

# Purpose of Today



# PARK FARM

HELLINGLY, HAILSHAM

Catesby Estates is preparing proposals for new homes and public open space on land at Park Farm, Hellingly.

We need your help to ensure we deliver a sensitively designed scheme that is tailored to fit the character of Hellingly and the surrounding landscape. We have designed initial proposals indicatively showing potential street layout, landscaping and vehicle/pedestrian access points.

Our team are here to help talk you through the proposals as well as answer any questions you may have.



## What will happen next?

Following this exhibition we will consider your comments and make any appropriate amendments to the schemes. We plan to submit an Outline planning application for development of Park Farm West (HN1C) in October. With regard to Park Farm East (HN1D), we anticipate a planning application will be ready to submit by the end of the year.

## How to contact us

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# Planning Context



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Wealden District Council are well advanced in delivering a new Local Plan. The Local Plan sets out how land will be used and what will be built and where.

The Local Plan has been submitted to the Planning Inspectorate for examination by a Government appointed Planning Inspector.

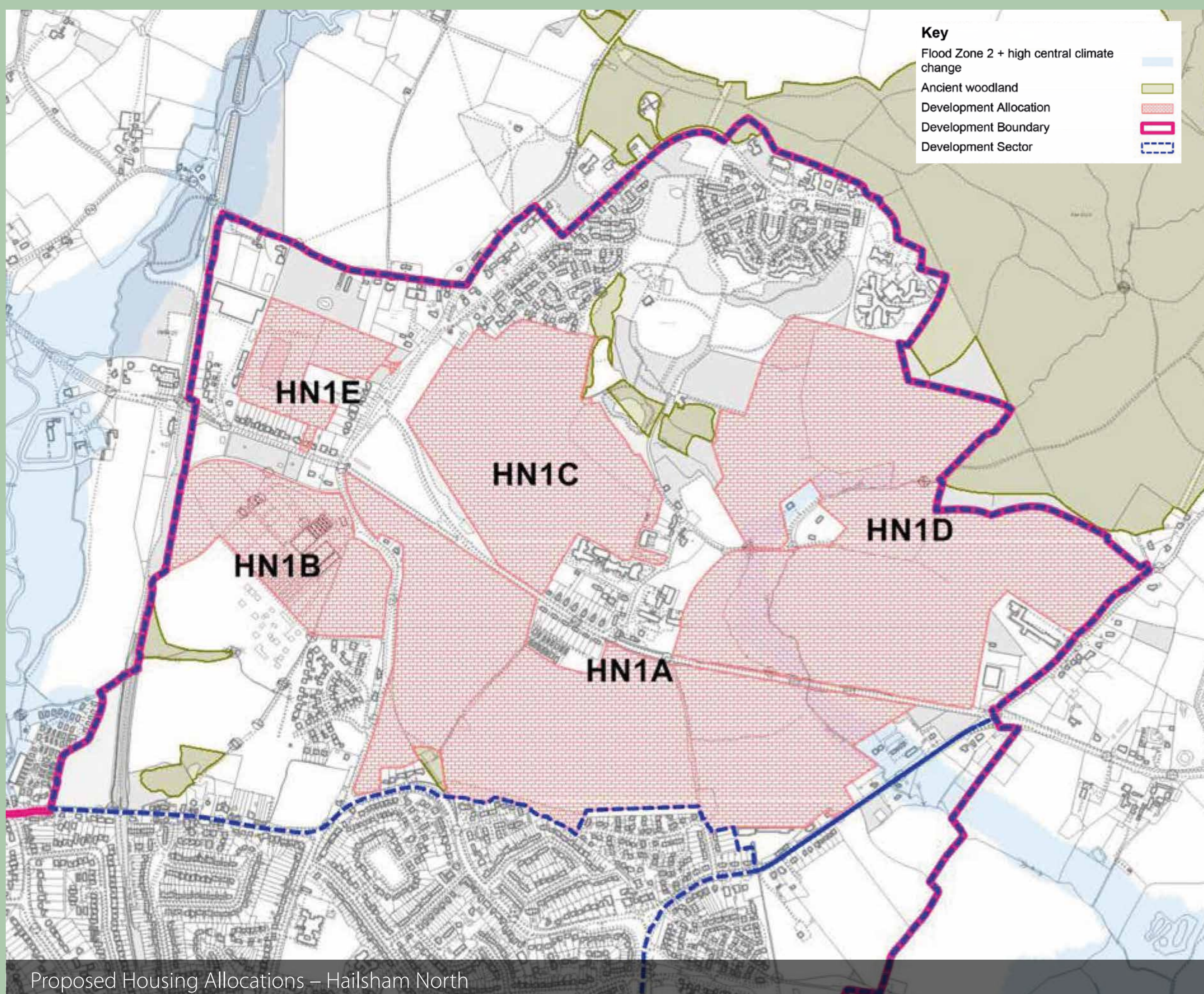
The emerging Local Plan proposes to deliver 14,228 new homes during its lifespan (2013-2028) and identifies land within Hailsham, Polegate, Willingdon and Stone Cross which will form a major focus for delivering the identified homes.

