

# Proposed redevelopment of West Hoathly Brickworks, Sharpthorne

April 2023

# AR

Specialist brownfield developer Ashill Regen (AR) is pleased to confirm that a detailed planning application has been submitted for the sensitive redevelopment of the former West Hoathly Brickworks site.

AR proposes to redevelop the brownfield parts of the site with 108 highly sustainable new homes, across a range of types and tenures, that will complement and reflect the existing character of the area and the history of the site.

The design of the development is 'landscape led' with the enhancement of green spaces within the site to protect and enhance biodiversity, alongside the provision of a Nature Park open to the public. AR's plans would see a sensitive redevelopment of the site, delivered in a socially and environmentally responsible way, to meet the local housing need whilst reducing pressure to bring forward greenfield land for development.



## Public Consultation

For the past six months, AR has been consulting immediate neighbours, local residents and the wider community to deliver proposals that are genuinely enhanced by the feedback received.

AR would like to thank all those who took the time to attend its consultation event and share their feedback with the project team. **More information regarding how the plans have evolved in response to feedback can be found overleaf.**

# Responding to community feedback

# AR

## Improved layout and reduced density

The proposals will deliver 108 high-quality and highly sustainable new homes, including 30% for affordable housing.

- 1 Reduced number of homes from 125 to 108 with an improved mix of sizes
- 2 Houses at the site entrance moved back to open up the entrance and allow views of the Green Heart
- 3 Lower density cottages positioned at the northern part of the site to minimise impact on High Weald AONB
- 4 Scaled down apartment buildings moved to centre of the site to overlook the Green Heart

## Improved landscaping and open space

The landscape led proposals create a green 'halo' around the development, alongside a Green Heart to the development, multiple footway routes, significant tree planting, timber play equipment and Sustainable Urban Drainage Systems (SuDS).

- 5 Green Heart increased in size to include 'play on the way' features alongside attractive surface water drainage pond and swale
- 6 Increased the southern boundary landscape buffer with houses in Hamsey Road with direct pedestrian access to the play areas and the Nature Park
- 7 Increased buffer from ancient woodland to 15m
- 8 Increased landscape buffer along the northern boundary
- 9 A new footpath will link into Public Rights of Way network via the northwestern corner of the development



## Nature Park

AR has incorporated the entire landownership into the application site to provide a Nature Park, which will operate as a Suitable Alternative Natural Green Space (SANG), covering 11.7ha of land. The Nature Park will be for public use, and will be a real community asset providing substantial biodiversity net gain.

- 10 Provision of Nature Park open to the community
- 11 Parking provided for Nature Park

## Traffic and Highway issues

In response to the concerns raised regarding traffic generation and the impact on the Station Road/Top Road junction AR carried out traffic surveys of the junction and parking surveys of Station Road and Hamsey Road, together with junction capacity modelling.

Further meetings were held with the Highway authority who also asked AR to sensitivity test the TRICS (trip rates) data to ensure it was robust.

The results confirmed that the junction should operate significantly within its theoretical capacity with the addition of the residential traffic.

Despite this AR have proposed the following improvements:

**Station Road/Hamsey Road Junction** - dropped kerbs and tactile paving to ensure continual pedestrian access.

**Top Road/Station Road Junction** - replenishing road markings and anti-skid surfacing; new uncontrolled pedestrian crossing both east and west of the junction; and new bus shelter facilities on the northern side of Top Road and improvement of the existing shelter on the southern side.

Parking provision has been increased to meet the requirement set out by West Sussex County Council, with additional parking for visitors to the Nature Park.



View into the Green Heart

## The development will:

- Successfully regenerate a brownfield site and reduce the pressure to allocating greenfield sites for development
- Deliver 108 high quality homes, including 30% affordable in line with policy requirements
- Provide an 11.7ha Nature Park, in addition to the 1.2 ha of public open green spaces, delivering 40% biodiversity net gain
- Provide a new pedestrian route to the countryside, which directly links to Public Footpaths and Bridleways
- Mitigate flood risk via SuDS and allow for the increase in predicted rainfall due to climate change.
- Be constructed with sustainability in mind, incorporating air source heat pump technology, electric vehicle charging for every home, and solar panels where appropriate
- Deliver significant \$106 financial contributions which will support the provision of local infrastructure and services
- Provide improvements to the Top Road / Station Road Junction with a new bus shelter.
- Provide a setting to appreciate Bluebell Railway, from the Green Heart and via the new pedestrian route to the countryside.

Full details regarding the planning application can be found by visiting Mid Sussex District Council's website and entering planning application reference number: **DM/23/0827**

Further information can be found on the project website at **[www.ashillregen-sharphorne.consultationonline.co.uk](http://www.ashillregen-sharphorne.consultationonline.co.uk)**. If you have any questions, please contact the project team on our freephone **0800 298 7040** or email us at **[feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)**.