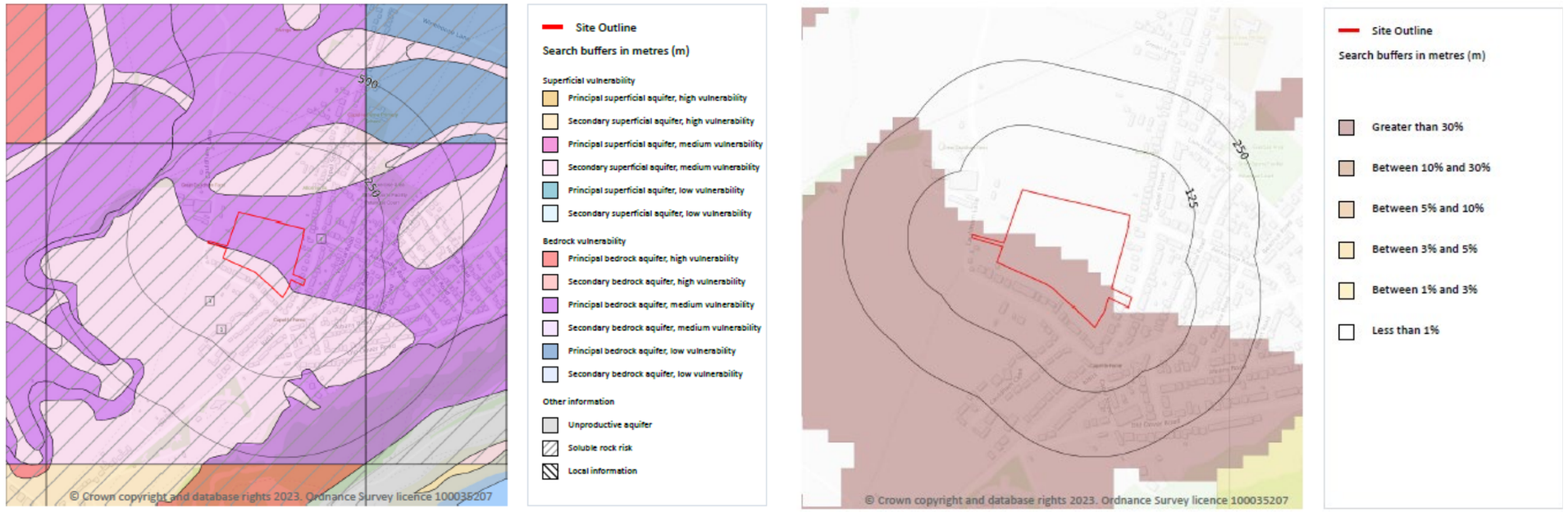
LAND CONTAMINATION ASSESSMENT



Land Contamination Assessment Diagrams

Ecologia has been instructed by Quinn Estates Ltd (the 'Client'), to complete a Phase 1 Land Contamination Assessment (Desk Study and Site Walkover) for Capel Street, Capel-le-Ferne, Folkestone, Kent, CT18 7HG.

This Phase 1 Contaminated Land Assessment is required in support of a Planning application for the redevelopment of the Site in accordance with the National Planning Policy Framework. From information provided by the Client, it is understood that the current Site redevelopment plan will comprise the erection of up to 90 dwellings with associated parking and infrastructure following demolition of the existing dwelling; with all matters reserved except access. If this changes, then the conclusions drawn in this report will need to be reconsidered.

The Site covers an area of approximately 4.55 hectares (ha) and is situated in the semi-rural, residential village of Capel-le-Ferne. Residential properties directly border the Site to the south and east, with an industrial / farm estate to west. Folkestone town centre is approximately 3.5km to the southwest with the Southern Railway running approximately 600m south of the Site.

The majority of the Site has remained an undeveloped agricultural field since the late 1800s to current day. The properties, which border the Site boundary to the east and south are identified in maps dated from 1931 onwards, with the small industrial estate to the west being mapped from 1972. Over the years, residential properties have primarily been constructed to the southeast of the Site to expand the village of Capel-le-Ferne. The remaining surrounding area consists mainly of agricultural land uses.

