



**HOLMHURST  
ST. MARY**

**Development  
Proposals**

# THE SITE



## THE STORY SO FAR

1990's	The Convent school is closed with the buildings used for a short period thereafter by a dance school, until it's subsequent closure in 1997.
JUNE 2000	Planning permission granted for the access road from The Ridge.
NOV 2000	Gladedale granted planning consent for conversion of listed convent building to 8 dwellings.
AUG 2001	Gladedale granted planning consent for 10 new dwellings adjacent to Convent (Francis Bird Place).
2002	Part of Holmhurst St Mary site designated as a Site of Nature Conservation Importance (SNCI).
OCT 2002 MAR 2003	Hastings Local Plan Inquiry - remainder of Holmhurst St Mary site considered for inclusion as an allocated site for housing development. Draft Development Brief produced by Council to inform Inquiry on future potential for development of the Holmhurst site.
MAR 2003	Gladedale granted planning consent for development of Harrow Lane Caravan Park for 112 dwellings (now Welton Rise).
APR 2004	Hastings Local Plan adopted, allocating remainder of Holmhurst St Mary site for housing development for 197 units between 2006-2011 (Local Plan Policies HSM1 and HSM2).

## Welcome to our exhibition

The land at Holmhurst St Mary has been allocated in the Hastings Local Plan to be developed for housing during the period from 2006 to 2011.

The owners of the site, the Mother Agnes Trust, are working in partnership with the Gladedale Special Projects division on the future development proposals for the Holmhurst St Mary site. These proposals are now presented for public comment. Our team is on hand to answer any questions you may have and explain the proposals in more detail.



LOCATION OF PHOTOGRAPHS SHOWN ON AERIAL OF SITE





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# THE CONCEPT & CONTEXT

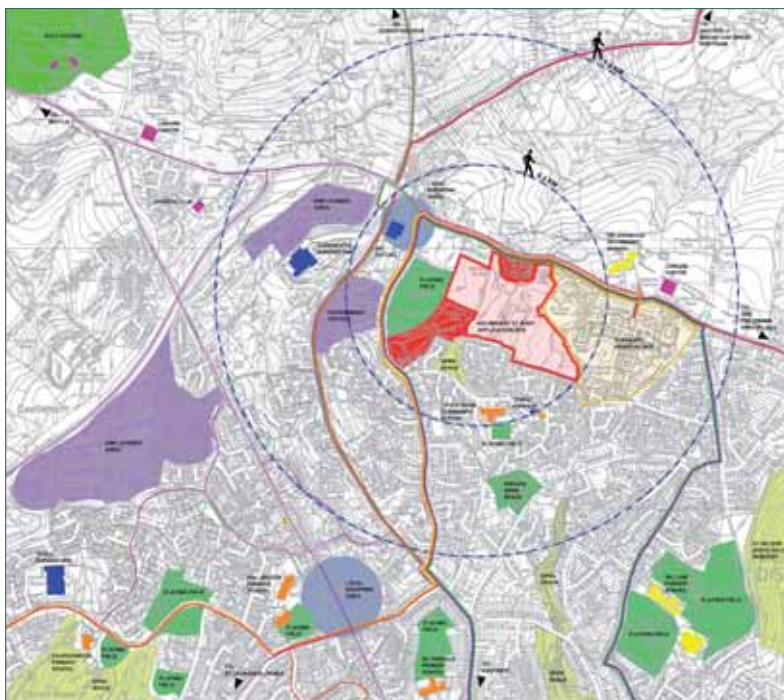
## THE CONCEPT

The site is allocated for housing and open space uses in the adopted Hastings Local Plan 2004.

It is intended to come forward for development in the period 2006-2011 subject to progress on regeneration projects elsewhere in the town.

