

3.0 Design Framework

2. GREEN INFRASTRUCTURE



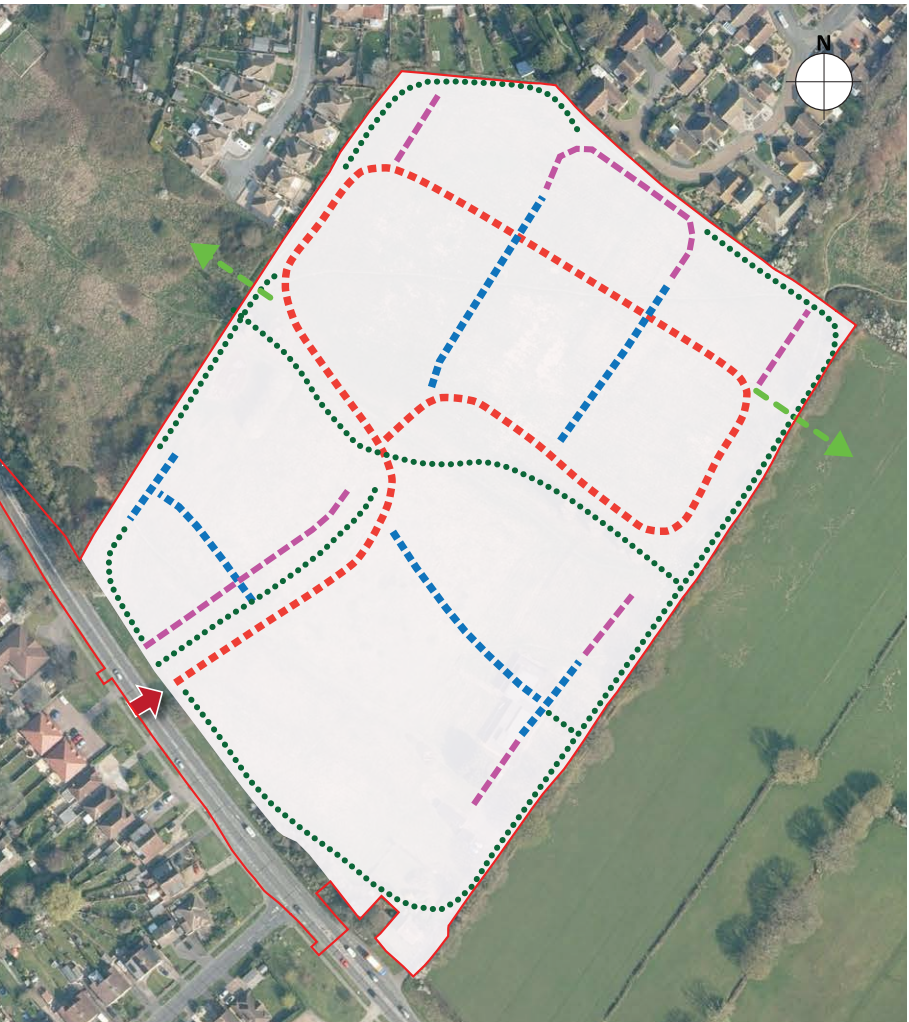
- KEY**
- Green corridors
 - Green buffers
 - SUDS area
 - Tree planting around Medical Centre
 - Landscaped streets

2. BLUE INFRASTRUCTURE



- KEY**
- Basin
 - Drainage ditch
 - Existing drainage ditch

3. CONNECTIONS



- KEY**
- Site Entrance
 - Principal route
 - Secondary route
 - Lanes
 - Pedestrian routes
 - Access to adjacent land

3.0 Design Framework

4. PARCELS



KEY

Parcels

5. LAND USE



KEY

Medical Centre

Residential

6. DEVELOPMENT



KEY

Parcels

Frontages

Viewing corridor

Key buildings

3.0 Design Framework

3.10 CONCEPT PLAN

The proposed scheme has been informed by local context, landscape and urban character, policy requirements and sound master planning and urban design principles. The preceding pages set out the site constraints and the local context on which the spatial layers have been built. Starting with the fundamental foundation of landscape we can build up the structure of the development ensuring that the movement through and into the site and the identity and legibility is understandable and coherent for the visitor and resident.

The concept plan demonstrates the landscape led approach with the master planning embracing the essence of landscape led design, people, places and buildings. Build in the components of amenity, places and spaces and the delivered layout has the intent to provide a quality place to live with strong place making and a vibrant public realm that will leave the existing community with a positive legacy.

-  Site boundary
-  Existing trees
-  Proposed trees
-  Development parcels
-  Open space
-  Play area
-  Proposed site access
-  Potential attenuation basins and SuDS
-  Land safeguarded for medical centre, location to be determined



Concept plan

Hindsland, Eastbourne Road, Willingdon

Design and Access Statement

4.0

Design Process



4.0 Design Process

4.1 INTRODUCTION

Danescroft are committed to consulting with local authorities and residents to better understand the needs and wants of the local community and how they may be accommodated within the proposals.

