

Introduction

Gladman Developments Ltd has successfully invested in communities throughout the UK for over 30 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken in order to present the emerging development proposal for land east of Cross Road, Deal to the local community. We are proposing a new residential development of up to 100 homes, together with new green infrastructure. The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is submitted to Dover District Council.

Site Description

The site comprises 3.94ha of arable land and is located to the south west of Walmer, which lies to the south of Deal. Site access is proposed off Cross Road which bounds the site to the west. Station Road runs along the site's southern boundary. Existing residential development is located to the north and east of the site.

Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Dover District Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the local authority area.

Why is the site suitable for development?

The site is sustainably located with easy access to a wide range of existing community amenities and the local public transport network. It provides a logical location for new residential development with existing development to the north and east.




The Application

Gladman Developments Ltd intends to submit an outline planning application to Dover District Council in May 2019. This would establish the principle of development.

Development Proposals

A residential development to include up to 100 new homes (including 30% Affordable) of varying sizes, types and tenures.

- Green Infrastructure, comprising: new publicly accessible greenspace, equipped play area, recreational paths, tree and shrub planting as well as attenuation features.

 Site Boundary	 Secondary Roads
 Existing Settlement	 Rail Line and Station
 A Road	 Parks and Gardens

Historic Maps

The historic mapping shows the site in the context of settlement growth over the past 145 years. The road configuration has remained essentially unaltered over the mapping period, although has evolved to accommodate the demand of modern vehicular traffic. The configuration of the field parcels comprising the site is not evident before the 1905-1907 mapping.

The earliest mapping shows the site in the context of a pre-industrial agrarian landscape, transected by a network of paths and tracks along which settlements have evolved. Settlement at Walmer, Great Mongeham and Ripple are evident from the earliest mapping period, as is the windmill, waterworks and lime kiln on St Richards Road; the farmstead at Coldblow Farm; and RM Barracks at Lower Deal. By 1896-1897 mapping, the railway and associated development has emerged, approximately corresponding to Mayers Road.

Industrialisation of the landscape continues during the mapping period between 1905/1907, marked by the expansion of settlement within Walmer, particularly development associated with the railway; development along St Richards Road associated with the extraction works; the brickworks at Coldblow Farm; and the expansion of the Barracks at Lower Walmer. In addition, the distinctive regular grid pattern of linear roads emerges to the south of the present day St Richards Road associated with the sanatorium and stone works. However, this largely disappears by the 1960 mapping.

Expansion of settlement either side of the railway is evident by the 1938 mapping. This is marked by the regular perimeter block pattern characteristic of planned development to the north of St Richards Road as well as the continued infill development associated with the merging of Walmer, Lower Walmer and Deal.

By 1960/1961 mapping, remnants of the industrial period and extraction industries largely disappear and community facilities including recreation start to emerge, reflecting the settlement pattern evident today.



1872



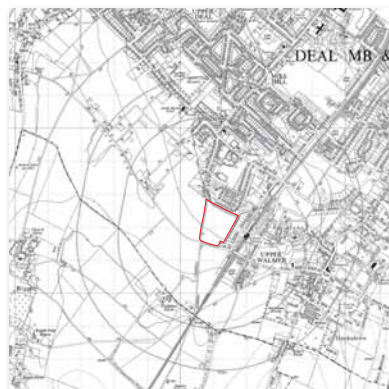
1896-1897



1905-1907



1938



1960-1961



2002

EXISTING CHARACTER

Landscape Character

The site comprises pastoral land and adjoins the existing settlement of Walmer, Deal.

The site lies within the National Character Area (NCA) 119 'North Downs', published by Natural England. The key characteristics of this NCA include:

- Traditional small nucleated villages, scattered farmsteads and large houses;
- Twisted sunken lanes;
- The Kent Downs and Surrey Hills AONB;
- Mixed farming practices; and
- Woodland including ancient woodland prominent.

