



A new landmark development for Haywards Heath

Scan the QR code to access our feedback form and share your views



Artist's impression of proposals looking along the Broadway

WELCOME

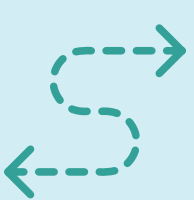
Thank you for visiting our exhibition on the proposed redevelopment of this gateway corner site in Haywards Heath. We are excited to share our vision for a sustainable, high-quality regeneration that will enhance the town centre.



Delivering vitality, new public spaces, commercial premises and high-quality homes



A bold approach which matches the ambitions of the town centre masterplan



A catalyst for planned traffic calming and improved public realm on The Broadway



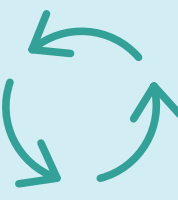
Attracting new shops and businesses to operate in the town centre



Nurturing the Haywards Heath community with new accessible spaces for all



Supporting the vibrancy of a flourishing evening economy



Sustainable regeneration and significant investment in a well-connected town centre site that is currently underused



Creating new homes on a brownfield site reduces the pressure for greenfield development



Artist's impression of new ground floor plaza

About

The proposal consists of the demolition of the existing retail units along The Broadway and the re-purposing of the underused site to provide:

- Active ground floor includes new spaces for local shops, cafes or community uses and creates a new buzz at street level.
- Around 109 new homes for local people comprising of:
 - A distinctive part 12, part 14 storey (46 meters high) residential building with 97 apartments including a mixture of one and two bedroom apartments.
 - 5 further apartments above the new Muster Row shops on Broadway.
 - 7 three bedroom town houses framing Muster Square.
- A welcoming ground-floor plaza and improved pedestrian routes across the site.
- 30 car parking spaces within the site and cycle spaces within a secured and covered room at ground floor.

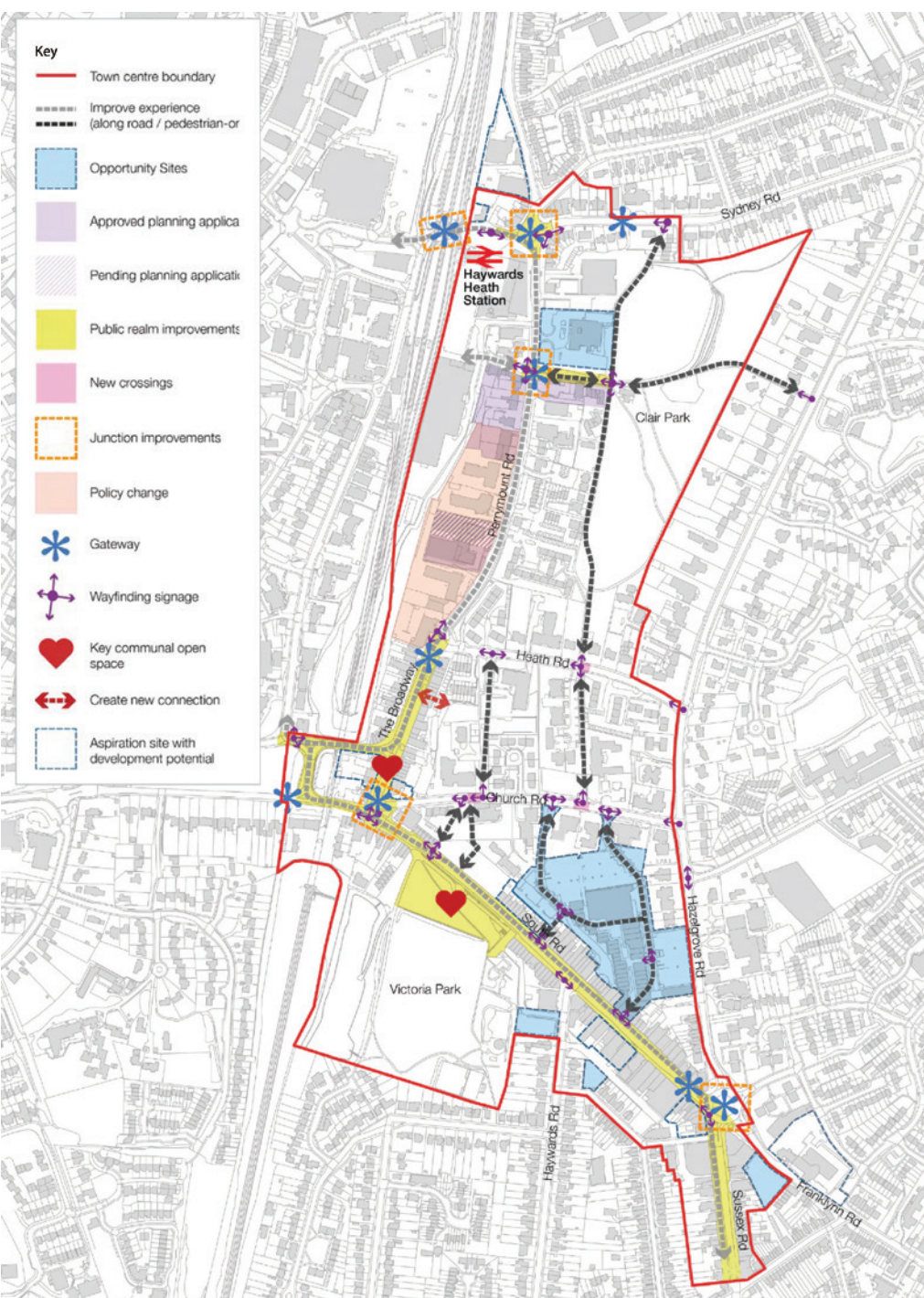
Have your say at: www.mustersquare.co.uk

