

BUCKLAND MILL

INTRODUCTION

Welcome!

We welcome you to today's Public Exhibition relating to development proposals for future phases of the site at Buckland Mill, Dover. This is in addition to the new homes and converted mill buildings that are already under construction at Buckland Mill ('Phase 1'). WYG has been working with Homes England to deliver a masterplan for the site to accommodate approximately **120 New Homes**. Once the masterplan is finalised and then approved by the council, construction and delivery can begin.

We are currently working towards preparing an outline planning application and this event is designed to share our working draft plans with you and seek your feedback and input.

TODAY'S EVENT WILL ENABLE YOU TO:

- Gain a further understanding of our vision and aspirations for the site;
- View details of the emerging site wide masterplanning work;
- Meet the applicant and consultant team; and
- Learn more about our proposed outline planning application to be submitted to Dover District Council;
- Provide feedback and views to inform and shape our emerging outline planning application.

Once you have reviewed the material on display today, please take the time to provide us with your views by completing the feedback forms available.

Thank you for taking the time to attend our exhibition.



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BUCKLAND MILL THE SITE

A little about the site

SITE HISTORY

The Buckland Mill site historically housed a Paper Mill which operated for some 150 years and closed down in 2000. The site was originally acquired the South East Regional Development Agency in the early 2000s after commercial operation ceased and is now in the ownership of Homes England.

The north-eastern portion of the site is currently undergoing development as part of a previous masterplan for the site which was approved in 2010 for up to 406 residential units across 4 phases. This first phase of the 2010 masterplan included 141 residential units and mixed retail, community and commercial uses and is at various stages of completion. The subsequent phases of the 2010 masterplan (phases 2, 3 & 4) were to provide 265 residential units (80 dwellings and 185 apartments), however, this planning permission has now lapsed, and this part of the site has lain empty for some period of time.

Homes England now wish to submit a **new outline planning application** for this part of the site which meets Dover District Council's adopted planning, design and sustainability standards as well as reflecting current market conditions.

OUR TEAM



Homes England is the government's housing accelerator. It has the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, they are making possible the new homes England needs, helping to improve neighbourhoods and grow communities.



WYG is a multi-disciplinary property consultancy, bringing extensive planning and technical experience to the project from both a local and UK perspective. They have a breadth of experience of delivering residential schemes across the south east as well as working with Homes England on other housing projects in England. WYG are providing technical, planning and design services on this project.



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THE SITE

Planning Policy

Following the closure of the mill, the site was identified by the Council as being **suitable for new housing**. In 2003, the Buckland Mill Planning Brief was adopted by the Council and includes key guidance that should still be taken in to account for planning applications on this site. The objective of the Planning Brief is to seek the comprehensive and sustainable regeneration of this site, by:

- Ensuring the site makes a positive contribution to the regeneration of the locality, without harming the vitality of the Dover Town centre;
- Providing uses that are appropriate to the local area and special character of the retained buildings;
- Providing development that is of appropriate scale and high quality design that positively contributes to the local townscape and enhances the setting of the listed building and all other buildings which are retained;
- Providing development that is sustainably achieved through layout, retention of historic structures and energy efficiency construction;
- Securing environmental enhancement through high quality design and landscaping treatment;
- Ensuring acceptable access, traffic demand and traffic generation.

POLICY LA 9 - BUCKLAND MILL

In 2015 the Council adopted their Land Allocations Local Plan which includes **Policy LA 9 - Buckland Mill**.

This policy allocates the site for residential development with an estimated capacity of 265 dwellings. The policy states that planning permission will be permitted for redevelopment provided that a comprehensive scheme for the site is prepared where:

- I. A satisfactory Design Code must be submitted as part of any outline planning application;
- II. The development is designed to reflect the site's important location and preserves the setting of the Listed Buildings on and close to Buckland and the adjacent St. Andrew's Church;
- III. Environmental improvements, including a riverside walk and a cycleway that are accessible to the general public, are incorporated into the layout of the site;
- IV. Buildings are designed so that they front the river and have been designed in a manner that includes mitigation measures to reduce the risk of flooding and allows public access along the river frontage;
- V. The development should provide a connection to the sewerage system at the nearest point of adequate capacity and ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes;
- VI. Opportunities must be made by the developer to provide for access to and from the site by cycle, foot and public transport; and
- VII. Vehicular access to the site is achieved from the existing access roads from Crabble Hill.