The Site is underlain by Superficial Clay with Flints Deposits (Secondary B Aquifer of medium vulnerability) with bedrock geology comprising the Lewes Nodular Chalk Formation (Principal Aquifer of medium vulnerability). The Site is located within a groundwater SPZ 3 – Total Catchment. The Site is not located in a Drinking Water Protected Area (DrWPA) for groundwater or surface water and groundwater resting levels are anticipated to be at depths of ~75m bgl. No surface water features are present within 250m of the Site.

NOISE IMPACT ASSESSMENT

Figure B2: Daytime Noise Contour, 1.5m

Figure B3: Night-time Noise Contour, 1.5m

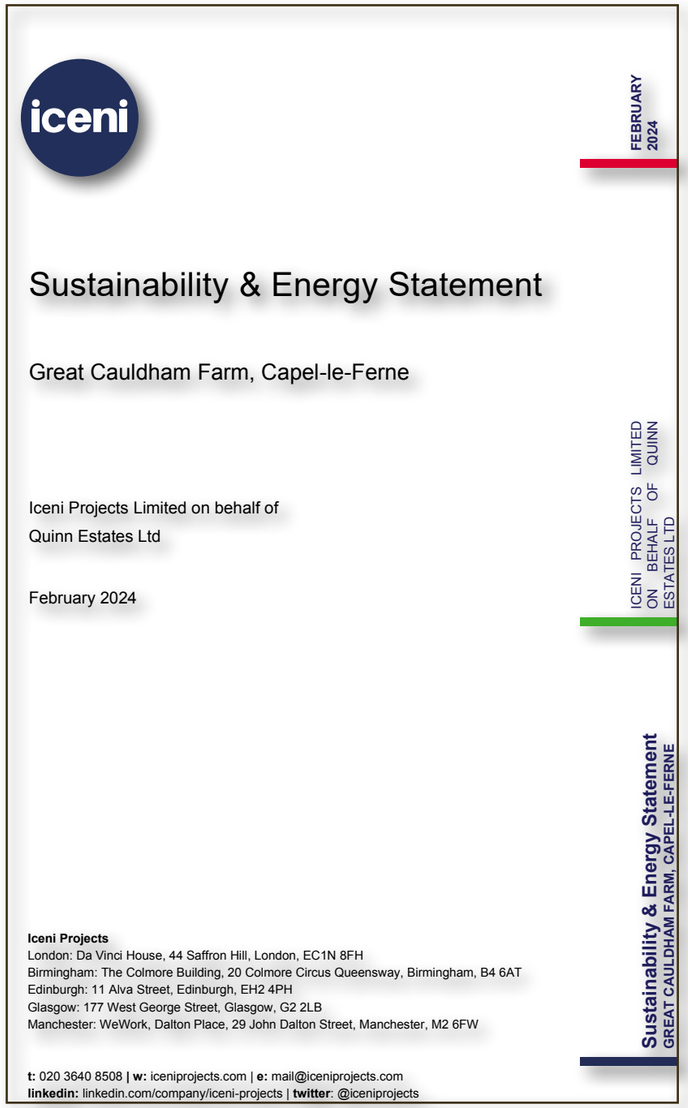
Residential Noise Assessment Diagrams

An assessment of the potential noise impacts attributable to the existing ambient environment has been undertaken for the proposed residential development at Great Cauldham Farm in Capel-le-Ferne, Kent

The assessment has been based on a computer noise model, informed and validated using ambient noise measurements and road traffic flows. Ambient noise levels have been calculated in order to identify the mitigation required to achieve the criteria provided within BS 8233:2014 and the WHO Guidelines for Community Noise.

Ambient noise levels are calculated to meet the BS 8233 criteria for both internal and external amenity without consideration of mitigation.

SUSTAINABILITY STATEMENT



This Sustainability & Energy Statement provides an overview as to how the proposed development of the Great Cauldham Farm, Capel-le-Ferne contributes to sustainable development in the context of the strategic, design and construction considerations.

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 outline stage, 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.

By designing to rigorous energy standards, the application will respond directly to the Climate Emergency declared by the Council in January 2020. These measures combine to provide a significant carbon dioxide emissions saving compared to the Part L:2021 baseline, aiming to significantly exceed the requirements of Dover District Council.

