Danefield GROVE

TILMANSTONE

Supporting evidence for the allocation of new housing in Tilmanstone, with the opportunity to create an environment focused, sustainable development of executive self-build and custom-build homes that act as an exemplar for the adoption of green technology

Reg 18 Submission – March 2021

Quinn Homes

Quinn Estates



Quinn Estates

QUINN ESTATES IS ONE OF THE SOUTH EAST'S FOREMOST MIXED-USE DEVELOPERS

URBAN REGENERATION
STRATEGIC
BROWNFIELD

Focused on delivering jobs, homes, game-changing infrastructure and exceptional community gains



INDUSTRIAL
NEW HOMES
OFFICE
SPORTS
EDUCATION
MEDICAL
RETAIL
LEISURE

2M

Over 2m sq.ft of commercial space delivered in the South East of England

1,700

Annually we create circa 1,700 construction jobs

6,000

6,000 people work in buildings we have constructed

£200M

£200m of economic output from construction each year

Quinn Homes



QUINN HOMES ARE ONE OF KENT'S LEADING DEVELOPERS OF OUTSTANDING NEW HOMES

Having been spun out of Kent's most proactive and innovative mixed-use specialist, Quinn Estates, Quinn Homes has successfully delivered a series of award-winning developments with exceptional levels of design and finish.

From exceptional bespoke dwellings, the restoration and conversion of heritage buildings and the delivery of new homes and apartments, Quinn Homes has consistently demonstrated a dedication to delivering homes of the utmost quality.



What House? AWARDS 2020
WINNER







OUR TRACK RECORD IN DOVER



200

Over 200 new homes delivered

45,000

45,000 sq.ft of commercial space at Deal Business Park

Work commenced on the relief road at Albert Road supported by SELEP





THE ENGINE SHEDS

Quinn Homes have completed the first phase of the restoration and redevelopment of two engine sheds at Hammill Park into five new homes.

Originally built as part of the East Kent Coalfields rail network the complex has had an interesting past with uses including shooting range, food store and horse store during WWII. After being redundant for decades, Quinn Estates used its extensive knowledge of the restoration and conversion of period buildings to deliver an exceptional new development that retains historic features and crucially saves two historic assets for future generations.

HAMMILL PARK

37 self-build plots, over two phases, were created near Sandwich on the site of a redundant brickworks.

The scheme was nominated for the 'Development of the Year' in the prestigious 2017 Property Week Resi Awards.





PRESTON BARNS

After relocating a haulage business, Quinn Estates obtained consent for a niche scheme of four contemporary barns.

Set in a seven acre plot, the scheme incorporates a wildflower meadow with views over a Site of Special Scientific Interest.

PRESTON GRANGE

Consent was obtained by Quinn Estates for a village extension which was delivered swiftly post planning. As an example of place making, Preston Grange has supported the village through increased custom for the local shop, pub and café along with support for Preston Primary School. This shows a real-world example of the importance of development in making Dover a more vibrant place to live.



DELIVERING MAJOR COMMUNITY GAINS IS IN OUR DNA AND WE ARE DEFINED BY WHAT WE DELIVER

We work alongside local residents, groups and stakeholders to ensure a legacy of community betterment is created wherever we develop.

It is in the sports facilities, play parks, hospices, community centres, open spaces and support to local groups that we are most visible.

It is delivering in which we find our pride.









HOW DOES DANEFIELD GROVE SUPPORT DDC'S LOCAL PLAN OBJECTIVES?

QUINN ESTATES CONSIDERS THAT LAND AT DANEFIELD GROVE SHOULD BE ALLOCATED WITHIN THE NEW LOCAL PLAN FOR RESIDENTIAL DEVELOPMENT TO CONTRIBUTE TOWARDS MEETING DOVER DISTRICT'S HOUSING NEEDS OVER THE LOCAL PLAN PERIOD TO 2040 ESPECIALLY CENTRED ON THE CREATION OF 'EXECUTIVE' HOMES DELIVERED AS MARKET-LED SELF-BUILD AND CUSTOM-BUILD.



DEVELOPMENT OF A PARTIALLY PREVIOUSLY DEVELOPED SITE

Danefield Grove was used for a variety of commercial purposes up until the early years of the 21st century.





