



Approximately 2500 new homes

Commercial Area with Offices and Light Industrial

Health Centre

Sports Hub including Football and Cricket Pitches

New School

A Local Parade of Shops

A new Village Hall

And a Pub on a village green



Approximately 2500 new homes

New publicly accessible open spaces

Improved pedestrian and cycle routes

Sheppey Way downgraded to reduce traffic speeds

Policy compliant affordable housing

Commercial Area with Offices and Light Industrial

Health Centre

Sports Hub including Football and Cricket Pitches

New School

A Local Parade of Shops

A new Village Hall

And a Pub on a village green



'every new home in this development will not be far from a green space'...

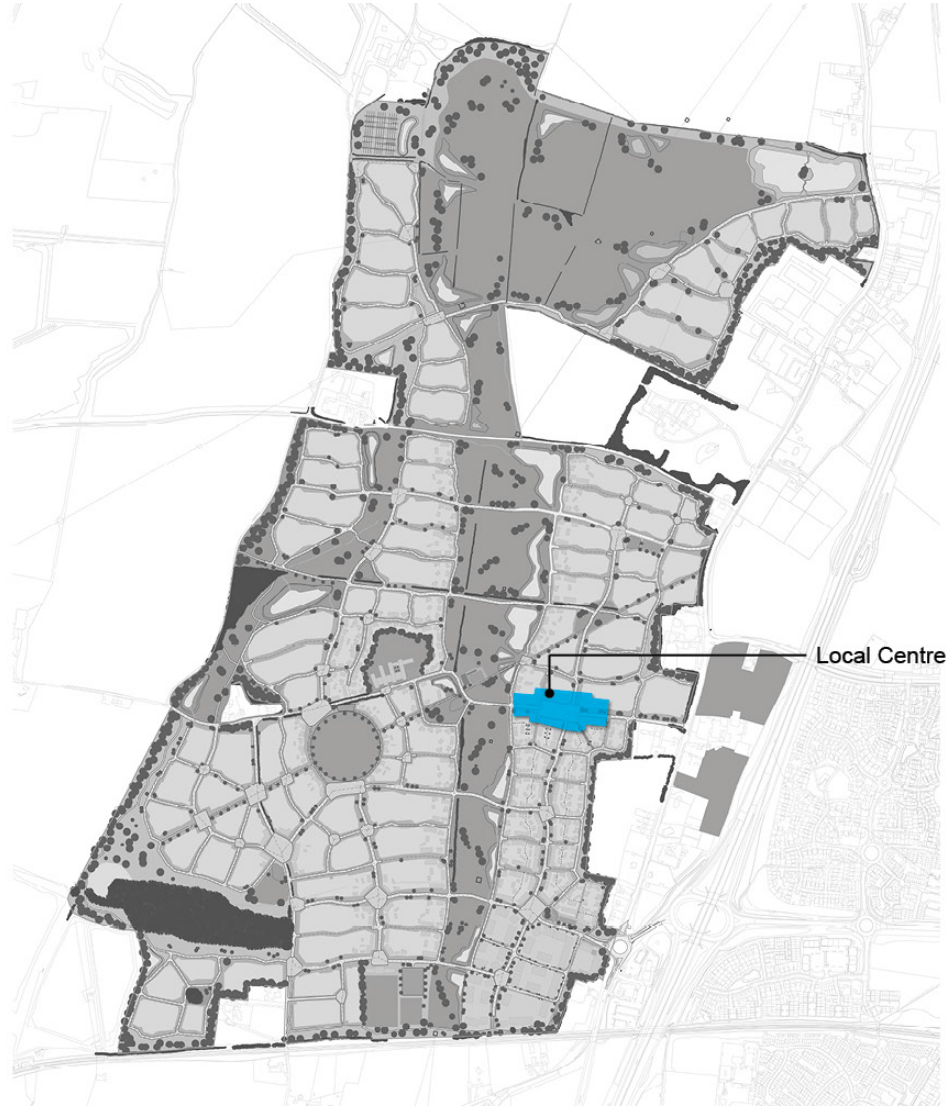
it could be a formal entrance green, linear green park, cricket pitch or green edge..

Green Open Space



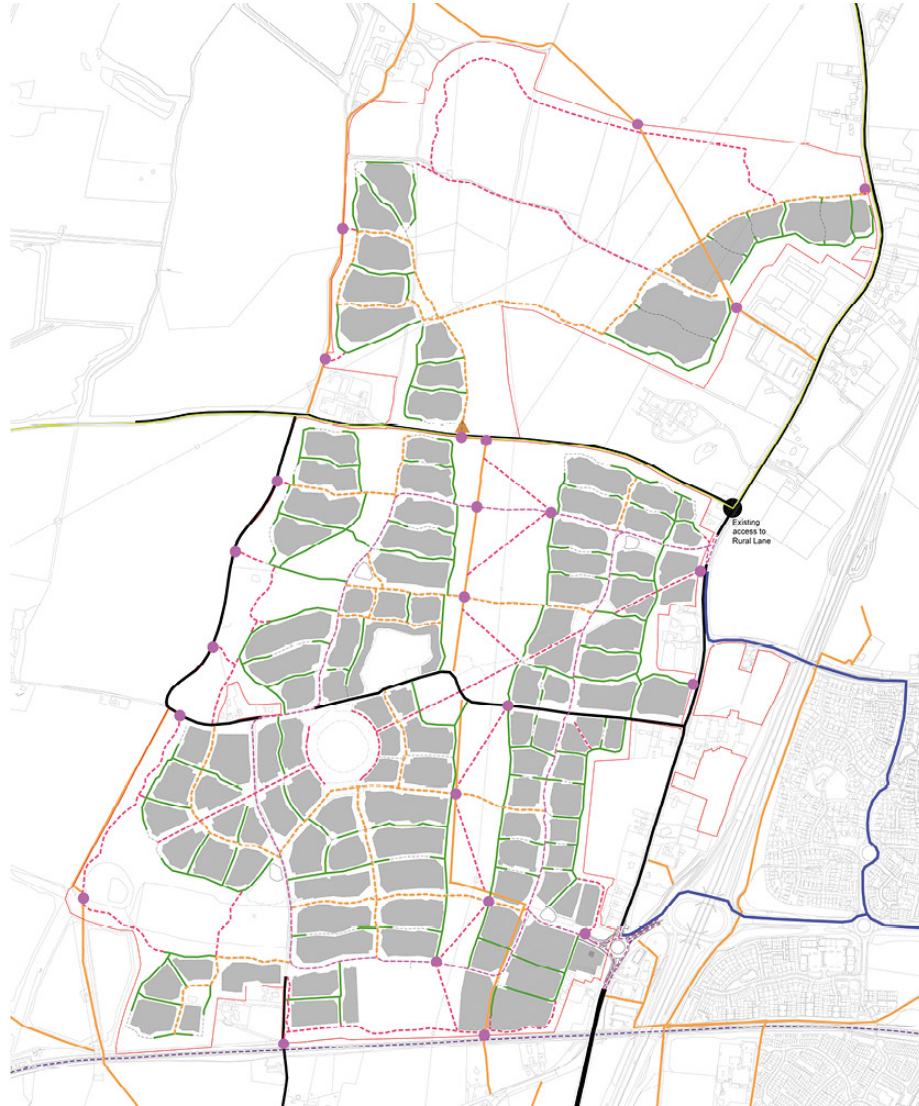
Centralised school location
adjacent to other facilities
promoting shared use and
footfall for the Local Centre.



