



06

PLANS & ELEVATIONS

PROPOSED HOUSETYPES EXAMPLES



Front Elevation



Ground Floor Plan



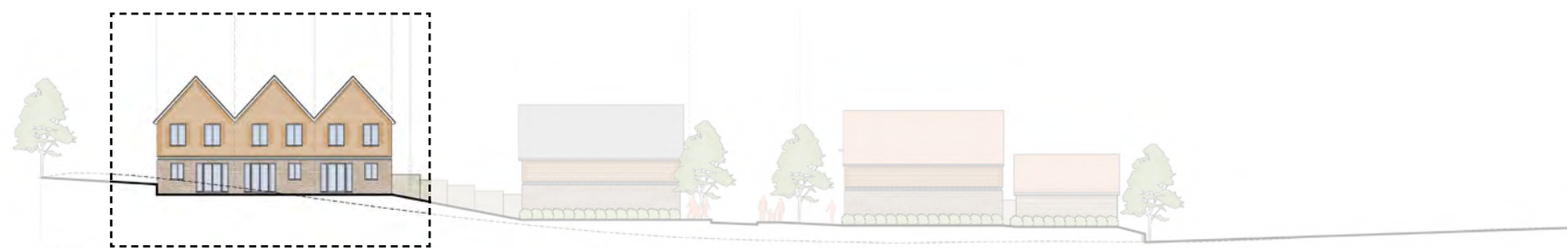
First Floor Plan

2 Bedroom House Example

06

PLANS &
ELEVATIONS

PROPOSED HOUSETYPES EXAMPLES



Front Elevation



Ground Floor Plan



First Floor Plan

3 Bedroom House Example

06

PLANS & ELEVATIONS

PROPOSED HOUSETYPES EXAMPLES



Front Elevation



Ground Floor Plan



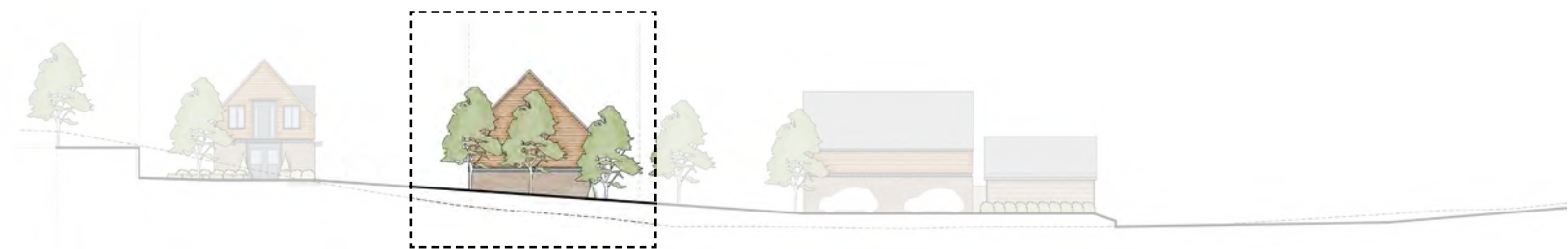
First Floor Plan

4 Bedroom House Example

06

PLANS &
ELEVATIONS

PROPOSED HOUSETYPES EXAMPLES



Front Elevation



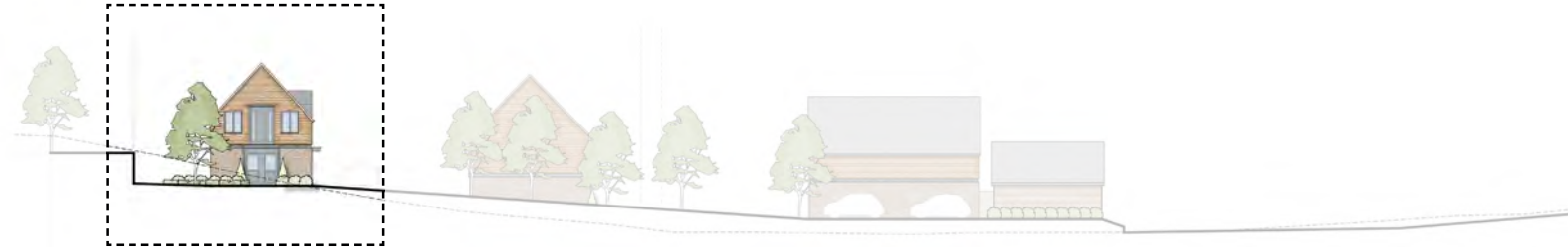
Ground Floor Plan



First Floor Plan

4 Bedroom House Example

PROPOSED HOUSETYPES EXAMPLES



Side Entrance Elevation



Street Elevation



Ground Floor Plan



First Floor Plan

4 Bedroom House Example

06

PLANS &
ELEVATIONS



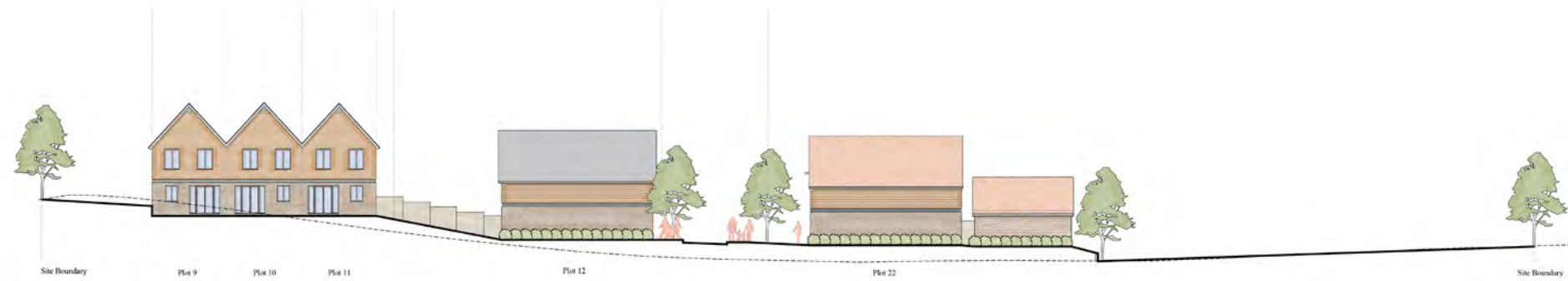
07

STREET ELEVATIONS

PROPOSED STREET SECTION ELEVATIONS



Street Section Elevation A - A



Street Section Elevation B - B



Street Section Elevation C - C

Illustrative Street Scenes

07

STREET
ELEVATIONS



08

LANDSCAPE-LED DESIGN

LANDSCAPE-LED DESIGN

LANDSCAPE PROPOSAL

The Aspect Landscape Plan exhibits the incorporation of open space within the development, enhancing the biodiversity infrastructure. It prominently features a primary road adorned with an elegant tree-lined avenue, to serve as an inviting entryway to the development.

