

03 DESIGN PROCESS

3.5 Public Consultation

In advance of submitting a new application, and as part of the design development process, Homes England wanted to understand the views of local residents and other stakeholders. Two separate engagement activities took place early 2022. An online consultation took place on the evening of 24th January 2022 and an in person consultation was conducted on 7th March 2022 at Haywards Heath Town Hall.

Stakeholders were asked if they supported specific design elements and were given the opportunity to provide further comments or feedback about the proposed designs.

In addition to the two larger engagement events that were held, the project team has regularly engaged with stakeholders through direct meetings during the course of the project. Online meetings have been held with Haywards Heath Town Council and Wivelsfield Parish Council since summer 2021 at various dates to discuss the proposals and also the nature of the wider engagement strategy.

The first three questions sought demographic information of respondents such as age, postcode and whether they were answering as an individual or on behalf of a business/ organisation. This information helps Homes England understand the reach of different stakeholders and can be used to improve future consultations. The data is also useful when measured against Equality, Diversity and Inclusion (EDI) aspects.

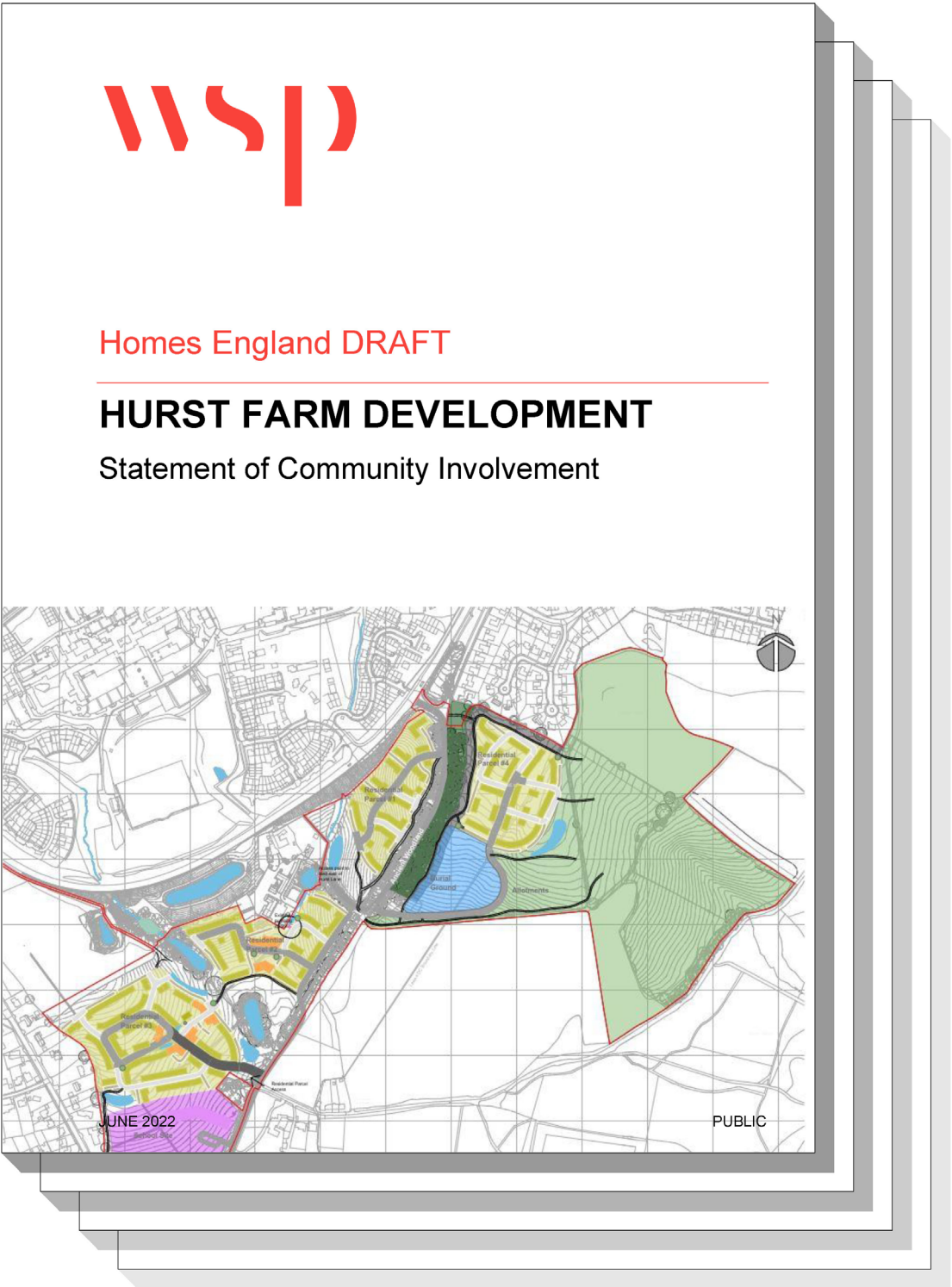
The comments received during this consultation fell into three broad groups: Traffic/travel and Congestion, Green Spaces and Environment, and School Placement. In each of these areas, the comments from residents were considered when developing the Masterplan.