School location

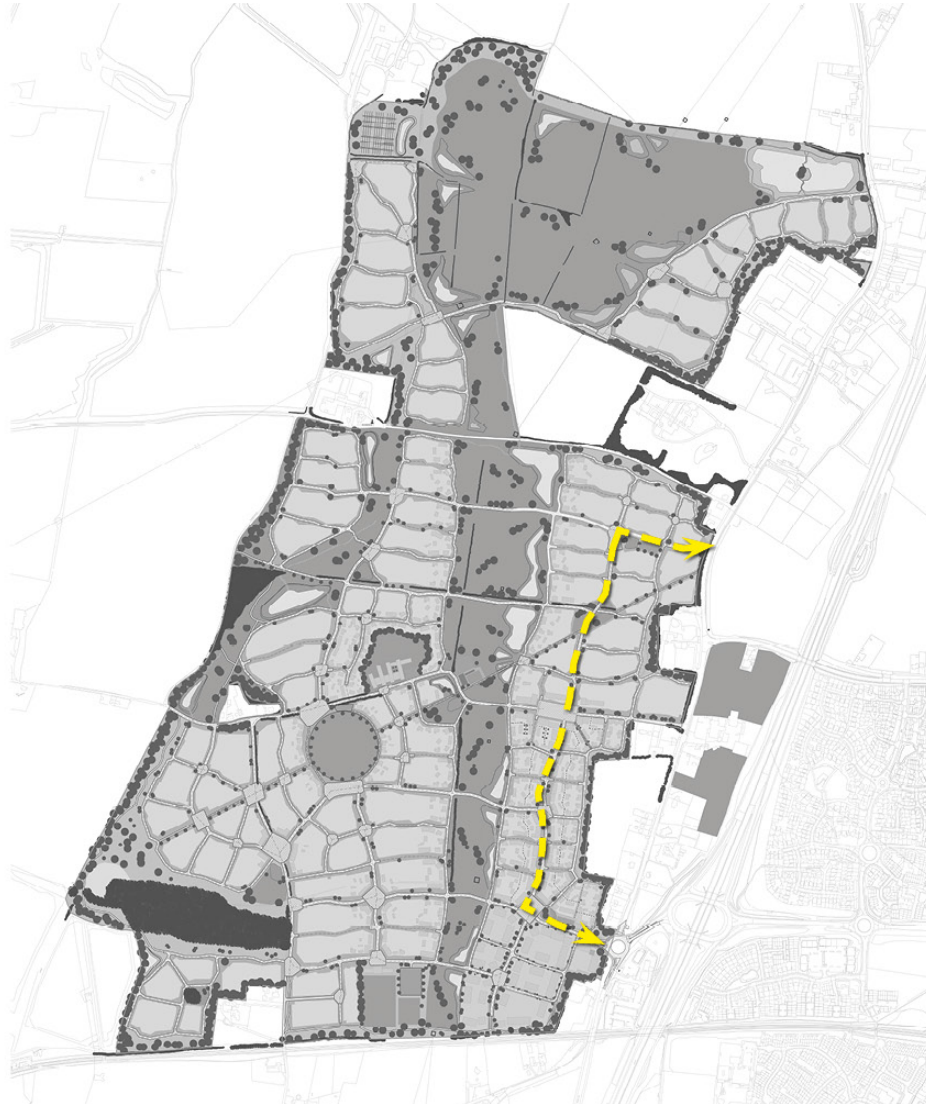


Local centre in close proximity
to existing settlement to benefit
residents both new and existing.

