



PARKER
STRATEGIC LAND



A VISION FOR
BODKIN FARM
WHITSTABLE

JANUARY 2023

EXISTING BUILDINGS ON SITE

A2990 THANET WAY

CENTRAL PARK

SCHOOL SQUARE

SECONDARY SCHOOL

THE VISION

Parker Strategic Land is bringing forward proposals to deliver a mixed-use development at Bodkin Farm, Thanet Way in Whitstable. The development will facilitate the delivery of a new secondary school to serve existing and future communities, as well as much needed high-quality homes for Whitstable. The proposals will also be delivered alongside an enhanced landscape and generous open spaces.

Parker Strategic Land is a family-owned company who promote, manage and develop new places to live, work and enjoy around the country. We have extensive experience in land development and a proven track record for bringing forward and delivering strategic developments throughout the Midlands, South, East and West of England. Our parent company, Parkers of Leicester Limited is over 100 years old and owns over 12,000 acres throughout England.

For many years the family and business have been involved in land promotion and development, historically selling our land to house builders. However, as a landowner we saw the opportunity to help shape the direction of future developments and better meet the needs of local communities by promoting our own land as well as identifying and bringing forward other development opportunities.

Our strong family values determine how we work. We assemble teams of experienced professionals and our bespoke approach

to planning, working with land owners, the local community and local authorities allows us to achieve our aspirations of creating and delivering quality places we can be proud of.

We currently own and promote over 30 sites throughout the country (including freehold of whole Site at Bodkin Farm), ranging from 100 homes through to large strategic sites of over 5000 homes. We have unrivalled experience in owning, promoting and delivering some of the country's largest and most successful strategic developments.



PARKER
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developing new places
to **live, work and enjoy**

THE VISION WILL:



Provide 8ha of land for a new
Secondary School and sixth form

Deliver Approximately 300 new
homes to meet local needs



Deliver a sustainable location within
close proximity to a train station
and maintaining the 'Green Gap'
between settlements

Create a network of accessible
public open space to enhance
the natural landscape



THE PROPOSALS

Bodkin Farm is located only 3.5km east of Whitstable and presents a unique opportunity to deliver a secondary school, approximately 300 new homes, a local centre and large areas of publically accessible open space, all located within a sustainable location near a train station and bus links.

The proposals are consistent with Policy W8. They deliver housing in the western half of the site and the Secondary School in the eastern half, maintaining the 'Green Gap' to Herne Bay and being respectful of the ancient woodland adjacent to the site boundary. Upgrading the foot/cycleway along Thanet Way as well as the option of walking along Maysdown Road will allow children to walk between the railway station and the school safely in around 12 minutes.



This document utilizes initial evidence based studies and constraints information to start to articulate strategies and ideas that may underpin the emerging proposals. Continuing work will need to include significant stakeholder and public engagement as the Planning process progresses.



Sustainable location within 650m from Chestfield & Swalecliffe train station



New Secondary school will deliver on Policy W8

The school will create a defined and permanent edge to Whitstable with the ancient woodland as its backdrop

Two new junctions along Thanet Way. The eastern junction allows direct access to the school

SITE LOCATION

The site is located to the south of Thanet Way, Whitstable and comprises land east of Bodkin Farm extending to approximately 24 ha.

It is conveniently located within 650 metres from Chestfield & Swalecliffe train station and its closeby services such as shops, Chestfield Medical Centre, Swalecliffe Library, restaurants and Swalecliffe & Chestfield Community Association. Whitstable Harbour and Castle are within 3.5 km. It is also a short distance to the sea (1.5km).



PLANNING POLICY

Policy W8 Bodkin Farm

The Canterbury Local Plan was adopted in July 2017 and set out a vision for the area from 2011 to 2031. In the current Local Plan, this site forms part of a 'Green Gap' under Policy OS6.

Canterbury City Council is now in the process of producing a new Local Plan to cover the period to 2045. This draft Local Plan seeks to make provision for an average of 1,252 new dwellings per year between 2020 and 2045.

In the consultation draft Local Plan 2045, Whitstable is identified as an Urban Area in the highest tier of the proposed settlement hierarchy. Policy SS3 states that the Whitstable urban area (alongside the Herne Bay urban area) will be the secondary focus for development in the district (after Canterbury).

The draft Local Plan 2045 provides a 'Vision' for Whitstable and states: "Whitstable will continue to be an attractive, distinctive coastal town offering a variety of independent businesses and services for residents and visitors.