The Landscape Assessment of Kent (2004) locates the site within Landscape Character Area 'The East Kent Arable Belt'. The key characteristics of this landscape type include:

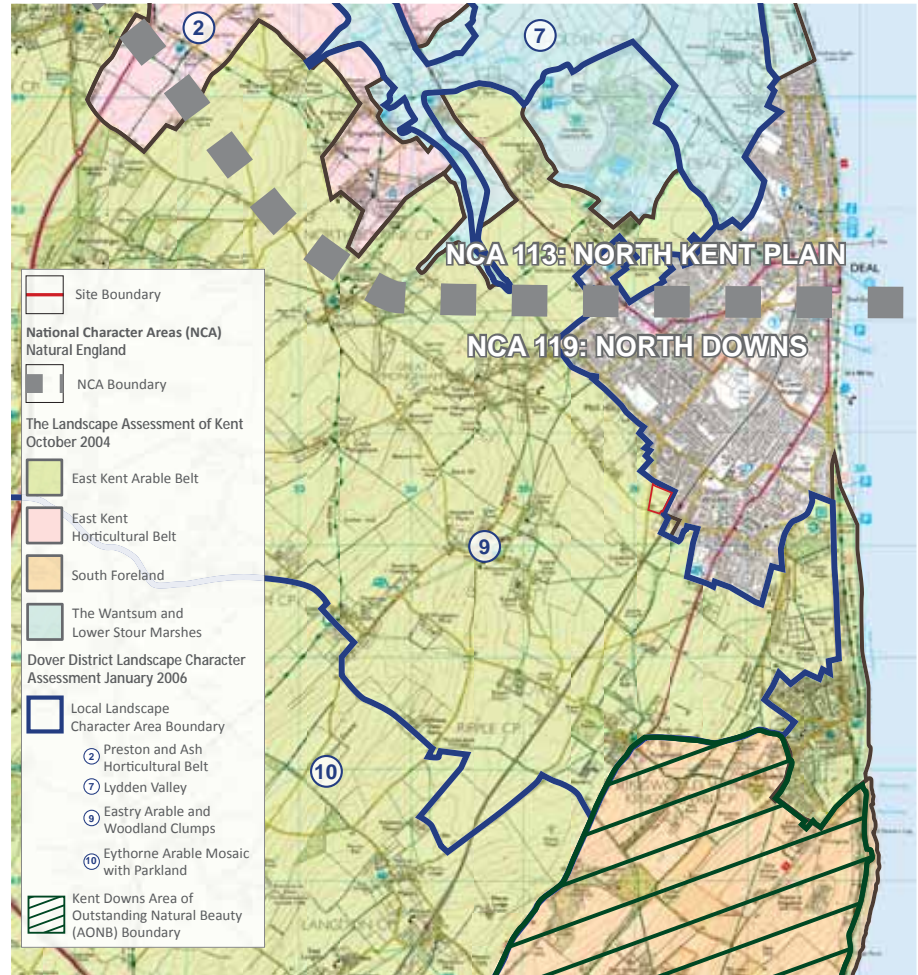
- Open, rolling landform with large arable fields and well-wooded hilltops. Simple pattern to the landscape.
- Narrow, winding lanes and dispersed settlement.
- Parkland trees and 18th century estate villages.
- Pine trees on field boundaries.
- Disused collieries, and associated colliery villages.

The site falls within Landscape Character Area 9 'Eastry Arable and Woodland Clumps' of The Dover District Landscape Character Assessment January (2006). The key characteristics include:

- Gentle ridge and valley topography of the Downs
- Small settlements enclosed
- Orchards and vineyards
- Poplar shelter belts
- Arable land
- Rectangular fields follow northeast-southwest direction
- Native hedgerows and isolated trees

Settlement Character

The majority of the settlement in close proximity to the site was established in the late twentieth and early twenty first centuries. There is a mix of built forms and styles evident throughout the town, predominantly constructed from brick and render with a number of older buildings incorporating flint alongside brick work. Clay roof tiles are dominant and tiled weather boards are a feature of the local vernacular.



