



PTARMIGAN LAND



— SOUTH WEST —  
BIRCHINGTON-ON-SEA

Development Specification Document  
November 2020



MILLWOOD  
designer homes limited  
Part of Places for People

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# 1. Development Description & Parameters

## Introduction

- 1.1. The purpose of this document is to provide clarity on those matters for determination at application stage. It is anticipated this document will be subject to a compliance condition.

## Description of Development

- 1.2. *Outline planning application, with all matters reserved except for access, for a mixed-use urban extension comprising: up to 1,650 residential units (use class C3); residential care home (use class C2); two form entry primary school (use class F1); land for the expansion of the existing Birchington medical centre; mixed use centre (use class E, F1 and F2); and associated infrastructure including provision of a new strategic link road between Minnis Road and Manston Road, alterations to existing junctions and new access arrangements from Minnis Road, Park Lane, Canterbury Road and Manston Road/Acol Hill, a new recreational and leisure shared-use link between Minnis Road and Park Lane, green infrastructure including public open space and associated facilities, landscaping, formal and informal play areas, utilities (including drainage) and associated ancillary works and structures.*

## Development Parameters

Site Area	
<b>Total planning application site area (within red line boundary)</b>	78.35ha
Land Use Quantum	
<b>Use Class C2</b>	To be accommodated within a land parcel extending to 0.57ha
<b>Use Class C3</b>	Maximum of 1,650 homes

<b>Flexible Use Class E, F1 and F2 (mixed use centre)</b>	Up to 600sqm to be accommodated within a land parcel extending to 0.4ha
<b>Use Class F1 – Primary school</b>	Provision of 2.05ha of land. Land serviced up to boundary
<b>Use Class E – Medical centre</b>	Provision of 0.1ha of land adjacent to Birchington Medical Centre to allow for expansion of / improvements to the existing facility
<b>Open space</b>	As defined on Green Infrastructure Parameter Plan.  27.2ha comprising: <ul style="list-style-type: none"> <li>• Amenity Green Space – 3.6ha</li> <li>• Equipped / Designated play areas – 1.4ha</li> <li>• Sports pitches – 1.2ha</li> <li>• Public parks and gardens – 2.8ha</li> <li>• Allotments – 0.8ha</li> <li>• Natural and semi-natural greenspace – 17.4ha</li> </ul>
<b>Land Use Distribution</b>	
<b>C2</b>	As per Land Use Parameter Plan, as identified in magenta
<b>C3</b>	As per Land Use Parameter Plan, as identified in brown
<b>Mixed uses (E, F1 and F2)</b>	As per Land Use Parameter Plan, as identified in red
<b>F1 – Primary school</b>	As per Land Use Parameter Plan, as identified in purple, and including 10m buffer strip adjoining eastern boundary
<b>E – Land for potential medical centre expansion</b>	As per Land Use Parameter Plan, as identified in orange
<b>Open space and green infrastructure</b>	As per Land Use Parameter Plan, as identified in green, and Green Infrastructure Parameter Plan
<b>Roads and infrastructure</b>	As per Land Use Parameter Plan, as identified in grey, and Movement and Access Parameter Plan
<b>Access</b>	
<b>Primary access points</b>	<ul style="list-style-type: none"> <li>• Access from Minnis Road – full detail of new roundabout junction, including connection to new Strategic link Road</li> </ul>

	<ul style="list-style-type: none"> <li>• Access from A28 – full details of new highway layout including connection between A28 and new Strategic Link Road</li> <li>• Access from Manston Road / Acol Hill / Park Lane – full details of new roundabout junction, including connection to new Strategic Link Road</li> </ul>
<b>Minor vehicular access points (defined by teal arrows)</b>	<ul style="list-style-type: none"> <li>• Access from and realignment of Park Lane – full details of new highway layout and access.</li> </ul>
<b>Building Heights</b>	
<b>Heights</b>	<p>As defined by the Building Heights Parameter Plan within the following zones:</p> <ul style="list-style-type: none"> <li>• Up to 2.5 storeys with max 11m ridge heights from existing ground levels (+/- 2m)</li> <li>• Up to 2 storeys with max 11m ridge heights from existing ground levels (+/- 2m)</li> <li>• School buildings up to two storeys with max 12m ridge heights from existing ground levels (+/- 2m)</li> </ul>
<b>Density</b>	
<b>C3 residential</b>	<p>As defined by the Density Parameter Plan within the following zones:</p> <ul style="list-style-type: none"> <li>• Up to 30dph</li> <li>• Up to 35dph</li> <li>• Up to 42.5dph</li> </ul> <p>Overall average density of 36.7dph</p>
<b>C2 residential care home</b>	Excluded from the density parameter (but controlled by other parameters)
<b>Indicative Elements not for determination within the Application</b>	
<b>Layout</b>	Illustrative concept masterplan which shows one option in which the parameters may be delivered
<b>Drainage</b>	As set out within the Drainage Strategy Report
<b>Housing mix</b>	<u>Market Housing Mix</u>

