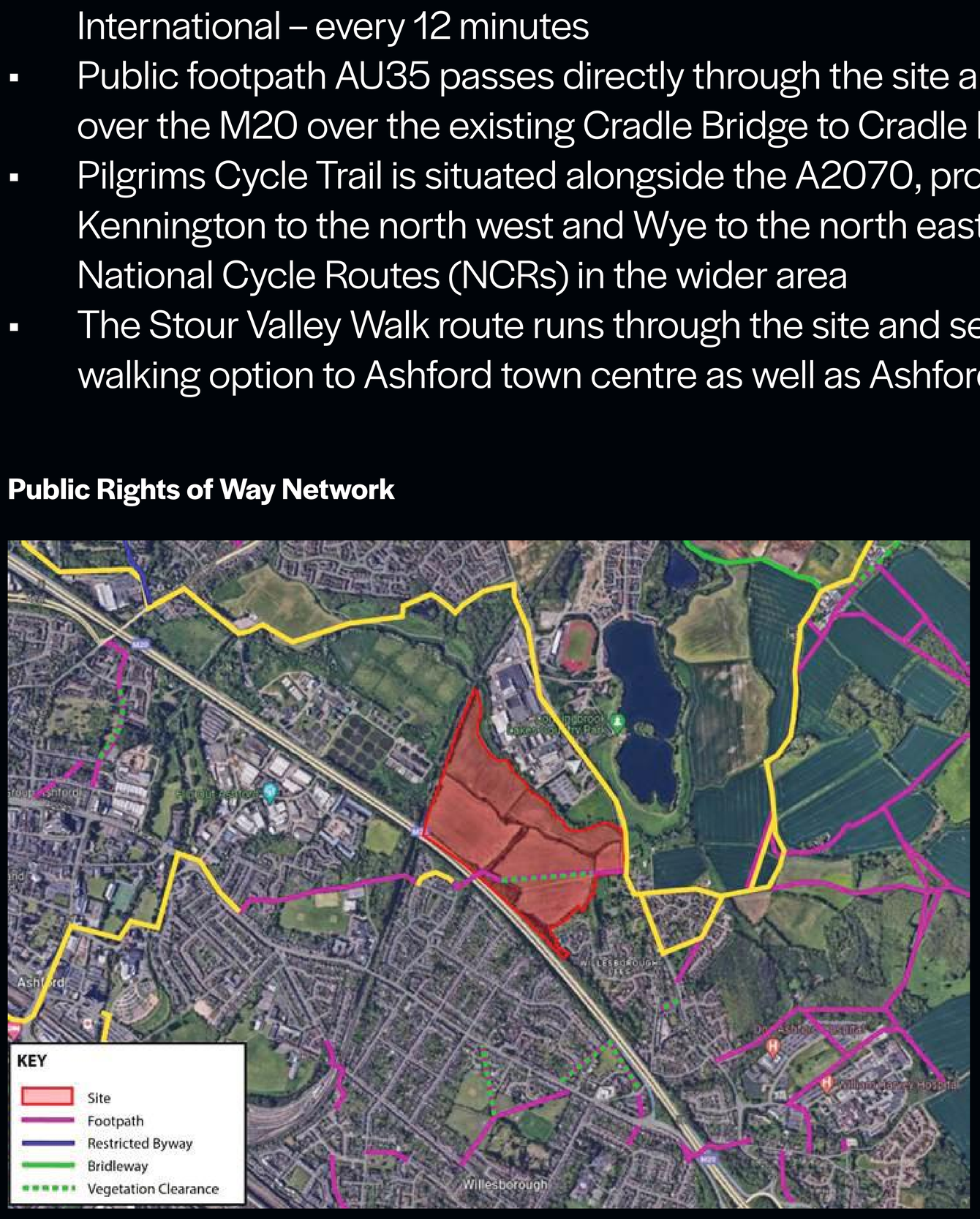
Access & Sustainability

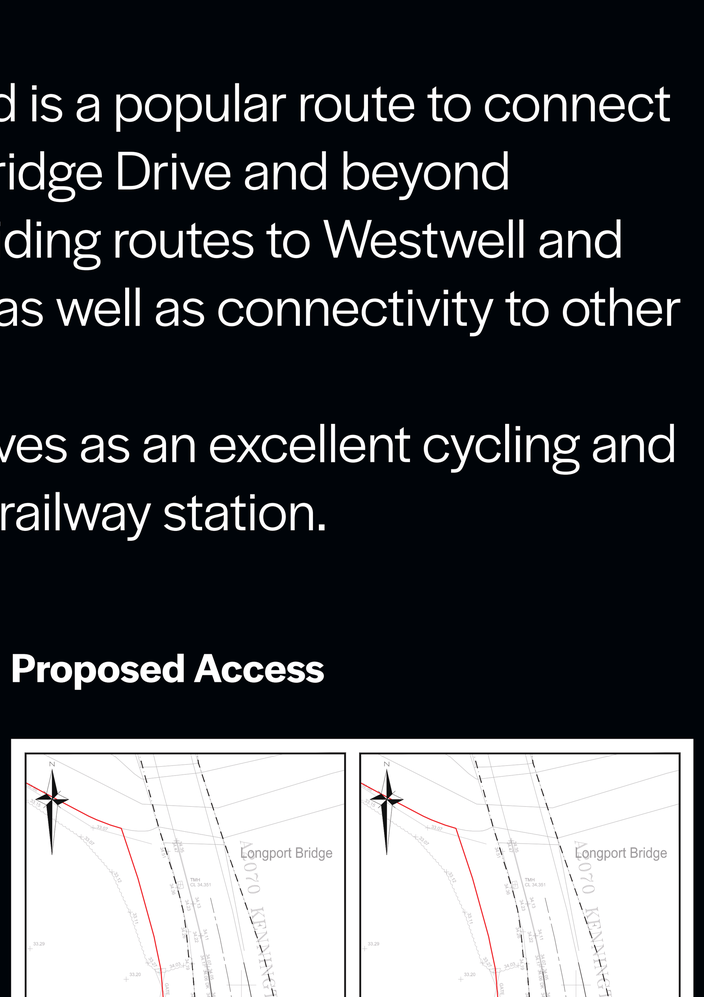
The application site forms a logical and contained expansion of the existing settlement and is sustainably-located. Ashford Town Centre, just over 1 mile away, provides all local amenities including shops, restaurants and sports and medical facilities; as well as parks and a range of education facilities.

- Direct vehicular access to from the A2070 with new purpose-built entry point and right turn lane.
- M20, immediately to the south of the Site, provides access to wider areas of the south of England, including to Folkestone/Dover and to Maidstone and Sidcup. Junction 10/10a of the M20 are located approximately 1.5km to the south east of the site, providing access to the wider south of England and national motorway network
- Ashford International Station is 1.7km south west of the Site, providing high speed links to London
- Nearest bus stops less than 5 minutes' walk – 'Givaudan' and 'Julie Rose Stadium – approx. 350m north of Site along A2070
- Good bus connections to nearby areas of Ashford town centre and Ashford International – every 12 minutes
- Public footpath AU35 passes directly through the site and is a popular route to connect over the M20 over the existing Cradle Bridge to Cradle Bridge Drive and beyond
- Pilgrims Cycle Trail is situated alongside the A2070, providing routes to Westwell and Kennington to the north west and Wye to the north east, as well as connectivity to other National Cycle Routes (NCRs) in the wider area
- The Stour Valley Walk route runs through the site and serves as an excellent cycling and walking option to Ashford town centre as well as Ashford railway station.

Public Rights of Way Network



Proposed Access



KINGSLAND GREEN

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Masterplan

Kingsland Green will form a logical and contained expansion of the existing urban area, creating a vibrant new community designed for 21st century living.

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Indicative Street Scenes

Kingsland Green will provide a sustainably-located community extension designed to respond to the pattern of development around it. Homes will be of a high quality design, reflecting the local vernacular and materials.

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The Vision

Kingsland Green provides an opportunity to create a carefully-conceived extension to the existing community with new housing of exceptional design and energy performance; alongside a picturesque nutrient removing wetland.

Features of the proposal include:

- Up to 180 new homes of exemplar build quality; including 54 affordable homes to meet local need
- A range of new houses from spacious family units to smaller starter homes
- High quality public realm and thoughtfully landscaped green spaces
- An expansive wetland park with walking trails and ecology zones

