BROOMHILL GOBERY HILL, WINGHAM

ESQUIRE DEVELOPMENTS

WELCOME

Welcome to our exhibition for the emerging residential development proposals on land adjacent to Broomhill, Gobery Hill, Wingham (the site).

This exhibition is an opportunity for us to present and explain our vision, which consists of a detailed application for the delivery of 20 new residential dwellings, and to discuss any issues or concerns you may have. We have a number of representatives from Esquire Developments and our consultant team to address your individual questions.

We are keen to hear your feedback to

ESQUIRE DEVELOPMENTS

Esquire Developments is a multiaward winning SME Housebuilder based in Longfield, Kent. Founded in 2011, we have established ourself through the delivery of high quality bespoke residential developments across Kent and build approximately 120 homes a year. In 2020, we were awarded Gold by Whathouse as best SME Housebuilder in the Country.

We adopt a tailored approach, adapting designs and layouts to reflect local characteristics, respecting each community's unique needs. This is achieved through our local knowledge and experience, understanding of place, and crucially, engaging with local communities. This positively focusses our approach to planning and design, with a greater experience of the needs and workings of the parish.

help shape our proposals as we move forward. Comments can be submitted to us today via a paper form or sent to us by post or email:

E: wingham@esquiredevelopments.com by **3rd April 2024**.

The material on display today is also available to download on our website: <u>www.consult-esquire.com</u> where comments can also be submitted online.



Each of our developments is bespoke, and we do not have fixed house types. This allows us to be totally flexible when it comes to tailoring the right mix and design of each home. Revealed in the high-quality of architecture and materials, this ethos extends to the refinement of open spaces, establishing welcoming and inclusive environments.

As an SME Housebuilder reliant on our reputation, we deliver high-quality homes that bring choice and variation to the housing market, catering for a diverse range of prospective buyers.

We are environmentally conscious and have committed to playing a positive role in addressing the Climate Emergency (see later boards). We also pride ourselves in delivering homes exceeding the minimum sizes and finishes that the general housing market sometimes supplies.



Examples of projects by Esquire Developments



BROOMHILL GOBERY HILL, WINGHAM THE SITE

ESQUERE DEVELOPMENTS

SITE DESCRIPTION

The site is approximately 1.3 hectares in size, comprising open grassland with a boundary hedgerow, trees and vegetation. There are no existing buildings currently located on the site.

The site is bound to the south by Gobery Hill and residential properties are located to the north, east and west. An access to Broomhill lies to the south eastern corner of the site.

Existing pedestrian and vehicular access to the site is from the south western corner via Gobery Hill. The site is located 0.2 miles to the north east of the main High Street of Wingham, which is the closest settlement, aside from the clusters of mixed development along Preston Hill and Broomhill.

The site was subject to an appeal in May 2022 (APP/X2220/A/10/2132212) which was dismissed on highways grounds relating to the junction of Gobery Hill and Preston Hill.



Site Location Plan



PHOTOGRAPHS OF THE SITE



5

[Google Maps]



LAND ADJACENT TO BROOMHILL GOBERY HILL, WINGHAM THE CONTEXT



LOCAL AMENITIES

The site is located adjacent to a bus route which connects it to Canterbury City Centre, neighbouring villages, and the wider area. Wingham village centre accommodates shops, restaurants, public houses, a school and other local amenities. Similar amenities are also located in the nearby villages and settlements. The attraction Wingham Wildlife Park also lies in close proximity to the site.

Canterbury is approximately a 15 minute drive west of the site, where the railway stations provide links to London and surrounding towns. This historic city provides abundant amenities including hospitals, schools, universities, supermarkets and other commercial and business hubs.



The site	Hotel
Wingham	Church
Built up areas	Pub
Bus route	Restaurant
Shops	Medical practice
School	Bus

Distances f	Distances from site		
Wingham	3 min (walking)		
Canterbury	15 min (driving)		
London	1.5 hr (bus & train)		



PHOTO'S OF SITE



Wingham Wildlife Park



Existing site access off Gobery Hill



Wingham High Street



View of the site looking north

[Google Maps]



LAND ADJACENT TO BROOMHILL GOBERY HILL, WINGHAM THE DEVELOPMENT SITE



DESIGN STRATEGY

Analysis on the site and surrounding area reveals opportunities and constraints which must be addressed to ensure a well-suited and sympathetic addition to the village. These will form the basis of the design strategy, dictating layout, amount, and focal points of the development.



