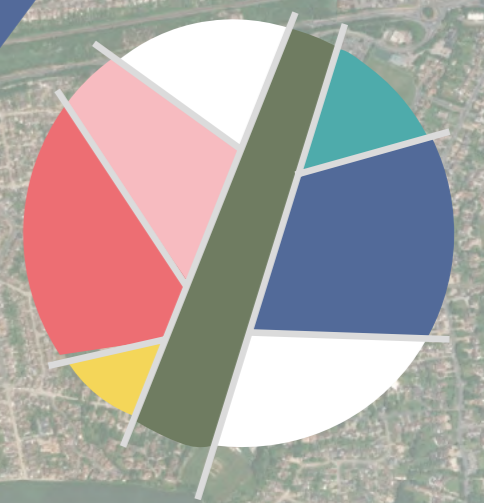


BROOKLANDS FARM WHITSTABLE

CONCEPT STRATEGY

June 2024



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Introduction

Brooklands Farm, Whitstable is a new sustainable residential garden community, which will be inspired by Longtye Wood ancient woodland that runs approximately north-south through the site, which will be enhanced as a green corridor at the heart of the development.

The purpose of this concept strategy document is to explain some of the important technical work being undertaken by the site promoters, Hallam Land Management (HLM), and summarise some of the potential emerging strategies, ideas, benefits and improvements that could be made as part of the new Brooklands Farm neighbourhood.



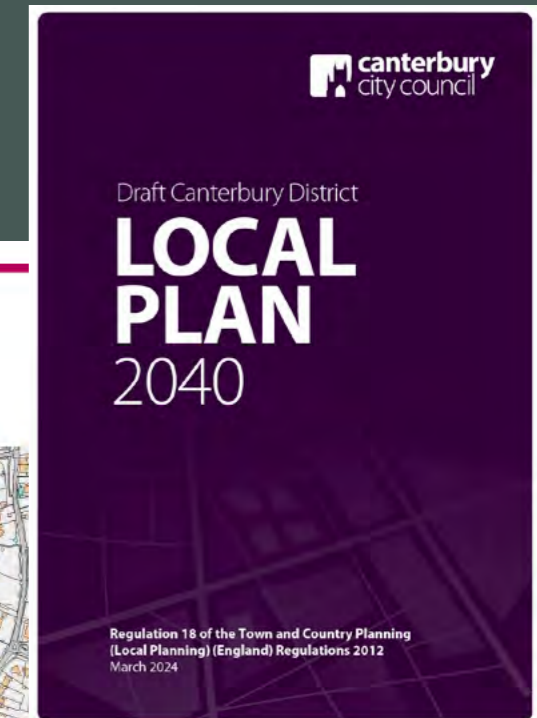
What is Brooklands Farm?

Brooklands Farm is located to the south east of Whitstable town centre and has highway frontage to South Street, Chestfield Road to the east and Rayham Road to the north. It is an emerging allocation in the Draft Canterbury District Local Plan 2040, for a mixed-use development as Policy W4 – "Land at Brooklands Farm."

Policy W4 requires Brooklands Farm to include:

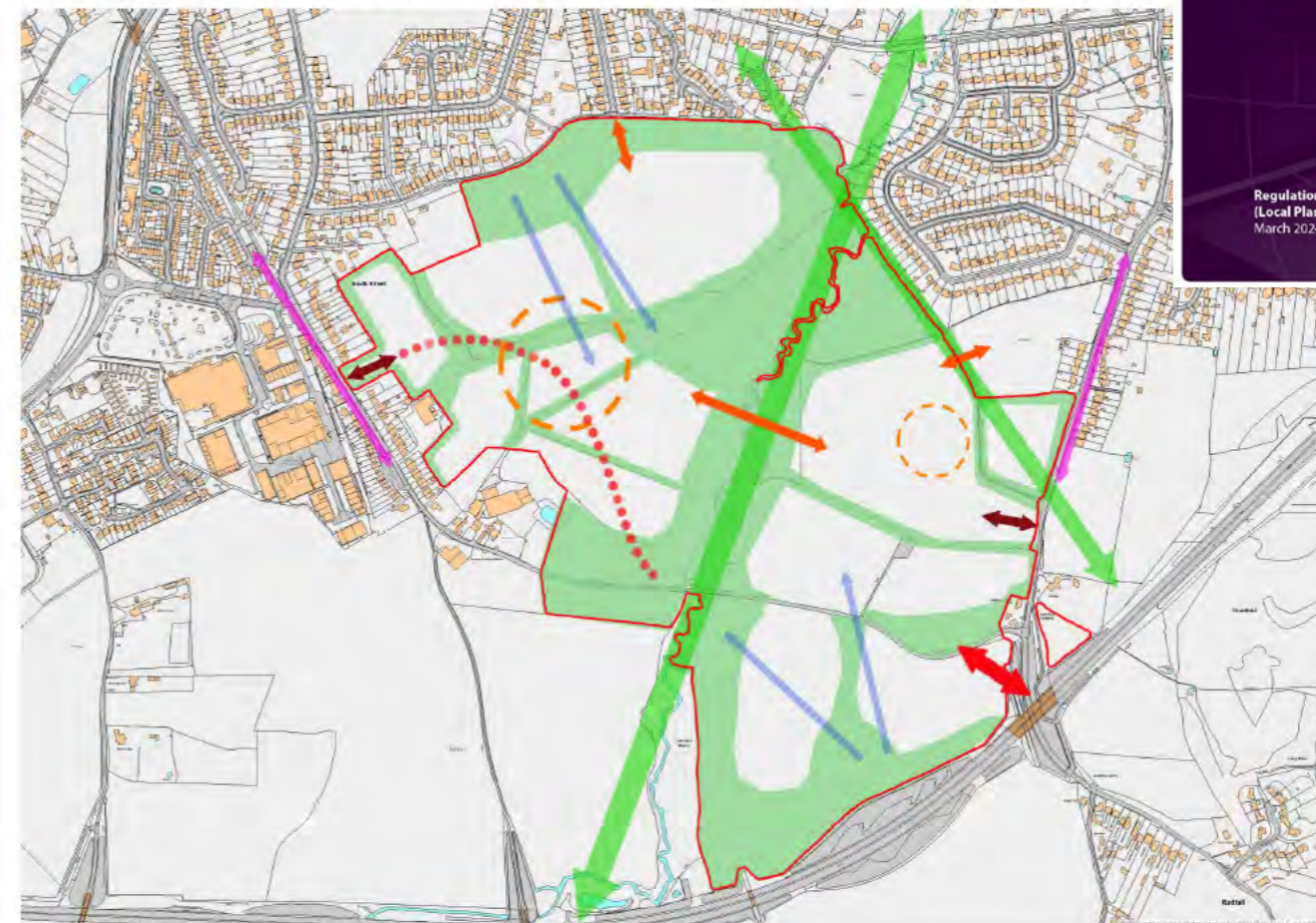
- a new neighbourhood centre, with local shopping, high street services and community facilities;
- new housing – 1,400 homes including affordable housing (30%) and older persons / later living housing (10%);
- community facilities, including local employment space for local businesses;
- new education facilities comprising a new primary school and Special Educational Need and Disabilities (SEND) school;
- new public open space, with sports and play areas, enhanced tree coverage and biodiversity net gains;
- sustainable drainage (blue) infrastructure;
- new sustainable and active travel, including public transport and improvements to existing pedestrian and cycle connections; and
- on and off eastbound slip roads to the A299 New Thanet Way.

