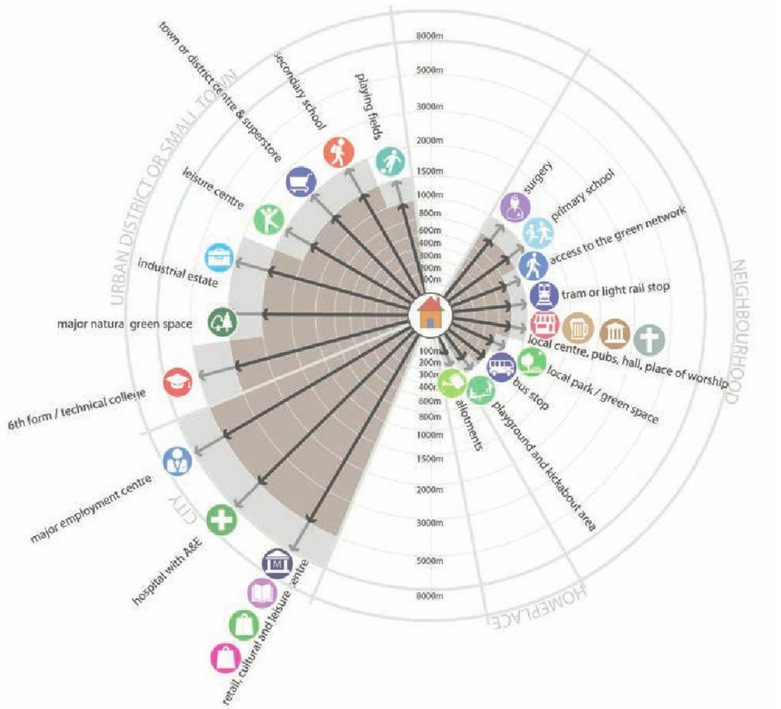
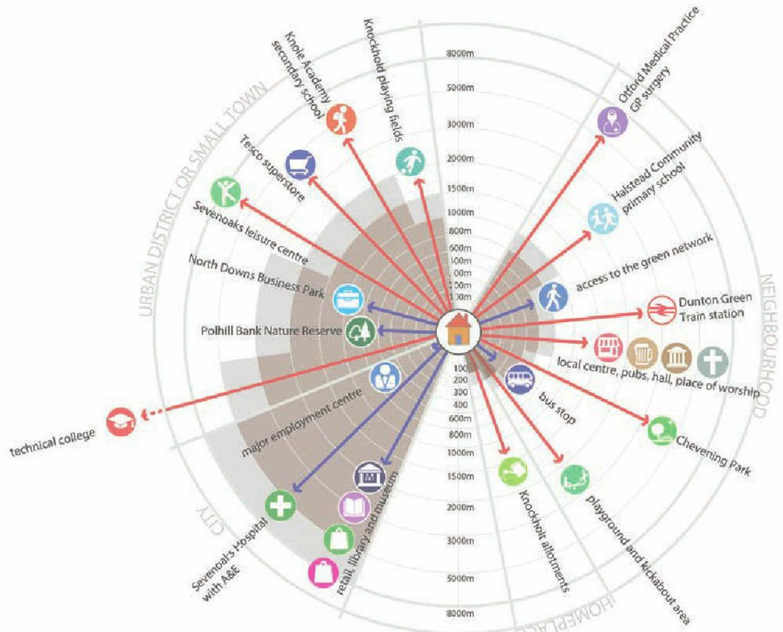
3.7 LOCAL FACILITIES



Illustrative recommended accessibility criteria – adapted from 'Shaping Neighbourhoods for Local Health and Global Sustainability'.



Current accessibility to relevant local facilities from Fort Halstead

LOCAL FACILITIES

The diagrams illustrate how the site meets accessibility criteria benchmarked against best practice guidelines established through evidence-based research (see Barton, H.S Grant, M. Guise, R. 2010. "Shaping Neighbourhoods for Local Health and Global Sustainability." (2nd edition) Routledge: Abingdon).

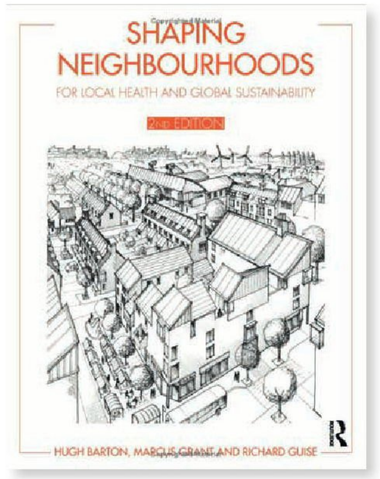
The top left diagram illustrates a range of recommended distances to key local facilities and services, and the top right diagram illustrates the extent to which they are accessible from Fort Halstead. Arrows in blue indicate that these services are already accessible. Arrows in red or orange indicate they are not easily accessible or that accessibility could be improved. For the purposes of this assessment distances were measured as the crow flies from the centre of the application site.

THE ASSESSMENT

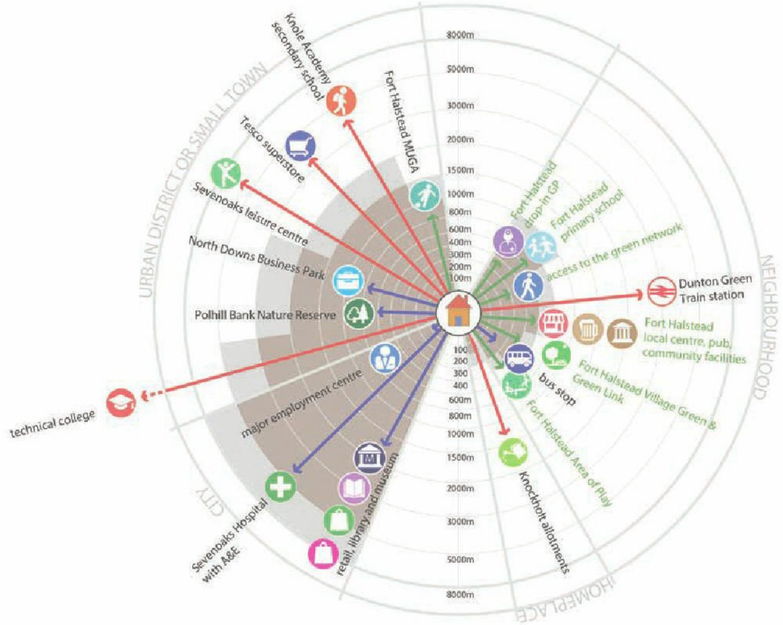
The assessment illustrates that overall there is good accessibility to a wide range of services, with particularly strong accessibility to key facilities such as the primary school, train station, supermarket and natural green space. There is good potential to enhance accessibility to facilities such as local parks/green space and allotments by including these as part of the village. However it is unlikely to be possible to enhance weak accessibility to district level facilities such as the hospital since this is a factor of their distance from the site.

IMPROVED ACCESSIBILITY

The bottom diagram shows that the proposed uses within the new village at Fort Halstead, particularly within the village centre, will significantly improve accessibility to a range of facilities and services, benefitting both new and existing residents and employees in and around Fort Halstead. This is indicated by green arrows and their short length.



- Ideal accessibility
- Strong accessibility
- Weak accessibility
- Future accessibility



Future accessibility to relevant local facilities from Fort Halstead to be improved by the proposed village

3.8 AONB & LANDSCAPE CONTEXT

LANDSCAPE CHARACTER & LAND USE

The Sevenoaks District Landscape Character Assessment (2017) provides analysis of landscape character at the local level. The Site is within the Knockholt and Halstead Wooded Downs Landscape Character Area (LCA) and Chevening Scarp LCA, the key characteristics of which include large arable fields on flatter ground; extensive areas of woodland; and the steep chalk scarp with a mosaic of woodland and pasture.

The character of the landscape surrounding the Site is heavily influenced by the topography of the North Downs chalk escarpment and the lower-lying Darent River valley to the south. In both these landscapes, there is a strong vegetative network throughout. There are also a number of historic parklands in the surrounding landscape.

Settlement and infrastructure is also a key feature of the local landscape. Settlement ranges from small villages, such as Badgers Mount and Sundridge; larger villages/towns, such as Westerham and Wrotham; and the principle urban areas of Sevenoaks and Orpington. Transport links include the M25, M26, A25 Westerham Road, and A21 Sevenoaks Bypass.

The character of the Site itself is reflective of a military research complex. A range of industrial type buildings are scattered throughout the Site. They are typically low-rise buildings 1–3 storeys in height, with a number of taller buildings and structures within the Site. The buildings are interspersed with internal roads; large areas of hard standing used for parking/access; smaller storage buildings and bunkers; and areas of amenity grassland and mature trees. Woodland is also a key characteristic of the Site, surrounding the built-up area and providing enclosure. Much of the woodland is classified as 'Ancient Woodland' that has existed since 1600AD.

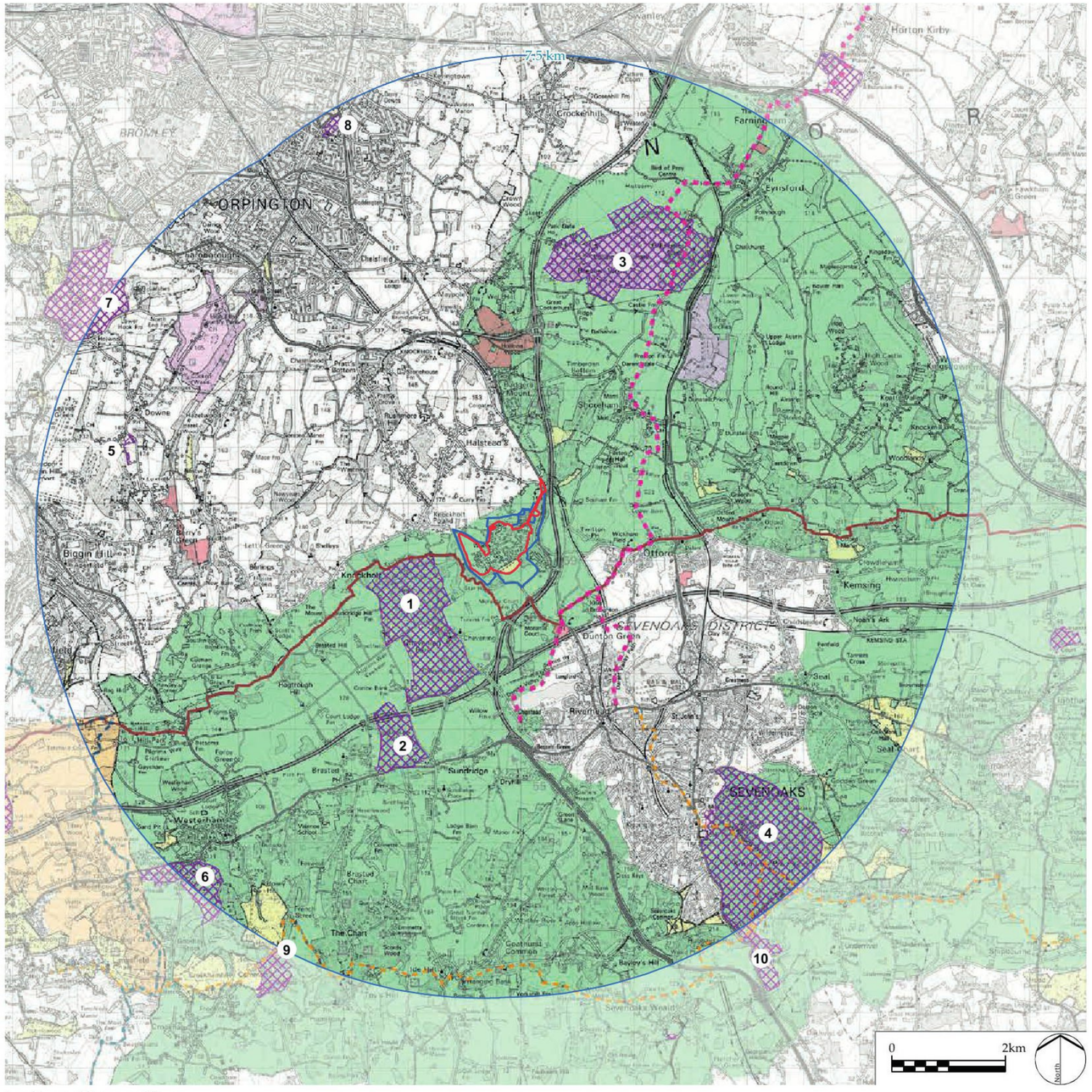
The Site is within the Kent Downs Area of Outstanding Natural Beauty (AONB). This is a designation afforded to landscapes that are of national importance and provides a legislative obligation to 'conserve and enhance the natural beauty' of the landscape.

Key

- Site
- Wider survey
- 7.5km radius around site
- Kent Downs AONB
- Surrey Hills AONB
- Registered park & garden
- Country parks
- Open access land (CROW Act) (inc. Registered Common Land and Open Country land
- Woodland Trust sites
- North Downs National Trail
- Darent Valley Path
- Greensand Way
- Tandbridge Border Path

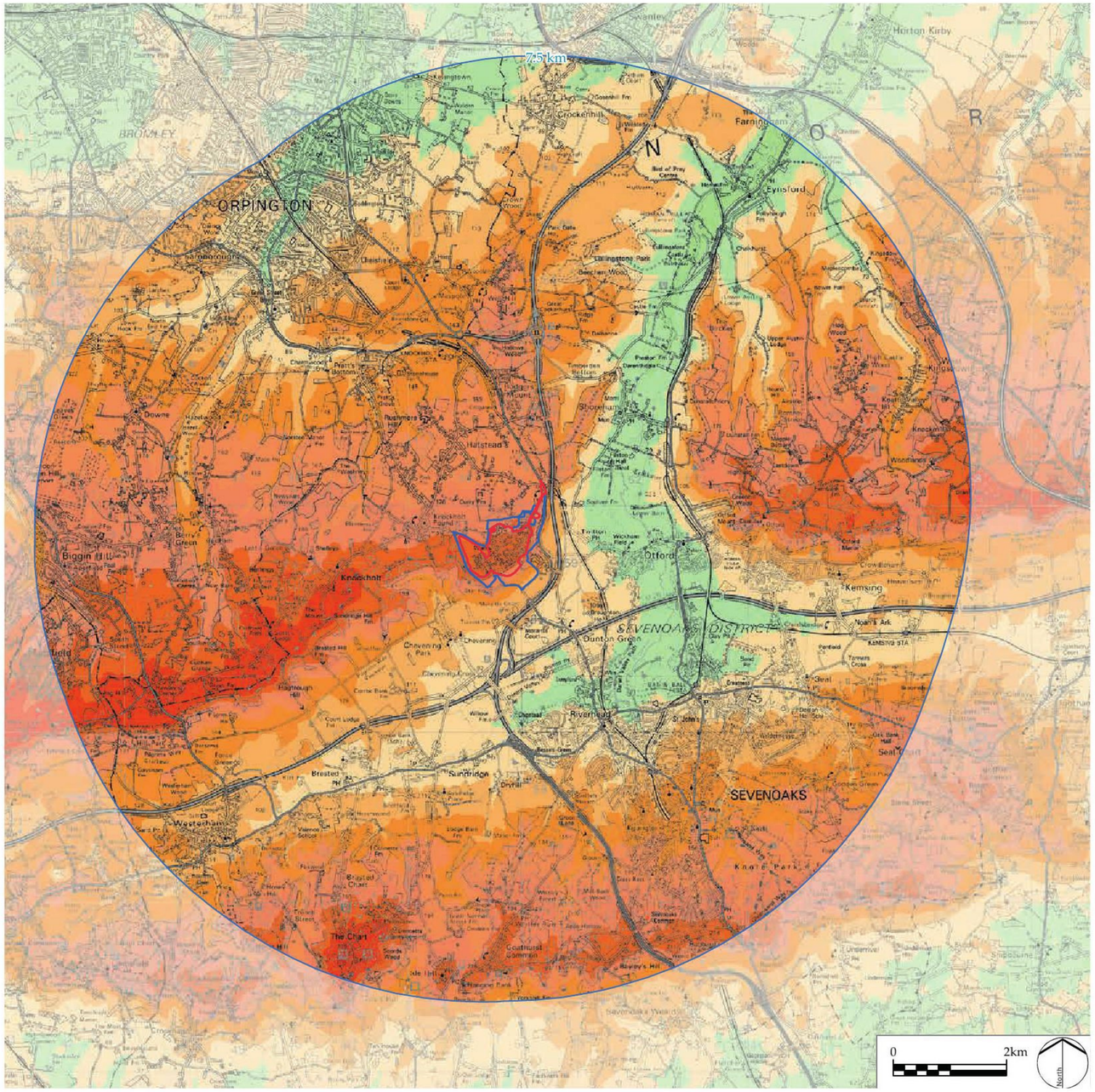
List of registered parks & gardens noted on diagram:

1. Chevening (II*)
2. Combe Bank (II*)
3. Lullingstone Castle (II)
4. Knole (I)
5. Down House (II)
6. Squerryes Court (II)
7. Holwood Park (II)
8. Priory Gardens (II)
9. Chartwell (II*)
10. Riverhill House (II)



Landscape Character Plan

3.8 AONB & LANDSCAPE CONTEXT



Topography – wider context

TOPOGRAPHY

The topography of the area is dominated by the escarpment to the south to the Site, forming a highly visible distinct landscape feature. The southern and eastern side of the Site consist of steep sloping ground; with the built area located on relatively flat higher ground, gently sloping down to the north and east.

A former chalk quarry is adjacent to the south east of the Site, accessed from Lime Pit Lane. This distinct landscape feature comprises of a 30m high chalk cliff face.

Key

- Site
- Wider Survey
- 7.5km radius around site
- 275m–300m
- 250m–275m
- 225m–250m
- 200m–225m
- 175m–200m
- 150m–175m
- 125m–150m
- 100m–125m
- 75m–100m
- 50m–75m
- 25m–50m
- 10m–25m

View of scarp slope along the southern site boundary

3.8 AONB & LANDSCAPE CONTEXT

VISUAL CONTEXT

The majority of the Site is visually well contained by the perimeter woodland, although there is a break in the woodland along the southern boundary. As such the vast majority of the existing buildings within the Site are not visible, with the exception of some of the taller structures, which protrude above the woodland, and some smaller buildings that sit on the edge of the scarp.

The chalk escarpment slope in the south of the Site is visually prominent where it forms backdrop in views from the Darent Valley. The scarp slope is also visible from certain locations within Sevenoaks and from rising land to the south of Sevenoaks.

The majority of views from within the Site are contained by the perimeter woodland. In these views, buildings of the defence research complex form the main composition of views, arranged in a military camp layout with Crow Drive forming the main visual axis in an east to west orientation. Buildings are utilitarian in appearance and of little aesthetic value.

From the southern area of the Site, on the chalk escarpment, wide panoramic views are possible across the Darent valley to Sevenoaks and countryside beyond. From the western end of the Site, within the area of open space, there are views northwards towards London. However, it should be noted that the majority of the Site is not publicly accessible.

As part of the Landscape and Visual Impact Assessment (LVIA), a range of representative viewpoints have been considered. From four of the viewpoints—as illustrated by the photographs opposite—visualisations have been prepared, which are included in Section 6 of this document.