Examples of settlement character within Walmer

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Cross Road, Deal VISUAL CONTEXT

Site and Setting

The site occupies an agricultural field adjacent to the south-western edge of Walmer. It is influenced by the existing settlement edge which adjoins the site along its northern and eastern boundaries and is further influenced by the surrounding road corridors. For instance, Station Road defines the site's southern boundary. Cross Road runs north to south, bounding the site to the west.

The site is currently under agricultural use and there is no public access to the site. A number of Public Rights Of Way are located to the south and west with a number of informal but well used informal footpaths leading across land on the western side of Cross Road.

The visual envelope is restricted to the north and east predominately due to intervening built form associated with Walmer. Owing to the sloping landform, wide views are permitted over the landscape to the south and west. Visual receptors with close range views of the site are mainly restricted to residential properties that back onto the immediate site boundaries and vehicular users of surrounding road corridors such as Station Road, Cold Blow, Cross Road and a short stretch along Ellens Road. There are open views from within the site towards the landscape to the south, comprising undulating agricultural farmland, beyond which distant views are permitted of high points within the Kent Downs AONB. As such there is a degree of inter-visibility between the site and the wider landscape to the south.



Aerial photograph with site boundary and viewpoint locations



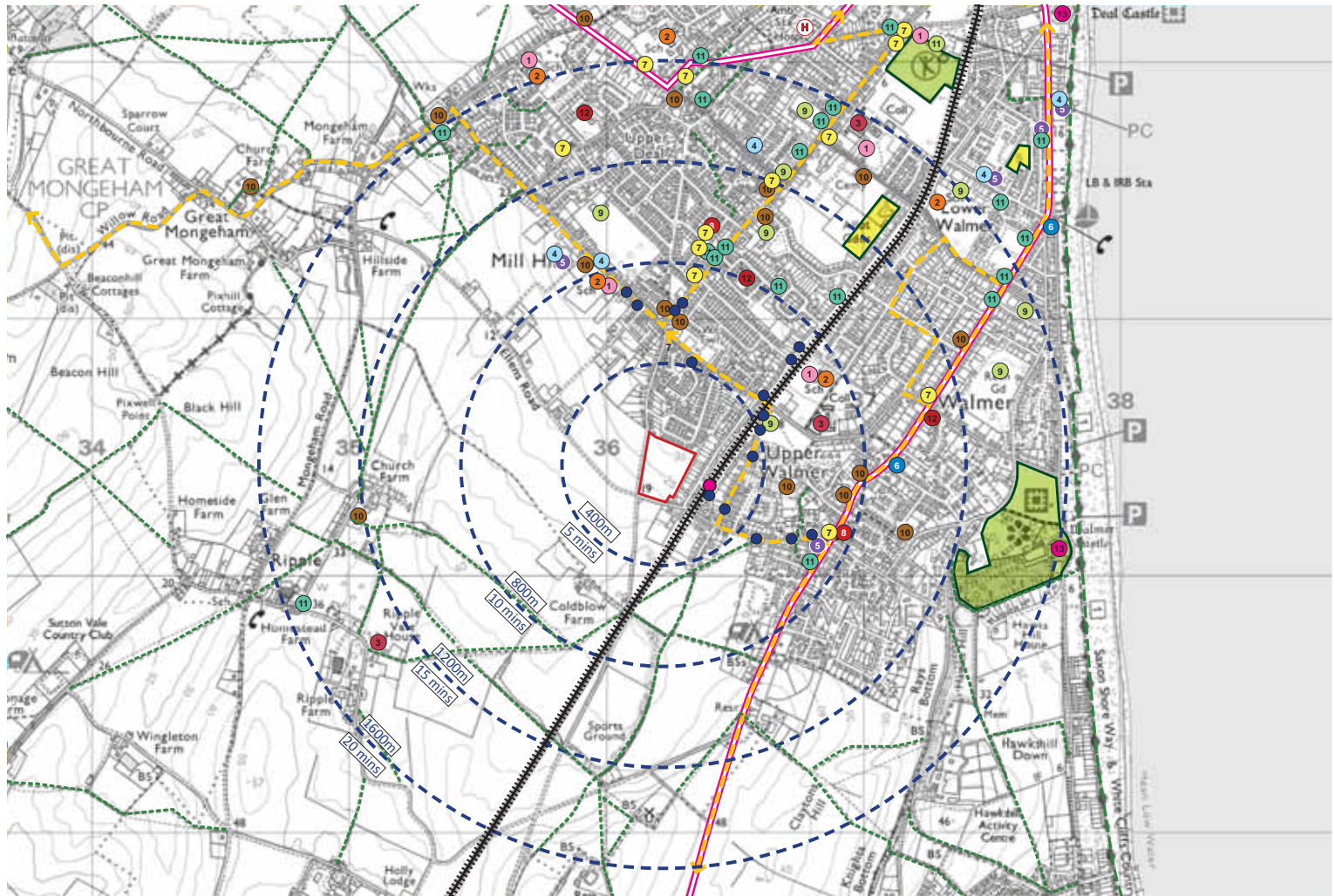
1 PHOTO VIEWPOINT 1: View looking north towards the site from Coldblow Road.























