

# Pre-application Meeting: Land at Westgate-on-Sea

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Representation submitted on behalf of Millwood Designer Homes Ltd

March 2019



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# Contents

*This document provides an update of the design proposals for Land at Westgate-on-Sea. The proposed Masterplan has been directly informed by technical analysis, informing decisions on appropriate design response and principles for the development. The proposals also respond to comments received from Thanet District Council.*

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## Overview of Representations

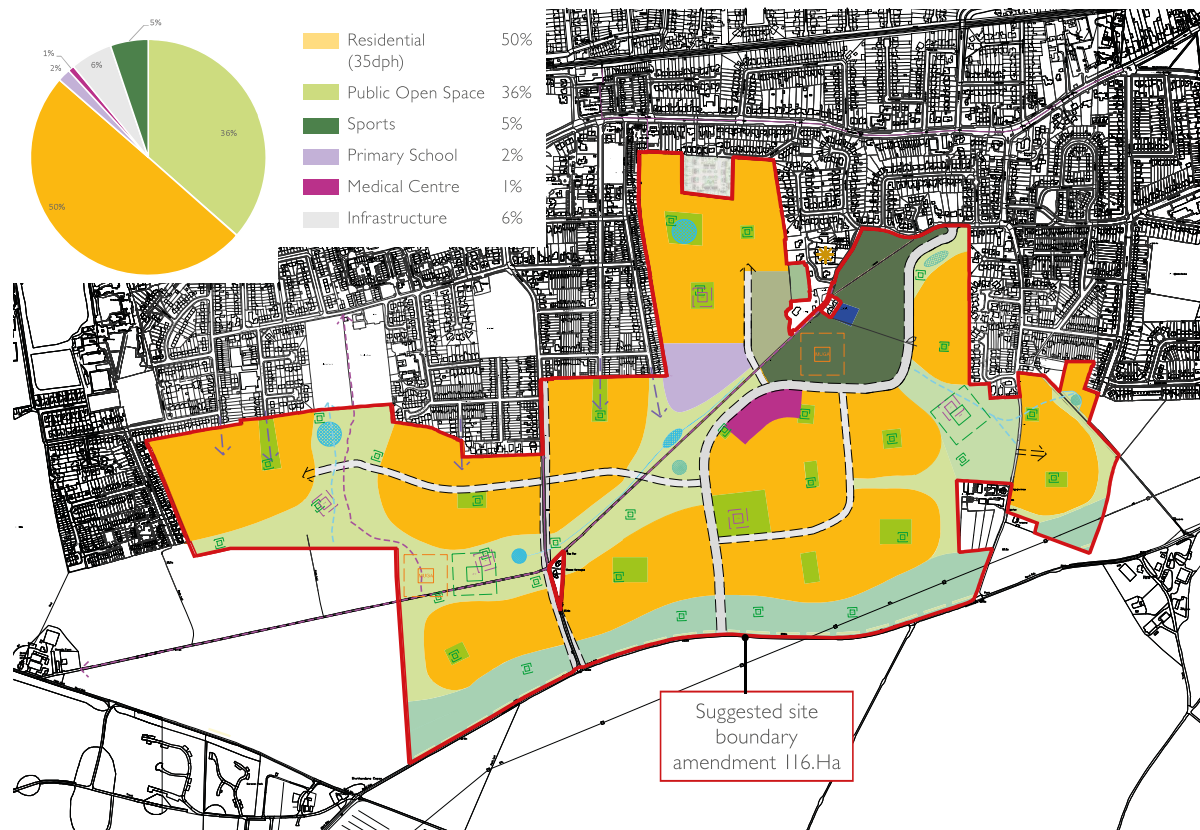
Millwood generally support the Local Plan, in terms of the overall Housing Strategy and the identification of Land at Westgate on Sea to provide up to 2000 homes as part of that strategy.

The site provides the opportunity to deliver up to 2000 new homes in a sustainable manner, with no fundamental constraints on development that can not be appropriately mitigated. A series of key opportunities have been identified as set out within this document, and confirmation provided on the key topic areas to confirm the site is deliverable, suitable and achievable for development.

Our representations therefore support the allocation, albeit they propose alternative wording and a revised site area in order to ensure the strategy is robust and justified, and the most appropriate alternative.







