



VISION DOCUMENT

BREAD & CHEESE FIELD

HERSDEN, CANTERBURY

MAY 2024

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THIS DOCUMENT HAS BEEN PREPARED BY:

A2 – Architecture & Development
on behalf of Wates Group.

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1.0



INTRODUCTION



This Vision Document has been prepared by A2 - Architecture & Development Ltd on behalf of Wates Developments Ltd to support the allocation at Land off Island Road Hersden, Canterbury to deliver much-needed new family and affordable homes as part of the sustainable growth of Canterbury.

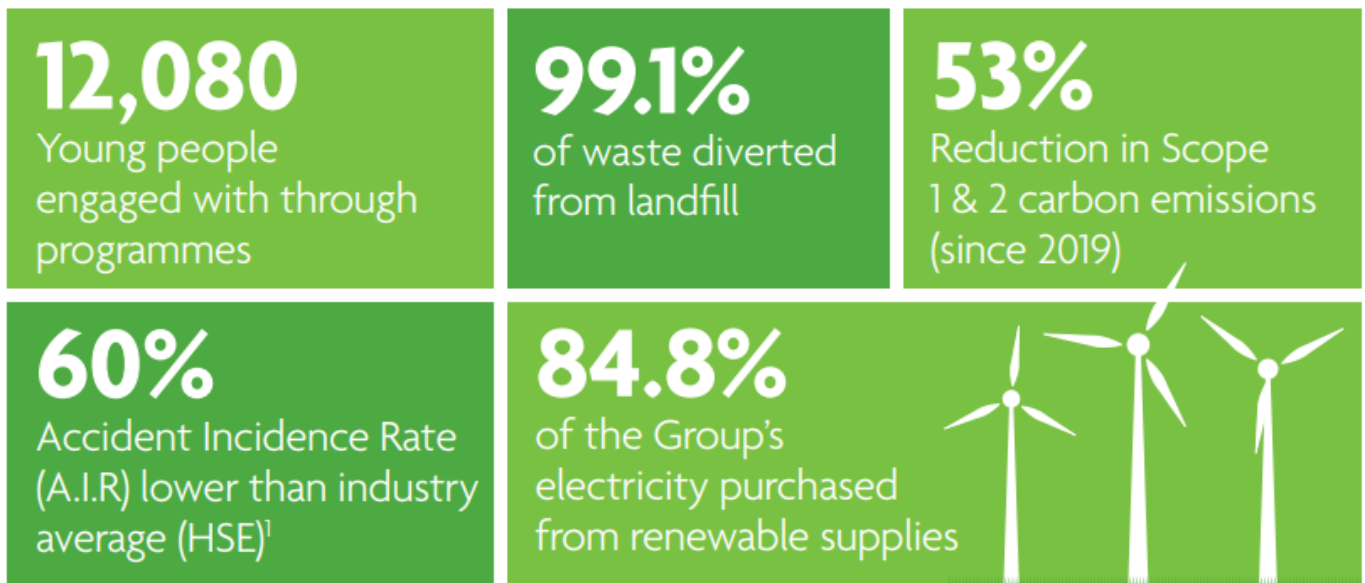
The site presents a fantastic opportunity to support Canterbury City Council's future growth. In particular, the site will help the council to achieve its vision for the district by creating a best practice benchmark project for how a new neighbourhood will address the challenges of climate change and seek to improve the health and well-being of our communities. The site provides new housing in a sustainable location as it is within close proximity to good bus links into Canterbury city centre and a short cycle to Sturry train station. The site presents a "rounding off" to the surrounding developments in Hersden.

This document demonstrates that the proposal at Land off Island Road is deliverable, technically unconstrained and a sustainable location for new development. This document sets out our initial yet comprehensive vision for the site and explores a masterplan framework for achieving this vision.



Wates Developments is an expert in land, planning and residential development throughout Southern England. The business focuses on securing land and delivering planning consents in sustainable locations in areas of high demand. The business partners with a number of national housebuilders in joint ventures to deliver much-needed housing developments.

Everything we do is guided by our purpose of working together to inspire better ways of creating the places, communities and businesses of tomorrow. Our goals are to be more sustainable, trusted and progressive, and our people are driven by our behaviours of ‘we care’, ‘we are fair’ and ‘we look for a better way’. At Wates, we are committed to reducing our industry’s environmental impact and our five-year strategy sets out this commitment and how we can be better custodians of the environment and protect our Earth’s precious resources and habitats for future generations.



"Graphic taken from Wates Group Annual Report"

The proposal for the sites will seek to deliver a legacy that can bring benefit to all, complementing the existing lively and community-minded setting and adding in a sustainable way. High-quality developments could be created that provide a range of facilities for everyday life on the doorstep, with accessible sustainable connections via bus and rail networks to key local and national destinations. A well-designed framework will shape the development proposals, promoting a healthy and cohesive community that has easy access to quality areas of open space of varying types and sizes.

Use the opportunity of the Local Plan to plan positively for new communities and provide much needed housing.

Promotion of a high-quality environments and standard of living, which considers the needs of present and future generations.

Use best practice urban design principles to guide the creation of safe, legible, and vibrant new communities.

Promotion of the sustainable location of the area, with facilities accessible via local road, rail, and bus links, and within walking and cycling distance - promoting healthy living.

Delivery of housing to meet local needs, including affordable housing, a mix of housing types and sizes.

Capitalise on the existing green infrastructure, providing a network of green spaces that is easily accessible to all and improves ecological habitats & biodiversity.



2.0



SITE & CONTEXT



2.1

SITE LOCATION

Located in southeast England and within the district of Kent, Canterbury lies on the River Stour and is considered one of the most popular destinations in the world. The medieval walled city is famous for its UNESCO World Heritage Site, the Canterbury Cathedral which attracts millions of tourists and locals to soak up the seasonal scenery every year. The historically rich city is just under an hours train journey from London, and is an ideal sustainable location with excellent connections across the city both locally and further across the country.

KEY



TRAIN STATION



BUS STOP



CATHEDRAL



CITY CENTRE



RAILWAY LINE



KEY ROUTES

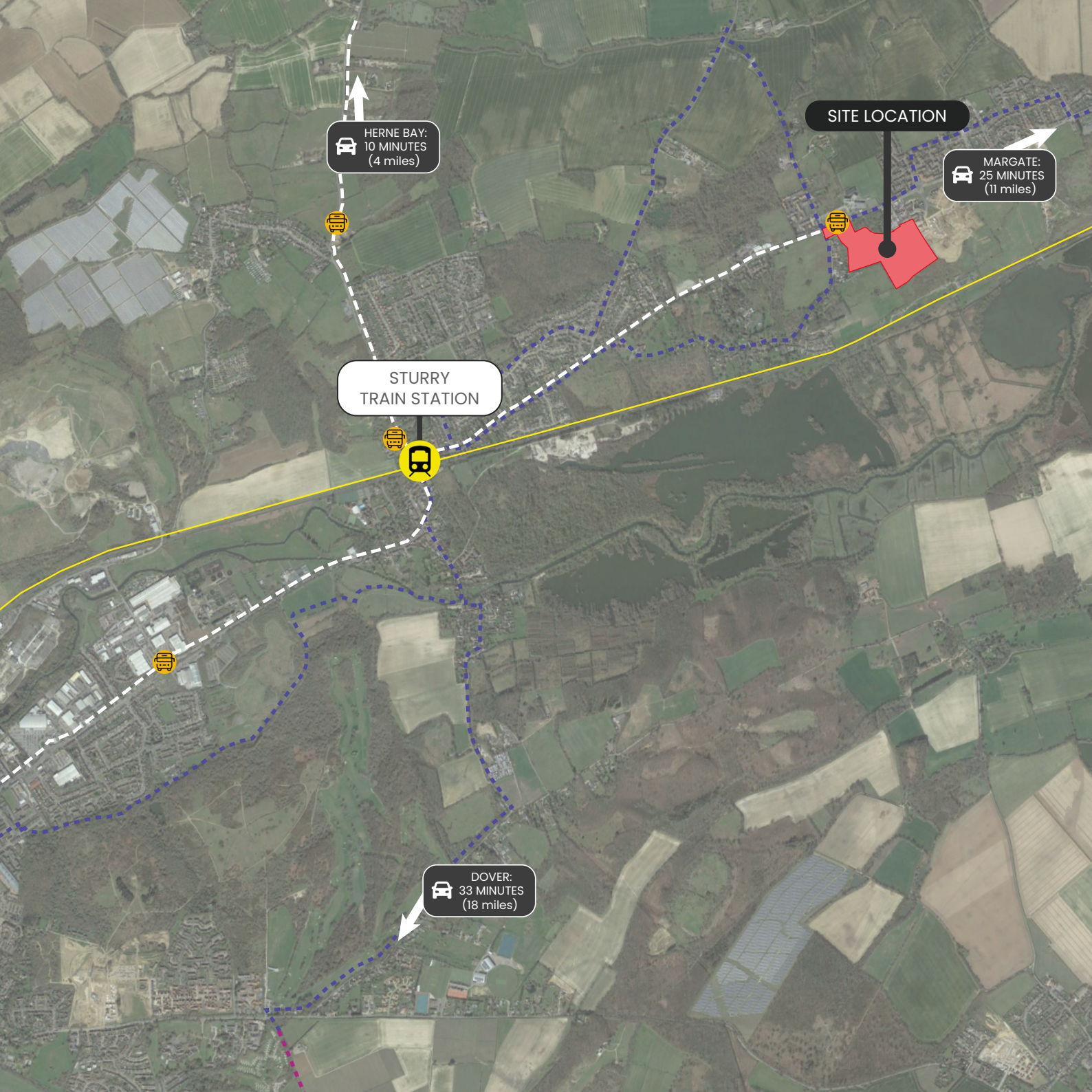


CYCLE ROUTE



CANTERBURY
WEST
TRAIN STATION

CANTERBURY
CITY CENTRE



SITE LOCATION

MARGATE:
25 MINUTES
(11 miles)

HERNE BAY:
10 MINUTES
(4 miles)

STURRY
TRAIN STATION

DOVER:
33 MINUTES
(18 miles)

