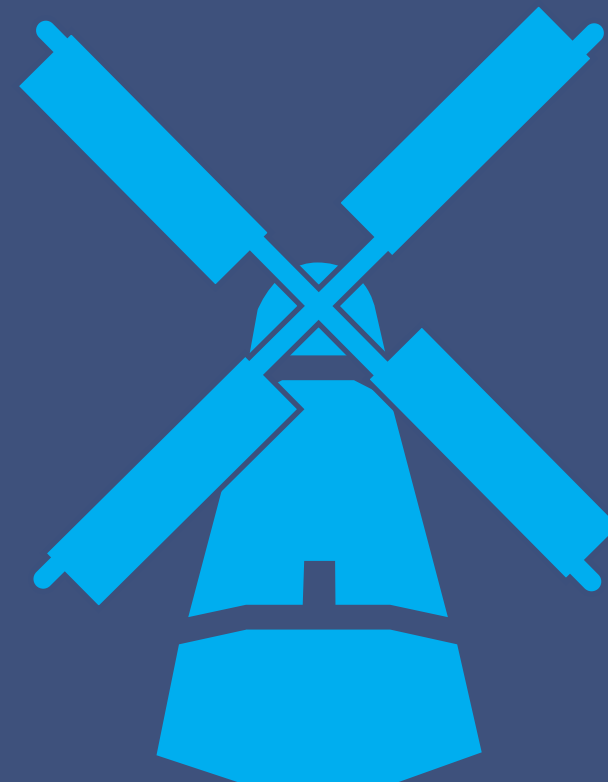




Hindsland, Eastbourne Road
Willingdon, East Sussex
Design and Access Statement



March 2021

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DANESCROFT

Danescroft is a privately owned property development company established in 1997 and for the past 23 years has delivered residential developments in the capacity of owner, investor and developer working closely with landowners, local authorities, communities and other stakeholders.

Danescroft has established a good track record across London and the South East of delivering new developments to the highest standards that make a positive contribution and meet the aspirations of the local community.



Recent Danescroft project in Crawley



Recent Danescroft project in Chichester



Recent Danescroft project in Binfield



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Hindsland, Eastbourne Road, Willingdon

