



# BETTESHANGER

## GROVE

- FORMER BETTESHANGER COLLIERY -

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### STATEMENT OF COMMUNITY INVOLVEMENT

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April 2020

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# 1.0 EXECUTIVE SUMMARY

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- 1.1 Quinn Estates Betteshanger Ltd (the Applicant) is committed to consulting with the local community regarding the proposed mixed-use development at Betteshanger Grove, Deal (the Scheme).
- 1.2 Consultation has included discussions with parish councillors, local residents and interested organisations. In addition, discussions have been held with planners at Dover District Council. The Applicant has sought to engage with key stakeholders throughout the pre-application and consultation phase.
- 1.3 Pre-application consultation with the local community has included a public exhibition event held at Betteshanger Social Club on Wednesday 4th March 2020.
- 1.4 Throughout the pre-application process, the Applicant employed a variety of methods and approaches in accordance with best practice. The evolution of the scheme clearly demonstrates that the local community influenced the final submitted design.
- 1.5 The list of consultees has included the following:
  - Dover District Council
  - Local residents
  - Northbourne Parish Council
  - Sholden Parish Council
  - Northbourne Parish Council
  - Deal Town Council

## 2.0 INTRODUCTION

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2.1 This Statement of Community Involvement (SCI) provides background information in support of the Scheme. The description of development for the scheme is set out below: -

Outline application with all matters reserved for the erection of up to 210 residential dwellings including 12 self-build plots, together with up to 2,500 sq m of office (Class B1) floorspace and up to 150 sq m of retail (Class A1) floorspace.

2.2 This SCI describes how the local community has been consulted and details the feedback received. A number of further technical consultations have also taken place which have included meetings with statutory bodies. Whilst not referred to in this report, these technical consultations have assisted in the evolution of the scheme and are referenced separately in the supporting technical reports.

## 3.0 SUMMARY OF COMMUNITY INVOLVEMENT AIMS

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- 3.1 The Government has made it clear through the National Planning Policy Framework (NPPF) (paragraphs 39 and 13-14) that developers should be encouraged to undertake public consultation.
- 3.2 Paragraph 39 entitled 'Pre-application engagement and front loading' states:
- 'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'
- 3.3 Paragraph 40 of the NPPF continues:
- 'Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take- up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications'
- 3.4 The community involvement process has been designed so that residents take an active role in the evolution of the proposal and that their feedback genuinely influences the scheme prior to a formal planning application being lodged with Dover District Council (DDC).
- 3.5 DDC recognises the importance of community engagement, especially as communities are being encouraged to have more involvement in deciding the future of the places where they live and work through the rise of localism and neighbourhood planning. Engagement at an early stage allows communities to shape and influence local plan policies and the geographical pattern of future development, and the Council encourages local communities to get involved. Engagement with the development industry is equally important, allowing local communities, developers and the Council to work together and to build a shared approach to local planning.

## 4.0 CONSULTATION PROCESS

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- 4.1 The Applicant designed a consultation strategy that is NPPF compliant. The Applicant executed this strategy during 2020.
- 4.2 The Applicant believes the early involvement of the local community can bring about significant benefits for all parties, a view supported by Government.
- 4.3 The strategy comprised a series of meetings with the stakeholders identified in paragraph 1.5 above and public consultation.
- 4.4 The strategy was to engage at the earliest possible juncture with stakeholders including statutory bodies and residents, whose comments are sought by Dover District Council when considering development proposals.
- 4.5 It is clearly evident that following feedback from key stakeholders, the proposals that have been submitted have been amended to reflect the comments received to date.
- 4.6 The Applicant has aimed to be clear, open and honest in their engagement and consultation with stakeholders and the community.
- 4.7 In addition to above published guidance, our approach to consultation on this project has been guided by discussion with the relevant local authorities and by a review of best practice on recent applications of a similar nature and scale.
- 4.8 The overall consultation objectives were to:
- Raise awareness of what is proposed and to give local people an opportunity to comment and potentially influence the proposals;
  - Provide clear and concise information to all sections of the local community;
  - Provide a range of different opportunities for members of the local community, relevant local authorities and other statutory consultees to engage with the project and comment on the proposals;
  - Invite feedback and ensure that the Applicant understands the views of consultees so that they can be considered during the development process; and
  - Show how consultation has influenced the proposal.
- 4.9 We sought to avoid holding our public consultation event at the same time as any similar scale proposals in the local area.

## 4.0 CONSULTATION PROCESS

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### 4.10 What we will consult on?

The aim of our pre-application consultation on the project is to ensure that the local community, relevant local authorities and other relevant statutory consultees have a chance to understand and influence our proposals.

There are some aspects of our proposals that are fixed. There is however the opportunity to influence aspects such as design, height, materials, access, environmental mitigation, landscape, connectivity and mix.

### 4.11 How we will consult?

#### **Community consultation**

The following actions were undertaken to publicise the proposal, and provide the local community with the opportunity to comment.

