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1.0 Introduction

1.01 The Purpose of This Document

This Design and Access Statement has been prepared by gdm architects on behalf of Sunningdale House Developments Ltd. It supports the full planning application for a residential development of 88 houses, a football pitch and a clubhouse in south Deal, Dover District Council, Kent.

1.02 The Architects

gdm architects are an RIBA Chartered practice with 30 years of experience in delivering successful projects in the UK, in virtually all market sectors.

From our head office in Maidstone we can demonstrate a track-record of award-winning designs and projects resolved to all stakeholders' satisfaction.

The images on this page demonstrate a selection of previous projects of similar size and/or setting recently completed by gdm architects.



Conningbrook Lakes in Ashford, Kent, by gdm architects, currently under construction (three images above).

2.0 Existing Site

2.01 Site Context

The site is located in southern Deal, within Dover District Council and within the Mill Hill Ward, approx. 25 min. walk south of the town centre (1.3 miles away) and 20 min. walk west of the seafront (0.9 miles away). The area is mainly low-rise residential, with many green parks and farmland, as well as community services, shops, restaurants and sports facilities to support the residential areas.

Major landmarks and destinations nearby are the Deal town centre with its various attractions, the Deal Pier, the Deal Castle and its gardens, the Walmer Castle and its gardens, the Deal and Walmer beaches and seafront promenades (including 'the Strand' with shops, restaurants, pubs, and bars), various parks, etc.

The site is approx. 3.66ha in size and bordered to the north-east by the Deal Cemetery and greenery; to the south-east corner by allotment gardens, car parks and a house accessed from Telegraph Road; to the south-west by two-storey terraced and semi-detached residential properties along Freeman's Way; and to the north-west by two-storey semi-detached houses, detached houses, residential flats and small businesses along Mill Hill (including a car repairs business and a tattoo shop).

The near vicinity of the site also has a railway (to the east of the site); two- and three-storey social housing to the south-east (Charles House, Pittock House, Solomon House and Lambert House); two car repair shops and a small green along Freeman's Way; as well as two churches, a gym, a betting shop, gentlemen's club, shops and take-away restaurants along Mill Hill.

The aerial views on the following pages illustrate the site context in more detail.

2.02 Flood Risk

According to the Gov.uk 'Flood Map for Planning' the site is not at risk of flooding (Flood Zone 1, i.e. the lowest risk).

An extract of the map can be viewed in the 'Planning Policy' section of this document.

A Surface Water Management Plan by a specialist has been commissioned.

2.03 Site History

Deal has a rich history, dating back to the 11th Century and beyond. The town had historical importance especially as a port for trade and as a location of strategic military defence.

Despite the rich history of the town, the site itself does not appear to have been previously developed and is currently mainly managed grassland, with some unmanaged areas to the sides.

There are no listed buildings or conservation areas near the site. The site is, however, considered an area of archaeological potential due to possibility of remains from Roman cremation and of Iron Age pottery.

The Deal Cemetery was opened in 1856 and appears on a map dated 1872 with Mill Road also visible (part of which is later named Mill Hill). The railway is visible on a map dated 1899. Many houses around the site first appear on maps in 1938 and Freeman's Way appears in 1973. (Source: Old-maps.co.uk)

2.04 Ecology and Biodiversity

Please refer to the Planning Statement. Specialist reports on Ecology and Trees have been commissioned.



Site seen from the Cemetery. View looking South.



View from the Cemetery towards Milldale Close.



Existing properties along the Northern edge of the site. View looking North.



View across the site towards the allotments (towards East).



View from the road leading to the allotment gardens/ cemetery. The view overlooks the site, towards the north.



Typical existing houses along Freeman's Way and the existing site entrance.





3.0 Planning Context

3.01 Planning Context

The proposed development has been designed with the following policy documents in mind:

- National Planning Policy Framework 2019.
- Dover District Council Core Strategy 2010.
- Kent County Council Design Guide.
- KCC Design Guide: Residential Parking, 2008.
- Playing Pitch and Outdoor Sports Facility Strategy by Dover District Council, 2015.
- Dover District Council: Strategic Housing Market Assessment (SHMA).

The Local Plan Policies Map indicates that the site falls within the following specific policy areas:

- Open Space (Policy DM25).
- Groundwater Source Protection Zone 2 (Policy DM17).

