

HAYWARDS HEATH FEASIBILITY STUDY

ASSESSMENT OF SOCIAL AND COMMUNITY INFRASTRUCTURE NEEDS

1. INTRODUCTION

- 1.1 Atkins has been commissioned to assess the suitability of a number of sites surrounding Haywards Heath to support an urban extension of some 2,000 dwellings post 2016.
- 1.2 Previous work identified the preferred option was to bring forward Option E and F, and to integrate these with the existing urban area as an urban extension to Haywards Heath. The purpose of this note is to assess the technical feasibility of developing Options E and F at a density of 30 dwellings per hectare and to consider whether the site has the potential to support the target of 2,000 dwellings.
- 1.3 The land budget has been informed by an assessment of the social and community infrastructure needs associated with the target number of dwellings. An assessment has been made of the additional land and floorspace requirements covering employment needs, local retailing, education facilities, primary healthcare infrastructure, open space and indoor recreation facilities to support such a community post 2016.
- 1.4 The assessment considers the requirements relating to each land use in total followed by a schedule identifying the sizing of sites and the balance of uses required to support each site. The schedule represents a target land use mix which has informed the masterplanning process, however some of the requirements vary slightly from the land use mix to reflect other on site environmental constraints.
- 1.5 The note is structured so as to assess the combined potential development capacity of development options E and F. Two density scenarios have been tested, Scenario A was based on an average density of 30 dwellings per hectare. The Scenario B assessment was undertaken to ascertain whether the housing target could be accommodated by increasing the housing density considering the density parameters established in Draft PPS 3.

2. ASSESSMENT OF DEVELOPMENT LAND OPTIONS E AND F – SCENARIO A

- 2.1 An assessment was undertaken to identify the potential capacity of the site in terms of its potential residential capacity, taking into consideration appropriate levels of

community and social infrastructure levels to meet the needs. Areas E and F are situated to the east of Haywards Heath and cover a combined area of some 63.5ha.

- 2.2 The assessment work undertaken has identified that, based on an average housing density of 30 dwellings per hectare, it is not possible to accommodate 2,000 dwellings and associated community and social infrastructure within this area, even if the total area of land available for residential development is maximised by accommodating open space and employment needs off site.
- 2.3 This assessment finds that assuming a density of 30 dwellings per hectare a total of 1,440 dwellings can potentially be accommodated on the site, including allowances for social and community provision that are outlined in the detailed assessment below.
- 2.4 As a result an additional assessment (Scenario B) was made to ascertain the maximum number of dwellings that could potentially be accommodated within the site, including provision for community and social infrastructure provision.

EMPLOYMENT NEEDS

- 2.5 The Employment Land calculator identifies the derivation of employment land requirements associated with the new community. The employment needs have been derived by considering the percentage of the population of Haywards Heath who are economically active (61.9% of the population according to the 2001 Census). Based on 1,440 dwellings, this generates an employment requirement of some 891 full time equivalent (FTE) jobs.
- 2.6 It is estimated that some 162 jobs could be provided through homeworking or linked to on site retail, education and health facilities. The remaining 729 jobs would require dedicated B class employment land or floorspace provision.
- 2.7 The total employment land requirement has been derived by making assumptions relating to the balance of employment land provision, it is assumed that 45% of jobs would be accommodated in small business units, a further 45% in office type accommodation and 10% in warehousing premises. The estimates made are based on existing travel to work patterns, assuming that 23.1% of the population will continue to work within Haywards Heath itself (based on 2001 census).
- 2.8 After applying employment densities to convert jobs into gross employment floorspace there is a requirement to provide for an additional 24,462 gross sq.m of employment floorspace assuming no surplus employment land or premises at 2016¹. This would equate to an employment land requirement of up to 0.96 ha after applying

¹ Source: Employment Densities: A full Guide, English Partnerships (2001).

plot coverage and building height assumptions. This assumes a continuation of existing travel to work patterns.

LOCAL RETAIL NEEDS

- 2.9 The Retail Floorspace calculator has identified the scale of local retail facilities required to support the new community based on a 'bottom up' assessment of demand linked to the number of dwellings and likely household expenditure patterns.
- 2.10 Facility requirements have been considered by identifying the categories of household expenditure which would normally be catered for at the neighbourhood level. This includes a mix of convenience and comparison retail, takeaway food and other local services such as post offices, hairdressing and dry cleaning. Expenditure categories and levels have been derived from the ONS Expenditure and Food Survey 2003 and forecasts prepared for 2016 based upon growth assumptions identified in recent retail studies conducted at the regional level².
- 2.11 The proportion of expenditure available for spending within neighbourhood centres has been derived by examining the residual expenditure which is not satisfied by national supermarket chains for each expenditure category. This split is based upon national trends identified within the ONS Expenditure and Food Survey.
- 2.12 After special forms of retailing such as online shopping, markets and car boot sales have been discounted potential local expenditure spending amounts to £38.33 per household.
- 2.13 The next stage of the assessment is to derive total levels of expenditure for 1,140 dwellings and to translate expenditure into net retail floorspace by applying sales densities. Nationally, average sales densities between 1999 and 2004 amounted to £5,027/sq.m³. After converting to gross retail floorspace there is potential demand within the development to support some 714 sq.m (net) of retail floorspace at the neighbourhood level through one or more centres.
- 2.14 Furthermore, there is also sufficient demand arising from the new community to support a supermarket of some 1,067 sq.m (net). However, the extent to which land would need to be made available to support such a store would depend on the capacity of existing stores and additional stores built up to 2016 to meet this level of demand. A more detailed retail capacity assessment would be required to establish the need for an additional store.