Its unique blend of shops, bustling harbour and coastal heritage will continue to thrive, along with its expanding art and cultural scene.

More opportunities for walking, cycling and public transport use will help make the town centre's streets a pleasant environment for residents and visitors."

Policy W3 of the draft Local Plan relates to the Whitstable Urban Area and identifies, amongst other points, new education infrastructure to be provided:

"Education and health facilities provision will be supported to meet existing and future communities, including a new 3FE primary school and an additional 2FE special education needs and disabilities school at Brooklands Farm and a new six form entry secondary school with sixth form at Bodkin Farm."

The need for additional secondary education school provision is explained at paragraph 1.27 of the draft Local Plan:

"Some of the key infrastructure requirements set out within this plan therefore include the provision of major new secondary school infrastructure at the coast, to help address the long standing imbalance between provision in the city and that serving the coastal towns ..."

Policy W8 of the draft Local Plan proposes the allocation of the land at Bodkin Farm for the following uses:

(a) Non-residential development:

- (i) Provision of a new 6FE secondary school, with 6th form (8.03ha);
- (ii) Provision of new local shopping and community facilities; and
- (iii) Proportionate land and build contributions towards early years, primary, secondary and SEND

education plus proportionate contributions for primary healthcare and other necessary off-site community infrastructure.

(b) Approximately 250 new dwellings across circa 7.16ha:

- (i) 30% affordable housing in line with Policy DS1;
- (ii) 10% bungalows;
- (iii) 15% of new homes to be built to M4 (2) standards, and 5% to be built to M4 (3) standards; and
- (iv) An appropriate housing mix, in line with Policy DS2.

(c) Open space: new on-site open space will be provided in line with Policy DS24, to include approximately:

- (i) 2.37ha of natural and semi-natural;
- (ii) 1.33ha of amenity green space (including green corridors);
- (iii) 0.47ha of parks and gardens;
- (iv) 0.33ha of play facilities including:
 - (1) 0.15ha of fixed play areas with LAP and LEAP facilities; and
 - (2) 0.18ha of NEAPs and destination play facilities.
- (v) 0.52ha of outdoor sports; and
- (vi) 9 allotment plots (0.22ha).



Policy W8 - Bodkin Farm - concept Masterplan from draft Local Plan

THE SITE: LANDSCAPE CONTEXT

The Site comprises a former farmstead (Bodkin Farm) with associated buildings, mostly derelict or in disrepair, and several fields. Vegetation on the Site is predominantly limited to field boundaries in the form of hedgerows and trees.

Drainage ditches also align some field boundaries on the Site. The northern Site boundary is constrained by the A2290/Thanet Way. The eastern Site boundary is bounded in part by Molehill Solar Farm, and in part by Purchas Wood, which along with boundary vegetation, provides good containment and screens views of the Site. The western Site boundary abuts small pasture fields. A field, and the rear of residential properties located on Maydowns Road adjoin the southern Site boundary. Hedgerow and tree belts along field boundaries within and on the peripheries of the Site are robust and provide a strong sense of enclosure to the Site, intermittent areas are devoid of vegetation along the northern Site boundary. A distinct north-south hedgerow and tree belt run through the centre of the Site. A public footpath runs its course along the southern Site boundary, connecting the settlement of Whitstable in the north-west with Molehill Road in the south-east.

The Site is located on the coastal plain, with land rising inland to the south. The Site is located on the northern end of a gentle spur, running north from higher land to the south. The landform of the Site gently falls in both eastern and western directions from an elevation of approximately at 15m AOD in the central part of the Site to lower land at an elevation of 5-10m AOD in the west, and 15m – 10m AOD in the east. The Site and its immediate surrounds are generally flat due to its coastal location, typical of the landscape character area it falls within, more elevated land is located approximately 2km to the south at Shrub Hill.

The land between Herne Bay and Whitstable is currently designated as a green gap, but not covered by any other designation, and is approximately 240m north of the Blean Woods Area of High Landscape Value. The Site is located in the Blean (Kent Landscape Character Area).

Views in the vicinity of the Site are relatively constrained. Topography is generally flat and along with vegetation, limits the extent of many views. Immediate views into the Site are afforded from the footpath along the southern Site boundary, and a sequence of views from A2290/Thanet Way.