Land to the north of Hailsham has been identified as a strategic location for growth and is proposed to deliver a total of 1,529 homes between 2013 and 2028.



This allocation includes the land at Park Farm which is identified as two separate parcels. The relevant planning policies are HN1C and HN1D. The western land parcel is covered by policy HN1C, this is identified to provide 370 dwellings. The eastern land parcel is covered by planning policy HN1D, the allocation is for around 400 dwellings as well as related infrastructure, open space, play facilities and community allotments.

As the Local Plan is at an advanced stage the Council are now giving full weight to this document when determining planning applications and we have been encouraged by the Council to bring forward our proposals for land at Park Farm.



# Illustrative Masterplan - Park Farm West (HN1C)



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## HN1C

- Up to 370 homes
- 35% affordable homes
- Minimum 10m landscaped buffer to existing properties at Roebuck Park
- New Linear Park along the eastern site boundary, effectively extending Hellingly Country Park
- Onsite community open space for informal play
- Retention and enhancement of existing green boundaries around the site
- Protection, enhancement and management of woodland to the north west of the site
- Cycle and pedestrian routes within the site as well as connections onto the wider public footpath network
- Biodiversity opportunities through careful design and extensive landscape areas with new trees and native planting
- Protection of the amenities of the existing residents of the nursing home
- Consideration and protection of the nearby listed buildings



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# Concept Plan – Park Farm East (HN1D)



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## HN1D

- Around 400 homes
- 35% affordable homes
- 10m planted buffer and landscape corridor to northern boundary with The Hellingly Centre
- Cycle and pedestrian routes within the site as well as connections onto the wider public footpath network
- Protection of the Ancient Woodland by providing a buffer zone which will preclude any built form within 15m of the woodland edge
- Protection of the water course which runs through the site and provision of biodiversity opportunities through careful design and extensive landscape areas with new trees and native planting
- Significant extension to Hellingly Country Park, providing informal open community space
- Appropriate design and layout to ensure protection of wider landscape views
- Equipped areas of play
- Community allotments
- Sports pitches to meet local requirements



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## South Wealden Growth Area

Land at Park Farm is located within the South Wealden Growth Area. This area includes Hellingly, Hailsham, Polegate, Willingdon and Stone Cross and has been identified by Wealden District Council in the emerging Local Plan to deliver the majority of the growth within the district over the Plan period 2013-2028. The Council recognise that significant investment is required if this level of growth is to be delivered and therefore a package of transport improvements to both roads and rail is proposed. These improvements will be delivered by the relevant bodies including East Sussex County Council and other stakeholders over the Plan period.

