



COMMUNITY ENGAGEMENT EVENT
Hesmonds Stud, East Hoathly

November 2021

Planning context

Outline planning permission was recently granted for the construction of up to 205 homes (including affordable homes) on the Hesmonds Stud site. The permission established the principle of developing new homes in this location. However, other details – such as landscaping, layout, scale and design – would still need to be agreed with Wealden District Council.

Two procedural matters associated with this planning consent are now subject to a judicial review. This legal process is examining the way in which the decision to grant outline planning permission was reached, and not the merits of the decision itself.

In the meantime, Redrow has decided to prepare a separate full planning application. This means that Wealden District Council and the local community will have a fresh opportunity to review the plans, ask questions and offer feedback. This will not impact the judicial review process.

Before submitting a full planning application, we wanted to share our draft plans with the local community, to answer questions and hear your feedback.

Indicative masterplan approved at outline stage



Site location



Indicative site outline



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Feedback so far

A high number of representations were submitted on the outline planning application. Our team has taken the time to review your comments on the original plans, in an effort to understand the concerns raised by local residents. Examples of frequently raised comments include:

Redrow is now preparing a full planning application. This means that Wealden District Council and the local community will have another opportunity to review the plans for the site, both prior to the submission of a planning application, and during the Council's statutory consultation process once our plans are submitted.

'Negative impact on wildlife and the ancient woodland'

'There are issues with broadband, drainage and electrical capacity within East Hoathly'

'New homes should be built on brownfield sites first'

'Traffic and parking will be a major issue'

'The GP's surgery is full. The schools are full'

'This will impact on the conservation area and nearby listed buildings'



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Developer contributions

All developers are required to make financial contributions to mitigate the impact of new developments.

The development at Hesmonds Stud will generate large financial contributions towards local infrastructure improvements. The vast majority of this will be secured by the Community Infrastructure Levy (CIL), which is expected to total approximately £4,300,000.

Redrow will also be required to enter into a Section 106 Agreement with the local authority. This is expected to secure:

- 72 affordable homes, including a mix of affordable rent and shared ownership
- Approximately £250,000 towards sports and play facilities
- More than £60,000 towards public transport
- Other financial contributions towards open space management

Financial contributions unlocked by new developments are determined in specific ways:



- Contributions must be fairly related to the scale of development
- Cannot be used to resolve existing deficiencies



- Cannot make assumptions about development impact
- Must be based on evidence



- Collaboration is key to the delivery of infrastructure
- Parishes, neighbourhoods, local authorities, county authorities and providers all play a role



- Can now see how money is secured, received, allocated, spent and delivered
- Publication of Infrastructure Funding Statements, available on the Council's website

Who we are

A national housebuilder with local expertise

Redrow was established in 1974, and is today one of the most successful and acclaimed national property developers. Redrow is passionate about the quality of homes it builds, the people who build them, the communities it creates and the society in which they reside.

Redrow wants to continue building on its reputation for creating sustainable places and communities across the region. In June 2021, the business announced plans to open a regional office in Crawley, focusing on East and West Sussex and Surrey.

Selection of homes at Redrow's development at Penlands Green, Haywards Heath



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Emerging masterplan

Redrow has identified several opportunities to refine and improve development plans for the Hesmonds Stud site. Our development will be landscape-led, with a focus on retaining as much green space, and as many natural features, as possible.

Our emerging masterplan will deliver a mix of one, two, three, four and five bedroom homes. 35 per cent of the new homes will be affordable, comprising shared ownership and affordable rent.

Our masterplan at a glance:



Sustainable drainage systems



Cycle and pedestrian links throughout



Public right of way retained and incorporated



Bird, bat and invertebrate boxes throughout



Landscape buffer zones to reduce impact on the countryside and neighbouring buildings