Furthermore, the plan reflects the retention of existing vegetation.

Key:

-  Site Boundary
-  Existing Vegetation to be retained
-  Proposed Street Tree Planting
-  Proposed Native Tree Planting
-  Proposed Orchard Tree Planting
-  Proposed Ornamental Shrub Planting
-  Proposed Native Shrub Planting
-  Proposed Ornamental Hedge Planting
-  Proposed Native Hedge Planting
-  Proposed Mown Footpath
-  Proposed Wildflower Meadow
-  Indicative Line of Gabion Retaining Walls
-  Public Right of Way
-  Proposed Swale
-  Proposed Seating

Native Shrub & Hedge Planting

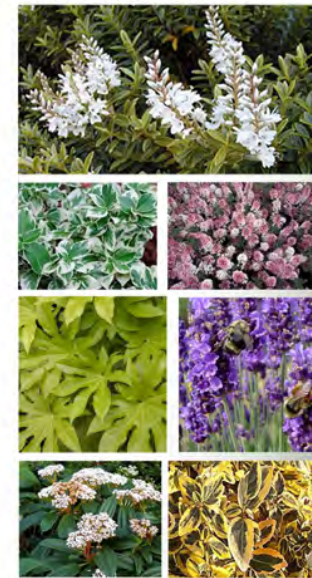
Acer campestre
Cornus sanguinea
Corylus avellana
Crataegus monogyna
Ilex aquifolium
Ligustrum vulgare
Prunus spinosa
Rhamnus cathartica
Rosa canina
Sambucus nigra
Viburnum lantana
Viburnum opulus

Mixed Native Hedgerows

10% Cornus sanguinea
10% Corylus avellana
40% Crataegus monogyna
5% Ligustrum vulgare
25% Prunus spinosa
5% Rosa canina
5% Viburnum lantana

Ornamental Shrubs

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



Ornamental Hedge Planting

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



Flint Gabion Wall



Species Rich Wildflower Grass

Emorsgate EM1 General purpose Meadow Mix, EM6 Meadow Mix for chalk and limestone soils