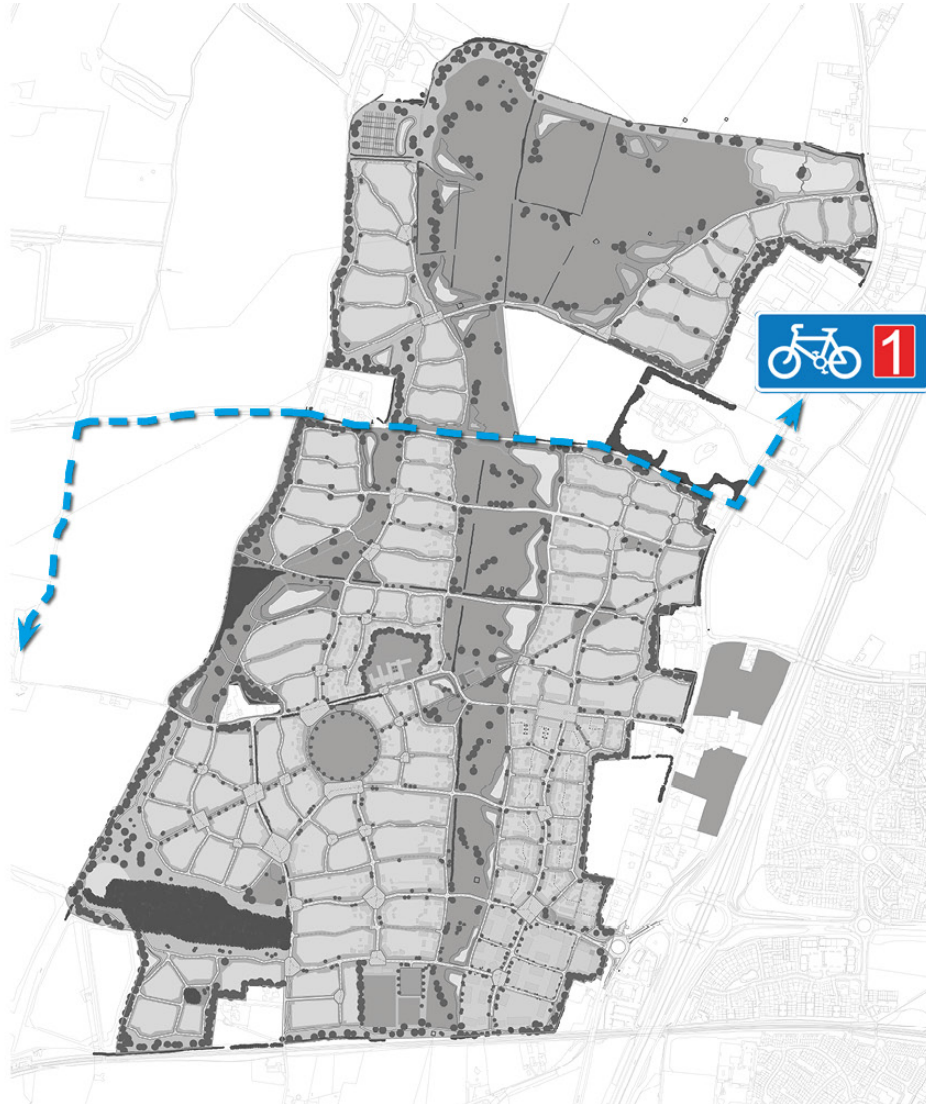
Local Centre



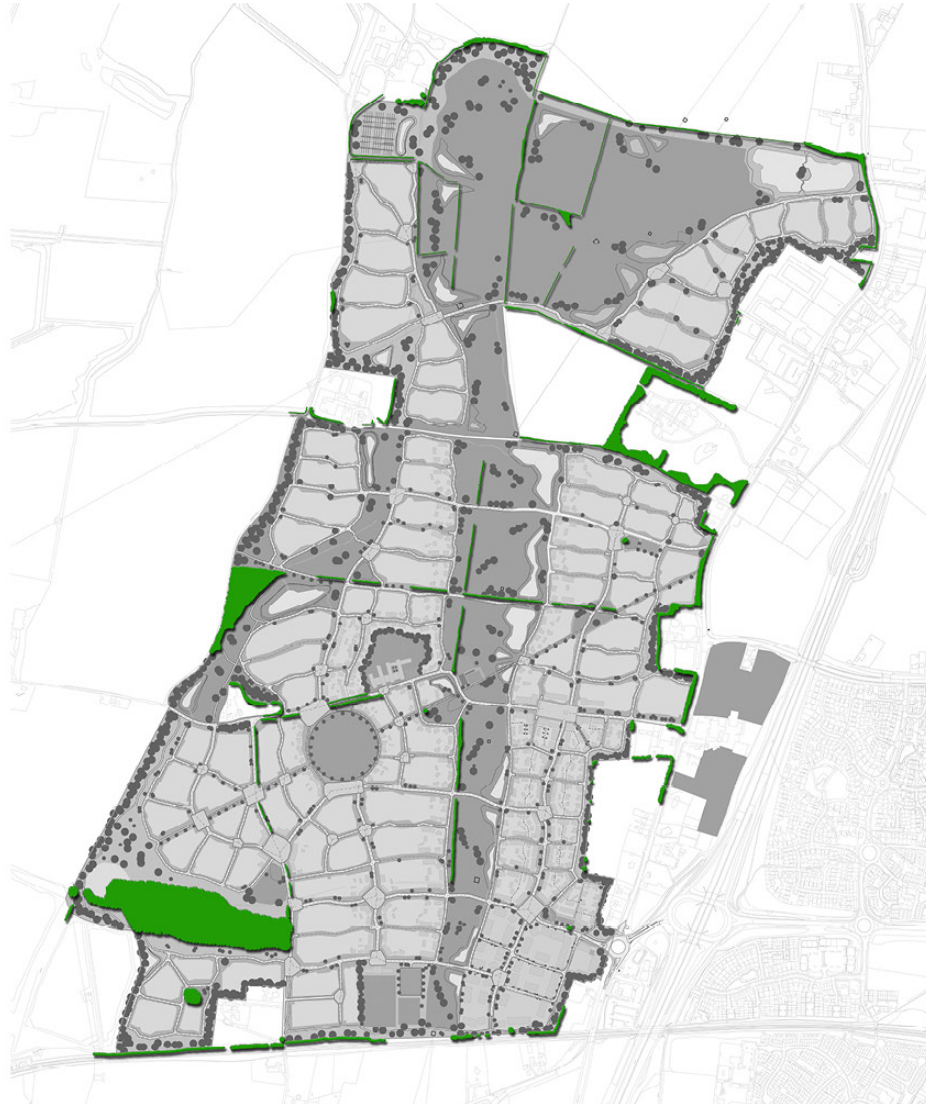
-  Development Boundary
-  Existing Roads
-  Existing Railway Line
-  Proposed Primary Roads
-  Proposed Secondary Streets
-  Proposed Tertiary Streets
-  Existing Designated Cycle Route
-  Existing Public Right of Way
-  Proposed Cycle and Pedestrian Paths
-  Proposed Emergency Vehicle Access Only
-  Pedestrian and Cycle Site Access
-  Pedestrian and Cycle Link to Sittingbourne
-  Proposed Bus Route
-  Potential vehicular / pedestrian links



