



Land at Rogers Farm

LUNCE'S HILL, HAYWARDS HEATH
VISION DOCUMENT
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Please note:

Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.



Vision

The vision for the land at Rogers Farm is to create a development of high-quality housing consisting of 25 dwellings. The site has been allocated for development within the Mid Sussex Site Allocations DPD (SA21). Located to the south of Haywards Heath, the site has access to community facilities and amenities. Set within a beautiful landscape, the proposals will aim to maintain and enhance the natural environment.



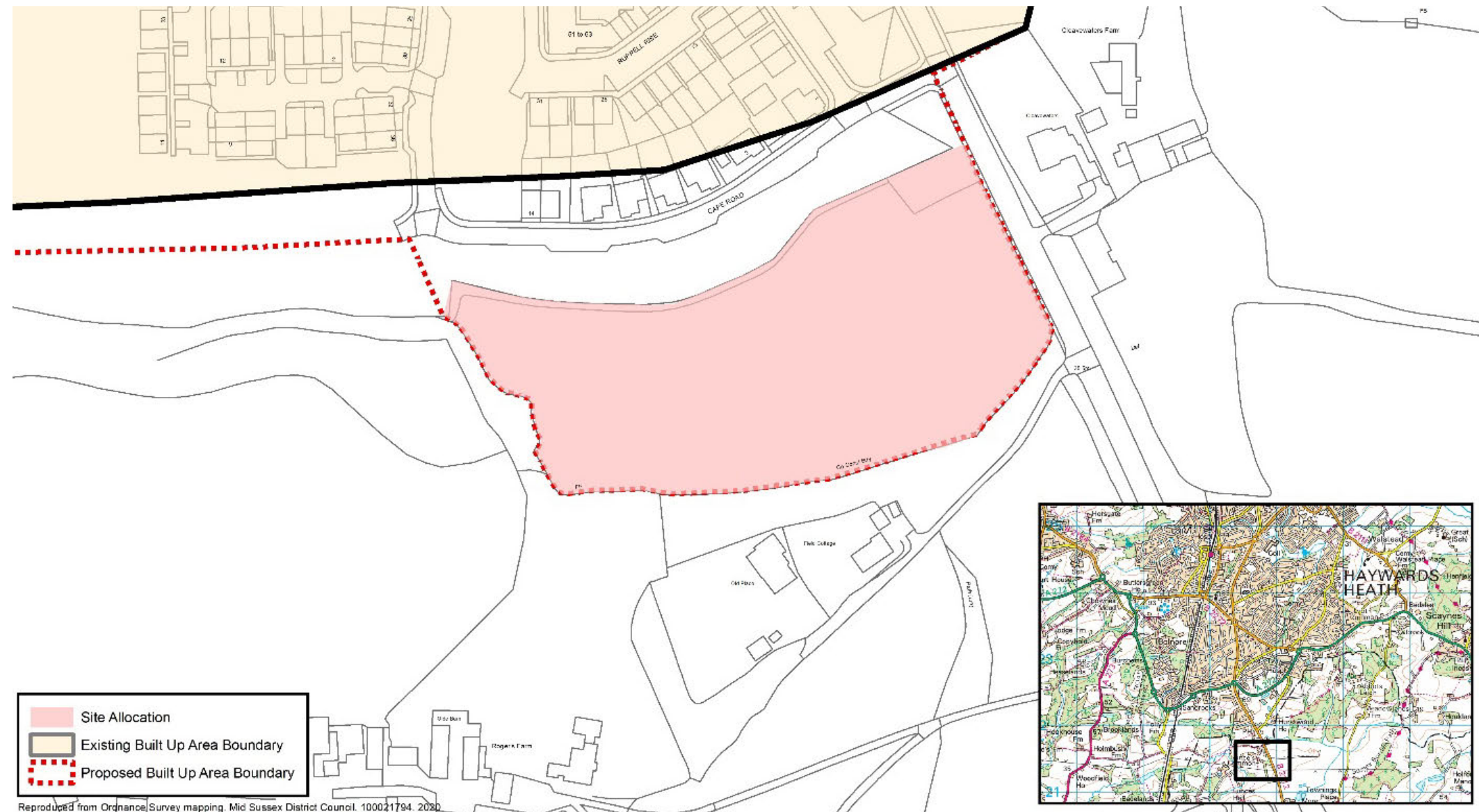
The Site



The site sits just outside of the main town within Haywards Heath. Haywards Heath is under 50 minutes to London and Brighton is 15 minutes by train and 30 minutes by car. The site is set within a sustainable location, to the south of the town, and is well connected to local amenities, including pubs/restaurants, shops, green open parks and public footpaths. There is easy access to main roads and the train station is just over 2 miles away.

The whole of the site is bound by mature hedgerows and trees, which provides natural screening for the new development. While Lunce's Hill runs along the eastern boundary and provides the entrance into the site. To the north of the site is a new residential development consisting of 1 and 2 bedroom