



Land at Little Park Farm,
Hurstpierpoint

VISION DOCUMENT

November 2022

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Thank you for taking the time to read through our vision document. If you have any questions or require any further information please do get in touch using the contact information below:



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Land at Little Park Farm, on the eastern edge of Hurstpierpoint has been identified as having potential to provide a mix of housing including affordable housing and public open space.

The site is physically unconstrained and adjoins existing housing development. It is easily accessible and within walking distance of the existing facilities in the village.

The location will preserve the pattern of the village and through high quality design will retain it's unique character and appearance.

The site is deliverable in the short term and could make a valuable contribution in meeting the housing needs of local people and contribute to a range of improvements to local infrastructure and public open space.

”

01 Introduction

Purpose of document

This vision document has been prepared to explore the opportunities for land at Little Park Farm, Hurstpierpoint.

The contents of the document have been informed by;

- engagement with the local community and Parish Council;
- technical studies carried out by specialist consultants;
- a vision for the site developed by Rydon Homes to create a bespoke, high quality place which integrates with and supports the existing village.

The ideas in this document are meant as a starting point and will require further consultation and review to secure the best outcome for all.

Rydon Homes

Rydon Homes is a well established house building and development company. Established more than 30 years ago, we specialise in the creation of high-quality new homes across South-East England, particularly in Kent, Sussex, Surrey and Hampshire.

We build stylish homes that blend beautifully with their surroundings and complement the local architecture. These bespoke developments are located in carefully chosen and well-established communities, in desirable areas.



B2116
HASSOCKS
DITCHLING
LEWES

B2116
ALBOURNE
HENFIELD

B2117
BRIGHTON

GODDARDS GREEN
ANSTY
CUCKFIELD

02 Site and context

Hurstpierpoint is a thriving modern community with a good range of local facilities and services and good bus links to the wider area. The village has many active clubs and societies and numerous small businesses.

Context

The site comprises an area of land which lies on the eastern side of the village between the existing urban area and College Lane. Figure 02 shows the site in context (see land edged red on Figure 01).

The village was originally a linear settlement focused along the High Street / Hassocks Road many of the buildings in this area date back to the 18th century or later. In the late 20th Century and early 21st Century Hurstpierpoint expanded greatly with new homes built north, east and west of the village. Most recently housing growth has been delivered on the eastern edge of the village with sites at Bramble Park (Iden Hurst), Layton Fields Close and south of Chalkers Lane / north of Fairfield Recreation Ground.

Alongside this housing growth, Hurst Meadows, a significant area of public open space has been provided for the village which provides an accessible area of natural greenspace and a gap between Hurstpierpoint and Hurst Wickham. Public footpaths connect to Hurst Meadows from the south, east and west but there is currently no link from the north.

The village also has a good range of sport and recreation facilities with sports pitches owned and operated by the District Council at Court Bushes and Fairfield. Additional sports facilities exist at Hurstpierpoint College. The Parish Council owns and operates the allotment site at Albourne Road, Hurstpierpoint with approximately 80 plots.

The village has a number of local facilities including a range of shops, church, village hall, health centre, primary school, college and several public houses, restaurants and takeaways. There are good bus links to Hassocks, Burgess Hill, Crawley, Brighton and Haywards Heath. Meeting places are available in Hurstpierpoint (Cadets, Scouts, Guides, Services Club, and church halls, as well as the Village Centre complex in Trinity Road).

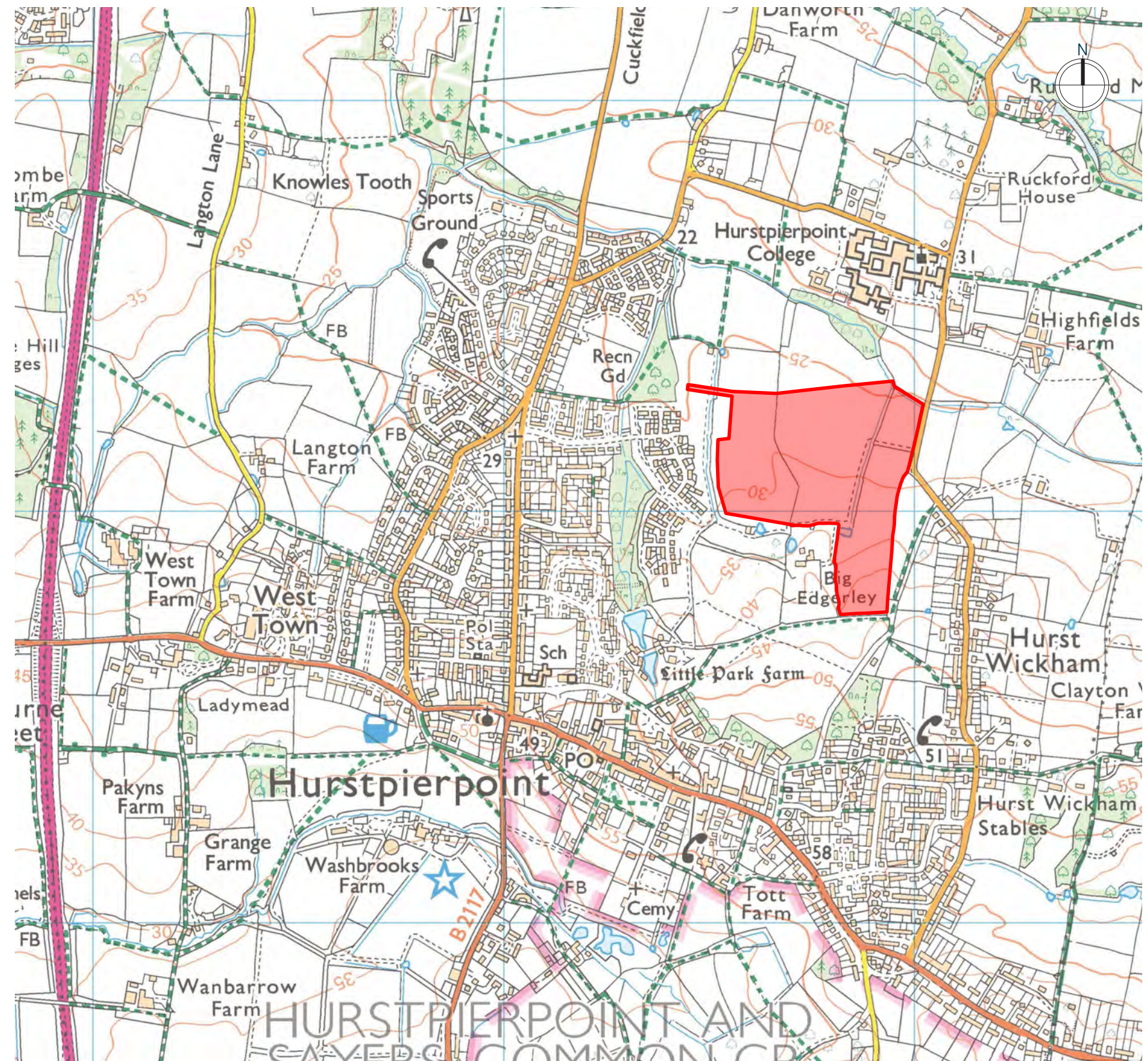


FIGURE 01 Plan showing the location of the village and the site in context



Photograph of the site looking northwest across the eastern part of the site with recent housing at Iden Hurst left and housing south of Chalkers Lane in the background



Photograph of the site looking south west across the eastern part of the site with housing in Iden Hurst in the background

The site

The site is physically unconstrained and adjoins existing residential areas. It is within walking distance of the existing facilities in the village and has potential to make connections to a number of footpaths and cycle routes.

The site (edged in red on Figure 02) measures approximately 18 hectares (44.5 acres) and comprises a number of agricultural field parcels.

The eastern extent of the site is defined by College Lane and an area of thicket with shrub and tree planting. To the south east lies an area known as Hurst Wickham. The historic core of Hurst Wickham centres around Clayton Wickham House, which lies to the east of College Lane.

To the northeast of the site is Hurst College, a large independent day and boarding school. It has a range of facilities and the main college building, in the northeastern corner of the campus, dates from the mid 19th Century and is Grade II Listed. There are intervening fields and mature tree planting between the site and the college that help contain it visually in the landscape.

To the south of the site lies an area of public open space known as Hurst Meadows. It comprises nearly fifty acres of open grassland, hedgerows and woodland with views over the Low Weald countryside. Hurst Meadows is recognised as one of the Parish's most important and accessible areas of publicly-owned open spaces. Beyond Hurst Meadows is the main centre of the village focused on the High Street with a range of shops and local facilities.

Little Edgerley and Big Edgerley to the south of the site, north of Hurst Meadows.

To the west of the site is the main residential area of Hurstpierpoint with Bramble Park adjoining the site. Bramble Park is a recently completed development of 140 homes with a mix of housing and apartments. Further west is the main residential area of Hurstpierpoint.