The Green Gap

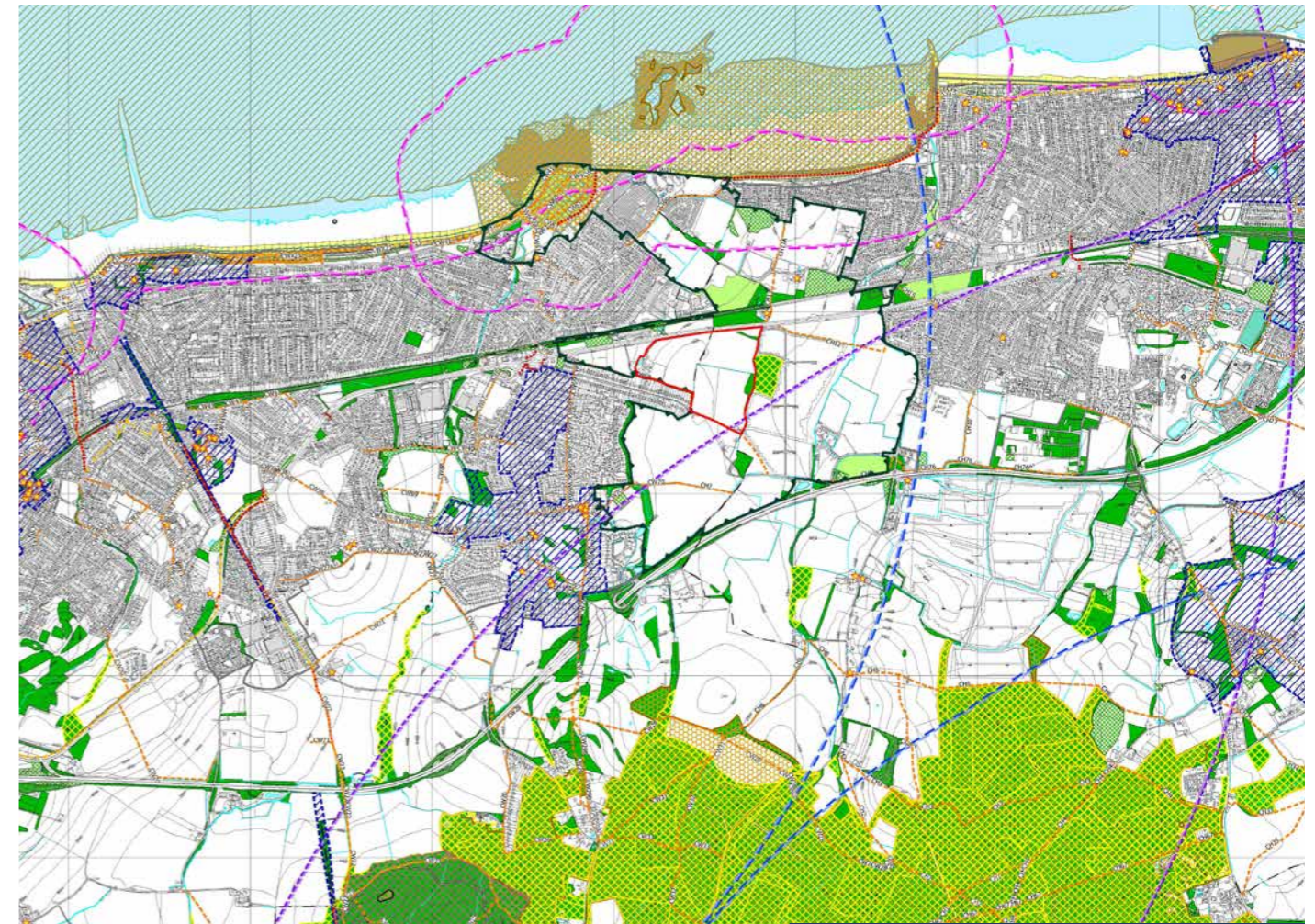
The Site is located in the Herne Bay and Whitstable Green Gap designation. The Herne Bay and Whitstable Green Gap comprises an extensive area, stretching north from the A299 until it stops short of Long Rock at the coast. The Site comprises a small part of this area in the western extent of the Green Gap. The Site adjoins some housing along Maydowns Road, Whitstable, retaining a gap between Herne Bay and Whitstable. Land surrounding the Site in the Green Gap comprises land west of Bodkin Farm, north of Thanet Way and southeast of the Site, ensuring a clear distinction remains between Herne Bay and Whitstable. The Green Gap comprises a range of uses such as open fields, roads, a railway line, a wastewater treatment works, waste and recycling facilities, a caravan park, commercial space, dispersed dwellings and a solar panel farm. These uses convey a mixed character of the Green Gap with no clear character or appeal.