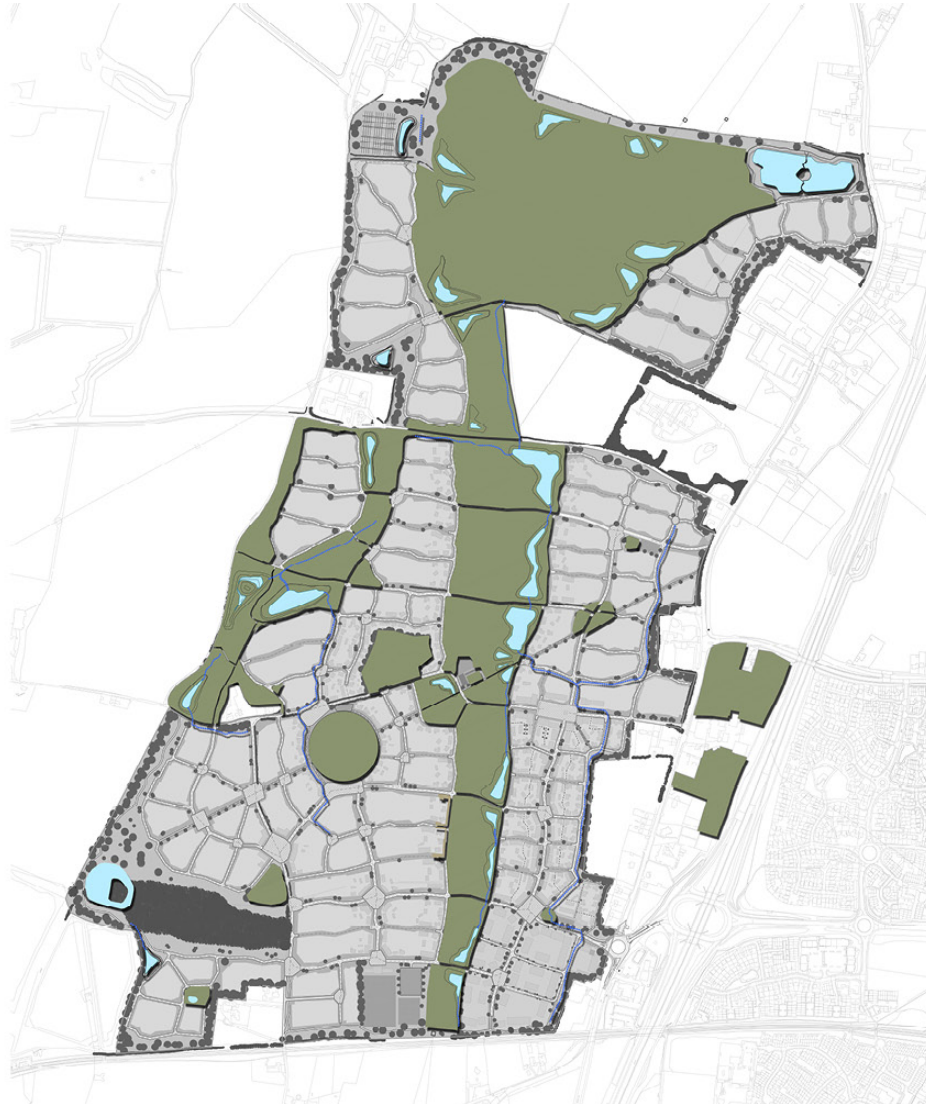
Progression of movement strategy with the realignment of the access road.



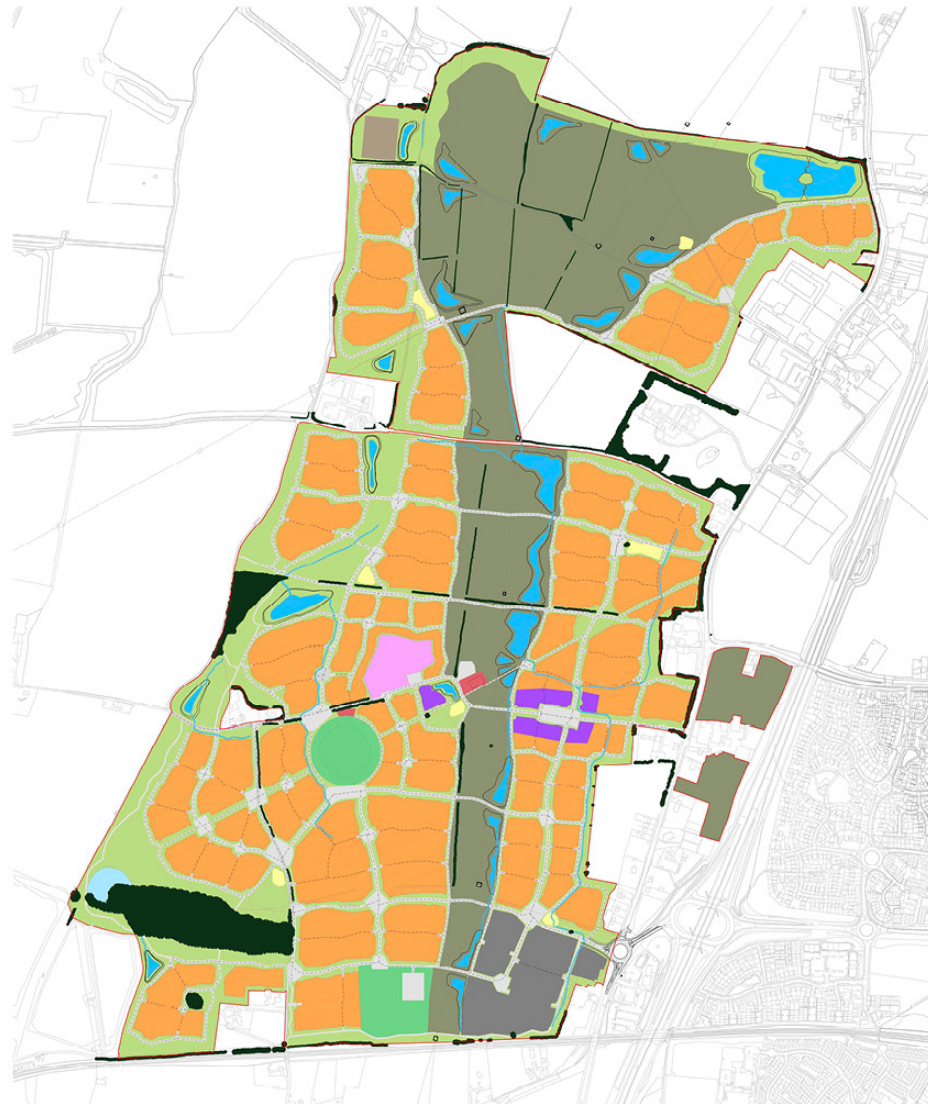
National cycle route with
new pedestrian and cycle
connections to encourage use



