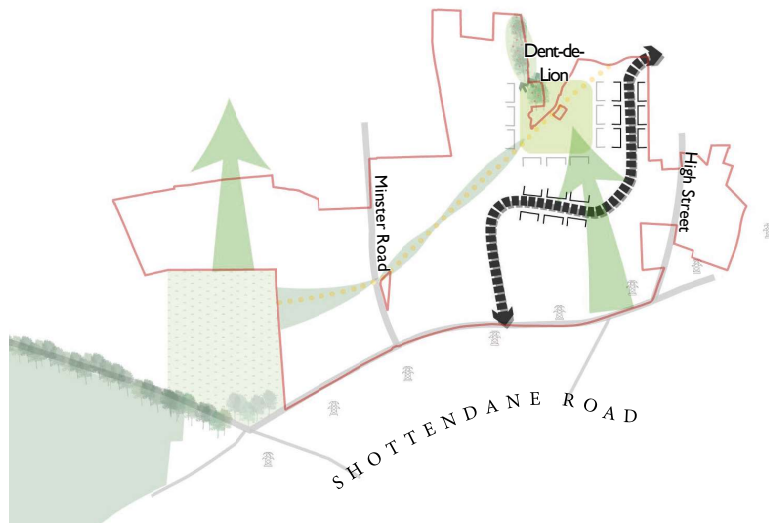


ESTABLISHING A NEW VEHICULAR LINK BETWEEN SHOTTENDANE ROAD AND A28



- Positioned to enable development on either side of the road

A CENTRALLY LOCATED COMMUNITY HUB AND SCHOOL



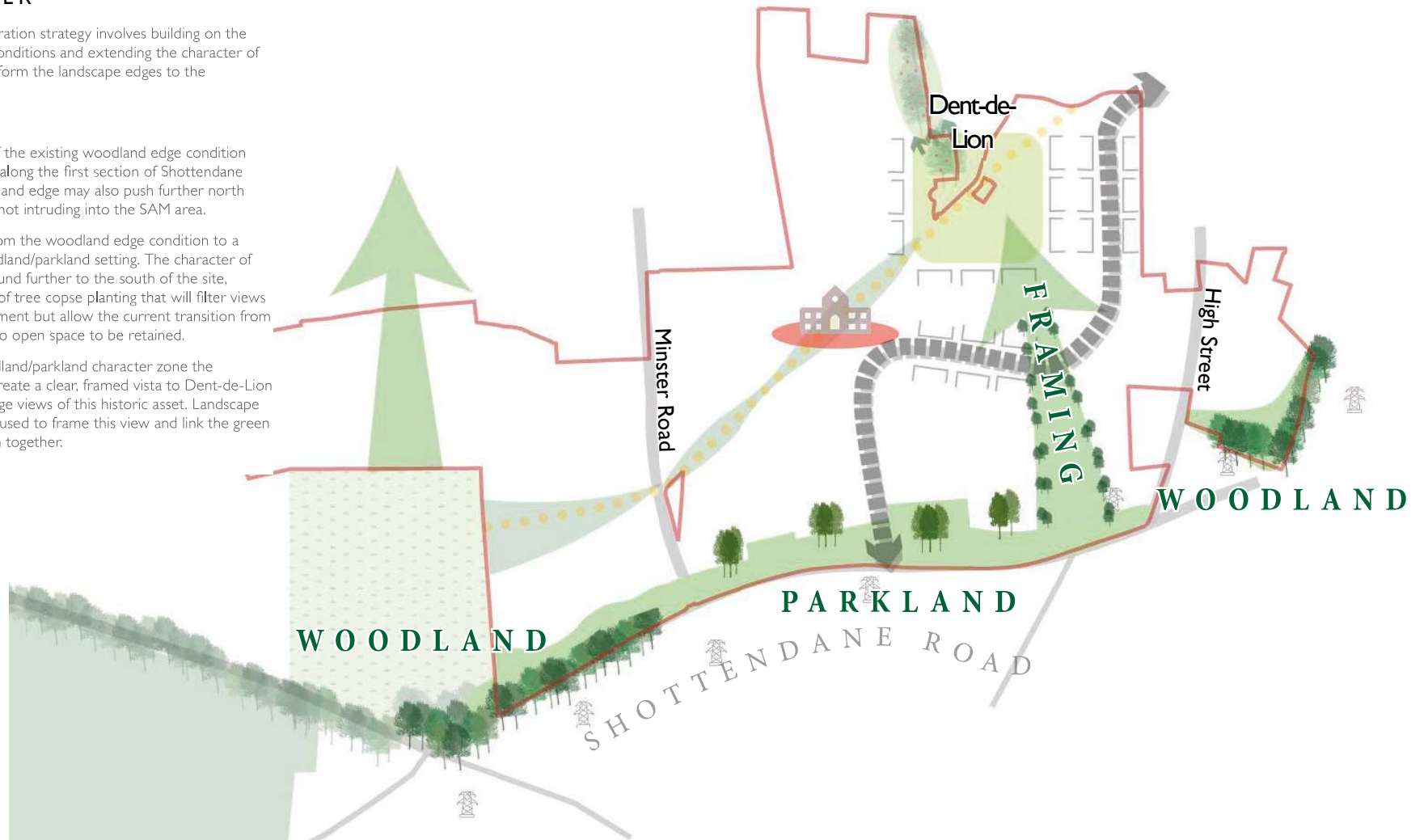
- Within easy walking and cycling distance from the new neighbourhood, positioned on the existing public right of way