- A notice was published in the relevant local newspaper
- Community information leaflets were used to provide the local community with details of the proposed consultation and were delivered to all properties in the Consultation Area.
- It is generally recognised, including by the Planning Advisory Service, that pre-application discussions for major proposals benefit councillors, applicants and residents.
- We will aim to inform relevant elected members about our project.
- We aim to ensure that the consultation material is accessible to as many people as reasonably possible. The timing of the event allowed a wide range of people to attend.
- The public consultation event was attended by members of the project team to answer questions on the proposal, assist with interpreting the project information available and to encourage people to give their views.
- A series of information boards were displayed at the public consultation event to set out details of the proposed development.
- Feedback forms were made available at the event and visitors were encouraged to use these to provide feedback and comment on the proposal, with contact details provided to encourage further engagement and feedback following the event.
- The information boards were made available online so that they could be viewed after the public consultation event both by those who attended and local people who could not attend the event.

## 5.0 PUBLIC EXHIBITION

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- 5.1 The Applicant held a public exhibition showing plans of the site and technical details of the proposed mixed-use development. The presentation for the exhibition appears at Appendix 1.
- 5.2 The primary purpose of the exhibition was to engage with local residents and stakeholders, and to provide the opportunity for them to view and comment on the draft proposals.
- 5.3 The format of the consultation during the exhibition allowed for:
- Informal one to one or group discussions with residents and stakeholders;
  - An informal setting to encourage questions from residents and stakeholders;
  - The opportunity to raise questions with specific members of the project team; and
  - A local venue, at an appropriate time and for an appropriate duration to allow as many people as possible to attend.
- 5.4 The event was held on:
- 4th March 2020 between 16.00-1900 at Betteshanger Social Club, Circular Road, Betteshanger, Deal CT14 0LT

Below are photographs of the exhibition: -





## 5.0 PUBLIC EXHIBITION

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## 5.0 PUBLIC EXHIBITION

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### Public Exhibition Event

- 5.5 The exhibition was extensively advertised via the following media:
- Advert placed in the East Kent Mercury;
  - An email to officers at Dover District Council was sent;
  - Notification sent to local groups, including parish councils.
- 5.6 The exhibition was attended by approximately 98 local residents and stakeholders. Consultants were available to answer questions raised. They included:
- Mark Quinn (Applicant)
  - Huw Evans (Applicant)
  - Toby Snape (Applicant)
  - Josh Wilson (Applicant)
  - James Brett (Applicant)
  - Alex Kalorkoti (Applicant)
  - Ben Geering (Applicant)
  - John Wilde (Transport Engineer)
  - Kathryn FitzGibbon (Landscape Architect)
  - Alastair Cracknell (Community Consultation)
  - Miranda Chapman (Public Relations)
- 5.7 Feedback forms were provided on stands, with tables and chairs available, to enable all attendees to notify the Applicant of any issues they felt were relevant. The feedback forms are as shown in Appendix 3.
- 5.8 A member of the Applicant team was at the entrance/exit and counted 98 visitors in. The feedback forms could be completed on the day or returned back to the Applicant by 11th March 2020.
- 5.9 In total, 47 feedback forms were returned as follows:
- 30 were returned on the day
  - 17 emailed their reply
  - 0 emailed letters
  - 0 posted forms
  - This represents a return rate of 48%.

A detailed consideration of the responses received is set out at section 6.

## 6.0 ANALYSIS OF RESPONSES FROM THE EXHIBITION

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6.1 Several recurring themes appeared in the responses received; the Applicant has sought to address these, which include the following:

- Drainage
- Traffic/Highways
- Ecology
- Biodiversity
- Public Transport Accessibility
- Arboriculture

The Applicant's responses and changes are set out below under the broad topic headings of Design, Planning, Traffic/Highways, Nature and Other.

### Design

Public Feedback	Applicant Response/Changes Made
Would like to see improved walkways linking into the existing village with benches and all green areas like the ponds linked into a wider walking trail	The landscape strategy involves extensive use of walkways and cycle routes connecting the existing village to key features such as the pond whilst also providing the opportunity for key amenities
Want to see more innovative design for the houses/ encourage eco houses	From the outset the scheme has sought to embrace a sustainability energy plan to deliver on the renewable agenda. An energy strategy setting out the measures to be delivered is included in the planning application.
Want the homes to be energy efficient, low water demand, connected to renewable energy and triple glazed	New houses will meet modern building regulations and will be in accordance with an energy strategy for the site.

## 6.0 ANALYSIS OF RESPONSES FROM THE EXHIBITION

### Planning

Public Feedback	Applicant Response/Changes Made
Should have a wider mix of housing types from studios to 6 bed detached units	The current indicative mix includes 1 & 2 bed flats and 2, 3 & 4 bed houses, as well as plots to provide opportunities for self-builders, which responds to what the market needs in the area especially based upon the needs of the affordable sector.
There are too many houses proposed and would effectively double the size of the village	The proposal responds to council policy on density which sets a minimum target. The development makes best use of an under-utilised site.
The retail and local centre is a really positive addition as the closest facilities are in Eastry, Deal and Sandwich so are a drive away	The aim is to create a sustainable development which includes the provision of local services.
Want some industrial units on site	An assessment of the market suggested office/hybrid units are more appropriate in this location.
This is a brownfield site and disused so is the right sort of land for development	This accords with national guidelines of the re-use of previously developed land which is what is proposed at this site.
Development needs to be best in class for environmental sustainability	The planning application includes an energy strategy setting out how measures will be adopted to enhance the environmental credentials of the development.

