

HURST FARM PLANNING POSITION

Allocation

The site was allocated in the Haywards Heath Neighbourhood Plan which was made in 2016

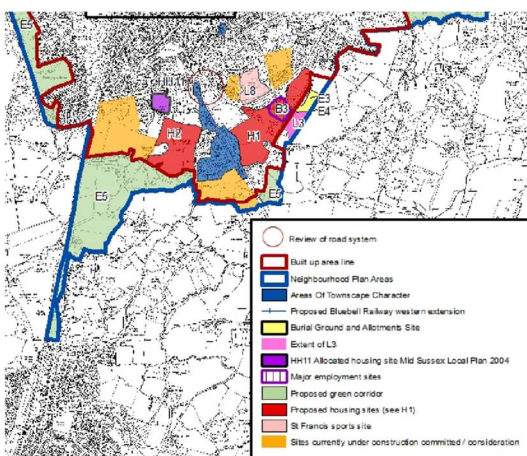
Policy H1 states that:

“Land is allocated either side of Hurstwood Lane for a mixed use development for approximately 350 additional homes, the retention of existing employment on the site, the provision of a new school, together with informal open space to include a burial ground and allotments (11.5ha). The new development will:

- *Be progressed in accordance with a Master plan, Infrastructure delivery strategy and phasing strategy prepared in collaboration with Haywards Heath Town Council and other stakeholders.*

Policies E3 and E4 allocate land for allotments and a burial ground

Extract from NP showing the boundaries of the allocations is shown below:



First Planning Application Ref: DM/17/2739

An application was submitted in in 2017 for up to 375 homes, a 2 FE primary school with early years provision, a burial ground, allotments and a country park. The Illustrative Masterplan, shown below, identified 3 parcels of residential land to the east of Hurstwood Lane and shows the proposed location of a primary school to the east of Hurstwood Lane.



At the meeting of the District Planning Committee on 9 August 2018 the Council resolved to grant permission subject to a satisfactory legal agreement.

The legal agreement was not signed, and, the application was subsequently withdrawn on 7 April 2021.

Homes England's Planning Application Ref: DM/22/2272

Homes England (HE) takes a place shaping approach towards delivery of new homes with a focus on delivering well designed, sustainable places.

In addition, and in line with the Neighbourhood Plan Allocation (which states that the development should be led by a masterplan), HE worked in collaboration with Haywards Heath Town Council over the development of a revised masterplan.

Although the proposed quantum of development is the same, there are some key differences:

- The proposed location of the primary school is to the south west of the site rather than the north – east.
- 76 residential units would be located in a parcel of development to the east of Hurstwood Lane (64 homes within the administrative boundaries of MSDC and 12 in Lewes DC)

The illustrative parameter plan for this application is shown below:



HE set out the rationale for the change in approach. In summary, HE advised that the location for the school was problematic because:

- It would have resulted in significant impacts on the A272 / Hurstwood Lane junction;
- There was no direct access to the school due to the existence of Ancient Woodland and this meant the DfE were concerned about poor accessibility and the ability to provide sustainable modes of transport; and
- The school would be isolated and next to a proposed burial ground, was over 1km from nearest bus-stop, and in a location that would clearly discourage pedestrian / cycle use.

Detailed assessment of alternative approaches identified the southern corner of the Site as a preferable location for the school land as it was more accessible, significantly closer to existing bus stops (within 200m rather than over 1km), would resolve the Hurstwood Lane / A272 junction issues and would be better integrated into the existing community, including Wychavon, an area of need that had been identified for the school.

The case officer's committee report recognises that the location of residential parcel to the east side of Hurstwood Lane is a departure from the allocation and but in summary concluded that *there are material planning considerations that justify a recommendation to grant planning permission for this development*. The report sets these considerations out in full.

At its meeting of 10 August 2023 the Council resolved to grant planning permission.

Conclusions

- The location of the residential parcel east of Hurstwood Lane and outside of the allocation boundary was proposed by HE for clear place shaping/sustainability reasons;
- Of the 76 units proposed in the eastern parcel 64 are in the demise of MSDC and 12 in Lewes DC;
- The other 3 parcels of residential development shown in the parameter plan comprise 299 homes; and
- The Council's Five Year position paper identifies 215 homes coming forward from this application – all of which could be delivered in the three parcels of land to the west of Hurstwood Lane