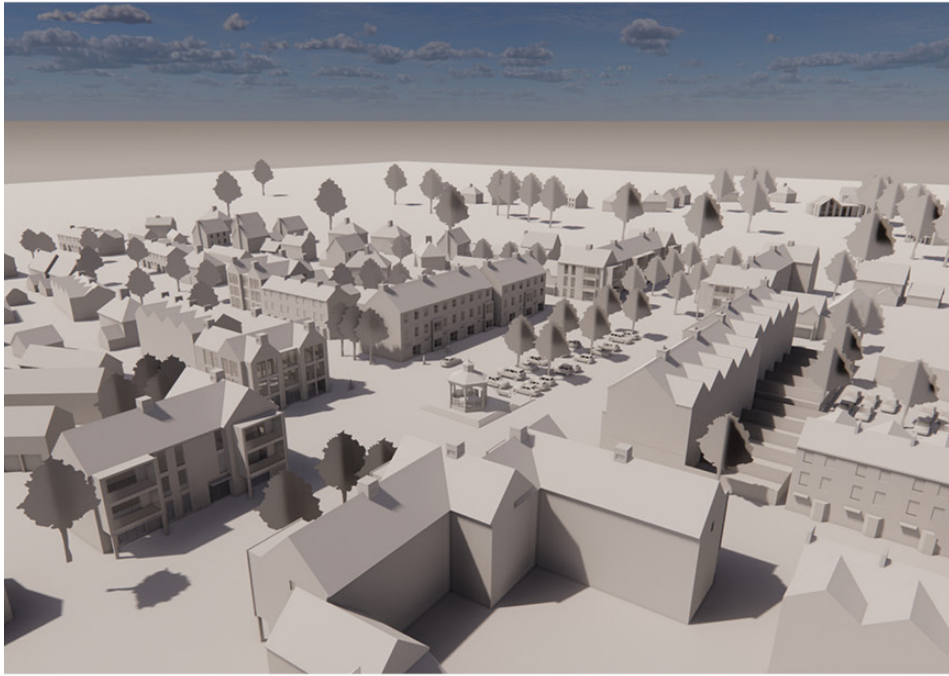
Existing woodland and hedges
integrated into the layout



Development revised to take account of existing water courses and to incorporate green corridors accommodating Sustainable Urban Drainage.



-  Development Boundary
-  Residential
-  Commercial
-  Education
-  Allotments (including parking)
-  Sports Hub
-  Community Facilities
-  Play Area (including buffers)
-  Public open space
-  Other Green infrastructure
-  Mixed Use (includes Residential, Retail etc.)
-  Woodland
-  Existing Ponds, SUDs, Water Course





