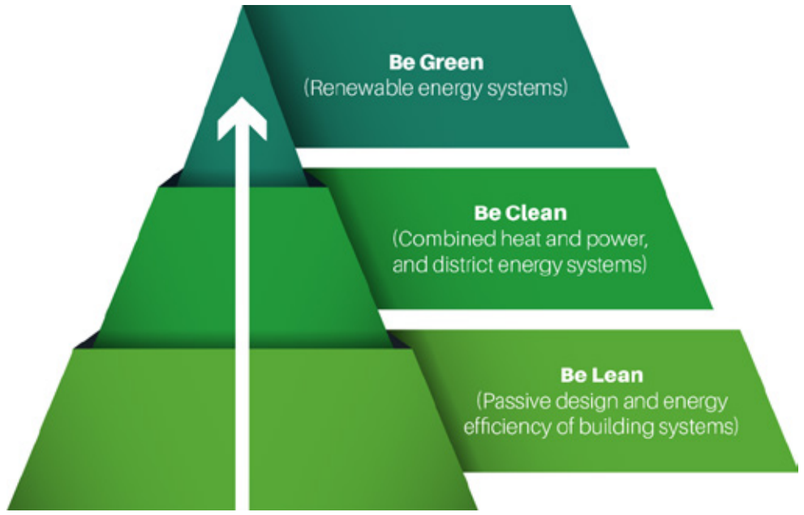
SUSTAINABLE DEVELOPMENT FRAMEWORK

An analysis has been conducted by Iceni to put forward a development that has sustainability at it's heart. The aim is to develop a proposal with sustainability and energy saving at its core. While the indicative energy strategy submitted as part of this proposal at this stasge is outline, it is envisaged that detailed design could include features such as photovoltaic panels to reduce carbon. Consideration has been given to Dover District Council Core Strategy (February 2010) and the draft Dover District Local Plan to 2040 (Regulation 19 Submission; October 2022) in the formulation of this statement. The overall development has been assessed using the guidance outlined in Core Strategy policy CP 5 (Sustainable Construction Standards) and the draft Local Plan policies SP1 (Planning for Climate Change), CC1 (Reducing Carbon Emissions), CC2 (Sustainable Design and Construction), CC4 (Water Efficiency), CC5 (Flood Risk), CC6 (Surface Water Management) and CC8 (Tree Planting and Protection) providing a holistic sustainability approach for the proposals.

The proposed development will:

- Make efficient use of land;
- Incorporate low-impact materials, according to the BRE Green Guide to Specification;
- Minimise internal water consumption to 105 litres per person per day;
- Incorporate measures to improve site biodiversity, including biodiverse planting;
- Ensure air, noise, vibration and light pollution are minimised as far as possible;
- Provide access to areas of green and open space;
- Minimise waste production during construction and maximise the proportion of waste to be diverted from landfill;
- Minimise energy demand through the specification of low U-values, low air permeability and low thermal bridging to reduce heat loss;
- Be fossil fuel free, utilising electric-only systems, such as air source heat pumps (ASHPs) to serve the space and water heating demands of the proposed dwellings;
- Utilise renewable technology, such as rooftop photovoltaic panels, to provide renewable electricity as required to achieve Building Regulations approval; and
- Achieve a significant reduction in CO_2 emissions for the proposed dwellings, following the Energy Hierarchy methodology.



03

ASSESSMENT

AMENITIES & CONNECTIVITY

The site is situated close to a wide variety of local amenities, accessible via the Public Right of Way network, bus routes and well connected streets. Many general amenities are within walking distance of the site, with further attractions located towards the coast/town centre reachable in 10 minutes by bicycle. Frequent placement of bus stops near key destinations & offering options for onward travel means local residents can travel sustainably with less reliance on cars.

