

LAND TO THE SOUTH OF ASHFORD ROAD SELLINDGE



Design and Access Statement
November 2023





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Foreword

Gladman Developments Ltd's Outline Planning Application for land to the south of Ashford Road, Sellindge will provide up to 54 new homes, set within an attractive network of well-landscaped green spaces. The proposals have been prepared in a comprehensive and holistic manner so that the proposed new homes, and the accessible green spaces they are set within, form a fully connected and integral part of the wider broad location for growth for Sellindge known as 'Site A (land to the west of Phase 1)', as proposed by Policy CSD9: Sellindge Strategy, of the adopted Folkestone & Hythe District Council Core Strategy Review 2022.

Chapter One





Introduction

This opening chapter introduces the Site and explains the role of a Design and Access Statement as part of the planning process. The chapter gives an overview of the Design and Access Statement structure, briefly describing the context of each chapter, before setting out the Vision for the proposed new residential development at Sellindge as an integrated and sustainable new place.

Chapter One

1.1 INTRODUCTION

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Gladman Developments Ltd (Gladman) for a proposed residential development on land to the south of Ashford Road, Sellindge (the Site).

The Site, which measures approximately 2.95 hectares, is located to the west of the main built-up area of Sellindge. Recent and planned growth will see Sellindge expand between Ashford Road and the M20, within the area identified as a broad location of growth by Policy CSD9 of the adopted Folkestone & Hythe District Council Core Strategy Review 2022. A recently completed development of 250 new homes and a mixed use local centre, forms Phase 1 of the broad location of growth. The Site forms the northern part of this area of growth and is known as 'Site A (land to the west of Phase 1)'.

This DAS forms an update to the current live Outline Planning Application submitted by Gladman for the erection of up to 55 homes is located to the north east of the Site at Grove House (20/0604/FH). This development also forms part of the Site A. Whilst access is a reserved matter, the Site can be accessed through the adjacent land south of Ashford Road. There is also an option to deliver a separate vehicular access via a new junction from Ashford Road directly into the land at Potten Farm. Therefore, the two planning applications, together with the balance of the Site A area to the south east, have been comprehensively masterplanned as a cohesive whole.



Figure 1.1 | Regional Context Plan.



View from public footpath 0219/HE366/1, looking south

1.2 PLANNING APPLICATION

This Outline Planning Application seeks permission (all matters are reserved except for access) for a high quality, sustainable and holistically masterplanned development comprising the following:

- Up to 54 new homes (including up to 22% affordable homes).
- New public open space, including a children's play area, new seating areas, new landscaping and recreational routes.
- A new sustainable drainage feature (SuDS).
- A new access proposal from Ashford Road, which would also facilitate access to the wider Site A.
- All other associated infrastructure.



Figure 1.2 | Site Context Plan.

Chapter One

1.3 DOCUMENT STRUCTURE

The DAS explains the design rationale for the proposed new development and how the applicant has fully considered the proposals and understands what is appropriate and feasible within the context of the Site, including the fundamental aim of ensuring the development forms an integral part of the wider area of growth at Sellindge.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework (NPPF) recognises that design quality matters. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

This Design and Access Statement is comprised of the following chapters:

CHAPTER 1 Introduction



An introduction to the Design and Access Statement and the vision for the proposed new development.

CHAPTER 4 Design Principles



This section describes and illustrates the design rationale and key design principles which have been applied to shape the proposals for the new neighbourhood, recognising the need to masterplan a development that has been looked at in a holistic manner within the context of the Policy CSD9 Site A.

CHAPTER 5 The Masterplan



A detailed description of the Development Framework Plan and Illustrative Masterplan. The Development Framework Plan illustrates the proposals within the context of the wider Policy CSD9 Site A.

CHAPTER 8 Building for a Healthy Life



An assessment of healthy placemaking through the application of Building for Healthy Life principles.

CHAPTER 9 Conclusion



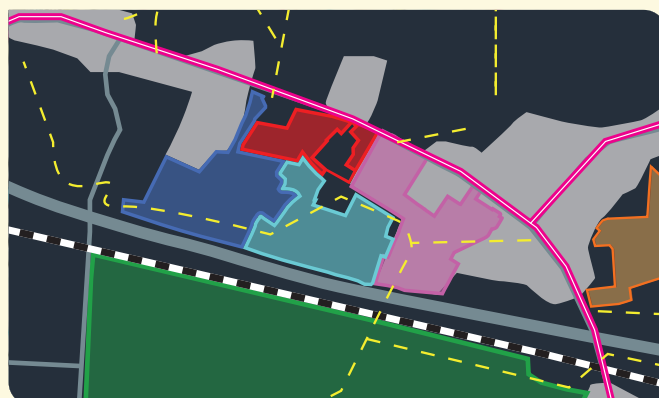
This chapter summarises the masterplan and design proposals for the new neighbourhood.

CHAPTER 2 Planning Context and Design Guidance



Sets out the relevant Planning Policy and Design Guidance that applies to the development of the Site, with a focus on the requirements of Policy CSD9: Sellindge Strategy of the adopted Folkestone & Hythe District Council Core Strategy Review 2022.

CHAPTER 3 Understanding the Site



An analysis of the Site, including historical analysis, landscape character and topography. Much of this analysis considers the Site within the context of the wider Policy CSD9 Site A. This chapter concludes with a summary of the influences and opportunities used to inform the masterplan and design proposals, illustrating this within the context of the wider CSD9 Site A.

CHAPTER 6 Access, Movement and Parking



A summary of the access proposals and the network of new streets.

CHAPTER 7 Green Infrastructure and Biodiversity



An explanation of the green infrastructure and landscape proposals.



1.4 THE VISION

The vision for the Site is to create a sensitively designed and high quality new residential development of up to 54 new homes that maximises the opportunities for integration with the existing settlement of Sellindge.

The new homes will be set within attractively landscaped areas of open space and will form a key gateway into the broad location for growth, known as Site A. The Site will be drawn together with the wider Site A area through vehicular and pedestrian connections, retained landscape features, and a central green which lies in the centre of Site A.

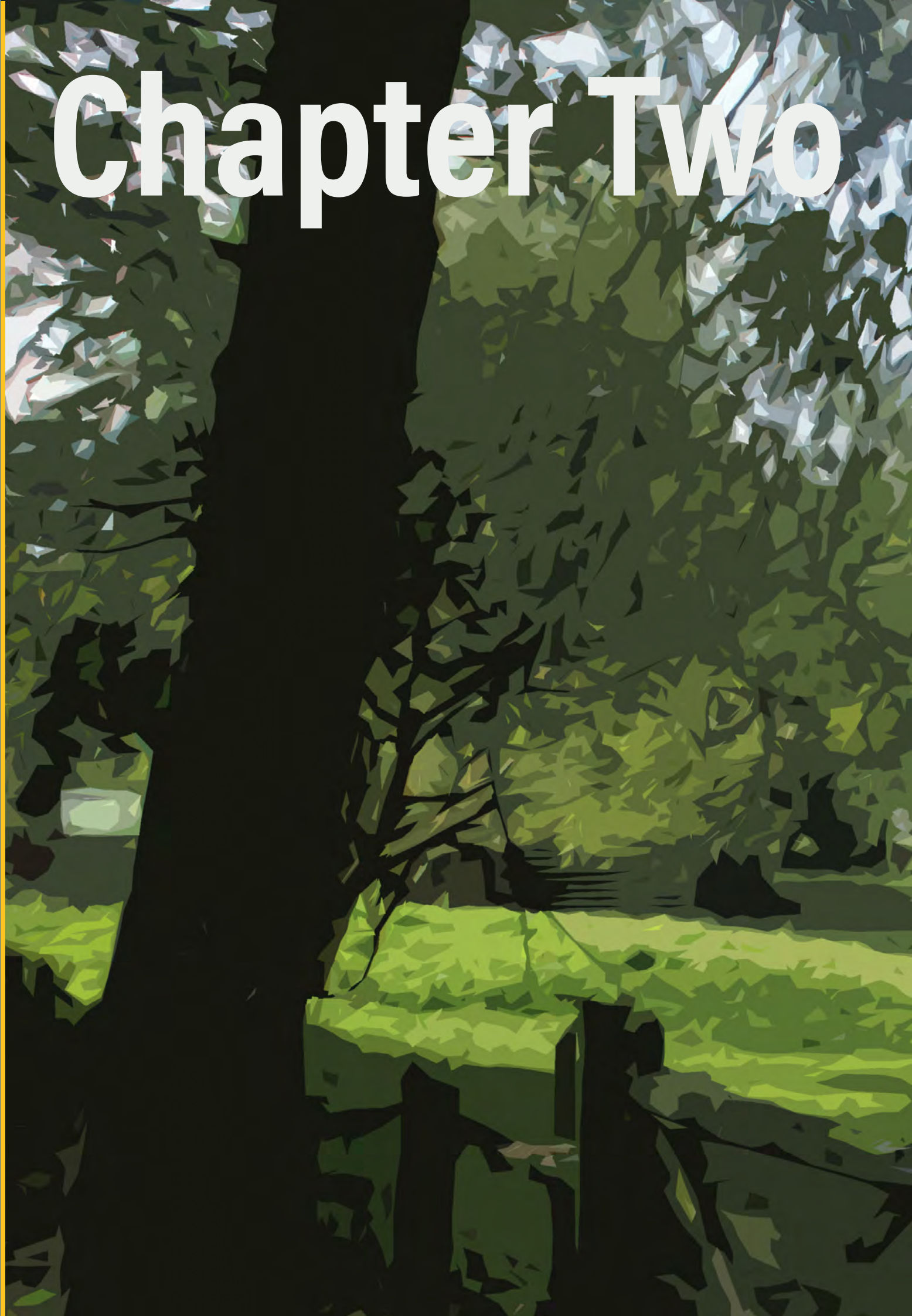
The open spaces will encourage community interaction, healthy lifestyles and a strong sense of wellbeing with the provision of new traffic-free routes for walking and cycling, places to sit and a new children's play area, ensuring that the new development will be an attractive and desirable place to live.

Careful attention has been paid to maximising the Site's connectivity with its surroundings. Convenient and safe links within the Site and externally will be provided, to ensure there is ease of access by a range of transport modes to new and existing development and facilities within the village

The proposed green infrastructure framework will allow for ecological enhancements, have a beneficial effect on local wildlife, and will help address the requirement for Biodiversity Net Gain (BNG).



Chapter Two





Planning Policy Context

This chapter focuses on the local planning policies most relevant to the design and access proposals for the development.

