

# OAKFIELD LODGE - RETIREMENT COMMUNITY INTRODUCTION



## FOSTER & PAYNE

These boards provide an overview of emerging proposals by Foster & Payne for a low impact, affordable retirement community of 34 homes and associated communal facilities for local people, located on land south of Woodchurch Road in Shadoxhurst.

Foster and Payne are a Kent based builder and property manager of specialist age related housing and retirement communities. Since 2001 F&P has an excellent track record in providing high quality, secure housing at affordable rates. Our retirement developments support independent living for the maximum time possible in safe, friendly communities with communal facilities. We are committed to the ongoing management and support of these communities. We strive to ensure our developments are sympathetic to the surrounding communities with a high percentage of open communal gardens.

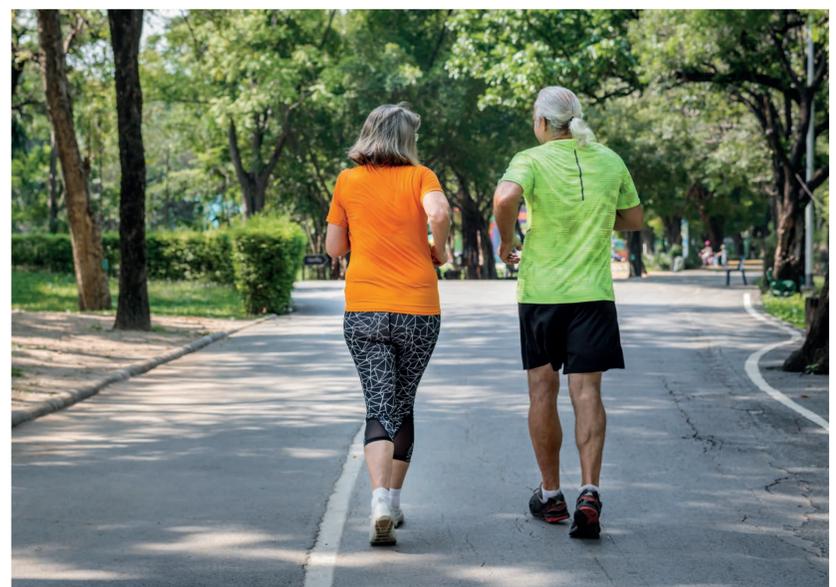
Our schemes are of high quality design, with a strong emphasis on landscaping to soften and provide attractive views. We offer a mixture of tenures from sales of long leases to shorter term rental options. This provides much needed flexibility, which is currently rare within the sector.

Our prices and rents are affordable for all. We offer complete cost transparency. There are no hidden costs when selling or transferring ownership and no tenancy renewal fees or event fees.

Our developments aim to allow local people to remain in the area they live but in age appropriate accommodation surrounded by a caring, like-minded community. At our Captain Webbs site in Dover, over 80% of residents are local people and we have managed this successful and popular community for over ten years.

