

06

PROPOSALS

PARAMETER PLANS

SITE ACCESS

The site will be accessible via Capel Street to the East of the site which will provide vehicular/pedestrian/cycle access to the site. To the West an emergency access has been provided for emergency vehicles only although this can be used by pedestrians and cyclists to gain access to Cauldham Lane thus providing permeability through the site.

LAND USE

There are several different land uses proposed as part of the development, with over 24% of the site given over to open space including public open space, planted buffers and SuDS corridors and basins. The largest of these areas is the central green at the heart of the development.

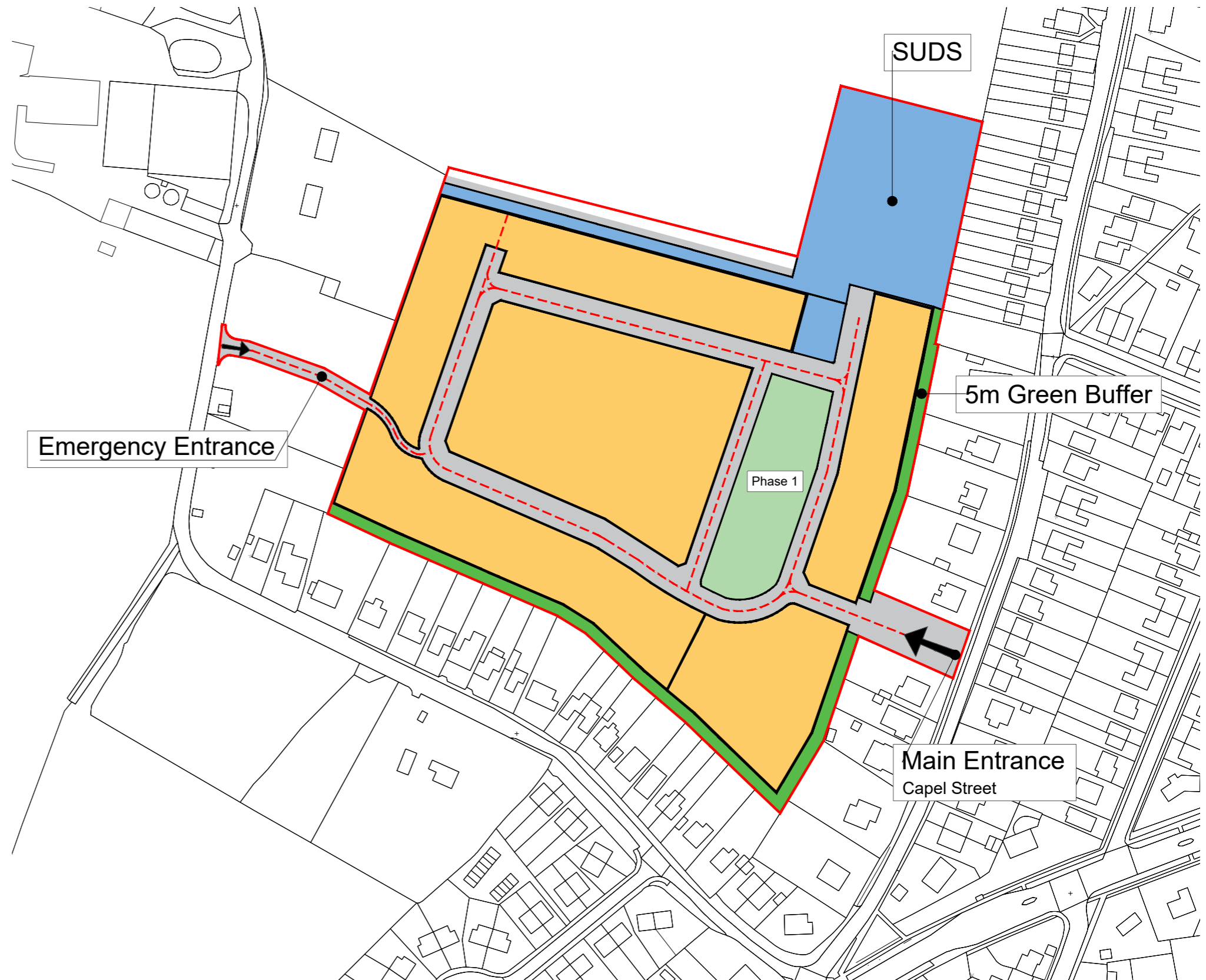
Planted buffers to the East and South of the site ensure the privacy of the existing neighbours is maintained.

