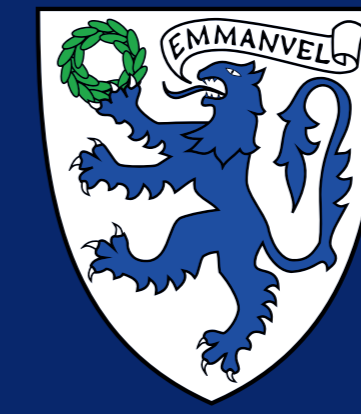


Welcome




We invite you to look through our exhibition and tell us what you think of our emerging proposals for approximately 105 new homes in Ash.

On behalf of Emmanuel College, Bidwells will be submitting an outline planning application for the development of the site shortly.

The Site

The Site is 3.8 hectares (9.4 acres) in size. It is located to the northern side of Ash, adjacent to the A257 Ash By-pass and west of the Bovis Homes development site on Chequer Lane known as Harfleet Gardens. The Site is in single ownership and is agricultural land. The land is flat and rises slightly to the western boundary.

- 
- Site Boundary
 - Adjacent scheme by Bovis Homes at Harfleet Gardens

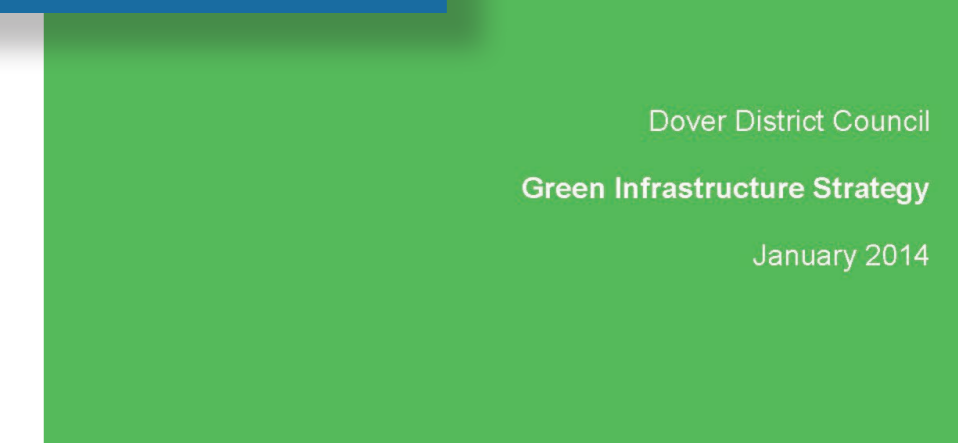
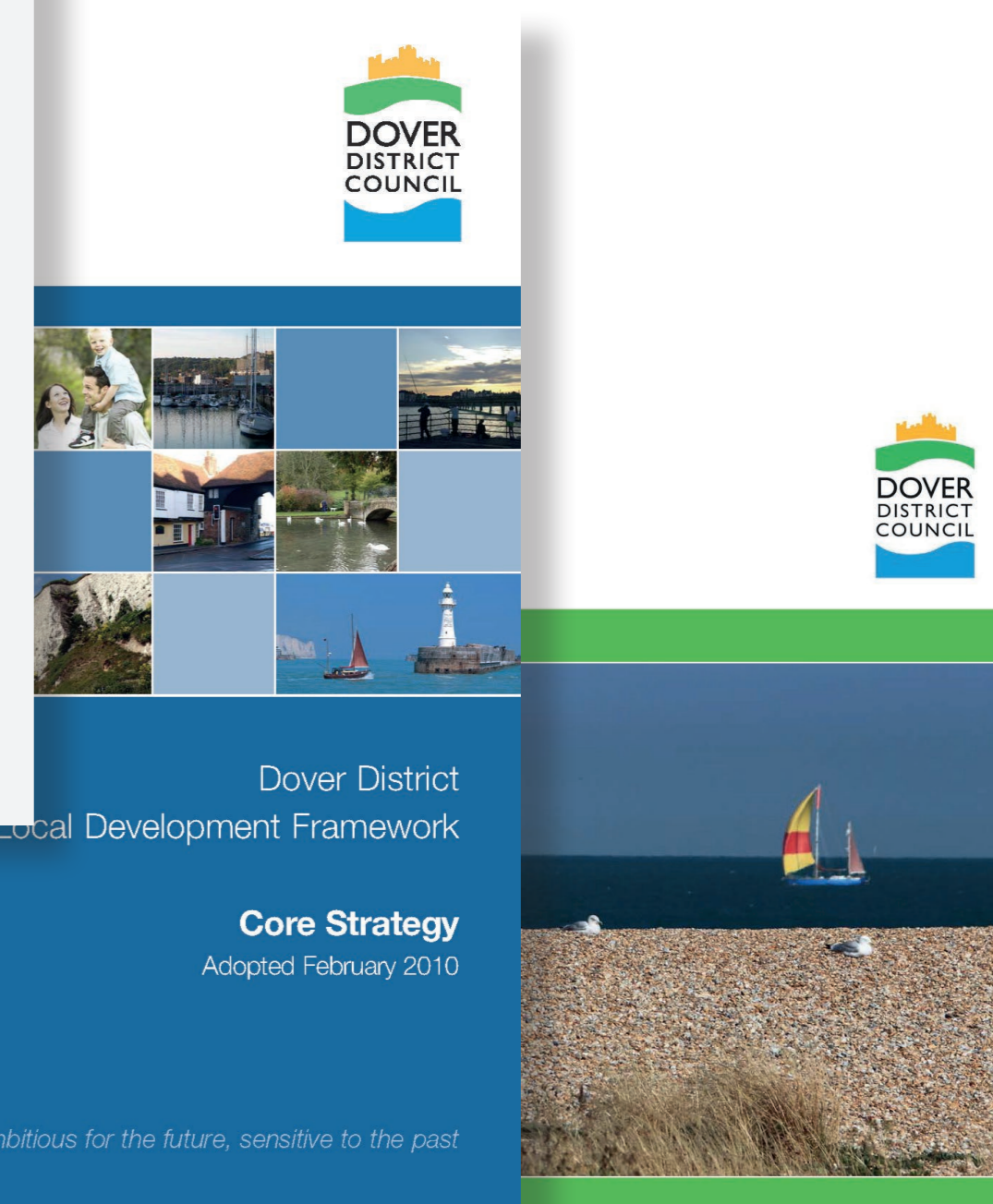
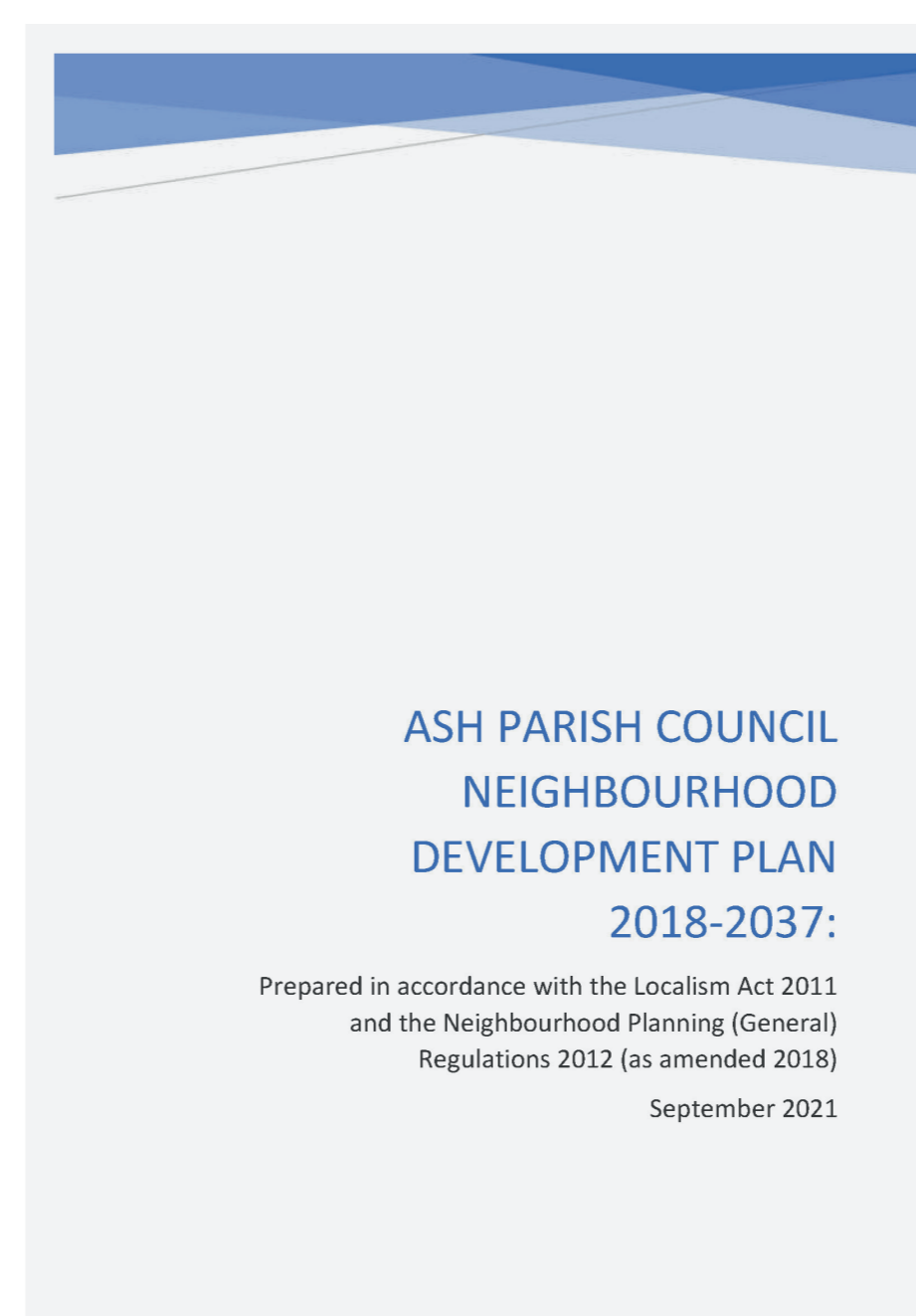
Why new housing in Ash?