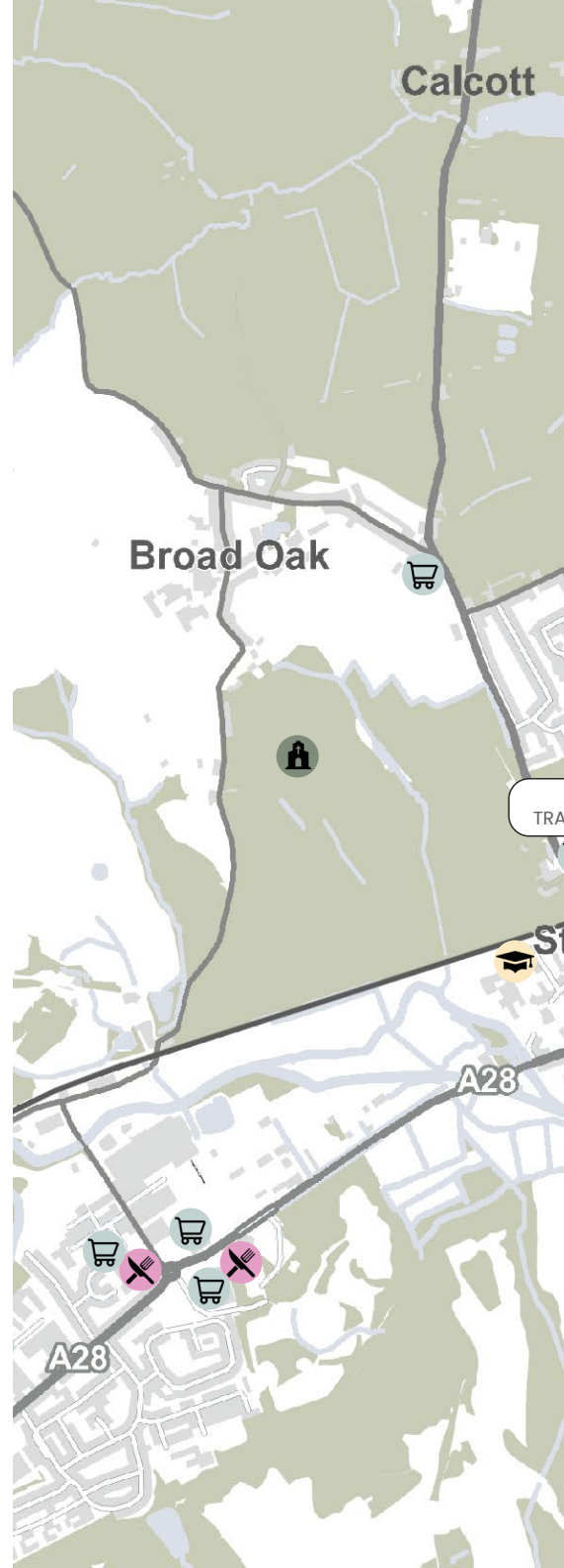
In addition to abundant surrounding open spaces, including the picturesque Stodmarsh and Blean Woods National Nature Reserves, perfect for leisurely walks, bike rides, and picnics, the city boasts an impressive array of amenities for its residents.

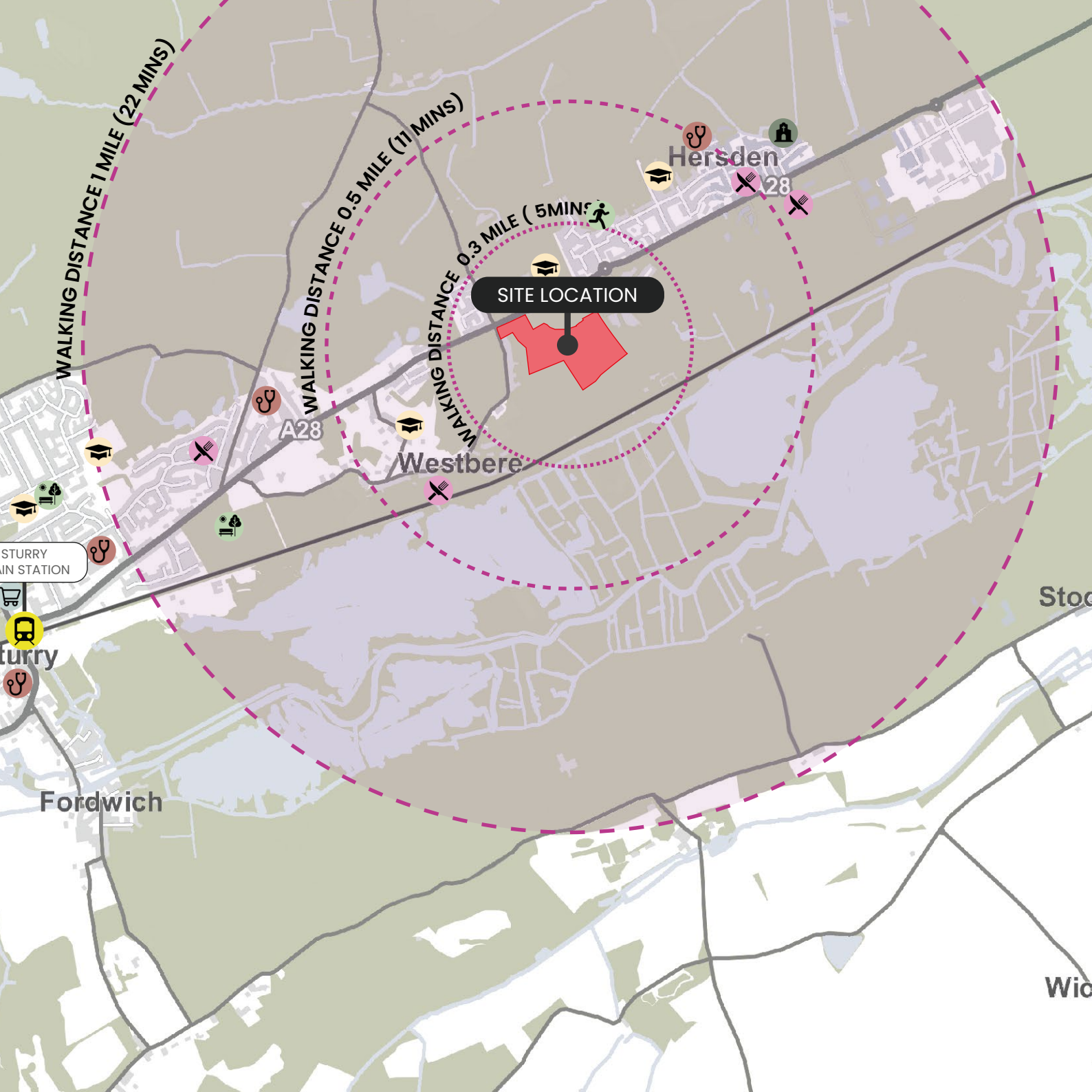
The local town centre offers a vibrant shopping experience, blending modern shops with independent producers, and boasting a selection of award-winning restaurants, breweries, and cafés. For those seeking further retail, the renowned Bluewater Shopping Centre is conveniently less than an hour away via the M2 motorway.

Canterbury is celebrated for its exceptional education provision, spanning from primary to university level. With a diverse range of options and opportunities within the sector, the city provides ample choices for education.

KEY

	TRAIN STATION		CLINIC/SURGERY
	RECREATION GROUND		EDUCATION
	PARK/WOODLAND		SUPERMARKET/SHOP
	PLACE OF WORSHIP		RESTAURANT





2.3.1 LOCAL CHARACTER

In the local vicinity, a diverse range of buildings showcase various architectural styles, materials, and finishes. The accompanying photos provide insights into the urban settlement characteristics nearby. The majority of these residences stand at 2 to 2.5 storeys with some 3 storey elements. Nestled amidst a mix of modest gardens, agricultural land, and a recently completed residential development, most homes maintain a simple form and scale, some with front gardens or driveways that help minimise the visual impact of cars.

Constructed mainly of red or multi-brick with red/brown concrete tiles, some buildings also incorporate buff brick and slate grey tiles. Some properties comprise of render, tile hanging, or weatherboarding. Window frames and doors are typically white uPVC or timber.

Further detailing around the area of Hersden includes stone headers and cills, decorative brick and brick headers, gablette dormers, bay windows and porches with varying roof types.



