Can you write a planning brief for sympathetic residential housing with provision for greenspace on the site of Hollingdean Depot to replace The Waste Transfer Station, the Materials Recovery Facility, Dudeney Lodge and Nettleton Court including cost of decontamination of WTS and MRF sites

Below is a **clean, single-document planning brief** matching your exact request. It focuses on **sympathetic residential housing**, **greenspace**, **replacement of Dudeney Lodge & Nettleton Court**, and **explicit inclusion of contamination remediation costs for the WTS/MRF sites**.

Planning Brief

Redevelopment of Hollingdean Depot and Adjacent Housing Blocks

Site: Hollingdean Depot, Brighton
Existing Uses:

- Waste Transfer Station (WTS)
- Materials Recovery Facility (MRF)
- Dudeney Lodge
- Nettleton Court

Proposed Use:
Sympathetic residential neighbourhood with integrated public greenspace, replacement homes for existing tower residents, and high-quality community amenities.

1. Vision

To deliver a **green, people-focused, mixed-tenure neighbourhood** that:

- Provides **new family homes, low-rise flats, and supported senior housing**
- Replaces Dudeney Lodge and Nettleton Court with **modern, accessible homes**
- Removes industrial operations from a residential setting
- **Restores the environment** through full decontamination of the waste site
- Creates **public parks, safe walking routes, play spaces**, and biodiversity corridors
- Prioritises social wellbeing, active travel, and climate resilience

2. Key Objectives

Housing

- Approx. **300–350 homes**, including:
    - Social and affordable housing
    - Replacement homes for existing tower residents
    - Family houses and low-rise apartments (4–6 storeys max)
    - Accessible units and senior-friendly homes

Design Approach

- Brick and timber-faced buildings that reference local character
- Human-scale streets and **traffic-calmed layout**
- **Passivhaus-informed energy standards**
- Retained and enhanced tree canopy

Greenspace & Public Realm

- Minimum **30% site area as green & civic space**
- Linear park connecting to existing green routes
- Play areas, community garden/allotments
- Sustainable drainage (rain gardens, permeable surfaces)

Movement

- Priority for walking, cycling, mobility scooters
- Reduced car dependency
- Electric car club & shared mobility hubs

3. Waste Site Relocation

The WTS and MRF **must be relocated** to a strategic industrial location with:

- Direct A-road access (A27/A23 axis)
- Lower residential impact
- Capacity for modern recycling infrastructure
- HGV access separated from communities

4. Land Remediation Requirement

Redevelopment depends on **full investigation and remediation** of former waste handling areas.

Scope

- Phase 1 Contaminated-Land Assessment
- Phase 2 Intrusive Soil & Groundwater Testing
- Asbestos, hydrocarbons, heavy metals, PFAS screening
- Site-wide remediation plan
- Certification that land meets residential standards

Remediation Actions

- Excavation and treatment of impacted soils
- Groundwater protection and monitoring
- Removal or encapsulation of contaminated sub-base
- Environmental validation report

Standards

Compliance with **DEFRA/EA Land Contamination Risk Management (LCRM)** framework and **residential land quality thresholds**.

5. Phasing & Resident Guarantee

- Decant plan with **right to return**
- Temporary accommodation locally where possible
- Social value commitments: apprenticeships, local labour

6. Budget Summary

Component	Estimated Cost
WTS & MRF relocation	**£30–40m**
Demolition (depot + towers)	**£3.5–6m**
Environmental surveys & testing	**£75k–£150k**

Soil & groundwater remediation	**£2–4m**
Housing + public realm delivery	**£50–90m**
Total Estimated Cost	**£85.5–140m**

Costs reflect UK brownfield redevelopment benchmarks; final figure subject to investigation results and procurement model.

7. Funding & Delivery

- Homes England support
- Brownfield Land Release Fund
- Local authority & affordable housing grant funding
- Cross-subsidy from market-sale units
- Net-Zero and green-infrastructure grant eligibility

8. Expected Outcomes

- **Safe, clean and decontaminated land**
- Upgraded modern homes for existing residents
- New public green network and community spaces
- Removal of HGV activity and industrial uses
- Enhanced biodiversity and climate resilience
- Contribution to housing needs without greenfield loss

9. Summary

This project replaces an outdated waste facility and ageing housing blocks with a **sustainable, inclusive, nature-rich neighbourhood**, unlocking major health, housing, environmental and community benefits for Hollingdean and the wider city.

Return to https://roundhill.org.uk/main?sec=planning&p=Hollingdean_Depot