## Development at Park Farm

The two allocations at Park Farm (HN1C and HN1D) form part of the wider planned growth for the area. The release of this land for development will be dependent on there being sufficient infrastructure to support the number of new homes. Our proposals will be supported by a Transport Assessment, this is to establish the impact of the additional traffic, in combination with any other consented schemes and other housing allocations. We have completed Traffic Surveys covering all major junctions within the immediate area, and the extent of these surveys were agreed in advance with East Sussex County Council. These surveys are to understand existing volumes of traffic in the study area.

We are currently completing the required traffic modelling to ascertain the impact of the proposal on the surrounding roads and to identify any additional improvements which need to be completed to the highway network, beyond the package of measures proposed to be delivered by Wealden District Council and East Sussex County Council.

Whilst full consideration is given to the potential impact of additional traffic from this development, an important part of the proposals is to provide good pedestrian, cycle, and public transport connectivity to key local facilities such as shops and schools to actively encourage the use of non-car modes of transport.

## Access into Park Farm West (HN1C)

Entrance into the site will be via a new access from New Road which will tie in with the proposed realignment of New Road due to be completed next year. An emergency access will be provided onto the private road spur off New Road, which will allow emergency vehicles access in the event that the main entrance is blocked. The emergency access will have lockable bollards which will allow pedestrian and cycle access but will prevent general motor use.

Pedestrian and cycle routes will be provided within the site to allow easy and safe movement around the site. A footpath from the main access will tie in with the existing footpath on New Road providing safe and convenient access to two new proposed bus stops on New Road, to be served by a new bus service.

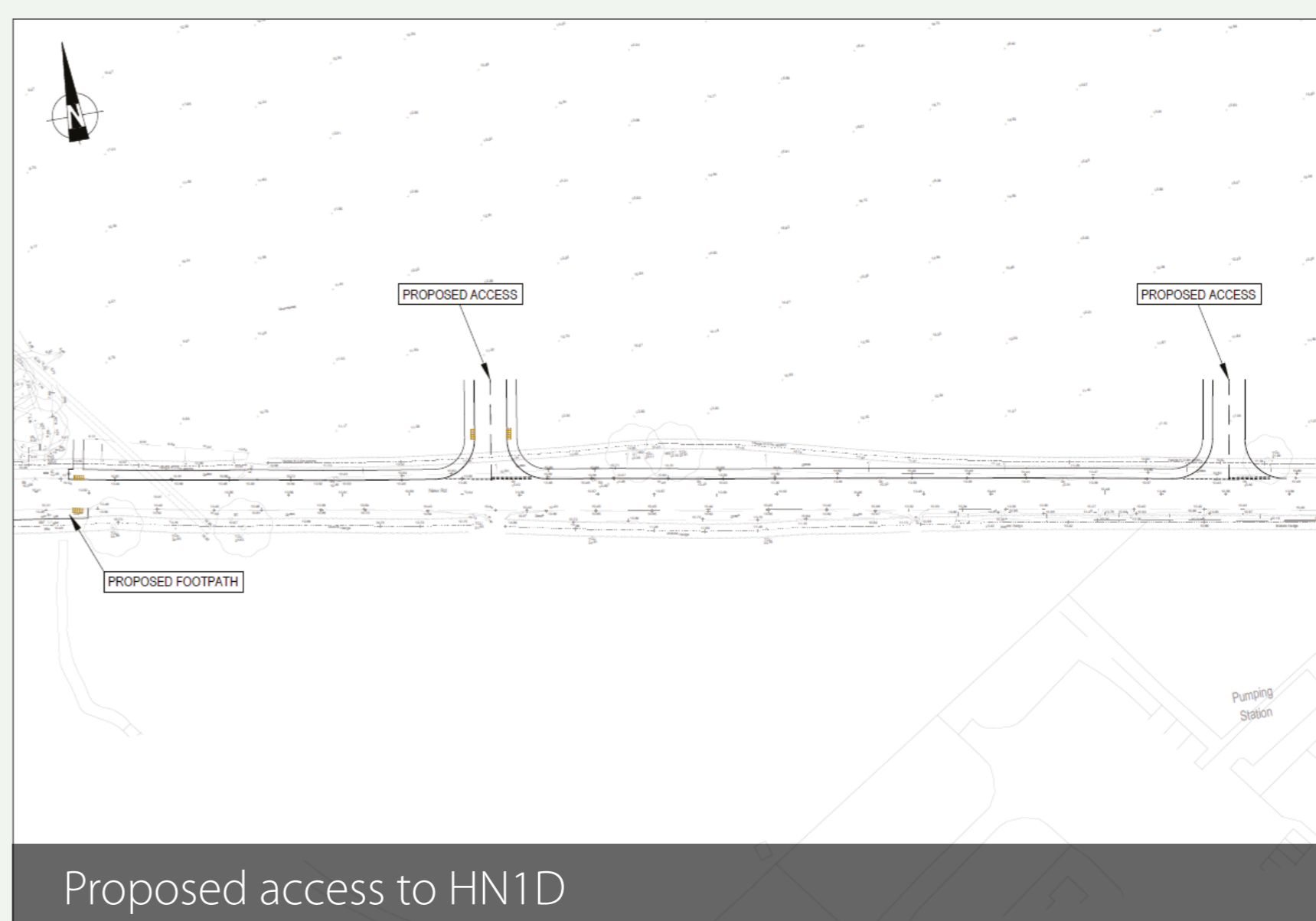
A signalised crossing will also be provided adjacent to the site access to provide a connection to the wider facilities towards Hailsham to the south.