Design and Access Statement

1.0

Background



1.0 Background

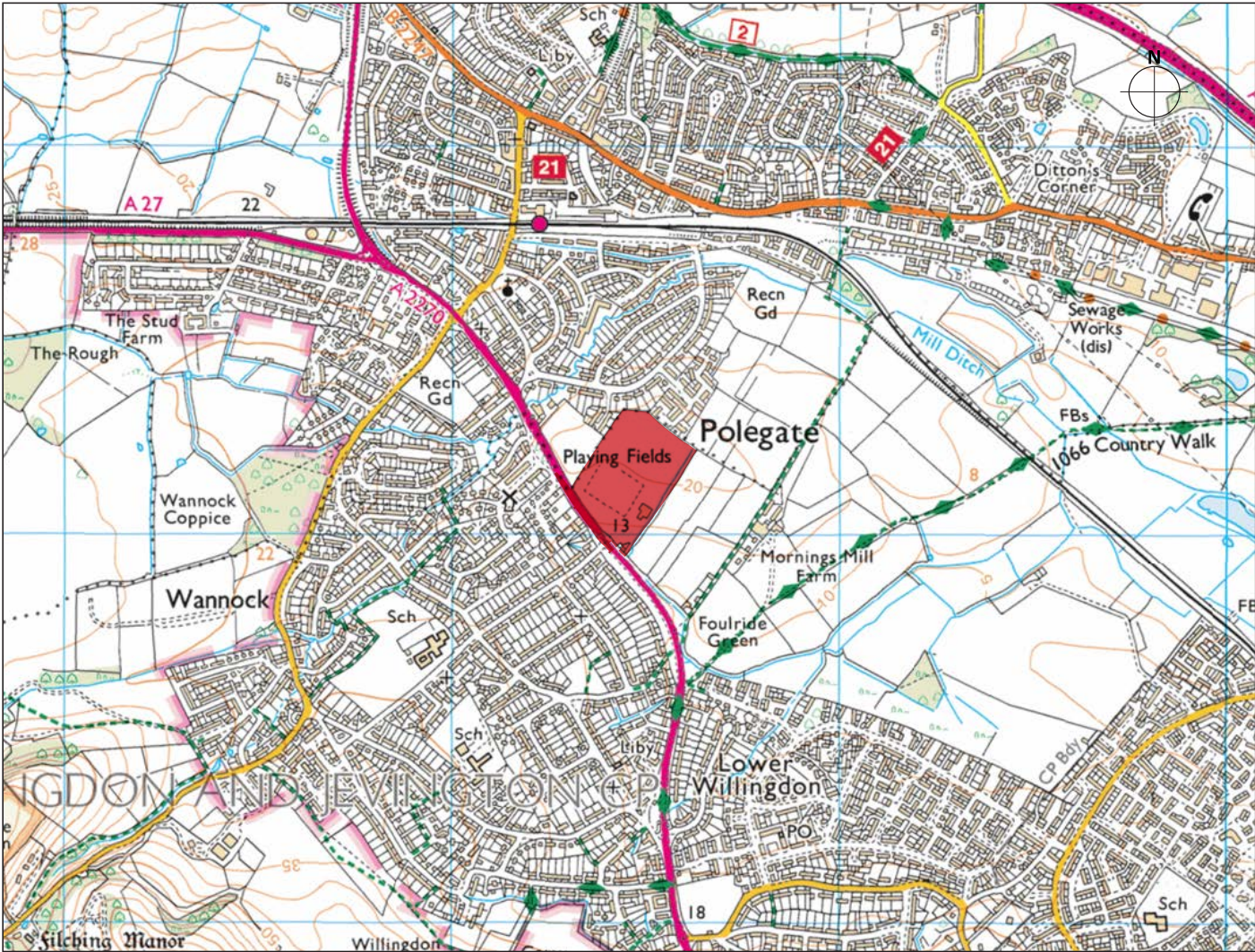
1.2 SITE LOCATION

The application site measures approximately 6.48 ha (16 acres) but the application redline boundary includes the works to the public highway and therefore covers a slightly larger area of 6.9ha.

It is located on the eastern side of the A2270 Eastbourne Road in a highly sustainable location immediately adjacent to the defined urban area of Polegate/Willingdon on the adopted Wealden Core Strategy Proposals Map and currently comprises derelict former private playing fields and the footprint of the previous pavilion buildings that have been demolished.

The site comprises the part of a Strategic Development Location for circa 700 no. dwellings in the adopted Core Strategy (Policy WCS4 – Strategic Development Location 4 – SD4) along with a mix of other uses that is closest to all key services and facilities within the settlement.

The previous planning history on the site has confirmed the suitability of the site for housing and community use with access taken from Eastbourne Road.



Surrounding context plan (site coloured red) showing photograph locations 4 and 10

1.3 PLANNING HISTORY

The Hindsland site formed part of a wider outline planning application (with all matters reserved apart from access- WD/ 2017 1942 /MEA) for the development of a mixed-use urban extension of Polegate/ Willingdon comprising up to 700 dwellings plus employment, community and amenity uses. An appeal on grounds of non determination was dismissed in December 2019 (APP/C 1435 / 19 3230484). The proposal was dismissed solely on transport grounds.



Hindsland site in relation to wider outline application site (WD/ 2017 1942 /MEA) - Juice Architects

1.4 VISION

This proposed Hindsland development provides the opportunity to deliver much needed housing and community facilities for Willingdon and its surroundings in a well-designed landscape led scheme that respects the local context and character, the visual impact into and from the site and the very special setting. The Site could deliver a mix of dwelling sizes, types and tenures to add a balanced extension to the existing community and improve local infrastructure and facilities ensuring that what is delivered will add a positive legacy for the residents of Willingdon.

Hindsland, Eastbourne Road, Willingdon

Design and Access Statement

2.0

Existing Site and Context



2.0 The Existing Site & Context

2.1 SITE DESCRIPTION

The Site itself comprises the former Hindsland Playing Fields, which have been disused for a number of years. When previously in use, the playing fields were for private organised sporting fixture use and not open to the public. The Site is currently not maintained as playing fields, and consists of scrubland, open land, hedgerows and trees. In addition to the former playing fields there are areas of hard standing associated with a former pavilion building, a single detached dwelling (vacant) and associated outbuildings, which is accessed from a disused access road off the A2270 Eastbourne Road at the far southwest corner of the site.

Mornings Mill Farm is located adjacent to the Site to the south-east. An unused field is located adjacent to the Site to the north-west. Both the Mornings Mill Farm and the unused field are separated from the Site by existing hedgerows and tree belts.

There are no public footpaths or rights of way crossing the site.



1. North east from Eastbourne Road



2. Existing access



3. Along eastern boundary



4. Current access to site from Eastbourne Road



5. Towards Eastbourne Road from current access



6. North west along Eastbourne Road



7. North west along Eastbourne Road



8. Along south eastern boundary with Eastbourne Road

2.0 The Existing Site & Context



Existing site aerial photograph - the 6.5ha (16 acres) site currently comprises former playing fields

2.0 The Existing Site & Context



9. Eastern corner



10. Southern boundary with Eastbourne Road and South Downs beyond



11. North western boundary



12. North towards properties on Courtland Road and Spurway Park



13. South towards South Downs National Park



14. Towards south eastern boundary

2.0 The Existing Site & Context



15. Rear of properties on Courtland Road



16. Rear of properties on Spurway Park



17. Along north western boundary



18. Existing trees on south eastern boundary



19. Along south eastern boundary toward Eastbourne Road



20. From the Site towards Eastbourne Road

2.0 The Existing Site & Context

2.2 SITE CONTEXT

The site, as described previously sits in a pocket which is bounded by the main Hailsham to Eastbourne Road (A2270) to the south, an additional field and hard urban edge to the west and north and grazing field to the east. It presents a mixture of influences and character with residential forms and function dominant in the site's immediate environment.

The local context is considered under two fundamental headings, Landscape and Urban Character. The context of these has and will continue to influence the design approach and will inform the master planning, the open space and recreational strategy, the building forms and massing and the detail of the architecture.

Landscape Character

The landscape character is formed by the Pevensey Levels (NCA124) the Low Weald (NCA121) the High Weald (NCA 122) and the steep scarp of the South Downs (NCA125). The land use in these areas inform the character of the land with a large swath of it being grazed pastureland. The urban fringe gives a distinctive line to the green edge which becomes evident when viewed from the South Downs to the south west of the site. The full scope of the landscape character is set out in the Landscape and Visual Impact Assessment (LVIA) which accompanies this application.

