

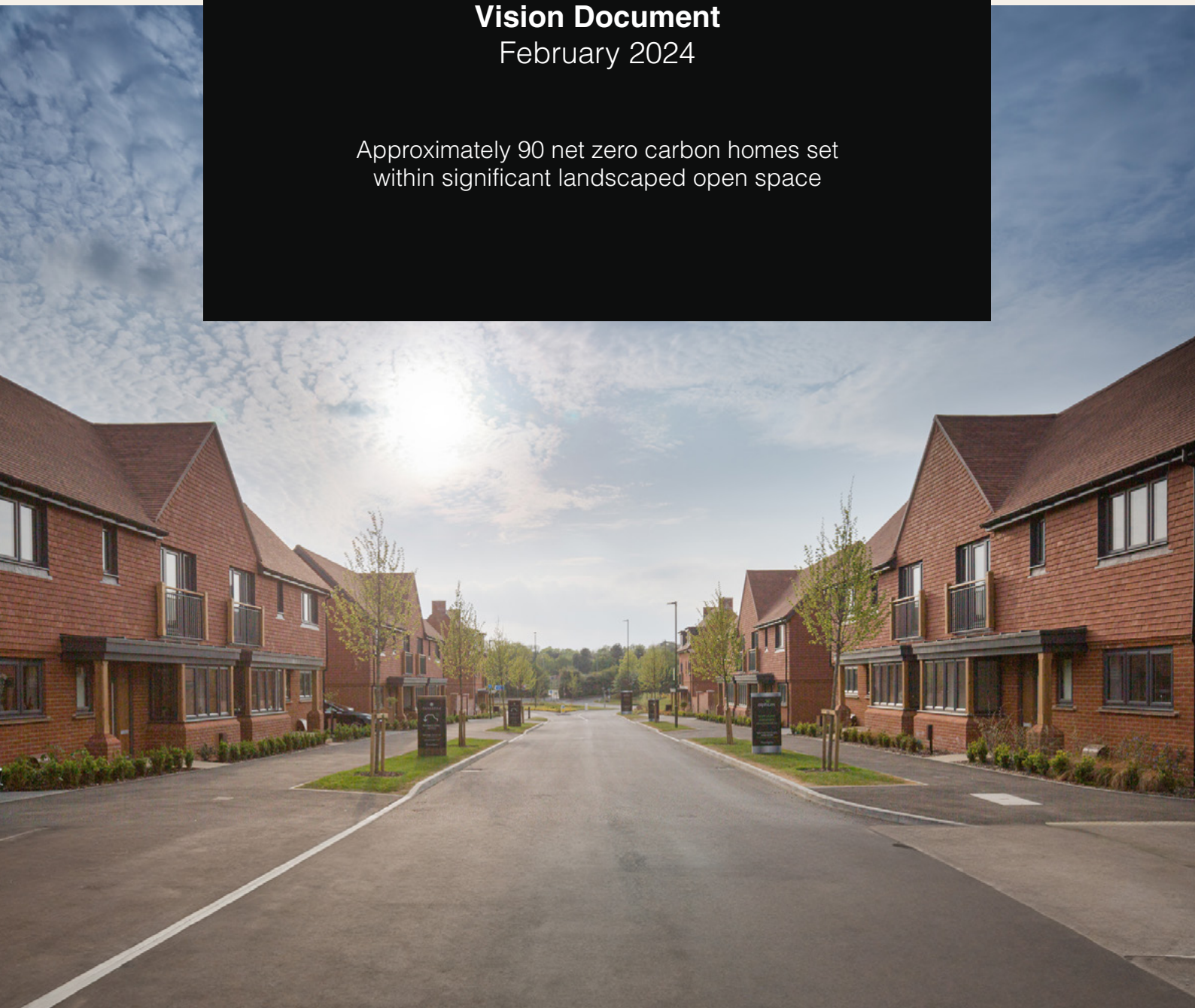


THAKEHAM

*Land west of Kemps,
Hurstpierpoint*

Vision Document
February 2024

Approximately 90 net zero carbon homes set
within significant landscaped open space





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Introduction to The Site



A net zero carbon development with community wellbeing and forward-thinking sustainability practices remaining at its heart.

Located on the western edge of the village of Hurstpierpoint, a key sustainable location in the District of Mid Sussex. Land west of Kemps offers an opportunity for net zero carbon living, with biodiversity, landscape and sustainability at its forefront.

