



Design & Access Statement

Land off Cross Road,
Walmer, Deal

November 2021



The Design & Access Statement has been prepared by Gladman to accompany an outline planning application for up to 140 dwellings in Walmer, Deal.

Walmer, Deal

The erection of up to 140 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and a vehicular access point from Cross Road. All matters reserved except for means of access.

	Date	Prepared by	Authorised by	File Reference
First Issue				
Second Issue				



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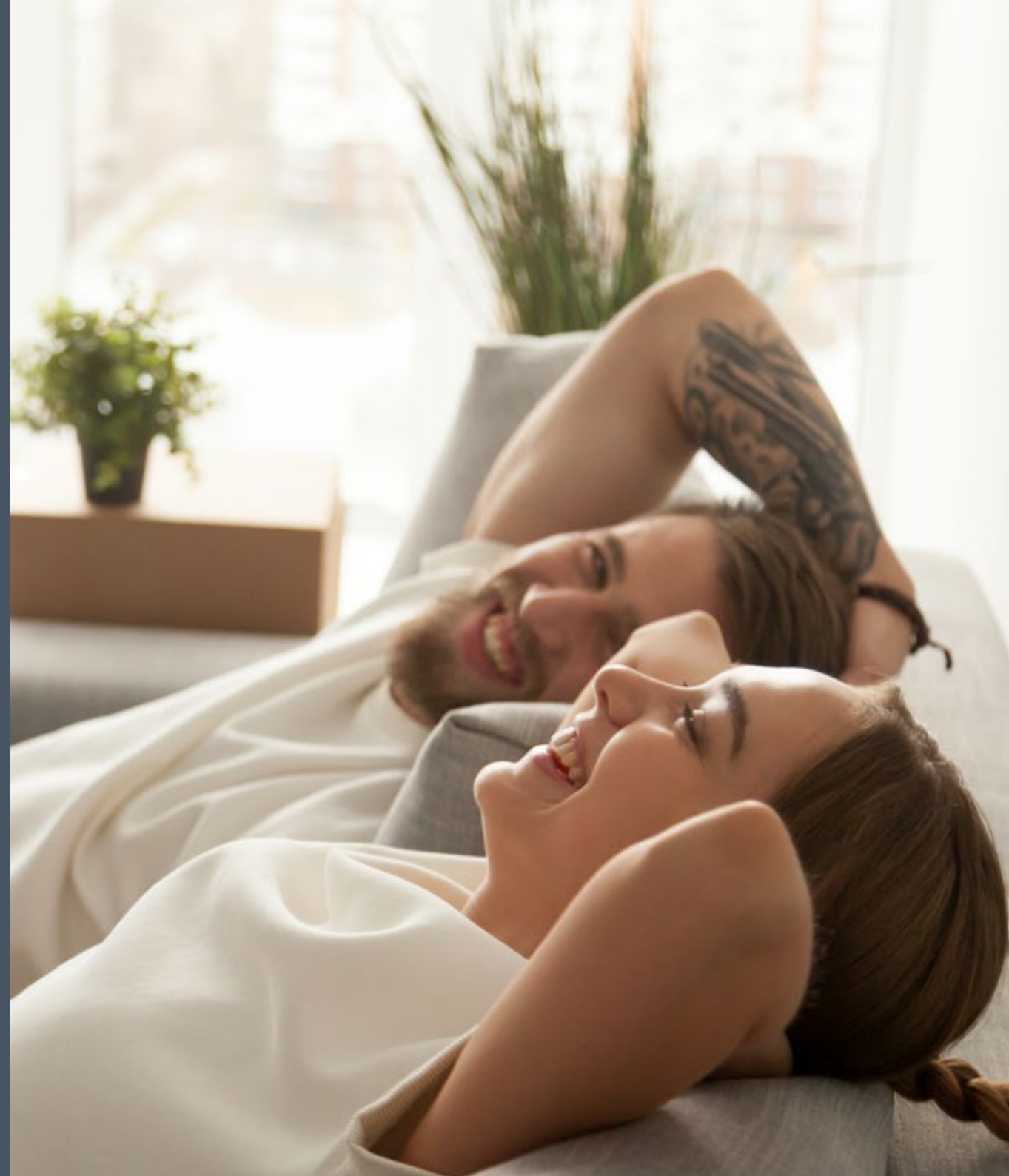
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The development is a well-considered, appropriate and suitable response to the site and its surroundings.



1.0 Introduction

1.1 DEVELOPMENT DESCRIPTION

This Design and Access Statement (DAS) has been prepared by Gladman Developments Ltd (Gladman) to accompany an outline planning application for a sustainable new housing development of up to 140 dwellings with affordable housing and public open space. The application is submitted with all matters reserved except for means of access, which will be addressed in detail at the reserved matters stage.

1.2 PURPOSE OF THE DESIGN AND ACCESS STATEMENT

This document is prepared in accordance with guidance from the Chartered Association of Building Engineers (CABE) 'Design and Access Statements: How to write, read and use them' (2006) and with Article 9 of Part 3 of the Town and County Planning (Development Management Procedure) (England) Order 2015, which requires explanation of:

- the design principles and concepts that have been applied to the development;
- how the proposed development's context has influenced the design;
- how relevant Local Plan policies have been taken into account;
- any consultation undertaken, and how this has informed the proposed development; and,

- how any specific issues which might affect access to the proposed development have been addressed.