Built Form Character

The local urban character has informed the character of the buildings shown on the illustrative layout. This will ensure that the delivered scheme will be appropriate in scale, form and typology with its surroundings, the site and the landscape-led layout that has been produced. Key to the design of the layout is the intention that there will be no visual impact on the existing dwellings adjacent to the site from the proposals and vice versa. The majority of the dwellings that directly surround the site are bungalows, on the north eastern side of the site, with the majority of the direct boundaries being open.

The main Eastbourne Road frontage is a mix of detached and semi-detached bungalows and two storey houses. The densities in the surrounding housing blocks range from 21dph in the adjacent bungalows up to a range of 24 to 34 dph in the more traditional two storey housing. The public realm is quite varied with deep frontages and generous grassed verges.

In relation to fenestration, detail and materiality there is no dominant style with an evolved aesthetic that is typical of established community. There are references to local distinctiveness which will give the emerging designs the design cues required to ensure a well-executed, relevant scheme is delivered.



Surrounding context aerial photograph (site outlined red) showing photograph locations

2.0 The Existing Site & Context



1. Eastbourne Road (opposite site)



2. Eastbourne Road/ The Thatchings



3. The Thatchings



4. Horse & Groom Pub - junction of Eastbourne Road and High Street



5. Esso Garage/ Tesco Express - Eastbourne Road



6. Walnut Walk



9. Wannock Lane



7. Broad Road



10. Sunflower Lane



8. Junction of Broad Road and Eastbourne Road



11. Polegate Windmill, Park Croft

2.0 The Existing Site & Context

2.3 TREES

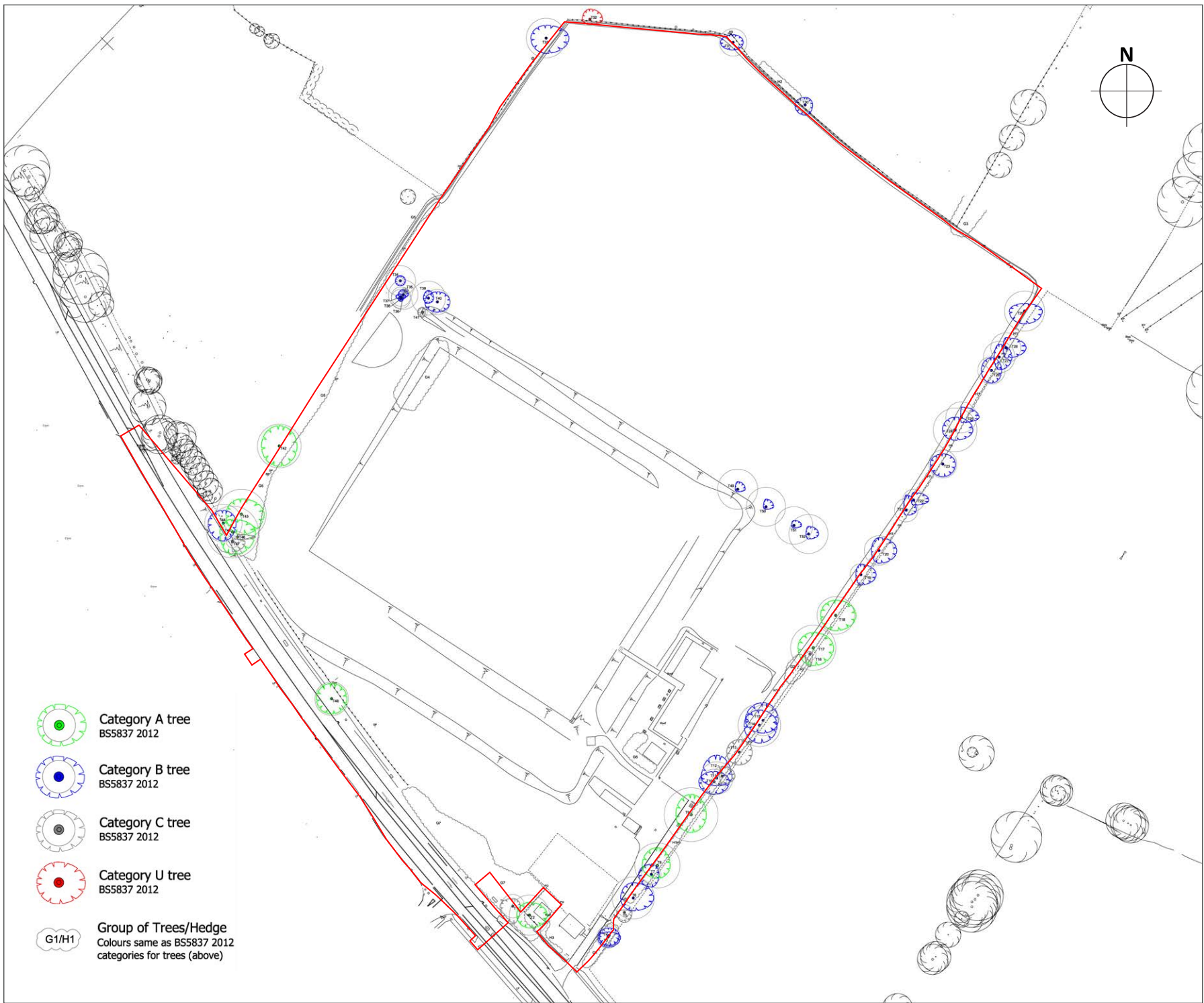
A Tree Constraints Plan has been compiled by Greenspace Ecological Solutions to identify the quality and value of existing trees on the site, allowing decisions to be made as to the retention or removal of trees in the case of any development.

