



LAND AT NORTH COLWELL FARM, HAYWARDS HEATH

Design and Access Statement



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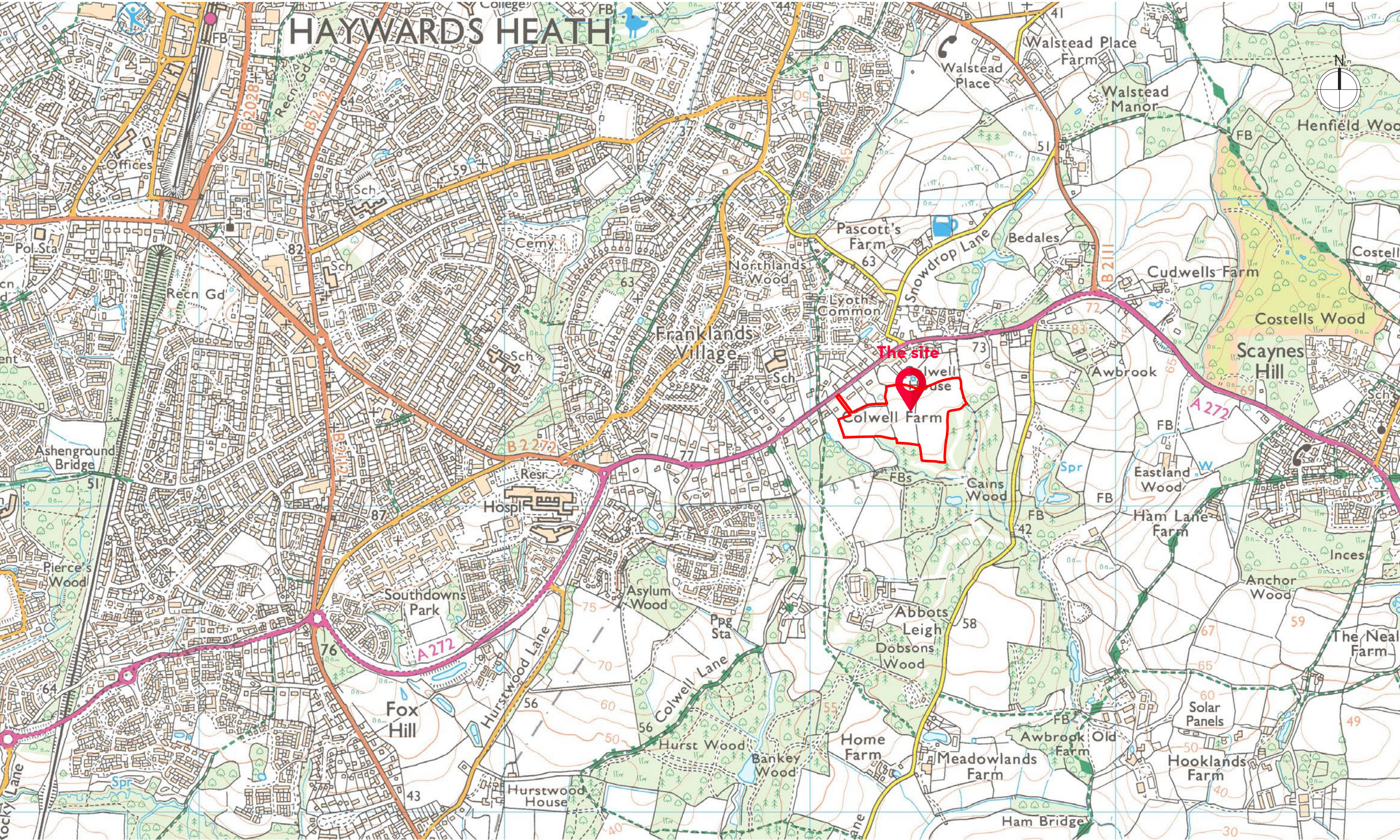


FIGURE 01 | Plan showing the site in context of Haywards Heath Town and the wider area

01 INTRODUCTION



A design and access (DAS) statement is a short report accompanying and supporting a planning application. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

Planning Portal - What is a Design and Access Statement? (2019)

Summary

This design and access statement describes the outline planning application by Miller Homes on land at North Colwell Farm. The application is outline with all matters reserved except for access. Details of layout, design, scale, and landscaping will be subject to subsequent reserved matters applications. The outline application will establish the principle of development, a framework for the sites development and full details of the access arrangements into the site from Lewes Road.

The description of development is:

“Outline application with all matters reserved except for access, for up to 80 dwellings with associated landscaping, open space, infrastructure and vehicular and pedestrian accesses.”

The site lies adjacent to the existing built up area of Haywards Heath Town and is well connected to the public highway at Lewes Road which provides a direct connection to the town centre to the west. There are good pedestrian / cycle links to existing facilities and services which can be achieved via Lewes Road to Franklands Village to the north of the site and the town centre to the west. The development will therefore deliver a logical, integrated and sustainable extension to the built up area of the town.

The proposals described in this document respond to the constraints and opportunities for the site. This design response has been supported by a strong vision which will reinforce the character of Lewes Road, Haywards Heath and the wider Mid Sussex area. The proposed amount, layout and mix of housing will deliver both market and affordable market housing, for which there is a known demand in the town and which will make a worthwhile contribution toward the ever growing housing requirement of this area and the district including a mix of house types and sizes ideal for starter homes and families.

Structure of the document

This statement sets out an assessment of the site from a design, access and planning perspective and follows guidance provided by national and local policy. It illustrates the analysis of the site, the way the design has evolved and the process of engagement, before showing how the approach chosen for the application offers the best solution in terms of use, access and design.

[Section 02](#) of the document provides a thorough assessment of the site including the immediate context of the site together with its relationship to Haywards Heath and the wider area.

[Section 03](#) provides a summary of the relevant policy framework for the site at a national and local level. A separate supporting planning statement has been prepared and submitted as part of the planning application.

[Section 04](#) provides an evaluation of the site. This includes a review of the technical considerations alongside the constraints and opportunities for the site. Section 04 also sets out the vision for the new place with key objectives and a design rationale which will help create its distinct character and appearance.

[Section 05](#) describes the engagement process and it's outcomes which have informed the design process.

[Section 06](#) provides details of the design and access solutions being adopted, using illustrations and plans to show how the vision and objectives will be achieved.

[Section 07](#) is a summary of the proposals and concludes the document.



FIGURE 02 | Aerial photograph of the site and local context

02 SITE ASSESSMENT

“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

National Design Guide (2021) Para 38

Land ownership

The land (edged red on Figure 03.) is in the control of Miller Homes who are the applicants for the site.

The applicant

Miller Homes was established in 1934 and is one of the UK’s largest, privately owned national homebuilders with a focus on building new homes in attractive regional markets.

Their purpose is to ‘create great places where people and planet prosper’. This is achieved by building homes and developments that create communities with an emphasis on placemaking and design.

Miller Homes are proud of their reputation for delivering desirable high-quality homes and delighting their customers throughout their home buying journey with an award-winning personalised customer experience, both digitally and in person.

Background and context

Figure 01. shows the location of the site in its wider setting. Figure 02. is an aerial photograph of the site in its local context.

Haywards Heath is a town in West Sussex, England, located about 36 miles (58 km) south of London, 12 miles (19 km) north of Brighton, and 15 miles (24 km) south of Gatwick Airport. It is part of the Mid Sussex District and falls within the South East region of England.

The town is strategically situated on the London to Brighton railway line, making it a key commuter town for those working in London, Gatwick, and Brighton. The town is surrounded by the beautiful Sussex countryside, providing a blend of urban and rural living.

Services

Healthcare: The town is served by the Princess Royal Hospital, which provides a range of healthcare services including emergency care, maternity services, and various specialist clinics. There are also several GP practices, dental clinics, and pharmacies including nearby Walnut Park area to the north.

Shopping and Retail: Haywards Heath offers a variety of shopping options, including the Orchards Shopping Centre, which hosts numerous high-street retailers. There are also several supermarkets, independent shops, cafes, and restaurants. A convenience store and pharmacy are found at Northlands Avenue, within walking distance of the site.

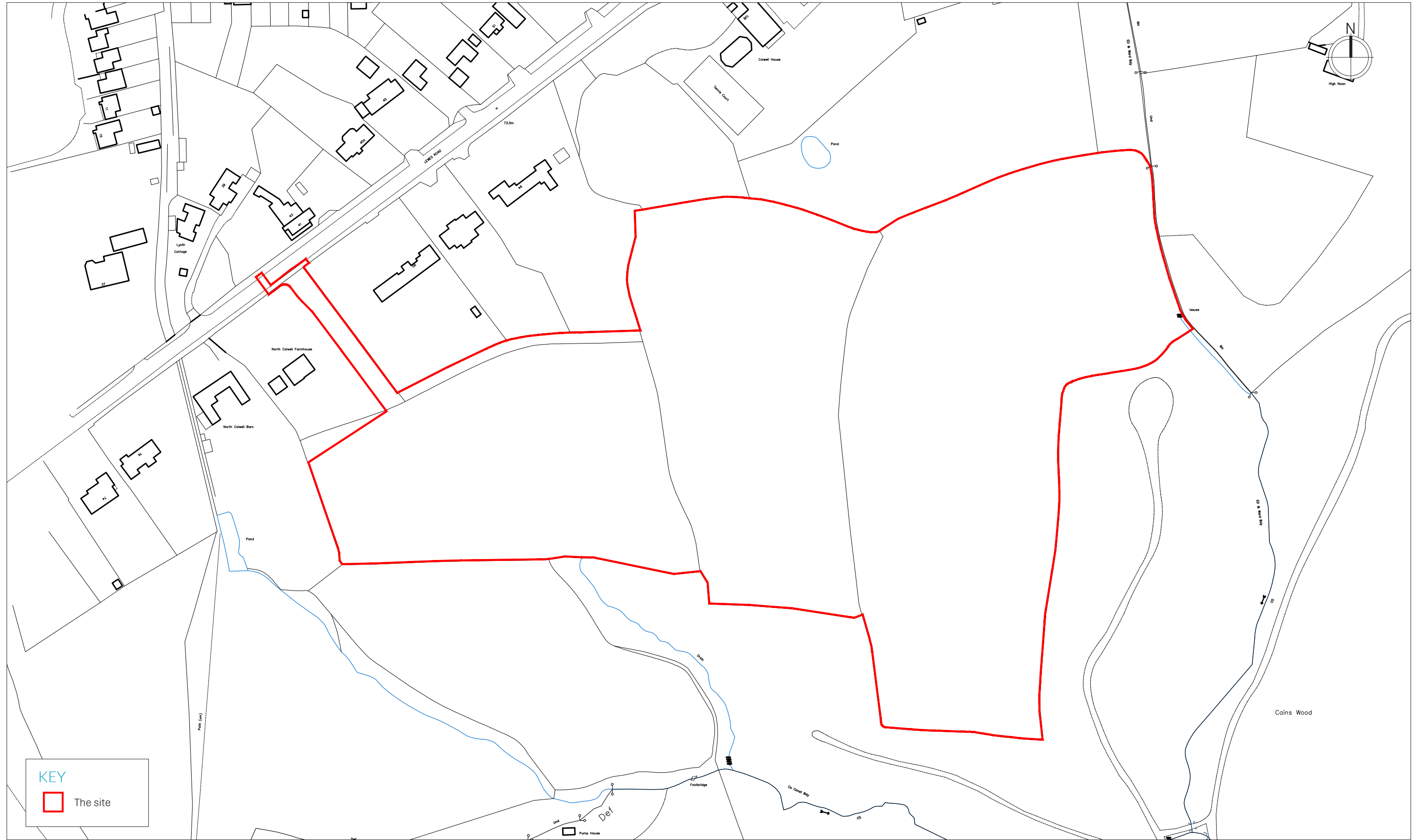


FIGURE 03 | Site location plan



Public Services: The town has a well-equipped library, a post office, and various community centres. The Haywards Heath Town Council and Mid Sussex District Council provide local governance and services.

Education

Primary Schools: Haywards Heath has several primary schools, including Harlands Primary School, St. Wilfrid’s C of E Primary School, and Bolnore Village Primary School. In addition, Northlands Wood Primary School is within walking distance of the site. Secondary Schools: Oathall Community College and Warden Park Academy are the main secondary schools serving the town.

Further Education: Central Sussex College offers a range of courses for further education and vocational training. Nearby towns provide additional options for higher education.

Facilities

Parks and Recreation: The town boasts several parks and recreational areas, including Victoria Park, which features a children’s playground, tennis courts, and a skate park. Beech Hurst Gardens offers miniature golf, a bowling green, and scenic walking paths. Walnut Park lies closest to the site and incorporates a children’s play area and all weather mini pitch.

Sports: Haywards Heath has various sports facilities, including the Dolphin Leisure Centre, which has a swimming pool, gym, and sports courts. The town also has football, cricket, and rugby clubs.

Arts and Culture: The Clair Hall is a multipurpose venue that hosts concerts, theatre productions, and community events. There are also several local art groups and societies.



Description

The site measures 6.2 ha / 15.3 acres and comprises three field parcels to the south of Lewes Road. The site also includes a section of land adjoining North Colwell Farm House to form the access.

The land lies on the southern side of a ridge in the wider landscape which broadly aligns with Lewes Road and continues to fall to Pellingford Brook. Accordingly there is a gentle slope across the site from north to south of with a gradient of circa 1:25.

The northern boundaries of the field parcels are defined by the rear gardens of houses in Lewes Road with an extended paddock area associated with Colwell Barn creating the western boundary. To the south and east of the site is mature woodland, defined as Ancient Woodland, part of Cains Wood.

The land was formerly part of Colwell Farm and has been managed over time within the field boundaries. The boundaries have grown over time from hedgerows and now comprise a mix of trees and shrubs.

Landscape

Designations

Figure x shows the Landscape Designations in relation to the site. It can be seen that the site is not covered by any specific landscape designations, however the proposed access road into the site would run through part of the Lewes Road Conservation Area.

The wider study area extending to 2.5km around the site contains both statutory and non- statutory designations. Within the study area is part of the High Weald National Landscape, Scrase Valley Local Nature Reserve, Ancient and semi-natural woodland, Ancient replanted woodland, and Registered Commonland. The Sussex Border Path long distance walking routes passes within one kilometre of the site. There are three listed buildings or structures within 500m, including North Colwell Barns adjacent to the site.

Landscape and Visual Impact

The site is set behind several detached houses on large plots on the south side of the A272 Lewes Road, most of which feature mature vegetation and/or low walls along the roadside boundary as shown in Photograph 4. The built form and roadside vegetation effectively obscure views of the site from the road. The existing vegetation surrounding the site, and comprising the internal field boundaries, and the drop in level of between three and sixteen metres away from Lewes Road also contribute to its visual separation.

The proposed site entrance would be located perpendicular to the A272 and would follow the boundary between North Colwell Farmhouse and its immediately neighbour to the north east, no. 90 Lewes Road. Here, where the vegetation fronts a paddock, it is sparser and more natural, featuring native trees and understorey shrubs as seen in Photograph 5. The new site entrance would alter the appearance of the roadside from this viewpoint, however the visual impact

would be mitigated by replacement tree planting and hedging sympathetic to the surrounding landscape. The proposed housing is unlikely to be visible from the access road.

To the south and south-east is the dense woodland of Cains Wood which has no public access; to the south west is a smaller copse with a public footpath running north to south (see Photograph 6). The rear garden of North Colwell Barns separates the westernmost parcel of the site from the public footpath, a distance of approximately 60m. Tree belts to either side of the garden and the woodland itself provide effective visual barriers to the site.

Slugwash Lane passes to the east of the site, separated from it by further detached properties and paddocks, and part of Cains Wood. There are no views into the site from this lane. Several elevated locations were visited during the visual assessment, however none had views into the site due to the quantity of mature trees and boundary vegetation in the local landscape.



PHOTOGRAPH 1 | The location of the proposed site entrance. Panoramic view comprised of 6 images.

KEY

-  Site boundary
-  2.5km radius
-  Countryside and Rights of Way Act 2000 Access Layer - Chawton Park
-  Registered common land
-  Local Nature Reserves
-  Long distance public footpath (Sussex Ouse Valley Way)
-  AONB - High Weald
-  Ancient Woodland (replanted)
-  Ancient and semi-natural Woodland
-  Sites of Importance for Nature Conservation (SINC)
-  Traditional Orchards
-  Conservation Areas
1.

Lewes Road Conservation Area

2.

Franklands Village Conservation Area

3.

The Heath Conservation Area

4.

Mill Hill Close Conservation Area

5.

Linfield Conservation Area
-  Village Greens circa 1994

1.

Anchor Green, Scaynes Hill

2.