LOCAL CONTEXT

The site offers a unique opportunity to support the Council’s ambition for Haywards Heath to be the heart of mid Sussex through regeneration of an attractive nodal point in the town centre, delivery of much-needed town centre homes and support of the town’s vitality.

Haywards Heath Town Centre Masterplan:

The Council has developed a Town Centre Masterplan for Haywards Heath, outlining a vision to enhance the town’s appeal by promoting economic growth and attracting residents, workers, and visitors. The site falls within a designated redevelopment area, with its corner locations identified as ‘Gateway’ points and earmarked for future public realm enhancements.



Mid Sussex proposals for Muster Green gyratory:

- Convert the Muster Green North, Dolphin Road and South Road sides of the gyratory to two-way operation
- Close the Broadway arm of the gyratory to vehicle through traffic and form a new pedestrian priority zone
- 20mph speed limit around the gyratory

The proposed pedestrian zone will be an important link from The Broadway to South Road and the Orchards providing a traffic free route for pedestrians and a visual link between the streets. It would also allow businesses to utilise outdoor space, with the potential to become a key focal point for the town centre, hosting community events and/or markets.

The project team are discussing the proposals with Sussex Highways to ensure the plans respond to wider infrastructure improvements.

Local Character



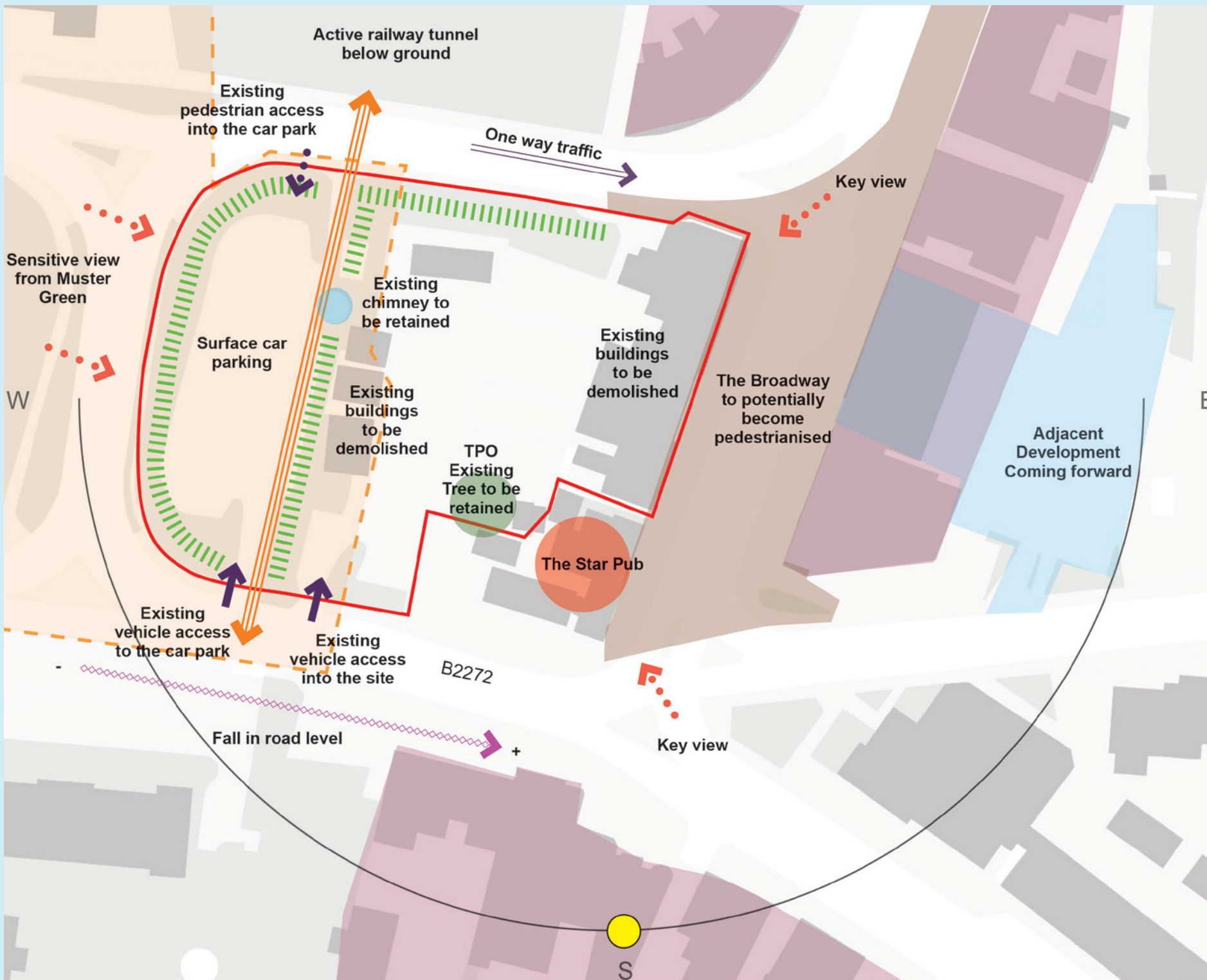
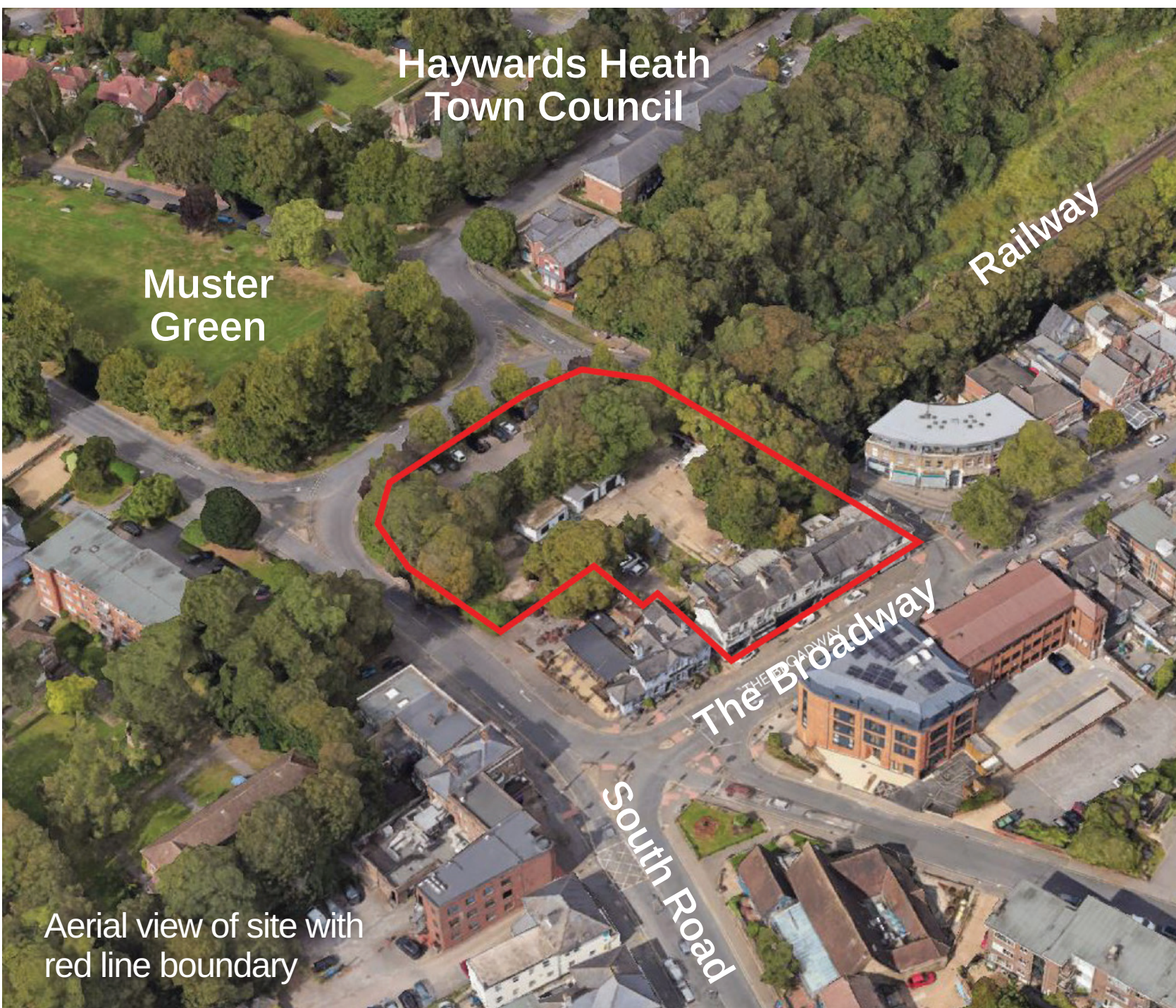
Muster Green

The site sits adjacent to Muster Green Conservation Area which was designated in 1979. It is characterised by the central open area of the Green, mature planting to the edges and large houses which surround the Green. The view from Muster Green to the site is shielded by large mature trees along the Eastern boundary of the Green. There are two heritage assets within Muster Green Conservation Area - The Old House and Haywards Heath War Memorial.