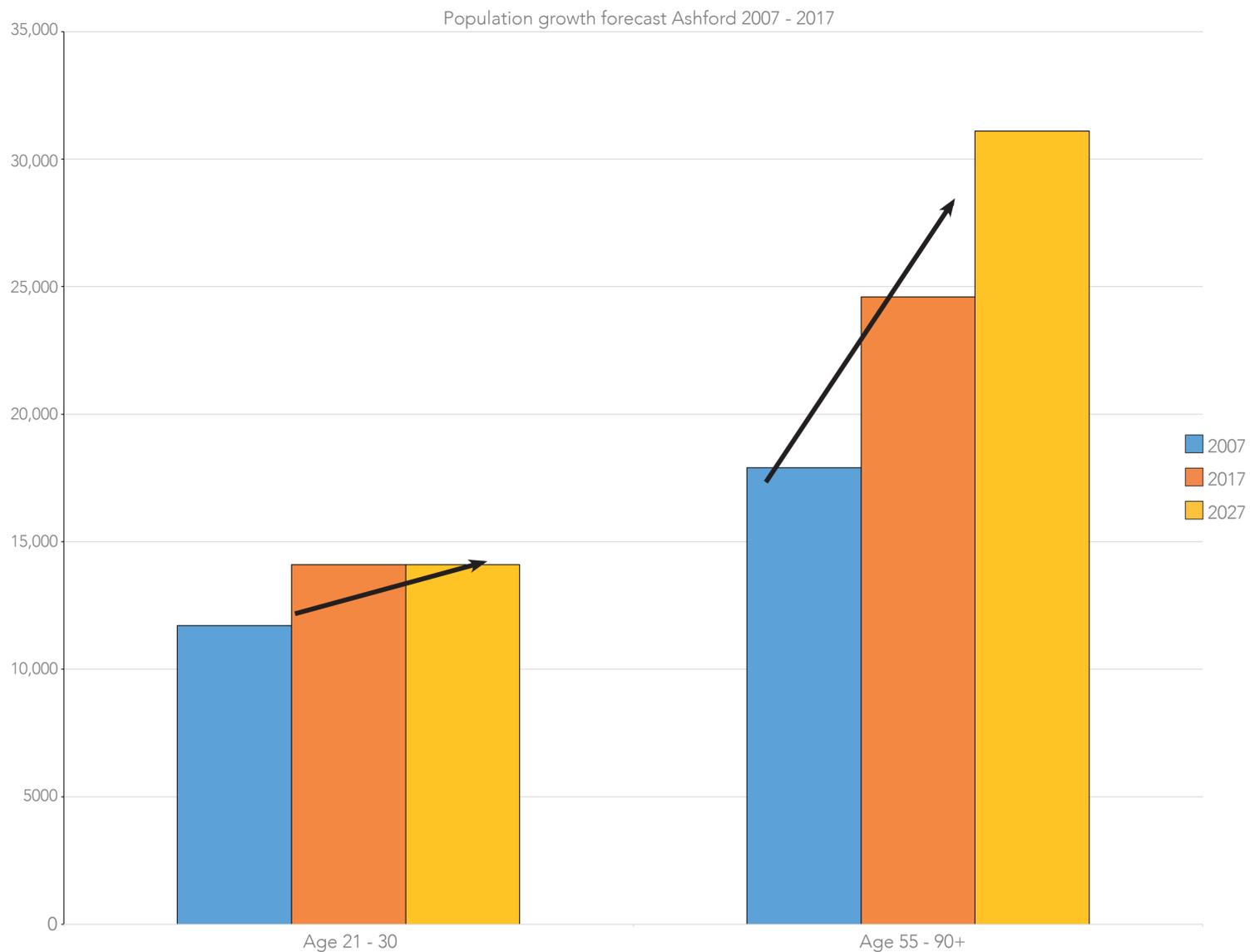


+ Image of Foster and Payne's at Captain Webbs scheme, Dover



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# POPULATION GROWTH



Source: KCC

- The strongest trend in Ashford and Kent’s population is growth in the over 55s. This group has increased in size by 30% in the last 10 years and is forecast to increase by a similar amount in the next 10 years and the 10 years after that. Suitable specialist housing for this group is much needed and is the key to allowing people to continue living independently where they want.
- In Shadoxhurst we recognise local concerns about the number of new developments for market housing.
- Conversely, our scheme is intended to allow older existing residents to stay in the village in an affordable and safe environment.
- The offer of alternative accommodation needs to be attractive, well designed and allow integration into an existing community. The accommodation offered will need to appeal to a range of needs, including a variety of care needs. The accommodation should not feel clinical; it should be bespoke flexible and offer choice where possible. Innovative design is critical in meeting the diverse needs and aspirations of society today.
- The 2014 Kent County Council Social Care Accommodation Strategy recognises the need to provide suitable accommodation for the growing number of older people. It notes that “Older people have many different needs and aspirations for their accommodation solutions in later life and so a good mix of accommodation types is required to meet these varied needs and aspirations. Without suitable attractive offers of alternative housing and care home solutions older people will remain in potentially unsuitable, hard to maintain housing. This will result in the poor health and wellbeing of an individual, coupled with an increased demand upon health and care services.”
- Ashford Borough Council is now able to formally adopt the Local Plan 2030 following the process of independent examination. The Plan includes the assumption that an additional 1000 dwelling units will be delivered from unidentified windfall sites. Policy HOU5 sets criteria for residential windfall development in the countryside adjoining or close to the built confines of settlements such as Shadoxhurst. Policy HOU18 sets certain criteria for older persons housing. F&P wish to promote a scheme which is fully compliant with the Policies of Ashford Local Plan 2030.