View of the Derelict Danefield House



Danefield Grove was used for commercial purposes with a series of buildings and hardstanding since at least 1960 with that use continuing until the early years of the 21st century

DANEFIELD GROVE IS A PARTIALLY PREVIOUSLY DEVELOPED SITE AND THUS SUITABLE FOR REDEVELOPMENT TO PROVIDE NEW HOUSING

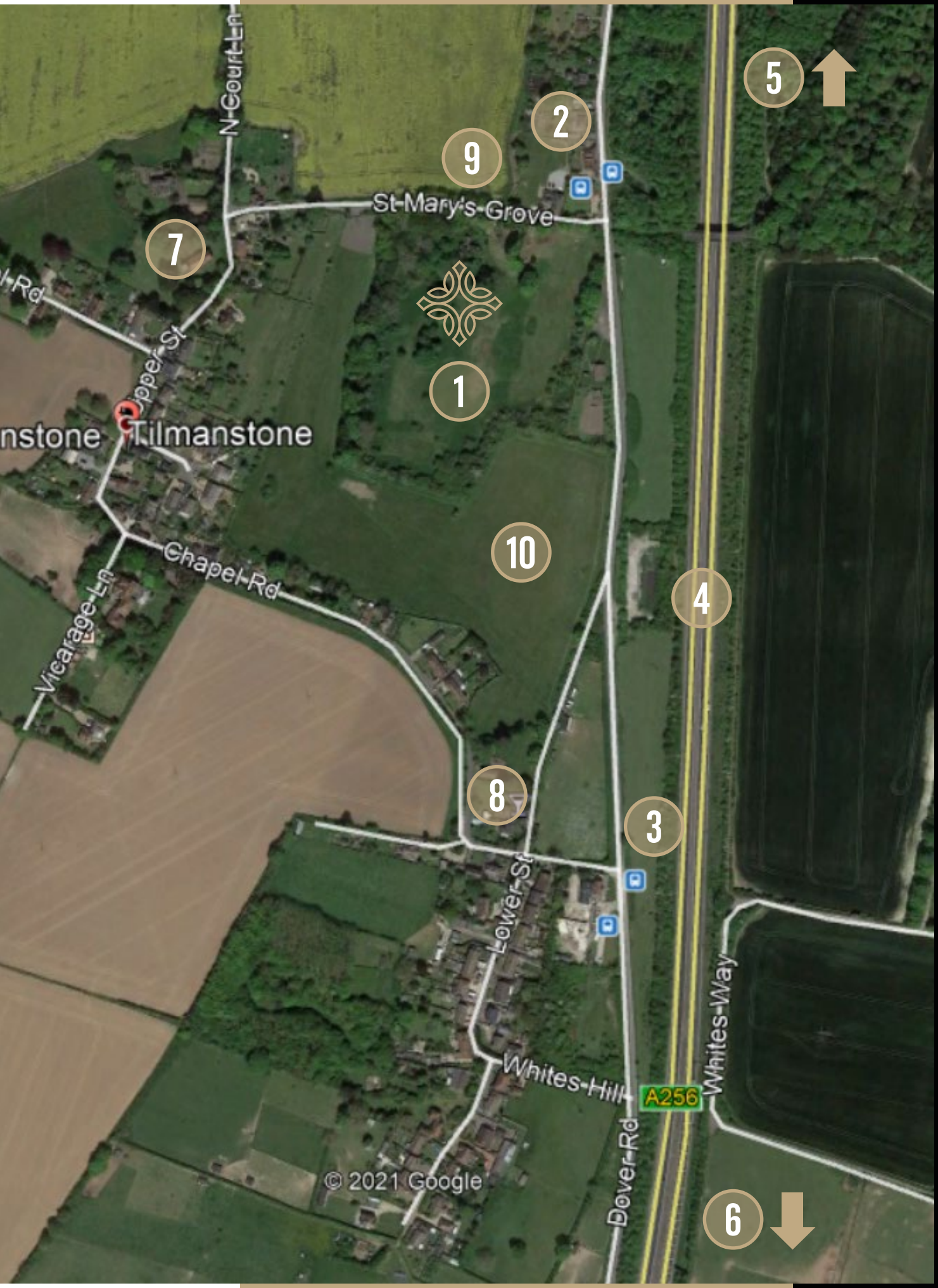
SITE LOCATION

The site is located outside the settlement boundary of Tilmanstone and adjoins St Mary's Grove to the north, with residential properties fronting onto Dover Road and agricultural fields beyond this. The site is bound by open fields to the west and south, with the residential dwellings of Tilmanstone located beyond these fields in these directions, fronting onto Chapel Road and Upper Street. To the east the site is bound by a residential property and Dover Road. Beyond this road and an additional field is the Tilmanstone Bypass (A256).



