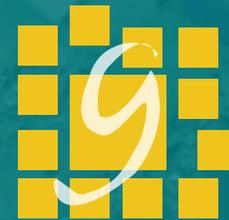


# DESIGN AND ACCESS STATEMENT

## Land South of The Hill, Littlebourne



January 2023



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# Vision

*The vision for the site is to provide a high quality development designed using Garden City principles as outlined within Policy R15 of the Draft Canterbury District Local Plan. The development will create a strong sense of place, embracing and reflecting the character of Littlebourne.*

The development will create up to 300 dwellings and associated public open space, which provides a choice of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental assets. A number of older persons' accommodation units will be provided within the site, alongside a new community hub.

It will also promote the use of sustainable transport and connect into the existing road network of Littlebourne. Housing will be set within a robust green infrastructure. This will help to integrate development within the landscape and create a distinctive sense of place.

## Introduction

This Design and Access Statement (DAS) accompanies the outline planning application made by Gladman Developments Ltd for development of land to the south of The Hill, Littlebourne.

The proposals are for the creation of a residential development delivering up to 300 dwellings, a number of older persons' accommodation units, a new community hub open space, access and new pedestrian routes.

The planning application is submitted in outline with all matters reserved for subsequent approval with the exception of access. As such, detailed design will be addressed at reserved matters.

## Site Location and Context

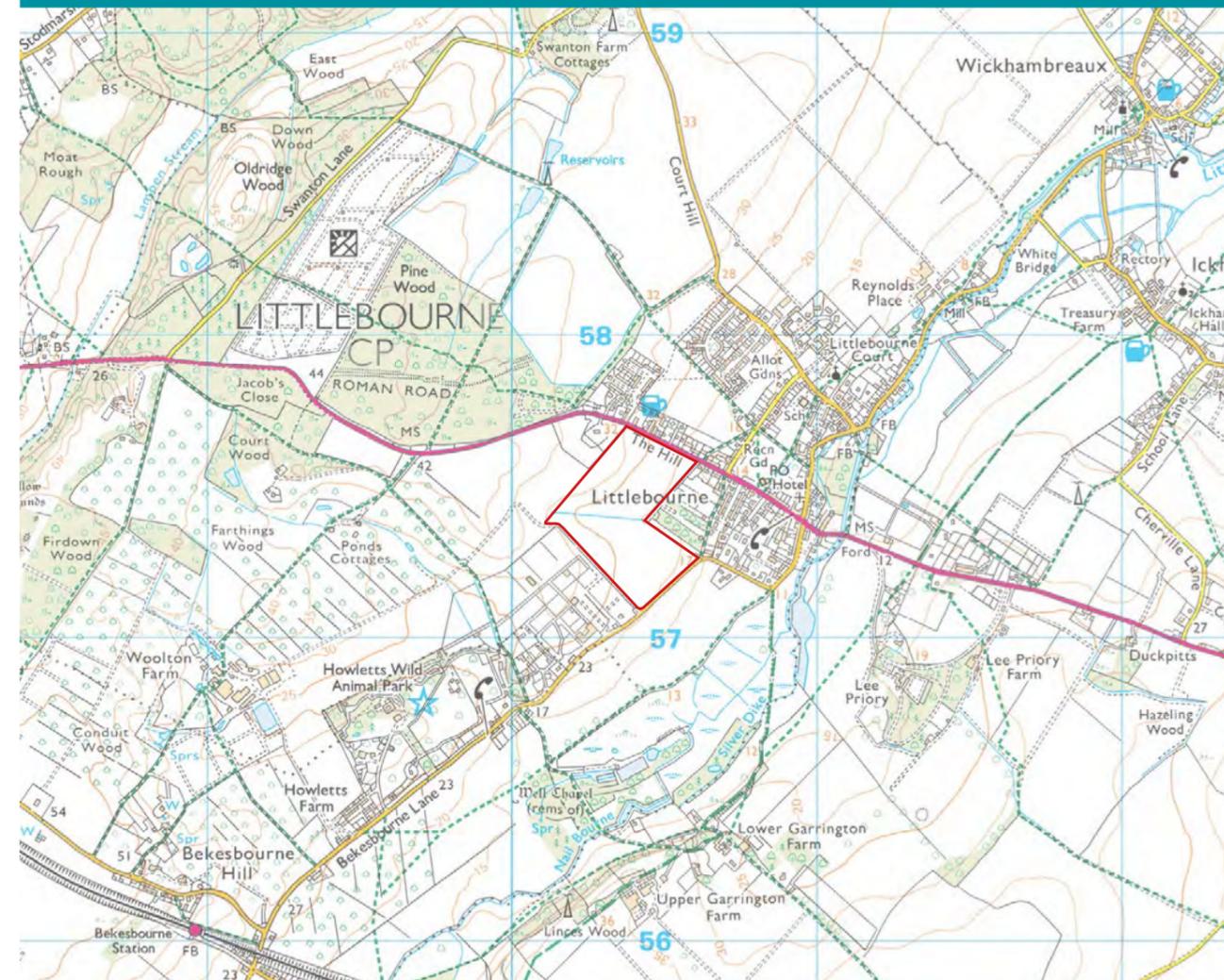
The site is located to the south of The Hill, Littlebourne to the west of Littlebourne. Littlebourne is located within the district of Canterbury in Kent. Hersden is located approximately 4km to the north, Wingham is located approximately 3.75km to the east, Bekesbourne approximately 2.2km to the south west and Canterbury approximately 4km to the west.

— Site Boundary (15.77ha)

Figure 1: Site Location

(nts@A4)

## Site Location



## Purpose of a Design and Access Statement

The purpose of a Design and Access Statement is to explain the design process that has led to the application proposals. The Government’s Planning Practice Guidance states that:

*“Design and Access Statements (DAS) set out the narrative for the design approach and design rationale for the scheme. They demonstrate how the local character of an area has been taken into account and how design principles will be applied to achieve high quality design. They set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information”*

(Paragraph: 012 Reference ID: 26-012-20191001, Revision date: 01.10.19)

The DAS follows best practice urban design principles that are aimed at delivering good design. The following are the principal documents that have been embraced:

- National Planning Policy Framework (NPPF), (July 2021), Ministry of Housing Communities and Local Government.
- Planning Practice Guidance (PPG), (2014), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government, 2014,
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government
- Building for a Healthy Life, (BfHL)(2020).
- National Model Design Code (2021), Ministry of Housing, Communities & Local Government.

## Good and Well Designed Places

The underlying purpose for design quality and the quality of new development is to create well-designed places that benefit people and communities. The National Planning Policy Framework (NPPF) states:

*“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”* (Paragraph 126).