## Access into Park Farm East (HN1D)

Vehicular access is via two new junctions onto New Road. As with HN1C, safe pedestrian and cycle routes will be integrated into the scheme to encourage walking and cycling as a means of transport.

A new section of footpath will be provided along New Road to join up with the new development to the south, where onward footpath connections are available towards Hailsham. The site will be supported with the provision of a new bus service which will complete a short loop of the site.



# Landscape and Open Space



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## Landscape Strategy

Whilst the Council has identified this land for development in the emerging Local Plan, careful consideration is being given to visual appearance of the proposed housing on the immediate and wider landscape setting. We have also considered the setting of the nearby Listed Buildings.

Existing landscape features on both sites such as the mature woodland on the northern and eastern boundaries and important existing hedgerows will be retained and where possible enhanced with additional planting. This will not only bring ecological benefits, but also serve as both a physical and visual barrier along parts of the site boundary where nearby views are available. Areas of enhanced landscaping are also proposed by the nursing home and Hellingly Hospital to ensure the amenities and privacy of the residents are protected.

A group of three Grade II listed buildings are located at Park Farm, comprising Park Farmhouse, The Barn at Park Farm and the Granary and Oasthouse. Sensitive design will sympathetically incorporate these assets into the development proposals, including retention of long and short distance views of the farm complex, the retention and strengthening of existing boundaries, along with the creation of generous public open space to the west of the farm complex.

## Hellingly Country Park

Careful consideration has been given to the protection and enhancement of Hellingly Country Park. The proposed houses on the western parcel (HN1C) are significantly set back from the woodland edge on the northern boundary and further planting is proposed in this area. This provides both protection of the woodland but also creates the opportunity for new wildlife habitats. A large extension to Hellingly Park is proposed as part of the proposals for the eastern parcel (HN1D), this will provide plenty of informal open space to be enjoyed by both new and existing residents.

## Proposed Open Space and Areas of Play

Both sites will provide a range of play and recreation spaces, including more formal equipped areas of play for a range of age groups and grassed open areas for more informal play. The eastern parcel (HN1D) will also provide sports pitches and community allotments. All these areas will be connected by a network of cycle and pedestrian routes providing safe travel through the site, as well as connecting the new homes to the wider public footpath network and local facilities.