Open Space & Native Boundary Trees

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



Internal Ornamental & Street Trees

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

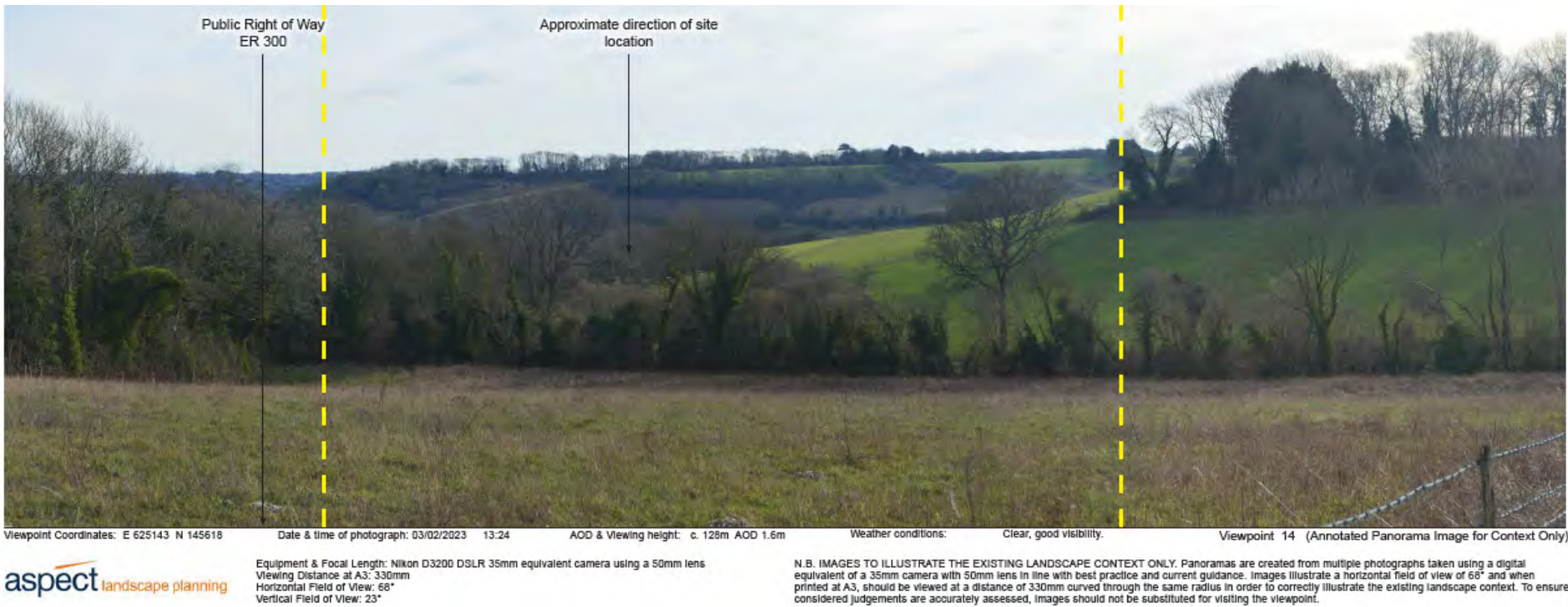


08

LANDSCAPE-LED
DESIGN

LANDSCAPE & VISUAL IMPACT ASSESSMENT

Aspect Landscape Planning has undertaken a Landscape & Visual Impact Assessment, elucidating that the proposed development is not anticipated to cause substantial adverse effects on the enduring landscape character or visual ambiance. Consequently, it is firmly believed that the Proposed Development can be seamlessly integrated into this particular location, and from both landscape and visual standpoints, it garners substantial support. For more information refer to Aspects report.

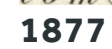




09

**HISTORICAL LAND USE
ARCHAEOLOGY**

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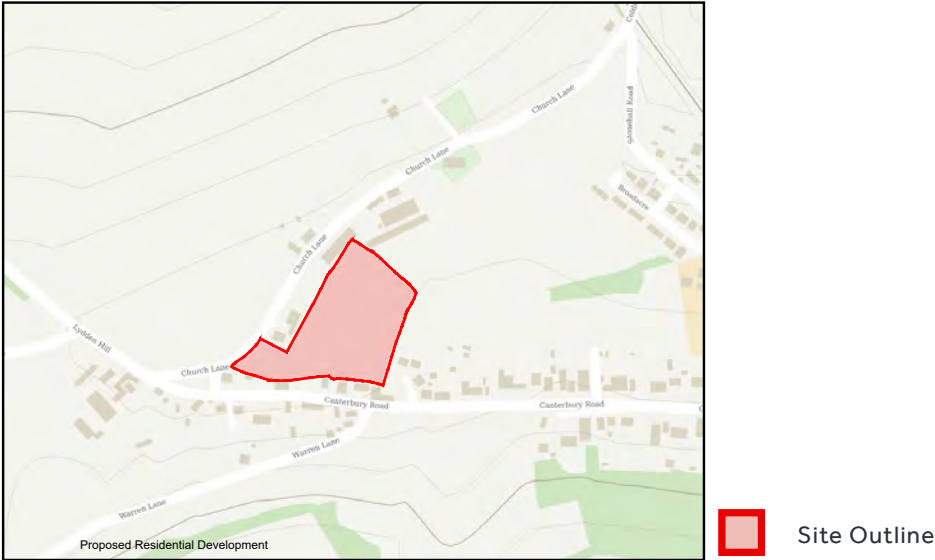