## Building for a Healthy Life

The scheme has been developed with consideration of the ‘Building for a Healthy Life’ approach, with the latest edition written in partnership with Homes England, NHS England and NHS Improvement. These considerations “are presented to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context.” Building for a Healthy Life is a useful tool for leading design discussions and using as part of a design process. This Design and Access Statement outlines how the BHL considerations have helped inform the design process.

*“Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods”* BHL 2020

## National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that:

*“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:*

- The layout (or masterplan)*
- The form and scale of buildings*
- Their appearance*
- Landscape*
- Materials; and*
- Detailing”*

## Design Response

Design responses are provided throughout the DAS to address the characteristics of good design from the National Design Guide. The responses will set out the design rationale for the development and the design principles that are applied to achieve good design. This is delivered through words, photographs diagrams and illustrative plans.

## Canterbury District Local Plan (Adopted 2017)

This adopted Local Plan sets out the vision for the District for the area to 2031.

The following policies set out are relevant policies and design guidance within the adopted Canterbury District Local Plan (July 2017). These include:

- Policy - CC11 Sustainable Drainage Systems
- Policy - DBE1 Sustainable Design and Construction
- Policy - DBE3 Principles of Design
- Policy - DBE4 Residential Space Standards
- Policy - DBE5 Inclusive Design
- Policy - DBE7 Public Realm
- Policy - DBE8 Public Open Space
- Policy - LB4 Landscape Character Areas
- Policy - LB9 Protection, Mitigation, Enhancement and Increased Connectivity for Species and Habitats of Principle Importance.
- Policy - LB10 Trees, Hedgerow and Woodland
- Policy - OS11 Outdoor Space Provision
- Policy -OS12 Green Infrastructure

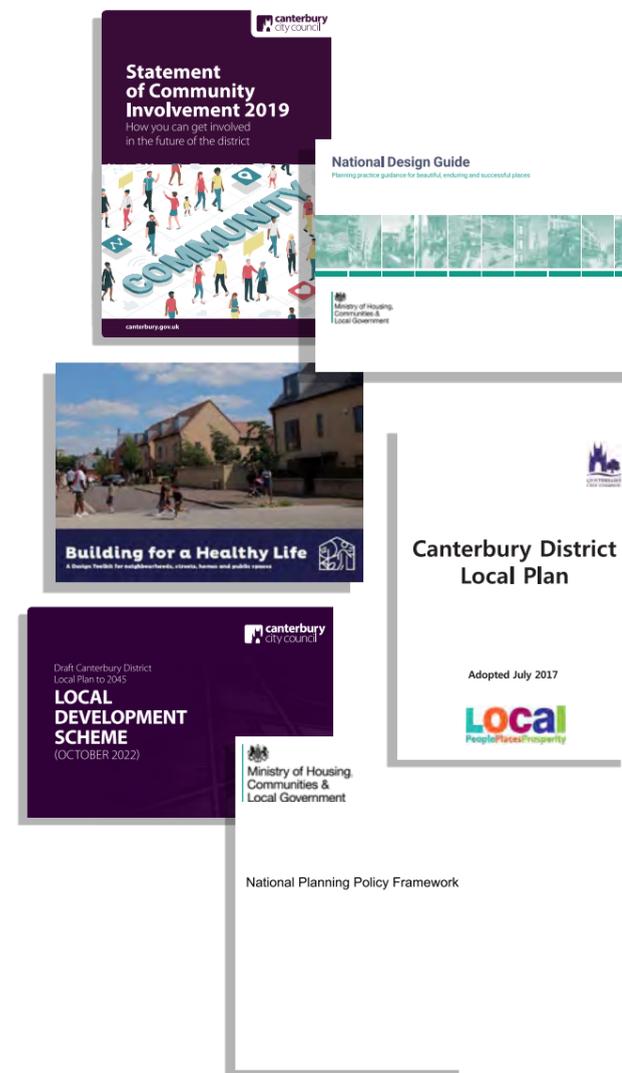
## Draft Canterbury District Local Plan (2045)

The emerging draft Local Plan sets out the vision for the District for the area to 2045. Once approved the following policies set out within the Draft Local Plan are relevant policies and design guidance. These include:

- Policy SS1 – Environmental strategy for the district
- Policy SS2 – Sustainable design strategy for the district
- Policy R15 – The Hill, Littlebourne
- Policy DS6 – Sustainable design
- Policy DS13 – Movement hierarchy
- Policy DS14 – Active and sustainable travel
- Policy DS21 – Supporting biodiversity recovery
- Policy DS22 – Landscape character
- Policy DS24 – Publicly accessible open space and sports
- Policy DM15 – Sustainable drainage

It will also follow best practice urban design principles that are aimed at delivering good design. The following are the principal documents that will be embraced:

- National Planning Policy Framework (NPPF), (July 2021), Ministry of Housing Communities and Local Government;
- Planning Practice Guidance (PPG), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government, 2014.
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government.
- Living with Beauty, (January 2020).
- Building for a Healthy Life (BfHL), (July 2020).



