

# **Kingsnorth Green Masterplan**

## **ASHFORD, KENT**

Design and Access Statement  
08-06-15

## The Project Team



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**Pentland Homes**



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# 1.0 Introduction

This Design and Access Statement (DAS) for the proposed Kingsnorth Green development area has been prepared by Farrells on behalf of Jarvis Homes and Pentland Homes in support of the outline planning application to Ashford Borough Council.

The proposal is for a mixed use development to include a local centre and school facilities with up to 750 new homes.

The purpose of this document is:

- To explain the design principles and concepts that have been applied to the development
- To demonstrate the steps taken to appraise the context of the development and how the design of the development takes the context into account
- To explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account
- To state what consultation has been undertaken
- To explain how any specific issues which might affect access to the development have been addressed

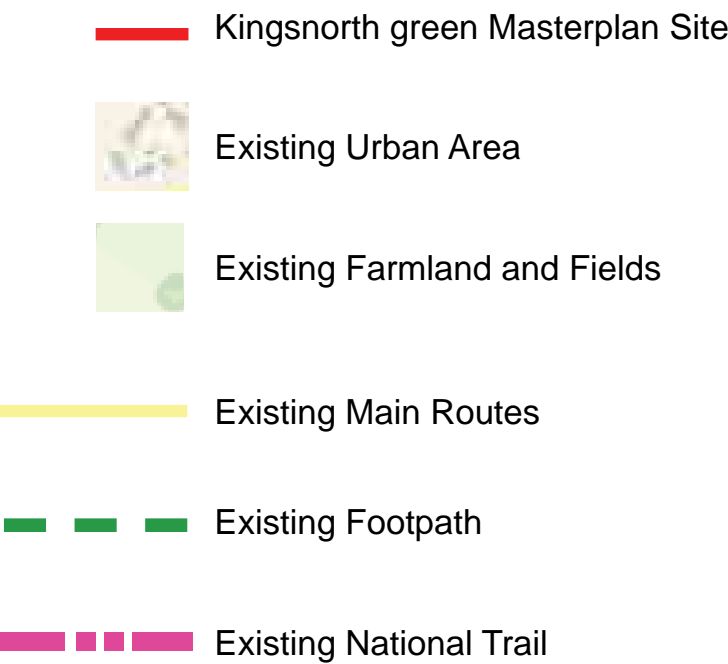
This document is to be read in conjunction with the other elements of the planning application package which will cover certain aspects of the application in more detail.

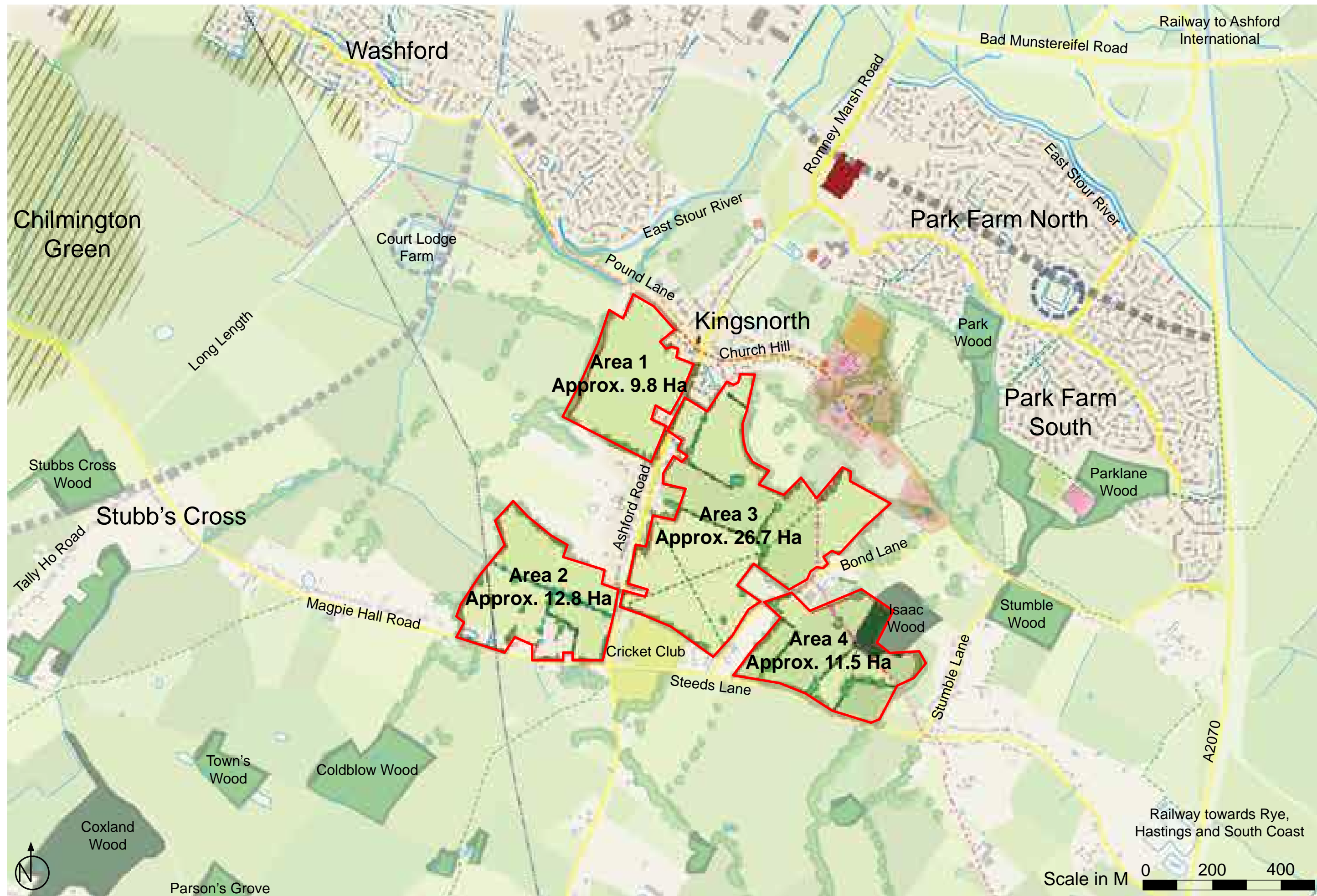
The DAS highlights the key generators for the design process and how the final design responds to them.

The application site is spread across 4 areas adjacent to Kingsnorth Village:

- Area 1 is bound by Ashford Road to the east, Pound Lane to the north, open fields to the west and properties on Ashford Road to the south.
- Area 2 is bound by Ashford Road to the east, Magpie Hall Road to the south, open fields to the west and properties on Ashford Road to the north.
- Area 3 is bound by Bond Lane to the east, Ashford Cricket Club and properties on Steeds Lane to the south, Properties on Ashford Road and fields overlooked by Church Hill to the north.
- Area 4 is bound by Steeds Lane to the south, properties along Bond Lane to the west and Isaac wood, fields to the north and properties along Stumble Lane to the east.

The total site area is approximately 60.98 Ha (150 Acres). There are public footpaths and the North Downs Way National Trail cross the site in Areas 3 and 4.





## 1.1

# The Vision for Kingsnorth Green

**Pentland and Jarvis' vision is to develop a traditional, sustainable, high quality community that people will be proud to live in. The development will take into account the nature of the surrounding landscape and include a village green, 'green' streets, footpath and cycle routes and keep a strong rural identity along country lanes.**

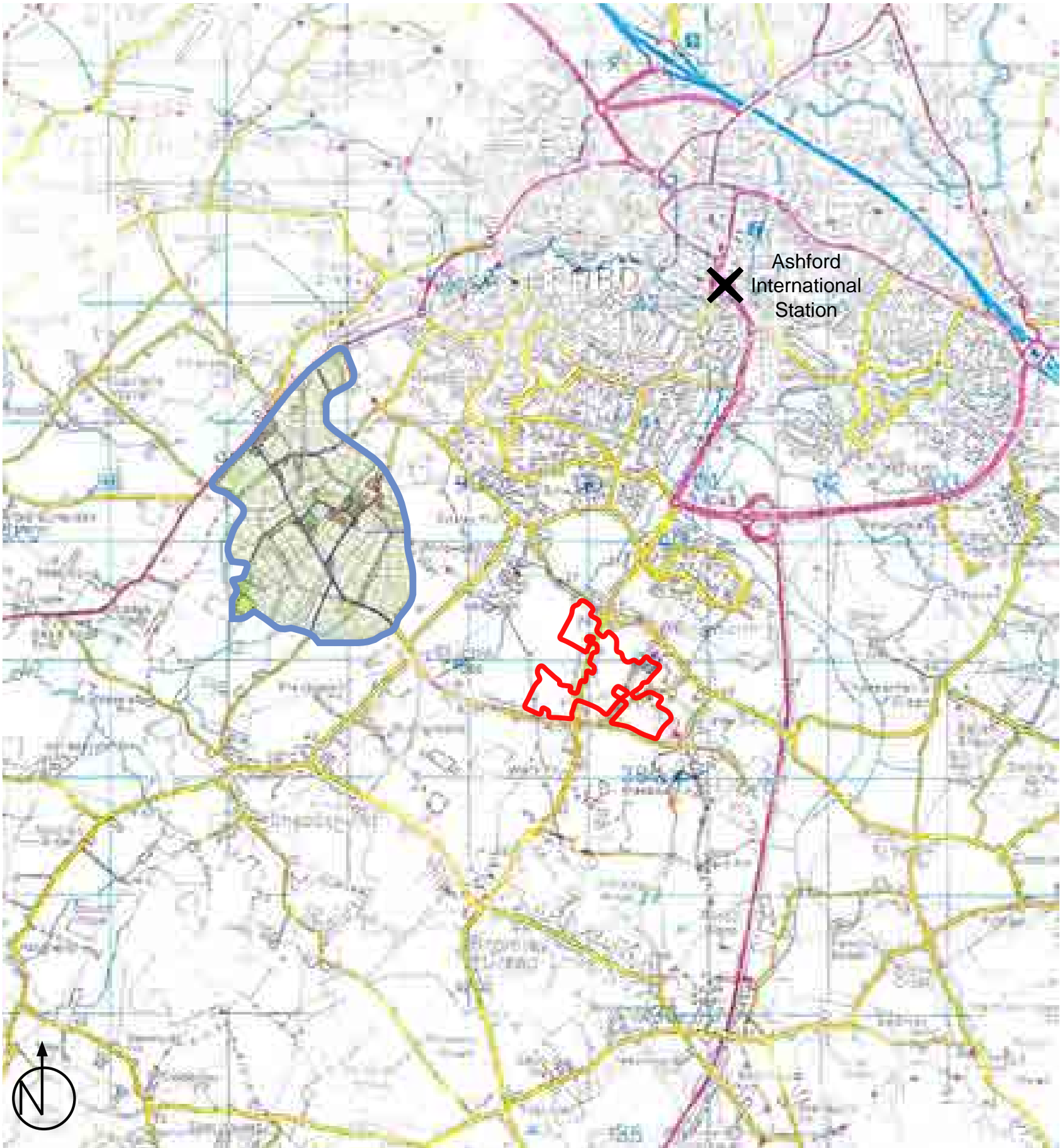
The project is centered on the creation of a new village green for Kingsnorth. It would create much-needed housing for Ashford in a carefully landscaped environment, enhancing and protecting the existing ecology and biodiversity.

# Kingsnorth Green Masterplan

## Location

The project site is adjacent to Ashford Road and Kingsnorth village. Kingsnorth is located on the southern fringe of Ashford within 10 minutes drive of Ashford International station.

Kingsnorth Green site is east of the Chilmington Green development which obtained planning approval in 2014. Kingsnorth green masterplan site was included in the Greater Ashford Development Framework 2005 as a proposed option for development. The local plan content is described further overleaf.



Scale in M 0 1000 2000

The masterplan site location in proximity to Ashford, Kingsnorth and surrounding settlements

— Kingsnorth Green Masterplan Site  
— Chilmington Green Proposed Development



## Local Planning Context

In 2003, Ashford was identified as one of the Growth Areas in the government's Sustainable Communities Plan. Following an assessment of social, economic and environmental factors, it concluded that Ashford town has the capacity to provide an additional 31,000 homes and 28,000 jobs over the period 2001 to 2031.

The Core Strategy within Ashford's Local Development Framework (LDF) was adopted in 2008 and proposes major new development at Chilmington Green/Discovery Park, Cheeseman's Green/Waterbrook and states a third area of urban extension will be identified by 2014. A third urban extension has not yet been identified. In the Greater Ashford Development Framework final Master Plan report 2005, which preceded the LDF, the third option considered was Kingsnorth.

The 2008 Core strategy is out of date in terms of its housing provision and the failure to identify a third site for urban extension by 2014.

The National Planning Policy Framework (NPPF) was published in 2012 and is currently being used to prepare an updated local plan for Ashford Borough Council. The new Local Plan to 2030 is unlikely to be adopted before 2017. As the new local plan is not in place for this application, the NPPF would expect planning permission to be granted unless:

'Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework as a whole or

- Specific policies in this framework indicate development should be restricted.'

The diagrams on this page show the core strategy as intended in 2005 and 2008. Overleaf, page 9, the diagrams show the extent of the development of Ashford as it is today and completed public transport links, the proposed and committed developments that would benefit from an improved public transport link and Ashford concept masterplan showing how Kingsnorth Green links into a proposed public transport loop.

## Ashford Core Strategy 2008



- Kingsnorth Green Masterplan Site
- Motorway
- Main Roads
- Watercourse
- Railway
- Proposed Green
- Circle Link Bus Routes -Smart Link



**Ashford Concept Masterplan 2005**  
assumed development at Kingsnorth and a full circle 'Smart Link'



Pentland and Jarvis Homes have commissioned PBA to carry out an assessment of the 5 Year Housing Land supply in Ashford Borough. Their report, dated March 2015, concludes that Ashford has a significant shortfall in its Five Year Housing Land Supply ranging from 1.6 – 1.52 years, contrary to the requirements of the National Planning Policy Framework.

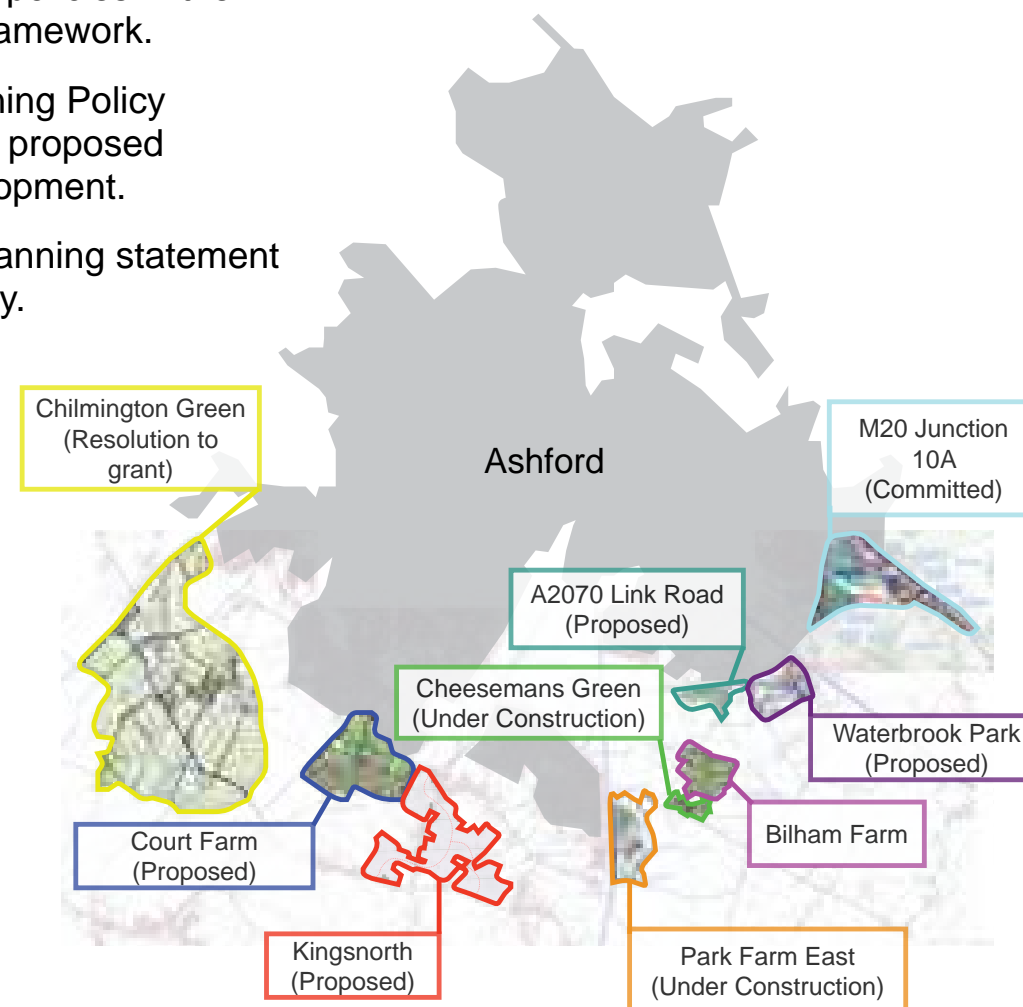
It is in this context that the Kingsnorth Green masterplan should be considered, taking into account the following:

- It will provide up to 750 homes towards the Five Year Housing Land Supply.
- The proposed Kingsnorth Green development will not cause any adverse impact which would significantly or demonstrably outweigh the benefits and the development proposed fully accords with the specific policies in the National Planning Policies Framework.
- In terms of the National Planning Policy Framework, the development proposed constitutes sustainable development.

More details can be found in the Planning statement as prepared by Ian Bull Consultancy.



**Existing context with Ashford urban area**



**Proposed and Committed Developments on Ashford Southern Fringe 2015**



**Ashford Masterplan possible staged embryonic public transport**

## 1.3

### Masterplan Brief

#### **The Kingsnorth Green development masterplan will seek to:**

- Provide much needed housing for Ashford with up to 750 new homes.
- Enable the countryside to infiltrate the development with a proposed network of green infrastructure including village greens.
- Encourage the integration of new and existing communities with shared services and infrastructure.
- Create new retail and community facilities to complement the existing provision.
- Provide integrated transport links throughout the site and connect into the existing transport networks.
- Ensure the majority of the site is within 400m walking distance of a regular bus route.
- Respond to feedback received from public consultation.
- Create a high quality of place through good design and attention to detail.
- Integrating new buildings with the context and character of Kingsnorth.
- Respect the history and local identity by carefully embracing those buildings and associated landscape of historic importance.
- Create various characters within the new development through a hierarchy of streets and green spaces.

#### **The Masterplan green infrastructure will seek to:**

- Provide approximately a third of the development site area as green infrastructure.
- Provide a village green and other open spaces.
- Create linkages with the wider communities and communities.
- Create connectivity for cyclists and pedestrians with strong links to the existing town and surroundings.
- Provide a strong framework for the green infrastructure using the existing topography, water courses and habitats.
- Retain and integrate existing hedgerows and trees, where possible, into proposed green spaces for habitats and amenity space.
- Protect the biodiversity of the area.
- Create allotments to grow food locally.
- Respect and enhance the setting of existing heritage assets and the character of the area.

# 2.0 Existing Context



## 2.1

# Kingsnorth Historical Context

### Social History: Kingsnorth today and in the future

#### Prehistory – Roman

The earliest residents of Kingsnorth may have lived there up to 28,000 years ago. During archaeological excavations, before the construction of Park Farm, flint tools were found dating back to the Upper Paleolithic period but mostly from the Mesolithic period around 9,000BC.

Late Iron Age/early Roman settlements were found at Brisley farm (approx. 1.2km from site) with a possible Bronze age field system underneath. Iron age 'Warrior Burials' accompanied by grave goods were also found at the site.

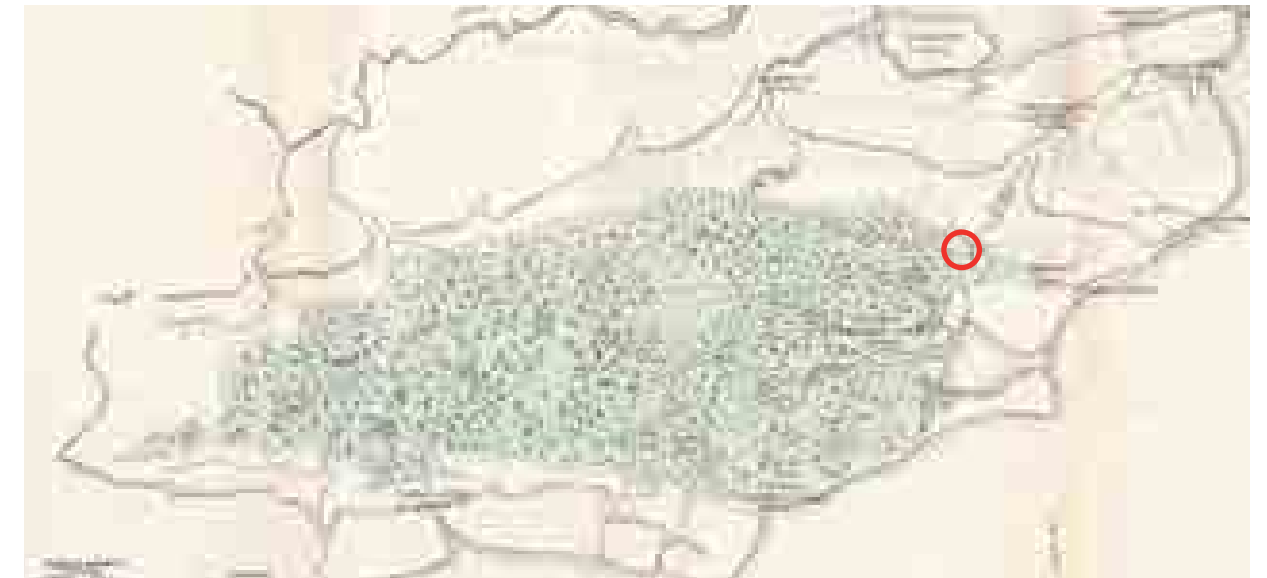
During the roman occupation Kingsnorth was situated on the edge of the Anderida forest that covered most of Kent.

Roman settlements have been discovered at Westhawk farm (approx. 0.25km from site) at the junction of roman roads and at a site in Park farm (approx. 1km from site). Evidence of a shrine or temple and waterhole were found at Westhawk farm with a nearby Roman cemetery and Iron age burial.

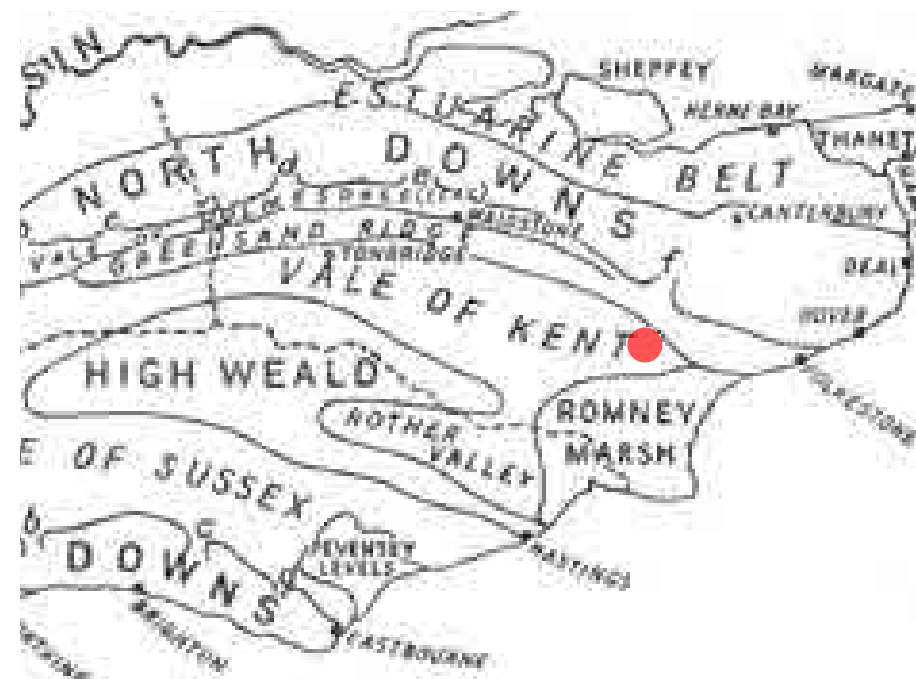
#### Medieval

According to the Domesday Book of 1086 there was a settlement at Kingsnorth controlled by the Manor of Wye. The origins of the name are debated: either from the Old English *cyninges sand* (detached land belonging to a royal estate) or *Kyn* (kin folk) who settled on a 'snodde' (wooded hill).

○ Location of Kingsnorth Green Masterplan



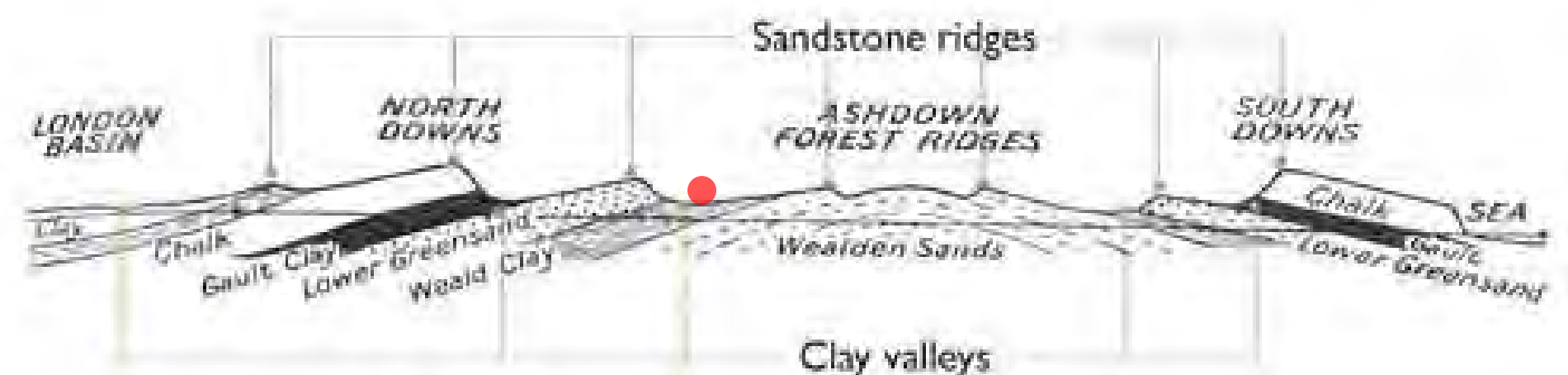
Map Showing the Forset of Anderida during the Roman occupation of Britain



Map of Geology in Kent

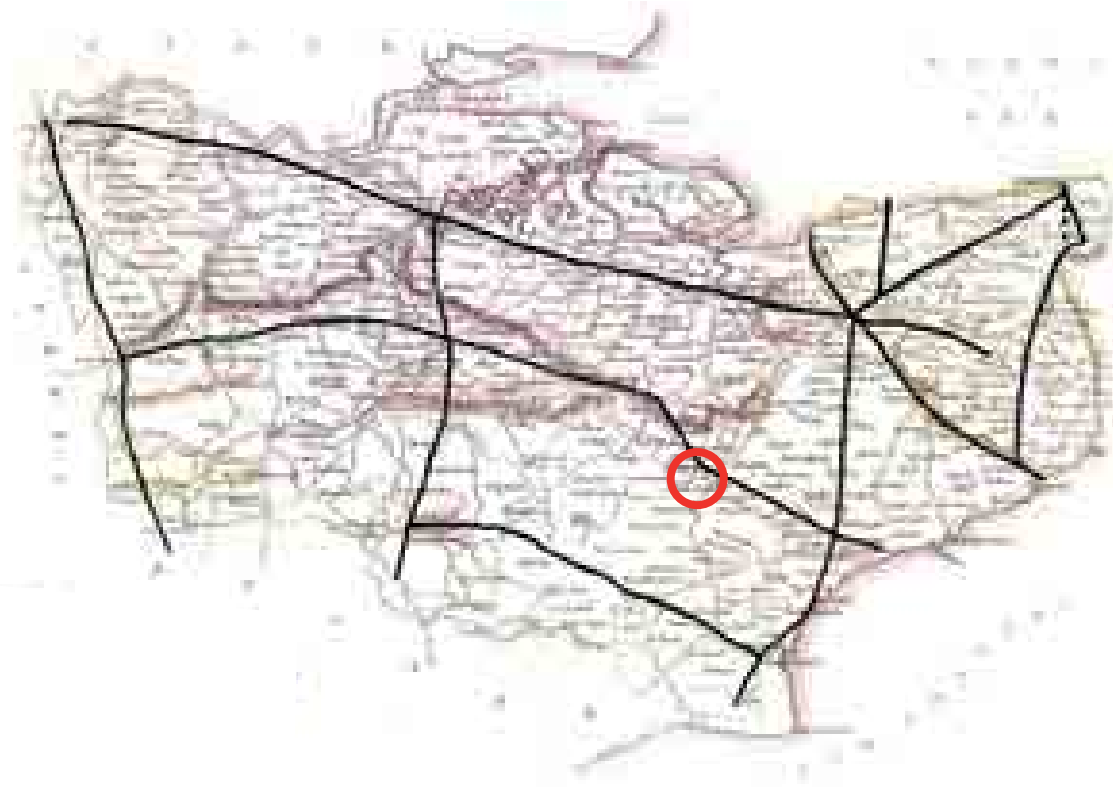


Map of Roman Kent



Section of Geology in Kent





Map of Roman Roads in Kent



Archaeological Features

- Kingsnorth Green Masterplan Site
- Medieval Moated Site
- Roman Road
- Possible areas of Archaeological Interest



Moated Site in Park Farm has been incorporated into a public park



Aerial view of crop mark areas and geophysical anomalies in north-east corner of Kingsnorth Green Masterplan site

## Norman Building – St Michael and All Angels Church, Church Hill, Kingsnorth

Built of Kentish ragstone, the late norman church has a 15<sup>th</sup> Century roof and a painted window of St Michael fighting a dragon that dates from 1400.

### 18<sup>th</sup>-20<sup>th</sup> Century

As part of the great Wealden Forest of Anderida, Kingsnorth remained a heavily wooded and marshy area until the late 18<sup>th</sup> Century. In 1798 historian Edward Hasted found Kingsnorth 'so obscurely situated as to be little known' and 'the soil in it is throughout a deep miry clay; it is much interspersed with woodland, especially in the south-east part of it'.

Looking at the growth of Kingsnorth and nearby settlements on the historic maps it can be seen that in 1805 Ashford was a small settlement clearly distinct from Kingsnorth and other nearby villages. In 1842 Ashford train station was connected to South Eastern Railways.

During the 20<sup>th</sup> Century Ashford grew and enveloped the surrounding villages (as evident in the 1905 and 1945 maps). In the 1990's, with the development of Park farm, Ashford grew into the parish of Kingsnorth.

### Conservation Area

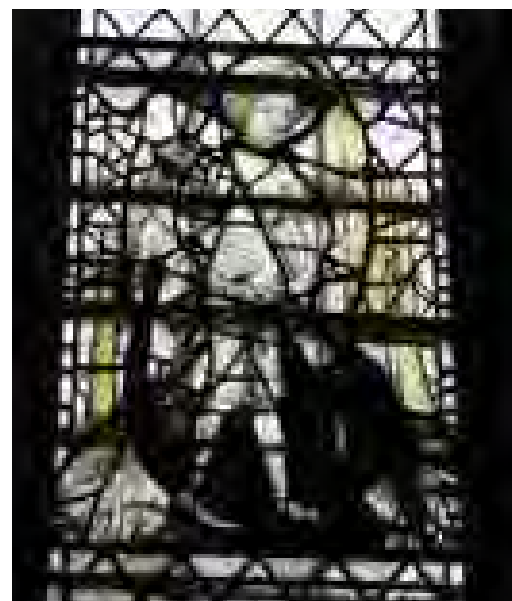
The area surrounding, the Grade 1 listed, St Michaels Church on Church Hill has been identified as a conservation area. It includes numerous grade II listed buildings such as Old Mumford and Mouse hall (private dwellings), the village hall, original school building and playing fields.