KEY

1. Danefield Grove
2. North and South bound bus stops
3. North and South bound bus stops
4. A256 connecting to Dover, Deal and Sandwich
5. Junction onto the A256 (North bound)
6. Junction onto the A256 (North and South bound)
7. St Andrew's Church
8. Village Hall
9. Existing and proposed access from St Mary's Grove
10. PROW


N Court Ln
St Mary's Grove
Upper St
Tilmanstone
Chapel Rd
Vicarage Ln
Lower St
Whites Hill
A256
Whites Way
Dover Rd
© 2021 Google
1
2
3
4
5
6
7
8
9
10

SITE TECHNICALS

THE SITE COMPRISES APPROXIMATELY 3HA OF LAND WHICH IS PARTIALLY PREVIOUSLY DEVELOPED AND LARGELY CONSISTS OF OPEN SPACE AND TREES, AS WELL AS THE DERELICT RESIDENTIAL PROPERTY OF DANEFIELD HOUSE.

THE SITE IS WHOLLY WITHIN FLOOD ZONE 1.

THERE ARE NO PROW'S ON THE SITE ALTHOUGH THEY ARE ADJACENT MAKING IT WELL CONNECTED TO THE EXISTING SETTLEMENT AND VILLAGE HALL

IT IS NOT SUBJECT TO ANY DESIGNATIONS IN THE EMERGING PROPOSALS MAP, WITH THE EXCEPTION OF THE SOUTH-WESTERN CORNER OF THE SITE WHICH IS SUBJECT TO A BRICKEARTH DESIGNATION UNDER KENT COUNTY COUNCIL'S MINERALS AND WASTE LOCAL PLAN (KCC).

THE SITE IS NOT SUBJECT TO ANY ECOLOGICAL DESIGNATIONS, ALTHOUGH IT IS NOTED IN THE HELAA THAT THE SITE IS PARTLY COVERED BY THE DECIDUOUS WOODLAND PRIORITY HABITAT.

THERE ARE NO HERITAGE ASSETS ON OR ADJOINING THE SITE, HOWEVER THERE ARE A NUMBER OF LISTED BUILDINGS FURTHER TO THE WEST WITHIN TILMANSTONE FRONTING ONTO UPPER STREET.

EXISTING ACCESS TO THE SITE IS FROM ST MARY'S GROVE TO THE NORTH OF THE SITE.

THE CLOSEST BUS STOP IS APPROXIMATELY 50M FROM THE SITE ON DOVER ROAD AND INCLUDES SERVICES TO DEAL AND DOVER.

HOUSING NEED & SUPPLY

IN TERMS OF THE SPATIAL STRATEGY, DRAFT STRATEGIC POLICY 2 SETS OUT THAT THE MAJORITY OF DEVELOPMENT WILL BE FOCUSED IN DOVER, THEN IN DEAL, FOLLOWED BY SANDWICH AND AYLESHAM. DEVELOPMENT IN REMAINING AREAS WILL BE OF A SCALE CONSISTENT WITH ITS POSITION IN THE SETTLEMENT HIERARCHY.

However, no additional housing is currently proposed for Tilmanstone. Whilst it is acknowledged that these smaller settlements cannot support significant levels of development due to their limited services and facilities, it is considered that there are opportunities for them to deliver some smaller scale development appropriate to their size to contribute towards DDC's housing needs.

DANEFIELD GROVE PROVIDES AN OPPORTUNITY FOR SUCH DEVELOPMENT ON AN UNCONSTRAINED AND PART-PREVIOUSLY DEVELOPED SITE AND SHOULD THEREFORE BE ALLOCATED FOR DEVELOPMENT.