Sections 4 and 5 of this statement demonstrate that the siting and design of the proposals support relevant policies relating to sustainable development. This shows that the proposed development will:

- Make efficient use of land;
- Encourage the use of sustainable modes of transport;
- Minimise internal water consumption to 105 litres per person per day;
- Incorporate low-impact materials, according to the BRE Green Guide to Specification;
- Minimise waste production during construction and maximise the proportion of waste to be diverted from landfill;
- Incorporate measures to improve site biodiversity, including biodiverse planting;
- Not increase the risk of flooding on the site or in the surrounding area;
- Ensure air, noise, land, light and water pollution are minimised as far as possible;
- Minimise energy demand through the specification of low U-values, low air permeability and low thermal bridging to reduce heat loss;
- Aim to be fossil fuel free, potentially 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 (PV) panels, to provide renewable electricity; and
- Achieve a significant reduction in CO_2 emissions for the proposed dwellings, following the Energy Hierarchy methodology.

Overall, the proposals for the scheme are in line with the principles of sustainable development as well as the policy requirements of the NPPF and the Dover District Council, and will provide a development that promotes these principles in operation.

03

ASSESSMENT

TRANSPORT ASSESSMENT

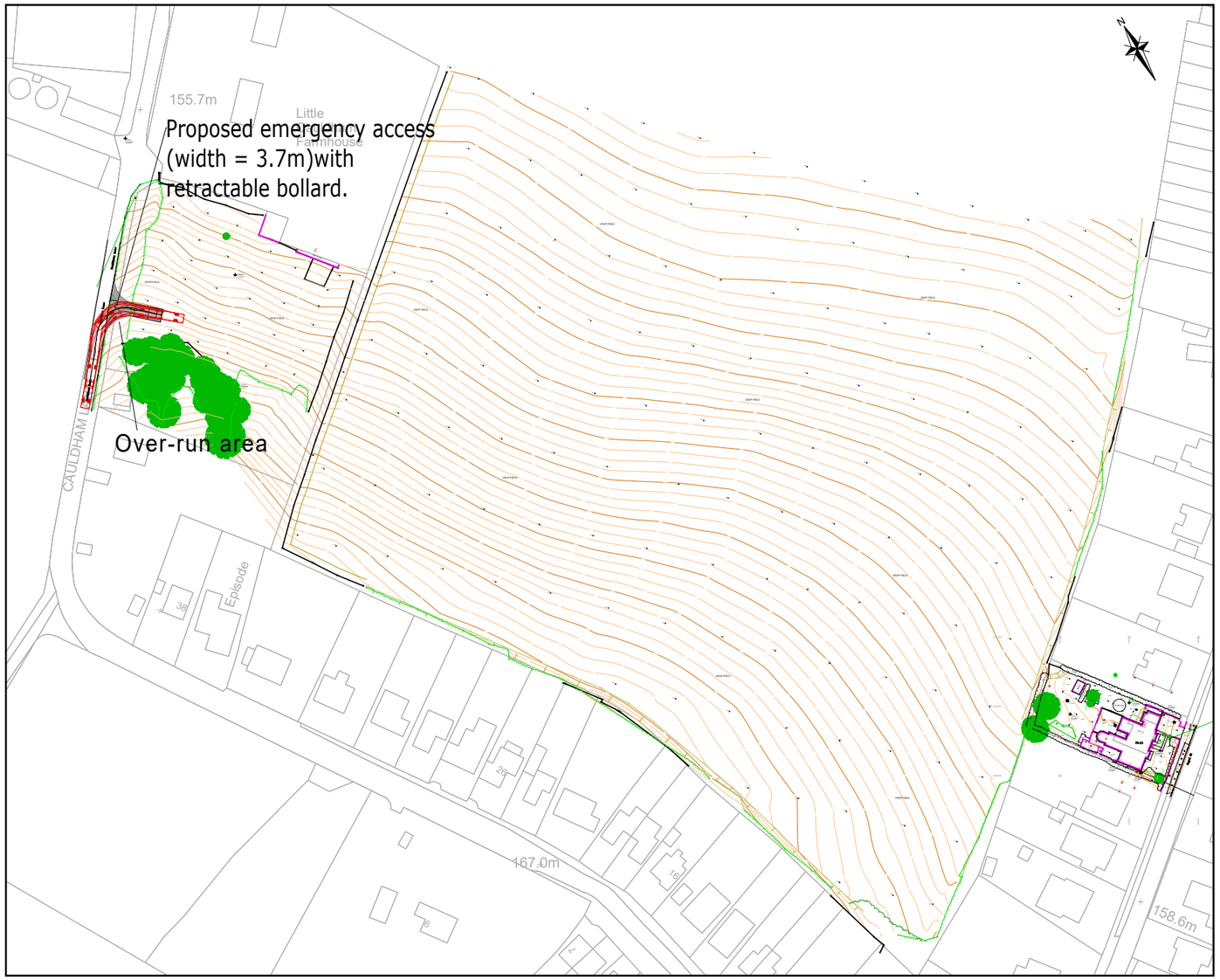
Charles & Associates (C&A) have prepared this Transport Assessment for a proposed residential development in Capel-le-Ferne, Dover, for a proposed 90 dwellings and associated parking and landscaping.