FIGURE 02 Aerial photograph of the site



Aerial photograph looking south with Hurst Wickham (left), Hurst Meadows in the background and recent housing in Iden Hurst (right)



Photographs of the recent housing development at Iden Hurst



Aerial photograph looking north towards Chalkers Lane with recent housing (left)



Photographs of the recent housing development south of Chalkers Lane

Planning

The planning context is made up of a number of key documents which provide policy guidance for the future of the village, known as “The Development Plan”

The Development Plan

The Mid Sussex District Plan 2014-2031 (“the District Plan”) is the adopted Development Plan for Hurstpierpoint. It was adopted in March 2018, but Policy DP4: Housing committed the Council to an early review of the Plan, starting in 2021 and with submission to the Secretary of State in 2023.

This review process duly began and the Regulation 18 consultation Draft of the District Plan 2021-2038 (“the Draft Plan”) was considered by the Council’s Scrutiny Committee in January 2022 ahead of formal publication for public consultation in February. In order to meet the housing needs of the District the Draft Plan proposed a bold strategy of delivering just under half of the additional housing needing to be allocated, some 3,450 dwellings, adjoining two smaller villages lower down the settlement hierarchy (Categories 3 and 4) set in the District Plan. Over half the housing to be allocated in total would be to lower order settlements. Only 90 dwellings were allocated in Hurstpierpoint – a Category 2 settlement.

Not unsurprisingly, this strategy proved highly controversial and, rather than approving the Draft Plan for publication, the committee resolved to defer the plan such that further work and consideration could take place, not least in regard to the amount of housing to be planned for and the strategy for its delivery.

Whether such strategic scale development is deliverable and sustainable in lower order locations in the settlement hierarchy is highly questionable. A more appropriate and sustainable approach would be to maximise the potential offered by all settlements higher in the settlement hierarchy – Hurstpierpoint being one such prime location.

Development within Hurstpierpoint

Hurstpierpoint, as a Category 2 Settlement – Larger Village in the current District Plan*, and also located outside the areas of the district constrained by the High Weald AONB and the Ashdown Forest Zone of Influence, is well placed to accommodate growth. The Draft Plan as it currently stands, only allocates 90 dwellings to Hurstpierpoint which misses the opportunity to maximise housing delivery in a sustainable location.

Little Park Farm would deliver this opportunity and, in doing so, would provide substantial benefits for the local community. In producing the Draft Plan, Little Park Farm was considered through the Council’s site selection process (Site No. 575). It was ultimately discounted due to issues relating to landscape and heritage impacts and the loss of trees and boundary hedges. However, as the following sections of this document will demonstrate, these matters can be acceptably considered as part of the masterplan proposals for the site. It should be noted that the site selection process considered built form covering a larger area and with no consideration towards mitigation measures or wider benefits to the community.

* A local service centre providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport.

Landscape

The initial landscape and visual appraisal shows that development of the site can be achieved without undue and unnecessary harm to the landscape character and visual amenity of the area.

The site lies on the southern edge of the LW10 Eastern Low Weald landscape character area as defined by West Sussex County Council. Relevant key characteristics are noted as being:

- Gently undulating low ridges and clay vales.
- Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.
- Biodiversity in woodland, meadowland, ponds and wetland.

Hurstpierpoint College is also noted as a major landmark.

Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the local landscape, and should be preserved and enhanced.

The site is not the subject of any landscape quality designations. Listed Buildings are present within the village to the south, within the Hurstpierpoint College campus, and at Little Park Farm to the south west. Areas of Ancient Woodland lie to the west at Tilley's Copse and the Wilderness. There are no Public Rights of Way within the site, but they exist locally and can easily be connected to to provide links to the wider area. The Hurst Meadows open space lies to the south. The land falls gently to the north toward Sandfield Shaw.

The site has a well developed and substantially intact network of hedgerows and treelines which serve to compartmentalise the landscape, separating the village from Hurst Wickham to the east. An area of housing has recently been developed immediately to the west of the site.

The site is relatively low lying with limited long distance views from within the site.

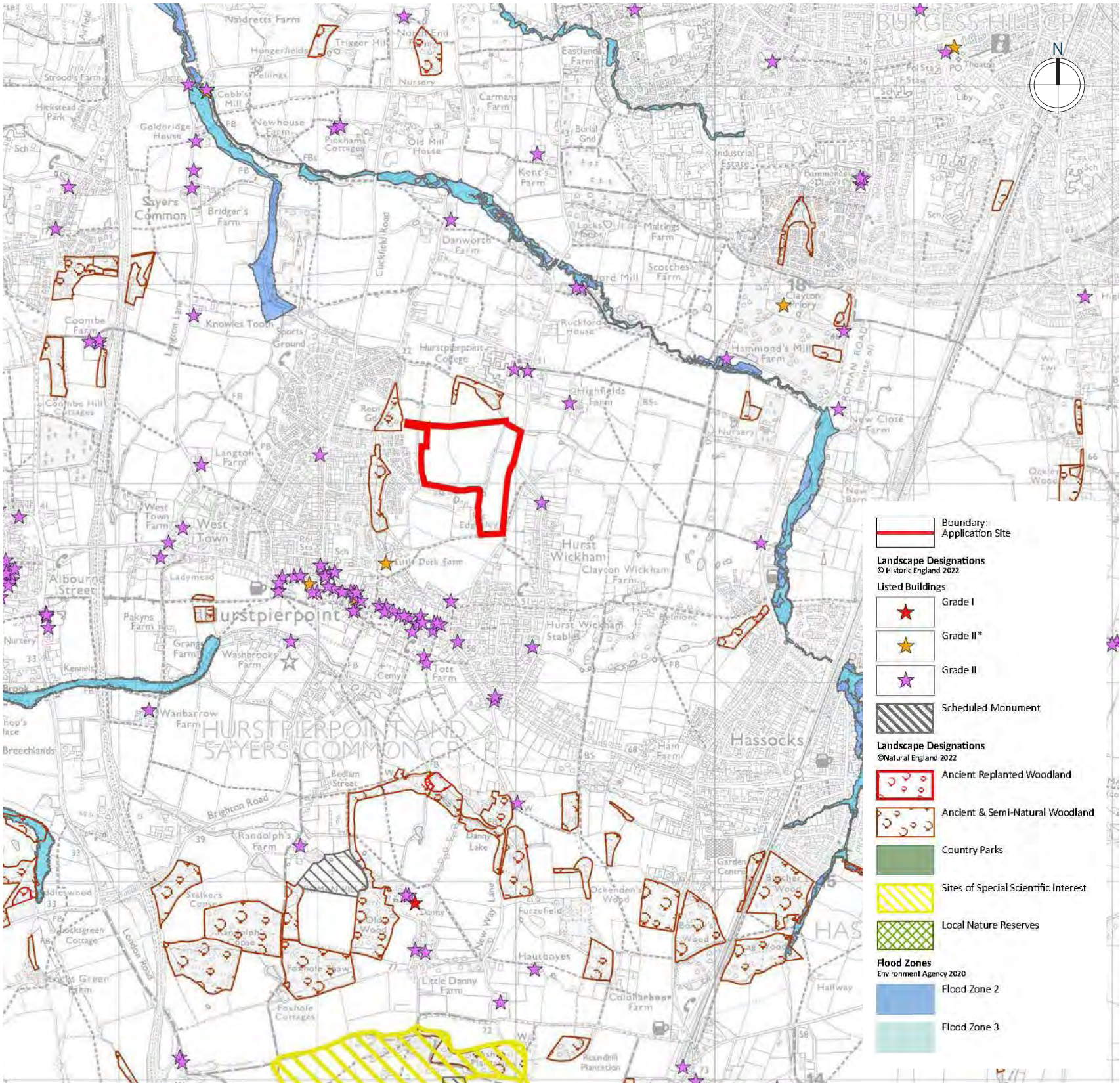


FIGURE 03 Landscape constraints plan

Ecology

The site currently has relatively low ecological value and opportunities exist within the site to provide measurable net gains for biodiversity in the area.

In undertaking ecological surveys at the site, the wider area field parcel area has been considered, the findings of which are set out below.

The site is not constrained by any statutory designations or Local Wildlife Sites, with no such designations present within 2km of the site boundary. The nearest statutory designation, located 2.5km south of the site, is Wolstonbury Hill Site of Special Scientific Interest (SSSI), which is unlikely to be affected by development at the site.

The site is dominated by regularly managed / grazed improved grassland which is of low ecological value. Habitats of ecological value include the hedgerows and a number of mature trees. Ponds, scattered trees, tall ruderal vegetation and scrub also provide some interest in the context of the site. Given the size of the site, there is sufficient space to develop and deliver a masterplan that focuses development on the improved grassland fields. It should also be readily achievable to enhance habitats of interest through good management practices, whilst also bringing opportunities for new habitat creation within the proposed development. This could lead to increased connectivity of fragmented areas across the site which is encouraged by local policy, and deliver a biodiversity net gain.