Whilst detailed design is a matter reserved for future determination, this DAS explains the design rationale for the proposed development and how it is a well-considered, appropriate and suitable response to the site and its surroundings, which has been informed by consultation with key stakeholders and the local community.

1.3 STRUCTURE

This DAS is structured around the four steps identified by the CABE guidance referred to above:

1. Assessment;
2. Involvement;
3. Evaluation; and,
4. Design

This scheme has been developed embracing the Building for a Healthy Life criteria developed by CABI and the Home Builder's Federation.



2.0 Design Vision



The Design Vision:

Designing a high-quality development with a strong sense of place that responds well to its existing context, will stand the test of time and meet the needs of current and future generations.

2.1 IMPORTANCE OF DESIGN

Good quality design is an integral part of sustainable development. The revised National Planning Policy Framework (NPPF) was published in July 2021 and recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, stand the test of time and will adapt to the needs of future generations.

The policies of the adopted development plan documents, and the vision and objectives of the emerging Local Plan for Dover District which relate to design (and matters influencing design) and access have been carefully considered throughout the formulation of the proposed development. Further details of which can be found in section 6.4 of this Design and Access Statement and the Planning Statement submitted with this application.

This scheme has been developed embracing the Building for a Healthy Life criteria developed in partnership with Homes England and NHS England. These principles embody the vision of what new housing developments should be. The twelve Building for a Healthy Life questions are grouped under three headings, as set out below. This Statement brings together the information required for the evaluation and answers these questions within the conclusions of this DAS.



BUILDING FOR A HEALTHY LIFE QUESTIONS

INTEGRATED NEIGHBOURHOODS

1 Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

2 Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Does the scheme have good access to public transport to help reduce car dependency?

4 Does the development have a mix of housing types and tenures that suit local requirements?

DISTINCTIVE PLACES

5 Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?

7 Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Is the development designed to make it easy to find your way around?

STREETS FOR ALL

9 Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Will public and private spaces be clearly defined and designed to have appropriate access and be able to be well managed and safe in use?

12 Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?



Too few houses are being built to keep pace with a growing population and household formation rates. As a result middle-income families are being priced out of the housing market.

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3.0 The Need for Housing

It is widely acknowledged at all levels that there is a housing crisis in the UK, which has arisen as a direct consequence of too few houses being built to keep pace with a growing population and household formation rates. The UK has a persistent problem with inadequate housing supply, which has led to low-income and middle-income families being priced out of the housing market. National Government recognise that the continued delivery of new homes across the UK is necessary in order to address this issue.

There is often great debate about the delivery of both market and affordable housing, whilst in reality it is about meeting a very basic human need of local people. People wish to be able to live in suitable homes that they can afford, in a place where they want to live. Where sufficient housing of a suitable type is not available, this has a real negative social impact upon society.

According to the MHCLG Housing Statistical Release Paper (January 2019), there are 1.11 million households on local authority social housing waiting lists as at April 2018. It should not be forgotten that those people waiting for affordable homes are real people in real need now, and not just statistics.

The NPPF (July 2021) promotes a presumption in favour of sustainable development for both plan-making and decision-taking. Every Council is required by the Government to significantly boost the supply of housing and to make planning decisions in the light of the presumption in favour of sustainable development.



According to the DCLG Housing Statistical Release Paper (January 2019), there are 1.11 million households on local authority social housing waiting lists as at April 2018. It should not be forgotten that those people waiting for affordable homes are real people in real need now, and not just statistics.

Chapter 12 of the NPPF outlines that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.



New homes will have easy access to local services and facilities, public transport links, employment areas and the Public Right of Way network.