The accompanying Statement of Community Involvement prepared by Marengo Communications details the extent of community consultation that has been undertaken before the application is submitted.

The proposals have evolved through a number of sketch layouts which explored a variety of options for the development of the site.

4.2 INITIAL PRE-APPLICATION MEETING

An initial pre-application meeting was held remotely with Wealden District Council (WDC) Planning officers on 2nd October 2020. The proposal comprised the provision of up to 199 dwellings including 70 affordable units; public open space and associated drainage and landscaping works. Points raised during the meeting included:

- WDC confirmed that principle of residential development is acceptable and that the community use (medical centre) is fundamental and that the application site offers a better location than the adjacent Mornings Mill Farm site
- WDC confirmed that all access junctions to the site should be assessed based on circa 900 dwellings to include 700 dwellings on the adjacent Mornings Mill Farm site
- WDC highlighted the following concerns regarding the proposed layout:
 1. More space required for SuDS
 2. Removal of rear parking courtyards
 3. Visitor parking needs to be included at the ratio of 1 space per 3 dwellings
 4. Garden sizes look acceptable
 5. Care to be taken with scale of buildings, particularly near adjacent bungalows
 6. Need to provide better perimeter blocks
 7. Reconsider dwellings fronting PROW
 8. Structural planting to be added to estate roads
 9. Shared surface for private drives only
 10. Address focal points on junctions
- WDC confirmed that 35% affordable and 5% custom/self build would be required

The layout was revised in response to these comments and presented at the next pre-application meeting.



Proposed layout presented at the Initial pre-application meeting

4.0 Design Process

4.3 SECOND PRE-APPLICATION MEETING

A second pre-application meeting was held remotely with Wealden District Council (WDC) Planning officers on 30th November 2020. Revised proposals responding to comments made at the previous meeting were presented. Points raised during the meeting included:

- The applicant confirmed that an EIA would be undertaken to inform the application
- With regard to the proposed layout WDC had the following comments:
 1. Area north of the access road needs to be reviewed
 2. Frontage flat blocks require more amenity space
 3. 2 bed FOGs not suitable for affordable
 4. Insufficient visitor parking across scheme
 5. Minimum back to back distance of 21m
 6. Conceptually, flats better positioned near medical centre rather than within the housing
 7. Review required of a number of plots with regard to parking, rear access and gardens



Proposed layout presented at the second pre-application meeting

4.4 THIRD PRE-APPLICATION MEETING

A third pre-application meeting was held remotely with Wealden District Council (WDC) Planning officers on 21st January 2020. Revised proposals responding to comments made at the previous meeting were presented. Points raised regarding the proposed layout included:

1. In relation to POS in particular the scheme shows more than the Council's standards require
2. Be careful when eaves split the roof that rainwater goods are properly addressed
3. Balconies on the flats and Extra Care are important
4. Back to back distances – some are still below 21m
5. Check the relationship between parking and individual plots
6. Gardens in some locations overshadowed by adjacent garages
7. Need visitor parking throughout the site
8. Check the relationship between the apartments and houses and in particular the spacing
9. Bin collection points needed
10. Northern loop road to be at least 4.8m
11. Spine Road to ideally be 5.5m through to potential Morningsmill connection
12. Generally content with the draft layout (subject to addressing the above) and confirmed the changes made were a huge improvement to the previous scheme
13. Affordable Housing 35% on-site provision

4.0 Design Process

4.5 FOURTH PRE-APPLICATION MEETING

A fourth pre-application meeting was held remotely with Wealden District Council (WDC) Planning officers on 19th February 2020. Discussions included the following:

- A number of minor points of detail were discussed in relation to the illustrative masterplan, which the design team agreed to address prior to submission of the application;
- The nature and extent of financial contributions were discussed and agreed, particularly in relation to offsite open space that is to be addressed via the Youth and Adult contribution;
- The Council confirmed that its HLS Position had worsened since the publication of the 2020 HDT to 3.28 years; and
- Discussion took place around various sustainability measures including the provision of a Car Club onsite and also EV Charging points across the site.



Proposed layout presented at the fourth pre-application meeting

4.6 ENGAGEMENT WITH LOCAL STAKEHOLDERS

- A meeting was held remotely with Willingdon and Jevington Parish Council members on 24th February 2021.
- A meeting was held remotely with Polegate Town Council members on 3rd March 2021.

4.7 PROPOSALS WEBSITE

A website www.hindslandwillingdon.co.uk has been set up by the applicant to provide information regarding the scope of the proposals for the site.