apartments and 2, 3, 4, and 5 bedroom houses (DM/15/3488). To the south is the Grade 2 Listed Rogers Farmhouse and Old Cottage properties, while rural landscaping sits to the south west and south of the site, and is peppered with residential and farmstead buildings.

Site Allocation



Land at Rogers Farm, Haywards Heath is allocated in the emerging Mid Sussex Site Allocations DPD, at Policy SA21, for c25 dwellings.

The District Plan 2018

The Mid Sussex District Plan 2018 sets out the strategic policies for development, including the amount, location and distribution of housing. Policy DP5 of the District Plan sets a minimum housing requirement of 16,390 dwellings over the Plan period of 2014-2031.

The District Plan makes 4 strategic housing allocations (in Burgess Hill, Pease Pottage and Hassocks) but acknowledges that a further 2,439 dwellings will need to be allocated through future Site Allocations DPDs or Neighbourhood Plans in order to meet the housing requirement and maintain a rolling 5 year supply of housing.

Mid Sussex Site Allocations DPD

The Mid Sussex Site Allocations DPD (SADPD) is the 'daughter document' to the District Plan. Its purpose is to identify sufficient land to meet the residual housing requirement. The SA DPD identifies a residual housing requirement of 1,507 dwellings

(April 2019) to be met through the site allocation process, in accordance with the settlement hierarchy.