Opportunities and Constraints Diagram

[Google Maps]

Existing buildings

Listed building

Conservation Area

Agricultural land

Existing vegetation

Existing trees



Existing point of access

- IIIIIII Landscape buffer boundary planting
- ····> Upwards slope
 - Potential development area



Potential communal open space

OPPORTUNITIES

- Provide a diverse mix of housing from 2 to 4 bedroom dwellings.
- Produce a well designed development, sympathetic to and enhancing the local character and architectural identity.
- Increase the biodiversity on site through careful landscaping and planting.
- Provide green space for future residents and local community.

CONSTRAINTS

- Retain and enhance boundary planting to maintain screening.
- Proximity to Conservation Area.
- Existing sloping site topography.
- Need for suitable highway access.
- Junction improvement to Preston Hill.



LAND ADJACENT TO BROOMHILL GOBERY HILL, WINGHAM PROPOSALS



ILLUSTRATIVE SITE LAYOUT PLAN



Proposed Sketch Site Layout

[Google Maps]

- New vehicular and pedestrian access
- Vegetation retained & enhanced
- Biodiversity gain
- Existing trees retained
- Landscaped outdoor amenity
- Enhanced vegetation buffer
- First homes and smaller units
- New access road

The scheme delivers 20 new homes with associated landscape and outdoor amenity provision. A new vehicular and pedestrian access is proposed off Gobery Hill which will be designed in accordance with the Kent Design Guide and the Manual for Streets, and car parking is provided on site for both residents and visitors in accordance with DDC and KCC parking standards.

A new pedestrian crossing is proposed on Preston Hill, which will enhance visibility between drivers and pedestrians at this location, addressing concerns raised as part of the previous appeal on site. This will be informed by speed surveys and an independent Road Safety Audit (please see later boards for further information).

The proposals draw from both the strip development and rural clusters of farmstead buildings characteristic of the area, which is reflected through layout, landscaping, design and materials.

PROPOSED MATERIALS PALETTE



White weatherboarding



Clay tile hanging



Timber weatherboarding



Clay roof tile



Brick chimneys



Scalloped lead flashing



Red stock brick



Bay window



Timber brackets



UPVC windows



BROOMHILL GOBERY HILL, WINGHAM PROPOSALS



WHAT HAS CHANGED?



Previous scheme

Proposed scheme

The Previous Scheme

In May 2022, an Appeal for 15 dwellings was dismissed by the Planning Inspectorate. The main issue related to the highway safety of the junction near to the site on Gobery Hill and Preston Hill.

The previous scheme was for 15 dwellings and compromised a mix of predominantly large detached dwellings. Our scheme proposes 20 dwellings, but a greater mix of smaller dwellings to help meet local housing needs.

POLICY SP4

In addition to the above, since the Appeal, Dover District Council is bringing forward a new Policy in its emerging Local Plan which seeks to support appropriate scale development in sustainable villages across the District. The Site will come forward as a windfall development under emerging Dover Local Plan policy SP4.

Policy SP4 allows for residential development, or infilling of a scale that is proportionate with the existing settlement of Wingham, where it is within or immediately adjoining the settlement boundaries. It is a positive development policy subject to proposals satisfying a number of criteria.



SP4 - Residential Windfall Development

Residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within or immediately adjoining the settlement boundaries, as shown on the Policies

Map, of the following settlements: Ash, Alkham, Aylesham, Capel-le-Ferne, Deal, Dover, East Langdon, Eastry, Elvington, Eythorne Guston, Goodnestone, Kingsdown, Lydden, Northbourne, Preston, Ripple, Sandwich,

Shepherdswell, St Margarets at Cliffe, Wingham, and Worth.
Minor residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within the settlement boundaries, as shown on the Policies Map, of the following settlements:

 Ashley, Barnsole, Betteshanger, Chillenden, Coldred, Denton, East Studdal, Finglesham, Great Mongeham, Martin, Martin Mill, Nonington, Ringwould, Staple, East Stourmouth, Sutton, Tilmanstone, West Hougham, Wingham Green, Woodnesborough and Wootton.