The majority of the trees within the survey area are on or adjacent to the site's boundaries and will be retained wherever possible. The arboricultural surveys have identified that the site contains a mix of young, early-mature and over-mature trees which are predominantly in good condition and generally associated with field boundary hedgerows.

All of the trees that are classified as category A (trees of high quality and are particularly good examples of their species) will be retained and protected. The category B trees (of moderate quality) will be retained wherever possible. The remaining trees are category C (of low quality and value, currently in adequate condition to remain until new planting could be established) or U (in such a condition that any existing value would be lost within 10 years and which should in the current context, be removed for reasons of sound arboricultural management).



Existing trees on site boundaries to be retained where possible to help screen views of the site



Tree constraints plan (Greenspace Environmental Solutions)

2.0 The Existing Site & Context

2.4 TOPOGRAPHY

The topography of the site ranges from 21.20m AOD near the centre of the site to 21.00m AOD in the eastern corner, 19.00m AOD on the northern corner, 18m AOD in the western corner and 12.00m AOD in the southern corner. The southern portion of the site has been subject to significant historical earthwork remodelling to provide a useable playing field. The embankments formed as part of this remodelling are steep (1 in 1 gradient). Generally levels fall towards the southern corner of the site.



Topographical survey

2.0 The Existing Site & Context

2.5 ENVIRONMENTAL IMPACT

The Environmental Impact Assessment has been coordinated by AECOM and carried out by a number of specialist designers and consultants appointed by the Applicant.

The respective consultants are presented below along with their respective disciplines, project roles and contribution to the EIA.

- **Neame Sutton** - Planning and Socio-economics Consultant
- **AECOM**- EIA project management and coordination
- **ACD Environmental**- Landscape and Visual Impact Assessment Consultant
- **Stuart Michael Associates** - Air Quality and Noise and Vibration
- **i-Transport** - Traffic and Transport Consultant

Where possible, the results of the environmental assessments of the Proposed Development have been fed through to the design team to avoid or reduce likely significant effects occurring.

The Environmental Statement sets out the findings of the assessments and the mitigation measures required to avoid significant environmental effects.

Environmental and Socio-economic Context

A summary of key features of the environmental and socioeconomic context specific to the Site and the surrounding area is provided on the following pages. Further information on the environmental and socio-economic baseline of the Site and the surrounding area is provided in the technical chapters of the Environmental Statement submitted with the application.

2.6 FLOOD RISK

Fluvial Flooding

The Site is located entirely within Flood Zone 1 and there are no records of historic flooding at the site or having affected surrounding land, therefore, the risk of fluvial flooding is considered **low**.

Surface Water Flooding

The EA mapping indicates that the majority of the site is at ‘**very low risk**’ of surface water flooding. There is a ‘**low risk**’ of surface water flooding along the route of the existing ditch on the south-eastern boundary and around the hardstanding areas of the changing rooms and existing building in the southern corner of the site.

There is no overland surface water flood path from outside the site boundary that crosses the site, therefore the overall risk of flooding from surface water is considered **low**.

Surface Water Drainage

Site levels indicate that the majority of the site falls towards the southern corner. Surface water runoff drains towards existing ditches along the southern and eastern boundaries which historically discharge into the Main River known as the Mornings Mill Stream. A short section of the eastern boundary ditch is culverted through a 450mm diameter pipe adjacent to the existing site access.

A positive land drainage system was installed for the sports pitch to collect surface and sub-surface flows and discharge them into the eastern boundary ditch via a 150mm diameter pipe into the culverted section of the ditch.

In accordance with the ESCC LFRMS, where possible and if indicated by the results of the intrusive ground investigation shallow infiltration methods will be utilised across the site. In the areas where this is not possible surface water will be controlled as close to source as possible whilst using above ground SuDS such as swales and infiltration basins to convey surface water runoff to the southern corner of the site where water will be discharged at a reduced rate into the watercourse/ditch on the eastern boundary using existing drainage systems as a secured outfall connection.

Foul Water Drainage

Southern Water’s Developer Services has previously advised that the site is located within their Regional Forecast growth area, and sewer upgrade works providing improved capacity for the area are due to be completed in 2022. The upgrade works will provide sufficient capacity for the proposed development.



Extent of flooding from rivers or the sea
Flood Zone 1 Flood Zone 2 Flood Zone 3 Flood Zone 4
Fluvial flood risk map (Environment Agency)



Extent of flooding from surface water
Flood Zone 1 Flood Zone 2 Flood Zone 3 Flood Zone 4
Surface water flood risk map (Environment Agency)

2.0 The Existing Site & Context

2.7 TRAFFIC AND TRANSPORT

A Transport Assessment has been prepared by i-Transport to inform the application. The summary of the reports finds is as follows:

- The A2270 Eastbourne Road provides the primary pedestrian route from the Site north towards Polegate High Street and south through the centre of Willingdon. There is no footway provision along the Site’s frontage, with a footway located on the western side of the A2270 Eastbourne Road carriageway. To the west of Eastbourne Road are a number of local residential streets, with access to Willingdon Community School and Willingdon Primary school alongside other community uses including library, Parish Council offices, and churches.
- The closest bus stops to the Site are located on Eastbourne Road, adjacent to the Site. These bus stops provide access to a number of local services serving destinations including Uckfield, Hastings, Lewes and Eastbourne.
- Polegate railway station is located approximately 750m to the north of the Site. The station is served by Southern Railway trains with direct services to Eastbourne, Hastings, Brighton, and London Victoria.