Site Location and Context

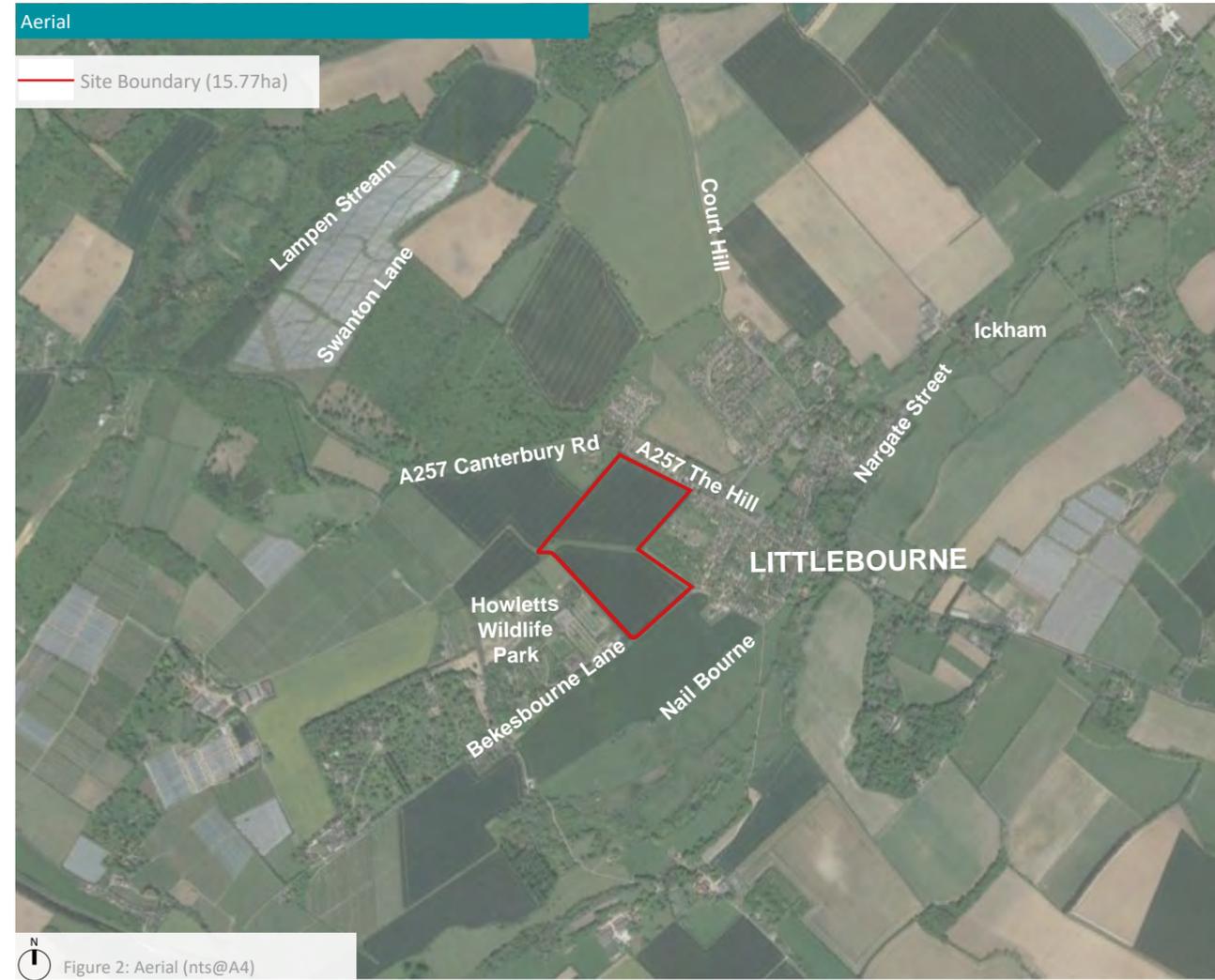
An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.

The location of the site is shown at Figure 1. The site forms part of a wider agricultural field that lies on the western edge of Littlebourne to the south of The Hill (A257). Existing development lies adjacent to the site with a single residential property located directly to the west of the site; residential development and public house to the north beyond The Hill; and to the east additional residential development and areas under agricultural use beyond an unmade track.

The site is bounded to the north by a mature hedgerow adjacent to The Hill and to the east by the unmade track and existing drainage ditch. The drainage ditch runs within the site alongside some individual mature trees that form the field boundary. The southern site boundary cuts across the wider field parcel and is not marked by any landscape feature or boundary fence but links existing vegetation field boundaries in the south-east corner of the site to a mature treeline that forms the site's north-west site boundary.

The majority of Littlebourne development extends east from the site. Land directly north of the site falls within the Littlebourne Conservation Area and several listed buildings are located within this close to the site.

Land to the south and west of the site forms the remainder of the wider field parcel. Beyond the immediate arable farmland approximately 180m to the south of the site lies Howletts Wild Animal Park accessed off Bekesbourne Lane. The closer sections of the animal park are utilised for car parking only and are not recreational areas.



Local Facilities

-  Bus Stops
-  Shops
-  Public House
-  Medical / Pharmacy
-  Primary School
-  Religious Centre
-  Employment Location
-  Village Hall
-  Sports and Social Club
-  Allotments

-  400m offset from site
-  800m offset from site
-  Site Boundary (15.77ha)

Figure 3: Facilities (nts@A4)



Topography

Littlebourne is located on a relatively low-lying (approximately 10 to 30m Above Ordnance Datum (AOD)) east facing slope. The sloping landform forms part of the western valley edge of the Nail Bourne. The Nail Bourne flows on a broadly south-west to north-east axis and feeds into the Little Stour further east.

The site reflects the wider village topography being located on an east facing slope. The highpoint of the site lies in the western corner of the site (c.32m AOD) with the low point to the eastern corner of the site where it joins the A257 (c.15m AOD).