Bushy Hill Road



Hoplands



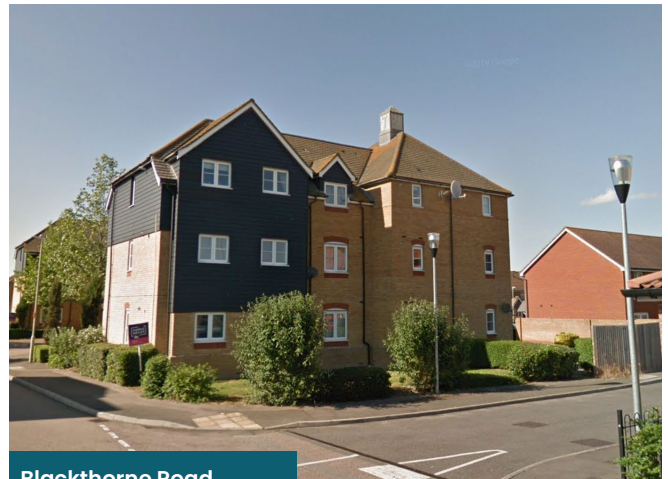
The Avenue



Larch Close



Hoplands



Blackthorne Road

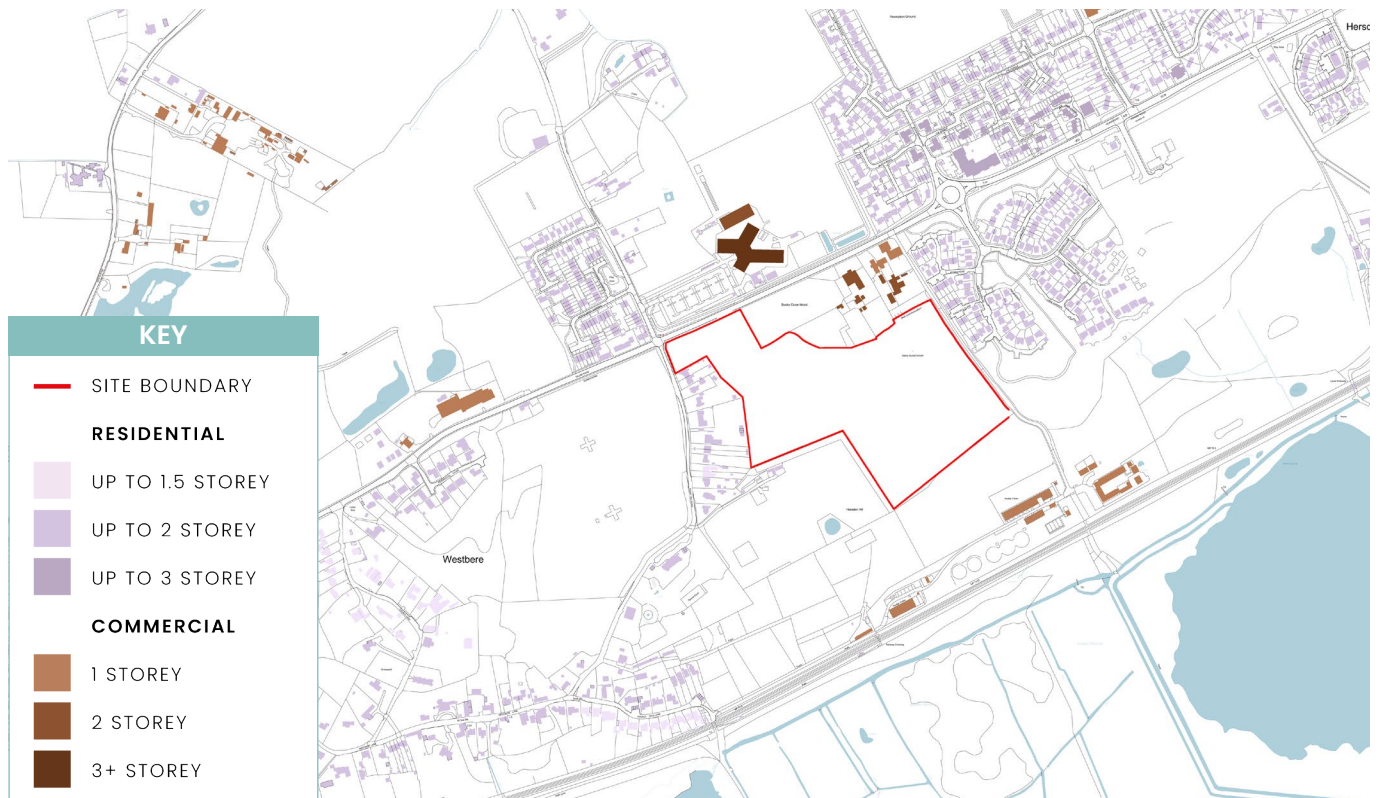
2.3.2 LAND USE

Enveloped by recent residential development to the eastern boundary, green space to the south and further residential dwellings to the west - the site offers a prime location for proposed future development. Our design ethos focuses on forging a positive relationship with the neighbouring properties. Our aim is to seamlessly integrate the scheme into the surrounding environment, respecting and enriching the existing character of the area of Hersedn. By doing so, we envision creating a vibrant, well-connected, and sustainable community. We offer a comprehensive understanding of the existing and surrounding land use by presenting a coloured coded plan below, which provides an in-depth analysis of the surrounding area.



BUILDING HEIGHTS 2.3.3

The local area exhibits a fairly uniform context in terms of building scales. To the north and east, the majority of the developments consist of 2 storey residential dwellings with some extending to 2.5/3 storey. Further east along Staines Hill, there is an industrial estate with a range of building heights from 1 to 3 storey commercial units.



2.4

SURROUNDING DEVELOPMENT

In this section we explore precedents that have been identified for the proposal. Along the south of Island Road there are multiple developments being brought forward totalling around 500 homes, along with these homes being brought forward there is approval of a medical centre and additional commercial units for local business. Our proposal forms a “rounding off” of the current developments being brought forward around Hersden.

Adjacent to the northeastern boundary of our site lies a recently completed Redrow development for a neighbourhood extension. This scheme, was approved to deliver up to 250 new homes across two phases. In addition to residential units, the development includes a host of amenities and services, such as a neighbourhood centre, convenience store, medical centre, pharmacy, dentist, and various amenity spaces.



Hoplands Farm, Westbere – Site Layout (Planning Ref: CA/17/02455)

The next site, situated northeast of Canterbury along Island Road, covers an area of 61 hectares. Spanning several field parcels along the northern settlement edge, this site was earmarked in the Local Plan to accommodate up to 800 dwellings, in addition to providing business and community spaces. Persimmon Homes have presented a landscape-led scheme in the illustrative masterplan, showcasing the development's scale and its ambition to integrate into the existing surrounding context while establishing a new settlement edge for Hersden.



North East Canterbury – Illustrative Masterplan (Planning Ref: CA/22/01845)

To the east of the neighbouring Redrow development, additional plans have been submitted for development along Island Road, aiming to enhance the Hersden area. The adjacent masterplan outlines the layout of the scheme, which includes 370 dwellings, a retail store, open space, and a play area. Additionally, there's a multi-purpose southern area, designed to provide an ecology zone fostering a diverse wildlife habitat. This zone will feature wet attenuation basins and carefully selected planting along the southern boundary.



North Hersden – Illustrative Masterplan (Planning Ref: CA/16/00673)

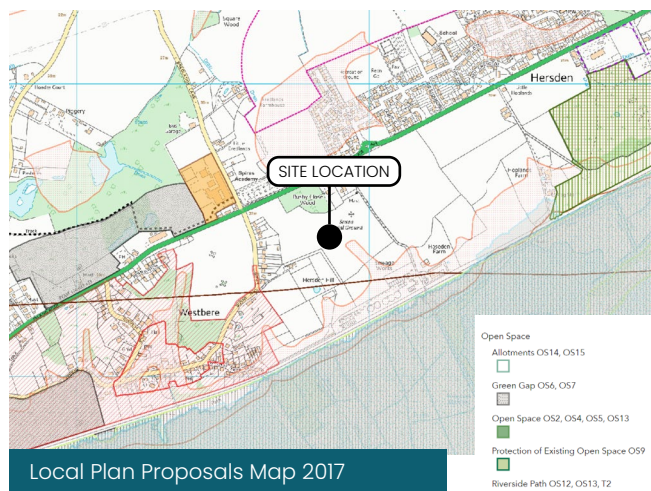
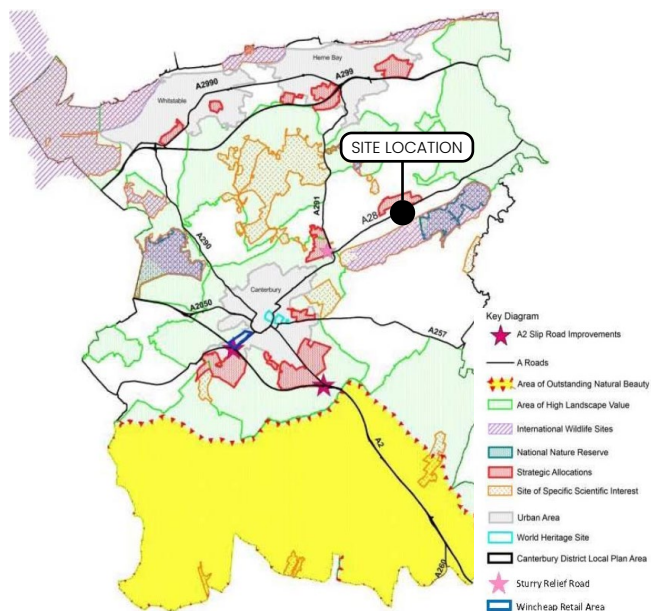
ADOPTED CANTERBURY DISTRICT LOCAL PLAN (2017)

This document for the support the allocation at Land off Island Road in Hersden has been prepared in accordance with a comprehensive review of policy and guidance framework on the national and local levels.

The Site is not located within the current urban areas as identified on the Proposals Map of the **Adopted Canterbury District Local Plan (2017)**.

Below are the key policies that have been identified as relevant to this proposal and therefore have been considered in the development and conceptual design of the schemes vision:

- **SP1:** Sustainable development
- **SP2:** Development Requirements
- **SP3:** Strategic Site Allocations
- **SP4:** Strategic approach to location of development
- **HD4:** New Dwellings in the Countryside

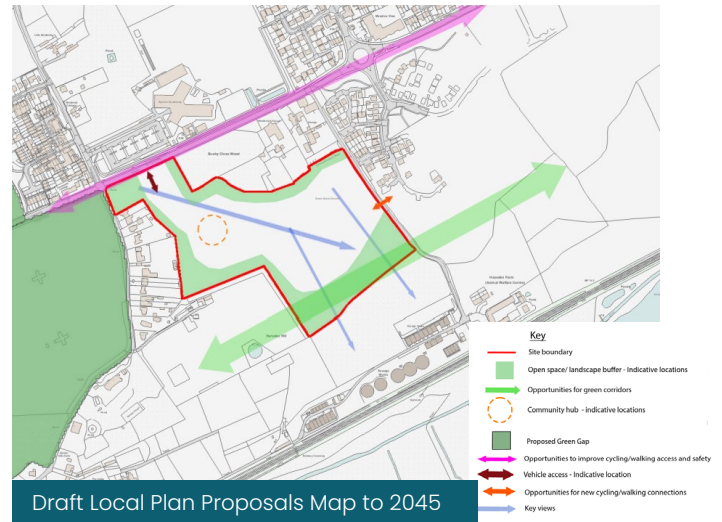


DRAFT CANTERBURY DISTRICT LOCAL PLAN TO 2045

Following the growth of the district and a number of changing factors since the adoption of the Canterbury Local District Plan 2017 the draft new local plan is relevant and provides weight to the vision of this future development proposal.

The latest draft of the Local Plan identifies land parcels as strategic development sites in the emerging Local Plan. Key policies that have been identified as relevant to this proposal and therefore have been considered in the development and conceptual design of the schemes vision:

- **SS2:** Sustainable design strategy for the district
- **SS3:** Development strategy for the district
- **R1:** Rural Service Centres
- **R5:** Bread and Cheese Field
- **R19:** Countryside
- **DS1:** Affordable Housing
- **DS2:** Housing Mix
- **DS4:** Rural Housing
- **DS6:** Sustainable Design
- **DS14:** Active and sustainable travel



Policy R5 Outlines the requirements for the site allocation to ensure the site includes the following criteria to achieve planning permission; will provide an extension of the settlement to the South West, adjacent to the Hoplands strategic development (LP 2017).

- A mixture of housing types in line with Policy DS2
- Improve connectivity: appropriate walking and cycling connections to the Hoplands site and Sturry
- Key views to the south will be preserved
- Landscape buffer will ensure visual separation between the site and surrounding countryside.
- Approximately 150 new dwellings, 30% affordable housing in line with Policy DS1; 10% bungalows; 15% of new homes to be built to M4 (2) standards, and 5% to be built to M4 (3) standards.

3.0



DESIGN FRAMEWORK



To ensure that our layout delivers rich and vibrant schemes, we approach the process by following key design principles to establish the vision. We begin with a review of the site's immediate context to create and develop an understanding of the local area. Having undertaken a thorough analysis, we are then able to integrate four key design principles to our conceptual development stage which underpin the preparation of the layout.

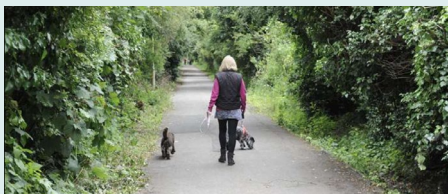
1. QUALITY DESIGN

The design and character of the scheme will be delivered by transforming this site into an attractive development, offering a healthy and sustainable lifestyle.