Both developments will incorporate large landscaped areas providing a green and attractive environment. Planting will include a mixture of native trees, ornamental shrubs and bulb planting which would provide seasonal interest and enhance the visual amenity of the scheme.



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# Ecology



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We have completed a full suite of ecology surveys including Great Crested Newts, Bats, Dormice, Badgers, Reptiles and breeding birds. The main areas of ecological interest are in the existing hedgerows and trees, on site watercourses and adjoining woodland.

The results of the survey work undertaken to date has recorded evidence of use of the sites by bats for foraging and commuting. We have also recorded the presence of Dormouse within the wooded areas, Badger, common reptiles such as Slow-worm, Common Lizard, Grass Snake and Adder and a moderate presence of breeding birds.

The sites are also located within the wider surrounds of a number of ecological designations, with the nearest, Jarvis's, Nobody's and Park Wood Complex Local Wildlife Site, located adjacent to the site boundary.

The masterplans for both sites have been informed by the results of the ecology surveys and have been carefully designed around maintaining habitats of ecological value, namely the established boundary habitats.

The development proposed will also incorporate large areas of public open space which will provide the opportunity for significant ecological enhancement on both sites. Such measures will include creation of wildflower grassland, wetland habitat, and new tree and shrub planting, whilst additional roosting and nesting opportunities will be created for bats and birds, in addition to hibernacula for reptiles, and creation of brush piles for small mammals such as Hedgehog.



Example Bat Box



Common Lizard



Example Grassland



Slow Worm

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# Drainage and Flooding



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All of Park Farm West (HN1C) and the majority of Park Farm East (HN1D) are situated within the Environment Agency's designated Flood Zone 1. These areas are assessed as having the lowest probability of flooding and are considered suitable locations for housing.

The Hurst Haven river runs through part of Park Farm East (HN1D). Some land alongside the Hurst Haven is within Flood Zones 2 and 3 and therefore considered to be at greater risk of flooding. All new houses built will be located in those parts of the sites which lie in Flood Zone 1.

A full Flood Risk Assessment (FRA) will accompany both planning applications. This will assess all possible sources of flood risk. The FRA will include a surface water drainage strategy that will ensure the protection of both new and existing residents from flooding as a result of this development.

Surface water will be managed using appropriate Sustainable Drainage Systems (SuDS) in the form of onsite attenuation basins strategically located throughout the site. These are grassed depressed areas which store water in high rain-fall events and discharge it at a controlled rate into the existing watercourses.

The Hurst Haven drains into the Pevensey Levels and the drainage systems proposed will be designed to provide appropriate filtration to avoid water quality impacts downstream. The drainage strategy will be designed in accordance with the requirements of both East Sussex County Council as the Local Lead Flood Authority and Natural England. This is to ensure it is both effective at draining the site and preventing damage to the Pevensey Levels.



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# Artist impressions - Park Farm West (HN1C)



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HN1C 3D view 2



HN1C 3D view 1

## HN1C

Up to 370 homes

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New Linear Park along the eastern site boundary, effectively extending Hellingly Country Park

Onsite community open space for informal play

Retention and enhancement of existing green boundaries around the site

Protection, enhancement and management of woodland to the north west of the site

Cycle and pedestrian routes within the site as well as connections onto the wider public footpath network

Biodiversity opportunities through careful design and extensive landscape areas with new trees and native planting

Protection of the amenities of the existing residents of the nursing home.

Consideration and protection of the nearby listed buildings

## Mix of Homes

A mix of 1, 2, 3 and 4 bedroom properties will be provided. The emphasis will be on providing majority 1, and 3 bed homes in line with the Council's housing mix policy.

## Affordable Housing

35% of the homes provided will be affordable. These homes will be a mix of affordable rent and shared ownership and will help meet the needs of those who cannot afford to privately rent or purchase properties within the community that they live in.

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