

# SITE MASTERPLAN

\* AFFORDABLE HOMES



# 2

Green View Avenue, Leigh

# Opportunities, Constraints & Concepts









- 1: Vehicular access;
- 2: Properties facing the site entrance as arrival feature;
- 3: Rear of existing properties located far from site;
- 4: Houses backing onto existing properties to the North;
- 5: Tree lined meandering route through the site, terminating at a proposed LAP;
- 6: LAP at end of primary road;
- 7: Area set aside for Biodiversity Net Gain (BNG)
- 8: Frontage onto open space;
- 9: Private drives facing onto open space;
- 10: Meandering hedge encloses development area;
- 11: Strategic landscape buffer/planting protects site from train lines;
- 12: Homes orientated to face onto train lines;
- 13: Frontage onto open space to the South;
- 14: Homes set far back from train lines to avoid noise issue;
- 15: Proposed pedestrian routes/connectivity;
- 16: Frontage onto primary route;
- 17: Attenuation Basin;
- 18: Existing Public Right of Way;
- 19: Noise from railway line;
- 20: Existing homes.

# 3 Green View Avenue, Leigh Concepts & Design Evolution

The site has been developed through several landscape-led proposals. A number of these are as follows;

-  Relocation of the attenuation basin to be outside of the designated flood storage area, and redistributed around the site through a series of swales and scrapes;
-  Existing trees retained and enhanced with additional tree planting in appropriate locations to provide a natural softening of the streetscene;
-  Incorporating an Ecological Enhancement Area to enhance existing species and poor, degraded grassland;
-  Tree lined streets;
-  Proposed 3m hedgerow with native trees along the southern site boundary to create a new East-West wildlife corridor;
-  Dwellings orientated to maximise solar gain, create well-defined streets and follow 'Building for a Healthy Life' principles;
-  Inclusion of a number of 'shallow scrapes', featuring damp soils and wildflower grass to maintain and enhance the site's biodiversity net gain and to provide bioretention of surface run off from proposed roads;
-  Proposed pedestrian routes moved to within developable area, to maximise site's biodiversity along the southern boundary and to link with an upgraded existing public right of way to the south;
-  Developable area moved west to be closer to existing development containment, and to incorporate a woodland fringe area adjacent to Ancient Woodland to the east;
-  Inclusion of a natural play area.



-  EXISTING WOODLAND & TREES RETAINED & PROTECTED
-  APPROXIMATE EXTENT OF EXISTING HEDGES & SCRUB TO BE RETAINED
-  PROPOSED TREE - NATIVE SPECIES FAVOURED
-  PROPOSED SMALL FLOWERING OR FRUIT TREE
-  3M WIDE NATIVE HEDGEROW PLANTING
-  NATIVE MIX HEDGE WITH STOCKPROOF FENCE. TRIM AT MAX 1.5M HIGH
-  CLIPPED HEDGE - NATIVE SPECIES FAVOURED. TRIM AT 1.2M HIGH
-  PROPOSED NATIVE SCRUB & UNDERSTOREY PLANTING
-  SHRUBS & GROUNDCOVER
-  MOWN GRASS - TURF OR SEEDED
-  CLEAR CURRENT DEGRADED GRASSLAND & SOW TUSsock GRASSLAND MIX
-  WILDFLOWER GRASS - MOWING REGIME TO PROVIDE MAXIMUM HABITAT VALUE
-  NEAT LOG PILE/HIBERNACULA/INSECT 'HOTEL'



LEFT: Initial Site Layout drafts

ABOVE: Site Layout highlighting landscaping proposals.