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THE SITE

Site Assessment

We have undertaken a detailed site assessment to understand the site and its context. The following assessments have informed the design process and will be submitted with the planning application:

- Heritage Assessment
- Transport Assessment
- Flood Risk and Drainage Assessment
- Ecology Assessment
- Air Quality Assessment
- Noise Assessment
- Tree Impact Assessment
- Utilities Assessment

The findings of the assessments have been used to re-evaluate the suitability of the site for a housing development and this has clarified the constraints and opportunities in developing the land. As a result, the design has evolved from the 2010 consented masterplan due to the following key factors:

- ECOLOGY** The ecological value of the site is focussed on the river corridor. An ecological appraisal is underway and surveys have been conducted to assess reptile, fish and invertebrate activity, in addition to surveys of bats and nesting birds.
- HERITAGE** Also a consideration for the design approach to be taken is the fact that the area surrounding the site has a number of heritage assets. The clock tower, which is located on the side of the main mill building fronting Crabble Hill, is an important local landmark. This building wraps around the north and eastern boundary of the site which fronts Crabble Hill. To the west of this building is Buckland House, which is Grade II Listed.
- UTILITIES** The previous 2010 masterplan conflicts with both gas and sewer easements required which run along the northern and western boundaries of the site. These easements are required for utilities maintenance. In addition, the 2010 masterplan did not allow for the Phase 1 substation, which is now constructed within the Phase 2 part of the site.

KEY:

Site Boundary	Root Protection Areas (RPAs)	Bridges & Culverts on Site
Turning Head/ Potential Future Access Point	Existing Trees	Environment Agency (EA) Flood Zone 2
Existing Vehicular Access	Listed Buildings	Environment Agency (EA) Flood Zone 3
Consented Ped/ Cycle/ Vehicular Connection Point from Phase 1	Water Main, Sewer, LP Gas Main & LV Lighting Cable Easement	Bus Stops
Extent of Retained Mill Wall	MP Gas Main Easement	Shops/ Retail
Buildings & Structures on Site	The River Dour	Land within the Groundwater Source Protection Zone 1
Long distance view points towards Dover Castle	River Dour Maintenance Zone	

RIVER MAINTENANCE No provision was made as part of the 2010 masterplan to ensure suitable access to the river if future maintenance works are required. Recent discussions with the Environment Agency have highlighted the need for maintenance access strips both north and south of the river – one being 6m wide to enable vehicle access, the other 2-3m wide to allow pedestrian access.

FLOOD & DRAINAGE Flood risk mapping for the site has been updated since the 2010 masterplan was approved and Flood Zone 3 (which relates to areas with a high risk of flooding) now extends to a small part of the northern part of the site. Development previously consented within this area will therefore need to be removed from future proposals. In addition, there is updated guidance from Kent County Council (as lead flood authority) which demands flood attenuation measures over and above those agreed under the previous 2010 masterplan.





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THE ILLUSTRATIVE MASTERPLAN

Making Homes Happen

PRINCIPLES OF THE EMERGING DESIGN

The Illustrative Masterplan shown above shows the development principles proposed for the site to deliver approximately **120 New Homes**. The plan shows one way the scheme could be delivered, highlighting key streets, spaces and features.

New homes would be designed sympathetically to reflect local styles and materials. We will be proposing a **housing led scheme** (70% houses/ 30% flats) with a range of house types including detached, semi-detached and terraced properties offering a range of house sizes, types and tenures.

KEY:			
	Site Boundary		Pedestrian Bridge
	Primary Roads		Pedestrian & Cycle Links
	Secondary Roads		Phase 1 Substation



Concept Illustration, showing principles of potential house types.





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DESIGN, ACCESS & PARKING

Progressing the site

DESIGN PRINCIPLES

There are clearly a number of key objectives to be considered in relation to site constraints and design aspirations. While the development proposals aim to maximise the potential of the site, this has been tempered by the constraints identified and assessment of deliverability. The proposals are therefore for a reduced quantum when compared to the 2010 consented masterplan. However, the proposals will continue to uphold the previous commitments to site enhancement, which bring considerable public benefits.