The site benefits from a sustainable location close to Folkestone and within walking and cycling distance to several key local amenities, and connections to bus and train travel to facilitate longer distance journeys to Folkestone and Dover.

Safe and suitable access can be achieved through active modes and by refuse and fire tender vehicles. The site would take main access from Capel Street and emergency access from Cauldham Lane in line with the draft Local Plan policy. Improvements would be provided at the New Dover Road / Capel Street junction to promote road safety and encourage sustainable travel.

While the development will generate some vehicle trips, the cumulative impact of local growth, committed developments and the proposed development on the local highway network would not be severe.

The proposed development would therefore be acceptable in relation to adopted transport and highways policy.



Extract from Transport Assessment by Charles & Associates

04

EVALUATION

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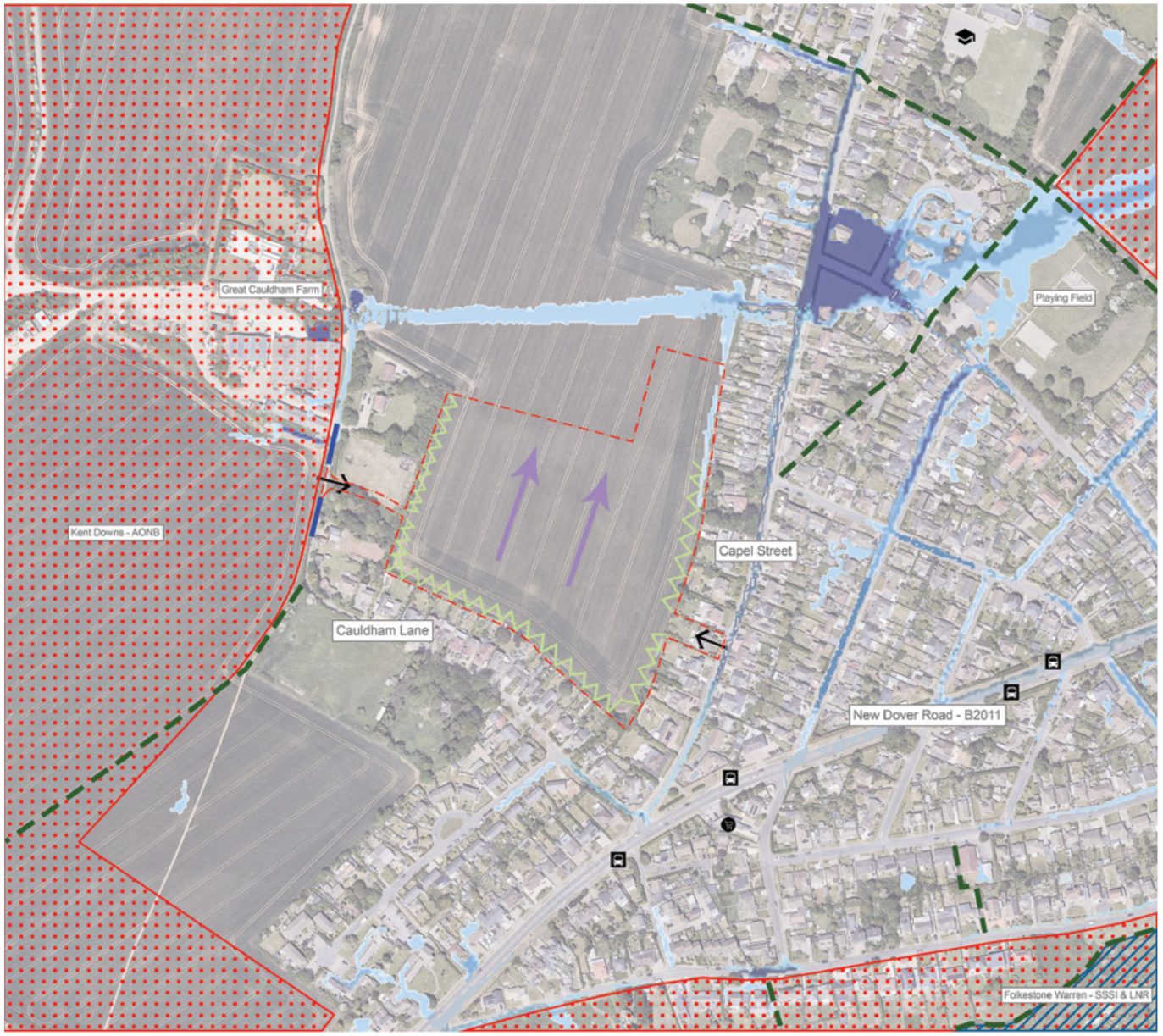
EVALUATION