Capacity testing of development within suggested enlarged Regulation 19 Allocation boundary at an average of 35 dwellings per hectare

October 2018

## Overview of Representations

The case set out in Millwood's Regulation 19 Consultation Document confirms that the amendment of the policy wording and an increase in site area will deliver a series of benefits to the local and wider community, which must be given full consideration. These include:

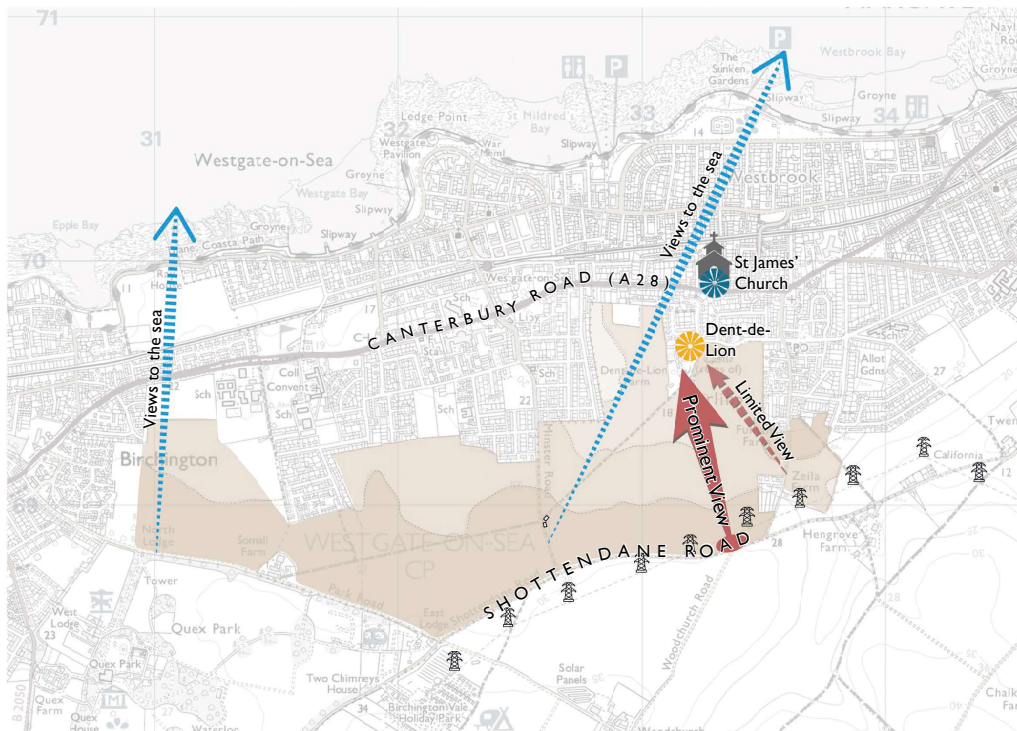
- Enabling a landscape-led scheme, providing appropriately sized, multi-functional public open space that caters for the needs of up to 2000 new homes whilst meeting policy requirements.
- Accommodating a sympathetically designed new neighbourhood that integrates with Westgate. The allocation is in the correct location, and this report illustrates the benefits of being able to connect readily into the existing settlement of Westgate, at multiple locations – ensuring that the development is to the benefit of both new and existing communities.
- Providing a respectful offset from the heritage assets at Dent de Lion through the creation of a village green – a shared resource for new and existing residents, celebrating the assets as a local landmark.
- Allowing for a comprehensively designed masterplan, ensuring a comprehensive movement network that maximises opportunities to knit into existing routes.
- Housing a more balanced sustainable community through the specific inclusion of accommodation for the elderly.
- Facilitating the design of a defensible boundary for Westgate, derived from Shottendane Road - creating a sensitively designed edge to the expanded settlement, one that relates logically to this established route, and sensitively to the open landscape to the south.
- Accommodating a greater range of housing densities to ensure that a place of variety and character - and one that genuinely integrates with open space and landscape - can be delivered.

## Site Analysis

Following technical analysis and Thanet District Council's comments on the proposed Concept Masterplan for Land at Westgate-on-Sea we have reviewed and developed our proposals to address concerns raised. It is important these proposals are LVIA led.