3.02 Pre-Application Consultation

Pre-application consultation took place on the 14th November 2018 and formal advise was received via letter on 30th November 2018, ref. PE/DOV/18/00153.

In his letter the Planning Officer noted that the proposals had the potential to contribute towards making good the (existing and predicted) shortfall of football pitches in Deal.

He also noted that while Open Space is generally protected, Policy DM25 allows the loss of Open Space where “at least the same qualities or equivalent community benefit, including ease of access, can be made available.”

The Planning Officer outlined the following requirements for the benefits to the Community to outweigh the loss of Open Space on this site:

- If the proposal is to have a smaller area of Open Space than currently exists on site, it should be of higher quality than existing and provide secure community access.
- One full-size football pitch (Football Association ‘Senior Pitch’) should be provided to overcome the current and future shortfall.

The benefit of new housing vs. any adverse effect on the existing natural habitat was also considered by the Planning Officer and he advised that a Planning Statement could be submitted to demonstrate the benefits and harms of the development, explaining the case for approval.

The use of high quality landscaping, including the retention and enhancement of existing trees and hedges to the site boundaries was highly recommended by the Officer.

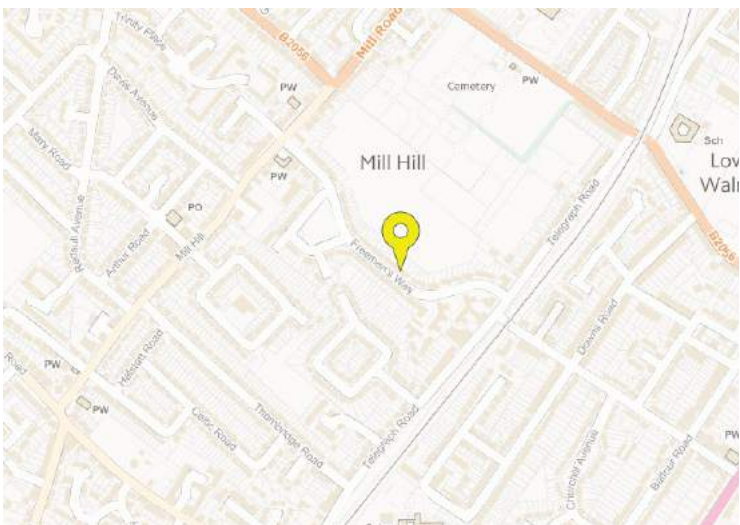
Discussions with KCC Archaeology were welcomed by the Officer since the area is identified as one of archaeological potential (relating to Roman cremation and Iron Age pottery).

It was advised that a Habitats Survey should be undertaken to determine whether there are any protected species.