Local Character



Local Character



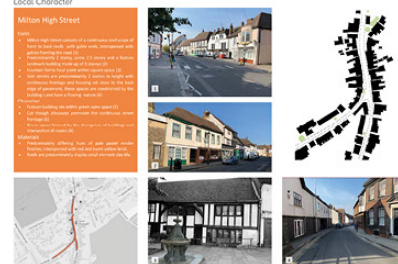
Local Character



Local Character



Local Character

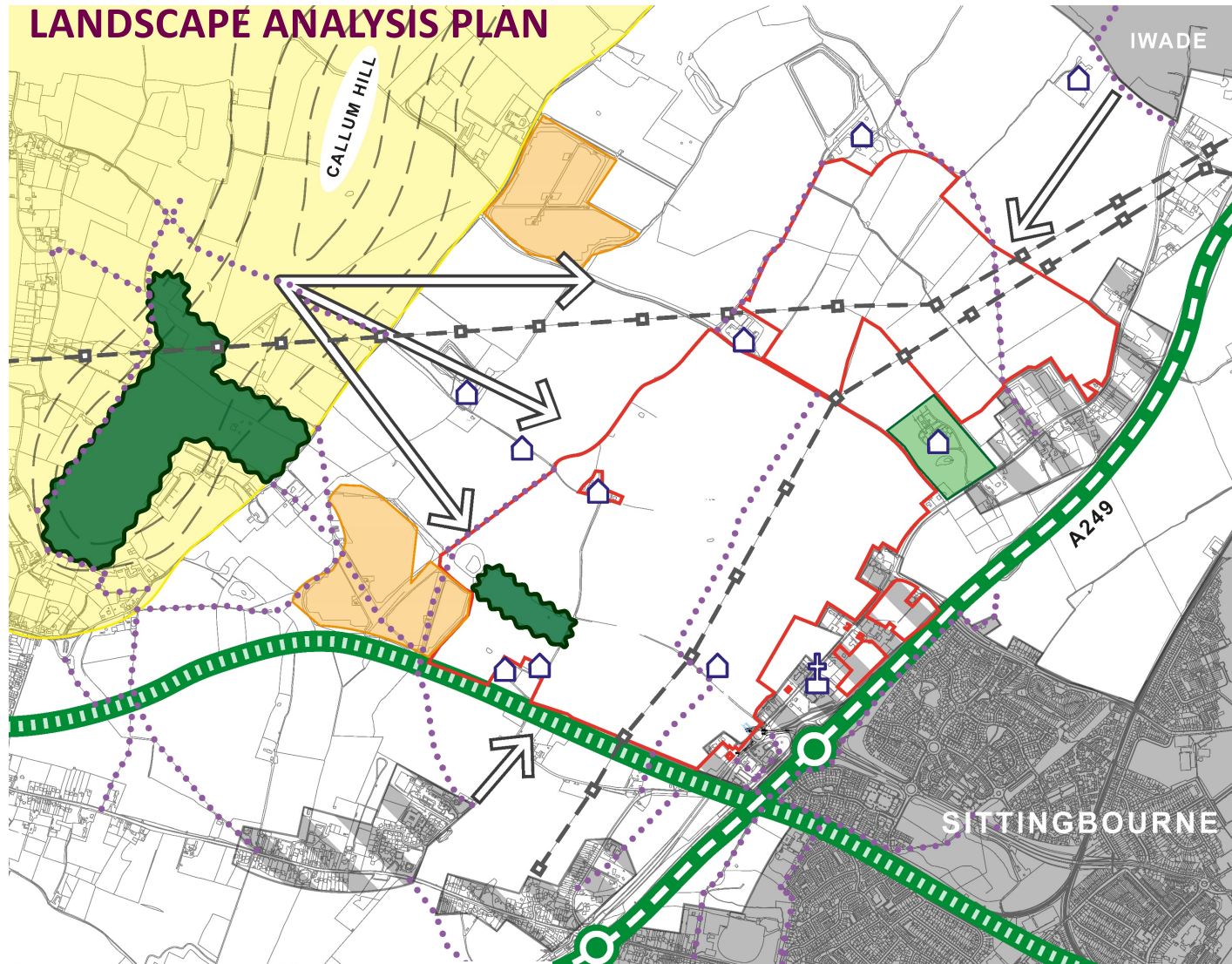


Local Character



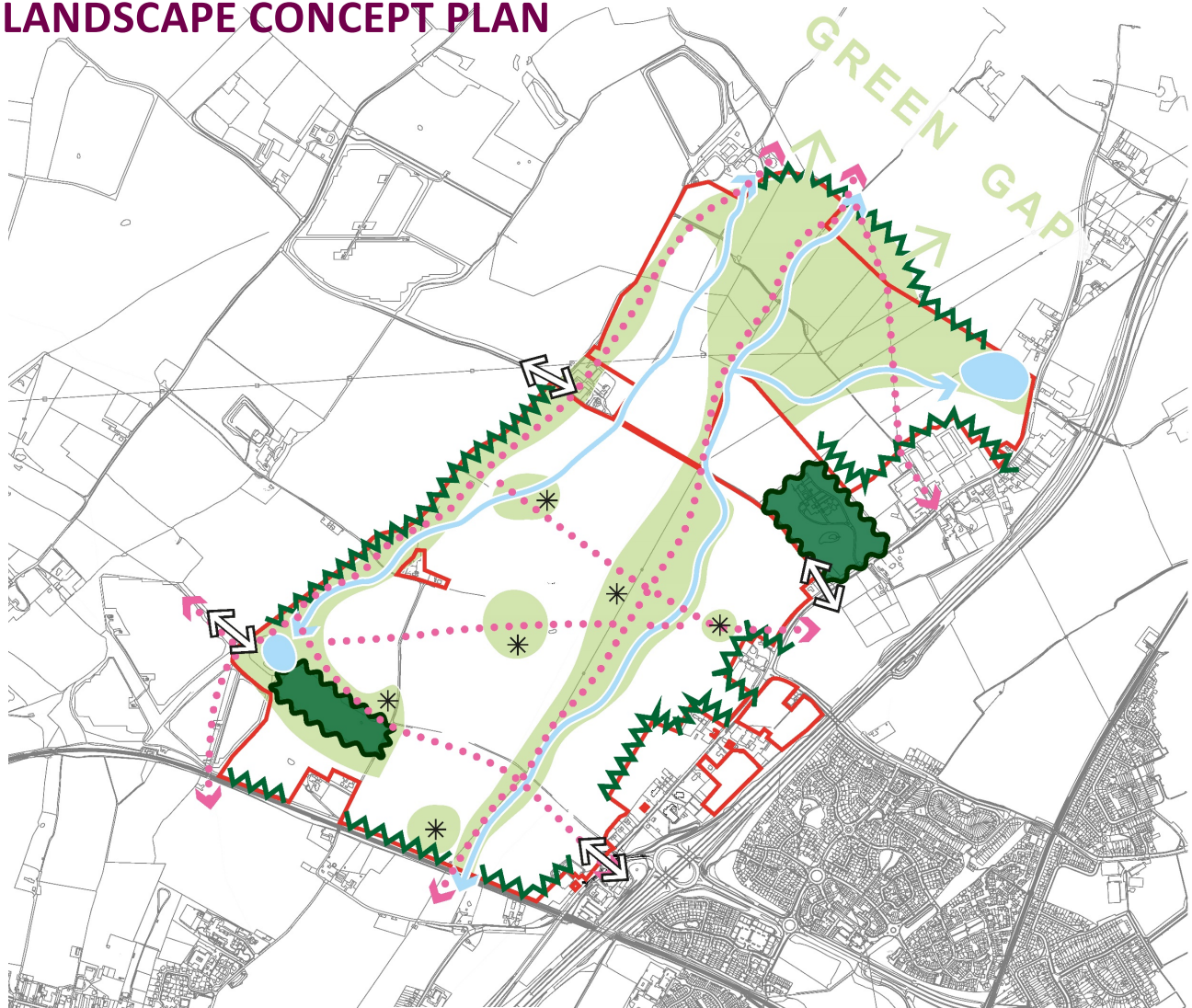
Character Area Studies have informed the design.