Residents may be aware that the Site is allocated for residential development in the Development Plan. The Development Plan is comprised of Dover District Council's Core Strategy (brought into force in 2010), Dover District Council's Land Allocations Local Plan (brought into force in 2015) and the Ash Neighbourhood Plan, which was officially made in September 2021. These documents should be read together when decisions are made about planning applications in the area.

The Site is allocated in the Ash Neighbourhood Plan under “**P10 Policy ANP7d) – HELAA 95 Land north of Molland Lane.**” It is identified as having an estimated capacity of 105 dwellings. The Policy says that development will be supported if it meets certain criteria, including:

- Provision of an archaeological assessment;
- Boundary landscape should be retained and enhanced;
- Density of development along the western boundary is reduced to mitigate the loss of rural landscape;
- Public rights of way are enhanced and incorporated into the design;
- The main vehicular access could be from the Chequer Lane development and/or in the vicinity of Molland Lane;
- The impact of development on the setting of the village, surrounding dwellings and the wider landscape is minimised through design, materials, setting, massing and scale of new homes;
- Development should ensure that occupation is phased to align with delivery of sewerage infrastructure.



Type of housing proposed

The development proposes homes ranging from 1 to 4 bedrooms in size.

30% of the homes would be affordable housing, in accordance with Dover District Council's planning policy expectations.

New residential development on the Site would help support the existing services found in the centre of Ash.



30%

of the homes would be affordable housing

Our scheme is informed by a range of technical assessment work which informs the layout design and will accompany the application. It would ensure that new homes are sensitive to the existing trees, hedgerows, archaeology, be suitably drained, as well as consider any traffic implications.



