Streets for all.

Inspired by BHL, the following checklist ensures that the proposals at Land east of Lunce's Hill brings plentiful benefits to both people and nature through the creation of a cohesive, attractive, and overall more sustainable development.

| | Building for a Healthy Life considerations | Justification |
|---|---|--|
| 1 | 1) Natural connections <i>Create permeable, green corridors to better integrate both wildlife and people across the surrounding landscapes.</i> | Yes , new connections provided to existing context, new footpaths and cycling links, connected to local trails and paths. New green links connect habitats and create new recreational routes connecting to the footpath network. |
| 2 | 2) Walking, cycling, + public transport <i>Routes should be attractive, safe, and enjoyable, and which discourage private vehicle usage.</i> | Yes , the masterplan provides additional walking and cycling routes, and there are existing bus stops nearby, connected to by a new puffin crossing, promoting sustainable means of transportation. |
| 3 | 3) Facilities and services <i>Establish diverse social infrastructure which is accessible to all, and which promotes outdoor activity.</i> | Yes , the development will deliver generous public open spaces and new play areas, with recreational links to the existing network. |
| 4 | 4) Homes for everyone <i>Varied housing + tenure forms should be dispersed across the site, and all residents deserve equal opportunities.</i> | Yes , the dwelling mix in the masterplan is varied and will meet the local housing requirements with a provision for 30% affordable homes for Mid Sussex and 40% for Lewis Districts respectively, evenly distributed and tenure blind. |
| 5 | 5) Making the most of what's there <i>Transform urban + natural threats into unique opportunities through asset enhancement.</i> | Yes , the masterplan framework responds to and enhances existing features on site and in the surrounding context. |
| 6 | 6) A memorable character <i>Compliment the locality of the area (from integrated landscape design to distinctive architectural detailing.)</i> | Yes , this is the whole basis for the design, the masterplan framework has been designed to follow local distinctiveness and create characterful streets. |



Design & Access Statement: Building for a Healthy Life

| Building for a Healthy Life considerations | | Justification |
|--|--|---|
| 7 | | 7) Well defined streets and spaces <i>Transform the streets into a genuine experience by designing active and interesting edges.</i> Yes , the streets and spaces are defined with landscape features and a clear hierarchy is present. |
| 8 | | 8) Easy to find your way around <i>Character areas, landmarks, and nodal points should assist in the proprioception of residents.</i> Yes , there is a clear primary route through the masterplan. Green nodal spaces, defined streets and landmark buildings provide legibility and means of wayfinding through the settlement. |
| 9 | | 9) Healthy streets <i>Build streets not roads (attractive spaces for social interaction and activity, upon transport and movement).</i> Yes , the masterplan is designed to ensure this is a liveable and safe place. Shared surface streets prioritise pedestrians and cyclists, whilst trees help to create green, healthy streets. |
| 10 | | 10) Cycle and car parking <i>Provide diverse vehicle parking solutions, but design even more creative and accessible cycle parking alternatives.</i> Yes , sufficient car and cycle parking will be provided in legible places and is integral to the streetscape and landscape. |
| 11 | | 11) Green and blue infrastructure <i>Natural networks should help structure the whole masterplan, to enrich sensory experience and biodiversity.</i> Yes , the whole design of the masterplan is landscape-led, ensuring the development is set within generous and sensitive landscaping promoting biodiversity and well-being of the wider community. |
| 12 | | 12) Back of pavement, front of home <i>Define the private realm, providing residents with confidence in their ownership which encourages plot personalisation.</i> Yes , the masterplan is clearly defined through public and private spaces. |





National Design Guide (January 2021)

The National Design Guide reveals 10 key design characteristics which work together to establish the physical character, sense of community, and climate sensitivity of a development (the three C's). These elements ensure that a place positively 'influences the quality of our experience as we spend time in them and move around them'.

The checklist to the right summarises how each of these characteristics have been incorporated throughout our masterplan at Land east of Lunce's Hill, helping us to ensure that our proposals will deliver a high quality neighbourhood which successfully achieves the three C's.

| National Design Guide considerations | Justification |
|--|---|
| 1) Context <i>"...is the location of the development and the attributes of its immediate, local and regional surroundings".</i> | The surrounding land uses, transport connections, historic assets, and environmental constraints and opportunities have been thoroughly analysed. |
| 2) Identity <i>"...comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them".</i> | A character area study revealed the pattern of development across the settlement over time, and highlighted positive attributes which have been reflected in the masterplan. |
| 3) Built form <i>"...is the interrelationship between blocks, streets, buildings and open spaces that creates an attractive place to live, work and visit".</i> | Secure perimeter blocks create outward-looking housing which face onto streets and spaces, ensuring active and safe frontages. |
| 4) Movement <i>"...includes walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport".</i> | All properties can store bicycles in their garages or gardens. Wide pavements and recreational routes which connect the existing pedestrian network promotes sustainable travel across the wider neighbourhood. |
| 5) Nature <i>"...contributes to people's quality of lives, "natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water".</i> | The landscape-led scheme incorporates vegetation across the masterplan, enhancing the overall green and blue infrastructure palette of the Site and surrounding area. |
| 6) Public spaces <i>"...considers the "quality of the spaces between buildings" which "support a wide variety of activities and encourage social interaction".</i> | Green public spaces and play areas promote communal interaction, bringing together both new and existing residents by celebrating the outdoors. |



Design & Access Statement: National Design Guide



National Design Guide considerations

7**7) Uses**

...provide a mix of tenures and housing types that "reflect local housing need and market demand", and offers diverse land uses which "support daily life".

Justification

A range of house sizes - from 2 to 5 beds - accommodates a diverse demographic residency and helps establish a blended community, whilst boosting the local supply of housing to meet rising demands.

**8) Homes & buildings**

...should be "functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them".

All homes meet National Minimum Standards to ensure high and healthy standards of living. Each garden is at least 10 meters in length, offering private spaces for play and relaxation whilst facilitating local food production.

**9) Resources**

...respond to the impacts of climate change by being energy efficient" and "adapting to anticipated events... such as the increasing risk of flooding".

Gable roofs provide opportunities for solar panel installations. SUDs mitigate against potential flood risks by absorbing excess water whilst offering further biodiversity benefits.

**10) Lifespan**

...places should "sustain beauty over the long term" and contribute "to the quality of life" of residents, to promote the physical care and respect of the neighbourhood."

Incorporating hard and soft landscaping, attractive public spaces, establishing a clear street hierarchy, and designing beautiful homes will make residents feel proud of where they live.



the three C's

**climate****character****community**



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