Identifying those elements of design from local villages and town spaces that work well as well as those areas that have been less successful



Key	
	Site Boundary
	Main Urban Area
	Villages
	Area of High Landscape Value
	Solar Park
	Main Road in Green Corridor
	Railway in Green Corridor
	Crematorium
	Overhead Power Line
	Main Public Rights of Way
	Key View
	Isolated Building
	St Bartholemew's Church (Landmark)

LANDSCAPE CONCEPT PLAN



- Key
- Site Boundary
 - Green Space
 - Existing Areas of Woodland
 - Woodland Structure Planting
 - Water Courses & Features
 - Primary Footpath / Cycle Links
 - Key Access Points
 - Sports & Play Areas



APX ARCHITECTURE



Landscaping



LANDSCAPE STRATEGY PLAN



- APPLICATION BOUNDARY
- EXISTING ORCHARD
- EXISTING TREES
- EXISTING WOODLAND
- EXISTING NETWORK
- PRIMARY STREET
- SECONDARY STREET
- FOCAL SQUARE
- LOCAL MEWS
- MIXED AGED PLAY AND SPORT
- TOWN PARK
- YOUNG AND IMAGINATIVE PLAY SPACE
- OUTDOOR TRAIL AND WILDLIFE WALK
- FOOTPATH AND CYCLE PATH
- NATURALISTIC SWALES AND DITCH NETWORK
- SURFACE WATER AND WILDLIFE POND
- WOODLAND
- HEDGEROW
- ORCHARD AND PASTURE
- HUB
- FORMAL SPORTS
- COUNTRY PARK AND WILDLIFE CORRIDORS