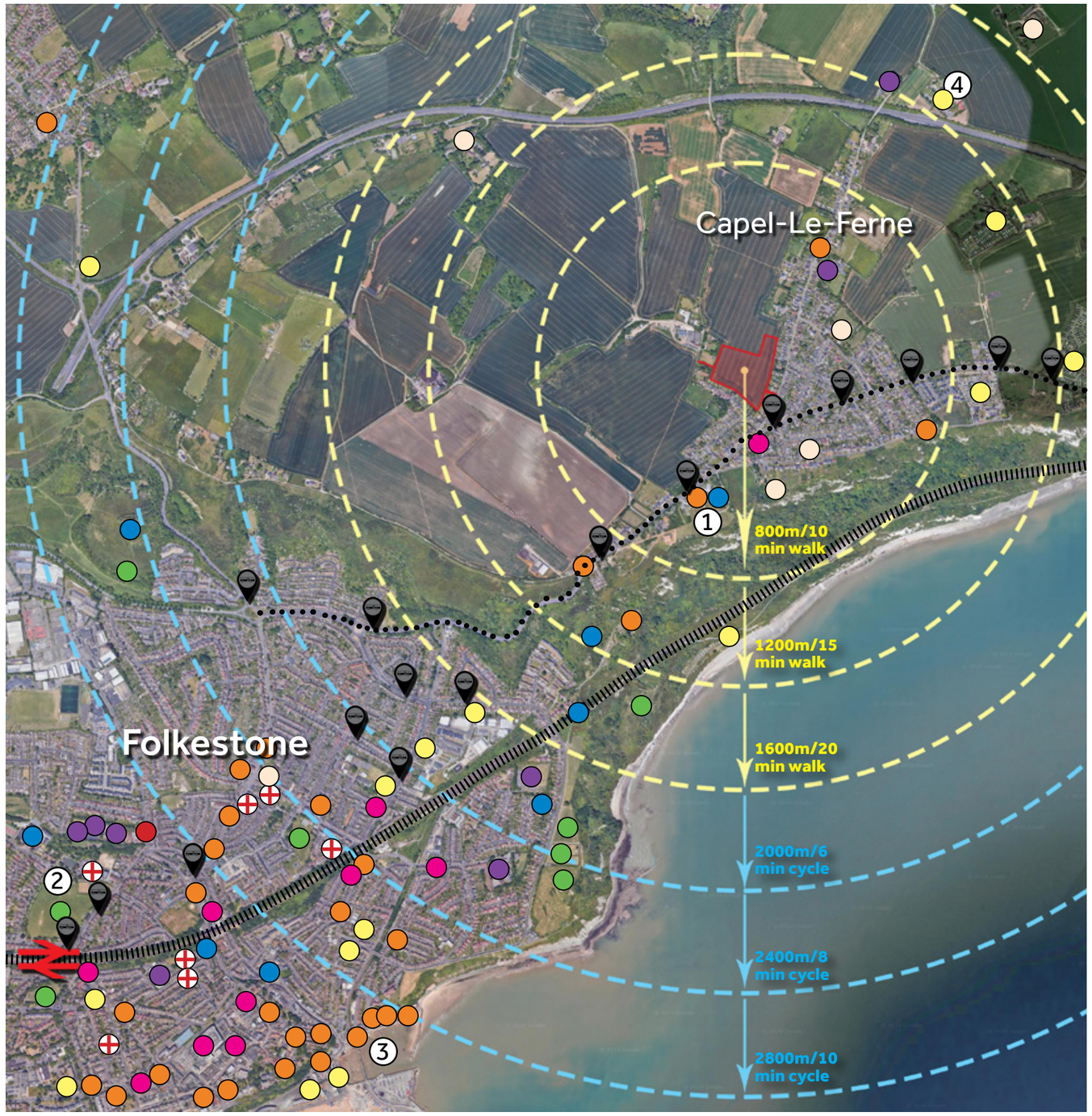
- Main Bus Stops
- Folkestone Central Station / Railway
- Public Right of Way routes
- New Dover Road - B2011
- Medical centre / Surgery / Pharmacy
- Kent Fire & Rescue Station
- Takeaway / Restaurant / Cafe / Pub
- Convenience Store / Supermarket /Post Office
- Holiday Park / Camp-site / Hotel
- Public Open Space / Sports Club
- Place of Worship / Village Hall/ / Community Centre
- Veterinary Surgery / Pet Care Services
- School / Nursery / College
- Assisted Living / Retirement Homes
- Museum / Theatre / Bowling / Amusements