3. INFRASTRUCTURE

The proposed development will deliver on and off-site improvements to local infrastructure including the provision of new open space and structured pedestrian and cycle links to the existing highway network and surrounding routes.



2. LOCALLY DISTINCTIVE

The proposed design and layout of the site will be harmonious with its surrounding character, with a coherent architectural theme throughout. Deriving local styles and features, like stone headers and brick detailing.



4. SUSTAINABLE CONNECTIVITY

There will be a well-connected network of footpaths that link with the existing pedestrian network. Promotion of public transport such as trains and buses as well as opportunities for cycling will ensure new residents have access to sustainable travel choices.

Below are a handful of method / current thoughts we will explore and incorporate within the scheme as we take it through the process.

1. ENERGY

The new house specification will provide the following in their specification:

- Air tightness standards to Building Regulations.
- All windows will be double-glazed.
- Electric charging to all plots.



2. ADAPTABILITY

The new homes will be designed to provide the opportunity for residents to work at home, having sufficient space and facilities and being equipped with suitable outlets that will enable the occupants to have data access and necessary power supplies.

3. COMMUNITY

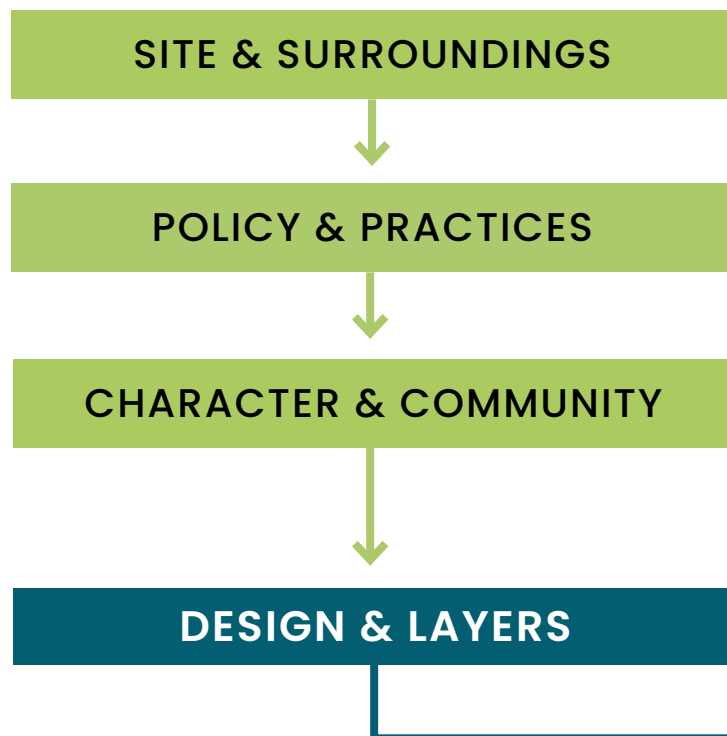
A Home Owners' Pack will be provided with the dwellings which will contain at least the following information: Local transport services, Utility supplier, Energy efficiency, Local amenities, Refuse collection, Recycling facilities, Local organisations and community groups, Environmental technologies installed in the home, including water efficiency information.



4. PUBLIC TRANSPORT

The site is located 1.4 miles from Sturry train station which provides direct access to surrounding towns Minster, Chartham and Canterbury city centre. There are regular bus services along neighbouring roads which also serve easy access around Westbere and Hersden to surrounding towns.

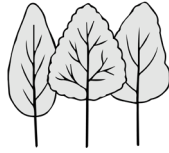
Our aim is to build upon the surrounding area context and fulfil the goal of creating desirable village living to bring out key characterises of the local area, and add a plethora of benefits to the surrounding. We approach the framework with layers in mind, allowing us to respond positively to all aspects.



1

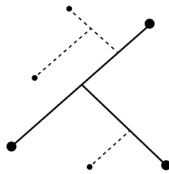
EXISTING SITE

Drawing reference from the draft local plan, we have analysed and understood the requirements, constraints and opportunities of the existing site. Once these have been drafted and explored we then begin to form the base of our conceptual scheme.



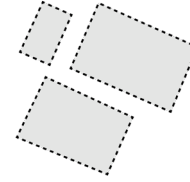
2 GREEN INFRASTRUCTURE

The secondary layer to our concept is green infrastructure, which begins the formation to creating landscape led scheme. Achieved via structured landscaping, pockets of green space, designated open spaces, spacious amenities.



4 ROUTES

Thoughtful consideration to a site's access and movement determines the mapping of primary and secondary roads, through routes and pathways within the scheme, as well as its connection to surrounding highways in the immediate area.



3 PARCELS

Green infrastructure then informs the parcel structure layout. Parcels are formed to create strong frontages with respectful boundaries. The formation of these parcels not only comply to standard but also follow the narrative of the surrounding area to the scheme.



5 SPACES, FRONTAGES & VIEWS

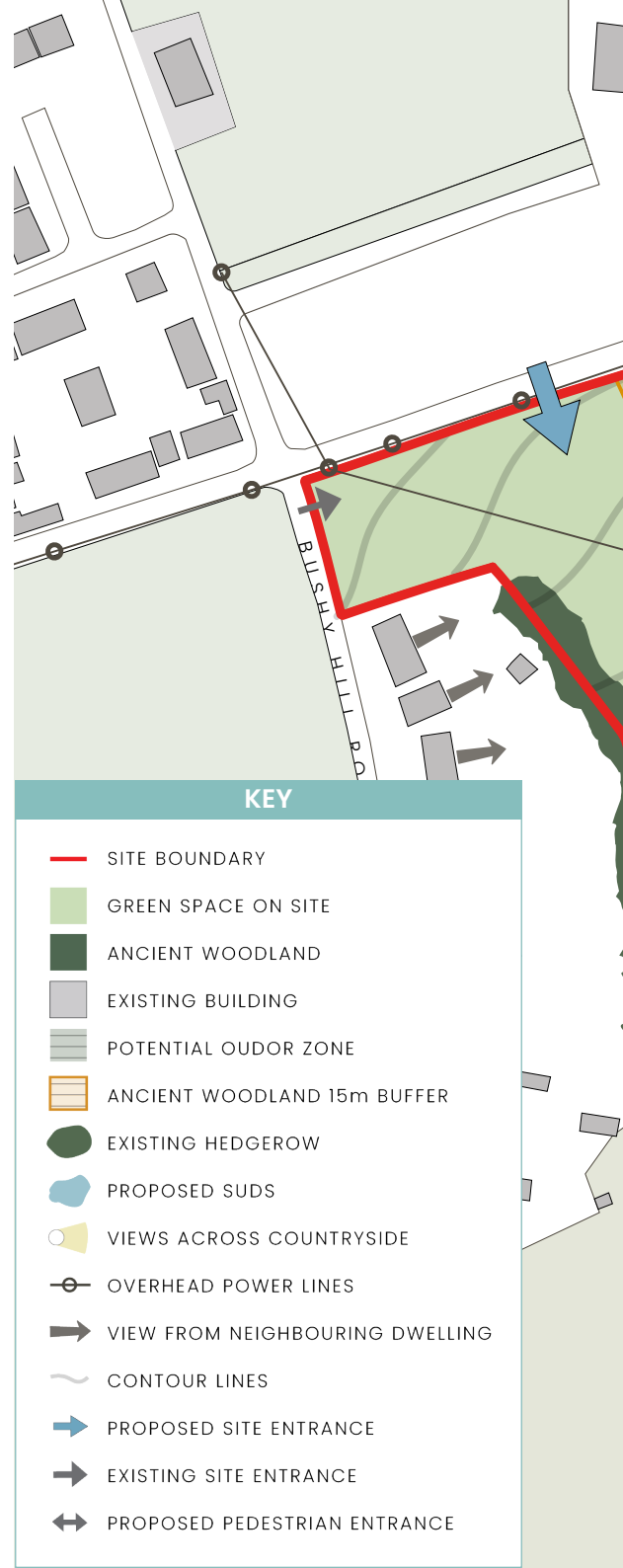
This final layer is key to creating a thriving and sustainable community within the local area of Hersden. Achieved by the thoughtful and purposeful consideration of strong frontages, respectful viewing corridors and creation of energetic and vibrant spaces.

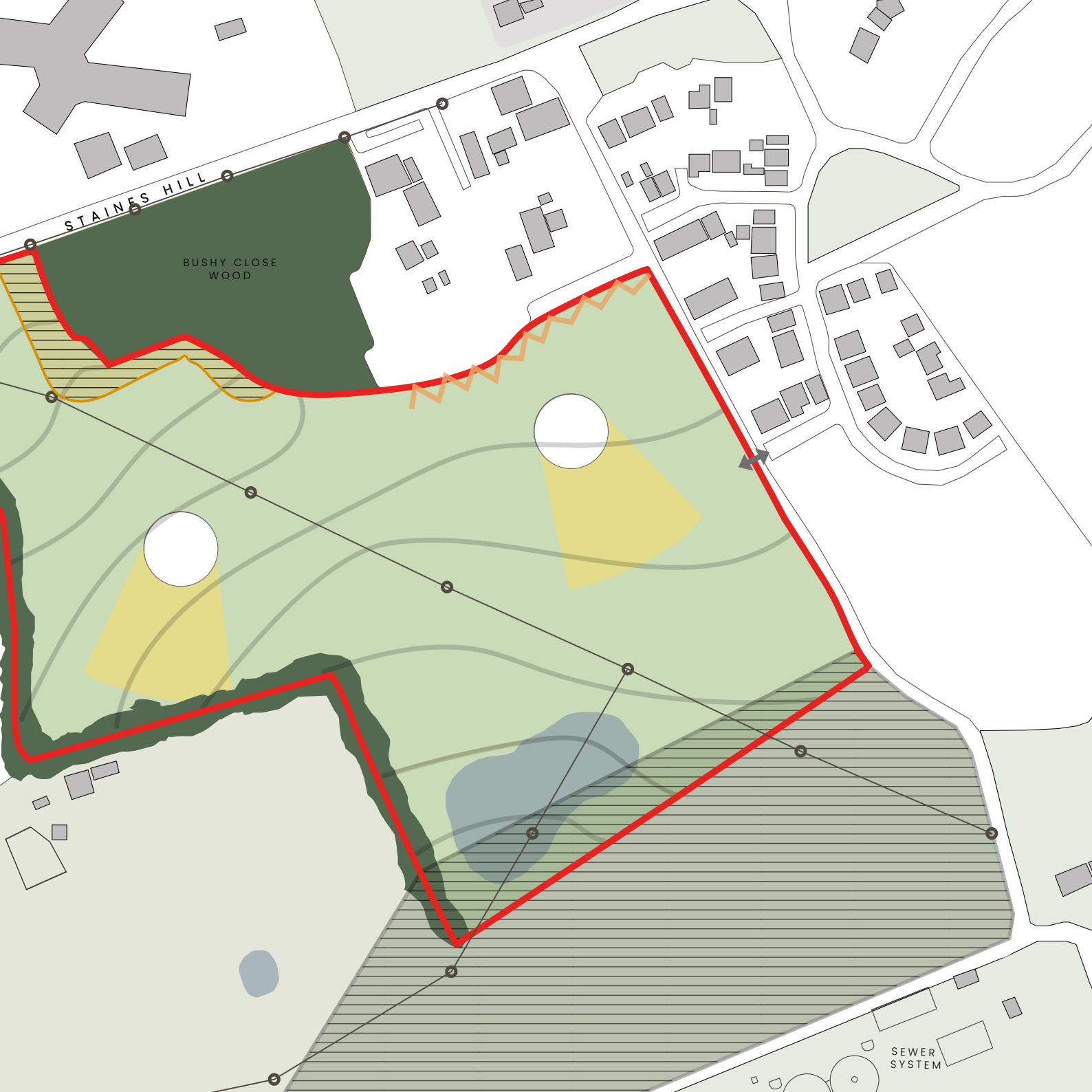
3.4

SITE CONSIDERATIONS

There are a number of site constraints and opportunities that have been identified and considered whilst developing the concept scheme. The design process is iterative with key input from technical experts informing the evolution of our development framework:

- Mostly two storey buildings with feature and gateway building to three storeys.
- Site has a gentle gradient from NW to SE, the lowest part of the site is the SW which forms a natural location for SuDs.
- Potential buffer zone from water treatment area.
- Rural edge towards to the southern edge of the parcel.
- Open edge towards the northeast and eastern boundary.
- Ancient Woodland
- Burial Ground





STAINES HILL

BUSHY CLOSE WOOD

SEWER SYSTEM

3.5 TECHNICAL CONSIDERATIONS

Following our site appraisal, we have carried out technical examinations, please see result breakdown below:

TREE ASSESSMENT

- The trees on and adjacent to this site have been surveyed by SJA trees and a total of 97 individual trees, 8 groups, two hedges and one woodland have been assessed in accordance with BS85837:2012.
- The main Arboricultural features of the site are the off-site Ancient Woodland located adjacent to the north boundary, the mostly off-site belt of trees growing along the west boundary and the off-site hedge growing along the east boundary.
- The off-site woodland will need to be afforded a minimum buffer zone of 15m depth to minimise the potential impacts a new development might have on it.
- On the whole, the trees are in keeping with the Arboricultural character of the surrounding landscape.



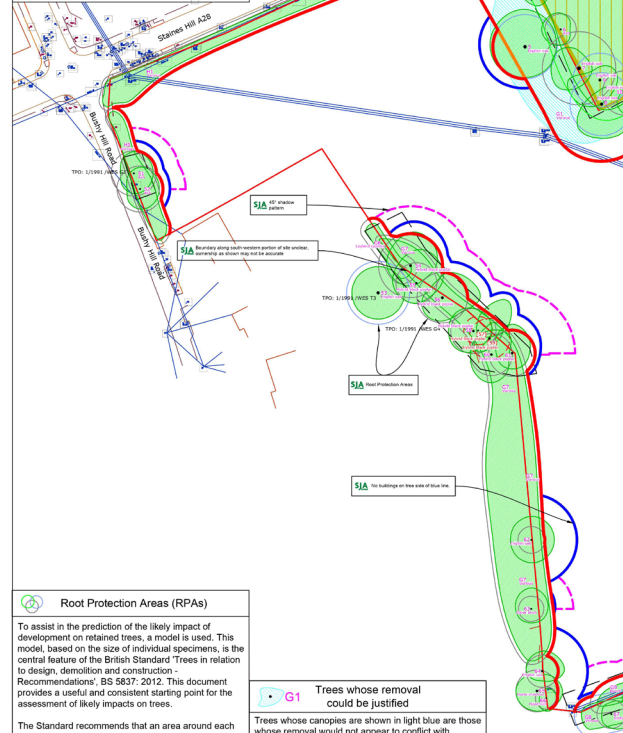
Arboricultural Constraints

The bold red line represents the closest to trees to be retained that proposed development can be located without encroaching into root protection areas (RPAs).

The bold blue line represents the closest to the canopies of trees to be retained that dwellings may be located without necessitating excessive or unacceptable pruning. Subject to tree species, habit, size and orientation, proposed dwellings can be located as close to 3m from the canopies of trees of large ultimate size and no closer than 2m from the canopies of small or ornamental species, as long as blind or partially blind flank walls face the trees. Non residential structures such as garages, sheds or bin stores may be located up to and even beneath tree canopies, but must not encroach into RPAs.

Where proposed dwellings are located within an arc between the north-west and east of retained trees (their shadow pattern through the main part of the day), elevations containing windows of living rooms or kitchens (habitable rooms, used for long periods during the day - BS 8206 Part 2), should not be sited so they directly face the trees within a distance equivalent to their present heights. These areas are indicated by the dashed pink segments on the plan.

In accordance with the recommendations of the British Standard, paragraphs 5.2.1, a) and 5.3.4 a), c) and d), the bold blue and dashed magenta constraint lines of semi-mature trees that of long-lived species, are based on their ultimate heights and spreads, so that they have space to achieve maturity without outgrowing their new locations and needing to be removed or frequently pruned.



Root Protection Areas (RPAs)

To assist in the prediction of the likely impact of development on retained trees, a model is used. This model, based on the size of individual specimens, is the central feature of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', BS 5837: 2012. This document provides a useful and consistent starting point for the assessment of likely impacts on trees.

The Standard recommends that an area around each retained tree should be protected from disturbance in order to maintain the tree's viability; within which the protection of the roots and soil structure is treated as a priority.

These root protection areas (RPAs) have been calculated for all live trees with at least ten years' potential in accordance with Section 4.6 of the Standard and are shown as areas bordered in green, blue or grey according to tree category. Normally portrayed as a circle of a fixed radius from the centre of the trunk, but where there appear to be barriers to root growth they have been reshaped to more accurately reflect the likely distribution of roots.

Tree Categories

Trees are categorised in line with Table 1 of the British Standard 'Trees in relation to design, demolition and construction - Recommendations', BS 5837: 2012, according to their health, condition, quality and value.

Category 'U': Trees unsuitable for retention
 Category 'A': Trees of high quality and value
 Category 'B': Trees of moderate quality and value
 Category 'C': Trees of low quality and value

Normally, LPAs will require all Category 'A' trees to be retained, designed around, and be protected from damage. They will require most Category 'B' trees to be retained where possible, especially if they make a positive contribution to the local landscape. Category 'C' trees are not usually required to be retained, unless cumulatively, they form a significant landscape feature.

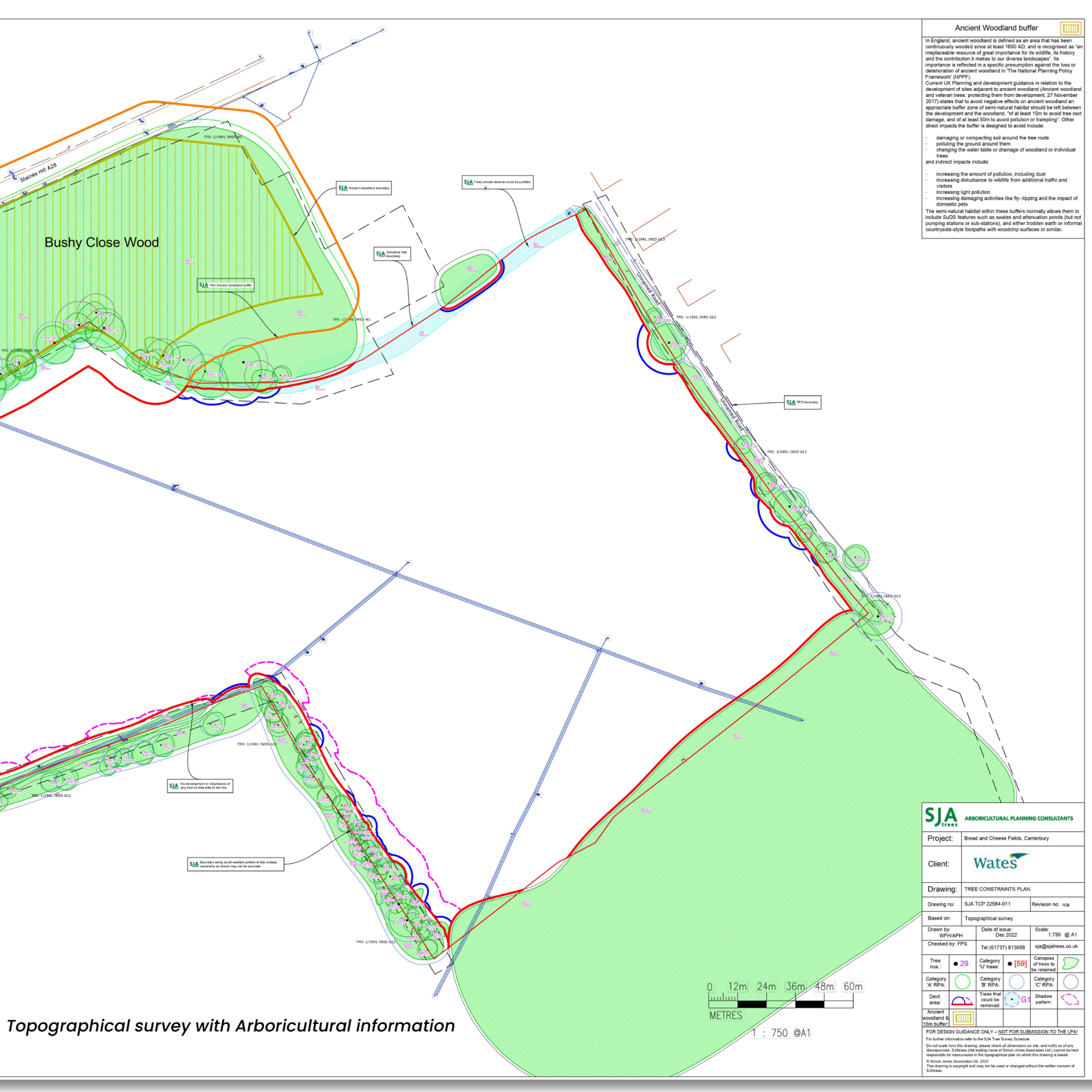
Trees whose removal could be justified

Trees whose canopies are shown in light blue are those whose removal would not appear to conflict with national, regional or local planning policies and therefore can be justified in arboricultural terms. These comprise specimens that are either surrounded by other, better quality trees, or those which are situated internally within the site and are not contributing significantly to the local landscape, boundary screening, or public views. Some larger or more visible trees may also be included where it can be demonstrated that removal would neither impact the local landscape significantly, nor open up views into or out of the site.