To the North a SuDs corridor and area for a basin create a green edge to the North of the site and transition to the agricultural land to the North.

A loop road within the site ensures vehicles, including refuse can enter and leave the site easily.

Key

- Development Parcel
- Open Green Space
- Green Buffer
- SuDS
- Road



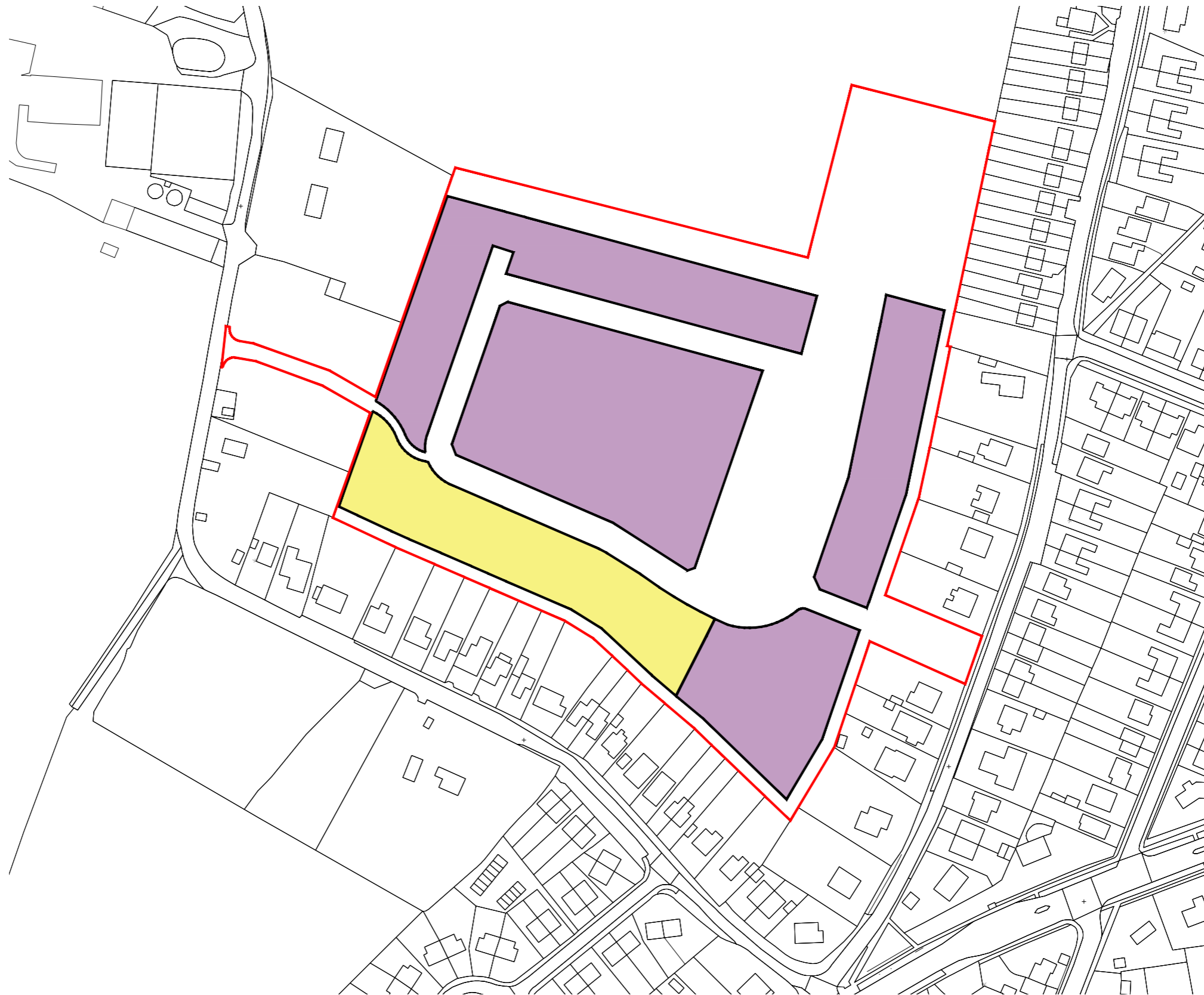
Land Use Parameter Plan

PARAMETER PLANS

DENSITY

The density of the proposals is in keeping with the wider context of Capel-Le-Ferne. The overall site area is 4.55 hectares with up to 90 units proposed which provides an overall density of circa 20 dwellings per hectare which is in keeping with the existing development around the East and South of the site.