VIEWS FROM THE SITE

View from within the southern part of the Site, looking south across the chalk escarpment and towards Sevenoaks

View from within the eastern areas of the Site, looking east along Crow Drive

View from within eastern area of the Site, looking north across open space and towards London

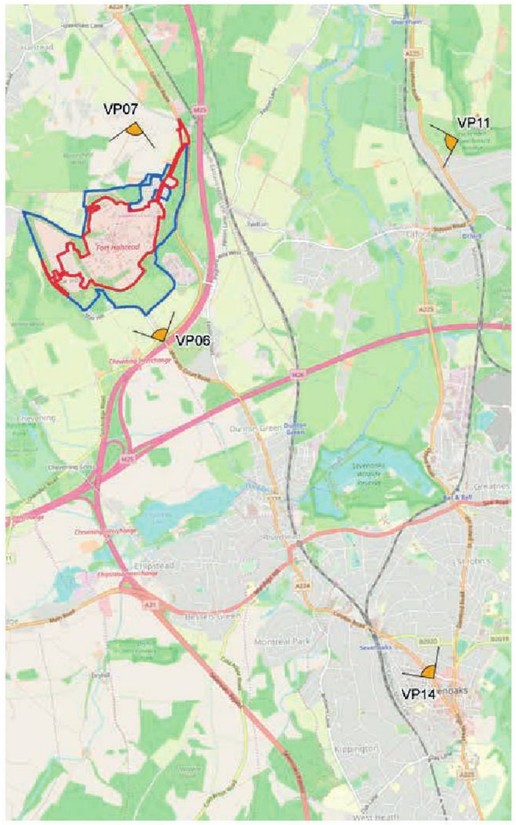
3.8 AONB & LANDSCAPE CONTEXT

View west toward the site from PRoW SR60 (near Otford) (LIVA Representative Viewpoint 11)

View south towards the site from Otford Lane (LVIA Representative Viewpoint 7)

View north-west towards the site from London Road,
Sevenoaks (LVIA Representative Viewpoint 14)

View north towards the site from Morants Court Road (LVIA Representative Viewpoint 6)



Key

Site

Wider Survey

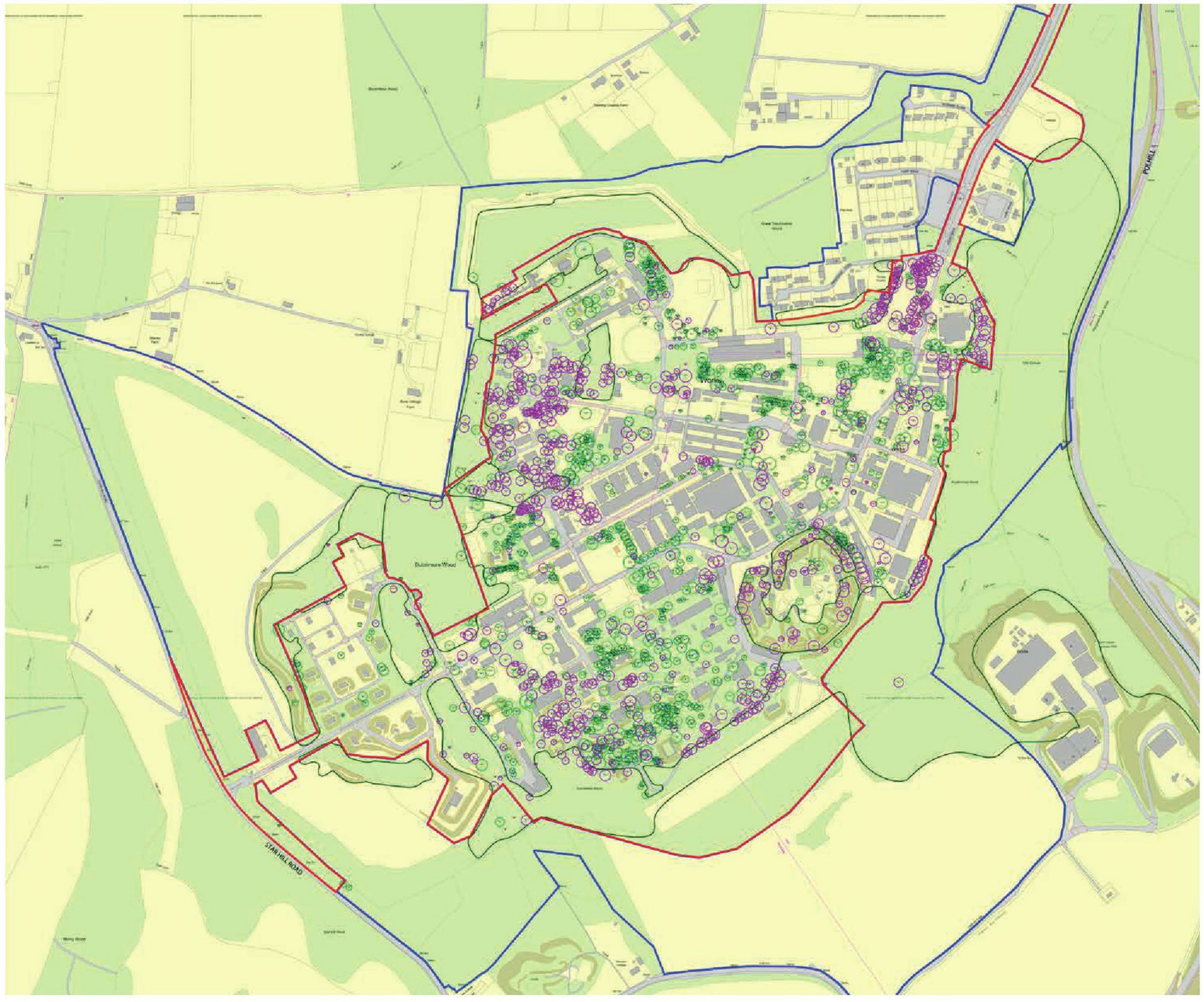
Photo view point Location
(from which AVR is prepared)

3.8 AONB & LANDSCAPE CONTEXT

EXISTING TREES AND WOODLAND

The Survey Area contains native and naturalised scattered trees of all ages and species dominated by English oak, sweet chestnut, silver birch and common ash. The whole site is included within woodland Tree Preservation Order 4 (2016). The site is surrounded on all sides by woodland which has either been planted or existed originally as Ancient Replanted Woodland and Ancient and Semi-Woodlands which has provided screening of the Fort Halstead site.

Centrally, tree cover is scattered around the complex of buildings and was generally found to be of high to moderate quality with mature canopy proportions which would have provided camouflage from aerial view during the site's military presence. Trees had generally been managed in a sympathetic manner with minimal intervention which had resulted in a large proportion of high-quality trees with few notable defects. The trees surveyed were generally in good health and exhibited minor defects such as minor deadwood and small hanging branches.



Key

- Category A tree
- Category B and C trees

3.8 AONB & LANDSCAPE CONTEXT

LANDSCAPE OPPORTUNITIES

Based on our understanding of the landscape and visual context, we identified some key principles which should guide the design of the Site.

These include:

1. Ensure development occupies the same area of the existing military/defence research facility and does not result in major changes to topography.

2. Carefully consider the design of new development and ensure that individual and groups of mature trees are retained within areas of open space.

3. Retain and enhance heritage assets within the site, including the Fort, which is a scheduled monument.

4. Creation of a village centre at the heart of the development at intersection of key routes and the fort.

5. Ensure that no development occurs on the visually exposed scarp slope, and retain and enhance existing areas of chalk grassland.

6. Retain and enhance existing areas of open space.

7. Retention of key views and vistas south, across the chalk escarpment and towards Sevenoaks, and north towards the city of London.

8. Retain and enhance existing woodland and shelterbelts, and carefully consider the building heights to ensure that they are not generally visible above the perimeter woodland.

9. Retain existing public rights of way in and around the site.

10. Increase the understanding and enjoyment of the site through public access and interpretation.

3.9 ECOLOGY

The Site and wider survey area have been subject to a comprehensive suite of baseline ecological surveys in 2018/19. These provided an update to a previous suite of survey data collected for the site between 2006 and 2013, and allowed the status of nature conservation sites, habitats and protected/notable species at the Site to be assessed.

No European or UK statutory nature conservation sites fall with a 2 km radius of the Site. There are, however, six non-statutory nature conservation sites within 2 km, in addition to 81 parcels of listed ancient woodland. 17 of these ancient woodland areas occur within the wider Survey Area.

The Site and wider Survey Area are known to support a varied mosaic of ecologically valuable habitat types, most notable areas of ancient woodland, other mature woodland and calcareous grasslands. The site also supports a number of populations of protected and notable fauna, including roosting and foraging bats, breeding and wintering birds, [redacted] dormice, reptiles and invertebrate species.

Habitat Map

Key (Right)

- Site boundary
- Scattered scrub
- Scattered trees
- Fence
- Native species-rich hedge and trees
- Species-poor defunct hedgerow
- Species-poor intact hedgerow
- A — Amenity grassland
- SI — Semi-improved neutral grassland
- SI — Semi-improved calcareous grassland
- Unimproved calcareous grassland
- Bracken
- Tall ruderal
- Broad-leaved semi-natural woodland
- Broad-leaved plantation woodland
- Coniferous plantation woodland
- Mixed plantation woodland
- SI — Poor semi-improved grassland
- Other habitat: built-up area with scattered trees present in abundance throughout site
- Target notes:
  1. Species rich calcereous grassland within fence
  2. Species rich calcereous grassland outside fence
  3. The Fort
  4. Verges of SI present in abundance throughout site
  5. Semi-natural ancient woodland

3.10 DRAINAGE & UTILITIES

DRAINAGE & GROUND CONDITIONS

Existing site records show that surface water is collected by means of a piped drainage network to a series of outlets at the low-lying periphery of the site. These outlets facilitate dispersal of water to undeveloped land including woodland where it is allowed to dissipate through evapotransporation. The nearest surface watercourse to the Site is Twitton Brook, situated approximately 1km east of the Site on the opposite side of the M25.

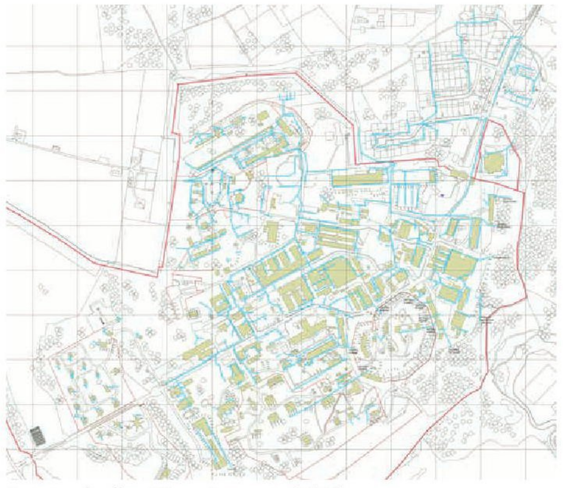
According to Environment Agency's flood risk mapping, the Site is not located within a floodplain therefore the risk of fluvial flooding is classified as low.

According to the Government's Long Term Flood Risk Information, small pockets of the site are at risk from surface water flooding. The data used to influence this information relies on an interpretation of landscape features, particularly if they are low lying, and does not take into account existing engineered drainage arrangements. Although no evidence of surface water flooding has been brought to light, the effectiveness of the existing drainage system has not been proven so a nominal risk of flooding is thought to remain. There are no public surface water sewers in the vicinity of the Site. The existing site relies on a pumped system for foul water disposal to the nearest public foul on Polhill Road, east of the Site.

The British Geological Survey map, along with the intrusive site investigations, show that the Site is underlain by clay with flints underlain by the Upper Chalk (up to 40m thick), Middle Chalk (up to 80m thick) and Lower Chalk (up to 80m thick). A thin covering of Made Ground overlies the natural soils, typically to a depth of 1m, up to a maximum of 4m locally. The Made Ground is generally described as silty clay, with some ash/clinker and occasional building rubble.

The Chalk is a Principal Aquifer; however the Site is not located within a groundwater Source Protection Zone.

There are also no public water supply abstractions recorded within 1km of the Site. A review of data suggests that groundwater is likely to be encountered at a depth of 100m to 120m below ground level. Overall it is considered that the underlying groundwater quality is likely to be of good quality.



Existing Surface Water Drainage (NTS)

RESIDENTIAL WATER SUPPLY

The water supply to each of the existing residential properties is fed from the main DSTL site infrastructure. Potable water is supplied via underground cold-water tanks located within the secured DSTL area near the North-West corner where the Thames Water main feeding the site enters. The underground tanks which are replenished by the incoming Thames Water supply also feed the buildings on the DSTL site.

The water supply to the residential properties is metered in four locations:

- Serving: 1–20 Armstrong Close Plus the Officers Club
- Serving: 17–46 Fort Road
- Serving: 1–16 Fort Road
- Serving: 1, 3, 5 & 7 Crow Drive and 1–7 Beckman Close

From the metering points the water is distributed to each property via underground pipework.

The management of the common parts of the existing residential areas is split between two companies who are billed by DSTL for the water used as measured by the meters. This cost is passed on to each of the residential properties as part of their service charges.

FIRE MAINS

As part of the installation of Thames Water supplies to the existing residential properties, new roadway fire hydrants will be installed.

This will provide the required fire hydrant coverage to the existing residential properties to allow the existing private Fire Hydrant system fed from the existing DSTL infrastructure to be abandoned.

DRAINAGE

The existing foul drainage system serving the existing residential properties has been adopted by Thames Water, therefore no further works are envisaged for the part of the system serving the existing residential properties although, local modifications will be required downstream to allow connection of the new properties proposed for the helicopter pad site.

RAINWATER DRAINAGE

The existing system of soakaways / run off, will be retained for the existing residential properties.

ELECTRICAL SUPPLIES

The existing residential properties all have metered supplies directly from UKPN, therefore the responsibility to maintain the electrical supply to the residential properties is with UKPN and thus there will be no change in this responsibility.

TELECOMS

There is no anticipated change to the telecoms network in the area of the existing residential properties.

3.11 CONSTRAINTS

Application boundary
Blue line boundary

Existing woodland
The Site is surrounded by dense mature woodland which visually contains the site.

Ancient woodland and buffer
A significant amount of the existing woodland is designated as ancient woodland which requires a non-developable buffer of at least 15m.

Individual trees with a high potential for retention
There are a large number of high quality mature trees which are located in-between existing buildings and areas of hardstanding. These trees will need to be retained where possible.

Crow Drive
The historic alignment of the main vehicular route to be retained as much as possible.

The retention of long views to Sevenoaks to the south and London to the north.

Visually sensitive area of chalk grassland to the south of the site, along on the escarpment.

Area of sensitive and ecology rich open landscape to the west.

Significant amount of hardstanding and existing built form.

The Fort (scheduled monument).

Grade II listed buildings
Includes buildings within the Fort and the Penney Buildings (Q14).

Buildings to be retained
Other buildings of historic and architectural interest will also be retained which include: Q13, Q1, A13, A14, M4, M5, M6, M20–24, A1, A3, A10, A11, X2 and X38.

3.12 OPPORTUNITIES

Application boundary

Blue line boundary

Retain QinetiQ on site
Consolidate QinetiQ to the south of the site contained by woodland and a secure boundary.

Retain and refurbish existing buildings
Buildings of historic and architectural interest to be retained in addition to the restoration of the scheduled monument, allowing the opening up the Fort to the public.

Create a heritage trail
Linking the areas of historic interest with a heritage trail for both residents and visitors.

Create a new village heart
Locate a new mixed-use village centre at the heart of the Fort Halstead village linking the Fort and the listed and retained buildings.

A green infrastructure network with new central green link
Create a range of new open spaces creating opportunities for recreation, biodiversity enhancement and drainage, including central east-west green link which will connect all the retained high quality trees and encourage walking and cycling in the development.

Enhance existing landscape and maintain sensitive views
Enhance the landscape character to the west and south of the site, and open up long views to London and Sevenoaks

Developable areas on brownfield areas
Development parcels to be located on existing brownfield developed areas, with the character areas responding to the landscape context and the existing built areas.

Improve accessibility
Open the site up to be publicly accessible with a network of new footways and cycleways.

4. DESIGN DEVELOPMENT

4.1 COMMUNITY CONSULTATION

OVERVIEW OF CONSULTATION PROCESS

The proposed masterplan scheme has been consulted through an extensive pre-application process over the past two years, involving detailed discussions with SDC's Planning Department in addition to statutory and non-statutory consultees. In various instances meetings and/or discussions have been held with these consultees including the KCC as the Highways Authority and Local Education Authority, Historic England, Lead Local Flood Authority and Kent Downs AONB Board. Full details of the consultation process can be found in the Statement of Community Involvement (SCI) prepared by CBRE. Additionally further information on pre-application engagement is set out in the accompanying Planning Statement, also prepared by CBRE.

PUBLIC CONSULTATION EVENTS

As part of the consultation process, a series of public consultation events was undertaken in January 2019, at 'The Canteen' (Building N10), Fort Halstead, Crow Drive:

- SDC Members (10th January 2019)
- Immediate Local Residents of Crow Drive (11th January 2019, 3pm–7pm)
- Wider Public Consultation (12th January 2019, 11am–3pm)

Invitations were issued in December 2018 to Members, with invitations to local residents, local Councillors and Parish Councillors issued in January 2019.

Meetings were held with the immediate site neighbours (residents of the housing off Crow Drive) ahead of the main public consultation event in January 2019. These households were also contacted with the offer of a meeting with the applicant and project team in a separate session.

A series of exhibition boards were presented, which set out the context and rationale for the proposals. Members of the project team were available to discuss the proposals, respond to any queries and receive feedback which may inform the proposals prior to submission of the planning application.

Across the two main consultation events, approximately 200 people attended, including local Councillors. The majority of attendees were from the settlements of Halstead, Knockholt and Badgers Mount.

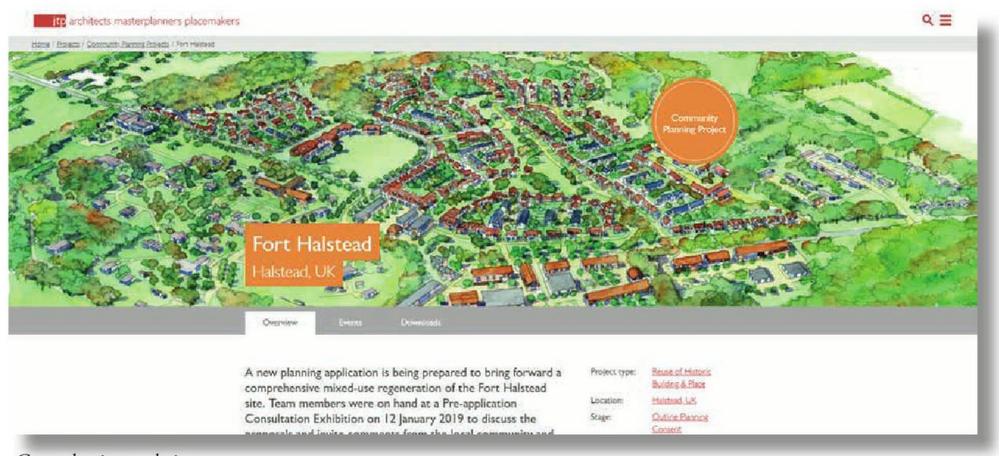
Questionnaires were available for attendees to complete and provide optional feedback on their thoughts regarding the proposals. In total, 64 questionnaires were completed most of which were completed at the consultation events. In addition to questionnaires, written responses were received including from Parish Councils.

CONSULTATION WEBSITE

A consultation website was launched in December 2018 at **https://www.jtp.co.uk/projects/fort-halstead**. The website URL was advertised on the exhibition flyer alongside a freephone number for further information if required. Comments from the community were welcomed at the following email address: **community@jtp.co.uk**, with comments encouraged to be submitted 4th February 2019.
However, the website remains open and comments were accepted up until submission of the planning application.

The website features the exhibition boards as well as a synopsis of the proposals, the background to the planning application and previous community engagement.