Initial survey work has identified the potential to support several protected faunal species within the site, including bats, Dormouse, Otter, Water Vole, breeding birds, Great Crested Newt and reptiles. Additional surveying would establish an ecological baseline for species found on site and inform mitigation requirements. If species are present, the size of the site would allow the delivery of any necessary mitigation along with further enhancements for a variety of species, including bat and bird boxes (on trees), providing garden fence cut-outs to allow easier Hedgehog movement, and installation of hedgehog domes as examples. There is currently no active conservation management on site, and careful development of any retained and new habitats could permit active conservation management to benefit the fauna that may be present.

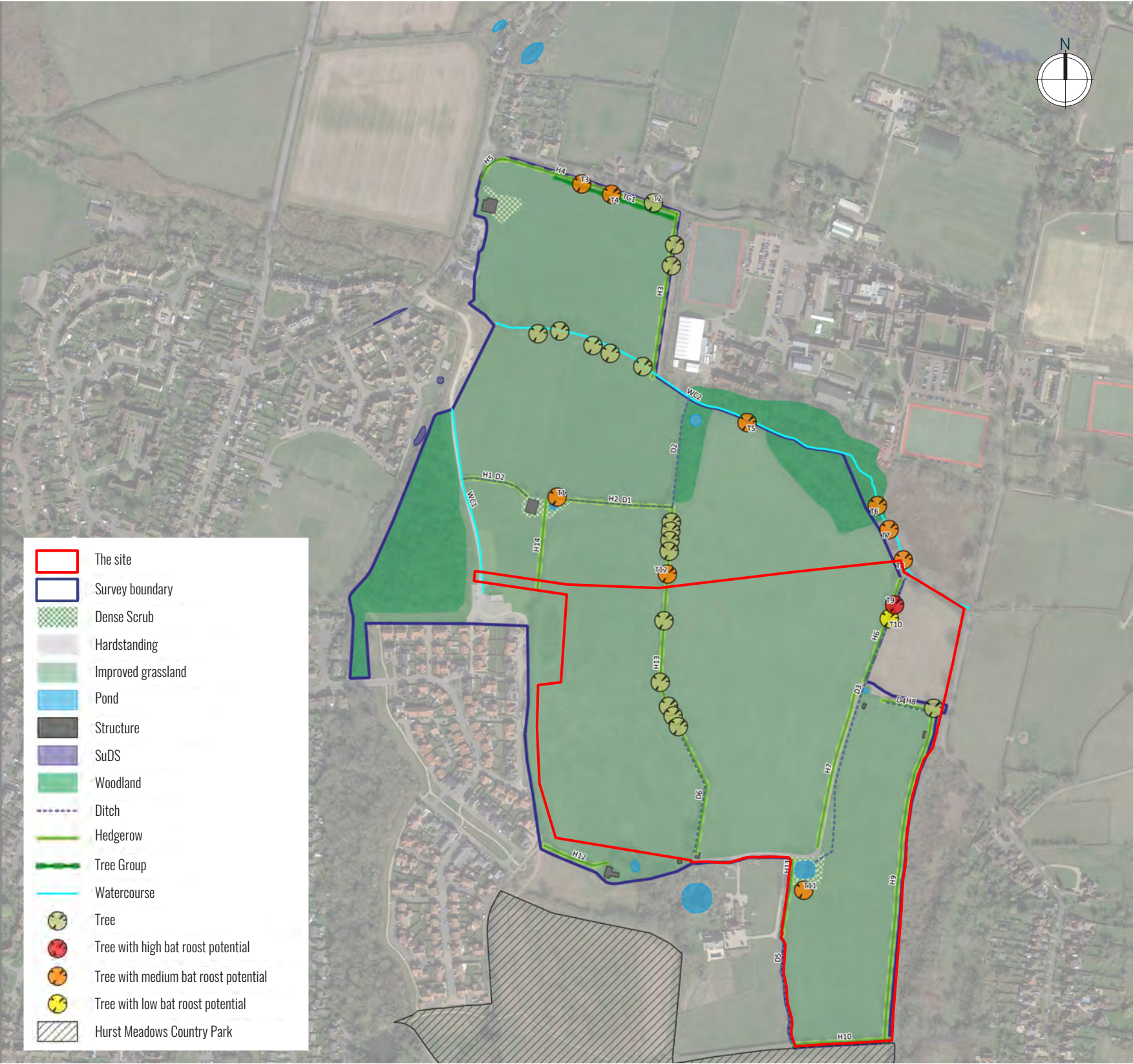


FIGURE 04 Ecological constraints plan (Aspect Ecology)

Heritage

There are no heritage assets immediately adjacent to the site and the site does not lie within a designated Conservation Area or it's setting.

Designated Built Heritage Assets

A built heritage assessment was undertaken by Orion Heritage, for the site and its surrounding area. It found that there are no listed buildings within the subject site but there are several listed buildings within the wider vicinity of the site. There are also a number of listed buildings within Conservation Areas which are considered as part of the Conservation Area rather than separately.

Conservation Areas

Hurst Wickham Conservation Area and its associated listed buildings are located c. 180 metres south-east of the subject site. The development of the site has the theoretical potential to impact upon Hurst Wickham Conservation Area. However, due to the retention of the pastureland and the existing natural screening in the south-east corner of the subject site, it is considered that there would be no effects on the contribution the setting makes to the character and significance of the Conservation Area.

Hurstpierpoint Conservation Area is located to the south of the subject site. The Conservation Area is largely inward looking and although glimpsed views of the wider countryside can be gained in places, the wider landscape in the direction of the site makes a limited contribution to the significance of the Conservation Area. The subject site is considered to fall outside of the area of the setting that provides a positive contribution to the significance of the Conservation Area.

Langton Conservation Area is located to the west of the subject site. Due to its distance from the subject site, the local topography, intervening built form and natural screening, the subject site is considered to be outside of the Conservation Area's setting.

Non-Designated Built Heritage Assets

There are no non-designated built heritage assets within the subject site. There are several buildings within the immediate vicinity of the subject site that may be considered non-designated built heritage assets and include Cobs Croft, Little Edgerley and Big Edgerley all of which have been individually considered.

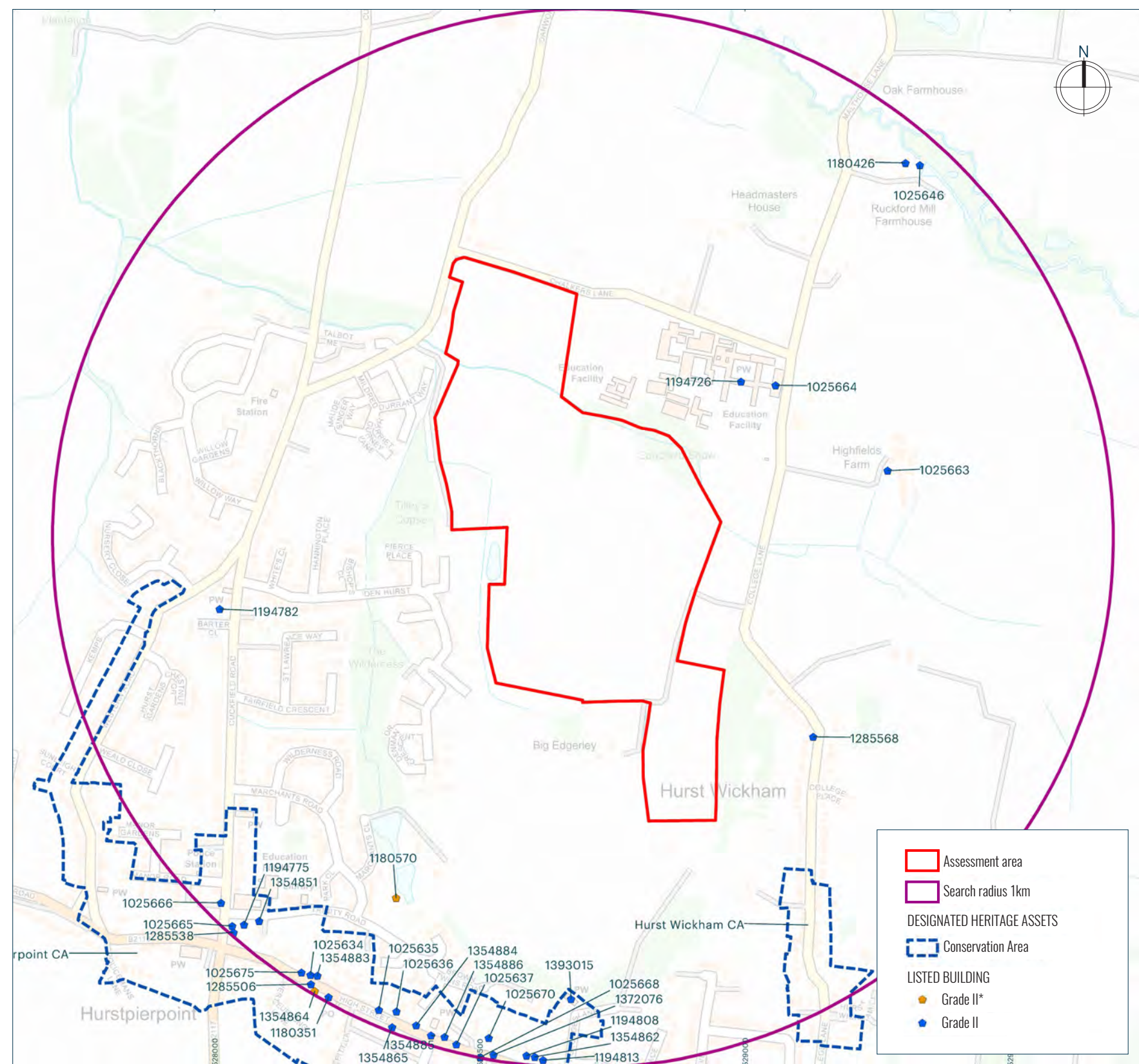


FIGURE 05 Plan showing the location Listed Buildings and the Conservation Area in relation to the site and surrounding area