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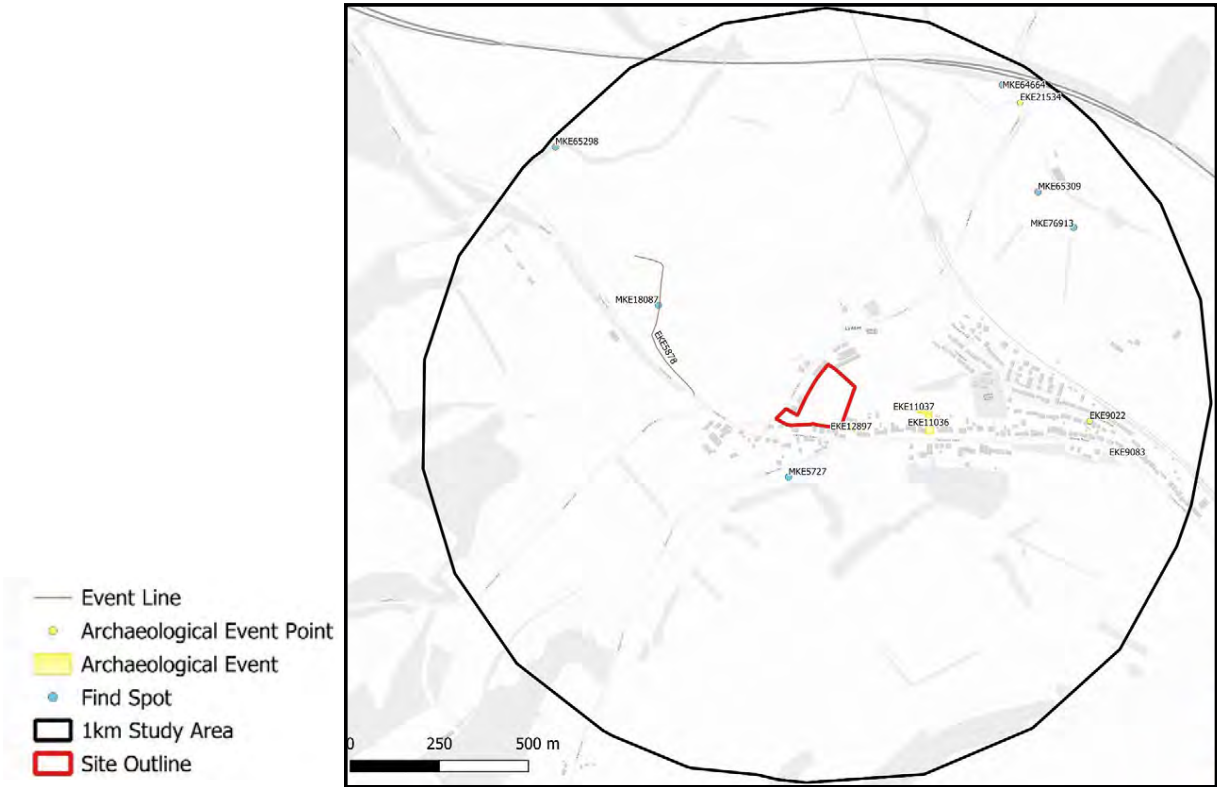
HISTORICAL LAND USE ARCHAEOLOGY

Iceni produced a comprehensive Archaeology assessment report as well as a Heritage Statement Document which is included and submitted along with this planning application. The primary objectives of this report were to identify the nature, extent, and significance of any archaeological heritage assets that may be impacted by the Proposed Development.

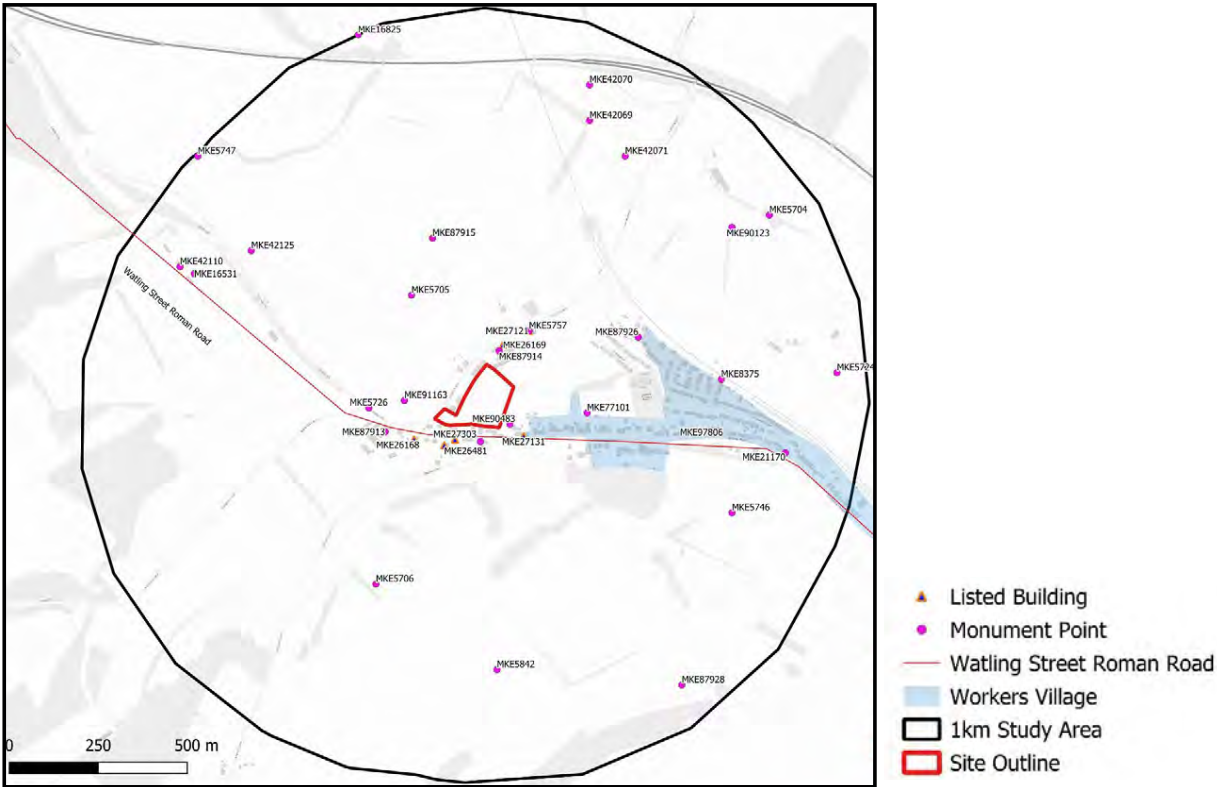




Location of the PDA



HER Data - Archaeological Events & Findspots



HER Data - Monuments & Listed Buildings



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HERITAGE



The assessment has set out the relevant legislative and policy framework to understand the Site, heritage assets surrounding the site both in terms of historic development and significance. In doing so, the significance of the Site and its contribution to the nearby heritage assets has been firmly established.