RESPONDING TO AN EXISTING LANDSCAPE CHARACTER

The landscape integration strategy involves building on the existing landscape conditions and extending the character of these conditions to form the landscape edges to the development.

Key to this is:

- The extension of the existing woodland edge condition from Quex Park along the first section of Shottendane Road. The woodland edge may also push further north into the site but not intruding into the SAM area.
- The transition from the woodland edge condition to a more open woodland/parkland setting. The character of this, as can be found further to the south of the site, involves a series of tree copse planting that will filter views into the development but allow the current transition from developed area to open space to be retained.
- Within the woodland/parkland character zone the opportunity to create a clear, framed vista to Dent-de-Lion extends long range views of this historic asset. Landscape elements will be used to frame this view and link the green assets of the plan together.



WOODLAND



PARKLAND



FRAMING



Concept Masterplan

The Concept Masterplan has been prepared as a depiction of how the new neighbourhood at Westgate could be sensitively designed within a framework of landscape. It illustrates the opportunities for pedestrian and cycle connections into Westgate, along with a network of richly varying green spaces and routes, harnessed by the existing assets of the site and its surrounds such as the heritage assets and public rights of way.

The green infrastructure network can incorporate a variety of open spaces including ecological interventions, foraging and community orchards, a new linear park that connects existing and new communities, as well as new woodland areas.

Key

Access and Movement

- ① New primary access from Shottendane Road
- ② New primary access from Dent-de-Lion Road
- ③ Potential northern gateway feature allowing views toward the Village Green
- ④ Opportunities for pedestrian and cycle connections into existing housing

Land Use

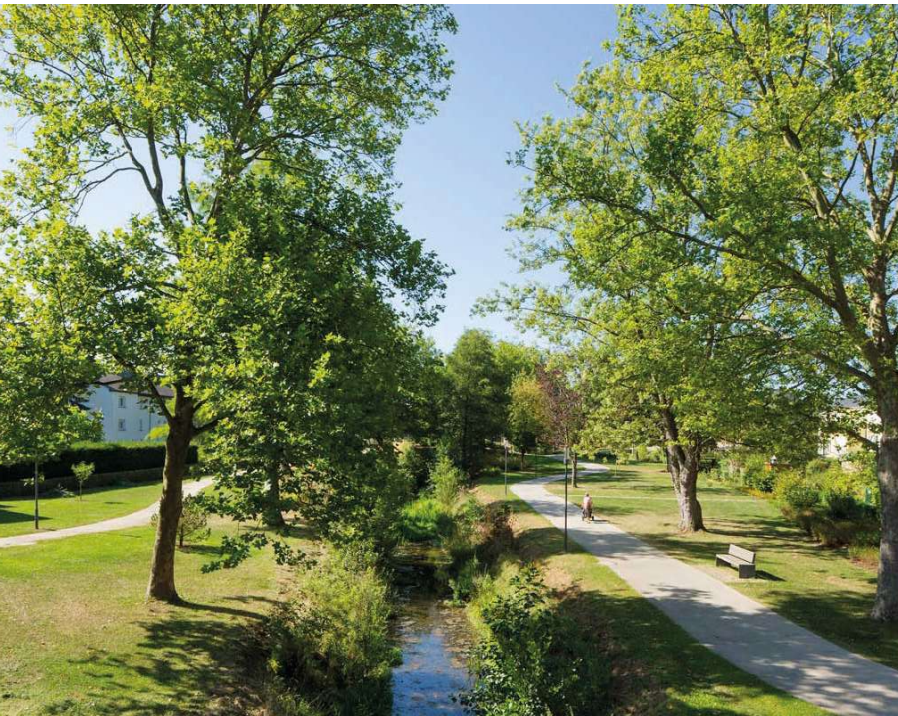
- ⑤ Residential development
- ⑥ Mixed use centre including retail
- ⑦ Potential healthcare facility
- ⑧ Primary School
- ⑨ Allotments and Community Orchards
- ⑩ Retained agricultural land