4.0 Site Assessment

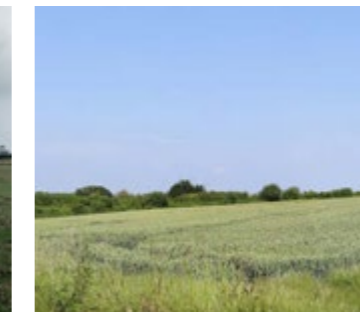


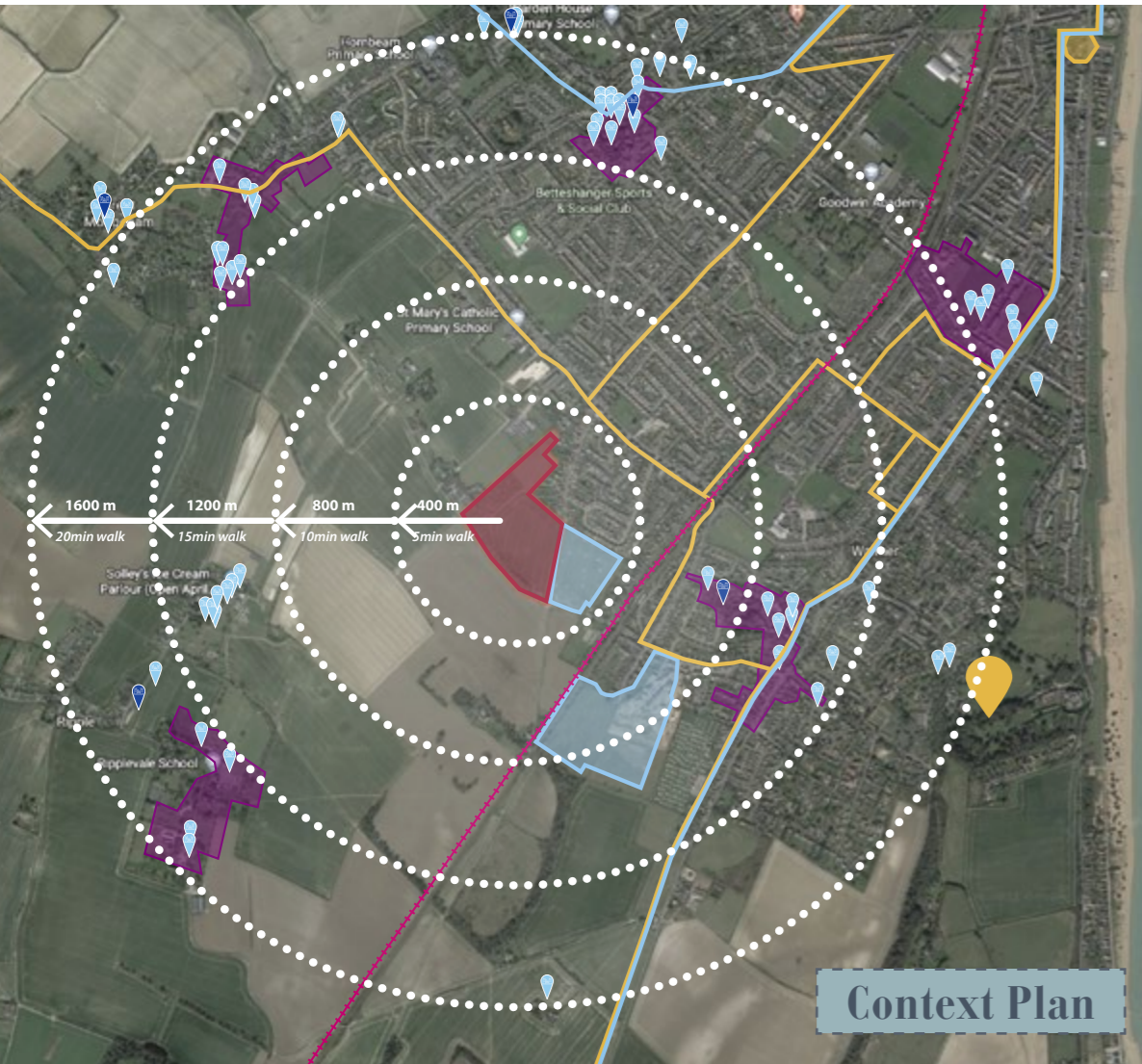
The site is situated in the southwest of Deal, a coastal town within the administrative district of Dover. Covering 8.71 hectares, the site comprises of two fields and is bound by woodland along its southern and western perimeters.

4.1 SITE CONTEXT

The site is situated in the south west of Deal, a coastal town within the administrative district of Dover. Covering 8.71 hectares, the site comprises of two field parcels and is bound by woodland along its southern and western perimeters. The existing woodland is to be retained and enhanced, maintaining the border between the site and the agricultural fields beyond.

The eastern edge of the site is defined by Cross Road which connects it to the rest of Deal, and the site's northern edge is bordered by existing residential development. With new development approved adjacent to the site to the east of Cross Road, this is a logical extension to Deal that is in-keeping with the town's form and benefits from a draft allocation (ref. DEA008) in the Draft Dover District Local Plan.