Church of St Mary Virgin (Grade II*)



138 & 140, Canterbury Road (Grade II)



Bell Inn (Grade II)

HERITAGE KEY ISSUES

This Heritage Statement has been produced by Icen Heritage and Townscape to support a proposal for new residential development at Land at Church Lane, Lydden.

The assessment has set out the relevant legislative and policy framework to understand the Site, heritage assets surrounding the site both in terms of historic development and significance. In doing so, the significance of the Site and its contribution to the nearby heritage assets has been firmly established.

The process identified in GPA3 has have been carried out. This report has identified listed buildings within the surrounding area which have the potential to be impacted upon and assesses the contribution the subject site makes to the setting of these heritage assets. The setting of each individual heritage was considered to determine if their significance was harmed by development in their setting. This acknowledges that although many of the assets lack direct intervisibility which would lessen the potential for harmful effects, other non-visual aspects may be affected; These included the historic links between the heritage assets and the application site related to historic interest, ownership, spirituality and rural character which have the potential to impact the special interest of each building.

The most salient effects of the proposed development will be experienced by Church of St Mary Virgin and Court Lodge Farm. Heritage harm is predominantly related to the change in character which would cause a slight disruption the open rural setting, leading to a sense of urbanisation and loss of legibility of the rural context of these assets. There would also be a minor loss to the historic connection between the field and the Court Lodge Farm as part of the landholding. Importantly, the finding of harm is entirely related to the principle of development on the plot, something established by the Site Allocation.

Importantly, the proposals would have a diminutive effect on the most important aspects of the assets setting and significance. In the case of St Mary, the architectural and historic interest of the Church , an appreciation of the Church Yard and an appreciation of its immediate setting within the context of Court Lodge Farm. With regards to Court Lodge Farm, the open agrarian context would be preserved through the clear views to the open land to the north, and the farm will still be appreciable within a semi rural

context. The important relationship with the Church would similarly be entirely preserved.

Visual effects have been partially offset by the embedded design mitigations, which would ensure the creation of a significant buffer zone between the new residential dwellings, Court Lodge Farmstead and the fields nearby the Church , reducing the appearance of new development in views, contained within the historic field boundary along the south and eastern edges of the Site.

The buffer zone around the farmstead would maintain a sense of separation between the farm and the proposed development. The farm will remain easily apparent and the open agricultural land which has clear intervisibility to the north will ensure its agricultural context remains intact.

The proposed development remains aware of the sensitivity of these assets and has proposed a number of further design mitigation measures in order to reduce the potential for harmful effects including; the palette of materials, roof form, and architectural features. These will draw reference the local vernacular style and will further ensure the proposals sit comfortably within their context and to respond to the established character of the area, in order to ensure that the transition between the new development and the rural surroundings is sensitive. Considered village wide, the proposal will preserve the character of the village and would read as a new high-quality addition, and recognisably with reference to the local vernacular.

In most views, the Proposed Development would sit behind dense vegetation and would be well concealed, this screening effect will increase with time, further reducing any visual effects as time goes on. Even when experienced in glimpsed views, from Canterbury Road the proposed development would introduces a carefully conceived arrangement of buildings, whose materiality and form would be in character with the surrounding context.

As a result, the proposals are considered to have only a minor impact on the existing local and wider character. Which would not exceed the loss of an open field and how this contributes to a legibility of the former agricultural use of the area.

Policy Compliance

The Proposed Development promotes high quality design and sustainable development at this location, and will introduce a viable use for the Site. They are therefore, considered to adhere to primary legislation under Section 66(1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 which seeks to ensure that special attention is given to the need to preserve listed buildings and their settings,

Overall, the assessment has found some minor associated harm to the setting of the listed buildings, resulting from an erosion of the rural context (within the ‘less than substantial’ definition of the NPPF)

Due to the finding of a the low level of less than substantial harm, paragraphs 200 and 202 of the NPPF are relevant. This may be balanced through the wider benefits of the scheme, detailed design and the landscape proposals which have incorporated significant buffering to ensure subservience to the assets and the avoidance of obtrusive modern development. The emphasis on landscaping and environmental amenity provides significant local benefits.

In line with Paragraph 200 of the NPPF, the proposals, through their design-led approach and emphasis on biodiversity and environmental amenity, provide significant public benefits and are appropriate in the wider emerging context of modern housing, and as such satisfy paragraphs 200 and 202. The proposals, in line with the Dover District Local Plan, and Dover District Council’s Draft Local Plan, specifically SAP47 which accepts the principle of development of this site, subject to a number of considerations.

With regard to the Heritage Strategy proposals have taken a sensitive approach to the significance of the assets by ensuring efforts to preserve their setting and the legibility of their historic rural context.

With regard to HE1; The proposals are supported by this Heritage Assessment. This has drawn upon evidence contained in the Dover District Heritage Strategy, including reference to the heritage themes of the Strategy regarding the setting of heritage assets. This assessment includes a description of the asset’s affected historic, architectural or archaeological significance and the likely impact of the proposals on its significance, proportionate to the importance of the asset.