2.1 PLANNING POLICY CONTEXT

As part of the planning application, the proposals will need to take into consideration and comply with planning policies at a national and local level. A full assessment of the Outline Planning Application proposals against the relevant development planning policies and other relevant material considerations (and 'weight' to be attributed to them) is set out in the Planning Statement accompanying the planning application.

Folkestone & Hythe District Council Core Strategy Review 2022

The Core Strategy Review was adopted on 30 March 2022. It sets out the spatial vision, objectives, development strategy and a series of over-arching strategic policies that will guide the scale, location and type of development in the district until 2037.

Policy CSD9: Sellindge Strategy of the Core Strategy identifies "a broad location for development to create an improved village centre with a mix of uses, a village green/common, pedestrian and cycle enhancements to Ashford Road and other community facilities together with new residential development of circa 600 dwellings". The first phase of this area of growth ('Phase 1') has recently been completed, comprising 250 new homes and a mixed use local centre. The Site is located in the western part of the growth area, known as 'Site A (land to the west of Phase 1)'

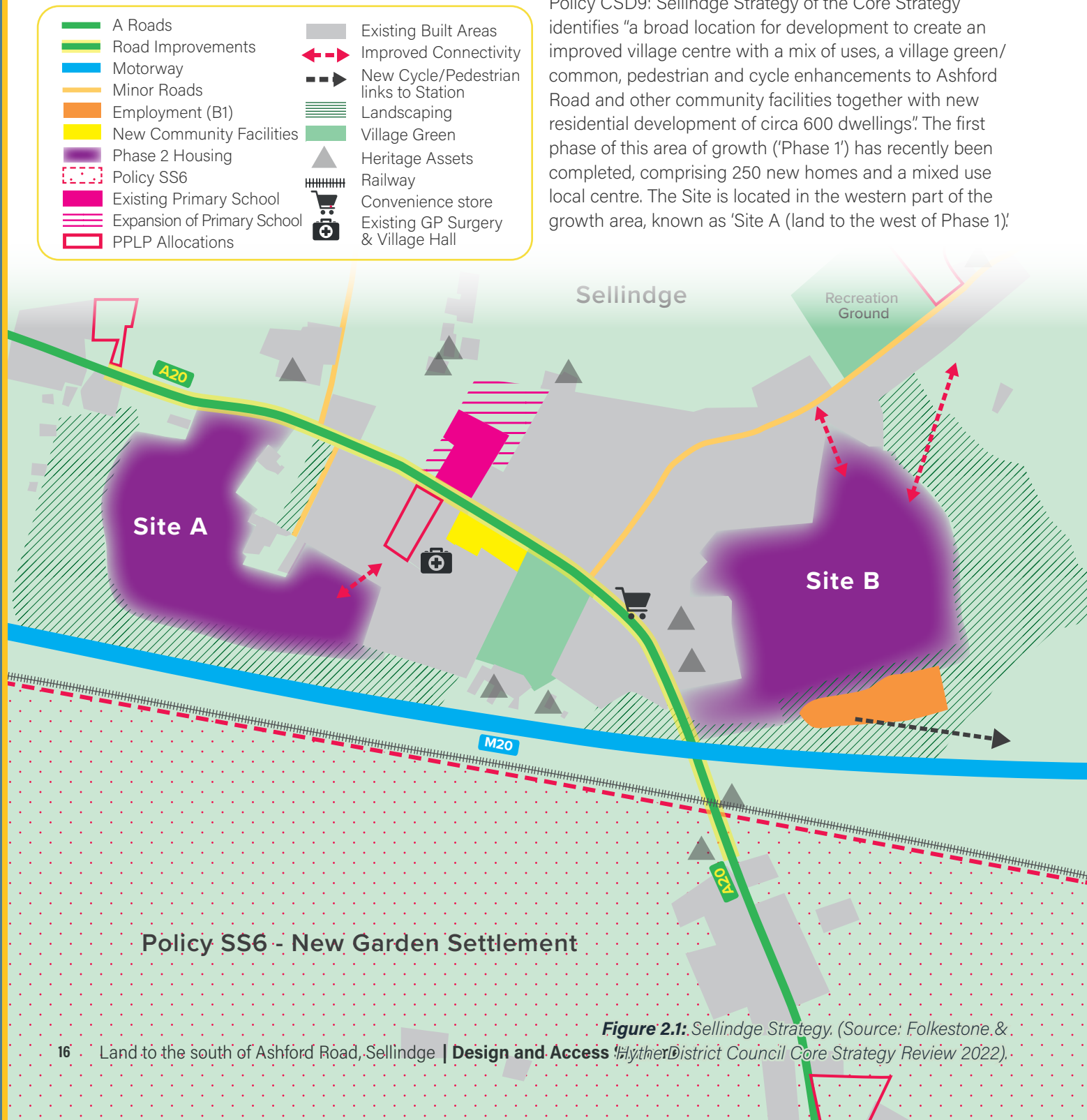


Figure 2.1: Sellindge Strategy. (Source: Folkestone & Hythe District Council Core Strategy Review 2022).

Policy CSD9: Sellindge Strategy establishes a set of criteria for how development at Site A should be brought forward, the following of which are relevant to the masterplanning of the Site:

- **Proposals should be accompanied by a masterplan which shows how it is to be integrated with Phase 1 and the existing settlement.**
- **Affordable housing of 22% is to be provided (subject to viability) and a minimum of 10 per cent of homes designed to meet the needs of the ageing population.**
- **Homes to be designed to minimise water usage, with total water usage per dwelling not exceeding 110 litres per person per day of potable water (including external water use).**
- **Design and layout of the development to be landscape-led and include structural landscaping with woodland planting to be provided on the rural edge of the development, particularly along the western boundary to retain the rural character. All landscaping shall be planted at an early stage of the development and provide new habitats for priority nature conservation species.**
- **Proposals should protect and conserve the setting of non-designated built heritage assets such as Grove House and Potten Farm, protect and where possible enhance important historic natural heritage assets, such as hedgerows, in accordance with their particular significance.**
- **Provide, or contribute to, convenient and safe links within Site A and externally to ensure there is ease of access by a range of transport modes to new and existing development and facilities within the village.**
- **Deliver pedestrian and cycle enhancements to the A20 through informal traffic-calming features and associated highways improvements.**

Policy CSD5 (d): Water and Coastal Environmental Management of the Core Strategy Review requires that development provides all requisite mitigation measures (i.e. deliver nutrient neutrality) to avoid any likely significant effect on the Stodmarsh European sites.

Places and Policies Local Plan (2020)

The Folkestone & Hythe Places and Policies Local Plan was adopted on the 16th September 2020. It includes detailed development management policies to assess planning applications. Those of relevance to the masterplanning of the Site are:

- **Policy HB1: Quality Places Through Design** - Requires new development to make a positive contribution to its location and surroundings, facilitate circulation and ease of movement for all users, create a network of integrated green spaces, and provide a clear definition between the public and private realm.
- **Policy HB2: Cohesive Design** - Sets out the need for a design statement which demonstrates compliance with Building for Life 12 (now called Building for a Healthy Life), as far as is reasonably practicable.
- **Policy C1: Creating A Sense of Place** - States that the Council will expect all new major development to demonstrate a deliverable and fully resourced project for fostering a sense of place through methods such as landscaping, water features, lighting and/or historic references.
- **Policy C3: Provision of Open Space** - Sets out the open space requirements for new residential development.
- **Policy C4: Children's Play Space** - Establishes the requirements for children's play space.
- **Policy T1: Street Hierarchy and Site Layout** - States that planning permission for major developments will be granted if the Design and Access Statement submitted as part of the application demonstrates attention has been paid to street design.

Kent Design Guide

The Kent Design Guide sets out detailed guidance on how to design sustainable and attractive new developments. Section 6 of this DAS sets out how the design of the proposal responds to the Kent Design Guide.

Sellindge Masterplan 2011

A Masterplan for the village of Sellindge was commissioned by the Council, setting the vision for future growth. It contains a thorough assessment of the setting and context of Sellindge, including its historic growth and facilities, and investigates several masterplanning options for the growth of the village. These options related to development which is now consented, with the proposed development at the Site forming part of the second phase of development, as set out within Policy CSD9. The contextual studies within the Sellindge Masterplan have contributed to our own understanding of the Site and its surroundings, and as such, we include only a summary of the Site's context within this DAS.

Chapter Three



Understanding the Site

This chapter introduces the physical context of the Site, analysing a range of influences, including its existing connections, topography and landscape character, as well as analysing the character of the local area. The chapter concludes with a summary of the influences and opportunities which will inform the design proposals.

Chapter Three

3.1 SITE LOCATION AND DESCRIPTION

The Site is bound to the north by Ashford Road and to the south by an existing tree belt, beyond which lies land at Potten Farm. The main built-up area of Sellindge is located to the east of the Site along Ashford Road. Dispersed linear development extends westwards from Sellindge along the road and continues to the west of the Site. Recent and planned growth within Sellindge has seen the settlement grow along the route of Swan Lane and between Ashford Road and the M20, within the area identified as a broad location of growth identified in Policy CSD9 of the Core Strategy Review.

The M20 lies to the south of Site A. To the south of the M20 lies the land allocated for the Otterpool Park Garden Town, which is one of the UK Government's 10 allocated Garden Towns across the country. The Garden Town will deliver up to 10,000 new homes, 10 schools, vast amounts of open space, country parks and community facilities. The Garden Town is located immediately to the south of Sellindge and will further increase the village's sustainability. The Outline Planning Application for Otterpool Park (Y19/0257/FH) received a resolution to grant, subject to completion of S106, on 4th April 2023.

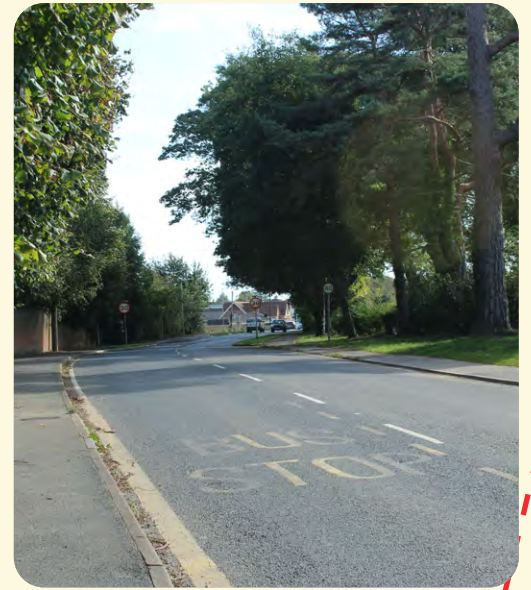


Figure 3.1: Site Location Plan.