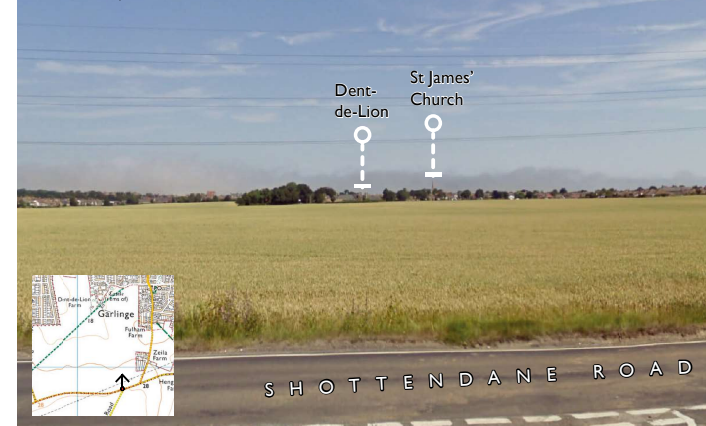
## VIEWS

There are a range of short and long range views from the site to key assets of Westgate-on-Sea.



### VIEWS - Prominent View

View from junction of Woodchurch Road & Shottendane Road



### VIEWS - Limited View

View from Garlinge High Street



Due to the undulating topography there are limited views of Dent-de-Lion



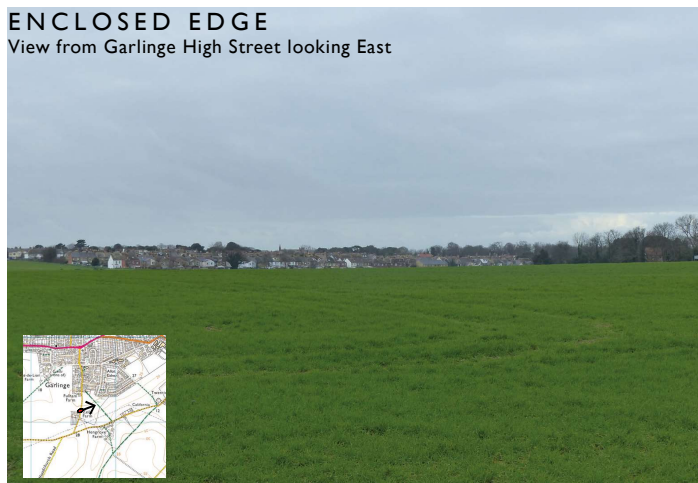
## ENCLOSED EDGE

View from centre of site looking towards Park Road



## ENCLOSED EDGE

View from Garlinge High Street looking East



## ENCLOSURE

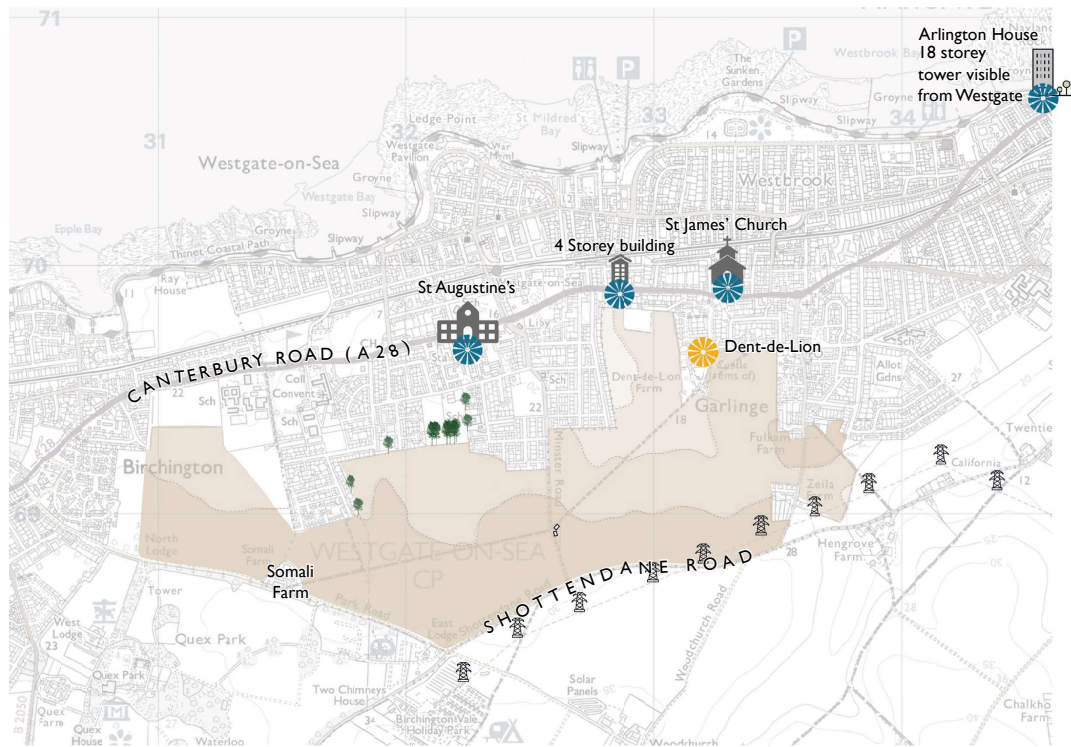
Existing features provide a sense of enclosure, this includes the extensive woodland planting along the boundary of Quex Park.