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THE SITE

The site includes properties at 3-15 The Broadway, mostly occupied retail units with accommodation on floors above. The centre of the proposed site is currently used by a car wash business and as parking for The Broadway properties. The rear of the site is a Council owned private car park. The Star at 1 The Broadway is not part of the proposals.



- Key
- Site
 - New development
 - High street character
 - Conservation Area
 - Views
 - Dense greenery/trees
 - Active railway line below ground

The site
setting

The Victorian high street of South Road is surrounded by predominantly suburban residential areas.



To the east of the site is the Grade II listed Church of St Wilfred, built in the 1860s to serve the parish.



The site setting is defined by unique characteristics and constraints.



To the west lies Muster Green Conservation area and Haywards Heath war memorial.



Victoria Park is situated to the south.



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Scan me with your phone

PROJECT TEAM



Artist's impression of new accessible communal amenity space

NORDIC LAND LTD

Nordic Land Ltd is the freeholder of the proposed The Broadway site and has brought together an exceptional team of trusted specialists in order to deliver the Muster Square vision. It is a private property company based near Gatwick Airport, Crawley, West Sussex.

BroadwayMalyan^{BM}

Experienced design specialists with a proven track record in delivering high-quality residential developments in Haywards Heath. Our work integrates complementary project elements to enhance the daily life of cities and communities. We work across a spectrum from regional spatial strategies to masterplanning of urban districts, building around transit-oriented development, designing the 15-minute neighbourhood, individual buildings and making spaces in between that are attractive for people and nature.



Nexus Planning is an independent planning and regeneration consultancy working across the UK. We advise on all aspects of retail, leisure and town centre development. We work with operators, developers, investors and local authorities to find bespoke solutions that support diverse and competitive town centres. Nexus Planning has assisted in the delivery of a number of development projects in Mid Sussex and Haywards Heath.



TMA Environmental Consultants is a leading environmental consultancy specialising in arboriculture, ecology and landscape design. For more than 30 years, we have delivered innovative, nature-led solutions that help shape resilient environments. Our commitment to high standards is reflected in our Platinum Investors in People accreditation and our status as a registered practice with both CIEEM and the Landscape Institute. We work closely with clients and communities to deliver practical, sustainable landscapes that support the needs of people and the natural environment.



Motion is a leading consultancy specialising in transport planning and infrastructure design for development projects across the UK. Based in Guildford and Reading, Motion helps public and private sector clients conceive, plan and deliver successful schemes by combining commercial insight with technical expertise. Our services include transport planning, travel planning, highways and infrastructure design, flood risk assessments, drainage strategies and water neutrality advice. With a strong reputation for results, we bring together stakeholders to solve complex challenges and deliver practical, cost-effective solutions that support growth and sustainability.



Stonyrock supports clients in community and stakeholder engagement, and reputation management. Our open and collaborative approach helps simplify the politics of planning and provides the link between developers, local authorities, stakeholders and communities. Our work mobilises communities and provides the connection for our clients to deliver social value and sustainable change.