OPPORTUNITIES & CONSTRAINTS

OPPORTUNITIES & CONSTRAINTS DIAGRAM

The site is relatively flat falling from the South to the North. The designated AONB is to the West of the site with the site falling out with this designation and within a well screened parcel of land with existing homes and planting to the East and South. Access to the land is via an existing house plot on Capel Street which would require the demolition of the existing bungalow. An access could be provided to Cauldham Lane although due to the restricted size of this road this will likely have to be only for emergency vehicles.

An over land water flow is identified on the Government Flood Map to the North of the site but no flooding is recorded within the site.



LEGEND

Site Boundary

Existing High Quality Roadside Hedgerow

Sun Path

Proposed Site Access

Public Rights of Way

Boundary backing onto existing residential, reinforce existing vegetation

Prominent Sloping Topography

Designations

AONB

SSSI and LNR

Local Amenities

Bus Stops

Primary School

Shop

Notes

Flooding shown is from surface water, there is no risk from river or sea.

KEY CONCEPTS

PROPOSED CENTRAL GREEN

When entering the site from Capel Street, the tree lined avenue will lead to a central green space.

This acts as a wayfinding element and also provides a green heart to the development around which the community can focus. This green space links to the North creating a link to the Northern boundary and the Sustainable Drainage Systems.