Facilities and services

The site is well located is access local facilities and services in Hurstpierpoint via existing footpaths and roads.

The 20 minute neighbourhood is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to the destinations they visit and the services they need to use day to day - shopping, school, community and healthcare facilities, places of work, green spaces and more. These places need to be easily accessible on foot, by bicycle or by public transport - and accessible to everyone, whatever their budget or physical ability, without having to use a car.

The table (right) and Figure 06 show the site in relation to existing facilities and services. This shows the site is highly accessibly and can meet the requirements of a 20 minute neighbourhood by providing a access to a good range of destinations for peoples everyday needs.

Category	Number on plan	Destination	Distance (m)	Walking time (mins)	Cycling time (mins)
Schools	1	Hurstpierpoint Pre School	930	12	3
	2	Kiddie Caper Pre School	1,330	17	4
	3	St Lawrence C of E PrimarySchool	930	12	3
	4	Hurstpierpoint College	460	6	1
Good green spaces	5	Fairfield Recreation Ground	570	7	2
	6	Court Bushes Recreation Ground	1,300	16	4
	7	Hurst Meadow	250	5	1
Local food production	8	Alboure Road Allotments	1,190	15	4
Keeping jobs and money local	9	Clive Miller Butcher	1,000	13	3
	10	Pitfield Barn Flower Farm	940	12	3
	11	Gibson Greengrocer	920	12	3
	12	Hampers Deli	890	11	3
	13	Truffies Bakery	880	11	3
	14	Charlotte Grace Boutique	870	11	3
	15	JanTon Newsagents	890	11	3
	16	Mace Convenience Store	1,250	16	4
	17	Columbines Health and Beauty	920	11	3
Community health and wellbeing services	18	Hurstpierpoint Health Centre	780	10	2
	19	Village Centre Association	900	11	3
	20	Bushes Community Hub	1,330	17	4
	21	Soul and Sunshine Massage	720	9	2
A place for all ages	22	South Avenue Recreation Ground	800	10	2
	23	Washbrooks Family Farm	1,190	15	4
	24	Village Garden	830	10	2

TABLE 1. Table of distances, walking and cycling times from the site to local service and facilities in Hurstpierpoint

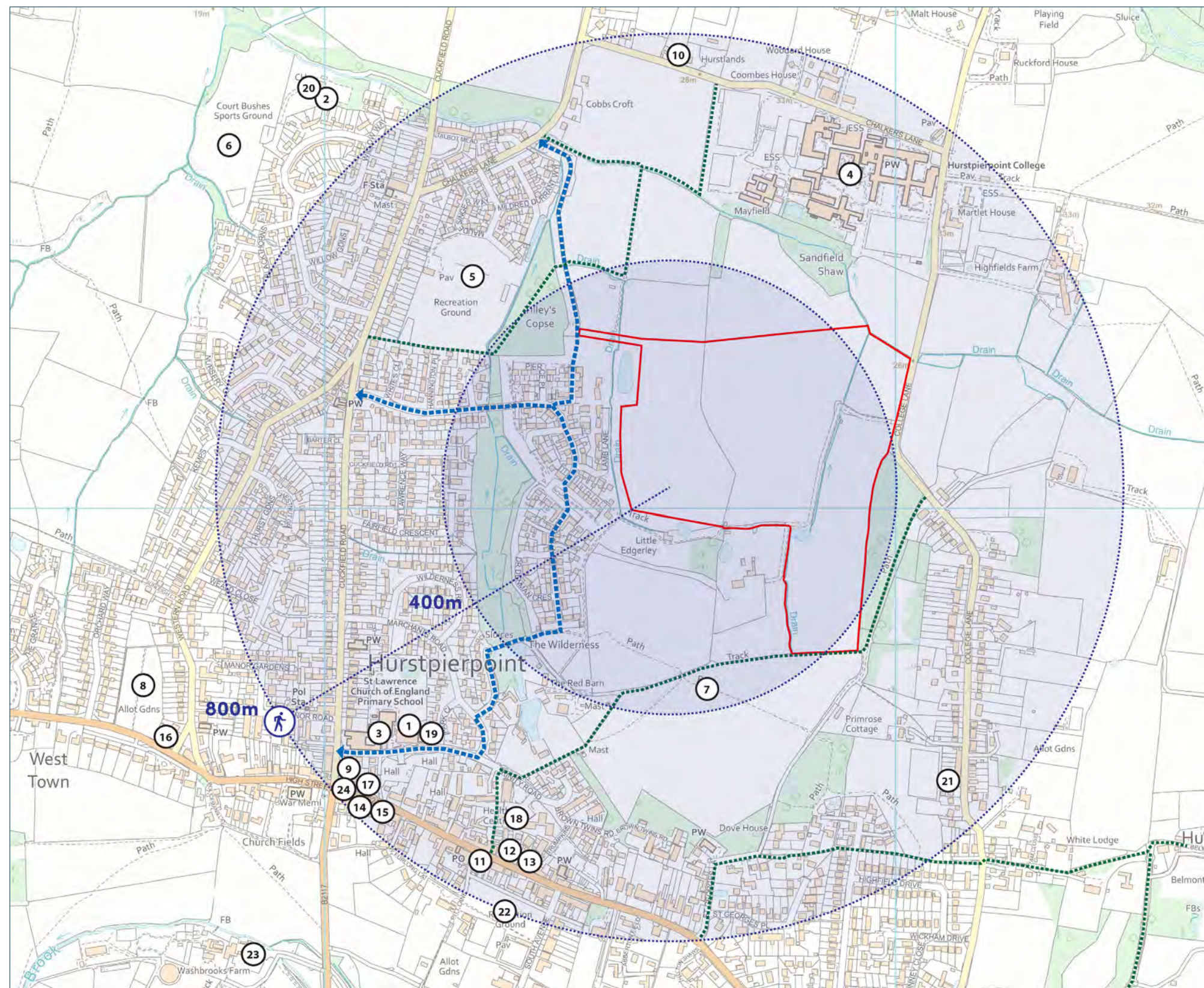


FIGURE 06 Plan showing the site in relation to existing service and facilities in Hurstpierpoint

Access and movement

There is potential to provide vehicular access from the existing highway via the Bramble Park development (Iden Hurst). Sustainable travel connections can be made via existing public rights of way and pedestrian/ cycle routes together with new linkages across and through the site.

The site is sustainably located, being positioned adjacent to the Iden Hurst residential development and to the south of the residential development accessed from Chalkers Lane. The site's location also lends itself to connecting into the PROW network and the recently established routes through Hurst Meadows to the south.

With the development able to provide pedestrian and cycle links directly into the Iden Hurst development end occupiers will then be able to connect to the surrounding residential areas and village centre via Iden Hurst, as well as the established sustainable access routes through to Marchants Close and Trinity Road. There is also potential to provide a link to Chalkers Lane from the site which could form the southern section of a strategic cycle link to Burgess Hill.

As an example, walking from the centre of the site southwards to the village centre via Hurst Meadows, Marchants Close and the PROW linking Trinity Road with the local facilities on the High Street is less than a 1km walk, a travel time of circa 12 minutes. Using the established pedestrian routes through Iden Hurst is an 8-minute walk time from the centre of the site to the Cuckfield Road bus corridor.

With regard to vehicular access the Iden Hurst development safeguarded a vehicular route and this, in combination with the retention and enhancement of the Iden Hurst construction access via Chalkers Lane, will allow vehicular traffic generated by the proposed development to distribute across two points of access, reducing traffic impact on the adjacent highway network.