Figure 3.2: Site Location Plan (Wider Context). Map showing the site location in the wider context, including the Kent Downs AONB, Folkstone, and the English Channel. The map includes labels for Westenhanger Railway Station and the site location to the south of Ashford Road, Sellindge.

Chapter Three

Existing Site Use and Characteristics

The Site measures approximately 2.95ha. The Site occupies an irregular shaped parcel of land to the immediate south of Ashford Road in Sellindge. It includes a number of grassed fields which enclose the large, detached property at Grove House. The property at Grove House, its access and curtilage are not included within the Site boundary. The Site location and its immediate context are shown on the plan below.

The character of the area between Ashford Road and the M20 is affected by its proximity to built development in Sellindge, the road and railway infrastructure, and nearby pylons. In addition, a large National Grid Sub Station and solar farm, approximately 1km south west of the Site, are also visual detractors within the local vicinity.

To the east of the Site lies Bulls Lane which leads to two detached properties. Beyond Bulls Lane is the land within the Phase 1 growth area which is nearing completion, although a small amount of construction work is still underway.

Opposite and to the west of the Site, Ashford Road is characterised by intermittent linear built development, interspersed by farmland. Directly opposite the Site to the north is the Dukes Head Public House, alongside of which is the Grade II Listed Guinea Hall. Guinea Hall is set back from Ashford Road behind a wall and the property is well contained by mature tree cover within the grounds. To the north east of the Site is the large farm complex at Elmtree Farm.

The south of the Site is bound by an existing tree belt, which defines the boundary between the Site and land at Potten Farm. Beyond the Land at Potten Farm lies the M20 and mature vegetation along the road corridor, immediately south of which lies the South Eastern Mainline Railway and High Speed Railway 1 ('HS1') railway. The road corridor and railway lines extend along the valley floor to the west and east of the Site. To the south of the M20 lies land allocated for the Otterpool Park Garden Town, which is subject to an outline planning application Y19/0257/FH and received a resolution to grant, subject to completing a satisfactory S106 in April 2023. At present, this land is predominantly in arable use, with an irregular field pattern of predominantly medium and large fields and occasional large blocks of woodland. The B0267 lies broadly along a ridge approximately 2.7km south of the Site.

- Site Boundary
- Land at Potten Farm
- Land at Rotherwood Farm
- Development Under Construction
- Public Rights of Way
- Otterpool Park - Garden Town (Y19/0257/FH)



Figure 3.3: Photo Location Plan.

To the north of Ashford Road and Sellindge, there is farmland with a small scale field pattern extending northwards, which is sub-divided by field hedgerows and tree belts. The farmland is intersected by narrow country road and pockets of development along them. The hamlet of Lilywale and the village of Brabourne Lees lie approximately 1.7km (1.06 miles) and 2.6km (1.61 miles) north east of the Site. Further north, the field pattern increases in size as it moves towards the edge of the Kent Downs AONB. At the edge of the Downs there is a pronounced change in level, as the chalk downs rise above the neighbouring farmland at the edge of the AONB.

Figure 3.3 shows the Site in context with the wider broad area of growth and the existing settlement.



Photograph 1: View from Ashford Road looking east towards the Site.



Photograph 2: View from Ashford Road looking west towards the Site.



Photograph 3: View from Ashford Road looking towards the Site.

Chapter Three

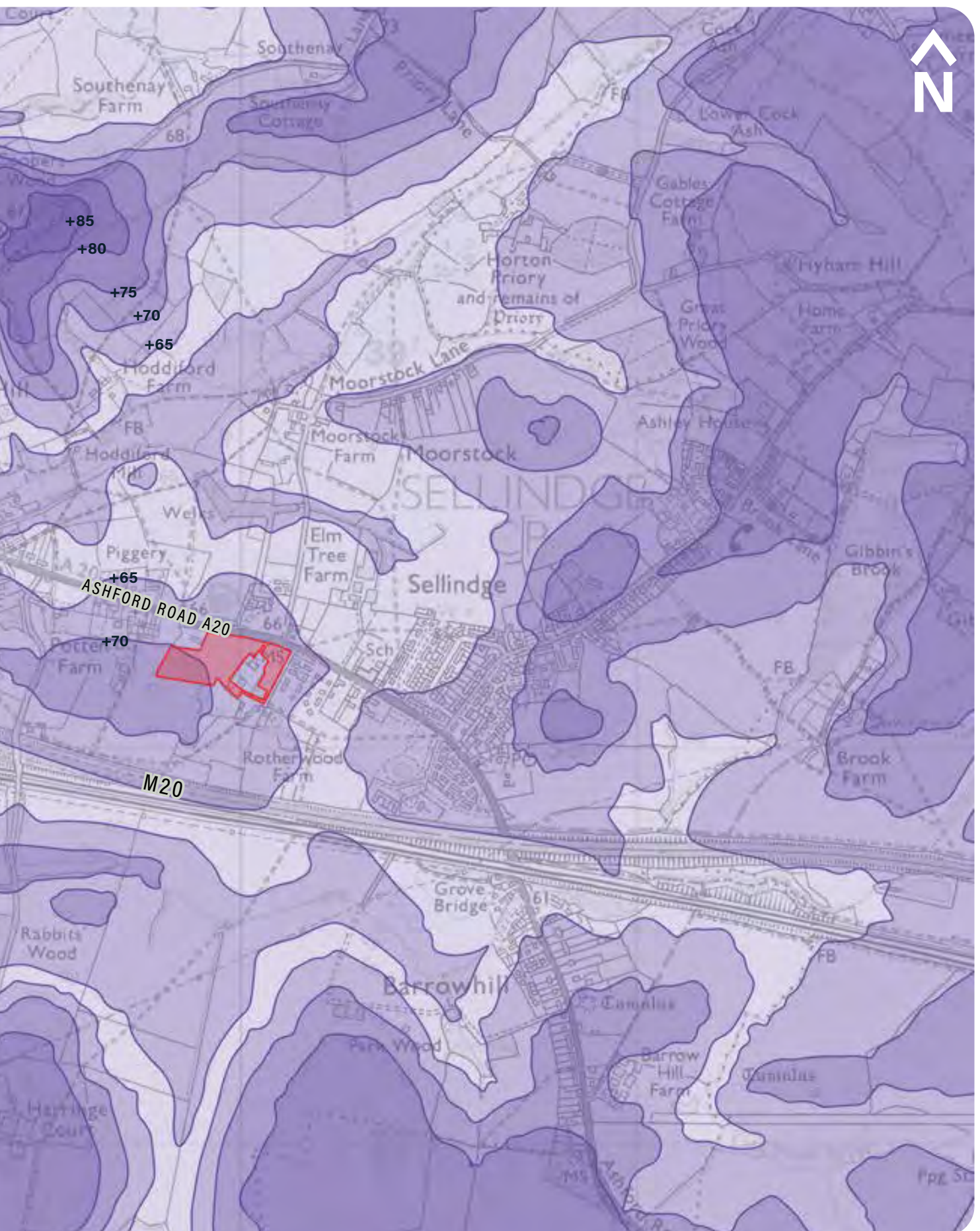
Topography

The area of land between the M20 and Ashford Road sits to the north of a valley on a south facing slope. The southern boundary of the Site broadly follows a localised ridge, with the Site sitting on a north facing slope which falls towards Ashford Road and land at Potten Farm sitting on a south facing slope which falls towards the M20. The high point of the Site lies along the ridge and sits at approximately 75m Above Ordnance Datum ('AOD'). The Site frontage with Ashford Road sits at the low point of the Site at approximately 66m Above Ordnance Datum ('AOD').

The wider landscape to the north of Sellindge has an undulating landform, crossed by numerous small water courses, and ranging in height between 70m to 90m AOD. The topography rises sharply at the edge of the Kent Downs, to approximately 180m AOD north of Brabourne.

To the south of the Site, the M20 and adjacent railway sit at approximately 62-64m AOD. The base of the valley lies just to south of the road/railway corridor at approximately 55m AOD. Beyond this, the topography is undulating, rising to local high points at Barrow Hill (80m AOD) and along the route of Harringe Lane before reaching a ridge along the route of the B2067.







3.2 ACCESS AND CONNECTIONS

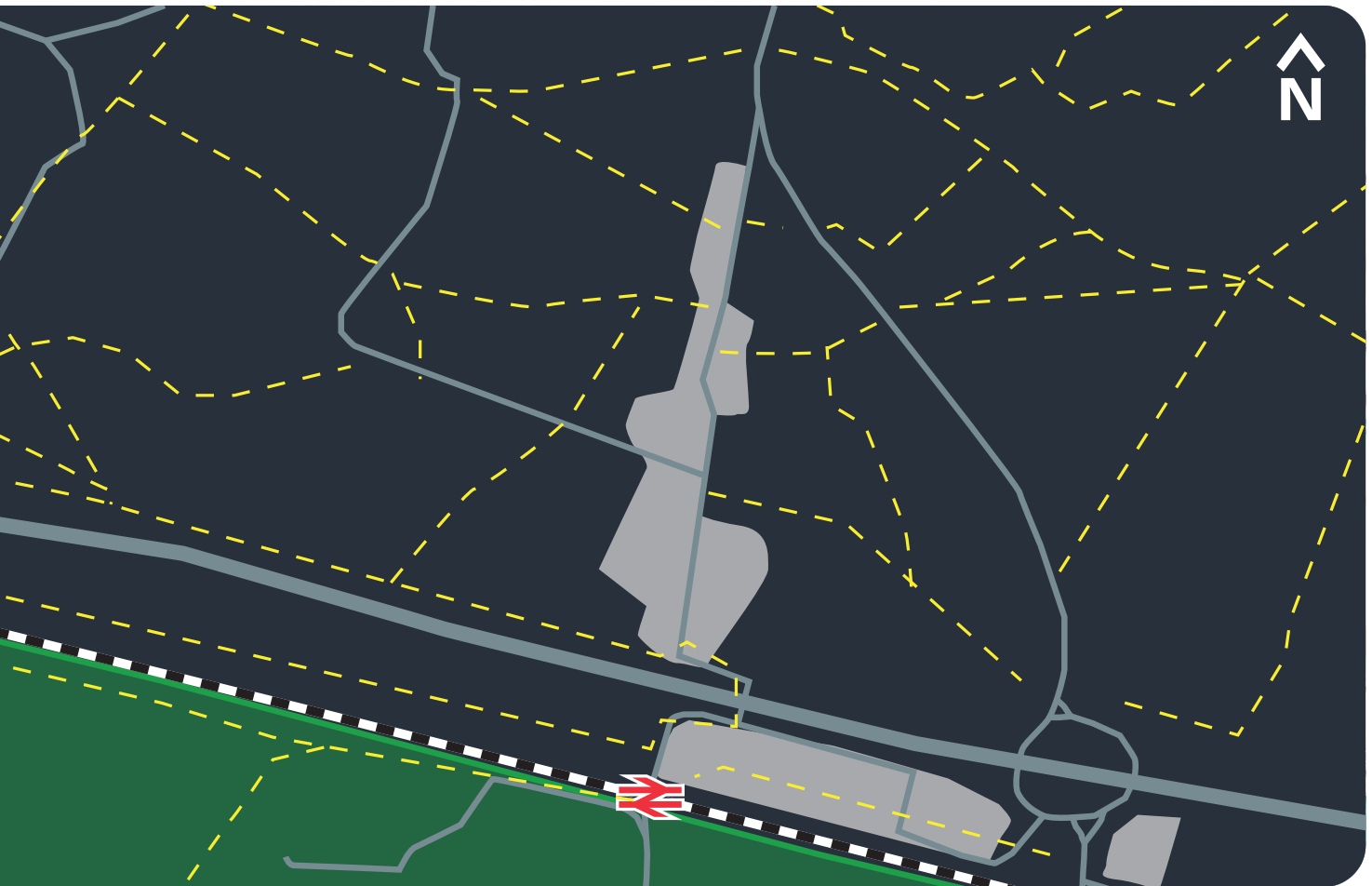
Existing Highways Network Ashford Road (A20)