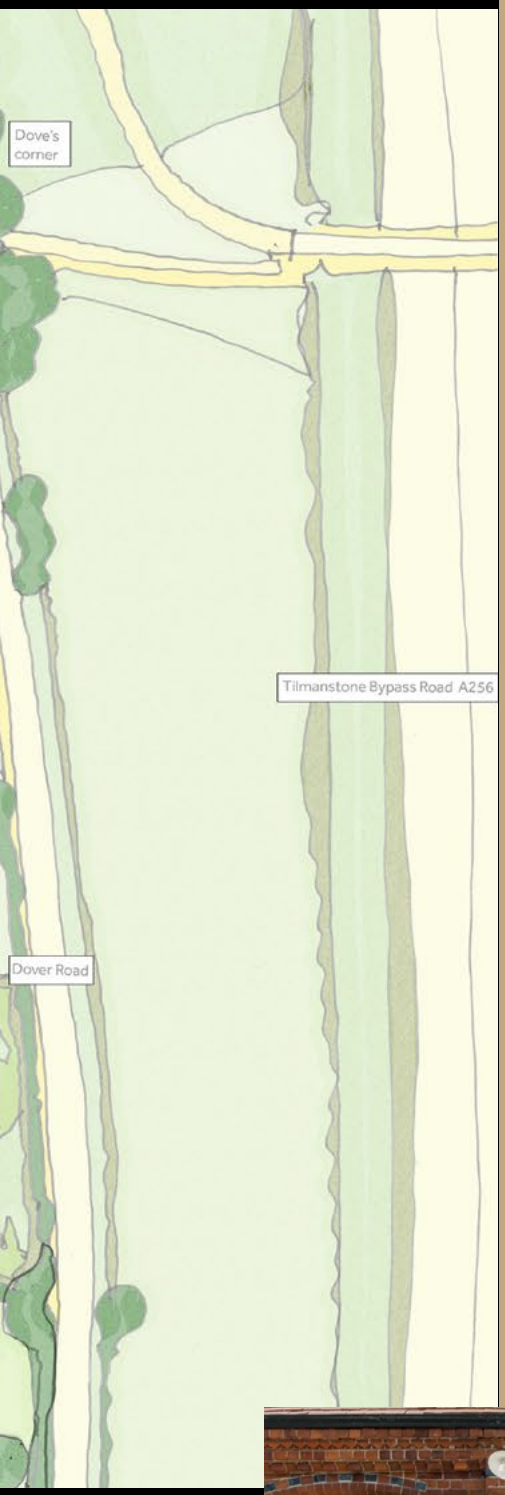
A Self-Build Unit by Quinn Estates in Dover

PROPOSED MASTERPLAN



Danefield
GROVE
TILMANSTONE

DANEFIELD GROVE CAN DELIVER 16 SELF-BUILD AND CUSTOM-BUILD UNITS TO HELP MEET THE AIMS OF DDC IN THE PROVISION OF EXECUTIVE STYLE HOUSING, ALONGSIDE POLICY COMPLIANT AFFORDABLE









Indicative images of the high quality vision for housing at Danefield Grove

THE DELIVERY OF EXCEPTIONAL NEW HOMES

DANEFIELD GROVE REPRESENTS AN OPPORTUNITY FOR THE DELIVERY OF A HIGH-QUALITY DEVELOPMENT THAT CAN ALSO DELIVER HOUSING EARLY ON IN THE PLAN PERIOD.

CURRENTLY THERE ARE ONLY TWO SITES DRAFT ALLOCATED FOR EXECUTIVE HOMES IN DOVER (GOOOO6 AND STMOO6). WITH A STATED AIM OF DDC TO DELIVER EXECUTIVE HOUSING, DANEFIELD GROVE CAN BECOME A SIGNIFICANT CONTRIBUTOR TO AIDING THE DIVERSITY OF HOUSING STOCK IN LOCATION WELL SERVED BY ROAD CONNECTIONS, YET ALSO WITH A RURAL FEEL.













Images of Quinn Estates' Project and Examples of the Level of Quality Proposed for Danefield Grove



EXECUTIVE STYLE HOMES WITH EXCEPTIONAL INTERIORS











Examples of Quinn Estates' Interiors as a Guide to the Vision for Danefield Grove

PREVIOUS HELAA ASSESSMENT OF DANEFIELD GROVE

The HELAA 2020 assessed Danefield Grove (TIL003) as unsuitable for various reasons including that it is an unsuitable location and unsupported by services, part of the site is identified as priority habitat, heritage concerns and access from the site onto St Mary's Grove and pedestrian access to the site.