To support the site's sustainable credentials a range of measures to encourage sustainable travel will be delivered. Through a site-wide Travel Plan opportunities to further enhance pedestrian and cycle routes to and from the site, along with secure cycle parking for each property, EV charging facilities, sustainable travel vouchers for public transport/cycle purchases for first occupancies, a car sharing scheme and information on the benefits of sustainable travel will be prepared.

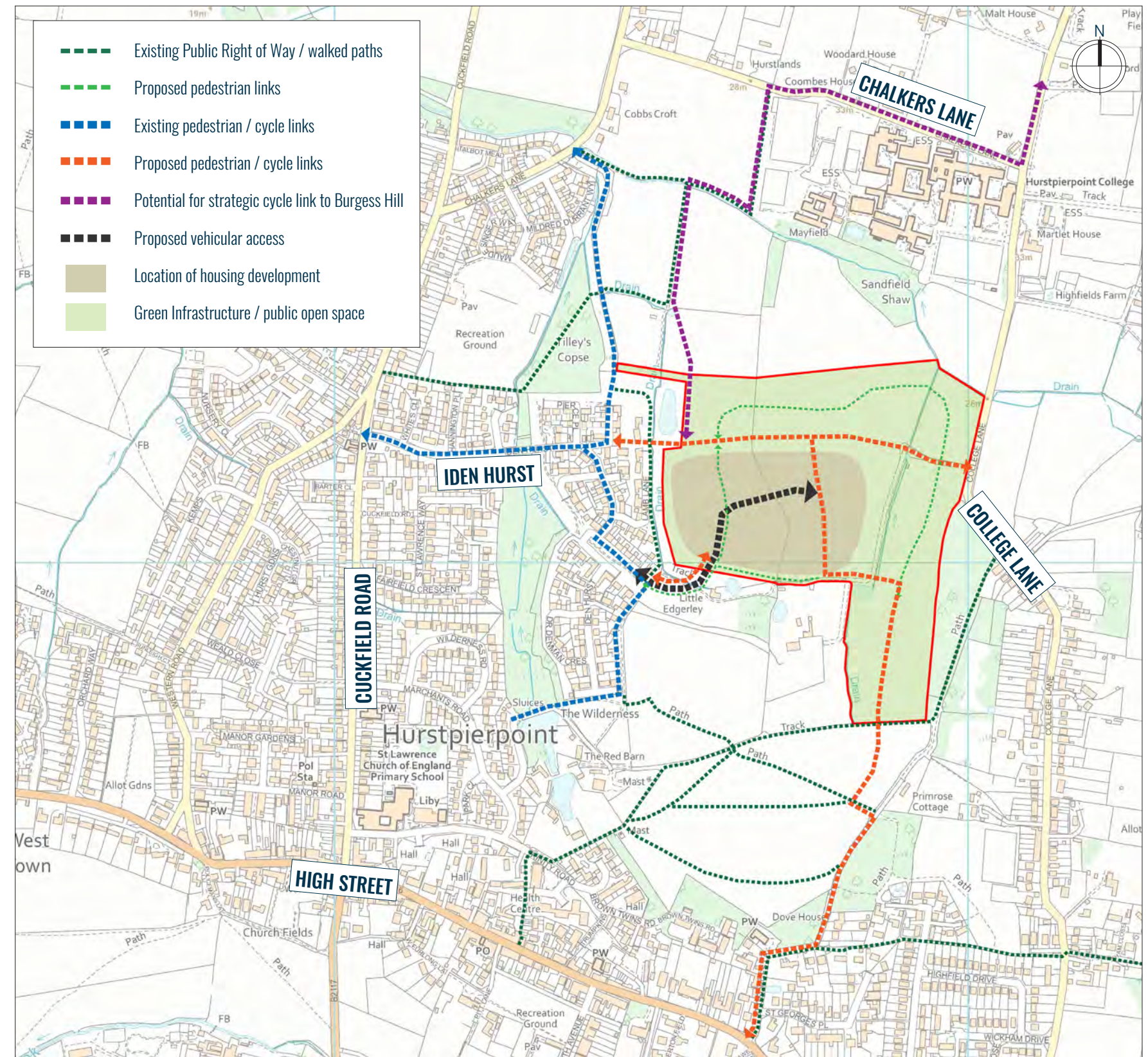


FIGURE 07 Plan showing the proposed access strategy

Drainage and utilities

The site is not within an area at risk of flooding and if developed with an appropriate drainage strategy will not increase the risk of flooding outside of the site.

Flood Risk

The Environment Agency mapping shows the site to be located entirely within Flood Zone 1 and at 'very low' risk from both fluvial and surface water flooding, defined as land having less than a 1 in 1000 annual probability of river or overland flooding (<0.1% Annual Exceedance Probability).

Drainage

The four key objectives of Sustainable Drainage Systems (SuDS) design are to achieve improvements in water quantity, water quality, amenity provision and biodiversity. Surface water runoff from the development should be attenuated and disposed of as high up the following hierarchy as reasonably practicable:

- i. into the ground (infiltration);
- ii. to a surface water body;
- iii. to a surface water sewer, highway drain, or another drainage system;
- iv. to a combined sewer.

Whilst investigations are ongoing, the site is looking to deliver attenuation drainage in the form of a basin. The built element of the development should look to introduce a suitable water conveyance system, such as swales, in order to further treat the water and greatly enhance quality which benefits the downstream system.

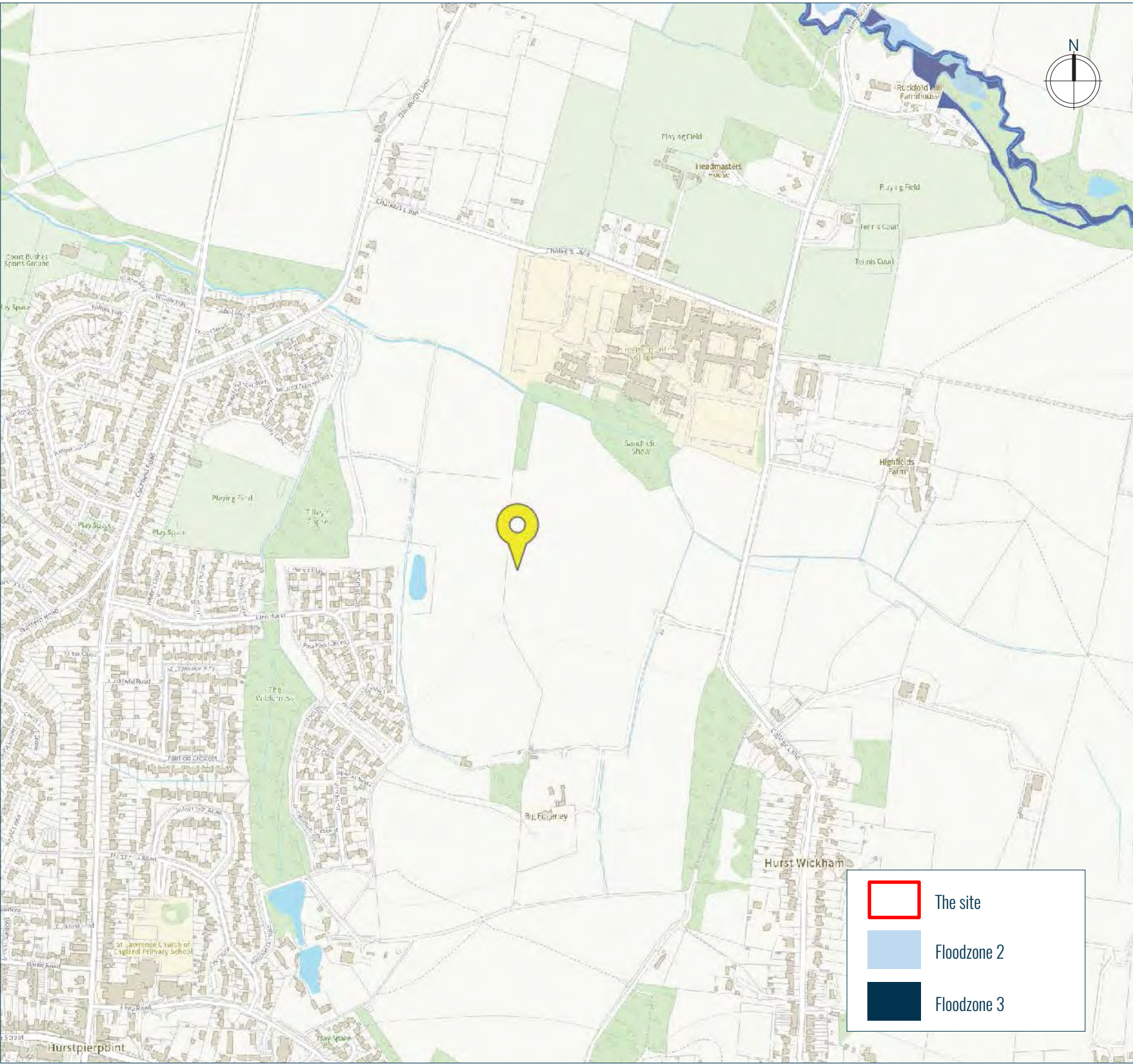


FIGURE 08 Plan showing flood risk in the location of the site (Source: <https://flood-map-for-planning.service.gov.uk/>)



Land at Little Park Farm can deliver a sustainable new development offering a range of high quality housing and significant public open space for recreation and ecological enhancement for existing and future residents, with good connections to the local area.