Exhibition flyer



Consultation website

4.1 COMMUNITY CONSULTATION

PROJECT ELEMENTS	VERY IMPORTANT	IMPORTANT	NOT VERY IMPORTANT	NOT IMPORTANT	DON'T KNOW/ NO ANSWER
1. Preserving and enhancing the site's environmental value and AONB setting	83%	13%	–	2%	3%
2. Ensuring the site remains viable as an employment providing a range of business accommodation to attract new employers	47%	31%	11%	6%	5%
3. Creating a balanced community including a mix of housing types (affordable/over 55's/ smaller affordable properties combined with a range of community facilities	42%	31%	11%	13%	3%
4. Creating specialised spaces to help retain local employers	33%	38%	19%	6%	5%
5. Improving foot, cycle and public transport connections to the town centre	66%	20%	3%	6%	5%
6. Recording and interpreting the town's history	45%	42%	6%	2%	3%
7. Including a new 'Village Centre' with a mixed range of uses and the refurbishment of the Grade II Listed Building	41%	23%	14%	19%	3%
8. Including 700 new homes to meet local housing need and support employment	13%	23%	13%	44%	8%

PROJECT ELEMENTS

The local community were encouraged to rate certain key project elements in relation to a scale from 'very important' to 'not important'.

The responses from the local community to the left indicates that the importance of demonstrating these principles mirrors that of the project team and have been taken forward throughout the proposals.

The vision for the proposals has been formulated by the feedback from the public consultation process. It is intended that the vision will positively respond to issues that members of the public identified as important considerations for the application. The proposals will deliver:

- Secure a viable, sustainable and vibrant long-term future for Fort Halstead that recognises its unique qualities and heritage;
- Regenerate a major employment site providing a range of employment opportunities and create a new village community which complements the existing network of surrounding settlements;
- Provide a range of high-quality new homes and affordable housing which respond to the District's needs;
- Ensure development is sensitive to its rural setting and will not have an adverse impact on the natural beauty, character and tranquillity of the Kent Downs AONB;
- Achieve a balance of uses that will create a high-quality 'place' with its own identity, providing new homes, jobs, community facilities and open space to be enjoyed by the wider community.

KEY THEMES

The local community were encouraged to identify important issues for the site and to be addressed in the planning application, as well as provide general commentary. Key themes which emerged in the feedback received are outlined adjacent.

Residential

A substantial number of responses supported the provision of affordable housing on site to meet local need. Comments on the number of houses proposed were raised, although these were typically made in the context of the impact on the local infrastructure and environment designations.

A mix of housing types across the development to support a balanced community generally was supported by the local community, with various comments welcoming two and three bedroom units.

Responses which featured design commentary we concerned that the proposed density and building heights were too high in respect of the AONB and Green Belt.

Response

Affordable housing is to be provided as part of the proposals. A specific affordable housing mix or tenure is to be agreed as part of the hybrid planning application, to meet identified need at a specific point in time, in consultation with SDC's Housing Officers.

The housing mix is not proposed to be fixed as part of the hybrid planning application. It is proposed that the development will provide a mix of house types and tenures, ranging from 1 to 4 bedroom properties.

The proposals have been carefully designed in respect to the local environment and policy designations. Character areas have been developed through consultation with the Council to create distinct areas whilst positively complementing the surrounding area. Higher density development is directed towards the Village Centre, whilst lower density development is to be provided towards the edges of the site. Character Area Design Guidance is submitted as part of the planning application, and will ensure that appropriate design and density is established at each plot.

Maximum building height parameters have been set across the development, which have been carefully considered to correspond to the existing landscape, sensitives and views from the surrounding area. Taller buildings are to be located around the Village Centre, with other mixed use and residential buildings typically ranging from two to three storeys. A Landscape and Visual Impact Assessment has been prepared to accompany the planning application.

4.1 COMMUNITY CONSULTATION

Transport and Highways

General feedback referred to the cumulative impact arising from the development on the existing road network surrounding the site; and that the current infrastructure is unable to accommodate an increase in the number of dwellings.

The local community raised that the secondary access at Star Hill should be limited to emergency access only for vehicles and for pedestrians and cyclists to reflect that approved in the previous 2015 outline planning permission.

Support was received for encouraging and promoting sustainable transport methods, including suggestions of new bus routes to service the site.

Response

The applicant has liaised with KCC Highways on the proposed accesses, and the proposals have been designed with careful configuration to ensure the main vehicular access into the site remains via Crow Drive and Polhill. It is recognised that Star Hill access in the 2015 outline planning permission was restricted, however through discussions with KCC and to meet their masterplanning design principles, the proposals include the existing Star Hill access as a secondary access to the site.

The parameter plans have been designed to minimise traffic flows through Star Hill, including designing the internal network to convolute the route to access, locating new commercial development towards the Polhill access and pedestrianising parts of the Crow Drive/Crow Road alignment.

A Transport Assessment accompanies the planning application and concludes that the proposed development will not have significant residual impacts on the transport network in both construction and occupation. The assessment also details a series of measures to minimise transport related impacts of the development, including highways, pedestrian, cycle and public transport improvements.

The proposals have been designed to promote sustainable transport methods, with pedestrian and cycle movement prioritised across the site. As part of the proposed public transport improvements, the existing 431 bus service will be diverted to enter the site and a new community bus service is proposed.

Employment

The proposals for the provision of employment floorspace were generally positively received, with comments raised on the importance of retaining QinetiQ and their integration into a new development. A few responses referenced that the development should be employment-led with further clarification was sought on the type of employment uses which would come forward.

Response

The proposals support increased employment opportunities and local economic growth. The applicant has engaged with QinetiQ throughout the application design process with the proposals reflecting their future relocation within the site and their retention as a key employer in the area.

The proposals comprise new business areas for flexible accommodation for offices, light industrial and research and development, which will enable a range of businesses to come forward. An Innovation and Education Hub is proposed and will provide a variety of employment opportunities, with exact uses to be determined through separate Reserved Matters applications.

The proposals maintain the level of employment provision granted in the 2015 permission.

The Environment

Preserving and enhancing the environmental value and AONB setting of the site was a key theme throughout the public consultation feedback. Comments referenced that the proposals should respect the AONB setting and Green Belt designation, with a suggestion that an Environmental Management Plan should be included.

A number of responses also raised consideration of light pollution from the proposals on the natural environment and support for the protection of existing wildlife.

Response

The proposals have been sensitively designed to minimise the impact of the proposed development on the existing habitats on site, and to integrate into the surrounding natural landscape and enhance the existing habitats. The landscaping strategy has been prepared to create an attractive environment supported by high quality green infrastructure serving ecological, landscape and recreational functions. A Framework Ecological Management Strategy has also been developed through the Environmental Impact Assessment work and is submitted in support of the application.

Key landscape features within the site including ancient woodland, areas of chalk, semi-improved and neural grassland will be retained and enhanced through active management. Development is proposed to be integrated into the landscape with robust buffers, ensuring the views of the site from elsewhere in the AONB will not be impacted. An AONB report has been prepared to accompany the planning application and concludes that the potential effects from the development proposals will be beneficial.

In respect of potential light pollution, a Lighting Assessment accompanies the planning application and concludes that the proposals would not have any significant adverse impacts on the surrounding environment.

The ecology strategy for the site has been prepared on the premise of three concepts: retention and enhancement of important habitats, maintaining the favourable conservation status of flora and fauna and green infrastructure and ecological connectivity.

Local Infrastructure and Amenity

Comments received raised concerns on the capacity of existing services in the area such as GPs, schools and community facilities, and the impact an increased number of houses in the area would have on the local infrastructure.

Generally, there was support for the provision of new facilities within the proposed development.

Response

Following the public consultation event, the applicant has progressed discussions with Kent County Council Education and an area of land has been identified to be safeguarded for a 1 form entry Primary School. The provision of a school would be subject to further engagement with stakeholders and KCC, with safeguarded land identified to accommodate the school, playing fields and ancillary car park.

A new Village Centre is proposed as part of the outline component of the planning application with a range of uses applied for which includes D1 and D2 uses. Detailed proposals for this area would be subject to separate Reserved Matters applications, with flexibility in the outline planning proposals for different community facilities, which could include healthcare floorspace and early years provision. In addition to community services, the village centre will also incorporate amenities including a shop/café and recreational space.

4.1 COMMUNITY CONSULTATION

Heritage

Responses received generally supported retaining the historical interest and heritage of the site, with support for the opening of the Fort for public use.

Response

The significant history associated with the Fort is recognised through the proposals, and as a Scheduled Monument, the Fort has been positively integrated into the development. The proposals will ensure the long-term maintenance of the Fort and its setting, supporting its refurbishment and change of use to a Historic Interpretation Centre to create a visitor attraction open to the public.

Land Contamination

Responses received raised the risk of land contamination on site given its current and previous uses, and if development can be supported on site.

Response

A Ground Investigations Report has been prepared in support of the planning application. Due to the historic uses on site, localised ground contamination has been identified, and an outline remediation strategy has been prepared.

Services and Utilities

A number of responses received identified the existing services and utilities as a key issue to be addressed. Comments suggested upgrading the existing services including the water supply, gas and electric.

Response

A Utilities Statement has been prepared and accompanies the planning application which sets out the utilities and services to be installed and retained for the new proposed development. Discussions have been held with the respective providers to ensure sufficient capacity to accommodate the new development.

Extensive discussions have been held with Thames Water in respect to the water supply and proposed wholescale replacement of the system. New Thames Water distribution will serve the entire site, supplying all new and existing buildings.

The water supply for the existing residential properties on Fort Road, Armstrong Close and Beckman Close is currently supplied on site, however these properties are outside the ownership of the applicant. It is proposed that the Thames Water supply is to be taken to the boundary of the third party land, whilst the applicant cannot commit to continuing the supply across the land outside its control, this will be for the relevant land owner to facilitate the subsequent connections.

POST EXHIBITION

Following the public exhibition, the team undertook a collaborative design development process working with SDC, KCC and other key stakeholders which explored alternative designs to address some of the concerns which emerged from the consultation process.

4.2 MASTERPLAN EVOLUTION

The following section illustrates the evolution of the masterplan and documents the key design moves in response to feedback from each stage of the consultation process. Further details on the evolution of the village centre design can be found in the accompanying Village Centre document.

1. EXTANT PERMISSION (2015)

450 HOMES
AVERAGE DENSITY: 34 DPH

- Retention of existing high quality trees with a single east-west green swathe.
- A mixed-use village centre around retained buildings Q1, Q12, Q13 & Q14.
- A hotel overlooking a large central green, with Crow Drive realigned around the green.
- Star Hill access proposed for emergency access only.
- QinetiQ retained on site and consolidated to the south of Crow Drive with a new purpose-built building.
- Employment area to the east of the site, retaining A1, A3, A10, A11, A13 and A14.
- Average building height of 2 storeys for the majority of the residential parcels with 2.5 along the main vehicular routes. 3 storeys were proposed for the village centre and employment area.

Illustrative village centre masterplan

Illustrative masterplan

Key

1. Existing settlement
2. Green link
3. Mixed-use village centre
4. Hotel
5. Village green
6. Realigned Crow Drive
7. QinetiQ
8. New QinetiQ building
9. New employment area
10. Retained Q13, Q14 & Q12 buildings
11. Retained Q1 building
12. Village Square
13. The Fort

4.2 MASTERPLAN EVOLUTION

2. PUBLIC EXHIBITION & DESIGN REVIEW PANEL (DRP) (JAN/FEB 2019)

700 HOMES
AVERAGE DENSITY: 38 DPH

- In response to SDC's requirement to provide additional housing numbers on existing allocated and previously developed sites, the masterplan looked into accommodating an additional 250 homes.
- Following a more detailed tree survey, the green spaces were rationalised in the extant masterplan and gained an additional 4.5 Ha of developable area for residential use.
- Inclusion of the 'M' series bunker area and helipad for residential use.
- Relocation of some of the employment use to the Village Centre, making the village centre more viable and vibrant.
- More B1a (office) & B1b (research & product development), less B1c (light industrial) and removal of B2 (general industry) uses in the new Innovation Hub.
- Village Green has been reduced and relocated to allow for better configuration of Village Centre, stronger North–South connection and additional mixed-use area.
- A mixed-use centre around the retained Q1, Q13 & Q14.
- Maintain the existing road infrastructure and downgrade a section of Crow Drive to a bus/pedestrian/cycle only route.
- Star Hill entrance opened as a secondary access to the site.

Illustrative village centre masterplan

Illustrative masterplan

Key

1. Green link
2. Mixed-use village centre
3. Village green
4. Employment use
5. QinetiQ
6. Retained road infrastructure
7. Downgraded section of Crow Drive to a bus/pedestrian/cycle only route.
8. Star Hill access
9. Additional housing areas
10. Village square
11. Refurbished Q13 & Q14
12. Refurbished Q1
13. The Fort

4.2 MASTERPLAN EVOLUTION

3. FOLLOWING THE DESIGN REVIEW PANEL (FEB 2019)

750 HOMES
AVERAGE DENSITY: 43.6 DPH

The following design comments were raised by the DRP panelists:

- The proposed residential density was not deemed high enough to support the viability of a bus route.
- Safe pedestrian/cycle links should be available to every home e.g. to reach the village centre without crossing a road.
- Linear nature of the village centre and green was not a strong enough concept.

As a result, the following changes were made to the masterplan:

- Introduction of a new character area using an innovative house type, to allow for higher density, low rise housing around the village centre.
- The village centre and green area rearranged around the junction of Crow Drive and Penney Road, which also provides a better relationship with adjacent Innovation Hub.
- Q13 & Q14 to terminate the vista at the end of Crow Drive and provide a more suitable backdrop to the village green.

Illustrative village centre masterplan

Illustrative masterplan

Key

1. Innovative house type for higher density housing
2. Mixed-use village centre
3. Village green
4. Village square
5. Refurbished Q13 & Q14
6. The Fort

4.2 MASTERPLAN EVOLUTION

4. HYBRID PLANNING SUBMISSION (SEPT 2019)

750 HOMES
AVERAGE DENSITY: 43.6 DPH

- Following conversations with SDC and KCC, there was a new requirement to accommodate a 1 form-entry primary school at Fort Halstead. A new primary school with a separate drop-off area is proposed within the Innovation Hub area and opposite the village centre and green.
- Retention of building A10 within the employment area.
- Following feedback from KCC Highways regarding the straight nature of Crow Drive near Star Hill, it was advised that Crow Drive was diverted around the existing bunkers to slow down potential traffic from Star Hill access.
- Detailed traffic calming measures were developed with KCC Highways along the full length of Crow Drive and the proposed secondary street.

Illustrative village centre masterplan

Illustrative masterplan

Key

1. 1FE primary school
2. Refurbished A10
3. Realignment of Crow Drive around the bunker area
4. Bunker area
5. Traffic calming measures
6. Mixed-use village centre
7. Village green
8. Refurbished Q13 & Q14
9. Village square
10. The Fort

4.3 DESIGN PRINCIPLES

The masterplan design principles and concept has been developed as a response to the site analysis work summarised in the constraints and opportunities plans, close collaboration with SDC and feedback from the community engagement process. The masterplan concept identifies four principles which encapsulate the key strategic and physical aspects of the site and come together as an integrated plan which is developed in more detail on the following pages.

ENVIRONMENTAL

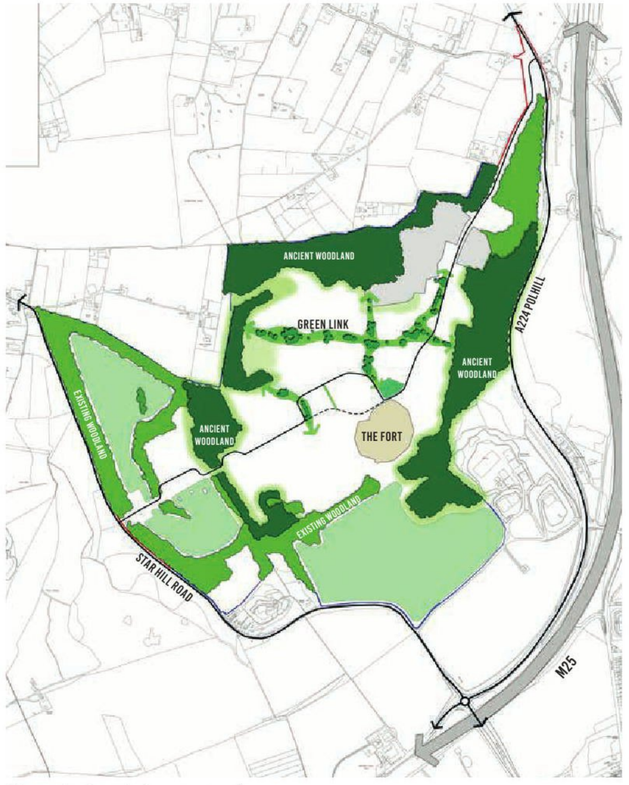
Restoring the landscape and protecting the surrounding ancient woodland

- Retain existing woodlands and its buffers
- Maintain the open character of visually and ecologically sensitive areas to the south and west
- Retain key groups of existing trees and create weaving east-west and north-south green links.

CULTURAL

Discovering the history of Fort Halstead

- Retain the schedule monument (Fort) and open up to the public as a visitor attraction.
- Refurbish and re-use the listed and existing buildings in the village centre through detailed planning.
- Connecting the retained buildings around the site with an interpretation/heritage trail.



From industrial to natural...

From history to heritage...

4.3 DESIGN PRINCIPLES

ECONOMIC

An economic hub of continued innovation, opening the doors to new businesses

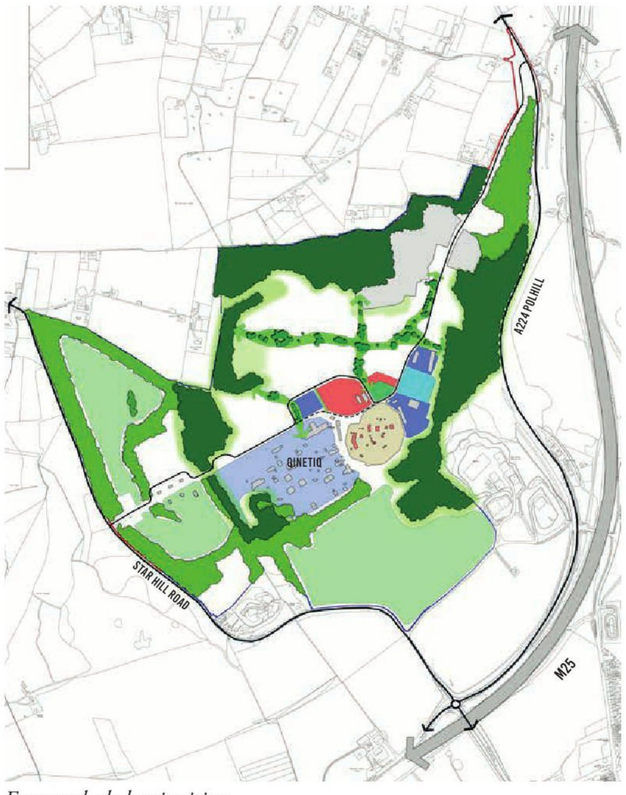
- Consolidate QinetiQ to the south of the site contained by woodland and a secure boundary.
- Inviting new businesses with employment areas to the east and near the village centre to create a new frontage to QinetiQ area.
- The mixed-use village centre, including business hub, focused around the retained buildings at the heart of the development.

SOCIAL

An intriguing and open site for a people of all ages to enjoy

- Create a sense of arrival with two gateway hamlets at both ends of Crow Drive/Road.
- Utilise the existing road infrastructure, to reflect the history of the site and it's former use.
- Downgrade a section of Crow Drive to a safe bus/pedestrian/ cycle only route.
- Create a network of circular slow movement routes in and around the site.