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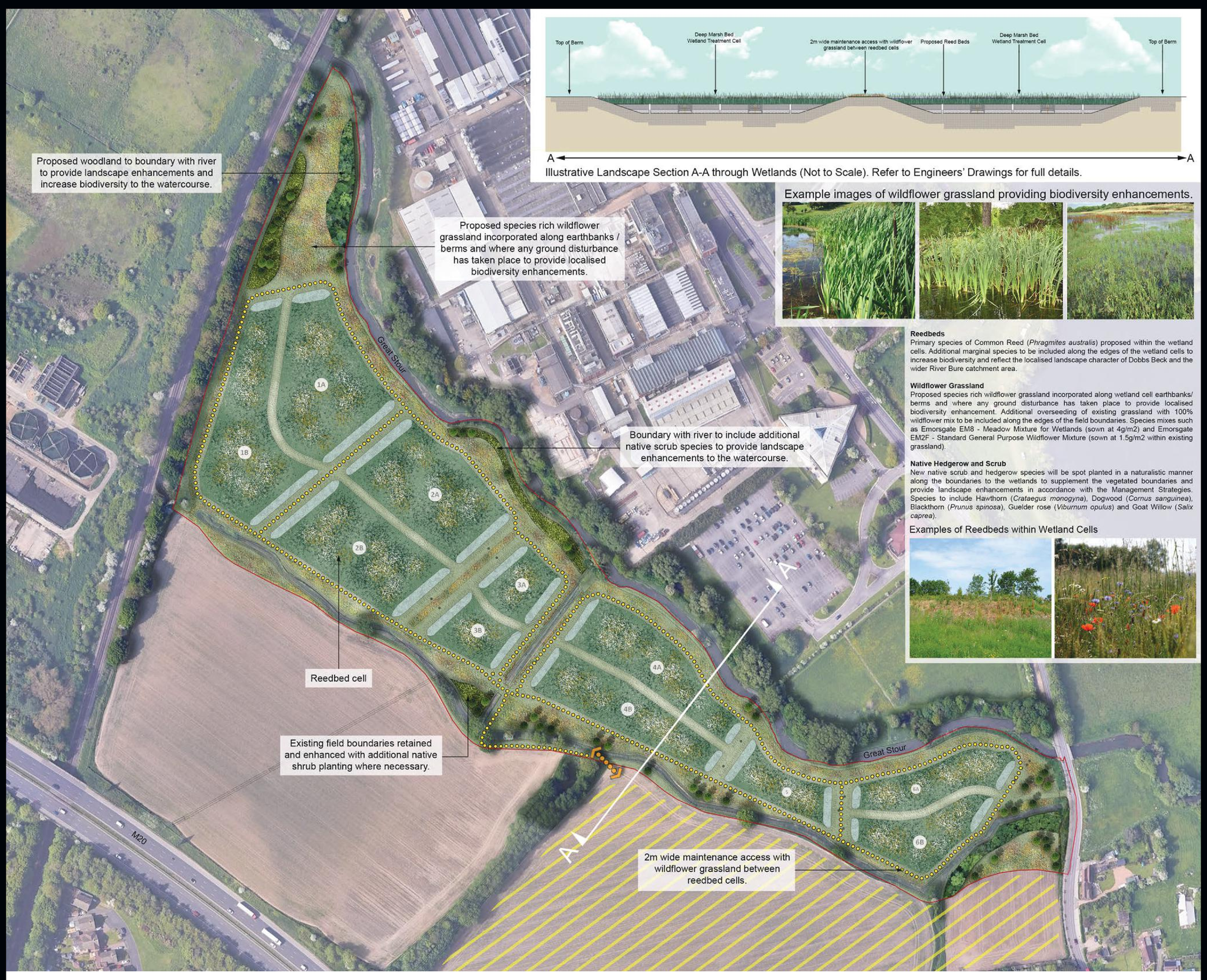
Wetland Landscaping and Walking Trails

Kingsland Green offers an exciting opportunity to provide a nature-led constructed wetland which will feature publicly accessible walking trails serving the new and existing communities.



Illustrative Landscape Section A-A through Wetlands (Not to Scale). Refer to Engineers' Drawings for full details.

Example images of wildflower grassland providing biodiversity enhancements.

Reedbeds
Primary species of Common Reed (*Phragmites australis*) proposed within the wetland cells. Additional marginal species to be included along the edges of the wetland cells to increase biodiversity and reflect the localised landscape character of Dobbs Beck and the wider River Bure catchment area.

Wildflower Grassland
Proposed species rich wildflower grassland incorporated along wetland cell earthbanks/ berms and where any ground disturbance has taken place to provide localised biodiversity enhancement. Additional overseeding of existing grassland with 100% wildflower mix to be included along the edges of the field boundaries. Species mixes such as Emorsgate EM8 - Meadow Mixture for Wetlands (sown at 4g/m2) and Emorsgate EM2F - Standard General Purpose Wildflower Mixture (sown at 1.5g/m2 within existing grassland).

Native Hedgerow and Scrub
New native scrub and hedgerow species will be spot planted in a naturalistic manner along the boundaries to the wetlands to supplement the vegetated boundaries and provide landscape enhancements in accordance with the Management Strategies. Species to include Hawthorn (*Crataegus monogyna*), Dogwood (*Cornus sanguinea*), Blackthorn (*Prunus spinosa*), Guelder rose (*Viburnum opulus*) and Goat Willow (*Salix caprea*).