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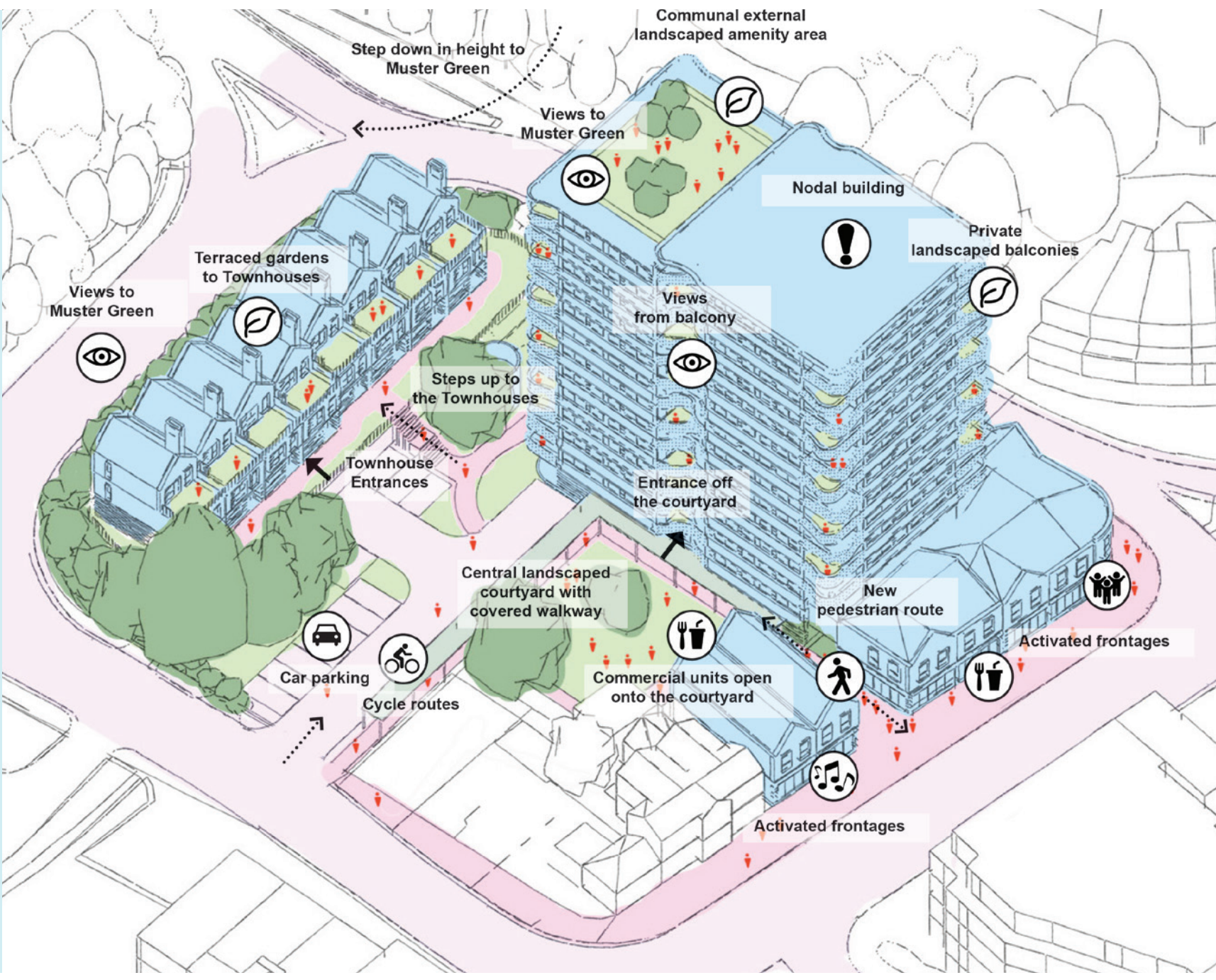
DESIGN



Artist's impression of proposals from South Road with The Star in foreground

- The design of the scheme responds to the local site characteristics and aims to:

 - ✓ Provide a high-quality design
 - ✓ Deliver 109 new homes in a sustainable location
 - ✓ Deliver a new landmark that celebrates Haywards Heath
 - ✓ Provide housing on a brownfield and sustainable site
 - ✓ Enhance the legibility of the town centre
 - ✓ Repair and re-activate the retail frontage at a key pivot point in the town centre
 - ✓ Create a new green space and public realm enhancements.



Muster View –
a residential block with
gym and roof terrace

Muster Row –
replacement retail on
The Broadway



Muster Mews –
townhouses framing
Muster Green



The Muster Square
proposals include
four key areas.



Muster Gardens –
the central heart space providing
pedestrian linkages to the
Broadway and new amenity space



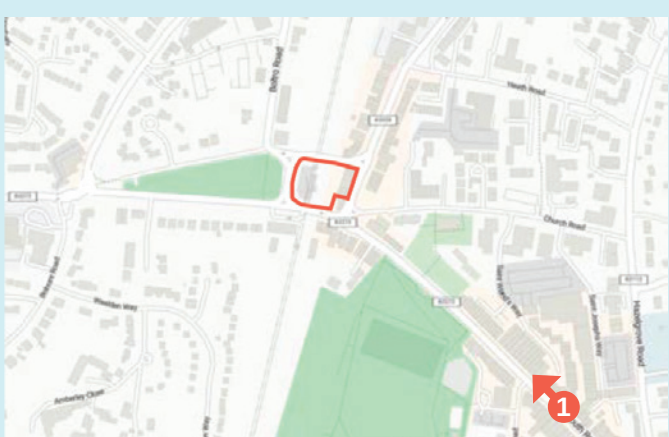
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DESIGN DETAILS

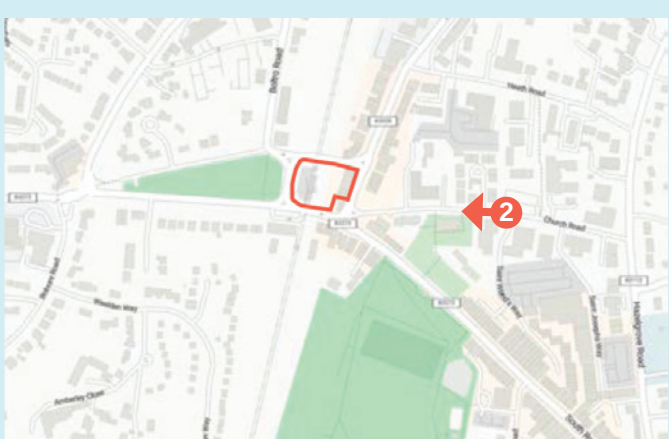
Views

The architects have undertaken some illustrative street views of the proposals.