A47 Site Allocation.

The design of the proposals and assessment responds directly to the SA47 Site Allocation with the Regulation 19 Draft Local Plan. It is considered that the proposals satisfy the requirements.

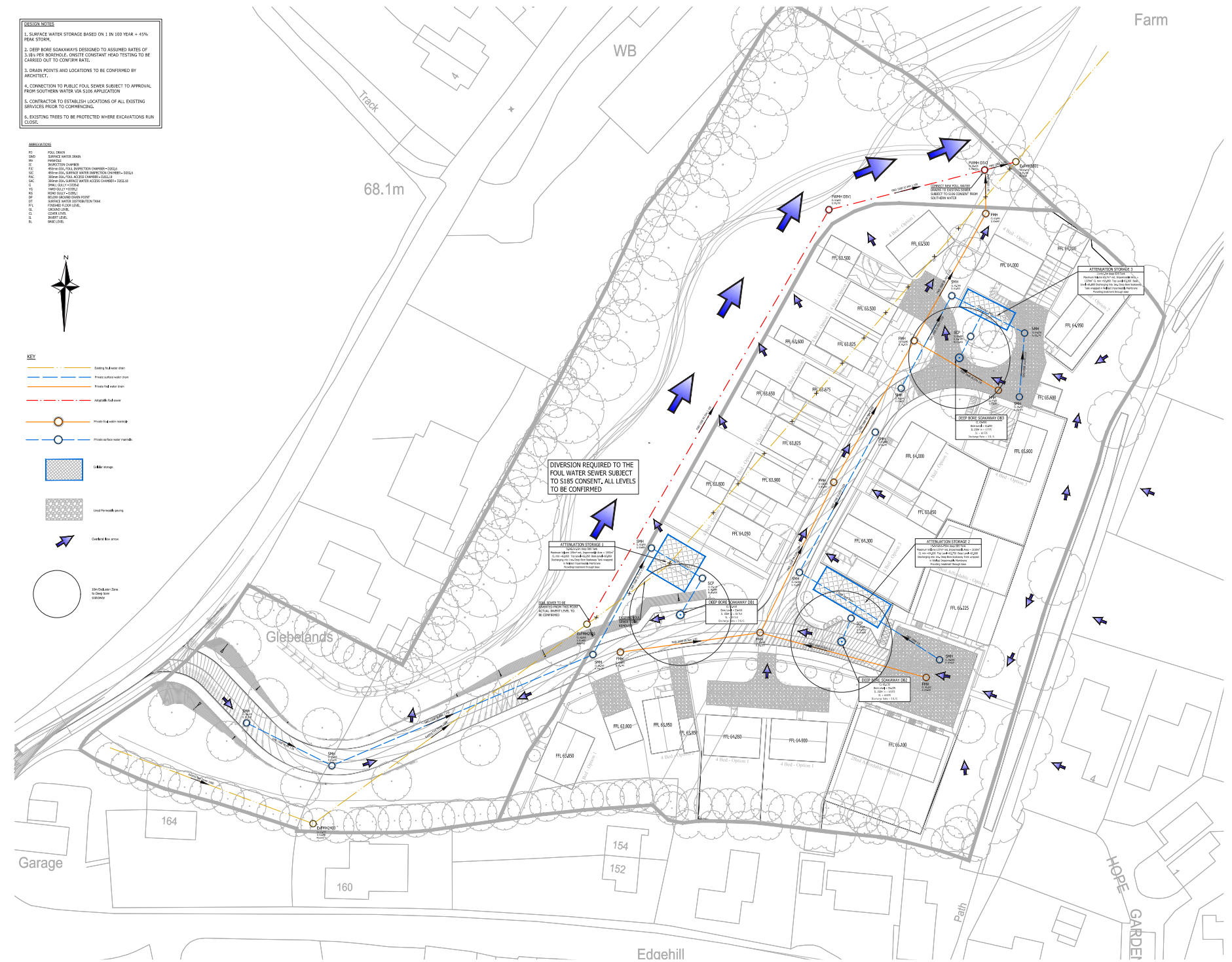
- The assessment has considered the setting of this asset in line GPA3. It has demonstrated the component parts of the setting of this asset and their relative contribution to its significance.
- The layout of the proposals has been sited away from the boundary of the farmstead to the south eastern edge to preserve the sense of isolation for the farm and avoid a sense of coalescence.
- The scheme has created a significant landscape buffer area around the farm to help preserve the sense of a rural agrarian character.
- The proposals are considered sensitive and complaint with this policy point.
- The assessment has considered the setting of this asset in line GPA3. It has demonstrated the component parts of the setting of this asset and their relative contribution to its significance.
- The layout of the proposals has been sited away from the Church to the south eastern edge to preserve the sense of isolation and avoid a sense of coalescence.
- The scheme has created a significant landscape buffer area to help preserve the sense of a rural agrarian character.
- The density and quantum of development is considered appropriate
- Key views towards the Church ; Glimpsed through the modern houses on Canterbury Road, from Court Lodge Farm, along Church Lane would be entirely preserved.
- The proposals have utilised the advice contained within this policy supplemented with heritage and landscape advice to reduce potential for any harmful effects. The proposal are complaint with this policy point.
- This Heritage Assessment has been produced in accordance with Policy HE1 of the Dover Local Plan. The proposals have been supported by expert heritage and landscape advice which has informed layout, design and landscaping and has sought to minimise or mitigate potential harms wherever possible.