It is also considered that the site can only be assessed alongside parcel TIL002 to the south (Doves Corner, land to the north of Chapel Road).

Extensive technical work has been undertaken and it is considered that each of these identified concerns can be successfully addressed.

As such, a high quality and sustainable new development on part-previously developed land can be delivered which will include the provision of 16 new dwellings.

This would include the provision of executive style housing, similarly as is proposed for the site at land adjacent to Short Street, Chillenden (site ref. GOO006) which is similarly identified as a smaller village.

In addressing the issues raised in the HELAA, it is considered that this site has been wrongly rejected for development through the assessment of its suitability.

Firstly, the site comprises part-previously developed land.

In accordance with the NPPF, planning policies should make effective use of land and specifically,

> ***"strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land" - (paragraph 117).***

The site's part-previously developed status should therefore be a significant consideration in determining its suitability for allocation. Significantly, as DDC need to allocate more sites to meet its housing need, sites such as that at Doves Corner should be allocated on this basis.

It is noted that the HELAA lists the site as an unsuitable location and unsupported by services.

Whilst it is acknowledged that Tilmanstone is a small village with limited facilities, that does not mean that any potential sites should be dismissed as unsuitable on this basis alone.

Significantly, land at Danefield Grove would provide a small uplift in housing reflective of the site's position in the settlement hierarchy.

In addition, this site could meet more specific needs for executive housing that most other sites in the supply will not.

Furthermore, this has not prevented other sites located in smaller villages and hamlets in the District from being allocated for housing despite the fact that arguably, they should similarly be considered as unsuitable locations unsupported by services. Notably Ref:GOO006 (Chillenden) and WOO005 and WOO006 (Woodnesborough).

The HELAA, however, makes no reference to this which suggests that land at Dove's Corner has been unfairly assessed.

It is also not clear why the Council believe that the site can only be considered alongside the site to the south (TIL002).

As shown on the Proposed Masterplan, the site at TIL003 can accommodate 16 dwellings, access and open space without the need to extend further south. In addition, the nature of the site at Danefield Grove means it is largely enclosed by surrounding views due to tree and hedge planting along the boundaries of the site, which create a permanent boundary and can therefore be considered as relatively enclosed and separate from the site to the south. As such, it is not considered that there are any issues with parcel TIL003 coming forward by itself.

HERITAGE

Whilst there are no heritage assets on or adjoining the site, there are some approximately 100m to the west of the site, including Church House and St Mary's Grove (both Grade II listed) and the Church of St Andrew (Grade I listed). The site contains an extensive belt of protected trees which limit views into and out of the site towards the Conservation Area. With a sensitively designed scheme, in-keeping with the village and respecting the heritage of the now derelict Danefield House, it is considered that these assets are not a constraint to development of the site to meet housing needs

ECOLOGY

The HELAA identifies part of te site is a priority habitat for deciduous woodland. Although further assessment is required to demonstrate this can be mitigated, initial opinion and work suggests that with sensitive development and the additional planting of substantial numbers of native species, Danefield Grove can not simply meet minimum standards but excel by creating a development where the natural environment and biodiversity net gain is promoted as a fundamental of the scheme.

THE SITE IS AVAILABLE, SUITABLE AND ACHIEVABLE

THERE ARE NO OBVIOUS BARRIERS TO DELIVERY, WITH NO CONSTRAINTS ON THE SITE THAT CANNOT BE OVERCOME THROUGH EXCEPTIONAL DESIGN TO CREATE AN EXECUTIVE STYLE EXEMPLAR THAT SUPPORT'S DDC'S VISION TO PROVIDE THE SORT OF HOMES THAT PROMOTE INWARD INVESTMENT.

TRANSPORT ASSESSMENT

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) REQUIRES THAT

108. In assessing sites that may be allocated for development in plans, it should be ensured that:

a) appropriate opportunities to promote sustainable transport modes can be taken up, given the type of development and its location;

b) safe and suitable access to the site can be achieved for all users; and

c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

THERE ARE BUS STOPS ON DOVER ROAD JUST NORTH OF THE JUNCTION WITH ST MARY'S GROVE. THESE ARE SERVED BY BUS 88 WHICH RUNS BETWEEN DOVER, TILMANSTONE AND SANDWICH.