These include:

- **Creation of an attractive setting and visual amenity along the River Dour corridor including a pedestrian walkway, which will be open to the public;**
- **A new cycleway connecting to Crabble Meadows from Crabble Hill;**
- **Integration of long-distance viewpoints to Dover Castle from within the site;**
- **Improved permeability of the site with pedestrian footpath connections from Crabble Hill, Crabble Meadows and Crabble Avenue;**
- **Protection and enhancement of existing trees on site where possible; and**
- **Careful consideration and integration of the listed buildings and historic non-listed buildings setting.**

The scheme follows a similar pattern of development to the consented 2010 masterplan; with taller flatted elements to the north of the river and terraces of houses to the south.

The apartments will be situated at key gateway locations where the height will increase to a maximum of four storeys. A more commercially marketable mix of development is promoted with more houses and fewer apartments leading to a density of 68 dwellings per hectare compared to the 2010 masterplan which included a higher supply of apartments at a density of 140 dwellings per hectare.



VEHICULAR ACCESS

Vehicular access is proposed via a main vehicular access from Crabble Hill, with a secondary access further to the south of this, also from Crabble Hill. This configuration of accesses allows good flexibility within the site to create a high-quality street environment.



PEDESTRIAN & CYCLE ACCESS

A central footbridge is proposed to provide access through the site across the river. A new pedestrian and cycle link will be formed from the northern access point on Crabble Hill through to the existing footpath along Crabble meadows.



PARKING

Parking will be provided through the use of on-plot spaces, integral garages/car-ports and well-designed parking courts and on street visitor spaces. Due to the sustainable location we are working on the provision of approximately 1 space per 1, 2 and 3 bed unit, and 2 spaces per 4 bed unit as well as an allowance for visitor parking. The masterplan includes 147 parking spaces.



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ECOLOGY, DRAINAGE & AMENITY

Progressing the site



ECOLOGY

Taking account of a review of local records and surveys the proposed development has been designed to avoid and minimise negative effects on ecology and biodiversity. The development will ensure that the ecological value of the river is protected and where possible enhanced.

The key **ecological enhancement** measures proposed are to open up the river banks and to create a green link through the site. Construction activities will also be carefully managed to protect features such as trees, hedges, the River Dour and the birds, bats, amphibians and reptiles they may support, as well as to prevent pollution.

DRAINAGE & FLOOD RISK



The site is bisected by the River Dour and as a result of this the southern part of the site and an element of the northern part of the site are located within Flood Zone 2 (areas with a medium risk of flooding). There is also a small area of Flood Zone 3 (areas with a high risk of flooding) located within the eastern part of the site, although no development is planned within this area.

As part of the overall design it is proposed to open up the River Dour by removing some of the hard-engineered walls and replacing these with new embankments which will incorporate additional ecological elements into the site.

Discussions have been held with the Environment Agency to agree the required flood mitigation measures for the properties to be located within the Flood Zone 2 areas. It is proposed that in this zone, either town houses will be provided with no habitable rooms located on the ground floor along with flood resilience measures and/or the finished floor level of the properties will be set above modelled flood levels.

In respect to the proposed surface water drainage a sustainable (SuDs) design will be adopted, where possible, and the surface water runoff will discharge to the River Dour with the discharge restricted to greenfield run off rates. On site attenuation will be provided by means of below ground attenuation tanks located within the parking areas of the relevant development plots.

Foul Drainage will discharge to the adjacent Southern Water public sewer system at a point to be agreed with Southern Water.