Crossroads at Queens Head Pub



Kingsnorth School c.1908



Window at St Michaels Church (1400)



St Michaels Church





1805



WWII practice trenches in nearby Stumble wood



Farming in Kingsnorth

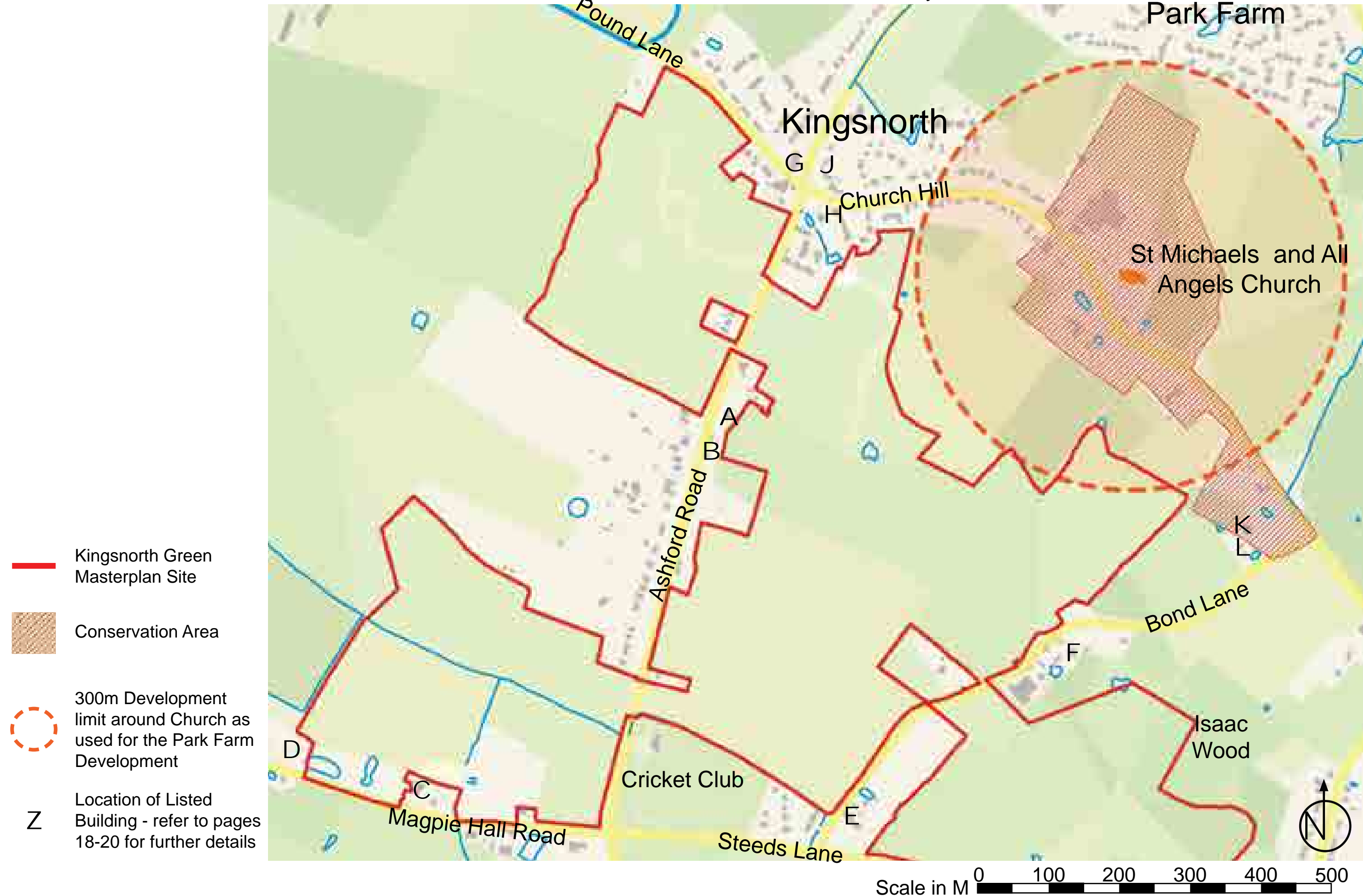


1903

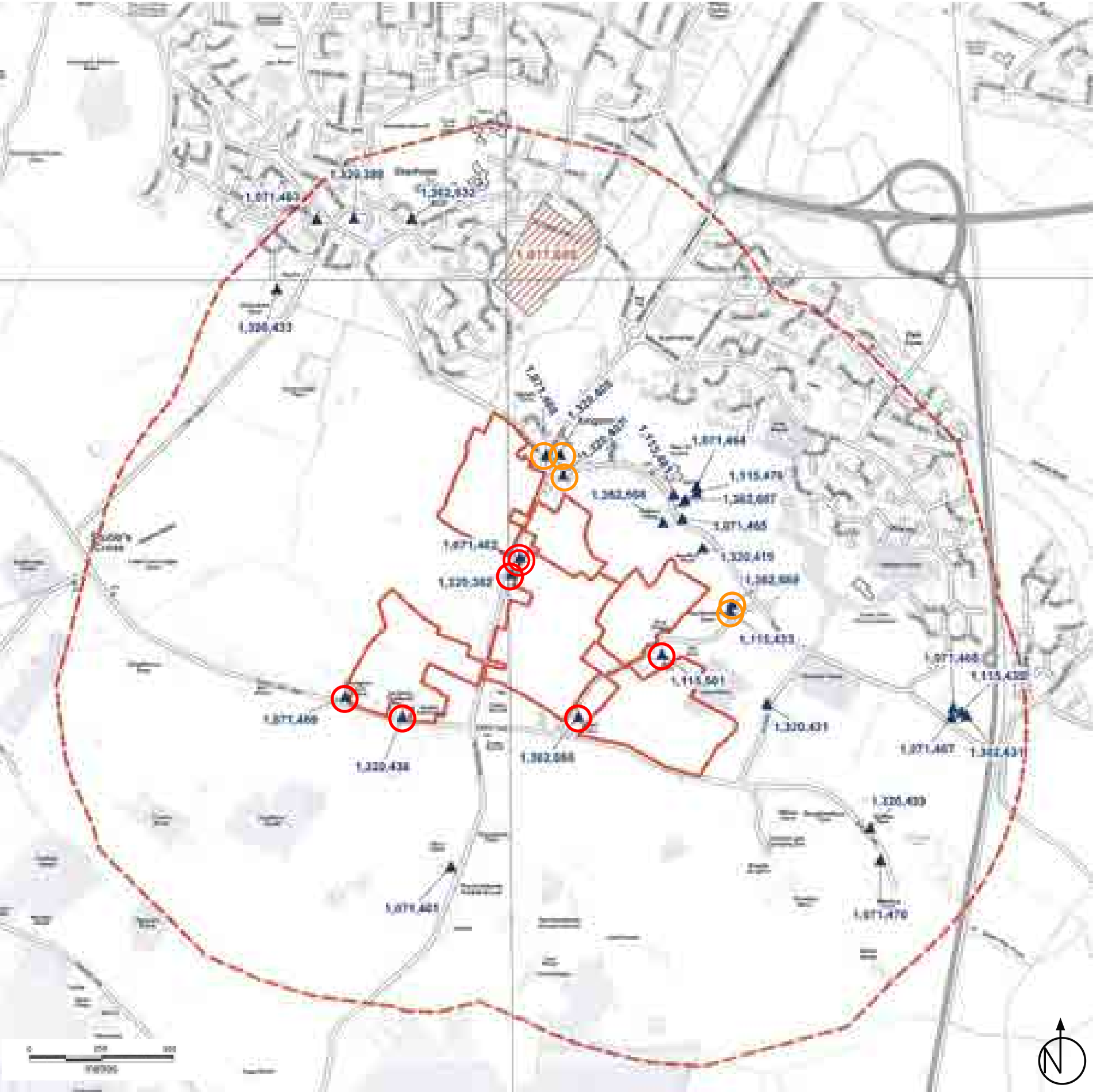


1945

Conservation area, St Michael's Church and Listed Buildings within 100m of the site boundary



Location Map of Listed Buildings in the Vicinity of the project site



- Site Boundary
- Search Area (1km)
- Scheduled Monument
- Listed Building:
  - abutts site boundary
  - within 50m of site boundary
  - within 100m of site boundary

Reference	Description	Grade
1071461	Wick's Farmhouse	II
1071462	Mill House	II
1071463	Brisley Farmhouse	II
1071464	Globe Cottage	II
1071465	Mumford Cottage	II
1071466	Queen's Head Public House	I
1071467	Finn Farmhouse	II
1071468	Weatherboarded Barn To North Of Finn Farmhouse	II
1071469	Houghton House	II
1071470	Ponderville	II
1115433	Barn To South Of Old Mumford Farmhouse	II
1115435	Outhouse To North West Of Finn Farmhouse	II
1115476	Pinn Cottage	II
1115481	Moise Hall	II
1115501	Bond Farmhouse	II
1320382	Shipley Hatch	II
1320389	Glenmore Lodge	II
1320407	Round Farmhouse	II
1320408	Round Green	II
1320415	Mumford House	II
1320421	Pickenden	II
1320433	Whiteword Farmhouse	II
1320438	Weatherboarded Barn To North West Of Smithfield Farmhouse	II
1320439	Sockets Farmhouse	II
1362621	Outhouse To West Of Finn Farmhouse	II
1362632	Cloverley Cottage	II
1362665	Taylor Farmhouse	II
1362667	Church Of St Michael	I
1362688	Whitgates	II
1362689	Old Mumford Farmhouse	II

Listed Buildings within 50m of the site boundary



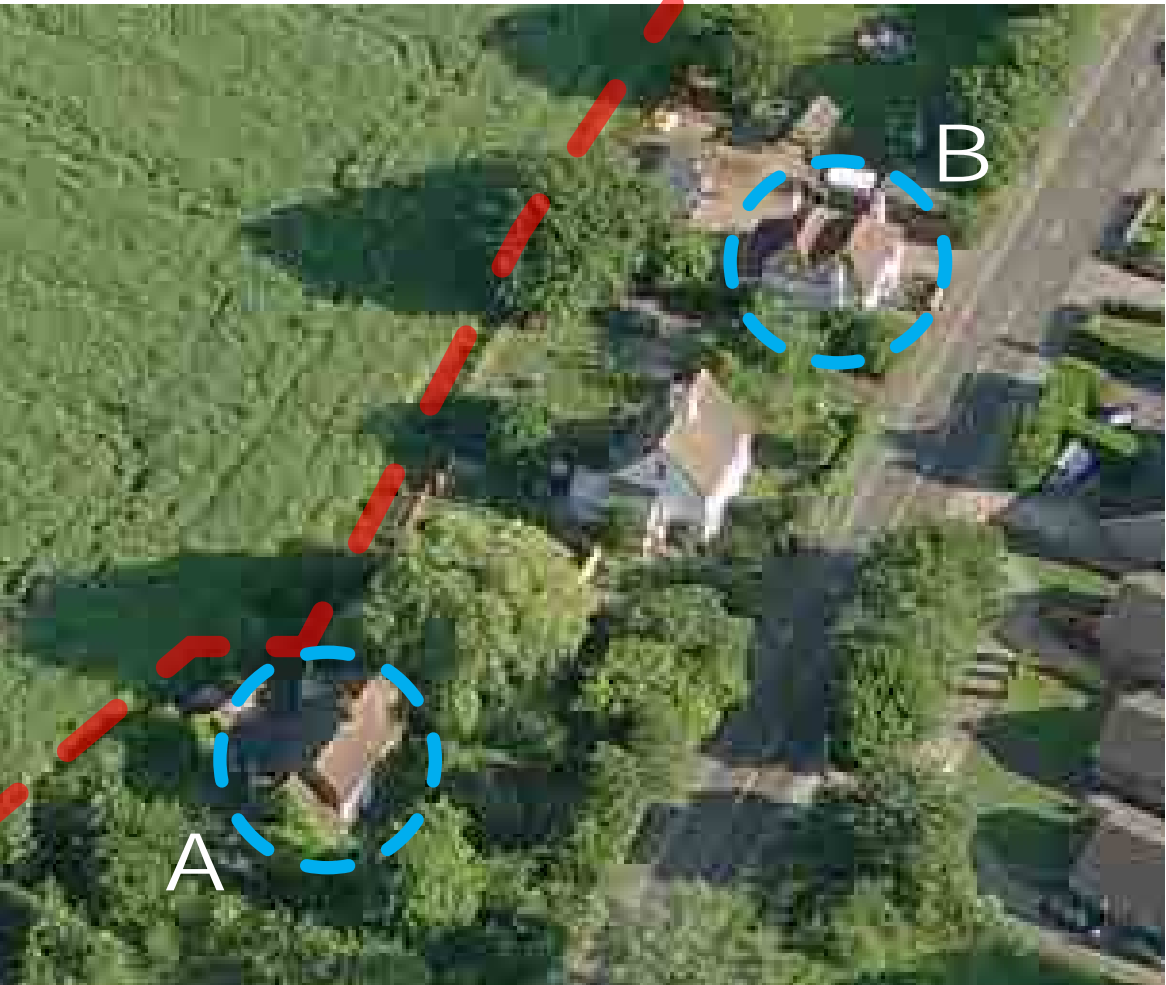
**A**  
Mill House - 18th Century house with 19th Century additions, Grade II Listed Building, Abutts the Site Boundary, 2 Storey painted brick (view from within site)



**B**  
Shipley Hatch - 18th Century, Grade II Listed Building, 15m from the Site Boundary



**C**  
Weatherboarded barn to NW of Smithfield farmhouse - 18th Century, Grade II Listed Building, 25m from the Site Boundary



Aerial view of Mill House and Shipley Hatch, looking south, showing the relationship to the site boundary



Aerial view of Shipley Hatch, looking north, in relation to the site boundary



Listed Buildings within 50m of the site boundary



Houghton House - 18th Century, Grade II Listed Building, 15m from the Site Boundary



Taylor Farmhouse - 18th Century, Grade II Listed Building, 35m from the Site Boundary



Bond Farmhouse - 18th Century with 19th Century additions, Grade II Listed Building, 50m from the Site Boundary



Aerial view of Houghton House, looking east, showing the relationship to the site boundary



Aerial view of Taylor Farmhouse, looking south, showing the relationship to the site boundary



Aerial view of Bond Farmhouse, looking east, showing the relationship to the site boundary

Listed Buildings within 100m of the site boundary



Queen's Head Public House - 18th Century Grade II Listed Building, 60m from the Site Boundary



Pound farmhouse - 18th Century Grade II Listed Building, 60m from the site boundary



Pound Green - 18th Cenruty Grade II Listed Building, 80m from Site boundary



Aerial view, looking east, of both Old Mumford farmhouse and Barn to the south of Old Mumford farmhouse showing relationship to site boundary.

Old Mumford Farmhouse - 18th century farmhouse that was once bigger, 100m from the site boundary

Barn to south of old Mumford Farmhouse - 18th Century red brick and weather boarded barn 100m from the site boundary

Aerial view of Queen's Head Public House, Pound Farmhouse and Pound Green, looking north, showing the relationship to the site boundary



2.2

Masterplan Site Context

More detailed information can be found in the Environmental Report as prepared by Wardell Armstrong.

2.2.1

Landscape Character

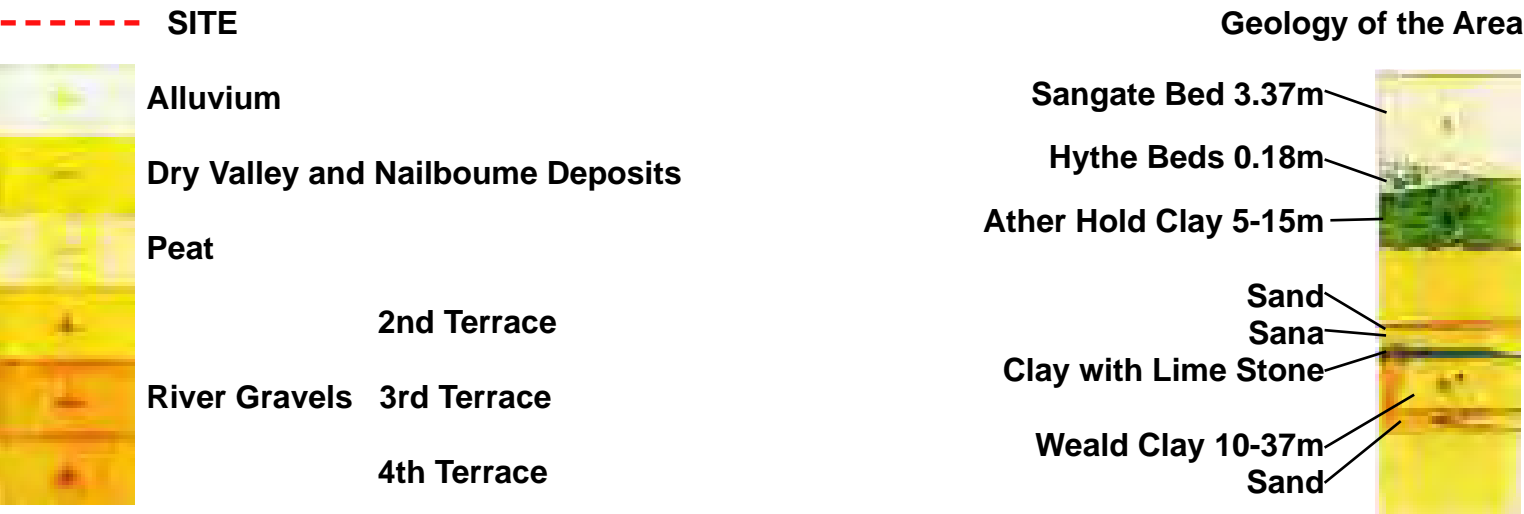
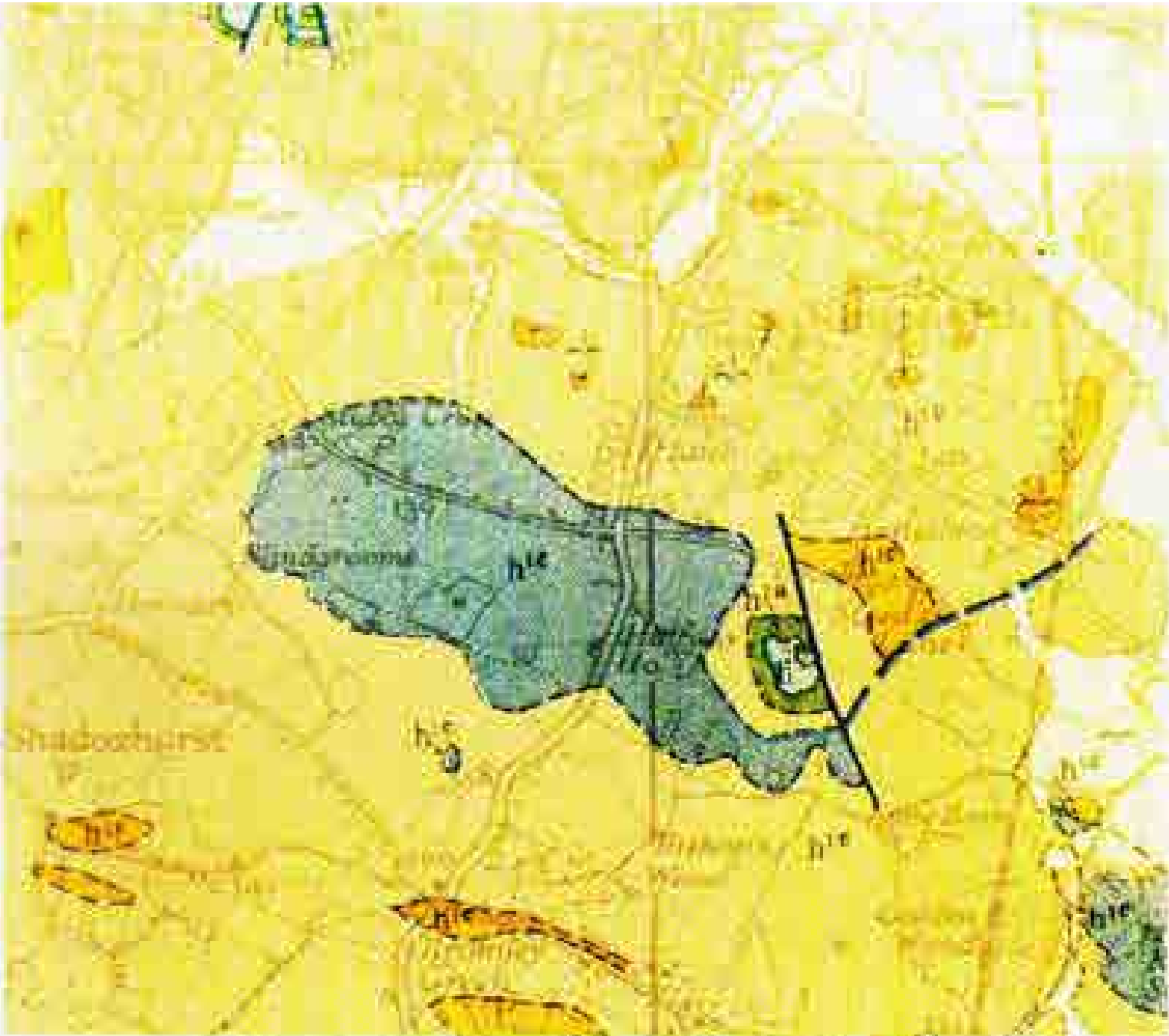
Kingsnorth is situated within the ‘Low Weald’ National Landscape Character Area, which is described as ‘Broad, low-lying, gently undulating clay vales’. The land use is ‘predominantly agricultural but with urban influences’ whilst small towns are ‘scattered among areas of woodland’.

Within the Landscape Assessment of Kent (2004) the site falls within the character area ‘Bethersden Farmlands’ which is characterized by ‘the typical Wealden pattern of small fields and bushy hedgerows’ but towards Kingsnorth ‘this has broken down with fields enlarged and hedgerows removed to allow mechanization for arable farming’.

**Geology, landform and drainage:** The underlying geology in the area of Kingsnorth is dominated by the bedrock geology of the Weald Clay formation with some superficial sand and gravel deposits.

**Land cover:** Arable farming and semi-improved grassland are the dominant land cover on the project site. The surrounding landcover includes woodland and urban areas but is also dominated by farmland.

**Settlement and communications:** Kingsnorth is a scattered village with core settlement running along Church Hill and Ashford Road and scattered farmsteads. The North Downs Way National Trail cuts across the site and connects Kingsnorth to the surrounding countryside.



# 2.2.2

## Topography and Natural features

### Contours and Gradients

Kingsnorth Village is situated on a local high point in the otherwise fairly flat area to the south of Ashford. Overall, the site has a very varied topography. There is a general topographic slope from east to west, with levels falling from 49m AOD to 38m AOD, whilst the northern area of the site is generally steeper than the southern part. There is a ridge running east to west across the site and surroundings with the highest point at the centre of Area 3.

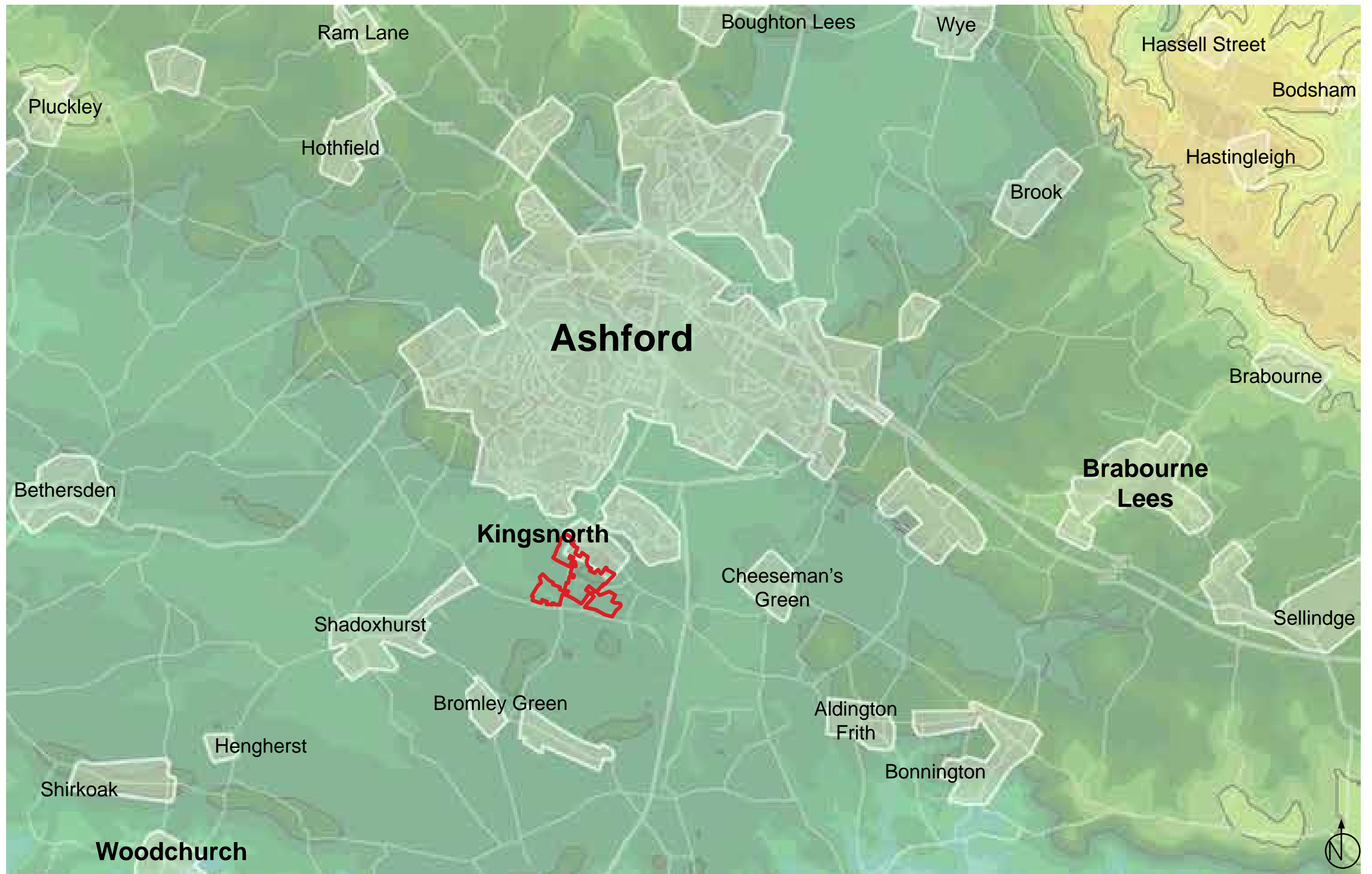
- Area 1** slopes down north towards Pound Lane.
- Area 2** slopes gently down east with a small valley running down the centre where there is a small stream.
- Area 3** slopes down in all directions with the steepest areas in the north end of the site.
- Area 4** slopes down south and east towards Steeds Lane.



Kingsnorth Topography

Kingsnorth Green Masterplan Site

Scale in M 0 200 400



Ashford Area Topography

— Kingsnorth Green Masterplan Site    +50m Contour

Scale in M 0 1000 2000

FARRELLS



**Watercourses**

The Whitewater Dyke is located to the west and north of the site flowing in a northerly direction towards the centre of Ashford, where it joins the East Stour River. Within the site boundary there are a number of small watercourses and drainage ditches that feed into the Whitewater Dyke.

Most notably there is a small stream located along the southern boundary of Area 3 and 4 and through the centre of Area 2, flowing in a north-westerly direction to join the Whitewater Dyke.

In addition the northern end of Area 1 falls within an area of medium risk of flooding (Flood Zone 2) from Whitewater Dyke.



Surface Water Flooding



Hedgerows



Flood Risk Zones



Water courses, ponds, Great Crested Newts



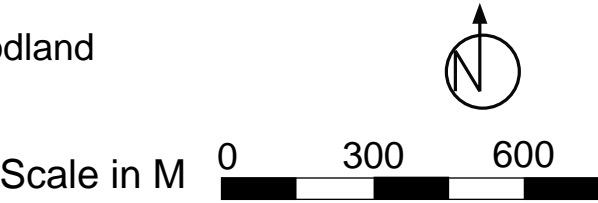
Woodland and Trees

- Kingsnorth Green Masterplan Site
- Existing Urban Area
- Existing Fields
- Main Routes

- Flood Zone 2
- Flood Zone 3
- Historic Flooding (March 1974)

- Rivers and Streams
- Great Crested Newt Ponds

- Woodlands
- Ancient Woodland
- Hedgerows



**Hedgerows**

There are hederows of varying quality, from poor and defunct to species rich, that form field boundaries scattered across the site. These provide habitats, connections and foraging opportunities for wildlife in the site.

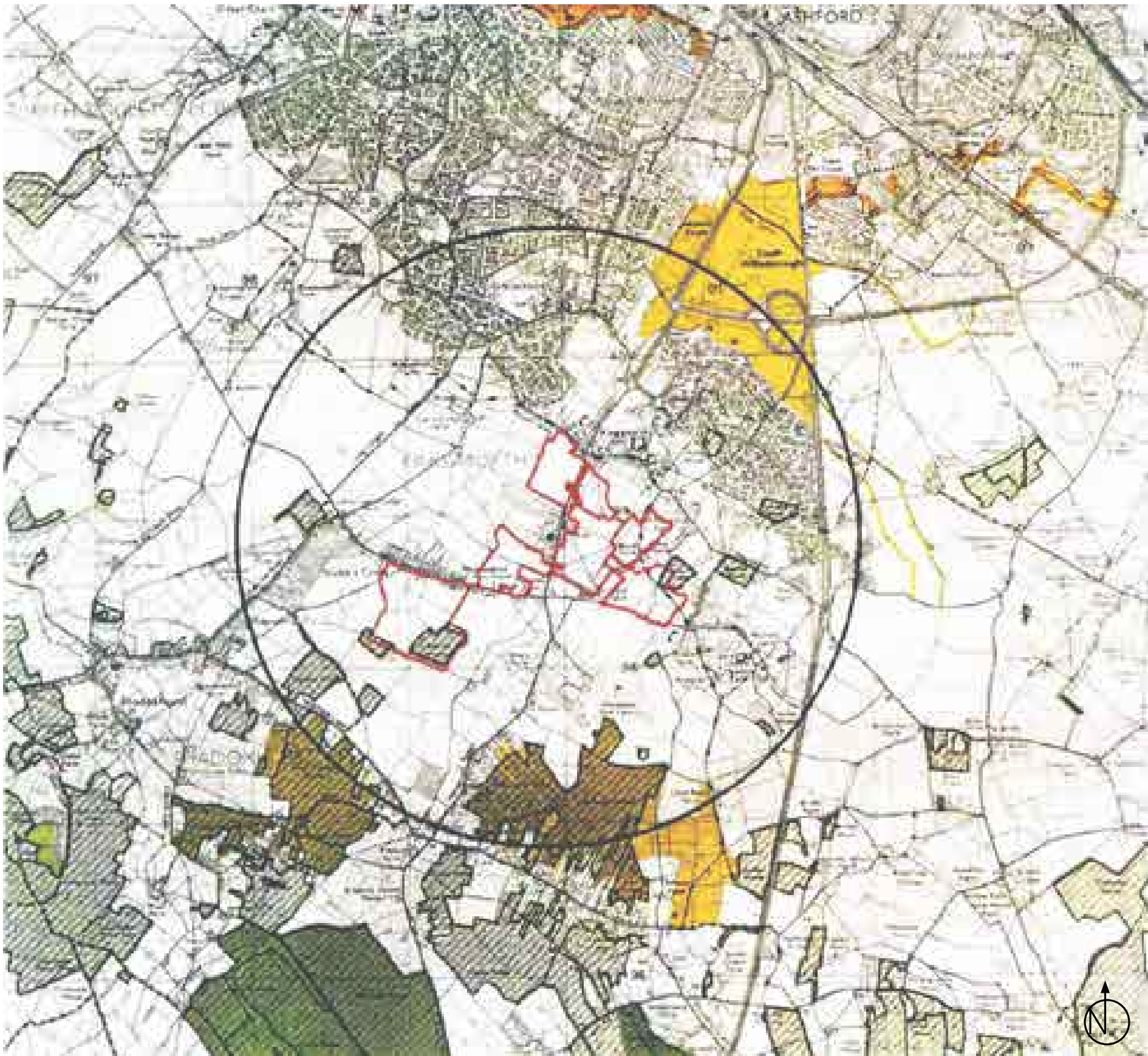
Some of the species rich hedges include species such as hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, rose *Rosa sp.*, Elm *Ulmus sp.*, oak *Quercus robur* and ash *Fraxinus excelsior*. Whilst the species poor and defunct hedges are generally dominated by hawthorn and blackthorn *Prunus spinosa* with occasional appearances of oak, bramble *Rubus fruticosus* and holly *Ilex aquifolium*.

**Woodlands**

Within the site there are some areas of semi-improved broadleaved woodland that is mostly present in Area 1 but is also found in Isaac Wood; an area of ancient woodland that crosses into the site in Area 4. The species in this habitat include wild cherry *Prunus avium*, oak *Quercus robur*, field maple *Acer campestre*, dog's mercury *Mercurialis perennis*, cuckoo pint *Arum maculatum* and yellow archangel *Lamiastrum galeobdolon*.

The remaining trees found across the site, primarily located in proximity to ponds or along field boundaries, tend to be scattered scrub. The main species in this mix include willow *Salix sp.*, hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa*.

**PROTECTED LANDSCAPE**



- Kingsnorth Green Masterplan Site
- Ancient Woodland
- Local Nature Reserves
- Sites of Special Scientific Interest
- Local wildlife sites

Scale in M 0 400 800

2.2.3

Existing Habitats

Habitat Survey

Within the site boundary and its environs there have been found a wide variety of birds, some bats activity, reptiles, water voles, dormice, great crested newts and badgers. The habitats are generally clustered around the existing trees, hedgerows, ditches, streams and ponds.

The south western areas of the site generally show a greater population of recorded habitats.



Habitat Constraints



Great Crested Newt Ponds

- KEY**
- Kingsnorth Green Masterplan Site
  - Great Crested Newts
  - Habitat Constraints
  - Electricity Pylons with Buffer zone
  - Existing Footpath
  - Existing National Trail

Scale in M 0 200 400





Existing retained footpaths and National Trail



Route and buffer zone to overhead Electricity Pylon



Existing Bus Routes

Scale in M 0 300 600

## 2.2.4

### Existing Connectivity

More detailed information can be found in the Transport Assessment as prepared by Peter Brett Associates LLP.

#### **Road Connections**

The site is well situated along Ashford Road that leads directly into the heart of Ashford and out into wider countryside. There are 2 existing bus routes that stop on Ashford Road within Kingsnorth on the journey out of Ashford and towards Tenterden and New Romney/Lydd. The bus routes generally run at hourly intervals Monday-Saturday with variations during the day and reduced service on Sundays and Bank Holidays.

#### **Rail Connections**

The Southern Railway line connecting between Ashford and Hastings runs past the east of the site with 2 stations; Ashford International and Ham Street, within 10 minutes drive.

#### **Pedestrian and Cycle Connections**

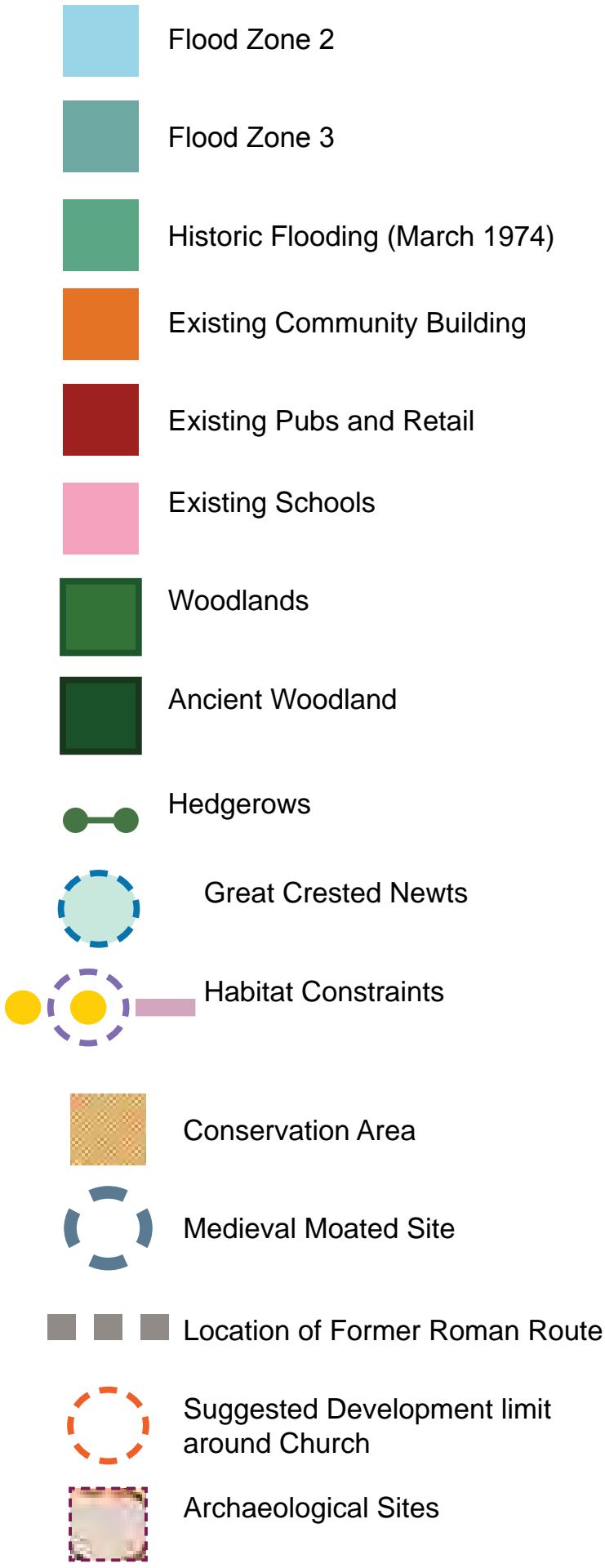
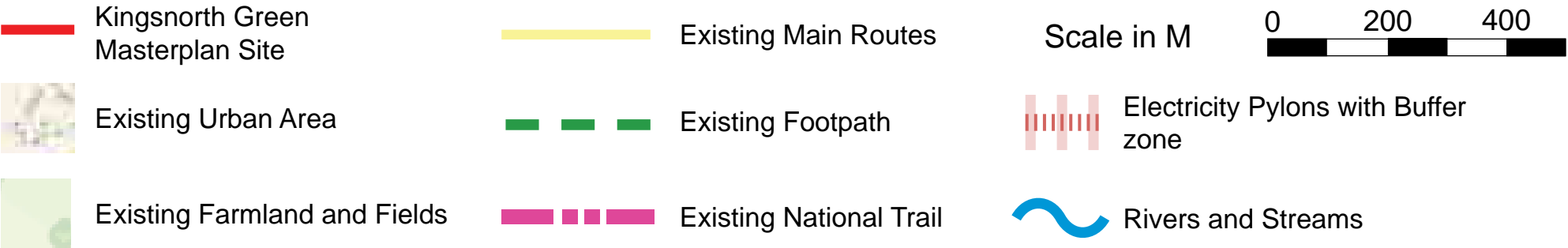
Footpaths cut across the existing fields within the site boundary and alongside Ashford Road and Church Hill. The routes connect from the heart of Kingsnorth to the settlements along Steeds Lane and Magpie Hall Road and out into the surrounding countryside.