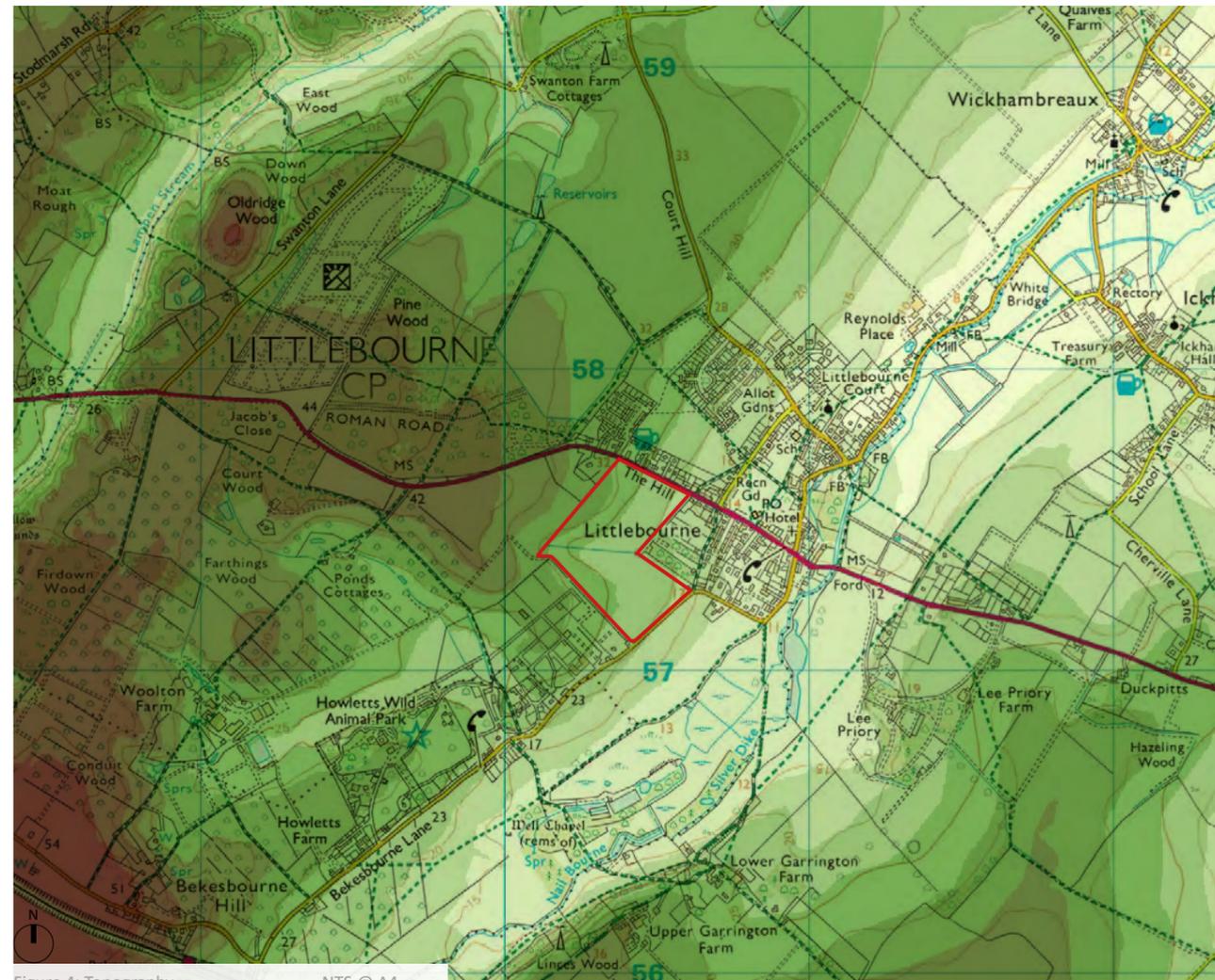


Figure 4: Topography NTS @ A4

Historic Context and Mapping

The historic maps show the application site in the context of the growth of Littlebourne since the early twentieth century. Historically Littlebourne developed along the areas of The Hill, High Street and Nargate Street on a north to south axis along with Church Road to the east and Howletts Farm to the west. Littlebourne continued to develop and by 1951 the property of the Little Acres was developed, set back from The Hill within extensive grounds. Further pockets of housing also developed along Church Road, Court Hill and Bekesbourne Lane.

From 1960 to 1977 Littlebourne increased in size considerably with the expansion of the village concentrated off The High Street at Evenhill Road, Nargate Street, Church Road, Bekesbourne Lane and at St Vincent's Close

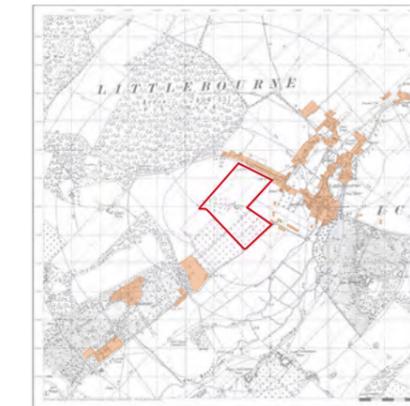
Howletts Wild Animal Park was opened to the public in 1975 where it has steadily expanded to the present day along Bekesbourne Lane to the west of Littlebourne.

Between 1977 and 1999 the properties located off Newing Close were developed, while further housing developments along Bekesbourne Lane and Court Meadows have expanded Littlebourne to the present day. The development of The Laurels located to the east of The Hill is currently under construction and will provide 87 new dwellings when complete.

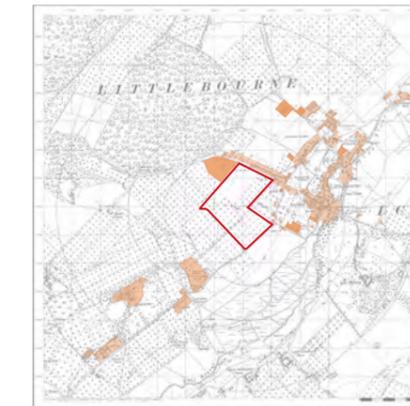


Figure 5: Historic Context

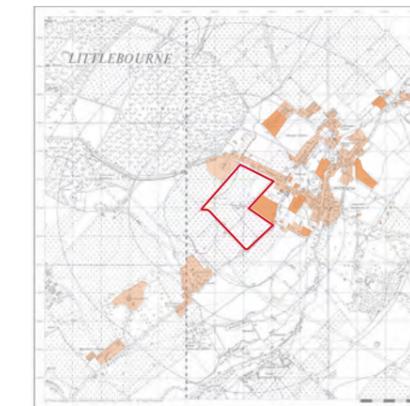
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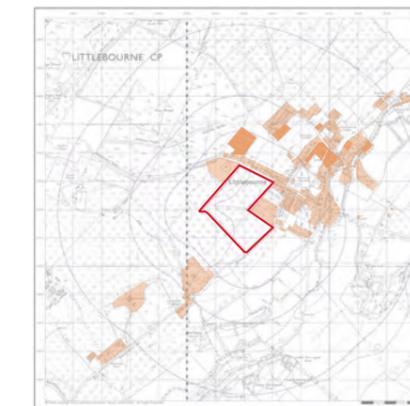
1938



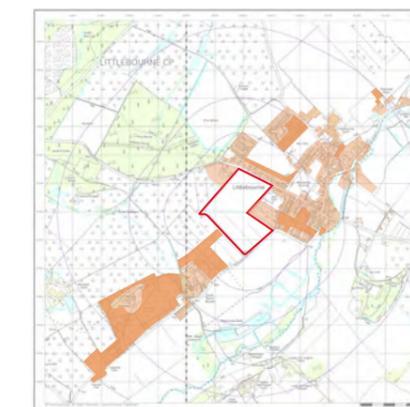
1951



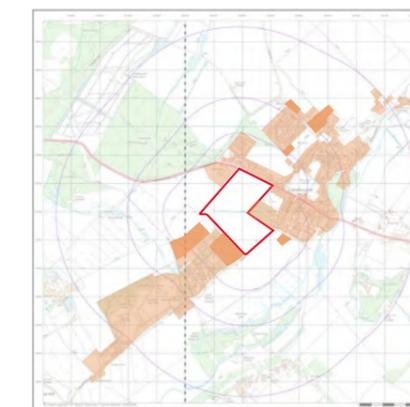
1960-1962



1972-1977



1999



2020

Landscape and Visual

A Landscape and Visual Appraisal (LVA) of the proposed development has been carried out as part of an iterative design process by FPCR Environment and Design.

The site does not fall within or adjacent to the Kent Downs AONB. The AONB boundary lies over 2.5 km south-west of the site at its closest point. There has been no intervisibility found between the designated area and the site. No other landscape designations apply to the site or its immediate context.

At a national level the site falls within the North Kent Plain NCA 113. The proposals offer opportunities to contribute positively to the overall character of the NCA such as including fruiting trees within the proposals and include new woodland planting to the site perimeters.