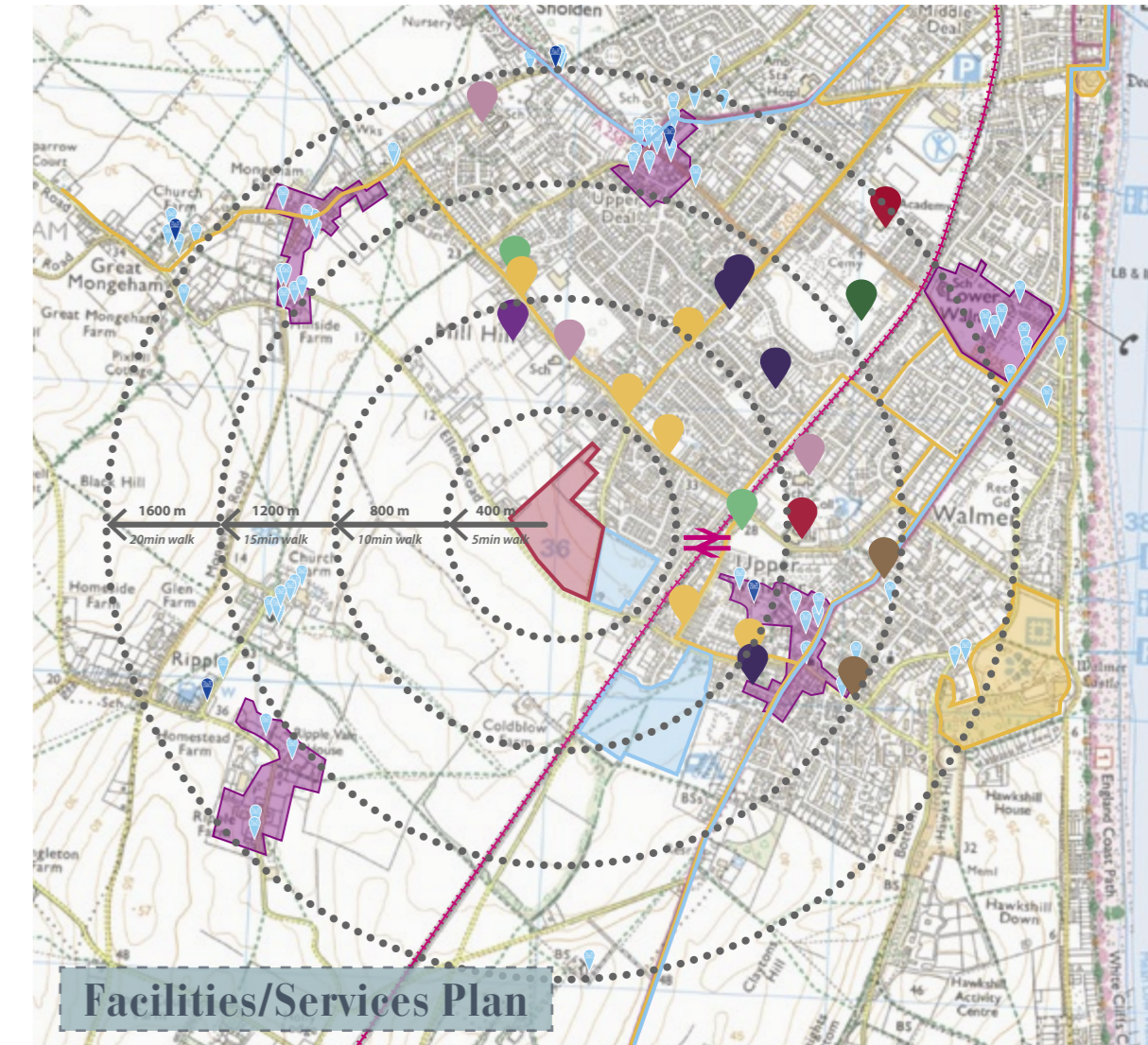


4.2 A SUSTAINABLE LOCATION

The site is sustainably located with key services including shops and schools just a short walk away. Employment opportunities can be accessed via public transport with several bus stops and Walmer Railway Station located in proximity to the site.

Bus stops on St Richards Road and Court Road, both within a 10 minute walk of the site, will connect the new development to the centre of Deal as well as to Dover and Sandwich. Walmer Railway Station provides regular and quick links to London, Ramsgate and Ashford.

Further details in relation to highways and transport can be found within the Transport Assessment submitted as part of this planning application.



- Secondary School
- Primary School
- Sports Facilities
- Bus Stops
- Doctors
- Hospitality
- Shop



Southern Edge of Site looking South Along Cross Road



North West of the Site



4.3 EXISTING CIRCUMSTANCES

The site itself is not covered by any landscape designations and contains few features of landscape merit.

There are a number of mature trees and hedgerows within the site, which are proposed to be integrated into the areas of public open space within the development. Detailed consideration is given to these features in the submitted Arboricultural Impact Assessment.

4.4 HISTORIC GROWTH AND URBAN GRAIN

Deal has grown in a westward direction from its historic coastal core which includes the scheduled monuments of Walmer Castle and Deal Castle. 19th century development has led to denser, terraced dwellings along Deal's eastern coastline, and as the town grew further west during the 20th century, development became more dispersed. The town has a fine urban grain consisting of interconnecting streets which will be reflected in the new development.

Late 19th Century development



In 1877 the site was located in a rural area northwest of the historic settlement of Walmer. The setting, whilst mainly agricultural, shows early infrastructural development including the windmill, waterworks and lime kiln on St Richards Road. The beginnings of Deal's road network which is still in use today connects the site to the villages beyond.

Early 20th Century Development



By 1907 Walmer has grown significantly. Major infrastructural development had taken place with the introduction of the railway line visible in the southeast of the map, connecting Walmer to the growing settlement of Deal. Terraces characteristic of late 19th and early 20th century house building have emerged along the railway corridor, and construction associated with the sanatorium and stone works has extended Walmer northwards, enveloping the proposed site in development.

Mid 20th Century Development



Significant levels of housing development took place in the mid 20th century. Infrastructure changes have also taken place resulting in land use alterations such as the waterworks and brickworks which are no longer shown on the map.

This historic growth pattern means the proposed site now occupies a settlement-edge location with existing housing and approved development to the north and east. The continuation of Deal's westward development means the site is a logical settlement extension that is in-fitting to its past and present character.

4.5 LOCAL VERNACULAR

As this application is made in outline form only; detailed design is a matter saved for future determination. A Design and Access Statement will be required to accompany future Reserved Matters applications which will further develop how the proposals will complement the surrounding area to create a well-balanced, sustainable extension to Deal. The images below provide examples of some of the local built form found within the settlement.