APX ARCHITECTURE

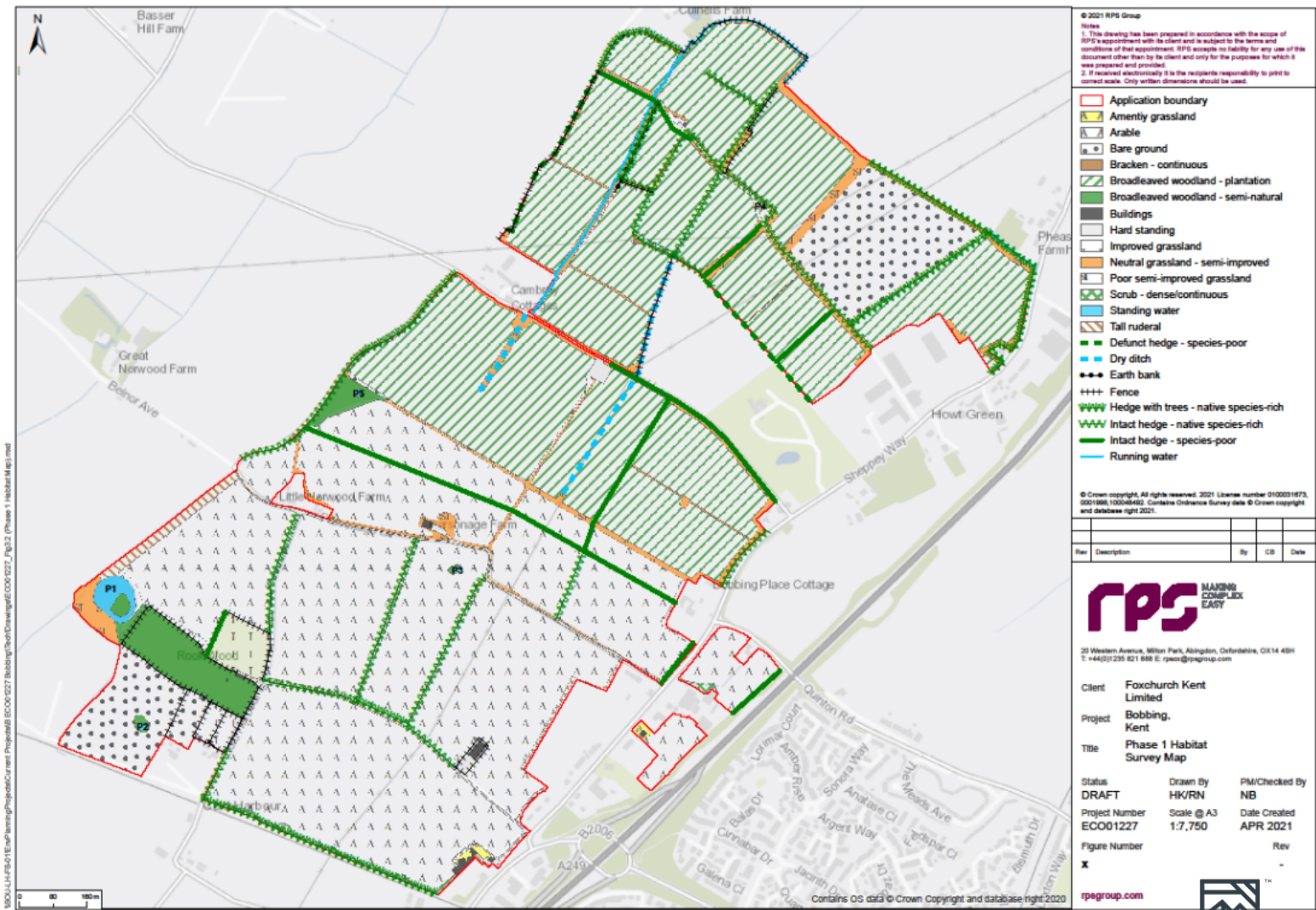


MAKING
COMPLEX
EASY

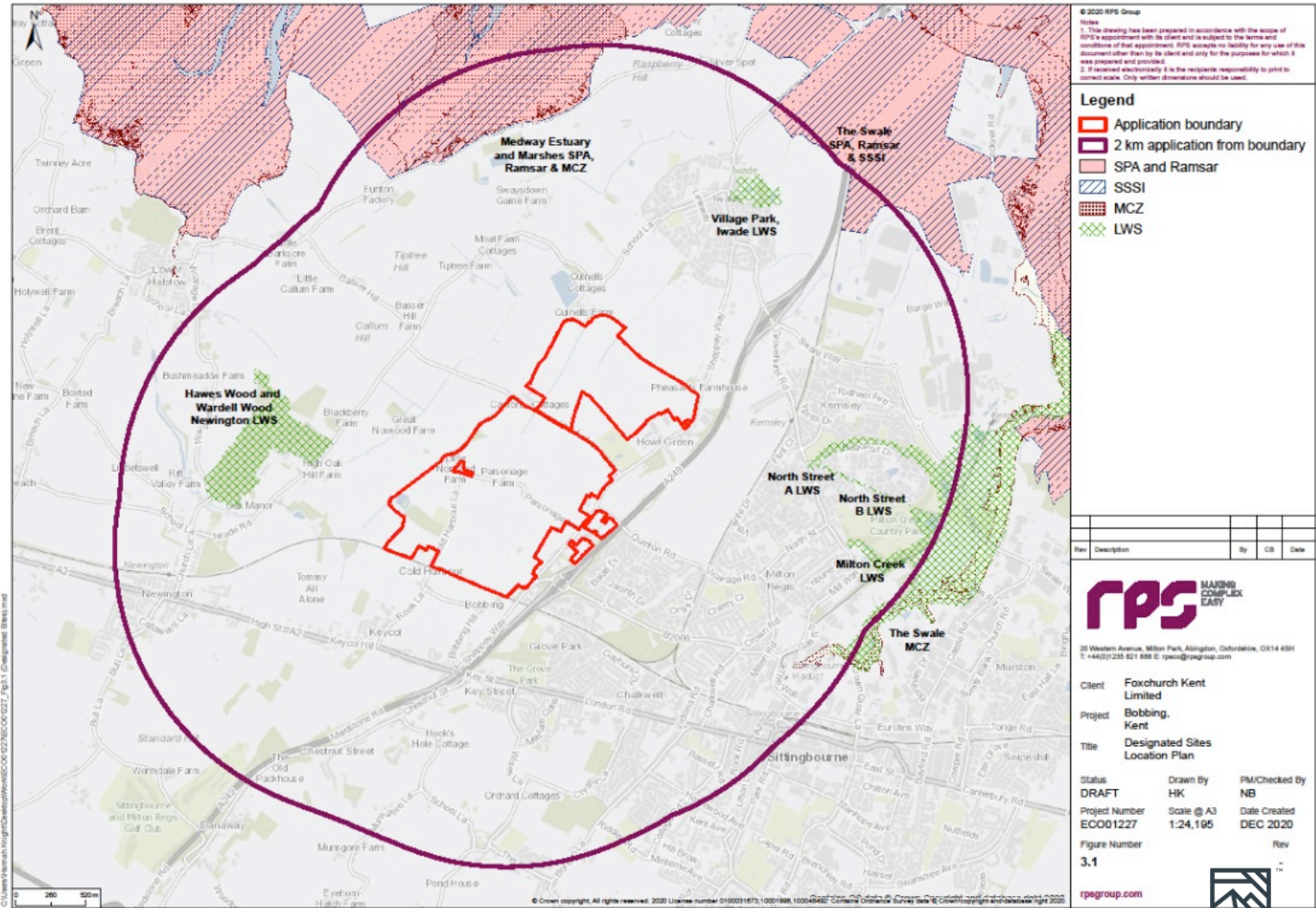
Landscaping



Ecology Phase 1 Habitat Map



Ecology Designated Sites



ECOLOGY STRATEGY



Ecology



- Transport Assessment

- Highways
- Sustainable Travel

- Proposed Principal Site Access



Highway Assessment:

- Uses the Swale Borough Council Highway Model – developed by SBC for the Local Plan
- Approach agreed with Kent County Council and Highways England
- Includes programmed, funded improvements at M2 Junction 5, Keycol and Grovehurst
- 15 Junctions assessed
- No significant impacts that can't be mitigated

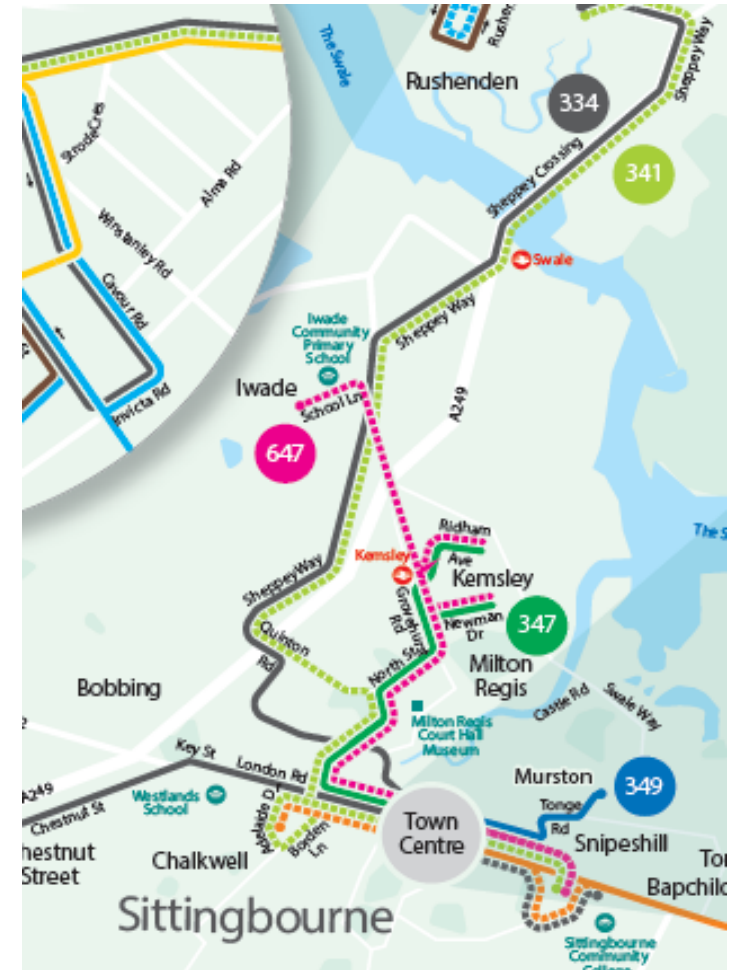
Sustainable Travel:

- On site employment, primary school, local shops
- Travel Plan to manage travel demands
- Pedestrian and cycle permeability throughout
- Connection to NCR 1 and Sheppey Way
- New cycleways connections to Town Centre / railway station



Sustainable Travel:

- Bus permeability through site
- Integration with existing services
- New fast bus service to Sittingbourne town centre and Railway Station
- Car clubs, electric car charging at new homes



Climate Change: Local & National Policy Context



How can the development meet these standards and mitigate its impact of the environment?



Designing for Resilience and Adaptation to a Changing Climate



APX ARCHITECTURE



Climate change



APPIN