The site falls entirely within the North Kent Fruit Belt Character Area at a local level as set out within the Landscape Assessment of Kent (October 2004). The site is relatively well-contained visually and proposals will have very limited influence upon the surrounding landscape. The site forms only a small portion of the county LCA.

The Canterbury Landscape Character and Biodiversity Appraisal sets out the local level character areas for landscape. The site falls within the South Canterbury and Littlebourne Fruitbelt LCA and proposals would contribute positively to the local character with the inclusion of the strong green infrastructure framework with perimeter planting.

Overall, the site is considered to have capacity to accommodate a well-designed and considered development.



Photo Viewpoint: View south from the A257 (The Hill)



Photo Viewpoint: View north from Bokesbourne Lane



Photo Viewpoint: View east from the A257 (Canterbury Rd)

Local Character

The historic core of the town is centered around five distinct character areas as identified within the Littlebourne Conversation Area Appraisal (2005). These character areas are as follows; The Green, Nargate Street, Church Road and land behind St Vincent's Church, The Hill and Jubilee Road and The High Street.

The site is located adjacent to The Hill and Jubilee Road character area. Key features of the Character Area include as follows;

- Each side of the road is lined with mature hedges and trees...;
- The Old Oast Cottages date back to the 18th century and are constructed of red brick with a hipped tiled roof;
- The Old Oast dates back to the 18th century and is of red brick under a tiled mansard roof with three dormers;
- Woodside and Buona Vista are modern properties either side of Holly Lodge, these properties are single storey properties with white painted weatherboarding to the front elevations.
- The Evenhill Public House is an L shaped building. The rear of the property dates back to the late 17th to early 18th century with tiled roof and catslide. The front of the property dates back to the mid 19th century.
- Opposite the Evenhill is a bus stop layby with a brick shelter with tiled roof. A line of trees act as a backdrop, through which views across a vast expanse of open farmland give a sense of space, in contrast to the 'walling' effect of the roadside hedgerow. This planting marks part of the southern boundary of this part of the conservation area.
- Newing Close is a development of ten modern red brick properties with tiled roofs. The choice of materials used for both the buildings and carriageway are understated and unobtrusive and fit well within the conservation area.



Constraints and Opportunities

The plan on the following page illustrates the constraints and opportunities, which have been identified following the assessment of the site and its context. This process has been used to inform the design proposals for the site.

Constraints

- Consideration for the existing watercourse, drainage channel located through the centre of the site and along the eastern site boundary.
- Heritage; Located adjacent to the Littlebourne Conservation Area to the east;
- Utilities - Existing overhead cables are located along the eastern site boundary adjacent to The Hill - it is assumed this will be relocated;
- Arboriculture; Consideration to the root protection areas (RPA) of the trees and hedgerows located within the site and along the site boundaries;
- Topography - the topography gradually falls across the site from west to east at approximately 31m AOD to the west and approximately 20m to the east to the rear of properties located off The Hill and Rose Acre Road;
- PRoW - Access to the PRoW - CB143 and CB146 located in close proximity to the site to the east along with other PRoW in the local vicinity providing connections to Littlebourne and the wider landscape to the south, west and north;

- Visual - potential views from PRoW located adjacent to the site to the east along PRoW CB143 and CB146;
- Visual - potential views from PRoW CB150 located to the north of Howletts Wild Animal Park and in close proximity to the site to the west;
- Settlement - Potential views from existing residential properties located along The Hill and Rose Acre Road adjacent to the site to the east; and
- Settlement - Potential views from the Howletts Wild Animal Park located adjacent to the site to the west.

Opportunities

- The scheme should be visually attractive, respecting the context, form and typology of existing built form and neighbouring local vernacular;
- Provide new housing, increasing variety and choice;
- Potential for connections to the existing PROW located in close proximity to the site (PRoW-CB156) off Bekesbourne Lane to the south east;
- Retention and enhancement of the existing vegetation structures such as existing hedgerows and trees associated with the site;
- Proposals will seek to provide a net gain in biodiversity by creating new habitats, such as species-rich grassland, hedgerow and scrub planting;
- Reduce traffic within Littlebourne by creating a vehicular link between The Hill and Bekesbourne
- Drainage strategy to provide an effective drainage scheme on site designed and managed for wildlife, incorporated into the green infrastructure; and
- Provide additional public open space.

Constraints and Opportunities

	Site Boundary
	Existing Vegetation
	Existing Contours
	Public Rights of Way (PRoW - with reference)
	Potential Links to Public Rights of Way
	Existing Bus Stops
	Potential Primary Vehicular Access (Vehicular)
	Littlebourne Conversation Area
	Listed Buildings
	Existing Watercourse (drainage ditch)
	Potential Location for SUDs
	Potential Visual Receptors (Residential)
	Potential Visual Receptors (PRoW)
	Potential Visual Receptors (Vehicular)
	Potential Visual Receptors (Other)



Figure 6: Constraints and Opportunities

(nts@A4)

# Garden City

Garden City Standards for the 21st Century

“The Garden City Principles are an indivisible and interlocking framework for their delivery, and include:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable.
- A wide range of local jobs in the Garden City within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.”

# Well-Designed Place

The following vision for the site has been developed through a detailed understanding of the site and its context, and brings together the benefits and opportunities of the scheme from the following pages. The scheme presents an opportunity to create a vibrant new community with high environmental quality.

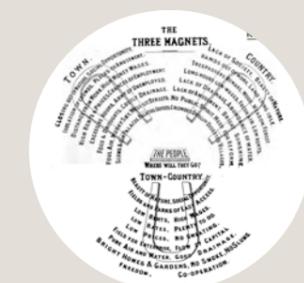
Through the Ministry of Housing, Communities and Local Government’s National Design Guide (October 2019), a well-designed place is formed through the design of three overlapping themes; Climate, Community and Character. Within this, the Guide sets out:

*“Well designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy.”*

The following pages use this to set out how the scheme can realise the potential of a well-designed place.



- Context** - enhances the surroundings.
- Identity** - attractive and distinctive.
- Built form** - a coherent pattern of development.
- Movement** - accessible and easy to move around.
- Nature** - enhanced and optimised.
- Public Spaces** - safe, social and inclusive.
- Uses** - mixed and integrated.
- Homes and buildings** - functional, healthy and sustainable.
- Resources** - efficient and resilient.
- Lifespan** - made to last.



# Climate

With regard to Climate it is important that the site.....

- Is in a convenient location that is within walking / cycling distance to local homes and other facilities.
- Provides a good quality internal and external environment for users, promoting health and well being.
- Layout, form and mix of uses provide their own resources to minimise the impacts on the surrounding area.
- Is a well-managed and maintained environment to ensure longevity and vitality.