A tree shown as one whose removal could be justified does not mean that it has to be removed, nor that its removal is necessarily desirable in arboricultural or landscape terms; it means simply that in our judgement it should not be considered to be a material constraint on a proposed development layout.

If specimens whose removal could be justified are to be retained, they must be protected from construction damage in the same way as those trees identified as being retained; i.e. there must be no development or disturbance of any kind within their root protection areas, the extents of which are depicted in green, blue or grey. See 'Arboricultural Constraints' below.

Consequently, if a proposed layout can be designed to be entirely outside the constraint lines shown on this plan, it is unlikely that the LPA will raise any objections to the scheme on the grounds of loss of or damage to existing trees. If this cannot be achieved, then objections may be expected: these could necessitate direct liaison with council officers, further design work or a recommendation for refusal of a planning application.



Ancient Woodland buffer

In England, ancient woodland is defined as an area that has been continuously wooded since at least 1600 AD, and is recognised as 'an irreplaceable resource of great importance for its wildlife, its history and the contribution it makes to our diverse landscapes'. Its importance is reflected in a specific presumption against the loss or deterioration of ancient woodland in 'The National Planning Policy Framework (NPPF)'.
 Current UK Planning and development guidance in relation to the development of sites adjacent to ancient woodland (Ancient woodland and veteran trees: protecting them from development, 27 November 2017) states that to avoid negative effects on ancient woodland an appropriate buffer zone of semi-natural habitat should be left between the development and the woodland: 'of at least 15m to avoid tree root damage, and of at least 50m to avoid pollution or trampling'. Other direct impacts the buffer is designed to avoid include:

- damaging or compacting soil around the tree roots
- polluting the ground around them
- changing the water table or drainage of woodland or individual trees

and indirect impacts include:

- increasing the amount of pollution, including dust
- increasing disturbance to wildlife from additional traffic and visitors
- increasing light pollution
- increasing damaging activities like fly-tipping and the impact of domestic pets

The semi-natural habitat within these buffers normally allows them to include SUDS features such as swales and attenuation ponds (but not pumping stations or sub-stations), and other trodden earth or informal countryside-style footpaths with woodsy surfaces or similar.

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project: Bread and Cheese Fields, Canterbury

Client: **Wates**

Drawing: TREE CONSTRAINTS PLAN

Drawing no: SJA TCP 22584-011 Revision no: n/a

Based on: Topographical survey

Drawn by: WFH/APH Date of issue: Dec 2022 Scale: 1:750 @ A1

Checked by: FPG Tel: (01737) 813058 sja@sja-trees.co.uk

Tree nos.: ● 29 ● [59] Canopies of trees to be retained

Category 'A' RPA: ○ Category 'B' RPA: ○ Category 'C' RPA: ○

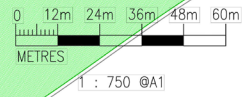
Devt. mark: ○ Trees that could be removed: ○ G Shadow pattern: ○

Ancient woodland & 150m buffer: [Symbol]

FOR DESIGN GUIDANCE ONLY - NOT FOR SUBMISSION TO THE LPA!

For further information refer to the SJA Tree Survey Schedule.
 Do not scale from this drawing, please check all dimensions on site, and notify us of any discrepancies. Submits the trading name of Simon Jones Associates Ltd (cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based).
 © Simon Jones Associates Ltd 2022
 This drawing is copyright and may not be used or changed without the written consent of SJA-trees.

Topographical survey with Arboricultural information



DRAINAGE ASSESSMENT

- The site is in flood zone 1 and is therefore considered low risk for surface water flooding.
- On site attenuation is required to provide capacity to store excess rainfall on site during the extreme 1 in 100-year event, plus an allowance for climate change.
- Most of this will be provided in a pond situated in the proposed amenity area, and additional SuDS features including permeable paving and swales will enhance the quality of the discharged water.
- The public sewer records show a 150mm Ø foul sewer in the vicinity of the site. It is possible to connect a new gravity sewer from all parts to the development.
- Consultation with the LLFA and statutory providers is ongoing and will continue to inform the proposal prior to the submission of an application.

ARCHAEOLOGICAL ASSESSMENT

- Based on an archaeological assessment by RPS and a review of historical mapping, aerial photographs, and Lidar data, it is evident that all archaeological remains have been removed from the central part of the Study Site.
- Therefore, the professional advice is that while any planning consent would be subject to archaeological planning conditions, archaeology would not form a limit to the scope or density of any development proposals.





4.0



PROPOSAL



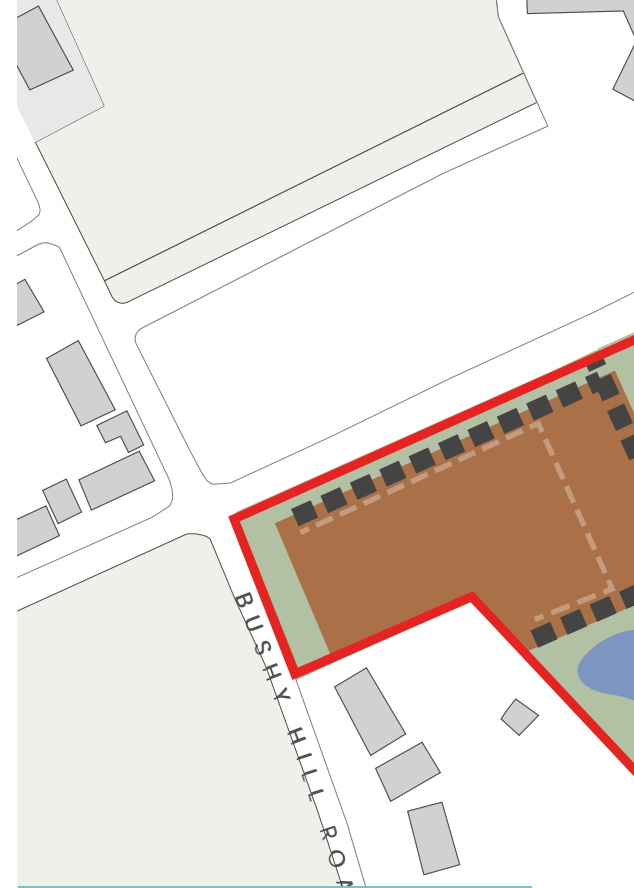
4.1

PARAMETERS:

4.1.1 LAND USE

Following the analysis of the local area, and the valuation of the considerations of the site. This plan highlights the development parcels and how we can ingrain a landscape/green led development that integrates to the wider area of Hersden.

- Development parcels to respect and align with surrounding forms
- Open space will comprise general green space, play provision (LAP - Local Area for Play). This will provide accessible and suitable play opportunities for the new residents and community.
- Enhanced landscaping edge, including a buffer around the development parcel.
- Allocated area for SUDs for on-site drainage solutions.
- A green corridor is proposed within the layout to create connections to different areas of the site and the break up the development parcel.



KEY

SITE & SURROUNDINGS

— SITE BOUNDARY

■ ANCIENT WOODLAND

■ EXISTING BUILDING

SITE LAND USE

■ STRUCTURED LANDSCAPING

■ INDICATIVE OPEN SPACE

■ DEVELOPMENT PARCEL

- - - INDICATIVE BUILDING FRONTAGES

● PROPOSED LOCATION FOR SUDS

● PROPOSED LOCATION FOR LAP

INDICATIVE ROUTES & ROADS

■ INDICATIVE VEHICULAR MOVEMENT

STAINES HILL

BUSHY CLOSE
WOOD

HERSDEN
HILL

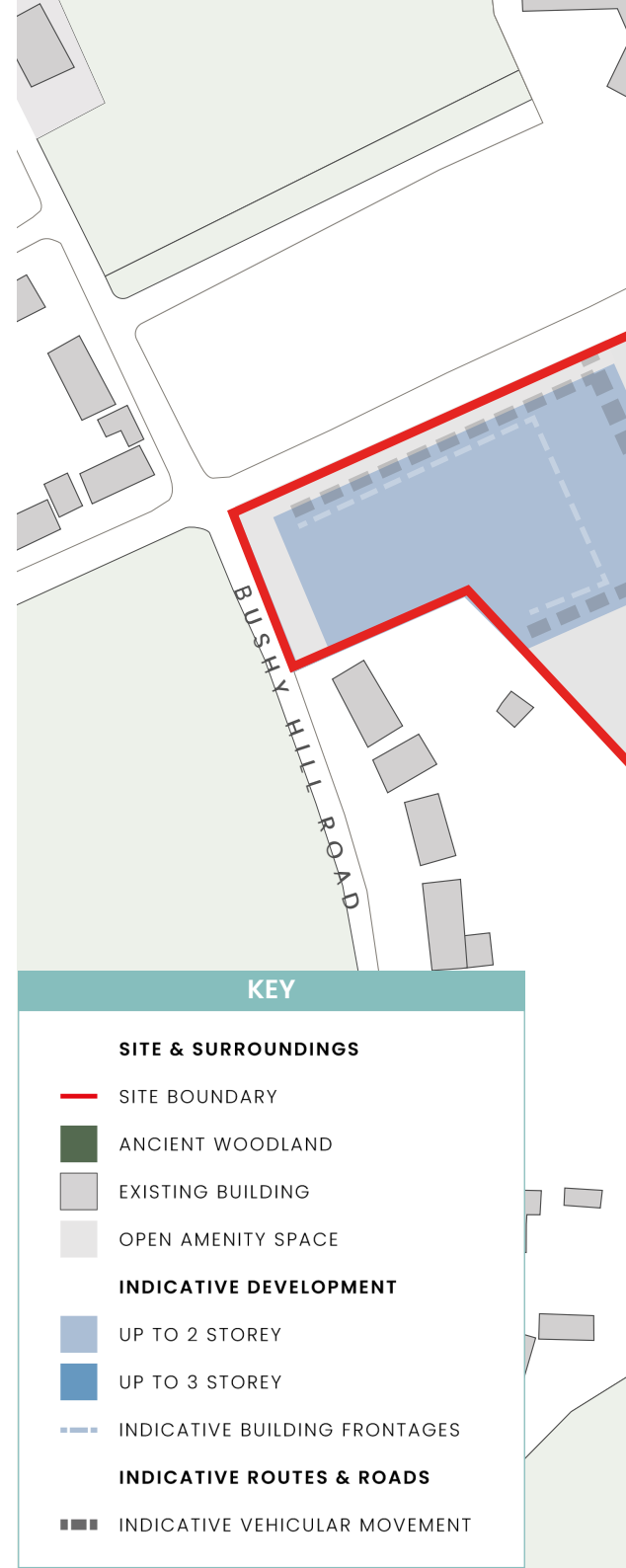


4.1

PARAMETERS:

4.1.2 BUILDING HEIGHTS

This site will predominantly consist of 2 storey which reflects the recent developments in the area and the residential build forms along Staines Hill. The centralised parcel will act as a focal point for the site, having multiple usages; one being to navigate and anchor the whole scheme, in doing so 3 storey feature buildings will act as a landmark building.