CONCEPT MASTERPLAN



From secluded to inviting...

From concealing to revealing...

A unique village with a living and working community.

5. PARAMETER PLANS

5.1 LAND USE & GREEN INFRASTRUCTURE

The following parameter plans form a key part of the outline planning application and will be formally approved as part of the planning permission. The plans set out the proposed parameters for key design elements of the masterplan as follows:

- Land Use & Green Infrastructure
- Building Heights
- Access and Movement
- Demolition

As this is a hybrid application, it is not yet possible to define the precise nature of the scheme, so the parameter plans provide an agreed framework that will inform the detailed design of the Fort Halstead masterplan as it comes forward over time. An important aspect of this is that the plans include a degree of flexibility, where appropriate, in order to accommodate changing circumstances, and the accompanying notes set out the extent of tolerance in each specific case. The illustrative masterplan in Chapter 6 demonstrates one way in which these parameter plans could be interpreted, but is subject to variation as described.

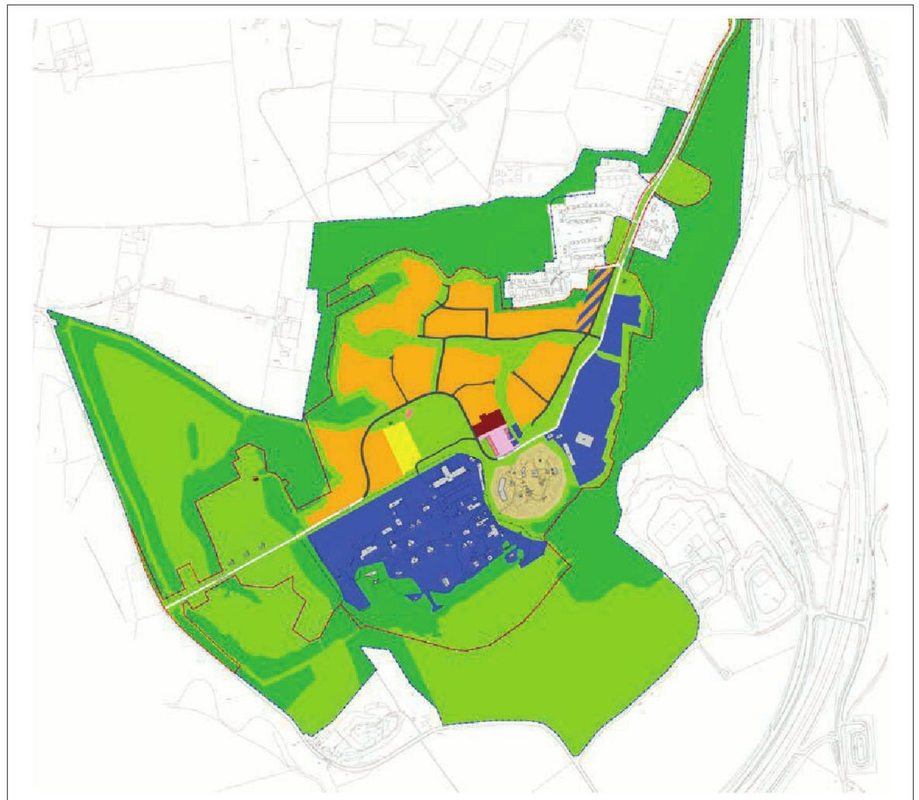
Development will occur in phases (as set out indicatively in Chapter 10). Each reserved matters application when it comes forward will be assessed against the approved parameter plans helping to ensure consistency and compatibility between different phases. The parameters are also necessary to ensure that the masterplan is implemented within the scope tested in the Environmental Statement.

The plan on the opposite page illustrates the location and maximum extent of land proposed for the uses to be provided on site.

- The orange areas denote the proposed residential uses (Use Class C3) including affordable homes, doorstep play, and could include extra-care or elderly care accommodation.
- The blue areas denote both existing and proposed employment areas ('B' Use Classes)
- The dark red area denotes the mixed-use village centre which has the potential to include a range of uses including retail (A1), food and drink (A3-A5), Business Hub/office (B1), residential (C3), health centre (D1) and associated car parking. An indicative detailed design for the village centre can be found in the Character Areas section and in the Detailed DAS.
- The blue and dark red hatched area denotes where either mixed-uses or employment use may be located.
- Adjacent to the village centre is a proposed primary school.
- Surrounding the developable areas is a network of various public open spaces.

KEY	USE	AREA (HA)	AREA (ACRES)	%
	Residential	15.37	37.98	20%
	Employment	11.95	29.53	16%
	Mixed-Use / Employment	1.44	3.56	2%
	Mixed-Use (incl. employment, retail, community and residential use)	0.37	0.91	0.5%
	The Fort	2.62	6.47	3.5%
	Primary School	1.06	2.61	1%
	Landscape and Open Space (incl. public open space, the Village Square, Village Green, existing woodland and ancient woodland, woodland buffers, community recreation area, existing chalk grassland, ecologically enhanced grassland/ mitigation zone, SuDS and play area etc.	36.97	91.36	49%
	Infrastructure (incl. road infrastructure and car park)	5.79	14.31	8%
	TOTAL	**75.20**	**185.82**	**100%**

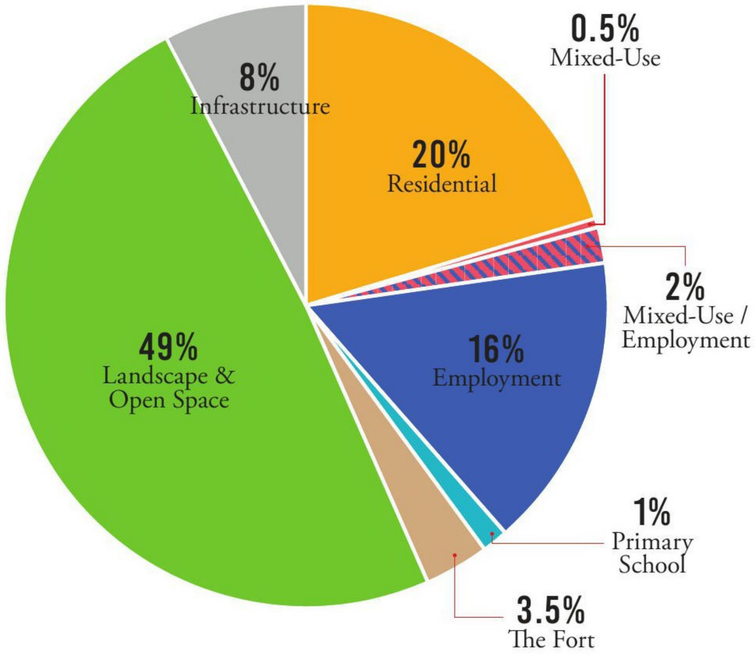
2015 EXTANT PERMISSION



Key

- Application boundary c. 62.70 ha
- Applicant's land ownership boundary c. 132.38 ha
- Residential developable area c. 12.41 ha
- Employment c. 13.15 ha
- Employment (Use class B1a/B1b)/Residential c. 0.51 ha
- Mixed Use c. 0.26 ha
- Public Square c. 0.29 ha
- Hotel c. 0.60 ha
- Community use c. 0.09 ha
- Mixed use – retail/community
- Scheduled monument c. 2.19 ha
- Green space
- Existing woodland
- Buildings to be retained
- Retained sections of Crow Road & Crow Drive
- Indicative proposed roads
- Indicative boundary fence to QinetiQ's demise
- Indicative location for site recycling facility

- 450 homes
- Mixed-use village centre around retained buildings Q1, Q12, Q13 & Q14
- Large cricket green
- Hotel and spa
- Employment area to the east of the site, retaining A1, A3, A10, A11, A13 and A14
- Single access from Polhill



Key

- Application boundary
- Applicant's land ownership boundary
- Existing buildings for retention
- Crow Road / primary road
- Scheduled monument
- Residential
- Mixed-use
- Employment
- Employment / mixed-use
- Primary School
- Village square
- Hardstanding
- Village green
- Public open space (incl. woodland buffer, SuDS, children's play area)
- Community recreation area
- Existing woodland
- Existing ancient woodland
- Ecologically enhanced grassland/mitigation zone
- Existing chalk grassland

- Indicative local equipped area for play (LEAP)
- Indicative location of Multi-Use Games Area (MUGA)
- Indicative location for SuDs ponds*

Notes:
All land uses can deviate +/-3m within the application boundary, subject to on-site constraints.
*The shapes and sizes of the ponds as shown on the plan are indicative only.

5.2 BUILDING HEIGHTS

The building heights parameter plan prescribes the maximum height of buildings across the site. These heights have been carefully considered in response to the existing landscape characteristics and views from the surrounding area.

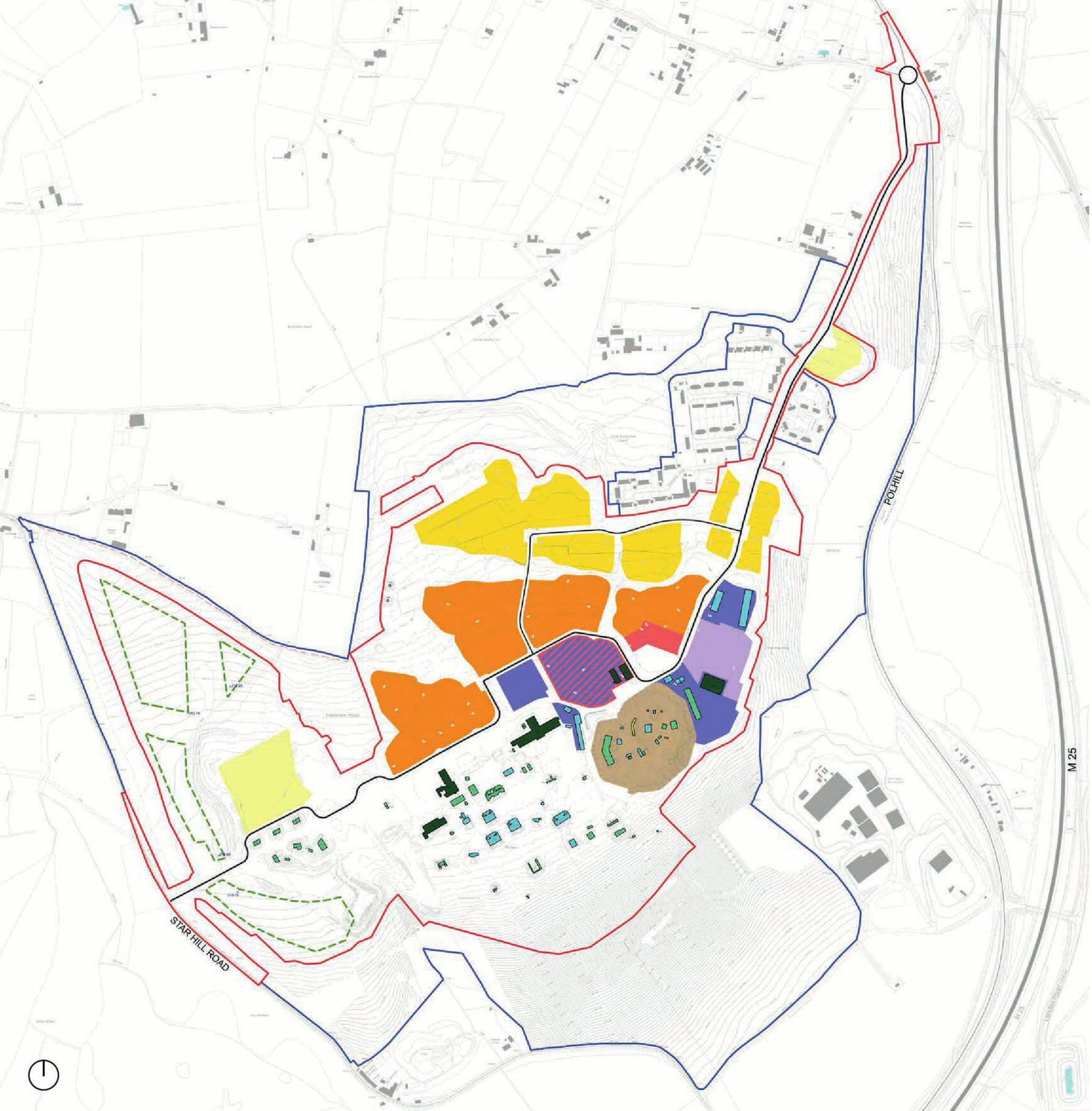
The plan allows for the provision of residential and mixed-use buildings ranging from two to three storeys in height and for commercial and school buildings of up to three storeys (with a taller floor to ceiling height). Taller buildings are located around the village centre (three to four storeys), with heights reducing moving away from the centre.

2015 EXTANT PERMISSION

Key

- Application boundary
- Applicant's land ownership boundary
- Existing building heights: 1 storey
- Existing building heights: 1.5 storeys
- Existing building heights: 2 storeys
- Existing building heights: 3 storeys
- Proposed community use: up to 1.5 storeys
- Proposed residential: up to 2 storeys
- Proposed residential: up to 2.5 storeys
- Proposed employment or residential: up to 2.5 storeys
- Proposed mixed use & hotel: up to 2.5 storeys
- Proposed employment: up to 3 storeys
- Potential energy centre/laboratory uses flue zone

- Maximum height for residential – 2.5 storeys and located only along the main vehicular routes
- Up to 2 storeys for the majority of the residential parcels
- Maximum height for Village Centre – 3 storeys
- Maximum height for employment – 3 storeys



Key

- Application boundary
- Applicant's land ownership boundary
- Proposed vehicular routes
- Scheduled monument
- Proposed contours
- Proposed stockpile
- 218.93 Highest point of proposed stockpile

- Residential: up to 2 storeys (Up to 11m to top of ridgeline)
- Residential: up to 2.5 storeys with occasional landmark buildings up to 3 storeys (up to 12.5m to top of ridgeline for 2.5 ridgeline and up to 13.5m to top of ridgeline for 3 storeys)
- Residential: up to 3 storeys (up to 13.5m to top of ridgeline)
- Mixed Use: up to 3 storeys (up to 16m to top of ridgeline)
- Employment: up to 3 storeys (up to 15m to top of ridgeline)
- Primary School: up to 3 storeys (up to 15m to top of ridgeline)
- Employment / mixed-use: Up to 3 storeys with occasional landmark building up to 4 storeys (up to 15m to top of ridgeline for 3 storeys and up to 16m to top of ridgeline for 4 storeys)
- Existing buildings to be retained (10-15m)
- Existing buildings to be retained (5-10m)
- Existing buildings to be retained (0-5m)
- Existing buildings to be retained (unknown)

Notes:

The height parameters set out in the Building Height Parameter Plan are to maximum ridge heights. The heights are set from existing ground levels, not a proposed Finish Floor Level and therefore account for any ground works that may need to be undertaken. Each of the parameter levels has been set at such a level to allow for flexibility to be introduced in roof line and the steepness of roof pitches in order to create variety and interest.

Maximum Building Heights (MBH)

A further 1m has been added to parameter plan residential and mixed use heights and 1.5m has been added to employments heights to allow tolerance for ground level slopes across the building footprint.

5.3 ACCESS & MOVEMENT

This plan identifies the principles of vehicular and pedestrian access to the site and through it.

It shows the proposed main strategic route, junctions and primary vehicular access points into the site, for which approval is sought as part of this application.

Access and movements proposals include:

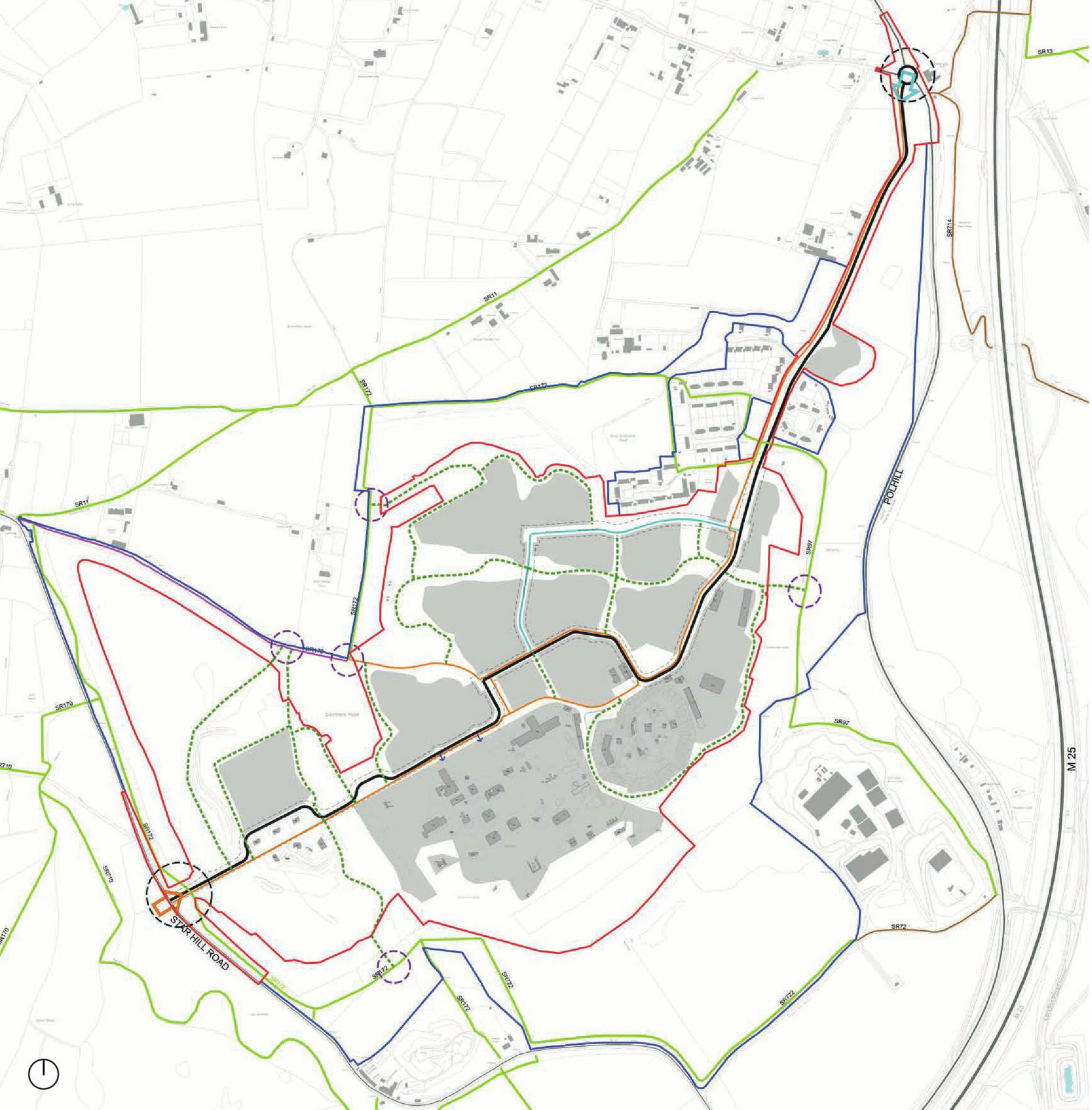
- Provide two vehicular access points for the site (Primary access at Polhill and secondary access at Star Hill);
- Retain the alignment of Crow Drive and propose appropriate traffic calming measures for the straight sections of the road;
- Downgrade the section of Crow Drive between QinetiQ, Employment areas and Village Centre to a pedestrian/cycle only route;
- Divert the primary route onto Penney Drive;
- Narrow the width of Crow Drive between the Village Square and the Fort—have shared surface treatment to reinforce the link between the Fort and the listed Q14 building;
- Secondary route proposed along the existing road infrastructure, to serve surrounding the residential parcels;
- A proposed bus route (route to be confirmed);
- A strategic east-west cycle link provided with an off-road route between the village centre and Polhill;
- Pedestrian/cycle routes proposed along the primary, secondary roads and through the green infrastructure;
- Secondary pedestrian links proposed within the woodland buffers providing circular routes around the site.
- Upgrade of footpath SR172 to a strategic shared footway / cyclepath

2015 EXTANT PERMISSION

Key

- Application boundary
- Applicant's land ownership boundary
- Development footprint
- Buildings to be retained
- Primary access
- Secondary access
- Proposed access to QinetiQ employment site
- Junction improvement
- Indicative alignment corridor for proposed Primary vehicular route
- Indicative proposed secondary vehicular route
- Indicative proposed bus route
- Indicative proposed pedestrian and cycle routes
- Existing public rights of way (PROW)
- Existing bridleways
- North Downs Way
- Section of footpath (SR172) between the site and Knockholt Pound upgraded to cycle/bridleway

- Single access from Polhill
- Rerouted Crow Drive around the Cricket Green
- Created new secondary and tertiary routes around the site
- Separate access into QinetiQ site from Crow Drive
- Circular cycle and pedestrian routes around the edges of the site



Key

- Application boundary
- Applicant's land ownership boundary
- Development parcels
- Existing building for retention
- Existing footway
- Existing bridleway
- Existing road

- Main access – all modes
- Secondary access – all modes
- QinetiQ access point
- Junction improvement (subject to detailed approval)
- Primary road (Crow Road/Penney road)
- Corridor for primary road*
- Secondary road
- Indicative strategic shared footway/cycleway^
- Indicative secondary shared footway/ cycleway^
- Connection to existing footway network

Notes:
*The primary and secondary road alignment may deviate within the road corridor, subject to on-site constraints. The adjacent land parcels will be adjusted accordingly.