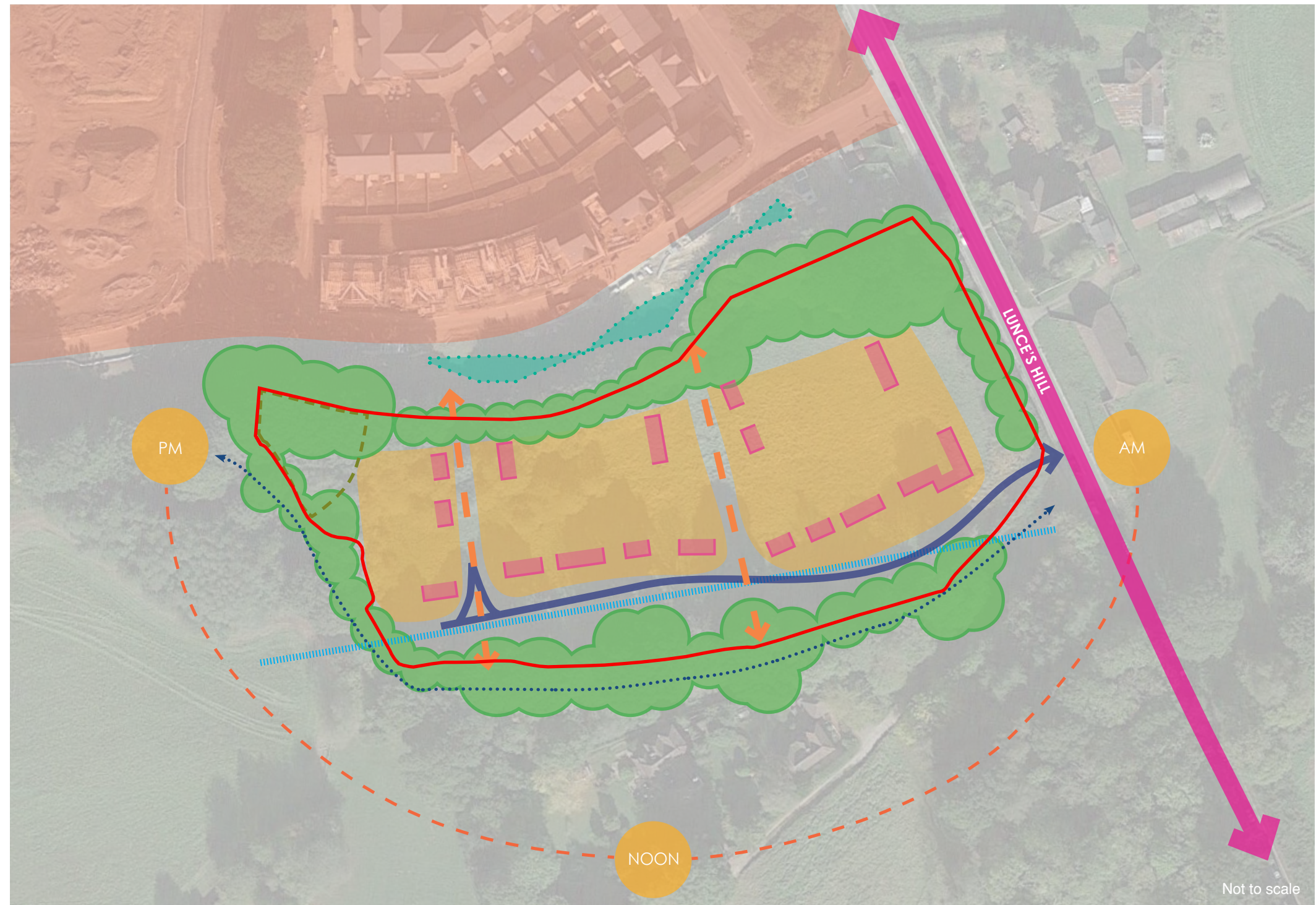
Policy SA21 allocates land at Rogers Farm, Haywards Heath, for c25 dwellings, subject to a range of site specific criteria, which will need to be addressed at planning application stage.

Haywards Heath Neighbourhood Plan

The Haywards Heath Neighbourhood Plan (HHNP) was adopted in 2016 prior to the adoption of the District Plan. Therefore the residual housing requirement is over and above the provision made within the HHNP. However, a future planning application will be required to give consideration to the requirements of the HHNP.

Next Steps

Sigma Homes will continue to support the Council's site allocation process through to adoption. At the appropriate time, a planning application will be made in accordance with Policy SA21.





Our Approach



Not to scale

- » Indicative capacity of 25 dwellings, which complies with The Mid Sussex Site Allocations DPD.
- » Access from Lunce's Hill, with consideration to the sensitive boundary fronting the road and the location of the listed buildings to the south.
- » Strong active frontage when entering the site.
- » Trees to the northern boundary will be enhanced to create a buffer between the proposed and the recent development. This will create visual and physical separation and containment.
- » Large existing trees around the site boundary create a wide buffer to the countryside to the south and south west.
- » The retention of the existing buffer maintains habitats and natural biodiversity within the site, while also considering the sensitive setting of the site.
- » The layout presents possible connections to the existing footpaths.
- » The built proposals are within an appropriate distance away from the line of the existing water main.



The development includes a mix of semi-detached and detached properties, with an apartment block to the entrance. A mix of 1 and 2 bedroom apartments and 2, 3 and 4 bedroomed houses are proposed. The pattern of development is traditional and designed to complement the existing pattern of housing development to the north of the site.