Examples of Reedbeds within Wetland Cells

Key:

- Site Boundary
- Existing / Retained Vegetation
- Proposed Reed Beds
- Proposed Species Rich Wildflower Grassland to Re-profiled Areas & margins of Wetland Cells
- Proposed Spreader Pool beds / Open Water
- Existing Ditch
- Proposed Mixed Native Shrub Planting
- Proposed Woodland Planting
- Proposed Native Tree Planting
- Proposed Potential Access Route
- Development Area South west of Willesborough Road - Ref to Aspect Plan - 8265 / ASP6 / LSP
- Proposed Footpath

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Landscape Strategy

Kingsland Green will be a landscape-led scheme creating a verdant and highly-attractive energy-efficient residential community offering new and existing homeowners access to the adjacent walking trails.

NATIVE TREE PLANTING – Whips, Half Standards & Select Standards. Root balled plants to be pit planted, bare root plants to be notch planted and single staked with rabbit protection to be included. To include but not limited to the following;

Acer campestre
Alnus glutinosa
Betula pendula
Betula pubescens
Crataegus monogyna
Prunus padus
Salix cinerea
Sorbus aucuparia
Taxus bacatta

Ornamental Hedge Planting
Carpinus betulus (Hornbeam)
Ligustrum ovalifolium (Privet)
Osmanthus x burkwoodii
Skimmia spp
Prunus spp
Escallonia spp
Mixed native species hedges to site boundaries

Traditional Orchard
Traditional heritage varieties will be specified.

Attenuation Basin Planting & Wetland Meadow
Emorsgate Wet Grass Mix EM8, Dogwood (Cornus sanguinea), Coppiced Willow (Salix spp), Alder (Alnus glutinosa), Downy Birch (Betula pubescens).

Internal Ornamental & Street Trees
Acer campestre 'Streetwise'
Amelanchier arborea 'Robin Hill'
Betula pendula
Carpinus betulus 'Lucas'
Corylus colurna
Malus trilobata
Prunus avium 'Plena'
Pyrus calleryana 'Chanticleer'
Sorbus aucuparia 'Sheerwater Seedling'
Tillia cordata 'Rancho'
Tillia tomentosa 'Brabant'
Ulmus 'New Horizon'

Species Rich Wildflower Grass
Emorsgate EM2 General Purpose Meadow Mix, EH1 Hedgerow Mix & EM10 Tussock Mix

STRUCTURAL NATIVE SHRUB & SCRUB PLANTING – Whips & Transplants. Planted in random fashion at 1.5 - 2m centres. Root balled plants to be pit planted, bare root plants to be notch planted and single staked with rabbit protection to be included.

Acer campestre
Betula pendula
Cornus sanguinea
Corylus avellana
Crataegus monogyna
Crataegus laevigata
Ligustrum vulgare
Prunus spinosa
Rhamnus cathartica
Rosa canina
Salix caprea
Sorbus aucuparia
Viburnum lantana
Viburnum opulus
Euonymus europaeus
Frangula alnus

Ornamental Shrubs
Cistus corbariensis, Cornus sanguinea, Euonymus fortunei 'Silver Queen', Fatsia japonica, Hebe 'Nicola's Blush', Hebe rakaiensis, Viburnum davidii

1. Existing boundary vegetation forming a semi-natural landscape buffer retained and reinforced through additional structural native tree and native scrub planting, including along the western site boundary with the M20.

2. Existing ditches and streams retained and enhanced with native riparian tree and scrub planting.

3. High-quality open space to form a transitional area between the proposed built form and wetland to the north, with potential footpath links to the wetland area and a network of connected paths running through the open space to encourage active lifestyles. Species-rich wildflower grassland and pockets of native scrub planting to offer biodiversity, structure and seasonal interest.

4. Existing Public Right of Way (AU35) forming part of the Stour Valley Walk retained and enhanced as part of a green corridor running through the heart of the site.

5. Integrated play space provided within the open space, offering play space opportunities for children of all ages overlooked by properties to provide natural surveillance.

6. SuDS features within open space areas to provide biodiversity enhancements and enhance visual amenity through a wet grass mix, marginal planting and the provision of blocks of native planting suited to wet conditions.

7. High-quality landscaping to provide a gateway into the residential area of the site, including a community garden south of the access road comprising orchard planting and recreational space for existing and future residents, with seating and picnic opportunities to encourage community interaction.

8. Street tree planting to form a key component of the streetscape accompanied by ornamental shrub planting and low-growing clipped hedgerows to plot frontages offering year-round structure and amenity value.