The Table (right) demonstrates that the majority of everyday services and facilities are within a comfortable 1.6km walking distance from the site. In addition, bus services along Eastbourne Road provide access to Eastbourne town centre which provide a wider range of services and facilities. These bus services are to be further enhanced as part of the HPEMAC plans, for which the development will be providing a proportionate financial contribution towards.

Destination	Approx. Distance from Site (m)	Walking Time (mins)	Cycling Time (mins)
Retail			
Tesco Express	350	4	1
ATM Machine	350	4	1
Co-op & Post Office, Willingdon	850	10	3
One Stop Convenience, Polegate	950	11	3
Co-op & Post Office, Polegate	1,000	12	4
Polegate High Street	1,000	12	4
Tesco Express, Freshwater Square	1,200	14	5
Education			
Willingdon Community School	600	7	2
Willingdon Primary School	700	8	3
Step by Step Children’s Nursery Polegate	1,300	15	5
Polegate School	1,400	17	5
Leisure			
Polegate Town FC	550	7	2
Willingdon Community Library	1,000	12	4
Brightling Road Leisure Ground	1,100	13	4
Health			
Proposed Medical Centre	0	1	1
Manor Park Surgery	650	8	2
Polegate Dental Surgery	650	8	2
Kamsons Pharmacy	850	10	3
Employment			
Polegate High Street	1000	9	3
Chaucer Industrial Estate	2,800	33	11
Chaucer Business Park	3,000	36	11
Other			
Saint George’s Catholic Church	550	7	2
St John’s Church of England Church	650	8	2

Key:

Within a "Walkable Neighbourhood" (800m)

Within a distance where most people (circa 81%) will walk (1,600m)

Within a distance where walking is a realistic alternative to car use and where some people (circa 31% are still prepared to walk (3,200m)

Source: Consultant’s Estimates

Walking speed – 1.33m/s

Cycling speed – 15km per hour

Summary of local facilities (i-Transport)

2.8 NOISE

The site lies to the north east of the A2270 Eastbourne Road, between existing residential dwellings to the north and open agricultural land to the east. On the south west side of Eastbourne Road are existing residential dwellings. The dominant noise source in the area is from road traffic on the Eastbourne Road and this will need to be taken into account when designing the south west frontage of the site. Proposed dwellings within the site will be shielded from road traffic noise by the Plots fronting Eastbourne Road. The juxtaposition of buildings, the use of appropriate glazing and boundary treatments will ensure that internal and external noise levels will be below guideline levels.



Eastbourne Road forms the south western boundary of the site

2.0 The Existing Site & Context

2.9 VISUAL IMPACT

A Landscape Visual Impact Assessment of the site has been prepared by ACD Environmental to inform the application. The summary of the reports finds is as follows:

- The Site does not lie within areas protected by landscape designation. The South Downs National Park is situated to the west beyond the settlements of Willingdon and Wannock, with the nearest part of the National Park, Wannock Copse, 750m from the site boundary at its nearest point.
- The High Weald Area of Outstanding Beauty is just over 10 km to the north east. There are two Registered Parks and Gardens in the vicinity: Wooton Manor, a Grade II listed Park and Garden in private ownership, is situated 1.75 km to the west, and The Hoo is located 1.75 km to the south east in the centre of Willingdon village.
- The Site falls within the highest part of the Pevensey Levels National Character Area, which has a long history of land reclaimed from the marshes and is characterised by extensive drainage networks and grazed pasture.
- Potential receptors in the area include local residents within the roads surrounding the site, including sections of the A2270 Eastbourne Road, Brightling Road, Courtland Road, Spur Road and Spurway Park. The site may be visible from public rights of way on the hills to the west, including Butts Brow, The Combe and Crane Down. The 1066 Country Walk long distance path passes close to the site and the Cuckoo Trail, National Cycle Network Route 21, is 1 km to the north. Travellers on the railway will also have views of the Site.

2.10 ECOLOGY

Ecological surveys were carried out for the wider outline application in 2015 and 2017. They concluded that no direct impacts would be anticipated on nearby nature conservation sites as a result of the proposed development.

An updated Preliminary Ecological Assessment and species-specific surveys for reptiles, wintering birds and Badgers were conducted within the site during 2020/2021. These surveys identified that the site to be dominated by grassland, enclosed by hedgerows, which supports a low population of reptiles and an assemblage of common and widespread bird species within the boundary features.

Historic Bat surveys revealed that the site is utilised infrequently by commuting and foraging Bats and Dormouse surveys conducted during this same period concluded likely absence from the Site. As the on-site boundary habitats have undergone no significant change since those surveys, mitigation has been applied on that basis and no further surveys are deemed a requirement.

The Site lies within the zone of influence presented by designated sites of national importance and the likely impacts of the proposals have been assessed thorough completion of a Stage 1 and 2 Shadow Habitat Regulations Assessment (sHRA).