The Site is located in an area which is distinctly influenced by existing development in all directions, it is adjacent to the existing urban settlement edge of Whitstable and adjoins Thanet Way, therefore exhibiting limited tranquillity, and increased noise and activity. The Site is well-contained along its eastern boundary by robust vegetation and a block of Ancient Woodland at Purchas Wood. The Site is already separated from the remainder of the Green Gap further east by sizeable development at Molehill Solar Farm.

The Green Gap located east of Molehill Solar Farm comprises generally flat terrain, with open views to the south of the intervening landscape in between Whitstable and Herne Bay.

The Site is allocated in the draft local plan for mixed use development. Specific criteria for the Site are set out under Policy W8. It is important to ascertain the suitability of the entire Site for development. Whilst draft policy reserves the eastern extent of the Site solely for development of the secondary school, a comprehensive green-blue infrastructure/ landscape strategy alongside residential development which could too occupy the

eastern extent of the Site which would retain a suitable extent of more open landuses on the most eastern edge of the site, related to the secondary school, to provide a transition from development to the remaining Green Gap. An equal spread of development across the Site would convey cohesion and ensure connectivity across the entire Site. Landscape and biodiversity would be a priority creating a landscape framework to assimilate the Site within the landscape through linking new and existing habitat, creating green spaces through the retention of existing hedgerows and buffers and the implementation of new vegetation, whilst meeting BNG expectations.



Site Context Plan	
Site Boundary	Sustrans Cycle Route +
Existing Woodlands, Copses and Tree Belts	Cycle Route
Existing Scrub ^	Listed Buildings ~
Existing Water Courses and Features ^	Scheduled Monument ~
Contours/Spot Heights (Metres AOD) ^	Conservation Area ~
Public Rights of Way *	Sites of Special Scientific Interest #
Coastal Path # / Long Distance Walks ^	Special Protection Area #
Countryside Rights of Way Access Areas #	Special Protection Area, 400m Buffer #
	Special Protection Area, 5km Buffer #
	Special Protection Area, 7km Buffer #
	Special Area of Conservation #
	Ramsar Site #
	Ancient Woodland #
	National Nature Reserve #
	Traditional Orchards #
	Green Gap ##
	Boundary of Urban Area ##

THE SITE: CONSTRAINTS & OPPORTUNITIES

Desktop studies on the potential site constraints that cover all aspects of environmental, planning and engineering matters have been undertaken and inform the design concepts presented within this document. This summary demonstrates the development proposed is not technically constrained and would be deliverable in the short term.



FLOOD

The site is predominantly located within Flood Zone 1 (Low Risk of fluvial flooding and does not prevent a barrier to development). The Kite Farm Ditch has areas of Flood Zone 2 (Medium) & 3 (High) risk associated with it, but mostly outside the Site boundary. Updated hydraulic modelling will be undertaken to define flood extents in more detail prior to an application and a Flood Risk Assessment will assess all forms of flooding.

DRAINAGE

Adequate provision for surface and foul water drainage will be provided in order to meet the needs of the site and, through careful design, provide betterment off site. The site is split topographically into two catchments (east and west), a greenfield runoff rate can be calculated for each catchment for relevant storm return periods and used as a limiting rate in any redevelopment. The flow rate draining to each catchment will not be increased as to ensure flood risk is not increased off site (and possibly improved in more extreme events).

The implementation of Sustainable Drainage Systems (SuDS) is required on new developments and particularly so in Kent where the Lead Local Flood Authority (Kent CC) are a leading group nationally in the implementation of SuDS.

A detailed drainage strategy would be required to support a masterplan but the presence of watercourses at low points and existing flow routes through the site provides a framework to provide source control, conveyance and treatment features as well as any attenuation that is required to balance flows.

Existing Buildings on site

TOPOGRAPHY

The site has a localised high point with a maximum elevation of approximately 15mAOD at its centre, falling to the east (15-10mAOD) and west (5-10mAOD).



ECOLOGY & TREES

75% of existing hedgerow length can be retained within the new development layout as well as significant new planting of woodland and hedgerow.