Thakeham is known for designing and building beautiful, well-integrated places, where communities can thrive. By letting the natural landscape and environment lead the way and championing a connected community, our vision for Land west of Kemps offers an opportunity for sustainable, net zero carbon living in Hurstpierpoint.

From preserving and enhancing the natural environment, we place the health and wellbeing of the community and the environment front and centre. Fulfilling our commitment to provide high quality housing that serves a diverse range of needs, within a green, natural environment.

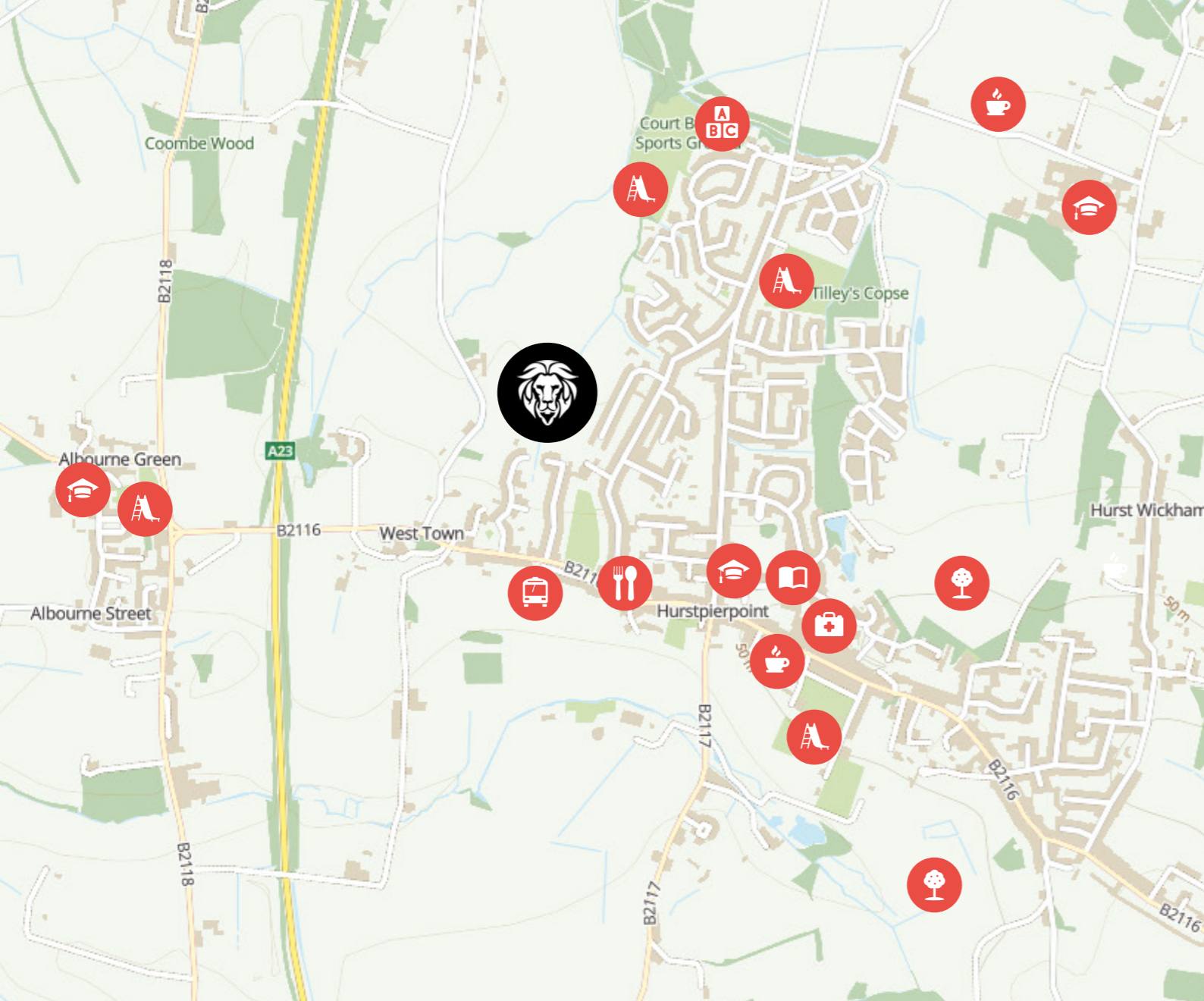
THE DEVELOPMENT AT LAND WEST OF KEMPS WILL INCLUDE:

- Approximately 90 net zero carbon homes
- 30% delivered as affordable homes (in response to emerging Mid Sussex policy)
- A mix of housing incorporating a range of accommodation types to support generational and varying needs
- Significant and appropriate landscaping and open space to reflect verdant local character, encourage informal recreation and play and ensure an appropriate countryside transition
- Formal equipped play space
- Improved links to existing pedestrian networks
- Retention and enhancement of existing drainage features and implementation of new Sustainable Drainage Systems
- Biodiversity Net Gain and habitat creation, with additional ecological enhancements such as hedgehog highways and swift bricks

Illustrative site masterplan



- 1 New homes with tenure blind affordable housing distributed throughout the development. Homes will be set within a strong landscape framework, celebrating and enhancing existing site features to ensure a sensitive integration with the existing context
- 2 New dedicated pedestrian and cycle paths set within landscaped green corridors will create safe and attractive sustainable routes within the Site and beyond
- 3 Retention of existing trees and hedgerows and the support and creation of habitats to ensure in excess of 10% Biodiversity Net Gain. An integrated patchwork of landscape will be provided at Land west of Kemps
- 4 Natural play equipment as a Locally Equipped Area of Play (LEAP) and large area of open green space create various recreation areas for new and existing residents
- 5 Access from Orchard Way with a new softened entrance, integrating into the green infrastructure
- 6 High quality open green space will be provided as recreational parkland, providing footpaths and cycle routes for the wider community
- 7 Sustainable Urban Drainage Systems will be integrated into green spaces, combining green and blue infrastructure
- 8 Creation of a new pedestrian and cycle links will connect to existing Public Rights of Way and local routes to encourage sustainable transport at Land west of Kemps



Land west of Kemp's is located on the western edge of Hurstpierpoint, within an area identified for housing development under policy DPA12 of the emerging District Plan.

The Site itself is not constrained by any national policy designations such as a National Landscape (formerly AONB) or Green Belt, and is not within any statutory or locally designated ecological sites, or within a Conservation Area.

Hurstpierpoint is identified as a Category 2: 'Larger Village' in the Councils Settlement Hierarchy, with the towns of Burgess Hill, East Grinstead and Haywards Heath making up Category 1. It is therefore considered to be one of the most sustainable locations in the District outside of the main towns, with Larger Villages described as acting as a Local Service Centres and in turn playing a key role in providing key services to more rural areas. Growth in these locations is imperative to maintain the vibrancy of these areas.