9. Outward-looking built form to create a positive and integrated development edge.

Key:

- Site Boundary
- Long Distance Route - Stour Valley Walk
- Existing / Retained Vegetation
- Proposed Native Tree Planting
- Proposed Street Tree Planting
- Proposed Garden Tree Planting
- Proposed Orchard Tree Planting
- Proposed Ornamental Shrub Planting
- Proposed Marginal Planting
- Proposed Wet Grass Mix
- Proposed Species Rich Wildflower Planting
- Proposed Play Area
- Proposed Seating Area
- Proposed Potential Access Route

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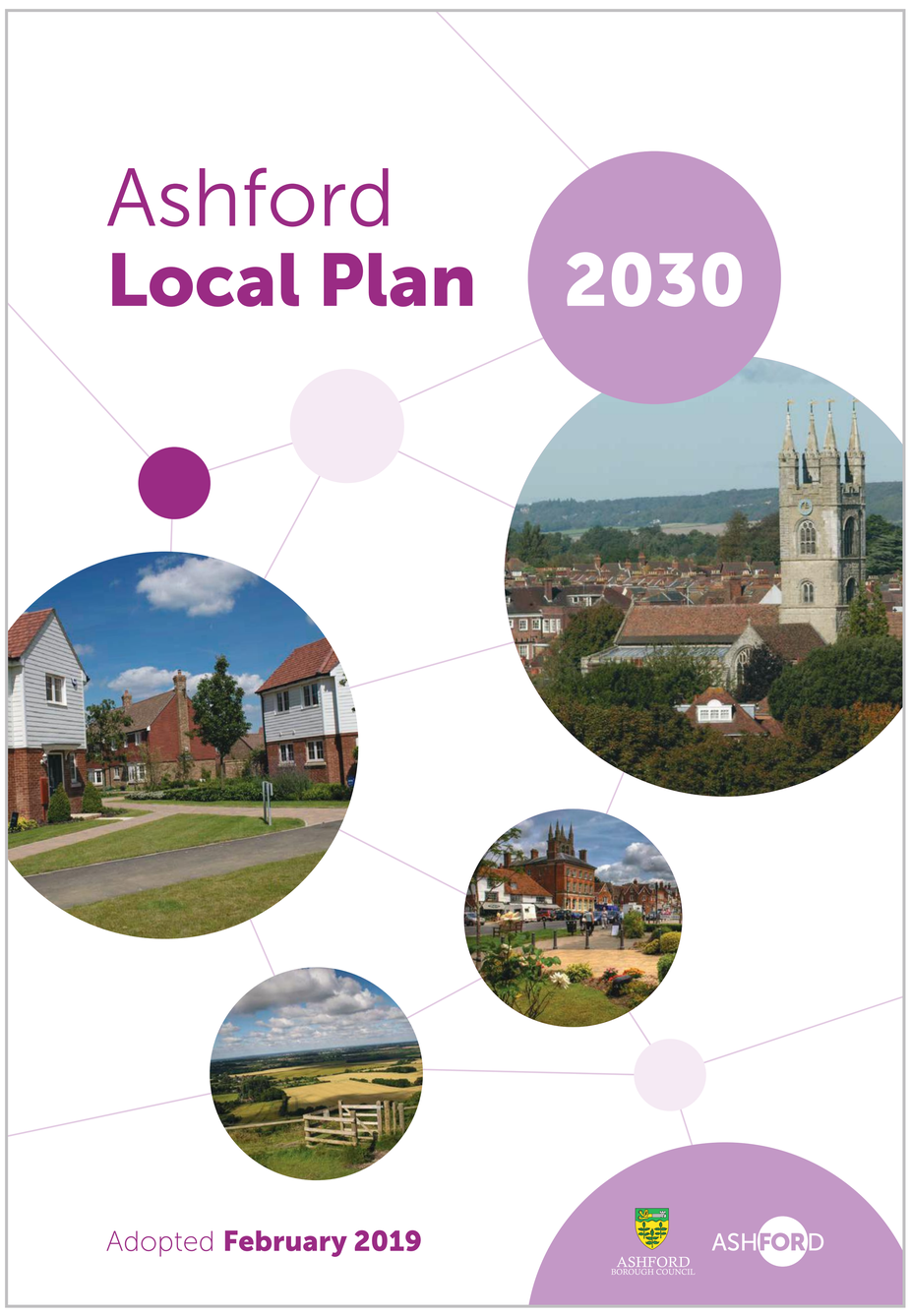
Planning Policy



Ashford Borough Council's planning policy supports appropriate development at settlement boundaries.