² Town Centre Futures: The Need for Retail Development in the South East, SEERA (2004)

³ Source: Verdict on the High Street, Verdict Research (2004)

EDUCATION PROVISION

- 2.15 Education facilities requirements arising from the development have been considered in relation to existing SPG relating to Planning Obligations⁴. However, the number of additional school places required needs to be considered in the context of other issues such as the baseline pupil population at 2016, and the distribution and capacity of existing and planned education provision. The assessment has identified that at least part of each of the proposed sites are within the statutory 2 or 3 mile catchment distance as defined by Section 444 of the Education Act 1996. For the purposes of this assessment it is assumed that schools located within Haywards Heath serve the Haywards Heath urban area only.
- 2.16 Assuming an average household size of 2.13 persons per household, the additional number of pupil places generated by the expansion proposals equates to some 301 primary school places, 215 secondary school places and 86 Sixth form places by applying the pupil product ratios identified in the Council's SPG.
- 2.17 The baseline level of school places required in Haywards Heath has been identified by reviewing 1996 based parish level population forecasts. At 2016 it is estimated that within Haywards Heath the population of primary school age will be some 2,386 children, with 1,787 pupils of secondary age and 825 pupils at sixth form level.
- 2.18 Assuming that school place capacity at existing schools in the town reflects levels identified in the 2003 Schools Organisation Plan then considering the baseline pupil population and the additional pupils generated by new development and demographic change up to 2016 and by the proposed urban extensions there will be a shortfall if some 655 primary school places.
- 2.19 To address this shortfall 1 additional primary school would be required to address the needs of the urban extension. With respect to secondary schools the assessment indicates that there would not be sufficient demand generated from the urban extension to justify provision of a new secondary school or to increase capacity at existing schools.
- 2.20 The sizing of the sites required to accommodate the additional education provision has been considered in relation to national DfES standards and the scale of the forecast shortfall. Based on these standards a primary school of 1.5 ha would be required.

⁴ The Provision of Service Infrastructure Related to New Development Part 2 Mid Sussex, Mid Sussex District Council (2004).

LOCAL PRIMARY HEALTHCARE FACILITIES

- 2.21 The level of health care provision which would be required to support the population of the new community has been identified with reference to national NHS targets in relation to GP provision, NHS Estates Building Standards and informal consultation with Mid Sussex Primary Care Trust to benchmark the levels of provision relating to other large scale residential developments in the District.
- 2.22 Based on the standard of 1 GP per 1,500 population a facility to accommodate minimum of 2 GPs would be required. The type of facility required equates to a healthcare provision of some 400 sq.m in size which could be met by extending an existing healthcare facility or providing surgery space within the planned local centre.

INDOOR SPORT AND RECREATION FACILITIES

- 2.23 Indoor Sport and Recreation needs have been established using the Sport England Facilities Calculator. The range of facilities considered includes Sports Halls, Swimming Pools and Indoor Bowls Centres.
- 2.24 The calculator was applied to 2016 population forecasts for Haywards Heath Parish prepared by WSCC to provide baseline requirements and the additional population associated with the proposed urban extensions. This was then compared to existing levels of facilities provision identified using the national Active Places database managed by Sport England.
- 2.25 The findings of the assessment show that there is insufficient demand generated by additional population growth up to 2016 plus proposed urban extension to support additional swimming pool, sports hall or indoor bowls provision.
- 2.26 The level of community hall provision has also been identified based upon a standard of 1 hall per 4,000 population. Although the population will be below 4,000 people it is appropriate to make provision to foster community development. A site of some 0.14 ha would be required to accommodate this facility.

OPEN SPACE REQUIREMENTS

- 2.27 The open space requirements generated by the new development that need to be provided to support 1,440 dwellings have been derived by considering MSDC open space standards and associated SPG. However, as the Council has not yet prepared an open space assessment to meet with the enhanced requirements of the revised PPG17 we have also considered separately levels of natural and semi-natural greenspace provision and allotment provision by applying national standards. The quantity standards which have been applied are as follows:

- Open space and outdoor sports provision 1.8 ha per 1,000 population;
- Children's play Provision (NEAP) 0.8 ha per 1,000 population;
- Children's play provision (LEAP) 0.8 ha per 1,000 population;
- Natural and semi-natural greenspace provision 1 ha per 1,000 (English Nature ANGSt standard);
- Allotments 0.2 ha per 1,000.