Schedule of Accommodation

Unit	Type	Bedroom	SQM
Unit 1	Apartment	2	71
Unit 2	Apartment	2	71
Unit 3	Apartment	2	71
Unit 4	Apartment	2	71
Unit 5	Apartment	1	51
Unit 6	Apartment	1	51
Unit 7	House	3	95
Unit 8	House	3	95
Unit 9	House	2	80
Unit 10	House	2	80
Unit 11	House	3	102
Unit 12	House	3	95
Unit 13	House	3	100
Unit 14	House	3	100
Unit 15	House	3	102
Unit 16	House	3	102
Unit 17	House	4	140
Unit 18	House	3	100
Unit 19	House	3	100
Unit 20	House	3	100
Unit 21	House	3	95
Unit 22	House	4	140
Unit 23	House	3	100
Unit 24	House	3	100
Unit 25	House	4	140
			2352m ² (25316 ft ²)

Landscaping

The landscape proposals seek to provide a high quality landscape setting, within which the new residential development of up to 25 residential properties will be integrated, through the use of high-quality material finishes and planting that reflects the locality and will sensitively enhance and complement the existing suburban edge character of the site.

The emerging layout has been informed by a thorough analysis of the landscape and visual opportunities and constraints of the site, with particular focus on the retention and enhancement of the key treescape that is established along the site's boundary locations. This will provide a mature landscape setting from Day One and maintain the historic field patterns and wooded character that is a feature of the localised landscape setting.

Informed by the arboricultural assessment and survey information, extensive development offsets underpin the landscape-led design approach, ensuring that the sensitive boundary vegetation structure is not harmed. This approach will provide positive ecological benefits through the strengthening of the site's important wildlife corridors, and maintain positive links with the surrounding key landscape features and elements to assist with physically integrating the proposed development within the receiving landscape.

Protecting the site's southern and western boundary vegetation will ensure that the more sensitive rural landscape setting to the south and south west is not harmed, whilst maintaining a positive treed setting to the Grade 2 Listed Rogers Farmhouse and Old Cottage properties. These important boundary areas will be carefully managed through the implementation of a long term, site-wide maintenance strategy that will seek to protect and enhance the important treescape along these boundaries, whilst appropriately managing the declining ash population and enhancing species diversity through supplementary re-planting in order to maintain a positive setting for the PRoW links that access this setting.

The site's northern boundary, which sits adjacent to the emerging residential scheme (DM/15/3488), will be reinforced through the planting of new mixed species native hedgerow, hedgerow trees and substantial native shrub planting, to ensure that a

robust natural buffer is established between the two developments. This will provide a high-quality natural green back drop to the developments and will physically break up the perceived massing and scale of built form within the settlement edge as it extends southwards along Foxhill Road.

A high-quality, vegetated frontage onto Lunce's Hill will be maintained, to ensure that the setting of the Grade 2 Listed Cleavewater property is not harmed. The proposed access point has been carefully located within the site's south eastern corner to minimise the impact of the associated visibility splays, and the harm to the existing roadside hedgerow. Any hedgerow removal that is required, will be mitigated through the installation of new native hedgerow and hedgerow tree planting that will be specified to provide an immediate robust vegetation structure and maintain the rural / suburban edge character within the context of the adjacent street scene setting.

Internally, the proposals have allowed for the incorporation of a varied palette of feature trees, shrubs and formal hedgerows, which will provide the main landscape structure within the site and establish high-quality landscaped streetscenes. This will be supplemented with further shrub and herbaceous planting to provide a diverse planting structure and an important sense of seasonality within the scheme.

Whilst it is acknowledged that the development would result in the loss of an undeveloped greenfield site, it is considered that the landscape – led design approach to the proposed development, ensures that a sensitive transition between the settlement edge and wider rural setting to the south can be successfully established. The amenity of the important listed properties that are located within the immediate and localised setting to the south, south west and east, have been carefully considered through the maintenance of the positive landscape buffers and an outward looking approach to the proposed development. The scale, density and orientation of the proposed built form is considered to reflect the localised suburban grain and would not appear to be out of character within the context of the surrounding residential development that forms the backdrop to the site.