The Site is bound to the north by Ashford Road (A20), which is the principal route running through Sellindge. It provides access to Ashford to the west and Hythe to the east. A number of local routes branch out from the A20, including Swan Lane and Stone Hill, linking outlying rural settlements with Ashford Road. The M20 motorway is located to the south of the village, with Junctions 10 and 11 providing interchange with the A20. Within the vicinity of the Site, there are existing footways to either side of the road, which provide access to the wider village.

M20

The M20 motorway bounds the Site to the south and runs in a broadly north west and south east direction between London and Folkstone. Junction 10 is located some 6km (3.8 miles) to north west and Junction 11 is located approximately 3.9km (2.4 miles) to the south east.

Figure 3.5: Access and Connections.



Existing Non-Car Connections

Bus Services

There is a bus service within the village, with hourly services to Folkestone and Ashford. Bus stops are located along the Site frontage with Ashford Road. The nearest railway station is Westenhanger to the east, 4.3km (2.7 miles) via the A20, or a 2.6km (1.6 miles) via a rural footpath running parallel to the M20. The station is also accessible by bus, as is the international rail station at Ashford. Train services from these stations link to Folkestone, Dover and London.

Existing Public Rights of Way

The Site is crossed by two different public rights of way. A section of public footpath HE301 runs adjacent to the southern Site boundary and joins Harringe Lane to the west of the Site to Bulls Lane to the east of the Site. The southern section of public footpath HE310 runs from the northern boundary of Parcel B to the southern Site boundary and joins Ashford Road (A20), north of the Site, to public footpath HE301 along the southern Site boundary.

Chapter Three

3.3 Existing Facilities

Sellindge offers a range of local services and facilities, including a local shop and Post Office, doctor's surgery, a nursery and a primary school, a village hall, and places of worship, whilst the Duke's Head public house lies opposite the Site. A local centre is currently consented on the development site to the east of the application Site.

The village also has football and cricket pitches, tennis courts, a bowls club, a social club, a changing room pavilion and children's play areas, as well as an allotment site.



Duke's Head Public House



Sellindge Primary School



Figure 3.6: Facilities Plan.



3.4 HERITAGE AND ARCHAEOLOGY

An Archaeology and Built Heritage Statement has been prepared in support of this planning application.

Prehistoric and Roman period finds are recorded in the wider area but there is no current evidence to suggest prehistoric or Roman period activity was focused within the Site. The Site was most likely in agricultural use from the medieval period onwards. There is no evidence to suggest significant archaeological remains are likely to be present within the Site.

The Site surrounds Grove House, a non-designated heritage asset. The formulation of design plans have taken into account the proximity of Grove House.

The Grade II listed Guinea Hall is located c. 70m north of the Site within associated gardens. These gardens are bounded to the south by a tall wall and trees, which intentionally screen views in/out. This Site has a loose historic connection with Guinea Hall, but Guinea Hall cannot be appreciated or experienced from within the Site and as such does not form part of its setting in these terms.

The proposed development will not adversely impact any other identified non-designated heritage assets.

3.5 LANDSCAPE AND VISUAL CHARACTER

A Landscape and Visual Impact Assessment (LVIA) is submitted as part of this application, to consider the landscape and visual character of the area, and to assess the landscape and visual effects of the proposals.

The Site is not covered by any statutory or non-statutory designations for landscape character of quality. It has relatively ordinary scenic qualities, although the presence of a high number of mature trees contributes to the local landscape / townscape character. The Site's landscape features are not notably rare, although one of the trees is identified as being of veteran status. The Site does have some historic association with the non-designated heritage asset at Grove House, and forms part of the wider setting of the property. The Site is not publicly accessible and given its proximity to Ashford Road and the road and rail infrastructure to the south it cannot be described as wild or tranquil. It is therefore assessed as being of medium landscape value and is not a valued landscape in respect of paragraph 174 of the NPPF.

The LVIA finds that the Site is contained in the majority of views from the north by the buildings and vegetation connected to the properties on the opposite side of Ashford Road. Similarly, beyond the approaches on Ashford Road to the east and west, there are few public views of the Site from these directions. There are views available from the footpaths which cross the farmland to the south of the Site and from the rising ground to the south of the M20. There are also a number of residential views from the properties which border the Site.

The Site contains a high number of mature trees, largely associated with the curtilage of Grove House and to the perimeter of the pastoral field to the east. The tree Survey which accompanies this application identifies six Category A trees, including a veteran Sweet Chestnut tree alongside the walled garden to the north west of Grove House. The majority of the remainder of the trees are assessed as Category B and a high percentage of the trees on-site are covered by a TPO (Tree Preservation Order). These trees are a visible component in views from the approaches along Ashford Road, and contribute to the setting / character of this section of the highway. Accordingly, the mature trees within the Site are assessed as being of high landscape quality, value and sensitivity.

Further information relating to the Landscape and Visual Impact of the proposed development can be found within the LVIA.

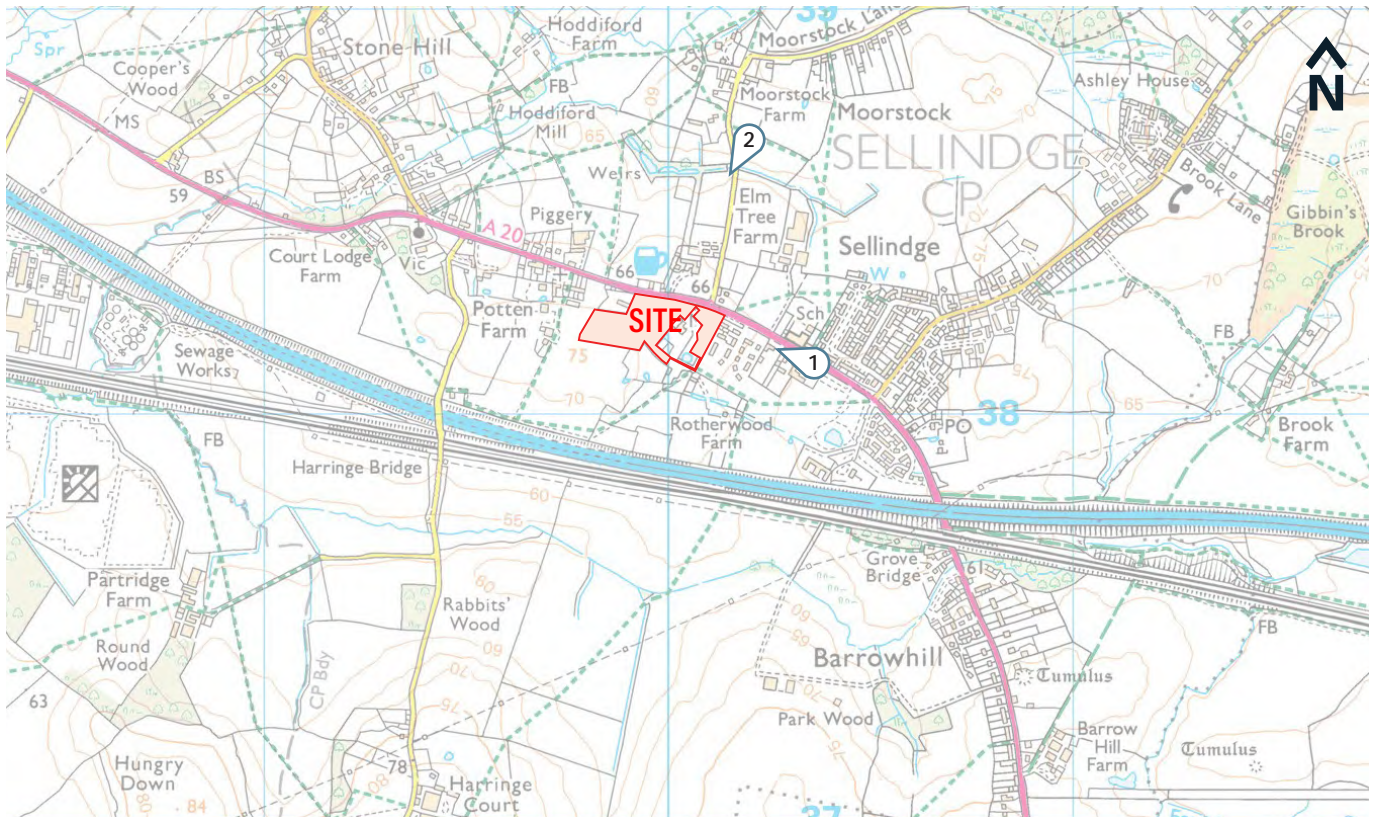


Figure 3.7: Photo Location Plan.

*Residential development along
Ashford Road*



Photograph 1: View from Ashford Road looking west towards the Site.

*Property on the junction of Moorstock
Lane and Ashford Road*



Photograph 2: View from public footpath HE296 looking south towards the Site.