^Alignment of footways/cycleways are subject to detailed landscape/road design

5.4 DEMOLITION

The Demolition Parameter Plan identifies buildings and structures proposed for demolition within the application boundary.

2015 EXTANT PERMISSION

Key

- Application boundary
- Applicant's land ownership boundary
- Buildings to be demolished
- Buildings to be retained

Retained buildings

- Q1, Q13 and Q14
- A1, A3, A11, A14 and A13
- M6, M5 and M4
- All structures in the Fort
- Some structures in the QinetiQ enclave (to be confirmed)

Key

- Application boundary
- Applicant's land ownership boundary
- Buildings to be demolished
- Buildings to be retained

6. MASTERPLAN

6.1 ILLUSTRATIVE MASTERPLAN

SUMMARY

The plan on the facing page has been developed from the vision and design principles. It illustrates how the site could be developed in the context of the Parameter Plans to create an attractive residential neighbourhood including a range of amenities and open spaces.

Key aspects of the plan are explained in more detail on the following pages and in subsequent chapters, but in summary it will deliver:

- Up to 750 mixed-tenure homes in a variety of sizes;
- Six distinct residential neighbourhoods;
- The retention and consolidation of existing employer QinetiQ on site;
- A new employment area for a range of businesses uses and sizes;
- A new village centre serving new and existing residents and including a range of mixed uses such as a shop, café, community use and nursery;
- A new primary school site with dedicated sport pitches;
- A new village green, creating a community focus and connecting the different uses within the village;
- A village square linking the retained and refurbished listed building and scheduled monument;
- Extensive areas of open space and green infrastructure.

INDICATIVE HOUSING MIX

The illustrative masterplan demonstrates that the site can accommodate 750 units with the indicative housing mix as set out below.

PRIVATE	
House type	**Percentage**
1 Bed	4%
2 Bed	39%
3 Bed	32%
4 Bed	18%
5 Bed	7%
TOTAL	**100%**

AFFORDABLE	
House type	**Percentage**
1 Bed	35%
2 Bed	35%
3 Bed	30%
TOTAL	**100%**

Key (opposite page)

1. Existing residential
2. Ancient woodland
3. Existing woodland
4. Existing chalk grassland
5. QinetiQ
6. QinetiQ entrance
7. The Fort (scheduled monument)
8. 1 form-entry primary school
9. Employment
10. Mixed-use village centre
11. Village square
12. Village green
13. Gateway hamlets
14. Old Grove Place
15. Anisbirches Walk
16. Village Mews
17. Beaumont Glade
18. Dutchmore Wood
19. Bunker park
20. Community recreation area
21. Community orchard
22. Ecologically enhanced grassland / mitigation zone
23. Indicative location of LEAP
24. Indicative location of MUGA
25. Pedestrian and cycle link only


Broomfield Wood
Great Stockholme Wood
Old Grove
Dutchmore Wood
Anisbirches Wood
MITCHELL ROAD
LENNARD-JONES ROAD
PENNEY ROAD
CROW DRIVE
CROW ROAD
STAR HILL ROAD
POLHILL
M25
A1
A3
A10
A11
A13
A14
Q13
Q14
X38
X2
NORTH DOWNS BUSINESS PARK

6.2 INDICATIVE DENSITY

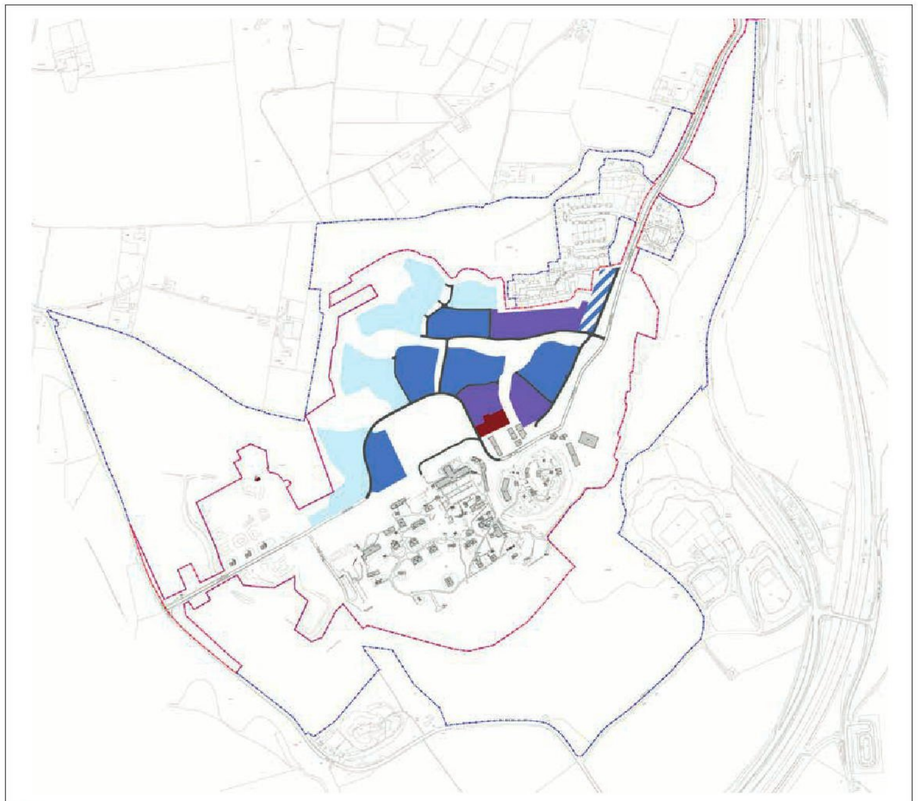
The plan opposite indicatively shows how the residential densities could be distributed around the development to achieve 750 dwellings. A range of densities will generate variation in built form and character across the site and thereby create enhanced visual interest. To see how the densities could inform the character across the site, please see the Character Area Guidance in Chapter 7.

The plan shows indicatively that higher densities could be located around the village centre where levels of activity will be the highest, with density gradually decreasing moving away from the centre towards the woodland edges.

INDICATIVE DENSITY SCHEDULE

LAND USE/PARCEL	AREA (HA)	AREA (ACRES)	MAX. DENSITY (DPH)	MAX. NO. OF DWELLINGS
Residential	**15.37**	**37.98**	**60**	**603**
R1	0.63	1.55	30	17
R2	0.27	0.66	30	7
R3	0.20	0.50	30	5
R4	0.95	2.36	45	39
R5	0.81	1.99	45	33
R6	0.91	2.26	35	29
R6	0.97	2.41	35	31
R7	1.14	2.81	30	30
R9	1.15	2.85	55	57
R10	1.49	3.68	60	80
R11	2.17	5.37	60	117
R12	2.41	5.94	50	108
R13	1.72	4.24	25	38
R14	0.55	1.35	25	12
Mixed Use	**0.37**	**0.91**		**25**
M3	0.37	0.91		25
Mixed Use/ Employment	**1.44**	**3.56**		**122**
M1	0.24	0.58		0
M2	0.53	1.32		51
M4	0.67	1.66		71
GRAND TOTAL	**17.18**	**42.45**		**750**
Indicative Average Density (Residential & Mixed Use)			**43.66 dph**	

2015 EXTANT PERMISSION

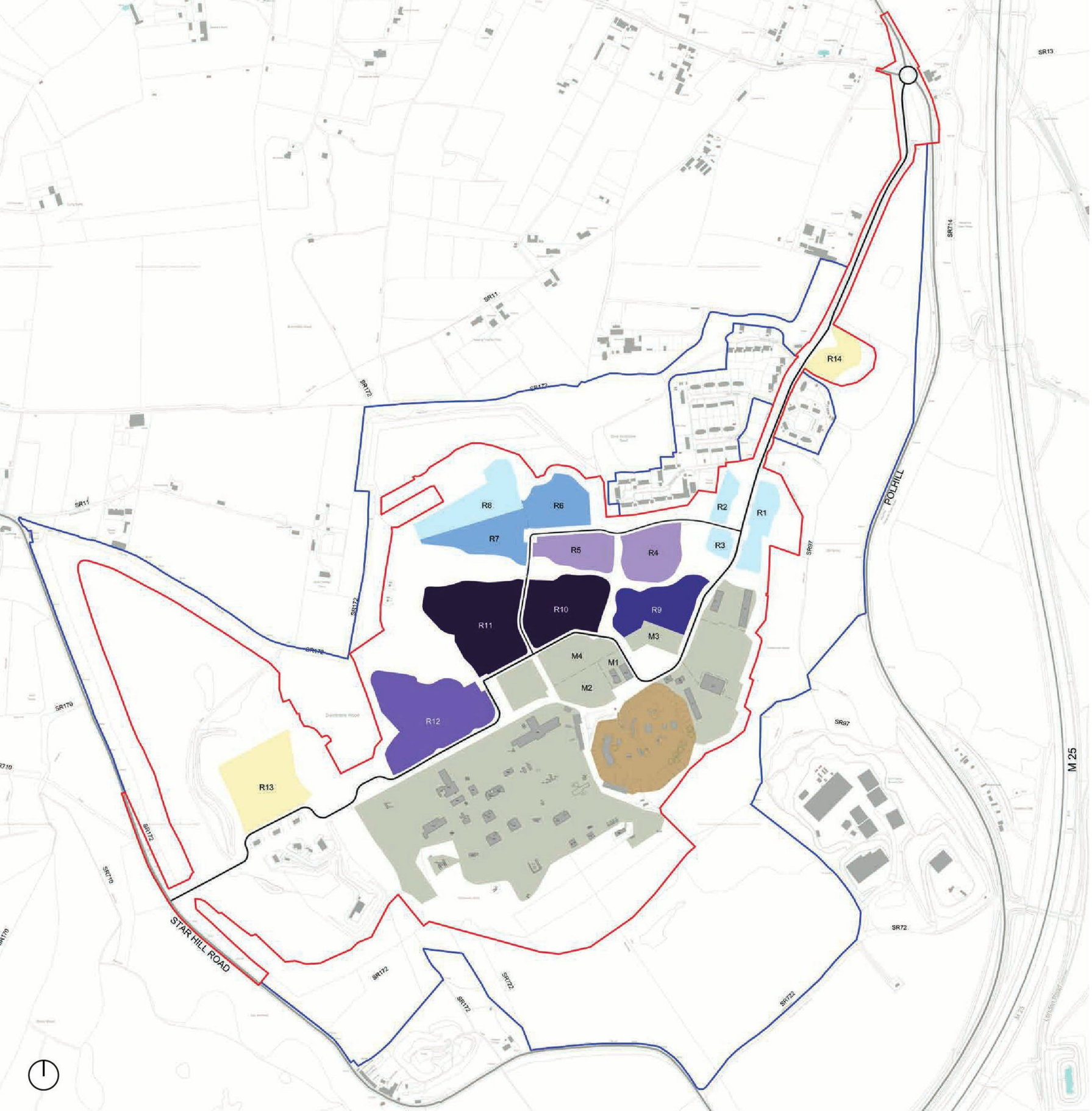


Key

- Application boundary
- Applicant's land ownership boundary
- Residential: Lower Density (up to 25 dph)
- Residential: Medium Density (26–35 dph)
- Residential: Medium Density (26–35 dph) (if not developed for employment)
- Residential: Higher Density (36–45 dph)
- Mixed use
- Buildings to be retained
- Retained sections of Crow Road and Crow Drive
- Indicative proposed roads

Average density of 34 dph across the whole site (excluding green amenity space, woodland and employment generating areas)

- 450 homes
- Average density: 34dph
- Densities ranging from 'up to 25dph' to '36–45 dph'
- Lower densities located to the north and western edge, facing onto woodland
- Medium densities located in the central area of the site
- Higher densities located around the Village centre and against existing housing



Key

- Application boundary
- Applicant's land ownership boundary
- Proposed vehicular routes
- Scheduled monument
- Employment/Mixed Use/School
- Existing building for retention

- Residential: 15 to 25 dph
- Residential: 20 to 30 dph
- Residential: 25 to 35 dph
- Residential: 35 to 45 dph
- Residential: 40 to 50 dph
- Residential: 45 to 55 dph
- Residential: 50 to 60 dph

6.3 VILLAGE CENTRE

The Village Centre forms the heart of the village as both an employment area and a community hub for the new residents.

The Village Centre incorporates the restoration of two existing buildings; 'Penney' (Q14) which is Grade II Listed and 'The Q' (Q13). Both formed part of the original Q-Building enclave used for the Atomic Bomb Development Programme.

A mixed-use building (Block B) is proposed alongside Penney (Q14) creating a new 'beacon' for the Village Centre. The building's architecture will celebrate innovation and reflect the enclave's military history.

A new village green is located to the east of Penney Road, the space is framed by new buildings encouraging activity through a variety of uses and contain areas of play.

The remaining buildings in the Village Centre will accommodate employment use, prominently office (B1a) and Research & Development (B1b)

For more detail on the Village Centre, please see the Village Centre document.

Key (same page)

- Gym
- Residential
- Café
- Employment
- Community
- Nursery
- Food Store

Key (opposite page)

1. Gym
2. Apartment with community use
3. Apartments
4. Village Green
5. Children's play area – LEAP
6. Village Square
7. Employment

Illustrative uses at ground level


LENNARD-JONES ROAD
PENNEY ROAD
GREEN LINK
PENNEY ROAD
CROW ROAD
Q14
Q13
Q12
1
2
3
4
5
6
7
QINETIQ
THE FORT

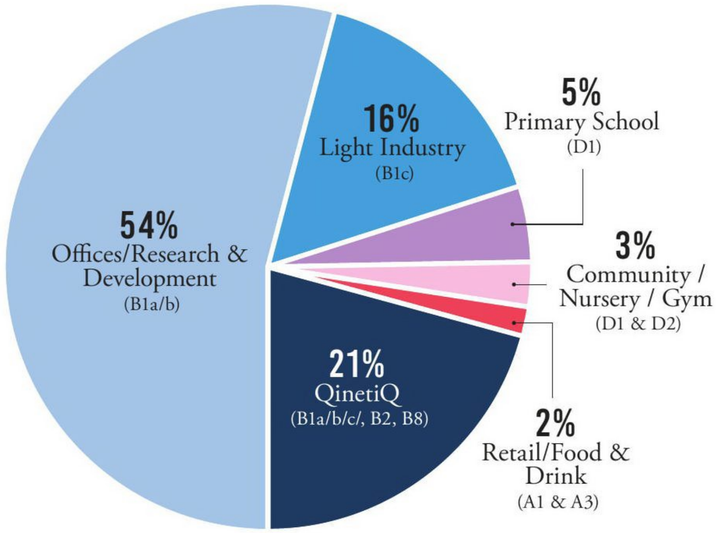
6.4 EMPLOYMENT & EDUCATION USES

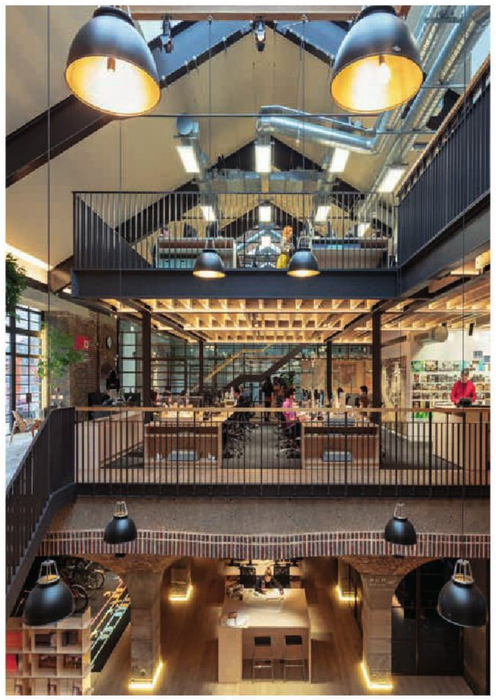
Employment and education uses are located along the southern part of the site, wrapping around the north of the Fort and QinetiQ's new consolidated demise. The employment area and primary school are an integral part of the Village Centre and their location is easily accessible from every home which will encourage activity and vibrancy, making the commercial uses in this location more viable.

The employment areas will include a range of buildings with varying footprint areas, providing flexible accommodation for office, research & development as well as light industry.

At the centre of the main employment area, will be a single form entry primary school. This school will serve the new residents, reducing the need to travel outside of the development for the school run.