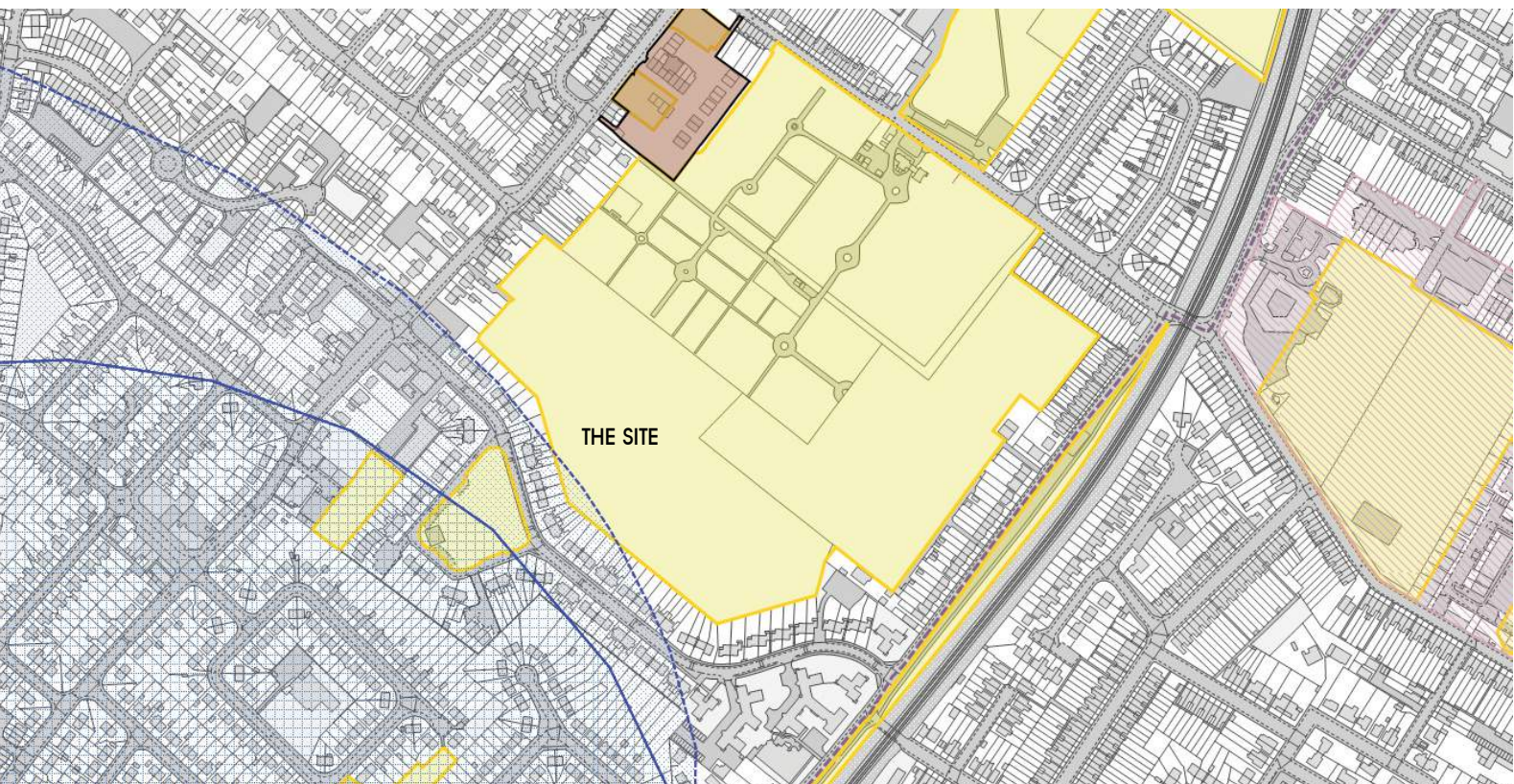
These, and additional advise as itemised below have been taken into account in the proposed design:

- 1 The housing mix
- 2 Vehicular access routes
- 3 Parking spaces
- 4 The avoidance of loss of light to neighbouring properties
- 5 The avoidance of overlooking into the neighbouring properties
- 6 Provision of a Local Equipped Area for Play (LEAP)

Please refer also to the Planning Statement accompanying this application.



Gov.uk flood risk map for planning indicates the site to be in Flood Zone 1, i.e. lowest risk.



Dover District Council Local Policies Plan Map extract. Yellow indicates open space, blue line indicates ‘Groundwater Source Protection Zone 1’ and blue dashed line indicates ‘Groundwater Source Protection Zone 2’. Brown-shaded area is land allocated for housing and the dashed line running along the railway indicates a cycle route.



Aerial view of the site with storey-heights of surrounding buildings indicated.

4.0 Architectural Context

4.01 General Architectural Setting

The site surroundings have many notable historic buildings, conservation areas and listed properties, out of which the Deal Castle, Walmer Castle and the Deal Pier are the most iconic.

While both Deal and Walmer town centres are fairly densely built-up, Deal has a more urban feel whereas Walmer has a smaller town centre and lower-density residential buildings. Both benefit from a long seafront and each have a landmark historic castle and gardens.

The village of Great Mongeham is located further inland and has a much more rural feel characterized by large, detached properties, greenery and farmland.

The architectural style of buildings in the area is a mixture of more formal 'high' architecture and more informal, irregular arrangements of building types and features.



Deal Castle was constructed in 1539-1540 using Kentish ragstone and its shape in plan is reminiscent of a tudor rose. Its design referenced both medieval English castles and newer, Italian styles of defence.



Deal has many old, winding streets with sun-bleached facades of brick or render terraced houses. Detailing around windows and doors as well as variation in the roof shape adds charm.



Brown brick, grey and while facades within a Deal town centre conservation area with timber detailing. The houses benefit from accents of colour/ detailing in white, dark grey and dark blue.



The new cafe for the Deal Pier was completed in 2008 by Niall McLaughlin Architects and utilises hardwood which will naturally patinate and turn silver colour in the marine environment.



Some of the sea-facing properties are taller, up to four-storeys high terraced houses with large windows, dormer windows on the roof, bay windows and balconies.



The Walmer Castle was constructed at the same time as the Deal Castle and together with its gardens forms a beautiful complex.



Historic view of the Deal Pier and buildings along the seafront.



The typical palette of materials in Deal and Walmer is brick, render and timber with occasional tile hanging. The colours are mostly subdued, with some accents of brighter colour. Roofs are typically red or dark grey tile.



The Deal Town Hall is a handsome old building with large windows and white detailing to frame the desaturated brown brick facade.

4.02 Local Vernacular Near Site

The buildings in the immediate vicinity of the site are mainly residential, 1-3 storeys tall and more modest in appearance than the nearby two town centres and seafront properties.

The area is dominated by residential buildings with occasional small businesses.

The materials used are traditional, with brick and render elevations, red and grey tiled pitched roofs and some decorative detailing.

The natural stone cemetery building is the only example of more formal architecture. It has a striking and elegant geometry, large windows and a notable presence within the open cemetery gardens and courtyards. This building is not visible from the site, however.



Properties along Telegraph Road, near the site.



Building with a decorative front in the corner of Mill Hill and St James Close, currently being used as a gym.



A pub in the junction of Telegraph Road and Hamilton Road.



Solomon House social housing at the junction of Freeman's Way and Telegraph Road.



Residences along Mill Road.



Residences along Telegraph Road.



Typical residential properties along Freeman's Way.



Hamilton Road Cemetery, Deal.



Mill Road residential properties.

5.0 Design Proposal

5.01 Statement of Design Intent

This scheme has been designed to be very sensitive to its context and to be informed by the recommendations of the Kent County Council's Design Guide.

5.02 Change of Use

The existing site is a greenfield site which has in the Local Plan Map been designated as 'Open Space'. The Local Plan policy DM25 accepts the loss of open space where "at least the same qualities or equivalent community benefit, including ease of access, can be made available."

In pre-application consultation it was indicated that the provision of a senior football pitch (for over-18-year olds), associated parking and a clubhouse for the community could result in an improved benefit to the community compared to the existing site, which is currently managed grassland and in limited use.

Residential use for the site is considered appropriate to assist Dover District Council in meeting their housing targets, as per the Strategic Housing Market Assessment published by the Council in Feb 2017.

Therefore residential and community sports use are the two primary uses proposed for this site. 30% of affordable housing is proposed in line with Housing Policy.

5.03 Site Layout

The proposed site layout features mostly two-storey semi-detached and terraced houses to the centre and north-west of the site, with a football pitch and a clubhouse taking up the south-eastern part of the site.

The proposed entrance point will remain in its existing location along Freeman's Way. The proposed new roads are laid out in an easy-to-navigate manner, with a picturesque curved section included.

The site boundary treatments are sensitive to existing residents. Please refer to section 5.04: 'Site Boundaries' for more information.

5.04 Development Density

The residential development density is considered appropriate to its surroundings. The houses are generally two-storey, with the exception of six properties which will be two-and-half storeys high.

The residential land area is approx. 2.47ha, excluding the sports provision and the entrance road. With the proposed 88 dwellings on site, the development density will be approximately 35.6 dwellings per hectare.

The football pitch and the clubhouse are discussed in sections 5.12-5.14 of this report.

5.05 Site Boundaries

As much as possible, the houses have been oriented so that their back gardens face the neighbouring properties, in order to maximise privacy for the existing residents. On occasions where a side elevation of a building is located near the site boundary, only small windows are proposed and these will be obscured so that no views through are possible.

The site boundaries will be more secure than existing to provide privacy and amenity to both existing and new residents, while ensuring that existing site security is enhanced and unauthorised access to private back gardens is prevented.

The existing hedge along the site boundary adjacent to the cemetery will be preserved. The existing chain-link fence where the site borders the greenfield site (to the East) appears to be in good condition and will be kept. The back gardens and cul-de-sac's will have brick and close-boarded timber fences; and the entrance gate to the site will be removed. Bollards will provide protection to the fences at cul-de-sac ends.

5.06 Affordable Housing

30% of the proposed residential properties will be affordable and in line with the Council's Adopted Core Strategy 2010 and the Strategic Housing Market Assessment 2017. Please refer to drawing no's. P100: 'Proposed Site Plan' and P106: 'Tenure Plan' for more details.

5.07 Daylight and Sunlight

The development is fairly low density with existing and proposed gardens forming a 'buffer zone' between properties. Therefore daylight and sunlight to existing properties will not be obstructed.

5.08 Residential Mix & Housetypes

The mix of residential property sizes has been designed to broadly reflect Policy CP4 of the Local Plan. The policy requirement vs. proposed unit sizes matrix is as follows:

	Quantity	CP4 Req't	Proposed
1B	0	15%	0%
2B	42	35%	48%
3B	40	40%	45%
4B	6	10%	7%
Total	88	100%	100%

Pre-application advise from the planners confirmed that the latest Strategic Housing Market Assessment identifies a reduced need for one-bed units within Dover District Council area. Therefore no one-bed units have been included in these proposals.

A variety of housetypes have been proposed, where all two- and three-bedroom houses are 2 storeys tall, whereas the four-bed properties are 2.5 storeys.

A variety of materials, window sizes and roof orientations have been created through different housetypes and can be seen on the drawings submitted with this application.

All the housetypes have been designed to meet and exceed the National Technical Housing Standards.

5.09 Residential Amenity

Each of the proposed residential units will have a private garden. Further amenity is provided by the proposed football pitch, the children's play area and the green surrounding it.

Please refer to the Planning Statement for further discussion regarding amenity.



Proposed site plan, scale 1:1000 at A3.

THIS DRAWING IS FOR THE PURPOSE OF PLANNING APPLICATION ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

5.10 Design Precedents

The precedent images on this page portray two- and three-storey residential properties with a variety of roof types, full-height windows and a variety of desaturated brick and cladding types with crisp detailing.

Although the setting in some of the images has a more urban feel than that proposed for this site, the principles of variety of material, light grey (desaturated) brick, roof geometry, large windows, parapet walls to roof edges and white 'picture-frame' detailing around windows were chosen to inspire the scheme proposed (explained in the following sections of this document).



gdm architects designed residencies at Collingbrook Lakes in Ashford, currently under construction. The buildings benefit from a variety of roof shapes and a play of different materials (brick and weather-boarding), which all create visual interest,



Grey/ desaturated brick and large windows create an elegant appearance. Timekeepers Square in Salford by Buttress Architects.



Recessed brick detail between units to separate the block into individual houses. 'Futurehome' development by Maccreanor Lavington Architects.



The pitched parapet line visible at the front of the buildings, recessed entrances and white picture-frame window detailing give character to individual houses. Marmalade Lane, Cambridge.



Marmalade Lane co-housing in Cambridge by Mole Architects with warm grey brick, dark grey roof, large windows, crisp material detailing and dormer windows on the roof.

5.11 Facade Treatment & Materials

The design of the exterior appearance of the residential buildings takes inspiration from both the existing architectural context of the site and the nearby towns, as well as the design precedents portrayed on the previous page.

The choice of brick is desaturated - a warm grey brick with some warmth and variation to its texture. This choice of brick results in contemporary and elegant appearance as can be seen in the design precedents. In addition, the desaturated appearance reflects the sun-bleached facades, characteristic of seaside towns and part of their charm.

The roof geometry has been designed to be varied, offering visual interest. Housetype A1 has variety in roof height also, while Housetype H has dormer windows reflecting the local vernacular (see drawing no. P323: 'Housetype H Elevations'). Parapet walls to the front of the buildings hide the gutters behind them and add a decidedly contemporary feel, whereas the two different tiled roof colours - dark grey and lighter grey - continue the rationale of the brick colour palette.

Large windows, when correctly designed, give a friendly, open and upscale feel to a building, as has been demonstrated both in Section 4: 'Architectural Context' and in the design precedents. Large windows also create more light-filled spaces inside and improve the views out. Therefore, where possible, the windows have been designed to have lower sill heights than usual and in many occasions to be full-height.

White picture-frame window detailing on all buildings have been used as 'highlights' in the material composition.



Housetype A1



Housetype C

The proposed facade arrangements are 1) somewhat informal and varied, while also having 2) a certain formality through strict alignment of windows and through the robust and elegant materials. This balance between formal and informal reflects Deal's architectural character in general (see section 4) and we have sought to utilise the 'best of both worlds' in the facade design.

Housetype A2 benefits from protruding bays which have flat roofs for a contemporary appearance.

The houses have high-quality doors whose dark grey colour matches the window frames, canopies and rainwater goods, which all add to the 'crisp' look.

It is important for the residents to feel that their house has some individuality and personality. This has been achieved through the variety already discussed but also by using four different brick colours which change from house to house, as well as by creating a recessed vertical 'shadow gap' in brickwork between the individual houses.



Housetype E1

1.



Housetype D



Housetype A2

5.12 Community Facilities & Engagement

Please refer to the Planning Statement for an overall view of the community facilities and community engagement proposed.

5.13 Community Sports Provision

The football pitch has been designed in accordance with the pre-application advice received from the Dover District Council (discussed in section 3.2).

The pitch size is in line with the Football Association's requirement for an 'Over 18 Senior Pitch'. 'The FA Guide to Pitch and Goalpost Dimensions' gives Senior Pitch size of 116 x 76 yards (106 x 70m) including the runoff.

The community sports provision also includes a clubhouse and associated parking spaces.

The parking provision for the sports use has been designed assuming max. 39 people using the clubhouse (see next chapter for more detail), plus visitors. The Sport England 'general rule' recommendations for parking are as follows:

- 1 space per 3 staff.
- 1 space per 3 players.
- 1 space per 3 spectators with a minimum of 10 spaces.
- Min. 2 accessible car parking bays or 6%, whichever is greater.

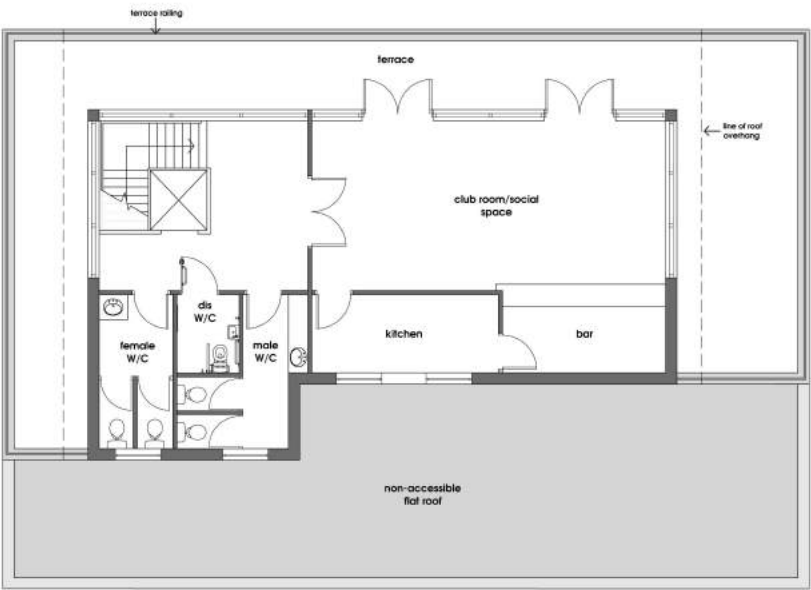
Accordingly, 1 staff parking bay, 12 player bays, 10 spectator bays and 2 disabled bays have been provided, totalling: 25 spaces.



Proposed community sports provision plan, scale 1:500 at A3.



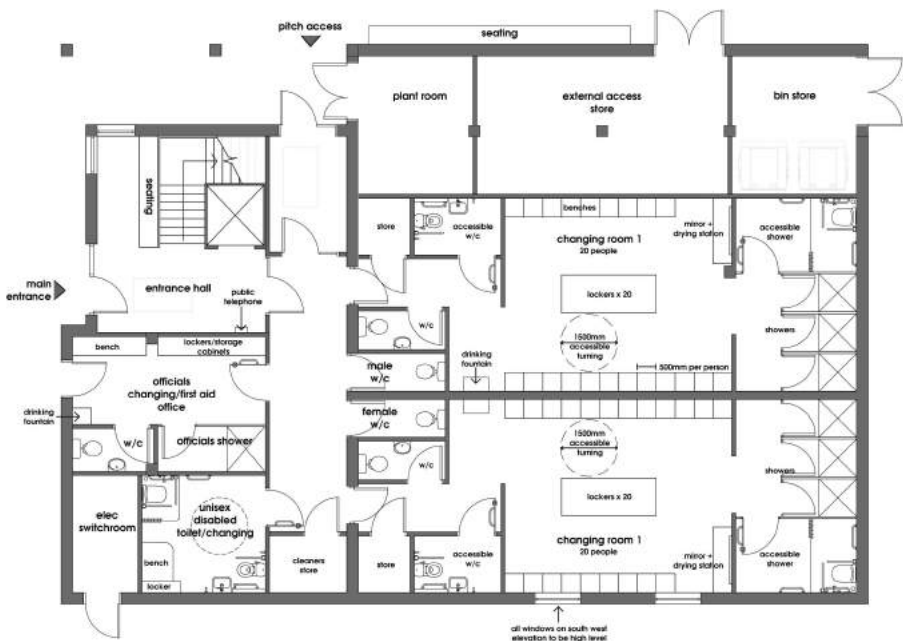
Clubhouse main entrance elevation, visible from the public approach. Scale: 1:100.