## 6.0 ANALYSIS OF RESPONSES FROM THE EXHIBITION

### Traffic/Highways

Public Feedback	Applicant Response/Changes Made
Concerned about the volume of traffic along the Deal/Sandwich Road	A full transport assessment has been submitted with the application which has set out what measures, if any, are needed to mitigate the impact. KCC Highways are a key stakeholder in the determining of the application and have the ability to object should the impact be too severe.
Intercrop are trying to get their visitors to come from the Betteshanger Park roundabout which does not sit well with a residential development	Fundamentally the road has been designed to take HGV's and with two accesses into Intercrop, it is envisaged that an agreement can be reached to limit inappropriate use of the road for access.
Need to limit the rat run along Broad Lane past Intercrop	Although the applicant cannot dictate what public roads are used for, our intention is to work with stakeholders to seek a long-term solution.
The scheme should connect up with existing pedestrian and cycle routes in the area to promote sustainable travel to Deal, Sandwich and neighbouring villages and facilities	The location of the site gives it exceptional access onto an existing and well used network of cycle paths linking to Deal and neighbouring villages. The use of bicycles will be encouraged through the addition of more facilities.
The road surfaces need to be suitable for mobility scooters	All new pavements will be suitable for a wide range of users and built in accordance with relevant guidelines.
We need measures to improve air quality	Through improved cycle facilities and provision of electric vehicle (EV) charging facilities, the proposal can limit air quality impacts. These are detailed in the accompanying Transport Assessment.
Innovative, inexpensive public transport links need to be planned in	KCC Highways, as a key stakeholder, have been involved in identifying the key improvements needed in the area from a public transport perspective and these are contained within the planning application.

## 6.0 ANALYSIS OF RESPONSES FROM THE EXHIBITION

### Nature

Public Feedback	Applicant Response/Changes Made
There will be a biodiversity loss on a site which is effectively re-wilded – want to see wild areas that are not maintained	An ecological appraisal has been carried out on the site which sets out biodiversity enhancement measures and retention of important biodiversity features.
Want a nature park rather than just a standard park	The central park will include areas for wildflowers and other natural features while important natural features elsewhere on the site have been retained.
Wildflower meadows should be prioritised ahead of areas of mown grass	The proposals, in particular the large central open space, includes dedicated areas for wildflowers.
Would like to see a wide variety of tree species as tree planting is a really important facet of this scheme and the area	Landscape Architects and Arboriculture specialists have put forward our proposals in relation to tree planting with a variety of suitable species being proposed.
Would like to see a community orchard	Within the public open space, there are opportunities for areas of fruit tree planting to add diversity to tree stock.
Address ecological decline – looking at Kingsbrook in the Aylesbury Vale where the scheme is creating wildlife corridors, using SUDS, plants that encourage wildlife, homes for wildlife and getting the community engaged	The landscape team are aware of the exceptional nature of Aylesbury Vale and key messages such as working with the community and planting the right species have been addressed at this site.
The wide road side verge on the right as you come along Betteshanger Road, opposite the lake with the disabled fishing platform, may qualify as a Road Side Nature Reserve - it has a really interesting mix of wild flowers including blue fleabane and carline thistle, bee and pyramidal orchids and last year attracted a lot of butterflies including good numbers of common blues and brown argos (their larval food plants grow on the verge) plus bees and other pollinators. The Kent Wildlife Trust runs the Roadside Nature Reserve scheme and could give you further information.	Improvements are planned to the roadside as part of the landscape plan.

## 6.0 ANALYSIS OF RESPONSES FROM THE EXHIBITION

### Other

Public Feedback	Applicant Response/Changes Made
How will a sinking fund work on the sewage/want to see it maintained	A sinking fund takes small annual payments from the owner and saves them for future maintenance. The long-term maintenance and ownership of the sewage facilities are a major component of good long-term stewardship.
Love the idea of self-builds	Giving the opportunity for people to build their houses is enshrined in national planning policy and something the applicant is keen to encourage.
Keep the barrier closed	The proposal is for the barrier linking the site to Circular Road to be left closed to traffic.
Good for the social club Really positive addition Like sustainable focus	New customers and added vibrancy is a key message for the social club and would add to the success of the development and its integration into the existing village.
Want good internet	Superfast is available on site currently and the scheme will include provision of superfast broadband for proposed properties.
Want assurances that the open space is maintained well	Through the creation of a service charge mechanism, the new houses will fund the long-term maintenance.
Want hot desking capabilities in the offices to keep younger workers engaged	The range of office space proposed presents opportunities for modern ways of working on the site.
Very few youngsters in village so skate park used by outsiders who do not respect it so needs to be maintained	The development will help to fund improvements to the skate park.
Young people would be a positive addition to the vibrancy of the area	Through the creation of new family housing, it will add to the vibrancy of the village and the people who will use the facilities.
Quinn Estates should lead the sector with a well-designed, low carbon development that is sensitive to ecology	The commitment to environmental sustainability is clear through the actions taken to date so that the vision is ingrained to deliver a market leading development.