As part of the ecological recommendations for the wider outline site, the proposed scheme for the Hindsland site will retain key ecological features where possible and ensure that wildlife corridors and green infrastructure form an integral part of the scheme.

The site’s ecological features are also to be enhanced through the creation of additional habitat areas, retention of hedgerows and associated buffer zones and long-term management of the habitats at the site.

2.11 GROUND CONDITIONS AND CONTAMINATION

Historical maps show the Site to have a long history of mainly agricultural uses until around 1950. The area surrounding the site was open farmland until 1938, after which residential development took place, with continued expansion until 1974 after which the area remained relatively unchanged.

Geological maps for the area indicate that the northern and central areas of the Site are underlain by Lower Greensand Group, with the southern portion of the Site underlain by Gault Formation.

The Lower Greensand Group is classified as a Principal Aquifer and the Gault Formation as Unproductive strata. There are no records of superficial aquifers within the Site’s area however, the Head deposits just off the north eastern corner of the Site has been classified by the EA as a Secondary Undifferentiated aquifer.

Groundwater vulnerability within the area of the Lower Greensand Group has been classified as High.

2.12 AIR QUALITY

The Site is not located in or near an Air Quality Management Area (AQMA) as WDC has not declared any AQMA within their administrative boundary, and there are no air polluting sources other than the A2270 Eastbourne Road within close proximity to the Site.

The Site is considered to be in an area of good air quality. This is shown in the WDC 2020 Annual Status Report (ASR) which states that “*Currently, there are no areas in Wealden where members of the public are exposed to levels of these pollutants in excess of the UK Air Quality Objectives*”. The results from the continuous monitoring of O3 in Isfield and NO2, SO2 and O3 at Lullington and NO2 via diffusion tubes at ten sites within WDC indicate that there is a downward trend in NO2 concentrations over the past six years.

2.0 The Existing Site & Context

2.13 HERITAGE AND ARCHAEOLOGY

A Historic Environment Desk Based Assessment of the site has been prepared by Wessex Archaeology to inform the application. A summary of the reports findings is as follows:

- The Site does not lie within any Scheduled Monument, World Heritage Site or Historic Battlefield. The Site lies within an Archaeological Notification Area as defined by WDC.
- The Site lies outside any Conservation Area, the nearest being Willingdon Church Street, approximately 1.8 km away to the south of the Site.
- The nearest designated historical asset is the Grade II* listed Polegate Windmill, approximately 160m away to the south west of the Site. Due to the scale of the Proposed Development, there is not expected to be any visibility between the Site and the asset or Conservation Areas.
- Previous non-intrusive investigations undertaken within the Site summarises that whilst there remains the potential for as-yet unidentified below ground archaeological features, there is no evidence to indicate the presence of significant heritage assets within the Site.