STAINES HILL

BUSHY CLOSE
WOOD

HERSDEN
HILL



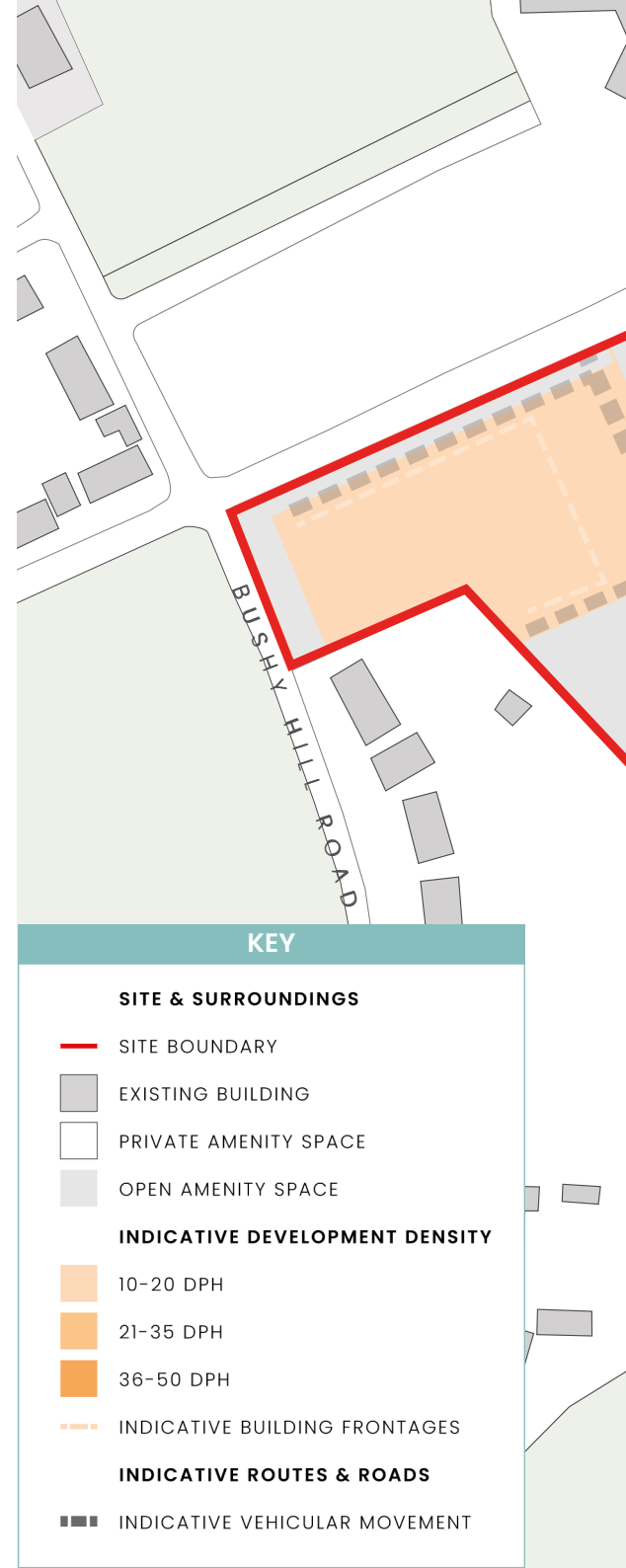
4.1

PARAMETERS:

4.1.3 DENSITY

A variety of densities are proposed throughout the site. The design will be responsive to the built edge along the northern and eastern boundary of the site and reflect the character of the surroundings including the recently built out neighbouring development, while the centre of the site holds the highest density.

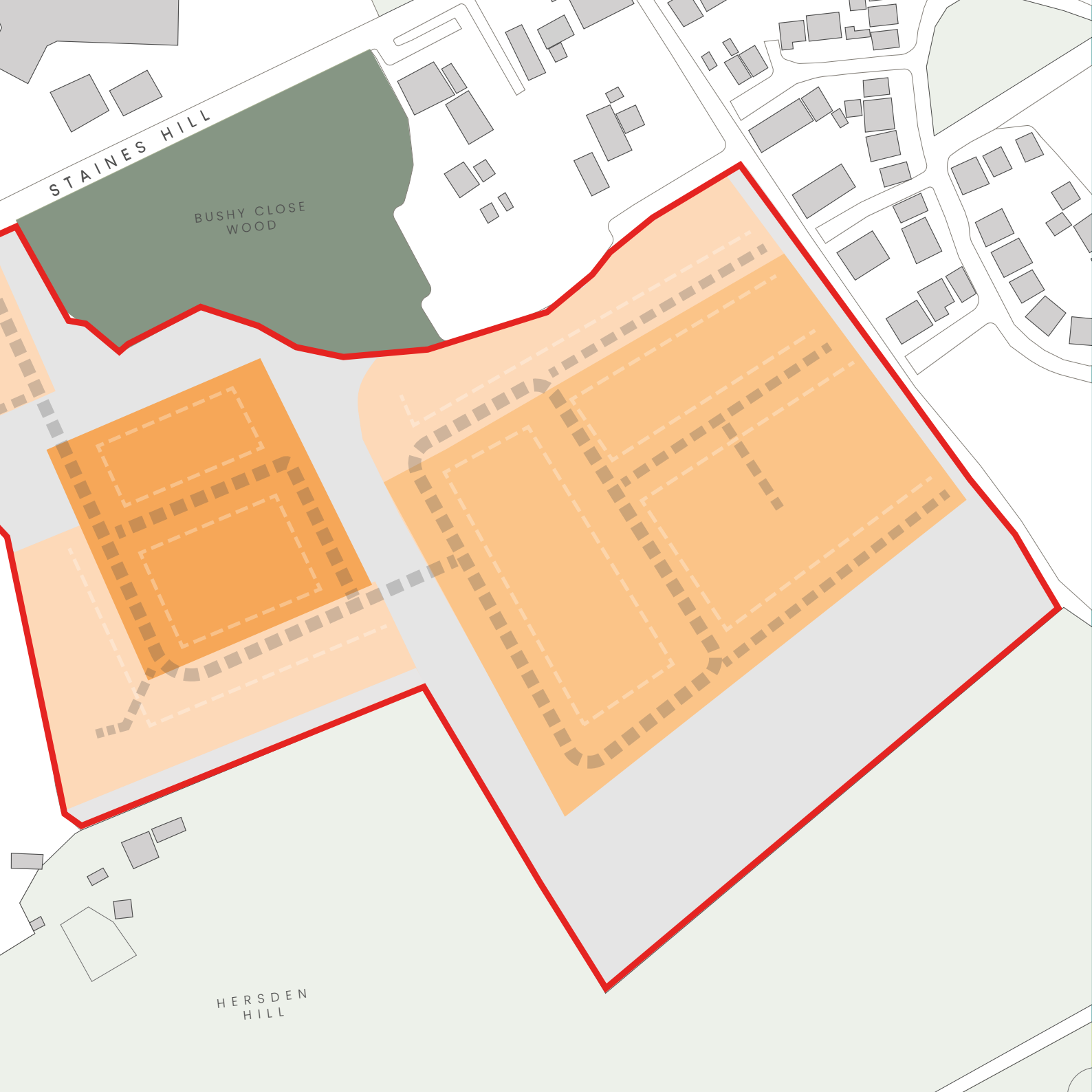
Overall the site will achieve an average of 35 DPH sitewide in accordance with the Local plan allocation criteria.



STAINES HILL

BUSHY CLOSE
WOOD

HERSDEN
HILL

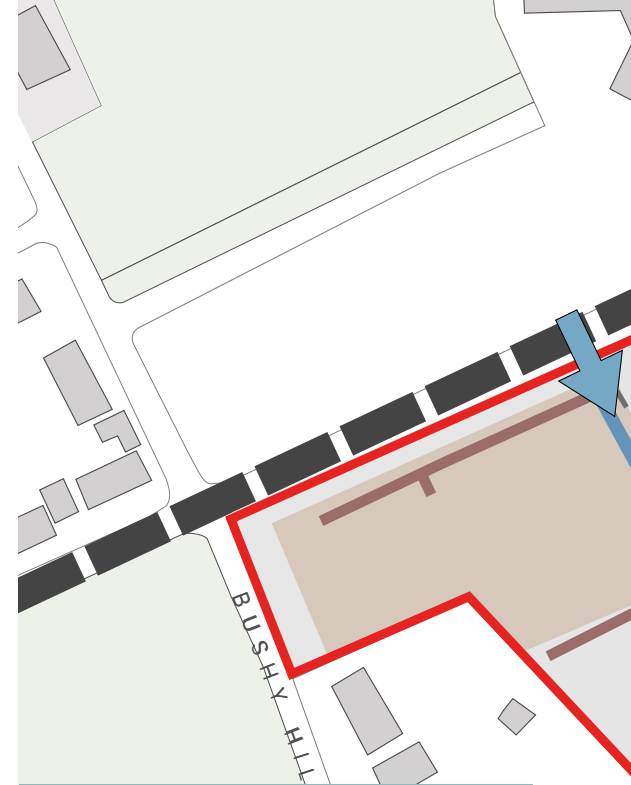


4.1.4 ROUTES & ROADS

To facilitate the creation of a clear and accessible development that avoids a monotonous road layout, it is crucial to establish a clear and concise street hierarchy. This hierarchy clearly outlines potential of the movement parameters for the development.

The key parameters outline in this plan are:

- Principle vehicular access via Staines Hill
- Structured road hierarchy to best facilitate the flow of vehicles.
- Movement network designed to be pedestrian and cyclist friendly to maximise sustainable forms of transport.
- Parking strategies depending upon the location, density and building typology.