The application submission at Hurst Farm has followed best engagement practices to ensure an open and transparent pre-application consultation process.

The design team have engaged with a very wide audience and received a high number of responses to help understand the concerns and thoughts on the scheme proposals. Whilst there are a number of concerns raised about the general principles of the development, the consultation has been focussed on seeking views on the particular layout of the proposed masterplan compared to the previous 2017 version.

Responses received on this matter, particularly in relation to the school, have been mixed with the general feeling that the new school will generate traffic impacts whether it is located to the north or the south of the site.

All feedback has been carefully considered by Homes England and addressed in the full report and the other supporting technical documentation where appropriate. Homes England appreciate all of the feedback and engagement that has been received during this process as it has made a valuable contribution to this planning application to be submitted to MSDC and Lewes District Council.



DAS DOC 10 Illustration of Statement of Community Involvement

04 DEVELOPMENT PROPOSALS

4.1 Indicative Masterplan

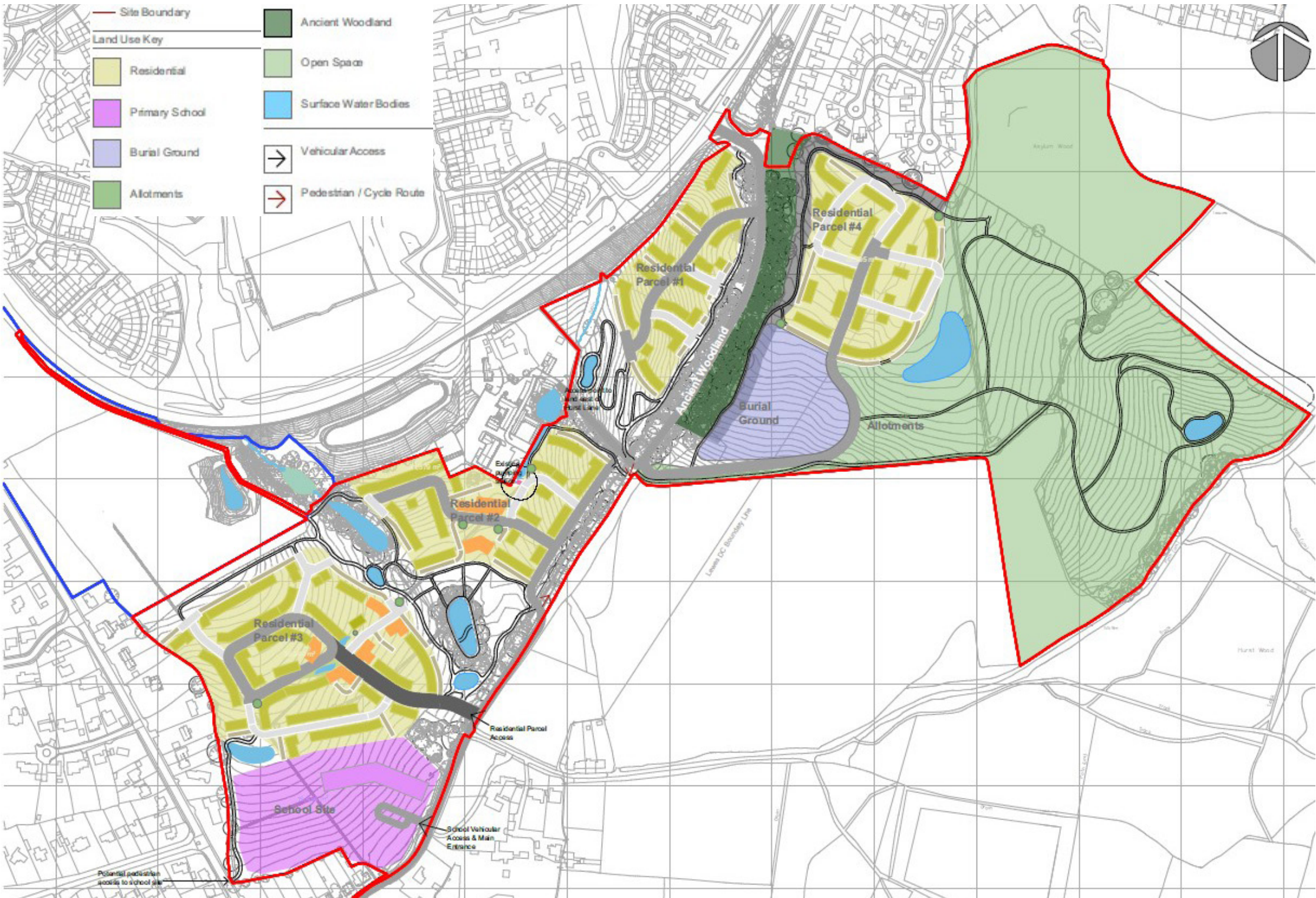
A series of parameter plans accompany the masterplan which will be used to guide development on the site to ensure that it is contextually appropriate and combines to create a high quality place.