# PROPOSAL



+ Illustrative site plan - N.T.S

## KEY FEATURES

Accommodation/Access Details

- 1** War Memorial and Public Open Space

Initial engagement with local stakeholders has identified the need for a permanent war memorial in the village. We have therefore evolved our proposed layout in order to potentially accommodate this, subject to the views of the wider community.
- 2** GP Drop in Clinic/Wardens Lodge

Our proposals would include the provision of a healthcare consulting room, designed to the relevant Care Quality Commission standards, which would be made available to accommodate a satellite service by local healthcare providers. The space would be flexible and could also accommodate community facilities such as a hair salon and tea room for use by residents and the wider community.
- 3** Central Communal Green

A new centrally positioned communal garden will be at the heart of the development, creating a great space for residents to enjoy the open amenity available to them. It is intended to have the 2-storey apartment buildings looking out onto this open central space, providing a good sense of community between neighbours. Each apartment will have a direct view out onto this landscape with further views out towards the open countryside, all of which help to enhance a sense of well-being.
- 4** Communal pond & wetlands

The existing topography of the site has been an important design consideration with the need for a design approach and response which takes into consideration the drainage constraints. There is an ideal opportunity to use this positively by providing a pond and wetland area for all residents to enjoy whilst creating important ecological enhancements.
- 5** Circular walk/Woodland trail

Proposed fitness trail and woodland walk, allowing residents to enjoy the beautiful setting whilst keeping fit. This could lead to future potential opportunities for trim trail stations providing a sequence of fitness challenges for all levels of physical activity, coordination and stamina.
- 6** Retained tree-lined boundary

The development is seeking to retain and enhance the existing mature tree lined boundaries, hedgerows and vegetation. The trees will also act as a natural screen, helping to minimise any visual impact of the development upon the immediate surrounding countryside.



## DESIGN TEAM



Architectural Consultants



Civil Engineers



Community Engagement Consultants



Landscape & Ecology Consultants



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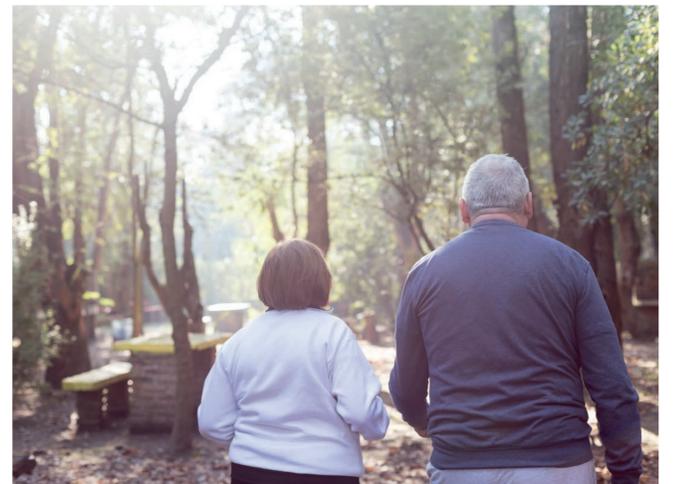
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## WORKING WITH THE LOCAL COMMUNITY

Our proposals would not only deliver a range of community benefits, alongside much needed affordable homes for older local people, but, (unlike the standard housing schemes that have been recently promoted or developed in the Parish), they would be low impact and reflect the rural character of the village as follows;

- Low-impact, traditional design, with no property being more than two-storeys and many being single-storey bungalows;
- The site is located adjacent to properties in Woodchurch Road and within landscaped gardens;
- Land on the boundary of the site is proposed to be gifted to a new Trust, that could be controlled by an appropriate local body, such as the Parish Council, thereby providing control of any future development to the local community;
- Traffic generation is much lower than standard market homes – on a typical day there is just over one car journey per two households, based on traffic movements at Captain Webbs. Each home would have a designated parking space with a maximum of one car. Visitor parking would also be provided;
- Following initial local stakeholder engagement, we are looking at the possibility of a regular community bus service to Tesco and other facilities at Kingsnorth.



# DESIGN APPROACH

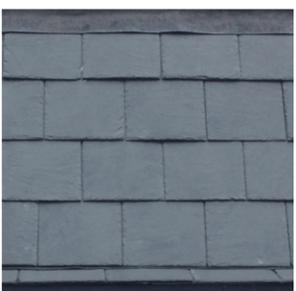


+ Illustrative image of proposed bungalows

The key design principles are as follows:

- Provide 34 new high-quality homes encompassing a range of 1 & 2-bedroom apartments and 2-bedroom bungalows;
- A key focus on low impact and sympathetically designed homes which are in keeping with the architectural style found in and around the surrounding area of Shadoxhurst;
- Minimal vehicular movement, with priority given to residents and pedestrians;
- A mixture of single storey, 1 ½ storey and 2 storey buildings are to be provided;
- A single vehicular access via a new entrance from Woodchurch Road providing a loop road around the development offering an uncomplicated route through the site;
- To ensure the development is carefully designed and sensitively integrated into the existing rural environment;
- A strong focus upon a heavily landscaped setting, offering a variety of different landscape characters including private gardens for residents of the bungalows, communal gardens, a wood land style trail, pond and wetland habitat;
- Opportunity to facilitate ecological enhancements;
- Retention and positive management of the existing treelined boundaries and hedgerows with additional planting where possible;
- To provide a safe and secure environment for a new community, integrated with and part of the village;
- Retention of key views through to open countryside and surrounding fields;
- The development will be of low density at the rural edges and the areas fronting the open space.

