ARDENT
CONSULTING ENGINEERS

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CASE STUDY

Infrastructure, Planning Design and Delivery

Project

Civil Engineer's Consultancy

Client

Bovis Homes (South East) Ltd
(now part of the Vistry Group)

Location

Parcels 2A and 2B, Peter's Village development, Wouldham, Kent

Ardent was commissioned to carry out the Civil Engineer's consultancy role, supporting the implementation of two adjacent parcels on this development with reserved matters planning and detailed design.

The overall scheme had outline consent, with parcel 2A-2B initially allocated as a potential school site. However, due to some movement of parcels, the school site was allocated elsewhere. These parcels were subsequently redesignated as a housing development site for up to 119 units, requiring reserved matters planning submission prior to construction.

Our skilled team reworked the earthworks and created a drainage strategy to minimise the export of material from the site which resulted in significant cost savings. We also reassessed the surface water overland flow due to the history of flooding on site and adapted the proposals to provide a more robust strategy to deal with overland surface water flooding.

Our Role

- Carried out early engagement with statutory consultees and the design team to enable the delivery of a more sustainable development
- Discharged all the necessary highways and drainage planning conditions
- Undertook early cut and fill analysis to understand where levels could be adjusted to reduce exporting material off-site
- Provided highways layout advice to ensure the proposed highway and drainage infrastructure could be delivered within a dense parcel of land
- Agreed with the local highway authority that the development was to stay unlit due to the proximity of a Site of Special Scientific Interest

Client Benefits

- Discharged highways and drainage planning conditions within short timescales
- Delivered significant cost savings through a heavily reduced cut and fill strategy
- Ensured the adoption of estate roads, without the requirement to install street lighting, delivering additional cost benefits
- Reworked the drainage strategy to reduce the depth of sewers
- Reassessed surface water overland flows specifically for the development parcel