Muster Green
-  Listed Buildings (within 500m of the site)

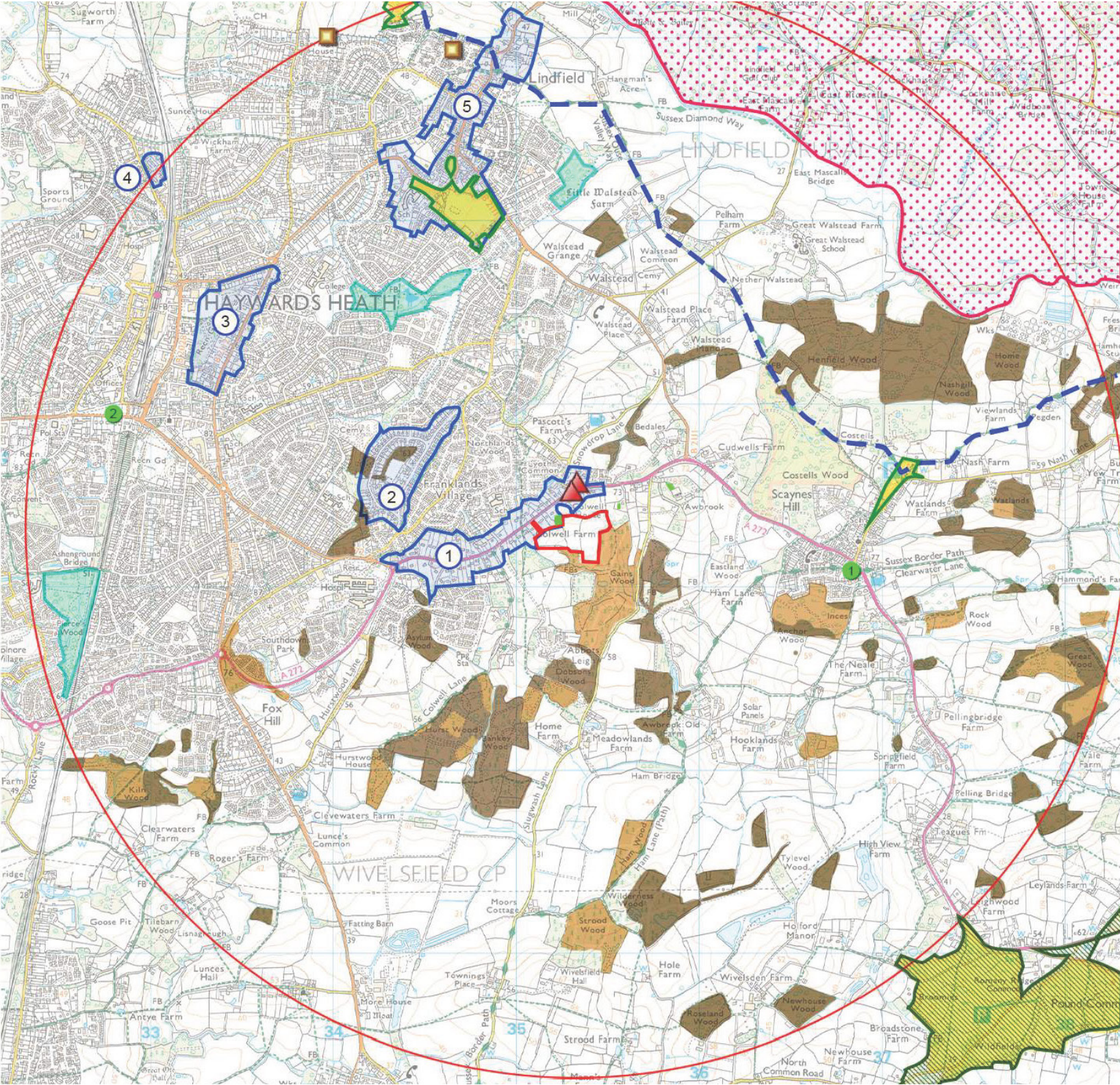


FIGURE 05 | Landscape Designations (ACD Environmental)



PHOTOGRAPH 2 | View looking north towards the back of existing properties in Lewes Road



PHOTOGRAPH 3 | View looking north east from within the western part of the site

Lewes Road Conservation Area was designated in 1989 for its value in creating a gradual transition from the urban to the rural landscape as one leaves Haywards Heath on the Lewes Road. The key characteristics of the Conservation Area are large dwellings in spacious grounds, framed by trees and hedges, and fingers of agricultural land between dwellings which contribute to the rural character of the area. The eastern part of the Conservation Area includes two relatively recent developments which appear to have been built within the grounds of individual properties: 5 detached houses with garages at The Rushes off Snowdrop Lane and 13 houses with garages at Oldfield Drive (constructed 2015).

Although the access road would cut through the eastern part of the Conservation Area, the development itself would be outside the boundary. Whilst visibility of the site from Lewes road and other public areas is already limited due to the topography and existing planting, it will be important to ensure that design for the new development incorporates significant buffer vegetation to further mitigate effects on the Conservation Area.



PHOTOGRAPH 4 | Typical street scene along Lewes Road close to the proposed site entrance, illustrating the dense evergreen hedgerows and mature trees which front many dwellings. This view is taken approximately 80m from the proposed site entrance, looking south-west.

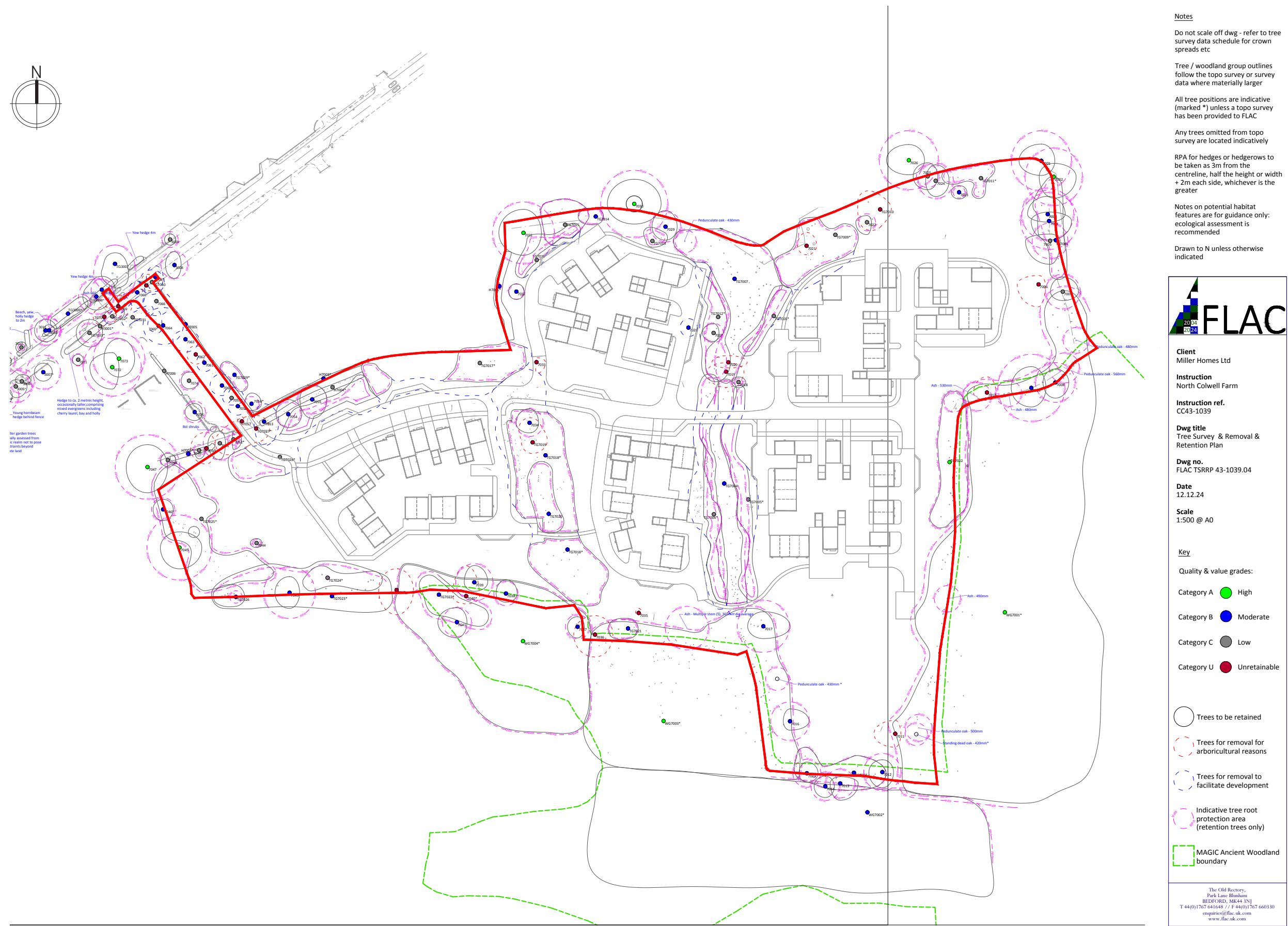


FIGURE 06 | Tree survey plan (FLAC)

Arboriculture

An assessment of the proximal ancient woodland has been undertaken by FLAC,, which has directly informed scheme design, including with regards to ancient woodland buffer zones. These all meet and in many places significantly exceed the minimum recommendation of 15m.

A tree survey has been undertaken separately by FLAC, compliant to BS5837:2012. This survey has identified that the trees within the site can be categorised into four key groups:

Trees which form the boundaries of the site

These trees are generally a mix of Category B (moderate quality) and C (low quality) trees with some category A (high quality) trees to the south of Colwell House and on the western boundary of the site, to the paddock south of Colwell Barn. With appropriate offsets to development it is considered that these trees can be retained and protected without harm.

Trees which form the boundaries of the field parcels

The field boundaries comprise a mix of pedunculate oak, ash, field maple, gean, hazel and blackthorn. The majority of the Ash trees show signs of decline related to ash dieback with occasional trees in obvious terminal decline.

These trees have mainly been assessed as groups, though with some individuals picked out, and are generally Category B, moderate in value. There are however some specific Category U trees identified within the groups.

There is potential for limited tree removal within the groups to allow for connections between field parcels and further detailed assessment will be required to ensure that the impact is minimised. Where feasible, existing breaks in the tree groups will be utilised, and/ or diseased ash trees targeted.

Trees within Colwell Farmhouse where access to the site is proposed

Access to Lewes Road is proposed through the eastern part of the garden of Colwell Farmhouse. Within this part of the garden there are a number of trees of different species including Hornbeam, Norway maple, Scots Pine and Pedunculate oak. Trees near to the access vary in quality from Category B to Category U.

To facilitate the access, a small number of trees will need to be removed. Significant replacement and additional native tree planting is proposed within the site and in this area to ensure that tree cover over time can be upheld and the character of the Conservation Area be retained.

The Ancient Woodland to the south of the site

To the south of the site is Cain Wood which is identified as Ancient Woodland. With appropriate setbacks of (at least) 15 metres and additional planting to provide a semi-natural buffer to the woodland, it is considered that development can be accommodated on the site without this resulting in deterioration to this irreplaceable habitat; there would be no loss.



PHOTOGRAPH 5 | North Colwell Barns

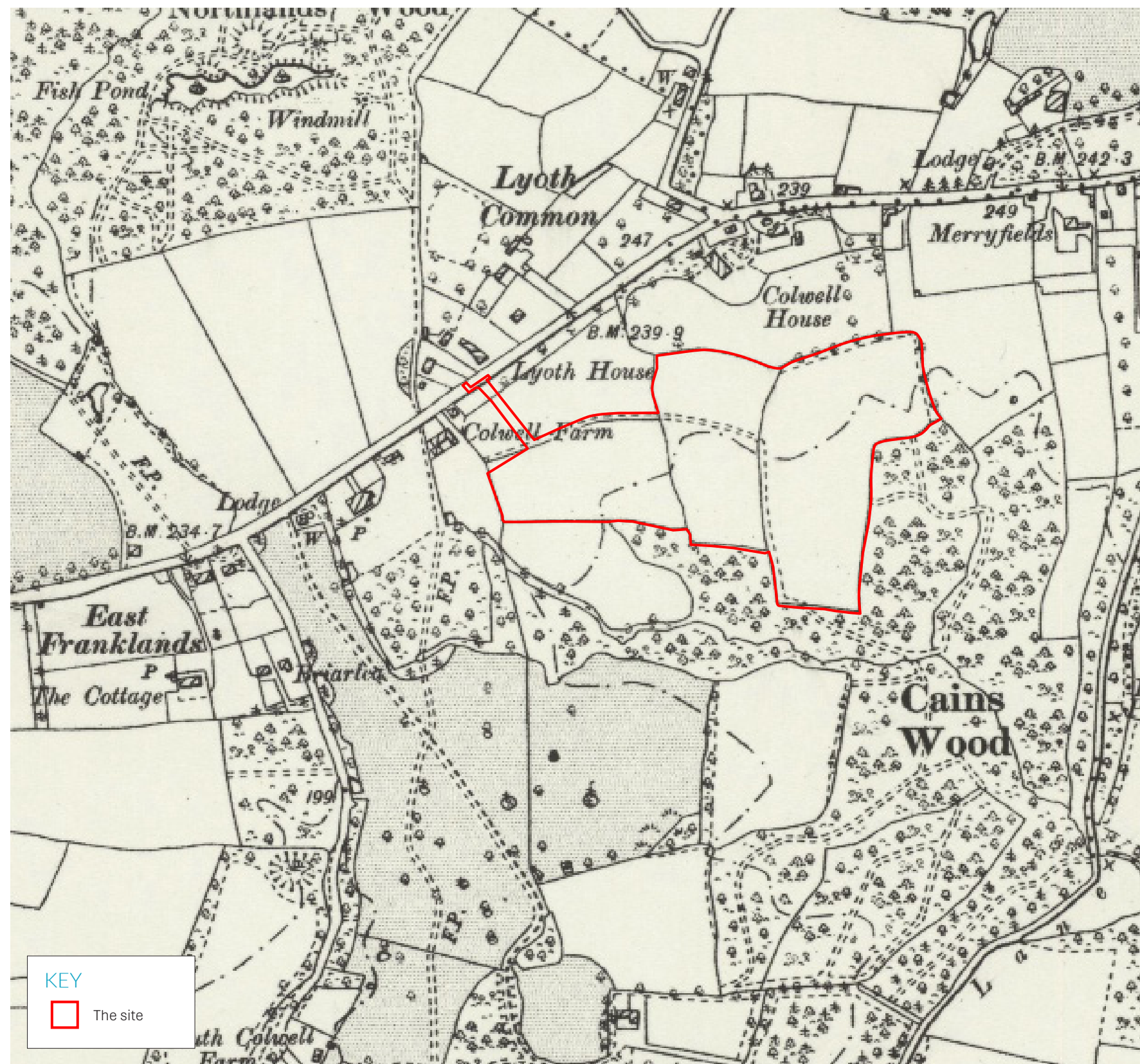


FIGURE 07 | Historic map (1896) showing Colwell Farm and Farmhouse and the former track which runs through the site

Heritage

Archaeology

The site has comprised three or four agricultural fields since at least the post-medieval period and includes no known archaeological sites. The site's archaeological potential is concluded to be low for all periods and residential development is unlikely to have an impact on any archaeological heritage assets.

Built Heritage

Potentially affected built heritage assets around the site include the Grade II listed Colwell House to the north of the site's north-eastern corner; the non-designated former later nineteenth-century farmstead of Colwell Barns (now converted to residential use) to the northwest of the site's western corner; and Lewes Road Conservation Area. The former two assets are unlikely to have their significance notably affected by the form of the proposed development. They are currently well-screened by existing planting of both depth and maturity. This screening will be strengthened, as shown in the current master plan, by extensive further planting and the setting back of the proposed built development from the western half of the western field; and from the northern edge and north-eastern corner of the eastern field.

Lewes Road Conservation Area

Figure 06 shows the extent of the Lewes Road Conservation Area. This includes both the access into the site and a small part of the site (a former trackway along the northern edge of part of the site's western field) and abuts the small western section of the central field's boundary (otherwise the Area is set away from the site), consequently there is a greater potential for the Area's significance to be affected by the proposed residential development. Lewes Road Conservation Area is a heritage asset of high local significance. The character and appearance of the Area is primarily defined by the long central axis of Lewes Road with the large residences immediately off it in spacious, discrete and greened grounds. The Area was designated in 1989 when Lewes Road marked the point of transition from the urban and suburban edge of Haywards Heath to the then rural landscape beyond, the

southern setting to the Area. In the subsequent 35 years there has been extensive infilling development within the Area and in its setting. There is no longer any perception of open countryside from Lewes Road.

There will also be no perception of the proposed development of the site from Lewes Road (excepting the proposed access road) and minimal, if any perception, of the proposed development (again excepting the access road) from within the Conservation Area. The Area is mainly enclosed by dense, later residential development. The only open fields forming the immediate setting to the eastern half of the Conservation Area comprise the site's western field and, to a lesser extent, the central field, together with the fields forming the outer grounds to Colwell House. The Area's setting provides only a secondary level of contribution to its significance, the primary contributor being the morphology, character and appearance of the Area itself.

The former track is now much overgrown and forms a very small part of the Conservation Area. This feature and area will be suitably conserved as part of the proposed scheme. Proposed built form will be set further to the south and screened by a new row of tree planting.

Across the whole site, the northern boundary with the Conservation Area is currently strongly planted both in depth and maturity. The nearer buildings within the Area are well set back from the boundary in large, discrete and mature domesticated plots. There currently is only a small quantum of glimpsed partial views of any of these buildings from the site. These are mainly experienced from the western field of Colwell Farm (a later twentieth-century residential house rather than a former farm); and the central field of those residences immediately to the west of Colwell House. This screening has been strengthened in the current master plan by extensive further planting and the setting back of built development from the western half of the western field; and from the northern boundary edge of the site.

The greater impact on the Conservation Area from the proposed development will be derived from the access road. This will be positioned against an existing boundary and the easement will be well planted with buffer vegetation to mitigate, to a degree, the resultant impacts. The overall leafy character and appearance of Lewes Road will be maintained.