The site comprises c.1.4ha of land currently dominated by poor semi-improved grassland with a small area of bracken and boundary woodland, scrub and hedgerow. Most of the grassland is tall, locally tussocky in structure, and although rather species poor does include a number of species characteristic of less improved and wet or marshy grasslands.

A species-poor hedgerow forms the eastern and part of the southern boundary of the site. It has been unmanaged for some time, apart from the eastern side of the eastern boundary, where it adjoins the B2112. Species include blackthorn, hawthorn, ash and hazel and the field layer is species-poor. The hedgerow is considered to be a Priority Habitat.

A narrow woodland strip runs along the northern, western and southern boundaries, as well as a wider area in the north west of the site. A boundary bank and ditch are present along these boundaries and it is likely that the woodland has developed and expanded from hedgerows located along these features as a result of lack of management. Although variable the woodland is moderately species-rich, and several Ancient Woodland Indicator Species were identified. A small area of wet woodland, with crack willow and alder and a distinctive field layer, is located in the north western corner of the site. The woodland is considered to be a Priority Habitat.

Stands of dense scrub are present on part of the northern boundary as well as adjacent to the hedge on the eastern boundary. A small stand of Himalayan balsam (listed on Schedule 9 of the Wildlife and Countryside Act) is present in and on the edge of the woodland near part of the southern boundary of the site.

Most of the ecological value on site resides in the priority woodland and hedgerow habitats which, together with areas of dense scrub, provide habitats suitable for a range of protected species including breeding birds, roosting, foraging and commuting bats, hazel dormouse and reptiles. There are no ponds on site or nearby and there is considered to be negligible potential for great crested newts.

The proposed site plan seeks to preserve the most valuable ecological features by retaining the woodland, hedgerow and scrub within the layout. A small section of hedgerow and trees would be removed at the south-east corner to make way for access, but this impact is unlikely to be significant and can be offset by additional hedgerow and tree planting within the landscape scheme.