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FLOOD RISK

GTA has conducted a comprehensive Flood Risk Assessment, which is included and submitted along with this planning application. The assessment diligently examines strategies to mitigate and manage potential flood risks associated with the proposed development.





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ECOLOGY

ECOLOGY

ECOLOGICAL APPRAISAL

Aspect Ecology conducted an Ecological Appraisal, where recommendations were provided to bolster biodiversity features. The primary objective of these suggestions are to ensure that the proposed development would yield no substantial adverse effects on biodiversity, both within the development site and the broader surrounding landscape.



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ECOLOGY

ECOLOGICAL ENHANCEMENTS

The National Planning Policy Framework (NPPF) encourages new developments to maximise the opportunities for biodiversity through incorporation of enhancement measures.

The proposals present the opportunity to deliver ecological enhancements at the site for the benefit of local biodiversity, thereby making a positive contributions toward the broad objectives of national conservation priorities and the local Biodiversity Action Plan (BAP).

NEW PLANTING

New planting within the site be comprised of native species of local provenance, including trees and shrubs appropriate to the local area. Suitable species for inclusion within the planting could include native trees such as Oak, Ash, Birch Betula pendula and Field Maple, whilst native shrub species of particular benefit would likely include fruit and nut bearing species which would provide additional food for wildlife, such as Blackthorn, Hawthorn, Crab Apple Malus sylvestris, Hazel Corylus avellana and Elder. Where non-native species are proposed, these should include species of value to wildlife, such as varieties listed on the RHS' 'Plants for Pollinators' database, providing a nectar source for bees and other pollinating insects.

It is recommended that a number of bat boxes be incorporated within development. The provision of bat boxes will provide new roosting opportunities for bats in the area, such as Soprano Pipistrelle, a national Priority Species. So as to maximise their potential use, the bat boxes should ideally be situated on suitable retained trees.

A number of bird nesting boxes should be incorporated within the proposed development, thereby increasing nesting opportunities for birds at the site. Ideally, the bird boxes will have greater potential for use if sited on suitable, retained trees, situated as high up as possible, or on new buildings.

It is recommended that a number of bee bricks be incorporated within the proposed development thereby increasing nesting opportunities for declining populations of non-swarming solitary bee populations. Ideally, bee bricks should be located within suitable south-facing walls (where architectural design allows), located at least 1m off the ground. The bricks should be unobstructed by vegetation, though within close vicinity of nectar and pollen sources.



INTRODUCING NATURE BOX

EACH HOUSE BUILT WILL BENEFIT FROM AN INNOVATIVE SCHEME WHERE A BOX CONTAINING WILDLIFE ENHANCING PRODUCTS WILL BE PROVIDED.

THESE WILL INCLUDE:

- Bug Houses
- Wildflower seeds
- Plants that attract bees



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ECOLOGY



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BNG

BIODIVERSITY GAIN

THE MASTERPLAN PROPOSED SIGNIFICANT INCREASE IN WOODLAND & AREAS OF WILDLIFE ENHANCEMENTS



Strategy Policy 17: Green Infrastructure & Biodiversity

Proposals that conserve or enhance biodiversity will be supported. All development should take opportunities to help connect and improve the wider ecological networks. The integrity of the existing network of green infrastructure, include the hierarchy of protected sites and Biodiversity Opportunity Areas should be protected and enhanced. Opportunities for the management, restoration and creation of habitats in line with the targets set out in the Kent Biodiversity Strategy for the Biodiversity Opportunity Areas (BOAs) in the district and the Dover District Green Infrastructure Strategy will be supported.

Development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will only be permitted in exceptional circumstances where the public benefit would clearly outweigh the loss or deterioration and where a suitable compensation strategy exists.

Proposals should safeguard features of nature conservation interest and should include measures to retain, conserve and enhance habitats, including internationally, nationally and locally designated sites, priority habitats, networks of ecological interest, ancient woodland, water features, hedgerows, beaches, wetland pastures and foreshores, as corridors and stepping – stones for wildlife.



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BNG



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SUSTAINABLE DESIGN

INNOVATORS IN SUSTAINABLE TRANSPORT

QUINN HOMES ARE COMMITTED TO HELPING BUILD A LOW-CARBON ECONOMY

What this means is that our developments will innovate using the most appropriate technology to provide on-site renewable generation, use certified renewable energy sources, provide energy storage and energy efficiency measures to reduce our carbon footprint both during construction and upon completion.

Our vision is to become carbon neutral.

With central government and local councils urgently seeking a reduction in carbon emissions, Quinn Homes are pioneering energy neutral proposals across the region.

Alongside the embracing of green technology, our developments include tree planting initiatives and those designed to support nature, two crucial components in combating the effects of climate change.

With our houses and commercial space not only meeting the latest building regulations but significantly exceeding them, Quinn Homes are leading from the front in the construction sector, a vital role as we all work together to make a difference.



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SUSTAINABLE
DESIGN



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CLIMATE EMERGENCY

RESPONDING TO THE CLIMATE EMERGENCY

Central government have set a target of becoming net zero carbon by 2050. Dover and its councillors are more ambitious and want Dover to be carbon neutral by 2030.

