

# SOUTH-WEST BIRCHINGTON-ON-SEA

## OVERVIEW

### CLIENT

Ptarmigan Land & Millwood Designer Homes

### SECTORS

Strategic Development

### LOCATION

South-West Birchington-on-Sea, Kent

### PLANNING AUTHORITY

Thanet District Council

### HIGHWAY AUTHORITY

Kent County Council

### PROJECT TEAM

Mosaic  
Trium  
PDI  
ETLA

### PROJECT MANAGER

Stephen Kemp

### PROJECT DIRECTOR

Damian Ford



## PROJECT

We were appointed by Ptarmigan Land and Millwood Designer Homes to provide transport and highways advice from site promotion through the local plan process and up to submission of a planning application for 1,650 residential units.

The proposals consist of a mixed-use sustainable urban extension comprising of 1,650 homes, 60-bed residential care home, primary school, land for the expansion of the existing Medical Centre and a mixed use centre. In addition a new strategic link road will be provided through the development, which forms part of a Thanet wide 'Inner Circuit' highway improvement scheme.

## APPROACH

We provided support to the development of the masterplan, identifying suitable access arrangements and ensuring the proposed strategic link road could accommodate the forecast traffic flows resulting from the wider district proposals. Expert Witness support during the Examination in Public resulted in the sites allocation within the Local Plan.

To support the planning application, we worked with both Kent County Council and an adjacent strategic site to agree a suitable strategic approach to modelling the effect of both sites on the local highway network.

## OUTCOME

The site was allocated within the adopted Local Plan in July 2020 and a planning application was submitted in January 2021.

## RELATED PROJECTS

Mount Farm, Berinsfield