HLM will work with the community, parish council, planning authority and all other stakeholders to further develop ideas of delivering new community infrastructure.





Policy W4 - Land at Brooklands Farm

Brooklands Farm - concept masterplan



Key

- | | |
|--|---|
|  Site boundary |  Opportunities for new cycling/walking connections |
|  Open space/ biodiversity opportunities- Indicative locations |  Vehicle access - Indicative location |
|  Opportunities for green corridors |  Opportunity for new junction off A299 |
|  Community hub- Indicative location |  Key views |
|  Opportunities to improve cycling/walking access and safety |  Diversion of South Street -Indicative route |

1.0 Existing Site Context



Whitstable

Swalecliffe

Chestfield

Brooklands
Farm site

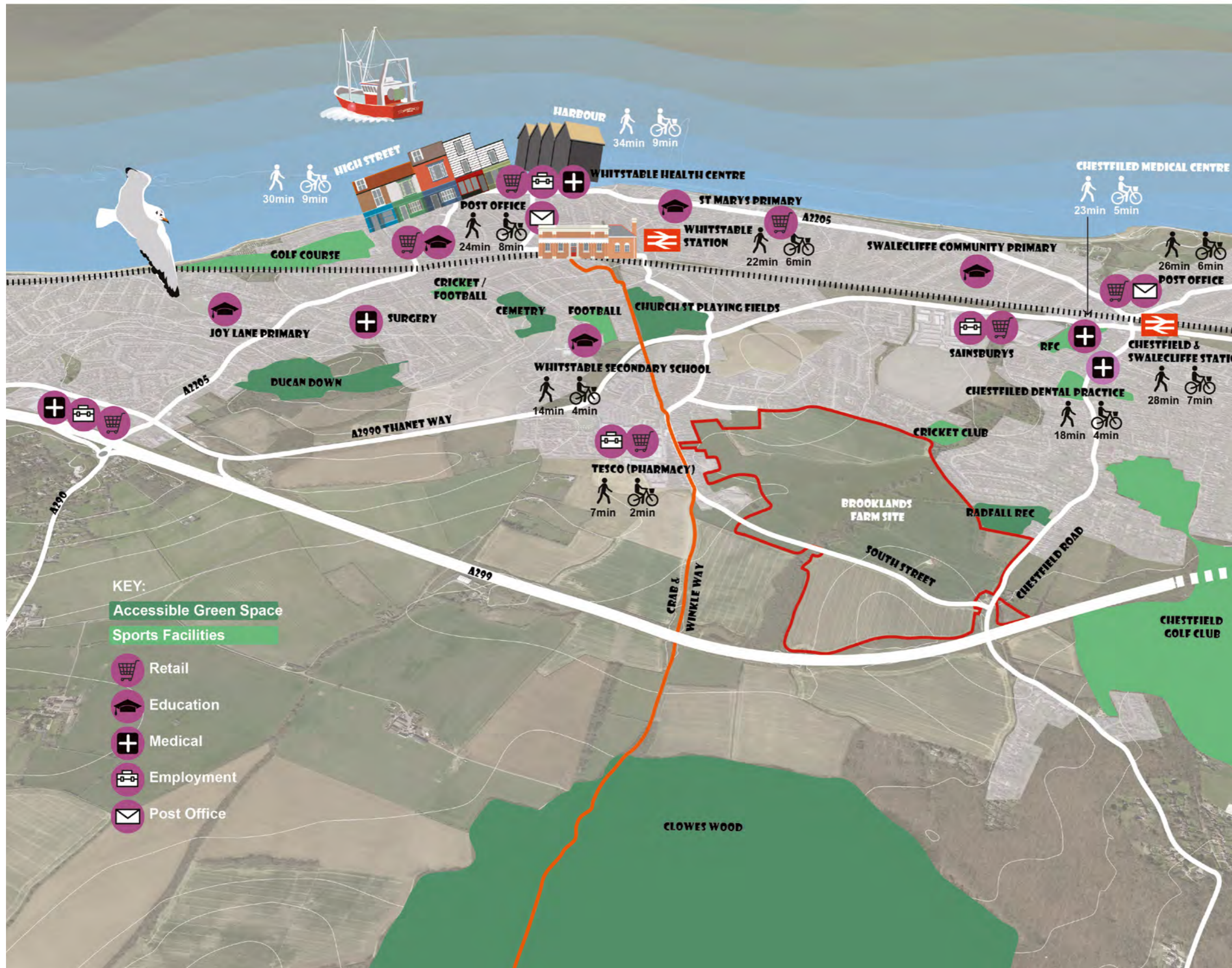
A299

A299

Clowes Wood

2.0 Sustainable Movement Strategy

2.1 Existing Whitstable Services & Facilities



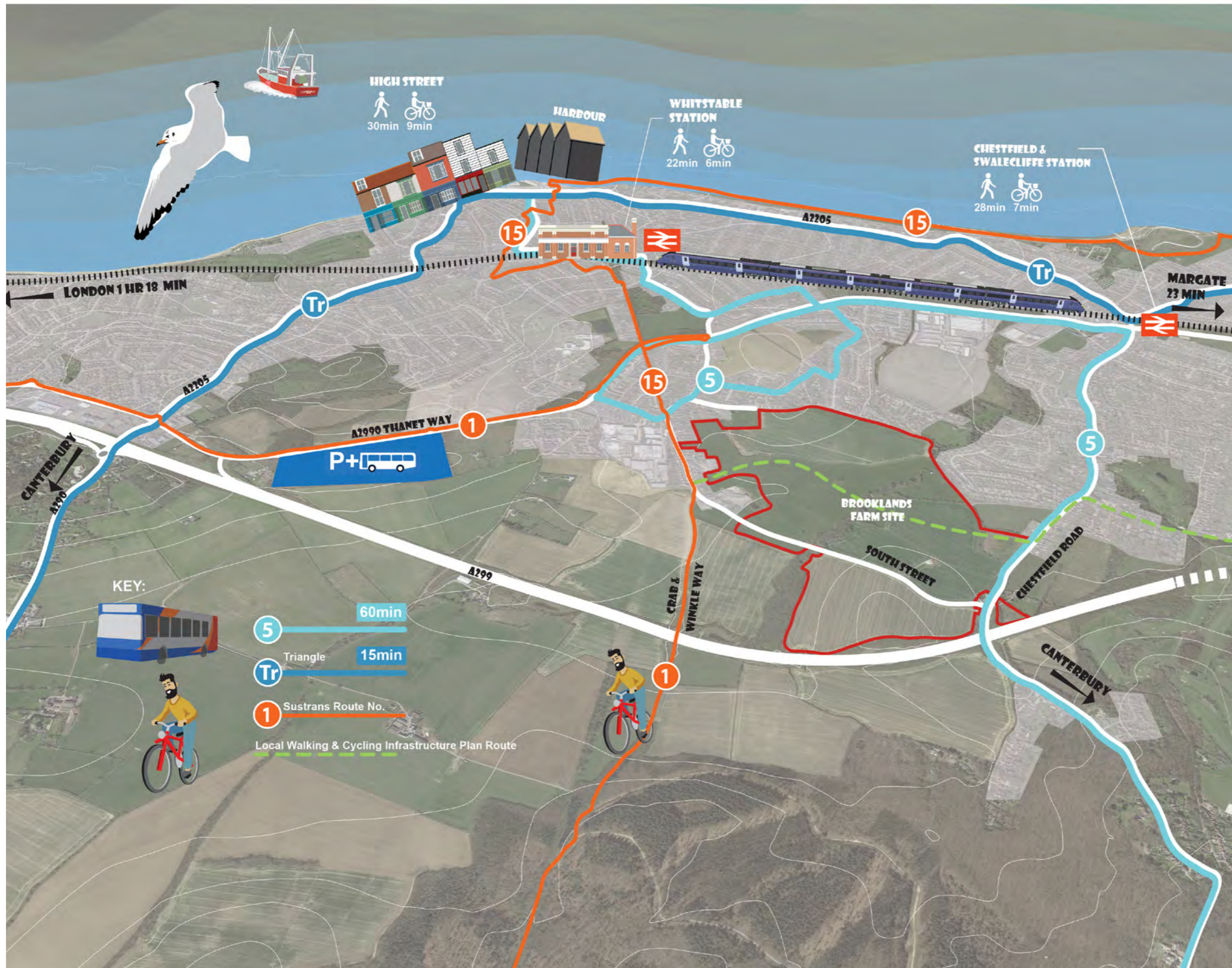
Whitstable is a seafront town in northern Kent, with a population of circa 32,000. The town centre includes a number of independent shops, bars and restaurants clustered along the High Street.

Brooklands Farm is in a sustainable location and there are a number of everyday local amenities, accessible from Brooklands Farm, including:

- The Whitstable (secondary) School 1km
- Chestfield Medical Centre 1.8km
- Chestfield Dental Practice 1.4km
- Tesco supermarket 450m
- Whitstable train station 1.7km
- Whitstable High Street / town centre 2.2km
- Harbour / Market 2.2km

The diagram highlights the proximity and walking / cycling times from the site to these services and facilities. (Note: distances recorded from the site boundary from the nearest access).

2.2 Existing Sustainable Movement Routes



Brooklands Farm is also well connected to a number of existing sustainable transport routes, as follows:

Existing rail services

Whitstable train station is the closest train station circa 1.7km (22 minutes walk / 6 minutes cycle) from the site. Train services from Whitstable include (tph = number of trains per hour):

- Margate (2 tph) 23mins journey
- Faversham (2tph) 9mins journey
- London Victoria (1tph) 83mins journey
- London St Pancras (1tph) 78min journey time.

Existing bus services

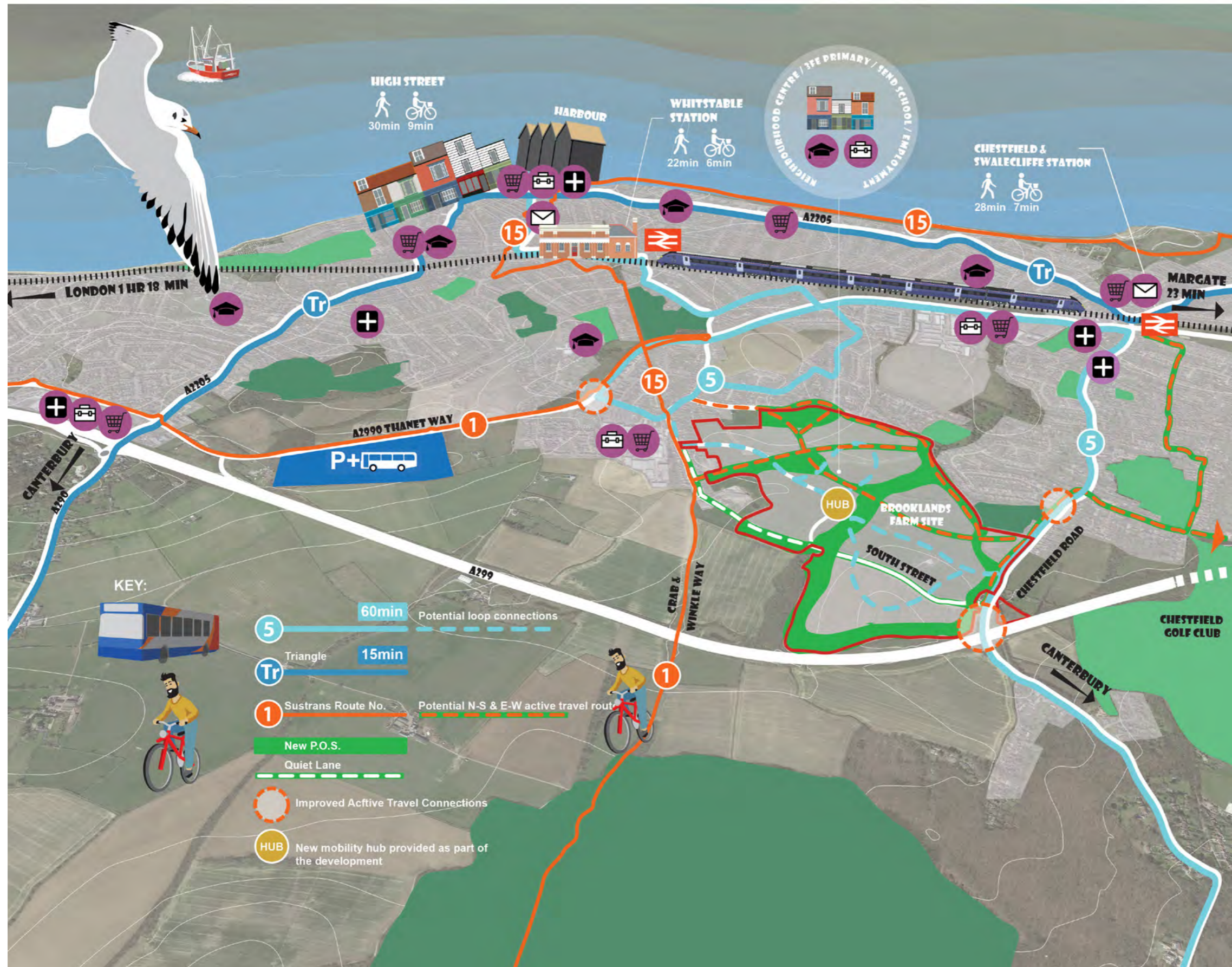
The closest bus stop / route to the site is **Route 5** located on Chestfield Road, operated by Stagecoach which connects Canterbury and Seasalter, calling at Whitstable train station and Chestfield.