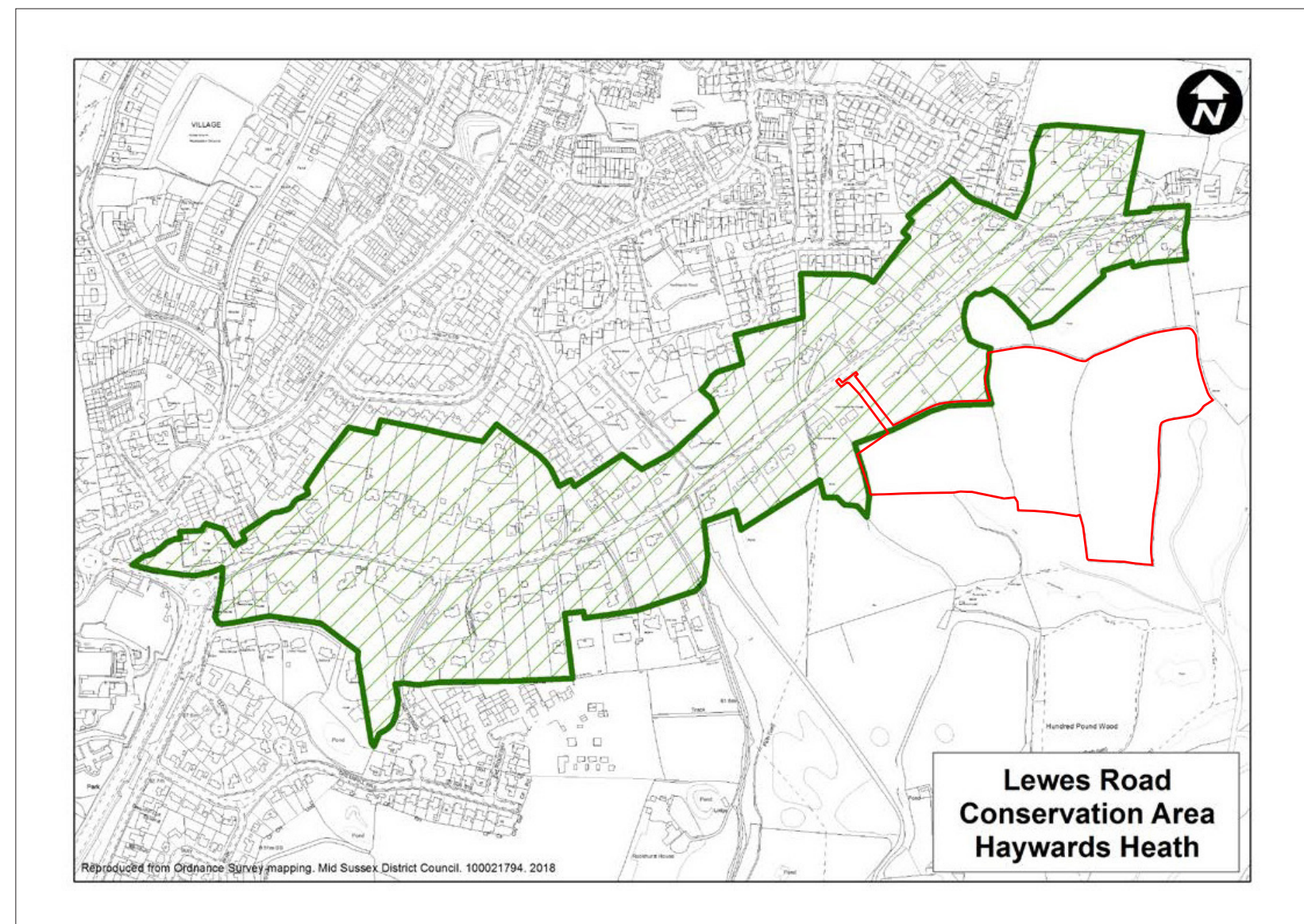


FIGURE 08 | Lewes Road Conservation Area

KEY

- The site
- Lewes Road Conservation Area

Ecology

Ecological surveys have been undertaken on the site in 2024 by Eco Support. Figure 07 shows the ecological constraints in relation to the site.

Habitats

The site is dominated by grassland with interspersed treelines valued at the local-county level. The site is bounded by ancient woodland on south and eastern boundaries. All ancient woodland have a minimum of a 15m buffer incorporated into the scheme.

Protected species

A likely main Badger sett is present within the ancient woodland to the south of the site. The scheme has been designed to incorporate at least a 30m ‘no dig’ buffer around the sett, with no dwellings or gardens proposed within this area either.

The site supports a likely breeding population of Dormice. Surveys have so far been completed between April and July this year, with a maximum of 3 structured nests found and one individual. The scheme has been designed to both minimise habitat loss by utilising natural gaps within the treelines for parcel access roads, and incorporating new woodland and scrub planting to shield and enhance retained woodland. New planting will utilise plants such as Hazel, Dogwood, Oak and Hawthorn to provide a protracted food source through the seasons.

Breeding bird surveys found a small number of birds of conservation concern. In addition, retaining woody vegetation minimises impact on nesting birds.

Ecological Opportunities

Extensive landscaping around the boundaries of the development, including new woodland planting, scrub planting and wildflower planting have resulted in a net gain for biodiversity on-site. To ensure the project reaches a 10% gain, offsite credits will also be purchased.

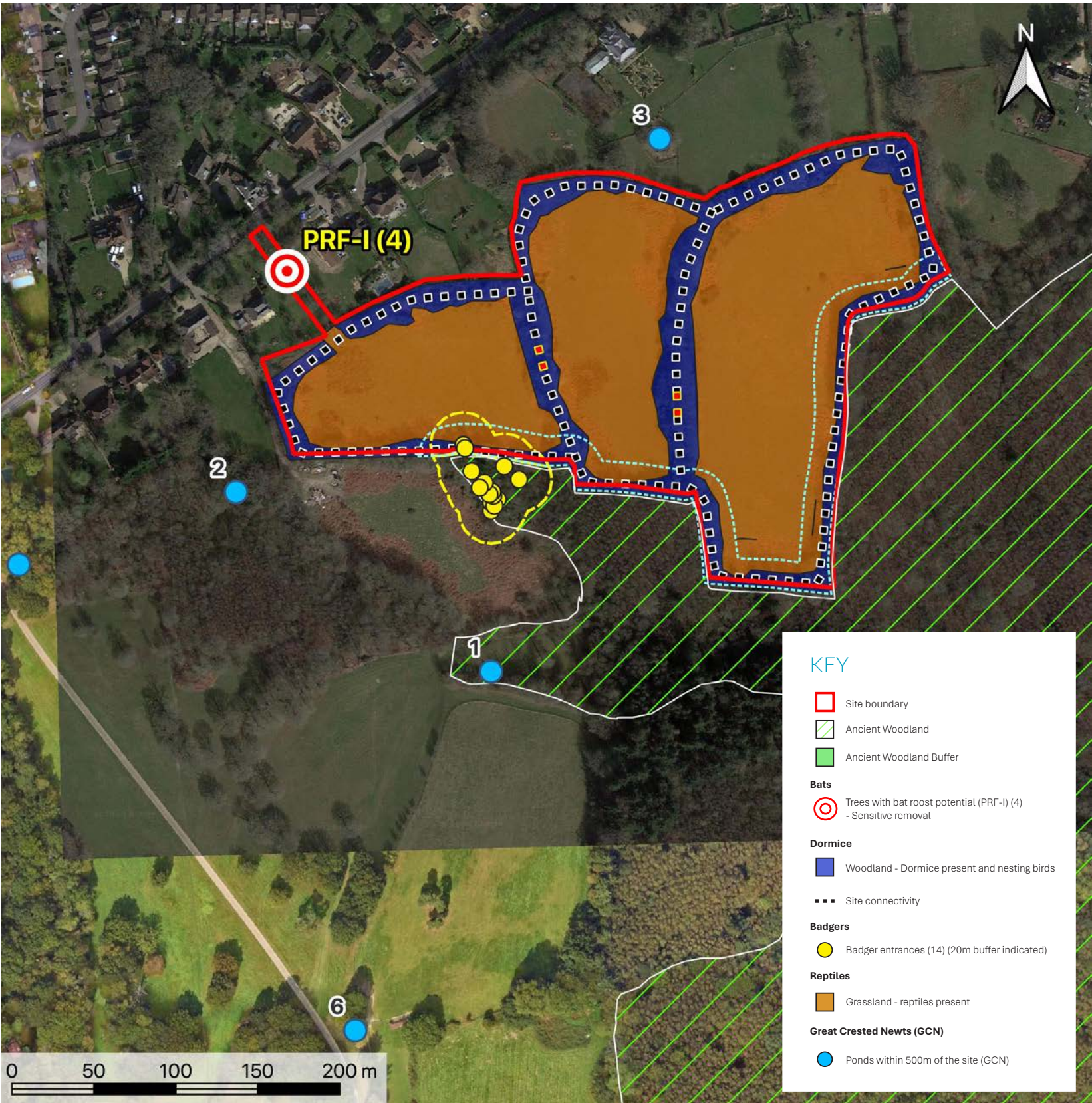


FIGURE 09 | Plan showing ecological constraints at the site

Flood risk and Drainage

An initial flood risk assessment for the site has been carried out by Mayer Brown.

There are no watercourses or ponds within the site and surface water generally flows across the site to the south eastern boundary via shallow ditches which follow the boundaries of the site.

The whole of the site lies within Floodzone 1 and therefore is not subject to flooding from rivers and seas. There are small areas of the site which are at risk of flooding from surface water.

Figure 10 shows the areas at risk from surface water flooding which shows a series of channels which run from the end of flow routes which eventually connect to Pellingford Brook, south of the town.

The land falls to the south across the site (see Photograph 7), away from the existing housing and there are opportunities to use a gravity based sustainable drainage system to provide drainage for any new development. A pumping facility will need to be provided to return the water to the existing mains which are located in Lewes Road. Movement and accessibility

KEY

 The site

Extent of flooding from surface water

-  High (Greater than 3.3% risk of flooding each year)
-  Medium (Between 1% and 3.3% risk of flooding each year)
-  Low (Between 0.1% and 1% risk of flooding each year)



FIGURE 10 | Plan showing surface water flood risk areas in relation to the site

Movement and accessibility

The site has been assessed with regard to access to core local amenities/facilities, including education, employment, retail and health facilities. The proposed development is for residential homes only, so other than public open space / local areas of play, all other amenities will be off site.

The core local amenities and services are presented in Figure 09 (along with walking catchment isochrones) - the core facilities are listed below:

- Primary school – the main primary school is Northlands Wood Primary Academy to the north west. Other primary schools include, Saint Wilfrid’s C of E Primary School, St Joseph’s Catholic Primary School and Warden Park Primary Academy;
- Secondary school – the main secondary school one is Oathall Community College (11 – 16). There is also Haywards Heath College (16 plus);
- Supermarket or local grocery shop (selling fresh food) – Tesco Express at Walnut Park is the closet. The Shell petrol garage sells some food items, a Co-Op is located on B2272, with an Iceland and M&S in the town centre;
- Doctors surgery – Northlands Wood Practice, at Walnut Park, with a Pharmacy (Kamsons) adjacent;
- Employment – Princess Royal Hospital is to the west of the site and Haywards Heath Town Centre a bit further along the B2272; and
- Leisure / Recreation – Walnut Park and Forest Fields Play area is the closet to the site to the north west. Other nearby leisure includes the Snowdrop inn pub to the north east, St Francis swimming pool, Rangers football club and bowls club to the south west of the site.

Walking

As shown at Figure 11, there are a good number of local facilities / amenities within a reasonable walk distance of the proposed homes – including food shops, a primary school, doctors / pharmacy and Princess Royal Hospital, and many of these facilities are just over the 800m distance i.e. closer to 800m than 1,600m. The town centre and Oathall Community College are within a maximum usual walking distance.

Cycling

The Walnut Park area / facilities, Princess Royal Hospital, Haywards Heath town centre, Oathall Community College and Haywards Heath Station are within a reasonable cycle distance of the site. Other areas including Burgess Hill are within the maximum cycle distance of the site.



PHOTOGRAPH 6 | Lewes Road with a footway on the northern side of the road.

KEY

- Site Boundary

Bus Stop

Town Centre

Haywards Heath Train Station
- Education
- E¹

Northlands Wood Primary Academy

E²

Snowdrop House Montessori Nursery

E³

Treetops Day Nursery

E⁴

Primrose House Montessori Nursery

E⁵

St Wilfrid's CofE Primary School

E⁶

St Paul's Pre School

E⁷

St Augustine's CofE Primary School

E⁸

Warden Park Primary Academy

E⁹

St Joseph's Catholic Primary School

E¹

Great Walstead School

E²

Oathall Community College

E³

Haywards Heath College
- Leisure
- L¹

Snowdrop Inn Pub

L²

Walnut Park and Forest Fields Play area

L³

Haywards Heath Scout Hut

L⁴

Scaynes Hill Recreation Ground

L⁵

St Francis Swimming Pool

L⁶

St Augustine's Church

L⁷

Swich Gym
- L⁸

Hanbury Stadium

L⁹

St Francis Rangers Football Club

L¹⁰

St Francis Social and Sports Club

L¹¹

St Francis Bowls Club
- Retail
- R¹

Tesco Express

R²

The Co-op

R³

Sainsburys Local

R⁴

Parade of Shops on South Road and St. Josephs Way

R⁵

Marks and Spencer

R⁶

Shell Petrol Garage

R⁷

Iceland
- Health
- H¹

Princess Royal Hospital and Emergency Room

H²

Northlands Wood Practice

H³

Kamsons Pharmacy

H⁴

Boots

H⁵

S3 Dental

H⁶

Newton Heath Centre
- Employment
- E¹

Princess Royal Hospital

E²

Ham Lane Businesses
- Walking Isochrones
- 0.8 km

1.6 km

3.2 km

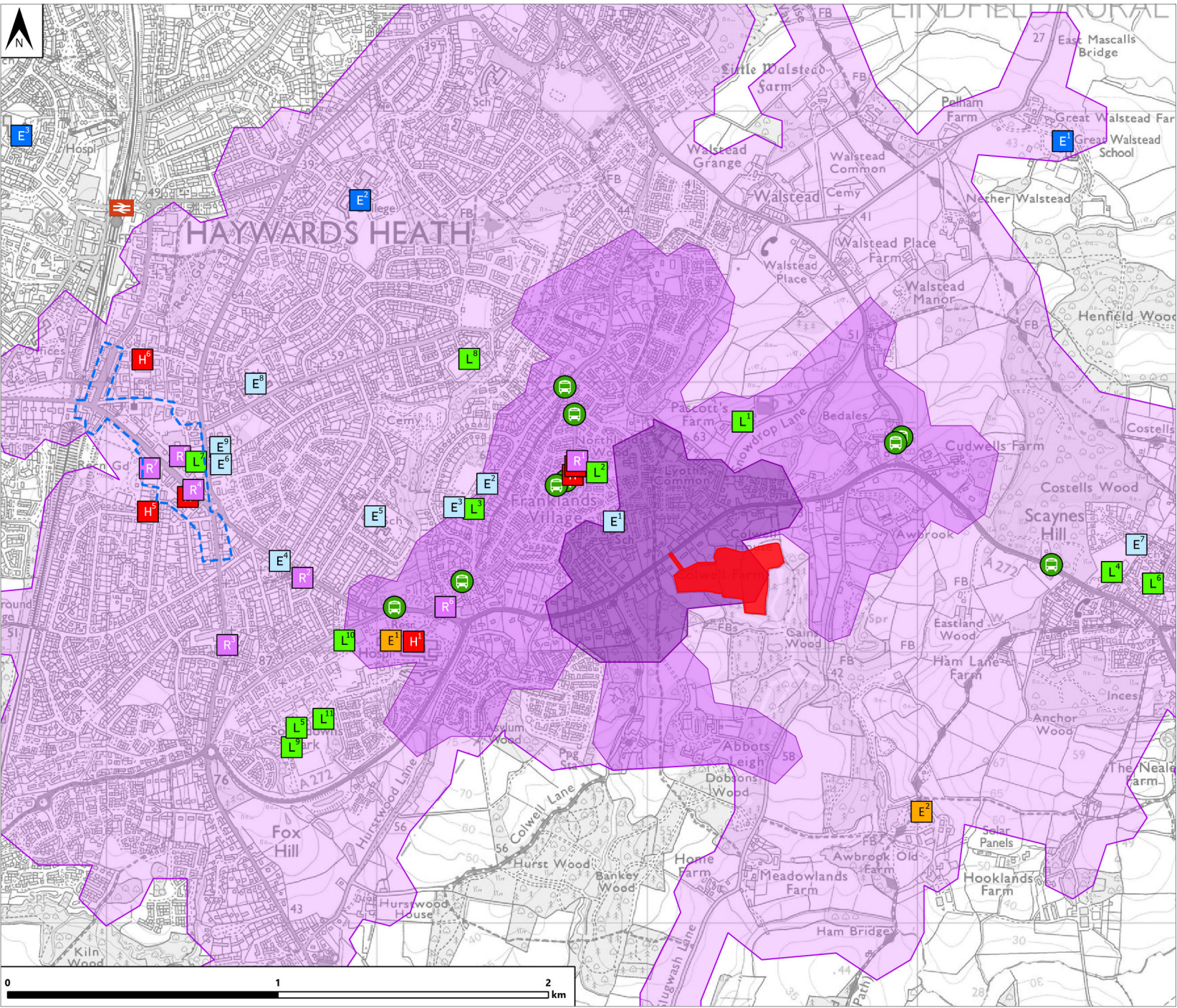


FIGURE 11 | Plan showing the site in relation to existing services and facilities

Density and character

In addition to the character and appearance of the Conservation Area described above, the density and character of the surrounding area is defined by a number of factors including:

- The relationship of the site to built up area and wider countryside
- The character of development in Haywards Heath Town including the historic and more recent development areas
- The technical assessments which have been carried out to inform the proposed masterplan including landscape, heritage, flooding, access, ecology and arboriculture
- The adopted and emerging planning policy requirements

Three specific residential character areas have been reviewed to understand the past and emerging character of development in this part of the town as shown on Figure 12.