Ecology

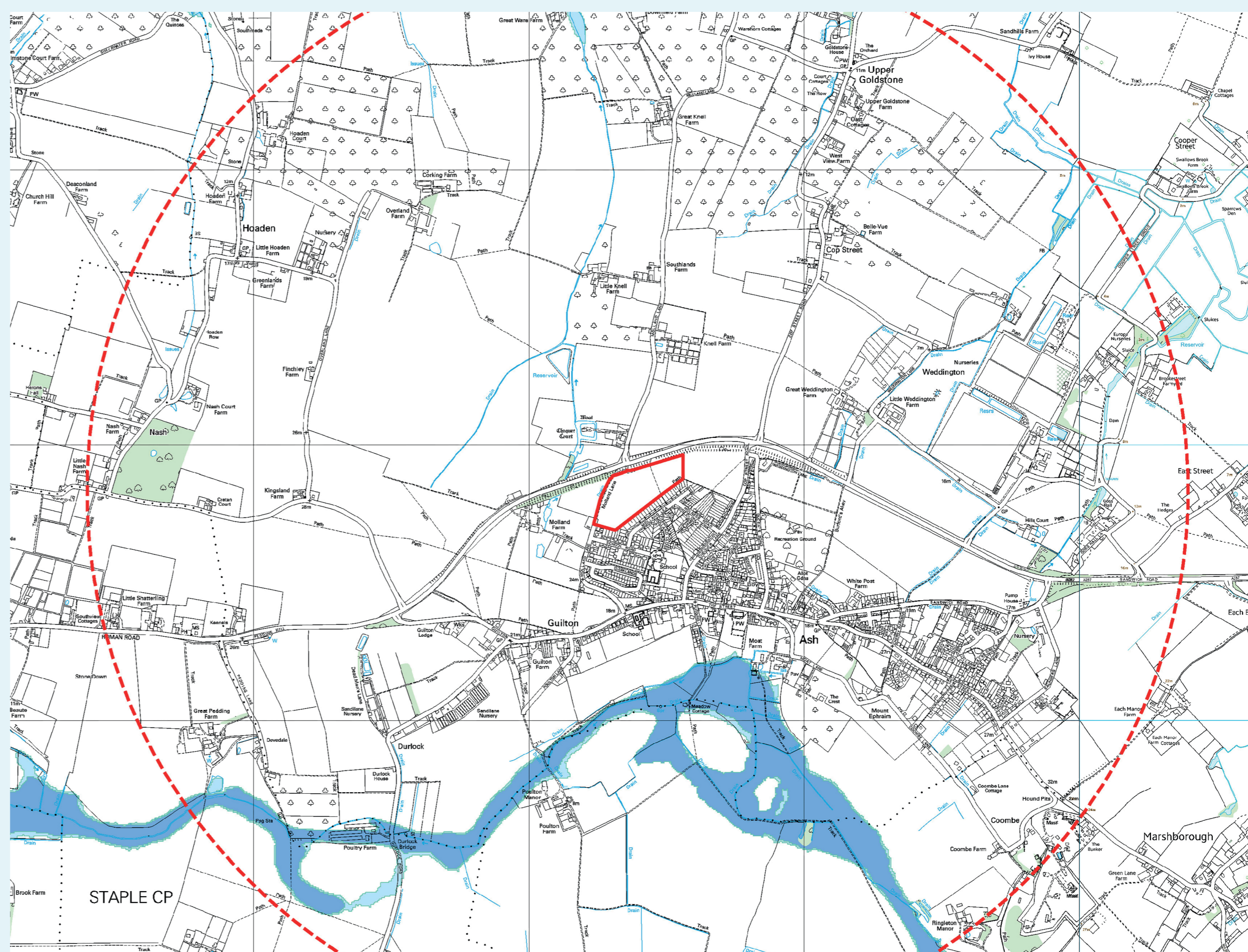
Our preliminary ecology assessment has found that the site is comprised mainly of arable land, a species-poor hedgerow to the west and occasional scrub and ruderal vegetation at the boundaries. Although the western hedgerow is species poor, this hedgerow is considered a NERC Priority Habitat and therefore would be retained and enhanced with a larger landscape buffer as part of the proposed development.

We anticipate that no further ecological surveys would need to be undertaken due to the relatively low ecological value of the site, in addition to the proposed retention of higher value adjacent habitats (existing northern woodland buffer).

Access and transport

Neighbourhood Plan Policy ANP7d) anticipates that development could secure its main vehicular access from the Chequer Lane development and/or in the vicinity of Molland Lane. Our access appraisal work identifies that it would be appropriate for vehicular access to be secured via the extending of the main access road from the Bovis Homes scheme at Harfleet Gardens to form the primary road into the site, being 5.5m (minimum) in width throughout. Further into the site, this may drop to 4.8m in width, to become a minor access road.

The scheme provides an opportunity for a shared footway/cycleway through the site, linking into existing provision within the Bovis scheme and the bridleway on Molland Lane.



Flood Risk Map

Proposed Site Flood Zone 3 Flood Zone 2

Drainage

The Site is wholly within Flood Zone 1, the lowest level risk of flooding from rivers and the sea. Similarly, the Long-Term Risk of Flooding mapping shows that the Site is at very low risk of surface water flooding and is not within a reservoir flood extent. No specific Flood Mitigation Measures are therefore expected to be required.