The key considerations for development are highlighted in the Council's draft Planning and Development Brief, the identified constraints and opportunities, and other policy guidance:

- Provision for family housing with gardens;
- Affordable homes;
- Relationship with surrounding development;
- Protection of trees and safeguarding ecology;
- Improved management of the SNCI;
- Setting of existing listed building;
- Future of the Grade II\* listed statue of Queen Anne;
- Open space on site and in the immediate vicinity;
- Landscape character;
- Views into and out of the site.



## THE CONTEXT

Holmhurst St Mary is well placed to benefit from sustainable transport initiatives. The site is within walking distance of many local facilities and is served by a number of local bus services.

## PUBLIC TRANSPORT AND OTHER LINKS

- A Green Travel Plan will help guide and encourage residents to use bus services, cycle routes and footpath links;
- A bus/emergency vehicle link is proposed to connect the site with Welton Rise and Harrow Lane so that bus services can be routed through the Holmhurst site;
- The existing public footpaths will be made into attractive routes which will link parts of the site and the surrounding area;
- New footpath links are proposed to create a pedestrian route to the Ridge at the east of the Ridge;
- Guidance in the 'Manual for Streets' (2007) will be used to design shared surfaces, parking courtyards, Home Zones and traffic calming measures within the development.



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# THE VISION

## THE VISION & PROPOSED BENEFITS

- Approximately 154 new family homes (35% two bedroom, 35% three bedroom, 30% four bedroom);
- 30% affordable housing
- Use of existing road access from The Ridge to north of Site via Eldridge Way;
- Emergency and bus access provided through Site from Welton Rise to The Ridge;
- Relocation and refurbishment of Grade II\* listed statue of Queen Anne to more prominent location;
- Improvement of areas of public open space for amenity and recreation purposes;
- Provision of local areas of play for children and one larger equipped play area potentially within adjacent recreation ground
- Management Plan for maintenance and enhancement of woodland and Site of Nature Conservation Importance (SNCI)

## ECOLOGY

Ecological consultants are a key part of the team to ensure the proposals take account of, and provide for, all protected species present on the site, and to advise on future management.



REDEVELOPMENT OF  
CARAVAN PARK

CONVERSION OF CONVENT

STATION PLAZA  
RESIDENTIAL AND HASTINGS  
NEW COLLEGE



REFURBISH & RELOCATE  
LISTED STATUE OF  
QUEEN ANNE

IMPROVED  
FOOTPATH LINKS

CHILDRENS PLAY AREAS

DEMOLISH DERELICT  
BUILDINGS

## WHO ARE GLADEDALE?

Based in Epsom, Surrey, Gladedale are the UK's largest privately owned housebuilder and have sites located across the country. Gladedale have been actively involved in the Hastings area for a number of years and their developments include the Harrow Lane Caravan Park in 2005, conversion of the listed convent in 2007 and redevelopment of the Hastings College site adjacent to Hastings railway station (see photos).



1. ACCESS TO SITE
2. BUS / EMERGENCY VEHICLE ROUTE
3. SWALE (TO COLLECT SURFACE WATER)
4. WETLAND SURFACE WATER BALANCING POND
5. PROPOSED LOCATION FOR CHILDREN'S PLAY AREAS
6. RELOCATED AND REFURBISHED GRADE II \* LISTED QUEEN ANNE STATUE
7. EXISTING GRADE II LISTED CONVENT BUILDING
8. EXISTING PUBLIC RIGHTS OF WAY

9. EXISTING NUN'S CEMETERY
10. SITE OF NATURE CONSERVATION IMPORTANCE (SNCI)
11. EXISTING WOODLAND BELT
12. RETAINED LANDSCAPE BUFFER
13. CONQUEST HOSPITAL
14. FRANCIS BIRD PLACE
15. BEAULIEU GARDENS
16. WELTON RISE
17. KINGSDALE CLOSE



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# MOVEMENT STRATEGY



- Site boundary
- Potential primary route into site
- Proposed bus / emergency vehicular link
- Proposed link routes through site
- Proposed footpath link through site
- Existing public rights of way
- Site of Nature Conservation Importance (SNC)
- Site of Nature Conservation Importance (SNC) allocated for residential development