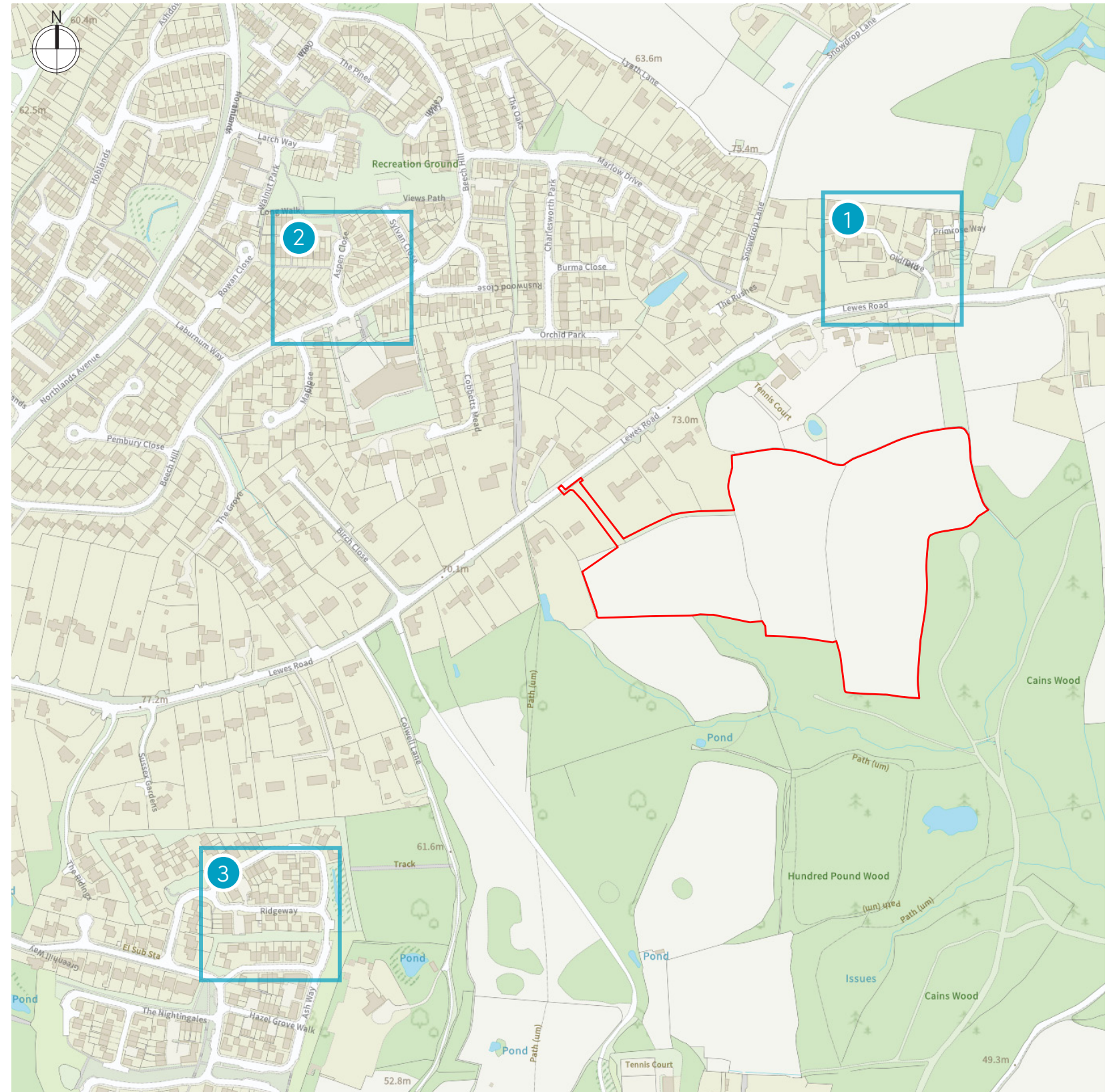
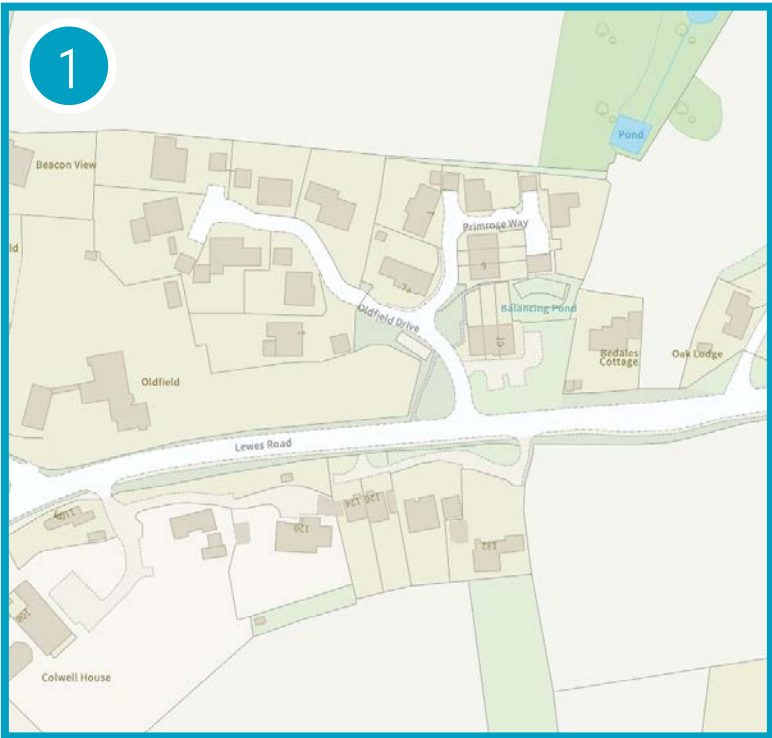


FIGURE 12 | Plan showing the different residential character areas in proximity of the site



LEWES ROAD EAST

Density: 20-30 dph

To the east of the site on the northern side of Lewes Road is a recent development, Oldfield Drive and Primrose Way which was built in the last ten years. The scheme comprises the development of two field parcels and provides low density housing. The character of the development is detached blocks of built form providing a mix of units including short terraces of small units to detached larger houses.



ASPEN CLOSE

Density: 35-40 dph

The residential area to the north of Lewes Road is known as Franklands Village and is a development from the later part of the 20th century. Buildings are generally laid out with medium length, open front gardens with similar setbacks from the street. The scale of development is 2 storey.



HAZEL GROVE WALK

Density: 30-35 dph

Hazel Grove Walk forms part of a wider residential neighbourhood served from Greenhill Way to the south of Lewes Road, east of Rocky Lane. This area has a similar relationship to the Conservation Area as the site and has been developed over the past 20 years. It provides a mix of housing typologies and layouts with perimeter blocks and a permeable street layout.





Local distinctiveness

The photographs within this section show a number of the traditional characteristics of residential development in the local area. They are taken in the vicinity of the site to draw upon the local character. As illustrated by the photographs, the character is varied, however some of the key characteristics are set out below:

Elevational treatments

- Red brick (predominantly Flemish and stretcher bonds).
- Cream or white painted render.
- Horizontal timber boarding

Roofing

- Predominantly terracotta or grey roof tiles
- Mainly plain fascia boards or open eaves
- Predominantly gable ends with ridge running parallel to the street
- Some dormer features, generally pitched
- Some projecting gable features

Window and door detailing

- Predominantly simple lintels and sills
- Some surrounds (contrasting colour or material).
- Windows generally set back from the wall face in singles, pairs or threes.

Doors and porches

- Limited projecting porches
- Recessed doorways with no porch

Boundary treatments

- Private gardens to the front of properties in the area - generally defined either by low walls, hedges, timber fencing or a combination of the above

Character and appearance of Lewes Road Conservation Area

The key characteristics of the Lewes Road Conservation Area can be summarised as follows:

- Mature landscape along Lewes Road
- Buildings set back into their plots
- Large plots with individual or groups of buildings
- Buildings which are predominantly 2 storeys in height

Further details of the Conservation Area are set out in the Heritage Assessment which accompanies the planning application.



Opportunities and constraints

In summary, there are a number of opportunities and constraints which need to be taken into account when developing a masterplan for the site as shown on Figure 13.

Landscape and heritage

- The need to retain and protect existing landscape assets within the site and on its boundaries including existing hedgerows and trees.
- Protect the character of Lewes Road including the setting of the Conservation Area and views in and out of the site
- Reinforcing the southern edges of the site with additional landscape planting to provide a buffer to the Ancient Woodland
- Reinforce the character of the wider landscape by enhancing the existing landscape structure and providing new planting within the site and on its edges.
- Protecting the amenity of the residential properties with appropriate boundary treatment and spacing between existing and proposed buildings

Character, layout and density

- Create a layout of housing and public open space which reinforces the character of Haywards Heath and responds positively to the Conservation Area.
- Ensure that the proposed housing layout, density, mix and type make efficient use of the land and respond to local need and up to date planning policies
- Ensure that the amenity of existing housing is protected with sufficient spaces between buildings, appropriate boundary treatments and no overlooking or overbearing
- Establish landscaped areas of amenity space and informal public open space on the edges of the site which are overlooked by housing including the potential for a natural area of play for children
- Ensure development is of an appropriate scale, form and density to retain the character of the town and surrounding landscape

Ecology

- Retaining the ecological assets of the site and providing buffers, where appropriate
- Providing potential new areas for habitat creation as part of the landscape and drainage strategy including areas for Biodiversity Net Gain (BNG)
- Where possible extending and creating ecological / green links through the site
- Combining the green and blue infrastructure as part of the ecological strategy for the site to maximise potential gains for biodiversity and habitat creation

Access and movement

- Utilise existing pedestrian links from the site to the north to enhance connectivity with the surrounding residential areas
- Provide a new vehicular access from Lewes Road which minimises the impact on trees and the character of the road / Conservation Area
- Provide safe crossing point for existing and new residents across Lewes Road
- Create a hierarchy of residential streets which help define the legibility and character of the new development and make it easy and safe to move around
- Ensure that there is sufficient car and cycle parking including visitor parking for the development

Drainage, hydrology and infrastructure

- Ensure that development areas do not have a negative impact on existing watercourses and areas of surface water drainage
- Ensure there is appropriate provision of Sustainable Urban Drainage Systems with capacity for the new development
- Utilise other sustainable drainage features including rainwater harvesting, permeable surfaces and water efficient fixtures and fittings
- Ensure that the drainage, ecology and landscape strategies work together across the site

KEY

-  Site boundary
-  Borough boundary
-  Conservation Area
-  Listed Building
-  Contours
-  Slopes
-  Tree Preservation Orders
-  Ancient Woodland
-  20m offset from Ancient Woodland
-  Public Right of Way



FIGURE 13 | Plan showing the opportunities and constraints at the site



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

03 POLICY EVALUATION

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

National Planning Policy Framework (2023) Para 131

A summary evaluation of the relevant planning policy is set out in this section of the document, focusing on the policies most relevant to site design. A separate planning statement has been submitted as part of the planning application which sets out in more detail the current planning policy framework and other material considerations which should be taken into account when considering the proposals.

The relevant planning policy framework for this application includes National Guidance including the National Planning Policy Framework (2024) and the National Design Guide (2021) and the policies of the adopted Development Plan. At the time of writing the Development Plan relevant to the site comprises:

- The Mid Sussex District Plan (adopted March 2018);
- Site Allocations Development Plan Document (SADPD) (adopted June 2022);
- Haywards Heath Neighbourhood Plan (made December 2016), and;
- West Sussex Joint Minerals Local Plan (adopted 2018)
- MSDC Draft District Plan 2014-2031 has been submitted for examination by the planning inspectorate. Whilst the plan only attains minimal weight at this stage, relevant policies from the plan have been considered.

National Planning Policy Framework (December 2024)

The National Planning Policy Framework (NPPF) was most recently updated in December 2024. The NPPF places sustainable development at the heart of all decision taking and is a consistent message throughout the entire document be that in relation to economic and housing

growth, housing development, or the environment. The NPPF sets out the Government’s approach for delivering the homes, infrastructure and places that are needed whilst both protecting and enhancing the natural and historic environment.

In respect of housing specifically, the government is clear that it wants a step change in housing delivery to achieve delivery of 1.5million new homes over the next 5 years. The NPPF is clear that the Government’s Standard Method to calculate housing need (the SM), updated alongside the NPPF in December 2024, should determine the minimum number of homes that are needed. The new SM increases the need in Mid Sussex to 1,356 new homes per annum requiring a step change locally in housing delivery to meet the areas needs. New Homes are proposed on this site to aid in meeting this need in a sustainable way.

Section 12, Paragraphs 131-141 of the NPPF sets out the Governments objective to provide “Well Designed Places”. Para 131 states;

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.” (Paragraph 131).

National Design Guide (January 2021)

The National Design Guide was published in 2021 and sets out the characteristics of well-designed places and demonstrates what good design means in practice.

It forms part of the government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

Para 3 of the guide sets out the role of the document:

“The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.”

Characteristics

The design guide identifies ten characteristics which aim to help nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The ten characteristics set out are:

Context	enhances the surroundings.
Identity	attractive and distinctive.
Built form	a coherent pattern of development.
Movement	accessible and easy to move around.
Nature	enhanced and optimised.
Public spaces	safe, social and inclusive.
Uses	mixed and integrated.
Homes and buildings	functional, healthy and sustainable.
Resources	efficient and resilient.
Lifespan	made to last.

These characteristics have been embodied in the process of design for the site. Whilst the application is in outline form only the design has, where possible, provided a vision and design responses which can be carried through to assist in future design decisions.

Components for good design

The guide sets out the components for good design which include:

- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and
- social infrastructure – social, commercial, leisure uses and activities.

Section 02 of this document provides a detailed analysis of the context for the development including the technical and social infrastructure.

The design guide also recognises that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout (or masterplan);
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

Section 06 of this document responds specifically to the above and provides details how the proposals have taken these into account in the design process.

National Model Design Code (January 2021)

The National Model Design Code has now been published and provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design

A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area. This guide is a toolkit to guide local planning authorities on the design parameters and issues that need to be considered and tailored to their own context when producing design codes and guides, as well as methods to capture and reflect the views of the local community from the outset, and at each stage in the process.

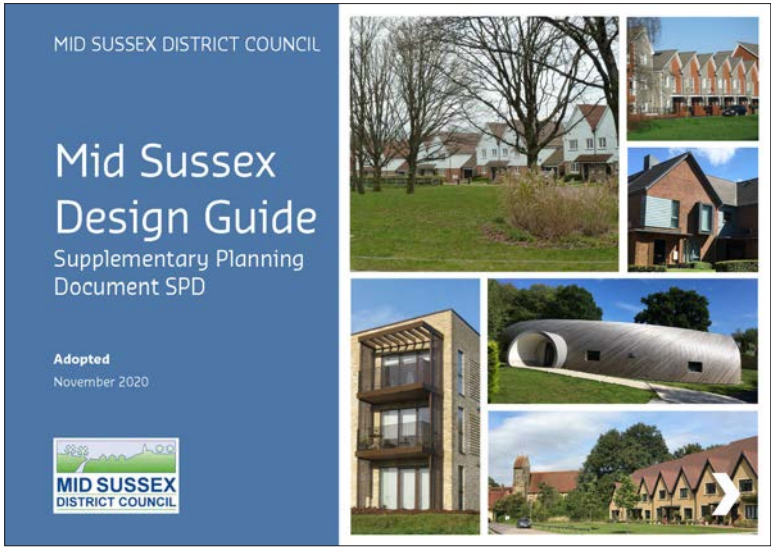
The National Model Design Code should be read as part of the National Design Guide, and alongside the planning practice guidance notes referenced in Part 3 of the National Design Guide, Manual for Streets, and other forthcoming guidance relating to the natural and environmental characteristics of development.

Local Design Policy

The adopted Mid Sussex Local Plan contains a number of policies relevant to the development of the site and a full analysis of relevant policies is provided in the planning statement. Whilst many policies influence the site design, those policies specially relating to design matters and are at least of some relevance at this outline stage are as follows:

- MSDC Local Plan
- DP26: Character and Design
- DP30: Housing Mix
- DP39: Sustainable Design and Construction
- Haywards Heath NHP
- Policy E9 [Design]
- Policy E13: New Private amenity space

See the planning statement for a full list of policies relevant to the proposals.



Mid Sussex Design Guide (Updated version 2018)

The Mid Sussex Design Guide was adopted in November 2020 and is intended to inform and guide the quality of design for all development across Mid Sussex District. It sets out a number of design principles to deliver high quality new development that responds appropriately to its context and is inclusive and sustainable.

The Mid Sussex Design Guide provides clear design principles that aim to deliver high quality new development across Mid Sussex that is inclusive and responds appropriately to its context while prioritising sustainability in the design process. These principles are based on the policy framework provided by District Plan Policy DP26: Character and Design.

The Guide puts forward principles and standards for new development that aim to create safe and attractive places that are sensitive to Mid Sussex's special character while also allowing creative and innovative design solutions.

Other relevant design related policy

There are a number of other key policy documents which have been taken into account in the preparation of the planning application as follows:

Building for a Healthy Life (2022)

An assessment of the proposals has been made against the criteria for Building for a Healthy Life and is set out at the end of Section 07 of this document.

Technical Housing Standards (2015)

Whilst only an outline planning application the proposed development meets the minimum space standards set out in the Technical Housing Standards document.

Manual for Streets (2007) and Manual for Streets 2 (2010)

The layout of the streets and movement and access framework for the site has been designed to accord with guidance and best practice in accordance with Manual for Streets guidance. Section 07 of this document describes how this will be achieved.

Secured By Design (Updated version 2019)

The scheme has been designed to encompass all of the objectives set out in the Secured by Design in relation to the layout. How this has been achieved in section 07 of the document.



“North Colwell Farm will be a unique and sustainable place to live, set in a mature landscape with a balance of bespoke homes, enduring public open spaces and enhanced opportunities for nature to thrive.”

FIGURE 14 | Vision for the site with SuDS feature and new homes set in a wider landscape

04 EVALUATION AND RATIONALE

“ Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context.

National Design Guide (2021) Para 16

Design team

As a developer, Miller Homes aspires to create attractive places that will stand the test of time. The company’s objective is to create developments that make a positive contribution to the existing environment in which future occupants are able to support and integrate into the existing community.

To assist with the delivery of these aims, the following team contributed to the preparation of the proposals for this planning application:

- Planning - SLR Consulting
- Urban Design and Architecture - Richards Urban Design Ltd. and The Core Design
- Engagement - Bluebridge Communications
- Landscape - ACD Environmental
- Transportation and Access - i-transport
- Ecology - Eco Support
- Drainage - Mayer Brown
- Arboriculture – FLAC
- Air Quality - SLR Consulting
- Lighting - WCL Lighting

Developing a masterplan and vision

To achieve a responsive and successful masterplan we have sought to both understand the site, its constraints and opportunities and to also establish a strong vision. The process is shown in the diagram right (Figure 15) and the vision for the development is shown at Figure 14. The masterplan concepts at Figure 16 show how these objectives have been translated into the masterplan for the site.

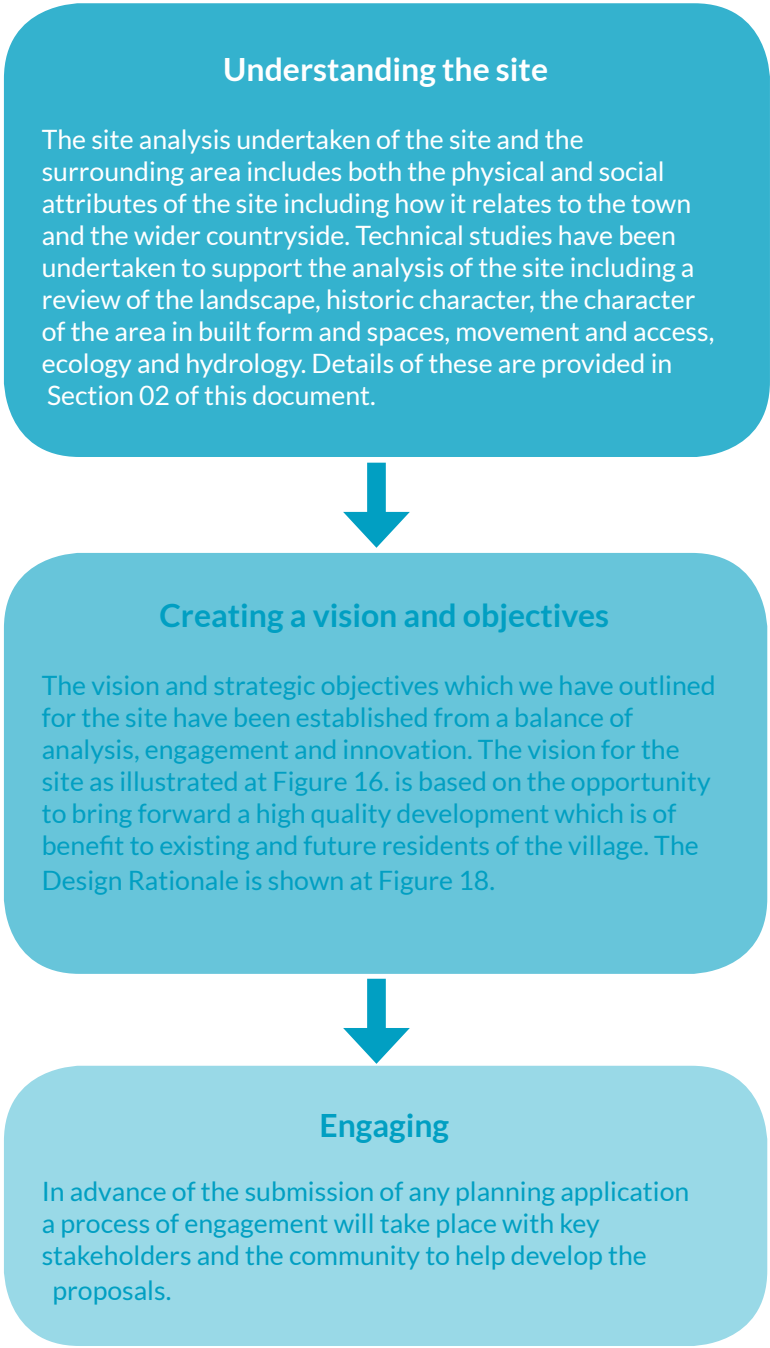
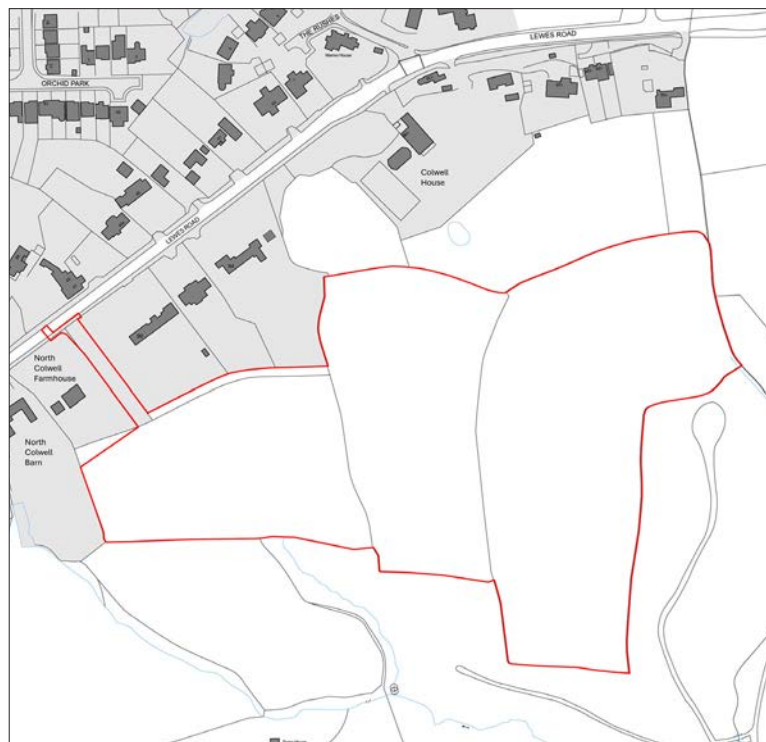


FIGURE 15 | The masterplan process



The site

The site lies adjacent to existing residential properties and their curtilages.

Access to Lewes Road can be provided through a significant gap between existing houses (North Colwell Farmhouse and No.94 Lewes Road).

The proposed access to Lewes Road will be provided via a strip of garden to the east of North Colwell Farmhouse.



Landscape

The landscape concept comprises a number of key components:

-  Retaining and enhancing the existing boundaries with additional landscape planting and informal open space to protect the amenity of existing residential properties and to minimise any visual impact.
-  Provide additional scrub planting on the southern and western edges of the site to provide a physical natural barrier to the Ancient Woodland to retain it's landscape and ecological value.
-  Retain existing landscape features of merit including trees and hedgerows within the site, where possible with additional native planting to mitigate and loss.
-  Establish additional landscape / green links through the site to help define and enhance the landscape character.
-  Allow for retained views into, through and out of the site including a new view from Lewes Road to the woodland to the south.

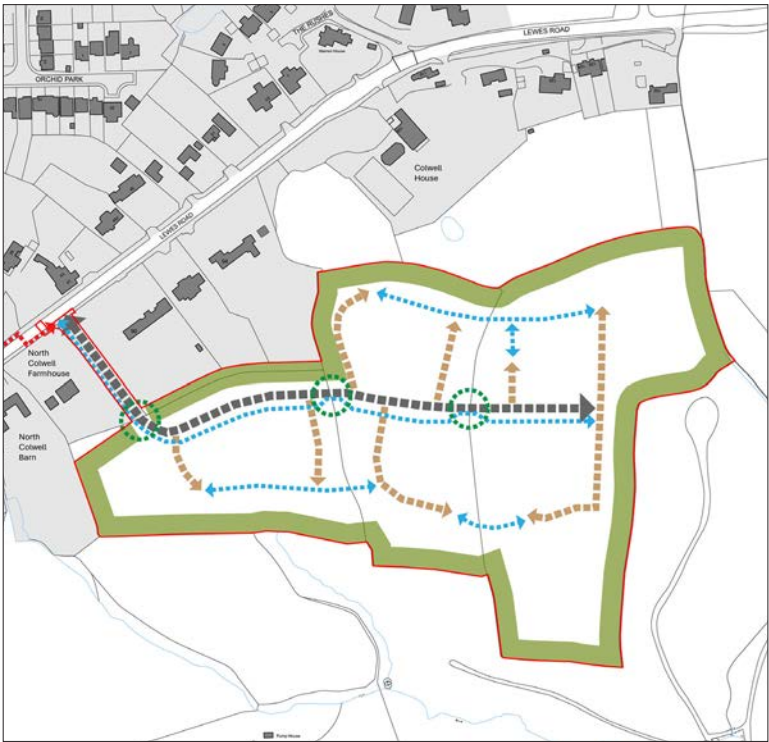


Heritage and Conservation

To respond to the Heritage and Conservation Area the following approach has been taken:

-  Consideration of the setting of the Listed Building (Colwell House) with enhanced boundary treatment and offset from the boundaries to the site, in particular the northern boundary.
-  Consideration of the setting of the Colwell Barns (Non Designated Heritage Asset) and it's garden, with a large area of land to be retained as open space. Together with the green links (see landscape) this area will provide both a physical and visual separation from the new housing.
-  A consistent buffer to the edge of the Conservation Area on the northern boundary which will allow for additional planting as required.
-  Potential for reinstatement or recognition of the historic route which ran through the site. This could be identified with timber posts or surface treatments as appropriate.

FIGURE 16| Design concepts for the site



Access and movement

Responding to the opportunities for access to the site, a strategy has been established as follows:

- ■ ■ A new primary street through the centre of the site which connects to Lewes Road. The street will incorporate tree planting, SuDS and pedestrian routes which are adjacent to the carriageway or behind wide verges.
- The primary street will narrow or provide traffic calming in specific places which will minimise the impact on existing landscape features and also slow traffic speeds in the site.
- ■ ■ Residential parcels will be served via secondary streets / shared surfaces.
- ■ ■ Pedestrian access will be provided through the site.
- ■ ■ There is also potential for improvements to Lewes Road within the public highway, connecting the route to the existing Public Right of Way, west of the site including a new pedestrian crossing.



Layout

The design concept for layout of built form and open spaces comprises the following elements:

- ■ ■ The green links together with the existing landscape features in the site define the residential development parcels. The areas of built form are set back into the centre of the parcels to give the appearance of large plots.
- Areas of informal public open space provide the setting for the residential development areas and allow for landscape planting to soften and enhance the character of the place.
- ■ ■ The residential parcels will provide perimeter blocks to ensure that active frontages provide passive surveillance over streets and spaces. This also allows for clear definition of public and private spaces.
- ✱ There is potential for key buildings within the site to help provide legibility.
- ✱ There is potential for a children's play area at the western end of the site which is overlooked and would not be harmful to the amenity of existing or new residents.



Sustainable drainage

All of the proposed built form has been positioned outside of the medium and low surface water risk areas. The intention of the design concept is to deliver a combined Blue and Green Infrastructure with the following SuDS components:

- Provision of a new attenuation feature in the south western part of the site to allow for a gravity based system. The design of the basin would seek to maximise opportunities for both landscape and ecology and will include planting and habitat creation. The size and design of the basin will ensure that the surface water run off from the site is managed and discharged at a rate which is no greater than the existing levels.
- A series of open swales will be provided to channel water through the site.
- Other opportunities for SuDS will be considered at the detailed design stage including rain gardens and permeable surfaces.
- A pumping station will also be provided to move foul water from the site and a connection will be made to the existing mains sewer in the local area. Depending on results of a ground condition survey, there may be a requirement for a surface water pumping station



North Colwell Farm - Online Public Consultation

Monday 11th November 2024 to Saturday 30th November

Please visit www.northcolwellfarmconsultation.co.uk



Site location shown in red

Miller Homes invites you to an online consultation showcasing draft proposals for a residential development on the northern edge of North Colwell Farm. You can review the online consultation at www.northcolwellfarmconsultation.co.uk and have the opportunity to provide feedback. The consultation will run from **Monday 11th November to Saturday 30th November**. We expect to submit an outline planning application to Mid Sussex District Council in early 2025.



NORTH COLWELL FARM

a better place[®]

Please turn over

www.millerhomes.co.uk

See our proposals



North Colwell Farm - Online Public Consultation



Indicative Masterplan

The site is proposed for up to 80 homes, including 30% affordable housing. A new pedestrian crossing on Lewes Road, along with an extension of the 30mph speed limit, is also included within the proposals. The landscape concept includes retaining and enhancing existing boundaries with additional planting and informal open space, minimising visual impact and protect the amenity of existing neighbours. Miller Homes welcome your views and will review all feedback as part of the proposal's ongoing development.

FEEDBACK OPTIONS
Visit the website for online Feedback
www.northcolwellfarmconsultation.co.uk
Freephone 0800 002 5750
Email david@bluebridgecommunications.co.uk
Post Bluebridge Communications, Basepoint, Andersons Road, Southampton, SO14 5FE.



NORTH COLWELL FARM

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See our proposals

FIGURE 17 | Leaflet distributed to the local community as part of the engagement process

05 ENGAGEMENT

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”

National Planning Policy Framework (2023) Para 39

Background

This planning application has been prepared in the context of the following engagement processes:

- Discussions with the Local Planning Authority and County Council at the Pre-application stage
- Community engagement via a leaflet and web site with opportunities for feedback by post and online
- Discussions with local residents on a one to one basis

The details of the consultation responses are set out fully within the Planning Statement / Statement of Community Involvement.

Community engagement

A leaflet (Figure 17) was distributed to x homes within close proximity of the site setting out the details of the proposals. The leaflet included a prepaid response form.

A dedicated web site was also set up:

www.northcolwellfarmconsultation.co.uk/

This provided additional information on the proposals and allowed comments to be submitted via an online form.

The details of the consultation responses are set out fully within the Planning Statement / Statement of Community Involvement. In summary the consultation process included:

- x visits with x unique visitors to the website.
- x responses received via the online website response form.
- x responses received via the leaflet feedback postal return form including several after the deadline.
- x email response.

Notwithstanding the deadline, all responses have been taken in to consideration.

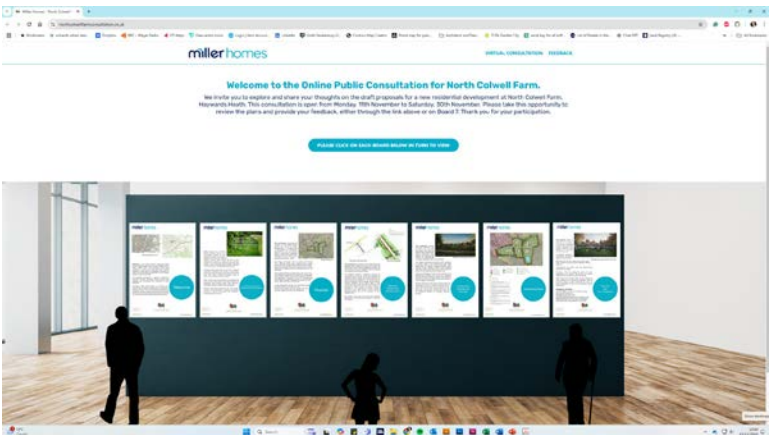


FIGURE 18 | Dedicated website for information and feedback

Local Planning Authority

The applicant submitted a formal pre-application submission to MSDC in advance of the submission of the planning application. Pre-application engagement was also undertaken with the Highways Authority. With reference to the design of the scheme a number of specific comments were made by the Urban Design officer as set out below.

It is envisaged that further engagement will take place post submission to ensure that officers and members are well informed to make their final decision.