3.6 ECOLOGY AND BIODIVERSITY NET GAIN OPPORTUNITIES

The Site comprises two pasture fields bound by intact and defunct hedgerows and treelines. The Site provides some ecological interest with the features of importance including the grass pasture, which consists of lowland acid grassland, the boundary habitats and the mature trees. The hedgerows and trees provide suitable nesting opportunities for generally common and widespread bird species, as well as foraging and roosting opportunities for bats, common species of which have been recorded

foraging on site at a low frequency. One pond is present on-site and great crested newts have previously been recorded utilising this feature and other ponds within 250m of the Site (2013/2016)-as such it is considered that this species is likely present and as such an application to Natural England’s District Level Licencing Scheme has been made.



3.7 ARBORICULTURE

A Arboricultural Impact Assessment (AIA) has been prepared and submitted in support of the planning application to assess the impact of the development on the Site's trees and hedgerows. A total of 71 trees, 20 groups, and 10 hedges have been recorded and assessed on and adjacent to the Site.

There is an ancient veteran tree (reference T51 within the AIA) which is also covered by a Tree Preservation Order (TPO). The tree has been assessed as an ancient tree by virtue of its 6.3 metre stem girth. It has also been assessed as being a veteran tree using the characteristic features found on veteran trees which in this case include major trunk cavities/progressive hollowing, decay holes, physical damage to the trunk, bark loss/loose bark, crevices in the bark, pollarded form and an 'old look'. It has been assigned Category A3 and therefore of high arboricultural and historical value.

There are 7 trees which have been assigned Category A due to their high arboricultural, landscape or historical value.

A significant element of the remaining tree cover is Category B, and the majority of these (as well as the Category A trees) are protected by two Tree Preservation Orders which apply to the Site. Along the entrance driveway to Grove House and the eastern Site frontage with Ashford Road, are large sycamore, crack willow, Scots pine, Italian alder and common ash trees. A belt of common ash, with occasional hybrid black poplar, sycamore, wych elm and English oak grow along the eastern Site boundary with Bulls Lane.

Within the rest of the Site, predominantly along the boundaries, are a range of Category B English oak, common ash, wild cherry, common beech, Swedish whitebeam, common lime and balsam poplar trees of good vitality and structural condition.

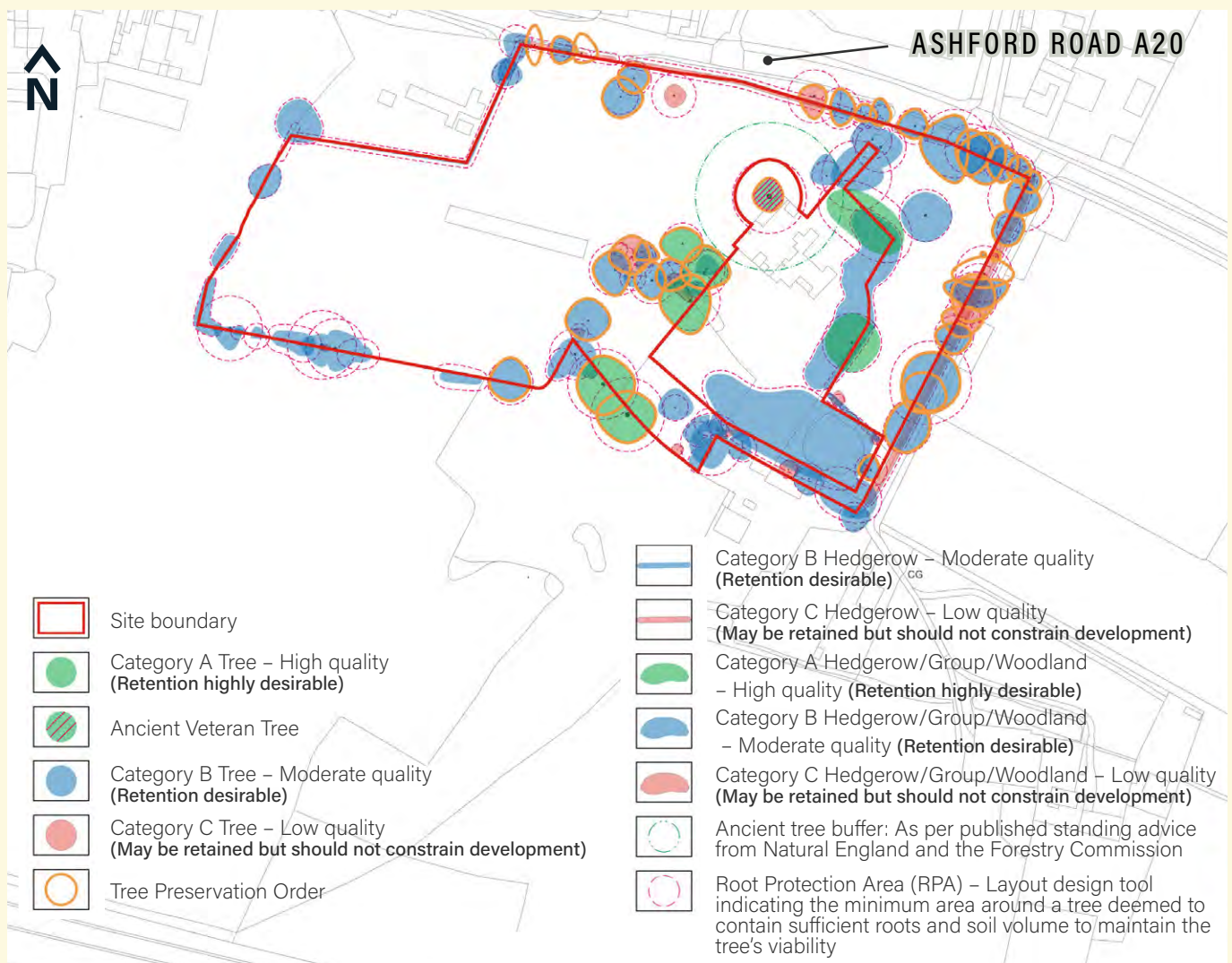


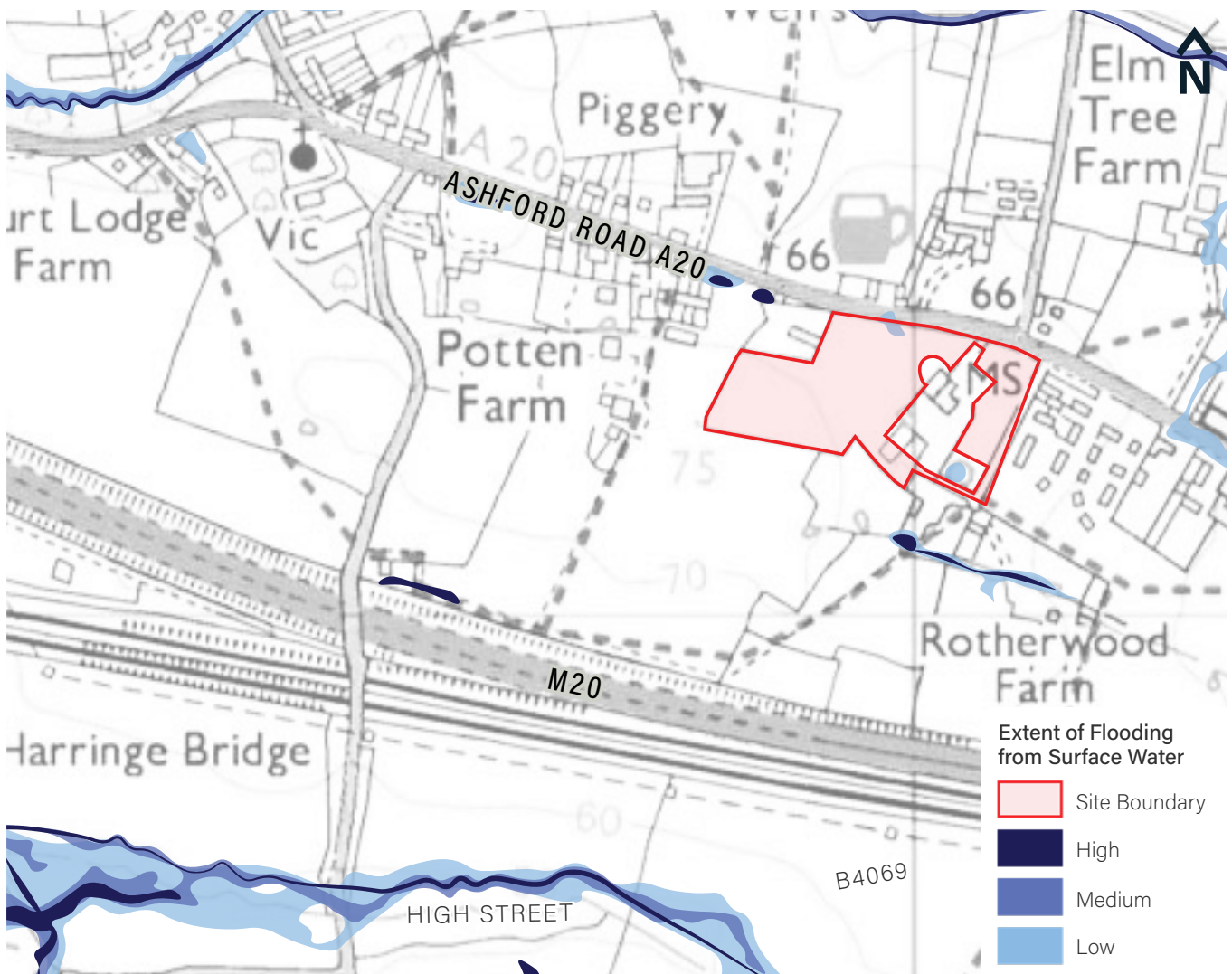
Figure 3.9: Tree Survey.

Chapter Three

3.8 FLOOD RISK

The outline planning application is accompanied by a Flood Risk Assessment (FRA). This has been prepared to demonstrate that following construction of the development, the risk of flooding on the Site and potential risk of flooding elsewhere will not increase and that surface water drainage from the development will accord with Sustainable Drainage Systems (SuDS) principles in compliance with current national and local standards.

The Site is located within Flood Zone 1, and is not at risk of fluvial or pluvial flooding. Two ponds are present within the Site, along the eastern Site boundary. The FRA finds that generally, the developable areas of the Site are considered to be at low risk from all sources of flooding and will not increase the risk of flooding elsewhere as a result of the development of the Site. The FRA also recommends that finished floor levels are set at or above the existing ground levels to not increase the risk of flooding to the properties. Further information related to flood risk can be viewed within the FRA.