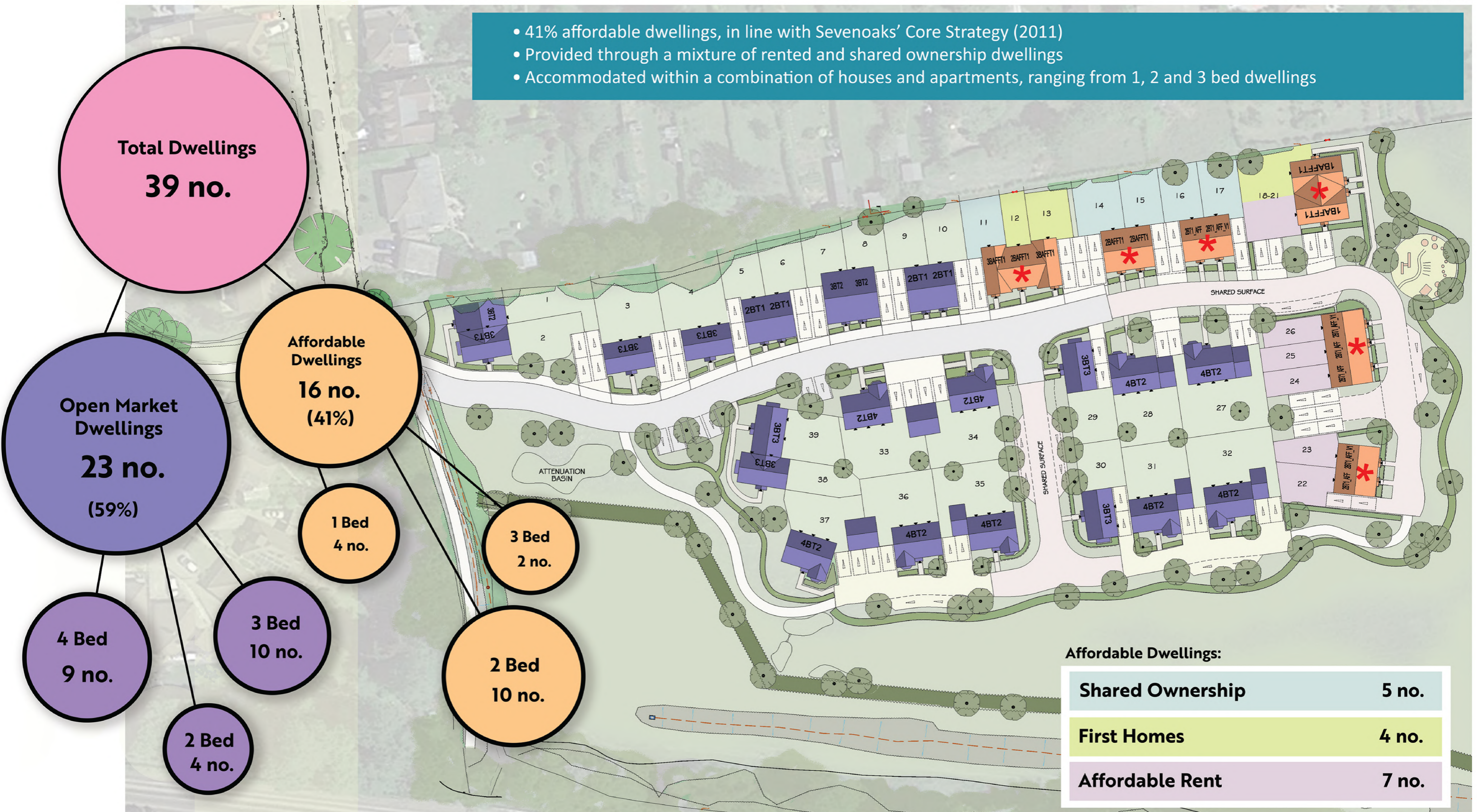
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Green View Avenue, Leigh

# Tenure Board

\* AFFORDABLE HOMES

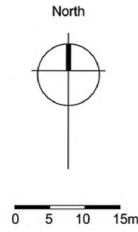
- 41% affordable dwellings, in line with Sevenoaks' Core Strategy (2011)
- Provided through a mixture of rented and shared ownership dwellings
- Accommodated within a combination of houses and apartments, ranging from 1, 2 and 3 bed dwellings