Pre application response

The Councils Urban Designer has provided the following comments on the proposal:

1. 'Site is located an unsustainable location, with public transport not easily accessible.
2. Access to the site is very narrow and being located to the west end of the site will have a negative impact on the layout.
3. I would encourage the applicant to explore legal options of providing main site access directly to the north of the site in a more centralised location. This would allow for the entry road and pedestrian paths to be wide enough, with clear 'view in' to the new development and clearer layout with well overlooked main open space located close to the site entry
4. The movement network / layout should be future-proofed by providing streets that later phases of development can connect into at the edges of future development sites (See: MSDG Principle DG10: Anticipate future development)
5. Avoid a network of cul-de-sacs accessed off a distributor route. Any cul-de-sacs ends should be connected by

pedestrian routes to prevent dead ends. (See: MSDG Principle DG9: Reduce reliance on the private car)

6. A wider context analysis of the pedestrian moment and desirable routes (primary school etc) would be very useful
7. To optimise connections to the surrounding areas and encourage sustainable transport modes and healthy lifestyles that reduce reliance on the car, any new crossings located near the site access should be signal-controlled crossings operated by pedestrians. This is particularly important for this site considering the nature of the Lewes Road traffic (See: MSDG Principle DG9: Reduce reliance on the private car)
8. Improvements to the PRoW and introduction of additional road crossings will help to optimise connections to surrounding areas and encourage pedestrian movement is very welcomed

Designer response and amends to proposals

To address to the comments from the urban designer we have set out the applicants response below and highlighted potential changes on the plan (Figure 19).

1. Pre-application engagement with Sussex CC has established that the site is considered as a sustainable location for development. This was also supported by comments from MSDC Planning Officer in the preapplication response. The analysis in Section 02 of this document supports this.
2. The scale of the access road is limited to minimise the impact on landscape, trees and the Conservation Area.
3. The applicant does not control land to the east of the proposed access so this could not be provided. This was scenario was explored but not feasible or desirable given technical and land ownership considerations. The access and pedestrian links are provided to standard and

the area of open space located close to the site entry is overlooked by development including a key building to provide a gateway and overlooking to the street and open space (see Figure 27).

4. The movement network / layout has been future-proofed by providing streets that later phases of development can connect into at the edges of future development sites and this is indicated on the plan.
5. Additional pedestrian links have been provided at the end of all cul de sacs to make continuous routes. (See: MSDG Principle DG9: Reduce reliance on the private car)
6. Contextual analysis of the pedestrian routes is provided as part of the transport assessment submitted with the planning application
7. New signal controlled crossings located near the site access are being provided as part of the scheme. Details are set out in the Transport Assessment.
8. The officers positive comments on improvements to the PRoW and introduction of additional road crossings are noted.

The proposed application will be in outline form and several of the detailed comments concerning links etc are reserved matters for consideration at detailed design and layout stage following outline approval. However, the proposed amends to the illustrative masterplan have been added to Figure 19 using the following annotations shown in the key below:

-  Introduction of new pedestrian links to avoid dead ends
-  New key building at the entrance to the site which turns the corner and provides passive surveillance to the route and open space
-  Potential for connections to land outside of the site to future proof the scheme



FIGURE 19 | Draft masterplan shared with community and Local Planning Authority



FIGURE 20 | Illustration of the main street with tree planting and buildings set back into plots

06 DESIGN AND ACCESS

“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- **the layout (or masterplan);**
- **the form and scale of buildings;**
- **their appearance;**
- **landscape;**
- **materials; and**
- **their detailing.**

National Design Guide (2019) Para 21

This section of the statement will explain and justify the proposals for the site. It responds specifically to the criteria for well designed places as set out in the National Design Guide, para 21.

Form of application

The description of the application is:

“Outline application with all matters reserved except for access, for up to 80 dwellings with associated landscaping, open space, infrastructure and vehicular and pedestrian accesses.”

The application is an Outline planning application, to agree the principle of development, with all matters reserved apart from access to Lewes Road. Appearance, landscaping, layout and scale all to be dealt with at Reserved Matters stage.

Application documents

The following drawings and documents have been submitted as part of the outline planning application:

Site location plan (Plan ref 02.38(01)00)

A site location plan (Figure 03) shows the extent of the site edged red and other land in control of the applicant edged blue.

Parameter Plan (Plan ref 02.38(01)01)

A Parameter Plan has been formally submitted in support of the planning application which set out the principles in key areas to guide the future development of the site at the reserved matters stage. The parameter plan (Figure 21) shows the following:

- Land uses including residential and green infrastructure
- Principal access for vehicles and cycles
- Alignment of the main residential access road
- Dedicated pedestrian / cycle links
- Location of the proposed LEAP

Illustrative site layout plan (Plan ref 02..38(01)02)

The Illustrative site layout plan (Figure 23) shows how the site could be developed within the framework established by the parameters plans and has been developed to satisfy the technical requirements of residential layout, access, ecology, landscape and hydrology in detail. The layout also follows the principles of good urban design practices as set out in various documents including The National Design Guide, By Design, Building for Life and the Urban Design Compendium.

The Illustrative site layout plan is not formally submitted in support of the application and is for illustrative purposes only. It's purpose is to show how a more detailed scheme could come forward within the defined parameters.

Details of Access

Given that the planning application is in Outline form with all matters reserved except for access, details of the proposed access to the site are outlined in this section of the report with detailed plans submitted to show how this will be achieved (See Figure 32).

Design and Access Statement

This Design and Access Statement uses the criteria for well designed places as set out in the National Design Guide, para 21, to provide an overview and explain the considerations, design principle and concepts. The document breaks the proposals down to address the following areas:

- Land use and Amount
- Layout and Density
- Character
- Scale and massing
- Landscape
- Drainage
- Ecology
- Movement and Access

Land use and Amount

The Parameter Plan (Figure 21) shows the proposed land uses and access for the site.

The total area of the site measures 6.2 ha / 15.3 acres. The site layout plan shows the following elements:

- A residential development area of circa 2.7 ha / 6.7 acres. A mix of residential accommodation comprising 1,2,3 and 4 bedroom dwellings including a policy compliant percentage of affordable housing with a focus towards provision of smaller units to respond to local housing needs. An an average density of circa 28 dwellings per hectare this would generate approximately 80 dwellings.
- Circa 3.5 ha / 8.6 acres of landscape planting and public open space including areas of informal amenity space, new planting and areas of natural greenspace incorporating Sustainable Urban Drainage features and ecological enhancement
- A new 6m wide vehicular access provided from a new priority junction with Lewes Road, which includes a 2m footway on the eastern side of the road.
- New planting within the development area and on the boundaries of the site to visually contain the development, enhance it’s landscape character, improve biodiversity and safeguard the amenity of existing properties.
- Development of predominantly 2 storey buildings with a limited number of number of 2.5 storey (up to 11.5m) in key locations, to assist in the legibility of the scheme and provide variety in the townscape.

Layout and Density

Layout

The Illustrative masterplan (Figure 14.) has been prepared to demonstrate how the development could be laid out to respond to the opportunities of the site. The layout is not for approval but demonstrates the sites ability to deliver a scheme as described by the proposals.

The arrangement of buildings is based on simple perimeter blocks to ensure that open spaces and streets are overlooked. This also provides distinction between public and private realm.

The illustrative masterplan shows the following key elements:

- Retention of important trees and hedgerows within the site and on its boundaries with enhanced landscape planting to reinforce the boundaries of the site.
- New soft landscape features within the development including a number of trees and hedgerows which will replicate the distinct character of the town edge. This will provide a strong landscape framework to assist in reducing the visual impact of the development and help to define large plots, in keeping with the character of the Lewes Road Conservation Area
- The arrangement of built form concentrated into blocks which sit in the centre of the defined plots.
- Views into and out of the site retained through the layout of built form and landscape planting
- A new Sustainable Urban Drainage System (SUDS) which manages the surface water run-off within the site in the form of a shallow sided detention basin.
- A new combined vehicular/ pedestrian / cycle access from Lewes Road to the north of the site to the east of the site
- A hierarchy of streets, shared surfaces and footpaths which aim to reduce traffic speeds and encourage pedestrian / cycle priority in certain areas.
- Narrowing of the road widths in areas where they break through existing landscape features

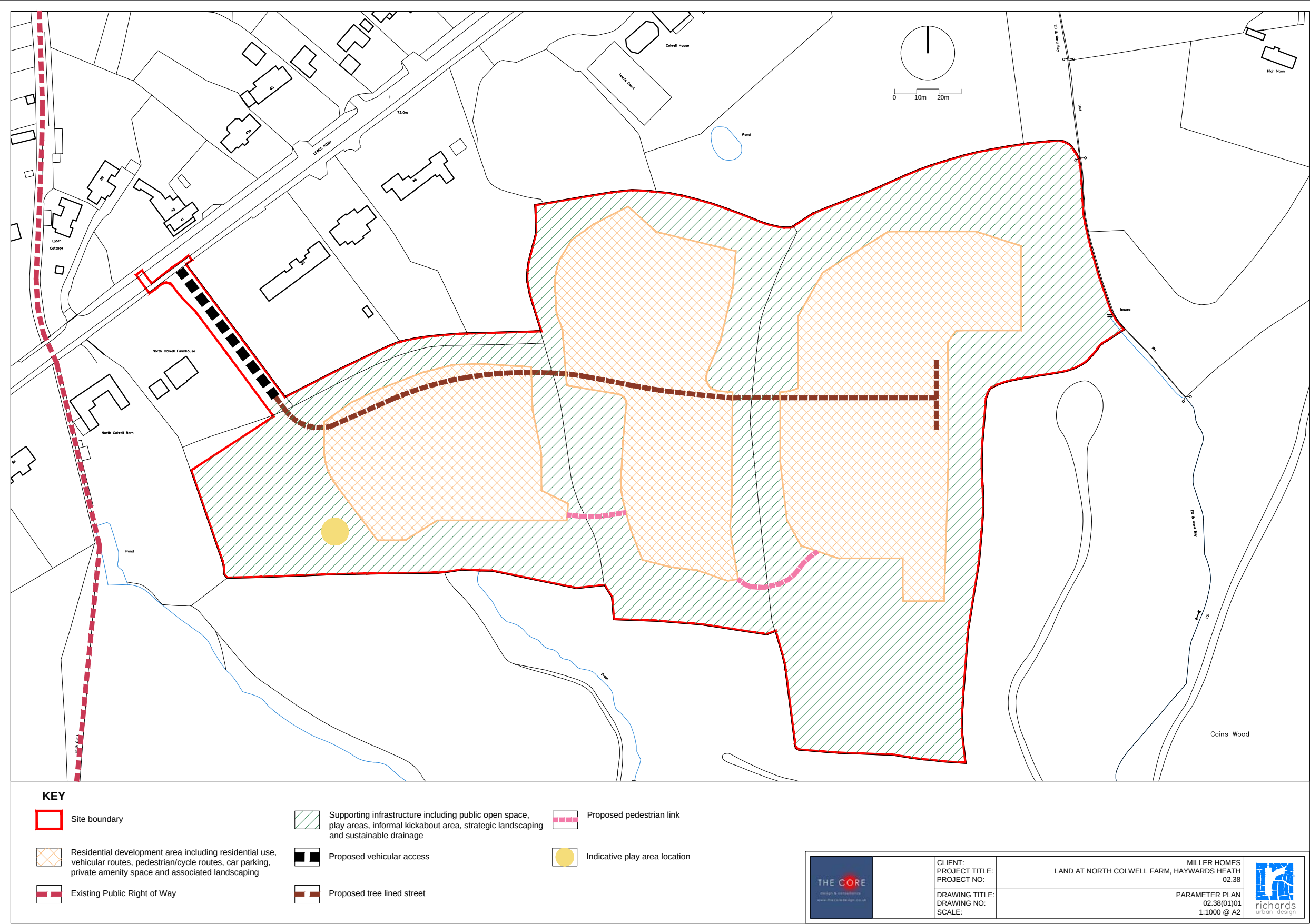


FIGURE 21 | Parameter plan



FIGURE 22 | Illustrative masterplan

- A new safe and suitable access from Lewes Road to the north of the site with primary street leading towards the east of the site
- The built form includes a mix of terraces, semi-detached, detached and apartment buildings. The built form has been grouped in certain parts of the site to give the impression of larger buildings, akin to those in the Conservation Area.
- Corner buildings have been shown to maintain active frontages. The apartment building has also been shown in a “gateway position” to assist in the legibility of the site
- The layout and arrangements of plots has sought to maximise the development potential of the site to achieve up to 80 homes.
- Although the individual units have not been specified at this stage, the layout and design of the affordable housing will be the same as the market housing providing a tenure blind approach
- Buildings which are up to two and half storeys in height with the potential for landmark buildings at key locations within the site to assist in providing legibility. Landmarks would be provided by the arrangement of buildings and will use material and detailed design to enhance their legibility.
- The size and shape of plots varies from one plot to another. This means that detached, semi-detached and terraced housing are distributed throughout the site. Plots also vary in shape and size for each type of house.
- There is a variety of setbacks of houses from the pavement or highway between plots as one moves along a street. In other words there is a varied building line with a strong definition of the street maintained through boundary hedges and walls. In some cases the houses are set back quite far back on the plot whereas in other cases the house would be very close to the back of the footway or a shared surface.

Density

Based on a scheme of circa 80 dwellings, the gross density for the proposals would be circa 12 dwellings per hectare. The net density for the scheme would be circa. 29 dwellings per hectare. Whilst this is higher than Lewes Road, it is comparable, if not lower than the majority of residential developments adjoining the Conservation Area.

The urban grain within the development parcels has been considered to cluster properties to give the appearance of larger individual dwellings or buildings. This seeks to replicate the large building footprints and outbuildings as found in the Conservation Area to the north of the site.

Lower density development is proposed in two key areas:

- On the southern edges of the site where it interfaces with the countryside, woodland and more sensitive ecological areas
- The northern boundary to respond to the amenity of existing residential properties and the character of the Conservation Area

Medium density development in the central parts of the site which are less sensitive to landscape and character

Detailed layout considerations

Whilst siting is not for consideration as part of the outline application, an illustrative layout has been prepared to show that the site has capacity to accommodate the proposed quantum of development and the associated detailed design requirements.

With regards the detailed layout of the individual dwellings and open spaces, the houses are generally arranged in a conventional block structure with gardens to gardens and many of the houses have a generous set back from the roads and shared surfaces.

The layout of dwellings provides garden sizes which are generally between 10m and 15m which allow for adequate private amenity space. This reflects the character of existing development in the vicinity of the site and the need to maximise the effective use of the site for housing.

The arrangement of buildings will ensure that all new dwellings will have a suitable outlook and level of natural light.

Refuse collection arrangements will be considered at reserved matters stage. However, in all cases properties have a separate access to their rear gardens to allow bins to be stored to the rear of properties.



FIGURE 23 | Masterplan concept

KEY

- 

Retention of the existing vegetation and structure of field boundaries
- 

Retention of the alignment of the historic route within the site
- 

Buildings laid out in clusters with landscaped edges to mirror large plots found in the Conservation Area
- 

Provide large gaps between areas of build form to allow for long distance views to / from the Conservation Area to / from the south
- 

Location of key building to provide gateway into the site
- 

Tree lined streets (informally with a mix of native species)

Mix of dwellings

The mix of dwellings will be established through the submission of detailed planning applications or reserved matters applications. The illustrative site layout plan shows a mix of dwelling types and sizes for both private and affordable housing with a focus on a mix of smaller units and family housing.

Unit type	Approx size (sq ft)	%
1 bed flat	540	40%
2 bed flat	760	
2 bed house	774	
3 bed house	907-1270	37%
4 bed house	1100-1780	23%
		100%

Table 1. Proposed indicative mix of dwellings

Affordable housing

The proposed mix of units uses the requirements of the SHMA and includes a range of unit types and sizes including and 1, 2 bedroom apartments and 2,3 and 4 bedroom houses.

Unit type	Approx size (sq ft)	%
1 bed flat	540	70%
2 bed flat	760	
2 bed house	774	
3 bed house	911	26%
4 bed house	1100	4%
		100%

Table 2. Proposed indicative mix of affordable dwellings

The illustrative layout does not specifically identify the location of individual affordable dwellings and it is envisaged that this will take place in consultation with the registered landlord at the reserved matters stage. It is intended that the affordable units will be “pepper potted” and integrated within the private housing, arranged in small clusters to assist in their procurement and future management. The affordable units would be tenure blind i.e. no discernible difference between the private and affordable units

Market housing

The proposed mix of units includes a wide range of unit types and sizes including 2 bedroom apartments and 2,3 and 4 bedroom houses.