## 6.0 ANALYSIS OF RESPONSES FROM THE EXHIBITION

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### Other

Public Feedback	Applicant Response/Changes Made
Support carbon cutting at the social club and existing homes	The applicant is exploring ways in which improvements can be made to existing homes and the social club to make them more environmentally sustainable.
Create play space that is designed for a wide range of ages including upgrading the skate park	The skate park will be improved whilst the new and existing play space will be improved to cater for a wide range of users.
A dedicated dog park would be beneficial	Although a dedicated dog park is not proposed, the multi-functional nature of the open space allows for dog walkers.
The existing path network has routes that are part of the mining heritage of the area. It would be nice to see an information board on the paths.	Through working with the Kent Mining Museum, information boards can be added at key junctions of the walking network.
The central park should be flexible enough to host events but not be devoid of life and activity when not used	The size of the central park is sufficient to allow for hosting of a variety of events.



## 7.0 SUMMARY OF THE PUBLIC EXHIBITION

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7.1 As a result of the responses, the Applicant's team have made changes to the scheme. Where comments were received that related directly to the scheme, these issues were considered, and amendments made where necessary. The Applicant considers that the consultation process has been full and transparent. The scheme has evolved over the course of the consultation period. It is clear that the local community has been able to influence the design, layout and form of the proposed scheme.

7.2 The key changes are:

- Land adjacent to the social club will be gifted to the Betteshanger Social Welfare Scheme to be retained as functional open space.
- A sinking fund will be generated for the maintenance of the wastewater treatment plant alongside any upgrades required to serve existing and new properties in the long term.
- Disabled parking spaces will be provided to improve access to the existing fishing/angling platform.
- The proposed retail floorspace will be relocated so that it is more accessible to existing and proposed residential and commercial properties and to encourage more trips on foot.
- From early engagement with local residents, the development will generate a fund of up to £200,000 for energy efficiency/carbon off-setting measures to existing properties in Circular Road/Broad Lane.

## 8.0 CONCLUSIONS

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- 8.1 This document summarises the extent and detail of the public consultation in regard to proposals for a residential led mixed-use development at Betteshanger Grove, Deal. From the content of this report, it is evident that the Applicant has, and continues to undertake an extensive pre-application consultation process with a wide range of key stakeholders from the local community.
- 8.2 The Applicant has employed a variety of techniques in accordance with best practice to engage with the stakeholders in the formulation, development and refinement of the application proposals. From the outset, consultation has taken place in a pro-active and transparent manner.
- 8.3 The attendance at the exhibition by representatives of the Applicant and members of the consultant team provided residents with the opportunity to discuss particular points of interest and concern and to obtain further detailed information.
- 8.4 The results of the consultation exercises have been fully taken into account and are documented throughout this SCI and within the supporting technical documents and Design and Access Statement. The Applicant believes that the public consultation exercise and event has helped to improve local understanding of the development proposals and has generated some useful information and comments. The comments received as a result of the consultation process have resulted in amendments to the scheme and the submission of supporting information where appropriate.
- 8.5 The Applicant has sought to consult with local stakeholders throughout the pre-planning and planning process, resulting in a scheme that reflects the wishes and needs of the local residents. The Applicant will continue to consult with the local community.



# BETTESHANGER

GROVE

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APPENDIX I

EXHIBITION BOARDS

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# EXHIBITION BOARDS

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## BETTESHANGER GROVE

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### WELCOME

**Welcome to our Public Exhibition on our emerging proposals for a new mixed-use development of the former Betteshanger Colliery site comprising:**

- 198 homes including policy compliant affordable housing
- 12 self-build homes
- A local centre including retail, services and apartments
- New business space

We have a series of exhibition boards showing the proposals. Members of the project team are on hand to answer any questions you may have.

We also have a feedback form which we would kindly ask you to fill in so that we can understand and seek to address any comments you may have.

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# EXHIBITION BOARDS



## BETTESHANGER GROVE

### WHO WE ARE

**Quinn Estates are an award-winning Kent-based developer with a track record of doing what we say we will and with over 100 residents of Dover district employed in our supply chain.**

**Some of the group's award-winning projects include:**



#### Hammill Park

Located in Woodnesborough, near Sandwich, Kent, Hammill Park is a unique residential development that forms part of a wider narrative of regeneration in the district of Dover. Following the successful launch of the first phase of 19 self-build homes, focus has been shifted to the conversion of two engine sheds which form part of the former Hammill Brickworks site. Designed by renowned architects and developed by the South East's foremost mixed-use developer, the first engine shed provides five spacious homes well-suited to family living. The development cleverly combines contemporary interiors with the heritage of the site. The first engine shed was completed in Summer 2019. As an extension to the highly successful Phase 1, Quinn Estates have brought to the market an additional 18 self-build plots.

#### Eversley Park

As part of this exemplar development, Quinn Estates secured the conversion of a period redundant boarding school into a stunning development of 23 apartments and 2 cottages set within a gated and landscaped setting close to the award winning beach at Sandgate and the Lower Leas Coastal Park of Folkestone. As part of the development, Quinn Estates also engaged with the neighbouring primary school and gifted a 3-acre parcel of land for a new sports field, effectively doubling their outdoor space. In addition to this, Quinn Estates built a new car park for Sandgate Primary School for their staff, which reduced the incidences of school staff parking on nearby residential roads.