Battle of Britain Memorial

Radnor Park & Pond

Folkestone Harbour

St. Mary's Church

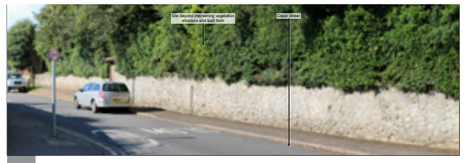


SITE PHOTOGRAPHS

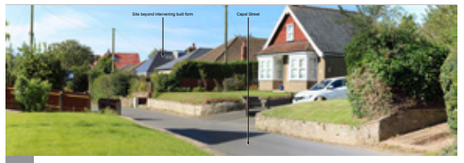
The adjacent site photographs, taken from the Landscape Visual Assessment by Aspect, demonstrate how the site sits within the landscape and illustrates the varying condition and character of the site boundaries.

The site sits within an area which is well defined and screened from the East, West and South by existing homes and boundary planting whilst to the North the edge is open to longer views.

Key Plan



1



2

3

4

5

6

7

8

9

10

11

12

13

14

15

AIR QUALITY REPORT

entran
environmental & transportation

Great Cauldham Farm
Capel-Le-Ferne
Air Quality Assessment

An air quality impact assessment has been carried out by Entran Environmental & Transportation to assess both construction and operational impacts of the Proposed Development.

An assessment of the potential impacts during the construction phase has been carried out in accordance with the latest Institute of Air Quality Management Guidance. This has shown that for the Proposed Development, limited releases of dust and particulate matter are likely to be generated from on-site activities. However, through good site practice and the implementation of suitable mitigation measures, the impact of dust and particulate matter releases may be effectively mitigated and the resultant impacts are considered to be negligible.

There is no significant traffic associated with the Proposed Development. A review of baseline air quality monitoring data indicates that NO2, PM10 and PM2.5 concentrations in the vicinity of the Site are likely to be well below the relevant air quality objectives. The introduction of receptors to the area will not therefore increase exposure to poor air quality within the area.

Mitigation measures have been suggested in line with an emissions mitigation calculation for the Proposed Development.

It is concluded that air quality does not pose a constraint to the Proposed Development, either during construction or once operational.

ARBORICULTURAL REPORT

Arboricultural Impact Assessment Diagram

Aspect Arboriculture are commissioned by Quinn Estates Ltd to prepare an Arboricultural Survey and Impact Assessment relating to proposed development of land at Great Cauldham Farm, Capel-le-Ferne.

Proposals: The scheme comprises an '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'.

Surveys: The site was surveyed by Aspect in September 2023 following the guidance contained within BS5837:2012. Copies of the tree survey information are available within appendices A and B.

Statutory Designations: Background checks reveal that the site does not occur within a Conservation Area, although it is known that an Area type Tree Preservation Order influences a number of third-party trees which bound the north-eastern corner of the application area.

Arboricultural Impact: The arboricultural impact of the proposed development is described by net tree losses, totalling a single low-quality tree, a collection of unremarkable ornamental shrubs/trees, the partial clearance of a group of trees and the partial removal of three hedges. The submitted Landscape Strategy Plan includes the provision of replacement trees in response to these losses. A preliminary tree protection drawing is appended to this document to demonstrate the deliverability of safeguarding measures. In the absence of any unacceptable tree losses, conclusions drawn against the Framework and Dover District Council's adopted and emerging policies which relate to trees, conclude that the development proposal is acceptable from the arboricultural perspective. This is subject to continued arboricultural input during detailed design, the implementation of a high quality scheme of tree planting and safeguards for retained trees during construction.