03 Our vision

Based on our understanding of the site, the needs of the village and the aspirations of the local community we have created a vision and draft masterplan concept for the site. This vision is the starting point for engagement with keys stakeholders and the local community

Vision

Our vision is based on 4 key objectives which are drawn together and illustrated by a draft masterplan concept. The draft masterplan concept is a starting point for the development scheme and will continue to evolve and be refined over time to make sure it delivers the best solution for the site and the village.

A. Providing community benefits

We have identified a number of benefits which the scheme can bring to the local community. Through further engagement these can be discussed and refined to make sure they are right for the scheme and the village.

B. Creating a new high quality place to live

The proposed development can embrace best practice in placemaking to ensure that a high quality environment is delivered across the site to benefit both existing and future residents.

C. Protecting nature and enhancing biodiversity

With significant areas of public open space being provided, there is a strong emphasis in the proposals to, where possible protect the natural environment and enhance it's biodiversity.

D. Delivering a low carbon community

There is a good opportunity to deliver a new low carbon community at the site which reduces demands for energy, where possible promotes renewable sources, and provides a sustainable environment for it's residents.

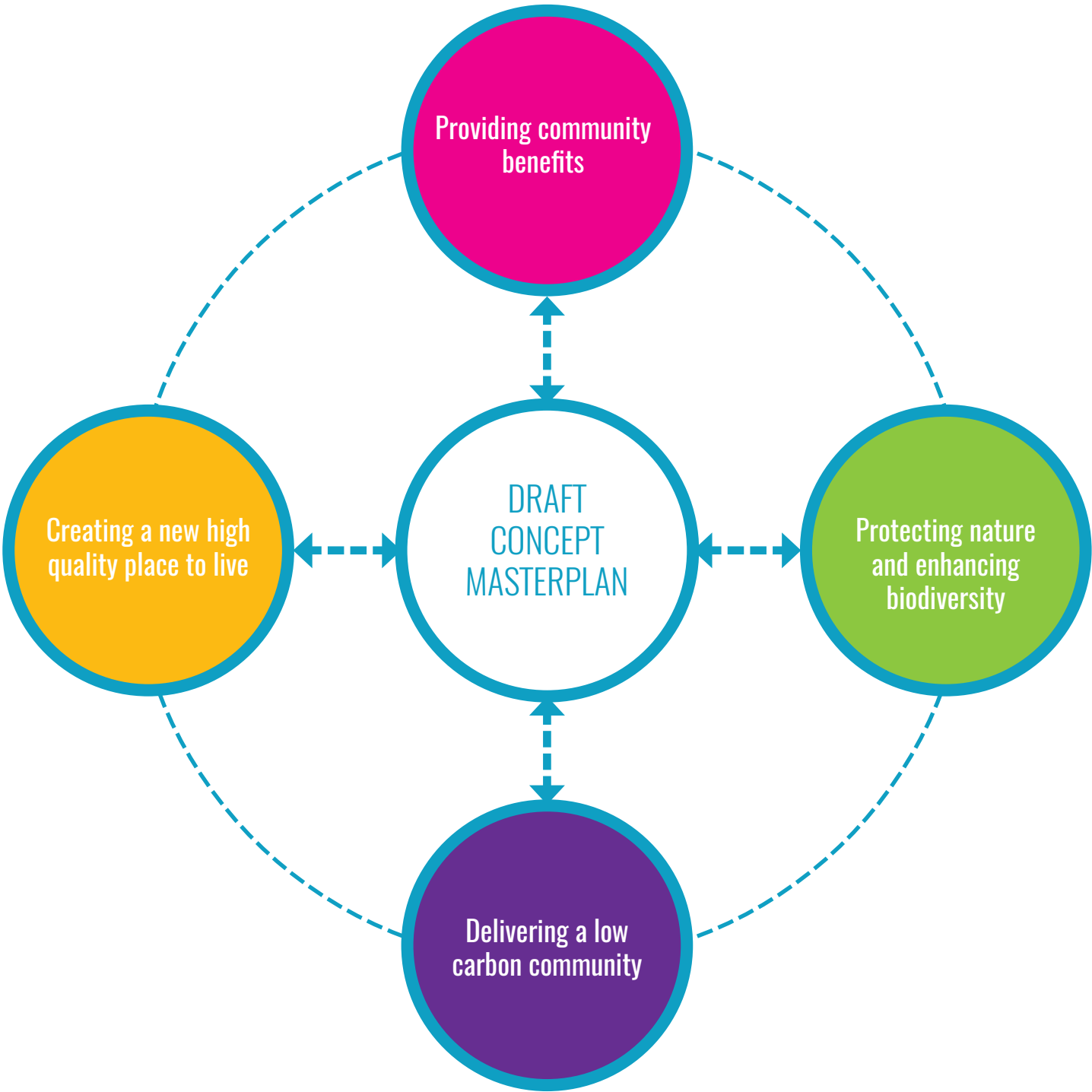




FIGURE 09 Draft Masterplan Concept

KEY

-  Site boundary
-  Hurst Meadows Public Open Space
-  Existing Public Right of Way / walked footpath
-  Existing pedestrian / cycle route
-  Proposed vehicular access
-  Proposed footpath
-  Proposed pedestrian / cycle link to the local area
-  Potential southern section of strategic cycle link to Burgess Hill
-  Proposed public open space / extension to Hurst Meadows
-  Proposed strategic planting on site boundaries to contain development
-  Planting to reinforce existing field boundaries and to reduce visual impact
-  Proposed housing development areas
-  Potential location of community facility

Draft Masterplan Concept

The draft masterplan concept plan (Figure 08) shows how a mix of housing and public open space could be accommodated within the site. It also shows how the scheme could integrate with the village with new linkages and landscape planting.

The draft masterplan concept is based on the known constraints and opportunities and is a starting point for engagement with the key stakeholders. Additional details and information will be provided as the proposals develop further. The draft masterplan includes the following key elements:

- 1

Retention of the existing landscape features within the site and on it's edges
- 2

Provision of additional landscape planting on the edges of the site to help mitigate long distance views to the site and to protect the visual break between Hurstpierpoint and Hurst Wickham
- 3

Vehicular access connections from Iden Hurst via an extension to the existing road network
- 4

Potential for new pedestrian / cycle connections from the site to the surrounding area including links to Bramble Park, College Lane, St George's Lane and Marchants Close
- 5

Potential to provide a cycle link to Chalkers Lane which could deliver the southern section of a strategic cycle link to Burgess Hill
- 6

Provision of significant areas of natural greenspace on the northern and eastern edges of the site to provide an extension to Hurst Meadows and improvements to biodiversity
- 7

Up to 150 houses including affordable housing at an average density of circa 30 dph and a mix of housing types including 2,3,4 and 5 bedroom houses a small number of 1 and 2 bedroom apartments
- 8

An area for potential community use such as a pump track/ allotments / destination natural play area
- 9

Additional footpaths around the edges of the site with potential for a trim trail

A. Providing community benefits

Development of the site can bring forward a number of key benefits to the existing village and the local community. We are keen to work with the community and Parish Council to see how we can deliver these.

Our initial engagement with key stakeholders have identified a number of community infrastructure benefits for the village. These can all contribute to make Hurstpierpoint a better place for it's existing and future community.

1 An extension to Hurst Meadows to provide additional spaces for play, walking and events



Large areas of informal public open space within the site which could form part of an extension to Hurst Meadows which could be used for a variety of activities including;

- Growing areas / community orchards
- A pump / cycle track for young children
- Meeting places for friends and relatives
- Natural play areas for young children
- Informal play / kickabout areas
- Picnic areas
- Exercise and dog walking
- Community events
- Education on issues such as ecology, history or health and wellbeing



2 Creating cycle links and facilities for cyclists



There are a number of opportunities to encourage and promote cycling including:

- Creating a new route through the site which connects College Lane to Cuckfield Road via Bramble Park, providing a much safer and more attractive route than using the High Street. There may even be potential in the future for this route to be extended east to connect to Hassocks and Burgess Hill through the upgrading of existing public rights of way and future planned routes in these areas
- Provide cycle links from the site into the village centre through Hurst Meadows with the upgrading of existing routes
- Provide a new pump track / BMX area for both scooters and cyclists
- Create a safe environment for new cyclists and young children
- Provide cycle stations including tools, pumps for minor repairs and information on cycling

3 Community growing areas / orchards



A community growing area or orchard could be established, which would represent a valuable resource to the village, the Parish, and for visitors in the wider area.