The proposals do include a gradation of the density on site with the lowest density to the Southeast of the site.



Key

- Medium Density
- Lower Density

Density Parameter Plan

PARAMETER PLANS

PHASING PLAN

It is proposed to build out the development in phases which includes circa 22 no. homes in a mixture of types including terraced, semi-detached and detached homes ranging from 2, 3 and 4 beds.

The central green space, entrance avenue, planted buffers and Sustainable Drainage Systems would also form part of this initial phase to allow trees and planting to mature as the site is built out.

Phase 2 and 3 would then follow and provide the rest of the housing on the site including affordable homes in a range of 1,2,3 and 4 bed houses.



Phasing Plan

ILLUSTRATIVE MASTERPLAN



Indicative Site-Wide Masterplan in Context

ILLUSTRATIVE MASTERPLAN

The application is for an Outline Planning Permission but an illustrative site layout plan has been produced in order to illustrate that the site can comfortably accommodate 90 homes with associated open space, access, landscaping and Sustainable Drainage Systems.

The site plan illustrates houses and their plots as well as car parking arrangements and vehicular, pedestrian and cycle access demonstrating that the proposals are deliverable.

Further they provide a vision for the development which will provide it with a sense of place including the central green space, generous buffers to the site edges and tree lined streets including an avenue of trees along the site entrance.



Indicative Site-Wide Masterplan

LANDSCAPE STRATEGY

Internal Ornamental & Street Trees

- Acer campestre 'Streetwise'
- Amelanchier arborea 'Robin Hill'
- Betula pendula
- Carpinus betulus 'Lucas'
- Corylus colurna
- Malus trilobata
- Prunus avium 'Plena'
- Pyrus calleryana 'Chanticleer'
- Sorbus aucuparia 'Sheerwater Seeding'
- Tilia cordata 'Rancho'
- Tilia tomentosa 'Brabant'
- Ulmus 'New Horizon'



Ornamental Shrubs

- Cistus corbariensis, Cornus sanguinea, Euonymus fortunei 'Silver Queen', Fatsia japonica, Hebe 'Nicola's Blush', Hebe rakaiensis, Viburnum davidii



Ornamental Hedge Planting

- Carpinus betulus (Hornbeam)
- Ligustrum ovalifolium (Privet)
- Osmanthus x burkwoodii
- Skimmia spp
- Prunus spp
- Escallonia spp
- Mixed native species hedges to site boundaries



1. A minimum 5m vegetative buffer has been proposed along the southern and eastern boundaries, which will enhance the existing boundaries offering biodiversity benefits while also protecting residential amenity.
2. A variety of shrub, hedgerow and tree planting has been proposed across the development, which will further break up the built form and provide high quality environment.
3. A mixed-species native hedgerow and woodland belt proposed to the north of the site to contain the site from sensitive AONB views. Allowing time to mature, the tree belt will appear an extension of existing woodland to N.W.
4. SUDS/Swale close to northern boundaries utilises existing landfall and provide best opportunity to retain water on site, while also creating habitat opportunities.
5. Existing vegetation to the west to be retained and enhanced to limit visual impact of development or neighbouring properties.

Indicative Landscape Strategy Diagram



Open Space & Native Boundary Trees

- Acer campestre
- Ainus glutinosa
- Betula pendula
- Carpinus betulus
- Corylus avellana
- Crateagus monogyna
- Fagus sylvatica
- Malus sylvestris
- Prunus avium
- Quercus robur
- Salix alba
- Sorbus aria
- Sorbus aucuparia
- Tilia cordata



To accompany the application an illustrative landscape plan has been prepared by Aspect. This shows how the site can create differing landscape spaces and habitats throughout the site based on the concepts set out in the illustrative site layout plan.