1970s Semi-Detached Houses



Victorian Semi-Detached Houses



Red Brick Detached House



Bungalows on Cross Road



New Development Detached House



New Development Semi-detached House



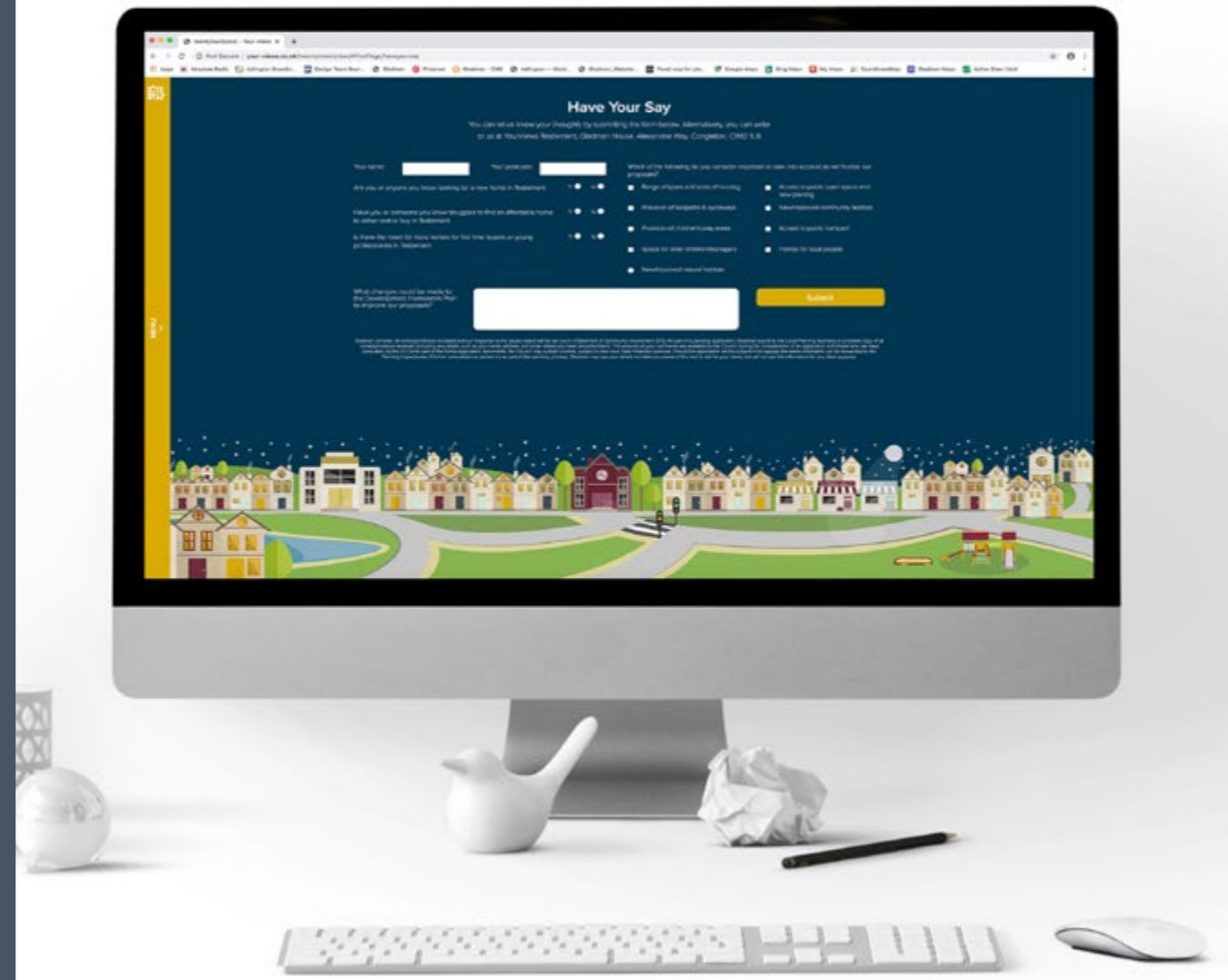
New Development – detached Road frontage



Gladman has engaged in a comprehensive programme of community and stakeholder consultation.

www.your-views.co.uk/deal-crossroad

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5.0 Engagement

5.1 INTRODUCTION

Gladman has engaged in a programme of community and stakeholder consultation throughout the preparation of this planning application. This engagement will allow the proposed development to be informed and shaped by the feedback received. Contact has been made with Deal Town Council, Walmer Town Council and Great Mongeham Parish Council.

5.2 PUBLIC CONSULTATION

Gladman undertook public consultation consisting of a leaflet drop to households and businesses in Deal and a dedicated website detailing the proposals and providing an opportunity to give feedback. The dedicated website will be a helpful tool to keep those interested in the proposals up-to-date with progress.



Gladman undertook public consultation consisting of a leaflet drop to 675 households and businesses in Deal and a dedicated website (www.your-views.co.uk/deal-crossroad).

5.4 RESPONSE TO CONSULTATION

A separate Statement of Community Involvement (SCI) will be prepared to provide full details of the consultation undertaken as part of the development proposals. The SCI will detail how the feedback received is taken into account as part of the development's design and how this informs the final version of the Development Framework.



The design and layout responds to the relevant requirements of national & local planning policies.



6.0 Policy Context



Paragraph 124 of the NPPF states that “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”.

The design and layout of the site responds to the relevant requirements of national and local planning policies and guidance. This section focuses on the planning policies most relevant to the design and access proposals for the development.