The illustrative masterplan within this outline application gives an indication to the potential development form on the site. It takes account of the site constraints, the policy context, the surrounding contextual cues and future aspirations for the site.

It provides a robust framework within which up to 375 homes, public open space and play areas, landscaping, the country park, allotments, burial ground and highway infrastructure can be delivered in a sensitive and cohesive manner.

It demonstrates that the quantum of development proposed can sit alongside appropriate landscape and ecology retention, enhancement and mitigation.

The plans on the following pages illustrate each of the particular design characteristics of the development proposals, all future proposals should be broadly in accordance with these parameter plans.



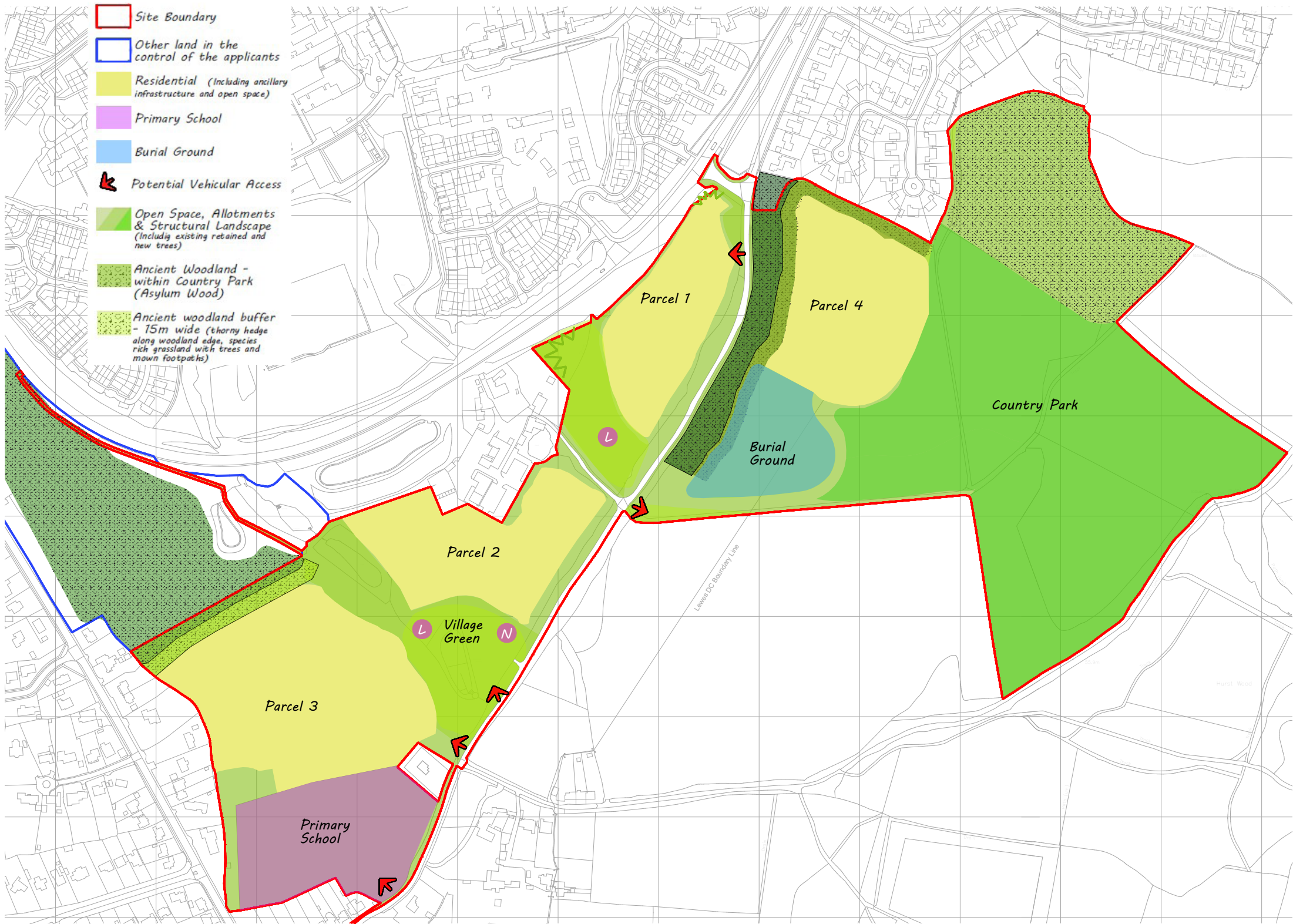
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4.2 Land Use