The **'Triangle'** is a circulatory bus route between Canterbury, Whitstable and Herne Bay with the closest Triangle route bus stop to the site located on Harwich Street.

Existing walking and cycling (active travel)

Whitstable town centre is a 30 minutes walk and only 9 minutes cycle (from South Street) via The Crab & Winkle Way - Sustrans Route 15.

2.3 Potential Improvements to Sustainable Movement Routes



Draft 'Local Cycling and Walking Implementation Plan' (LCWIP) and the Draft Local Plan

The emerging Plans prepared by Kent County Council and Canterbury City Council respectively, include aims focussing on the use of public transport and low-carbon travel, and aspirations to increase connectivity, and journeys and trips made by walking and cycling, including enhancing existing and provision of new infrastructure.

Active travel connections

Opportunities exist to enhance walking, cycling and public transport through the site and the surrounding urban area, encouraging residents to use alternative means of travel to the private vehicle.

A **Mobility Hub** will be at the heart of Brooklands Farm, being a location connecting people, public transport, sustainable routes and the new schools, shops, employment and community facilities on site.

The site and facilities will connect to improved **offsite networks** that could include:

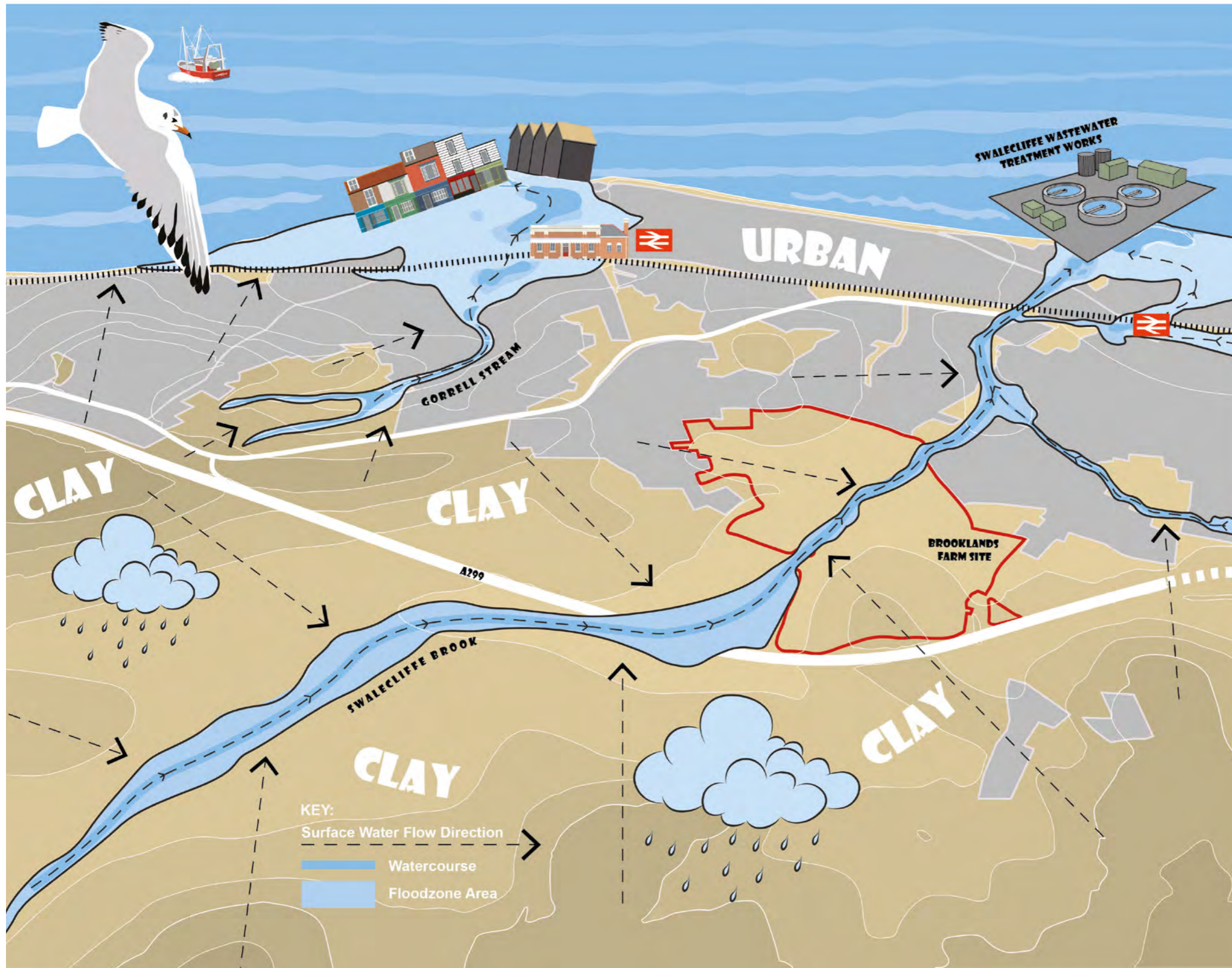
- Improvements to existing pedestrian and cycle routes, such as the Crab and Winkle Way;
- Opportunity to provide new cycle parking facilities, including at Chestfield Station to further encourage cycling; and
- South Street will be for local access only, delivering a 'quiet lane' that improves the environment for walking/cycling.

Proposed bus connections

Provide new bus services into and through the site, with connections to the Mobility Hub, new local facilities and onto Whitstable, Canterbury and the wider area.

3.0 Water Infrastructure Strategy

3.1 Existing Surface & Flood Water Situation



Swalecliffe Brook

Swalecliffe Brook meanders directly through the centre of Brooklands Farm, sitting in a gentle valley which creates two distinct catchments split either side Longtye Wood. Both of these catchments drain uncontrollably down the valley and into the Swalecliffe Brook and then beyond towards the sea.