KEY	USE/USE CLASS	FLOOR AREA (SQM)	%	APPROX. NO OF JOBS
	Offices/Research & Development (B1a/b)	15,669	54%	1039
	Light Industry (B1c)	4,626	16%	78
	QinetiQ (B1a/b/c, B2, B8)	6,016	21%	230
	Primary School (D1)	1,345	5%	29
	Community / Nursery / Gym (D1 & D2)	792	3%	32
	Retail/Food & Drink (A1 & A3)	520	2%	29
	TOTAL	**28,968**	**100%**	**1,437**

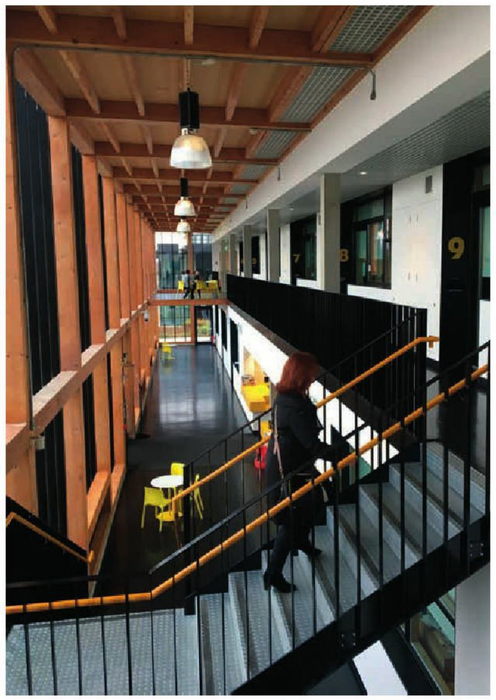




Precedent image for flexible workspaces – JTP Studios, Wapping

Precedent image of a primary school – Skinner' Kent primary school at Knights Wood, Tunbridge Wells

Precedent image for light industry buildings – Caxton Works, Poplar



Precedent image for an Incubator Hub – Alconbury Weald, Huntingdon

Key (opposite page)

1. QinetiQ
2. B1a/B1b – Offices/Research
3. B1c – Light industry
4. D1 – Community/Nursery
5. D1 – Primary school
6. D2 – Gym
7. A3 – Café
8. A3 – Shop

LENNARD-JONES ROAD

CROW DRIVE

THE FORT

A1
2

A3
2

A10
2

A11
3

A13
2

A14
2

Q13
2

Q14
6

X2
2

X3

X38
2

1

2

3

4

5

7

8

6.5 LANDSCAPE STRATEGY

RETAINING & ENHANCING LANDSCAPE FEATURES & HABITATS

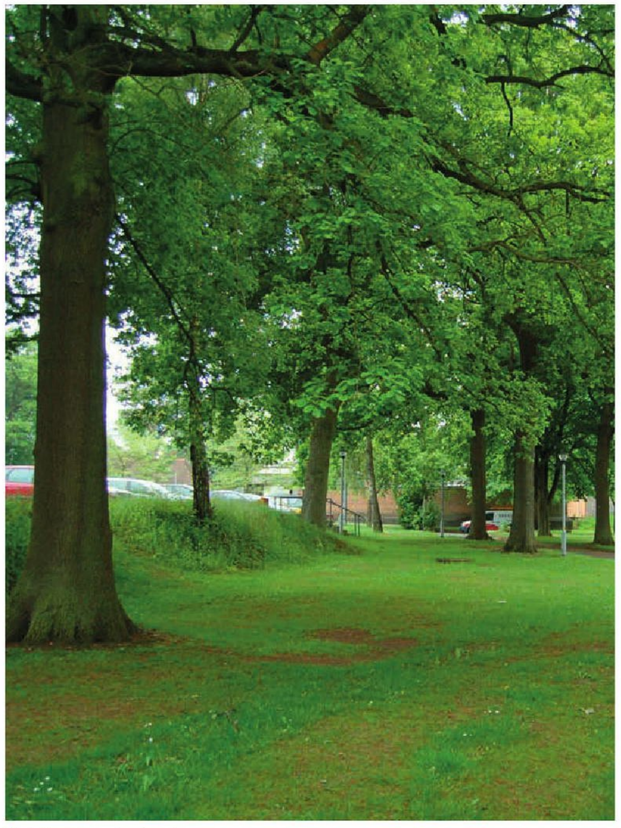
The Site contains many special landscape features such as woodland, trees and chalk grassland. These features will be retained and enhanced through an appropriate management regime.

The built development will be offset from the Ancient Woodland by a buffer of at least 15m. This, in accordance with Natural England guidance and consultation, is to protect the ecological integrity of the woodland by creating new woodland edge habitat and discouraging access. The buffers will comprise a number of transitional of habitats, including an amenity/footpath zone closest to the residential area; an intermediate grassland/wildflower zone; and woodland/ woodland edge planting zone. The structural diversity of the ancient woodland would also be enhanced through appropriate management, such as canopy thinning, re-coppicing and planting of native species.

Numerous tree surveys have been under taken to identify the location, condition and value of trees across the Site. This information has been supplemented by a detailed site walkover to explore how areas of open space could coincide with existing groups of trees, resulting in minimising tree loss. Based on this survey information, there are approximately 1,600 trees within the Site, of which 795 are category 'A' trees, are likely to be of most landscape and amenity value.

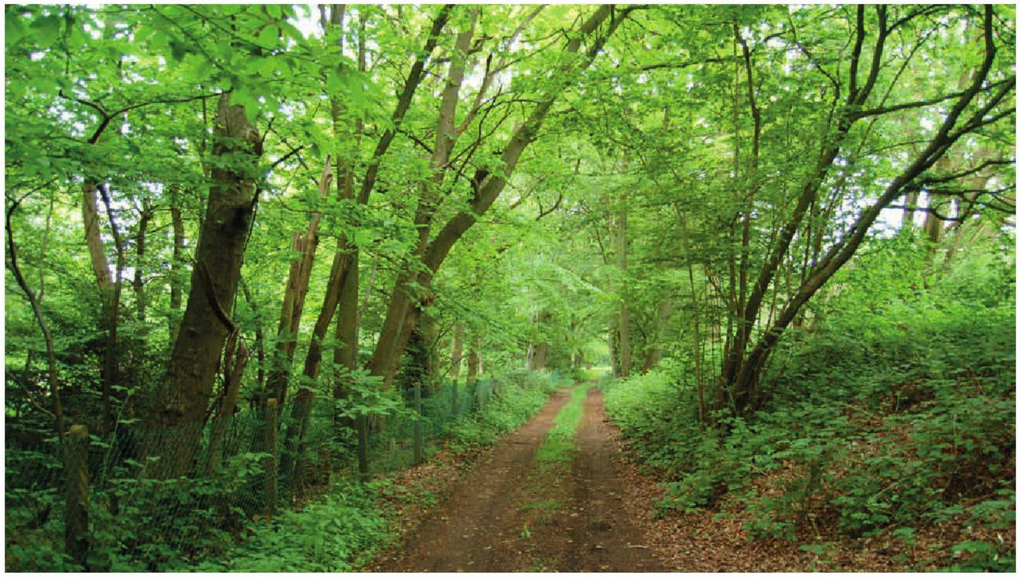
Although it is not possible at the Outline Planning Application stage to definitively say which trees will be retained or removed, it is considered that the trees within the proposed green spaces are more likely to be retained (subject to requirements for footpaths, play space, drainage features etc), whilst trees within the proposed development parcels have lower potential for retention (subject to the location of amenity space and private gardens). By overlaying the tree survey information with the Parameter Plans—as shown on the plan opposite—it has been calculated that approximately 89.8% of the Category A trees have high potential for retention.

The area of chalk grassland on the scarp slope will be retained and enhanced through an appropriate management regime. This will include a carefully designed programme of sheep grazing (where possible) and cutting regimes, with arising's removed from the grassland habitat upon the unimproved calcareous grassland present within the south of the Site, and management of encroaching trees and scrub to provide a habitat mosaic and maximise the ecological value of this area. Other areas of semi-improved grassland and neutral grassland will also be retained and enhanced, increasing the overall biodiversity value of the Site.



Existing trees in the site

View of the chalk grassland on the scarp slope



Existing ancient woodland around the perimeter of the site

POLHILL

M 25

STAR HILL ROAD

Key

- Ancient woodland
- Existing woodland
- Category A tree
- Category B tree
- Category C tree

6.5 LANDSCAPE STRATEGY

REDUCING VISUAL IMPACT

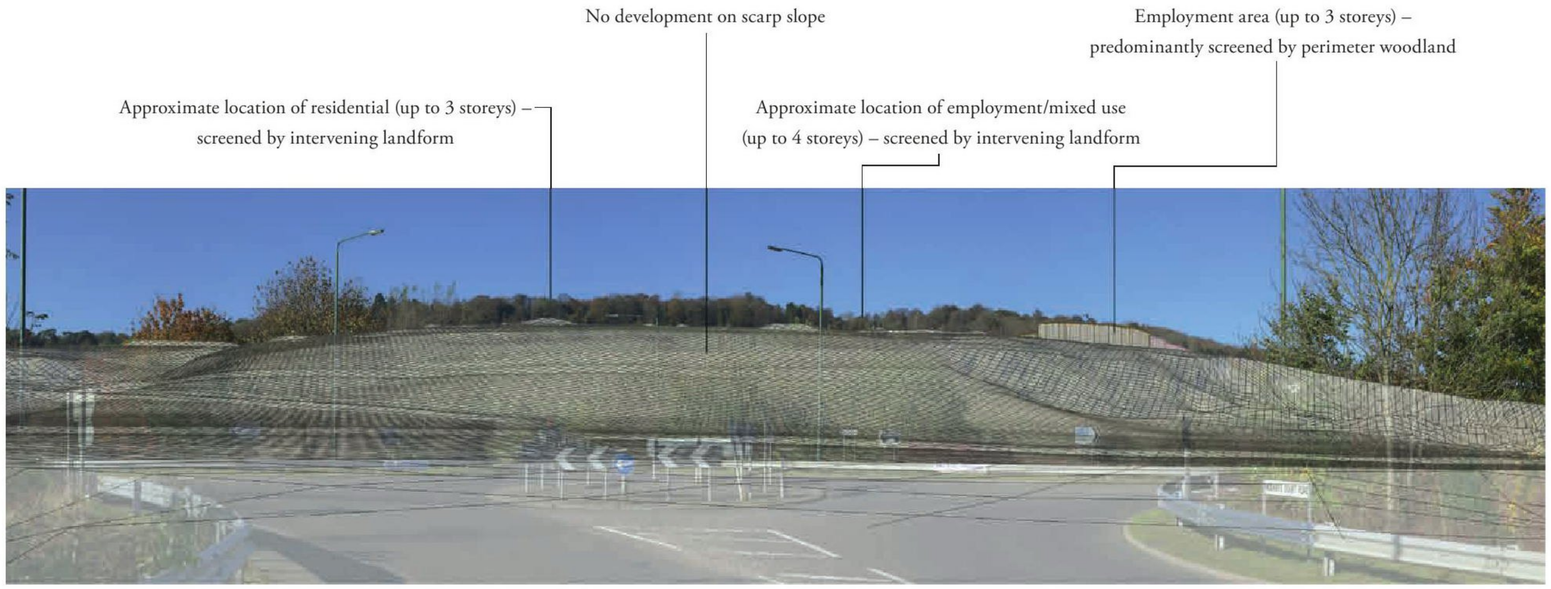
No built development is proposed on the visually exposed scarp slope, with all new buildings sitting behind the existing woodland that sits along the top of the scarp slope. The proposed development will also occupy the same area of the existing research establishment, and will not result in any significant change to the topography of the Site.

As defined by the Building Height Parameter Plan, the residential units will be predominantly 2.5 storey (11.5m maximum total building height), with 3 storeys proposed for landmark buildings and a maximum of 4 storey is proposed for the employment and mixed-use areas (16m maximum total building height).

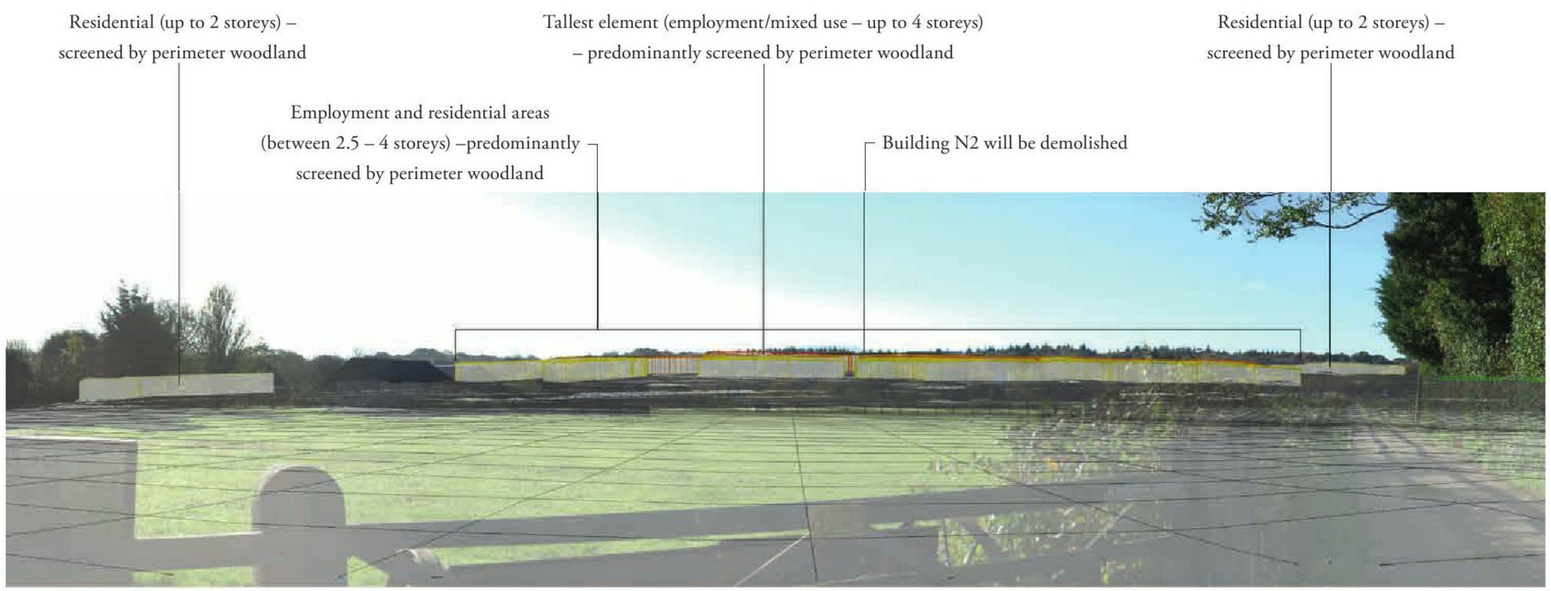
The visualisations opposite demonstrate that the majority of the completed development would be hidden by the perimeter vegetation. Some taller elements, namely the Innovation and Education Hub, would potentially be visible through this vegetation but would appear as small features within the wider panorama, especially as existing buildings that currently protrude more significantly above the perimeter vegetation would also be removed. As such, the proposed development will not be very visible from within the wider landscape and there will be no discernible change to views across the landscape.

The proposed development will also not adversely affect the levels of light pollution within the AONB. As set out in the Lighting Assessment, impacts are generally considered to range from negligible minor adverse to minor beneficial. A number of existing lighting installations will be removed, particularly security lighting at the West Gate/Star Hill Road.

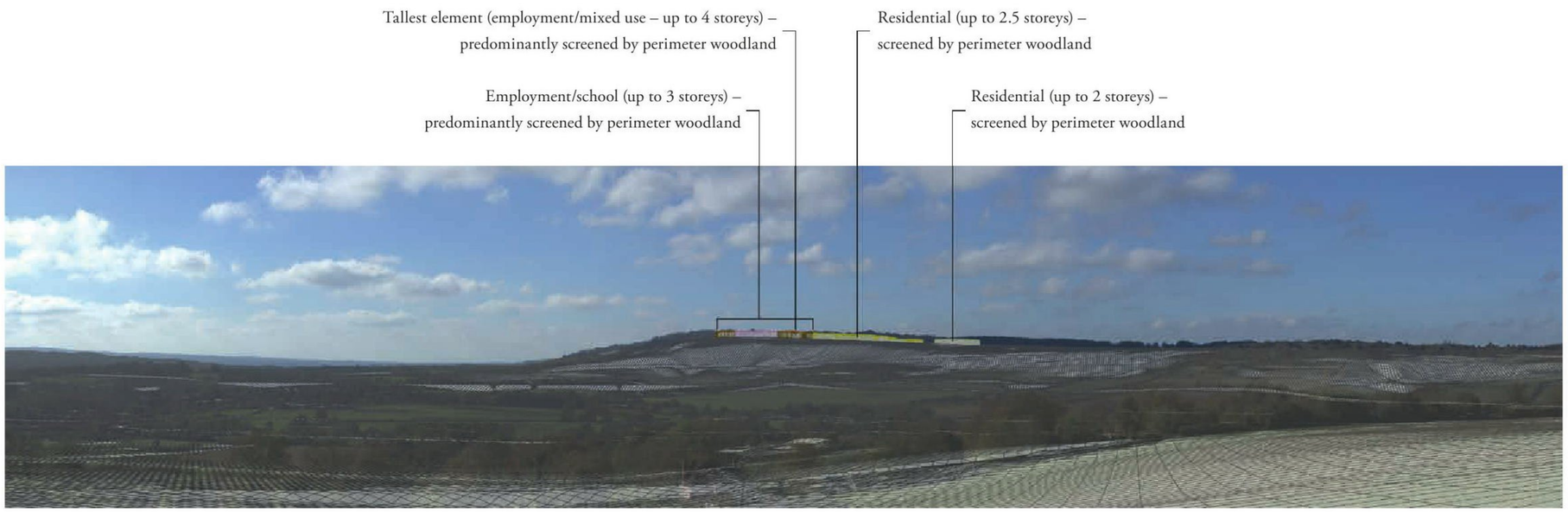
The approved development for the site (of up to 450 homes) allowed for the same maximum building height parameters (i.e. 16m), and the proposed development will be no taller than the permitted scheme. The approved development also included an allowance for an energy centre flue zone of up to 25m, which significantly protruded above the tree-line. No energy centre flue forms part of the proposed development, which is beneficial from a landscape and visual perspective.



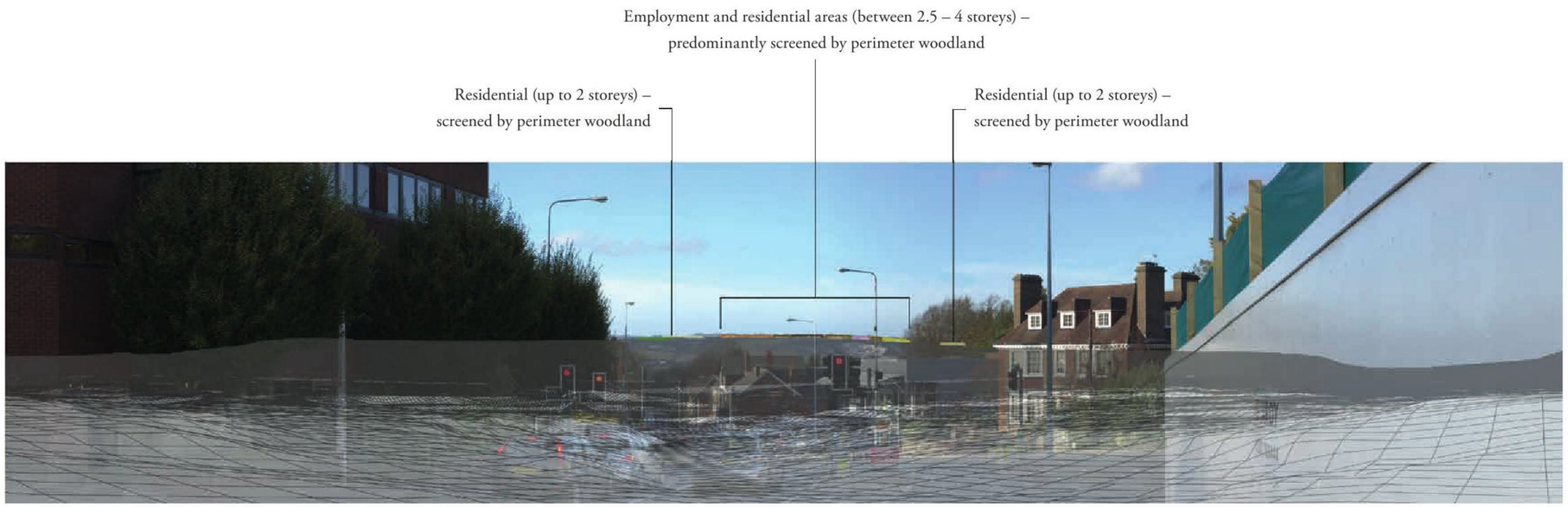
Viewpoint 6: View from junction of Morants Court Road/Polhill Road (A224), on the North Downs Way, looking north



Viewpoint 7: View from Otford Lane looking south



Viewpoint 12: View from Footpath SR60, near Otford Mount, looking south west



Viewpoint 14: View from junction of London Road/Argyle Road, within Sevenoaks, looking north-west

6.5 LANDSCAPE STRATEGY

ENHANCING THE CHARACTER OF THE SITE

The existing buildings within the site are light industrial/office in nature. Typically constructed from red brick, concrete or cladding they are interspersed with internal roads; large areas of hard standing used for parking/access; smaller storage buildings and bunkers; and areas of amenity grassland with mature trees. The proposed development provides an opportunity to enhance the overall character and visual amenity of the Site by removing many of the existing poor-quality buildings, large areas of hard standing and rubble from previously demolished buildings, and create a more legible site layout with high quality buildings and well-planned, usable open space.