3.9 AIR QUALITY

An Air Quality Assessment (AQA) has been undertaken, which found that the proposed development will not lead to an unacceptable risk from air pollution, or to any breach in national objectives. Therefore, there are no material reasons in relation to air quality why the proposed scheme should not proceed, subject to appropriate planning conditions. Further information related to Air Quality can be viewed within the AQA.

3.10 UTILITIES

As part of the development planning process, searches have been undertaken with all of the local service providers.

3.11 NOISE ASSESSMENT

A noise assessment has been carried out for the Site to establish the likely noise impact and mitigation requirements for the proposed development.

Noise levels across the Site are dominated by road traffic noise from Ashford Road and the M20, and to a lesser extent the remainder of the local road network. A significant majority of the Site will require no noise mitigation to achieve internal noise guideline levels, and can rely on open windows for ventilation at all times. In the limited areas where mitigation is required, the amount of mitigation is minimal.

Chapter Three

3.12 SETTLEMENT PATTERN AND ARCHITECTURAL CONTEXT

The Sellindge Masterplan, prepared by Sellindge Parish Council, provides an urban design analysis of Sellindge. It finds that overall local architectural style varies within the village depending on the period of construction. However, there is a rural quality to the architecture with a prominence of one and two storey semi-detached and detached properties with hipped roofs. Materials are commonly red brick, white render and clay roof tiles.

The Sellindge Masterplan also finds that there are several areas of distinct identity which make up the village. These areas have developed from the historic growth of the village. The Site lies within the 'Potten Farm Area' of Sellindge. The Site is also closely related with the nearby 'Sellindge Lees' area, which includes the new housing development to the east of the Site. The following provides an analysis of the character of the Potten Farm Area and Sellindge Lees.



Figure 3.11: Location of the Potten Farm Area and Sellindge Lees.

POTTEN FARM AREA

The Potten Farm Area is centred upon Grove House and the Duke's Head public house, and extends to the east and west along Ashford Road. It comprises a series of dispersed pockets of development and individual buildings of mixed ages and styles located to both sides of Ashford Road. In addition to existing residential properties, the area includes a garden centre and farm shop, a methodist church and farm buildings, creating a mixed character.

Facing brickwork/façade

The area exhibits a mix of building materials, including red brick, white timber boarding, red clay hanging tiles and white render. Occasional use of contrasting quoins is evident, sometimes exhibiting buff brick.

Roofing

Roof typologies are generally pitched, comprising a mix of gabled, hipped and half-hipped types. There is a mix of roof ridge lines running parallel and perpendicular to the street, which together with the variety of roof typologies, adds to the overall informal, rural character of the Potten Farm Area. The roofs of the older vernacular buildings are covered with red/brown clay tiles. The roofs of homes constructed during the Victorian era are typically covered with slate. Chimneys, many of which are prominent, add interest to the roofscape, as do gablets above first floor windows.

Boundary treatment

Many of the gardens are defined by low hedgerows, although the use of low brick walls and wooden fencing means no one boundary treatment predominates. This adds to the overall informal and rural character of the area.

Streetscape

Properties along Ashford Road generally sit at the back edge of the pavement, or behind small front gardens, often with driveways. The majority of the gardens are defined by low brick walls or timber fencing. Ashford Road also has a fairly verdant feel, owing to the trees, hedges and shrubs which are located in front gardens.



POTTEN FARM AREA



SELLINDGE LEES



SELLINDGE LEES

'The Lees' area mainly consists of a new development currently being built by Taylor Wimpey. The development is minutes away from the M20 and incorporates a tight urban grain with medium density, comprising mainly detached and semi-detached housing. Streets include St Katherine's Crescent, St Mary's Road, De Montfort Drive and Siegfried Close which are broadly focused around a central green.

Facing brickwork/façade

The area exhibits a mix of building materials and house types. Properties predominantly consist of red brick and brown tile, reflecting some elements of the historic vernacular such as some timber cladding, in key locations and access points into the development. Architectural features such as pitched door canopies and dormer windows add visual interest and provide natural surveillance.

Roofing

This character area exhibits generally pitched roofs, often with dormer windows. Orange pantiles and grey artificial slate plain tiles are used across the development.

Boundary treatment

Boundary treatments include brick walls, low fences and vegetation. Front gardens generally separate the houses from the road. Parking accommodated within integral garages and on-plot.

Streetscape

The streetscape of this character area has the feel of a new housing development influenced by the local vernacular. Street verges along St Katherine's Crescent signify this street as the entrance off Ashford Road arriving at a central green which becomes a key focal point to the new neighbourhood. The new homes have been arranged around this central green to ensure that it is appropriately overlooked and offers a safe space for people to interact, socialise and play. The facing brickwork of the properties ensure a coherent character which is reflective of traditional building materials in the area.

3.13 SITE INFLUENCES AND OPPORTUNITIES

The Influences and Opportunities Plan represents a summary of the key influences and opportunities that should be holistically considered in the design of the masterplan proposals across Site A, as identified in the preceding sections. In summary these are as follows:

Wider Phase 2 Housing (Policy CSD9)

Considering the proximity of the development to the other parts of Phase 2 Housing (Policy CSD9), vehicular links should be provided to ensure that the Site is brought forward in a holistic manner.

Grove House

The Site encompasses Grove House, which is a non-designated heritage asset and should be carefully considered within the design proposals. It will be important to ensure that the visual connection between Grove House and Ashford Road is maintained, so this part of the Site should be left undeveloped to ensure this intervisibility remains. Furthermore, the new homes within the eastern part of the Site should be reflective of the architectural character of Grove House to ensure that they assimilate into the local vernacular.

Potten Farm

Potten Farm, located c. 75m to the west of the Site, is a loose courtyard plan farmstead with buildings on four sides of a yard and a detached farmhouse. Views towards the Site are generally screened by existing properties along Ashford Road and existing vegetation. The historic farm buildings are not visible from the majority of the Site, although they are partially visible from the northern area. The proposals should take into account the proximity of the historic Potten Farm buildings and should retain the existing tree belt along the Site's western boundary to soften the appearance of new built form.

Public Rights of Way

There are a number of existing public rights of way which cross, or run close to, the Site and the broad location for development, providing a movement framework to be built upon within the development proposals. These public rights of way should be retained, and new recreational routes should integrate with them, to ensure pedestrian movement across the new neighbourhood is maximised.

Existing Landscaping

There are a large number of mature trees and hedgerows, some covered by TPOs, which are found within the Site and along its boundaries, which should be retained to provide the foundations for peripheral areas of green space. Along the shared boundary with land at Potten














Farm are a number of mature trees which sit atop a localised ridgeline. As part of the desire to masterplan the Site holistically, and for the development to be landscape led, both proposals should retain these mature landscape features within a key green corridor which facilitates movement for people and wildlife, whilst connecting the more peripheral areas of public open space with the proposed central green.

Noise

The noise assessment finds that homes located closest Ashford Road are likely to be at risk of experiencing an adverse noise impact due to road traffic noise. Therefore, noise mitigation in the form of garden orientation and standard thermal glazing with an alternative means of ventilation for those homes in close proximity to and with direct line of sight to Ashford Road will be required.

Sustainable Drainage

Any increase in surface water run-off should be dealt with on-Site through the inclusion of SuDS features. The SuDS features will help to manage the flow of surface water during periods of heavy and persistent rainfall, and should form part of the Site's green infrastructure framework and provide habitat creation.

-  Site Boundary: 2.95ha
-  Proposed vehicular access point
-  Potential Site access (land at Potten Farm)
-  Potential developable area and contours
-  Potential street network
-  Potential pedestrian link
-  Potential vehicular links to other parts of Phase 2 allocation
-  Potential recreational routes
-  Opportunity for new woodland, tree and hedgerow planting
-  Potential public open space and green corridors
-  Potential location for children's play area
-  Potential location for drainage features (SuDs)
-  Potential pump station

OPPORTUNITIES



Figure 3.12: Influences and Opportunities Plan.

	Existing vegetation and Root Protection Areas (RPAs)		Listed Buildings	INFLUENCES
	Tree Preservation Orders (TPOs)		Land at Rotherwood Farm	
	Existing Public Rights of Way		Potential noise constraint	
	Existing water features		Sensitive edge	
	Existing bus routes and bus stops			

Chapter Four





Masterplan Concept

This chapter establishes the overall masterplanning concept for the proposed development.

4.1 LAYOUT PRINCIPLES





LAYOUT PRINCIPLE 1

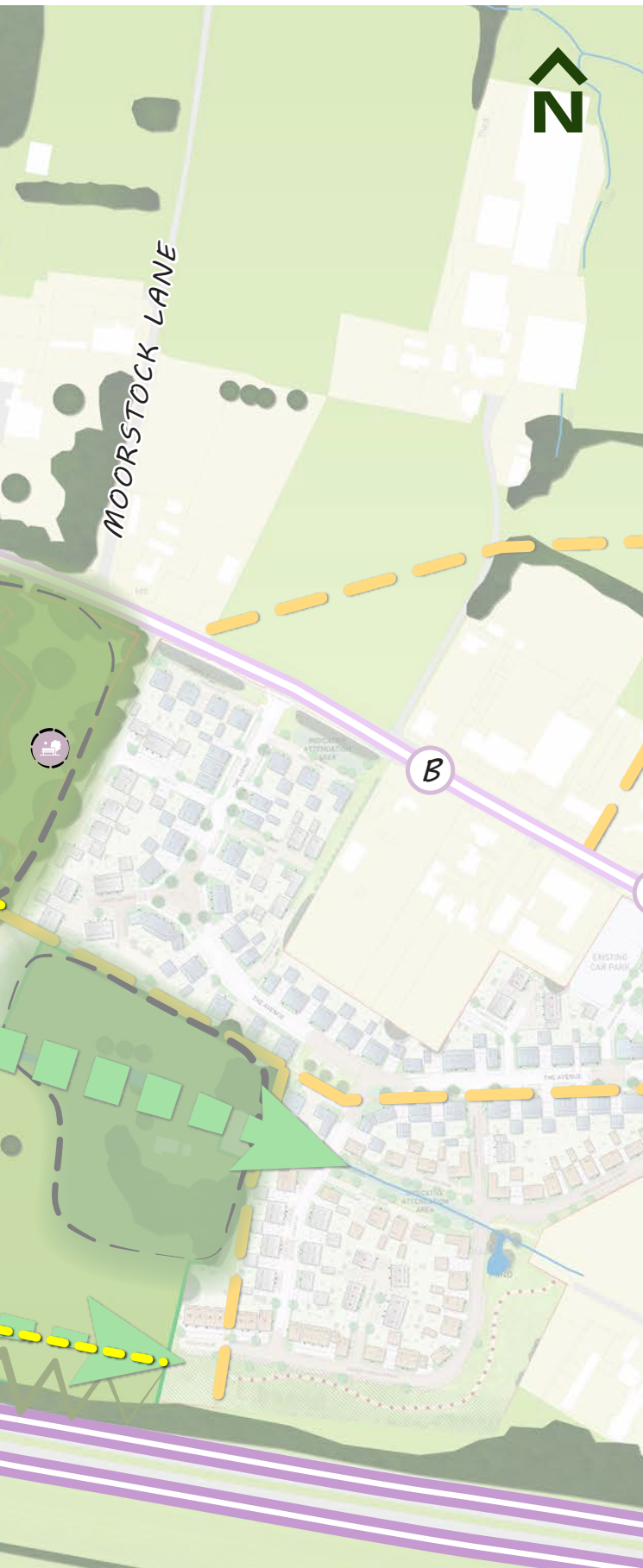
GREEN & BLUE INFRASTRUCTURE

Key green corridors have been established which have been informed by existing vegetation, public rights of way and locations for possible integration with Phase 1. These green corridors will not be the only ones within the new development, but will be the main ones which contain key pedestrian routes, new landscaping and wildlife corridors. Smaller green corridors will also be included, such as tree-lined streets and additional recreational routes.