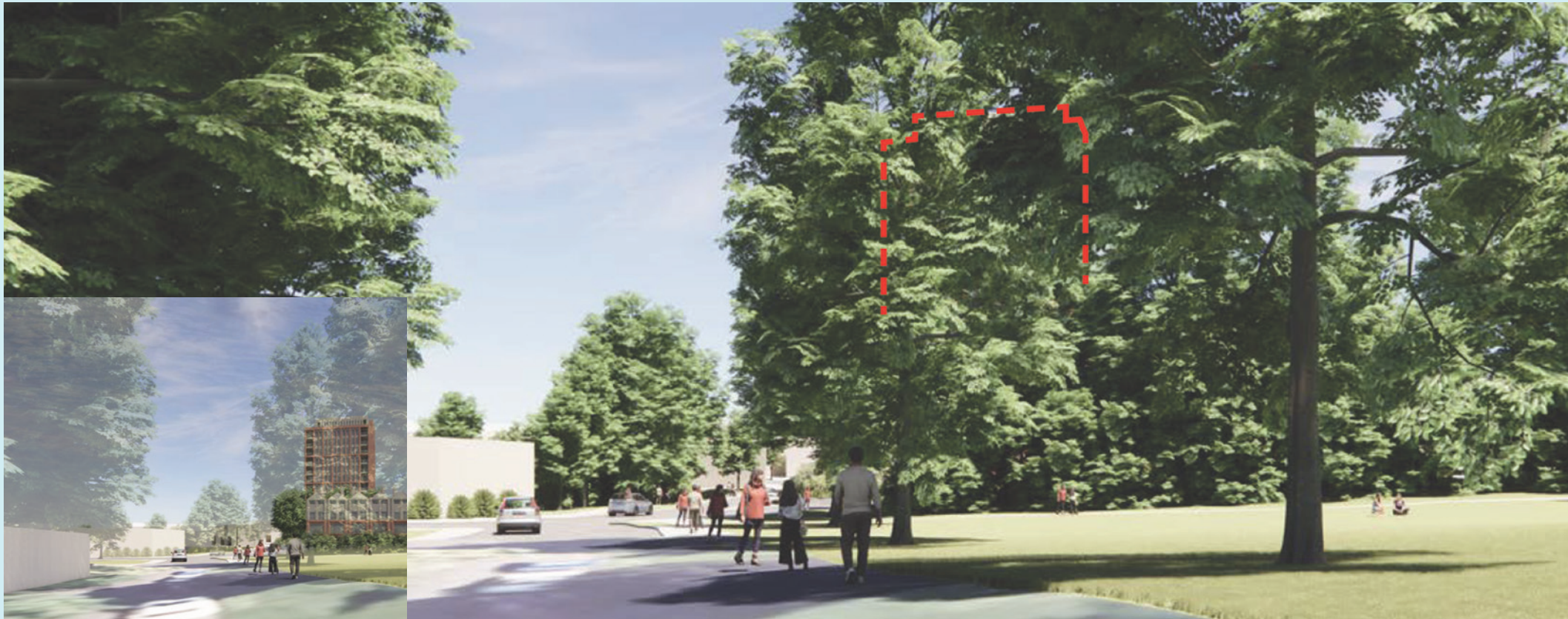
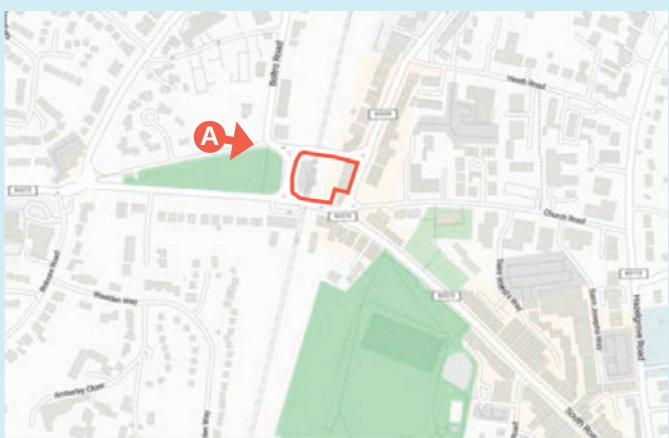
1 From South Road