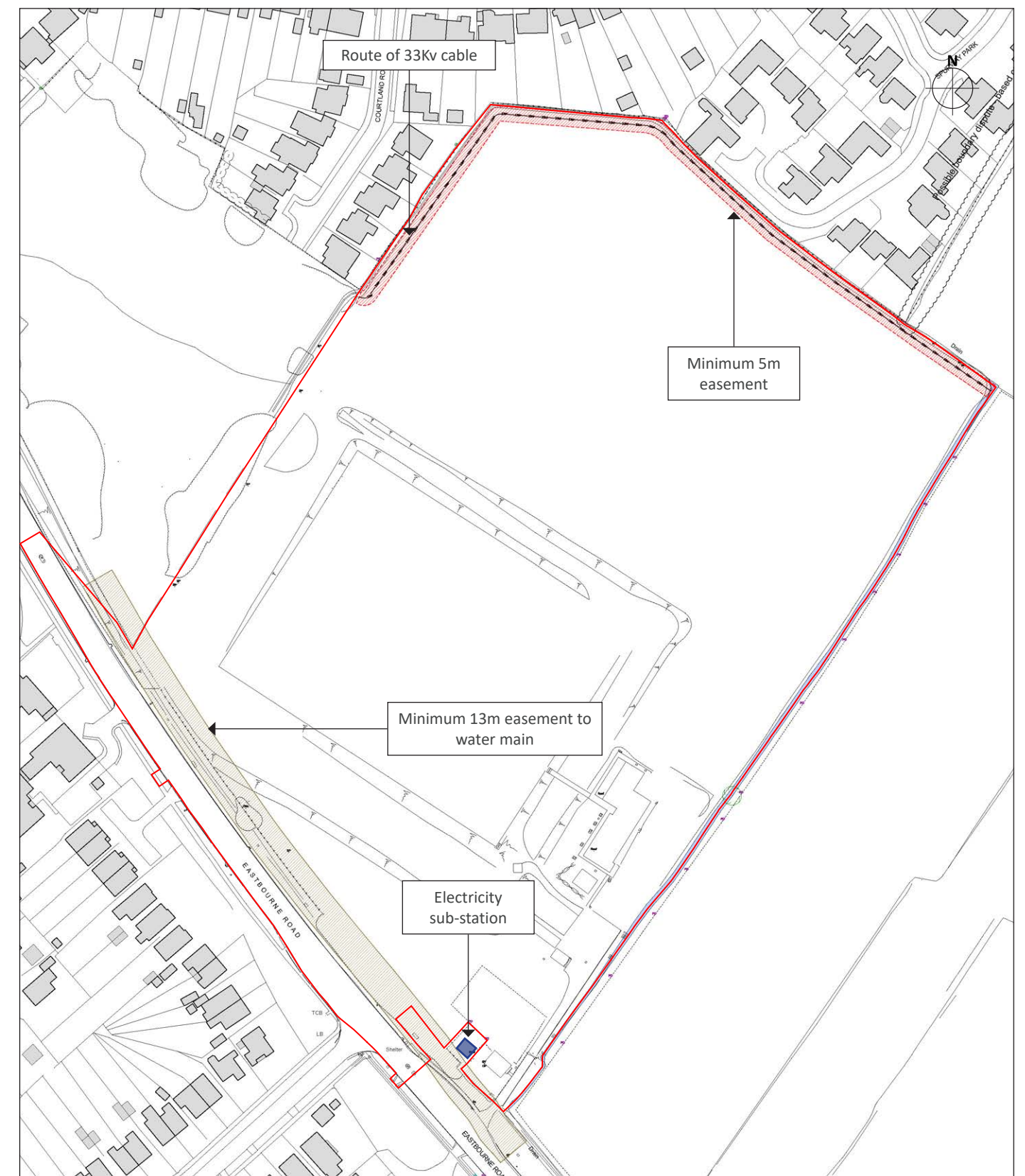
2.14 UTILITIES

Electricity

A high voltage 33Kv electricity cable runs across the northern boundary behind properties on Courtland Road, Brightling Road and Spurway Park. This will require a 5m easement as illustrated by the red hatched area on the plan (right). An electricity sub-station is also located in the southern corner of the site just outside the boundary.

Water

A water main runs along the boundary with Eastbourne Road which will require a 13m wide easement as illustrated by the brown hatched area on the plan (right)



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Hindsland, Eastbourne Road, Willingdon

Design and Access Statement

3.0

Design Framework



3.0 Design Framework

3.1 INTRODUCTION

This section sets out the key policies and guidance which form the framework within which the design of the scheme has been developed.

Further considerations include the relevant policies of the National Planning Policy Framework 2019 (NPPF), Planning Practice Guidance and Supplementary Planning Guidance.

For more detailed planning information please refer to the Planning Statement prepared by Neame Sutton which accompanies the application.

3.2 NATIONAL PLANNING POLICY FRAMEWORK

The NPPF was published in 2012 and updated in July 2018 and February 2019. The document sets out national guidance relating to design. Paragraph 124 states the creation of high quality 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. Paragraph 127 explains that planning decisions should aim to ensure that developments:

- a. function well and add to the overall quality of the area over their lifetime;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history;
- d. establish or maintain a strong sense of place;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and
- f. create places that are safe, inclusive and accessible and which promote health and well-being.

Further detailed guidance on design issues was provided in March 2014, within the Government’s Planning Practice Guidance. The Guidance explains that planning should promote:

- Local character (including landscape setting)
- Safe, connected and efficient streets
- A network of green spaces (including parks) and public places
- Appropriate security measures and address crime prevention
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods

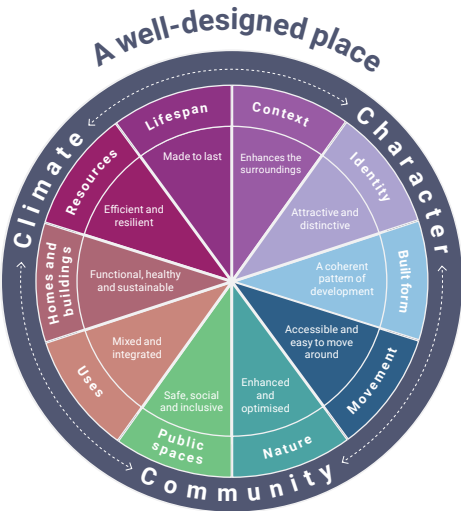
3.3 THE NATIONAL DESIGN GUIDE

The National Design Guide was published by the Ministry of Housing, Communities and Local Government in September 2019. It is a response to the ‘Creating Space For Beauty’ interim report by the Building Better, Building Beautiful Commission published in July 2019.

This 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.

The 10 characteristics of well designed places

Well-designed places have individual characteristics which work together to create its physical distinctiveness. The ten characteristics highlighted in the National Design Guide help to nurture and sustain a sense of community and 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 of well designed places
(National Design Guide, September 2019)

Within the conclusion of this document, reference will be made to how the proposals respond to the relevant characteristics of the National Design Guide to illustrate that the proposals meet with the Government’s priorities for well-designed places.



3.0 Design Framework

3.4 LOCAL PLANNING POLICY

The Council’s latest HLS Position was published in December 2020 and then updated in January 2021 to reflect the outcome of the 2020 HDT, which introduced a 20% buffer to the calculation. As a result the Council’s stated HLS position is 3.28 years and a shortfall of -2,529 dwellings. There is a significant shortfall in housing provision leading to an acute need for both market and affordable housing now across the District.

It is also relevant to note that the previously withdrawn Strategic Sites Local Plan 2015 provided helpful guidance in terms of the form and composition of development on the Application Site, which although attracting no material weight in the planning decision making process is, in the Applicant’s view, a helpful background document.

The Council’s most recent SHELAA (January 2019) considers the Application site favourably for housing (Site Ref: 180/1510) and states that the site is suitable, available and achievable for housing delivery in the first 5 years of the Plan period. A development density of 30 dpha is applied in the SHELAA, which based on a gross site area of 6.46ha would equate to approximately 194 no. dwellings i.e. similar to the density proposed in this draft Application scheme.