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Green View Avenue, Leigh

# Landscape Overview



### LEGEND NOTES

- A Proposed cycleway/pedestrian route through to The Green Lane. Compacted hoggin surface following the line of the existing path
- B Upgrade route of existing public footpath - provide all season surface (compacted hoggin)
- C Retain undisturbed existing native scrub & low banks
- D Opportunity to plant large feature tree at entrance into the site
- E Band of pcc blocks to slow arriving traffic adjacent route of public footpath
- F Shallow grass swales to provide bioretention of surface runoff from roads
- G Proposed shallow 'scrape' to provide diversity of habitat - sow with damp soils wildflower grass seed mixture
- H Area around scrape sown with long mown wildflower grass seed mix with a 1m wide mown grass margin along edges of road and footpath
- J Proposed 3m wide native hedgerow with occasional native trees along southern edge of the site to create new wildlife corridor running East to West across the site. 1.2m high driven post and 3 strained wire fence along boundary
- K Proposed native trees planted in a random manner for natural effect
- L 1.2m wide hoggin link path
- M Parking bays close to edge of Ecological Enhancement Area to be low impact reinforced gravel
- N Proposed native mix hedge 'wraps' around the edge of the development area securing the Ecological Enhancement Area from access by residents. 1.2m high stockproof mesh fence down centerline of hedge to prevent access by dogs. Occasional native trees planted along the southern edge of the development area on higher ground to bolster screening to views from South
- P Scrub planting & post and stockproof mesh fence to close Western end of the Ecological Enhancement Area with locking maintenance only access gate
- Q The majority of Ecological Enhancement Area is currently species poor, degraded grassland. As part of the biodiversity enrichment of the site, clear the existing grassland & seed with tussock grassland mix to Ecological Consultants specification
- R Occasional clumps of native scrub planted against boundary hedgerow to provide transitional habitat. Species mix to include Hawthorn, Oak, Willow, Honeysuckle and Bramble.
- S Woodland fringe area as protective buffer to Ancient Woodland. Minimum 12m wide. Plant occasional clumps of native scrub to increase cover for local fauna. Native trees planted within woodland fringe as shown to bolster screening. Enhancements may include bird & bat boxes, hibernacula, neat log piles & insect 'hotels'. All to maximise habitat enrichment opportunities
- T Retain existing understorey growth & manage long-term to retain native species & remove non-native such as Laurel
- U Existing rough grass/low scrub in shallow swale
- V Existing established deciduous trees on railway embankment form effective screening which limits glimpses of the site from the south
- W Potential location for natural play area (logs, boulders, tree trunks etc) All details to be agreed Parish Council
- X Area of robust tree & shrub planting as a buffer between Plots 18-21 & natural play area to protect residents privacy
- Y Occasional fruit trees in rear gardens to provide shelter & softening of internal views
- Z Small, flowering trees where space is limited
- AA Low, clipped hedges to soften frontages of Plots 1- 17 & to improve the streetscene
- BB Occasional trees planted in rear gardens to soften northern boundary where there are gaps in screening

### KEY

- Existing woodland & trees retained & protected
- Approximate extent of existing hedges & scrub to be retained
- Proposed tree - native species favoured
- Proposed small flowering or fruit tree
- 3m wide native hedgerow planting
- Native mix hedge with stockproof fence. Trim at max. 1.5m high
- Clipped hedge - native species favoured. Trim at 1.2m high
- Proposed native scrub and understorey planting
- Shrubs and groundcover
- Mown grass - turf or seeded
- Clear current degraded grassland & sow tussock grassland mix
- Wildflower grass - mowing regime to provide maximum habitat value. Seeded
- Neat log pile/hibernacula/insect 'hotel'

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Green View Avenue, Leigh

# Proposed Landscape & Ecological Enhancements



Strip of pcc blocks to slow traffic arriving on site



Shallow grass swales to act as bioretention to surface water runoff from roads



Link paths - low impact bound hoggin



Small trees planted where space restricted to soften streetscene



Native trees planted where gaps in boundary screening



Occasional small fruit trees planted in rear gardens



Informal natural play area



Tree trunks as balance logs



Neat log piles to create new habitats



Insect 'Hotel'



Shallow scrape (shallow dips with gently sloping sides that hold rain and flood water seasonally)



Area of species rich long mown wildflower grass around scrape



Upgrade surface on existing footpath to all weather bound hoggin



3m wide native hedgerow planting to create new wildlife corridor



Areas of native scrub planting against hedgerow



Opportunities for street trees



New tussocky grassland to replace degraded species poor grassland



Opportunities to plant canopy native tree species such as Oak within new hedgerow



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Green View Avenue, Leigh

# Transport

## TRANSPORT ACCESSIBILITY

The proposed site is located close to local bus and rail services, being within a 5 - 12 minute walk, and the development proposals will offer easy access to local shops, the Post Office and Leigh Primary School.

72 car parking spaces allocated for residents and 14 visitor spaces will be provided in accordance with the adopted KCC Parking Standards.

Covered and secure cycle stores will be provided for the flats. The cycle parking for the houses will be provided within the gardens of each property.

Vehicle and pedestrian/cycle access will be available from Green View Avenue and a pedestrian/cycle link will be created onto Green Lane to the west of the site. The existing Public Right of Way across the site will be maintained.

Predicted vehicle demands associated with the development, will be very low, and on average will result in one additional vehicle movement every 4 minutes during the day.

Vehicle Movements:

| Time Period                     | Arrivals | Vehicle Movements Departures | Total |
|---------------------------------|----------|------------------------------|-------|
| Morning Peak Hour (0800 - 0900) | 5        | 15                           | 20    |
| Evening Peak Hour (1700 - 1800) | 13       | 7                            | 20    |
| Daily (0700 - 1900)             | 83       | 88                           | 171   |



## HIGHWAY IMPROVEMENTS

It is proposed to introduce local widening along Green View Avenue to improve passing opportunities for occasional larger vehicles. Two zones will be widened to 6.0m within KCC Highway Land.