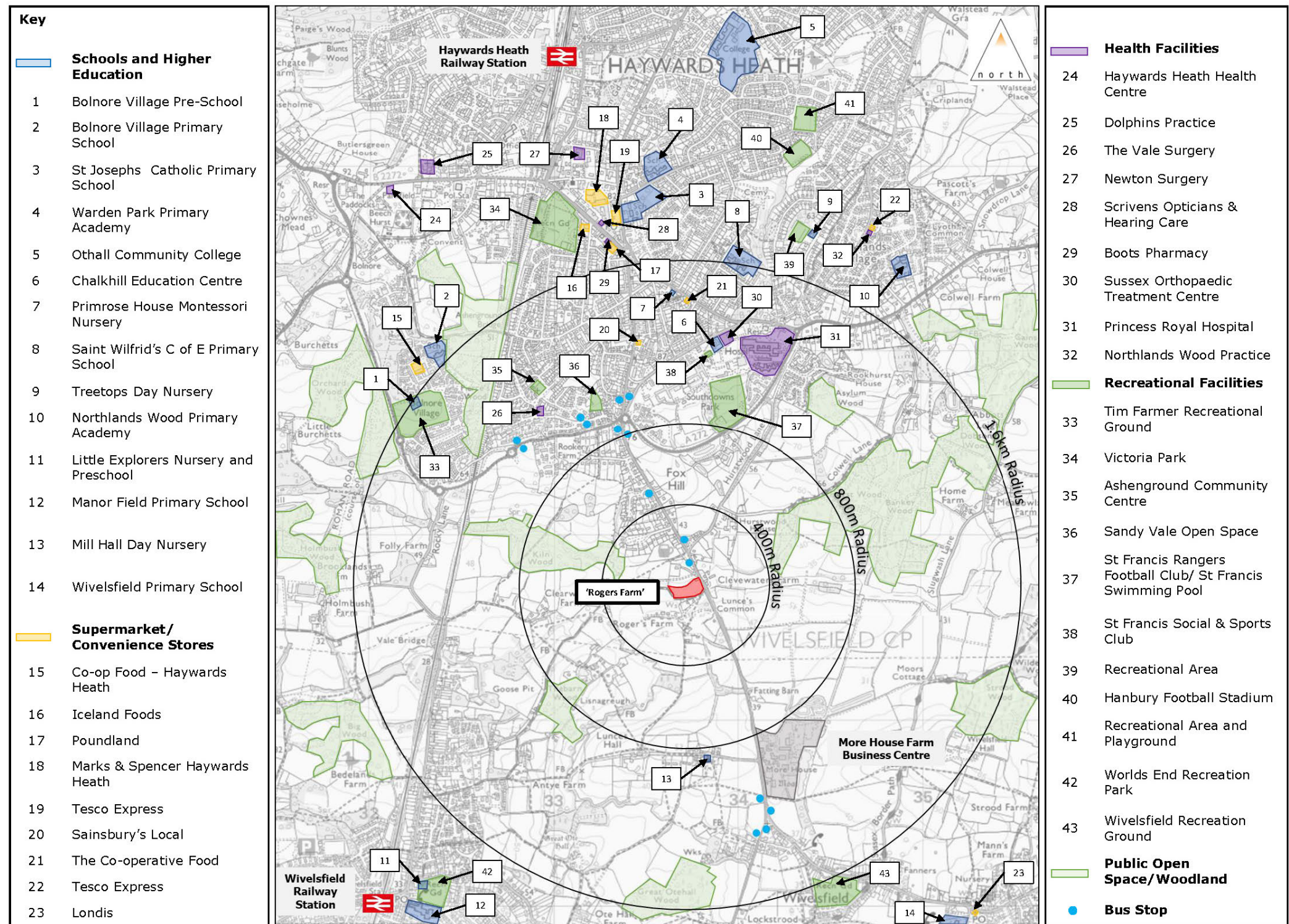


Proposed access arrangements

The site is located on the south side of Haywards Heath and west of Fox Hill/Lunce's Hill (B2112). The B2112 is the main route into the town centre from the south and is served by regular bus services. These services are accessed by recently improved pedestrian facilities, delivered as part of a residential development constructed to the north of the site. The town is approximately 2 kilometres to the north, within a comfortable cycle distance and accessible by existing pedestrian facilities.

The development has been designed to provide safe and convenient routes for walking and cycling to integrate with existing networks that offer opportunities for sustainable travel choices. This strategy seeks to ensure future residents are able to access a range of amenities on foot, by cycle and public transport.

The main access to the development for pedestrians, cyclists and vehicles is proposed at the south-eastern corner of the site. The access comprises a new simple priority junction with Lunce's Hill and has been positioned to ensure appropriate sightlines are achieved. The proposed access has been designed to provide safe and suitable access for all users and vehicles anticipated to require access to the development. The recent enhancements to the local highway in the vicinity of the site, including improved road markings and signage (as well as vehicle actuated signs), are designed to reduce the speeds of vehicles traveling on this section of the B2112.



Within the site, the layout will be designed to encourage low vehicle speeds and to prioritise the needs of pedestrians and cyclists. A footway will lead into the development running along the northern side of the primary access road. Shared surface private drives will lead off this primary access route, which will connect with a footpath extending along the northern boundary of the site. These pedestrian routes will integrate into the existing and recently enhanced footway on the western side of Lunce's Hill, which leads north towards Haywards Heath and nearby bus stops. Improvements have been implemented as part of the recent Cape Road residential development to enhance pedestrian crossing facilities in the vicinity of the site to these stops.

The site is entirely within 400 metres of existing bus stops near the Fox and Hounds public house. These stops benefit from shelters with seating and are due to be installed with real time passenger information. They provide regular services to the town centre.

A wide range of amenities is available in Haywards Heath, accessible by active and sustainable forms of travel, including retail, health, education, leisure and recreation as well as employment opportunities. The plan above identifies the selection of amenities available in Haywards Heath in relation to the site.