The Land-Use and parameter plan (adjacent) will control the quantum of development, the type of land-use and the spatial zoning of the development. Future development should be broadly in accordance with this plan.

The development area comprises dwellings, roads, parking, areas of incidental open space, landscaping and associated infrastructure. The residential parcels sit within a network of green corridors, spaces and movement routes. They have been located to align with the site constraints and maximise the opportunities.

The residential development Parcels 1 and 4 are accessed from the northern end of the existing Hurstwood Lane, along with the existing Hurstwood Grange small business area. Parcels 1 and 2 and the school are accessed from the southern end of the existing Hurstwood Lane.



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4.3 Amount

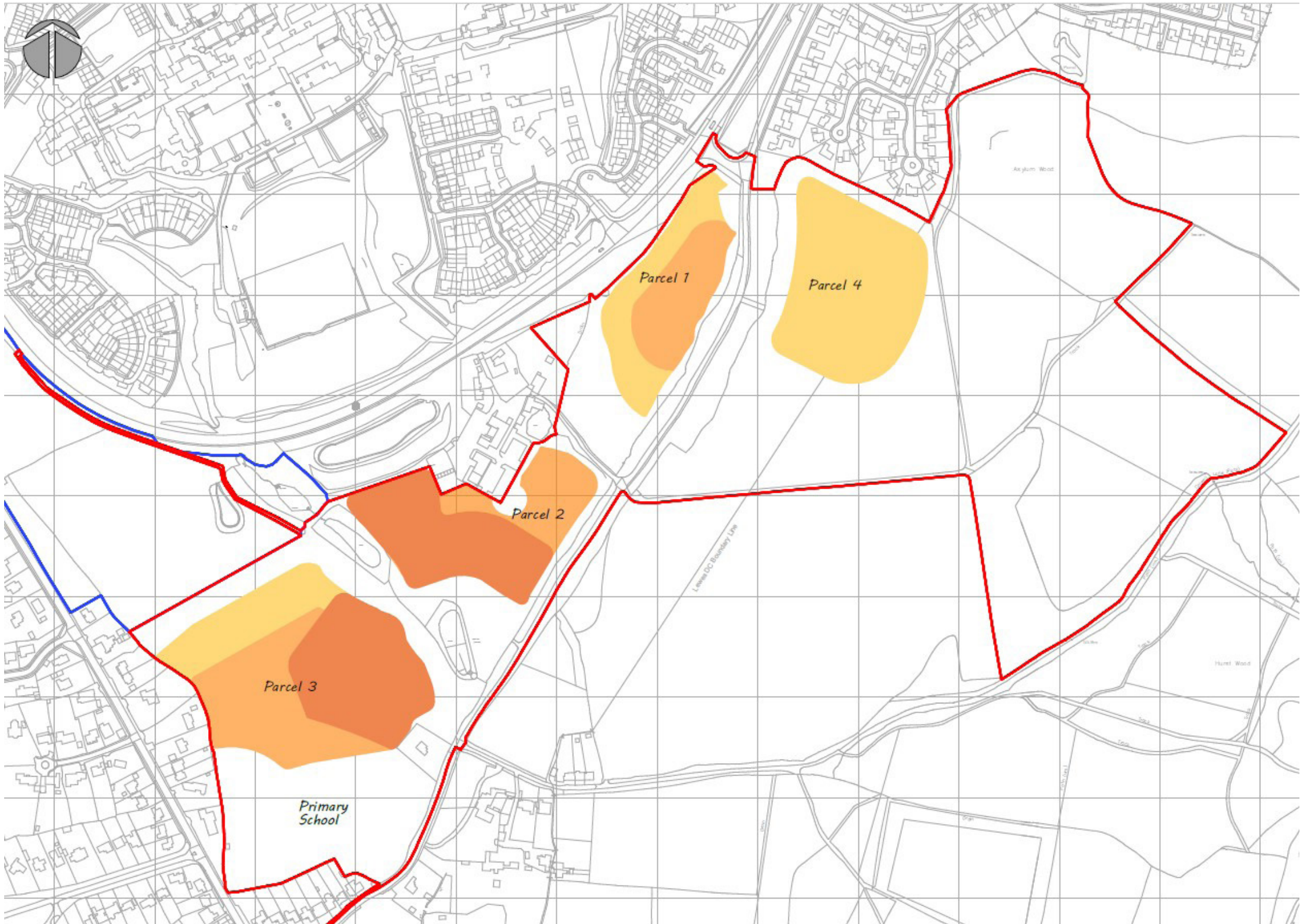
The development will provide up to 375 homes, with the density varying across the site, ensuring that appropriate levels of density are located in appropriate areas of the Site.

Higher densities will be located along the avenues and higher order streets, whilst lower densities will be located towards landscape sensitive areas to maintain its rural setting.

A mix of homes will be provided across the site including affordable housing and a range of dwelling sizes.

Affordable housing provision will be in line with policy guidance, which requires provision of 30%. This will constitute a mix of shared ownership and affordable rent, the detail of which will be submitted at Reserved Matters Stage and will be informed by the Section 106 Agreement.

The affordable provision will be distributed throughout the site.