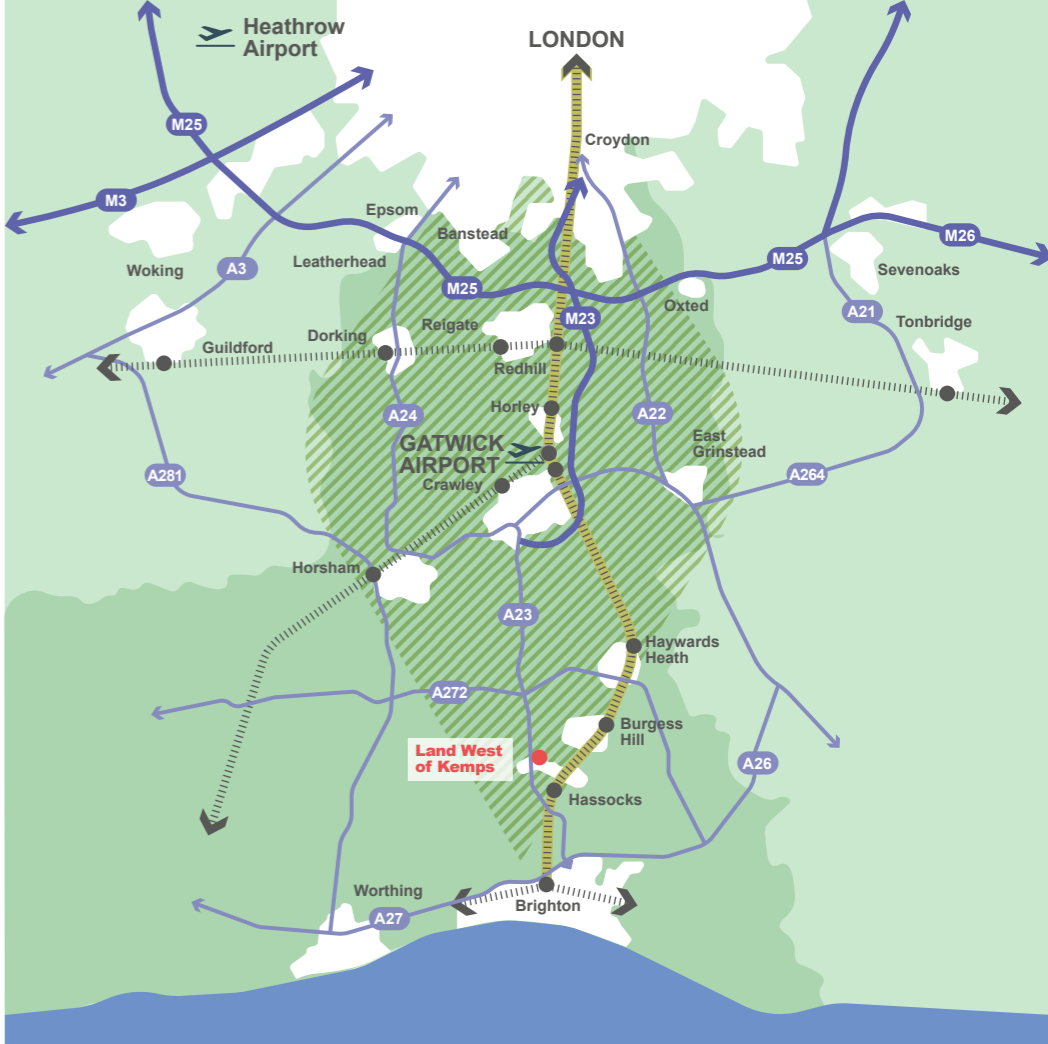
Nearby local facilities and services include:

- GP practice
- Primary School
- Pre-school
- Place of Worship
- Hurstpierpoint Bowls Club
- Various Restaurants/Pubs
- Various Shops

There are also further facilities available in neighbouring Hassocks.

Existing public transport links are available from the nearby Albourne Road (B2116), and Cuckfield Road (B2117) providing regular bus routes terminating in Crawley, Haywards Heath and Brighton, with nearby Hassocks railway station also providing Thameslink, Southern and Gatwick Express services towards London, Bedford, Cambridge and Brighton.

*Hurstpierpoint
a sustainable location*



- Major Road Network
- Rail Network
- London-Gatwick-Brighton Growth Corridor
- Gatwick Diamond
- Coast to Capital LEP Area



*Delivering a
net zero carbon
community*

Nationally, Thakeham is leading the way, well ahead of other major UK housebuilders. Thakeham was the UK's first housebuilder to sign the SME Climate Commitment, joining the UN's Race to Zero campaign. As a business, we've been proudly certified 100% carbon neutral since 2023.

We are raising the bar on sustainable living. All homes at Land west of Kemps will be net zero carbon, ensuring sustainable living and reducing energy bills.

This means that the homes built will combine ultra-high energy efficient construction with renewable technology, such as solar panels, air source heat pumps, waste water heat recovery, rainwater harvesting, fast electric vehicle charging points (to all homes) and more.

As a result, a win for the planet, and a win for the residents, who will enjoy significantly lower energy bills as a result, increasingly important to wellbeing as the cost of living rises.



*Thakeham has been a
100% verified carbon
neutral business
since 2023.*





*More than housing:
Homes for all*

Thakeham delivers sustainable and mixed communities, with a mix of housing types including affordable housing, integrated throughout our developments.

Throughout our history, we've always delivered schemes which respond positively and in compliance with Council policy requirements for affordable homes, and we will continue to do so.

We are already delivering homes as a trusted partner for housing associations and local authorities across the South East. In 2023, we delivered around 600 affordable homes across the South, including new net zero carbon affordable homes on behalf of Waverley Borough Council in Surrey.

OUR PROPOSAL FOR LAND WEST OF KEMPS INCLUDES:

- 30% provision of affordable homes (in accordance with emerging policy)
- Affordable homes which provide a mix of tenures to meet local need and align with Government policy
- Tenure blind affordable homes, built to exactly the same quality and external finish as the private homes and distributed around the development to create a genuinely mixed community.
- All homes delivered will be net zero carbon – tackling both the climate emergency and cost of living crisis.