A part of the North Downs Way National Trail runs through eastern areas of the site where it connects from Steeds Lane to Church Hill.

#### **Service Connections**

A 132kv overhead electricity cable runs across the south west corner of the site. This requires a 50m buffer to any new building or structure.

# Summary of existing Landscape and Ecology Constraints



## 2.2.5

# Character Areas & Adjacent Context

### Place Making and Character Areas

It is important the the new Kingsnorth Green development feels like a place with a set of coherent identities and characters which is built on existing characters.

The existing site and its context comprises a number of character areas including areas of farmland, urban areas and the conservation area along Church Hill. Each of these areas have differing characteristics that will inform to the proposed design applied to that area. The characterisation can be broken down as follows:

**1 – Church Hill, Kingsnorth** – conservation area in the north east of Kingsnorth village surrounding St Michaels Church

**2 – Church Hill Cross** – junction between Church Hill and Ashford Road at the north of the village

**3 – Ashford Road North** – Ashford Road to the north of Kingsnorth in the direction of Ashford centre

**4 – Pound Lane** – sloping farmland to the south of Pound Lane

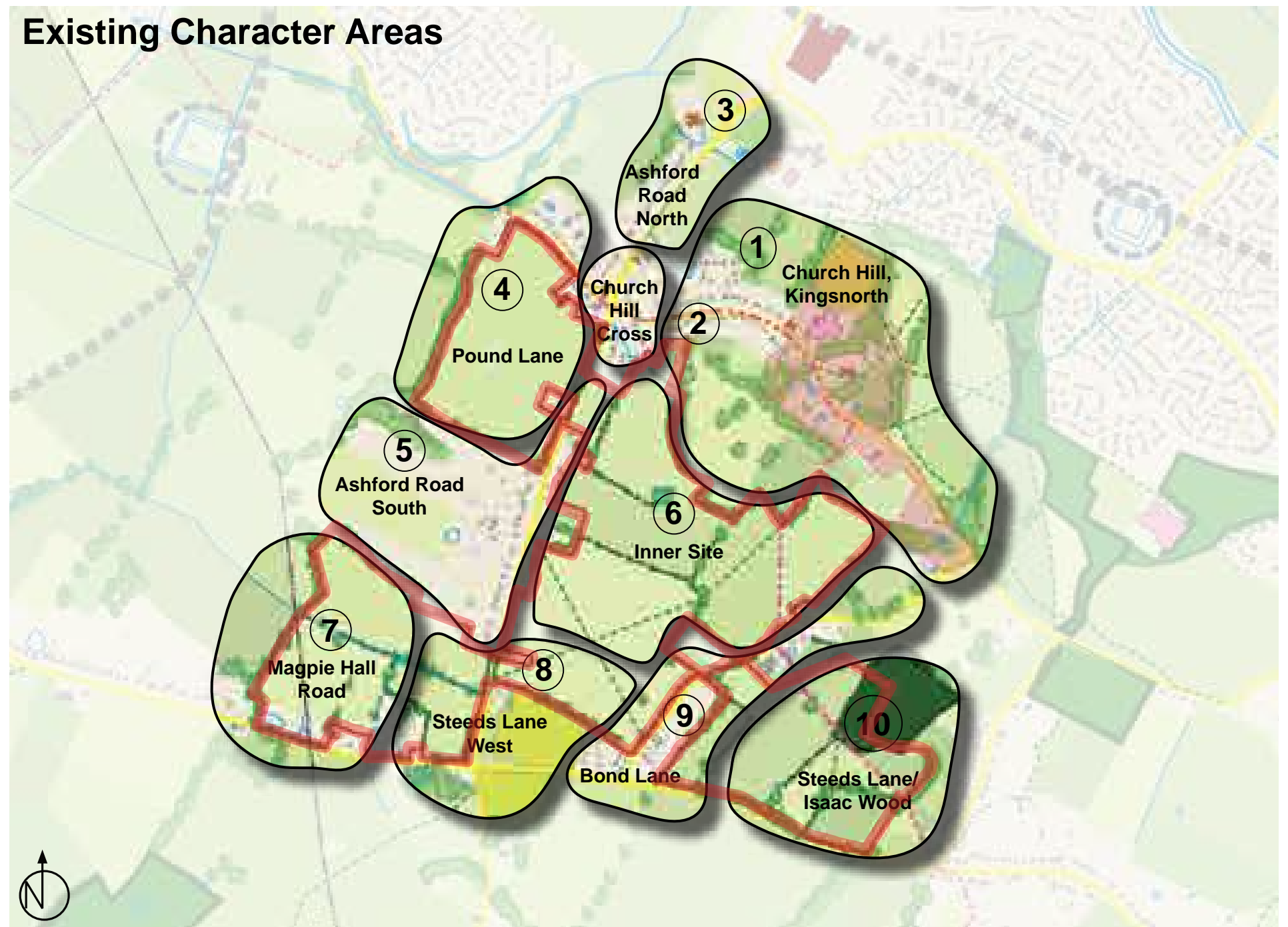
**5 – Ashford Road South** – North/south section of road that connects Church Hill to Magpie Hall Road

**6 – Inner site** – open fields that cover the high point and slopes between Ashford Road and Bond Lane

**7 – Magpie Hall Road** – road connecting from the south end of Kingsnorth west towards Stubbs Cross and the adjacent area north of the road

**8 – Steeds Lane West** – The area surrounding the Ashford Cricket Club to the north and the west at the junction of Ashford Road and Steeds Lane.

### Existing Character Areas



Scale in M 0 200 400

**9 – Bond Lane** – road along the eastern edge of Kingsnorth connecting Church Hill to Steeds Lane

**10 – Steeds Lane / Isaac Wood** – the area north of Steeds Lane as it heads east away from Kingsnorth



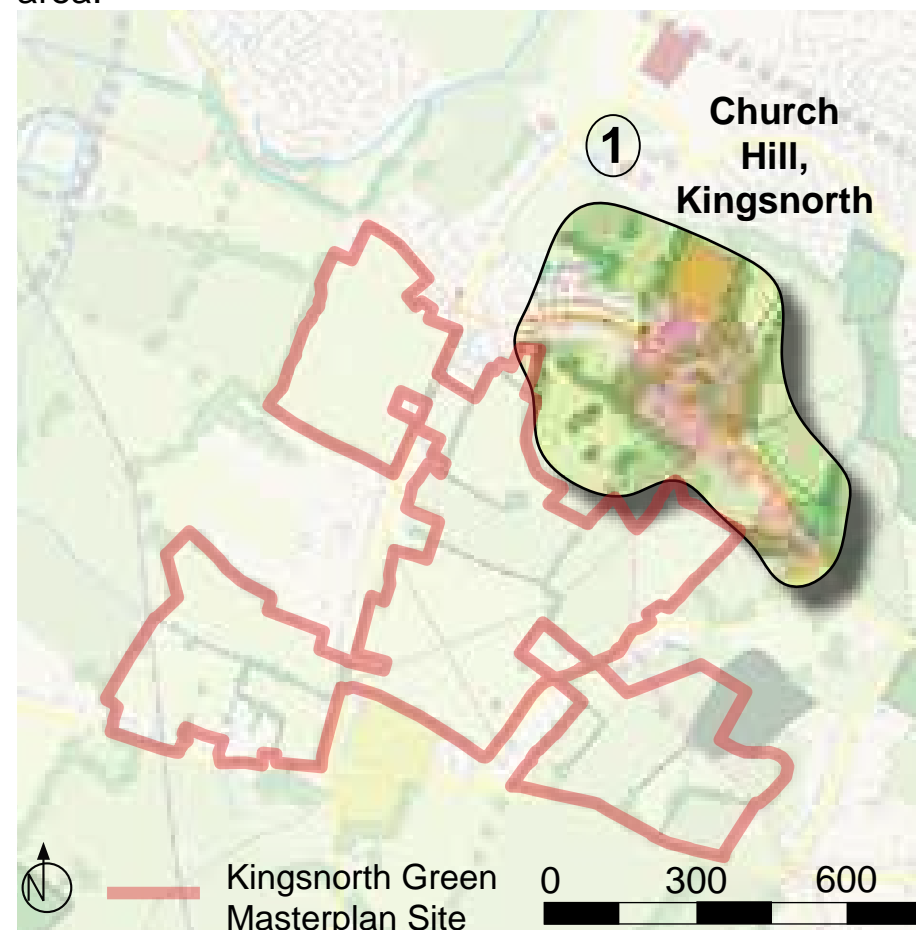
## 1. Church Hill, Kingsnorth

The northern boundary to the site is formed by Church Hill; a road that runs eastward from the central crossroads of Kingsnorth village. The road slopes upwards from the Kingsnorth crossroads and at the top of the hill sits St Michaels Church, Kingsnorth C of E primary school and playing fields.

The area surrounding, the grade I listed, St Michaels Church has been identified as a conservation area. It includes numerous grade II listed buildings such as Old Mumford and Mouse Hall (private residential dwellings), and original school building.

The area to the south of Church Hill and opposite St Michaels has been retained as open fields. A suggested 300m restricted development area surrounding the church was referred to in a consultation in July 2014.

The proposed Kingsnorth Green development respects the historic nature of this area of Kingsnorth by including a village green as a large buffer between the proposed development and Church Hill conservation area.



FARRELLS



St Michaels Church - Grade I Listed building



Kingsnorth C of E Primary School



Kingsnorth C of E Primary School



Kingsnorth Primary School and playing fields



Gate to tennis court on Church Hill



Eastward view along Church hill



Mouse Hall - Grade II Listed Building



Westward approach view of Kingsnorth along Church hill



Mumford House - Grade II Listed building



Junction between Church Hill and Stumble Lane

## 2. Church Hill Cross

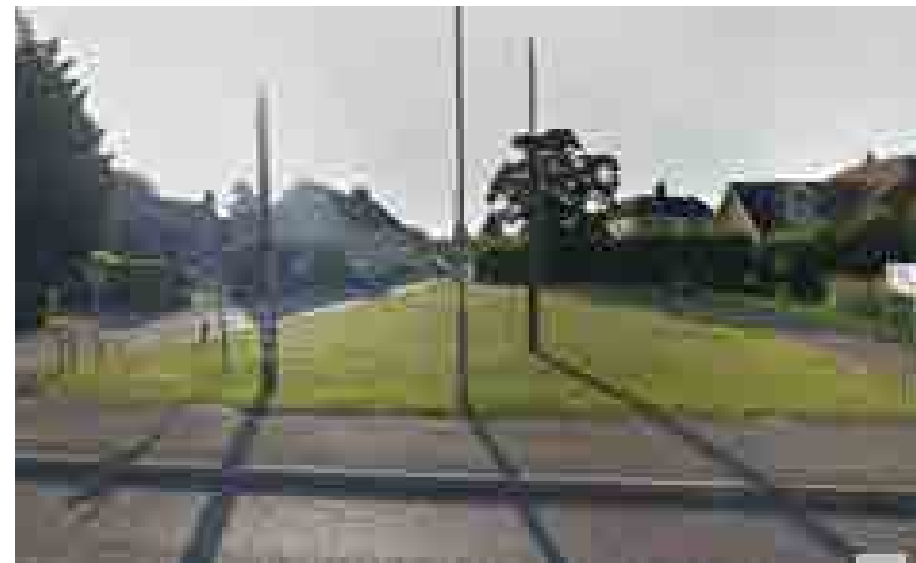
To the north-west of the site there is the main crossroads in the centre of Kingsnorth village: where Church Hill and Pound Lane intersect with Ashford Road.

The Queens Head pub (grade II listed) and a garage sit on the crossroads whilst houses line the roads in all directions around a small green space, typical of a village crossroads.

This crossroads is an important place in the heart of Kingsnorth Village. The proposed Kingsnorth Green road strategy will aim to divert traffic away from this crossroads and through the project site to maintain the existing village character.



The village green area from Ashford Road



Looking east along Church Hill



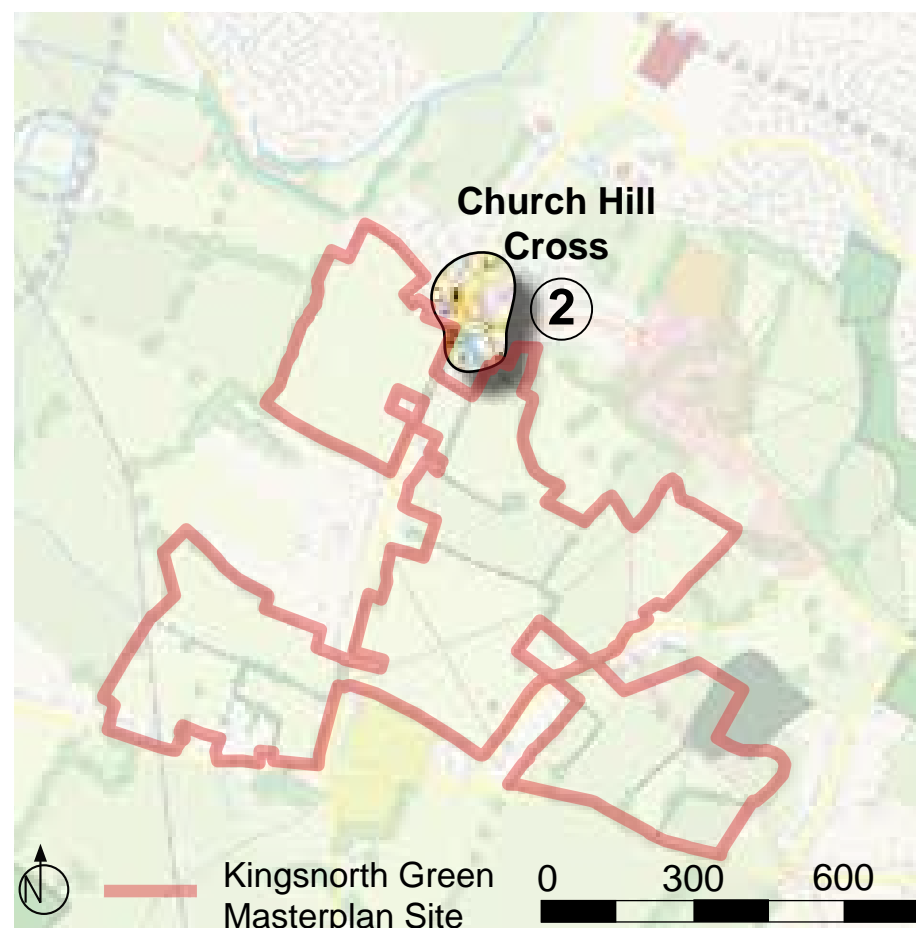
Looking west towards Pound Lane



Looking south on Ashford Road



Looking north towards Ashford Road from the crossroads







Pound Green - Grade II Listed Building



Pound farmhouse - Grade II Listed Building



Queen's Head Public House - Grade II Listed Building



Bus stop on Ashford Road to the south of Church Hill Cross



View south on approach to Church hill Cross



Historic View of Crossroads and Queens Head Pub

### 3. Ashford Road North

Heading north away from Kingsnorth village towards Ashford. The northern end of Ashford Road has houses running along most of the western side facing the empty field to the eastern side. Most of the houses are detached bungalows with some 2 storey houses.

Kingsnorth Chapel is on the east side of Ashford Road.

The existing character is ribbon development along a major road. The Kingsnorth Green Masterplan is approximately 500m South of this area and will not have a major impact on this character area.



View south along Ashford Road



View north along Ashford Road



Kingsnorth Medical Centre



View south along Ashford Road approach to Church Hill Cross



Kingsnorth Chapel

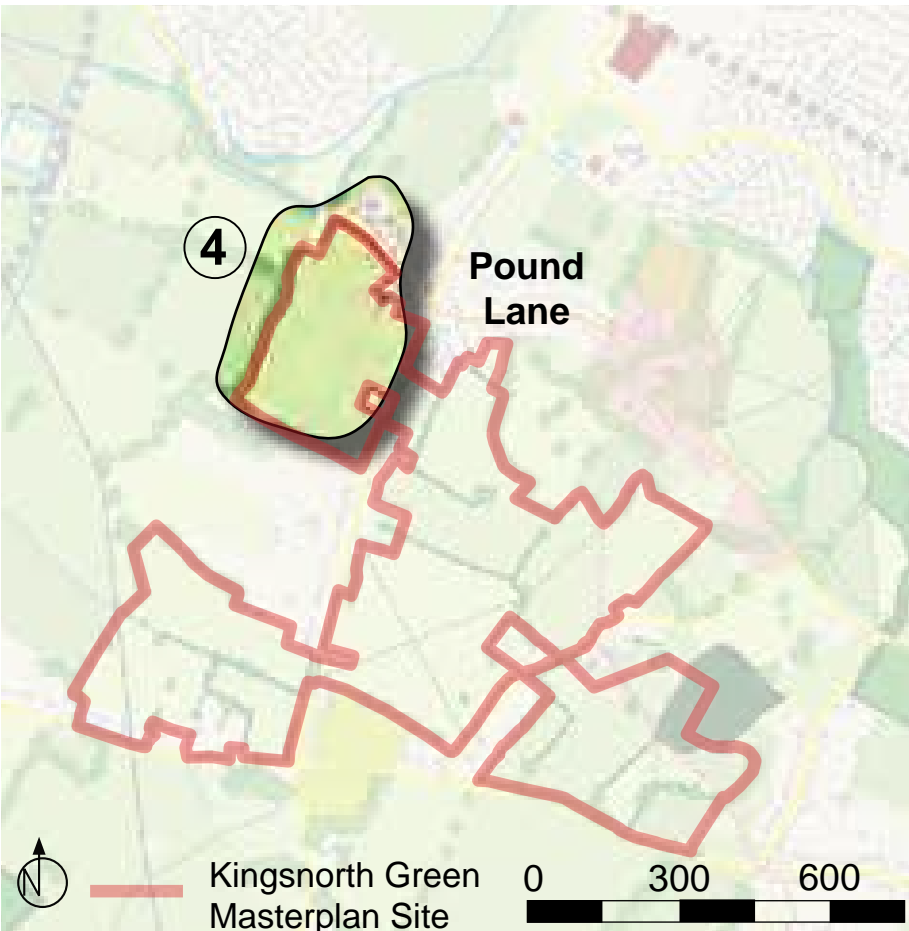


4. Pound Lane

The north-west corner of the site is an area of farmland to the south of Pound Lane. The area slopes down north to the lowest point within the site boundary where, due to the proximity of the Whitewater Dyke, there is a risk of fluvial flooding.

The northern side of Pound Lane, opposite the site, is lined with mostly single storey houses.

The proposal will include a green buffer area along the northern boundary that will serve both to protect the new development from flood risk areas and provide a buffer to the existing houses on Pound Lane.



View south east across site from Pound Lane



Stream running along parallel to Pound Lane



View south west of field to the west of the site



View west Along Pound Lane

## 5. Ashford Road South

The central section of Ashford Road that runs between Church Hill and Magpie Hall Road connecting the north and south ends of Kingsnorth village. Houses run intermittently along both side of the road with a concentration at the high point, midway along the road. There are two listed buildings on the east side of Ashford Road.

Ashford Road is currently used as a main route into Ashford. The proposed Kingsnorth Green masterplan will create 2 new junctions to the development and the design of the junctions will aim to reduce the flow of traffic along Ashford Road by providing alternative routes.



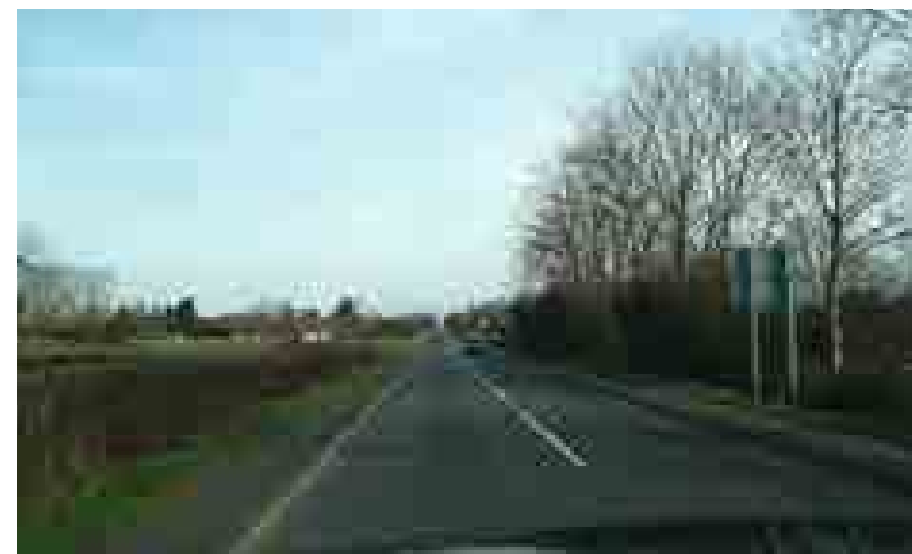
View north from southern end of Ashford Road



View north east over site from Ashford Road



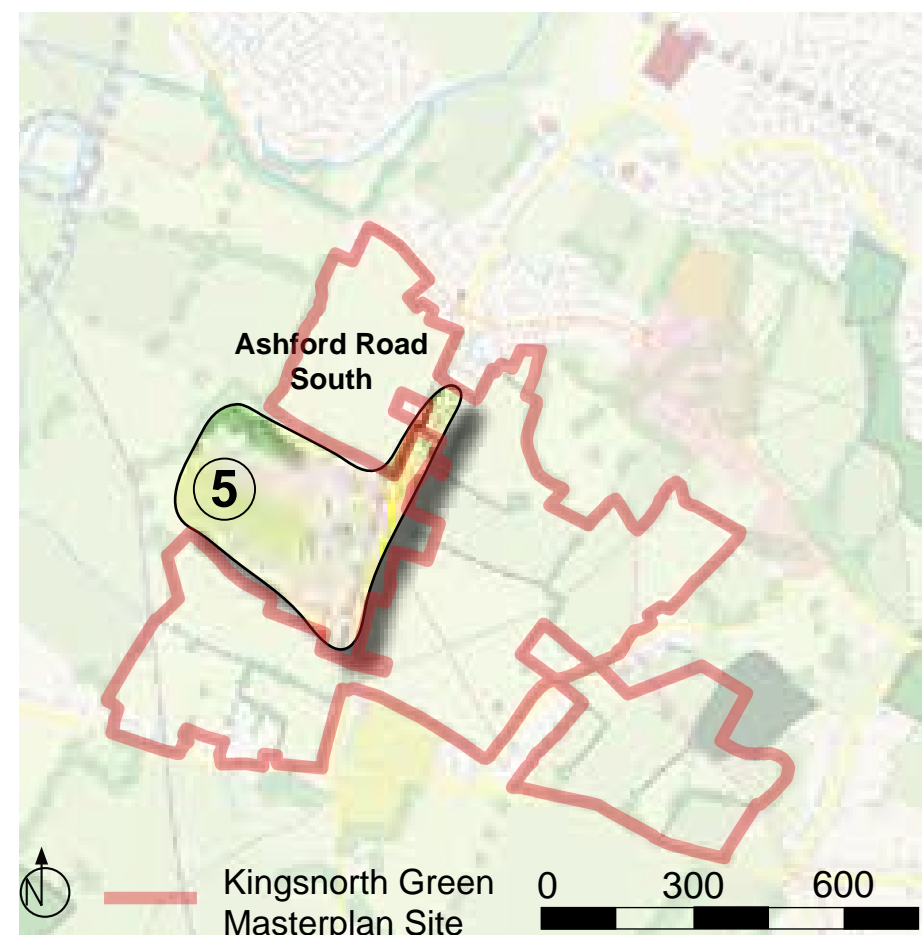
View north at high point of Ashford Road



View north along Ashford Road from next to Cricket Club



View north on approach to Church Hill Cross







View south at northern end of Ashford Road



View east from Ashford Road over site



Shipleigh Hatch - Grade II Listed Building



Myrtle Court at north end of Ashford Road - Jarvis Homes



Reservoir Tower visible from Ashford Road



View north west from Ashford Road towards Pound Lane

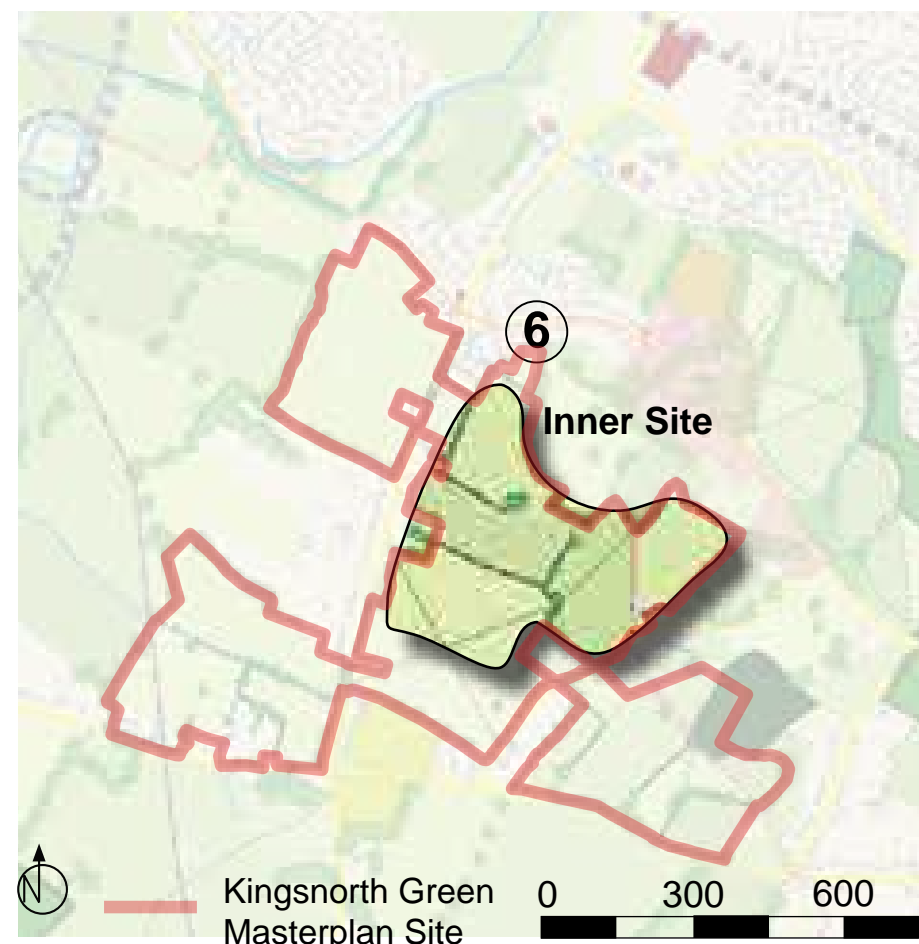
## 6. Inner Site

The highest point within the study area is at the just south of Church Hill. It also includes areas of archaeological interest.

The national trail footpath cuts across the site at this point; crossing between Kingsnorth village and Isaac wood.

The rear of the houses on Church Hill, Ashford Road and Bond Lane are visible from within the area along with the St Michaels Church Tower and distant views beyond the immediate surroundings.

The Kingsnorth Green Masterplan will take into account and minimise any visual impacts from the surroundings of the proposed development. The high point will create the village green as a buffer to Church Hill to the north. Also the proposed housing in this area will be kept to a lower height.



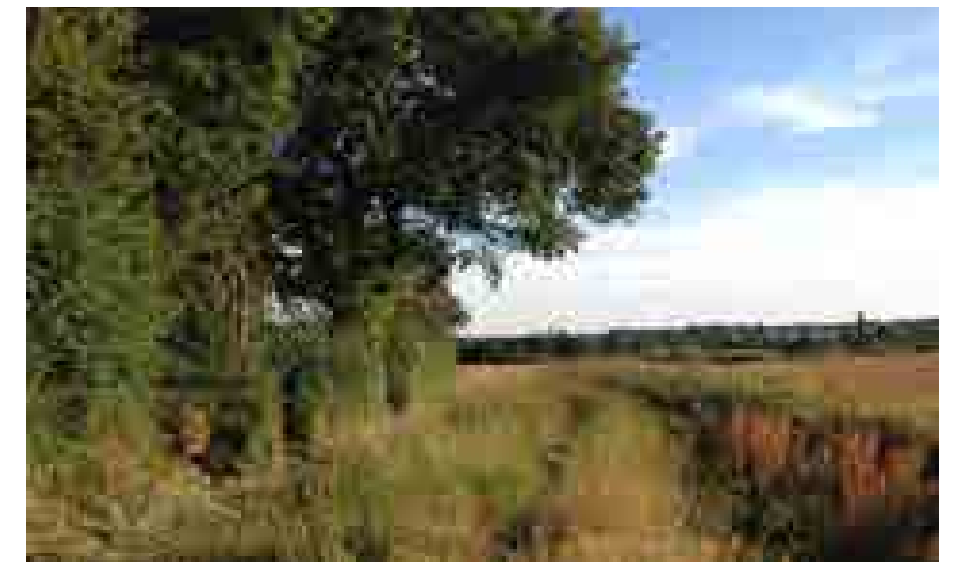
FARRELLS



View south at point where footpath and National Trail join



Central high point looking north, looking uphill



Central high point looking east



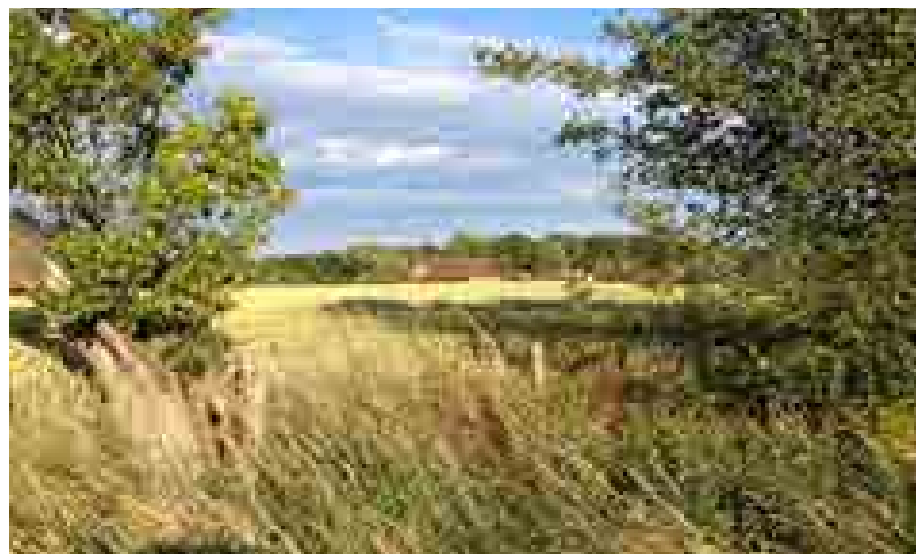
View south-west along footpath that cuts diagonally across the site from Ashford Road



View east from the water tank on Ashford Road



Water reservoir alongside Ashford road



View of Bond Lane to the east



View east towards Grade II listed Mill House which abutts the site boundary



View south from the high point



View north from the high point

## 7. Magpie Hall Road

The south-west corner of the site is to the north of Magpie Hall Road. This area is at one of the lower points of the site and contains a high concentration of habitats due to the ponds and streams that cut across the site.

High voltage electricity pylons cut across the south-western corner of this area restricting the options for development.

The site is adjacent to residential houses to the south on Magpie Hall Road. Where the site meets Magpie Hall Road it is enclosed by hedgerows.

The Kingsnorth Green Masterplan groups housing clusters to the north furthest away from the existing habitats, low lying land and houses on Magpie Hall Road.