KEY

SITE & SURROUNDINGS

- SITE BOUNDARY
- ANCIENT WOODLAND
- EXISTING BUILDING
- OPEN AMENITY SPACE
- DEVELOPMENT PARCEL

INDICATIVE ROUTES & ROADS

- ➔ VEHICULAR ACCESS
- ↔ PEDESTRIAN/CYCLE ACCESS
- STAINES HILL
- PRIMARY ROAD
- SECONDARY ROAD
- PRIVATE DRIVE
- COURTYARD
- PEDESTRIAN/CYCLE ROUTE

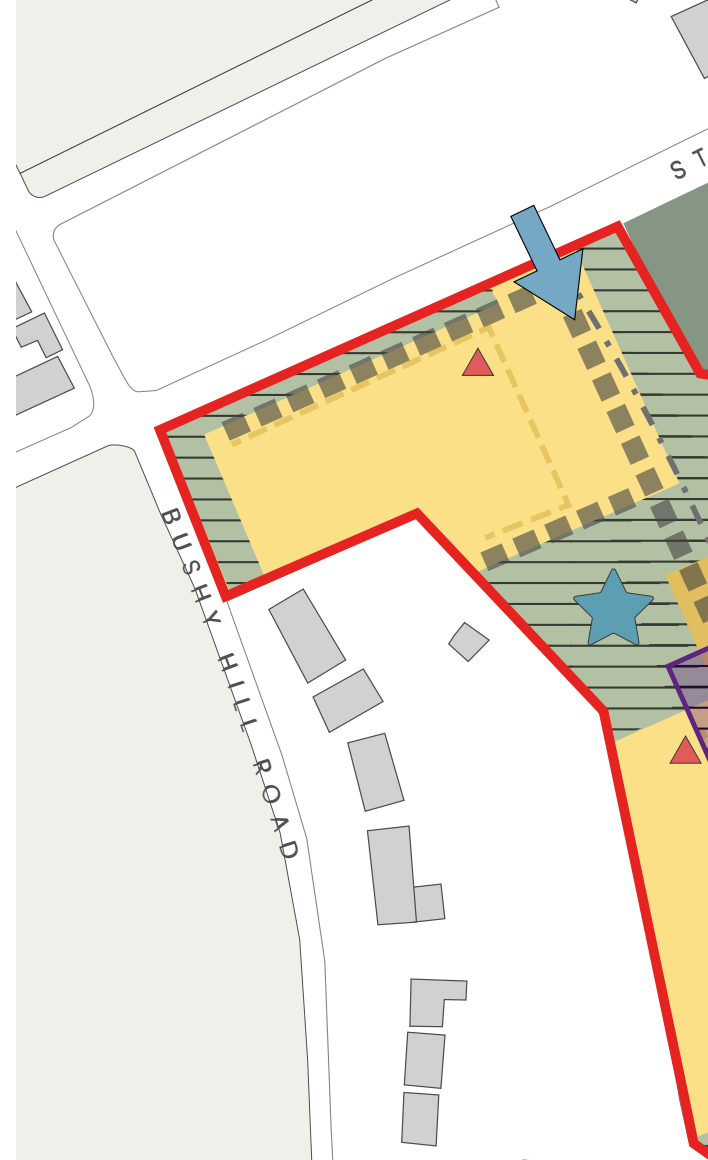


BUSHY CLOSE
WOOD

HERSDEN
HILL

Our analysis of the constraints and opportunities and the layering of the design parameters has been incorporated into this parameter plan, forming the basis of the next stage of the design development process - a breakdown is provided below:

- Structured landscaping throughout the scheme, with tree lined streets and the ability to incorporate views across the site through street alignment.
- Enhanced landscaping edge, including a buffer to the southern edge, to retain views towards Hersden Hill.
- Landscape buffer in the form of natural and semi-natural open space to the north of the site adjacent to the Ancient Woodland, thus respecting the buffer zone.
- Utilising the topography of the site with attenuation basin/ sustainable drainage systems for natural drainage solutions.
- High-quality development in attractive areas responding and fulfilling the housing needs of the local area.
- Higher density with opportunity for 3 storey building heights in the centre of the development.
- Provision of open space for biodiversity enhancement opportunity and proposed LAP facilities.
- Structured routes around and through the development for both pedestrian and cycle connectivity.



KEY

SITE & SURROUNDINGS	INDICATIVE DEVELOPMENT	
SITE BOUNDARY	UP TO 2 STOREY	
GREEN SPACE OUTSIDE SITE	UP TO 3 STOREY	
ANCIENT WOODLAND	INDICATIVE BUILDING FRONTAGES	
EXISTING BUILDING	LANDMARK BUILDING	
LANDSCAPING		
STRUCTURED LANDSCAPING	KEY CORNER LOCATION	
INDICATIVE OPEN SPACE	FOCAL SPACE	
POTENTIAL LOCATION FOR SUDS	INDICATIVE ROUTES & ROADS	
PROPOSED LOCATION FOR LAP	VEHICULAR ACCESS	
	PEDESTRIAN/CYCLE ACCESS	
	INDICATIVE VEHICULAR MOVEMENT	

AINES HILL

BUSHY CLOSE
WOOD



HERSDEN
HILL

Our key objective is to blend the character of the surroundings whilst also creating a place with identity that responds positively to the existing community. The scheme will be reflective of its locality, and the distinctive natural and built elements of this part of Hersden will be woven into the fabric of the scheme. Major open spaces, green verges, and pocket communal spaces will be brought together to create tranquillity and beauty. Assessing the surrounding density of existing the newly proposed developments, we believe that the site is able to achieve 150 family and affordable homes.

This will be delivered through multi-level site features, for example:

- Providing an appropriate housing mix in line with Policy DS2 resulting in a high-quality built environment in accordance with Policy DS6
- Providing 30% affordable housing
- 15% of dwellings built to M4(2) standards
- 5% of dwellings to be built to M4(3) standards
- Amenity green space including green corridor
- Play facilities including LAP facilities
- Designed relating to recent surrounding developments for a coordinated approach to the growth of the village
- Relating pattern, scale and character ensuring no coalescence between Hersden and Westbere
- Providing suitable SuDS system making use of the existing topography on the site
- Improved wider pedestrian and cycle connections



Bushy Close Wood

COALFIELD CLOSE

100 KENNEDY ROAD



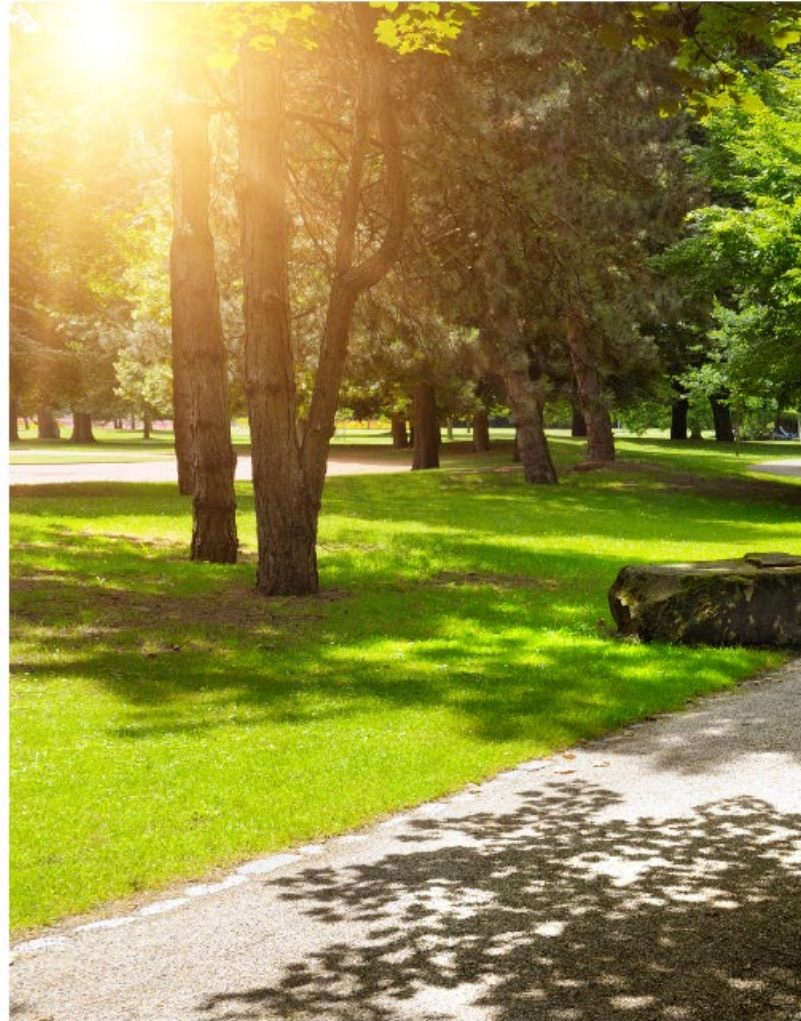
The site layout showcases the vision for the scheme, which highlights the nature of the development in its surrounding context. The design parameters and framework have guided the scheme layer by layer incorporating constraints and opportunities, technical and ecological findings through site appraisals and assessments.

Key objectives of the vision is to seamlessly integrate the development within the existing, respected local character, appearance and the amenity of neighbouring dwellings, whilst working to the allocation of the local plan. The proposed layout offers a formal structure which follows surrounding build lines, with the addition of new open space which respects the buffer to the ancient woodland, while private amenity spaces provide adequate separation distances to neighbouring properties.

- Ensuring that new high-quality homes are arranged in a manner that respects the existing features such as the built edges, hedge lines, rural edges and individual mature trees.
- By aligning streets to create vistas views of existing mature trees and other landscape elements.
- Utilising rural edges to form a zone of open space that can be enhanced with a nature trail.
- Formation of a block layout and road structure that enable the creation of lanes, courtyards and mews to respect the rural character of the surrounding form of Hersden.









5.0



CONCLUSION



As demonstrated throughout this document and other details submitted in support of the vision for the proposed development that would result in a valuable and beneficial addition to the area of Hersden and Canterbury. Its design is in keeping with the local area and accords with relevant local and national planning policies and guidance.

The proposal vision has been set out to respect its setting and surroundings while enhancing the residential landscape. By retaining existing trees and creating green buffers, the green-led scheme will propose significant new areas of public open space that will utilise this site to provide a modern yet desirable place to live close to the city centre whilst following the surrounding design principles.

At Wates, our intention is to engage positively with council officers, key stakeholders, the public and local residents to ensure the scheme is forthcoming to feedback and services that could improve our vision. At the next stage, further technical and site survey investigations will take place to further develop our proposal at Land off Island Road, Hersden, Canterbury.





PROVIDING UP TO
150
NEW HOMES



CLOSE PROXIMITY TO
STURRY
TRAIN STATION



AIDING THE
CREATION OF
JOBS
ON & OFF SITE



OFFERING UP TO
30%
AFFORDABLE HOMES



SUSTAINABLE
CONSTRUCTION
CONSIDERATIONS



PROVISION OF
**OPEN &
PLAY SPACE**

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