We believe that diversity in community is one of its greatest assets, enabling people to come together and interact.

LAND AT WEST OF KEMPS WILL OFFER MORE THAN JUST HOUSING, OUR HOMES WILL DELIVER:

- Homes for market sale in a range of sizes and types
- Homes that provide comfortable and secure living, including adaptable and accessible dwellings in response to policy requirements to meet varying needs
- Homes for first time buyers to begin their journey as homeowners
- A range of affordable housing tenures for people on the housing register
- Homes for families to grow in and put down local roots
- Homes for downsizers to enjoy a more relaxed lifestyle



LETTING LANDSCAPE LEAD

Our approach to landscape-led placemaking involves working with, rather than against, the existing natural environment. We will respect and protect the local landscape, to create a carefully considered development which integrates with nature and its surrounds, whilst connecting people with their surroundings.

By giving priority to green spaces and careful consideration of drainage features, we can deliver Biodiversity Net Gain, supporting local wildlife at the same time as enhancing social interaction, health and well being. Protecting biodiverse green spaces supports people and nature, building more resilience to the increasing extremes of nature – winter storms, summer heat waves and local air pollution.

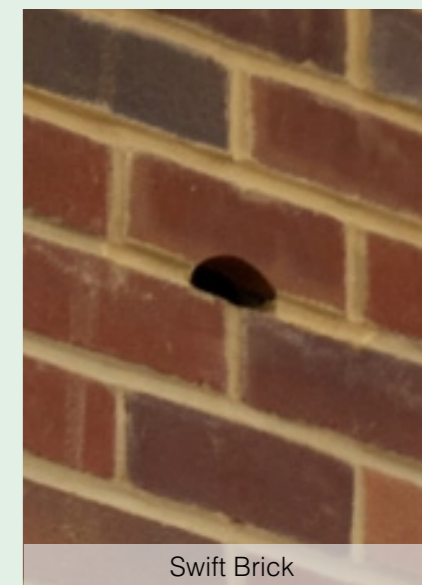
A NET GAIN FOR BIODIVERSITY

Our proposal for Land west of Kemps will deliver at least 10% biodiversity net gain in accordance with legislation and local policy. We will also support additional habitat creation through the use of swift bricks, hedgehog highways and bird and bat boxes. This means there will be a demonstrable overall improvement in natural habitats and nature locally.

We will support the local environment by:

- Preserving and protecting valuable existing habitats
- Enhancing existing habitats through good management practices for now and the future
- Delivering 10% Biodiversity Net Gain
- Creating new nesting and foraging opportunities for wildlife that go beyond formal commitments – such as hedgehog highways in fences and bird and bat boxes in new buildings
- Installing an average of one swift brick per home

