

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

03 DESIGN PROCESS

3.4 Design Development Continued

This second outline application builds on the strengths on the first outline application, refining the masterplan further with regard to the site analysis, and local planning policy context, local knowledge, consultation responses, sustainable design principle. It particularly considers the deliverables and viability of the development.

The parameter plans and illustrative masterplan have taken into account the existing environmental opportunities and constraints at the site.

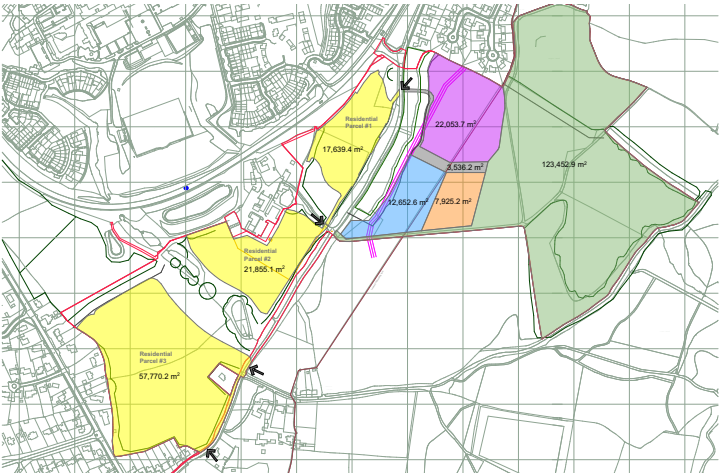
The masterplan has follows a landscape led approach, with the existing tree-lined Hurstwood Lane along with on site trees, hedgerows ponds and surrounding landscape informing the layout.

Initially alternative land use zoning plans were produced and as the new outline designs developed the school site was relocated from the north eastern edge of the developed site to the south edge.

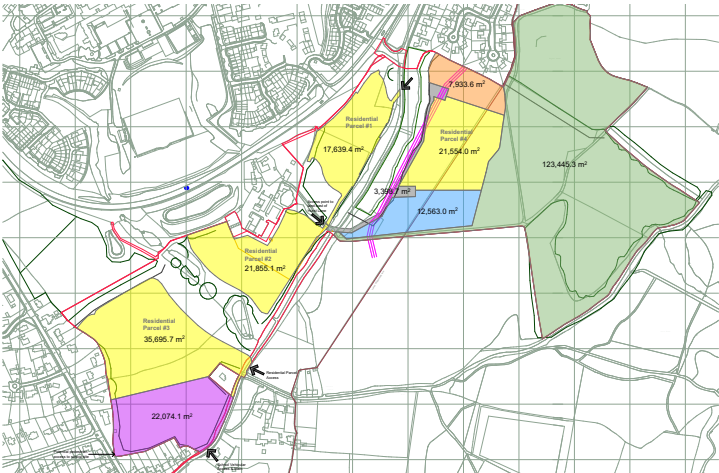
An overhead HV cable runs across the site from a point just south of the Hurstwood Grange business park east to the most southern parcel on the site where it runs to the north and south to the boundaries of the site. It is anticipated that these overhead lines will be buried and engagement with UK Power Networks on the feasibility and cost of this has already been undertaken.

There were multiple designs and practical reasons why it was deemed more appropriate to relocate the school site to the southern corner of the site. Firstly, the access originally proposed for the school in the previous scheme cut-through Ancient Woodland which was not appropriate and would not be supported by planning policies. The alternative access to this parcel of land, therefore, needs to loop around the ancient woodland to the south, at an early stage the Department for Education raised concerns about this approach and the lack of accessibility it would mean for the school.

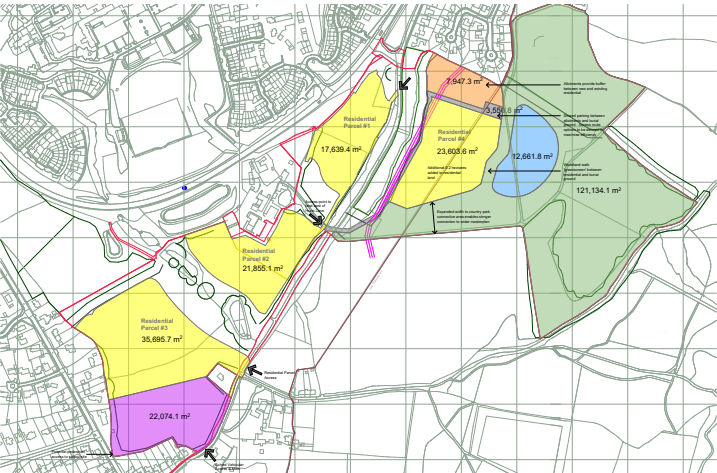
Additionally it was considered that this access arrangement would isolate this part of the site from the rest of the development with community uses.