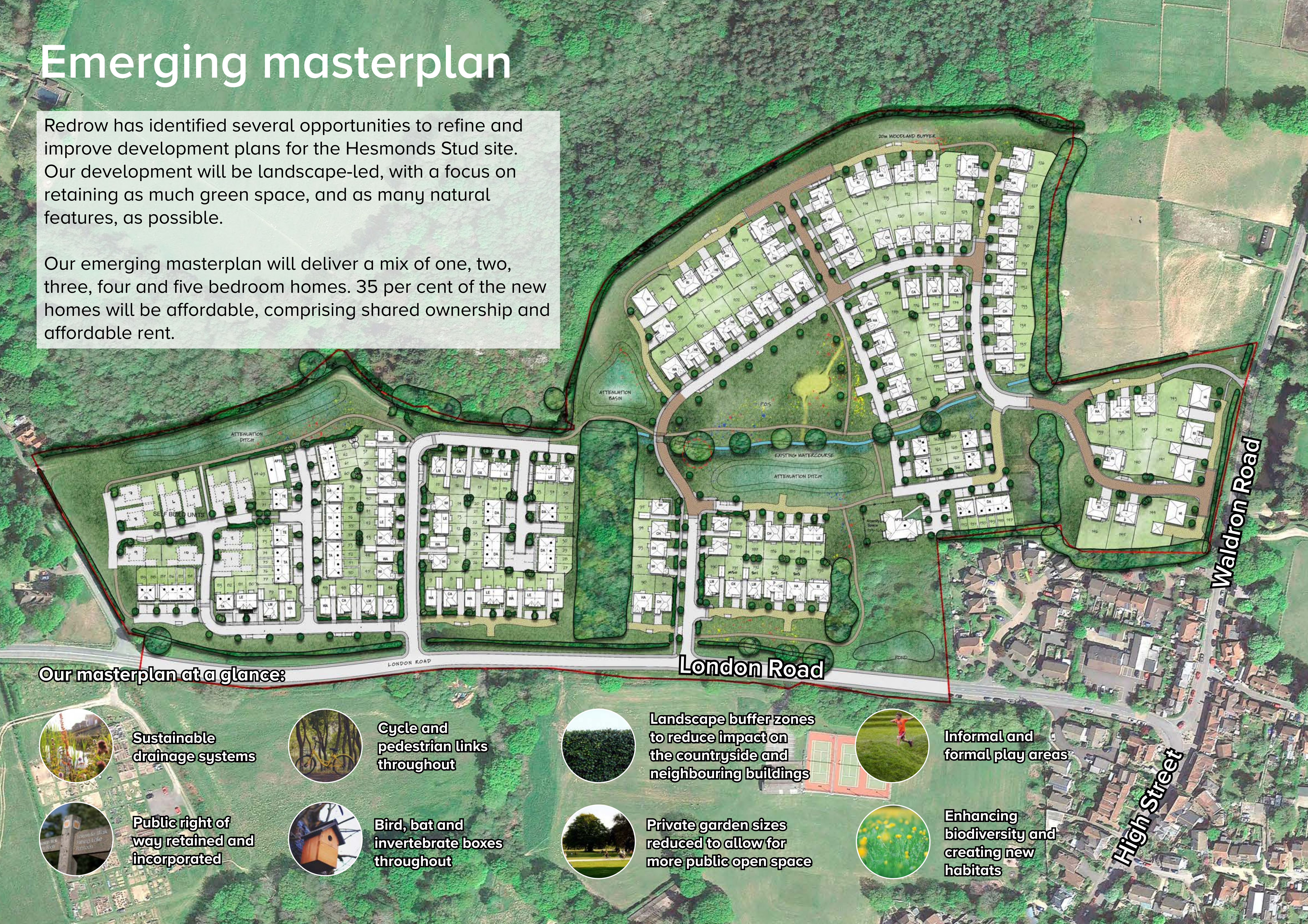
Informal and formal play areas



Private garden sizes reduced to allow for more public open space



Enhancing biodiversity and creating new habitats



Emerging masterplan

- 1 Ten self-build plots
- 2 Existing trees and vegetation retained where possible along site boundaries and on the development
- 3 Existing pond retained within area of public open space
- 4 Existing watercourse retained, with additional management allowing for the creation of new habitats
- 5 Attenuation basins and ditches provide sustainable urban drainage systems and aquatic habitats
- 6 Pathways for pedestrians and cyclists
- 7 Dense buffer zone towards Carpenters Croft to limit impact on neighbouring residents and conservation area
- 8 Waldron Road pedestrian and emergency access only
- 9 Equipped area of play and seating area at the heart of the development
- 10 Development set back from the site boundary to allow for a buffer between new homes and the ancient woodland
- 11 A total of 432 car parking spaces, including visitor spaces and garages
- 12 New planting, such as large native tree species, hedgerows and wildflower verges will create an attractive natural setting for the development



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Responding to local character

The site lies to the north and west of the East Hoathly Conservation Area, which includes many listed buildings. There are also three listed buildings to the east of the site.

The setting and significance of these heritage assets has been considered carefully in our proposals.

- 1 Provision of a landscaped edge at the south-eastern point of the site, softening any views of the development from the conservation area, as well as creating a natural green buffer
- 2 Development fronting Waldron Road will be set well back from the road, and comprise larger homes set within spacious grounds. This reflects the setting of listed buildings to the east
- 3 New homes in this location will respond to the character of buildings within the conservation area, through the use of red brick and traditional finishes



Landscaping and ecology



Enhancing biodiversity

A mix of locally appropriate wildflower and tussock grassland planting will be incorporated into green spaces, creating corridor habitats for bees and other pollinators. Existing natural features will be retained on site where possible.



