Welcome To This Public Consultation

Dean Lewis Estates Ltd is preparing to apply to Shepway District Council for outline planning permission for the development of land off Victoria Road West, Littlestone. The proposed development will comprise of a new residential development (up to 80 dwellings) and approximately 1.60 hectares of green infrastructure. The location of the site is provided below and outlined in red.

Introducing Dean Lewis Estates

Dean Lewis Estates Ltd is a professional strategic land promotion business. We are highly experienced and adept at working collaboratively with communities, elected representatives and professional officers at local councils. We would welcome your input on our emerging proposals for the land off Victoria Road West, Littlestone.

Have Your Say

This is your opportunity to comment and influence the proposed development. A further statutory consultation period will be held during consideration of the planning application by Shepway District Council.

A copy of the detailed public consultation material is available at www.fpcr.co.uk/consultation/. Comments can be left on the FPCR website. Alternatively comments can be sent by post or email to FPCR by Sunday 22nd April 2018 (see board 4 for contact details).

Your feedback is very important to us. Even if you do not agree with the scheme, it is important that you express your views to get the best possible scheme when the application is determined by Shepway District Council.
The Site

The site is located along the southern edge of Littlestone, adjacent to residential properties on Queen’s Road to the north and Victoria Road West to the east. The site is currently a single pastoral field lying to the rear of houses on Queens Road and to the side of properties at the end of Victoria Road West.

In general the site and surrounding landscape is flat and relatively open, with a mix of arable and pastoral fields, and minimal boundary hedgerows. The Romney/Hythe and Dymchurch tourist railway runs to the west of the site, and is flanked by blocks of mature woodland in this location. This woodland, along with housing that has developed alongside the railway, combines to create a portion of land (in which the site lies) that is enclosed on all four side.

The proposed site lies at 2.5m AOD within an area of low lying land adjoining the coast. Changes in levels are minimal across the site and wider landscape, which lies predominantly between 0-5m AOD. Subtle changes are located in isolated locations, forming sea defences within Littlestone on the coast to the east where the landform in isolated locations rises to approximately 10m AOD.

Technical Work Undertaken to date

The outline planning application will be supported by a number of technical documents including:

• Transport Statement - This will look at the access to the site and the surrounding highways network.
• Travel Plan - This will contain provisions for reducing the need to travel by car.
• Flood Risk Assessment - This document will contain the details of how surface water will be dealt with and how foul drainage will be disposed of.
• Ground Conditions Assessment.
• Noise and Air Quality Screening Assessments.
• Archaeology Assessment.
• Ecological Assessment.
• Agricultural Land Quality Assessment.
• Planning Statement.
• Statement of Community Involvement.
• Landscape & Visual Impact Assessment.
• Design and Access Statement.

Work undertaken to date indicates that the site is highly suitable for residential development.
The planning application is being prepared in outline. This means that only the principle of development and the means of access to the site are for approval at this stage. The plan shown here is only indicative of how the development’s framework might look. Full details of the precise location and appearance of the houses would be ‘reserved’ for later approval by Shepway District Council if outline planning permission is granted. The key aspects of the development comprise:

- Up to 80 dwellings;
- Vehicular access via a singular spine road created by extending the existing Victoria Road West into the site;
- A mixture of new housing types and sizes, offering a mix of market and affordable housing from first time homes to larger family homes;
- Retention of existing trees and boundary hedges;
- Introduction of new tree and hedgerow planting; and
- New areas of public open space.
The Need for Development

At the local level there is an urgent need for more new homes (including affordable homes) to be delivered in Kent, as acknowledged in the emerging Local Plan. The Shepway Places and Policies emerging local plan allocates sites to meet the remaining Core Strategy requirement. The plan identifies the application site under Policy RM2, “Land off Victoria Road West, Littlestone”, for residential development with an estimated capacity of 70 dwellings.

Benefits

The development will deliver a range of community benefits, including:

- Contribute towards the housing land supply in Kent;
- Development delivered quickly, completed well within 5 years;
- High-quality development benefits social well-being;
- Delivery of affordable housing;
- Provision of local open space;
- Improvements to existing habitat on the site and the creation of new areas of habitat for wildlife;
- Provision for new street trees within the development;
- Sustainable Urban Drainage Scheme to deal with surface water whilst having dual ecological benefits.

Feedback

Your feedback is very important to us.
Comments can be sent by e-mail or post to:

Post
FPCR
Lockington Hall
Lockington
Derby
DE74 2RH

Email
Consultations@fpcr.co.uk
(Please put Victoria Road West, Littlestone in the subject field)

*The consultation will close on Sunday 22nd April 2018.*