ubject to all of the following criteria being met: It is of a scale that is appropriate to the size of the settlement and the range of services and communit

agriculture;

facilities that serve it, taking account of the cumulative impact of any allocated sites and committee development; It is compatible with the layout, density, fabric and appearance of the existing settlement and individually

or cumulatively, would not result in the coalescence or merging of two (or more) separate settlements or the significant erosion of a gap between settlements, so as to result in the loss of individual settlement identity or character; In the case of settlements in, adjoining or surrounded by, the Kent Downs AONB or Heritage

Coasts, that the proposal complies in the first instance with the primary requirement of conserving and enhancing landscape and scenic beauty, and, where this is demonstrated, that the scale and extent of development is limited, sensitively located and designed to avoid or minimise adverse impacts on these designated landscapes;

It would not result in the significant loss of best and most versatile agricultural land currently used fo

It would preserve or enhance any heritage assets within its setting;

impacts on these designated landscapes;in order to ensignateIt would conserve and enhance landscape character and biodiversity and not result in an unacceptablehave to demonintrusion into the open countryside or the loss of, important green spaces within the confines thatcontribute to thecontribute positively to the existing character of that settlement;which have one

buffer should be comprised of soft landscaping and incorporate native species planting and hedging that naturally occurs in the immediate vicinity of the site. This buffer should enable limited views into and out from the development to ensure the development blends in with its setting. The scale of such features will e expected to reflect the scale of the windfall development. Earth bunds or hard fencing will rarely be nsidered to be an acceptable boundary treatment with the open countryside. oposals for windfall development in, or immediately adjacent to, settlements within the Kent Downs AONB Il require particular care. The National Parks and Access to the Countryside Act 1949, reflected in national anning policy and guidance, requires that great weight is given in the planning process to conserving and hancing the landscape and scenic beauty of Areas of Outstanding Natural Beauty. Windfall development the parts of the District that lie within the Kent Downs AONB should therefore be limited in scale and tent, and will be required in the first instance to conserve and enhance the natural beauty of this landscape. ational policy also requires that development in areas defined as Heritage Coasts should be consistent th the special character of these areas and, in particular, acknowledge the importance of the conservation their natural beauty and scientific significance. The two areas of Heritage Coast in the District are largely so covered by the Kent Downs AONB designation. Major development is not consistent with the natural auty and special character of either of these national landscape designations and, in accordance with tional policy and guidance, will therefore only be permitted in exceptional circumstances.

) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

 ii) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 iii) the development would re-use redundant or disused buildings and enhance its immediate setting;

iv) the development would involve the subdivision of an existing residential building; or
 v) the design is of exceptional quality, in that it: - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Implementation

3.73 The criteria set out in SP4 will be the basis for the determination of planning applications for all proposals for windfall development coming forward during the lifetime of this Plan, and will be advised on within pre-application discussions. All proposals for windfall development within or immediately adjoining the boundaries of settlements listed in SP4 will be required to comply with all the all criteria set out in the Policy, supplemented by the following:

Where settlement confines have been defined, villages and hamlets are considered suitable in principle for windfall development of appropriate scale, taking account of the cumulative impact, including on the highway network, of any allocated sites and other developments with planning permission within the settlement, the landscape in which the settlement is located, and the distinctive character and identity of the settlement itself. In the larger of these villages, windfall development will be acceptable in principle within or immediately adjoining the settlement boundaries. In the smaller of these villages and hamlets windfall development within the confines only will be acceptable.

In order to ensure that windfall developments are successfully integrated, all development proposals will have to demonstrate that they complement the layout, scale, fabric and appearance of the existing settlement and that they will not result in the loss of important green spaces within the built confines that contribute to the existing character of that settlement, to be considered acceptable. In the case of sites which have one or more boundaries with open countryside, a landscaped buffer will be required. Such a buffer should be comprised of soft landscaping and incorporate native species planting and hedging that naturally occurs in the immediate vicinity of the site. This buffer should enable limited views into and out from the development to ensure the development blends in with its setting. The scale of such features will