Ancient woodland

Ancient woodland to the north of the site will be guarded by a green buffer zone, with new homes and amenity space set well back. Management of this space will be low, allowing for a natural transition into the woodland.

Green buffers

Retention of suitable vegetation along London Road will be enhanced by the planting of large trees and hedgerows, helping to soften the visual impact of development. Vegetation on Waldron Road will also be reinforced with native trees and shrubs.



Sustainable drainage

The proposals incorporate sustainable urban drainage systems (SuDS), which are designed to provide new habitats for native aquatic species. Our drainage strategy will be built for the future, capable of dealing with periods of heavy rain.



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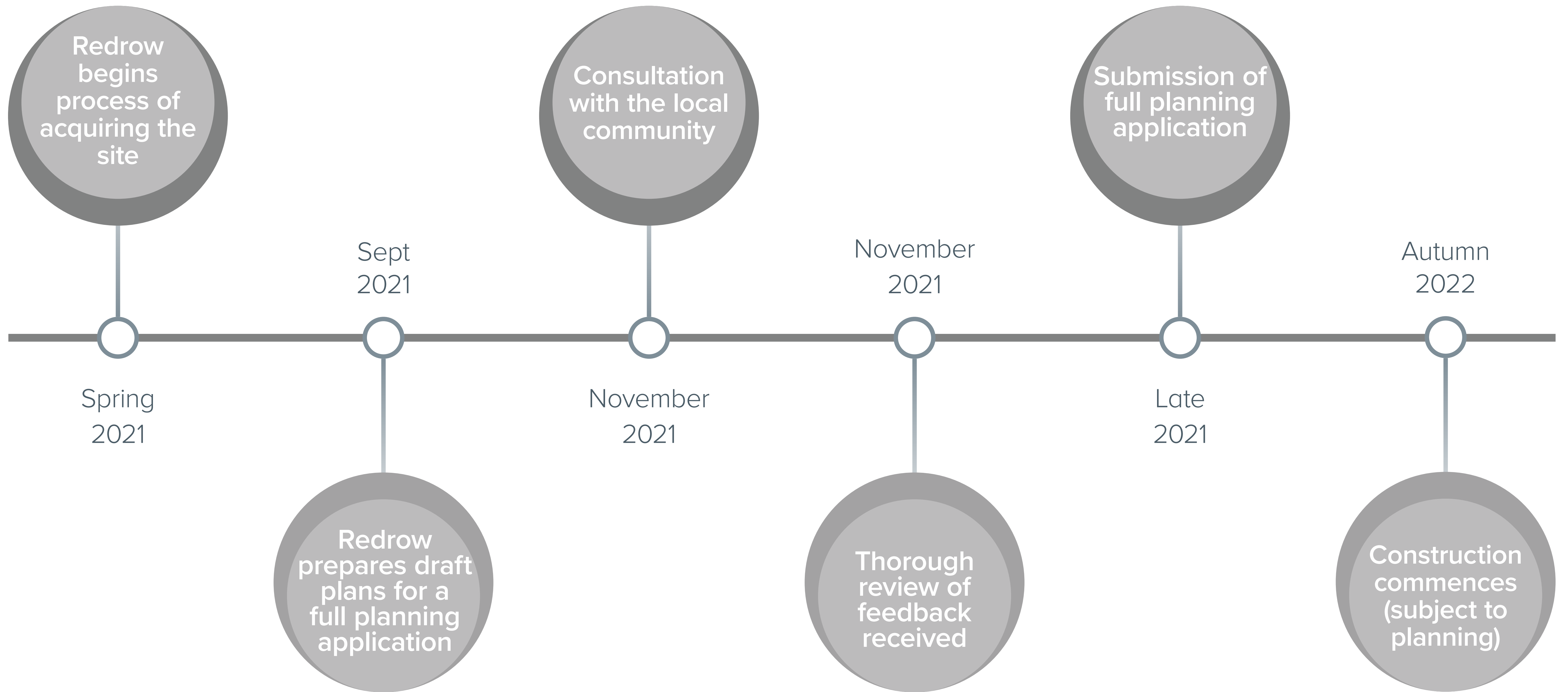
Creating an attractive place

Redrow's award-winning Heritage range will be used throughout the development. Inspired by the Arts & Crafts movement with touches to reflect local character, homes will feature brown and red brickwork, boarding, tile hanging and roof tiles.

Whilst the majority of new homes will be traditional two storey dwellings, 15 one-bedroom flats will be provided within two apartment buildings of three storeys, helping to meet local need.



Indicative timeline



ONGOING COMMUNICATION AND ENGAGEMENT WITH THE LOCAL COMMUNITY



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