The site also benefits from access to an extensive network of public rights of way (PRoW) to the south of the site between the B2112 and Valebridge Road and beyond. This includes a bridleway, which leads along the southern boundary of the site and continues in a south-westerly direction to connect with Valebridge Road (a core route between Burgess Hill in the south and the A272 to the north) a short distance to the north of Wivelsfield railway station. These routes provide future residents with alternative pedestrian and/or cycle links to other nearby settlements, as well as for recreational purposes.

Heritage



Front, west-facing elevation of Cleavewater



View towards Roger's Farmhouse looking north-east



View towards the Olde Cottage, clearly set within a hollow allowing visibility of the roof only



Front elevation of the Olde Cottage

A Heritage Impact Assessment has been conducted as an assessment of the significance of designated heritage assets likely to be affected by the proposed development at the land at Roger's Farm. It accords with the NPPF insofar as it provides a proportionate assessment of significance and it makes reference to Historic England's guidance on setting (GPA3), taking into consideration the nature and extent of the setting associated with each of the listed building discussed.

It has identified a low level of less than substantial harm (therefore, falling within paragraph 196 of the NPPF) to Cleavewater (grade II), whilst also taking into account the potential for cumulative impacts (with reference to the Fox Hill development to the north). Proposed development of this Site will need to be weighed in the planning balance.

No harm to the significance of the other listed buildings; Olde Cottage and Roger's Farmhouse were identified (see HIA for more details).

The following recommendations have been made in order to mitigate heritage impacts only and are not exhaustive:

- » Retain an ample buffer between the southern boundary to the Site and The Olde Cottage and Roger's Farm. An existing tree belt already provides ample screening but could be enhanced;
- » Setting development back away from Lunce's Hill and ensure careful planting to retain a sense of rurality and minimise (as far as possible) the change of outlook from Cleavewater;
- » Design ample spaces between buildings to reduce the perception or risk of overdevelopment from within the wider surroundings;
- » Draw on the local vernacular and adopt a sensitive material palette that complements that of the surrounding development.

Flood Risk and Drainage



Drainage Strategy

Not to scale

A Flood Risk and Drainage Appraisal was prepared, which considers the flood risk and drainage matters associated with the potential residential development of up to 25 homes, in particular the flood risk associated with rivers, surface water and groundwater. Additionally, the report considers how the site would be drained and what SuDS measures could be utilised on site to control and manage the runoff from the site post development.

As the site is greater than 1 hectare and it is classified as a 'Major Development', a full site specific Flood Risk Assessment and Drainage Strategy will be required as part of a planning application.

The site is located within Flood Zone 1 (less than 1 in 1000 annual probability of flooding from rivers or the sea) and is at low risk of flooding from rivers and the seas, artificial sources, groundwater and infrastructure failure.

The site is at medium to high risk of flooding from surface water. However, this will be managed onsite by pulling the development away from the northwest corner of the site and allowing surface water to be held in this area. This site levels will be raised and any overland flow will be diverted around the edge of the site. This will ensure the risk to any future properties will be low.

The site's Qbar (greenfield discharge rate) has been calculated as 7.6/s and a MicroDrainage quick storage estimate has been used to calculate the attenuation requirement, which is a maximum of 731m³ and will cater for the 1 in 100 year event, plus 40% allowance for climate change.

To attenuate the runoff from the development the surface water from the proposed development will discharge into permeable paving. The permeable paving will be used in the roads and car parking areas of the site. There will be a flow control which restricts flows into the existing watercourse at a rate of 7.6l/s.

There are existing foul sewers located adjacent to Fox Hill and Cape Road to the north of the development. The Developer will work with Southern Water to identify a suitable point of connection for the proposed development.

The flood risk for the proposed development can be managed on site without increasing the flood risk to any neighbouring developments and downstream areas, therefore fulfilling the requirements of the PPG and NPPF.



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