Policy HOU5 - Residential Windfall Development in the Countryside

Proposals for residential development adjoining or close to the existing built up confines of the following settlements will be acceptable:

Ashford, Aldington, Appledore, Bethersden, Biddenden, Brabourne Lees/Smeeth, Challock, Charing, Chilham, Egerton, Great Chart, Hamstreet, High Halden, Hothfield, Kingsnorth*, Mersham, Pluckley, Rolvenden, Shadoxhurst, Smarden, Tenterden (including St Michaels), Wittersham, Woodchurch and Wye.

*Existing Kingsnorth village

Providing that each of the following criteria is met:

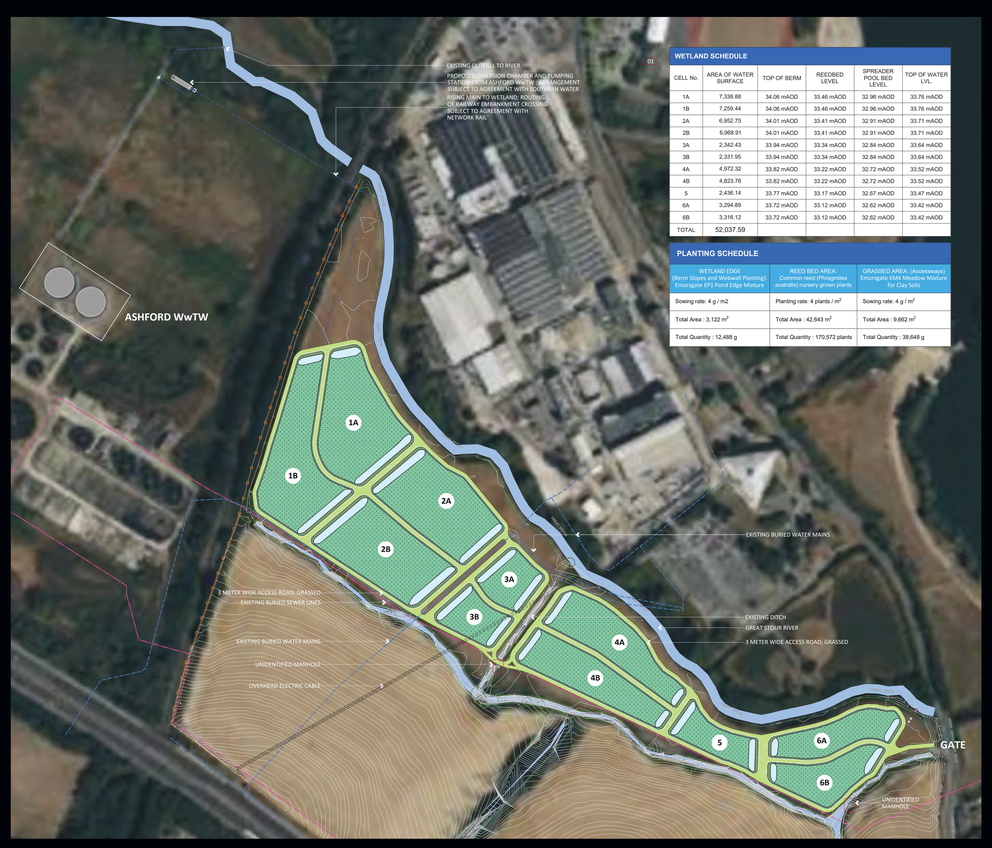
a) The scale of development proposed is proportionate to the size of the settlement and the level, type and quality of day to day service provision currently available and commensurate with the ability of those services to absorb the level of development in combination with any planned allocations in this Local Plan and committed development in liaison with service providers;
b) The site is within easy walking distance of basic day to day services in the nearest settlement, and/or has access to sustainable methods of transport to access a range of services;
c) The development is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network without adversely affecting the character of the surrounding area;
d) The development is located where it is possible to maximise the use of public transport, cycling and walking to access services;
e) The development must conserve and enhance the natural environment and preserve or enhance any heritage assets in the locality; and,
f) The development (and any associated infrastructure) is of a high quality design and meets the following requirements:-
    i) it sits sympathetically within the wider landscape,
    ii) it preserves or enhances the setting of the nearest settlement,
    iii) it includes an appropriately sized and designed landscape buffer to the open countryside,
    iv) it is consistent with local character and built form, including scale, bulk and the materials used,
v) it does not adversely impact on the neighbouring uses or a good standard of amenity for nearby residents,
vi) it would conserve biodiversity interests on the site and / or adjoining area and not adversely affect the integrity of international and national protected sites in line with Policy ENV1.

Wetland Design

Constructed wetlands use plantlife to cleanse our water and protect biodiversity by removing nutrients and pollutants through natural biological processes.