The geology underlying the site is such that the Site is anticipated to be conducive to the use of soakaways, with the aim that surface water runoff from the Site being disposed by infiltration basins, swales, permeable paving and crate-soakaways.

Suitable SuDS features will form the Surface Water Drainage Strategy whether waters are to be disposed of via infiltration or to watercourse. The indicative Masterplan shows some possible locations for swales and basins which broadly follow the topography of the site to its low-point in the north-east corner.

Investigations with Southern Water confirm that the existing foul water drainage network has the capacity to serve the proposed development.

Other assessment work

Other assessment work has been undertaken in respect of noise, archaeology, nutrient neutrality. These will inform the layout and design parameters.



Site Character Areas

Through a process of baseline investigation, site visits and engagement with stakeholders, we have identified several opportunities and constraints.

- Opportunity to introduce green space into the Site that connects and interacts with the boundary vegetation in order to preserve and enhance existing ecological value.
- Opportunity to enhance pedestrian and cycle links through the scheme for the benefit of existing and future residents.
- Opportunity to deliver a range of housing, including housing for the elderly and for a mixture of age groups.
- Meet and exceed the 10% biodiversity net gain requirement. Provide linking habitat with the adjacent and retained hedgerows. Drainage infrastructure could provide a biodiversity function.
- Opportunity for areas of the development to be informed by the rich historical character, creating a further connection between the Site and Ash's existing built form.

Development principles

The scheme design can draw upon the established local character to ensure that the Site's form and design is reflective of Ash's valued and interrelated existing character. This would allow the development to integrate itself into the local landscape and community, presenting familiar and enjoyed aspects of the village's urban and green character in considerate but contemporary arrangements.

"Orchard Way"	"Leafy edge"	"Modern link"
<ul style="list-style-type: none"> • Drawing upon existing built form to the south. • Creating a community core to the Site. • Clear accessible links to the Site's public space, being permeable and active. • Increased density of development, softened by street trees to create a pleasant streetscape. • Streetside swales would emphasize the green character. 	<ul style="list-style-type: none"> • Lower density residential space, made up of low rise buildings and strong green boundaries. • Focusing on providing an appropriate green edge to the key rural landscape boundary. • This space would take cues from the natural landscape in its reflection of green space and built density. • It would recall the green lane setbacks evident elsewhere in Ash. • Could be suitable for the older demographic. 	<ul style="list-style-type: none"> • Emulate the materiality, density and design approach allowed for in Ash's developments. • It will implement the pergola/veranda covered parking used throughout Ash's newer residential schemes. Creating opportunities for natural surveillance and a general enhanced feeling of safety. • Use of green space is crucial to mark the transition from this character area further into the Site. • The transition into the wider Site would be facilitated through reflection of historic land uses and planting, with an orchard style space marking a clear internal gateway into the Site.

How the scheme might look



Taking account of the constraints and opportunities, below is an indicative layout plan for the proposed development.



Strategic Master Plan



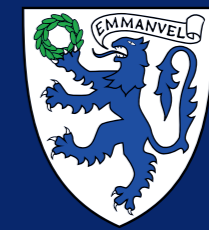
Active Travel Opportunities Including the Development



Site specific Green Infrastructure Strategy

- | | | | | |
|--|-------------------------------|--|---------------|---------------------|
| Site Boundary | Accessible Gateways | Red Line Boundary | Green Lane | SuDS Lined Street |
| Public Footpaths | Area for Gateway Improvement | Orchard | Amenity Space | Public Right of Way |
| Opportunities for Active Transport Flows | Lack of Safe Pedestrian Paths | Landscape Buffer and Biodiversity Corridor | Linear Greens | Recreational Route |
| Bus Stop | | Tree Lined Street | | |

How you can respond



The planning application is for outline consent only, meaning that consent is only being sought at this stage for the broad quantity, mix and location of the homes, open space and highways access. All other details including the detailed design of the homes, building materials, landscaping and the exact number and type of homes provided would be agreed at a later date, at which time residents' opinions would again be sought.

Residents and the Parish Council will be contacted by Dover District Council after the application has been submitted to seek your views on the proposals.

We would however welcome any comments you might have before this by completing the comments forms provided, or by responding online at www.ash-consultation.co.uk