Drainage infrastructure

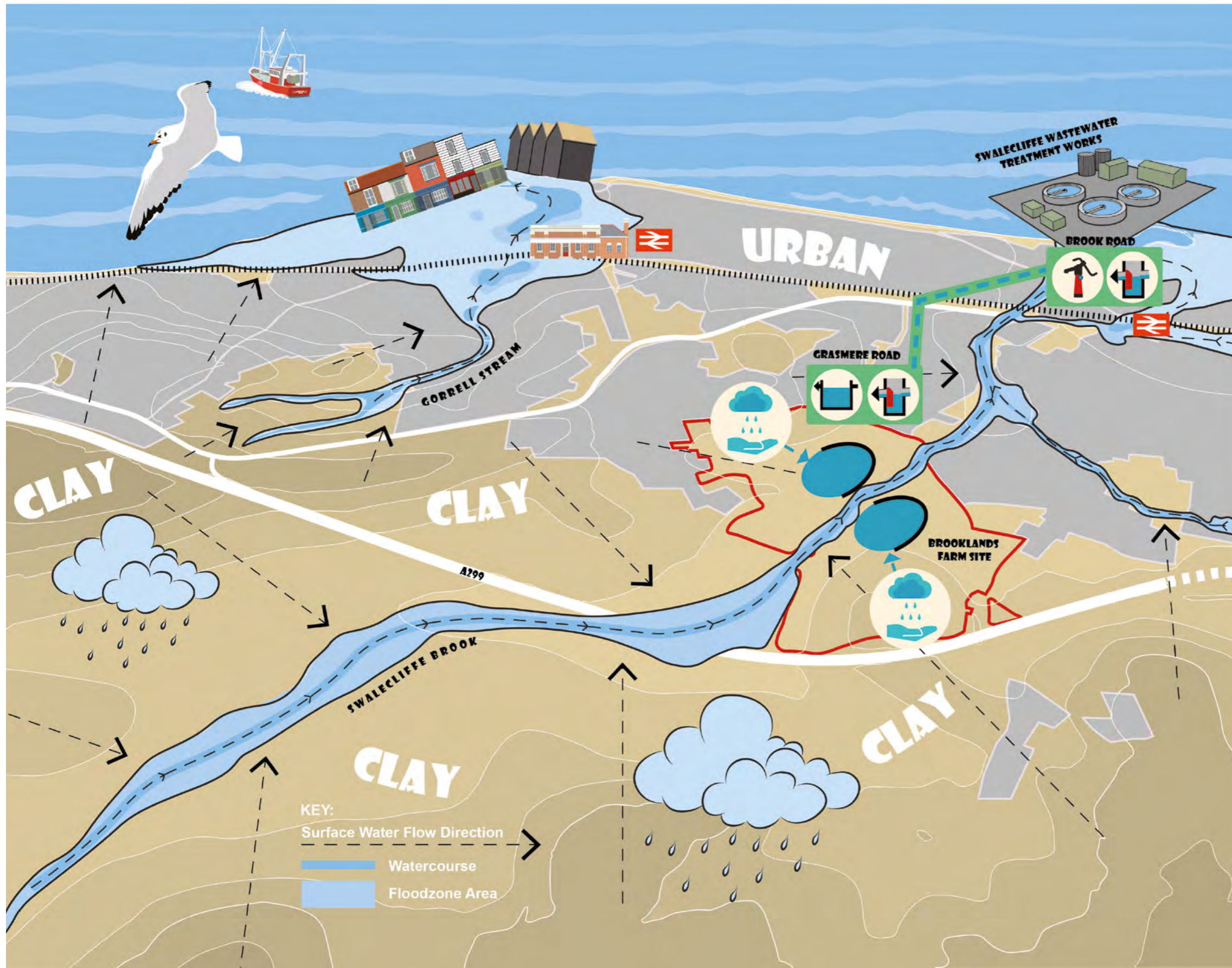
Water drainage infrastructure falls into two types:

- 1) **Surface water** - this including storm / rainwater that flows overland; and
- 2) **Foul / waste water** - This comes from human activity, including residential (i.e. flushing of toilets), industrial and commercial wastewater.

Swalecliffe Brook catchment area issues:

- **Combined drainage system** - The existing drainage system in the area is mostly a 'combined' system, rather than being **separate** Foul and Surface Water systems. This means in heavy rainfall, the system carrying the foul water to the Swalecliffe Wastewater Treatment Works (WWTW), becomes overwhelmed with the increased levels of surface water, causing capacity issues in the network.
- **Hardstanding** - Urban areas of non-permeable surfaces increasing the rate of surface water run-off.
- **Geology** - 90% of the catchment area is clay, which has low permeability and is not suitable for soak-away / infiltration drainage, increasing the rate of water run-off.
- **Topography** - The Swalecliffe Brook source starts approximately 6.5 miles to the south, where the Brook meanders north through multiple hillsides which all drain downwards into the Brook and then out towards the sea.

3.2 Potential Drainage Improvement Opportunities



There are two series of initiatives, details of which are provided on the next page, to improving the existing drainage in Whitstable:

- 1/ Brooklands Farm potential initiatives
 - Surface water storage
 - Rain harvesting
 - Control
- 2/ Southern Water existing initiatives.
 - WWTW upgrades
 - Pathfinder projects

These improvements will not fix all of the issues, rather they are an important part of the wider drainage solution for Whitstable.

3.3 Drainage Strategy

Brooklands Farm potential initiatives

Brooklands Farm is located approximately 6.5 miles from the Swalecliffe Brook source and the site does not have the ability to impact the amount of surface water entering the catchment area upstream. But the surface water that lands on Brooklands Farm can be controlled and managed.

The development of Brooklands Farm can deliver a number of potential 'on site' improvements that would have wider benefits on the drainage network including:

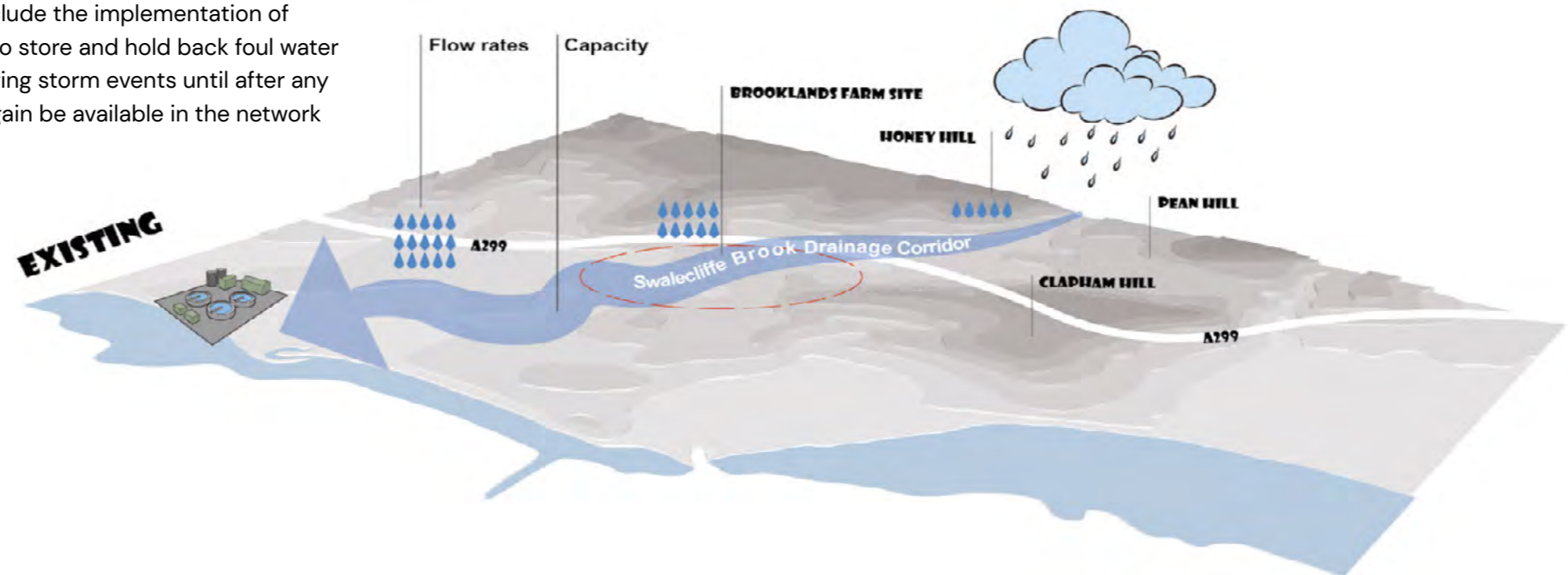
- **Surface water storage** – The surface water from the development can be controlled and managed through Sustainable Drainage Systems (SuDS), including creating enlarged attenuation basins and burns within public open space on site to capture more storm/ rainwater, slowing the flow of rainwater into the Swalecliffe Brook. Brooklands Farm will have SuDS Basins that will be designed to hold circa 25,722m³ of water, this is some **25,711,000 litres of water**, equivalent to over **10 Olympic sized swimming pools**.
- **On plot source control through harvesting** – Rainwater harvesting initiatives, such as water butts, shall be included on all properties, to capture and store rainwater at source; as well as rain gardens, permeable paving and tree planting included where appropriate throughout the layout.
- **Control** – Southern Water have confirmed that new foul water sources are not the main cause of the problem, and that it is a surface water storm and combined sewer issue in the older parts of town to deal with the flows. Should Southern Water consider the infrastructure is appropriate, the development could include the implementation of pumping stations with telemetry that can be designed to store and hold back foul water (generated from the Brooklands Farm development) during storm events until after any 'storm' condition has passed and wait for capacity to again be available in the network and Swalecliffe WWTW.