# Community

With regard to Community it is important that the site.....

- Is safe and accessible for all, with a range of housing tenures provided to ensure that people of all ages and demographics are able to enjoy and benefit from the new development.
- Incorporates green infrastructure into the street scene to create a quality external environment that encourages residents outside.
- Plays host to well-located public spaces that support a wide variety of activities and encourage social interaction.
- Provides a series of different, interconnecting green spaces that will give residents flexible and varied open spaces on their door step.
- Forges new footpath links across the site that will tie in with existing routes and provide useful connections to the surrounding area for all residents of Littlebourne.
- Encourages people to come together in community centric open spaces or buildings such as a Community Hub.



# Character

With regard to Character it is important that the site.....

- Retains existing landscape features such as trees and hedgerows to give an instant maturity to the scheme.
- Creates new landscape features that can be integrated into the wider green infrastructure network.
- Provides a legible street environment that will aid movement through the site and beyond. Cycle and pedestrian routes will be included and given priority where possible.
- Higher development densities will be located within the centre of the site to enable the development to blend with the surrounding landscape context.
- Creates a positive and coherent identity through a variety of design and landscape measures.



Development Framework

The development proposals are illustrated by the Framework Plan, which indicates the parameters of the development. The plan identifies the following:

- The site boundary;
- The means of vehicular and pedestrian access into the site;
- The location and extent of proposed land uses; and
- The amount of built development (Net Developable Area).

Quantum of development and mix of uses

The outline planning application covers an area of 15.77ha and comprises of:

**Residential Development (9.17ha):**

Dwellings are to be provided at an appropriate density to reflect the need to use land efficiently whilst also taking account local character.

The proposed residential area will provide up to 300 new homes at a density of 35 dwellings per hectare (dph) to reflect local character with a mix of dwellings types from 1-4+ bedroom properties. The development will provide for a broad range of dwellings and house types offering a mix of market housing from first time homes to larger family homes.

**Green Infrastructure and Public Open Space (6.69ha):**

Public Open Space is proposed throughout the development, as outlined on the following pages.

**Mini Waste Water Treatment Works (0.15ha) and Pumping Station (0.023ha):**

A mini waste water treatment works is proposed within the eastern extents of the site and a pumping station is proposed with the south eastern area of the site.

Indicative Street Scene: Primary Road

Development Framework

-  Site Boundary (15.77ha)
-  Proposed Residential Development (9.17ha)  
300 dwellings @ 35dph
-  Pumping Station
-  Waste Water Treatment Works
-  Potential Location of Allotments 0.28ha
-  Community Facilities (shop etc.)
-  Main Road with Avenue Tree Planting and Footpath / Bicycle Route
-  Secondary Road
-  Vehicular Access Locations
-  Pedestrian and Cyclist Access Locations
-  Surfaced Footpath / Bicycle Route
-  Informal Mown Footpath Route
-  Proposed Individual Tree Planting / Avenue Trees
-  Proposed Native Tree Groups and Hedgrows
-  Proposed Native Tree Belts
-  Existing Trees, Tree Groups and Hedgerows
-  Play Provision
-  Community Orchard
-  Variety of Species Rich Grass Mixes
-  Bulb Planting
-  Proposed Attenuation Basins
-  Wetland Area 0.46ha



Figure 7: Development Framework

(nts@A4)



**Green Infrastructure Parameters: Strategy Plan**

The following Green Infrastructure strategy provides a detailed framework for the landscape proposals, please refer to figure 8;

**A Allotments & Community Orchard**

Allotments and a community orchard are proposed within the focal open space of the site for use by existing and proposed residents of the community.

**B Play Provision**

Play provision will consist of a mix of a Neighbourhood Equipped Area for Play (NEAP), a Locally Equipped Area for Play (LEAP) and a Local Area for Play (LAP). The NEAP will be located within the central area of open space, with other play provision spread out across the site.

**C Surfaced Footpaths / Cycle Routes**

A network of proposed informal and formal surfaced footpath and cycle routes are proposed across the site, giving easy access and promoting walking in and around the Site along with connections to The Hill and Bekesbourne Lane.

**D Native Tree Belts**

Planting will comprise of a combination of native tree, scrub and woodland planting forming a robust boundary along the boundary of the site to the west. Planting will consist of a mix of individual heavy standard trees and native tree mixes. Scrub and wildflower grass mixes will soften the woodland edge and create habitat opportunities. The proposed planting will limit views of the development from the west towards the site. Existing hedgerows and trees will be retained where possible and new planting is proposed through the site and along the site boundaries.

**E Focal Public Open Space**

The central area of POS will be focused around the proposed NEAP play provision and Community Orchard. Planting will provide a semi-natural character and will be managed and maintained to provide natural surveillance from the adjacent houses front onto the open space. Hedgerows and tree planting within the open space will define the boundaries between residential areas and POS. Functional features such as the proposed play, footpaths and seating opportunities will be located through the POS.

**F Natural Public Open Space**

Areas of natural open space will create more informal areas of green space across the site. Natural POS areas will be maintained to provide additional habitat opportunities within the site. Pathways may be mown through these areas to give them a softer appearance, reflective of their more informal nature. Native wildflower mixes, hedgerows, scrub, trees and tree groups are proposed.

**G Green Corridors**

Development will front onto the Green Corridors creating a positive frontage to the open space, while breaking up and softening the development proposals. New footpaths will follow green corridors and link around the site and provide connections to the adjacent public right of way footpath

**H Tree Lined Routes**

The main vehicular road into and around the site will be tree lined to provide a hierarchy and improve the legibility of vehicular routes across the site in line with national planning policy.



Allotments



Community Orchard



Play Provision



Surface Footpaths / Cycle Routes



Tree Belts



Focal Open Space



Green Corridors



Tree Lined Routes



Figure 8: Green Infrastructure (nts@A4)

**Blue Infrastructure Parameters: Strategy Plan**

The following Green Infrastructure strategy provides a detailed framework for the landscape proposals, please refer to figure 7;

**A Attenuation Basins**  
 Attenuation basins are proposed in the north east and south eastern extents of the site, located with the proposed public open space. The new attenuation features will relieve surface water drainage from the new built development.

As a part of the sustainable approach to development in this area sustainable drainage should be enhanced through appropriate grass mixes and vegetation to provide habitat opportunities and enhance the overall biodiversity of the site.

**B Swales / Existing Drainage ditch**  
 The existing drainage ditch running through the site will be maintained through the central green corridor of the site and will be incorporated into the overall green and blue infrastructure strategy.