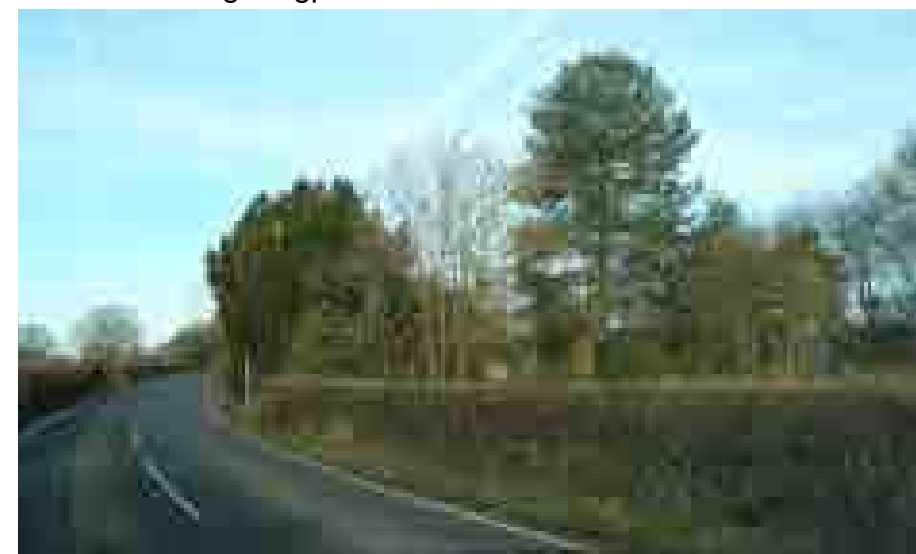
View north over site from Magpie Hall Road



View east along Magpie Hall Road



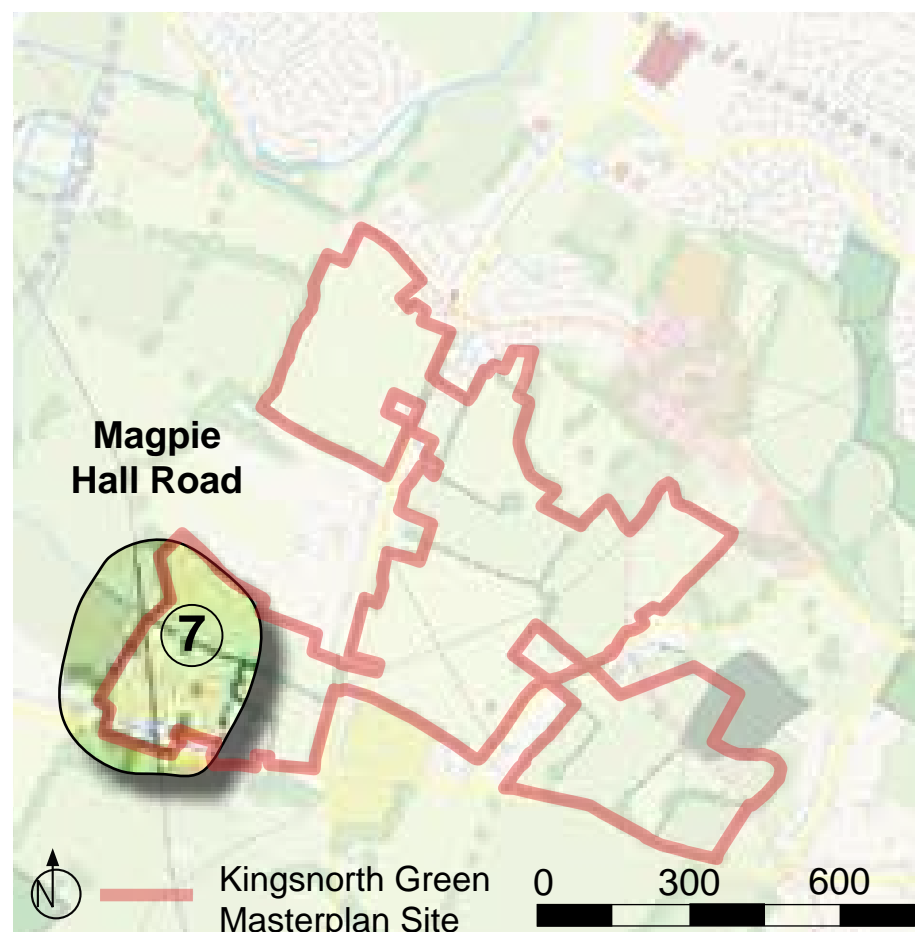
View east along Magpie Hall Road



View west along Magpie Hall Road



View west along Magpie Hall Road







North over site from Magpie Hall Road



north over site from Magpie Hall Road



Electricity cables that pass over the site



Great Crested Newt ponds on site



View west along Magpie Hall Road

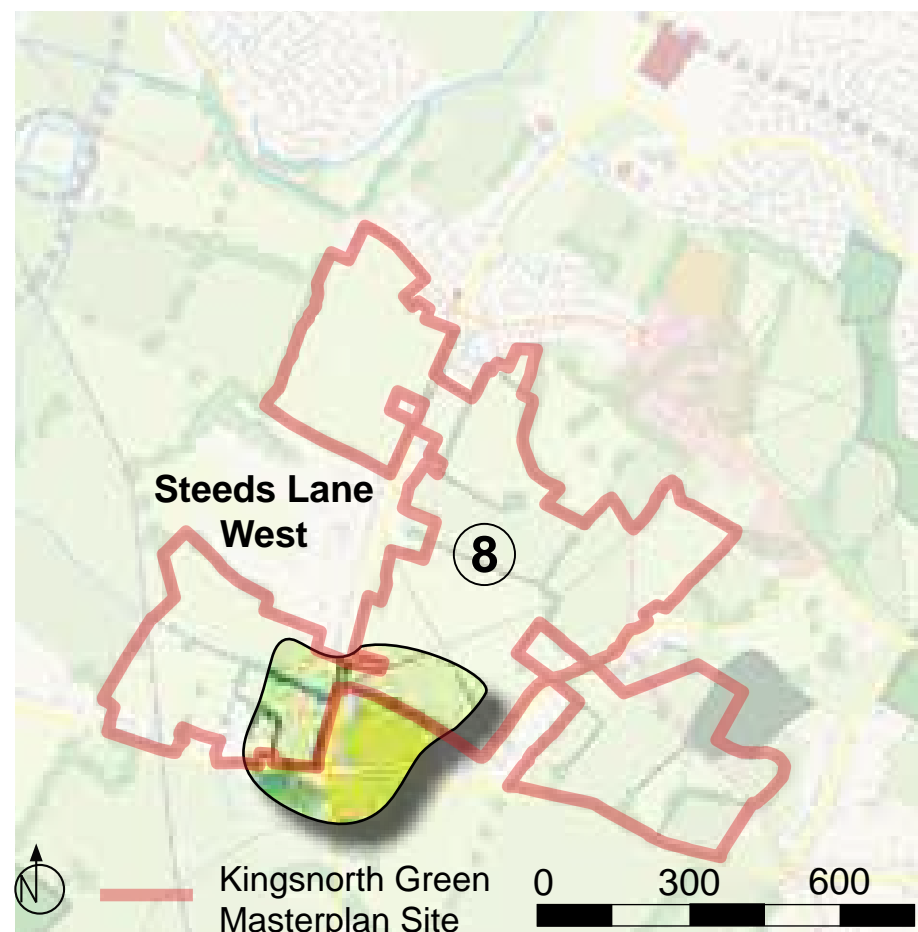
## 8. Steeds Lane West

The site slopes down towards the south where Ashford town cricket club is located. The club is on Steeds Lane adjacent to the Smithfields crossroads. Where the site slopes down towards the cricket pitches; footpaths cut diagonally across a field and intersect in the middle.

At the base of the slope there is a small stream that runs parallel to Steeds Lane and cuts across Ashford Road just above the crossroads providing drainage to lower areas.

Hedgerows enclose the site on Steeds Lane and Ashford Road.

The existing crossroads between Ashford Road, Steeds Lane and Magpie Hall Lane has small radii and is difficult to maneuver. The Kingsnorth Green masterplan will create a new junction and route for Ashford Road to the north west of the crossroads in order to improve the flow of traffic through the area enabling the existing crossroads character to the east and south to be retained.



FARRELLS



North east from Magpie Hall Road towards Ashford Road



View north east along footpath that crosses the site



West from Bond Lane



Cricket Pitch to the south of Steeds Lane



Cricket Pitch on corner of Steeds Lane and Ashford road



View north east along footpath from Ashford Road



East from Ashford Road

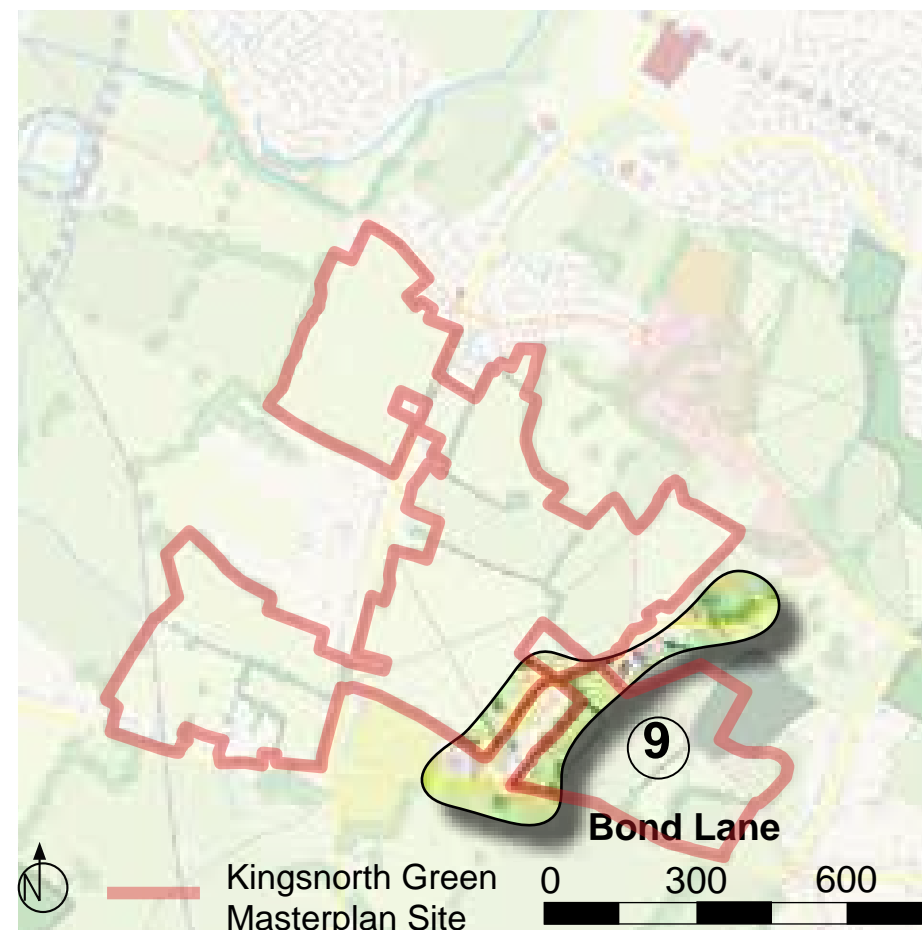
## 9. Bond Lane

A road that runs between open fields connecting Church Hill and Steeds Lane. Individual houses and farmsteads are scattered along the road on both sides leaving gaps where the project site meets the road. Hedgerows enclose the site on Bond Lane but open up adjacent to Taylor farm.

Amongst these dwellings are grade II listed buildings such as Old Mumford farmhouse, Bond farmhouse and Taylor farmhouse. The Kingsnorth Green development will respect the setting of these historic buildings by building new houses in a sympathetic style and allowing for green buffer areas.

At the southern end of Bond Lane is the more recent small development of Steeds Lane comprised of bungalows in a horseshoe arrangement. A watercourse runs along the north side of the cricket pitch and between the bungalows and development site.

The Kingsnorth Green masterplan will provide a green buffer to separate the proposed development from the watercourse and the existing houses.



FARRELLS



Taylor Farm



South west along Bond Lane



Steeds Close



North east along Bond Lane at northern end



East to Isaac Wood from Bond Lane





View towards Isaac wood from Bond Lane



Drainage channels running alongside Bond Lane



National Trail footpath crosses Bond Lane oppositie Bond Farmhouse



Footpath that crosses the site from Bond Lane towards Ashford Road

## 10. Steeds Lane / Isaac Wood

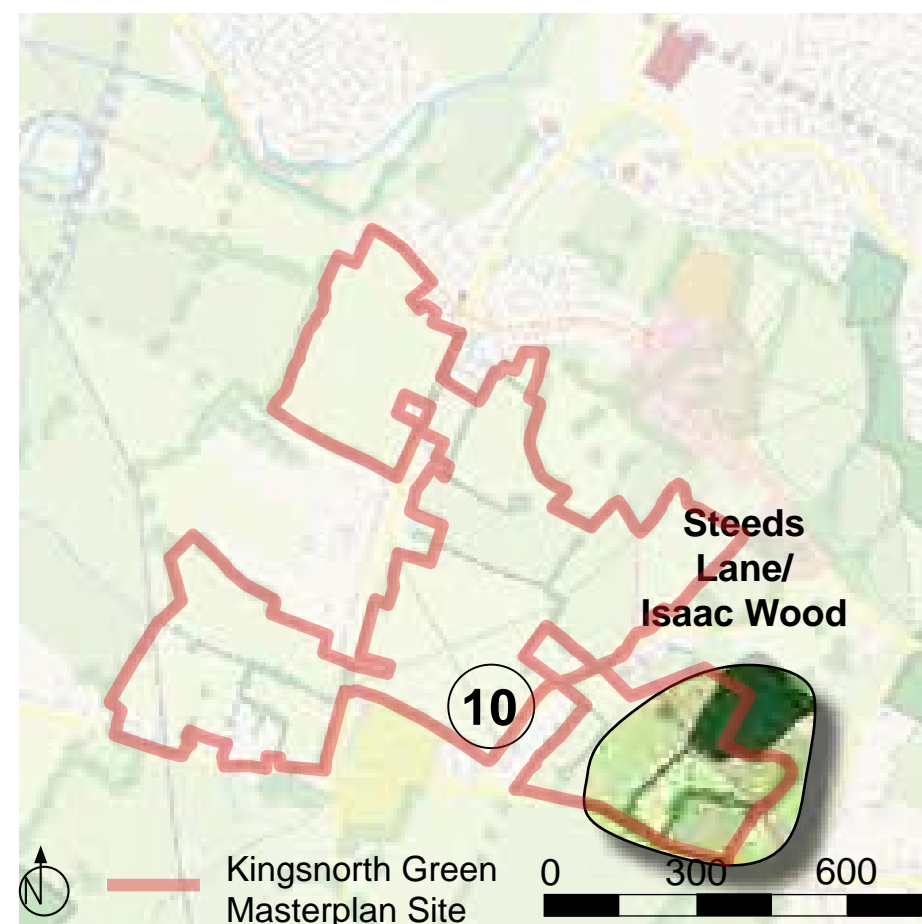
The south-eastern area of the site is bounded on two side by Bond Lane and Steeds Lane.

Footpaths cut across the east of the site connecting to Church Hill and the centre of Kingsnorth Village from the open countryside.

Isaac Wood crosses the site boundary to the north east of this area. It is a dominant feature in this part of the landscape; clearly visible across the fields.

Strong hedgerows and trees enclose the site on Steeds Lane to the south.

The Kingsnorth Green masterplan retains open green space surrounding Isaac Wood and opening up onto Steeds Lane to respect the setting of Issaac Wood.



FARRELLS



Isaac Wood



North to Isaac Wood from Steeds lane



North to Isaac Wood from Steeds Lane



Intersection of Bond Lane and Steeds Lane



North from Steeds Lane towards Ashford Road



Eastward along Steeds Lane



Isaac Wood



Eastward along Steeds Lane

# 3.0 Response to Context

## 3.1 Masterplan Initial Concept

### Spatial Structure and Form

The Kingsnorth Green Masterplan will create a series of new public spaces integrating with and adding to the quality of Kingsnorth. The approach focuses on green infrastructure and landscape led consideration to inform the design.

A new village green will be at the heart of the design. It will link to the existing footpaths with connections to the existing village centre and into the proposed Kingsnorth Green development. It will provide a focus to the new community with a close proximity to a proposed primary school and mixed retail, business and community building.

Green corridors will permeate the development and connecting between the proposed village green and other smaller green areas spread throughout the masterplan. These provide amenity space in close proximity to proposed housing whilst promoting travel on foot or cycle through a high quality environment.

Building on the existing infrastructure and bus transport links, the proposed masterplan will improve access between the site and surrounding areas in a complementary and sustainable way.

The masterplan will retain existing trees, ponds and hedgerows wherever possible in order to protect the existing biodiversity of the area.

## Concept Development

The masterplan concept creates a village green at the high point of the site. This will enhance and create a green space between the proposed Kingsnorth Green development and St Michaels Church, Church Hill and the current centre of Kingsnorth.

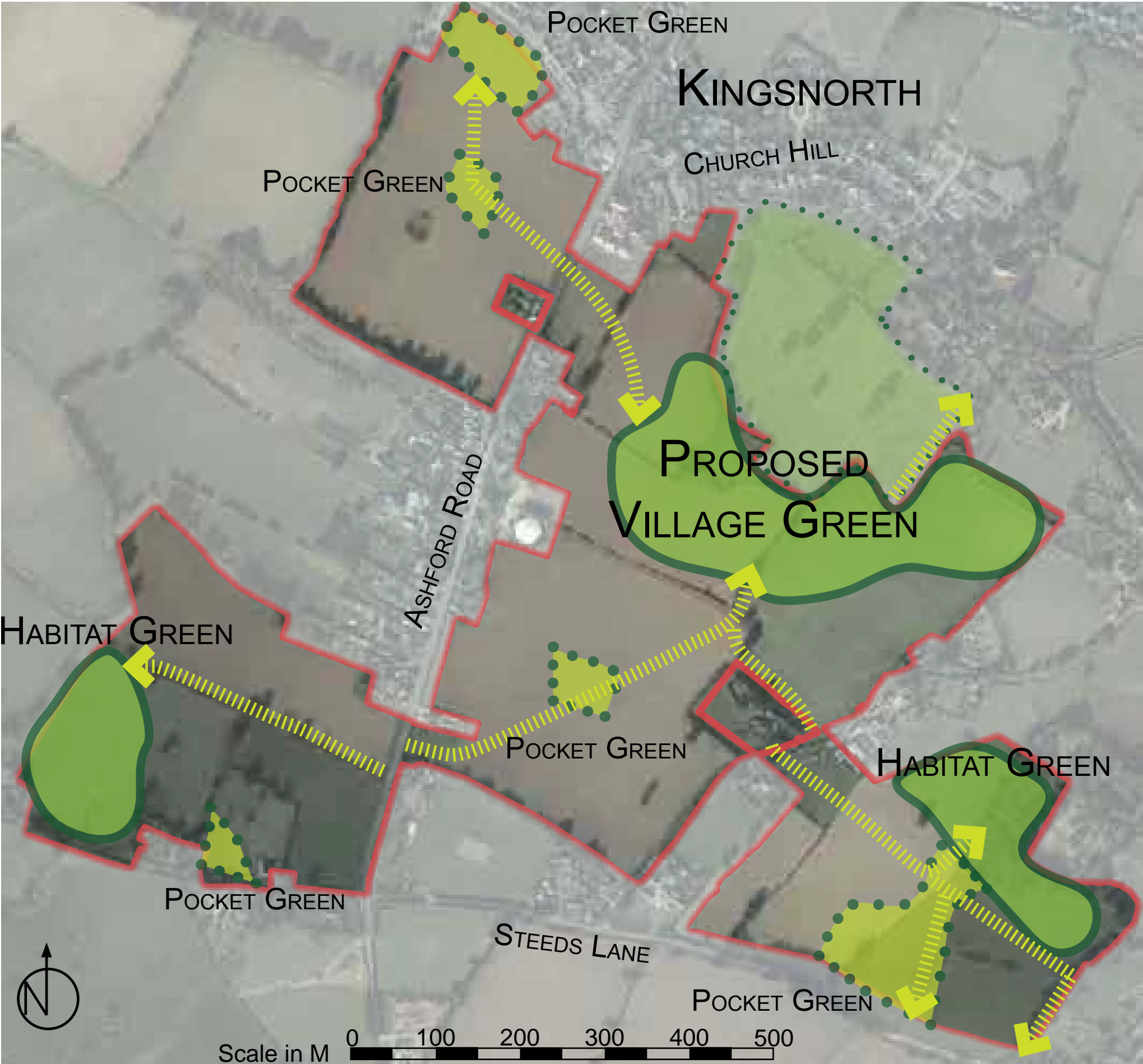
The masterplan has been developed through a series of studies and sketches. Each design iteration takes into account the constraints and opportunities of the site.

The Pros and Cons were studied and a preferred option proposed.

By positioning the village green at the top of the site it will enlarge the existing green area connected with the existing centre of Kingsnorth. This was chosen in preference of positioning the green at the centre of the new development which would provide an even dispersal of green infrastructure throughout the new housing but would push housing to the boundaries of the site and onto the top of the hill where it will have the most impact on existing views.



Diagram Layout of Key Green Spaces



-  Kingsnorth Green Masterplan Site
-  Proposed Green Area
-  Existing Green area close to Church Hill
-  Green Corridors, Habitats and Footpaths

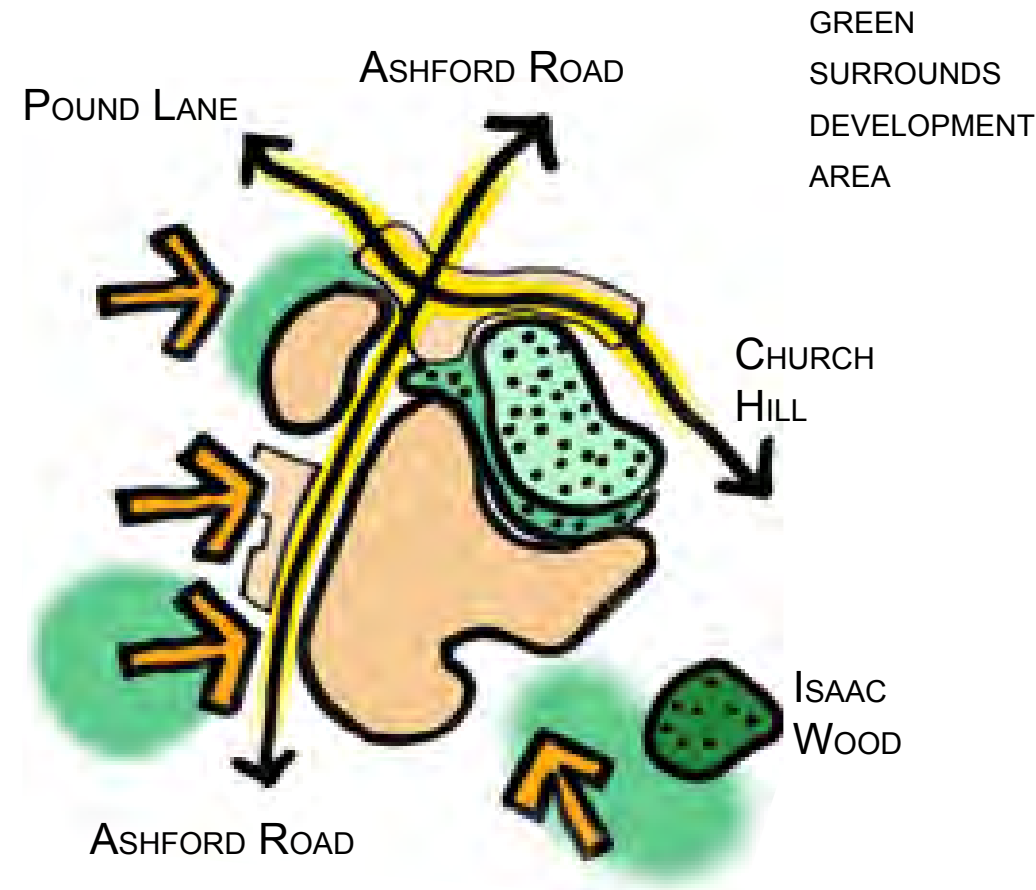


Scale in M 0 100 200 300 400 500

### 3.2.1

#### Study 1 : Consolidation

##### – closer to existing village



#### Pros

- **Larger green buffers** in north west, south west and south east corners.
- Development area is more distant from **ancient Isaac Wood**.
- Condensed development limits travel to bus stops to within 400m.

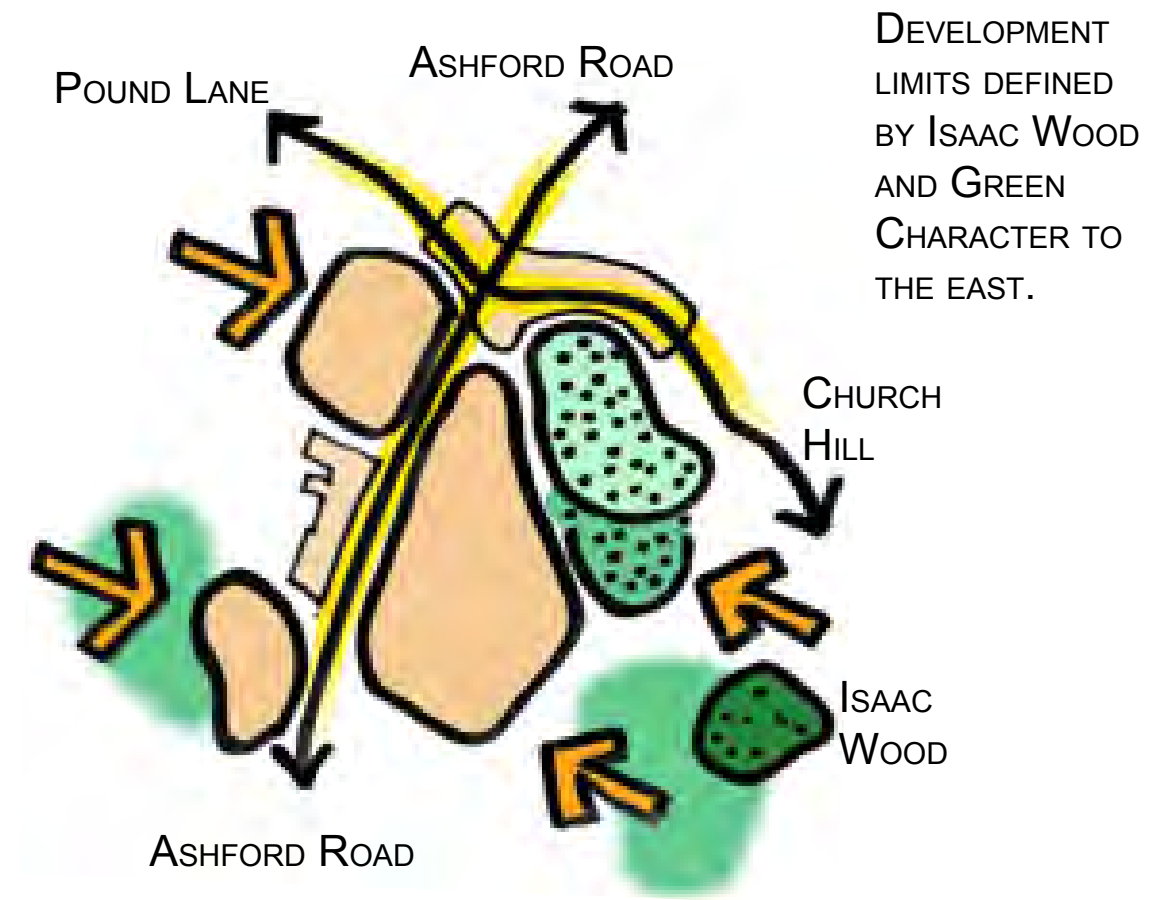
#### Cons

- Relies on existing green space: Larger **Village Green not achievable** on site due to development moving closer to village.
- Development closer to restricted development area around the **Church** and higher on the hill.
- Development **overlaps with Archaeological constraints** in the north of the site.

### 3.2.2

#### Study 2 : Separation

##### – Ashford Road cluster



#### Pros

- **Larger green buffers** in south east and south west corners.
- Development area is more distant from **ancient Isaac Wood**.
- Development avoids **archaeological sites** and the restricted development area around the **Church** in the north of the site.

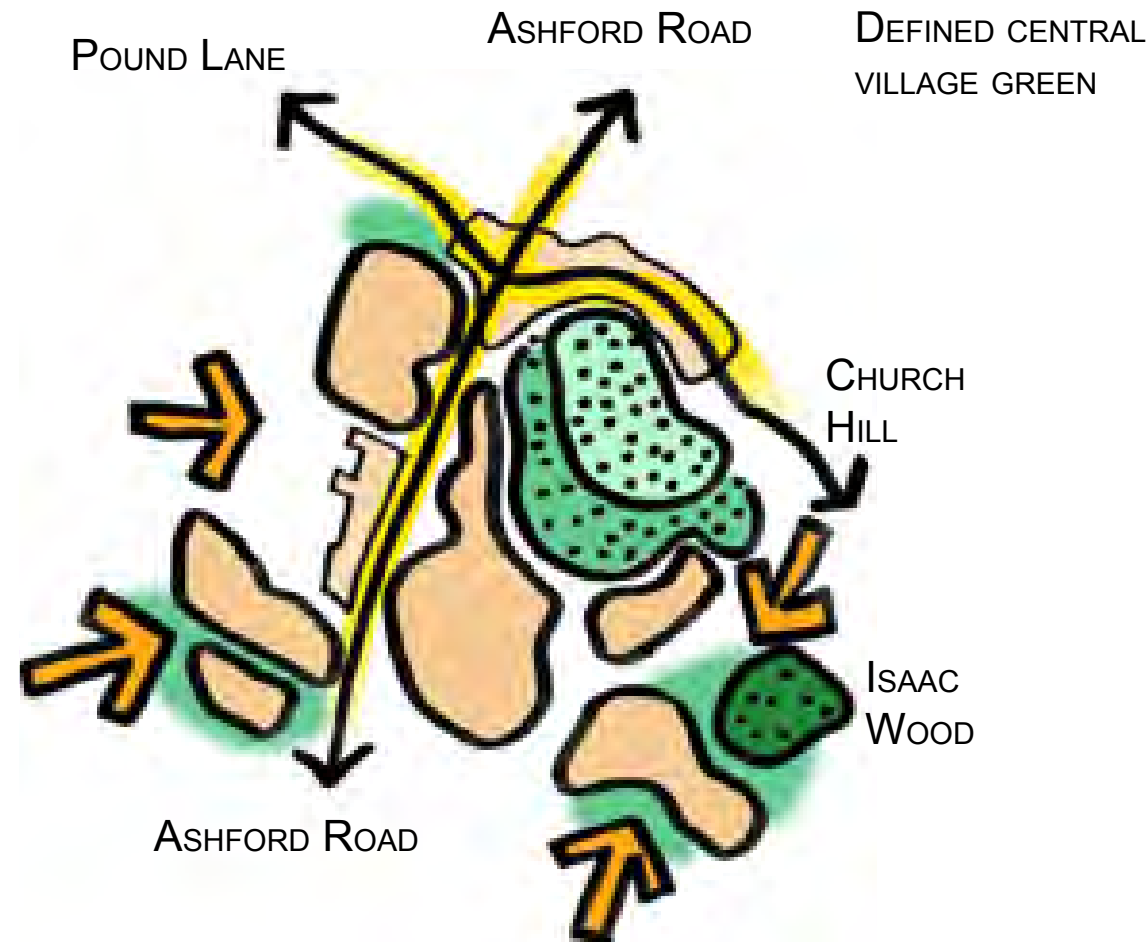
#### Cons

- Larger central **Village Green not achievable** on site due to development moving closer to village.
- Development on **high ground** impacts on views.

### 3.2.3

## Study 3 : Dispersed

### – responding to constraints



#### Pros

- **Habitat Constraints** are all respected.
- Development respects **archaeological sites** and the restricted development area around **Church Hill** in the north of the site.
- Larger central **Village Green** achievable.
- Disaggregated clusters create a **more varied character**.
- Development **avoids high ground** and protects views.

#### Cons

- More dispersed development means **distances to travel to Bus stops** are closer to 400m.
- Development area in **proximity to ancient Isaac Wood**.

**PREFERRED OPTION**

#### Options Studies

Having chosen to locate the village green in the north adjacent to Church Hill options for the distribution of residential areas were considered.

**Study 1** consolidated the residential areas to the north of the site. This reduced the area for the new village green. It created larger habitat areas to the site edges but conflicted constraints to the north.

**Study 2** extended residential areas to the north west and south west and limited it to the east. The residential was still close to the north of the site and reduced the potential for a larger village green.

Both **Study 1 and Study 2** required development on the higher ground which would impact on the existing views.

**Study 3** has a disaggregated layout with small clusters of housing in perimeter areas which have green buffers. This allows the central area of the development to reduce and creates the larger village green to the north on higher ground adjacent to Church Hill.

**Study 3** is the preferred option as it provides the village green of comparable scale to the precedents. The smaller dispersed housing clusters are also integrated into the surroundings with the proposed landscape.

### 3.3

## Context Study

### Village Greens

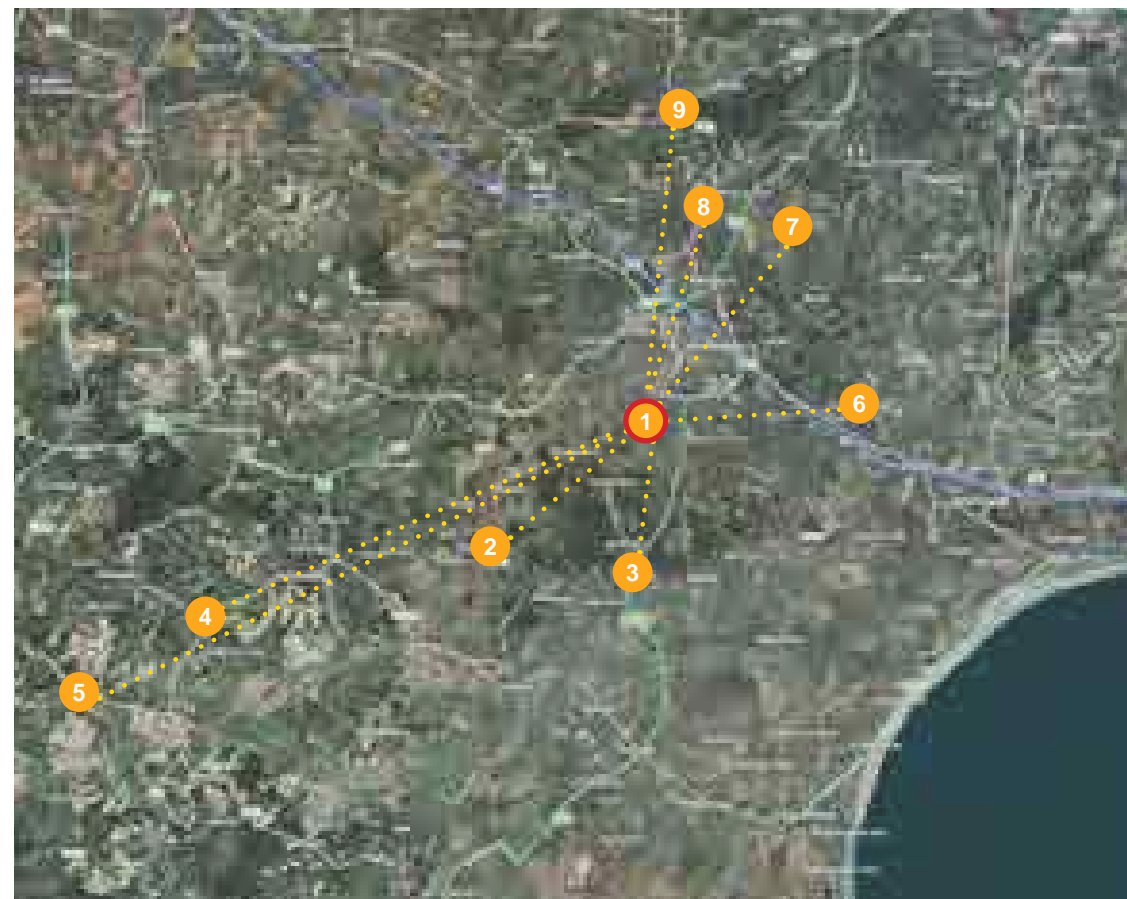
To inform the scale and strategic positioning of the proposed village green a study of similar size villages in Kent was carried out.

It was found that the village greens were usually located centrally in the main body of housing in close proximity to the Church and High Street. The shape of the greens are generally framed by the primary crossroads making them a key feature in the layout of the village structure.

The study has confirmed the strategic position of the new village green at the heart of Kingsnorth Green masterplan. It also suggests there are precedents for a through route and housing frontages adjacent to the proposed village green in order to create public access and surveillance for a green space in the heart of the village.