ACCESS & MOVEMENT

Two points of access via Thanet Way will be provided. Easy access to existing Bus service on Thanet Way will be provided including new bus stops to link to the secondary school site. In addition new and improved pedestrian cycle links will be provided on Thanet Way to link to the Chestfield & Swalecliffe train station.

Existing Woodland to be protected - 15m buffer



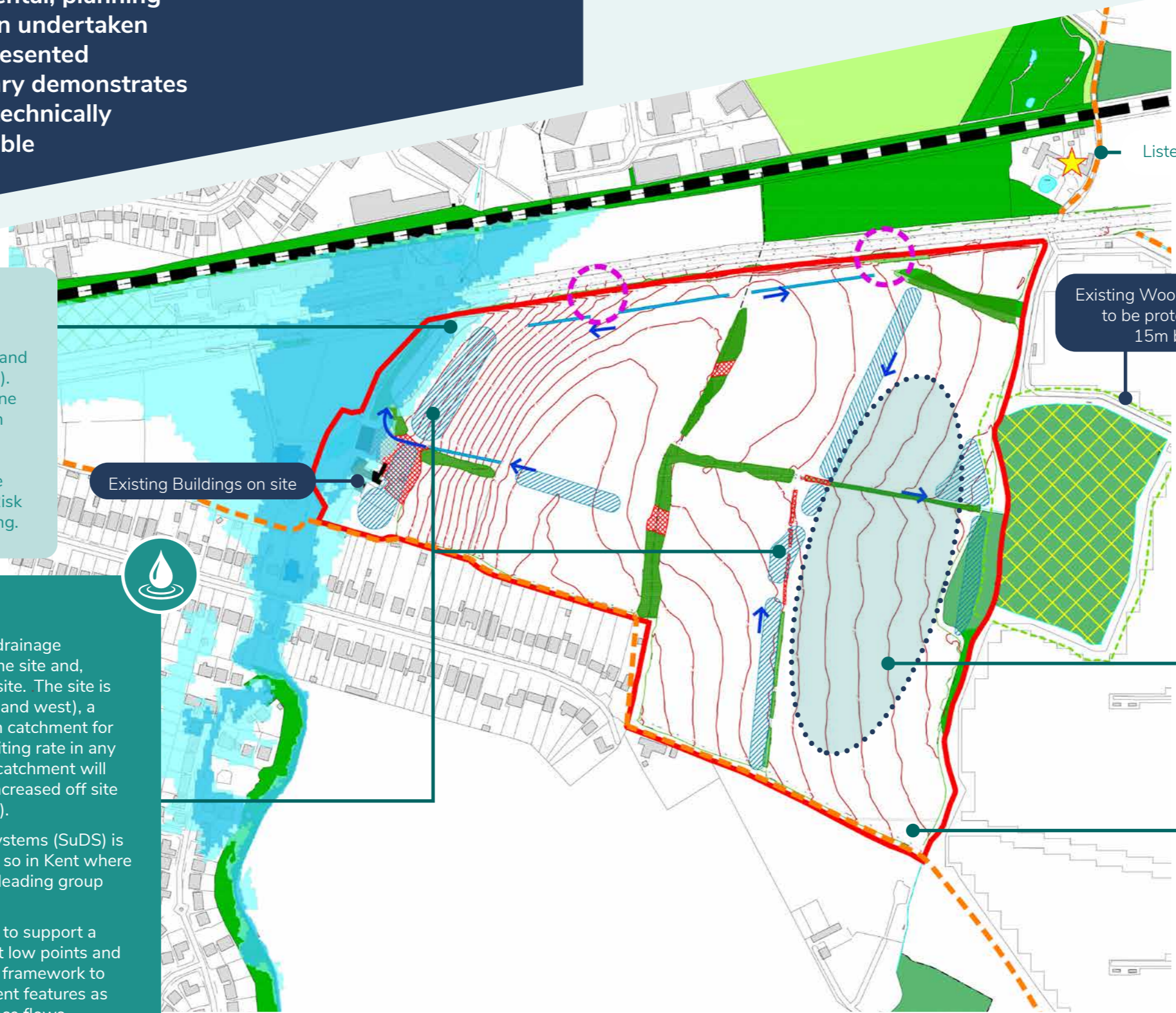
SCHOOL

Policy W8 area requires 8ha to accommodate a new Secondary School.



PEDESTRIAN

Existing PRoW to be re-aligned and fully integrated into proposals.