The site also gave visitors the opportunity to provide feedback on the proposals and to ask questions to the development team up to 24th February 2021. These questions formed the basis of the meeting with Polegate Town Council on 3rd March 2021.



Hindsland, Eastbourne Road, Willingdon

Design and Access Statement

5.0
Proposals



5.0 Illustrative Proposals

5.1 LAYOUT

This is an outline application with all matters reserved except access.

The vision for the site is to create a high quality and distinctive residential development with an appropriate scale for this location.

Following the studies of the existing site and context, and having an understanding of national and local planning and design guidance, the following opportunities have been identified for the development of the site:

- The opportunity to retain and reinforce the existing landscape framework to the site boundaries
- A new, safe access into the site from Eastbourne Road
- The creation of a scheme with an appropriate scale of new development for a sensitive edge of built up area location
- The housing mix with a proportion of both smaller dwellings and affordable homes in accordance with planning policy
- Meet WDC aims and aspirations in terms of design and quality
- Comply with the National Planning Policy Framework (NPPF)
- The creation of a high quality residential scheme in keeping with the character and appearance of the area
- The opportunity to connect and relate with the adjacent Meadow Hill Farm development to the south east
- A distinctive pattern of development in keeping with the surrounding context
- The provision of a high quality public realm with informal areas of open space
- The provision of a SuDS strategy

The existing green infrastructure (boundary hedgerows and trees) and additional planting proposed within the development itself create the pattern of development within the site.

The development is divided into parcels that encompass variations in house types, brought together by a unifying palette of materials and design features.

Many of the dwellings across the development take advantage of the site’s setting by having aspects onto existing mature landscaping which is kept within the public realm for the benefit of all.

Key features of the layout include:

- A state-of the art new medical centre to serve the local community located along the frontage to Eastbourne Road for ease of access.
- Up to 180 new high quality family homes.
- A broad mix of dwellings consisting of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses
- 63 affordable dwellings (35%).
- New vehicular access from Eastbourne Road
- New areas of open space. The proposal offers generous areas of new planting of trees, hedgerows and shrubs using locally native species
- A SuDS strategy that will attenuate run-off and control the discharge of water
- Retention of existing boundary tree belts and hedgerows with additional ecological enhancements
- Significant enhancement of the boundaries to buffer the development from existing development or the wider countryside to the east

The medical centre will have the potential to provide:

- 19 consulting rooms, six treatment rooms, five multi-purpose rooms, one phlebotomy room = 31 clinical rooms in total; and
- Up to 60 members of staff (including GPs, nurses and admin staff). It is noted that not all staff will be present on-site at any one time.



5.0 Illustrative Proposals

5.2 AMOUNT

The illustrative proposals incorporate a diverse range of dwelling size including one and two bedroom flats and two, three and four bedroom houses as set out in the table below and on the plan (right).

The illustrative site layout plan provides for 180 dwellings at a gross density of approximately 27.7 dwellings per hectare based on a site area of 6.5ha. This is considered appropriate for the site and its location, given that it includes of a number of SuDS features and an area set aside for a medical centre.

Whilst the proposals are outline in form with all matters reserved except access, an indicative mix of housing types has been explored to demonstrate the site’s capacity to deliver a new neighbourhood. The site can accommodate a range of types, sizes and tenures of housing, which will deliver a balanced community to meet a variety of local needs. The dwelling types include semi-detached and detached houses.

Schedule of Accommodation	
Unit Type	Quantity
1 Bedroom flat	35
2 Bedroom flat	32
2 Bedroom house	28
2 Bedroom bungalow	4
3 Bedroom house	58
3 Bedroom bungalow	4
4 Bedroom house	19
Total	180

- KEY
- 1 & 2 bedroom apartments
 - 2 bedroom houses
 - 2 bedroom bungalows
 - 3 bedroom houses
 - 3 bedroom bungalows
 - 4 bedroom houses

Illustrative housing type distribution plan ►



5.0 Illustrative Proposals

5.3 TENURE

63 of the new dwellings (35%) will be affordable homes, of which 44 will be affordable rented and 19 as affordable shared ownership in full accordance with the Council’s affordable housing policies.

The tenure distribution is shown on the table below and the plan (right).

Tenure Schedule		
Unit Type		Quantity
Private	2 Bedroom flat	19
	2 Bedroom bungalow	4
	2 Bedroom house	23
	3 Bedroom bungalow	4
	3 Bedroom house	49
	4 Bedroom house	18
	Total	117
Affordable Rent	1 Bedroom flat	24
	2 Bedroom flat	12
	3 Bedroom house	8
	Total	44
Shared Ownership	1 Bedroom flat	11
	2 Bedroom flat	1
	2 Bedroom house	5
	3 Bedroom house	1
	4 Bedroom house	1
	Total	19
Grand total		180

KEY

Private

Shared Ownership

Affordable Rent

Illustrative tenure distribution plan ►