The villages studied are:

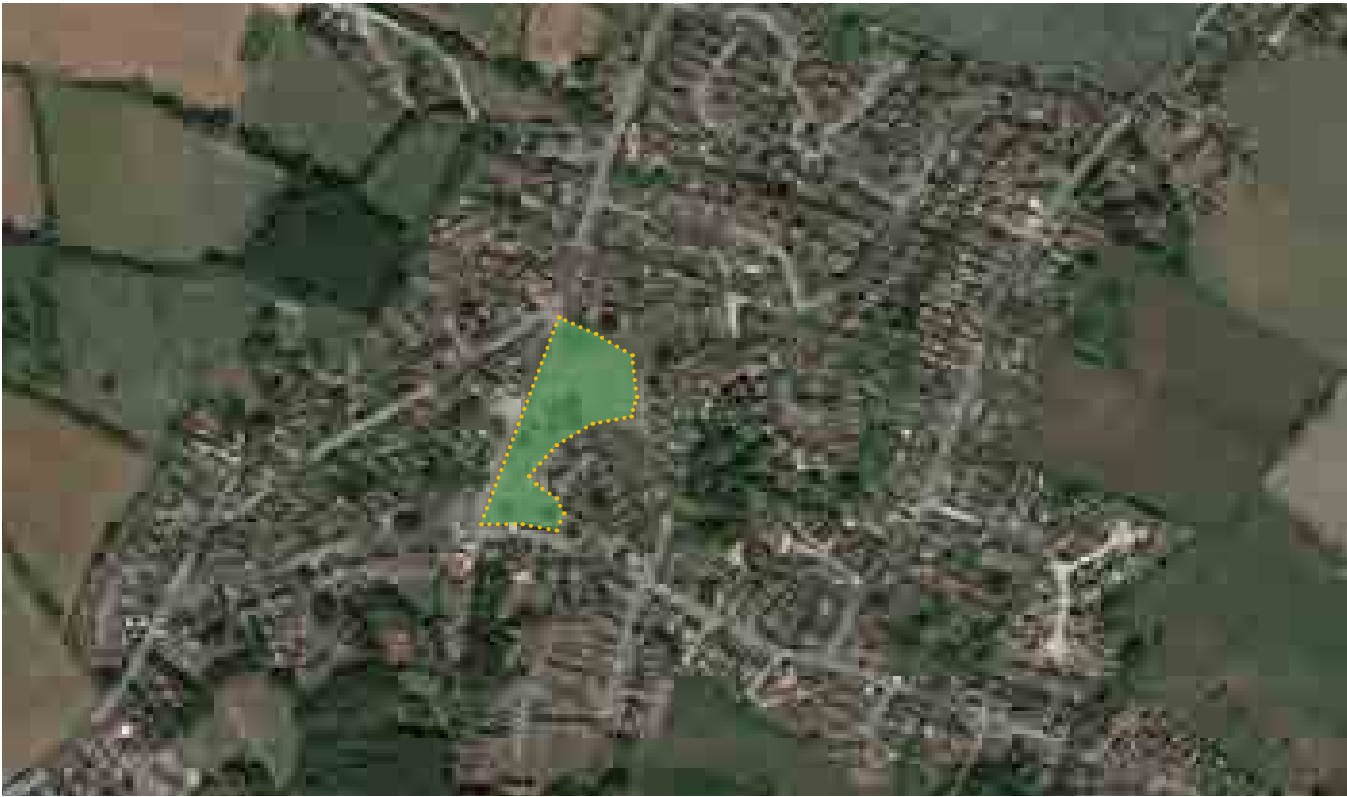
- Woodchurch
- Hamstreet
- Rolvenden
- Sandhurst
- Brabourne Lees
- Wye
- Boughton Lees
- Challock



- 1 Kingsnorth
- 2 Woodchurch
- 3 Hamstreet
- 4 Rolvenden
- 5 Sandhurst
- 6 Brabourne Lees
- 7 Wye
- 8 Boughton Lees
- 9 Challock



Village Greens in Kent



**Brabourne Lees**  
200ft  
50m



**Boughton Lees**  
200ft  
50m

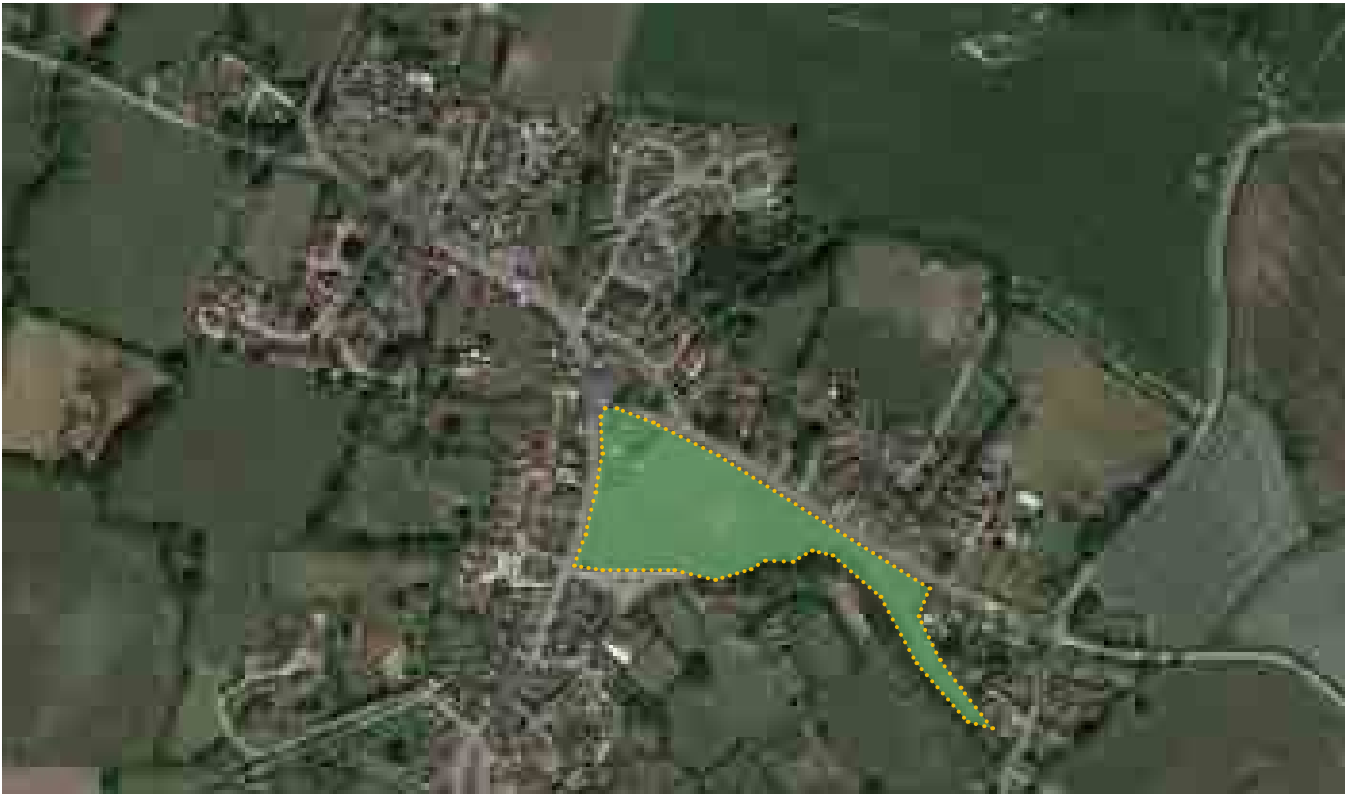


**Wye**  
200ft  
50m

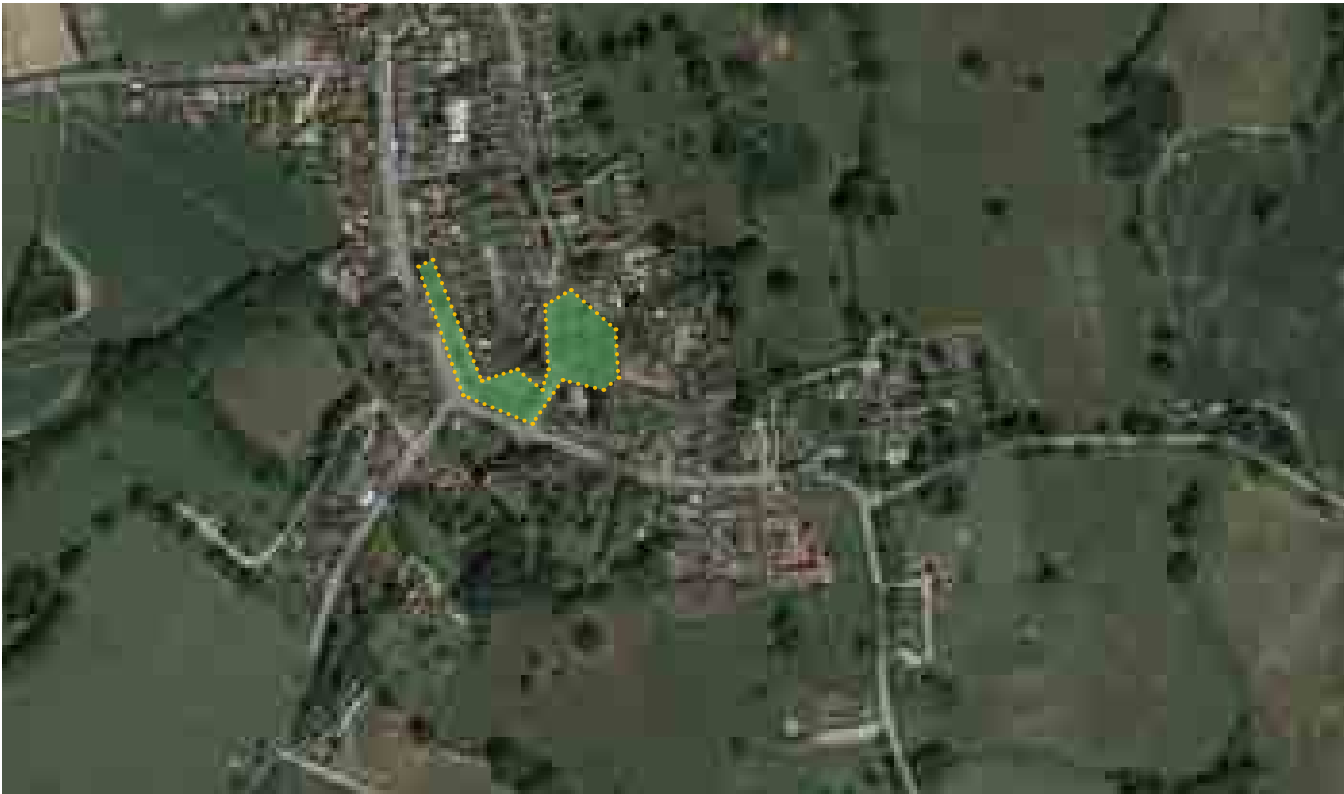


**Challock**  
200ft  
50m

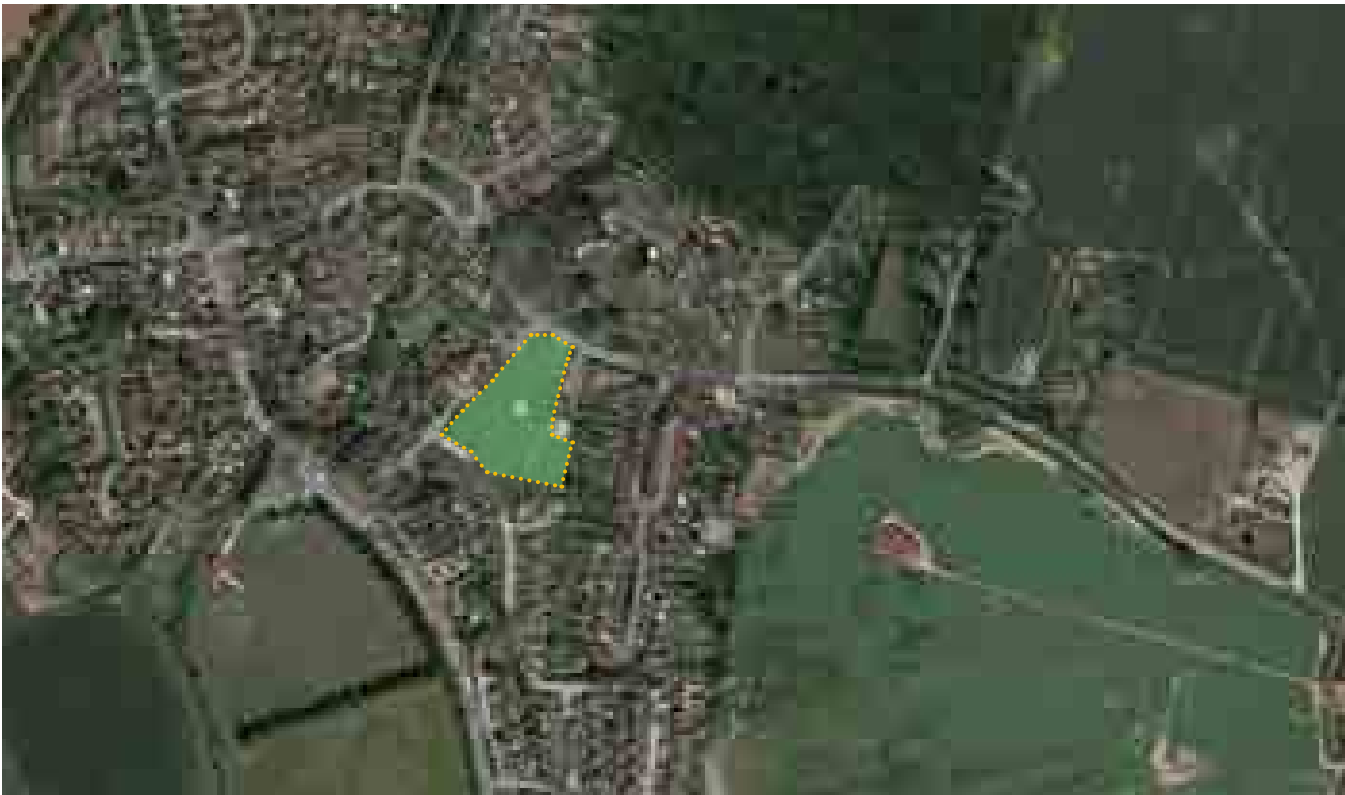
Village Greens in Kent



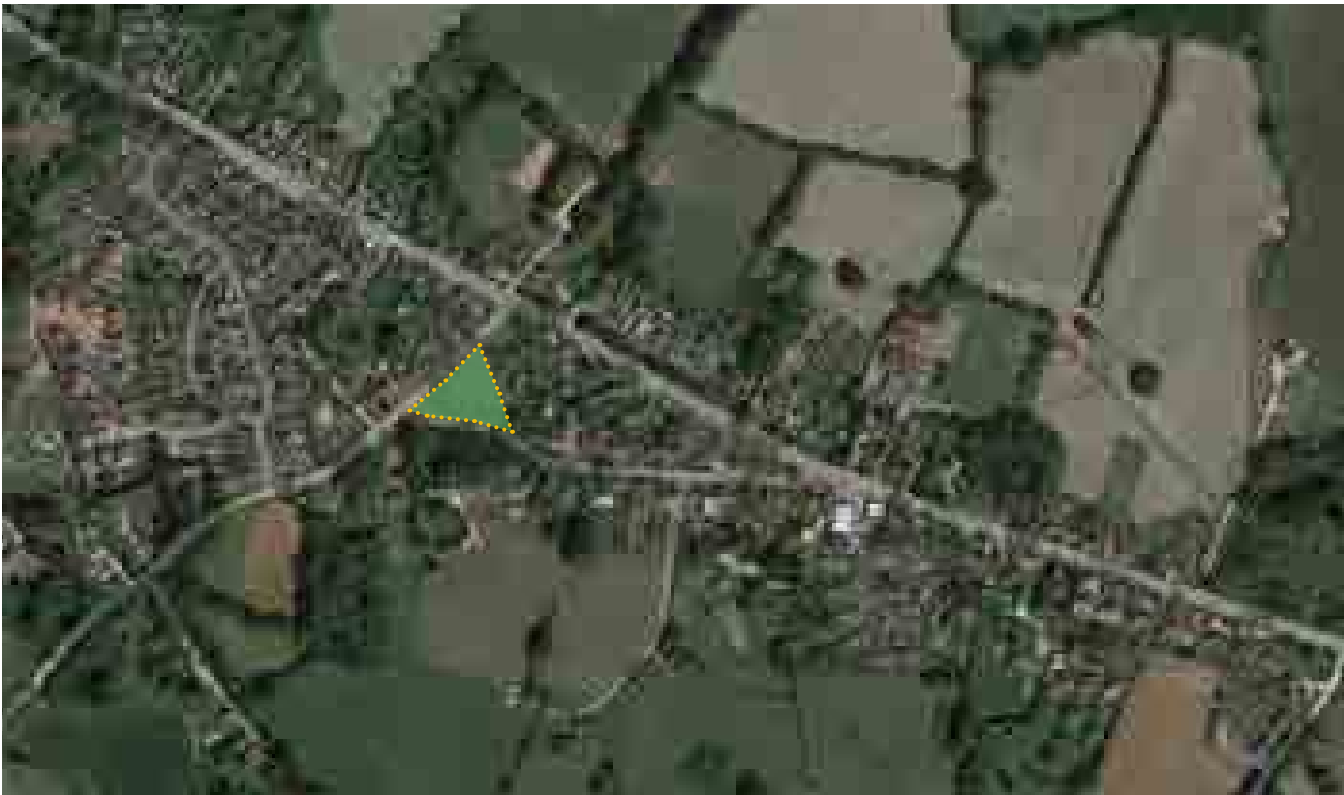
Woodchurch  
200ft  
50m



Rolvenden  
200ft  
50m



Hamstreet  
200ft  
50m



Sandhurst  
200ft  
50m

Comparison of scale of proposed village green and the greens studied



Kingsnorth

200ft  
50m

Brabourne Lees

Boughton Lees

Wye

Challock

Woodchurch

Rolvenden

Hamstreet

Sandhurst

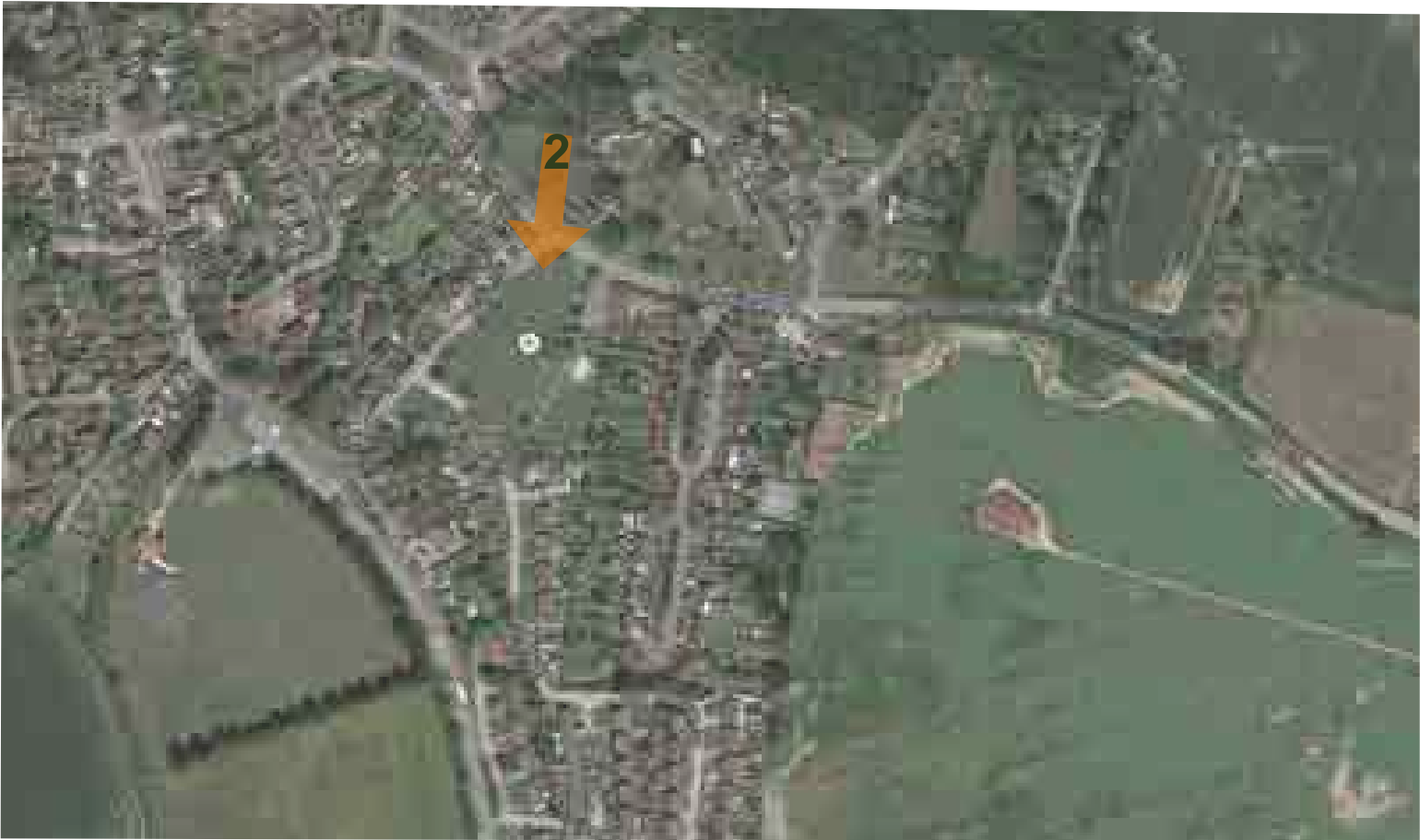
Street views of Woodchurch and Hamstreet



Woodchurch is a village and civil parish, 7 miles from the market town of Ashford and 5 miles (8 km) from the Cinque Ports town of Tenterden, in Kent, South East England.

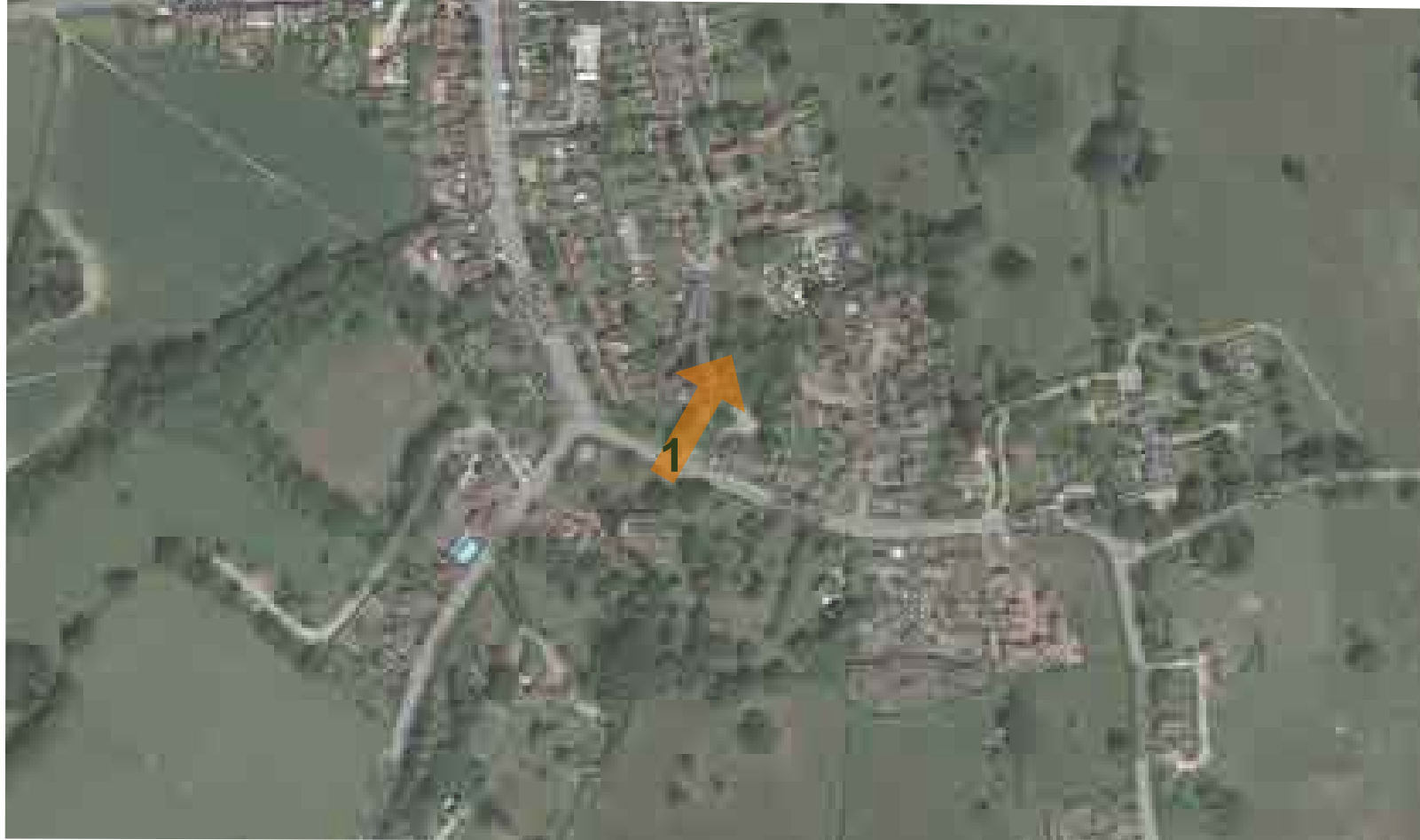


Hamstreet is a village in Kent, in South East England. The village is located six miles (10 km) south of Ashford on the A2070, the main road between Ashford and Hastings. The majority of the village is in the parish of Orlestone, named after a much older hamlet located 1 mile north of Hamstreet on the ridge of hills; however, part of the village falls within the parish of Warehorne, giving a total population of 1,777 and a loose claim to having three pubs (the Duke's Head is located at the village centre and there are two rural pubs within Warehorne parish).





## Street views of Rolvenden and Sandhurst



1



Rolvenden is a village and civil parish in the Ashford District of Kent, England. The village is located on the A28 Ashford to Hastings road, 5 miles (8.0 km) south-west of Tenterden.

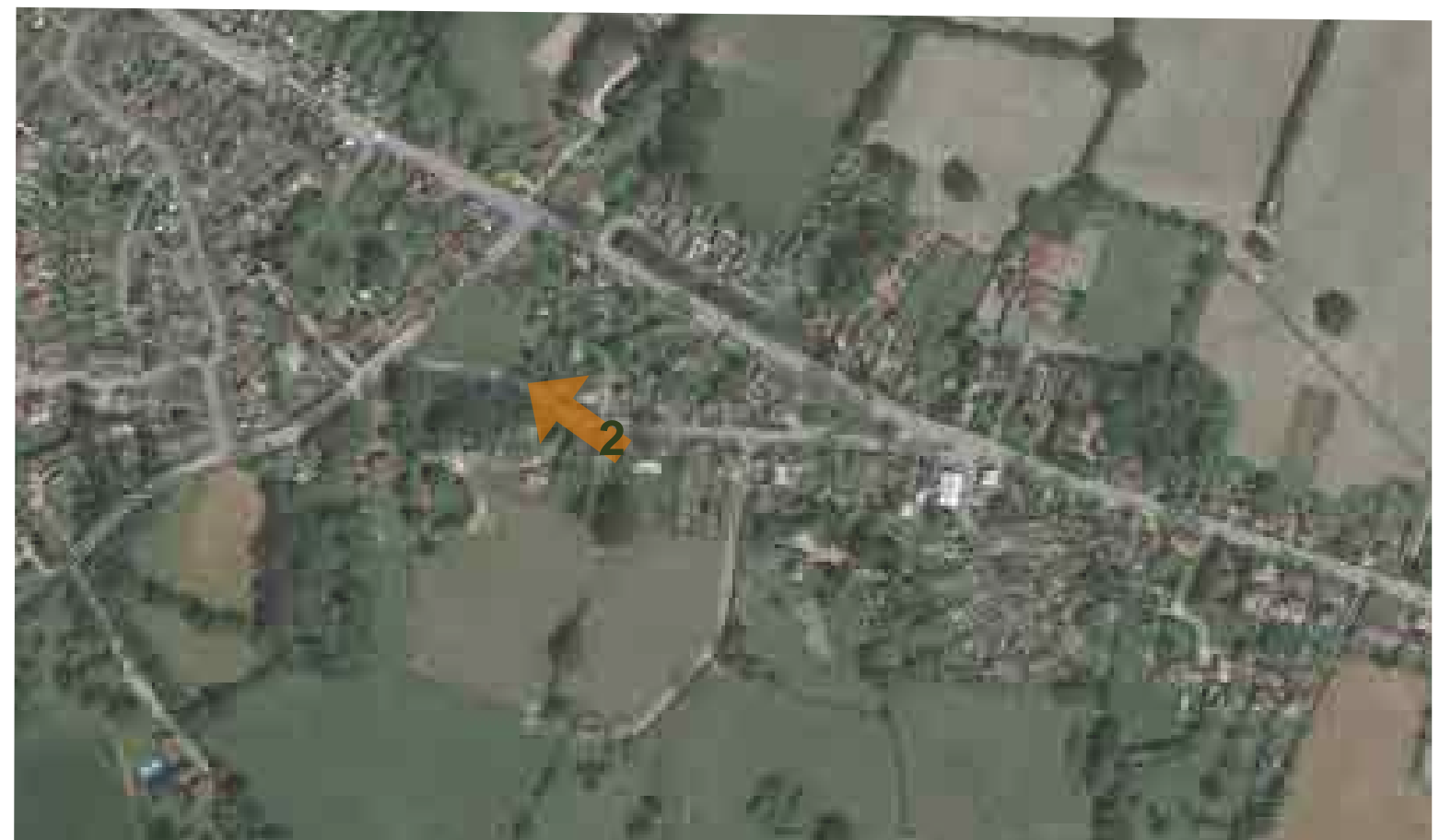
The settlement of Rolvenden Layne, south of Rolvenden, is also in the parish.

2

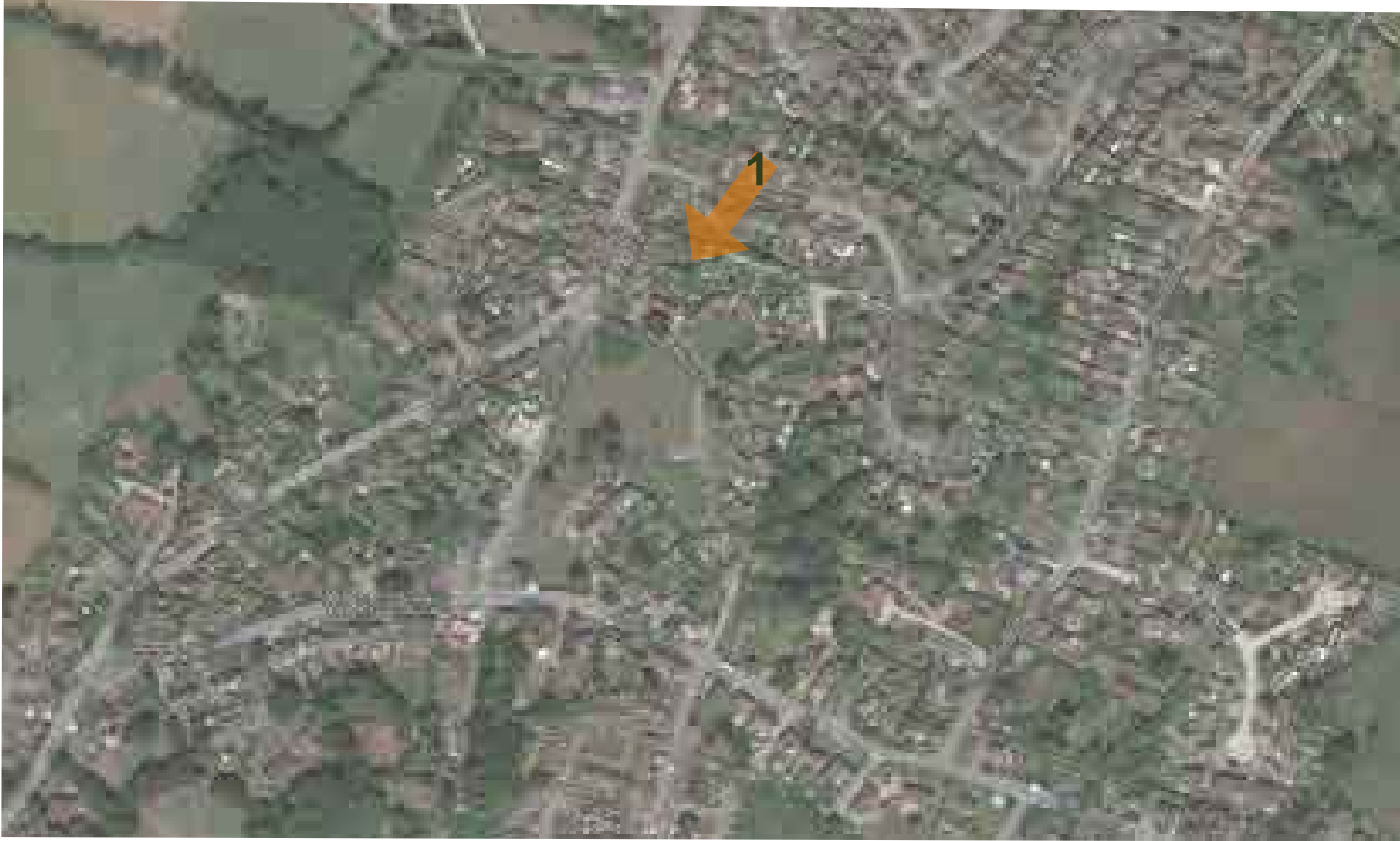


The village of Sandhurst is in Kent near the border with East Sussex. It is situated very close to Bodiam. It is located on the A268 near the villages of Hawkhurst and Northiam. Sandhurst is in the borough of Tunbridge Wells.

The Black Death in 1348/49 is believed to be the cause of why the church in Sandhurst is so far from the main village, although it could also be explained by an increase in trade heading from Hawkhurst to Rye, where the majority of the village now rests.



Street views of Brabourne Lees and Wye



Brabourne Lees is a village in the civil parish of Brabourne, within the Ashford borough of Kent in southeast England. The village (centre) is just under 5 miles (8 km) east of Ashford town centre itself geographically. By road this is a journey of about 6 miles (10 km).