Policy CSD9 sets out the need for structural landscaping (including woodland planting) to be provided on the rural edge of the development. Therefore, it is proposed that the western and southern edges of the development will include new structural landscaping which will supplement existing vegetation along these edges.

The low points of Site A have been identified and will be used for new attenuation basins. The basins will manage surface water to ensure no flooding occurs on the Site and that the risk of flooding elsewhere is not increased. Additionally, the new drainage features will be designed as attractive landscape features, with shallow sided slopes and a range of new plant species to maximise their biodiversity value. A Water Recycling Centre will also be included within the Site, which, together with the new drainage features, will ensure the proposals deliver nutrient neutrality, and will tackle phosphates and nitrates on the Site.





LAYOUT PRINCIPLE 2

COMMUNITY & ECOLOGY

A central green space which sits in the middle of the broad location for development forms a key design principle and community focal space to the new development. It will be accessed via the various recreational routes, public rights of way, green corridors and street network, and will offer space for formal and informal recreation, socialising and relaxing in the heart of Phase 2.

A series of key recreational routes will be provided, which will form the basis for a well-connected network of pedestrian and cycle routes, and will link to the existing public rights of way. The new routes will provide direct connections to the central green, ensuring that everyone is within easy walking distance of it. Additionally, several seating areas will be located along the new recreational routes to provide the opportunity to relax and enjoy the various areas of open space.

Finally, a small ecological enhancement area will be provided, which will be located adjacent to one of the drainage basins. The ecological enhancement area will include new wildlife ponds, thicket and shrub planting and species rich grassland.





LAYOUT PRINCIPLE 3

CONNECTIVITY & NEW HOMES

The previous design rationale and design principles have shaped the broad location for development. They have established where the most suitable areas for new homes will be, and how they could be sustainably connected via the proposed street network.

The Phase 1 scheme to the east will inform the building line to the south, so that the development pattern is reflective of the existing settlement.

Development will be designed to overlook the new central green to maximise natural surveillance and make the space feel as safe as possible. Also, no streets will cross the central green to ensure that it is a traffic-free space which is safe for all users.

It is proposed that two points of vehicular access is appropriate to ensure that the new development is as accessible as possible, with filtered permeability being an important principle which will continue to shape the proposals. Additionally, to encourage sustainable modes of transport, a mobility hub is proposed, which could include cycle parking facilities and electric car club hire/charging spaces. The mobility hub will be located adjacent to the primary street and the Central Green, as well as within walking distance of the existing bus stop located on Ashford Road.

Chapter Five

An aerial, hand-drawn illustration of a village. The village is composed of numerous small, red-roofed houses with white walls, clustered together. A winding river flows through the landscape, with a large, light-colored building, possibly a school or a church, situated on a hill in the background. The surrounding area is filled with green trees and rolling hills. The overall style is that of a children's book illustration.

The Masterplan

This chapter presents the proposed masterplan.





LANDSCAPE FEATURES

Existing mature tree belts and hedgerows are to be retained and will inform the layout to ensure that the new homes sit within a strong landscape framework.

Proposed vehicular access point

Potten Farm

Pond

Path

M20

INTEGRATION

Potential vehicular and pedestrian links are proposed to the other parts of Phase 2 (Policy CSD9) to ensure that Site A is brought forward in a holistic manner.

5.1 DEVELOPMENT FRAMEWORK PLAN

The Development Framework Plan (Figure 5.1) builds upon the design principals set out in the previous section. It shows the treatment of the Site boundary, the means of access into the Site, the areas of retained and new landscaping, and the location and extent of the proposed residential land.







- | | |
|---|---|
|  | Site Boundary: 2.95ha |
|  | Proposed residential development:
Grove House – 1.37ha (Up to 54 dwellings @39.5 dph) |
|  | Proposed/potential vehicular access point |
|  | Potential vehicular access point (land at Potten Farm) |
|  | Proposed tree-lined primary street |
|  | Proposed secondary streets |
|  | Proposed pedestrian link |
|  | Proposed recreational routes |
|  | Existing public rights of way |
|  | Potential vehicular links to other parts of Phase 2 allocation |
|  | Proposed public open space |
|  | Existing vegetation |
|  | Proposed tree, thicket and woodland planting |
|  | Proposed wildflower planting |
|  | Proposed location for children's play area |
|  | Proposed locations for seating areas |
|  | Proposed location for drainage features (SuDS) |
|  | Proposed pump station |
|  | Existing water features |
|  | Existing bus routes and bus stops |
|  | Listed Buildings |
|  | Land at Rotherwood Farm |

Figure 5.1: Development Framework Plan Land to the south of Ashford Road, Sellindge | **Design and Access Statement** 51

5.2 THE ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan (Figure 5.3), which is based upon the Development Framework Plan, has been prepared to demonstrate in more detail the general layout principles that will be adopted through the development of the Site.



Figures 5.2 (Bird's Eye View) and 5.3 (Illustrative Masterplan) demonstrate in more detail how the Vision set out in Section 1.4 and the Layout Principles set out in Section 4.1 have been achieved.

The layout has been sensitively designed, with particular care given to the need to ensure the entire Site A is masterplanned holistically to create a comprehensively designed new neighbourhood which integrates well between the different land ownerships, as well as the Phase 1 development to the east.

The new homes are set within **attractively landscaped areas of public open space**, containing new **traffic-free recreational routes** which connect to the existing public footpaths which cross the Site. The open space also includes **new habitats for wildlife**, providing space for **ecological enhancement** and helping to achieve a **net-gain in biodiversity**.

Finally, the Bird's Eye View and Illustrative Masterplan demonstrate in more detail how the proposals are **centred around a key central green** which will form a nodal point to the entire Site A, and will offer space for residents to **meet, socialise and play**.

Figure 5.2: Bird's Eye View.

	Proposed new homes
	Proposed tree-lined primary street
	Proposed shared street space
	Proposed secondary streets
	Proposed footways/recreational routes
	Existing public footpath
	Existing vegetation
	Proposed vegetation
	Proposed wildflower meadows
	Proposed children's play area (LEAP)
	Attenuation basin (SuDS) feature
	Wildlife ponds
	Proposed surface water pump station
	Proposed location for water recycling centre



Figure 5.3: Illustrative Masterplan.

5.3 CHARACTER AREAS

To ensure that Site A is designed in a cohesive manner, it is important that the character areas set out below relate to the entire site rather than individual applications. Therefore, the character areas have derived from the role they play in shaping the growth area holistically, particularly at locations where the design principles and proposals straddle land ownerships.



Figure 5.4: Character Areas Plan.

CHARACTER AREA 1: ASHFORD ROAD FRONTAGE



CHARACTER AREA 2: LAND AT POTTEN FARM, POTENTIAL SITE ACCESS



CHARACTER AREA 3: CENTRAL GREEN



CHARACTER AREA 4: GROVE HOUSE/ ROTHERWOOD FARM SETTING



CHARACTER AREA 5: GREEN EDGE/M20



CHARACTER AREA 6: RURAL EDGE



Chapter Five

CHARACTER AREA 1: ASHFORD ROAD FRONTAGE

Located along the northern edge of Site A and at the main access point, the Ashford Road Frontage Character Area (CA1) will be a key gateway into Site A and will be an important interface between the proposals and Ashford Road. To reflect the character of the Phase 1 housing to the east of the Site, the new homes will be detached and will be orientated in a formal arrangement to create a strong, consistent frontage overlooking the existing road. The new homes will be set behind a small linear area of public open space which will contain new thicket, tree and hedgerow planting which, once established, will filter views of the new homes whilst still allowing for framed views.

The materials used will be subject of a future reserved matters application. However, the new homes could be built using materials found within the 'Potten Farm Area' as identified in the Sellindge Masterplan, as well as reflecting the materials used within the Phase 1 housing which overlooks Ashford Road to the east. Red facing brickwork with white timber boarding will be the predominant building materials used within Phase 1, and this is reflective of much of the 'Potten Farm Area' (see page 36). Roof pitches towards Ashford Road, constructed using either grey or orange plain tiles. Properties front gardens to be defined by low shrub planting and small front gardens, with cleft chestnut fencing marking the private drives.

Landscape Strategy:

The landscaping along the frontage of CA1 will be carefully designed to retain the well-vegetated nature of this part of Ashford Road, whilst also allowing filtered views of the new homes.



Figure 5.5: Character Area 1: Ashford Road Frontage.

KEY CHARACTERISTICS	KEY PLANTING TYPES
<ul style="list-style-type: none"> Minimal set-back distance from Ashford Road – approximately 10m to front of dwelling. New native tree planting to supplement existing tree cover and provide filtered views of the new homes. 	<ul style="list-style-type: none"> Standard native tree planting. Wildflower grassland. Native shrub planting.



Figure 5.6: Artist's impression of CA1.