The wetland at Kingsland Green will efficiently mop up excess nutrients before they enter the Stour from the adjacent Ashford Wastewater Treatment Works. The process will mean that all the new homes on this site – as well as others in the district – can achieve ‘nutrient neutrality’.

Crucially, the wetland also presents an opportunity to create publicly accessible walking trails alongside our community extension, within a beautiful scenic setting.



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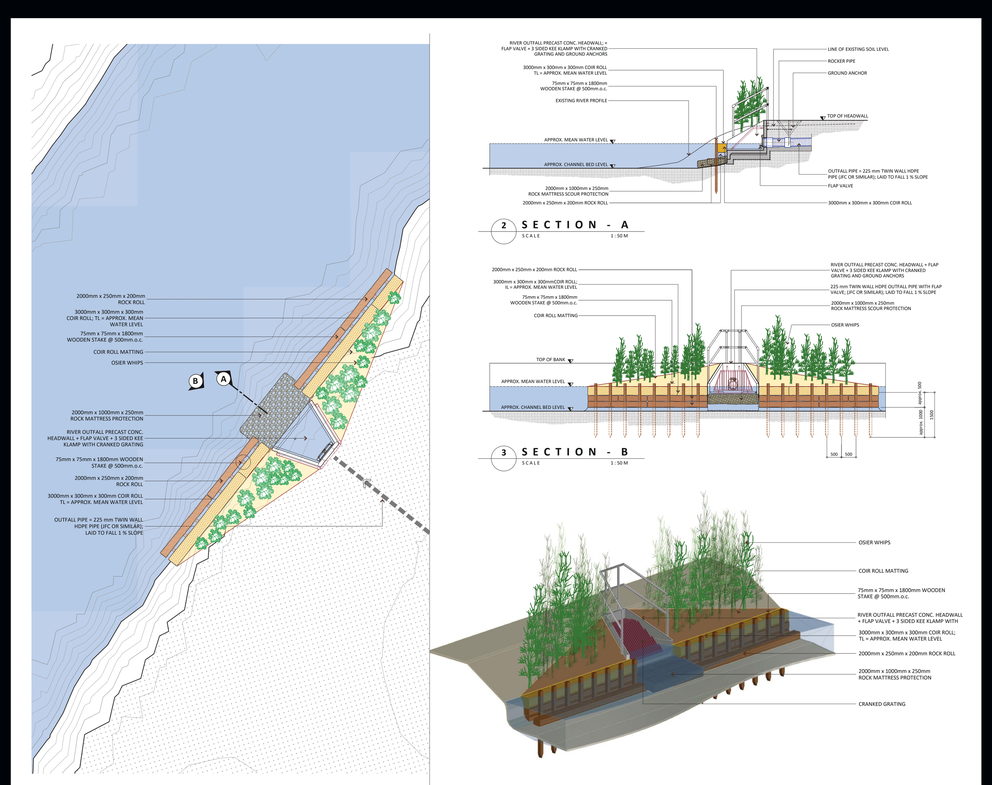
WETLAND SCHEDULE

CELL No.	AREA OF WATER SURFACE	TOP OF BERM	REEDBED LEVEL	SPREADER POOL BED LEVEL	TOP OF WATER LVL.
1A	7,338.88	34.06 mAOD	33.46 mAOD	32.96 mAOD	33.76 mAOD
1B	7,259.44	34.06 mAOD	33.46 mAOD	32.96 mAOD	33.76 mAOD
2A	6,952.75	34.01 mAOD	33.41 mAOD	32.91 mAOD	33.71 mAOD
2B	6,968.91	34.01 mAOD	33.41 mAOD	32.91 mAOD	33.71 mAOD
3A	2,342.43	33.94 mAOD	33.34 mAOD	32.84 mAOD	33.64 mAOD
3B	2,331.95	33.94 mAOD	33.34 mAOD	32.84 mAOD	33.64 mAOD
4A	4,972.32	33.82 mAOD	33.22 mAOD	32.72 mAOD	33.52 mAOD
4B	4,823.76	33.82 mAOD	33.22 mAOD	32.72 mAOD	33.52 mAOD
5	2,436.14	33.77 mAOD	33.17 mAOD	32.67 mAOD	33.47 mAOD
6A	3,294.89	33.72 mAOD	33.12 mAOD	32.62 mAOD	33.42 mAOD
6B	3,316.12	33.72 mAOD	33.12 mAOD	32.62 mAOD	33.42 mAOD
TOTAL	52,037.59				