**C Wetland Areas**  
 Wetland areas are proposed, designed to create an attractive landscape feature along with adding value to wildlife and residents alike.



Attenuation Basins



Swales



Wetland Areas



Figure 9: Blue Infrastructure

(nts@A4)



**Green Infrastructure and Landscape**

The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice design guidance.

The landscape features of merit within the site include existing hedgerows and trees along the site boundaries. The majority of these features will be retained where possible and enhanced as an integral part of the development, and reinforced through additional tree and shrub planting and grassland areas.

The following key landscape features are proposed;

- A central green at the heart of the site;
- A NEAP located within the centre of the site, with further opportunities for play provision in the form of LEAPs and LAPs located across the wider open space of the site;
- A community orchard and allotments will be located within the centre of the site;
- Areas of open space will provide amenity to new and existing properties;
- Existing boundary hedgerows and trees will be retained where possible and enhanced;
- A broad swathe of planting will occupy the western extent of the site adjacent to the wider landscape and Howletts Wild Animal Park to the west;
- The planting scheme will use native species to enhance the foraging opportunities for local fauna.
- Wildflower grasslands will provide additional habitat opportunities within the site. Pathways may be mown through these areas to give them a softer appearance, reflective of their more informal nature.
- A range of additional enhancement will be introduced including bat and bird boxes (on trees and within buildings) and native species planting within landscape proposals
- Attenuation basins will be located to the north eastern and south eastern corners of the site, taking advantage of the site topography. They will be designed to reflect local landscape character and contribute to local biodiversity and the visual amenity.

**Trees**

Street tree planting will be located along the main access route, as well as at the entrance gateway to the development. A comprehensive use of street trees will be adopted as a key design principle, and this will establish a distinct character for the development.

Trees will be located to enhance visual interest and to provide identity as well as being used as landmark features, which, for example, may provide a centre piece to a square. Trees will help to soften the built form, provide shade and create ecological habitats.

For all new street trees, attention will be given to siting and selection of species. The long term growth and spread will be well considered, as well as their relationship with buildings, streets and public areas. It is essential that suitable trees grown for street locations are specified, with a narrow compact form, and a medium height.

Within the open space larger growing tree species will be used including a larger proportion of native species and native woodland mixes, this will reflect the local landscape character as well as providing recreational and ecological benefits.

**Water and Drainage**

A comprehensive drainage strategy is proposed which will capture surface water run off from the development and take the form of a SUDS system. It is proposed to convey run off from the developed areas to an attenuation basin located to the north west of the site. The attenuation basin will be shallow depressions designed to hold water in extreme storm events.

In addition to two attenuation basins a wetland area and a mini water treatment facility are included to enhance the system. Proposed drainage features will enhance the biodiversity of the site and tie in with the existing drainage channels present on site.



Native hedging retained



Indicative; Attenuation basin



Indicative; Structural Planting



Indicative; SUDS system

Illustrative Masterplan

An Illustrative Masterplan has been produced to provide an indication of how the layout could be set out to accommodate 300 units.

The adjacent plan sets out how the movement routes, sustainable urban drainage, green infrastructure and public open space combine to form a unique and sustainable area of residential development that will bring a host of benefits to new and existing residents.



Illustrative Masterplan

-  Site Boundary (15.77ha)
-  Proposed Residential Development (9.17ha)  
300 dwellings @ 35dph
-  Pumping Station
-  Waste Water Treatment Works
-  Potential Location of Allotments 0.28ha
-  Community Facilities (shop etc.)
-  Main Road with Avenue Tree Planting and Footpath / Bicycle Route
-  Secondary Road
-  Vehicular Access Locations
-  Pedestrian and Cyclist Access Locations
-  Surfaced Footpath / Bicycle Route
-  Informal Mown Footpath Route
-  Proposed Individual Tree Planting / Avenue Trees
-  Proposed Native Tree Groups and Hedgrows
-  Proposed Native Tree Belts
-  Existing Trees, Tree Groups and Hedgerows
-  Play Provision
-  Community Orchard
-  Variety of Species Rich Grass Mixes
-  Bulb Planting
-  Proposed Attenuation Basins
-  Wetland Area 0.46ha

 Figure 10: Illustrative Masterplan (nts@A4)



Density Principles; Strategy Plan

The development aims to provide up to 300 dwellings at an average density 35dph which is considered to be an appropriate density level given the surrounding edge.

The layout will be designed with broadly similar block densities with slightly higher densities achieved along the main street. This will include some linked buildings to reinforce the character of the main street as the principle route through the development. Lower density development will be located elsewhere, specifically around the edges of the parcels overlooking the public open space and where views into the development are more likely.

Building heights are proposed to primarily be maintained at two storeys throughout the development. Proposals will respond to the residential vernacular in the vicinity of the site.



Typical Indicative Block Layout

Density Plan

-  Site Boundary
-  Higher density character development
-  Medium density character development
-  Lower density character development



Figure 11: Density

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**Vehicular Access and Public Transport**

The proposal include new vehicular access points located off the Hill and Bekesbourne Lane

The development will provide well connected and permeable access arrangements for the benefit of those traveling on foot, cycle, public transport and to ensure that vehicular traffic is provided for, but in a way that does not have a detrimental effect on sustainable travel.

**Pedestrian and Cycle Linkage**

The Indicative Layout creates a number of walking and cycling routes through a connected pattern of streets, footpaths and connections to existing streets. This overall strategy will encourage the community to walk and cycle and will promote healthy active living.

Pedestrian routes will serve significant desire lines within the site and offer safe and secure routes to facilities within Littlebourne. This network is arranged so that it will provide routes into the village to the east with a new pedestrian access located close to the main site access.

The street design will also include footways and cycleways to provide priority for pedestrians and cyclists in terms of movement and crossing points. This will help to facilitate safe and easy pedestrian and cycling movement through the development.