Southern Water existing initiatives

Southern Water has commitment to investing some £25 million into upgrading the Swalecliffe WWTW, replacing the storm overflow pipe, and reducing the amount of surface water entering the system. This has included, for example, an additional 1,800 cubic metres of water storage capacity at Swalecliffe Wastewater Treatment Works and a commitment to install 2,000 slow draining water butts in Tankerton homes which has been recommended to cut storm overflow events by up to 30%.

Southern Water are also reviewing **Pathfinder projects** through repairing, bypassing and improving sewers to reduce surface water entering the foul network, as well as working with the Council to install SuDS on public and residential buildings to maximise source control attenuation.

The Brooklands Farm development will seek to align with Southern Water on plot source control initiatives to capture the 'first flush' of a storm event through water butts for every home and where appropriate throughout the design rain gardens, permeable paving, and tree planting will be included.



4.0 Landscape Strategy

4.1 Landscape Strategy Concept Sketch Diagram

Brooklands Farm consists of mainly arable and improved pasture fields, which overall are of a low nature conservation value. The habitats of greater nature conservation value on site include the mature hedgerows, ditches and central ancient woodland, known as Longtye Wood and the associated stream, Swalecliffe Brook. Longtye Wood and Swalecliffe Brook form part of Convict's Wood - a Local Wildlife Site (LWS), which extends beyond the site, to the south of South Street.

As part of the emerging proposals, a landscape strategy (plan to the right) is being prepared that provides significant green infrastructure and landscaping, including high quality public open space, amenity space for informal recreation, play, community growing, outdoor sports facilities, for existing and future residents, connected by active travel routes, all with a variety of habitat areas that protect existing and enhances site wide biodiversity.

Existing landscape features of hedgerows, trees, woodland and watercourses will be retained and enhanced with new broad leaved woodland, trees hedgerows, growing spaces, areas of parkland, conservation grassland, swales and wetland habitats. This will significantly enhance the site's landscape and biodiversity by providing increased habitat creation and wildlife connectivity.

The concept landscape strategy areas include:

- A. **'Central Park'** - integrated to the West of Swalecliffe Brook and Longtye Ancient Woodland
- B. **'Hurricane Hill Park'** - located to the north of the site, at the site's highest elevation (named after the two Hurricane single seat fighter aircraft that crashed in this area during WW2)
- C. **'Woodside Park'** - located to the south, close to Convict's Wood, ensuring high ground remains free of development and framed views to the south towards Blean Wood
- D. **Green corridors** - retaining and enhancing ecological features, working with existing topography and landscape features
- E. **Blue infrastructure** - integrated SuDS features running throughout the scheme
- F. **School, outdoor sports and play facilities** - connected as part of neighbourhood / community centre
- G. **Grow zones** - positioned as part of neighbourhood centre, maximising accessibility.



Landscape Concept Sketch

4.2 Landscape Infrastructure Strategy



- 1 **Landscape and biodiversity led masterplan**, shaped around existing and new green infrastructure with a strategy that delivers sustainable development, well connected spaces, that in turn promotes health and wellbeing following Garden City design principles.
- 2 **'Central Park' with outdoor sports and play facilities** as part of new Neighbourhood Centre promoting play activity as part of key east-west active travel connection between schools and community / commercial centre.
- 3 **'Hurricane Hill Park' and 'Woodside Park'** – amenity green space and parkland. Hurricane Hill Park provides long distance views to countryside to the south of the site. A further amenity parkland space, Woodside Park is located to the south, close to Convict's Wood, ensuring high ground remains free of development and framed views south, towards Blean Wood. Open spaces have been set out so that all residents will have easy access to open space within 200m of their home.
- 4 **Green and blue infrastructure strategy** with integrated SuDS components running through the development making use of existing land form and topography with all development located in Flood Zone 1 (area of low probability of flooding).
- 5 **Green corridors** retain substantial areas of valued ecological features, including existing tree cover woodland and hedgerow habitat that will work with existing topography and connect to existing woodland network. Existing and new corridors will be supplemented by new native species planting.
- 6 **'Longtye Ancient Woodland Green Corridor'** – natural and semi natural space running north-south through the site delivering a substantial landscape space and preserving the integrity and enhancing existing Longtye Wood ancient woodland and Swalecliffe Brook. This new multifunctional green corridor within the core of the development will provide walking route, ecology and biodiversity enhancements with SuDS drainage.
- 7 **Grow zones** positioned as part of the Neighbourhood Centre and to the wider site area to maximise accessibility and use including those living in apartments and older aged residential accommodation within the local centre.
- 8 **Sustainability** a low carbon, sustainable development, targeting 20% biodiversity net gain (BNG).

5.0 New Neighbourhood Centre / Hub

5.1 Existing Facilities and Their Proximity to the Site



As discussed in Section 2.1 there are a number of existing services, facilities and amenities accessible from Brooklands Farm.