The Planning Statement that accompanies the planning application provides a full review of the relevant planning policy in the context of the site.

6.1 NATIONAL PLANNING POLICY

National Planning Policy Framework, 2021

At the national level the relevant policy guidance is set out in the National Planning Policy Framework (updated July 2021). The NPPF sets out a presumption in favour of sustainable development at its heart, so that sustainable development is pursued in a positive way. The NPPF is a material consideration of significant weight in determining planning applications, setting out the context within which planning applications are to be assessed in relation to:

- The presumption in favour of sustainable development
- Decision-making
- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Promoting sustainable transport

- Making effective use of land
- Achieving well-designed places
- Conserving and enhancing the natural environment

Paragraph 126 of the NPPF states that “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 130 provides a set of design criteria which new development should seek to achieve:

- Function well and add to the overall quality of the area over the lifetime of the development
- Be visually attractive as a result of good layout and architecture and appropriate and effective landscaping
- Be sympathetic to local character and history, while not preventing or discouraging innovation
- Establish or maintain a strong sense of place to create attractive, welcoming and distinctive places to live, work and visit
- Optimise the potential of the site to accommodate and sustain an appropriate amount of mix and development (including green and other public space)
- Create places that are safe, inclusive and accessible
- Create places which promote health and well-being

6.2 NATIONAL PLANNING PRACTICE GUIDANCE

The planning practice guidance (PPG) explains how the policies contained within the NPPF should be implemented. Paragraph 012 (reference ID: 26-012-20191001) of the PPG provides further information on what role Design and Access Statements play in achieving well-designed places. It states:

“Design and Access Statements set out the narrative for the approach and design rational 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.”

The following matters should be considered:

- Local character (including landscape setting)
- Safe, connected and efficient streets
- A network of greenspaces (including parks) and public spaces
- Crime prevention
- Security measures
- Access and inclusion
- Efficient use of natural resources
- Cohesive and vibrant neighbourhoods

The revised NPPF places particular emphasis on beauty and according to Paragraph 134 significant weight should be given to:

“a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”.

6.3 NATIONAL GUIDANCE

National Design Guide: updated January 2021 by the Ministry of Housing, Communities and Local Government, now the Ministry of Levelling Up, Housing and Communities.

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. The ten characteristics contained within the guidance noted below have informed the design of the proposed development:



6.4 OTHER NATIONAL GUIDANCE

Whilst the NPPF replaced Planning Policy Statements, the following documents are still relevant and aim to inspire well designed schemes that will create attractive places and inclusive new communities. The following principal documents have informed the design proposals:

- Manual for Streets 2: Wider Application of the Principles, 2010.
- Urban Design Compendium 1 and 2, English Partnerships – Housing Corporation, 2000-2007
- Building for a Healthy Life – Homes England, 2020
- National Model Design Code - Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government, 2021

6.5 LOCAL PLANNING POLICY

Dover District Council Adopted Core Strategy

The Core Strategy sets out the planning guidelines for Dover District up until 2026. Core Policy 4, housing quality, mix, density and design, is of particular relevance to this DAS. It states that proposals should develop an appropriate housing mix and design that takes account of guidance published in the Strategic Housing Market Assessment (SHMA). New developments should create landmark, foreground and background buildings as well as vistas and focal points, and housing must be built to an appropriate density.

Other policies of relevance that have been considered during the design of this development are:

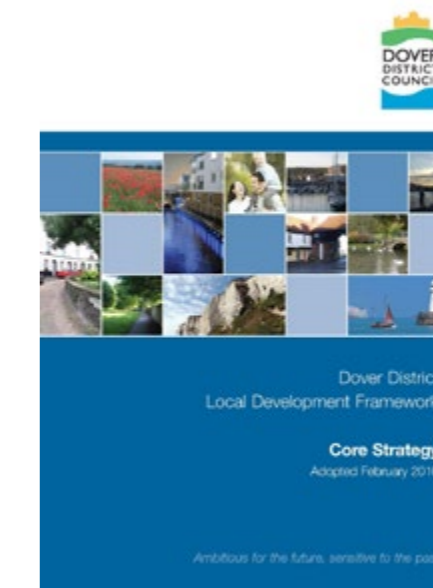
- Policy DM 5 – Affordable Housing
- Policy DM 13 – Parking Provision
- Policy DM 16 – Landscape Character

- Policy DM 17 – Groundwater Source Protection
- Policy DM 25 – Open Space

The proposed site is an emerging allocation within the New Dover District Local Plan. Dover District Council have published their vision and objectives for the New Local plan and have recently completed the Regulation 18 stage of preparation. The overarching vision contains four main sections, these are:

- Prosperous Economy
- Vibrant Communities
- Thriving Places
- Spectacular and Sustainable Environment

Within these visions and objectives it is stated that new housing developments will enhance towns and villages, meeting local design codes and blending seamlessly with existing settlements while protecting and celebrating Dover’s ecology and heritage.



Opportunities and influences have shaped the development framework plan.



7.0 Evaluation



There are no overriding physical constraints to the development of the application site for housing. A number of opportunities and influences have been identified, which have helped to shape the final version of the Development Framework.