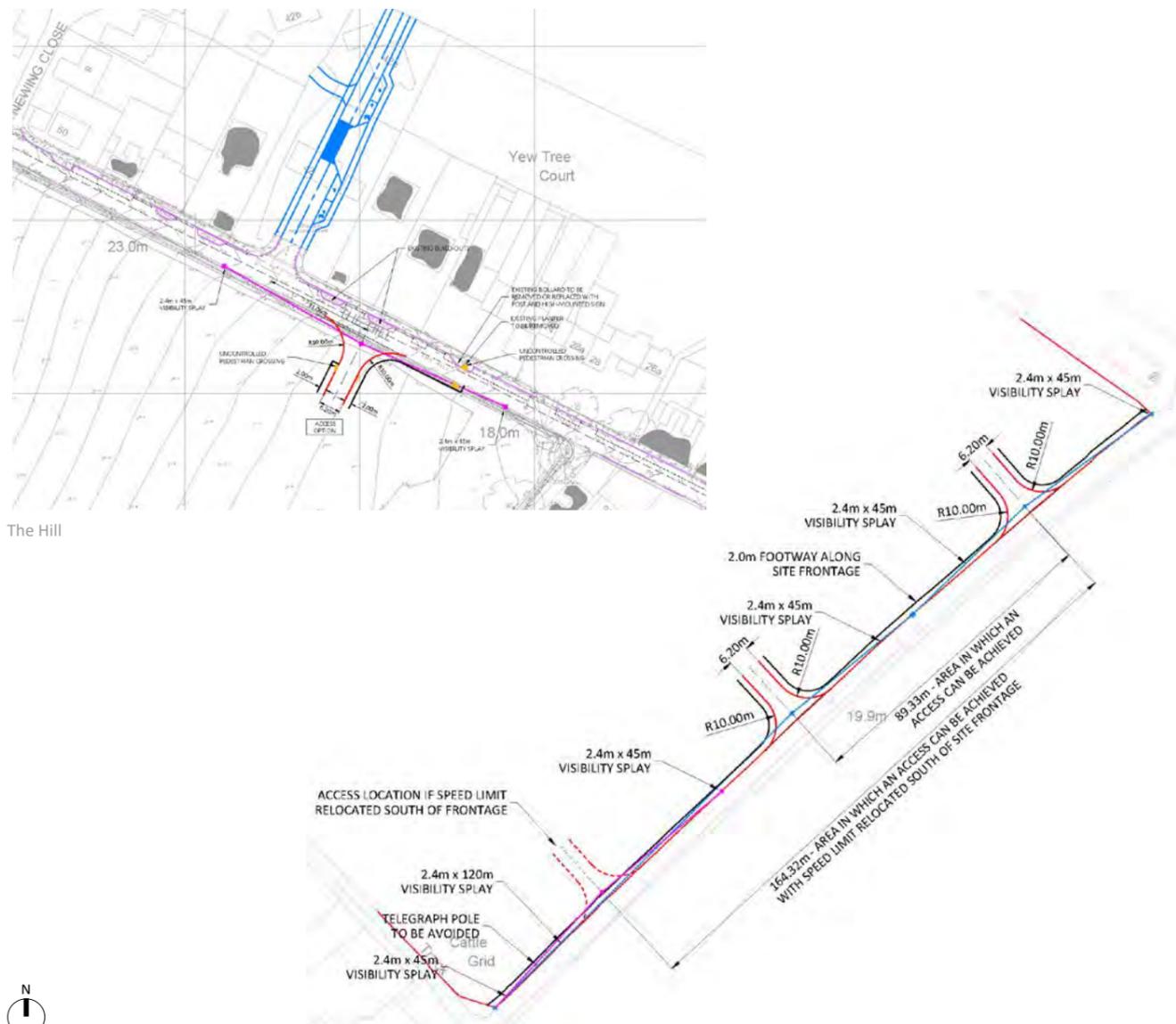


Figure 12: Vehicular Access NTS @ A4 Bekesbourne Lane

**Appearance**

Whilst the development does not advocate pastiche or historic solutions, it is important that the new development has connection with local character and place making. This is achieved through an analysis of street character, built form and materials. One of the most obvious ways of achieving a response will be by using traditional building materials, especially the use of colour and boundary details. Locally distinctive features include the predominate use of painted render, red brick as well as weatherboarding. This will be the guiding rationale for the development.

At the design stage, these photographic examples give an indication of the type of design treatments that are anticipated and the general appearance of the built form. The emphasis will be upon well detailed buildings which are built on a human scale.



## Building for a Healthy Life: Summary

The following section provides a summary of the relevant elements of the scheme that have been considered against Building for a Healthy Life.

BHL is accepted as a useful design tool for residential masterplanning and the application proposals have responded to the 12 considerations. The following section provides a response to the BHL considerations which have helped guide the overall design process.



## INTEGRATED NEIGHBOURHOODS

**Natural Connections:** Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

Response: New pedestrian routes within the site will link to the existing footway network providing direct links into the village centre.

**Walking Cycling and Public Transport:** Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

Response: The development is within close range of local facilities and services within Littlebourne as well as existing bus routes.

**Facilities and Services:** Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

Response: The development is in close proximity to the centre of Littlebourne. New recreational spaces will also be included within the site.

**Homes for everyone:** A range of homes that meet local community needs.

Response: The accommodation mix would reflect the needs and aspirations of the local community. The design would include a range of dwelling sizes across the site to provide a mixed community. The tenure mix would reflect the local community, and would provide a balanced and robust mix of tenures including provision for affordable homes and homes suitable for the elderly.

## DISTINCTIVE PLACES

**Making the most of what's there:** Understand and respond.

Response: The layout and green infrastructure for the scheme responds to its context. At a detailed level, features will be included in the design, to develop local distinctiveness.

The site's green infrastructure will complement existing landscape features and SuDS features take advantage of the site topography whilst contributing to biodiversity.

**A memorable character:** Create places that are memorable.

Response: The design approach retains the existing vegetation wherever possible which will give immediate character for the development.

At a detailed design stage, architectural details / materials would reference local character and spaces within the site that have been considered for character benefits.

**Well defined streets and spaces:** Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

Response: The scheme is based on a series of development blocks. There would be a clear definition of the private and public realm and properties would overlook the public space.

**Easy to find your way around:** Use legible features to help people find their way around a place.

Response: The layout for the scheme follows a simple approach with a new 'Main Street' to allow residents and visitors to easily navigate their way around. The relationship with the green infrastructure would allow easy orientation.

## STREETS FOR ALL

**Healthy streets:** Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

Response: The building layout has defined the street network, so that highways and car parking do not dominate. Where main pedestrian routes cross the streets levels could be raised to give pedestrians priority, and to assist in calming traffic. At a detailed stage methods for traffic calming will be incorporated into the development's layout.

**Cycle and car parking:** Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking. Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

Response: Car parking would be integrated into the overall layout and design. Car parking would be within curtilage, primarily to the side of dwellings.

**Green and blue infrastructure:** Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

Response: The site layout incorporates a SuDS basin which will provide biodiversity benefits and provide opportunities for the community to interact within the landscape.

**Back of pavement front of home:** Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

Response: Boundary features to fronts of properties will be well considered providing definition for public/ private spaces transitions. A variety of boundary conditions would be proposed depending upon location such as low walls, hedges and shrub planting.

Front garden depths help define the street character and the building layout will allow for bins and recycling stores to be stored out of sight to minimise their impact on the streetscene.

# Littlebourne - Design and Access Statement