Existing local facilities:

-  - railway stations
-  - retail
-  - employment area (including industrial and business park)
-  - school / education (with Bodkin Park providing new secondary school)
-  - community facility
-  - hospital medical centre / facility
-  - green space
-  - playing fields

As part of the draft Brooklands Farm allocation, as well as a new primary school and SEND school, a new neighbourhood centre will be provided to include shops, employment uses, community facilities, which will complement existing local facilities and provide 'on your door step' services and amenities for the new and wider existing local community.

One of the key local amenities nearby the western edge of the site is Tesco Extra (a 400m isochrone has been shown around this amenity). Not only a food store but it also includes an optician, shoe repair shop (Timpson), Pharmacy, Cafe, Clothing (F+F) and postal services, being a main hub in its own right. It will be important to locate the new local centre and amenities in an appropriate proximity to this amenity.

5.2 New Longtye Neighbourhood Centre Facilities

HLM's vision for the neighbourhood centre is:

A vibrant, active, compact, viable, connected, walkable complete neighbourhood with local amenities and facilities 'on your door step' – meeting resident's basic day to day needs within a 15-minute walk from their homes. Promoting an accessible 15-minute neighbourhood with the new local neighbourhood centre at its heart, which will act as a focal point for the development and the wider community, adding value (economic / social / environmental) and building character.

The new neighbourhood centre could help health and wellbeing by promoting: quality affordable homes / eating well / learning / work / recycle / getting supplies / exercise / healthcare / arts & culture / being outside.

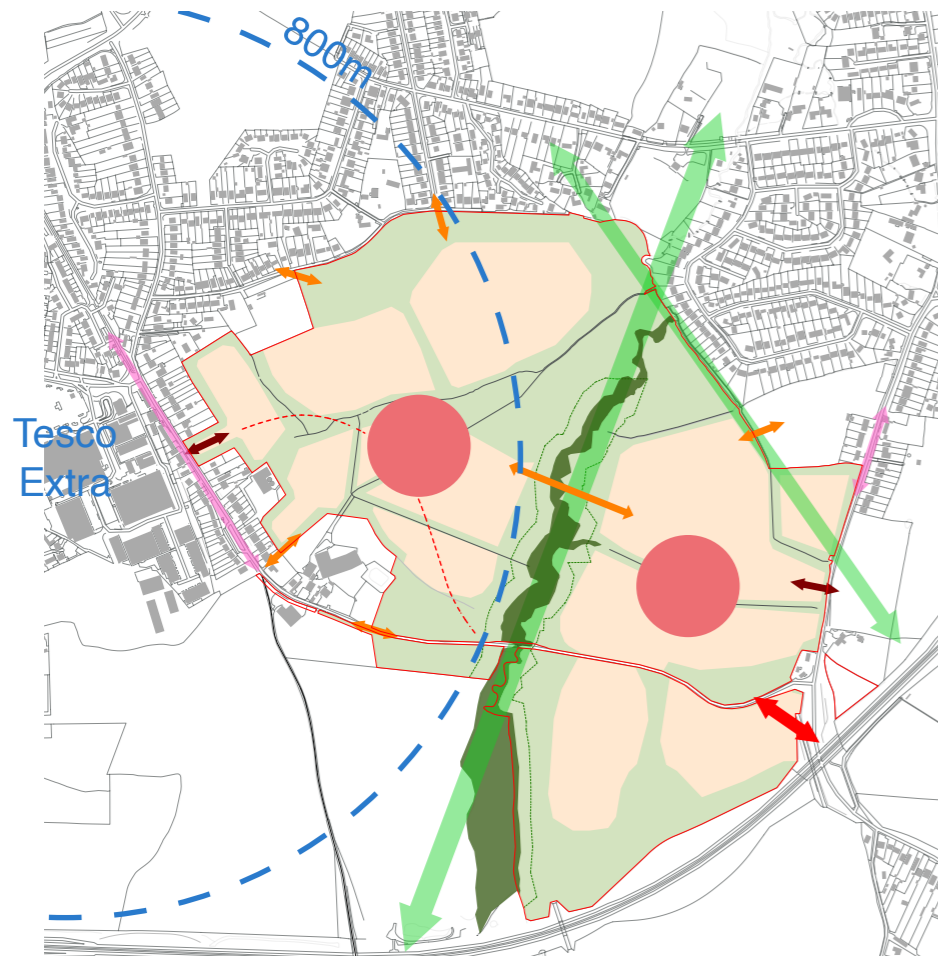
Policy W4 of the Draft Local Plan

As part of the Draft Canterbury District Local Plan 2040, emerging Policy W4 – "Land at Brooklands Farm" requires the following mix of uses to create an integrated connected community uses to include:

- **Commercial** (minimum 880m²)
- **Local shopping and community uses** (minimum 350m²);
- **Business space** (minimum 4,000m²), including flexible working space;
- a **Mobility hub** to serve residents and businesses;
- a 2 Form Entry **Primary school**, with early years provision; and
- a SEND school (Special Educational Needs & Disabilities) School.

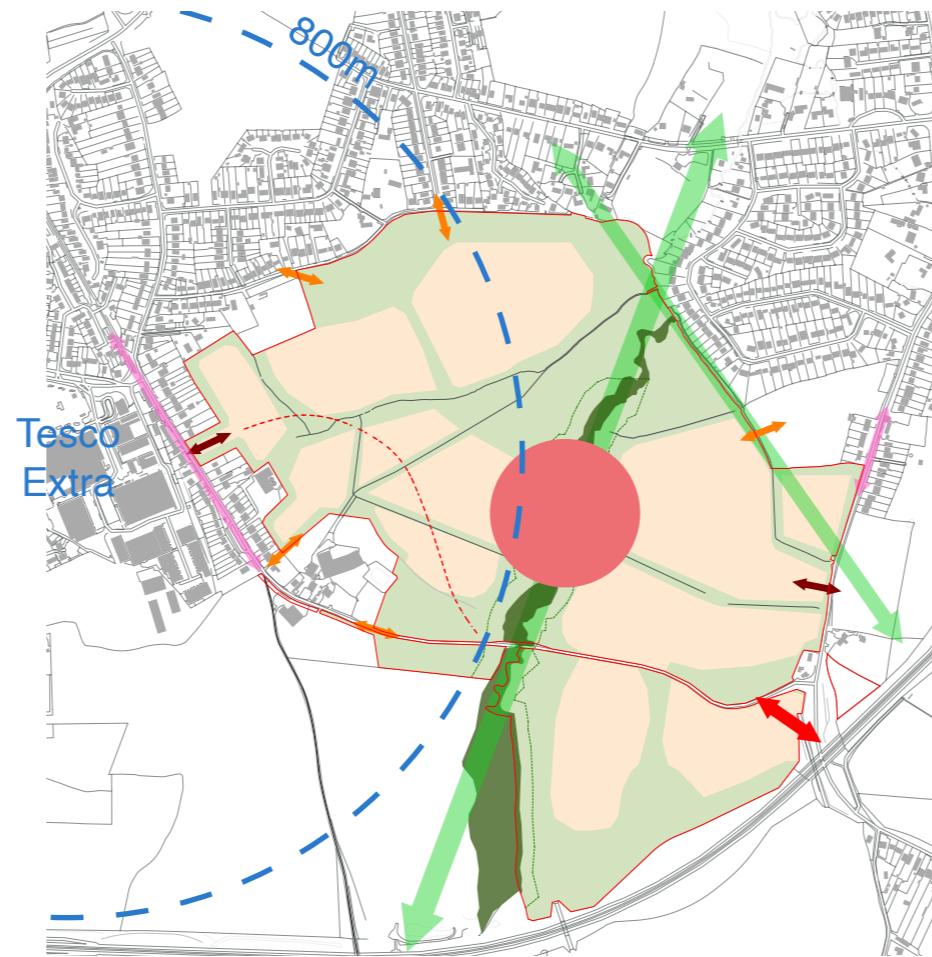


5.3 Longtye Neighbourhood Centre Location Options



Option 1 - Split / two centres

Two neighbourhood / local centres split with one to the east parcel and the other to the west.