## MATERIALS



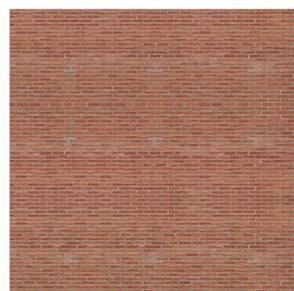
+ Slate tiles



+ Render



+ Plain tiles



+ Red brick



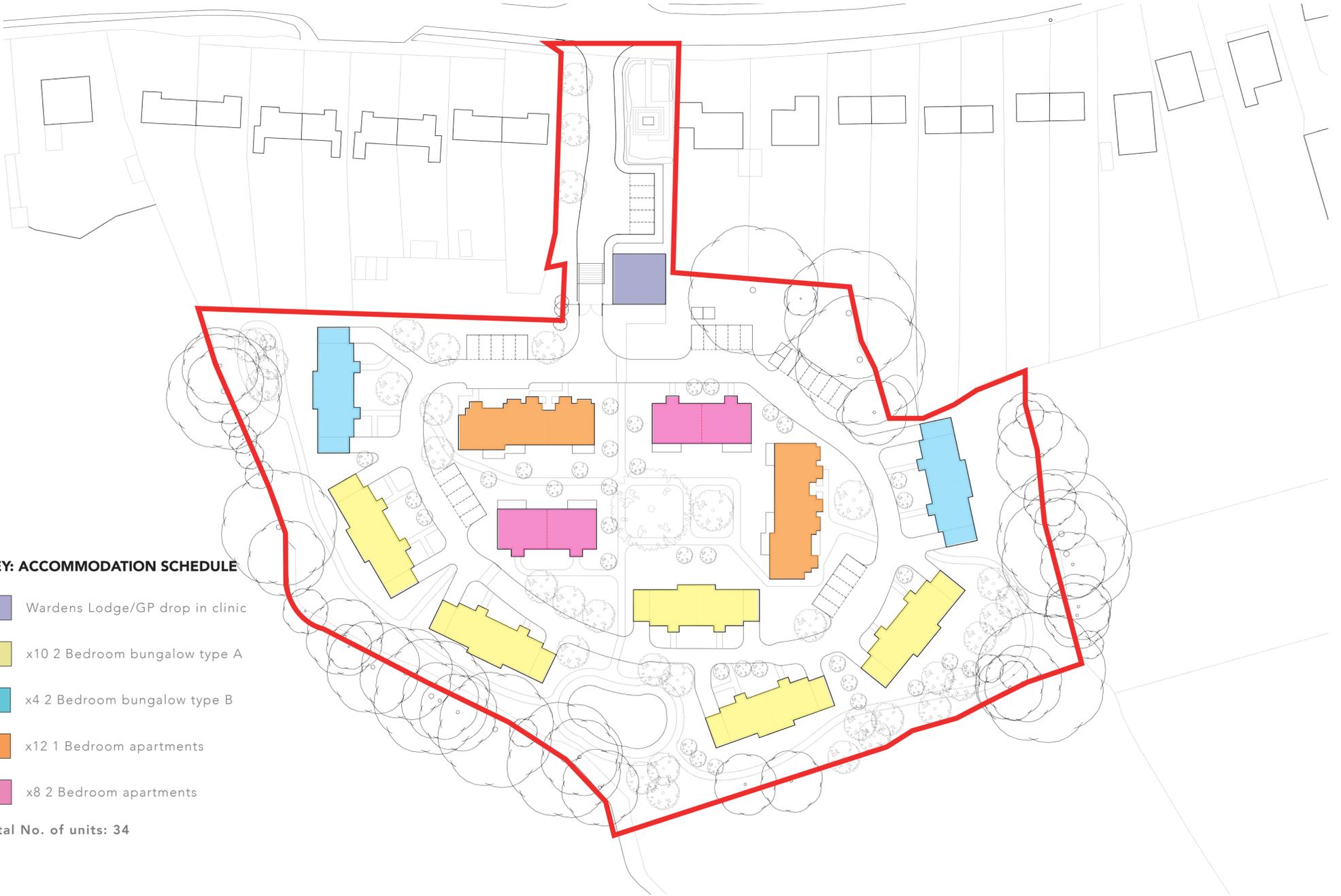
+ White weatherboarding



+ Black weatherboarding



# DESIGN APPROACH



**KEY: ACCOMMODATION SCHEDULE**

- Warden's Lodge/GP drop in clinic
- x10 2 Bedroom bungalow type A
- x4 2 Bedroom bungalow type B
- x12 1 Bedroom apartments
- x8 2 Bedroom apartments

