

BIRCHINGTON-ON-SEA

OVERVIEW

CLIENT

Ptarmigan Land
Millwood Designer Homes

SECTORS

Residential
Education
Health

LOCATION

Land South-West of Birchington-on-Sea,
Kent

PLANNING AUTHORITY

Thanet District Council

HIGHWAY AUTHORITY

Kent County Council

PROJECT TEAM

Mosaic
Trium Environmental Consulting
Political Developments
Eleanor + Donald Landscape
Architects

PROJECT MANAGER

Stephen Kemp

PROJECT DIRECTOR

Rupert Lyons



PROJECT

We were instructed by Ptarmigan Land and Millwood Designer Homes to provide transport and highways advice from site promotion through the local plan and planning application processes for a residential-led mixed-use sustainable urban extension for up to 1,650 new homes, a 60-bed residential care home, a two-form entry primary school, together with land for the expansion of an existing Medical Centre and a local centre.

Additionally, a new strategic link road will be provided through the development site that 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 contributed to the site being allocated the Local Plan that was adopted in July 2020.

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

Following submission of our Transport Assessment in support of the planning application, we responded to various queries from the Highway Authority that ultimately resulted in its positive consultation response.

OUTCOME

The Planning Authority resolved to grant planning permission subject to a planning agreement in November 2024.

RELATED PROJECTS



Mount Farm, Berinsfield

