



Masterplan

The **6.2-hectare** (15.3-acre) site consists of three fields sloping gently from north to south. Approximately 2.7 hectares (44%) is designated for residential development, while 3.5 hectares (56%) is reserved for landscape planting and public open space.

The design harmonises with the nearby Conservation Area, offering public open spaces and a green environment that complements southern Haywards Heath. Beyond the access road, mature vegetation and boundary treatments will largely obscure the development from the road view.

The proposal includes up to 80 homes with a mix of 1,2,3, and 4-bedroom options, 35% of which (up to 28%) will be affordable. Housing types include terraces, semi-detached, detached, and apartments, arranged to echo the Conservations Area's larger buildings. Buildings will mainly be two-storey, with some up to two and a half. The site will also include a children's play area.

A new signalised pedestrian crossing on Lewis Road is also proposed, along with an extension of the 30 mph speed limit to the site entrance.

Proposal

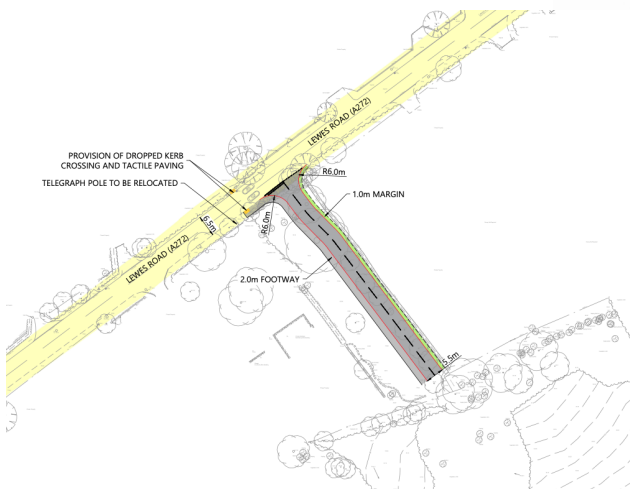
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Site access onto Lewes Road



Site access (enlarged)

The proposed site access on Lewes Road (A272) lies between North Colwell Farmhouse and number 90 Lewes Road. Some existing vegetation and trees will need removal but will be replaced with tree planting and hedging to blend the landscape.

The proposal includes a pedestrian crossing on Lewes Road near the site access (uncontrolled and controlled signal options are being explored) to enhance safety for pedestrians. This crossing links the site to the existing northern footway and onwards to existing Footpaths via the Public Right of Way network providing access towards local facilities and Northlands Wood Primary Academy School. Feedback on this crossing will support ongoing discussions with West Sussex County Council highways officers and can be submitted via the feedback form.

The design of the site will ensure that adequate parking and cycle facilities are provided for residents and visitors.

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The landscape concept includes retaining and enhancing existing boundaries with additional planting and informal open space, minimising visual impact and protecting the amenity of approximately 12 nearby properties south of Lewes Road.



Illustrative site view from access road

The design incorporates significant buffer vegetation to reduce impact on the Conservation Area. While some trees will require removal, especially those affected by ash dieback, additional scrub planting near Cain Wood will protect this ancient woodland, preserving its landscape and ecological value.

Extensive landscaping around the boundaries of the development including new scrub and wildflower planting will strive to achieve no loss of biodiversity on the site and using new habitat off site would achieve a 10% net gain in biodiversity.

Surface water and overland flows currently follow the topography of the site, partially infiltrating into the ground and substrata with any excess flows making their way into the ditch network along the site boundaries. Consultation with Southern Water will be progressed through the emerging proposals process.

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Drainage

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