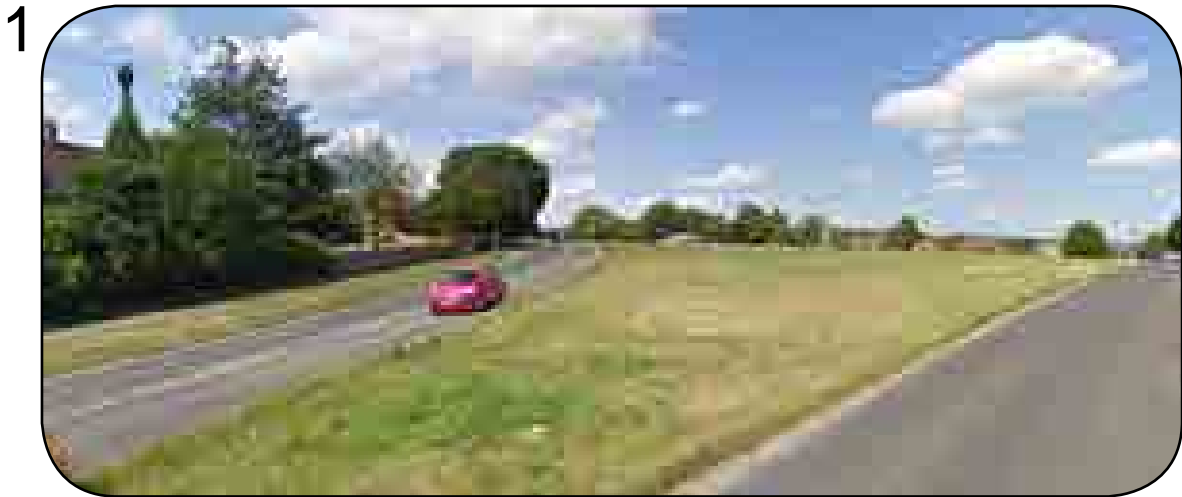
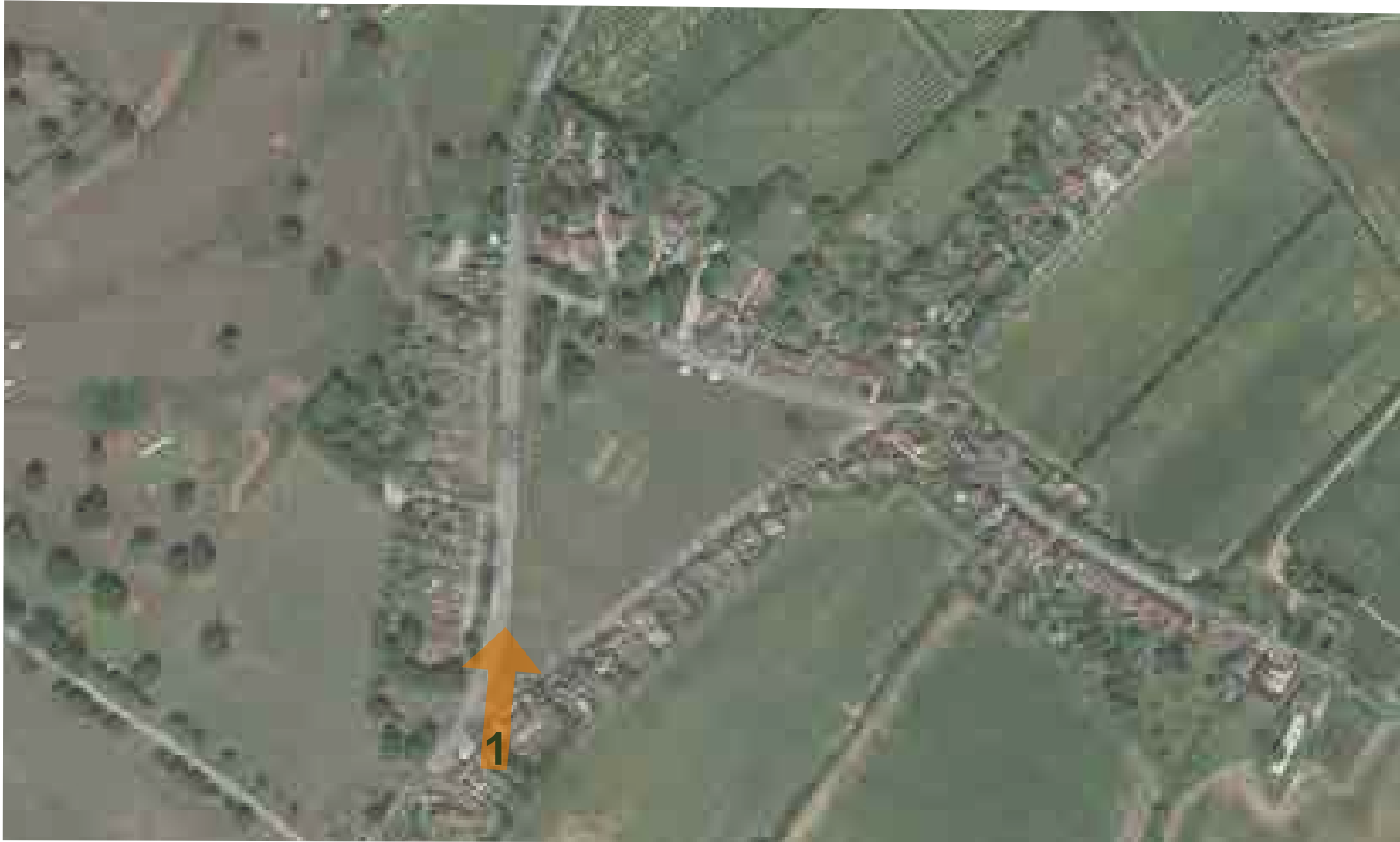
The village was built on former pasture land (“lees”) at the foot of the North Downs. Brabourne Baptist Church is at the junction of Calland and Plain Road; there is also a Zion Strict Baptist Chapel to the northeast of the village, on Canterbury Road.



Wye is a historic village in Kent, England, located some 12 miles (19 km) from Canterbury, and is also the main village in the civil parish of Wye with Hinxhill. [2] The population of the ward was 2,282 in 2011. In March 2013 the village was voted 3rd best place to live in the UK according to the annual survey taken by The Sunday Times.

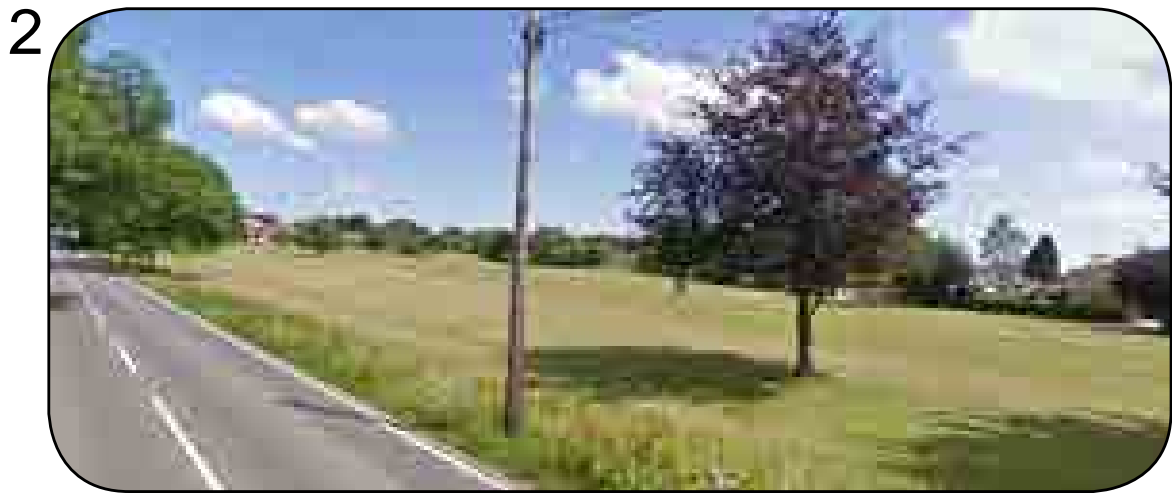


Street views of Boughton Lees and Challock

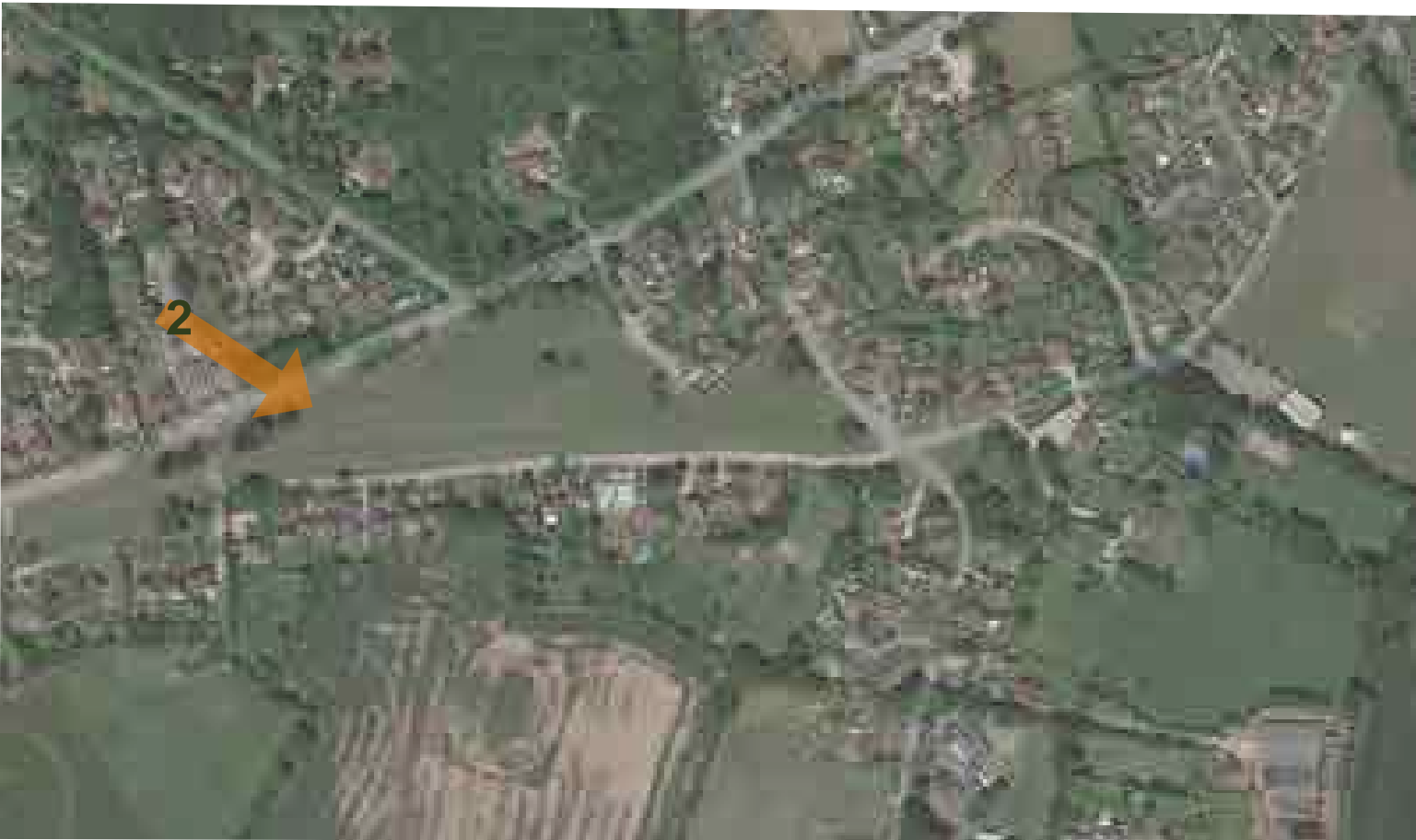


Boughton Lees is a village in the civil parish of Boughton Aluph and Eastwell, Ashford District, Kent, England. It stands on the main Ashford-Faversham road, some 3.5 miles (5.6 km) north of Ashford.

The village church is Saint Christopher’s Church, while the nearby All Saints’ Church, Boughton Aluph is the venue for the Stour Music Festival.[1] Cricket has been played on the village green, The Lees, for over 200 years.



Challock (pronounced Cholluck) is a village and civil parish in the Borough of Ashford, Kent, England. The village name derives from the old English ‘Cealflocan’ - calf enclosure. [2] The village centre is located between Faversham [8 miles (12.8 km) to the north] and Ashford town (6 miles to the south). It dates from around AD823. Challock is situated close to one of the highest points on the North Downs, the 700-foot (210 m) contour lies close to the village. Snowfall is often heavy as a result.



## 4.0 Masterplan

### 4.1

#### Public Consultation Process and Design Evolution

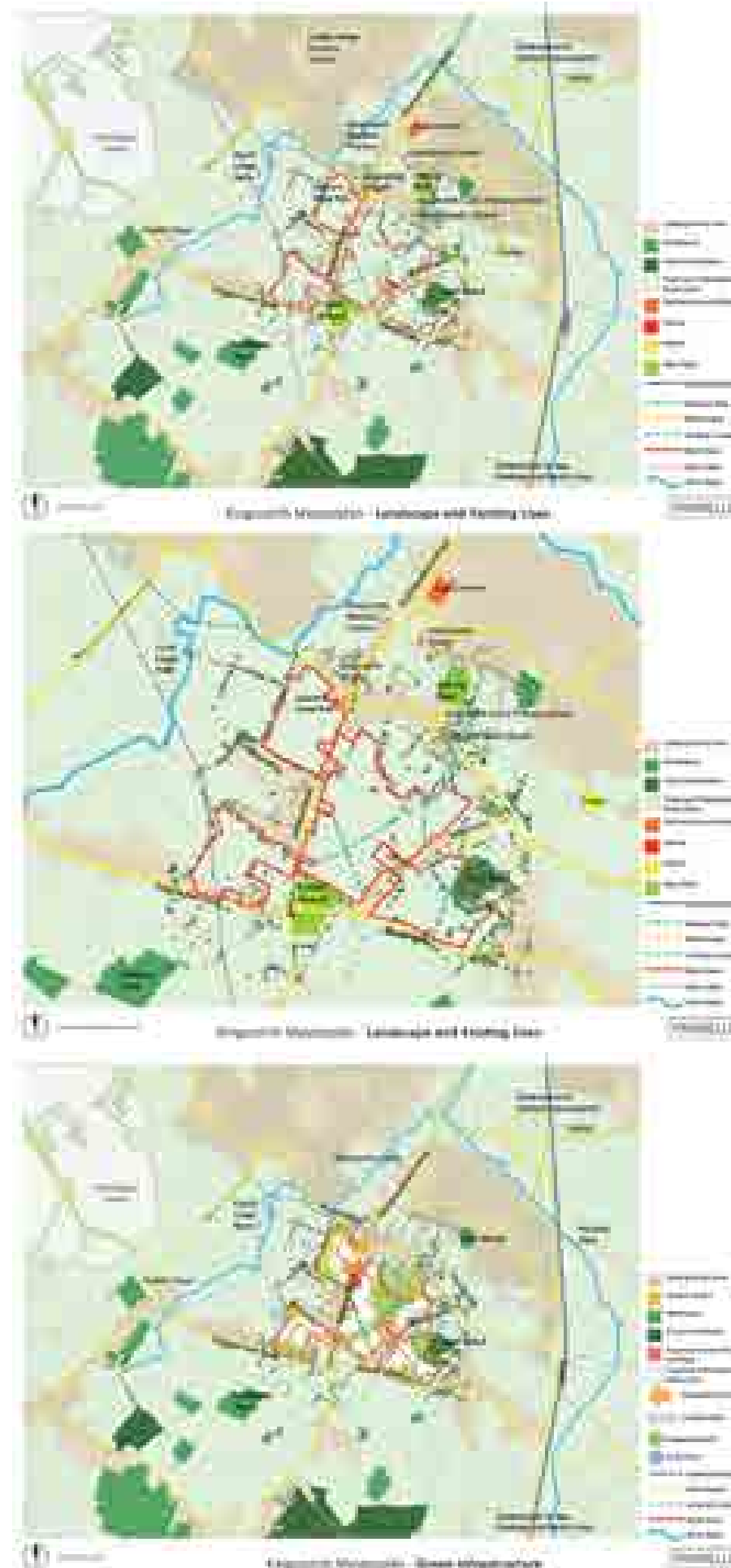
The preferred option for the masterplan has been developed in conjunction with the consultant team with public and stakeholder consultation. The consultations were attended by stakeholders and local residents to allow for input in the early stages and in turn to assist with the development of the proposals.

##### ***Consultation and Engagement***

In July 2014 a Stakeholders Workshop to discuss Pentland Homes' and Jarvis Homes' proposals at Kingsnorth was held at the Singleton Environment Centre. The purpose of the workshop was to inform the key stakeholders of the potential planning, transport and environmental issues which had so far been identified, discuss the scope of the environmental assessment and request feedback on any further issues they felt should be considered.

22 people, of a potential 62 individuals and organizations who were invited, attended the workshop. Details of the presentation boards are included in this document.

The feedback from this event is included in other reports.



Presentation Boards from Stakeholders consultation 16/07/14



Following further development of the concept, as described in chapter 3.0 of this document, a Public Consultation Exhibition was attended by 200 people on the 12<sup>th</sup> March 2pm-7pm at Ashford Town Cricket Club, adjacent to the site in Kingsnorth.

The event was publicized through an advert in the local paper, a press release to local media, individual leaflets delivered to 251 residents neighbouring the site, a letter sent to 38 stakeholders and through the website ([www.kingsnorthmasterplan.co.uk](http://www.kingsnorthmasterplan.co.uk)). Feedback was received via questionnaire, telephone, post, email and discussion at the consultation.

The exhibition included information gathered about the context of Kingsnorth Green and an explanation of the village green concept. An illustrative masterplan was also exhibited with the road layout and green infrastructure highlighted.



Leaflet for Public Consultation 12/03/15

In the feedback the key concerns raised were:

- Provision of sufficient roads to cope with increased traffic along Ashford Road.
- Location of proposed primary school was too close to the existing primary schools.
- Provision in the masterplan for walking, cycling and bridleways.
- Flood prevention
- Protection of the setting of listed buildings.

Following the public input improvements were made to the masterplan in response to the concerns raised.

- The primary school has been moved away from the existing school on Church hill and towards the centre of the new development. This serves the dual purpose of reducing the potential traffic at the corner of Ashford Road and Church Hill and placing the proposed school within 800m access to all areas of proposed housing.
- A proposed footpath was introduced in the south east corner to improve the current connection to the National Trail footpath.
- Care was taken to improve the interaction of the proposed Kingsnorth Green development with the listed buildings that overlook the site by enhancing green buffer areas.

The masterplan is at an outline stage of development therefore it is not possible to resolve all the concerns that were raised. As the masterplan progresses all comments will continue to be considered and acted upon.

Presentation Boards for Public  
Consultation 12/03/15

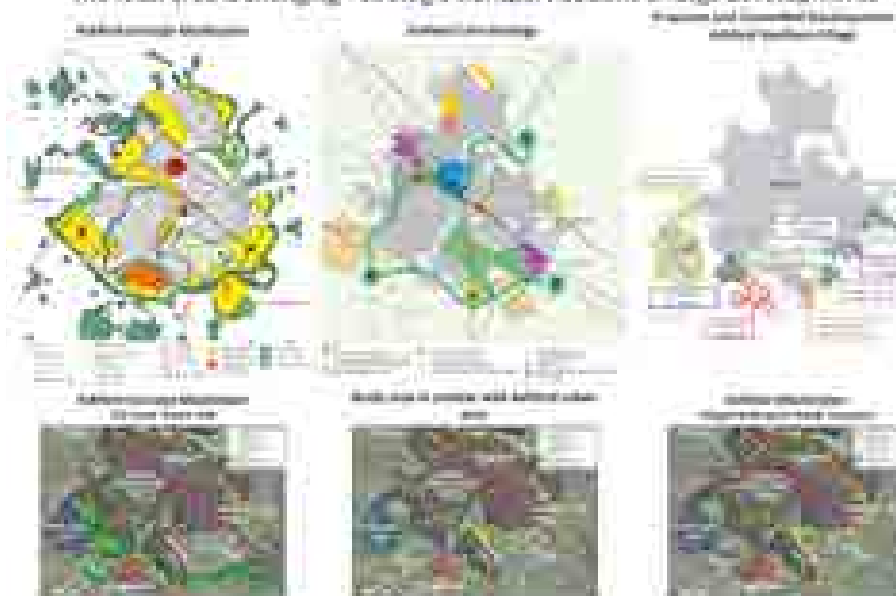
Proposed Development in Kingsnorth - Introduction



A masterplan based upon the existing rich heritage, landscape and site features



Kingsnorth - in the Context of Ashford  
The local area is changing - strategic transport options & large developments



Existing landscape and ecology constraints



Kingsnorth - the Site and Local Context



Development of ideas



## VILLAGE GREENS IN THE LOCAL AREA



Woodhouse



Wetherby

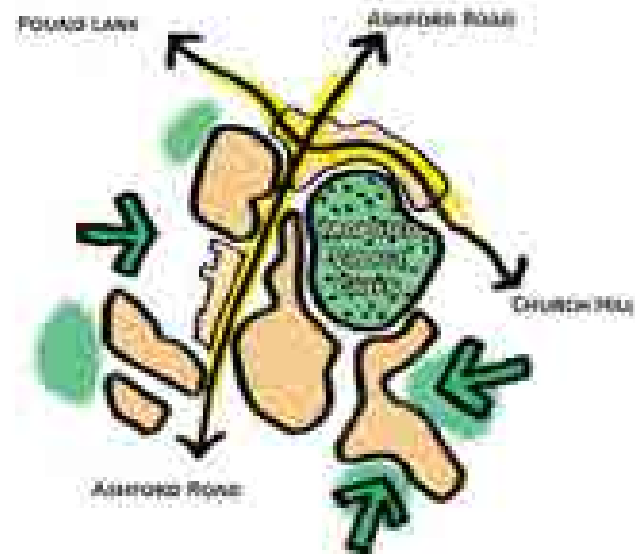


Wetherby



Wetherby

## A Concept based around New Village Greens



## A NEW NETWORK OF VILLAGE GREENS FOR KINGSNORTH



Kingsnorth Concept Illustration

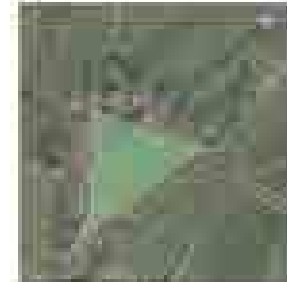


Proposed green infrastructure Kingsnorth Location plan

## VILLAGE GREENS IN THE LOCAL AREA



Woodhouse Lane



Wetherby Lane



Wetherby



Wetherby

## The Masterplan Framework Plan



## Proposed Housing Character Types and Materials



## A masterplan based on Green Infrastructure



## Connecting to the existing movement framework



## The Team



# Illustrative Masterplan

Following the consultation March 2015 an illustrative masterplan has been prepared which takes into account the feedback received.

In accordance with the concept described in chapter 3.2.3 of this document, the proposed layout creates a village green at the high point of the site in close connection with the proposed primary school, the proposed local centre and the existing centre of Kingsnorth village. A series of smaller ‘greens’ connect across the area to provide high quality green infrastructure within easy access of all proposed housing.

## Illustrative masterplan as shown in the public exhibition 12/03/15 with details of proposed changes



Locations where green buffer space has been increased or introduced

Area where the masterplan shown at the public exhibition has been changed

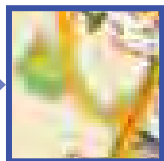
Details of the changes made to the masterplan since the public exhibition

The layout responds positively to the existing landscape constraints and features. It retains the existing trees and hedgerows and sits within the existing field boundaries. Care has been taken to avoid developing sensitive habitat areas and buffer areas have been included to ensure minimum disruption.

All footpaths have been integrated into the proposed green infrastructure, with an additional connection to Steeds Lane. The road infrastructure aims to reduce the strain on Ashford Road by providing an alternative route through the proposed Kingsnorth Green development with a possibility of a relief road linking to Ashford.

The proposal is described in more detail in the following chapters.

A new junction layout has been proposed that would reduce the change to Ashford road and improve the quality of the new housing area.



The school and local centre have been relocated in the centre of the new development and their previous location will be used for housing.



A new footpath is proposed along the boundary line as an improvement to the current National Trail connection to Steeds Lane.

Study Area

### EXISTING URBAN AREAS AND FEATURES



Existing Urban Area



Community Building



Pubs and Retail



Schools

### EXISTING CONNECTIVITY



Main Routes



Existing Footpath



National Trail



Overhead Electricity Pylon

### EXISTING LANDSCAPE AREAS AND FEATURES



Woodlands



Ancient Woodland



Hedgerows



Rivers and Streams



Existing Farmland and Fields



Existing Trees

### KEY CONSTRAINTS



Habitat Buffer areas



Archaeological features

### PROPOSED DEVELOPMENT



Proposed Housing Areas



Proposed Green Areas



Proposed Play areas



Proposed Primary Roads



Proposed Bus stop locations



Possible locations for SUDS Attenuation ponds







# 5.0 Supporting Plans and Parameter Plans

The illustrative masterplan (4.3) is separated out into a set of parameter plans and supporting plans which define the existing constraints and proposed Kingsnorth Green development.

## 5.1 Supporting Plans

5.1.1 Existing Surrounding Uses	14007(P)004
5.1.2 Existing Habitat Constraints	14007(P)005
5.1.3 Existing Archaeology and Heritage Constraints	14007(P)013
5.1.4 Existing Levels and Topography	14007(P)006
5.1.5 Trees and Hedgerows with areas to be removed or broken	14007(P)007
5.1.6 Proposed Landscape Open Space Strategy	14007(P)009
5.1.7 Proposed SuDS and Drainage	14007(P)010

# 5.1.1

## Existing Surrounding Uses

The Kingsnorth Green Masterplan site mainly comprises of arable land, predominantly oil seed rape.

Kingsnorth Village centre borders to the north with some housing spreading south along Ashford Road, Bond Lane, Steeds Lane and Magpie Hall Road between the areas of the site. This is predominantly residential use with some retail located at the cross roads between Church Hill and Ashford Road.

Within Kingsnorth there are community facilities including a primary school, a pub and a village hall. To the north of Kingsnorth is the southern boundary of Ashford; Park Farm Estate which is a residentially led development which includes a large supermarket and further community facilities including another primary school on the southern boundary.





# Kingsnorth Green Masterplan

14007(P)004  
Supporting Plan:  
Existing and  
Surrounding Uses



# 5.1.2

## Existing Habitat Constraints

More detailed information can be found in the Environmental Statement as prepared by Wardell Armstrong.

### Water Courses

The Whitewater Dyke is located to the west and north of the site flowing in a northerly direction towards the centre of Ashford, where it joins the East Stour River. Within the site boundary there are a number of small watercourses and drainage ditches that feed into the Whitewater Dyke.

Most notably there is a small stream located along the southern boundary of Area 3 and 4 and through the centre of Area 2, flowing in a north-westerly direction to join the Whitewater Dyke.

In addition the northern end of Area 1 falls within an area of medium risk of flooding (Flood Zone 2) from Whitewater Dyke.

### Hedgerows

There are hederows of varying quality, from poor and defunct to species rich, that form field boundaries scattered across the site. These provide habitats, connections and foraging opportunities for wildlife in the site.

Some of the species rich hedges include species such as hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, rose *Rosa sp.*, Elm *Ulmus sp.*, oak and ash *Fraxinus excelsior*. Whilst the species poor and defunct hedges are generally dominated by hawthorn o blackthorn with occasional appearances of oak, bramble *Rubus fruticosus* and holly *Ilex aquifolium*.

### Woodlands

Within the site there are some areas of semi-improved broadleaved woodland that is mostly present in Area 1 but is also found in Isaac Wood; an area of ancient woodland that crosses into the site in Area 4. The species in this habitat include wild cherry *Prunus avium*, oak *Quercus robur*, field maple *Acer campestre*, dog's mercury *Mercurialis perennis*, cuckoo pint *Arum maculatum* and yellow archangel *Lamiastrum galeobdolon*.

The remaining trees found across the site, primarily located in proximity to ponds or along field boundaries, tend to be scattered scrub. The main species in this mix include willow *Salix sp.*, hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa*.

### Habitat Survey

Within the site boundary and its environs there have been found a wide variety of birds, some bats activity, reptiles, water voles, dormice, great crested newts and badgers. The habitats are generally clustered around the existing trees, hedgerows, ditches, streams and ponds.

The western areas of the site generally show a greater population of recorded habitats.



# Kingsnorth Green Masterplan

14007(P)005  
Supporting Plan:  
Existing Landscape  
and Habitat  
Constraints



# 5.1.3

## Existing Archaeology and Heritage Constraints

### Historic Landscape Characterisation

The site is located within the Central Valley Area which is thought to have been subject to intensive agricultural activity for at least the last 200 years.

### Historic Features

There are no designated heritage features within the site boundary, although there are areas that potentially show crop marks and signs of early settlement in the north east of the site.

Within the environs of the site there are 30 listed buildings, comprising of one Grade I and 29 Grade II listed buildings.





## Kingsnorth Green Masterplan

14007(P)013  
Supporting Plan:  
Existing Archaeology  
and Heritage  
Constraints



5.1.4

Existing Levels & Topography

**Geology, landform and drainage:** The underlying geology in the area of Kingsnorth is dominated by the bedrock geology of the Weald Clay formation with some superficial sand and gravel deposits.

Contours and Gradients

Kingsnorth Village is situated on a local high point in the otherwise fairly flat area to the south of Ashford. Overall, the site has a very varied topography. There is a general topographic slope from east to west, with levels falling from 49m AOD to 38m AOD, whilst the northern area of the site is generally steeper than the southern part. There is a ridge running east to west across the site and surroundings with the highest point in Area 3 opposite St Michaels Church.

**Area 1** slopes quite steeply down north towards Pound Lane.

**Area 2** slopes gently down east with a small valley running down the centre where there is a small stream.

**Area 3** slopes down in all directions with the steepest areas in the north end of the site.

**Area 4** slopes down south and east towards Steeds Lane.



14007(P)006  
Supporting Plans:  
Existing Levels and  
Topography

## Topography



# 5.1.5

## Trees & Hedgerows with areas that may be removed or broken

### Existing field boundary pattern

The site area is currently divided into agricultural fields. The boundaries primarily consist of hedgerows with some trees with a scattering of some field standard trees in the centre of the fields.

As the field boundaries provide some of the richer habitats within the site area, the design will aim to retain them wherever possible. The parameter plan shows the approximate location where the hedgerows are expected to be broken by the primary access corridor.

New structured landscape will aim to link with the retained hedgerows in order to maintain wildlife movement through the site.





## Kingsnorth Green Masterplan

14007(P)007  
Supporting Plan: Trees and Hedgerows with areas to be removed or broken



## 5.1.6

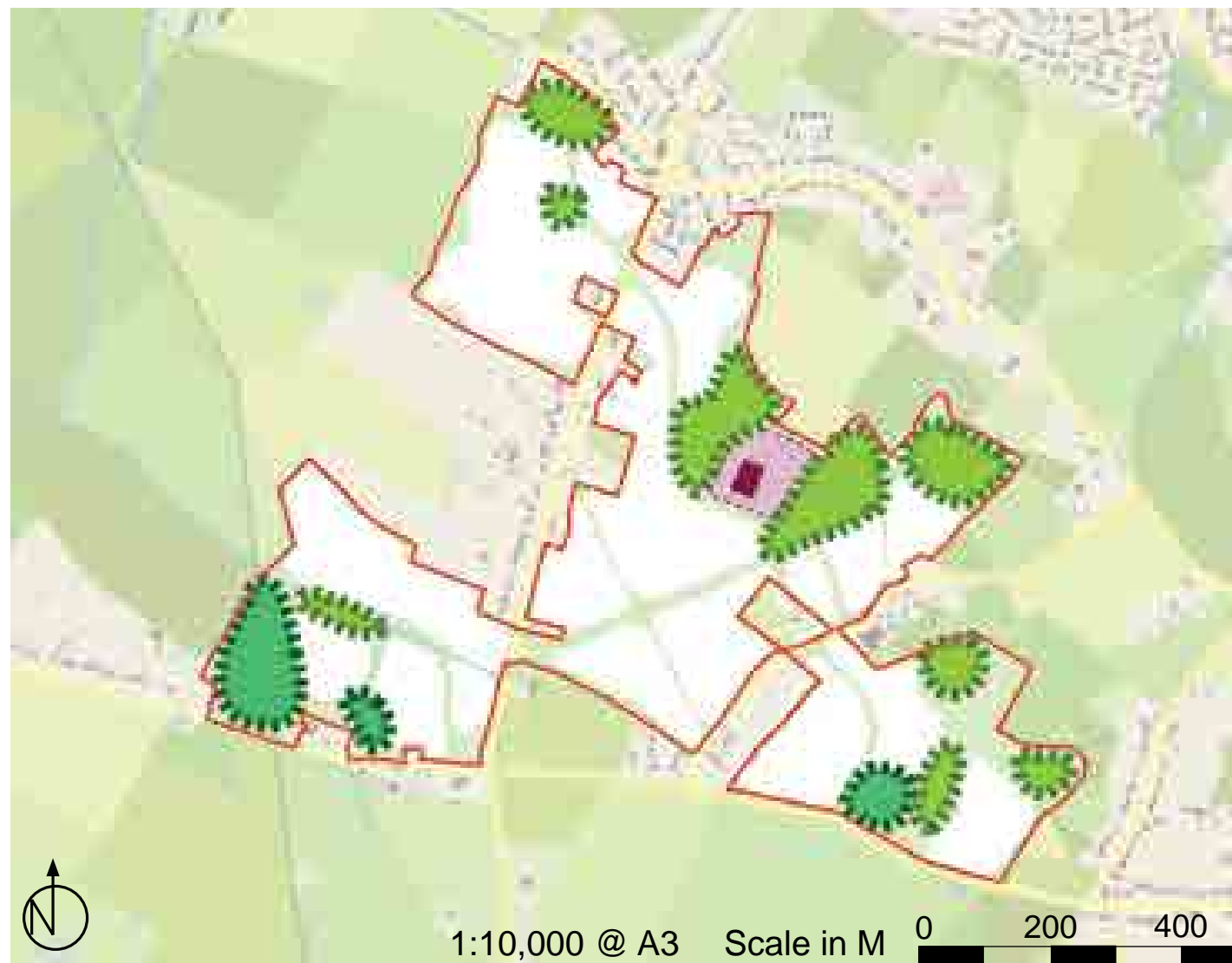
### Proposed Landscape Open Space Strategy

#### Landscape is primary infrastructure

The design team sought to:

- Create a new focus for the proposed Kingsnorth Green development and existing village in the form of a new village green at the centre of a network of smaller greens.
- Ensure the development proposals recognize the importance of the existing landscape character and setting.
- Respect all areas of wildlife importance and sensitivity.
- Include green buffers, wildlife corridors, wildlife habitats and countryside access in the proposals.
- Establish sustainable green infrastructure.

#### Amenity Green Space



# Kingsnorth Green Masterplan

14007(P)009  
Supporting Plan:  
Proposed Landscape  
Strategy



0 50 100 200

FARRELLS

## Landscape Buffers

Landscape buffers will be provided surrounding all retained habitats. There will be a minimum offset of 10m to all water and 15m to ancient woodland with varying offsets to sites of specific habitats.

Where listed buildings are within close proximity and view of the site boundary a landscape buffer zone will be provided in order to reduce the impact of the new development.

Where high quality trees occur within the site the layout aims to provide a buffer of landscape to include the root protection area.

## Topographical influence

The high point of the site is reserved for the creation of a new village green for Kingsnorth. It is strategically centered at the heart of the new development and in close proximity to the existing village centre.

By leaving an area clear of built development at the high point of the site it will help to reduce the visual impact of the development on existing residents.

## Connectivity

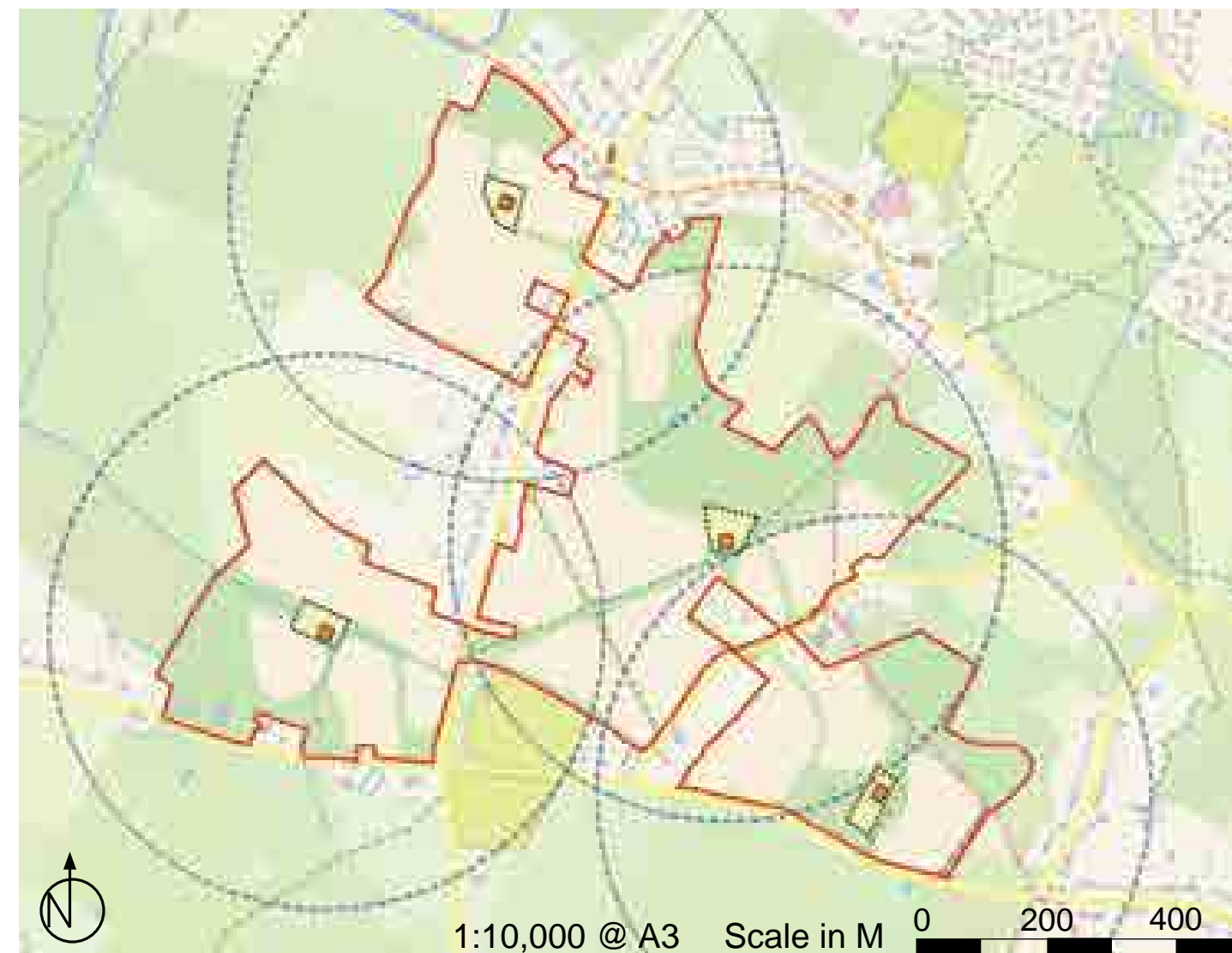
The masterplan works with the existing pedestrian and cycle connectivity of the area and integrates it into the scheme. The routes of all existing paths have been retained, with the addition of a footpath connection in the southeast corner of Area 4 that could be used as an alternative connection through to Steeds Lane.