	<p>1-bed units: 5%</p> <p>2-bed units: 35%</p> <p>3-bed units: 35%</p> <p>4-bed units: 20%</p> <p>5-bed units: 5%</p> <p><u>Affordable Housing Mix</u></p> <p>1-bed units: 35%</p> <p>2-bed units: 35%</p> <p>3-bed units: 25%</p> <p>4-bed units: 5%</p>
<b>Phasing</b>	Indicative Phasing Plan which shows the proposed phasing but is not for approval.
<b>Primary vehicular routes corridor (defined by black and white hatching)</b>	New 6.75m carriageway width route between Minnis Road and Manston Road with overall corridor defined on Movement and Access Parameter Plan and Land Use Parameter Plan (with a deviation limit of +/- 10m, known as the Strategic Link Road)
<b>Access points to Birchington Medical Centre (defined by orange arrows)</b>	Indicative locations shown for access to Birchington medical centre from application site
<b>Pedestrian and cycle access (defined by purple arrows)</b>	Various indicative locations shown.
<b>Quex to Coast recreational and leisure shared-use route</b>	As shown in yellow on the Movement and Access Parameter Plan

## 2. Plans for Approval

2.1. The following plans are submitted for approval:

- Site Boundary (drawing reference: 1009 017 Revision G)
- Land Use Parameter Plan (drawing reference: 1009 020C Revision L)
- Movement and Access Parameter Plan (drawing reference: 1009 020A Revision L)
- Density Parameter Plan (drawing reference: 1009 020B Revision L)
- Building Heights Parameter Plan (drawing reference: 1009 020E Revision J)
- Green Infrastructure Parameter Plan (drawing reference: 1009 020D Revision K)

Access Drawings for:

- Minnis Road junction (drawing reference: 1605-27 PL02)
- A28 junction (drawing reference: 1605-27 PL01)
- Manston Road / Acol Hill / Park Lane junction (drawing reference: 1605-27 SPL05)
- Park Lane junction / traffic calming measures / change of speed limit (drawing reference: 1605-27 PL04)

## 3. Parameter Plans

- 3.1. This Section should be read in conjunction with the submitted Parameter Plans. An explanation of the purpose of each Parameter Plan and the detail it seeks to define is provided. However, each Parameter Plan is inter-related, and they should all be read together. Each plan should also be read in combination with its key and any explanatory text.
- 3.2. Some of the Parameter Plans are defined within identified limits of deviation such as the movement of corridors on the Movement and Access Parameter Plan in order to provide sufficient flexibility as the development is delivered.

### Land Use Parameter

- 3.3. The Land Use Parameter Plan identifies the distribution of uses across the Site which include residential, an area for the provision of a two-form primary school, a mixed-use community hub, a residential care home and land for the expansion of Birchington Medical Centre. In addition, areas for delivery of supporting infrastructure, such as highways and open space, are identified on the plan. Each of these areas identified on the key include the appropriate uses classes where relevant.
- 3.4. The Land Use Parameter Plan sets out the broad extent of the developable area within which the built development will be delivered. The precise alignment of the built development could deviate from the land use boundaries once the final alignment of streets is fixed through the reserved matters applications. Notwithstanding the flexibility allowed for in the Movement and Access Parameter Plan in relation to the alignment of the principle movement corridors, the retention of efficient residential development plots on either side of these movement corridors will be a key consideration at detailed design stage.
- 3.5. The precise form and design of buildings will be established at reserved matters stage, in accordance with the Parameter Plans and Design Code.





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