## Site Analysis

## WAYFINDERS

Man-made and natural features act as wayfinders to the north of the site, including prominent trees and listed buildings.

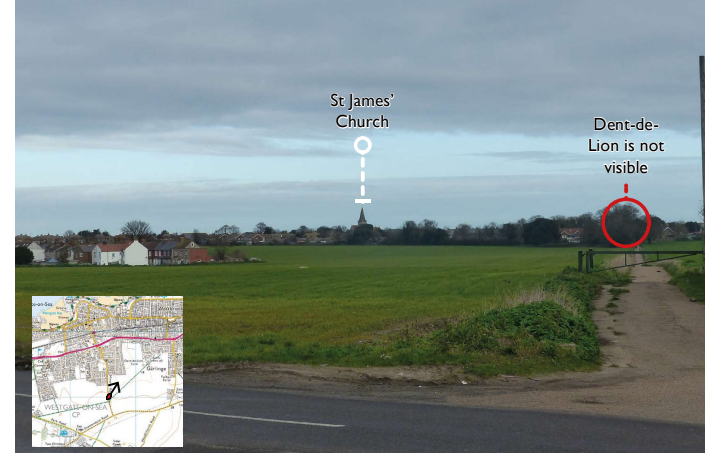


## WAYFINDER - Trees

View from Shottendane Road

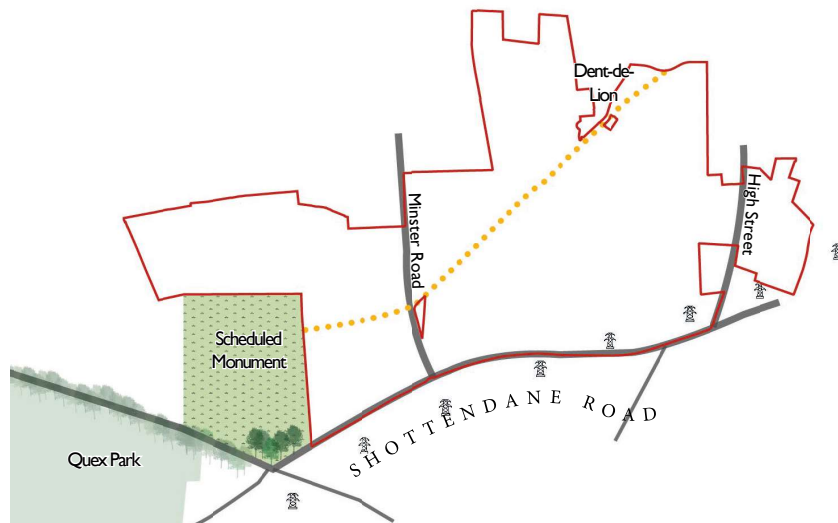


WAYFINDER - ST JAMES' CHURCH  
View from Minster Road



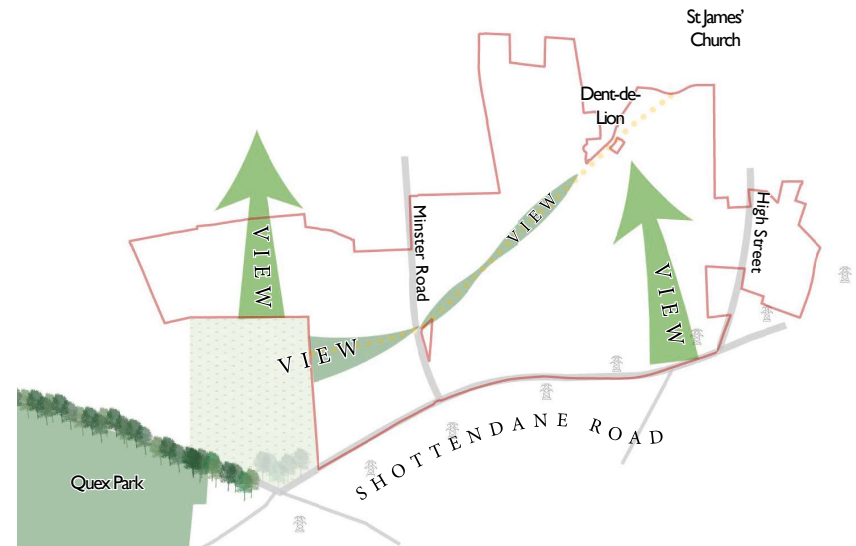


### RESPONDING TO EXISTING SITE OPPORTUNITIES



- A public right of way running east-west through the site
- A Scheduled Monument located to the west of the site
- Quex Park
- Existing vehicular routes

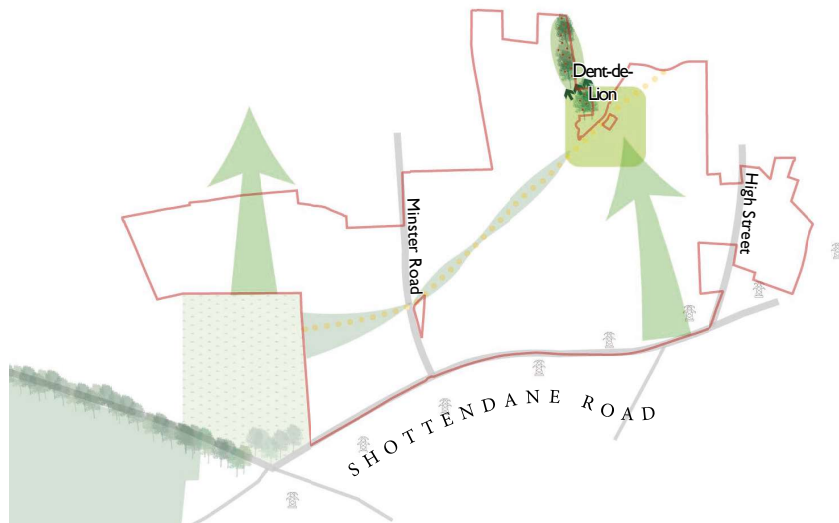
### ESTABLISHING GREEN LINKS IN RESPONSE TO KEY VIEWS



- North towards Dent-de-Lion and St James' Church