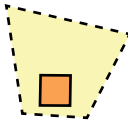

## Provision

The total provision for green space is above the minimum requirement defined in the Ashford SPD. Within the areas defined as amenity green space there is allowance for:

- Up to 0.9 Ha play space
- Up to 2.88 Ha sports playing fields
- Up to 0.36 Ha allotments
- Up to 7.76 Ha amenity green space (parks, footpaths, green buffers)
- Up to 8.7 Ha areas designated for habitat protection and creation

## Proposed Play



-  Play Area and Buffer Zone
-  400m Catchment to play areas





# 5.1.7

## Proposed SuDs and Drainage

Surface water run off is proposed to be managed in a suitable manner through SuDS.

### General SUDS Principles

Appropriately designed, constructed and maintained SuDS can mitigate many of the adverse effects of urban storm water run-off to the environment; through reducing runoff rates and reducing pollutant concentrations in storm water. They can also generate important habitats for wildlife in urban areas and

opportunities for biodiversity enhancement as well as making a significant contribution to the enhanced amenity and aesthetic value of developed areas through the introduction of distinct visual textures and colours.

### Attenuation / Conveyance Swales

Swales are linear vegetated drainage features in which surface water can be stored or conveyed. They should promote low flow velocities to allow suspended particulates in the runoff to settle out so as to potentially provide a form of pollutant removal. The channel is generally broad and shallow and covered by dense vegetation (typically grass) to slow down flows and trap particulate pollutants. A swale can have check dams or berms installed across the

flow path to promote further settling. The positioning of such berms and the profiling of the swales would be carefully designed so as to integrate these features into the development landscape, making the most of the opportunity to create more permanently wet areas where relevant within the ecological mitigation strategy.

In addition, consideration would be given to developing specific sections of the swales system as informal play space in locations where this could be delivered safely.

Roadside swales have the potential to replace conventional gullies and drainage pipes and, with the use of adjacent filter strips or flow spreaders, could remove the need for kerbs and gullies. Designed creatively, they present an opportunity to soften the visual impact of adjacent hard infrastructure such as roads and footpaths and can also assist in controlling vehicle and pedestrian movement through a site without having to resort to more visually prominent barriers such as fencing or bollards.

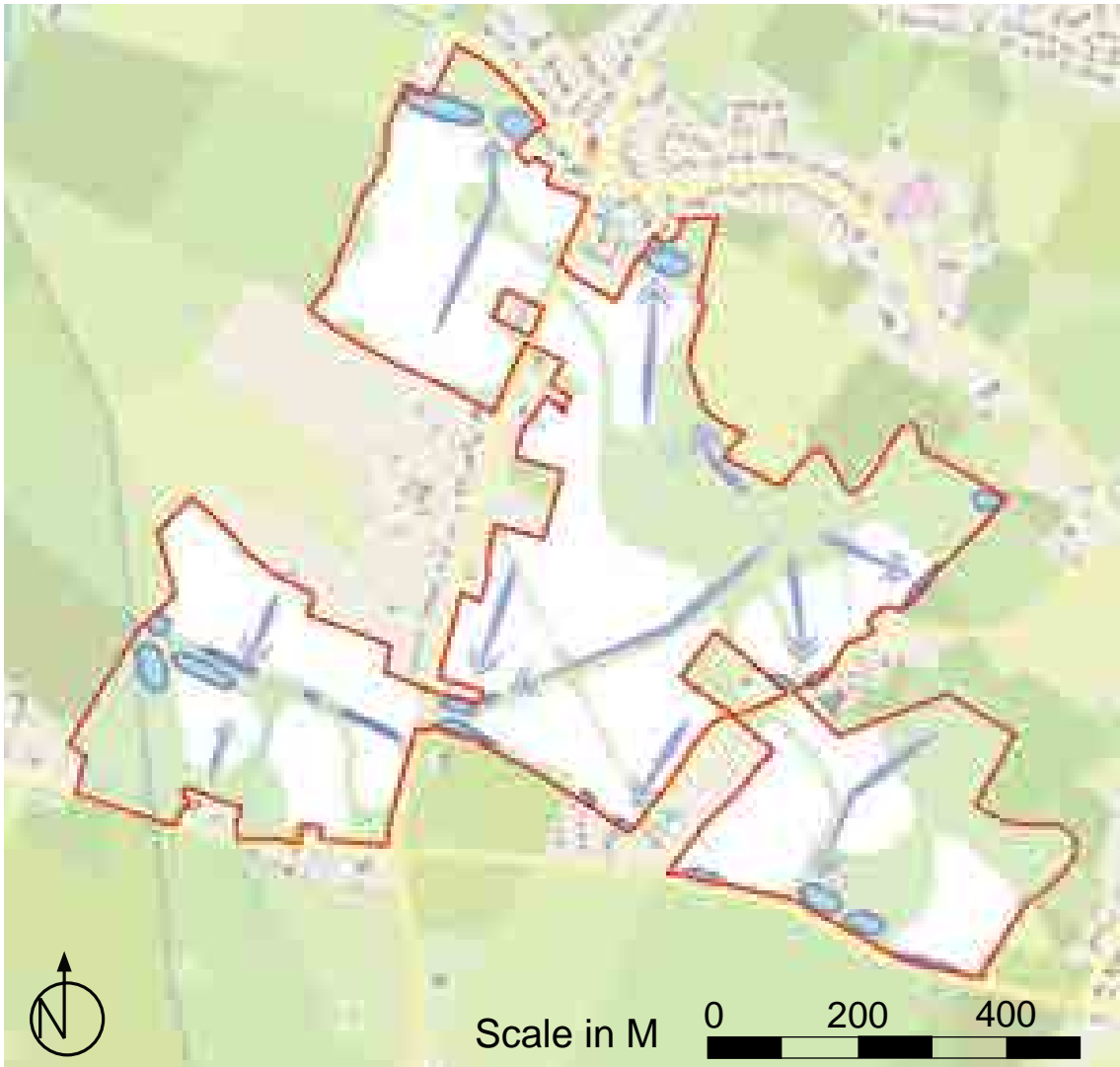
The linear nature of swales means they can play a key role in achieving ecological connectivity through the site, particularly for invertebrates and amphibians, linking neighbouring key habitat areas of value.

### Proposed Drainage

It is proposed that open SuDS features such as ponds, wetlands or detention basins, or a combination of these are provided at the downstream end of the surface water drainage systems. This provides a site control feature for managing surface water runoff and a temporary storage area for flows that exceed the design capacity of the system.

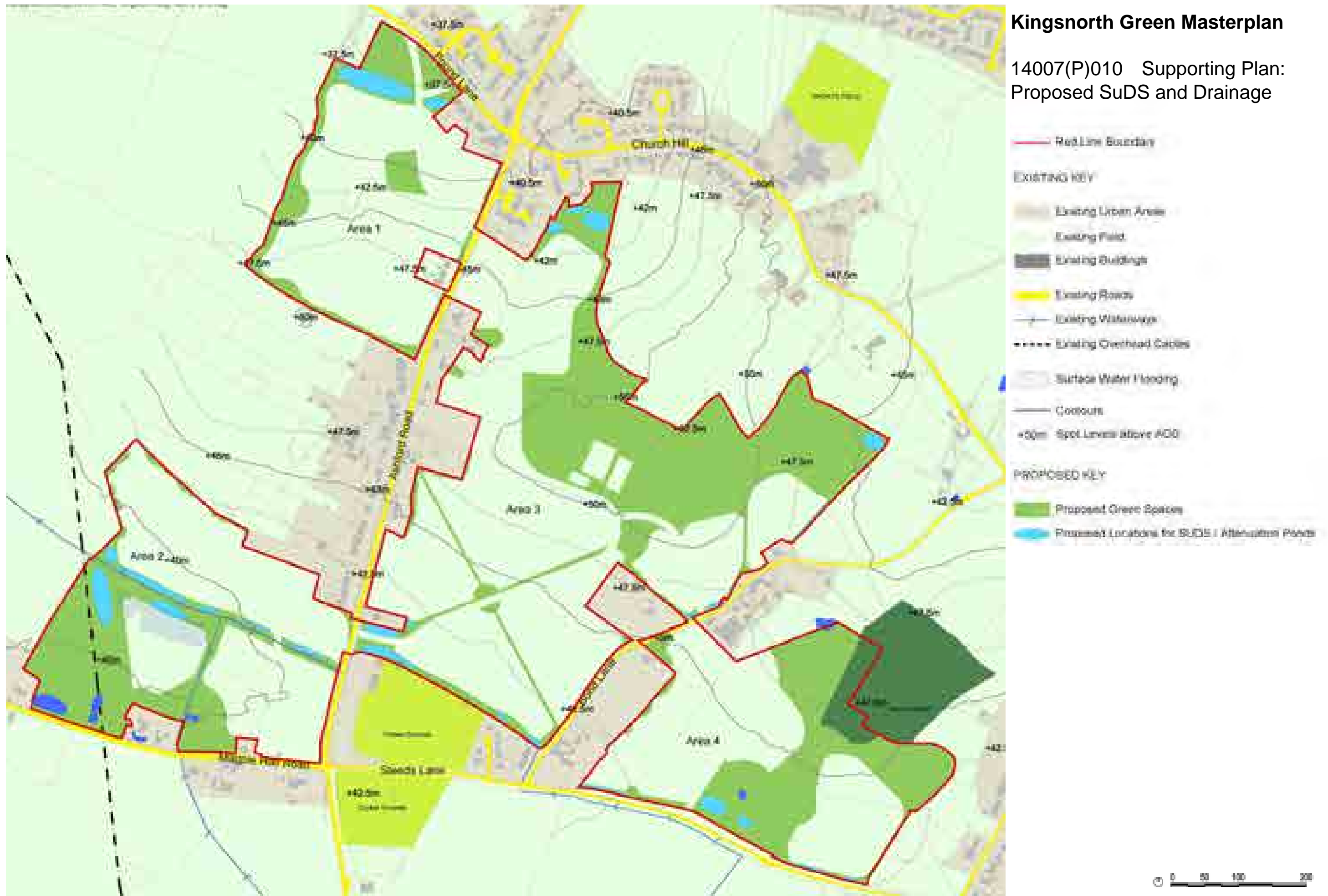
Within the areas identified as residential SuDS options include rain gardens, permeable paving, swales, filter drains, ponds/wetlands and dry detention basins. Detailed design will determine the application of these features and how to enhance the additional benefits provided to habitats and amenity green space.

SuDS features such as swales can be provided along some of the primary roads to act as primary conveyance features.



## Kingsnorth Green Masterplan

14007(P)010 Supporting Plan:  
Proposed SuDS and Drainage



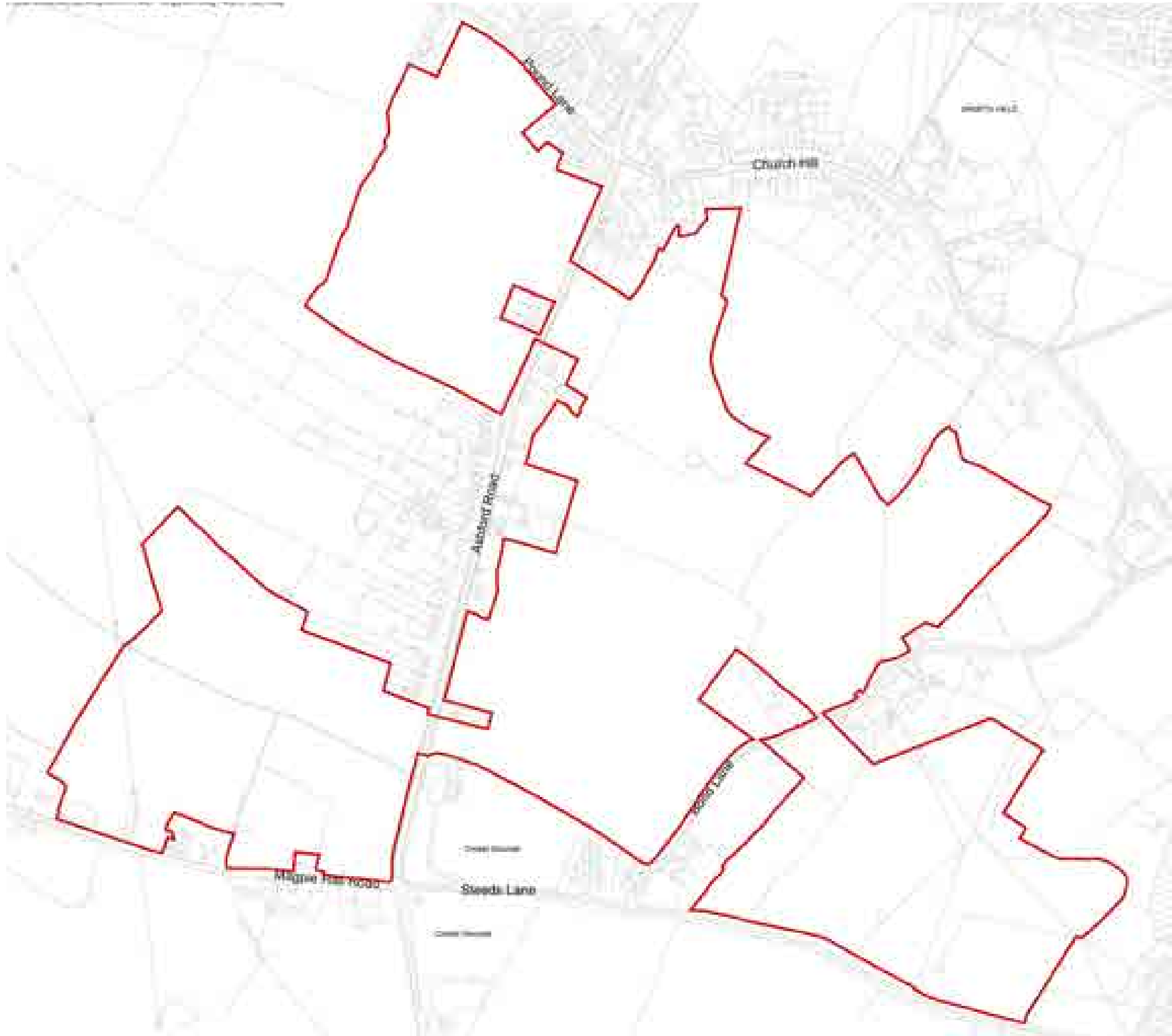




5.2 Application Boundary and Parameter Plans

5.2.0 Application Boundary Plan	14007(P)003
5.2.1 Proposed Connectivity	14007(P)011
5.2.2 Proposed Land Use	14007(P)012
5.2.3 Proposed Density	14007(P)014
5.2.4 Proposed Building Heights	14007(P)015





## Kingsnorth Green Masterplan

14007(P)003 Application  
Boundary Plan

— Red Line Boundary



## 5.2.1 Proposed Connectivity

The proposed road layout aims to improve the current traffic flow through the area by improving existing roads and junctions. More detailed information about the proposed site access is given in the Transport Assessment Report as prepared by Peter Brett Associates LLP.

The existing roads surrounding the site are primarily unlit country lanes with narrow or no footways. However, Ashford Road and Church Hill are fronted by houses where they are adjacent to the site.

### Connection to Ashford Centre

Improved access north-south into Ashford will be achieved by **realigning Ashford Road through Area 3** and downgrading the section of Ashford Road between the north and south of the site to an access road for the existing dwellings.

The junctions at the north and south end of Ashford Road will be improved accordingly:

- **Ashford Road/ Magpie Hall Road/ Steeds Lane Junction** is currently a priority crossroads with tight radii making turning movements difficult. A standard roundabout is proposed to significantly improve turning movement, capacity and visibility.
- **Ashford Road/ Pound Lane/ Church Hill Junction** is currently a priority crossroads and is the location of the existing village centre with the Queens Head Pub and village green. The proposal aims to protect the existing nature of this crossroads by rerouting Pound Lane through Area 1 and connecting to Ashford Road south of the original junction.

There is also possibility of creating a Kingsnorth relief road on adjacent land that would bypass the centre of Kingsnorth en route to Ashford.

### Access into the Kingsnorth Green development

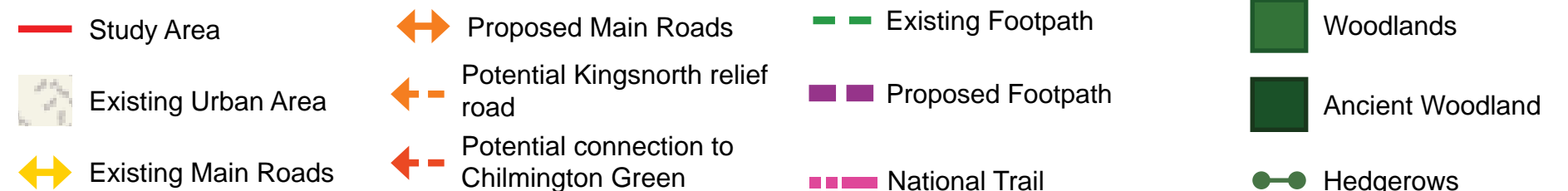
The proposed primary road access paths into the development sites are connected to the existing road network in positions that will avoid disruption to the current flow of traffic. The layout will provide dual access into all areas of housing in order to allow for continuous flow of traffic.

The alignment of the main vehicular access route through Area 3 has been determined by a desire to adhere to the contour lines around the northern end of the site and follow the route of an existing footpath

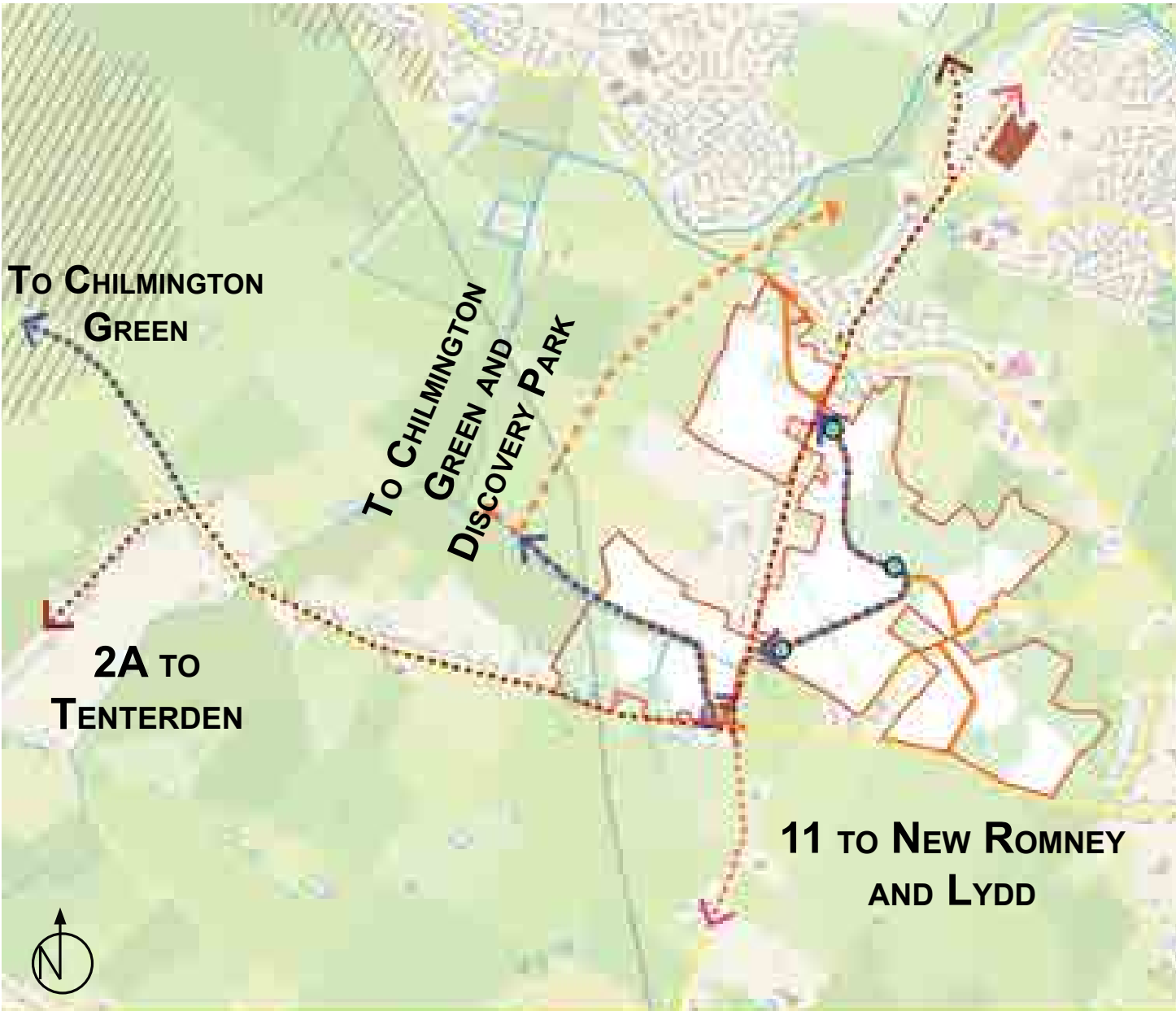
to the south of the site. Elsewhere the road layouts are proposed to have minimum impact on the existing habitats and trees.

Community consultation undertaken by Quantum PR in March and April 2005 raised questions about the impact Kingsnorth Green would have on Steeds Lane. Access is proposed to Area 4 from Steeds Lane, but development traffic using Steeds Lane is minimal.

Flexibility is allowed for roads to be located in area shown hatched orange in the parameter plan. The final road layout is subject to detailed design.

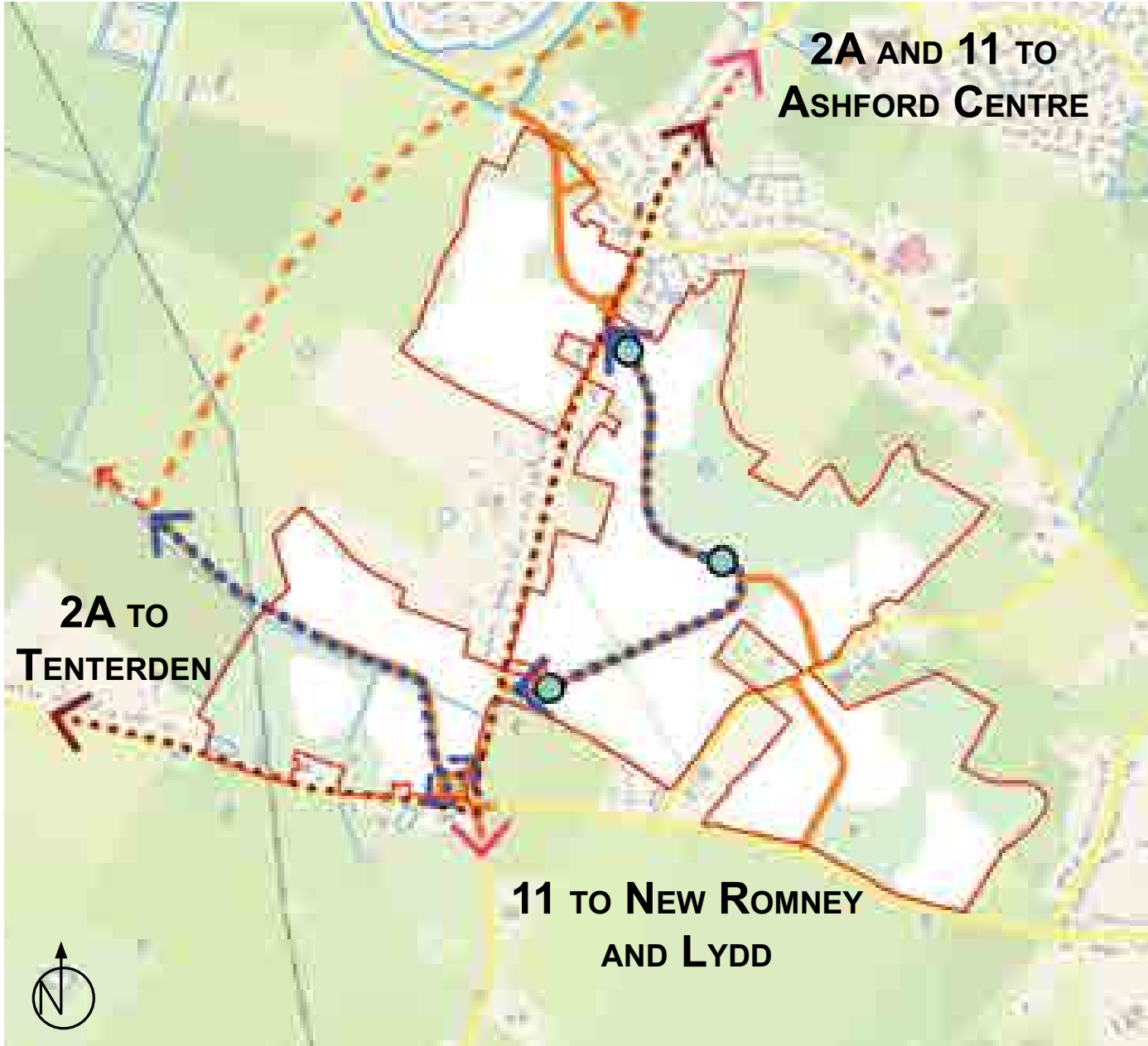


Wider Connections: Existing and Proposed Bus Routes



1:15,000 @ A3 Scale in M 0 300 600

Existing and Proposed Bus Routes



1:10,000 @ A3 Scale in M 0 200 400



Bus Routes

Existing 2A Bus Route

Existing 11, 11A, 11B Bus Route

Proposed Bus Links

Proposed Bus Stops



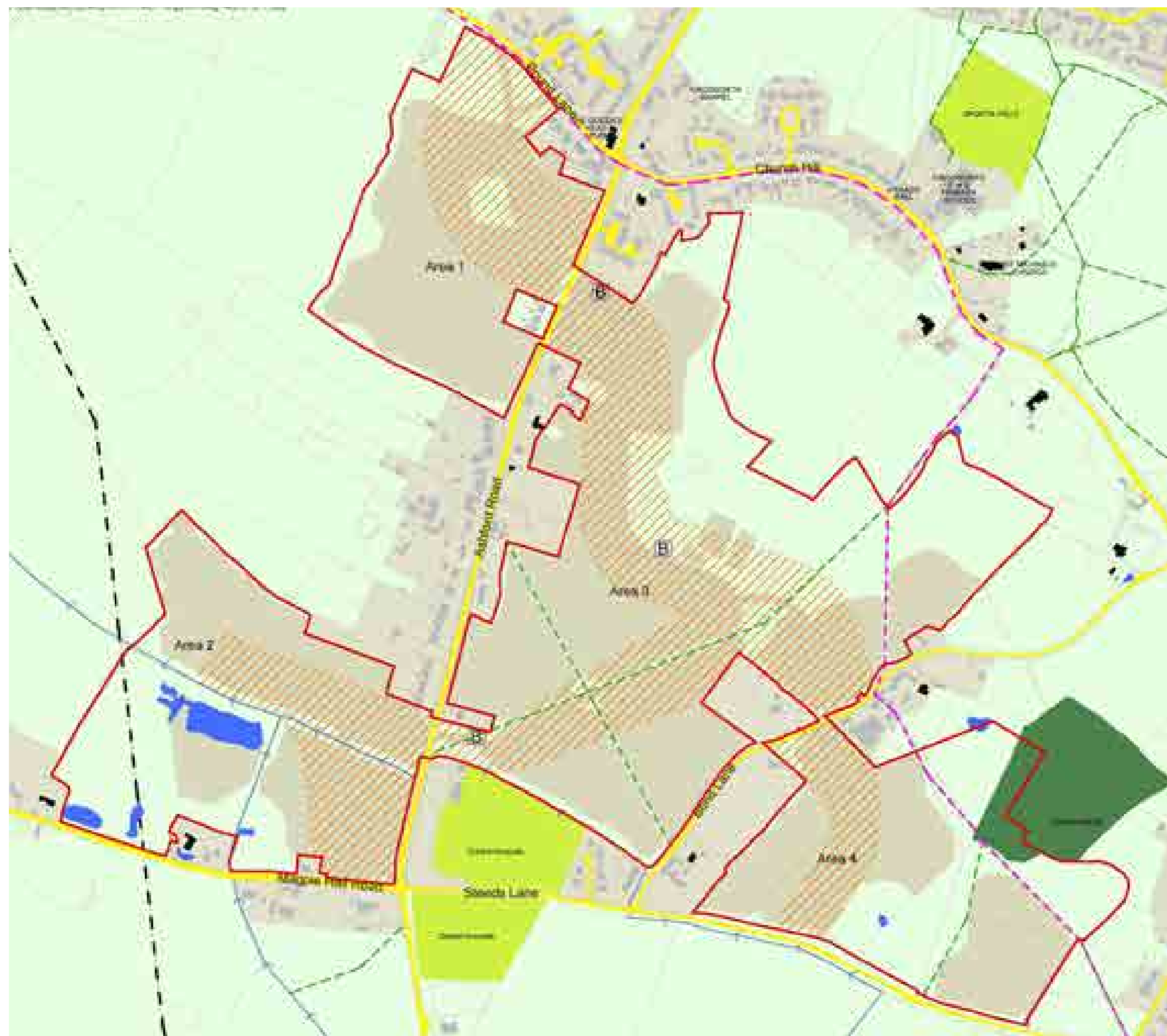


**Illustrative Masterplan showing indicative primary road layout in greater detail.**



## Kingsnorth Green Masterplan

14007(P)011 Parameter Plan:  
Connectivity



# 5.2.2 Proposed Land Use

The framework plan proposes an integrated land use for development with a mix of uses which include:

- Residential
- Local convenience retail
- Business and employment
- Education
- Social and community

## Land use layout with residential and mixed uses:

- The residential land use will provide **up to 750 homes**
- A local centre with retail and community facilities in close proximity to the proposed primary school and proposed village green.

## The landscape framework provides:

- 36% green infrastructure including
- Sports pitches and general amenity space including play, parks and allotments
- Existing habitats will be protected and enriched through sympathetic landscape design that works with existing hedgerows and trees
- A ‘New Village Green’ connected to a network of green spaces that allows for a generous proportion of public amenity space

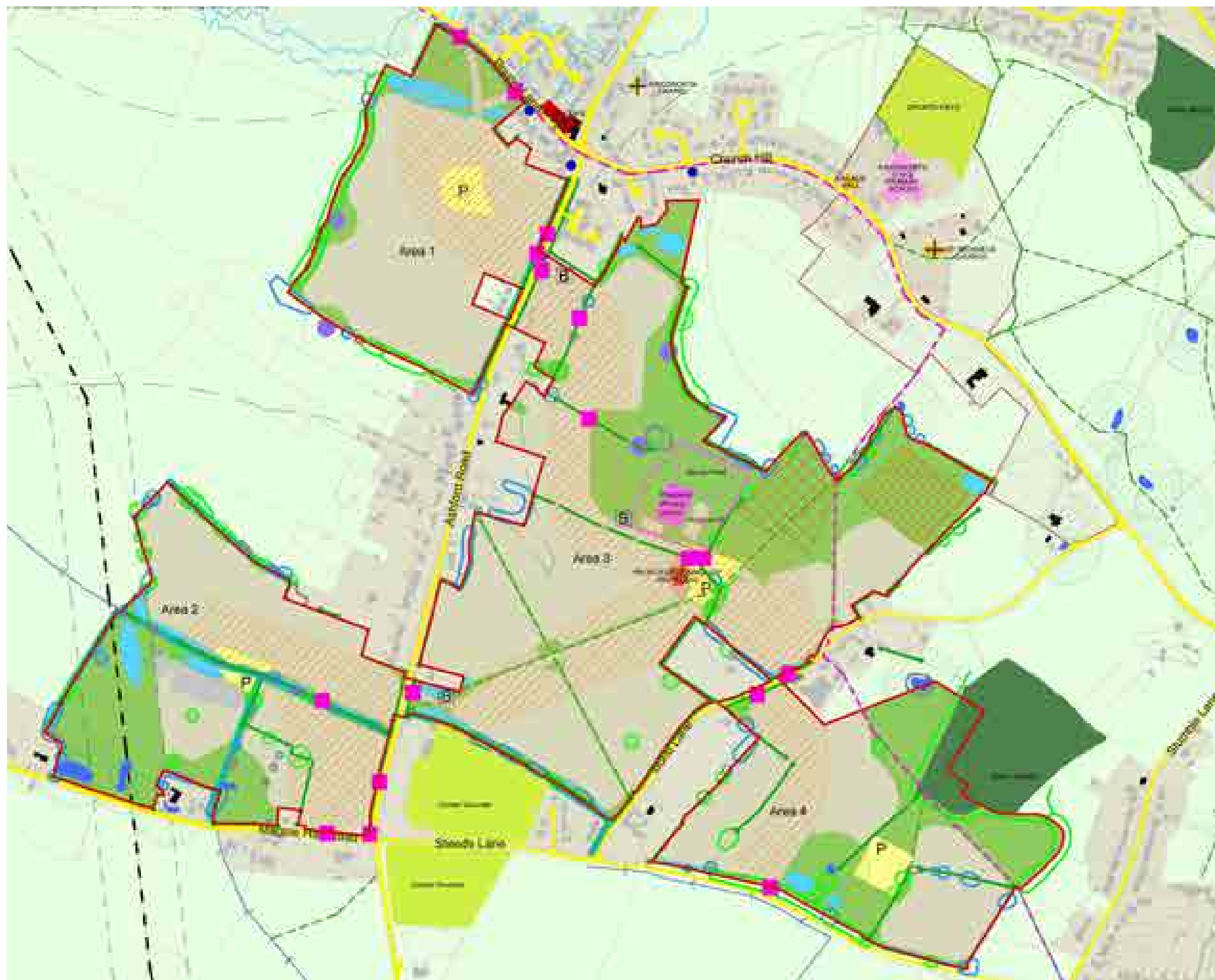
## The access framework provides:

- The proposed realignment and improvement of the junctions along Ashford Road
- A primary route through Area 3 that connects in a loop to Ashford Road providing an opportunity to extend the existing bus routes
- Footpaths and cycle routes connecting across the development between key destinations and green spaces



# Kingsnorth Green Masterplan

14007(P)012  
Parameter Plan:  
Land Use



0 50 100 200



# 5.2.3

## Proposed Density

### Proposed density in the context of existing Kingsnorth

Excluding green infrastructure, the application housing areas will have an average density of approximately 21 dwellings per hectare with a range of densities from 15 dwellings per hectare to 24 dwellings per hectare. Higher density areas are proposed in close relation to the proposed transport infrastructure, schools and local centre.