Unit type	Approx size (sq ft)	%
2 bed house	760	26%
3 bed house	907-1270	42%
4 bed house	1220-1780	32%
		100%

Table 3. Proposed indicative mix of market dwellings

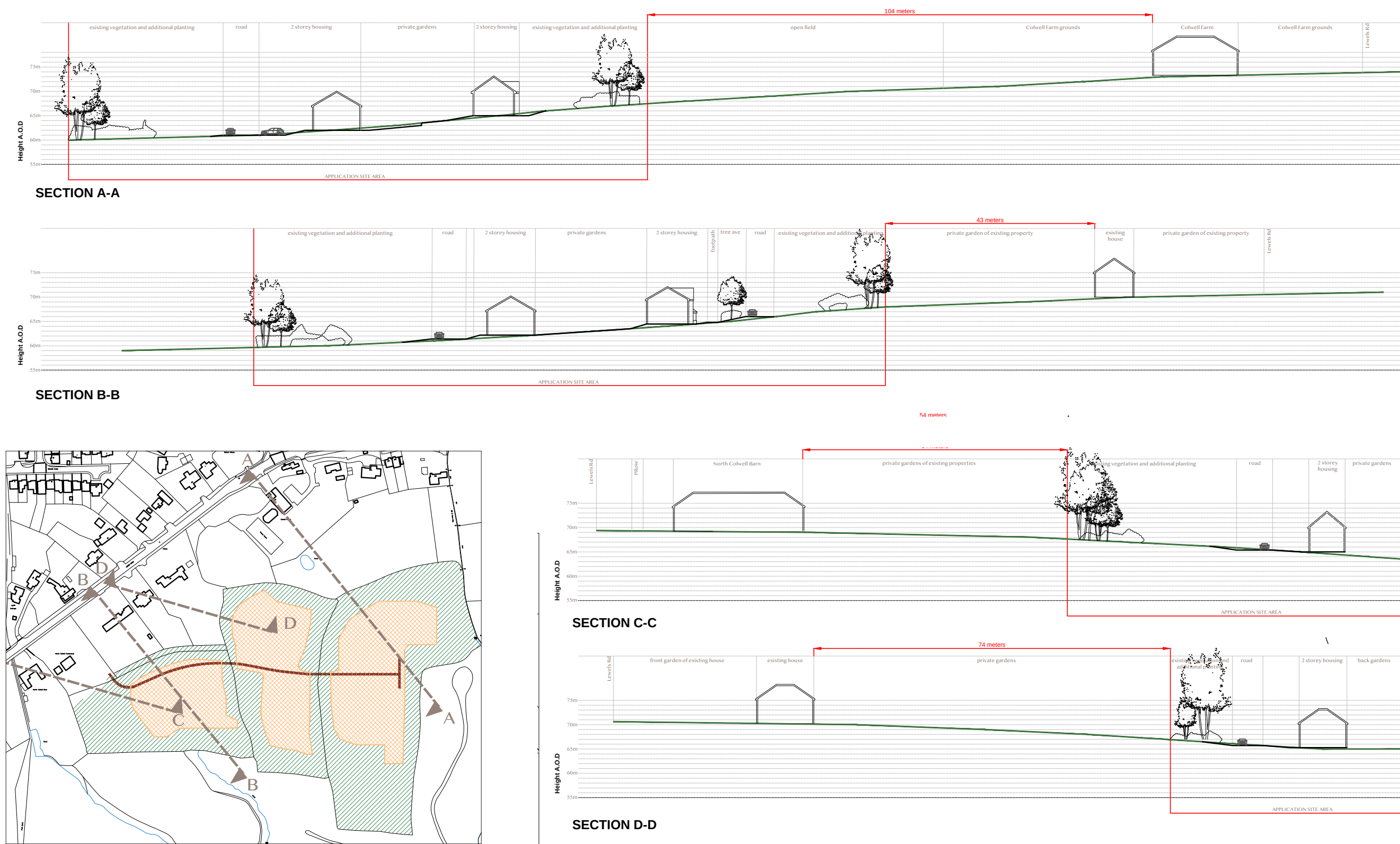


FIGURE 24 | Indicative cross sections through the site

Scale and massing

The illustrative masterplan assumes development of predominantly 2 storey buildings with a limited number of number of 2.5 storey (up to 11.5m) in key locations, to assist in the legibility of the scheme and provide variety in the townscape.

Figure 23 shows the concept for the massing of built form within the site. The plan shows the following:

- Retention of the existing vegetation and structure of field boundaries
- Retention of the alignment of the historic route within the site
- Buildings laid out in clusters with landscaped edges to mirror large plots found in the Conservation Area
- Provide large gaps between areas of build form to allow for long distance views to / from the Conservation Area to / from the south

Figure 24 shows indicative sections across the site to show the relationship with the existing buildings in Lewes Road.

It can be seen that, due to the natural landform, the proposed built form will lie significantly lower than existing buildings and plots in Lewes Road minimising the impact of the proposals and allowing for views through and over the proposed development.

Figure 25 illustrates the concept of the compact clusters of built form in more detail, with private areas in the central areas and public open space and landscape planting on the perimeter of the blocks.

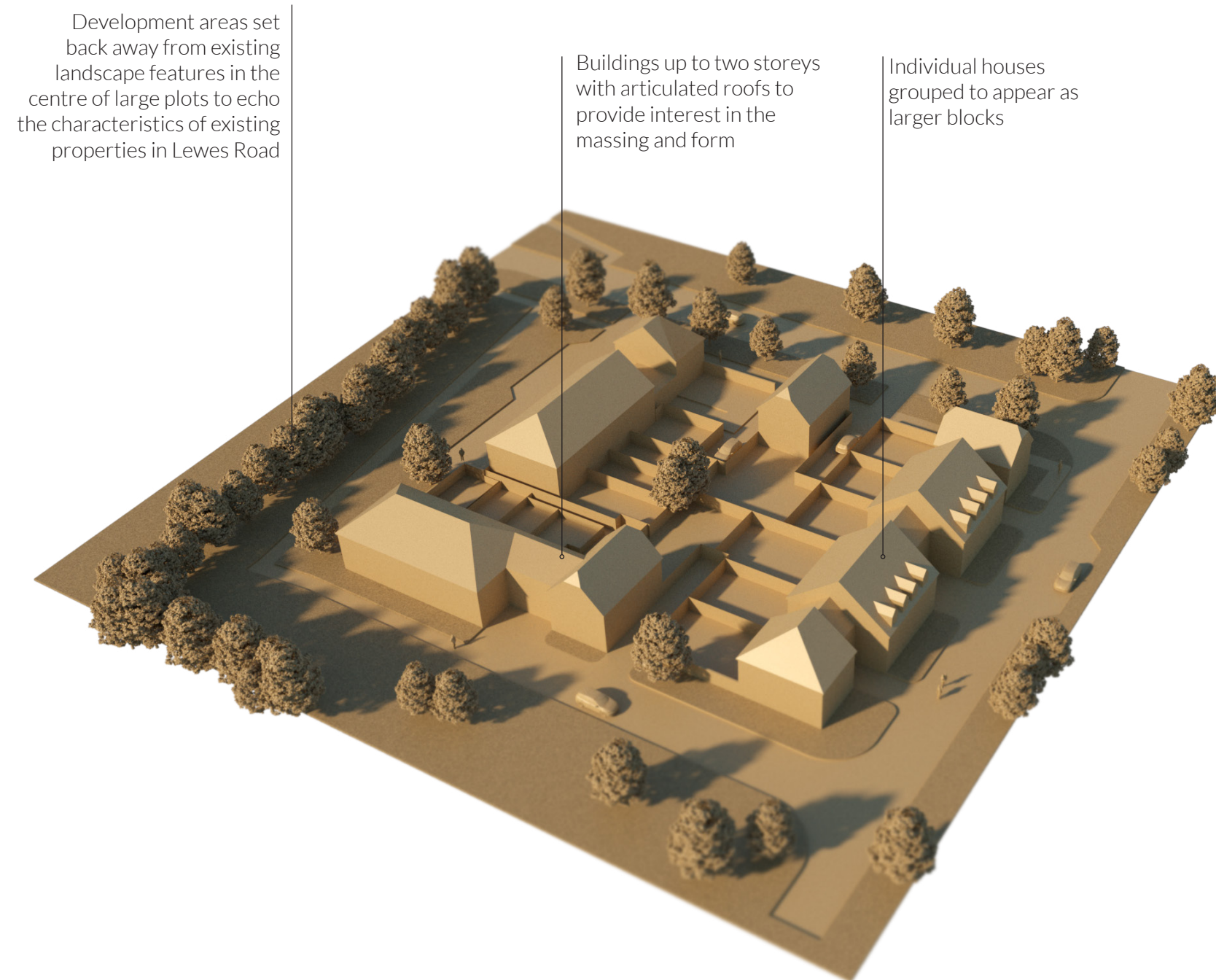


FIGURE 25 | Massing model to demonstrate approach to form and layout

Character

Key buildings and frontages

Key buildings, landmarks, gateways and focal points help people find their way. Figure 25 shows the potential location for key buildings which could assist in providing a legible layout. The design of the buildings could include the following:

- Corner buildings which provide identity and points of orientation by responding to both aspects

- The detailing and quality of materials on specific buildings. Richness of detail is particularly important at ground level, where people see it close at hand. The choice of materials can add interest and aid legibility.
- Works of art and lighting schemes which can help to aid identity and legibility

Landscaping

Figure 15 shows the landscape strategy for the site.

The proposals include a mix of natural greenspace and a dedicated area of amenity space at the western end of the site which will incorporate a Locally Equipped Area of Play (LEAP).

The landscape proposals have also been developed in collaboration with the project ecologist to make sure they enhance local wildlife and provide a net gain in Biodiversity on site.



FIGURE 27 | View looking into the development site with a key building turning the corner at the entrance



FIGURE 28 | Landscape strategy (ACD)

Entrance to the site

Figure 29 shows how the landscaped entrance and space to the south of the entrance could be laid out with a mix of planting and open space providing a buffer to the Conservation Area and retaining landscape views from Lewes Road into the site. This also includes with additional landscape planting to define the route and soften it's impact.

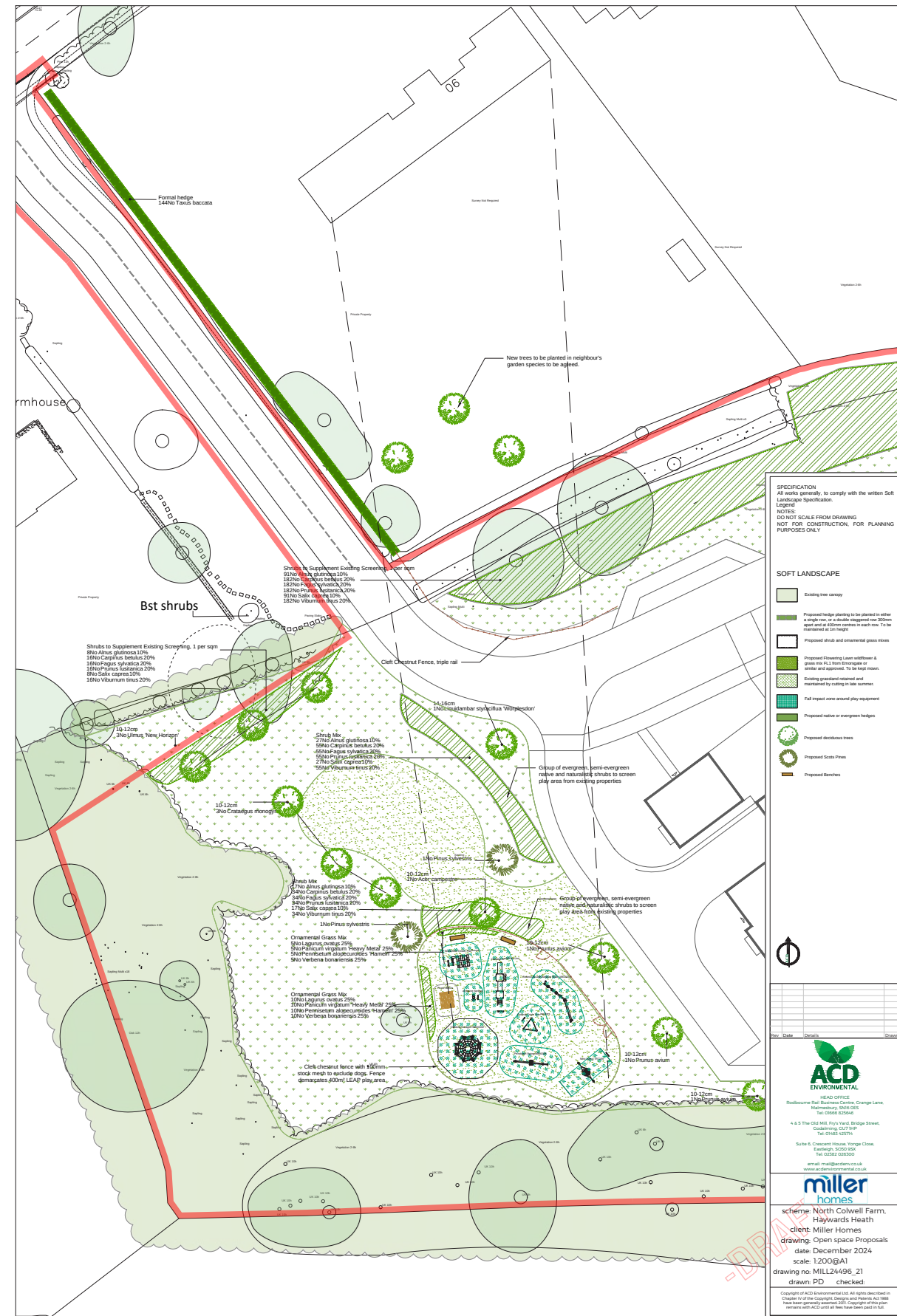


FIGURE 29 | Illustration of entrance space at the western end of the site

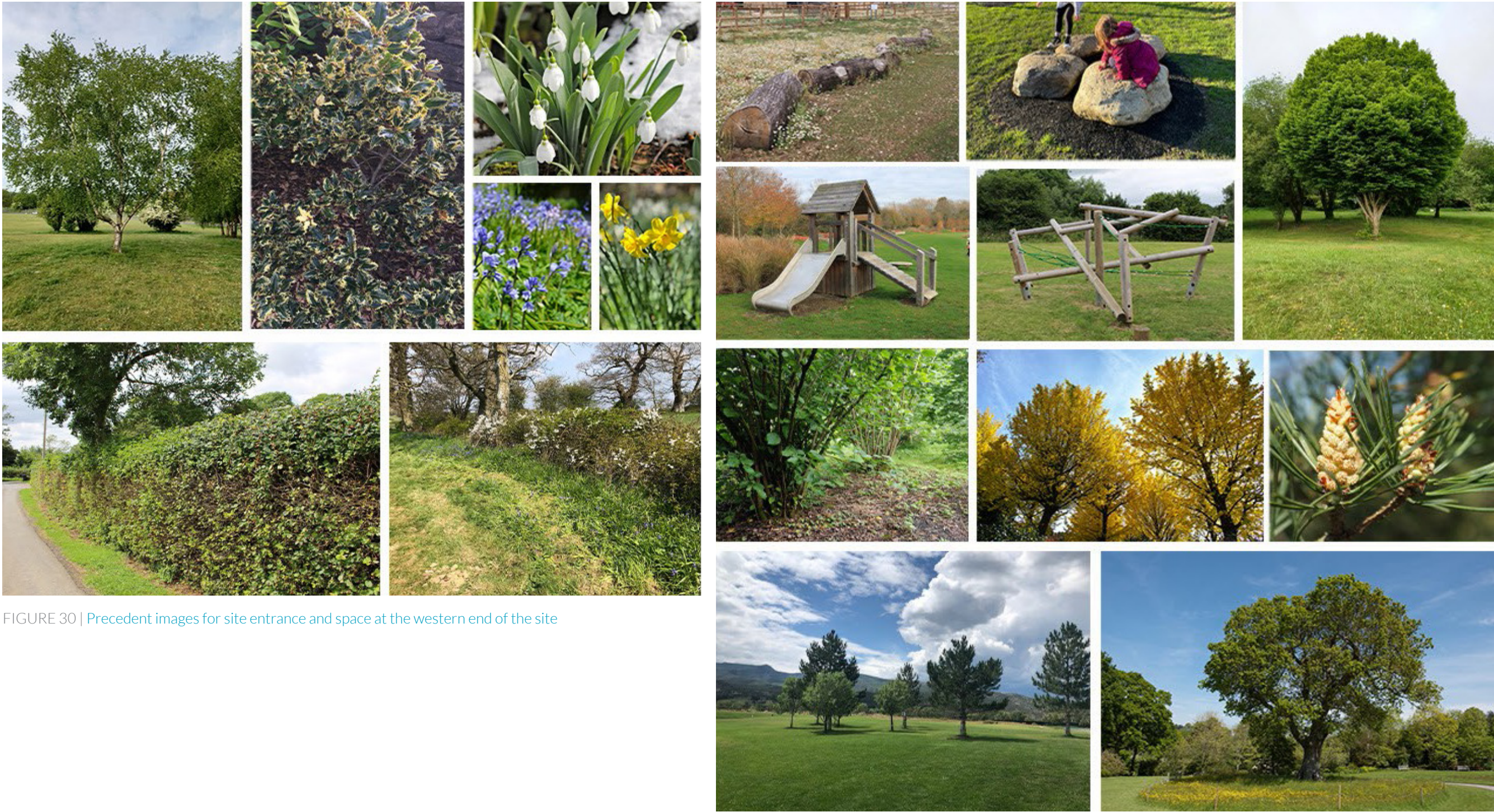


FIGURE 30 | Precedent images for site entrance and space at the western end of the site



Drainage

The development proposals will incorporate a network of sustainable urban drainage (SuDS) features into the design which will ensure surface water is managed appropriately on site, in line with the Lead Local Flood Authorities (LLFA) requirements and will not increase flooding to itself or downstream/surrounding properties.

Storage will be provided in attenuation basins ensuring the drainage network is designed up to and including the 1in100yr+45% climate change allowance. SuDS features include attenuation basins, permeable paving, rain gardens, and rainwater planters. Surface water treatment will be provided in line with the CIRIA SuDS Manual.

Working together with the Green Infrastructure Strategy a draft Sustainable Urban Drainage Strategy (or Blue Infrastructure) strategy has been developed. This strategy will aim to manage surface water taking into account of water quantity (flooding), water quality (pollution) biodiversity (wildlife and plants) and amenity.