2.28 The combined level of greenspace requirements associated with the new development is a minimum of 11.66 ha. In addition it has been assumed that informal amenity greenspace (including Local Areas of Play (LAPs) and landscaping will be incorporated within the housing land parcels, this is reflected within the dwelling capacity estimates for each land housing parcel.

2.29 The masterplan should be designed to maximise access to open space for all households and to utilise opportunities to retain and enhance existing natural and landscape features as open spaces where possible. When a detailed site masterplan is prepared more detailed access standards to the full range of open space provision should be applied. These should reflect the findings of forthcoming open space assessment work undertaken at district level, however example standards have been identified within the open space calculator.

SOCIAL AND COMMUNITY INFRASTRUCTURE

2.30 Based upon overall community and infrastructure requirements for the total target population. The location of facilities within the site should be based upon the following principles:

- To maximise the opportunities afforded by additional facilities provision;
- To promote sustainable patterns of service delivery; and
- To promote sustainable movement patterns in the urban extension and the town as a whole.

2.31 Table 2.1 identifies the target land use budget for social and community infrastructure based on a development at a density of 30 dph.

Table 2.1 – Areas E and F - Target Land Use Budget (ha) – 30dph

Total Parcel Area (ha)	Neighbourhood Centre	Education	Open Space	Indoor Sports and Other Built Facilities	Employment	Residual Developable Area
63.5	0.17	2.62	11.6	0.14	0.96	49.07

* assumes continuation of existing travel to work patterns

HOUSING DENSITY BALANCE & CAPACITY ESTIMATE

- 2.32 After accounting for community infrastructure needs and distributor roads the residual land has been planned for housing development. The housing density mix for the combined development option has been based on an average density of 30 dwellings/ha.
- 2.33 Table 2.2 below summarises the housing development capacity of Option A. There is overall capacity for 1,439 dwellings.

Table 2.2 – Options E and F Housing Development Capacity – 30 dph

Residual Developable Area (ha)	No. Dwellings @ 30 dph	No. Dwellings @ 40 dph	No. Dwellings @ 60 dph	Total Dwellings
47.97	1,439	0	0	1,439

3. ASSESSMENT OF DEVELOPMENT LAND OPTIONS E AND F – SCENARIO B

- 3.1 The assessment of development land options E and F (Scenario A) presented above is based on a relatively low housing density of 30 dwellings per hectare. The assessment demonstrated that it is not possible to accommodate the housing target of 2,000 dwellings on areas E and F at this density.
- 3.2 A second assessment was undertaken for areas E and F to ascertain whether the housing target could be accommodated by increasing the housing density considering the density parameters established in Draft PPS 3. PPS 3 provides guidance regarding the appropriate housing densities for specific types of locations. Within the typology of locations identified in PPS3, Haywards Heath falls within the ‘suburban’ location type⁵ where appropriate housing densities are considered to be between 33-55 dwellings per hectare. Scenario B considers the potential of areas E and F using the following housing mix identified in Table 3.1.
- 3.3 The rationale is to provide a range of dwelling types and sizes within each site. The distribution of medium and high density should be concentrated around the neighbourhood centre and along bus routes in order to maximise access and the viability of these services. Low density development can be located around more environmentally sensitive areas within parcels and adjoining the countryside edge to soften the visual impact of development.

Table 3.1 - Housing Density Mix – Scenario B

Option	% Dwellings @ 30 dph	% Dwellings @ 40 dph	% Dwellings @ 60 dph
Areas E and F	30	50	20

- 3.4 Using the density assumptions indicated above areas E and F have the potential to support some 1,768 dwellings taking into consideration appropriate levels of community and social infrastructure levels to meet the needs.
- 3.5 Table 3.2 identifies the target land use budget for social and community infrastructure based on the housing density mix identified in Table 3.1. The residual developable area for Scenario B is some 4.9 ha less than Scenario A due to the additional community and infrastructure needs of the larger population. Notably, meeting the needs of a larger population particularly increases the land take requirements of education (0.42 ha), open space provision (2.63 ha) and employment (1.76 ha).

⁵ Areas of medium housing density which are predominantly residential in character

Table 3.2 – Land Use Budget – Scenario B

Land Parcel	Total Parcel Area	Neighbourhood Centre	Education	Open Space	Indoor Sports and Other Built Facilities	Employment	Residual Developable Area
Area E and F	63.5	0.19	3.04	14.29	0.14	2.72	43.1

3.6 Table 3.3 summaries the findings of the assessment undertaken for Scenario B according to the potential number of dwellings for each housing density.

Table 3.3 – Housing Potential – Scenario B

Option	Residual Developable Area	No. Dwellings @ 30 dph	No. Dwellings @ 40 dph	No. Dwellings @ 60 dph	Total Dwellings
Areas E and F	43.13	388	863	518	1768