St Mary's Grove is a lane with a speed limit of 30mph and approximately 5m width. It runs broadly west to east from the main cluster of Tilmanstone to a priority junction with Dover Road.

St Mary's Grove provides access to around 25 dwellings. In accordance with the Kent Design Guide, its form and function are thus consistent with a 'Minor Access Way' which 'does not encourage through traffic'.

Dover Road serves around 10 dwellings directly, and runs north-south to junctions with the A256 Tilmanstone Bypass at either end. It has a national speed limit of 60mph, although observed vehicle speeds in the vicinity of the site are significantly lower than this limit, as shown below.

C&A COMMISSIONED ATC SURVEYS IN FEBRUARY 2021, LOCATED ON DOVER ROAD EITHER SIDE OF THE JUNCTION WITH ST MARY'S GROVE.

ATC SURVEYS	NORTHBOUND	SOUTHBOUND
VEHICLES IN PEAK HOUR	17	8
PEAK HOUR	0800 - 0900	1100 - 1200
VEHICLES – AVERAGE DAY	164	78
85TH PERCENTILE SPEED	34mph	38mph
MEASUREMENT LOCATION	100m South of St Mary's Grove	75m North of St Mary's Grove

The flows on Dover Road are low, which is to be expected as through traffic would use the A256 Tilmanstone Bypass to the east.

ACCESS

The site would take vehicle access from a new priority junction on St Mary's Grove, as shown indicatively in Appendix B.

With reference to the Kent Design Guide, the 'Minor Access Way' street type would be appropriate for the proposed dwellings.

On St Mary's Grove between the site access road and the junction with Dover Road, some local carriageway widening would allow a car and an HGV to pass, although this is not expected to be a frequent occurrence.

The layout includes a pedestrian and cycle access point at the north-east corner of the site off St Mary's Grove.

The public footpath EE404 runs across the south part of the site and emerges onto Dover Road. This would be retained as part of an area of open space.

Appendix B shows the 30mph visibility splays at the St Mary's Grove / Dover Street priority junction.

Based on the above speed observations, it would be feasible and desirable to introduce a 30mph speed limit through Tilmanstone along Dover Road. This would align with the existing speed limit on the village streets west of Dover Road.

At application stage, the applicant would engage with KCC Highways to make a Traffic Regulation Order for a 30mph speed limit on Dover Road between the A256 junctions to the north and the south of Tilmanstone. The applicant would also introduce and fund suitable traffic calming features to enforce this limit, which would also be agreed with KCC.

TRIP GENERATION

The TRICS database has been used to estimate vehicle trips.

	AM PEAK (0800- 0900)			PM PEAK (1700- 1800)		
	Arr	**Dep**	**Total**	**Arr**	**Dep**	**Total**
TRIPS PER DWELLING	0.051	0.410	0.461	0.385	0.179	0.564
VEHICLE TRIPS	1	8	9	8	4	12

These trips would not create a significant impact on the local highway network, in accordance with the NPPF.

KCC scoping comments confirm that

> *"The amount of dwellings proposed is unlikely to have a severe impact on the wider highway network in capacity terms."*

PARKING AND SERVICING

Cycle and vehicle parking would be provided in accordance with Kent County Council standards. Each dwelling would include suitable charging equipment to encourage residents to use electric vehicles.

The vehicle access on St Mary's Grove could accommodate emergency and refuse collection vehicles.

SUMMARY

The proposed allocation at Tilmanstone benefits from access to public transport services, and can be considered moderately sustainable.

The proposed access strategy reflects the character of the existing street pattern in Tilmanstone.

A speed restriction to 30mph on Dover Road, with appropriate traffic calming to enforce lower vehicle speeds, would have wider benefits to the community of Tilmanstone.

As identified by Kent County Council, the proposed level of development would result in a small number of vehicle trips, and this would not result in a significant impact on the local highway network.

The proposed allocation meets the transport requirements set out in the National Planning Policy Framework.

Therefore, the site should be allocated for housing in the Dover Local Plan.

Danefield
GROVE
TILMANSTONE

Quinn Estates

Quinn Homes

01227 831 212
WWW.QUINN-ESTATES.COM

01227 831 212
WWW.QUINN-HOMES.COM