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# LANDSCAPE & OPEN SPACE



- 1. Retain and manage existing mature trees and structure planting
- 2. Reinforced existing treebelts with proposed individual trees
- 3. Proposed structure planting to reinforce / replace existing framework
- 4. Buffer planting to SNCI
- 5. Linear Feature SUDS / Swale
- 6. Nodal squares and arrival spaces
- 7. Green chains
- 8. Improved visual connectivity with recreation ground and LEAP
- 9. Improved physical connectivity with recreation ground

## LANDSCAPE STRATEGY

The Landscape and Open Space proposals seek to:

- retain and manage existing woodland
- introduce new planting in the SNCI and to reinforce boundary trees and vegetation
- provide green 'chains' to link parts of the site, play areas and surrounding area
- create a network of open space and provide an Equipped Play Area for Neighbourhood Use (LEAP)

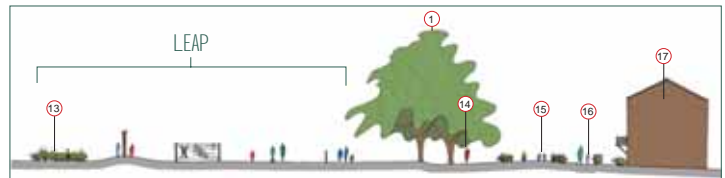
This sketch layout and cross section of the LEAP shows how it could be set out to provide facilities for the development and for the local area as part of an enhancement of the existing recreation ground.

SKETCH LAYOUT PLAN



PROPOSED LOCAL EQUIPPED AREA OF PLAY (LEAP)

SECTION A-A



- 1. EXISTING CATEGORY A GRADE TREE
- 2. EXISTING CATEGORY B GRADE TREE
- 3. EXISTING OVERGROWN HEDGEROW
- 4. PROPOSED NATIVE TREES
- 5. PROPOSED LOW SHRUB PLANTING
- 6. PROPOSED HIGH TIMBER FENCING WITH MATCHING SELF-CLOSING GATES
- 7. PROPOSED LOW MOUND AND TOTEM POLE
- 8. JUNIOR TRIM TRAIL PIECES SET WITHIN SAFETY SURFACING
- 9. PROPOSED TIMBER BENCHES
- 10. PROPOSED BINS
- 11. PROPOSED MEADOW GRASS
- 12. PROPOSED BOULDERS
- 13. PROPOSED LOW SHRUB PLANTING
- 14. EXISTING FOOTPATH RETAINED
- 15. PROPOSED LOCAL AREA OF PLAY (LAP)
- 16. PROPOSED PEDESTRIAN PATH
- 17. APPROXIMATE LOCATION OF PROPOSED FRONTAGE DEVELOPMENT





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# QUESTIONS & FEEDBACK

The Mother Agnes Trust and Gladedale Special Projects Division would like to thank you for taking the time to attend the exhibition today.

This opportunity for public comment is an important stage of the planning process and the views of the local community will be taken into account. Feedback received will be considered in the next stages of preparation of the Masterplan. A report on all consultation undertaken will be submitted with the planning application.

## THE NEXT STEPS



We would be grateful if you would take the time to give us your comments and suggestions on the proposals displayed here today.

You can:

- Fill out a feedback form and drop in the box provided;
- View the proposals and feedback via our website at [www.engageplanning.co.uk/holmhurst](http://www.engageplanning.co.uk/holmhurst). This website will be updated with progress on the proposals;
- Comment direct by email to: [rachel@engageplanning.co.uk](mailto:rachel@engageplanning.co.uk).

Our consultant team are on hand to answer any queries you may have:

TRANSPORT AND  
INFRASTRUCTURE:



ARCHITECT:



ECOLOGIST:



LANDSCAPE:



ARCHAEOLOGY AND  
HERITAGE:



TREE CONSULTANT:



COMMUNITY CONSULTANT:



PLANNING  
CONSULTANT:

