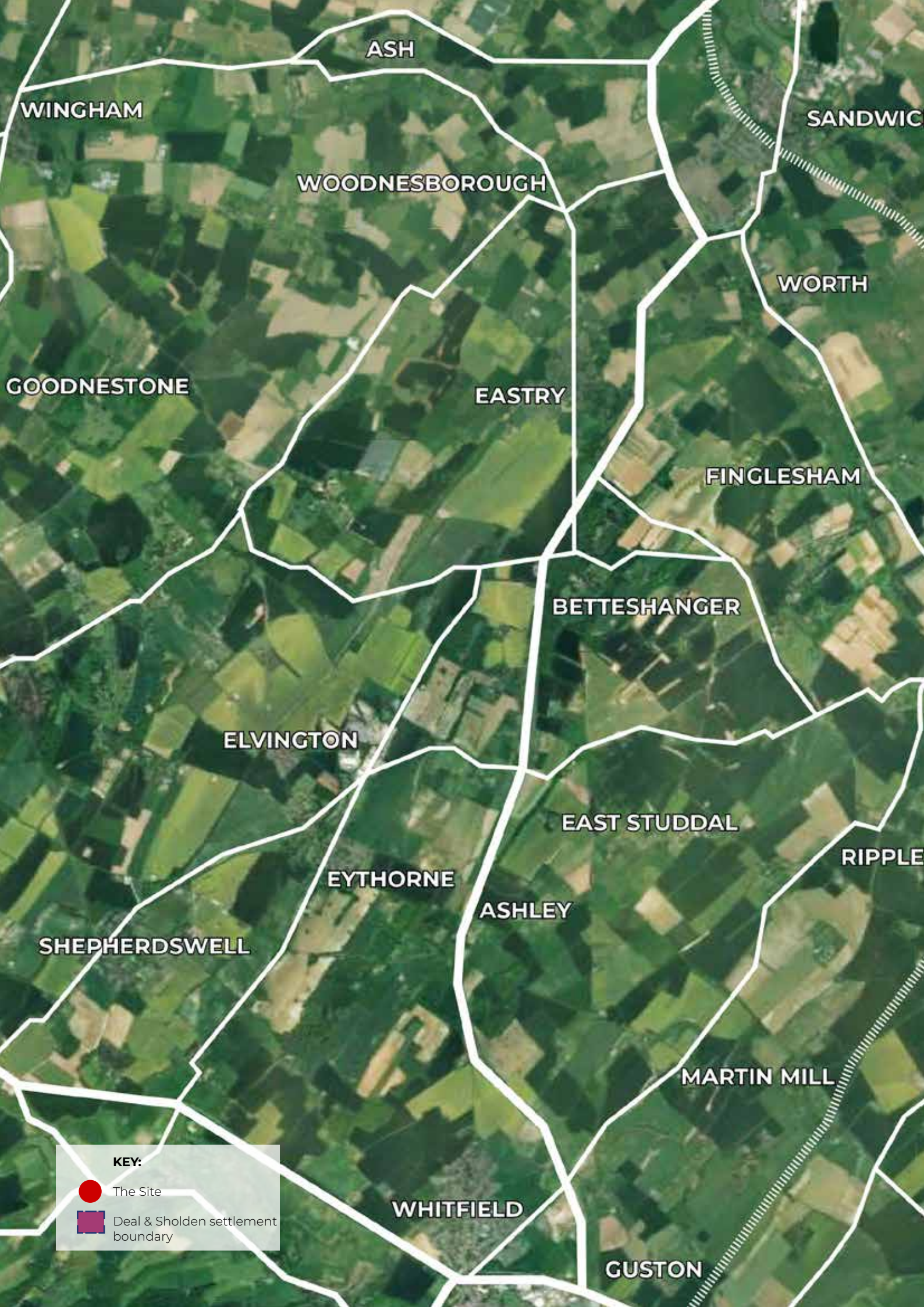


LAND SOUTH WEST OF
SANDWICH ROAD

SHOLDEN



WINGHAM

ASH

SANDWIC

WOODNESBOROUGH

WORTH

GOODNESTONE

EASTRY

FINGLESHAM

BETTESHANGER

ELVINGTON

EAST STUDDAL

RIPPLE

EYTHORNE

ASHLEY

SHEPHERDSWELL

MARTIN MILL

WHITFIELD

GUSTON

KEY:



The Site



Deal & Sholden settlement boundary



Foreword

We are delighted to present this Design and Access Statement in support of the Outline Planning Application (all matters reserved except for vehicular access) for up to 117 dwellings and associated infrastructure, landscape and biodiversity enhancements.

In this Design and Access statement, we focus on a strategic development opportunity on the land south-west of Sandwich Road, Sholden ('the Site').

The Site is controlled by Richborough Estates, a responsible and specialist strategic land promoter with a demonstrable track record of delivery spanning over fifteen years. The business acts in partnership with landowners to promote their holdings through the plan-making process and is committed to delivering high-quality developments with the right blend of housing and infrastructure to meet local needs.

Land at Sandwich Road, Sholden is a suitable and broadly unconstrained location for future growth, which has been confirmed as sustainable by allocations made in the adopted Core Strategy and subsequent consents granted upon unallocated sites. More recently, the Site has been identified as a draft housing allocation in Dover District Council's emerging Local Plan.

The vision for the Site is to bring forward a high-quality landscape-led scheme that is well integrated with its existing surroundings. The development will deliver much-needed housing, new public open spaces, associated green infrastructure and a new play area.

The proposals envisage an attractive, locally distinguishable and sustainable addition to the settlement, delivering in the region of 117 new homes. This development will afford ready connectivity to the surrounding landscape and public rights of way network. This is a fantastic opportunity for suitable and sustainable growth, which will ensure a positive legacy for Sholden, Deal and the wider Dover District.

Prepared by: For:



Richborough
Estates

In consultation with:



Foreword

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Introduction

An overall introduction to Sholden, the site and development proposals, including overarching objectives and Vision.

Introduction

Context Analysis

A detailed summary of all the site assessment work carried to ensure an informed approach to the design development of the site.

Context Analysis

Design Evolution

A detailed constraints and opportunities plan, summarising all the findings of the site assessment work, and a concept plan for the site.

Design Evolution

Masterplan Strategy

Presentation of the Illustrative Masterplan and the design principles adopted to ensure a robust development proposal.

Masterplan

Conclusion

A summary of the key benefits of the proposal and its merit as the next logical location for new development in Sholden.

Conclusion

1 Introduction

Introduction

Sholden

Sholden is a settlement lying adjacent to the coastal town of Deal in Kent, south-east England. In the 2011 census, the Middle Deal and Sholden Ward had a recorded population of 7,414, with an average population density of 7.76 persons per hectare.

In a regional context, Sholden is situated approximately 14km north of Dover, 27km south of Margate, and 32km east of Canterbury. These nearby strategic settlements are all located under an hour away by public and private transport and offer an excellent range of national and international transport connections.

These nearby centres are major areas for employment, strategic infrastructure connectivity and major local providers for retail and services; including shopping centres and high street retail, universities, theatres, cinemas, art galleries and museums.

Site Description

The Site extends to approximately 4.99 hectares (12.33 acres) and comprises an arable field bounded by hedgerows and some improved grassland. It has a Draft Allocation in the Regulation 18 Draft Local Plan.

The Site is located west of Sholden and north of Upper Deal adjacent to the existing settlement boundaries as defined by the adopted Dover District Core Strategy Proposals Map.

To the northeast, the Site is bound by Sandwich Road (A258), where existing access into agricultural fields is located (from the north-east corner). The remainder of the eastern boundary runs adjacent to proposed new development (application ref. 19/00216).

The recent residential development of Sholden Fields is located opposite the Site on the eastern side of the A258, with further residential properties plus the Hull Park Sports grounds forming the remainder of Sholden to the east.

An existing public right of way runs along the Site's southern boundary, with further arable fields beyond. A further public right of way runs along the north-west boundary.

The Site is positioned to the west of Deal. The Adopted Core Strategy identifies Deal as a District Centre, and the 'secondary focus for development in the District; suitable for urban scale development'. The Deal urban area comprises urban wards and the built-up parts of the parishes of Walmer, Sholden and Great Mongeham, which form a continuous urban area.

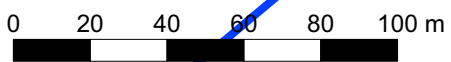
Topographically, the majority of the Site occupies a local plateau of 20m AOD, which is typical of the character of the area. To the south and west, the land slowly rises to a high point of approximately 23m AOD.

KEY:

- Site boundary (4.99ha)
- Land in same control

Introduction

Sandwich Road



Objectives

The main objective of this proposal is to create a distinguishable, high quality and landscape-led development providing new homes, sensitively integrated into the community in a highly sustainable location.

The proposals will demonstrate strong urban design and placemaking principles, delivering homes that people will want to live in as well as creating spaces for informal recreation with safe and liveable streets. It is important to create a development with a locally distinctive character to form a natural and befitting extension to the existing settlement.

This will be achieved through integrating with existing uses, landscape character, existing connectivity and respecting and celebrating local vernacular features.

Site Proposal

The Site is proposed to deliver approximately 117 dwellings through distinct characterful streets set within high-quality landscaping and open spaces, with vehicular access provided from Sandwich Road.

It is proposed that the development will consist of a mix of house types and tenures, helping to meet the need for market and affordable housing in the local area and the wider Dover District.

The proposed development will create an enhanced community for Sholden, supported by existing connectivity and transport routes, coupled with cross-site connectivity, linking spaces and places and integrating into the existing settlement.

Access to green space and play space ensure a pleasant environment for people to live whilst improving health and wellbeing for new and existing nearby residents. Promoting access to nature will encourage walking, jogging, cycling and other recreational activities.

Proposed Illustrative Masterplan





THE SITE

Viewpoint Locations



Looking south on Sandwich Road



View to the north of the Site





3 View looking east along the northern boundary



2 Contextual Analysis



Contextual Analysis

Planning Policy Context

Core Strategy

Dover District Council's Core Strategy, adopted 2010, set the priorities for the future growth of the District for the period to 2026, including identifying where development should be focused through a strategy of being "ambitious for the future, sensitive to the past".

Policy CPI of the Core Strategy identifies the settlement hierarchy, with Dover at the top of the hierarchy as a Secondary Regional Centre and being the major focus for development in the District suitable for the largest scale developments.

Deal, including Sholden, is identified as a District Centre, the second highest level in the hierarchy, with its function being the secondary focus for development in the District suitable for urban scale development.

For Deal, the Core Strategy confirmed an aim to retain and develop the town's popular appeal as a place to live and sought to focus growth to three broad areas at Walmer, between Middle Deal and Sholden and in Sholden.

Outside of these broad areas, the Core Strategy identified "limited opportunities" for further development in the town, with limited supply of previously developed land (the majority of which had already been developed), alongside significant areas of flood risk to the north of the town and access difficulties.

Land Allocations

The Land Allocations Local Plan (LALP), adopted 2015, identified and allocated specific sites for housing, employment and other development to meet the requirements of the Core Strategy. The LALP allocated a total of circa 800 dwellings on sites at Land to the north-west of Sholden New Road, Land between Deal and Sholden and Land between 51 – 77 Station Road, Walmer.

The two allocated sites at Sholden benefited from planning permission, granted in 2012, at the time the LALP was adopted, and have subsequently been built out. The Walmer site has since gained consent but is yet to be built out.

The latest monitoring evidence identifies an expectation this site will be fully completed by April 2023.

In addition to the above, non-allocated development was granted consent at appeal at Churchfields Farm Sholden in July 2019. The scheme, for 48 dwellings and 64-bed care home was allowed by a Planning Inspector in light of the economic, social and environmental benefits arising from the development alongside the Council's acknowledgement that certain Core Strategy policies concerning the supply of housing were out-of-date.

Emerging Local Plan

Dover District Council is now in the process of producing a new Local Plan to shape how new homes and growth will be delivered across the District up to 2040, including meeting long term



Extract of the interactive emerging policies map

housing needs. Based on the current timetable, the Plan will be adopted in 2023 following a series of statutory consultations in 2021 and Examination in Public in 2022.

Dover District Council published a Regulation 18 Draft Local Plan in January 2021 which identifies that there is a need to allocate additional housing sites in order to meet the needs of an increased housing requirement and continues to direct growth towards Deal. The Site is identified as a draft housing allocation with the reference SHO002, as shown on the extract of the interactive emerging policies map.

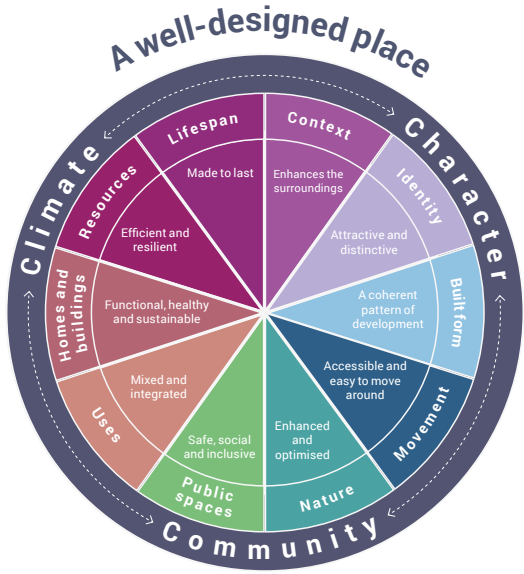
The Site is identified as 'Land at South West of Sandwich Road, Sholden, Deal', and has an 'estimated dwelling number' of 100 dwellings. There are several identified 'key considerations' for the development of the site including the provision of a generous landscaping scheme and landscape buffer.

The site was assessed as part of the HELAA which was published in 2020 and sought to identify a supply of sustainable sites for housing and economic development up to 2040. It was informed by the sites submitted as part of the Call for Sites process in 2017 and the application Site was identified as available, achievable and suitable.

In this context, the Site, located adjoining the existing settlement boundary of Deal and opposite the Sholden New Road development allocated within the LALP, has considerable merit as the next logical location for sustainable growth at Deal.

Design Considerations

As part of the design proposals, consideration will be given to local and national design guidance, including the Kent Design Guide and the National Design Guide to ensure good design is at the forefront.



The ten characteristics of well-designed places

KEY:

- Site boundary
- Land in same control
- Settlement boundary
- Existing development sites, allocations and submissions
- Draft allocation

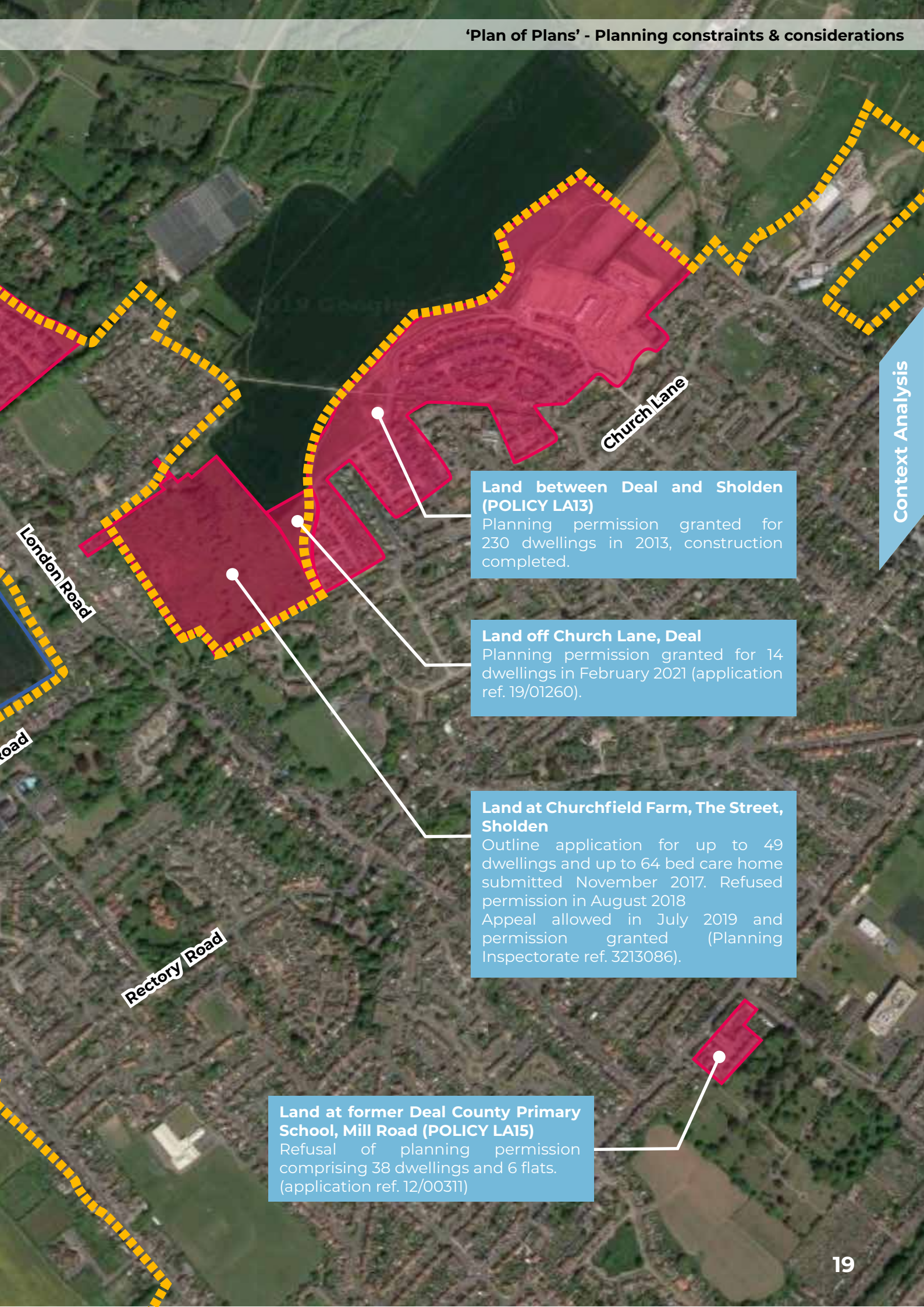
Land to the North West of Sholden New Road (POLICY LA12)
Permission granted for 230 dwellings in 2013. Construction complete. (DOV/10/01065)

The Site
Housing allocation SHO002 in Regulation 18 Draft Local Plan

Land North West of Pegasus, London Road, Sholden
Planning permission granted for 42 dwellings in February 2021 (application ref. 19/00216)

Land at Stalco Engineering / Mongeham Road (POLICY LA15)
Permission granted for 35 dwellings in 2019. (application ref. 19/00764)





Land between Deal and Sholden (POLICY LA13)

Planning permission granted for 230 dwellings in 2013, construction completed.

Land off Church Lane, Deal

Planning permission granted for 14 dwellings in February 2021 (application ref. 19/01260).

Land at Churchfield Farm, The Street, Sholden

Outline application for up to 49 dwellings and up to 64 bed care home submitted November 2017. Refused permission in August 2018. Appeal allowed in July 2019 and permission granted (Planning Inspectorate ref. 3213086).

Land at former Deal County Primary School, Mill Road (POLICY LA15)

Refusal of planning permission comprising 38 dwellings and 6 flats. (application ref. 12/00311)

History of Sholden

The name Sholden originated from Old English 'scofl' meaning a 'shovel; shovel shaped strip' together with 'dün' as a 'hill'; therefore, a 'shovel-shaped hill'. The village history is bound with the history of surrounding settlements, such as Mongeham, Northbourne and Deal.

In 1800, Edward Hasted described Sholden in his notes as 'the upland part of it forms a kind of peninsula westward, which is surrounded on three sides by the wet land and marshes'.

The Sholden parish church of St Nicholas is a Grade: II listed building. Originally built by the Normans, it was rebuilt in the 13th century and heavily restored in the 19th century by the Victorians. In 1941, the church suffered bomb damage and was out of action until 1947.

Sholden Hall was built at the beginning of the 19th Century and remains one of the finest residential care homes in Kent till today.

The Deal railway station (located in proximity to Sholden) was first opened in 1847, with Charles Dickens attending

the celebrations of the opening of the line. The link south to Dover opened in 1881.

The population of Sholden increased steadily until the opening of the railway (rising from 238 inhabitants in 1801 to 465 in 1841). It had then declined until the 1890s when a big increase occurred. The population was rising steadily during the 20th century, and today, Sholden is a thriving community with around 1084 inhabitants.



KEY:

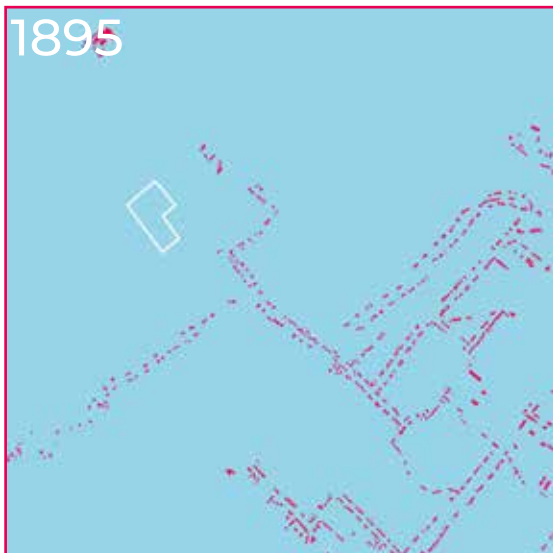
-  Site boundary
-  Curved development edge
-  Linear development
-  Diagonal streets
-  Pocket parks & greens

Settlement Development Pattern

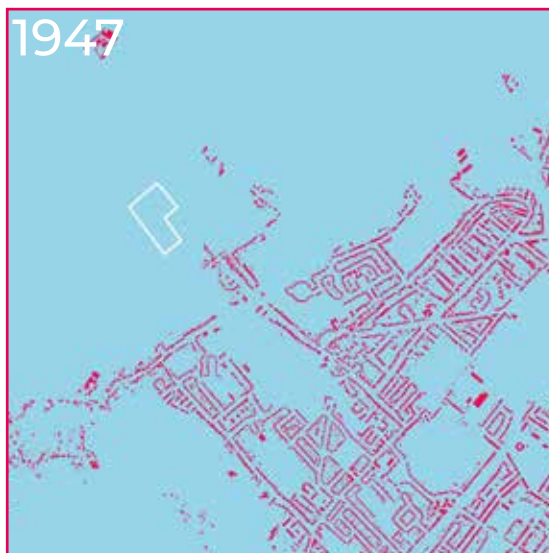


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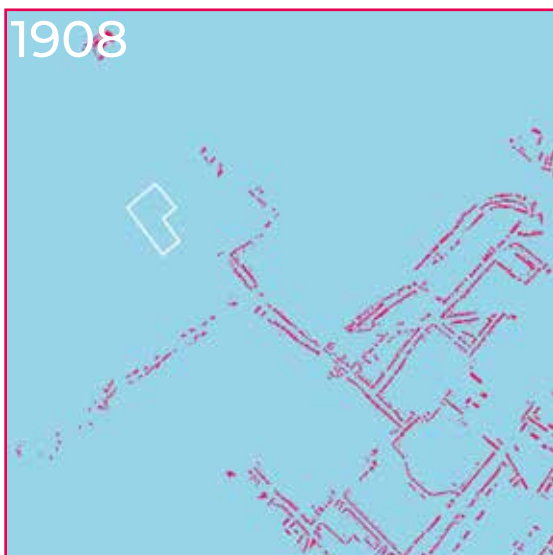
-  Site boundary
-  Development



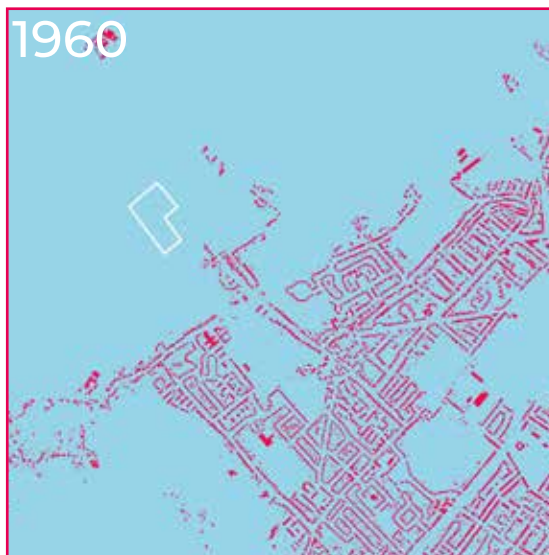
In 1891, the population of Sholden was 370. The settlement was predominantly linear.



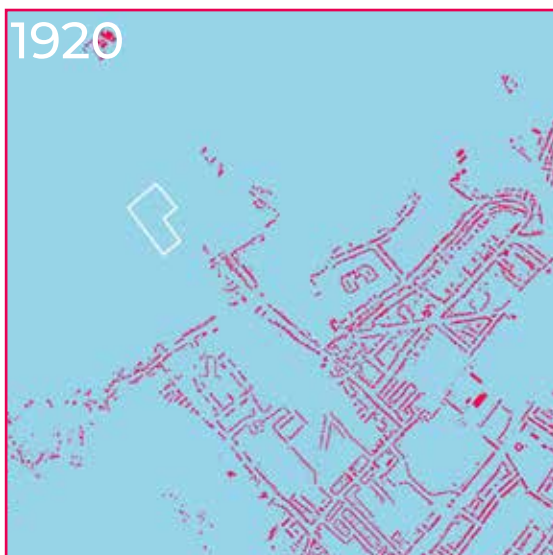
During the 1940's the settlement continued to grow, with expansion to the south east and to the west along Mongeham Road.



In 1902, the Sholden parish had a population of 528. Infill development occurs largely along the existing streets.



Development continued with rapid growth during the 1960's.



The population continued to grow throughout the 20th century, with the distinction between Sholden and Deal becoming less clear.



Today, the village has expanded to both the north and west, with new sites coming forward for development.

Local Character

As evidenced by the historic growth maps of Sholden on the previous page, there was a significant amount of residential growth in Sholden during the 20th century. As a result, historic areas are surrounded by more modern development of a variety of architectural styles.

The styles and character of properties in Sholden include a vernacular of both brick render and boarded elevations under tiled and slate roofs.

There is a wide range of building heights in the village ranging from bungalows (parts of London Road) to up to 4-storey

high apartment buildings (Ceasar Court on Mongeham Road).

Immediately north of the Site is the recent residential development of Sholden Drive which has been positively received by Sholden's community.

The Site is accessed via Sandwich Road, a street with a consistent building line formed of a range of properties, from smaller semi-detached properties and bungalows to larger detached dwellings.

A number of characteristic building patterns emerged in the wider area of Sholden and are described in more detail in the following spreads.

Typical character of buildings on Mongeham Road and in Great Mongeham



Sandwich Road and London Road to the north-east of the Site



Pattern of Development

There are a number of development patterns in Sholden, contributing to its distinct character. The patterns reflect the growth of the settlement, with the historic areas typically having a different pattern and character to the newer residential areas.

Sholden Drive

- Footpaths with green verge and planting to primary street
- Shared surface
- Detached and semi-detached properties
- 2 - 2.5 storey
- 45dph

The Site

15dph

Mongeham Road

- Varied pattern of development
- Terraced, semi-detached and detached properties
- Long rear gardens
- Footpath raised in places
- Varied building line
- 1 - 2 storey

Great Mongeham

- Rural village character
- Varied set backs
- Lane without footpaths
- Gable fronted properties
- Render often features

36dph

20.5dph

19dph

36dph

Delane Road

- Pocket parks
- Semi-detached or terraced properties
- Frontage parking or front gardens
- Boundary treatment typically low brick wall
- 2 storey

London Road (North)

- Terraced properties
- Consistent building line
- Continuous frontage
- Long rear gardens
- Small front amenity space with low brick wall and planting
- Footpaths to both sides of street

London Road (South)

- Large detached properties
- Large front garden with low brick wall and hedge/planting
- On plot parking to front or side
- Footpaths to both sides of street

24dph

Patterson Close

- Properties set back, large front gardens & on plot parking
- Semi-detached bungalows with garages to the side
 - No defined boundary treatment
 - Footpaths to both sides of street

Great Mongeham

Great Mongeham has narrow lanes typical of a village character, with no footpaths, or a footpath to one side of the street in places.

Plots sizes and set backs vary, with an irregular rhythm. Boundary treatments typically consist of hedgerows and planting, or are undefined.

Properties are typically 1.5 - 2 storeys, with chimneys and dormer windows or gable fronts often a feature. White and cream render and red brick are the predominant materials, with occasional black weatherboarding and coloured render. Roofing materials are red, brown or grey roof tiles and occasional use of thatch.



Mongeham Road

The street is narrower to the west, widening to the east. It has footpaths on both sides of the street, with those on the southern side of the street raised above the carriageway in places.

There are a number of terraced properties, with occasional detached and semi-detached homes. The building line and boundary treatments are varied. Some properties are situated directly onto the back of the footpath or carriageway. The roof line is also varied, with gable fronts and dormer windows used occasionally as features. Materials are typically mellow red brick, cream, beige or white render and occasional weatherboarding.



Delane Road

This character area features 2 storey terraced and semi-detached properties. There is a consistent building line and defined block structure.

Properties are well set back at junctions with generous front gardens and on plot parking. Boundary treatments are typically low walls with planting. Red brick, half render and occasional tile hanging are the typical materials, with gables used regularly as a feature.

There are footpaths to both sides of the street, with grass verges to the primary route. Pocket parks and green are integrated into the development.



Sholden Drive

This area has a tree lined primary street with footpaths and a green verge on both sides, with a consistent building line. Shared surface streets are used in the heart of the development. There is a soft edge to the development with a sweeping building line which leads to POS and a pedestrian route alongside. Boundary treatments are low hedges.

Properties are a mix of detached and semi-detached, with some apartments and range from 1.5 - 3 storeys. There are some linked dwellings with the use of car ports. The roof line is varied, with gable fronts and dormer windows as features. The materials are typically red brick, cream render and white weatherboarding.



Local Services & Facilities

A wide range of facilities and services exist in Deal and Sholden and can be reached from the Site within a reasonable walking distance, as depicted on the plan below. This includes primary schools, with middle and secondary schools in Deal. There are a number of nearby places of worship, public houses, convenience stores, community and cricket clubs. Amenities such as post offices and a GP surgery are located within 1km of the Site.

Sholden does not have a specific village centre, so the majority of the existing facilities and services are dispersed across the whole of the settlement and into Deal.

There are a number of recreation grounds and children's play areas within a reasonable walking distance of the Site, however, these tend to be located closer to Deal centre.

In closer proximity to the Site, with access from the White Cliffs Country Trail which adjoins the Site, is Betteshanger Park - a fantastic facility showcasing exemplary environmentally sustainable projects, built on the 121-hectare site of the former Betteshanger colliery.

Activities include walking and cycling trails, fossil hunting, play areas, archery, forest schools, fitness and personal training. Sholden would benefit from additional recreation and play in this part of the settlement.

A wider range of facilities and services can be found in Deal. These facilities can be reached by a convenient bus service. There are a number of bus stops which can be conveniently accessed from the Site. The Site is located in a sustainable location and provides the opportunity for residents to minimise the number of daily car journeys. The proposed development will also benefit the local facilities through increased usage.

KEY:

- | | |
|-------------------|--|
| — Site boundary | 7 Care Home |
| 1 Primary school | 8 Convenience Store |
| 2 Cricket Club | 9 Village Hall |
| 3 Nursery | 10 Fishing Lakes |
| 4 Doctors Surgery | 11 Place of worship |
| 5 Pharmacy |  Sports/recreation ground |
| 6 Public Houses | — Public rights of way |
| |  Bus stop |

Facilities & Services Plan





Sholden Village Store



Cricket Green



Sholden Village Hall



Ward Homes along Sandwich Road



Ward Homes along Sandwich Road



Sholden CofE Primary School



Warden House Primary School



Hornbeam Primary School



St Nicholas' Church



Leather Bottle Pub



The Three Horseshoes Pub

Landscape

A Landscape and Visual Impact Assessment (LVIA) has been undertaken in order to establish the current baseline conditions, consider the sensitivity of landscape and visual receptors and to establish the nature of the changes that will arise as a result of the proposed development. It then transparently considers the effects that will arise in relation to those receptors.

The process has also enabled the provision of a landscape-led development, where mitigation and design approach has been used to avoid and reduce likely adverse impacts.

Site Description and Landscape Context

Whilst aspects of the East Kent Arable Belt Landscape Character Area (LCA) are present on-site and within the immediate context, this is limited to the presence of the arable farmland with a north-south field orientation, the gently undulating topography and the enclosed smaller settlement characteristics of Great Mongeham and Northbourne.

The Site itself does not represent the more characteristic distribution of woodland blocks and many of the

historic field boundary features have been eroded over time.

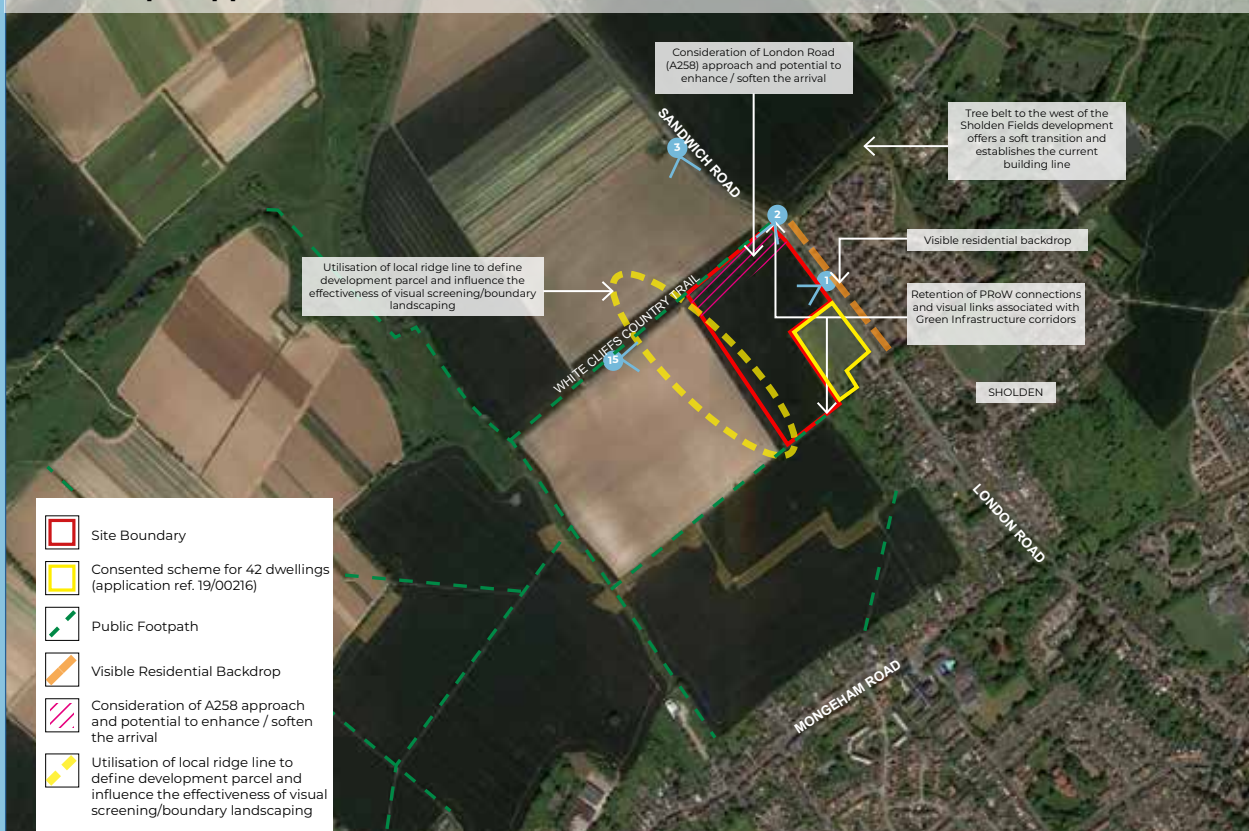
The established settlement edge and proximity to Sholden is clearly an influencing factor and perceptually whilst open in nature (through the lack of evident features), it is not a remote or intact landscape of recognised quality.

The Site contains no rare, notable or unique landscape features and, would not be considered to represent a 'Valued Landscape' in terms of paragraph 170 of the National Planning Policy Framework (Within the Dover Draft Local Plan Regulation 18 Document and consistent with findings of the updated HELAA, SHO002 (the Site) is identified as being able to deliver in the region of 100 dwellings within the short-term (2020-2024). NPPF).

The Site is not covered by any local or national qualitative landscape designations.

Clear opportunities exist to improve the structure, condition, variety and the contribution the Site makes to the local landscape. The LCA objectives particularly recognise the need to improve the ecological value of existing arable land.

Landscape Opportunities & Constraints





Photoviewpoint 1: Taken from Sholden Drive at the junction with Sandwich Road

Distance: 15m Orientation: SW



Photoviewpoint 2: Taken from Sandwich Road overlooking the north eastern site boundary

Distance: 5m Orientation: S



Photoviewpoint 3: Taken from Sandwich Road

Distance: 210m Orientation: SE



Photoviewpoint 15: Taken from public footpath ED37

Distance: 120m Orientation: NE

Visual Context

Despite the open nature of the fields locally, the gently undulating topography limits the visibility of the Site. A visual sieving exercise has been undertaken using topographical data and verification in the field has established that views aren't far reaching, but largely within a 2km zone (see Visual Analysis and Photoviewpoint Location Plan).

To the north – views are limited by the existing development (Ward Homes – Sholden Fields), the gently rising landform and the layers of vegetation associated with Cottington Lakes / Fowlmead Country Park.

To the east – views are contained by the existing settlement edge on London Road, with enclosure created by sections of boundary hedgerow and garden landscaping. The Site also adjoins the recently consented development for 42 dwellings (application ref. 19/00216). Visually, it represents a typical settlement fringe scene.

To the south – the undulating land as it falls away towards Great Mongeham, the scattered boundary vegetation and established settlement edge does foreshorten the available views. However, some middle-distance views

are available towards and from the upper reaches of St. Martin's Church.

To the west – the undulating land as it falls away towards Great Mongeham, the scattered boundary vegetation and established settlement edge does foreshorten the available views. However, some middle-distance views are available towards and from the upper reaches of St. Martin's Church.

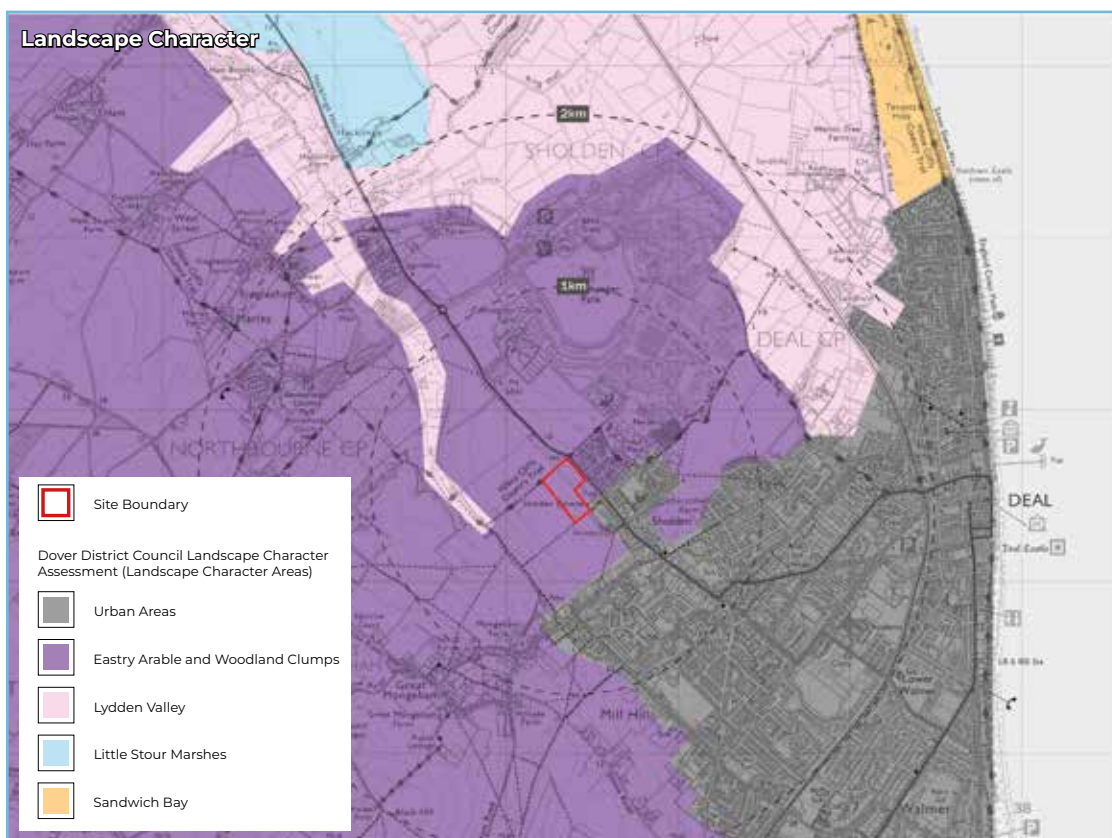
Landscape Character Assessment

In terms of the landform, there will be no discernible change as a result of the development, the prevailing slope will still remain, and the proposed development will predominantly occupy the plateau area. The proposed development will result in the long-term loss of a small portion of arable land and improved pasture, replaced with residential development and associated open space. However, the assessment considers the suitability of the receiving context and the enhancement associated with the green infrastructure provision.

The overall effect on the landscape resources and perception of the East Kent Arable Belt Landscape Character Area (LCA) is therefore considered to be localised and minor adverse.

Visual Opportunities & Constraints





Visual Assessment

The visual receptors most likely to experience change as a result of the proposed development are the higher sensitivity receptors associated with the local footpaths (Footpaths Ref: ED37, ED48/EE389, ED38 and ED39) and the immediately adjoining private residential properties (Sandwich Road, London Road and Mongeham Road).

In close proximity, views will be truncated but not uncharacteristic. Furthermore, the proposed network of green infrastructure and development off-sets assist in diminishing the magnitude of change.

Lower sensitivity users of the local highway network (Sandwich Road, London Road and Mongeham Road) have views largely restricted by the existing residential context and will experience neutral effects.

For a short section of Sandwich Road, the development will be visible, but consistent with the existing visual approach and the residential frontage associated with Sholden Fields.

Distant views from the surrounding public footpath network and scattered residential receptors (such as Great

Mongeham) experience the Site as part of a much wider panorama, where built development is already a characteristic visual component of the landscape.

The proposed development will be visible, but not prominent or conspicuous. The effects would be minor adverse at worst. The layers of green infrastructure and boundary landscaping will provide effective filtering of the proposed development elevations and a suitable transition to the open countryside beyond.

Overall, the number of people (visual receptors) affected by the development of the Site would be limited and localised. The visual context would remain intact, with scattered settlements occupying plateau locations and no sense of merging nor the introduction of uncharacteristic and incongruous features.

Design Considerations

Building upon the findings of the baseline report, a number of key design considerations have emerged and have been incorporated into the illustrative masterplan. Responding to the technical work undertaken, the following Green Infrastructure (GI) principles are recommended:

Countryside & Ridgeline Transition

- A substantial landscaped buffer is provided with enough depth to function as informal public open space. The landscape treatment does not intend to screen the proposed development, but provide a layering of scattered trees and a native hedgerow.
- New public viewpoints and seating locations have been aligned with the north-south streets and the informal POS could comprise scattered tree planting amongst wildflower meadows. Mown paths would guide circulation.

- Mixed deciduous and evergreen woodland copse plantations highlight the ridgeline and bookend the development.
- Public footpath linkages can be created to the play area. A natural play theme could be designed to interact / respond to the woodland copse, with ornamental planting to the north of the play area is low level and lower density to enable surveillance from the proposed outward-looking residential edge.
- The overall aim is to produce a high-quality and function edge, that provides for both the community and biodiversity.

Interface with Public Footpaths

- To the north-west the development boundary will comprise a planted native buffer that offers glimpsed views towards the proposed development and creates a



soft transition to the users of the White Cliffs Country Trail (Footpath Ref: ED37/EE386).

- To the south-east, the transition to a short section of public footpath (Footpath Ref: ED48/EE389) will be defined by a new native hedgerow and a wildflower walk.

3-Tier Street Tree Strategy

- A 3-tier planting strategy has been suggested for the streets to improve the sense of place.
- The main street and entrance approach will be designed as a green boulevard where the tree planting has a degree of rhythm and formality. Regular spacing and verge widths to allow for the establishment of larger growing species.
- The continuation of the main street will utilise fastigate street trees, irregular spacing and the incorporation of other frontage shrub planting.

- Side streets will see the placement of smaller tree species, selected for seasonal colour.

Attenuation Features for Biodiversity and Visual Interest

- The proposed attenuation features will be planted for both biodiversity and visual interest but designed to deliver suitable maintenance and functionality. Layering of grasses and marginal plants will deliver a naturalistic display with seasonal colour and texture.

View looking towards Sandwich Road along footpath EE386



Ecology

An extended Phase 1 habitat survey was undertaken in April 2018 and refreshed in March and November 2020. The purpose of the work was to assess the presence of ecologically important features and inform development parameters.

Statutory & Non-Statutory Sites

The Thanet Coast and Sandwich Bay Ramsar Site and Special Protection Area (SPA) is located within 1.8km of the Site. The most only tangible impact pathway is increased recreational disturbance to the bird populations/assemblages for which the Ramsar and SPA are designated. The development can make the required contributions towards a strategic mitigation package (wardening, interpretation signage and monitoring, etc.) to offset any potential impacts to the SPA.

The Thanet Coast and Sandwich Bay Ramsar Site and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI) are both situated circa 0.4km from the development edge. As such, no direct or indirect effects on these sites are expected as a Construction Environment Plan (CEMP) will be implemented. No non-statutory sites are situated within 2km and no effects on other protected sites are expected.

Habitats

The Site is largely dominated by arable land of limited ecological importance. Several mature hedgerows are also present, notably at the perimeter of the Site forming the field boundaries which are of some limited ecological importance. The development will result in the loss of largely arable land, with the hedgerows being retained and enhanced as part of the development design.

Protected Species

There are several badger setts in the vicinity of the Site, which includes an active main sett close to the western boundary. It should be possible to retain all of these setts during construction, but if any are likely to be adversely affected, this can be mitigated by implementing works under a licence to allow the work to proceed legally which would also

require appropriate replacement setts (if relevant). Following construction, the new habitats provided within the landscaped area would increase the quality and extent of foraging habitat available to the badger population.

The bat activity surveys confirmed that some of the hedgerows are likely to offer limited foraging and commuting habitat for bats. The proposed habitat retention, and new grassland, scattered trees and wetland habitat creation offer the opportunity to better link the Site with existing habitats in the wider landscape. As such, the development will enhance the foraging resource for the bat assemblage associated with the Site. No roosts were recorded on-site.

No reptiles were recorded within the site boundary, however, reptile surveys identified a 'low' population of slow worm using the arable field margins in an area connected to the Site through suitable habitat. It will be possible to mitigate any potential effects on this species using precautionary methods of work during construction. The proposed grassland and hedgerows landscaped areas would increase the quality and extent of habitats suitable for reptiles within the Site.

Whilst the development will result in the loss of arable land of some importance to the wintering bird assemblage, no qualifying species of the Thanet Coast and Sandwich Bay SPA and Ramsar or species noted in the citation for the Sandwich Bay and Hackling Marshes SSSI have been observed using the site. The landscaping proposals provide grassland end hedgerows which will all be of benefit to the bird assemblage.

Design Considerations

A number of key design considerations have emerged following the baseline review, and should be incorporated into the illustrative masterplan. These are summarised below:

- There is significant opportunity to enhance the existing overall habitat value of the Site, thus delivering

a net gain in biodiversity in accordance with planning policy (19.53% for habitats and 134% for hedgerows respectively).

- A number of key design considerations have emerged following the baseline review and have been incorporated into the masterplan. As such, development will be largely focussed on areas of the Site with low ecological importance (arable land and species-poor semi-improved grassland).
- The more notable habitats (hedgerows and scattered mature trees) will be retained

and enhanced.

- The design also provides additional habitats within the landscaped elements of the scheme, including species-rich grassland/wildflower mix, scattered trees, SuDs features and hedgerows.
- Overall, the scheme will represent an enhancement of the Site for its biodiversity interest compared with the current land use, offering the chance to provide a mosaic of diverse habitats which would be a further benefit to a range of protected species.



Heritage & Archaeology

A Heritage Assessment has been undertaken to demonstrate a technical understanding of the pertinent transport and highways matters related to the development of the Site. Further information can be found in the Transport Statement submitted in support of the application.

Archaeology and built heritage have been carefully considered through the compilation of a Heritage Statement considering below ground archaeology and built heritage assets. The potential archaeological resource has been informed by consultation of historic maps, databases of known archaeological sites and previous works, a site visit, and a geophysical survey. The setting of built heritage assets in the vicinity has been assessed in line with Historic England guidance.

With regards to archaeology, cropmarks and soil marks were identified within the site on aerial photographs comprising an enclosure and linear features, which were also recorded by the geophysical survey within the site. Although of uncertain date, the form and nature of these features is indicative of features of later prehistoric to Romano-British



Church of St Martin



Church of St Augustine

KEY:

- Site boundary
- * Listed buildings

Listed Buildings Plan



date. There is no current evidence to suggest that these remains would be of a significance commensurate with a Scheduled Monument, and the remains present are likely to comprise a non-designated heritage asset. Suitable mitigation will be agreed, and this is likely to comprise the recording of the below-ground archaeological features through excavation.

The potential for significant archaeological remains of earlier prehistoric, medieval or post-medieval date within the site is considered to be low.

With regards to built heritage, designated or non-designated heritage assets lie within the site.

An assessment of the significance of designated heritage assets in the surrounds of the site concluded that

the site does not contribute to the heritage significance of the Grade II* Listed Church of St Martin, the Grade II* Registered Northbourne Court Park and Garden or the Grade I Listed Church of St Augustine through setting, and the proposed development would result in no harm to their heritage significance. It should also be noted that the site is not located within or adjacent to a Conservation Area.

Following careful assessment, it has been ascertained that the site does not contribute to the heritage significance of any assets through setting.

Whilst archaeological remains of later prehistoric or Romano-British date are likely to be present within the site, these are not considered to be a constraint to development within any areas of the site.



Transport & Movement

A Transport Assessment has been undertaken to demonstrate a technical understanding of the pertinent transport and highways matters related to the development of the Site. Further information can be found in the Transport Assessment and Travel Plan submitted in support of the application.

Existing Access

Access is available to the Site via a number of public footpaths. Vehicular access to the land is taken from a field gate access on the northern boundary of the Site, which lies on the White Cliffs Country Trail; no motor vehicles are allowed on the trail except for access.

Other footpath access is available from Mongeham Road along the western edge of land within the landowners control to the south of the Site and then along the western edge of the site. This footpath links through to the White Cliffs Country Trail on the northern edge of the Site. A footpath also links diagonally across land to the south of the Site between Mongeham Road and the A258 London Road to a point adjacent to the Sholden C of E Primary School.

Further north of this footpath, pedestrian access is situated opposite Sholden New Road and gives pedestrian access to the southern boundary of the Site as well as also giving access to a limited number of dwellings.

Active Travel and Local Facilities

It is generally accepted that walking and cycling provide important alternatives to the private car, particularly for shorter journeys, and should also be encouraged to form part of longer journeys via public transport. There is potential for short car trips to be substituted for cycle trips, and for longer trips to be substituted by a combination of cycle and public transport trips. Guidance suggests that 5km is a useful benchmark for a commutable distance by cycle.

The National Travel Survey 2020, highlights that the average cycle trip for 2019 was 6.1 kilometres.

Manual for Streets (MfS) states that 'walkable neighbourhoods' are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential areas which residents may access comfortably on foot.