- North towards St Augustine's
- West towards Quex park
- North East towards St James' Church from the existing public right of way

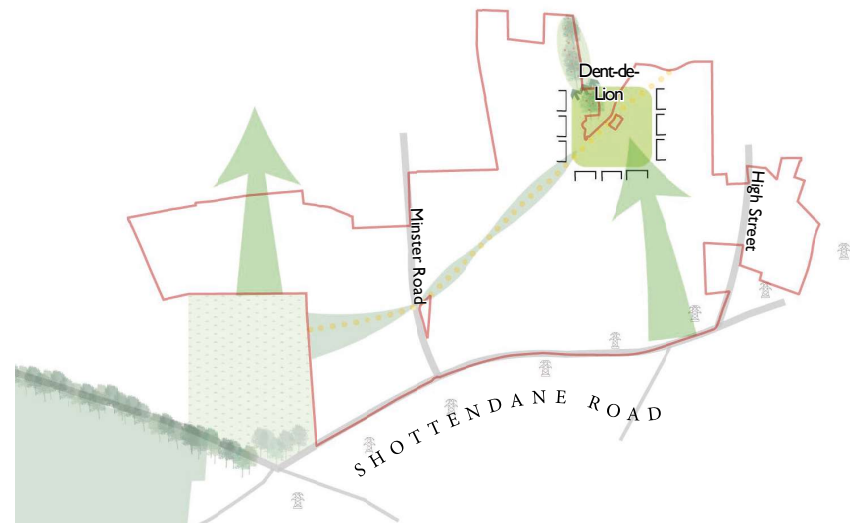
## Design Principles

### CREATING A NEW VILLAGE GREEN AND ENHANCING EXISTING ASSETS



- Extending the existing orchard
- Respecting and enhancing the setting of the listed building

### CREATING A WELL OVERLOOKED CENTRAL OPEN SPACE



- Creating a multifunctional open space and connecting to the existing public right of way
- Ensuring green spaces act as shared spaces between the existing and new neighbourhoods
- Establishing active frontages onto green spaces to provide activity and surveillance