9	where the site dejoins open countryside, an appropriately designed an ascape burrents included,	De
h	It would not have an adverse impact on the living conditions of existing adjoining residents;	CO
1	Where development would result in the loss of active employment, open space, sport or community facilities within the settlement that such development is consistent with the requirements of policies EN2, PM5 and PM6 of this Plan;	Pro wil pla
j	Traffic movements generated from the development do not result in severe impacts to the highway network that cannot be mitigated. This should be considered through transport assessments carried out in accordance with Policy Tl2 which must take account of the cumulative impact of sites allocated for development. Proposals must not prejudice the ability of sites allocated for development to come forward due to limited highway capacity; and	en in ex Na wit
k	It would be in accordance with all other relevant policies in the Plan.	of
3.	New dwellings (both isolated and non-isolated) elsewhere in the countryside outside of settlement	als
bo	undaries will only be permitted in exceptional circumstances under one or more of the criteria i) to v),	be
an	d subject to meeting criteria a) to k) above:	na

[Pages from Dover District Local Plan]

The policy is designed to bring forward smaller windfall developments in sustainable locations such as Wingham. It acts in addition to sites allocated for development within the Local Plan and will assist the District in meeting their five-year housing land supply as required by central government.

The Site adjoins the settlement boundary of Wingham, nestled adjacent to the existing urban fabric, providing a logical extension to the village. As policy SP4 requires applicable sites to adjoin the settlement boundary it means that the proposals will be adjacent to existing properties. The policy however requires specific design standards that we must meet to bring forward development next to existing dwellings to ensure proposals would not have an adverse impact on the living conditions of existing residents. The proposals therefore include a substantial landscape buffer to all of the site boundaries, particularly to the northern and western boundaries next to the existing properties. This will provide substantial separation between the existing and proposed dwellings in the interests of residential amenity, avoiding overlooking, overbearing or loss of light. These buffers will be maintained by private management to ensure retention in perpetuity.



LAND ADJACENT TO BROOMHILL GOBERY HILL, WINGHAM PROPOSALS & LANDSCAPE

ESQUIRE DEVELOPMENTS



Examples of Esquire Developments Unit Types



LANDSCAPE STRATEGY

A landscape strategy has been undertaken by PJC landscape architects. The proposal reflects the site's location in terms of landscape character area and proximity to key features. The planting is carefully chosen to ensure year round visual interest as well as providing sensory stimulation for children and adults alike.

The layout seeks to keep built form to the western area of the Site, allowing for the eastern half to form a dedicated BNG area, providing a transition to the countryside to the north east.

The existing hedging and landscaping which intersects the Site would be retained and enhanced as part of the proposals, along with the existing boundary hedging to the southern and eastern boundaries. Substantial landscape buffers will further be provided between the proposed dwellings, and the existing dwellings to the northern and western boundaries.

The development will also achieve a 10% biodiversity net gain.



BROOMHILL GOBERY HILL, WINGHAM

ESQUIRE DEVELOPMENTS

HIGHWAYS

Vehicular and pedestrian access to the site is proposed by way of a simple priority junction with the A257 Gobery Hill; the exact design and location will be informed by a speed survey and independent Road Safety Audit.

We recognise that the safety of the Gobery Hill /Preston Hill junction is paramount. Off-site highway works are proposed at the Gobery Hill / Preston Hill junction to provide for safer pedestrian crossing facilities and to ensure that the associated concerns raised in relation to the previous planning application for the site are fully addressed.





The accompanying images provide a comparison of the crossing proposed as part of the previous appeal, and the crossing proposed as part of our scheme. The proposed works will comprise a build out on the eastern side of the junction and the removal of the central island to enhance intervisibility between drivers and pedestrians in this location, alleviating concerns raised previously.

These off-site works will be informed by an independent Road Safety Audit as well as separate discussions with Kent County Council Highways and Transportation.

Proposed Junction Improvements



Proposed Junction Improvements Overlay



The site layout and will be designed in accordance with the Kent Design Guide and the Manual for Streets and parking provided in accordance with Kent County Council and Dover District Council's adopted standards, with Electric Vehicle charging available for every dwelling.

The vehicular trip generation of the proposed development will be modest at approximately one additional movement every five minutes during the weekday morning and evening peak hours, which will not have a material impact on the operation of the local highway network.

The proposals are the subject of ongoing pre-application engagement with Kent County Council Highways and Transportation to ensure that the access and off-site highway works designs are suitable and that the scope of the Transport Statement that will accompany the planning application is sufficient.