Kent County Council has been consulted at an early stage of the planning process, pedestrian and vehicle access as well as the proposed local widening have been agreed in principle with the KCC Highway Officers.

## CONSTRUCTION ACCESS STRATEGY

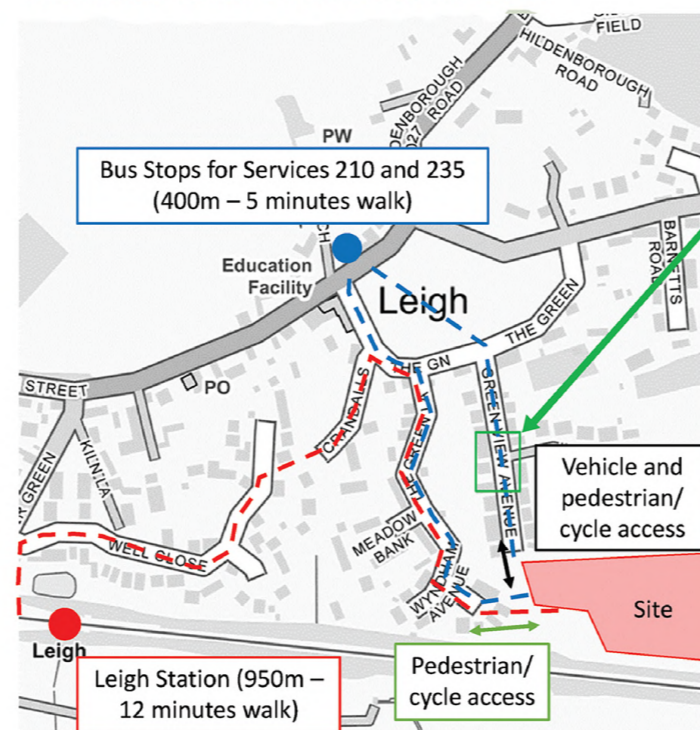
A Construction Management Plan will be developed and agreed with KCC to ensure construction is delivered in a safe manner with the type and size of vehicles and frequency/timings of arrivals managed to reduce impact on the local area.

Construction vehicles will be required to be directed away from the Leigh Primary School.

No construction traffic will enter the site during core school hours. In addition, Whitehall will work closely with the school and implement further traffic management when required.

Trained banksmen will be provided to guide vehicles into the site at the Green View Lane access.

### TRANSPORT ACCESSIBILITY:



### HIGHWAY IMPROVEMENTS:



### CONSTRUCTION TRAFFIC:



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Green View Avenue, Leigh

# Planning

## Provision of 39 High-Quality Homes

Whitehall Homes seek to create a high-quality development to provide additional homes within the village of Leigh. Each dwelling would be built to a high standard to provide attractive homes for local families. The mix of housing proposed would comply with the Housing Needs Survey for Leigh published in 2022. Overall, the development would deliver much needed housing within Leigh and within Sevenoaks.

## Affordable Housing

The development would comprise **41% affordable housing**, equivalent to **16 dwellings**, which will include 25% First-Time Homes. This would exceed the requirements set out by Policy SP3 of the Sevenoaks Core Strategy. Further, the affordable homes would first be offered to the existing residents of Leigh to meet the local housing need.

## Ecological Enhancements

The development seeks to provide a **biodiversity net gain of 10%**, with a significant amount of additional trees, hedging and shrubs to be planted. Ecological enhancement areas and ecology priority zones are proposed around the site to provide increased opportunities for local biodiversity to flourish.

## Children's Play Space

An area for children's play space is designated within the proposed development, to provide opportunities for both existing and future members of the community.

## Financial Contributions

The development would seek to provide financial contributions to local services including the local school and health care facilities. These financial contributions are intended to be used to upgrade the existing facilities to meet the needs of the community.

## Developments by Whitehall Homes



Windmill Place, Cross, Sussex



Grenepark Park Place, Crowborough

## Summary of Benefits

- ◇ 41% Affordable Housing (16 dwellings)
- ◇ 10% Biodiversity Net Gain
- ◇ Meeting unmet housing need
- ◇ Good quality and well-designed homes
- ◇ Financial contributions
- ◇ Increased spending in Leigh
- ◇ Children's play space
- ◇ 5% self-build plots

## Relevant Planning Policy

- National Planning Policy Framework (2021)
- Planning Practice Guidance (updated 2021)
- National Design Guide (2021)
- Building Better, Building Beautiful Commission (2021)
- Sevenoaks Core Strategy (2011)
- Sevenoaks Allocations and Development Management Plan (2015)
- Sevenoaks Affordable Housing SPD (2011, updated 2021)
- Sevenoaks Landscape Character Assessment (2017)
- Leigh Housing Needs Survey (2022)