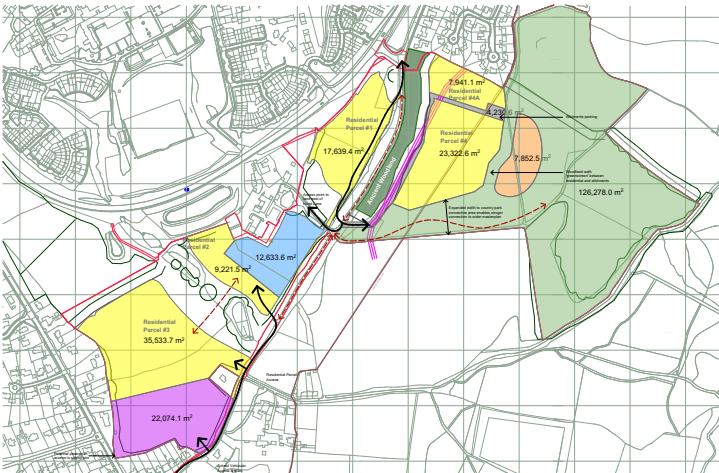
Original land use based on existing outline application. 1



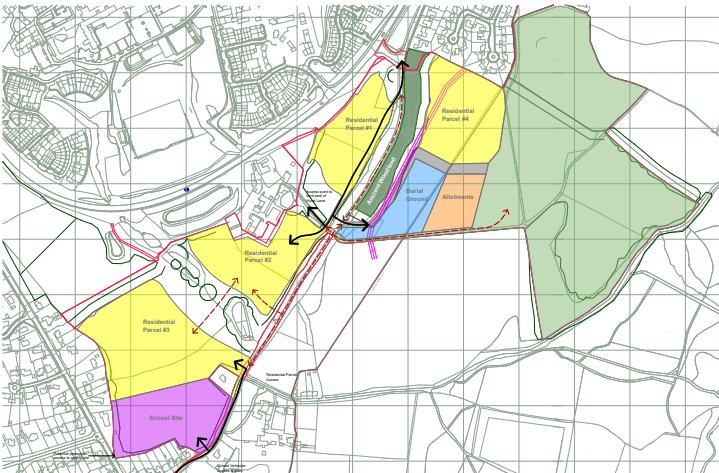
Alternative land use plans were investigated 1



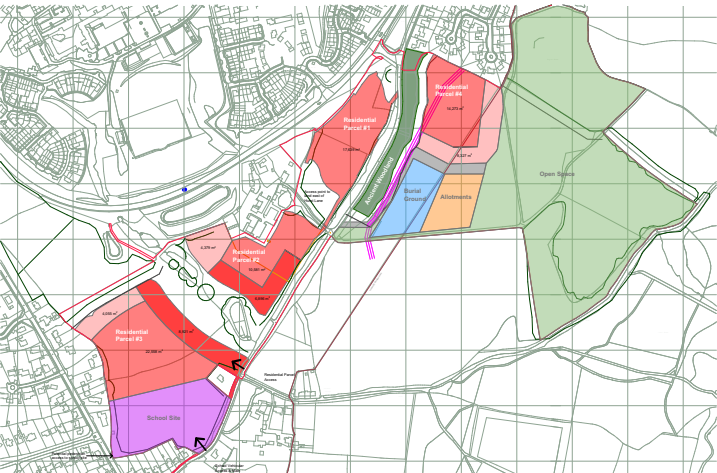
Initial density investigations on favoured resultant options 2



A new indicative masterplan was developed 3



The burial ground was increased back to its original size 4



Testing was undertaken and a more finalised plan developed

03 DESIGN PROCESS

3.4 Design Development Continued

This second outline application builds on the strengths on the first outline application, refining the masterplan further with regard to the site analysis, and local planning policy context, local knowledge, consultation responses, sustainable design principle. It particularly considers the deliverables and viability of the development.

The parameter plans and illustrative masterplan have taken into account the existing environmental opportunities and constraints at the site.

The masterplan has follows a landscape led approach, with the existing tree-lined Hurstwood Lane along with on site trees, hedgerows ponds and surrounding landscape informing the layout.

Initially alternative land use zoning plans were produced and as the new outline designs developed the school site was relocated from the north eastern edge of the developed site to the south edge.

An overhead HV cable runs across the site from a point just south of the Hurstwood Grange business park east to the most southern parcel on the site where it runs to the north and south to the boundaries of the site. It is anticipated that these overhead lines will be buried and engagement with UK Power Networks on the feasibility and cost of this has already been undertaken.

There were multiple design and practical reasons why it was deemed more appropriate to relocate the school site to the southern corner of the site. Firstly, the access originally proposed for the school in the previous scheme cut-through Ancient Woodland which was not appropriate and would not be supported by planning policies. The alternative access to this parcel of land, therefore, needs to loop around the ancient woodland to the south, at an early stage the Department for Education raised concerns about this approach and the lack of accessibility it would mean for the school.

Additionally it was considered that this access

arrangement would isolate this part of the site from the rest of the development with community uses

located the other side of Hurstwood Lane, creating a clear division between new residential areas and the communal uses. Providing residential to the eastern side provides a greater mixture of activity and engagement on the site. Furthermore, the southern part of the site is more accessible for this key piece of social infrastructure such as it is better integrated with the existing settlement areas including the bus stops on Fox Hill.

In terms of the schools revised location, having concluded that it would not be appropriate to locate it in the north eastern part of the site like the previous scheme, there were really very few options available for an alternative location across the site due to the changing topography. Ultimately the most suitable location was concluded to be the southern corner given it is relatively flat and accessible from the existing road network.

The block structure was revised, to accommodate attenuation basins following soak-away testing and to soften the development edge against public open space.

Hurstwood Lane was initially intended to be closed from Hurstwood Grange northwards, providing a significant shared green link through the plan and with Hurstwood Grange being accessed from the south. The access for Hurstwood Grange and the creation of the access for parcel 1, parcel 4 and Hurstwood Grange via the existing Hurstwood Lane from the north maintained more existing trees and ecology and was ultimately a more desirable proposal, as illustrated on the last plan to the right.