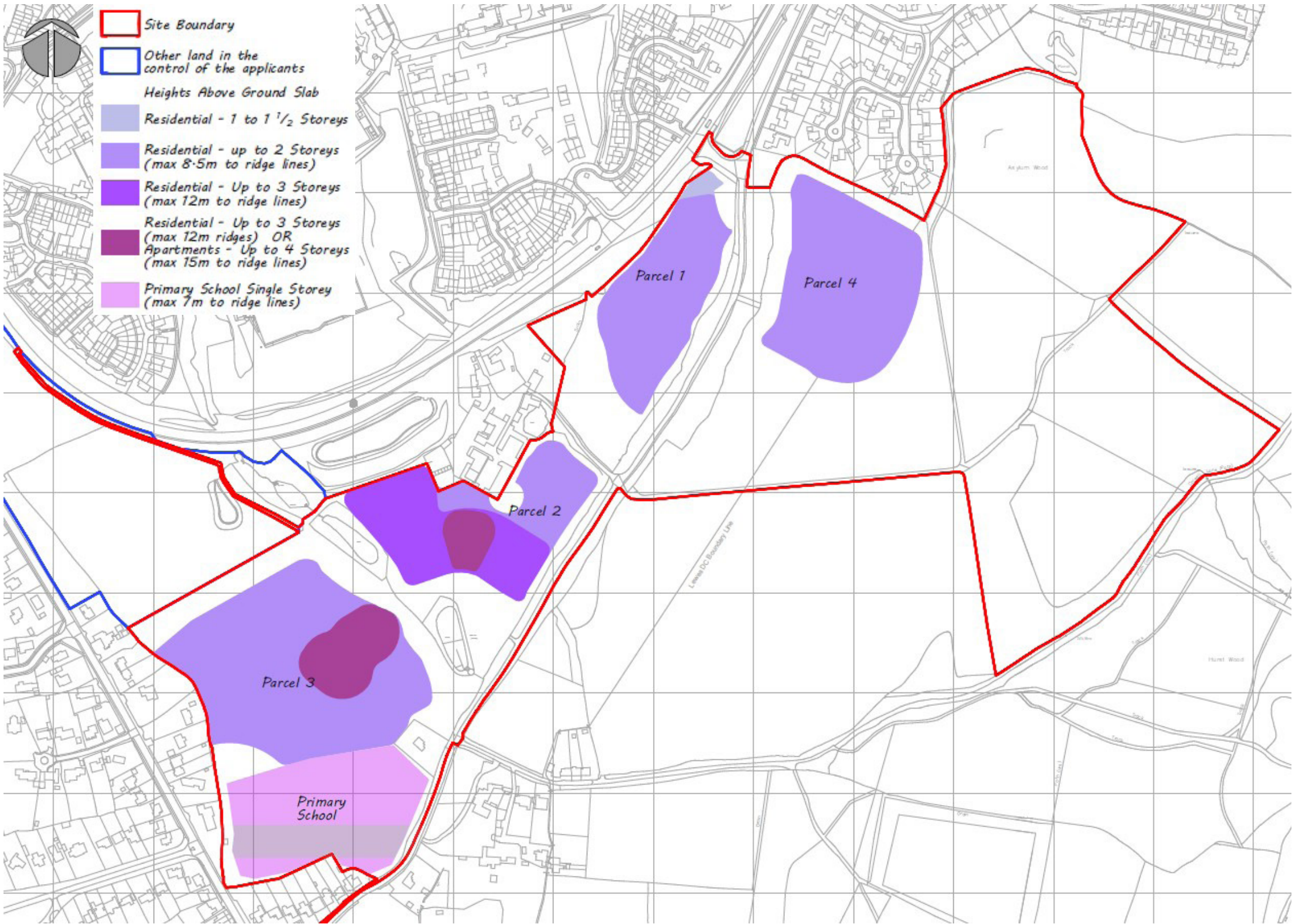
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4.4 Scale - Massing and Building Heights

It is important that the scale of the proposed development relates to the pattern of development and character of the surrounding area.

Storey heights across the site will typically be permissible up to 3 storeys, as shown on the adjacent plan. However, it is anticipated that much of the development will be 2 storeys in height, with 2.5 - 3 storey homes used to enhance the street-scape at key nodal points, along main streets and to terminate key vistas. At the high point on the north west corner the heights will be limited to 1 to 1.5 storeys.

Individual 3-4 storey buildings may be included in the final design. At key gateways and nodal points up to 4 storeys may be appropriate, however this will be acceptable only where the topography of the site is lower.



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4.5 layout and Appearance

The layout and scale of the development has been influenced by the topography, existing green infrastructure of ponds, hedgerows and tree belts, and the sites location in relation to the surrounding and ancient forests, and countryside access.

The proposed development responds to the level changes across the Site, with the movement network addressing the contours and proposed retention and enhancement of landscape and ecology throughout.

The Site naturally divides into parcels that help to preserve the existing character and form of the area. The existing Hurstwood lane and its tree belts provide a naturally landscaped approach and entrance to the site as well as a north-south spine to connect all the non-vehicular movements around the site to. There is also potential to utilise the sloping nature of the Site to develop views across countryside to the east, the country park and to the surrounding landscape.

The minor valleys, flat spots and hydrology lends itself to an integrated Sustainable Drainage System (SuDS) in the form of swales, attenuation ponds or multi-functional green infrastructure. SuDS can manage surface water run-off and drainage sustainably and in an ecologically beneficial way, providing a natural need for , and enhancing the open space throughout the site.

The parks created help mediate the levels between sites, where there are steeper contours the steps between plots can enliven terraces and provide longer views out of the site over the parks and countryside.

As part of the design process the roads were aligned to respond to the levels and indicative site sections created to explore where and how much plots would need to step to relate to the site topography in the steeper areas of the parcels.