PLANTING SCHEDULE

WETLAND EDGE (Berm Slopes and Wetbeat Planting): Emorsgate EP1 Pond Edge Mixture	REED BED AREA: Common reed (Phragmites australis) nursery grown plants	GRASSED AREA: (Accessways) Emorsgate EM4 Meadow Mixture for Clay Soils
Sowing rate: 4 g / m2	Planting rate: 4 plants / m^2	Sowing rate: 4 g / m^2
Total Area : 3,122 m^2	Total Area : 42,643 m^2	Total Area : 9,662 m^2
Total Quantity : 12,488 g	Total Quantity : 170,572 plants	Total Quantity : 38,648 g

Wetlands are the ‘kidneys of the earth’, purifying water through its natural interaction with soils and plants. ‘Constructed’ wetlands are becoming an increasingly popular means of surface water and wastewater disposal, thanks to their low operational cost and the benefit they offer to the environment in terms of biodiversity and amenity.



KINGSLAND GREEN

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Ecology

The application site and wider area has been subject to extensive ecological survey and monitoring for over a year by expert ecologists at GreenSpace Ecological Solutions.

The following surveys have been undertaken, shaping the proposals and informing the emerging planning applications:

- Preliminary Ecological Appraisal (PEA)
- BNG habitat condition assessment (including River Corridor Assessment)
- Great crested newt HSI surveys (12 waterbodies within 250m)
- Great crested newt eDNA surveys
- Dormouse surveys
- Bat activity surveys (transect & static detector surveys)
- Otter and watervole surveys
- Breeding Bird surveys
- Wintering bird surveys
- Ground-level bat roost assessment (trees)
- Bat emergence surveys / aerial inspections (trees)
- Badger surveys
- Reptile presence / likely absence surveys
- Ecological Impact Assessment (EcIA)
- BNG assessment

These surveys will form part of the planning application. The survey work and ecological appraisals have fundamentally shaped the proposals so as to safeguard protected species and deliver 10% Biodiversity Net Gain.

Quinn Estates is proud to partner the nature scheme

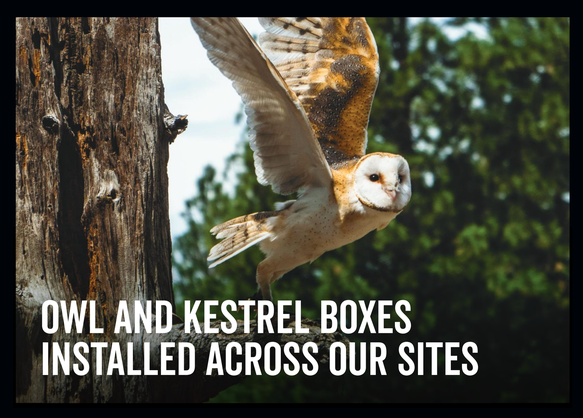
Nature Box is dedicated to making our human world become a wilder one.

By putting a box of wildlife friendly goodies into new build homes in the UK we want to create a community of people interested in enjoying and helping wildlife.

We've teamed up with some of the biggest names in wildlife supplies to make this happen and it means that it couldn't be easier to give nature a helping hand where it needs it most.

All it takes is an hours fun in the garden to get things started. Nature does the rest.

Supporting the natural world through new habitat creation



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Site Photos

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The scheme provides an opportunity to create a carefully-conceived extension to the existing community with new housing of exceptional design and energy performance, alongside a nutrient removing wetland.

Features of the proposal include:

- Up to 180 new homes of exemplar build quality; including 54 affordable homes to meet local need
- A range of new houses from spacious family units to smaller starter homes
- High quality public realm and thoughtfully landscaped green spaces
- An expansive wetland park with walking trails and ecology zones

Our team are on hand to help guide you through the proposals and to answer any questions you may have.

The boards are also available electronically on the news section on the Quinn Estates website.

www.quinn-estates.com/news

KINGSLAND GREEN

WILLESBOROUGH

GROVE PARK

SELLINDGE

Kent’s Largest EPC ‘A’ Rated Development

Quinn Estates is ahead of the curve in creating low carbon communities that deliver highly energy efficient homes well in excess of policy requirements whilst reducing bills for the home owner.

Grove Park demonstrates how sustainable living and high quality homes go hand in hand.

Quinn Estates’ commitment to decarbonising its homes has resulted in a low carbon specification which features solar PV panels, energy-efficient underfloor heating, air source heat pump, electric vehicle fast charging points and increased insulation.

EPC ‘A’ RATED DEVELOPMENT

SOLAR TECHNOLOGY

ENERGY EFFICIENCY BUILT IN

AIR SOURCE HEAT PUMPS

HIGHLY EFFICIENT INSULATION

KINGSLAND GREEN

WILLESBOROUGH