#### Preston Barns

As Kent's foremost developer of niche contemporary dwellings, Quinn Estates has worked with award-winning architects Clague to deliver a scheme of four exceptional residential dwellings creating an unrivalled sense of space, which were sold as individual self-build plots.

Located on spacious plots, the four houses overlook the glorious Stodmarsh Valley. Based upon a traditional barn, Preston Barns is a contemporary reworking that maximises light and the feeling of space in a secluded yet well connected location.

#### Manor Barn

As a winner of the WhatHouse? Best Luxury House, Manor Barn is an absolutely stunning one-off home that has set the benchmark for design. Combining forward thinking green technology, this multi-generational home stands as a flagship for how Quinn Estates design and build.



Kent Design & Development Awards 2018

WINNER OF COMMERCIAL, INDUSTRIAL & RETAIL DEVELOPMENT 2018

WhatHouse? AWARDS 2018

WON SILVER FOR BEST LUXURY HOUSE 2018

RES AWARDS

HIGHLY COMMENDED SMALL DEVELOPER OF THE YEAR 2018



# EXHIBITION BOARDS



## BETTESHANGER GROVE

### PREVIOUS MASTERPLAN

Located on the site of the former Betteshanger Colliery, Betteshanger Sustainable Park was owned by the South East England Development Agency (SEEDA) who in 2002 prepared a masterplan for a variety of commercial uses, including offices, light industrial and storage and distribution to provide for the reuse of the site following the closure of the colliery in 1989.

The road was installed, the site decontaminated, utilities put in and development parcels set out with the aim of new businesses occupying the site following the substantial public investment.

A key issue identified in the Core Strategy is that there is limited employment in Deal outside of retail and local services. In general, there is an outflow of people who work outside of Deal and indeed the district.

One of the major drivers locally is that Discovery Park has huge amounts of space to fill and therefore can soak up demand both now and for the long term, something that was not forecast or envisaged in 2002.

With nearly 20 years having passed and commercial space not coming forward, we believe that a new impetus and momentum can be created through developing a mix of uses on site including commercial and residential, utilising the existing infrastructure investment in the site.



# EXHIBITION BOARDS



## BETTESHANGER GROVE

### WHAT THE PROPOSAL WILL DELIVER

#### HOUSING



New homes including policy compliant affordable housing in a mix of housing types