LAND ADJACENT TO BROOMHILL GOBERY HILL, WINGHAM CLIMATE ACTION



SUSTAINABLE DESIGN RESPONSIBILITY



A key part of creating a well designed and attractive development is taking care to ensure sustainable delivery, function, lifespan and community cohesion.

This is one of the central aims of the scheme, with heavy focus on the use of sustainably sourced, and where possible, local materials.



High Specification Glazed Electric Only Dwellings Windows

Increased Cavity Wall Thickness

Natural material utilising local supply chains

Focus on water and energy conservation are integral to the design.

We also recognise that sustainability is achieved through long-term social incorporation.

The development makes use of the existing community assets in the village, ensuring their continued use. Connections to local amenities and transport links contribute further to its sustainability.

CLIMATE COMMITMENTS

We take a proactive approach to addressing the climate emergency and recognise that we have an impact on the environment. We wish to minimise this as best we can by committing to deliver 'electric only' developments. By installing air source heat pumps and taking a 'fabric first approach' we are achieving approximately a 40% carbon reduction in our homes over and above current building regulations.

Esquire Developments are confident they can achieve a 40% reduction of CO_{2} emissions and are proposing to apply the following specifications:

Element	Current Spec	Notes
Ground Floor U-Value	0.17 W/m2K	Concrete Slab, 100mm Insulation.
External Wall U-Value	0.23 W/m2K	Traditional build with 100mm fully filled cavity.
Party Wall U-Value	0 W/m2K	Fully insulated and suitably sealed.
Roof U-Value	0.099 W/m2K	Cold roof, 100mm + 300mm.
Glazing U-Value	1.20 W/m2K	Glazing U-Value includes frame (not centre pane only)
Glazing Transmittance	0.72%	g-value.
Door U-Value	1.20 W/m2K	Solid door with insulation.
Thermal Bridging	0.03–0.06 W/m2K	BRE Library/ Bespoke.
Design Air Permeability	5.00 m3/hm2	Target varies to ensure compliance.
Heating SAP Default		Air Source Heat Pump System. All Plots include Time and Temperature Zone Controls. Flow temperature no higher than 45 degrees.
Hot Water		From main system. Larger houses include 210 litres. Daily heat loss 1.75 kWh.
Cooling		None
Ventilation		Intermittent extraction fans and trickle vents.
Lighting		SAP2012: 100% Low energy lights. SAP 10.1:4watt LED Lamps. 125lum/W.
Showers		SAP10.1: Fed by boiler. Use 9 litres per minute.
Wastewater Heat Recovery		None
Solar thermal & PV Panels		None

The fabric first approach means that the improved efficiency of our dwellings is inherent within the build meaning that not only is it more efficient, but also safeguarding against removal, resulting in the efficiency of the building being maintained for its lifetime.

We build our homes with greater cavity wall thickness allowing for increased thermal protection, higher specification glazed windows and greater base floor depths.

All our homes come with rapid charge electric vehicle chargers, we feel that we are playing our part in trying to minimise the impacts of our developments on the environment and helping to accelerate the shift to greener living, reducing the amount of fossil fuels used by home and vehicle.



BROOMHILL GOBERY HILL, WINGHAM THE WAY FORWARD



FEEDBACK AND PROGRESSION

Thank you very much for taking the time to view this exhibition. We really appreciate your engagement and comments. By reviewing these, we hope to understand how we can best improve our proposals to ensure that we deliver the best quality and most appropriate addition to the local area.

We would be grateful to receive all of your feedback to review and help shape our proposals as we move forward.

COMMENTS

Comments can be submitted to us today via a paper form, or sent to us by post or email:

wingham@esquiredevelopments.com by 3rd April 2024. The material on display today is also available to download on our website: www.consult-esquire.com where comments can also be submitted online.

The window for submitting feedback runs for 2 weeks, after which we will review the responses and address comments wherever we can.



[Google Maps]

It is anticipated that the planning application will be submitted in spring 2024. Following this, there will be another opportunity to comment on the application to Dover District Council.

It is still uncertain when a decision will be made on this application, but given current resources and timescales, it is likely this will be in late 2024.



Thank you for taking the time to attend today's event.

