












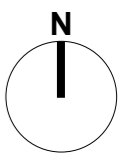






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-  Application Boundary **[3.94 Ha]**
- BUILT DEVELOPMENT**
-  Residential Area **[2.74 Ha]**
(Up to 100 dwellings at 36 DPH)
- ACCESS**
-  Proposed Indicative Roads
-  Proposed Vehicle Access
-  Proposed Pedestrian Links

- GREEN INFRASTRUCTURE [1.20 Ha]**
-  Existing Hedgerows
-  Public Open Space (Amenity) **[0.88 Ha]**
-  Proposed Woodland **[0.24 Ha]**
-  Proposed Trees
-  Proposed Swale
-  Community Orchard **[0.05 Ha]**
-  Proposed Play Area **[0.03 Ha]**
-  Proposed Attenuation Pond **365m²**



Typology	Standard Required per 1000 pop. (Ha)	Required (Ha)	Proposed (Ha)	
Accessible Green Space	2.22	0.52	0.90	
Outdoor Sports Facilities (grass)	1.17	0.27	off-site	n/a
Children's Equipped Play Space	0.06	0.01	0.03	
Allotments/Community Gardens	0.21	0.05	0.05	
Total		0.93	1.00	

Ref:
 - Dover District Council Land Allocations Adopted Plan (2015)
 - Calculations based on 2.4 persons per household based on a density of 35 DPH (giving an estimated population of 235).

50m 100m

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Gladman Developments Ltd
 Cross Road
 Walmer, Kent

DEVELOPMENT FRAMEWORK

1:2500@A3
 17 April 2019 TFG/KMN
7572-L-03 M



masterplanning
 environmental assessment
 landscape design
 urban design
 ecology
 architecture
 arboriculture

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