PROPOSED TREE LINED STREETS

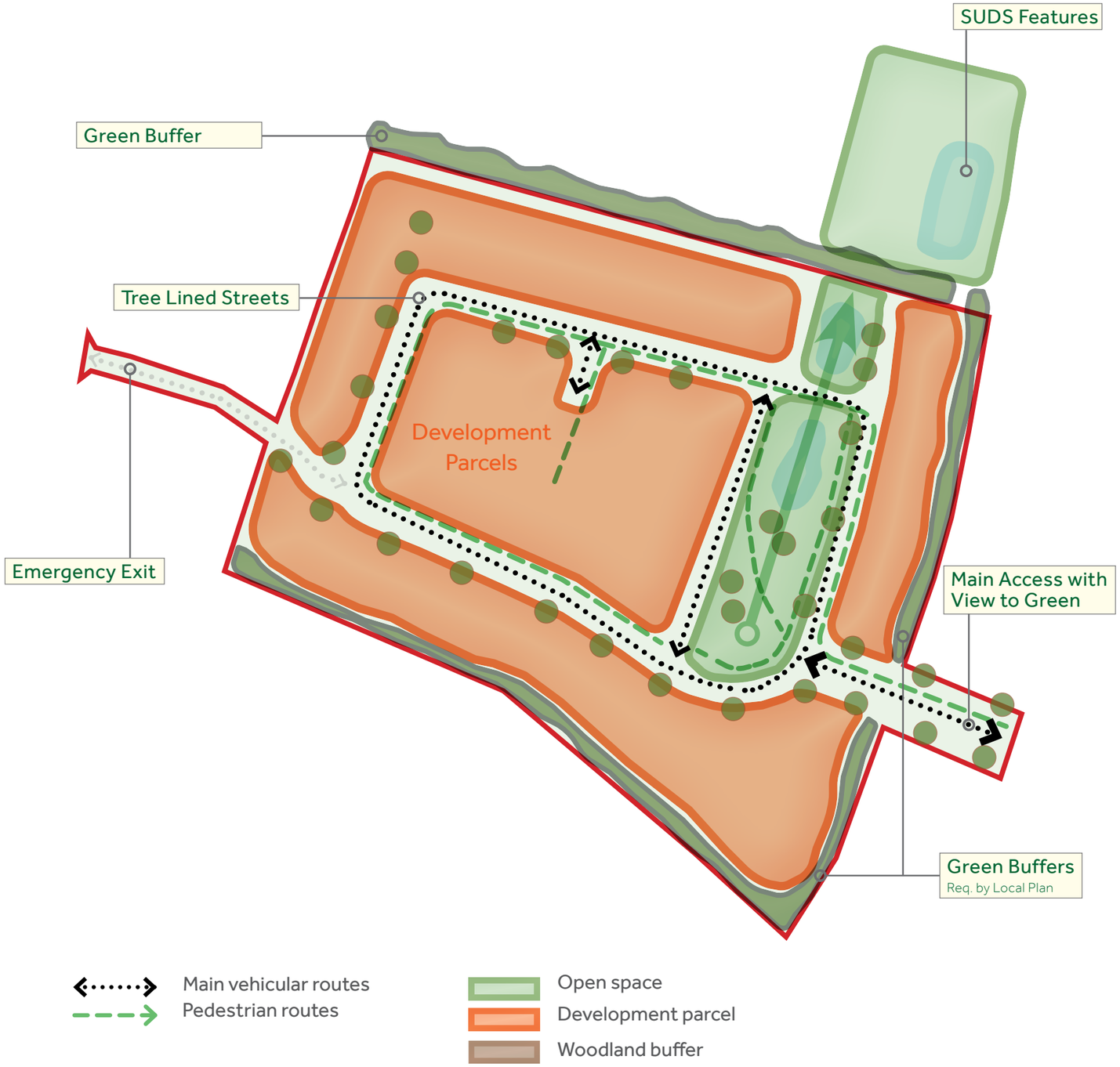
In compliance with the National Planning Policy Framework (NPPF) the development will deliver tree lined streets which have many benefits. This includes reducing heating effects by providing shade in summer, providing habitats for local species and creating a visual amenity which reinforces a sense of the place.

PROPOSED ACCESS

The site will be accessed from Capel Street (the access to the West is for emergency access from Cauldham Lane only and for pedestrians). This will be a tree lined avenue with views into the site of the key green space at the heart of the development presenting a pleasant vista.

PROPOSED BUFFERS

Planted buffers are provided to the East and South of the site to create a visual gap between the proposed development and existing homes ensuring their privacy is maintained. Further these will act as green/wildlife corridors around the site allowing wildlife to continue to use the edges of the site (currently the land is agricultural with the only mature vegetation around the boundary edges). These buffers will enhance the existing mature vegetation around the edges of the site.



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EVALUATION

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DESIGN DEVELOPMENT

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DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

INITIAL MASTERPLAN - 2021

Initial sketch schemes for the site explored new development to the West of Capel Street. The earlier schemes set out initial ideas of how the houses could be dispersed around the site, where open space could be located and how the Sustainable Drainage Systems might work.

Illustrative Masterplan Options from November/December 2021

DESIGN DEVELOPMENT

ILLUSTRATIVE MASTERPLAN - 2023

These initial designs were refined including creating a layout more in keeping with Capel-Le-Ferne, which being mostly post war development, has a more geometrically regular layout and is less informal in character.

Principles established in the first iteration are followed through to this one including the Sustainable Drainage Area to the North of the site and buffer planting to the East and South of the site. The proposals illustrate tree lined streets but do not feature an area of public open space.

Illustrative Masterplan from April 2023

05

DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

MASTERPLAN - 2024

The final illustrative site layout plan is a further evolution of the concepts set our in earlier iterations. The plan introduces a central green space, visible from Capel Street to the East which provides a focal point for the development. This green space continues to the Northern boundary, where a pumping station is located and beyond which is the basin which forms part of the Sustainable Drainage System.

The key elements from the earlier schemes are retained including new planted buffers to the East, South and North and with a SuDS swale corridor along the Northern boundary. The illustrative layout follows the more formal layout of the post war development in Capel-Le-Ferne ensuring that it fits in with the surrounding development pattern but also has it's own character based on tree lined streets and the green space at it's heat.

Illustrative Masterplan in Context from January 2024