



# GREAT CAULDHAM PARK

CAPEL-LE-FERNE

---

## DESIGN AND ACCESS STATEMENT

---

Outline Planning Application | February 2024

Proposed residential development at  
Land to the east of Great Cauldham Farm, Capel-le-Ferne, CT18 7HF

Quinn  
Homes



Best Small  
Housebuilder



Best Small  
Housebuilder



Best Family  
Home

# CONTENTS

## CONTENTS

<b>01 INTRODUCTION</b>		<b>03 ASSESSMENT (CONTINUED)</b>		<b>05 DESIGN DEVELOPMENT</b>	
THE VISION	2	ARBORICULTURAL REPORT	23	INITIAL MASTERPLAN- JUNE 2021	36
PROJECT TEAM	5	DRAINAGE & FLOOD RISK ASSESSMENT	24	ILLUSTRATIVE MASTERPLAN - APRIL 2023	37
APPROACH AND METHODOLOGY	6	LOCAL LANDSCAPE CHARACTER	25	ILLUSTRATIVE MASTERPLAN -JAUNARY 2024	38
		LANDSCAPE ASSESSMENT	26		
<b>02 BACKGROUND</b>		LAND CONTAMINATION ASSESSMENT	27	<b>06 PROPOSALS</b>	
PROPOSED DEVELOPMENT	8	NOISE IMPACT ASSESSMENT	28	PARAMETER PLANS	40
DESIGN & ACCESS STATEMENT	10	SUSTAINABILITY STATEMENT	29	ILLUSTRATIVE MASTERPLAN	43
THE SITE	11	TRANSPORT ASSESSMENT	30	LANDSCAPE STRATEGY	45
THE DEVELOPMENT	12			CHARACTER & APPEARANCE	47
PLANNING BACKGROUND	14			LOCAL TRANSPORT IMPROVEMENTS	50
		<b>04 EVALUATION</b>			
<b>03 ASSESSMENT</b>		OPPORTUNITIES & CONSTRAINTS	32	<b>07 CONCLUSION</b>	51
HISTORICAL CONTEXT	16	KEY CONCEPTS	33		
LOCAL CONTEXT & BUILT FORM	17				
SUSTAINABLE DEVELOPMENT FRAMEWORK	19				
AMENITIES & CONNECTIVITY	20				
SITE PHOTOS	21				
AIR QUALITY REPORT	22				

01

---

# INTRODUCTION

---



Best Small  
Housebuilder



Best Small  
Housebuilder



Best Family  
Home



Irvine Sellar  
Award



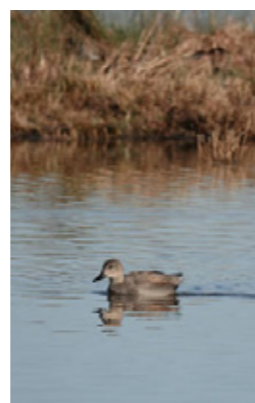
Best Community  
Initiative

## THE VISION

“THE VISION FOR CAPEL-LE-FERNE IS TO CREATE A TRULY LANDSCAPE-LED COMMUNITY EXTENSION. THIS EXEMPLAR SCHEME WILL OFFER A RANGE OF HIGHLY ENERGY-EFFICIENT NEW HOMES AND WILL INCORPORATE AREAS OF PUBLIC OPEN SPACE — INCLUDING A CENTRAL GREEN AND NATIVE BUFFERS TO THE EDGE OF THE SITE.”

It will be a truly extraordinary and sustainable place to live that embodies 21st century life and embraces innovation. The vision is:

- To create beautifully designed homes of exceptional energy performance, with gardens and excellent outlooks, creating a fitting edge to Capel-Le-Ferne.
- To provide significant highways improvements at the junction of Capel Street and New Dover Road
- To create a unique character set around a central green space and with generous buffers to existing homes.
- To deliver significant social benefits in the form of new affordable housing including starter/first homes.
- To enhance the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains.