#### SELF BUILDS



12 self-build plots from the South East's premier provider of serviced plots

#### BUSINESS UNITS



More than 200 jobs to be created on land adjacent to Intercrop

#### LOCAL CENTRE



A local centre including retail, services and apartments



# EXHIBITION BOARDS

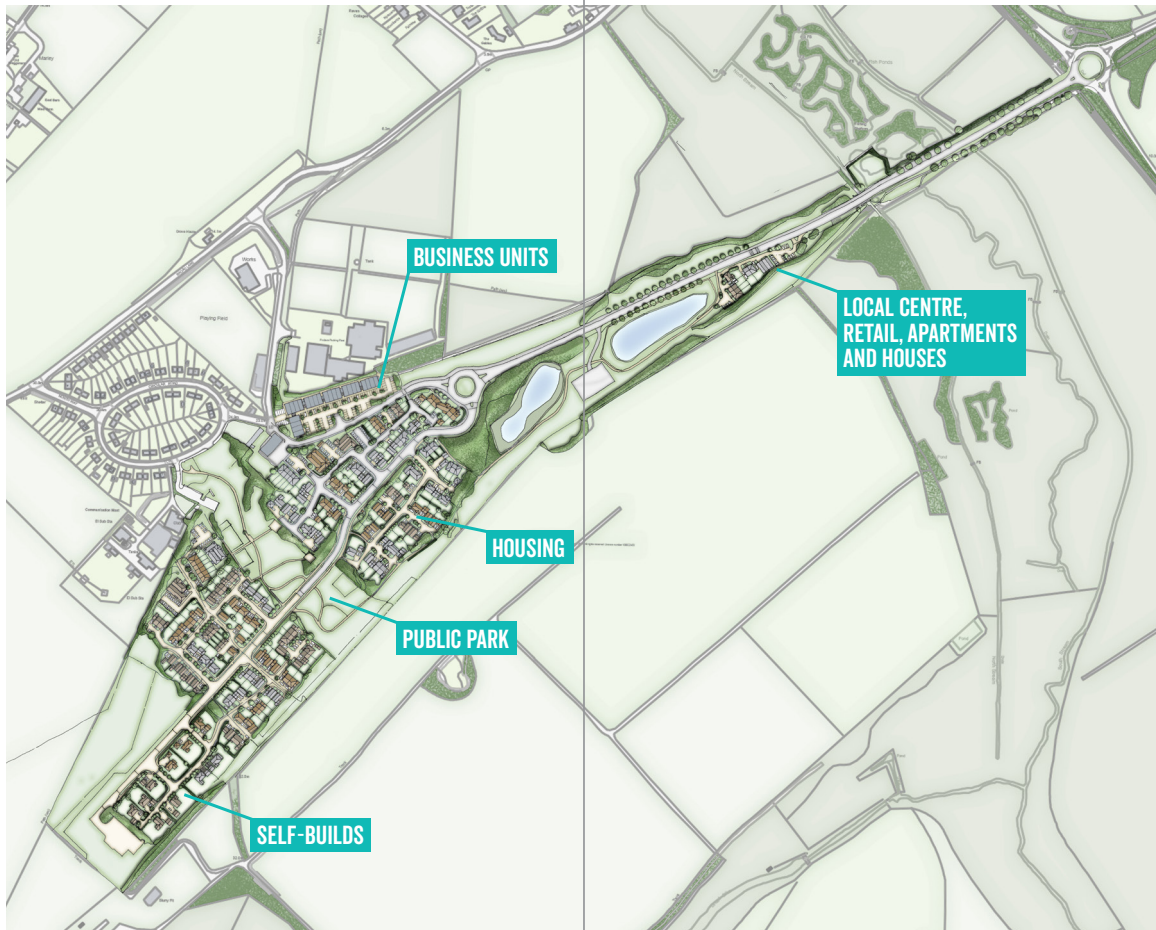


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**BETTESHANGER**  
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## INDICATIVE LAYOUT





# EXHIBITION BOARDS



## BETTESHANGER GROVE

### SUSTAINABILITY



- The proposed development would gain vehicular access via the existing Betteshanger Road, which connects to the A258 Sandwich Road at a roundabout junction to the east of the site.
- Proposals to enhance the existing sustainability of the site, e.g. local bus service frequency and feasible diversions, as well as improvements to the existing walking and cycling network, will be examined. In particular, strong walk/cycle connections to the nearby leisure facility, Betteshanger Park and further into Deal itself will be promoted.
- All parking spaces will be provided with high quality EV charging facilities and opportunities for linkage with solar energy capture and energy battery storage will be explored, helping to reduce the demand on the national grid.
- Furthermore, at present it is understood there are no rapid EV charging facilities in the whole of Dover district and very few EV charging facilities in general in and around Deal. It is therefore proposed to provide rapid EV charging facilities within the proposed development to provide sustainable travel benefits to the wider area.