In recent years there has been a surge of interest in growing your own food. This has led to a big rise in demand for allotments as more and more people recognise the multiple benefits of being an allotment holder. Having a local space to grow fresh, affordable food, meet others, share tips and knowledge, stay active and cut food miles, are all things that appeal to an increasing number of people. Allotments and community gardens provide valuable green spaces and community assets that offer opportunities for people to grow their own produce, improve their health and wellbeing, take action to reduce carbon emissions and foster community cohesion and inclusion.

This area could also create new habitats for wildlife and enhance biodiversity.

4 Heritage trails / circular walks



The village could use the site as part of a series of circular walks for local people and visitors to the village. There are many popular routes in the local area both north and south of the High Street.

This could be achieved using information provided on the Parish Council web site, leaflets, social media and display boards within the site or village. The site may also provide a small informal parking area for walkers which would avoid conflict with existing and future residents.

Information and signage boards could also provide information for visitors and the community on aspects such as ecology and wildlife, history and wayfinding.

Walks could be informal or organised and help promote exercise, education and support local facilities such as the public houses or shops.

5 Improvements to the community facilities



The Neighbourhood Plan identifies potential for improvements to existing facilities including Fairfield Pavilion and recreation ground.

There is potential for financial contributions towards existing community facilities in the village and the public open spaces within the site could also be used with these facilities for activities or events.

Potential new pedestrian and cycle links from within the site could also enhance accessibility to existing facilities.

6 Affordable homes



It is recognised that in highly sought after locations to live, such as Hurstpierpoint, being able to stay in the village and afford your first home or moving to a larger family home is challenging.

Properties in Hurstpierpoint had an overall average price of £624,629 over the last year. The majority of sales in Hurstpierpoint during the last year were detached properties, selling for an average price of £792,749. Semi-detached properties sold for an average of £535,794, with terraced properties fetching £460,571.

As part of any new housing development, an element of affordable housing will be provided. It is envisaged that the design of the affordable homes will be of the same quality as market housing and will be integrated into the scheme as a whole. The mix of affordable housing will include both socially rented and shared ownership.

In accordance with the local plan a minimum 30% of the proposed dwellings would be provided as affordable homes on the site.

In addition the scheme could provide a number of smaller units which would be more affordable for young people looking to buy a property to remain in the village.

7 Bungalows and homes for the elderly



It is recognised that there are limited opportunities for people to downsize to smaller units or bungalows as their needs change.

There is an opportunity to provide a both smaller units and bungalows within the site which could help older people remain in the village, close to their families and continue to play an active part in its community for longer.

8 Long term management



The ownership and long term management of aspects of the development could be gifted to the Parish Council who could maintain the quality of the place.

The community could develop new ideas for the spaces and how they will be used both now and in the future.

Contributions could be secured as part of the development process to assist in the funding of maintenance and long term management.

9 Education and information



There are opportunities within the areas of public open space to provide information for visitors and the community on aspects such as ecology and wildlife, history and wayfinding.

There is also the potential to create a bespoke area within the extension to Hurst Meadows to provide a dedicated learning area / outdoor classroom with seating. This could be used by the local primary school which is only a short walk away.

10 11 12 Other benefits?



The proposal would of course provide a range of financial contributions to be agreed through a S106 legal agreement.

Rydon Homes would be keen to discuss the potential for the scheme to make proportionate financial contributions that help to address identified needs within Hurstpierpoint.

We are keen to work with the community and Parish Council to understand what other opportunities the development could assist in delivering.

B. Creating a new high quality place to live

A set of design principles will ensure delivery of high quality placemaking for the site.



Reinforcing the integrity, identity and character of the place

- Provide a form of development which responds to and reinforces the character of Hurstpierpoint, drawing on the variety of materials and built form in the historic parts of the village
- Respect the setting and appearance of heritage assets in the local area including Hurstpierpoint College
- Protect the character of different local areas and roads in particular those of Hurst Wickham and College Road
- Ensure that the development respects the existing community, their amenity and way of life
- Deliver best practice in urban design and landscape, conserving and enhancing existing features whilst creating opportunities for people to interact with community and green spaces



Delivering a high quality, multi-functional green infrastructure

- Maximise the health and wellbeing benefits of green infrastructure through creating an ecologically rich landscape network



Integrating a blue infrastructure across all aspects of the development

- Ensure that development proposals do not have a detrimental impact on flood risk in the local and wider area
- Deliver an interconnected blue and green infrastructure strategy which provides opportunities for ecological and landscape enhancement
- Factor in climate resilience through natural water retention and re-use techniques
- Promote a liveable urban environment through rejoicing in water's recreational value and contribution to living environment



Creating well designed places for people to live and work

- Provide a mix of housing types and tenures to encourage diverse and intergenerational communities
- Deliver both physical and social infrastructure to benefit existing and future residents and support the growth of the town as a whole
- Create beautiful homes with gardens that combine the best of town and country to create healthy communities



Delivering sustainable patterns of movement with good connections to existing and new facilities

- Provide a network of safe and high quality routes from within the site to the wider area to encourage walking and cycling
- Provide linkages through the site for existing residents to use to access new and existing facilities



Meeting the challenges of climate change

- Contribute to a low carbon and climate resilient development from construction to occupation through sustainable materials and construction techniques, renewable energy measures, sustainable drainage systems within a comprehensive blue-green infrastructure network and mobility strategy

C. Protecting nature and enhancing biodiversity

Protecting the natural environment and encouraging biodiversity are key elements of creating a sustainable place to live. There are many opportunities to enhance the ecological value of the site.

As part of the development proposals for the site there are a number of ecological enhancements which will benefit the local biodiversity. The ideas for enhancement below are considered appropriate given the context of the site and the scale and nature of the proposals, and can be refined as detailed proposals are brought forward. Through implementation of the following ecological enhancements, the opportunity exists for the proposals to deliver a number of biodiversity benefits at the site.

Habitat Creation

It is recommended that where practicable, new planting within the site be comprised of native species of local provenance, including trees and shrubs appropriate to the local area. Suitable species for inclusion within the planting could include native trees such as Oak, Ash, Birch Betula pendula and Field Maple, whilst native shrub species of particular benefit would likely include fruit and nut bearing species which would provide additional food for wildlife, such as Blackthorn, Hawthorn, Crab Apple Malus sylvestris, Hazel Corylus avellana and Elder. Where non-native species are proposed, these should include species of value to wildlife, such as varieties listed on the RHS 'Plants for Pollinators' database, providing a nectar source for bees and other pollinating insects.

Habitat Enhancement

Where possible, the retained areas of undeveloped land will be subject to enhancement measures, to increase their value to wildlife. The management of these habitats will help to maintain and enhance their diversity in turn increasing their value for wildlife.

Wildflower Grassland

Areas of wildflower grassland will be created within the site to be used as public open space. The areas could be provided both in the extension to the Hurst Meadows and across the site.

Wetland Features

Attenuation basins will be provided to as part of the Sustainable Urban Drainage System. These will incorporate wetland wildflower grassland and marginal planting to create a variety of habitats. Creation of a wetland habitat such as this will provide opportunities for a range of wildlife, especially foraging bats, while also helping to attenuate surface water run-off.



Wild flowers will be incorporated into the areas of public open space

Hedgerows and boundary features

There will be a number of new hedgerows planted within the site and on its boundary which will comprise native species, providing structural diversity and facilitating species movements around the site.

Bat Boxes

Bat boxes will be incorporated within the proposed development. The provision of bat boxes will provide new roosting opportunities for bats in the area, such as Soprano Pipistrelle, a national Priority Species. So as to maximise their potential use, the bat boxes should ideally be situated on suitable retained trees, erected as high up as possible and sited in sheltered wind-free areas that are exposed to the sun for part of the day, facing a south-east, south or south-westerly direction. In addition, where architectural design allows, a number of integrated bat boxes / roost features should be incorporated into a proportion of the new build. The precise number and locations of boxes / roost features should be determined by a competent ecologist, post-planning once the relevant final development design details have been approved.



Elements such as bat boxes could be provided

Hedgehog Enhancements

Hedgehog nest domes will be incorporated within green space within the site, away from roads, in suitable locations. Further to this, it is recommended that gaps, approximately 13cm high x 13cm wide are incorporated within the base of boundary fences to allow continued movement by hedgehog throughout the site.

Bird Boxes

A number of bird nesting boxes will be incorporated within the proposed development, thereby increasing nesting opportunities for birds at the site. Ideally, the bird boxes will have greater potential for use if sited on suitable, retained trees or integral to new buildings, situated as high up as possible. The precise number and locations of boxes should be determined by a competent ecologist, post-planning once the relevant final development design details have been approved.