OPPORTUNITIES AND INFLUENCES

An assessment has been carried out to understand the opportunities and influences that have informed the development proposals. There are no overriding physical constraints to the development of the application site for housing. A number of opportunities and influences have been identified, which have helped to shape the final version of the Development Framework.

The info-graphic overleaf sets out the opportunities and influences that have been identified.



Views

- Vegetation will act as a buffer between the development and surrounding countryside;
 - The proposed development can be accommodated successfully whilst protecting local amenity
- New homes will be attractively positioned, creating vistas and landmark buildings and overlooking areas of open space.



Ecology

- 'A Habitat Area will be created to the north of the site'
- Existing woodland planting along site's western and southern boundary will be retained and enhanced;
- On-site biodiversity will be preserved and enhanced in order to achieve a net gain in bio-diversity;
 - An attenuation pond, part of the sites Sustainable Urban Drainage System, will be located at the site's low-lying southern edge which will provide new habitats.



Opportunities for the Proposals

- The provision of up to 140 homes to meet local housing need;
- 30% affordable homes – equating to 44 homes suitable for first time buyers and people in real housing need;
 - Public open space including a children's play area and wildlife areas;
 - A development that preserves and increases the site's biodiversity;
- High-quality design, with tree-lined streets, which will create an attractive and sustainable development.
 - Significant economic benefits



Access

- Site is accessible from Cross Road on foot and by vehicles;
- Pedestrian routes will be created to connect the site with neighbouring areas and the wider public transport network.



The development will maximise social, environmental and economic benefits.



8.0 Design Principles



The Development Framework Plan seeks to ensure that the development will minimise adverse impacts whilst maximising social, environmental and economic benefits.

8.1 DEVELOPMENT FRAMEWORK PLAN

The influences and constraints as set out in section 7 of this Design and Access Statement have heavily informed the evolution of the Development Framework Plan.

The Development Framework Plan identifies the areas of the site which are proposed for housing, public open space, structural landscaping and drainage. The Plan also shows the location of the main site vehicular access point.

The Development Framework Plan seeks to ensure that the development will minimise adverse impacts whilst maximising social, environmental and economic benefits.

The development will respond to local character, taking into account a range of factors relating to the site and the local context. The final layout and appearance of buildings in any future reserved matters application should seek to respect the local character of the area by providing a high quality development that is based around good design characteristics in the local area, taking into account the safety of new and future residents and should provide a variety of character areas across the site



Framework Plan

NEW HOMES:

- Up to 140 new homes of a range of sizes and tenures, including 30% affordable housing.

EXISTING & PROPOSED VEGETATION:

- The majority of the site's trees and hedgerows will be retained and enhanced, forming landscape buffers.
- The main estate roads will be tree lined through the development.

PROPOSED SITE ACCESS AND MOVEMENT

- Mention cycling provision within scheme (as per access and movement section on next page).
- A vehicular access point from Cross Road will allow for safe site access;
- An additional pedestrian access will be created at the north of the site onto Cross Road to allow for sustainable modes of travel;
- A legible street hierarchy will be created.

PUBLIC OPEN SPACE:

- A mix of natural and semi-natural greenspace will provide high-quality recreation sites, benefiting the environment and the well-being of residents;
- A children's play area will be provided for both new and existing residents;
- The preservation and improvement of existing habitats and provision of a dedicated habitat area on-site will result in a net-gain for biodiversity.

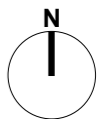
Dover District Council Reg 18 Draft Local Plan - Open Space Requirements (DM Policy 31)

Typology	Standard Required per 1000 pop. (Ha)	Required (Ha)	Onsite required?	Proposed (Ha)	
Accessible greenspace - Parks & Gardens	0.45	0.1566	-	-	
Accessible greenspace - Amenity Greenspace	1.46	0.508	Yes	4.19	✓
Provision for children & young people	0.06	0.04	Yes	0.04	✓
Allotments	0.21	0.073	-	-	

Calculations based on 2.4 persons per household based on a density of 35 DPH (giving an estimated population of 348).



- Application Boundary [8.71 Ha]
- BUILT DEVELOPMENT**
- Residential Area [4.17Ha] (Up to 140 dwellings at 35 DPH)
- ACCESS**
- Proposed Vehicular Access
- Proposed Indicative Roads
- Proposed Pedestrian Connections
- Proposed Footpaths
- GREEN INFRASTRUCTURE [4.54 Ha]**
- Existing Woodland and Trees to be Retained and Enhanced [2.0 ha]
- Public Open Space [1.94 ha]
- Proposed Woodland Planting [0.25 Ha]
- Proposed Shrub and Tree Planting
- Proposed Hedgerow Planting
- Proposed Play Area (LEAP) [0.04 Ha]
- Proposed Habitat Area - Mown Route with Information Boards and Reptile Hibernacula [0.16ha]
- Proposed Attenuation Basin [0.16 ha]
- Proposed Drainage Swales [0.15ha]



8.2 USE AND AMOUNT

The outline planning application site covers a total area of 8.71 hectares.

A mix of different uses are proposed as part of the development and are summarised below.