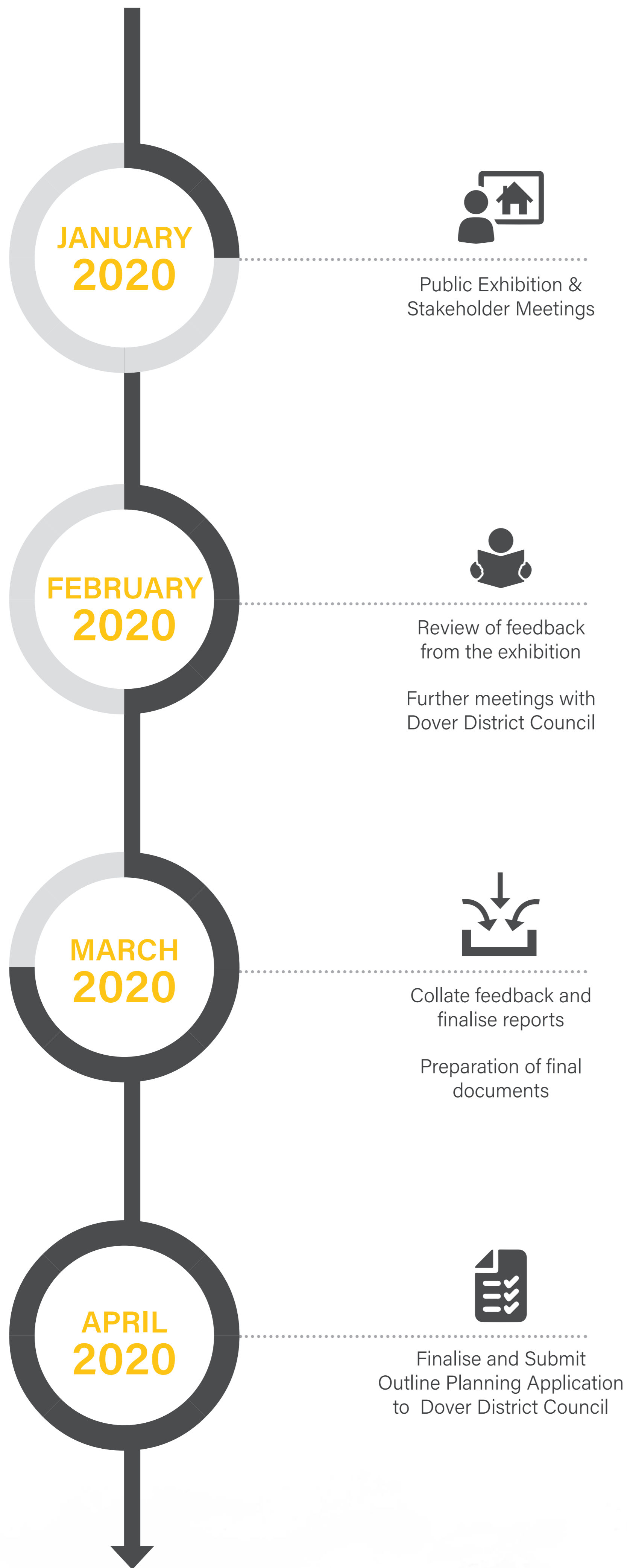


AMENITY SPACE

Amenity space will front onto the river in places and open space will be retained in the Flood Risk Zone 3 area. The masterplan provides approximately **0.23 ha of public open space** (not including the river).



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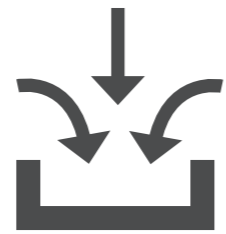


Public Exhibition & Stakeholder Meetings



Review of feedback from the exhibition

Further meetings with Dover District Council



Collate feedback and finalise reports

Preparation of final documents



Finalise and Submit Outline Planning Application to Dover District Council



BUCKLAND MILL

WHAT'S NEXT?

Thank you!

Thank you for taking to time to visit us today. We hope that you have found the event helpful and would be grateful if you could **take the time to provide the team with your views by completing a feedback form.**

We are keen to understand your views to ensure they are properly taken account of during the consultation process. In accordance with best practice and data protection law (including GDPR) we need your consent to be able to share your views with the project team and the local authority as part of the public consultation process. Further information is shown on the feedback form.

All feedback will be reviewed and analysed, and your views and comments will be used to further evolve our plans. Should you have any further questions or if you would like to discuss the plans with the team following today's event, you can get in touch using the details below.

Email: lucy.farrow@wyg.com



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