# EXHIBITION BOARDS

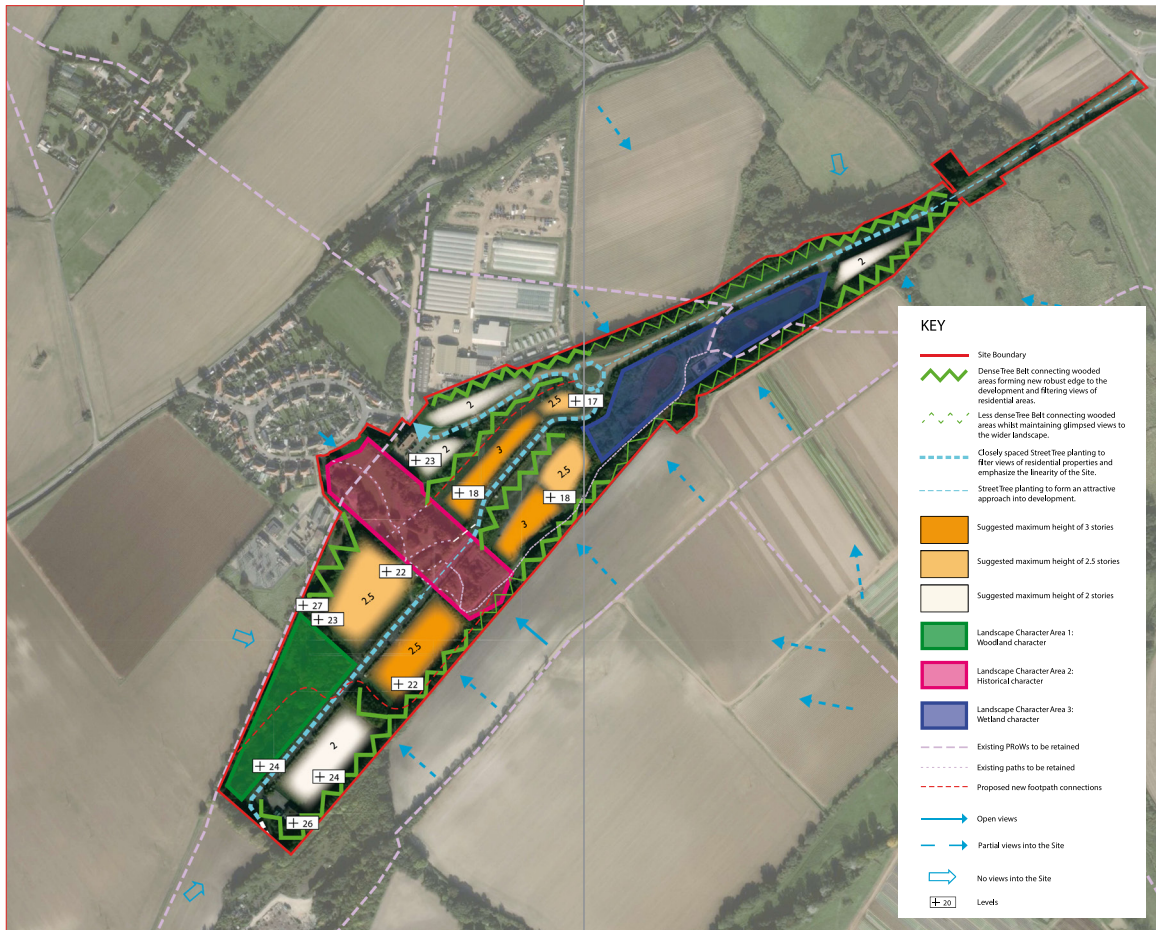


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## LANDSCAPE PLAN



# EXHIBITION BOARDS



## BETTESHANGER GROVE

### WHAT WILL THE DEVELOPMENT OF BETTESHANGER GROVE DO FOR THE LOCAL AREA?

Betteshanger Grove will be an important component to the funding and delivery of our vision for Betteshanger Park. Our proposals will secure investment for the creation of significant green infrastructure and recreation benefits alongside the completion of the Visitor Centre, Mining Museum and enhanced education and leisure facilities. Betteshanger Grove will enable the delivery of the local area vision for a vibrant country park informed by the results of our recently conducted survey.



#### Culture

Our vision for Betteshanger Park is for a major investment in the community.

From exploring the industrial history of the area to engaging with local residents and visitors to bring new ideas to the area, we are excited about where this project can go.

#### Kent Mining Museum

The aspiration for the Museum is still as strong as it has ever been. The aim is to be a must-see experience that appeals to the whole family and that also acts as a hub for other mining heritage centres and museums in the Dover/Deal area.



#### Tourism

Betteshanger Park can play a key role in delivering the objectives, aims and goals for tourism to generate greater economic benefits and opportunities for all in the District.

We want to work closely with Dover DC to achieve the aspirations of the Strategy and ensure Betteshanger Country Park plays a key role in delivering this vision.



# EXHIBITION BOARDS

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## BETTESHANGER GROVE

### WORKING WITH THE LOCAL COMMUNITY

**From early engagement with local groups and residents, there are several issues listed below that we understand are of great importance to local people and we are working to shape our proposal in response to the feedback received.**

- We will work with the local parish councils so that affordable housing is allocated to local people as a priority
- Drainage is controlled by a pumping station located on Betteshanger Grove/Sustainable Park which we support, we will set up a sinking fund for ongoing maintenance. This has been a long-held aim of local residents
- Protect open space in the local area
- Support the existing play park facilities with funding for new equipment
- A substantial grant to The Trustees of the Betteshanger Social Welfare Scheme (Betteshanger Social Club) and the gifting of a small parcel of land
- Provide a carbon offset fund for local residents to gain advice and funding for improving the energy performance of their homes. This could include enhanced insulation or funding towards installation of solar PV panels, EV charging or home battery storage
- Provide disabled parking spaces to improve access to the fishing platform



# EXHIBITION BOARDS



## BETTESHANGER GROVE

### ECOLOGY

**An ecological appraisal has been undertaken to provide an assessment of habitats and faunal species at the site and identify key opportunities for the protection and enhancement of biodiversity.**

An initial habitat survey has found the majority of the site to be of low ecological value, dominated by recolonising bare ground and short sward amenity grassland, although habitats of interest are present including areas of woodland, scrub and ponds. Habitats present offer the potential to support foraging and commuting bats, and a limited assemblage of common and widespread bird species, whilst some opportunities are present for species such as Great Crested Newt and reptiles. As such, specific survey work in respect of bats, Great Crested Newt and reptiles is ongoing to determine the use of the site by these species, whilst precautionary safeguards have been incorporated within the scheme design.

The identified ecological interest has formed a key consideration for the scheme, with the layout seeking to retain features such as woodland, scrub and ponds, maintaining the key areas of habitat for faunal species. Provision of open space and green corridors will also maintain ecological connectivity and provide areas for new habitat creation such as wildflower grassland, whilst mitigation measures will be implemented to safeguard ecology during construction works. The proposals will also seek to provide additional enhancements for faunal species, including the erection of bat and bird boxes to form nesting and roosting opportunities for species such as house sparrow and soprano pipistrelle, and habitat management to benefit wetland bird species such as warblers.





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### APPENDIX 2

### FLYER TO ADVERTISE THE EXHIBITION

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# FLYER TO ADVERTISE THE EXHIBITION

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## BETTESHANGER GROVE

### A PUBLIC CONSULTATION ON A PROPOSED MIXED-USE DEVELOPMENT SCHEME FOR THE FORMER BETTESHANGER COLLIERY SITE

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Quinn Estates has organised a public consultation to give local residents and stakeholders an opportunity to see emerging details of our proposal and to speak to core members of the project team. The aim is to understand the views and ideas of the local community so that the development proposals can evolve to reflect feedback received.