### EXECUTIVE SUMMARY

*Outline planning application for the erection of up to 90 dwellings with associated parking and infrastructure following demolition of existing dwelling; with all matters reserved except access*



# QUINN HOMES

## QUINN HOMES IS A MULTI-AWARD-WINNING SMALL HOUSEBUILDER AND ONE OF KENT'S LEADING DEVELOPERS OF OUTSTANDING NEW HOMES

Having been spun out of Kent's most proactive and innovative mixed-use specialist, Quinn Estates, Quinn Homes has successfully delivered a series of niche developments with exceptional levels of design and finish. From exceptional bespoke dwellings, the restoration and conversion of heritage buildings and the delivery of new homes and apartments, Quinn Homes has consistently demonstrated a dedication to delivering homes of the utmost quality resulting in a multitude of awards including the prestigious Best Family House at the Evening Standard Awards and Best Small Housebuilder from both the Housebuilder Federation and the WhatHouse? Awards.

Through investing in our people and your community, Quinn Homes delivers inspirational homes, setting the benchmark for design and finish.



## THE TEAM TO DELIVER YOUR FUTURE

As a Kent based business, we are passionate about investing in local people. We employ the best the industry has to offer and through training opportunities encourage them to reach new heights. Through working with local colleges, we invest in the next generation through a market leading apprenticeship programme to give young people the best start in life.

## ENHANCING THE VITALITY AND VIBRANCY OF LOCAL COMMUNITIES

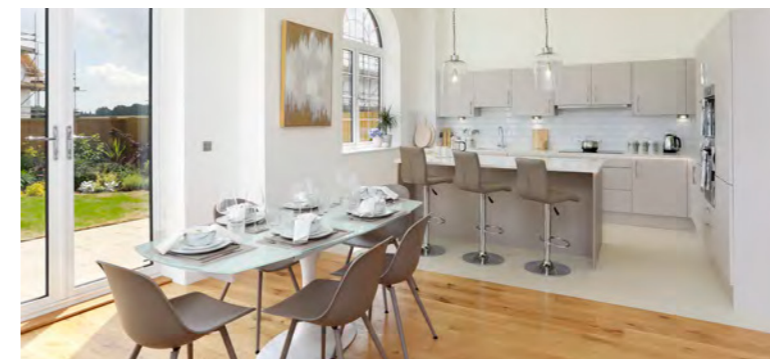
Our commitment to giving local communities the opportunity to thrive is visible throughout the county in the play parks, hospices, schools and parks we have built. It is our actions that define us. A successful community needs investment, promoting wellbeing for both people and nature and through working with local people, we deliver.

## BUILDING FOR THE FUTURE

The future is changing rapidly and construction needs to be at the forefront of a revolution. Our homes are built to exceed regulations and we embrace new technologies so that each home we build is low carbon both in its construction and lifecycle.

## GREEN TECHNOLOGY - FUNDAMENTAL TO OUR THINKING

All of our homes are built to exceed building regulations and to be exemplars in embracing renewable technologies. We focus not just on the construction process but also the lifecycle of each home. We have pioneered the use of green technologies such as air source heat pumps, solar panels and home battery systems, our homes are some of the greenest in the sector.



Best Small Housebuilder



Best Small Housebuilder



Best Family Home



Irvine Sellar Award



Best Community Initiative



# PROJECT TEAM

## MASTER PLANNER & ARCHITECT: CLAGUE ARCHITECTS

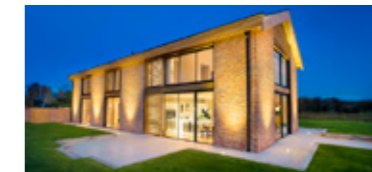
Clague is an award winning practice of architects, masterplanners, urban designers, interior designers and historic building consultants working from design-led studios in London, Canterbury and Harpenden.

Established over 85 years ago, the firm has a reputation for excellence in architecture and masterplanning. Our extensive experience, gained from designing an extremely wide variety of projects of differing type, scale and complexity throughout the UK, has allowed us to develop invaluable knowledge that feeds into all aspects of our work.

Our approach to masterplanning and detailed design is deeply informed by regional variation, observation, opportunities and context. Clague conceive masterplans with easily understood themes which can filter through all the aspects & documentation of the masterplan. Combining this with excellent graphic skills leads to our masterplans being more legible and easily understood at every level, not least of all by the local community.