*Leaving nature
better
than we found it*





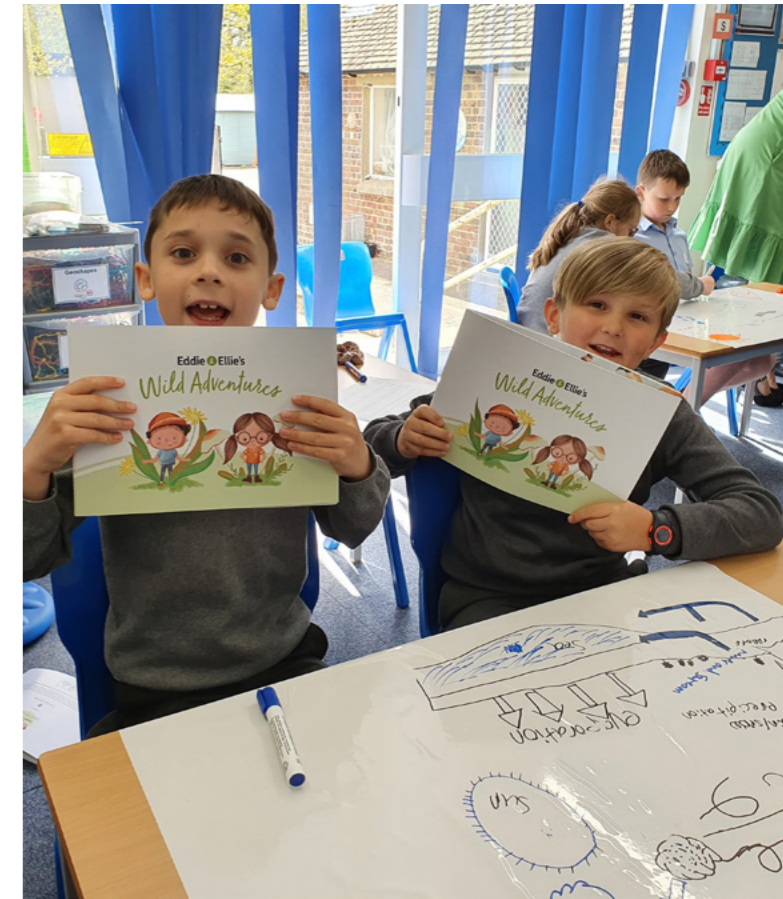
*A connected
community*

We believe nature should be protected – not ring fenced. The best biodiverse developments create places abundant with wildlife and natural beauty whilst providing people with the opportunity to connect with it.

Communities gain from the mental, physical and social benefits green spaces and waterways provide, at the same time as becoming more invested in the ongoing protection of a treasured local landscape.

Our award-winning educational programme, 'Eddie & Ellie's Wild Adventures', has been developed in line with Thakeham's goal of building future generations.

A cross-curriculum package of activity for Key Stage 2 pupils, it incorporates workshops, site visits and a school trip to a Wildlife Trust facility alongside a specially created story book and suite of materials. Generating a lasting impact on pupils of the importance of nature and biodiversity, we will look to deliver this programme in a local primary school.



Thakeham look to generate a lasting impact on pupils of the importance of nature and biodiversity.



Putting health & wellbeing at the heart of the community



As placemakers, we recognise our responsibility to create spaces that support happier, healthier lives.

Our immediate environment plays a significant role in our mood, health, short and long term outcomes. So wellbeing is at the heart of our vision for sustainable development and community creation.

Whether creating employment opportunities, homes or educational spaces, we believe that well-planned communities have the power to change lives for the better. Our proposals for Land west of Kemps will deliver substantial open space which will be accessible not just by our new residents but the existing local residents too. We will provide equipped areas of play and seating for residents to sit and enjoy nature and their surroundings. Through the introduction of new routes around the site, connecting into existing Public Rights of Way, we will create easily accessible new routes for walking and exercise throughout the Site.

Guided by the NHS Healthy New Town principles and a commitment to zero carbon placemaking principles, this neighbourhood would be a gateway to

healthy lifestyles and wellbeing. With significant green space, providing opportunities for healthy outdoor recreational activities around shared open spaces, this will create a sense of wellbeing and cohesion.

By considering the way people move, interact, work and play, we will build on the existing sustainability credentials of Hurstpierpoint to ensure that local facilities and infrastructure are easily accessible to meet daily needs and reduce the need for travel as well as delivering a range of sustainable travel options to encourage residents out of the private car; utilising public transport, walking and cycling.

Sustainable transport solutions are a top priority for our developments, creative measures such as car club schemes can facilitate and encourage residents to reduce car ownership and use. To achieve the best outcomes, we will work collaboratively with the relevant providers including local transport providers to deliver the best solutions appropriate to Hurstpierpoint.

Our vision represents a blend of health, wellbeing and productivity – setting a new benchmark in terms of what sustainable placemaking can provide.



*Placemaking &
designing beautiful*

Thakeham is a pioneering community creator at the forefront of placemaking in the UK.

We deliver top quality developments, designed for sustainable living and firmly rooted in community values. Our industry-leading focus on building net zero carbon homes and cohesive, empowered neighbourhoods has led us to become a leading homebuilder in the south of England. We're proud to bring quality homes, infrastructure and amenities together to help people and planet thrive.

Striving to enhance the quality of life for those in and around our developments, we implement a comprehensive Social Value strategy for every scheme, working to provide local people of all ages with opportunities, training and upskilling

Land west of Kemps represents an opportunity to deliver a development which showcases our core expertise and focus, comprising sustainable development and cohesive communities.

At every stage, Thakeham's approach supports a lasting legacy – for people, place and planet.



At Thakeham, we have an opportunity and a duty to create amazing places; we are driven by a passion to deliver a legacy for many to enjoy and that we are proud of.

Rob Boughton,
CEO of Thakeham





THAKEHAM

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