New Homes (4.17ha):

The development provides a total of 4.17 hectares of developable area for the delivery of up to 140 new homes based on an average density of 35 dwellings per hectare. The development will provide a variety of dwellings and house types, offering a mix of market and affordable homes suitable for a range of people from those seeking to buy or rent their first home to those looking for larger family homes. The proposed development allows for efficient use of land whilst also promoting a density which is appropriate to its context on a site which benefits from a draft allocation in the draft Dover District Local Plan at DEA008

Public Open Space & Green Infrastructure (4.54ha):

The provision of 4.54 hectares of land is dedicated to new green spaces. These green areas comprise:

- The retention of key landscape features including hedgerows and trees,
- Informal public open space,
- Children's play area,
- A wildlife habitat area,
- An attenuation basin and drainage swales,
- New structural landscaping, including woodland, shrub and hedgerow planting.

The Development Framework Plan depicts the retained woodland as well as the habitat area, drainage basin, swales and structural planting that will benefit biodiversity and ensure the site is well integrated with its rural surroundings. Footpaths will connect new and existing homes to community green spaces and recreation facilities and the wider sustainable transport network.

The proposals also include an attenuation basin located at the lowest point within the site, which will provide regulated discharge of water drainage from the development as well as opportunities for ecological habitats.

Well-designed public open space provides benefits such as supporting an active lifestyle for everyone and promoting both the physical and mental health for communities. They also encourage people to walk and cycle rather than depend upon cars, particularly for short, local journeys. The provision of public open space can also provide ecological benefits and assist in climate change resilience through tree planting providing CO2 absorption, shading and reducing flood risk. Well-designed public open space is also beneficial in helping overcome crime and the fear of crime as well as creating a sense of place and identity for new homes.

Access and Movement:

The proposed internal road system has been designed to provide a simple and clear hierarchy of street types comprising of primary roads and smaller streets, lanes and driveways. The primary vehicle route connects to Cross Road. The detailed design of this access is submitted as part of this application and addressed in further detail in Section 9.

A series of new footways with incorporated space for cyclists will be provided across the site to connect the public open space and residential parcels.



Illustrative Masterplan

8.3 LAYOUT

The Illustrative Masterplan layout for the site demonstrates how the various elements of the scheme work together to create a holistic vision. The Illustrative Masterplan employs a strong block structure and variation in built form to provide a strong sense of place and local character. In addition, safe and secure outward-facing residential blocks provide natural surveillance over the public realm.

The Illustrative Masterplan provides one iteration of how the site could be developed to accommodate up to 140 new homes and associated infrastructure, assuming a range of dwelling types. The precise mix of house types within the site will be agreed as part of a separate Reserved Matters application. The Illustrative Masterplan sets out the key urban design principles that the development will seek to adopt in line with the development parameters set out in the Development Framework Plan.

New public open spaces offer opportunities for recreation and provide an attractive setting for the new homes, with a generous area of open space along the southern site boundary.

New woodland planting to provide a soft edge to the scheme, mitigate visual impacts and integrate the development into the landscape.



Provision of a children's play area for use by residents of the development and the wider community



Swale and drainage pond to sustainably manage surface water and enhance biodiversity.



The detailed scheme should be designed to have variation in building height from ground to ridge, or eaves height. The arrangement of buildings within a layout, subtle changes in height along with variations in house types and materials, will add character and distinctiveness, giving a strong identity and overall 'sense of place'.

To define the boundaries between private and public space, all dwellings will have some form of private frontage. These will tend to be smaller in higher density areas, whilst in lower density areas there will be the opportunity for increased frontages. However, it is important that frontages are not excessive and still relate and interact with the public realm.

Buildings will be located to actively face streets and public areas in order to promote continued surveillance and safer places. Public areas will be designed so that they are attractive, easily accessible and safe to use. All users will be considered as part of an inclusive design approach. It is important that there is good surveillance of public spaces by a number of properties and buildings, and that barriers, blank walls and 'dead ends' are avoided. Across the whole development, careful attention will be paid to designing out crime through the layout and promoting privacy and security.

8.4 SCALE

The development proposals achieve on average a density of 35 dwellings per hectare, which signifies an efficient use of the site, whilst providing a balanced approach to the provision of green infrastructure and taking into account the influences and opportunities within and around the site. A range of character areas, with varying densities, will be established throughout the site at the detailed design stage. When combined with landscape and building form, the site will provide different areas of recognisable character.

Within the local context, residential dwellings are usually 1 to 2 storeys in height. This will be continued in the new development to reflect the local character and provide a choice of living styles to new residents. During the detailed design, due regard will be given to the impact of height and overall mass on neighbouring plots, such as potential shading of neighbouring properties and rear gardens.

8.5 LANDSCAPING

At this stage, landscaping is reserved for future consideration and so specific landscaping information is not required. However, any future landscaping scheme for the site, as demonstrated on the Development Framework Plan, will retain and enhance existing trees and hedgerows across the site and will be complimented by new public open space. The arrangement of the public open space allows it to be widely and easily accessible to allow attractive and safe opportunities for recreation and social interaction for both new and future residents of Deal.

8.6 APPEARANCE

The development should respond to the local character considering a range of factors relating to the local context including the landscape character, existing patterns of development in the local area and the relationship between the proposed movement network, built form and existing retained features on the site. A range of house types, sizes and tenures could be proposed within the development, meeting local needs and assisting in creating a diverse and mixed community.

The appearance of buildings is a matter reserved for future determination but should seek to respect the local character by providing a high-quality development that is based around good design characteristics.