Total No. of units: 34



+ Indicative Bungalow Floorplan



+ Indicative 1 Bedroom Apartment Floorplan



+ Indicative 2 Bedroom Apartment Floorplan

**KEY:**

- Entrance Hall
- Open plan living space
- Bedrooms
- En-suites
- Bathrooms



+ Indicative Bungalow Front Elevation



+ Indicative 1 Bedroom Apartments Front Elevation



+ Indicative 2 Bedroom Apartments Front Elevation



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# HIGHWAYS & DRAINAGE



## HIGHWAYS:

- There is a small medical facility to be incorporated at the front of the site.
- The site is accessible to public transport in the form of bus stops close to the site. Also there are ample cycling opportunities nearby with access to national cycle routes in the village.
- Parking provision for this type of development will be aiming to provide one space per dwelling plus eight visitor parking spaces.
- Cycle storage will be provided for two cycles per dwelling. This will include cycle racks provided by the medical facility to allow four cycles to be parked.
- The site can be accessed safely by all vehicles including emergency and refuse vehicles.
- Clear visibility splays and sightlines can be achieved comfortably meeting the requirements for the newly installed 30mph speed limit in the village.
- The traffic generation from the site is a maximum of eighteen movements in the morning peak hour with no discernible impact on the local highway infrastructure or main junctions further afield.



### KEY:

- |  |                                |   |
|--|--------------------------------|---|
| Public parking for GP clinic & external visitors | Car-ports for bungalows        | Primary pedestrian route into site        |
| Parking for residents & visitors                 | Woodchurch Road                | Pedestrian route through communal gardens |
| Private driveways serving bungalows              | Primary loop road for vehicles | Pedestrian circular/woodland walk         |

## DRAINAGE:

We recognise that there are existing issues with drainage in the village. We have undertaken a detailed assessment to ensure that our proposals will not exacerbate these issues.

- A review has identified that the development site is underlain by materials known as Weald Clay, which is known to be near impermeable, therefore the drainage strategy will address this.
- The site is located in the Environment Agency's Flood Zone 1 and is classified as having a low probability of flooding.
- A review of the Environment Agency's online mapping tool has identified that a recorded flood event shown was as a result of a blocked culvert in Woodchurch Road and the site has not flooded since it was cleared despite the occurrence of a more severe event since.
- Nevertheless, development flood levels will be set above the interpolated flood levels as shown on the Environment Agency mapping to ensure that there is no flood risk during severe rainfall events.
- Outfall from the site will be to an on-site Foul Waste sewer via a pumping station.
- If the development comes forward before wider improvement works are completed the use of the pumping station would be used as required to ensure the site does not exacerbate any existing Foul Water issues within the catchment area.
- The design intent is to use permeable pavements and roads to manage surface water run-off.
- Where appropriate all surface water will be stored via the storage pond designed in accordance with the Ashford Borough Council Drainage SPD requirements. The water would then be discharged in a controlled manner at off-peak periods.
- The surface water drainage strategy will include a 40% allowance from increased rainfall intensities as a direct result of climate change in accordance with Kent County Council and National Drainage Policies.



# THANK YOU



We are keen to engage with the local community in Shadoxhurst on our proposals, which we believe would be of benefit to the Parish through the delivery of affordable, age-restricted and low impact homes for local people, with associated new facilities available to all local residents.

We would welcome any views on our proposals as we continue to evolve our plans prior to the submission of a planning application to Ashford Borough Council later this year. We would also welcome any expressions of interest in acquiring one of the new age-restricted homes.

If you would like to provide us with your views, or expressions of interest, you can do so in one of the following ways:



Complete a feedback form at this public consultation event



Email us at [shadoxhurst@devcomms.co.uk](mailto:shadoxhurst@devcomms.co.uk)



Go to our website at [www.fosterandpayne.co.uk/consultations/oakfield-lodge/](http://www.fosterandpayne.co.uk/consultations/oakfield-lodge/) to review information on the proposals and provide feedback online



Call us by freephone on 0800 080 3171

Please ensure you provide any feedback by Friday 1st February 2019.



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