The draft SuDS strategy will mimic nature and managing rainfall close to where it falls and has been designed to transport (convey) surface water, slow runoff down (attenuate) before it enters watercourses, providing areas to store water in natural contours and in some parts used to allow water to soak (infiltrate if possible) into the ground or evaporated from surface water and lost or transpired from vegetation (known as evapotranspiration).

The four pillars of SuDS will be incorporated into the design providing benefits to water quantity and quality, amenity and biodiversity and will be achieved through a considered and collaborative approach between the landscape, drainage and ecological consultants.

A range of other Sustainable Drainage Systems (SuDS) could be utilised within the site in addition to the basins, including swales, rain gardens, permeable paving, and rainwater harvesting. These would slow the flow of water, as well as providing treatment to remove potential pollutants and amenity and biodiversity benefits.

The aim of the strategy will be to achieve the following:

- Manage runoff volumes and flow rates from hard surfaces, reducing the impact of urbanisation on flooding
- Provide opportunities for using runoff where it falls
- Protect or enhance water quality (reducing pollution from runoff)
- Protect natural flow regimes in watercourses
- Provide an attractive habitat for wildlife in urban watercourses
- Provide opportunities for evapotranspiration from vegetation and surface water
- Encourage natural groundwater/aquifer recharge (where appropriate)
- Open balancing features
- Open ditches / swales

Lighting

The UK Government's National Planning Practice Guidance (NPPG) (November 2019) for England presents specific guidance on light pollution (also referred to in this Strategy as obtrusive light) in paragraph(s) 001-007 ID 31. It states that;

"Artificial lighting needs to be considered when a development may increase levels of lighting, or would be sensitive to prevailing levels of artificial lighting. Artificial light provides valuable benefits to society, including through extending opportunities for sport and recreation, and can be essential to a new development. However, for maximum benefit, it is important to get the right light, in the right place and for it to be used at the right time."

The Institution of Lighting Professionals (ILP)'s 'Guidance Notes for the Reduction of Obtrusive Light' provides the basis for the comparative analysis when defining whether an installation will be obtrusive to the environment and neighbouring properties. It assists in quantifying and providing acceptable maximum limitations for light intrusion, sky glow and glare from exterior lighting installations.

As the planning application is in outline form, details of layout, landscape and design (including lighting) are not to be considered. Submission of Detail Design and Construction (RIBA Stage 3 to 6) for the proposed lighting design will be made to the appropriate authorities at the appropriate time.

However, in accordance with the ILP's advice the following objectives are proposed to minimise the light pollution from the site:

- All luminaires used around the perimeter of the site should be mounted within the site, so that the main photometric distribution of the luminaire will be towards site works, keeping all light within the boundary and preventing artificial light spilling outside of this
- Wherever possible lighting will not be placed in areas of ecology habitat or in areas situated directly adjacent to ecology habitat. Should H&S require artificial lighting to these areas all luminaires will be directed away from the habitat area
- Subject to landscape design, natural and solid screen perimeters will be included to reduce obtrusive light to adjacent sensitive areas and light will be extinguished when not in use
- All artificial lighting used during the construction phase will be directed below the horizontal to prevent unwanted upward light
- When not in use all artificial lighting used for construction will be extinguished and lighting will only be on during the agreed working hours for the site. Modern, high efficiency lamps and luminaires will be employed throughout the site to be as energy efficient as possible
- Illuminance levels will be designed in accordance with BS EN 12464-2: 2014 and CIE 129; the areas will not be over lit
- To minimise disruption to ecology (including bats), light sources utilised will employ lamps with minimal or zero ultra violet (UV) emission (insects are attracted to UV).
- Adopting an appropriate control strategy for the operational lighting so that, when not required and subject to Health and Safety assessment, nonessential lighting is switched off or, wherever possible, dimmed at a pre-determined curfew time (suggested as 23:00 in accordance with ILP Guidance Notes)

Sustainability

Sustainability targets and objectives have been set for the proposed development based on the applicant's aspirations and a review of government guidance, the latter of which has recently embedded energy efficiency targets within Building Regulations in lieu of the Code for Sustainable Homes. The applicant is committed to ensuring the proposed development meets national requirements for energy efficiency prevailing at the construction stage. In line with current government thinking, all new homes must be "net zero ready" from 2025 with net zero by 2050..

Some of the sustainable design concepts are shown at Figure 49. including the following elements:

- 1 Retaining existing landscape features with new native planting to enhance biodiversity
- 2 Breaks in fence for hedgehogs
- 3 Swift / bat boxes fitted to buildings
- 4 Potential for rainwater harvesting / water butts alongside domestic water reduction measures
- 5 Energy Efficient Domestic Building Envelope. Building design to meet minimum requirements for building regulations including air source heat pump. Use of sustainable building materials
- 6 Site Layout - Orientation, Passive Solar Design and Daylighting. Potential for photovoltaic and solar water heating panels on south facing roof pitch
- 7 Car parking set back behind building line with EV charging attached to property. Drive widths to allow for both parking and access for bicycles and bins
- 8 Storage building for cycles which is easily accessible and secure. Potential for green roofs on outbuildings
- 9 Provision of areas for bin storage and composting.
- 10 Areas for growing food

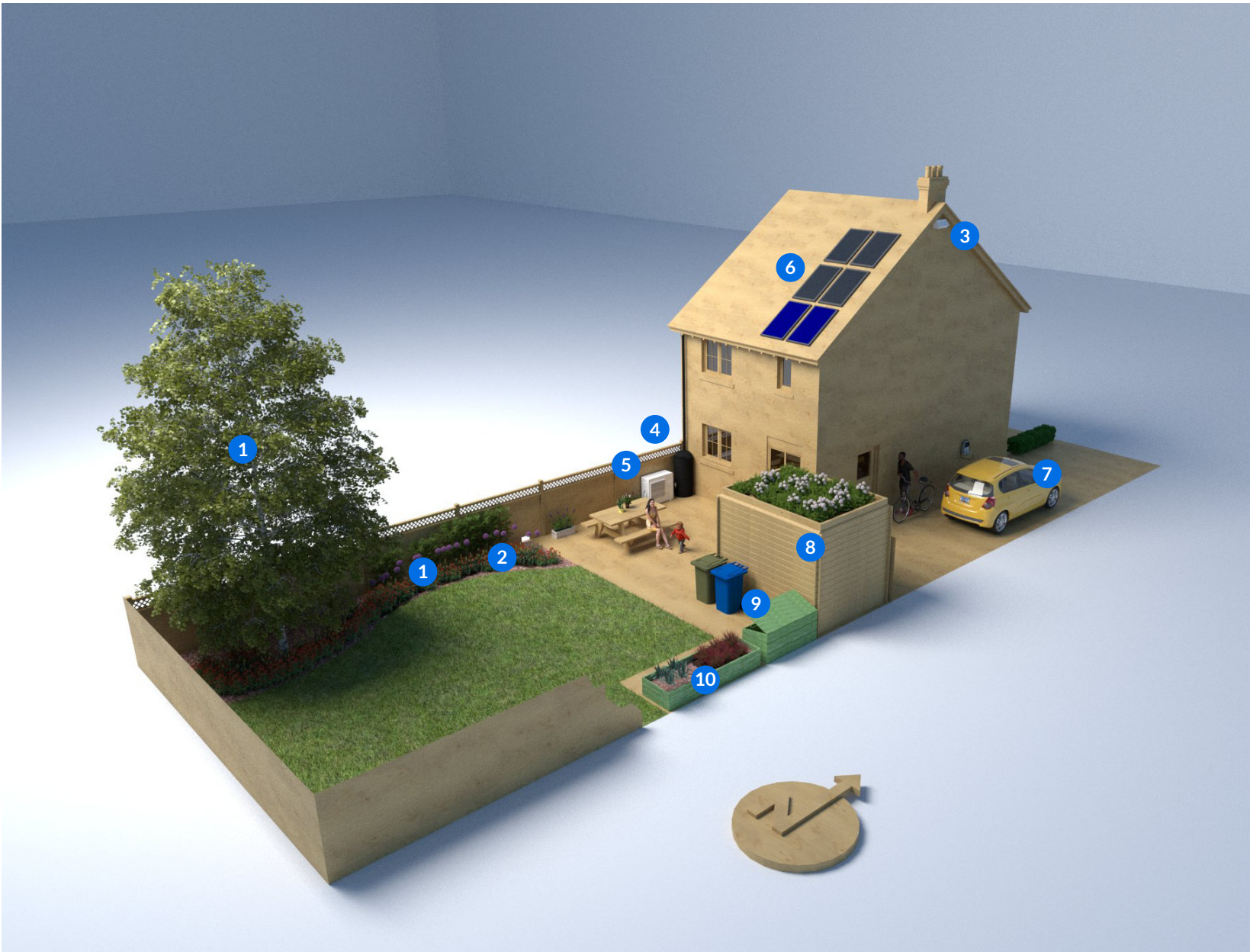


FIGURE 31. Plan showing Sustainable Design concepts

Ecology

Ecological Enhancements

As part of the development proposals for the site there are a number of ecological enhancements which will benefit the local biodiversity, thereby making a positive contribution towards the broad objectives of national conservation priorities and the local Biodiversity Action Plan (BAP). The recommendations and enhancements 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.

These will include the following key elements:

- Habitat Creation
- Habitat Enhancement
- Wildflower Grassland
- Wetland Features
- Hedgerows and boundary features
- Bat Boxes
- Hedgehog Enhancements
- Bird Boxes
- Habitat Piles

Biodiversity Net Gain

A new Biodiversity Metric 4 was launched in 2023. The Biodiversity Metric is designed to provide ecologists, developers, planners and other interested parties with a means of assessing changes in biodiversity value (losses or gains) brought about by development or changes in land management. The metric is a habitat based approach to determining a proxy biodiversity value.

In line with aspirations of the forthcoming Environment Bill, the latest Defra Metric (4.0) has been used to calculate the resultant change in 'biodiversity units' on site as a result of development.

Outline biodiversity net gain assessments have been undertaken by The Ecology Partnership on the current masterplan, in line with Metric 4.0, which confirms a net increase in units in excess of the 10% required to be achieved for such developments. This will be achieved with a combination of on site enhancements and contributions to off site provision.

This includes the provision of species rich grassland SUDS, a traditional orchard, mix woodland planting (mixed scrub and woodland), and the use of daisy lawns with the urban parks and areas of natural greenspace.



A range of wildflower and species rich planting could be used



Elements such as bat boxes could be provided



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



Proposals will allow for foraging routes

Movement and Access

Access

The access arrangement has been developed in accordance with the requirements of national and local policy. At a national policy level, the requirement to provide “safe and suitable” access for all users has guided the proposed arrangement. A separate Highways pre-app is being conducted with the Highways Authority, West Sussex County Council, which will include a review of the access.

The proposed principal residential access comprises a priority vehicular access junction with a footway on the western side to Lewes Road, illustrated in Figure 21. This access design includes a 5.5m wide carriageway with a 2m wide footway and 6m junction radii with Lewes Road.

The site is already sustainably located, benefiting from a range of existing pedestrian and cycle routes to local services and facilities. Nonetheless, discussions are ongoing as to potential ways local pedestrian and cycle infrastructure can be improved, including potential new crossing points, improvements to existing walking and cycling routes and changes to speed limits on Lewes Road to make walking and cycling safer and more pleasurable.

Car and Cycle Parking Considerations

It is intended that car and cycle parking will be provided on site in line with West Sussex County Council: Guidance on Parking at New Developments (September 2020).

The design and layout of parking will be considered at the detailed design stage.



Lewes Road with existing footway on the northern side

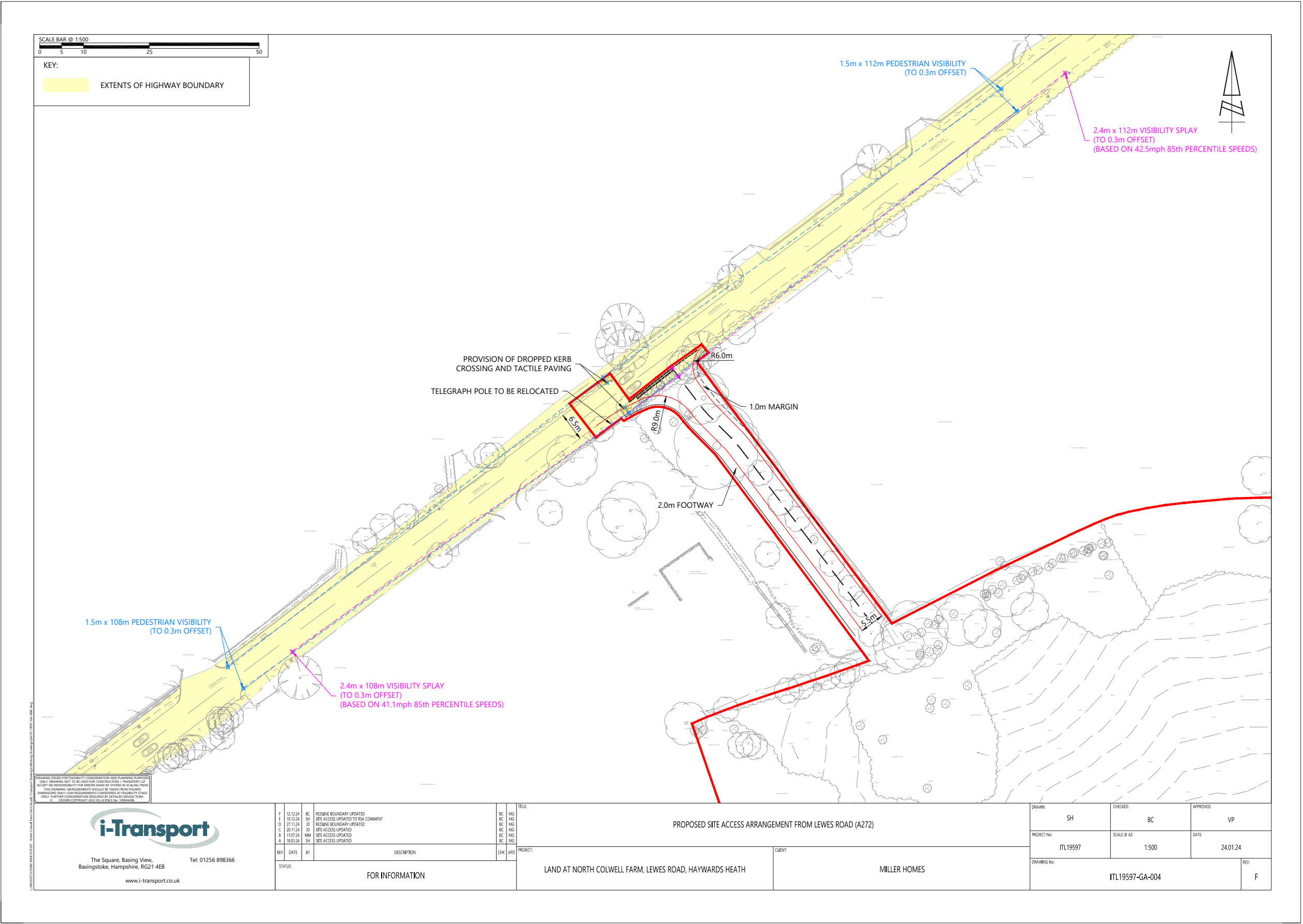


FIGURE 32 | Proposed access (i-transport)



07 SUMMARY AND CONCLUSIONS

In conclusion this design and access statement describes the Outline application by Miller Homes for residential development of up to 80 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure on Land at Colwell Farm, Haywards Heath.

This document has shown how Miller Homes and their project team have carefully considered the opportunities and constraints of the site to develop high quality, sustainable proposals for the site which deliver much needed new homes to meet a range of needs in the area. Balancing the many different considerations, such as landscape, heritage, ecology and sustainability, has led to the new homes and associated public open spaces being carefully set within a mature landscape offering opportunities for people and nature to thrive, whilst respecting the existing surrounding context.

The proposed residential use is compatible with the adjacent built up area of Haywards Heath and is well located on a main route into the town centre, to access existing facilities and services.

This document has demonstrated that the layout responds to the constraints and opportunities for the site including the relationship to adjoining properties, the Lewes Road Conservation Area and the local and wider landscape. This response has been supported by a strong vision which draws on examples of best practice in the wider area.

The proposed amount, layout and mix of housing will deliver both market and affordable market housing, for which there is a known demand in the town. The proposals make a worthwhile contribution toward the ever growing social housing requirement of this area and the district with a good mix of house types and sizes providing for starter homes and growing families.

The process of evaluation as set out in Section 04 of this document, together with the illustrative masterplan, plans and drawings in Section 06, demonstrate how the layout and form of development can meet the planning and urban design aspirations of the Council in detail. The design ideas presented within the document aim to show a commitment to quality design in both built form and landscape which can be used as the basis for subsequent detailed planning and reserved matters applications, whilst providing flexibility for further interpretation and design innovation.

The proposals have been developed in consultation with the Council and the local community, drawing upon local knowledge and expertise to help shape the form and layout of the development. This is described in section 05 of the document.

In conclusion, the delivery of this site for residential development presents the opportunity to make an efficient use of the land in this edge of settlement location.

The proposed residential development is supported by the objectives of national planning policy, and due weight should also be given when determining this application to the Council's deliverable housing land, to which the approval of this application could assist in the prompt delivery of much needed market and affordable housing.