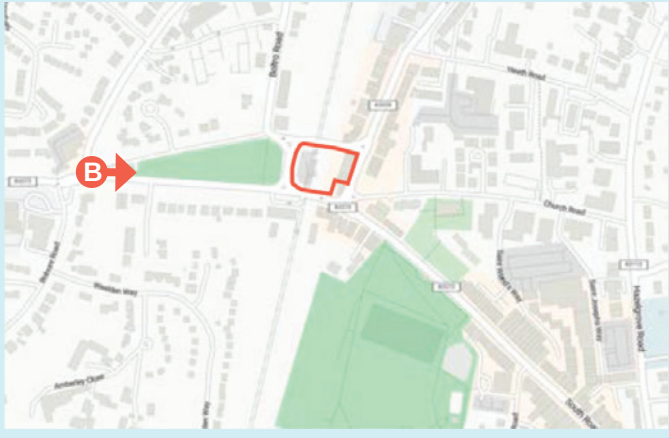
2 From Church Road



3 Muster Green during
summer months A



4 Muster Green during
summer months B



01

Details & Palette



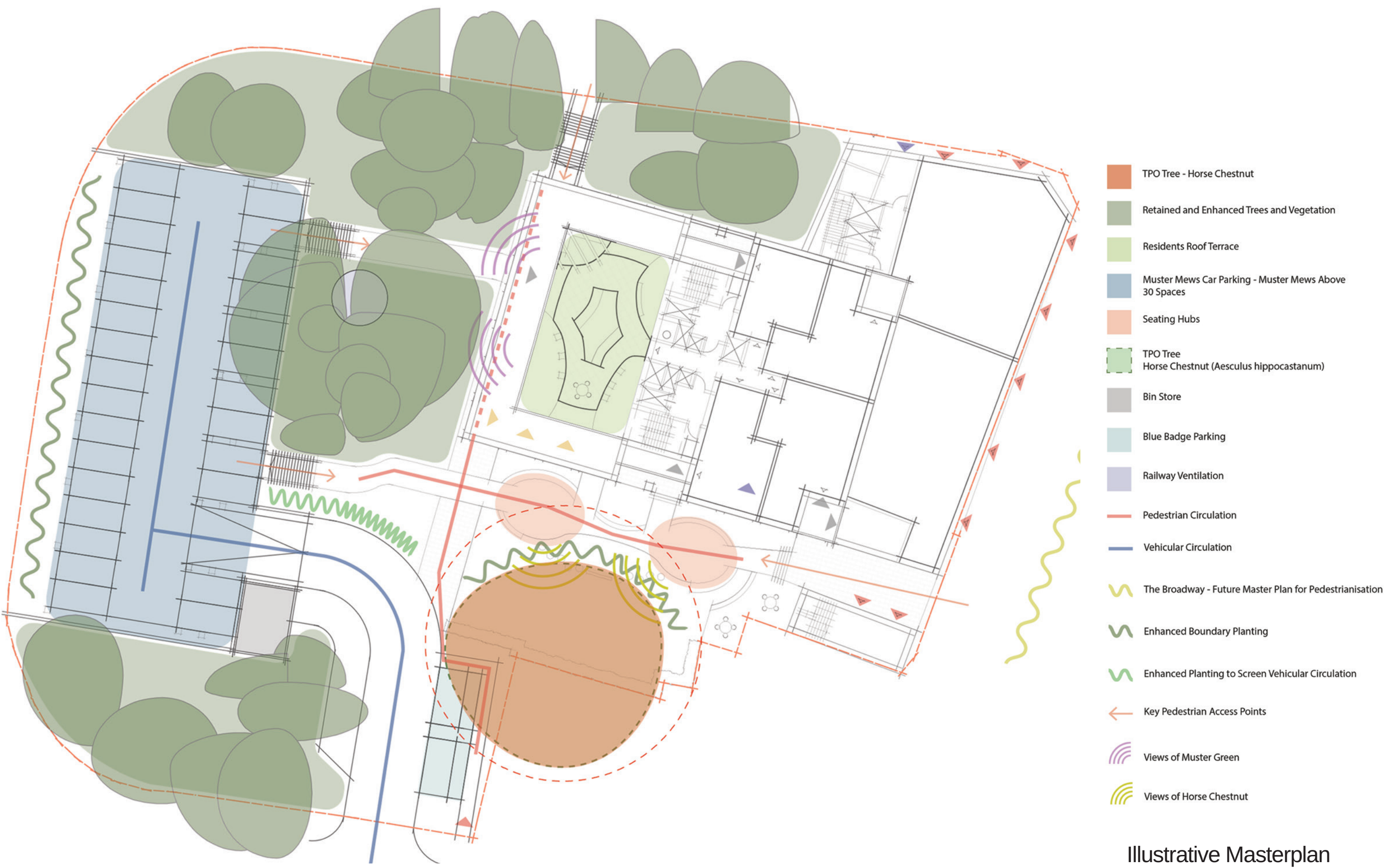
02

Form & Facade



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LAYOUT



Illustrative Masterplan

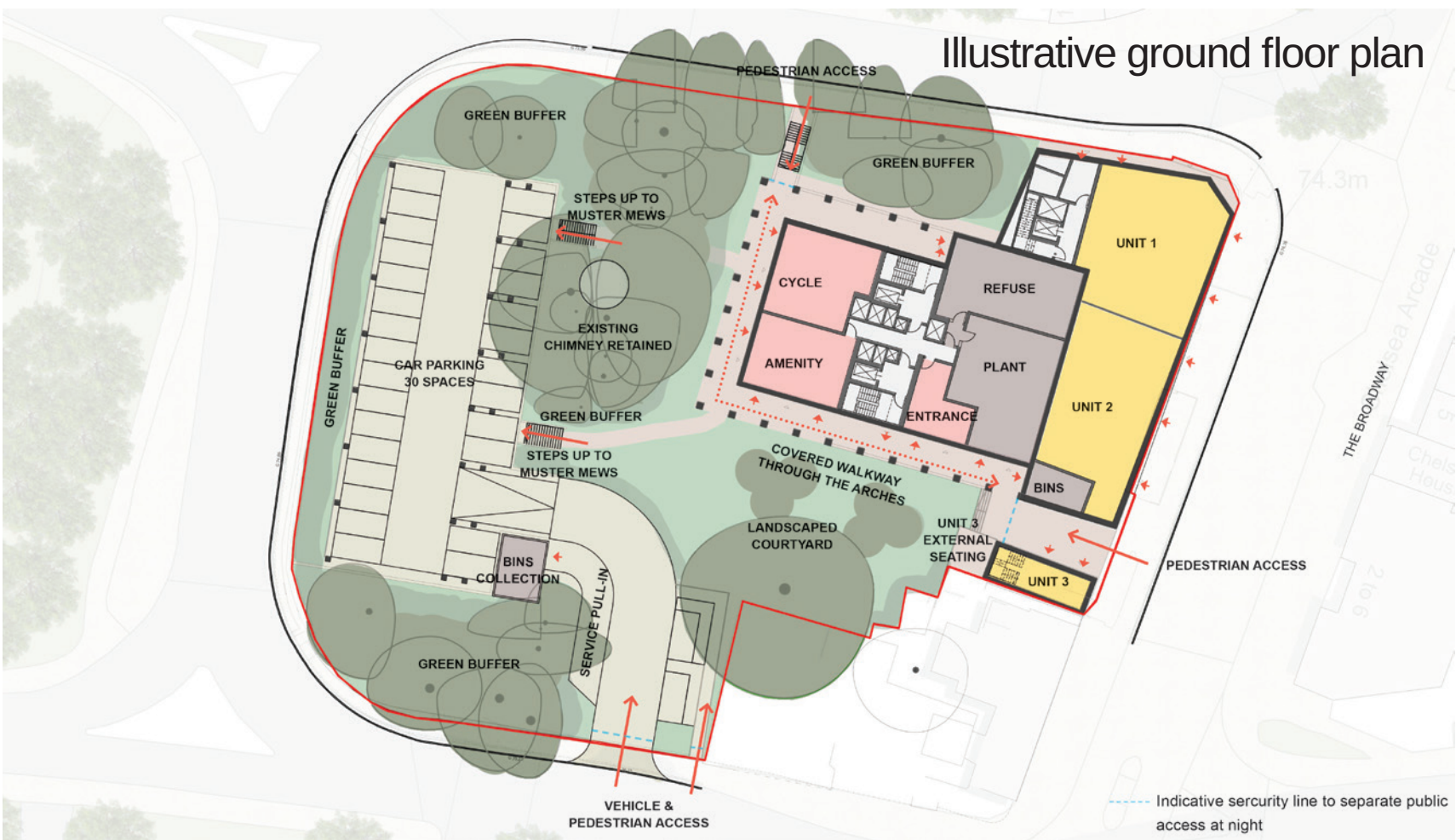
Accommodation
Schedule

102 x
apartments

60% 1 bed

40% 2 bed

7 x 3 bed
townhouses



Transport



Located within 10 minute walking distance of Haywards Heath train station



Provision for secure cycle parking and limited on-site car parking



EV charging points



A focus on walking, cycling, and public transport over private car use

Landscaping



Significant amount of existing tree cover and vegetation is preserved



Horse Chestnut (with tree preservation order) forms a focal point in central heart



New planting throughout site will create a green environment that elevates Muster Square's natural character



Planting and habitat creation will help deliver ecological and biodiversity enhancements across the site

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HAVE YOUR SAY



Artist's impression of Muster Gardens from Muster Row

The project team would like to thank you for your time today. The design for this new residential landmark for Haywards Heath is still evolving and we look forward to hearing your views on the plans we have shared today.

We want to hear your thoughts on:

- Regeneration of the site
- Creation of a landmark building
- Publicly accessible site
- Benefits to the community
- Supporting the economy
- Sustainability features

Please use the QR code above or pick up a paper form to leave your feedback by Friday 19th December. We will then review your comments alongside those from statutory consultees before preparing a planning application for Muster Square for consideration by Mid Sussex District Council.



Haywards Heath community

The project team are keen to work with the Haywards Heath community. If you know of any organisations that might like to get involved in the project please share our details with them. This might be helping to plan community art for Muster Gardens, working with local colleges on work experience opportunities, collaboration with local enterprises or supporting local charity endeavours. We would love to hear from you.



Artist's impression of Muster Mews from corner of Dolphin Road

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