Clubhouse First Floor Plan. Scale: 1:200.



Clubhouse elevation facing the football pitch. The covered outdoor viewing terrace can be seen on the first floor. Scale: 1:100.



Clubhouse Ground Floor Plan. Scale: 1:200.

5.14 The Clubhouse

The following documents have been used to guide the Clubhouse design:

- Sport England: Clubhouse Design Guidance Notes, 2016 Update.
- Sport England: Display Panel DE4: Design Examples: Football: Clubhouse.
- Sport England: Accessible Sport Facilities, Updated 2010 Guidance.

The clubhouse has been designed for the following numbers of users:

- 11 players per team, i.e. 22 players in total.
- 5 substitutes per team, resulting in 10 in total.
- 1 manager per team, 2 in total.
- 1 assistant manager per team, 2 in total.
- 1 referee.
- 2 linesmen.
- **Total: 39 people.**

25 parking spaces have been provided for the clubhouse in accordance with Sport England requirements, out of which 2 are disabled parking spaces. This was explained in more detail in the previous chapter.

Views towards the pitch are provided from the first floor clubroom and its covered terrace, as well as from the small ground floor seating area. The building is designed to have a contemporary appearance and its materials match those of the new houses.

The building has been designed as two-storey high with spacious headroom, with an elegant geometry to highlight this building as a destination for the community.

5.15 Children's Play Area

The play area will be designed as a 'Local Equipped Area of Play' (LEAP) and will comply with the Fields in Trust's 'Guidance for Outdoor Sport and Play'.

The fenced play area is approx. 430m² in size and the overall dimensions are approx. 30m x 15m. A larger, green amenity space has been provided next to the play area.

The proposed play area is fenced and overlooked by properties on all sides, which results in passive surveillance and a more secure location. The play area has trees and green amenity space for the community surrounding it.

5.16 Accessible and Inclusive Design

The community building and all public spaces have been designed to be accessible to the disabled and ambulant disabled, with the following guidance in mind:

- Approved Document Part M, Vol 2: Buildings Other than Dwellings.
- Sport England: Accessible Sport Facilities, Updated 2010 Guidance.



Proposed new community amenity space and secure play area, scale 1:500 at A3.

5.17 Environmental Sustainability

The sustainability credentials of the proposed scheme are as follows:

- Sustainable location in terms of transport: The existing site entrance is 4 min walk away from the nearest bus stop and 20 min walk away from the nearest train station.
- Bicycle parking is provided to encourage emission-free travel.
- Existing hedges and trees are preserved.
- Many new trees will be planted along the edges of the site, in front of houses and throughout the site.
- New landscaping will be provided.
- Ecology report on the existing site has been commissioned.
- Surface Water Management Plan has been commissioned.
- Private gardens are provided as amenity, which enables the residents to grow food.
- The Clubhouse will meet Sport England requirements for sustainability.
- Openable windows and rooflights have been provided to wc's and bathrooms where possible to enable passive ventilation and natural light, and therefore to reduce energy use on mechanical ventilation and artificial lighting.
- All buildings will comply with the latest Building Regulations and Approved Documents for energy-efficiency.
- A football pitch, a green public amenity space and a playground are provided, which will encourage outdoor activity and exercise, providing health benefits to both the residents and the wider community.

5.18 Security

A secure fence will surround the site and be lined with hedges, planting and trees. The back gardens will be accessible through locked gates only. The public amenity space is overlooked by residencies and the play area is enclosed by a fence.

The houses and the Clubhouse will be designed to comply with Secured by Design standards.

5.19 Waste Management

The Clubhouse has a dedicated refuse storage room, accessible from the outside.

Each semi-detached and end-terrace house will have a dedicated bin storage area either to the side of the building or within the rear garden and there will be an external pathway to bring the bins to the front of the house on collection days.