0m 10m 20m 50m

Key:

- Site Boundary
- Existing/Retained Vegetation
- Proposed Feature Tree Planting
- Proposed Garden Tree Planting
- Proposed Open Space Tree Planting
- Proposed Street Tree Planting
- Proposed Native Shrub Planting
- Proposed Ornamental Shrub Planting
- Proposed Native Hedgerow Planting
- Proposed Ornamental Hedgerow Planting
- Proposed Species Rich Wildflower Mix
- Proposed Attenuation Basin
- Proposed Marginal Planting
- Proposed Swale
- Proposed Indicative Natural Play Area

LANDSCAPE STRATEGY

ILLUSTRATIVE LANDSCAPE PLAN

To support the Outline Planning Application, Aspect have prepared an illustrative landscape plan which builds on the concept of the central green space, entrance avenue and tree lined streets.

The landscape strategy not only ensures that the proposed development has a true sense of place but also supports local flora and fauna which will aid in increasing biodiversity on the site. An area of wildflower planting mix around the basin for the Sustainable Drainage System creates habitats for pollinators.

Planted buffers also help ensure the privacy of existing residents to the South and East is maintained and creates a strong framework for the edges of the site.

The central green space becomes a focal point within the development and is visible from Capel Street. This provides the main amenity along with the tree lined entrance avenue and the tree lined streets internally.



Chestnut coppice (and chestnut pale fencing) at Pillars Wood near Paddlesworth



Some of the steepest land has never been cultivated and supports strips of woodland known locally as 'shaves'.



Elham Village



Elmsted Church with its unusual shingled tower and ancient churchyard yew tree



Soft fruit-growing near Bridge



Acrise Park

Aspect have used studies of local landscapes (countryside and urban) to inform their landscape proposals

CHARACTER & APPEARANCE

CHARACTER

Capel-Le-Ferne features a range of different properties, mostly from the inter war and post war periods including both two storey houses and bungalows. The new proposals could create a character which is sympathetic to the Kentish vernacular including wide fronted homes that look to Georgianised farm houses for inspiration and to local forms and massing. These would be mostly two storey in height with a range of wide fronted homes with eaves fronting the road and narrower houses with gables facing onto the street which could also include catslide roofs to subservient garages.

MATERIALS

A mix of local materials will be used throughout the scheme. This could include a variety of stock bricks but with the emphasis on reds and with weatherboarding and tile hanging to upper floors. Window detailing, eaves and verges could pick up on traditional detailing and materials. In key locations fully weatherboarded homes could be used behind green spaces and terminating key views.

LANDSCAPING

Native species of hedges and trees can be layered in front gardens and key green spaces to create a green framework, behind which sits the homes. This creates a sense of place with an established character sitting within its landscape setting.



Examples of houses that could be delivered as part of the development utilising traditional materials, forms and details

CHARACTER & APPEARANCE



Illustrative street scenes show how the site could be developed responding to the topography and creating a unique character with a true sense of place



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Illustrative street scenes show how the site could be developed responding to the topography and creating a unique character with a true sense of place