Option 2 - A central location

Facilities clustered together and located approximately towards the centre of the site, either side of Swalecliffe Brook, but connected together, accessed from South Street / new access road.



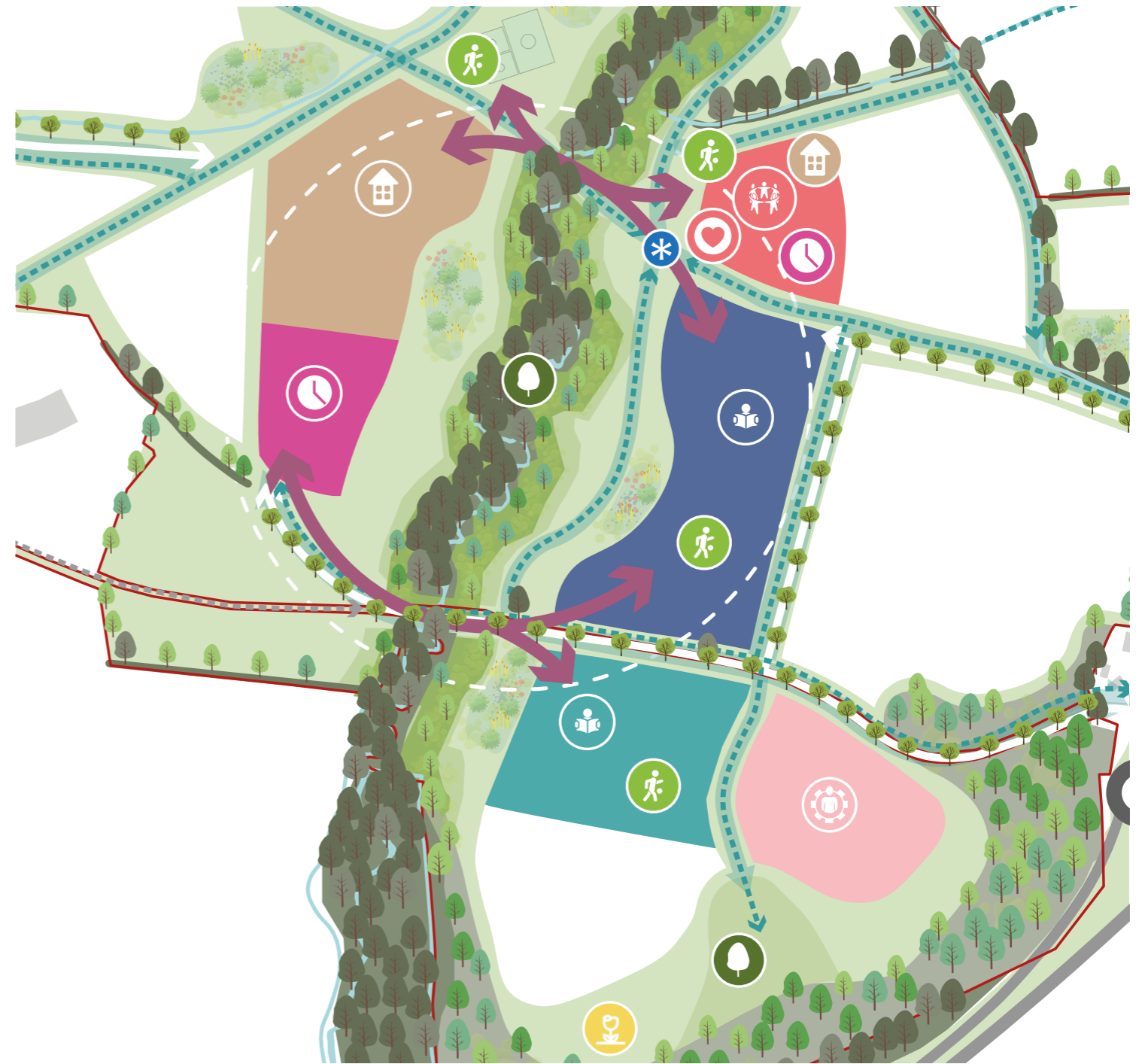
Option 3 - East location

Positioned to the east of the site, some distance away from the existing Tesco Extra supermarket on Millstrood Road and providing a highly accessible location for residents in Chestfield where there is currently a lack of facilities to meet day to day needs.

5.4 Relationships in the Longtye Neighbourhood Centre

Neighbourhood Centre location considerations:

- **clustering** of uses will deliver good place making design principles, activity and footfall – all of which improves connectivity as part of a 15-minute accessible neighbourhood
- **centralised** location provides facilities on your ‘door step’ delivering a compact community / commercial central ‘heart’ to the proposals
- **mobility hub** will perform an important role in promoting active travel and use of public transport
- connections, particularly **active travel connections** are vital to success of neighbourhood centre serving both the new and existing community.
- new slip roads to/off A299 will create a **new movement corridor**, bringing improved access to Chestfield Road
- ensure proposals are **deliverable**, viable and allow for future flexibility
- **apartments** above retail / shops / commercial / community facilities help to improve overall mix of uses, bring activity and improve security with overlooking of area



Concept layout of potential interconnections between new community infrastructure facilities

- | | |
|--|---|
| Proposed Brooklands Farm Neighbourhood Centre, including local shopping and community uses | Employment / business space (minimum 4,000m2) |
| Community Hub | Proposed new primary school 2FE |
| Apartments | Proposed new SEND School |
| Later Living | Sports / Play Facilities |
| Proposed Mobility Hub | 'Central Park' |
| Grow Zone | |

6.0 Concept Strategy Masterplan

6.1 Concept Strategy Masterplan



Whitstable Town Centre

A2205

Tankerton

Swalecliffe

Whitstable

A2990 THANET WAY

P+ 

HOWZAT!

Chestfield

EAST KENT

CHESTFIELD ROAD

CANTERBURY

CHESTFIELD GOLF CLUB

CRAB & WINKLE WAY

A299



Define.

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