The proposal is for

- 198 homes including policy compliant affordable housing
  - 12 self-build homes
  - A local centre including retail, services and apartments
  - New business space
- 

The event will be held on:

Wednesday 4th March 2020 / 4-7pm

Betteshanger Social Club, Circular Rd, Betteshanger, Deal CT14 0LT

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For more information, please contact

01227 831 212 | [www.quinn-estates.com](http://www.quinn-estates.com)





# BETTESHANGER

## GROVE

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### APPENDIX 3

ADVERT TO PROMOTE  
THE EXHIBITION AND  
PRESS COVERAGE

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# ADVERT TO PROMOTE THE EXHIBITION AND PRESS COVERAGE

10 Wednesday February 26, 2020 East Kent Mercury (EM)
www.kentonline.co.uk
To advertise 01634 27187

## WINTER ADVENTURES

WWW.BAYLISSEXECUTIVETRAVEL.CO.UK

**THIS WEEK'S FEATURED TRIPS**

<p><b>Potters Resort</b> Mid-Week Break 27th April - 1st May 2020 4 Nights Full Board From £435 per person</p>	<p><b>Poland</b> Krakow &amp; Auschwitz 29th Sep - 4th Oct 2020 9 Nights Full Board From £385 per person</p>	
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**WELCOME ABOARD**

<p><b>London Postal Museum</b> Mail Rail &amp; Lunch Wednesday 18th March 2020 £35 per person incl. lunch</p>	<p><b>Thriplow</b> Daffodil Festival Sunday 29th March 2020 £32 incl. £27.50 child</p>	<p><b>Warner Leisure</b> Alvaston Hall 30th March - 2nd April 2020 4 Nights Full Board From £399 per person</p>
<p><b>Cambridge</b> In the Springtime Tuesday 7th April 2020 £25 adult / £20 child</p>	<p><b>Bletchley Park</b> Britain's Best Kept Secret Wednesday 15th April 2020 £42 adult / £37 child</p>	<p><b>Pashley Manor</b> Tulip Festival Sunday 3rd May 2020 £37 per person</p>

**To book please call: 01304 363600**



Call us for your FREE brochure

You can also book your tickets from any of our appointed agents:

• Tourist Information Centres at Ramsgate, Margate, Deal & Dover	• Astor Community Theatre, Starhope Road, Deal	• Age Concern, Cattle Market, Sandwich
	• Sandwich Cars, Cattle Market, Sandwich	• Sholden Village Store, High Street, Sholden

Baylis Executive Travel Ltd, The Old Fleamstone Colliery, Pine Road, Elmham, Dover, Kent, CT16 4UD

## Sophie has her eye on the Olympics

A young archer has scooped top prize in her category in a county competition.

Sophie Castle, 18, of Dover Castle Archery Club, took part in the Kent Indoor Championships in Ashford.

She had only moved up to the senior category last December. Sophie has been shooting since the age of seven and now has 33 Kent records and one national record to her name to date.

Her biggest achievement was representing Archery GB in Slovenia last May and reaching 9th position.

She travels all over this country to compete and wants to be in the Archery GB team in the 2024 Paris Olympics.



**Archery champ Sophie Castle**  
Picture: Phil Castle

## Freeports scheme to boost global trade

# Port is 'ideally located' for new customs benefits

**By Sam Lennon**  
siennon@thekmggroup.co.uk

The Port of Dover should be one of the first to benefit from special customs rules, the area's MP says.

A formal consultation on plans to establish up to 10 Freeports across the country has been launched by the government.

The designated areas will have different customs rules to boost global trade, attract inward investment and increase productivity.

They will be chosen in areas where they can be national hubs for global trade, promote regeneration and job creation, and fast-track innovation.

Dover and Deal MP Natalie Elphicke says she has been making the case for Dover to build on its track record as one of the most successful and busiest ports in the world.

She expressed her wish during a meeting with International Trade Secretary Liz Truss.

Mrs Elphicke said: "Result is about building a global Britain - one that makes the most of trade opportunities around the world as well as continuing a strong trade partnership with the EU.

"In Dover we already have the best location for trade - and we are ideally located to make the most of Freeport tax benefits.

"Dover Freeport - perhaps even a development corporation - could be an economic power house and a powerful job-creator for our community."

The consultation, ends on Monday, April 20.

The government says it has drawn on evidence from successful Freeports around the world to develop a UK model.

This would include tariff flexibility, customs facilities and tax measures.


Interested parties are asked to submit comments and queries to Freeports@trade.gov.uk



**Mrs Elphicke with International Trade Secretary Liz Truss**



**Dover could be one of 10 Freeports in the UK**



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# BETTESHANGER

GROVE

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APPENDIX 4

FEEDBACK FORM

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# FEEDBACK FORM

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## **BETTESHANGER** GROVE

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**A Consultation on a Proposed  
Mixed-use Development**

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**Feedback Form**



01227 831 212 | [www.quinn-estates.com](http://www.quinn-estates.com) | [quinnestates@quinn-estates.com](mailto:quinnestates@quinn-estates.com)



# FEEDBACK FORM

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## YOUR COMMENTS

We would like to know what you think of our proposals.

The information boards will be available on our website, after the public exhibition.

Please use the space below to tell us what you think. Please note we must receive all comments by 11th March 2020.

**Comments:**

**Name:**

**Address:**

**Telephone:**

**Email:**

The information you provide will be used to keep you informed about the project. It may be shared with officers or members of the relevant local authorities but will not be shared with any third parties. The project team may contact you in the future in response to your comments about the project.





**BETTESHANGER**  
GROVE



Building Your Future