We all have a role to play for this to become a reality in 10 years. We are committed to becoming a focal point of this drive.

Church Vale will pioneer the use of green technology in the buildings and infrastructure.

By focusing at a strategic level from the outset we can take a holistic approach to the scheme to design for a carbon neutral future.

- The scheme will utilise solar panels connected to home battery systems to maximise the use of renewable energy and provide for energy neutral homes when assessed across a 12-month period.
- All homes will benefit from access to a fast charge EV point.
- The site will be provided with excellent internet connectivity – using Fibre to the home to properly enable home working opportunities and the wide scale implementation of smart technologies.

QUINN HOMES: INCORPORATION OF GREEN TECHNOLOGY

All of our homes are built to exceed building regulations and to be exemplars in embracing renewable technologies.

We focus not just on the construction process but also the lifecycle of each home. We install A rated appliances and

with green technologies such as air source heat pumps, solar panels and home battery systems, our homes are some of the greenest in the sector.

All of our new homes also benefit from fast charge electric vehicle charging points to support the transition to greener modes of transport.

ADHERING TO THE QUINN HOMES POLICY ON CREATING THE GREENEST HOMES IN THE SECTOR, THE HOMES ARE TO BE BUILT WITH ENERGY STORAGE, EV CHARGING POINTS, SOLAR PANELS AND AIR SOURCE HEAT PUMPS.



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**CLIMATE
EMERGENCY**



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SECURED BY DESIGN

SECURED BY DESIGN

SECTION 1

LAYOUT OF ROADS AND FOOTPATHS

- As a cul-de-sac, the development has obvious benefits and with additional planting to side and rear and the installation of fencing, the development will become very secure.

DWELLING BOUNDARIES

- Front, side and rear boundaries will be enhanced to create a strong sense of security Layout and orientation of dwellings

DWELLING IDENTIFICATION

- Suitable identification will be installed Vehicle parking
- Parking will be provided in accordance with SBD guidance with garaging where appropriate

PLANTING IN NEW DEVELOPMENTS

- With extensive existing planting, the landscape masterplan highlights Significant bolstering of boundaries in line with SBD guidance

STREET LIGHTS

- The presence of existing residential adjacent can be added to with low level lighting in the development

SECTION 2

DWELLING ENTRANCE DOORSETS

- The doorsets used will accord with SBD Guidelines
Windows, roof windows and roof lights

- Windows will follow all SBD guidelines
Lightweight framed walls

- The presence of an existing, brick and concrete structure sets the construction template for new dwellings which by their construction will be highly secure

EXTERNAL LIGHTING FOR DWELLINGS

- Suitable external lighting will be used that accords with SBD guidelines

UTILITY METERS

- Utility meters will be secure and follow SBD guidelines

SECTION 3

SECURE EXTERNAL STORAGE FACILITIES AND BICYCLE SECURITY

- SBD guidelines will be followed for the storage of bicycles etc

PROVIDE EXTERNAL LIGHTING AND DWELLING LIGHTING

- Suitable external lighting on the dwellings and communal areas will be used that accords with SBD guidelines

INTRUDER ALARMS

- Each house will be supported with appropriate SBD approved alarm system





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CONCLUSION

CONCLUSION

AN EXCEPTIONAL BESPOKE DEVELOPMENT THAT RESPONDS SENSITIVELY TO THE SITE’S TOPOGRAPHY AND RURAL SETTING, CREATING A UNIQUE SENSE OF PLACE.

THE UNIQUE CIRCUMSTANCES TO SUPPORT DEVELOPMENT AT THIS LOCATION INCLUDE:

- The proposals constitute sustainable development in accordance with national and local policy requirements and will provide a development that seeks to promote these principles in operation.
- The introduction of the development will not worsen air quality in the area. Overall, air quality is not a constraint for the Proposed Development, both during construction and when operational
- Low potential for archaeological remains to affect the development
- In ecological point of view the proposals have sought to minimise impacts on biodiversity and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm
- This development will not increase the flood risk, either on this site or to neighbouring properties, and so complies fully with the 2021 NPPF and 2022 PPG.
- In terms of Geo-Environmental assessment no contamination was found during investigation.
- The Site and receiving environment have the capacity to accommodate the proposals. The proposals would not result in significant harm to the landscape character or visual environment over the longer term and, as such, it is considered that the Proposed Development can be successfully integrated in this location and is supportable from a landscape and visual perspective
- In terms of noise pollution the proposed development will achieve the criteria of BS8233 with partially open buildings openings i.e. windows. Also habitable noise levels will be achieved without further consideration of mitigation. Ambient noise levels also fall below the criteria of external amenity therefore no specific consideration of mitigation is required
- The development as per the transport statement benefits from a sustainable location with good access to local amenities and public transport services. Also stated that the proposal will not result in a significant impact on the local highways network and the therefore acceptable in relation to adopted transport and highways policy

THE DESCRIPTION OF THE DEVELOPMENT IS:

**Outline Proposal
For The Erection Of
Up To 23 Dwellings
Including Affordable
Housing Together With
Associated Parking,
Infrastructure And Open
Space; With All Matters
Reserved Except Access**



CHURCH VALE

LYDDEN



Best Small Housebuilder



Best Small Housebuilder



Best Family Home

Quinn
Homes