Green Infrastructure

- ⑪ Tree lined avenue
- ⑫ Linear Park with the existing public right of way
- ⑬ Village Green with a potential cricket pitch, framing views of Dent-de-Lion
- ⑭ Woodland edge
- ⑮ Parkland
- ⑯ Framed views towards Dent-de-Lion and St James' Church.
- ⑰ Water attenuation features / SuDS

Heritage Assets

- ⑱ Dent-de-Lion
- ⑲ Scheduled Ancient Monument





Concept Masterplan

Design evolution

CENTRAL GREEN LINK & NEIGHBOURHOOD CENTRE

- Width of green link reduced to ensure connectivity north-south
- School, Medical Centre and Mixed Use centrally located within easy walking and cycling distance for residents.



NORTH-SOUTH EMPHASIS IN URBAN GRAIN

- To reflect the urban grain of Westgate-on-Sea - a more orthogonal pattern of development. Also ensures more connectivity north-south.



REALIGNED VEHICULAR ROUTE

- Fronted by development on both sides of road
- Provides connection into Neighbourhood centre
- The alignment no longer runs on the edge of the green space and yet maintains views to Dent-de-Lion



FRAMING VIEWS

- Realigned public open space to frame views towards Dent-de-Lion and St James' Church



Play Strategy

Play space is an integral part of the landscape and overall strategy for the wider masterplan. Ensuring that an appropriate quantum of play space that provides opportunities for a variety of play is vital to the success of the community.

The overall play strategy is to integrate different aspects of play, exploration, education, ecological interventions and wider green and blue infrastructure. This will include features such as trim trail, sensory trails, areas of natural play and informal play opportunities.

Play space requirements:

- 0.25ha per 1000 population

Requirements

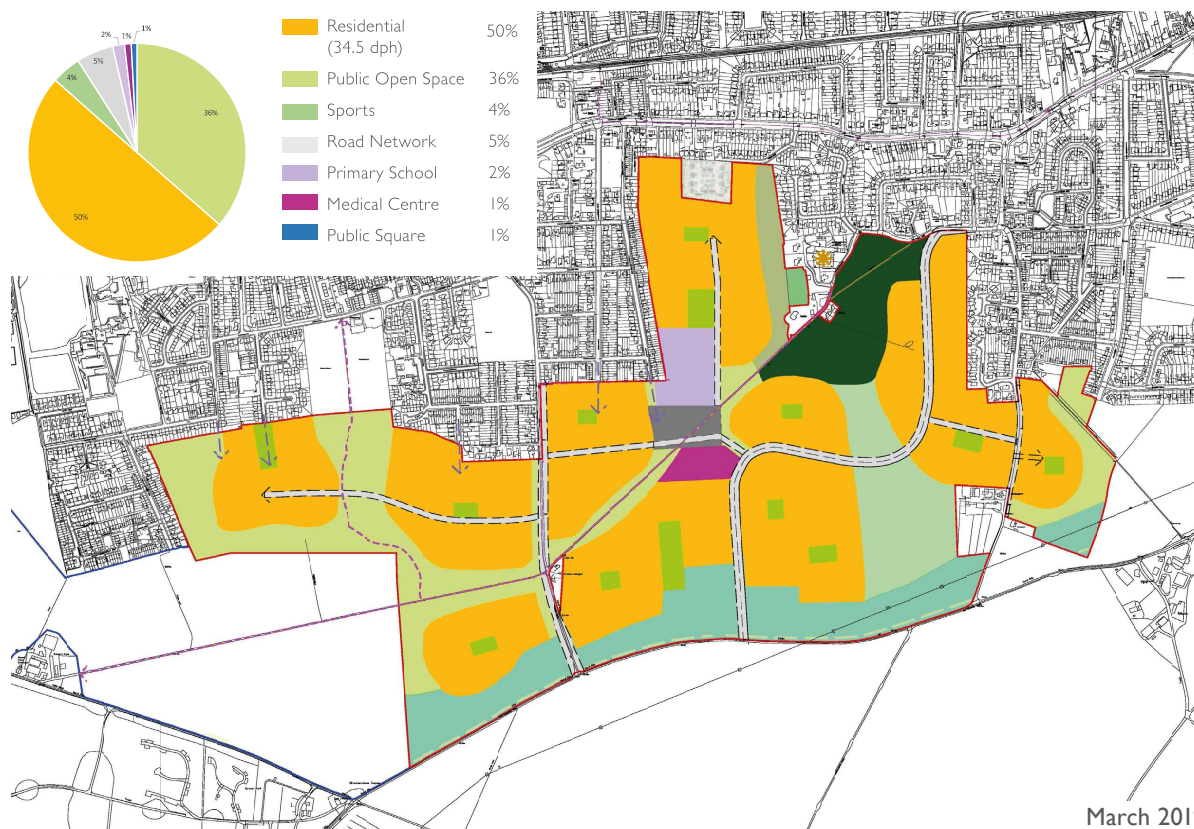
- Local Area for Play (LAP)**
 - Minimum 100m² (0.01ha) activity zone (door-step play)
 - 5m separation from play space and dwellings
 - Within 100m walk
 - 35 no. LAPs shown opposite (0.24ha)
- Local Equipped Area for Play (LEAP)**
 - Minimum 400m² (0.04ha) activity zone
 - 20m separation from play space and dwellings
 - Within 400m walk
 - 4 no. LEAPs shown opposite (0.16ha)
- Neighbourhood Equipped Area for Play (NEAP)**
 - Minimum 1,000m² (0.1ha) activity zone
 - 30m separation from play space and dwellings
 - Within 1km walk
 - 2 no. NEAP shown opposite (0.1ha)
- Multi Use Games Area (MUGA)**
 - Minimum 1,000m² (0.1ha) activity zone
 - 30m separation from play space and dwellings
 - Within 700m walk
 - 2 no. MUGA shown opposite (0.2ha)



Indicative Play Space Strategy



Land Budget Plan



Land Budget Plan

Key

Site Boundary 116.04Ha	Primary & Secondary roads 5.90 Ha including existing roads	Pedestrian / cycle connectivity	Incidental greenspace 3.35 Ha
Residential 57.96 Ha @34.5dph 2000 dwellings	Public Square 1.14 Ha	Dent-de-Lion	Woodland Buffer 13.04 Ha
Primary School 2.00 Ha	Existing Public Rights of Way 0.45 Ha	Public Open Space Provision 47.42 Ha	Parkland 6.46 Ha
Medical Centre 1.00 Ha	Key pedestrian / cycle routes	Public Open Space including attenuation areas 16.98 Ha	Community Parkland & Orchard 1.97 Ha
Existing allotments 0.17 Ha		Existing Formal Orchard 0.34 Ha	
		Sports 5.28 Ha	

The adjacent plan illustrates how land within an expanded allocation site would be occupied by 2000 homes at an average density of 34.5 dwellings per hectare. Appropriate land-take allowance for primary and secondary roads, a primary school, a medical centre and public square has been made, and a significantly greater proportion of open space is included. The public open space is provided in a variety of ways allowing for open areas and parkland to the benefit of new and existing communities.

Density

- The site allows for the creation of a new 2000 home neighbourhood at an average density of 35 dwellings per hectare, which is set in a generous provision of green infrastructure – allowing greater variety in character of open spaces and built form

Public open space

- The proposal provides the opportunity for larger, more multi-functional areas of public open space including local parkland
- The proposal also offers the potential for a planted buffer to the south of the site of varying character; creating a more natural transition to the countryside to the south

Highways and infrastructure

- The proposal facilitates a potential new vehicular link between Shottendane Road and the A28 with access to residential development on both sides

Response to heritage assets

- The proposed expansion of the allocation site offers the potential to provide a substantial landscaped area around Dent de Lion, setting development back from the listed building and allowing it to be viewed in an open setting as a local landmark
- The proposal aims to frame Dent de Lion from the most prominent view - junction at Shottendane Road and Woodchurch Road

March 2019



MILLWOOD
designer homes limited

