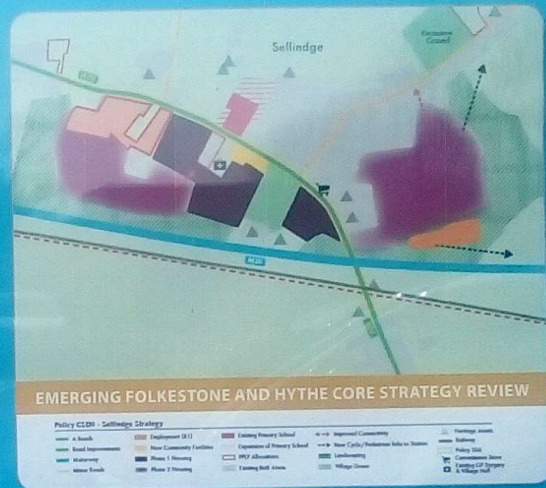
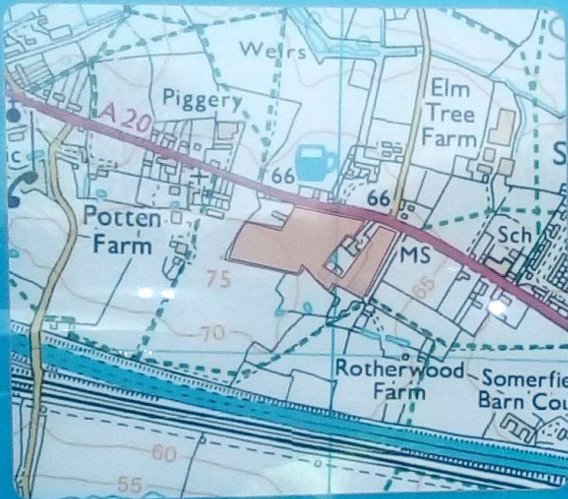


01 | WELCOME

INTRODUCTION

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. These panels illustrate our emerging outline proposals for a new housing development at the land located to the south of Ashford Road, Sellindge (the Site), as shown on the plan below.



THE SITE

The Site is located to the south of Ashford Road on the western edge of Sellindge. It currently comprises two agricultural fields, surrounding Grove House, which is not included within our site. The site is adjacent to the Taylor Wimpey scheme to the east and is well-contained by existing physical features (including Ashford Road and Bull Lane), mature hedgerows and trees.

THE PROPOSED ALLOCATION

The Folkestone and Hythe Core Strategy Review identifies a need for additional growth and development in Sellindge. This is an emerging development plan document and will replace the current Core Strategy, adopted in 2013, once completed.











The draft Policy CSD9 outlines the overall strategy for Sellindge for the period up to 2037. It identifies a requirement for an additional 600 dwellings in Sellindge. Some of this requirement will be met through the Taylor Wimpey scheme that is currently under construction (which comprises the first phase of the Policy CSD9 allocation). The site forms part of the second phase Policy CSD9 allocation.

The second phase of policy CSD9 is for a total of 350 dwellings (to be split over site A and B). Site B is the land that Quinn Estates are in control of and have had an application approved for 162 new homes. Therefore, the remaining requirement for the second phase is 188 dwellings. The emerging proposal is likely to be for approximately 55 dwellings and will make a contribution towards meeting the housing requirement set by Folkestone and Hythe District Council.

02 | FACILITIES

There are a number of facilities and services located within the settlement of Sellindge. The majority of Sellindge's facilities can be found in the village centre which is within a 10 minute walk. These include a doctors surgery, a post-office, village hall, and a convenience store.

Sellindge Primary School is located approximately 500 metres from the centre of the Site. To the north of the Site lies the Dukes Head Public House, whilst to the west lies the Potton Farm Shop.

- | | | | |
|---|------------------|--|----------------------------------|
|  | Primary School |  | Coop Food & Post Office |
|  | Bus Stop |  | Sellindge Sports and social club |
|  | Potten Farm Shop |  | The Dukes Head Pub |
|  | Village Hall |  | St Mary the Virgin Church |
|  | Doctors Surgery |  | Little Learners Pre-School |



03 | EMERGING PROPOSALS

WORK UNDERTAKEN TO DATE

Gladman has undertaken a significant amount of initial background work.

This includes:

- An Access Appraisal and Initial Transport Assessment
- Ecology Surveys
- Tree Surveys
- A Flood Risk Assessment and Infiltration Testing
- Air Quality and Noise Assessments
- Heritage and Archaeology Assessments
- A Landscape and Visual Impact Assessment
- A Topographic Survey

This work has identified opportunities and constraints for the development.

EMERGING PROPOSALS

Informed by the work undertaken to date, it is anticipated that the proposed development will comprise up to 55 new homes, including a mix of house types, sizes and tenures including 22% affordable housing. A number of design principles have influenced the development proposals for the Site.

These principles are:

- To deliver a high quality sustainable development which reflects the scale, layout and pattern of existing development in Sellindge and is appropriate to its setting.
- Built development will be focussed to the west of the site. The area to the east of Grove House will remain open to respect its setting and could accommodate publicly accessible recreational space.
- The development will be provided within an attractive framework of open space, which will create an attractive setting for the new homes. The areas of public open spaces will allow for the retention of existing boundary planting, together with new planting and landscaping. The landscape proposals will enhance the level of planting and range of habitats currently

found on the Site enhancing biodiversity.

- New play provision for children will be provided
- Sustainable Drainage System (SuDS) features will be incorporated in the form of an attenuation basin and underground infiltration storage, designed to manage water discharge and provide new habitats for wildlife.
- New network of recreational routes will link to the existing public rights of way on Bull Lane and Ashford Road, providing enhanced connections into Sellindge.
- Vehicular access to the development will be from Ashford Road. A number of improvements to Ashford Road are to be proposed as part of the access arrangements.



KEY

	Site Boundary: 2.75ha
	Proposed residential areas
	Proposed public open space
	Proposed tree/vegetation planting
	Existing vegetation
	Existing vegetation to be removed
	Proposed location for sustainable drainage feature (SuDS)
	Proposed location for children's play area
	Proposed private lanes/drives
	Proposed pedestrian lines
	Proposed pedestrian routes
CONTEXT	
	Existing bus route and bus stops
	Existing public footpath

HAVE YOUR SAY



This consultation will close on Wednesday 1st April so if you have any comments please ensure they have been returned before this date.

Please feel free to leave comments in the online comments box or send us an email to your-views@your-views.co.uk using 'Sellindge' as the subject line.

Alternatively, you can write to us: **Gladman Developments, Gladman House, Alexandria Way, Congleton, CW12 1LB.**

Your comments and suggestions will be taken into account as we continue to formulate our emerging proposals. Once we have processed all of the comments received we propose re-consulting on our revised proposals via a targeted leaflet drop and bespoke consultation website.

Details of further consultation will be available shortly.