## CONSULTANTS:

- **PLANNING :** ICENI
- **ARCHITECTS :** CLAGUE
- **TRANSPORT :** CHARLES & ASSOCIATES
- **DRAINAGE :** CHARLES & ASSOCIATES
- **GEO-TECH :** GEO-TECH – ECOLOGIA
- **ARCHAEOLOGY :** SWAT
- **ARBORICULTURE :** ASPECT ARBORICULTURE
- **LANDSCAPE :** ASPECT LANDSCAPE
- **ECOLOGY :** ASPECT ECOLOGY
- **NOISE :** ENTRAN
- **AIR QUALITY :** ENTRAN
- **ENERGY :** ICENI FUTURES



PRECEDENT PROJECTS BY QUINN ESTATES



PRECEDENT PROJECTS BY CLAGUE ARCHITECTS

# APPROACH AND METHODOLOGY

## INTRODUCTION

Quinn Estates and the project team take great pride in creating developments of the highest standards of design and construction.

The proposed development offers a unique and individual design solution that's well integrated, sympathetic and complementary to the surrounding area.

This has been achieved through careful analysis of opportunities, constraints and surrounding context, enabling the site to develop a distinct character and sense of place of its own, providing significant public open space to serve its residents and existing local residents. This approach will help to create a friendly, safe and pleasant community that people can take pride in and ownership of. Quinn Estates take great pride in creating developments of the highest standards of design and construction.

## APPROACH TO THE APPLICATION

From the outset, the approach has been to work with Dover District Council to produce a high-quality development that would provide homes that is deliverable in the short-term and will contribute to the Council's 5-year housing land supply.

Quinn Estates has engaged a consultant team for this application as indicated below on the previous page.

## METHODOLOGY

It is proposed that this scheme will be a high-quality proposal that will contribute to the wider community and local biodiversity. The development is focussed on creating a 'sense of place' which is specific and appropriate to the site and will successfully integrate into the surrounding area. This has meant studying and observing:

- Landscape character and structure and how it evolves;
- Biodiversity and existing vegetation;
- Connections and access;
- The form of settlements - the evolution of the site area itself;
- Visual amenity;
- Consideration of existing residents and their environment;
- Local housing need; and
- Sustainability.

This has enabled the team to understand how the landscape on and surrounding the site has come about, its key features and therefore what the key drivers are for developing the site sensitively and appropriately.

In addition, we have undertaken consultation with the Local Planning Authority, key stakeholders and the community.

## DESCRIPTION OF DEVELOPMENT

Outline planning application for the erection of up to 90 dwellings with associated parking and infrastructure following demolition of existing dwelling; with all matters reserved except access. This would include:

- Up to 2.49Ha of residential (up to 90 units ) excluding roads
- Associated highways improvements at the junction of Capel Street and the New Dover Road
- Up to 1.23 Ha of public open space, tree lined entrance avenue & dedicated wildlife area

## EVIDENCE BASE

This evidence is supplemented by the following documents in support of the Outline Planning Application:

1. Application Covering Letter incorporating Schedule of Drawings
2. Application Form
3. Ownership Certificates
4. Statutory Application Fee
5. Location Plan
6. Illustrative Site Plan
7. FRA and drainage strat
8. LVIA and Landscape Strat
9. Transport Assessment
10. Sustainability & Energy Statement
11. Air Quality Assessment
12. Arboricultural Assessment
13. Phase 1 Land Contamination Report
14. Design and Access Statement
15. Ecology Report
16. Parameter Plans

# 01

## INTRODUCTION

THIS PAGE IS INTENTIONALLY BLANK



02

---

BACKGROUND

---



# PROPOSED DEVELOPMENT

The application site lies located on the outskirts of Capel-Le-Ferne, within Dover District Council's planning authority area.

This Outline Planning Application (OPP) seeks to accommodate new housing on the site to the West of Capel Street. The application site is approximately 4.55 hectares (11.2 acres). Phase 1 of the application is circa 2.18ha (including buffer planting and area for the Sustainable Drainage System). The OPP includes the following proposals:

- 2.49 hectares of residential development (excluding roads)
- New access onto Capel Street with an emergency access only and pedestrian link to Cauldham Lane
- Over 27% of the site (1.23 hectares) dedicated to public open space, planted buffer areas and Sustainable Drainage Systems.

The mix of residential units will be compliant with Dover District Council's policies.

## EXECUTIVE SUMMARY

Outline planning application for the erection of up to 90 dwellings with associated parking and infrastructure following demolition of existing dwelling; with all matters reserved except access.



Site Location Plan



Illustrative Masterplan