The mid-terrace houses will have a dedicated bin storage area in the front of the house, near a tree to reduce attention to it.



Site aerial view with public and private transport distances highlighted.

6.0 Site Access & Public Transport

6.01 Site Access & Public Transport

The diagram on the previous page illustrates travel distances by public and private transport, as existing.

There are two bus stop locations, both within 4 min. walk from the site entrance, first on Mill Hill and the second on Telegraph Road.

The nearest railway station (Walmer) is within 19 min. walk and 4 min. cycle ride away, whereas Deal railway station is 24 min. walk and 7 min. cycle ride away. Trains from Walmer will have the following drive times:

- To Dover Priory: 13 min.
- To Canterbury: 42 min - 1h 7min.
- To Ashford International: 40-44 mins.
- To London St Pancras: 1h 19min - 1h 43 mins.

Deal is one stop away on the same train line and the train running times will be similar. These as well as Thanet and Medway towns are therefore within easy reach from the site.

There are two alternative routes to reach the A256 by car, both will take 15 min. to reach the road. The A256 is a key arterial route running north-south and connecting Dover with Thanet.

6.02 Parking

Although the site can be considered a fairly sustainable location in terms of public transport, the Dover Council area and Kent in general have a high degree of car ownership and therefore the proposals ensure that sufficient parking is provided on site for both visitors and residents, in accordance with the Local Plan Policy DM13: 'Parking Provision' and the Kent County Council Parking Standards. The parking provision has been designed as

sufficient to prevent any pressure on existing car parking facilities and to avoid cars being parked on neighbouring streets.

Specifically, the car parking provided has been allowed for as follows:

- 2-bed houses: min. 1 space per unit.
- 3-bed houses: min. 1.5 spaces per unit.
- 4-bed houses: min. 2 spaces per unit.
- Additional visitor parking: min. 0.2 spaces per unit.

This is in accordance with the 'suburban' location requirements outlined in Kent County Council's 'Design Guide for 'Residential Parking'', 2008.

The table below shows how the proposed minimum parking provision has been calculated.

	no. of units	parking
1-beds	0	0
2-beds	42	42
3-beds	40	60
4-beds	6	12
Total units:	88	-
Visitor parking:	-	18
Clubhouse:	-	25
Total parking:	-	157

Parking for the Clubhouse and the football pitch was discussed in more detail in section 5.13: 'Community Sports Provision'.

Cycle parking will be provided at a rate of one space per bedroom.

6.03 Sustainable Travel

Please refer to the Planning Statement.

7.0 Landscaping and Ecology

7.01 Existing Site

The existing trees have been surveyed and are shown on the existing site plan drawing, no. P002.

An Ecology report on the existing site will be provided.

7.02 Proposed Landscaping

All the existing trees on site will be preserved, as will the hedge running along the Deal Cemetery boundary. Many new trees will be planted as shown on the Proposed Site Plan drawing no. P100.

New landscaping will be provided to much of the site, as indicated on the Proposed Site Plan, including: the clubhouse garden, public amenity space, playground, front and back gardens to houses, as well as additional green areas and planting.

8.0 Conclusions

The proposal put forward in this document and the accompanying planning drawings is firstly, for a high-quality housing provision - both affordable and private - carefully considered in its context and with ample amenity space (partly private and partly public), including an equipped play area for children and many new trees.

Secondly, an additional provision of a full-size football pitch, clubhouse, as well as associated parking and landscaping will provide a well-managed sports facility and an amenity space for the local community. This is seen as an improvement on the existing amenity in terms of quality and usability of the space.

The development is considered sustainable in terms of its location near bus stops and near two town centres (Deal and Walmer) with their associated infrastructure and services for the community. The nearby seafront also provides opportunities for sports, exercise, social events and hobbies.

The buildings have been designed to have a contemporary yet suitably modest appearance, in order to fit in well with their immediate surroundings, while also enhancing the overall appearance of the neighbourhood.

The neighbouring buildings will benefit from added security (due to private use rather than a publicly accessible space near their back gardens), privacy (as overlooking into gardens will be prevented), improved boundary treatments and many new trees. The Cemetery will benefit from the additional trees to its boundary and the wider community will enjoy managed amenity space and a

new sports facility, as well as the playground space and the general uplifting appearance of the development which includes ample landscaping and trees.