2 PHOTO VIEWPOINT 2: View looking east towards the site from Ellens Road.

What are the local facilities?

The site is sustainably located with easy access to local facilities, public transport links, employment areas, primary school and the Public Rights Of Way network, as illustrated on the facilities map below. There are frequent bus services between Walmer, Deal and Dover, with the nearest bus stop located on Station Road and Station Drive approximately 100m to the east of the site. Walmer Railway Station is located approximately 100m to the east of the site on Station Drive and provides a number of direct services to Central London, Ashford, Deal, Sittingbourne, Faversham, Margate and Ramsgate.



 Site Boundary	 Doctors Surgery	 Sports and Recreation	 Approx. Location of Bus Stops
 Hospital	 Pharmacy	 Place of Worship	 Rail Line and Station
 Pre School	 Dentist	 Parks and Gardens	 A Road
 Primary School	 Local Store	 Allotments	 Long Distance Route
 Secondary School	 Post Office	 Bus Route	 Public Right of Way

CONSTRAINTS & OPPORTUNITIES

Key Considerations

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced wherever possible as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan.








	Site Boundary		Views to Consider		Gas Mains		Access Route to Rear of Sydney Road
	Existing Development		Existing Public Right of Way		Overhead Power Line		
	Existing Woodland		Listed Buildings		Proposed Site Access		
	Contours		Water Mains		Low point of site - Potential Location for SuDS		

Design Principles

The Framework Plan addresses the identified constraints and opportunities. The layout will relate closely to the topography of the site, retaining views and creating a strong green edge to the countryside to the south. New areas of green infrastructure wrap around the proposed development area and provide public open space corridors within the site. This serves to set the proposed development within an established landscape structure of retained and proposed tree and vegetation cover, enhancing ecological corridors through the site. The green infrastructure of the site, which covers more than 30% of the total site area, will accommodate new tree and shrub planting, a centrally located and equipped children's play area, habitat corridors, attenuation ponds (SuDS), traffic free pedestrian routes and informal recreational areas.



	Site Boundary	(3.94Ha)		Existing Vegetation			Proposed Attenuation Ponds	
	Residential Area (Up to 96 dwellings at 35 dph)	(2.74Ha)		Public Open Space (Amenity)	(0.90 Ha)		Proposed Swale	
	Proposed Indicative Roads			Proposed Woodland	(0.28 Ha)		Community Orchard	(0.05 Ha)
	Proposed Vehicle Access			Proposed Trees				
	Proposed Pedestrian Links			Proposed Play Area	(0.03 Ha)			

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Cross Road, Deal THANK YOU

Have Your Say

Thank you for taking the time to view this information. Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Comments can be sent via the website:

www.your-views.co.uk/deal

Or you can respond by email:

comments@your-views.co.uk

(using "Deal" as the subject line)

Or by post:

Your Views; Deal

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Alexandria Way

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CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI).

As part of the planning application, Gladman will submit a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them) to the Local Planning Authority. This ensures all your comments are available to the Council during their consideration of the application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies.



Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate.

If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.