Proposals will allow for foraging routes

Habitat Piles

A proportion of any deadwood arising from vegetation clearance works should be retained within the site in a number of wood piles located within areas of new planting in order to provide potential habitat opportunities for reptiles, amphibians and invertebrate species, which in turn could provide a prey source for a range of other wildlife. In addition, the provision and management of new native landscape planting will likely provide additional opportunities for invertebrates at the site in the long term.



Habitat piles make great places for insects, amphibians, reptiles and hedgehogs.

D. Delivering a low carbon community

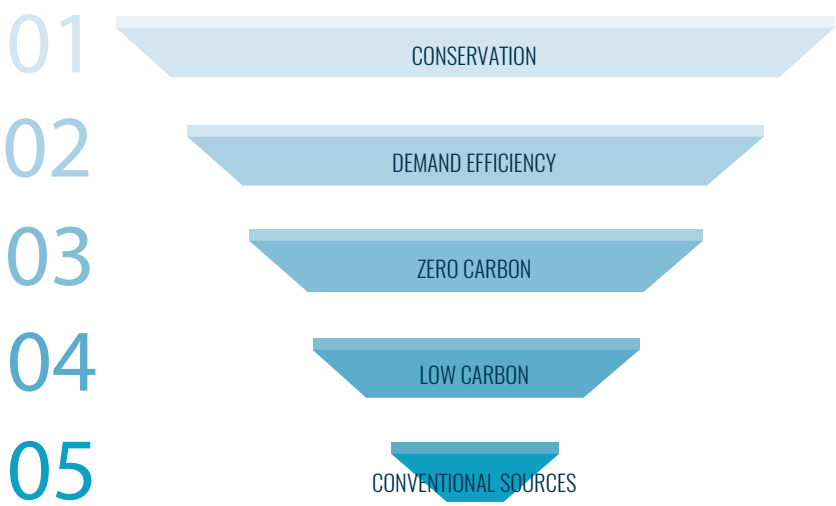
The proposals for the site aim to maximise the site’s assets and layout in relation to sustainable design, creating an attractive, low carbon community.

The Energy Hierarchy

The Energy Hierarchy underpins the entire approach to building performance for this development, thus prioritising a reduction in the demand for energy as far as possible through thermally efficient, easily controlled, well designed and oriented buildings.

The overall approach (shown below) is to conserve energy, minimise demand and then where required use renewable and environmentally friendly sources.

MOST PREFERRED OPTION



LEAST PREFERRED OPTION

Site Layout - Orientation, Passive Solar Design and Daylighting

The orientation of properties – along with the size and location of the properties’ glazing and the extent of overshadowing – plays an important part in energy performance. Improving a building’s orientation, so that the main living spaces can benefit from the heat and light of the Sun, can reduce the requirement to use fossil fuels to perform the same function. This reduces costs, energy use and associated carbon emissions. The proposed site layout has been developed with respect to identified topological and visual constraints. Within these parameters, many of the properties benefit from a southerly orientation which also enhances the opportunities in relation to the use of solar technologies.

They will also benefit from the sun during the middle portion of the day without suffering from potential overheating later in the afternoon. This also helps to ensure that during the winter, when the Sun’s path is shortened, the building still benefit as much as possible from winter sunlight. Furthermore, the low density of the development ensures appropriate spaces around dwellings, reducing the risk of overshadowing.

Energy Efficient Buildings

The buildings will need to be energy efficient structurally. To facilitate this, not only will the individual elements (wall, roof, and floor) be thermally efficient, but the construction will need to ensure that thermal bridges are minimised through the application of Accredited Construction Details, insulated lintels and by ensuring air tightness.

Lighting, Fixtures and Fittings

Further energy savings can be made by maximising the efficiency of appliances, lighting, fixtures and fittings. All electric lighting would be energy efficient, and any spot lighting (for example within kitchens and bathrooms) will be provided using dedicated LED fittings. In addition to the internal lighting, all street lighting and other street furniture will use LED technologies to further minimise lifetime energy use and associated emissions.

Domestic Energy Supply Options

The scheme could use of air source heat pumps (ASHPs) for space and water heating in all properties on this development. This option aligns closely with the nationwide approach to the low carbon energy transition and the country’s climate change targets: the rapid expansion in renewable and low carbon energy supply within the grid in recent years means that even direct electric heating now emits less carbon per kWh than natural gas.

By installing the heat pumps – a recognised low carbon technology – the project will minimise carbon emissions across new development by taking account of all levels of the energy hierarchy. The heat pump solution delivers against these requirements and also futureproofs the dwellings, enabling them to benefit from Grid decarbonisation over time, effectively resulting in fewer emissions year on year. At this stage therefore there are no plans to install further renewable energy generation technologies on site.

Domestic Water Reduction Measures

In order to reduce domestic water use, the project could employ a combination of water efficient fixtures, appliances and fittings, with the addition of further water saving solutions such as rain and/or grey water recycling. Rain and/or grey water harvesting typically takes the form of a tank buried in the garden (in the case of houses) and within the curtilage of the property (in the case of flats). These are sized according to the property type and expected occupancy, with a secondary plumbing system to enable that water to be used for non-potable uses, such as the flushing of toilets, laundry, irrigation and car washing.

Provision of Fibre-to-the-Premises

The availability of Fibre-to-the-Premises (FTTP) ensures that people remain connected and can access and participate in a range of services effectively. Moreover, it also facilitates greater home working which can help minimise the impact from personal transport. The dwellings will be provided with FTTP to enable access to broadband should residents wish to connect, and this will be explored further as the development process progresses.

Flexible space

It is important for future homes to be designed with multiple uses in mind, such as carving out dedicated workspaces or gyms, or creating rooms that are reconfigurable depending on the time of day. This will in turn reduce the need to travel. The design of housing at the detailed design stage will need to take this into account and provide solutions which meet the changing needs of society and provide for more sustainable patterns of working and leisure.



Flexible internal spaces and provision of high speed broadband will allow for home working

Promoting Sustainable Travel

The site is located within walking and cycling distance of a wide range of services and facilities, meaning that future residents will not be reliant on the private car to meet their daily needs.

Future residents of the proposed development will be encouraged to utilise sustainable travel modes with high quality pedestrian and cycle connections provided throughout the site and linking into the existing footway provision in and around Hurstpierpoint. Moreover, information leaflets will be provided to the first purchasers of each property to highlight the accessibility and timetable of the bus stops in the local area.



The development has been designed to allow for new technology such as electric vehicle charging

Carbon Capture

The proposed development will including a significant amount of green infrastructure, including large amounts of additional vegetation (notably, various species of trees). This provides carbon capture and storage, meaning that the carbon generated by the development will be captured before it escapes into the atmosphere.

On-site food production

One of the potential uses of the proposed open spaces is for allotments and a community food production hub. The transportation of food over significant distances generates a substantial amount of carbon, therefore producing food on-site for the future residents of the proposed development (and, depending on the scale, potentially existing residents of Hurstpierpoint as well) will contribute towards reducing food miles.



Inclusion of growing areas and community orchards could reduce the need for food to be transported to the village



04 Conclusions and next steps

This document provides a starting point for engagement with the local community, the Parish and District Councils and all those who have an interest in Hurstpierpoint's future. It illustrates our vision for the site and some of the constraints and opportunities we have considered.

Hurstpierpoint, as a Category 2 Settlement – Larger Village and also located outside the areas of the district constrained by the High Weald AONB and the Ashdown Forest Zone of Influence, it is well placed to accommodate growth. Only 90 dwellings are proposed to be allocated to Hurstpierpoint in the emerging Local Plan which misses the opportunity to maximise housing delivery in a sustainable location.

Little Park Farm would deliver this opportunity and, in doing so, would provide substantial benefits for the local community. Little Park Farm can provide a high quality development of approx. 150 dwellings, including affordable housing, and public open space as an extension to Hurst Meadows, which can enhance the existing facilities and services in the village.

The site is well located within the village with access to local facilities and services via existing footpaths and roads, following the 20 minute neighbourhood objective of the emerging local plan. As the technical reviews undertaken to date demonstrate, the site is physically unconstrained, has a well-developed and substantially intact network of hedgerows and treelines which serve to compartmentalise the landscape and provide separation from Hurst Wickham to the east, and is relatively low lying with limited long distance views from within the site. Residential development of Little Park Farm would be located adjoining existing residential properties.

A sensitively designed scheme can provide:

- a mix of housing types, size and tenures;
- for safe and convenient pedestrian, cycle and vehicular access;
- an integrated development with enhanced, publicly accessible, landscape features, including an extension to Hurst Meadows;
- biodiversity enhancement through new habitat creation and targeted management; and,
- a formal sustainable drainage system which benefits the downstream system.

Additionally, the site can bring forward a number of community infrastructure benefits for the village – space within the masterplan has been identified for opportunities to be incorporated; such as a pump track, allotments or destination play area. This area can be shaped by the community as to how best to meet its needs.

The site is deliverable in the short term and could make a valuable contribution in meeting the housing needs of local people and the wider district, and contribute to a range of improvements to local infrastructure and public open space.