While the design has had regard to the character of existing settlements within the surrounding landscape, the vision for the proposed development is not to create a 'traditional' AONB village—that mimics existing settlement patterns, building density, and architectural detail. It is, instead, to create a new community that utilises the existing layout and structure of the Site as far as possible and reflects the historic character of this unique site. This will minimise the need for new infrastructure and engineering works.

New development will provide genuine live and work opportunity, with employment and residential uses side by side, supported by a range of shared community facilities.

The proposed development is planned around a Village Centre, which utilises existing buildings; establishes a strong connection with the Fort; and provides a link between residential uses, the Innovation and Education Hub, and the retained QinetiQ site.

As set out later in the DAS, a 'character area' based approach has been adopted in order to identify different neighbourhoods. Each character area has definable characteristics, such as density, height, building typologies, landscape and land use, which will guide future detailed design and Reserved Matters Applications.

CREATING GREEN INFRASTRUCTURE

The character and appearance of the Site will be enhanced by a comprehensive green infrastructure strategy. A Village Green will be provided at the heart of the neighbourhood, adjacent to the Village Centre, providing opportunities for recreation and events. Connected to the Village Green are a series of 'green fingers' extending throughout the residential area, providing areas of public open space, pedestrian links, allowing for tree retention, and providing habitat corridors between areas of ancient woodland. The green fingers are also important from a place making perspective, creating an attractive residential environment and providing distinction between different neighbourhoods.

The ecological surveys have been a key influence on the green infrastructure strategy for the Site, and the development includes three strategic areas of open space that will each serve a variety of ecological and recreational functions. The area of chalk grassland to the south of the site—on the scarp slope—is of high ecological value. Its long-term integrity will be secured through the adoption of an appropriate management regime and public access will be restricted. The area of neutral grassland to the west of the QinetiQ/south of Crow Drive will be enhanced ecologically and managed as a wildlife area. Access to certain areas may be controlled by fencing. The area of neutral grassland to the north of Crow Drive will be retained as an informal recreation area, providing an alternative to those areas of greater ecological sensitivity, and providing direct access to the North Downs Way.

The proposed development of the site, from a high security research establishment to a new village, will allow members of the public to access an area of landscape (within the AONB) that was previously private. Provision of way-finder signs and interpretation signs will be ample throughout the site, aiding navigation and providing interpretation of key landscape, ecology and heritage features. Naturally, all existing Public Rights of Way around the Site will be retained and enhanced. This includes partial upgrade of Footpath SR172 between the Site and Knockholt Pound to a cycle path, partial removal of the security fence, creation of new connections to the green links within the site, and a programme of management to make sure that all footpaths are accessible and in good state of repair.

All designated heritage features within the Site will be protected and enhanced as part of the proposed development and an appropriate alternative use found for retained historic buildings. Measures include: retention of the Fort, which is a scheduled monument; reuse of the buildings within the Fort, some of which are listed, and retention of the Grade II listed Penney building, along with a number of adjoining buildings which are not listed, but contribute to its setting, as part of the Village Centre. Ten of the existing bunkers within the Site, which are not designated but reflect the Site's modern military heritage, will also be retained and incorporated within proposed open space. The heritage features form an important part of the green infrastructure strategy and positively contribute to the overall character of the Site.

Existing environment

Existing environment

Illustrative proposed development

6.5 LANDSCAPE STRATEGY

1 **Village Centre/Village Green**
Forms the green heart of the development, drawing together employment, residential and recreational uses, anchoring the landscape and contributing to a modern village character.

2 **Green Corridors**
These will link the green heart of the development to the wider landscape, allow for the retention of existing vegetation and create new opportunities for recreation, ecology and sustainable drainage.

3 **Development**
The development will occupy the same area of the existing military/defence research facility and does not result in major changes to topography.

4 **Fort Halstead**
The Fort is designated as a scheduled monument and contains areas of semi-improved calcareous grassland. The Fort's heritage interpretation will be enhanced and ecological habitats maintained through appropriate land management.

5 **Ancient Woodland (ancient/semi-natural and replanted)**
All ancient woodland around the perimeter of the development will be retained and its structure enhanced through appropriate management. A 15m buffer between development and ancient woodland will be provided and access to the more sensitive areas of woodland will be controlled.

6 **Calcareous Chalk Grassland**
The grassland is of high ecological value and its long term integrity will be secured through the adoption of an appropriate management regime by a suitable body. Public access will be restricted.

7 **Semi-Improved Grassland**
The diversity of grassland sward will be improved through the adoption of an appropriate management regime. Public access will be restricted.

8 **Neutral Grassland (North of Crow Drive)**
This area of grassland will be managed as an informal recreation resource, providing an alternative to those areas of greater ecological sensitivity.

9 **Neutral Grassland (south of Crow Drive)**
This area of grassland will be enhanced ecologically and managed as a wildlife area. Access to certain areas may be controlled by fencing.

10 **Woodland Shelter Belt Planning**
Planting will be allowed to mature and managed to maintain its screening function. Additional planting will be undertaken to enhance its structure.

11 **Bunker Park**
Bunker Park provides a semi-formal recreational area with some bunkers retained in situ for heritage interpretation (subject to a detailed feasibility study).

12 **Rights of Way**
Existing rights of way will be retained and incorporated as part of the development proposals, although careful consideration will be given to discouraging access to sensitive habitats.

13 **Right of Way SR172**
Partial upgrade of footpath SN72, improving connectivity between the site and Knockholt Pond.

14 **North Downs Way**
The existing connection to the North Downs Way will be retained, ensuring connectivity between the development and the wider countryside.

15 **Security Fence**
Removal of the security fence around the vast majority of the site boundary.

6.6 PLAY STRATEGY

PLAY STRATEGY

The creation of a playful environment is a key strand of the green infrastructure strategy. A range of play areas and equipment will be distributed within the site and will provide for all ages and abilities.

Three types of play spaces are proposed at Fort Halstead:

- Local Area for Play (LAP) – 1 min walk from a child's home;
- Local Equipped Area for Play (LEAP) – 5 mins walk from a child's home; and
- Multi-Use Games Area (MUGA) – 8 mins walk from a child's homes.

Specific guidance on the requirements of each type of play area is provided in Fields in Trust Guidance (FIT): Standards for Outdoor Sport and Play. It includes specifications on the size of play area required, offsets from adjoining properties, equipment type, fencing, planting and seating which should be adhered to.

LAPs are small areas of open space specifically designated and primarily laid out for very young children to play close to where they live. These doorstep play areas are designed to allow for ease of informal observation and supervision and primarily function to encourage informal play and social interaction. The LAP requires no play equipment as such, relying more on demonstrative features indicating that play is positively encouraged. Perimeter fences should be provided for child safety and to prevent dog fouling.

LEAPs are areas of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live. These will have activity zones, 400sq.m minimum and be positioned beside a pedestrian route. It is recommended that LEAPs are located within 5 minutes walk from a home (which sometimes proves difficult to achieve).

FIT recommends that an alternative to LEAPs is to provide LLAPs. LLAPs need to be imaginatively designed and contoured using natural materials as far as possible such as logs and boulders to create an attractive setting for play. Planting should be varied to provide a mix of scent, colour and texture.

LEAP and LLAP play areas should not be fenced to ensure openness to allow more interaction between different age groups, whilst creating areas that are more accessible and sociable.

As children and young people become more independent, they will look for more challenging experiences, different forms of activity based provision and opportunities and environments for meeting with each other. Popular facilities include meeting areas and youth shelters within local open space and multi-games areas, skateboard parks and BMX tracks.

A MUGA is proposed at Fort Halstead for older children to use both formally and informally. This facility will be marked out for a range of activities, robustly made with ease of maintenance in mind and be free to use.

Guidance for the design, specification and construction, dimensions and layouts of MUGAs has been produced by Sport England and the Sports and Play Construction Association.

Play areas should be evenly distributed across the site and the plan opposite show indicative locations and walking distances for each play space. The precise location of these play spaces will be determined at Reserved Matters Application stage.

In addition to the equipped areas of play, provision for recreational play, in the form of an informal kick about area, is proposed on the grassland to the west of the new village.

Naturalistic equipped play area at Boxgrove Park, Surrey

Naturalistic 'play-on-the-way' at Rugby Radio Station, Warwickshire

Informal kick about area at Caterham Barracks, Surrey

Key

- Indicative location of LAP (100m walking distance, 1 min walk)
- Indicative location of LEAP (400m walking distance, 5 mins walk)
- Indicative location of (MUGA) (700m walking distance, 8 mins walk)
- Informal kick about area

Plan showing indicative location of play spaces

7. CHARACTER AREA GUIDANCE

7.1 CHARACTER AREAS

INTRODUCTION

Fort Halstead will contain a number of distinct character areas, creating an interesting series of spatial and visual experiences as one moves through the site. Utilising the historical road network, subtle differences in design, the scale of buildings and their relationship to adjacent landscape spaces will help to define the different character areas, whilst maintaining an overall sense of unity across the site.

There should be a broad range of different house types and groupings across the development, within individual streets and spaces to create a variety of homes. This will ensure Fort Halstead is a place with a distinct character.

There are seven character areas, these are:

- Gateway Hamlets
  Small groups of high-quality homes, each with its own distinct character, in low density neighbourhoods, arranged to mark entrances to the development.

- Old Grove Place
  Homes focused around the Entrance Green, in a series of intimate courtyards; the area incorporates existing mature trees which line Crow Drive.

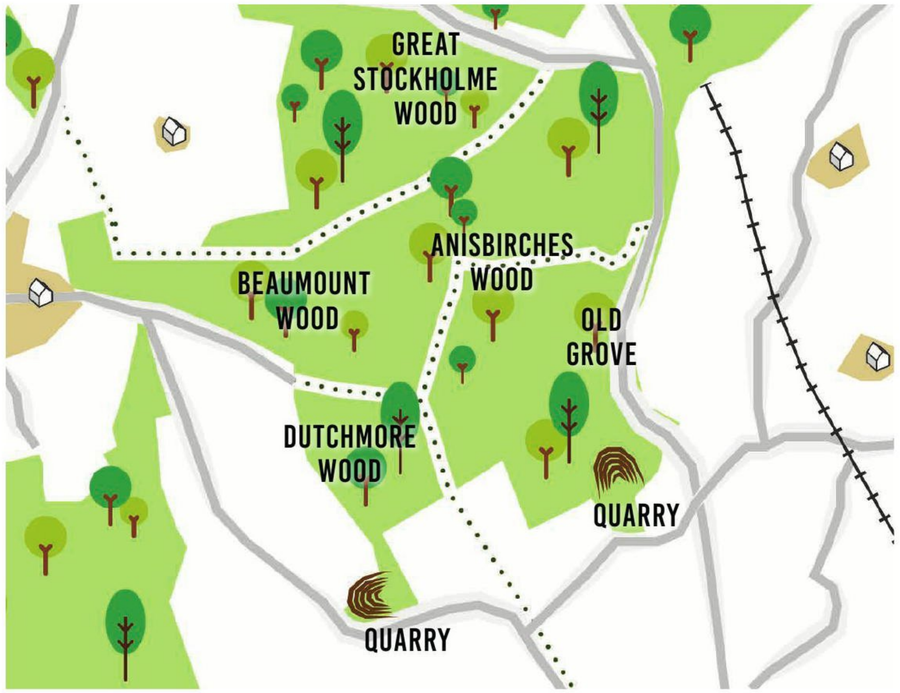
- Anisbirches Walk
  Homes nestled amongst mature trees, framing either side of the Green Link, providing the main east-west pedestrian and cycle route through the site.

- Beaumont Glade & Dutchmore Wood
  Homes arranged around streets and mews courtyards, transitioning to lower density housing around the edges, with views onto surrounding areas of ancient woodland.

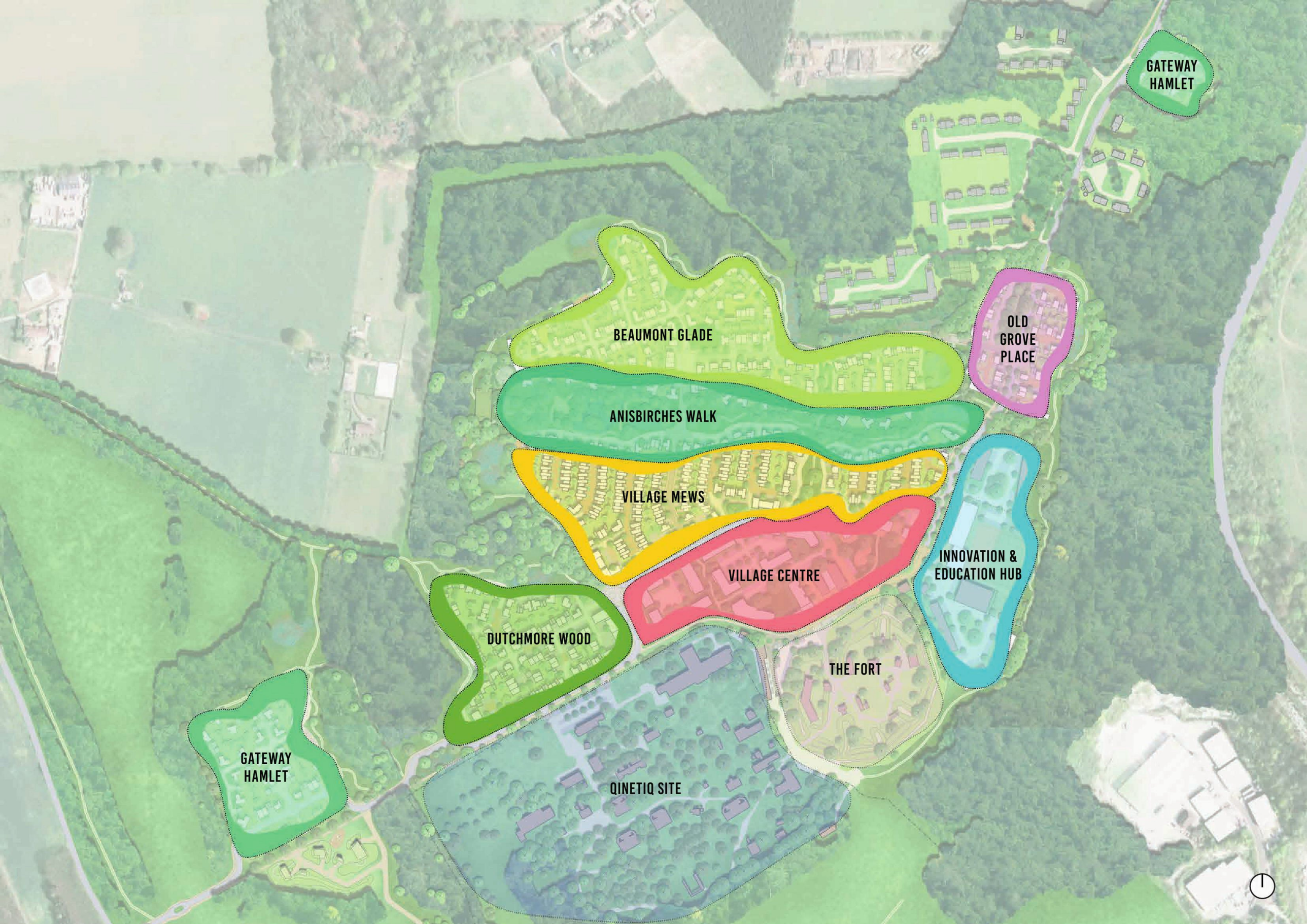
- Village Mews
  Narrow-fronted homes around shared-surface mews streets, creating a gradual intensification towards the larger buildings and facilities found in the Village Centre.

- Innovation & Education Hub
  A high quality, R&D and technology focused business & education campus providing a primary school and a variety of employment opportunities in both new and refurbished buildings, allowing people to both live and work at Fort Halstead.

- The Fort & Village Centre
  The historical core of Fort Halstead and to its north, the higher density mixed-use area, forming the focus for the wider site.



Names of the character areas have been inspired by its surrounding context and history of place. Map of 1895


GATEWAY HAMLET
BEAUMONT GLADE
OLD GROVE PLACE
ANISBIRCHES WALK
VILLAGE MEWS
VILLAGE CENTRE
INNOVATION & EDUCATION HUB
DUTCHMORE WOOD
THE FORT
GATEWAY HAMLET
QINETIQ SITE

7.1 CHARACTER AREAS

CONTENTS OF THE CHAPTER

Each section within this chapter describes one of the character areas, providing important guidance on the key characteristics of each. Supported by illustrative plans, artist's impressions and precedent photos, this chapter aims to give a design narrative toward the look and feel of the village.

Each section contains the following elements:

1. A brief introduction setting out the location, vision and key features of the character area.
2. An illustrative view giving a general impression of the character area and how it should look and feel.
3. A table setting out each area's urban design principles, including key layout principles, frontage characters and parking typologies.
4. A diagram and illustrative masterplan demonstrating how the layout principles come together to create a neighbourhood.
5. A table setting out open space principles including green/blue infrastructure, street character and boundary treatments.
6. Illustrative plans and sections to demonstrate how the open space principles could be delivered.
7. A table setting out architectural design principles including plot layout parameters and materials.
8. A number of architectural precedent images which illustrate some or all of the characteristics described by the preceding guidance.

Text and diagrams set within an orange box are used to indicate mandatory design principles that *must be followed* to ensure the development will be of a high quality.

Mandatory Design Principles

Sample pages illustrating the Village Mews Character Area

7.1 CHARACTER AREAS

Layout Plan

Each character area should be designed in response to the surrounding parcels and not in isolation. The design of buildings and outdoor areas on the edges of each character area should be consistent with the adjacent parcels to allow for a gradual but apparent transition between character areas.

Key

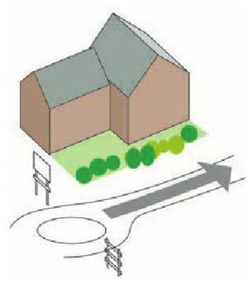
- Mixed-use frontage
- Courtyard employment frontage
- Dual employment frontage
- School frontage
- Mews frontage
- Regular frontage
- Side-gable frontage
- Stepped frontage
- Staggered frontage
- Feature building
- Important view
- Indicative access into development parcel
- Indicative access into QinetiQ site
- Indicative internal street
- Indicative edge street
- Indicative mews street
- Shared footway/cycleway
- Shared courtyard
- Indicative car park
- Traffic calming measure for junction
- Indicative loading for larger vehicles
- Indicative access to school
- Existing tree to be retained where possible
- Entrance Green
- Grade II listed building and its setting
- Existing building to be retained
- Village Square
- Village Green
- Indicative location of LEAP
- Indicative location of MUGA
- Indicative zone for office/small enterprise
- Indicative zone for light industry
- Location of primary school
- Retention of existing ancient woodland with 15m buffer
- Retention of existing woodland
- The Fort (scheduled monument)
- Retention and consolidation of QinetiQ employment land
- Car park area for the Fort and Village Centre

7.2 GATEWAY HAMLETS

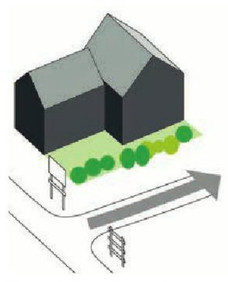
The Gateway Hamlets mark the *principal entrances* to the development. Both are *fringed by woodland* on three sides, creating stand alone parcels with an intimate, inward looking character. They are principally composed of large detached dwellings with similar but distinct architectural expression, featuring a *strong connection to the natural environment.* The parcels feature predominantly staggered frontages, with organic alignments of buildings and streets, and naturalistic boundary treatments.