LOCAL TRANSPORT IMPROVEMENTS

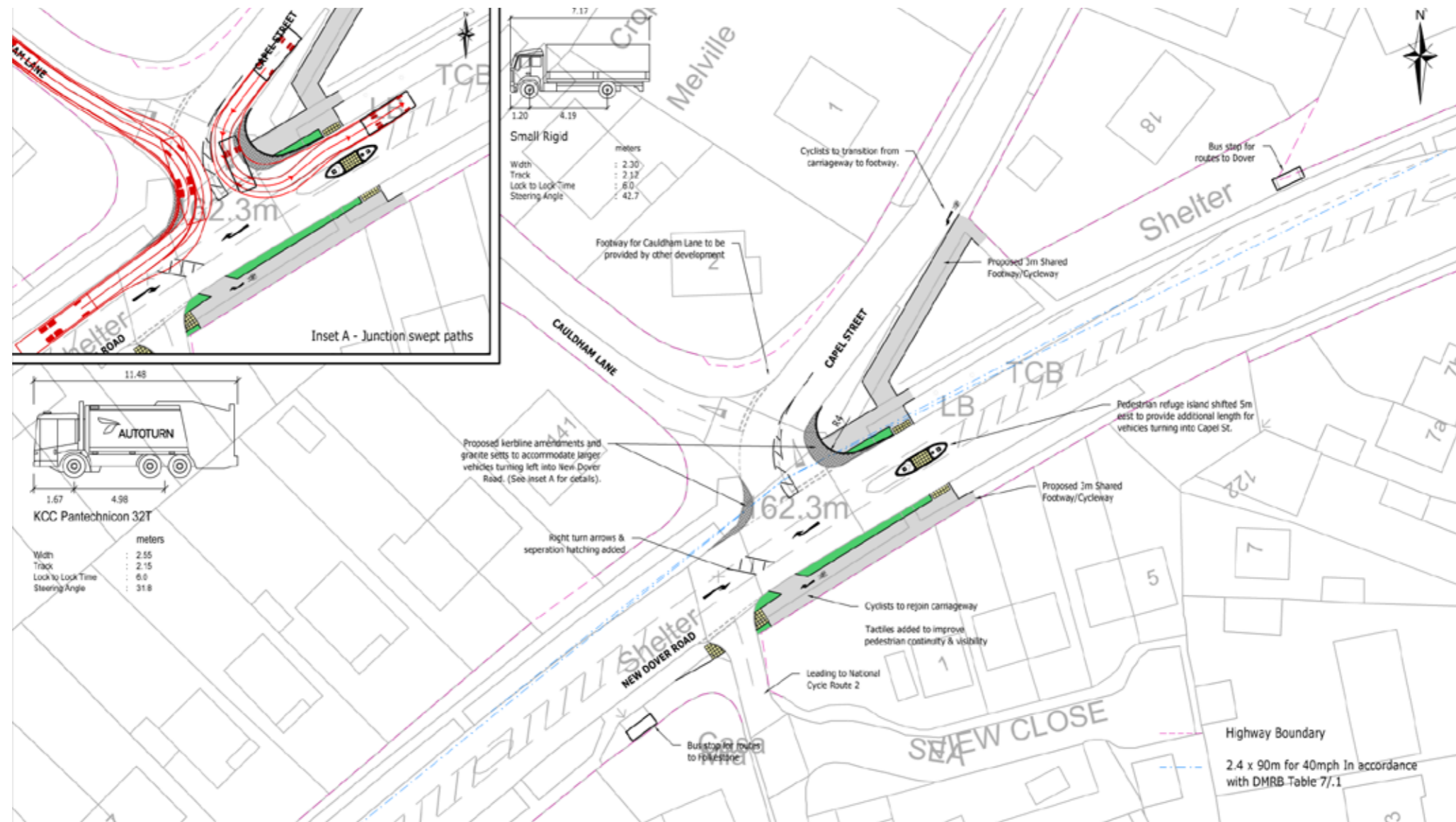
As well as providing a clear hierarchy of streets and ensuring efficient movement within the development, the proposals set out plans to improve the wider infrastructure by implementing a series of upgrades to local junctions, footpaths and roads.

During the public consultation phase of the design process, it was highlighted to the design team that the junction between Capel Street and New Dover Road (B2011) has several issues which includes

large vehicles including tractors with trailers and lorries being unable to turn left from Capel Street onto New Dover road without mounting the kerb. The current location of the crossing island on New Dover Road means that they frequently need to cross into the other carriageway. This was also highlighted for vehicles turning left from New Dover Road onto Cauldham Lane.

The development, therefore proposes improvements to this junction

including changing the radii on both sides of Capel Street at this junction and also moving the crossing island Northeast away from the junction to ensure larger vehicles can turn without going onto the opposite carriageway. Further the proposals would create an improved cycle crossing at this point between the Southern spur of Capel Street and the Northern spur.



Extract from Charles & Associates Transport Assessment

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CONCLUSION



CONCLUSION

This is 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. As well as providing ecological benefits and upgrades to the junction of Capel Street and New Dover Road, this is a fossil fuel-free proposal with sustainability and energy saving at its core.

Sustainably located within Capel-Le-Ferne, this proposal provides a tempered, low-density community extension of high-quality new homes, including affordable housing.

In summary, this is an exemplar proposal offering a range of public benefits in excess of policy requirements. The application meets the requirements set out in local and national policy and will deliver a host of planning benefits of societal value which includes benefits to biodiversity with wildlife corridors/green buffers, public open space and tree lined streets.





GREAT
CAULDHAM
PARK
CAPEL-LE-FERNE

Quinn
Homes

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www.clague.co.uk

CLAGUE ARCHITECTS

62 Burgate Canterbury Kent CT1 2BH

T: 01227 762 060 F: 01227 762 149

1 Kinsbourne Court Luton Road, Harpenden AL5 3BL

T: 01582 765 102 F: 01582 462 149