#### Lower density housing character area

The housing character in the lower density areas is a mix of 1-2 storey detached, semi detached and short terrace house types predominantly perimeter facing to green lanes and wider open green spaces with a smaller number of street facing house types. The lower density character areas provide larger areas of green open space within the housing, creating either central spaces or open edges to fields and hedgerows and incorporates suds, natural play, allotments, amenity and habitats.

#### Medium density housing character area

The housing in medium density character area is a mix of 1-3 storey detached, semi detached and short terraced house types predominantly perimeter facing house types with a smaller number street facing house types.

The plot sizes creates a flexible layout for a mix of houses in one block and a variety of solutions for car parking: rear parking in mews housing courtyards and discete areas of frontage parking on street and in garages, avoiding rear court parking where possible.

#### Higher density housing character area

The housing character in higher density housing area is a mix of 1-3 storey detached, semi-detached and short terraced house type predominantly street facing house types with a smaller number of perimeter facing houses.

The plot sizes creates a flexible layout for a mix of houses in one block and a variety of solutions for car parking: rear parking in mews housing courtyards and discete areas of frontage parking on street and in garages, avoiding rear court parking where possible.

The local centre provides the opportunity for higher densities to create a village centre with amenities in mixed use in close proximity to the school and village green.

#### Street character

A hierarchy of street character and access creates a gradual hierarchy of stret width, frontage, building scale and landscape detail to establish the primary road, secondary access streets, lanes fronting the wider green open spaces and a loose network of teriary perimeter green lanes and short cul-de-sacs linked by paths.

14007 Farrells Kingsnorth Masterplan	
14007 (sk) 001 Rev N Densities	
To be read in conjunction with HYA 14007(sk) 001 Rev N	
Housing density across the site	
Total Project Site area	60.98
Number of dwellings	750
Gross Density per Ha	12
Total Housing area	35.4
Number of dwellings	750
Net housing Density per Ha	21
Total Development area (housing area + required green space)	43.14
Number of dwellings	750
DCLG Gross Density per Ha	17

### Strategic Density Diagrams



Lower Density: away from the primary access and close to Ancient Isaac Wood



Medium density: close to the conservation area and listed buildings

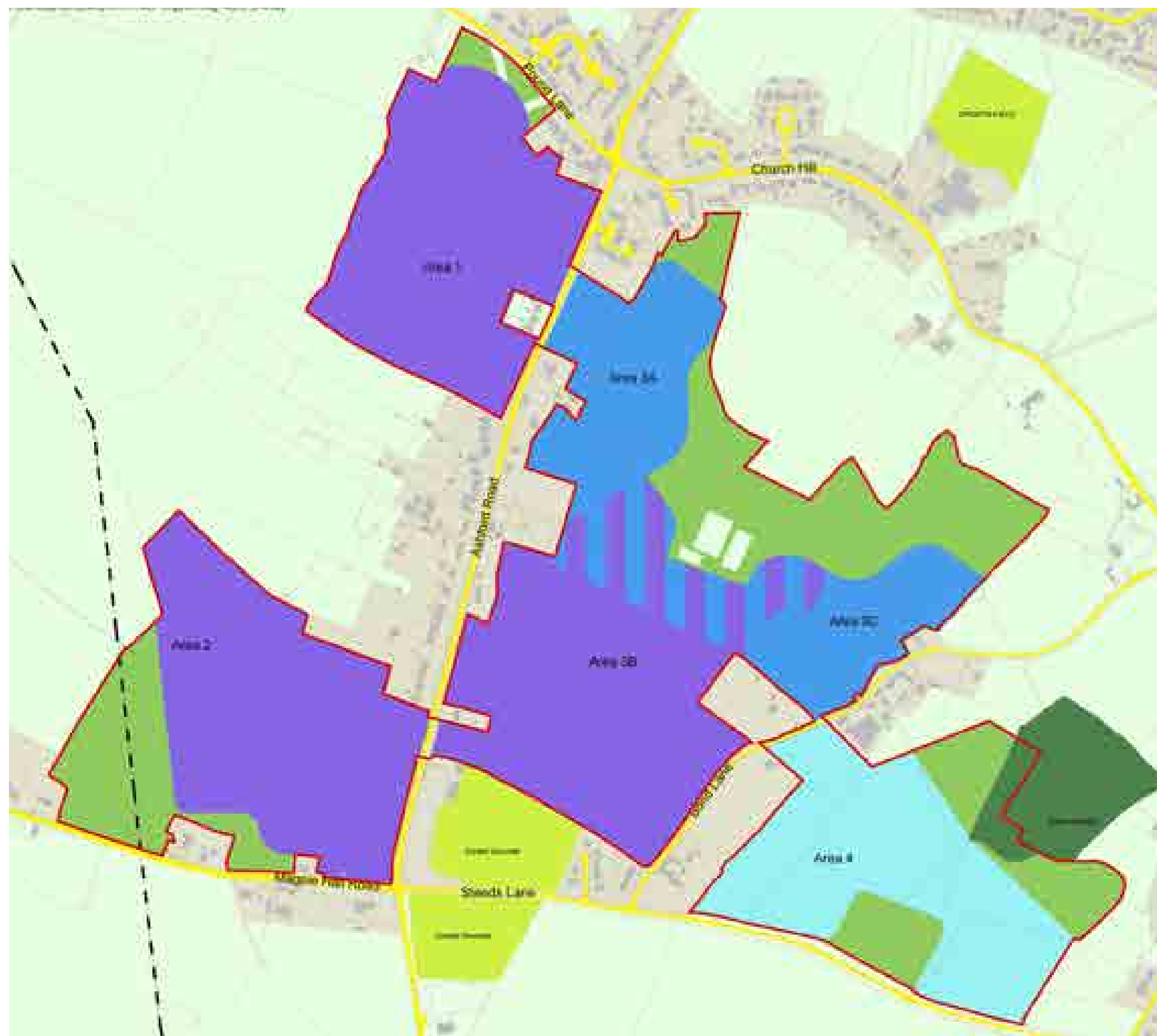


Higher Density: close to the primary access, school and proposed local centre



# Kingsnorth Green Masterplan

14007(P)014 Parameter Plan:  
Density



Red Line Boundary

## EXISTING KEY:

Existing Urban Areas

Existing Field

Existing Buildings

Existing Ancient Woodland

Existing Sports and Recreation Grounds

Existing Roads

Existing Overhead Cables

## PROPOSED KEY:

Proposed Green Spaces

Proposed Community and Retail

Low Density (5-10 Dwellings per hectare)

Medium Density (10-15 Dwellings per hectare)

Transition area from Medium to High Density

High Density (15-20 Dwellings per hectare)

0 50 100 200

## 5.2.4

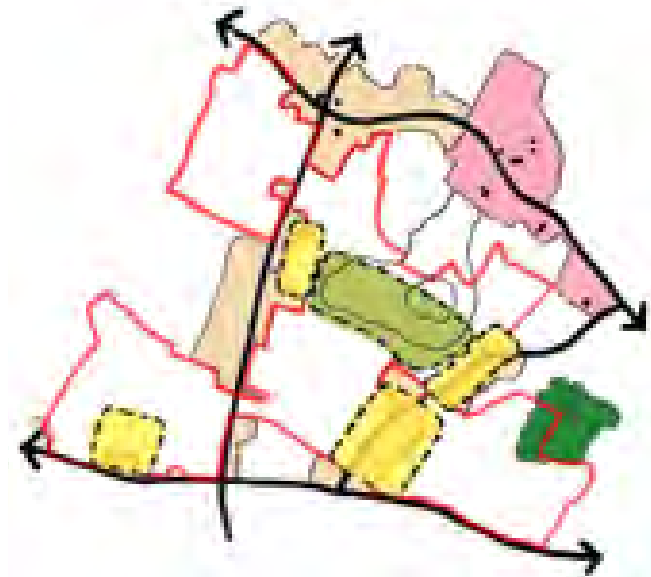
### Proposed Building Heights

The proposed Kingsnorth Green development is predominantly low rise, ranging from 1-3 stories, which are categorized as;

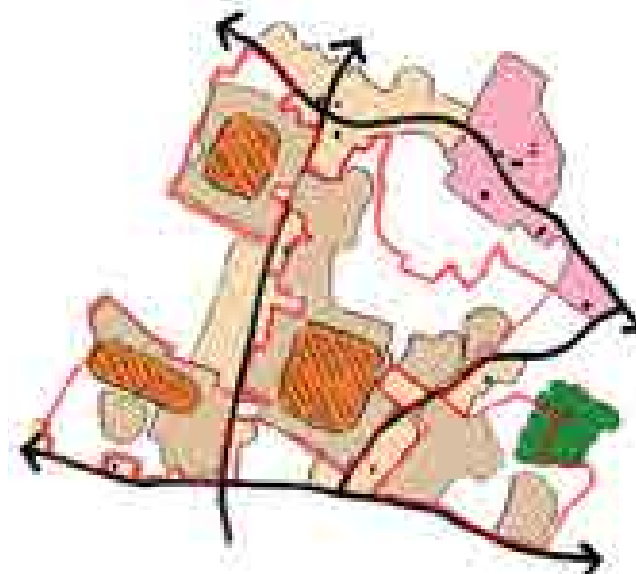
- Lowest – 1 storey with a maximum height of 8m AOD.
- Low to Medium – 1 to 2 stories with a maximum height of 11m AOD.
- Medium - up to 3 stories with a maximum height of 14m AOD

The proposed heights take into account the existing surroundings with lower buildings proposed adjacent to more visible and sensitive areas.

### Strategic Height Diagrams



Lowest Heights: on the higher contours of the site and in the areas closest to listed buildings



Medium Heights: central to the new development areas where there will be reduced impact on the existing inhabitants



14007(P)015  
Parameter Plan:  
Building Heights



## 5.3

### Use

#### Proposed Uses

The proposed Kingsnorth Green development will be a mixed use scheme with a mix of uses located on 62.59Ha in and around the 'new village green'.

Proposed uses will include the following:

- up to 750 Homes on 35.8 Ha
- A one form entry primary school with associated playing fields on 1.4 Ha
- A local Centre on 0.14 Ha comprising:
  - Small local shops up to 23m<sup>2</sup>
  - Space for local business up to 44m<sup>2</sup>
  - Community hall and community rooms up to 198m<sup>2</sup>

## 5.4

### Amount

**Approx. 22.65 hectares of Green infrastructure will include:**

- Around 0.9Ha of play space, NEAPS, LEAPS and LAPS including play within the housing
- Around 10Ha of green infrastructure devoted to habitat protection and enhancement
- A village green at the high point of the development providing around 5.5Ha of amenity green space including sports playing fields
- A network of allotments throughout the development totaling approximately 0.36HA in total
- Approximately 7.76Ha general amenity space. This includes SuDS, woodland, hedgerows, grassland, foot and cycle paths. This exceeds the minimum requirement in Ashford Borough Council SPD.
- Around 2.88Ha sports playing fields

Proposed roads will comprise approx. 2.6 Ha

Existing roads within the red boundary line comprise approx. 0.21 Ha

**Total area within red line boundary = Approx. 62.8 Ha**



Childrens Play areas



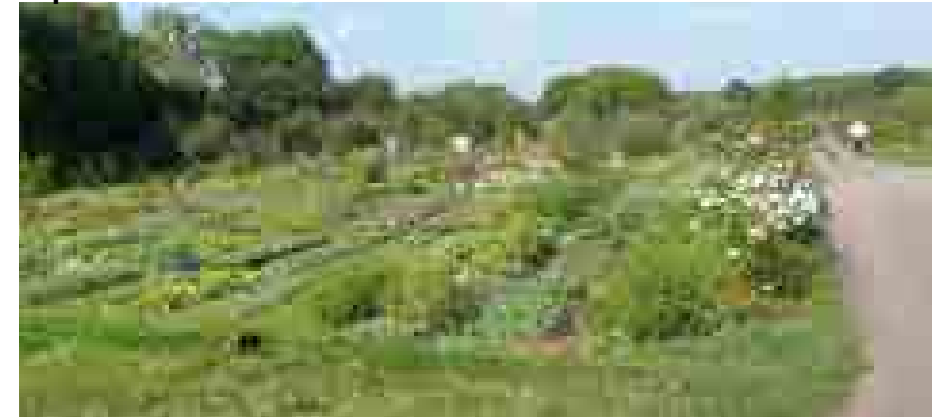
Wildlife / Habitat



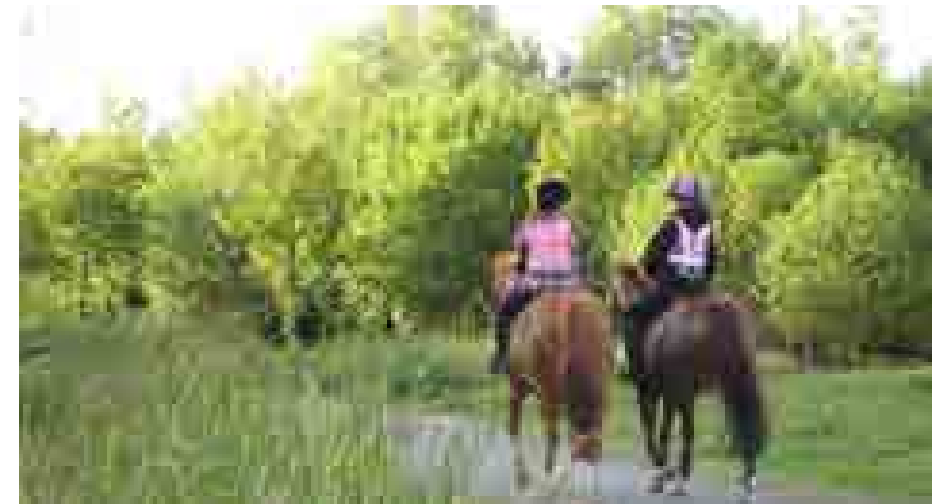
Village Green



Sports Pitches



Allotments



Paths and Tracks





## 6.0 Design

Kingsnorth Green will take into account the nature of its surroundings in order to create a traditional, sustainable and high quality housing design. The village green with a network of green spaces that permeate the development will help create a strong identity based around streets and green lanes.

The character areas identified in Chapter 2.2.5 of this document will guide the localised character areas within the new development.

The masterplan creates a new village green as a buffer between the proposed housing and existing character area 1; Church Hill. The road layout creates new through routes which mitigate impact to character areas 2, 3 and 5; Church Hill Cross, and Ashford Road North and South.

### 1. Church Hill, Kingsnorth

In order to respect the existing housing and context of the Kingsnorth Conservation area and St Michaels Church the Kingsnorth Green masterplan provides a large buffer area of open landscape in the land adjacent to Church Hill.

### 2. Church Hill Cross

To reduce the impact of the proposed Kingsnorth Green development on the key crossroads at the heart of Kingsnorth Village, new junctions on Pound Lane and Ashford Road are proposed.

### 3. Ashford Road North

The Kingsnorth Green masterplan creates the opportunity for a Kingsnorth relief road that would help reduce traffic along this part of Ashford Road.

### 5. Ashford Road South

Existing houses line the road to the west and intermittently to the east. The proposal will aim to direct traffic away from this stretch of road to preserve its character as a residential country lane.

New housing is proposed in character areas 4 and 6-10. The design of housing creates an identity which reflects the existing character.

### 4. Pound Lane

The proposed housing around the edges will be lower to fit with the existing country lane character of neighbouring houses and the open landscape to the west. The central area of this cluster of housing will be a higher density overlooking the proposed green area and branch out into smaller green courtyards, 'green' streets and mews housing.

### 6. Inner Site

The high point will be kept as open landscape and provide the new Village Green for Kingsnorth Green. Proposed housing surrounding the green will be lower and less dense and lead into 'green' courtyards and mews housing with 'green' streets following the lines of the existing footpaths. On the lower slopes of this area housing will be taller and denser as it is located near to the primary access road which will branch off into mews, home zones and urban courtyards.

### 7. Magpie Hall Road

Proposed housing will look outwards over open landscape to the south and east and most of this area will be kept for habitat creation and protection

### 8. Steeds Lane West

The existing character of the crossroads with tight hedged corners will be retained and the through route redirected by a new roundabout that will ease the flow of traffic through this point. Higher density housing, in close proximity to the public transport links, will face onto the street, with some home zones, mews and urban courtyards in this area.

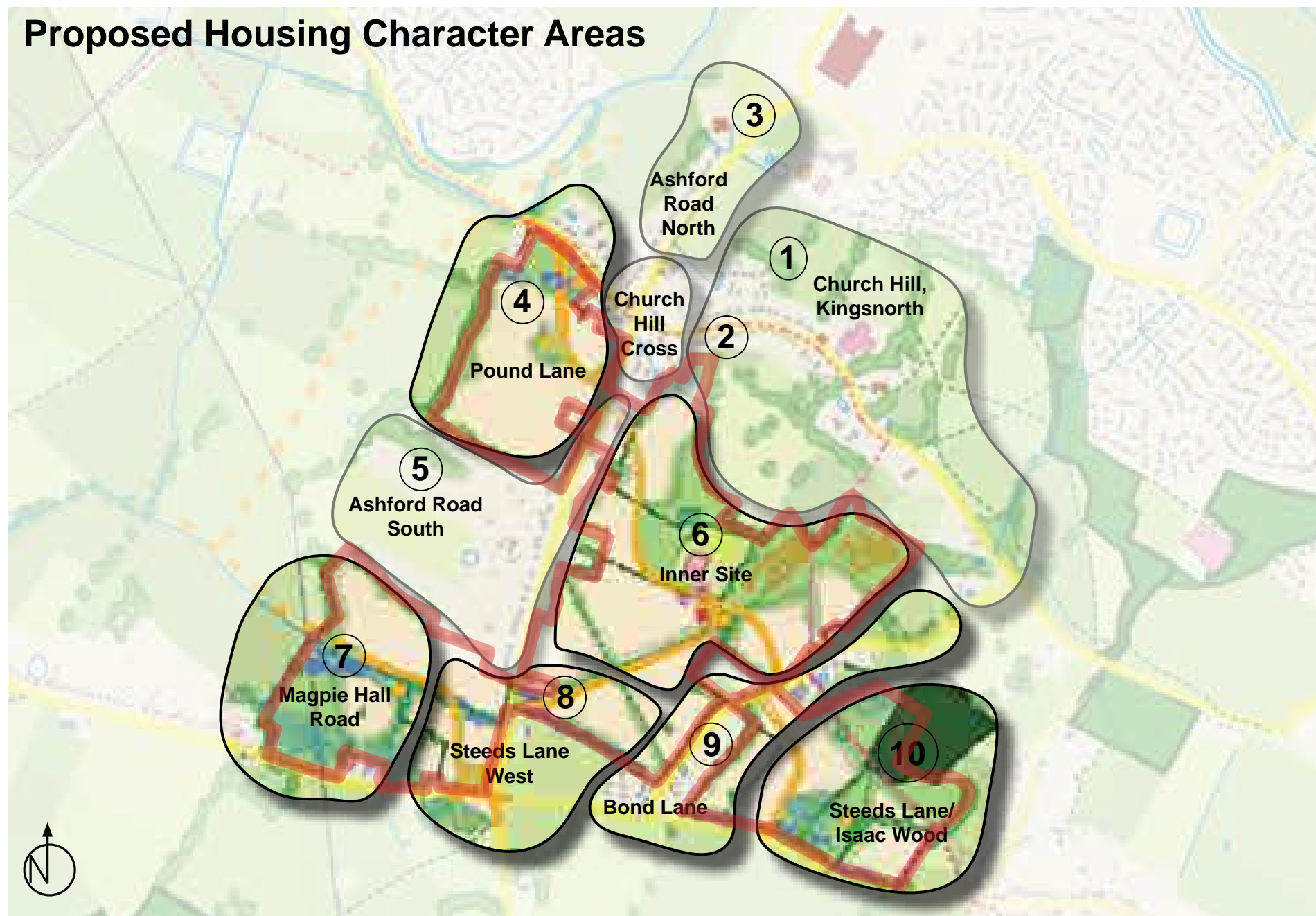
### 9. Bond Lane

The Kingsnorth Green masterplan aims to reduce the impact on the listed buildings that overlook the site along Bond Lane by including buffer zones, reducing the housing density and including proposed housing of a smaller scale.

### 10. Steeds Lane/Isaac Wood

The housing in this area is the lowest density and will overlook the proposed green space and open landscape to the east and north. Green streets and green courtyards will define the housing clusters with housing sympathetic to the neighbouring properties along Bond Lane to the west. The majority of this area will be reserved for landscape and habitat protection.

## Proposed Housing Character Areas



## Housing Design Character Areas

Housing will vary throughout the proposed housing areas to complement the existing and proposed character. The areas are described as follows:

### Houses fronting green spaces

These houses overlook the village green and other green open spaces within the development clusters. They include green ribbons alongside footpaths and 'green' courtyards within the development clusters.

### Houses fronting perimeter landscape.

This character area is along the perimeter of the development clusters, where a clear view over the landscape beyond. These properties have vehicular access via the perimeter tertiary routes (lanes) so have their front facades overlooking the landscape.

### Houses fronting inner streets, through routes

These houses are located along primary, secondary and tertiary streets. Front gardens with varied boundary treatment will create character, such as open, low fence, hedges and railing.

### Houses fronting home zones, non-through routes

Housing fronting quieter non-through routes that provide safe-play streets for children and inward looking neighbourhood for families. Vehicle access will be restricted to residents / servicing residents. These can include mews and cul-de-sacs.

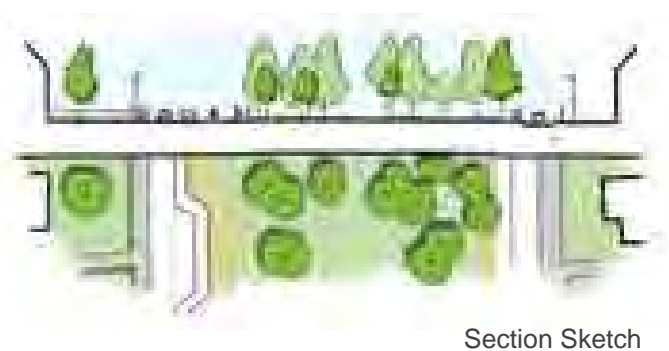
Visual examples of the proposed housing character areas is provided in chapter 6.1.

## 6.1 Appearance – Illustrative Examples

### Housing Fronting Green Spaces

#### Housing around the Village Green

- Communal Green in the centre with vehicular through route.
- Scattered trees in the village green.
- Front Gardens, open or low fence facing towards the village green.
- Varied character, scale and materials
- Limited parking from rear courtyards.



Section Sketch



Cambourne, Cambridgeshire

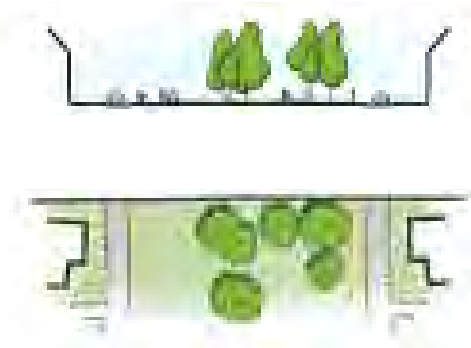


#### Housing around smaller green spaces

- Communal or private green area in the middles.
- Houses fronting the green area
- Limited vehicular access.
- Parking from front green lanes.



Section sample D



Section sketch D - D'



Hampstead Garden Suburb,

North London

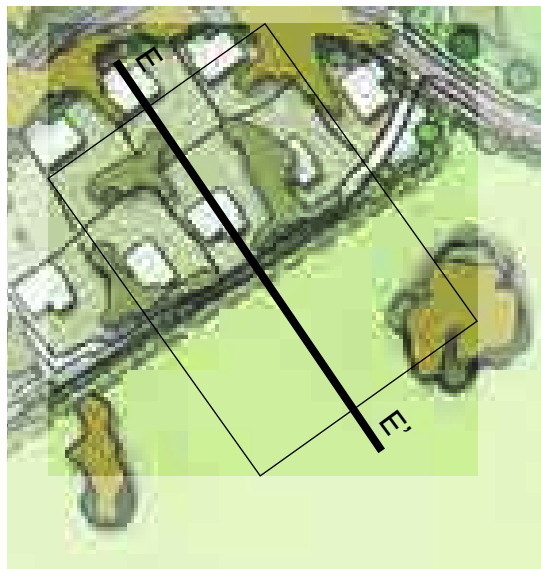


Cambourne, Cambridgeshire

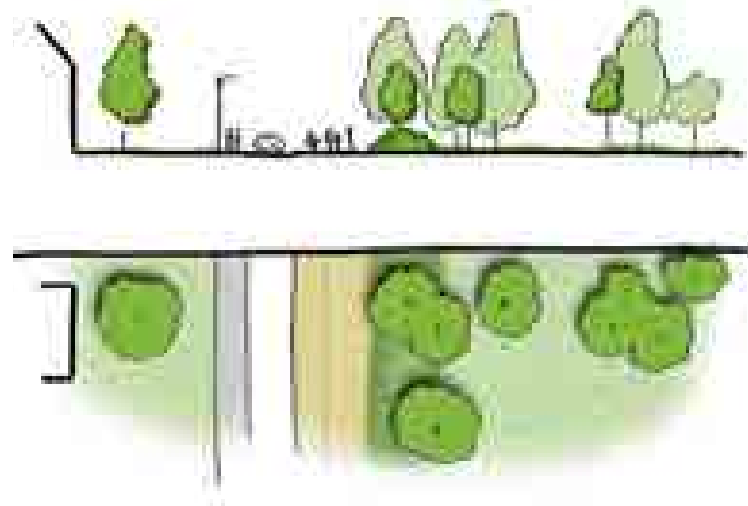
# Housing Fronting Perimeter Landscape

## Housing with open front to landscape

- Housing fronting green lanes.
- Detached character and scale of houses.
- Small front gardens face towards landscape.



Section sample E



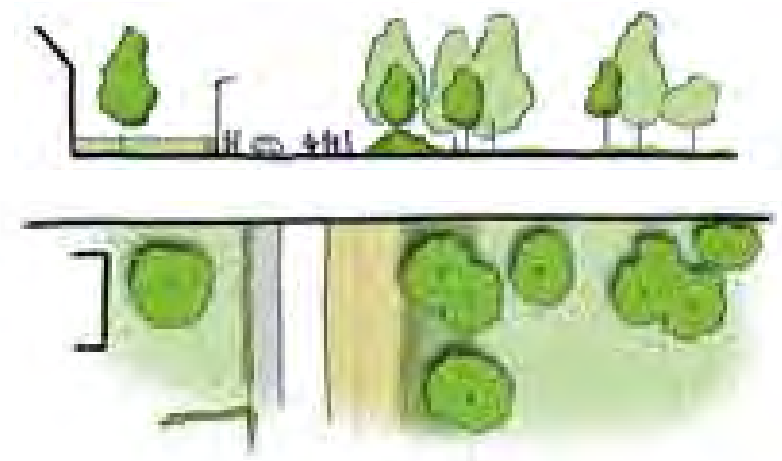
Section sketch E - E'

## Housing with a strong hedge enclosure to the landscape

- Strong hedge enclosure along the boundary
- Hedge providing privacy and security
- Hedge completes landscape beyond.
- Varied character, materials and scale of houses.



Section sample F



Section sketch F - F'



Cambourne, Cambridgeshire



Boscombe, Sussex

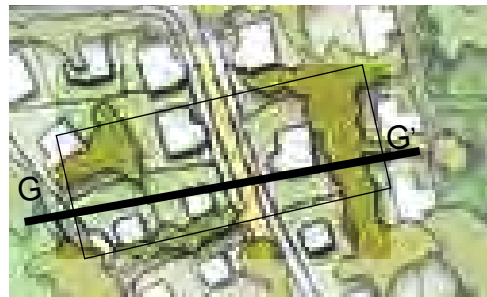


Accordia, Cambridgeshire

# Houses Fronting Inner Streets, Through Routes

## Housing with open fronts to streets

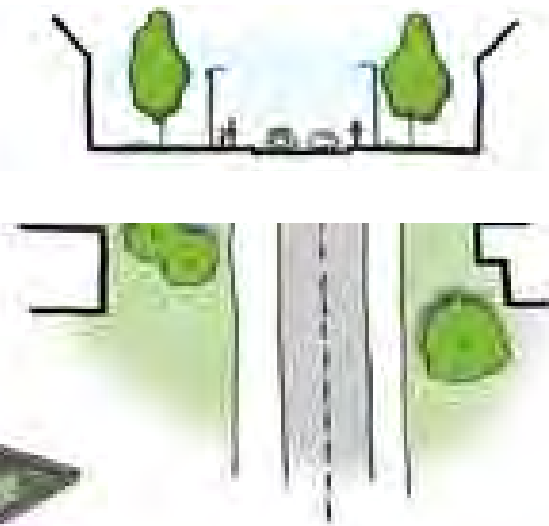
- Consistent character and scale of houses.
- Varied open boundary enclosures in front of the houses.



Section sample G



3D example of a street with an open front



Section sketch G - G'



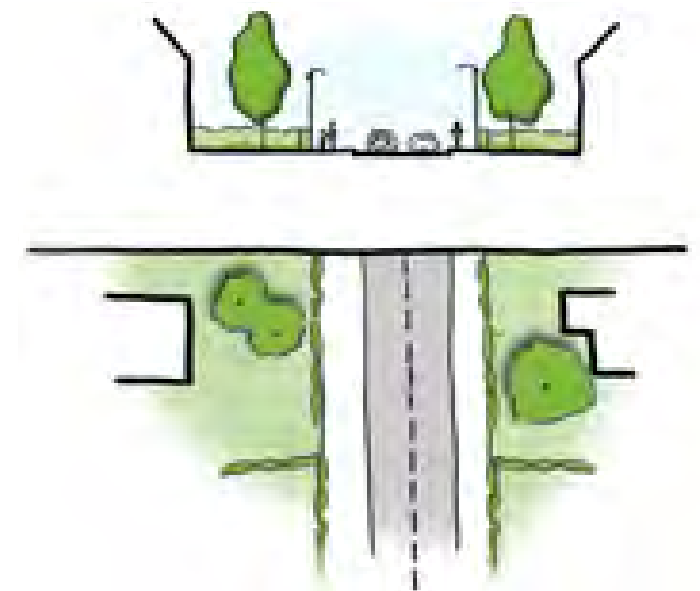
Letchworth, Hertfordshire

## Housing with a hedge enclosure to streets

- Varied character and scale of houses.
- Stronger boundary enclosure to houses.



Section sample H



Section sketch H - H'



Tenterden



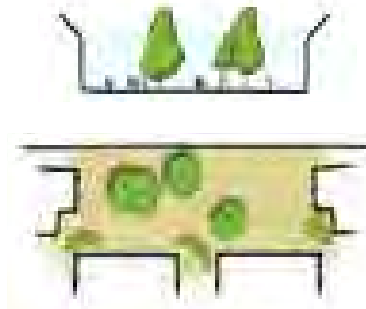
# House Fronting Home Zones, Non-through Routes

## Housing around an urban courtyard

- Communal or private area surrounded by houses.
- Create continuous front around the courtyard.
- Few scattered trees in the courtyard.
- Consistent design of houses
- L shaped or elongated houses.



Section sample A



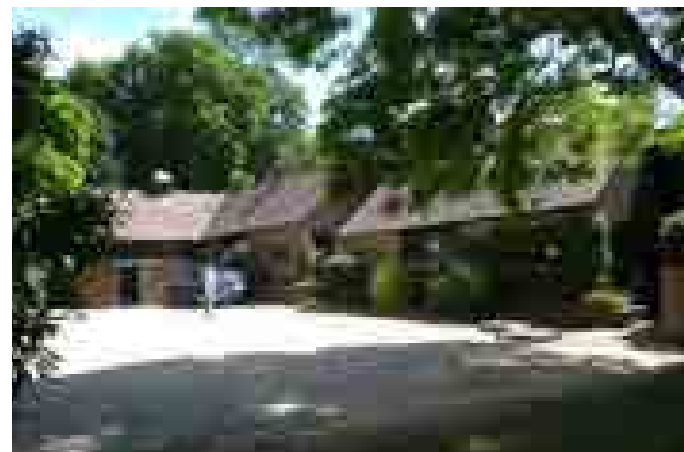
Section sketch A - A'



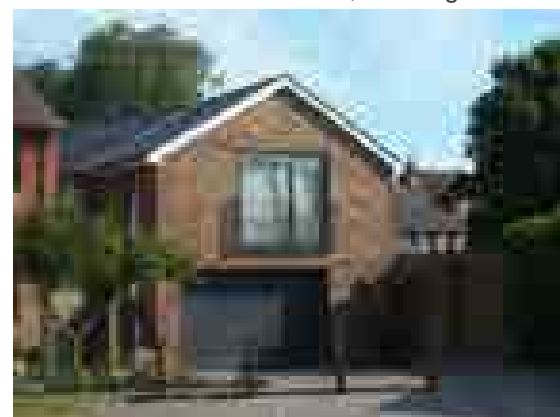
3D example of an Urban courtyard



Petersham houses, Surrey



Haddenham, Buckinghamshire



Tenterden

## Housing fronting a mews court

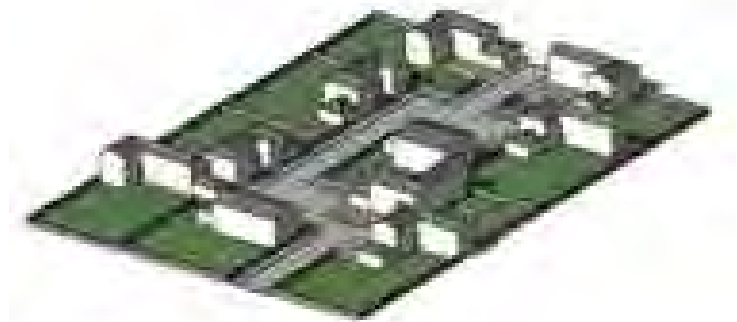
- Consistent scale of the houses.
- Varied materials on houses.
- Restricted traffic
- Small front gardens and threshold.
- Building built around a paved yard or court or along a street.



Section sample B



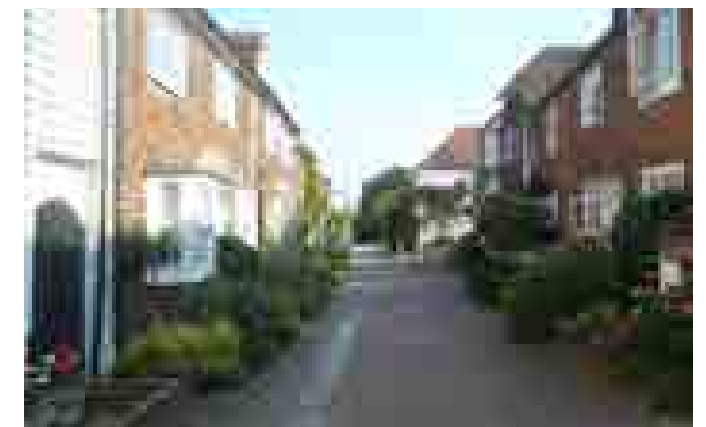
Section sketch B - B'



3D example of a Mews court



Poundbury, Dorset



Tenterden