Indicative density range: 15–25 dph (refer to indicative density plan in Chapter 6.2)

Illustrative view of west gateway hamlet among existing woodland



North–east Gateway Hamlet



West Gateway Hamlet

URBAN DESIGN

KEY LAYOUT PRINCIPLES

- Large detached and semi-detached homes arranged to create an informal 'organic' frontage to the woodland.
- Buildings in the centre of the parcels arranged around shared courtyard spaces.
- Generous spacing between homes, and careful consideration of individual outlook, to create greater sense of space within.

FRONTAGE CHARACTER

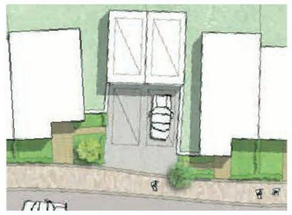
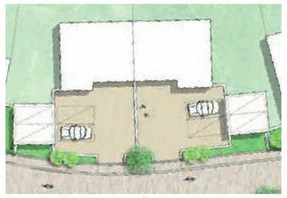
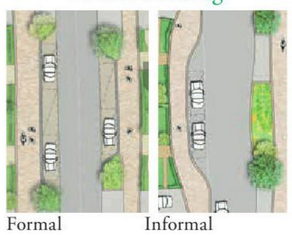
Stepped Frontage

- Predominantly **detached with semi-detached** dwellings in key locations (e.g. at corners, location terminating views from green space).
- Building line steps to create visual interest and variation in the street scene.
- Varied roof profile.
- Car parking typologies: **on-plot corner; on-plot between dwellings.**

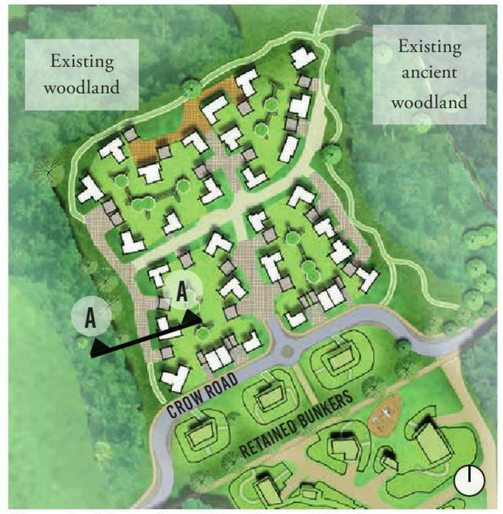
Staggered Frontage

- **Detached** dwellings of different forms.
- A mix of wider and narrower gaps between buildings to reinforce informal character.
- Variation in setback from the public realm to create organic frontage line.
- Buildings positioned at different angles and overlooking public space or route.
- Frontage may include the rear/flank walls of garages, linked to dwellings by garden walls.
- Car parking typologies: **on-plot corner; on-plot between dwellings, forecourt; on-street visitor parking**

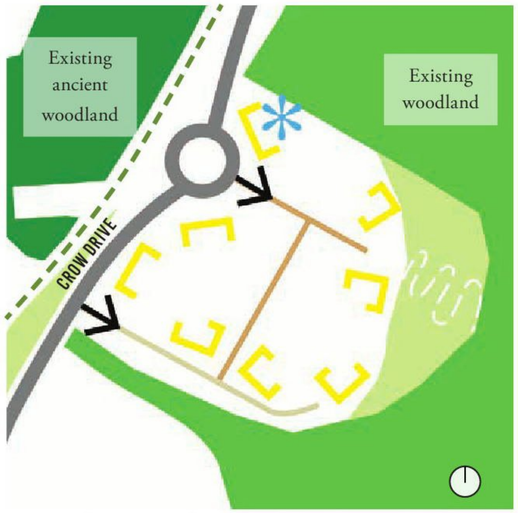
CAR PARKING TYPOLOGIES

TYPOLOGIES	DESCRIPTION
On-Plot Corner	
	• Located around the corner from main dwelling frontage • Usually serves individual dwelling on corner plot, but may serve more than one (e.g. semi-detached) providing up to a maximum of 4 spaces • Parking bay(s) enclosed by brick garden wall
On-Plot Between Dwellings	
	• Parking spaces must be set behind the building line (an exception may be made where the dwelling is set back from the back of footway by more than 4m) • Parking spaces will be provided in either car ports or garages • No more than two cars allowed in tandem parking
Forecourt	
 Internal courtyard	• Applies to large dwellings only • Front boundary will be walls, cleft fencing or hedgerows • Gates to be inward opening • Maximum width of access from street 3m
On-Street Visitor Parking	
 Formal Informal	• Designed to prevent parking on verges and pavements • Max. 3 parallel parking bays without landscaping between • Marked bays should be a minimum 2.4m wide x 6m long

Extract from Layout Plan – West Gateway Hamlet



Illustrative Masterplan – West Gateway Hamlet



Extract from Layout Plan – North–East Gateway Hamlet

Illustrative Masterplan – North–East Gateway Hamlet

- Feature building
- Indicative access into development parcel
- Indicative internal street
- Indicative edge street
- Shared footway/ cycleway
- Existing trees to be retained where possible
- Stepped frontage
- Staggered frontage
- Indicative location of LEAP

7.2 GATEWAY HAMLETS

OPEN SPACE

GREEN/BLUE INFRASTRUCTURE

- The bunkers retained as a significant landscape and recreation feature forming an important part of the site heritage walk (Refer to Demolition Plan 00556I-PP04).
- Homes carefully positioned to respect and respond to individual character of ancient woodland edge.
- Street trees of 5–6m high to be incorporated into the streetscape where appropriate.

FRONT BOUNDARY TREATMENTS

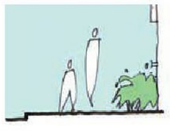
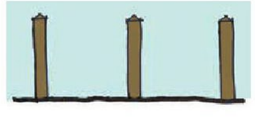
- Open and naturalistic.
- Boundary defined by low hedge or area of shrub planting to provide privacy but maintain openness.
- Timber posts to protect edges of ancient woodland from encroachment of vehicles (may also incorporate low level lighting).

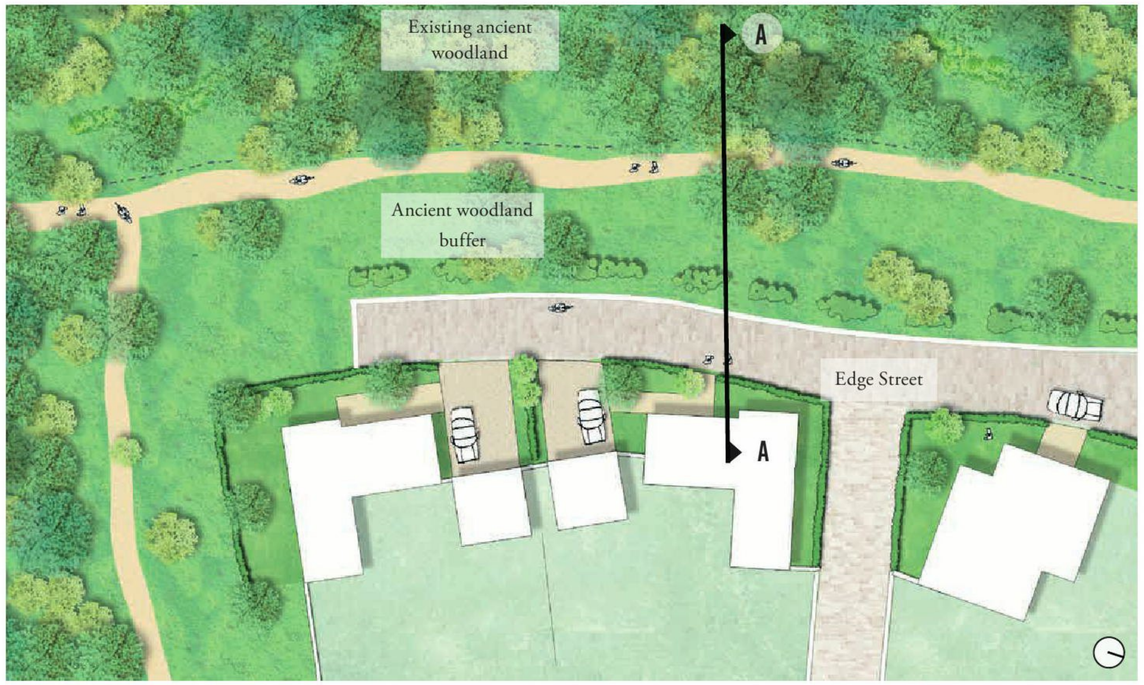
STREET CHARACTER

- Low grade, informal lanes along the woodland edge, providing the minimum amount of hard surfacing for both access and servicing requirements, with no black top.
- Where possible, homes served from the rear to retain pedestrian only, green frontage to woodland.
- Parking to be generally screened from view in car ports or garages.
- No white lines to demarcate carriageway.

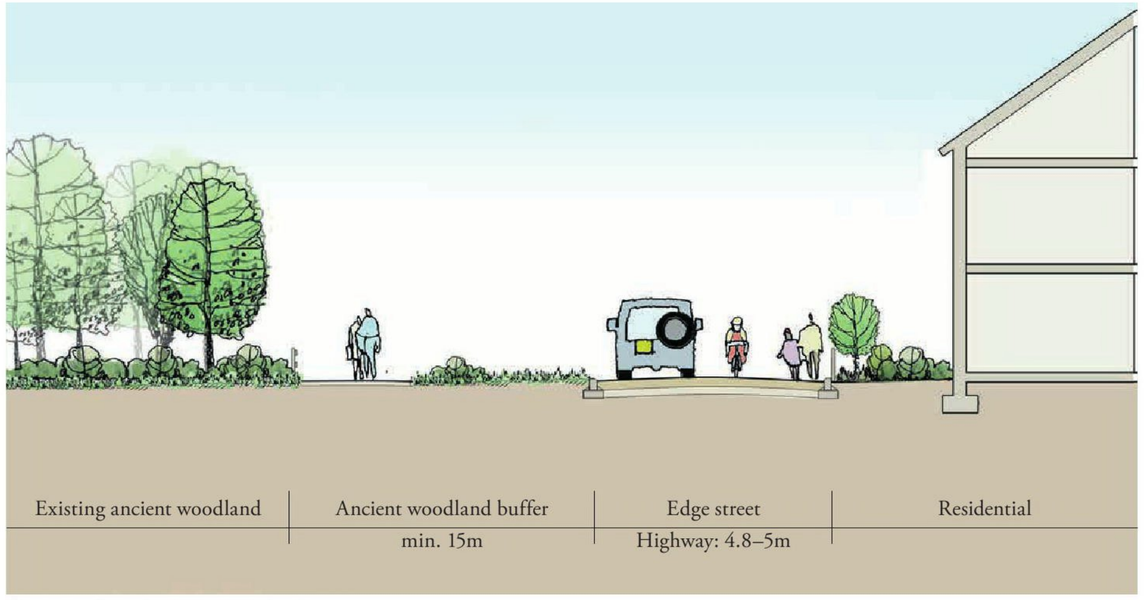
Refer to Access & Movement chapter in the DAS

FRONT BOUNDARY TREATMENTS

TYPOLOGIES	DESCRIPTION	EXAMPLES
Low Hedge 	• Height – 1.2m max • Clipped native hedge of continuous species • Post and wire fence integral to the hedge while it establishes	
Planting Area 	• Height – maximum 600mm • Set back maximum 2m • Low clipped hedge with shrub planting • Suitable along mews shared surfaced streets	
Timber Posts 	• Height – maximum 800mm • Suitable for demarcating the edge of key public green spaces • Lighting could be incorporated into design	
No Boundary 	• Plot boundary defined by distinct change of surface material (e.g. cobbles) or by the edge of private lawn in front of the building	



Illustrative Street Plan – Edge Street



Illustrative Street Section AA – Edge Street

ARCHITECTURAL DESIGN

BUILT FORM

- **2 storey homes** (refer to Building Heights Parameter Plan 00556I_PP02)
- Potential for unusual form or composition.
- Contemporary villas with distinct features and consistent character.
- Layered façades, use recesses, projections and balconies to create depth and add visual interest.
- Homes to be designed with large openings to maximise outlook into the surrounding woodlands and maximise internal daylight levels inside buildings.

FACING MATERIALS

- Use of light-weight and natural materials to respond to woodland setting.
- Primarily natural and dark stained timber boarding, create strong contrasts of colour and texture, whilst complementary to its woodland setting.

Precedent image of contemporary villas within a woodland setting (Vilnius, Lithuania)

Primary Materials

Dark stained timber cladding

Natural coloured timber cladding

Secondary/Feature Materials

Large glass windows and balconies

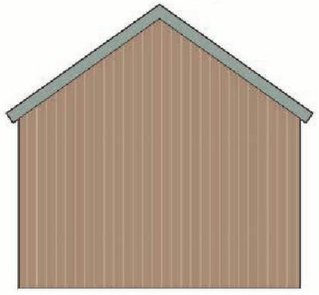
Dark grey or Black metal cladding

Roof

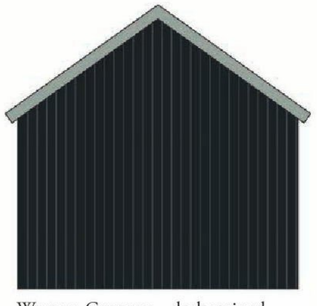
Green roof

Grey metal standing seam

Indicative use of material palette



Eastern Gateway – natural coloured timber cladding



Western Gateway – dark stained timber cladding

Precedent image of villas overlooking green space (Cornwall Hotel Spa, Cornwall)

Precedent image of timber-clad villas (Manor Wood Grove, Surrey)

7.3 OLD GROVE PLACE

Old Grove Place sits at the junction of Crow Drive and Mitchell Road, forming the gateway into the main village and *creating a strong sense of arrival.* Homes either front onto the Entrance Green, a key formal space incorporating retained trees, or are arranged around a series of shared courtyards which run perpendicular to the main street and create *a quieter, more intimate residential environment.*

Contemporary interpretation of the '*Arts & Crafts*' architectural style with herbaceous boundary treatments and the creation of outdoor rooms in the form of shared surfaced courtyards.

Indicative density range: 30–40 dph (refer to indicative density plan in Chapter 6.2)

Illustrative view looking south along Crow Drive with entrance green on right hand side

7.3 OLD GROVE PLACE

URBAN DESIGN

KEY LAYOUT PRINCIPLES

- The Entrance Green at the junction of Crow Drive and Mitchell Road forms the focus for the parcel.
- Regular frontage along Crow Drive to creates a sense of a formal arrival.
- A series of small formal courtyards run perpendicular to the main streets with dwellings arranged around them.
- Dual-frontage units on the eastern edge respond both to the internal courtyard and existing woodland setting.

FRONTAGE CHARACTER

Regular Frontage

- Predominantly **detached** with **semi-detached** dwellings in key locations (e.g. at corners).
- Similar typology and arrangement, generally aligned with the street.
- Garages and driveways set behind the building line, with some use of rear parking.
- Car parking typologies: **on-plot between dwellings**

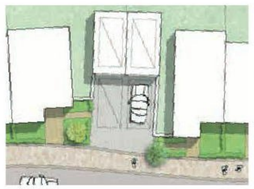
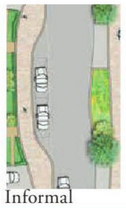
Side-Gable Frontage

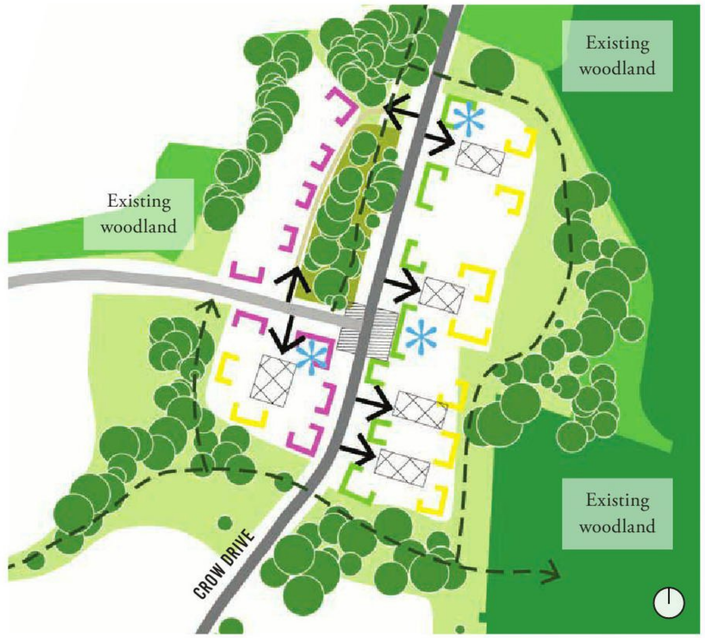
- **Detached** dwellings of similar form.
- Frontages facing onto the courtyard with an active gable end fronting Crow Drive.
- Houses along Crow Drive connected by connecting garden walls to reinforce the formal and linear frontage character.
- Frontage may include the rear/flank walls of garages, linked to dwellings by garden walls.
- Minimal gaps between buildings to create a high degree of enclosure
- Parking will be located within the shared courtyard.
- Car parking typologies: **shared courtyard parking, on-plot corner; on-plot between dwellings.**

Staggered Frontage

- **Terraced, semi-detached and detached** dwellings of similar form.
- Small clusters of houses arranged around the shared courtyard to create natural surveillance and a high degree of enclosure to reinforce its formal character.
- Dual aspect housing with active frontages onto both the shared courtyard and surrounding woodland.
- A mixture of narrow and wide fronted units.
- Variation in setback from the public realm to create a staggered building line.
- Car parking typologies: **on-plot frontage; on-plot corner; on-plot between dwellings.**

CAR PARKING TYPOLOGIES

TYPOLOGIES	DESCRIPTION
Shared Courtyard Parking 	• Parking to be accommodated in allocated spaces, car ports or detached car barns • Parking spaces to be accessed from the shared courtyard space • Max 4 spaces in a row separated by landscape • No more than 6 spaces in a single car port or barn structure • Natural surveillance required from adjacent dwellings • Flat over garage (FOG) house types are encouraged with this parking arrangement to provide natural surveillance
On-Plot Corner 	• Located around the corner from main dwelling frontage • Usually serves individual dwelling on corner plot, but may serve more than one (e.g. a terrace of houses) providing up to a maximum of 4 spaces • Parking bay(s) enclosed by brick garden wall
On-Plot Between Dwellings 	• Parking spaces must be set behind the building line (an exception may be made where the dwelling is set back from the back of footway by more than 4m) • Parking spaces will be provided in either car ports or integral garages • In the courtyards, structures to accommodate parking spaces must be attached or linked to the property. Detached garages may be permitted where houses front onto green space • No more than two cars allowed in tandem parking
On-Street Visitor Parking  Formal  Informal	• Designed to prevent parking on verges and pavements • Max. 3 parallel parking bays without landscaping between • Marked bays should be a minimum 2.4m wide x 6m long



Extract from Layout Plan

Illustrative Masterplan