THE CONCEPT

With the Secondary School located within the eastern part of the site and thereby maintaining an open buffer or Green Gap, and Residential development within the western part of the site adjacent to existing houses, the concept seeks to work with the topography and existing vegetation to create a sense of place.

Through the retention of the trees and hedgerows and the objective of linking footpaths across the site, a network of green corridors and spaces provides a framework for the residential development parcels. Whilst the alignment of the existing Public Footpath will need to be diverted away from the back fences of existing properties, the new linkages will provide a series of circular walking loops and connect the northern edge of the site to the southern edge in a much more positive way.

As well as the implementation of a 15m width no build zone to the Ancient Woodland, Purchas Wood will be protected from public access through the location and extent of the School's eastern boundary. To the northern edges of the site adjacent to Thanet Way a new Noise Attenuation Bund and Woodland planting will create an environment suitable for residential and education uses.

The existing Bodkin Farm complex of buildings provides the opportunity to redevelop as a small, separate character area, whilst as part of a comprehensive drainage strategy the western boundary of the school could be defined and secured in part by a significant length of drainage basins and new wetland habitat.

In terms of placemaking, two primary spatial elements will provide structure and focus for the development layout. A Central Park within the residential area could link to the retained farm buildings to the west and then form a strong link to School Square to the east. These primary spaces would be linked together by both existing hedgerows and new foot/cycle paths and form an important orientation point and change of direction within the Primary road loop that services the whole layout. A busy, active space such as School Square may also offer the opportunity to deliver a small scale retail centre.



Development Principles



DRAINAGE SOLUTIONS

Create a sustainable Urban Drainage Strategy that contains and controls water movement but that also delivers environmental and amenity benefits.



BIODIVERSITY

Enhance the natural assets of the site retaining existing hedgerows and ensure that opportunities for new planting and for biodiversity enhancements form part of the landscape proposals.



HEALTH AND WELLBEING

More than two hectares of new amenity public open space will create a series of walking loops promoting a healthy lifestyle for new and existing residents.



SOCIAL INTERACTION

Creating a 'heart' to the development where the Secondary School and small scale retail will create opportunities for social interaction and help to develop a sense of community.



SUSTAINABILITY

Climate change remains a key driver of planning policy and housing design. The energy needs of the new housing should be minimised in the first place by adopting a 'fabric first' approach.



EASE OF MOVEMENT

Retaining the existing Public Rights of Way and encouraging pedestrian and cycle connections to the train station and within the site will reduce the need for individual car journeys.

THE SECONDARY SCHOOL

The land at Bodkin Farm provides a unique opportunity to assist the delivery of a much needed new Secondary School and Sixth Form for Whitstable and the surrounding areas.

Kent County Council (KCC) has established that the Secondary School phase of Education in the Canterbury Coastal area is under pressure for places due to the long standing imbalance of provision between Canterbury and the coast, and rising rolls, and the impact from the pupil yield of emerging Local Plan housing developments.

In order to assist KCC Education in fulfilling their statutory duty of providing sufficient pupil places, a site with the ability to accommodate 6 Forms of Entry with Sixth Form provision has been reserved within the development boundary.

This will allow for increased parental choice of schools, re-balance current trend of travel to Canterbury and ensure that the needs of existing and new communities are met.

The Secondary School also has the potential to provide out of school hours facilities to the wider community, including indoor and outdoor sports provision.

The land for the school is of an appropriate size and shape for the provision required, as per the Building Bulletin Regulations.

The developers will continue to work closely with KCC to ensure that the provision is delivered when it is required, to benefit not only the pupils from the Bodkin Farm development, but also the wider communities.

The concept drawing opposite shows one way in which the school layout could be delivered.



ILLUSTRATIVE MASTERPLAN

The Illustrative Layout shows one way in which the development for a new secondary school and approximately 300 dwellings could be delivered and successfully integrated into the existing urban area to establish a sustainable, active and attractive new neighbourhood.



Two access locations to be provided via Thanet Way and potential bus link

Lower density development edge

Existing buildings to be redeveloped

Provision of 8ha of land for the delivery of a Secondary school

Central Park

School Square

Secondary School

Maysdown Road

Indicative location for surface water basins

Create natural edge with basins on the school eastern boundary with Purchas Wood

BENEFITS FOR ALL

Provide Quality Homes for All

Proposals will deliver quality homes for local people which are affordable and adaptable. The provision of a mix of housing tenure, type and ownership will contribute towards a vibrant neighbourhood, aided by a tenure blind approach to design that supports social integration and a cohesive community. Housing will be designed to support the needs of the residents over time, adapting and evolving in response to changing lifestyle choices.

Provide a New Secondary School

Parker Strategic Land are committed to make land available to the delivery of a Secondary school at Bodkin Farm.



The provision of land for a **new Secondary School**

A variety of **homes and places**



Delivering significant **Public Open Space**



Encouraging **social interaction**



NEXT STEPS

As we progress through the planning process, we will continue to work with **Canterbury City Council and the local community** to shape our proposals.

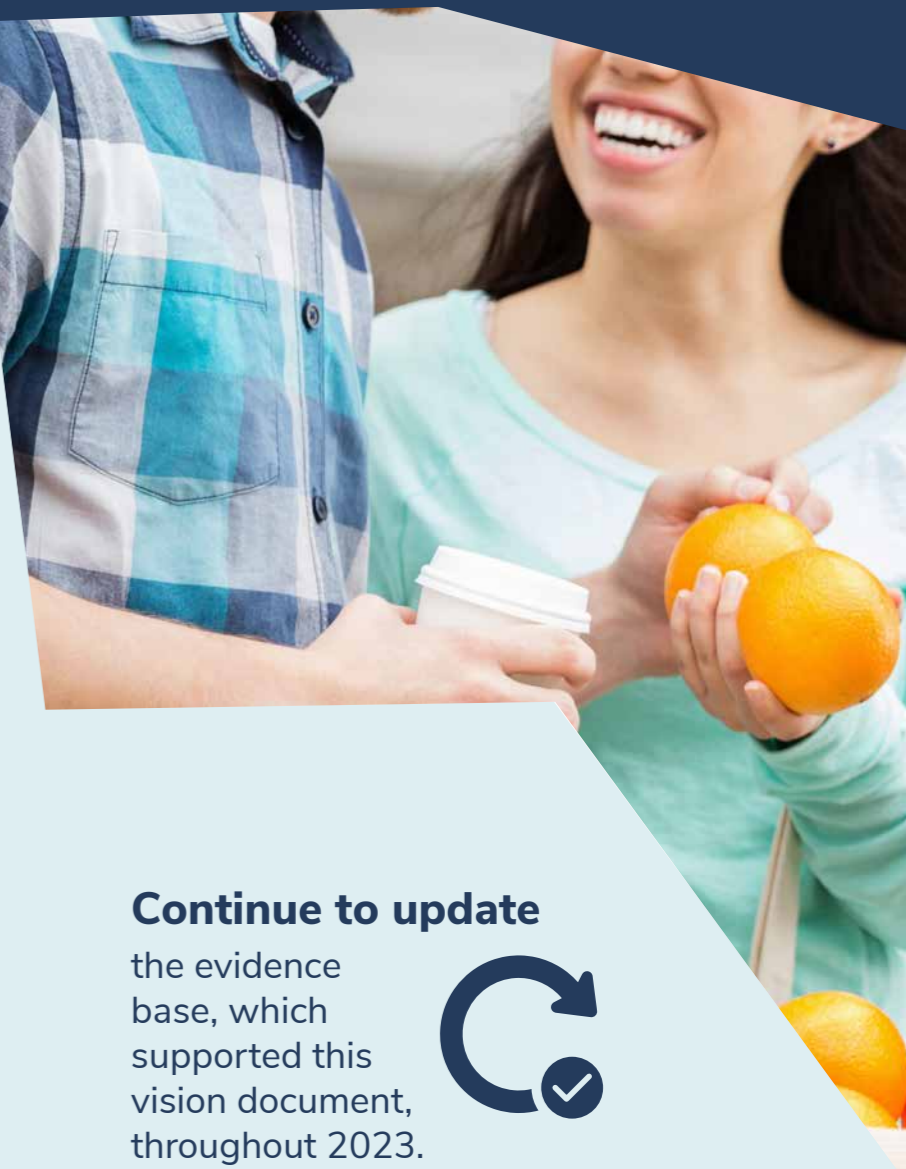


Engage with stakeholders, consultees, **Councillors and local communities**

regarding the proposals, to listen to and understand stakeholder feedback.



Evolve the proposals, taking account of **engagement feedback.**



Continue to update

the evidence base, which supported this vision document, throughout 2023.



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