The Council has recently commenced work on a new Local Plan and a call for sites exercise was undertaken in Summer 2020 (concluding on 10 August 2020). The Applicant has submitted details for the Application site through the latest call for sites exercise.

There is a clear and present need for new housing in Wealden and the Application Site is a location identified in the adopted Development Plan for new housing. The previous constraint to residential development in the District (the Ashdown Forest SAC) has been addressed such that schemes, such as this draft Application proposal can proceed.

The Application Proposal would make a valuable contribution to local housing need both in terms of market and affordable housing.

The scheme also allows for the provision of land safeguarded for a community/medical facility to meet local needs.

A detailed Planning Statement is provided as part of the application submission to address all of the policy requirements set in the context of the acute housing need in the District and the National policy emphasis to significantly boost the supply of housing.

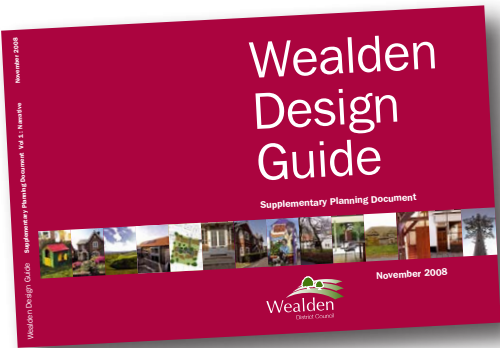
The Applicant therefore considers the principle of development on the Application Site to be acceptable and that the above policy considerations are all fully capable of being met by the proposals for the site.

The following suite of Development Plan policies are considered to be of most relevance to this draft Application Proposal and are all capable of being complied with by the draft scheme presented in this submission:

POLICY	TITLE
Policy GD1	Development within development boundaries
Policy GD2	Development within development boundaries
Policy EN1	Sustainable Development
Policy EN2	Development Pattern
Policy EN5	Water Resources
Policy EN11	Coastal Levels
Policy EN14	Landscaping within Developments
Policy EN27	Layout and Design of Development
Policy HG5	Dwelling mix within new development schemes
Policy HG6	Crime Prevention in new Housing Developments
Policy HG7	Energy Consideration in New Housing Developments
Policy TR3	Traffic Impact of New Development
Policy TR16	Car Parking Standards
Policy LR1	Provision of Outdoor Playing Space
Policy LR3	Children’s Play Space in Developments of 30+ Dwellings
Policy LR5	Informal Amenity Space in New Residential Development
Policy CS3	Willingdon Levels Drainage Catchment Area
Policy CS4	Recycling Enclosures: Residential Development
Policy PW1	Housing Development in Polegate
Policy PW5	Willingdon Levels Recreation Policy Area
Policy WCS1	Provision of Homes and Jobs 2006-2027
Policy WCS2	Distribution of Growth 2006-2027
Policy WCS4	Strategic Development Areas
Policy WCS5	Managing the Release of Housing Land
Policy WCS7	Effective Provision of Infrastructure
Policy WCS12	Biodiversity
Policy WCS14	Presumption in Favour of Sustainable Development
Policy AFH1	Affordable Housing

3.5 WEALDEN DESIGN GUIDE

The Wealden Design Guide SPD (November 2008) is intended to encourage a higher standard of design for development within the District. It aims to define the character that is drawn from the local landscape and building materials that contributes to the ‘local distinctiveness’ which helps to differentiate Wealden’s character areas from those found elsewhere in the country.



3.6 LOCAL PLANNING POLICY

Please refer to the supporting Planning Statement by Neame Sutton submitted with the application that includes a review of the local planning policy context.

3.7 OTHER DESIGN GUIDANCE

In addition to national and local policy, the development proposals have been designed with reference to a number of design guidance documents as follows:

- Manual for Streets (2007) (MfS 2, September 2010)
- Relevant Planning Practice Guidance
- Building for Life (Building for Life Partnership, 2012)
- Secured by Design
- Layout the Foundations: A Housing Strategy for England 2015

3.0 Design Framework

3.8 SITE CONSTRAINTS

A number of physical constraints within and around the boundaries of the site have informed the development of the site layout for the development.

These help to shape the development to ensure that the proposals fully respect and respond to the natural features of the area.

The constraints include the following:

- Access from Eastbourne Road.
- The desire to retain existing boundary hedgerows and tree belts, and enhance these wherever possible.
- The existing neighbouring properties to the north and south.
- Adjacent sites part of larger development master-plan.
- Links required to adjacent fields.
- Potential noise from main Eastbourne Road.
- Land safeguarded for medical centre with access scale, form to be considered.
- Topography of the site
- Drainage ditch aligned with eastern boundary
- High voltage electricity cable and associated 5m easement zone on northern boundary
- Mains water pipe and associated 13m easement zone on southern boundary with Eastbourne Road.



Existing site constraints plan

3.0 Design Framework

3.9 CONCEPT FRAMEWORK

The site constraints and the analysis of the local context has informed the approach to these landscape led proposals. The concept framework has been developed as a series of layers of consideration illustrated within the following series of diagrams. The spatial layers of the green infrastructure, primary and pedestrian routes and SuDS features tie the masterplan together. They form the basis of the spaces and places throughout the scheme and have guided its development.

1. CONTEXT



Aerial photograph of the site looking north