CHARACTER AREA 2: LAND AT POTTEN FARM POTENTIAL SITE ACCESS

Located to the west of CA1, the land at Potten Farm potential site access Character Area (CA2) highlights a potential secondary access point which will have a different character to the main access point to the east. The character area is primarily made up of a rural, winding access road which provides direct access into the main body of development to the south western end of Phase 2. This character area will be well-landscaped and planted with native tree species to ensure it assimilates into the existing landscape framework, and to create a rural approach into Phase 2. Towards the southern and eastern parts of the development, the new homes will be seen and it is therefore important that these homes are sensitively designed to complement the rural character, whilst also marking the arrival into Phase 2. The new homes to the east (within Land south of Ashford Road Site (20/0604/FH)) will offer filtered views through existing and proposed landscaping, and will be orientated to overlook this access road. To the south (within the land at Potten Farm site), the new homes will be more prominent upon arrival, and will clearly mark the entrance to the larger development parcel proposed within Site A.

CA2 is to exhibit a more rural and sensitive architectural style to some of the other character areas given its close proximity to the non-designated heritage asset of Potten Farm. CA2 falls within the 'Potten Farm Area' as identified within the Sellindge Masterplan, and therefore architectural characteristics such as red brick, white timber boarding, red clay hanging tiles and white render should be used. There is evidence of brown timber boarding within Potten Farm and therefore it may be prudent to exhibit some brown timber boards to complement Potten Farm and its associated buildings. Similarly, there is evidence of hipped roof types within Potten Farm and therefore there should be a mixture hipped and gable roof typologies used throughout CA2. Finally, given that CA2 is closer to the edge of Site A, a lower density should be used and therefore larger dwelling types set behind larger front gardens should be used. Boundaries to be marked by cleft chestnut fencing and low shrub planting.

Landscape Strategy:

The landscaping throughout CA2 will vary from thick hedgerow and tree planting along the access road which will complement the existing tree cover and offer a more rural feel to CA2, thinning down to more interspersed tree planting towards the southern edge of CA2 to allow for views of the new homes to be offered.



Figure 5.7: Character Area 2: Potten Farm Entrance.

KEY CHARACTERISTICS	KEY PLANTING TYPES
<ul style="list-style-type: none"> Rural approach from Ashford Road into the land at Potten Farm site. New tree and hedgerow planting to complement the existing vegetation. New native tree planting along development edge to offer softened, filtered views of the new homes, but allowing them to mark the arrival into the Site. Native shrub planting marking the edge of properties. 	<ul style="list-style-type: none"> Standard native tree planting. Wildflower grassland. Native thicket and hedgerow planting. Native shrub planting. Focal trees.



Figure 5.8: Indicative layout of CA2.

CHARACTER AREA 3: CENTRAL GREEN

The Central Green Character Area (CA3) forms a pivotal character area within Site A as it encompasses parts of the Site as well as parts of the land at Potten Farm site, as well as the remainder of the allocation to the east. It has been designed so that the proposed new homes will overlook the space, ensuring that it is a safe and secure place for socialising, playing and relaxing. CA3 will include existing landscape features such as existing trees, hedgerows and ponds, as well as proposed landscaping including native tree planting and wildflower meadows. Much of the open space will be designed to be useable open space for informal recreation in the form of amenity grassland. A children's play area will be included within the land at Potten Farm site which will offer a focal play area to the entire Site A.

As mentioned above, the new homes will be designed so that they overlook the central green, ensuring that natural surveillance is maximised over the areas of public open space. The architectural style of these new homes will be an important feature across the different land ownerships to ensure a coherent character is created throughout CA3. It is therefore recommended that a simple palette of materials is used, consisting of those listed within the 'Potten Farm Area' within the Sellindge Masterplan. Red brick with white timber boards is to form the main facing materials. There is evidence of red hanging tiles used on homes overlooking the village green to the east of the Site (part of Phase 1) and so use of this characteristic would also be appropriate. It would also be appropriate to include a mix of roof ridge lines running parallel to the open space and gable roofs fronting the open space, as well as alternating between orange, grey and brown plain tiles to offer interest to the roofscape. The new homes should be set behind small front gardens with boundaries delineated by a change of material/small flower beds/lawns. They should be accessed via private drives/lanes which are marked on the outer edge by cleft chestnut fencing.

Landscape Strategy:

The landscaping throughout CA3 will be fairly minimal, to ensure that much of the open space is useable for recreation. However, it will include occasional tree planting, as well as retaining the existing mature trees and hedgerows. New wildflower meadows will be included where new and existing vegetation lies, as well as around the existing ponds to enhance their ecological value.



Figure 5.9: Character Area 3: Central Green.

KEY CHARACTERISTICS	KEY PLANTING TYPES
<ul style="list-style-type: none"> ▪ More formally arranged area of public open space. ▪ Minimal tree planting to not overcrowd the open space. ▪ Mature tree belt to be retained. ▪ New recreational routes connecting various routes throughout Site A. ▪ New children's play area to offer a central focal recreational facility for the entire Site A. 	<ul style="list-style-type: none"> ▪ Standard native tree planting. ▪ Wildflower grassland. ▪ Native shrub planting.



Figure 5.10: Artist's impression of CA3.

CHARACTER AREA 4: GROVE HOUSE/ ROTHERWOOD FARM SETTING

The Grove House/Rotherwood Farm Character Area (CA4) requires a sensitive approach to development due to the close proximity of the non-designated heritage assets of Grove House and Rotherwood Farm. Whilst the Rotherwood Farm part of this character area does not apply directly to this planning application, it is important to establish the principles for development for this area in order to create a consistent and coherent character across Site A as a whole. A lower density form of development will be proposed in CA4, set behind an area of open space which will be appropriately landscaped. The existing tree cover found in the proximity of the two non-designated heritage assets should be retained and enhanced, and development should be respectful of the respective root protection areas.

The new homes will be designed to overlook and front onto Grove House and Rotherwood Farm, and will be larger types with a strong architectural character. The architectural detailing of the proposed new homes should respect the architectural style of the Grove House and Rotherwood Farm. Within the Land south of Ashford Road (20/0604/FH), the new homes should be constructed using red brick with contrasting quoins. Roof types can vary between pitched and hipped, but should use brown or orange plain tiles, and the use of chimneys would also be appropriate. Vehicular access to the front of homes should be kept to a minimum, and the properties should be accessed to the front by foot. Property boundaries could be marked by either managed native hedges or cleft chestnut fencing, or a combination of both.

Landscape Strategy:

The landscaping found within CA4 should be appropriate for its sensitive setting and should not change the landscape character of the areas significantly. It should therefore be kept fairly minimal, with new wildflower meadows, native shrub planting and managed hedges to mark property boundaries.



Figure 5.11: Character Area 4: Grove House/Rotherwood Farm Setting.

KEY CHARACTERISTICS	KEY PLANTING TYPES
<ul style="list-style-type: none"> Rural open space character, with minimal public access. New wildflower meadows to complement the existing tree cover and create ecotones within the landscape. Mature tree cover to be retained and protected. 	<ul style="list-style-type: none"> Wildflower grassland. Native shrub planting.



Figure 5.11: Artist's impression of CA4.

CHARACTER AREA 5: GREEN EDGE/M20

The Green Edge/M20 Character Area (CA5) is located along the entire edge of the developable area along the southern part of Site A. It forms the longest stretch of development within Site A, and connects directly to Phase 1 to the east. It is therefore important that the proposals are reflective of the existing homes to the east, but do not directly imitate them. A continuous building line will be appropriate in CA5 to not only form strong streetscape functions, but to provide noise attenuation to the rear gardens of the new homes.

The architectural style and development pattern within CA5, as mentioned above, should be reflective, but not imitate, the existing homes within Phase 1 to the east. The new homes will vary between detached, semi detached and terraced dwellings, and will follow a fairly routine building line. A mix of red and buff brick can be used, complemented through the use of red hanging clay tiles and white timber boards. Alternations between eaves and gables facing the green edge is also appropriate, with orange, grey and brown plain tiles. The new homes should be set behind small front gardens with boundaries marked by a change of material/small flower beds/lawns. They should be accessed via private drives/lanes which are marked on the outer edge by cleft chestnut fencing.

Landscape Strategy:

Due to an existing underground utility which runs along the southern edge of Site A, tree planting within a certain section of CA5 will be kept to a minimum. However, on the southern side of this utility it is important that the existing woodland belt along the M20 is strengthened where possible. In addition to this woodland planting, new wildflower meadows will be planted along the entirety of CA5 and will include a recreational route through the new landscaping, which will connect to Phase 1 to the east.



Figure 5.12: Character Area 5: Green Edge/M20.

KEY CHARACTERISTICS	KEY PLANTING TYPES
<ul style="list-style-type: none"> Linear open space with a walking route and homes overlooking. New woodland planting to offer a degree of separation to the M20. Minimal tree planting elsewhere to respect the existing underground utility. 	<ul style="list-style-type: none"> Wildflower grassland. Native shrub planting. Woodland planting.



Figure 5.13: Artist's impression of CA5.

CHARACTER AREA 6: RURAL EDGE

The Rural Edge Character Area (CA6) is located along the western edge of the developable area along the route of the existing public footpath HE310. Its location will form the new settlement edge and should therefore be designed in a way which reflects this.

The architectural style and development pattern within CA6 should complement the architectural style and character of CA2, due to its close relationship with this character area and with Potten Farm. Furthermore, its location at the edge of the development, and the adjacent countryside, means that a lower density should be used to give the impression of the development softening as it moves away from the village. Detached homes on larger plots will be used, and will be orientated to overlook the open space that sits to the west of the character area. Varying building lines and orientations with deeper gardens will present a more rural edge to the development, with small ornamental trees and hedgerows in front gardens. A mix of red and buff brick can be used, complemented through the use of red hanging clay tiles and white timber boards. Alternations between eaves and gables facing the green edge is also appropriate, with orange, grey and brown plain tiles. Access to the homes will be via private drives/lanes or a secondary street which are marked on the outer edge by cleft chestnut fencing.

Landscape Strategy:

Small hedges and ornamental tree planting will be used within front gardens and along the route of the public footpath. Wildflower meadows will also be planted along the route of the public footpath, particularly on the western side where new thicket and tree planting will be incorporated.



Figure 5.14: Character Area 6: Green Edge/M20.

KEY CHARACTERISTICS	KEY PLANTING TYPES
<ul style="list-style-type: none"> Rural edge of the development adjacent to an area of public open space and a public footpath. Lower density development and a varied building line will contribute to the rural character. New tree and hedge planting to mark boundaries and front gardens will soften the built edge. 	<ul style="list-style-type: none"> Wildflower grassland. Native shrub planting. Ornamental tree planting.



Figure 5.15: Artist's impression of CA6.

Chapter Five

5.4 USE AND AMOUNT

Residential Development Area - Up to 54 homes (1.37 hectares)

The Outline Planning Application provides for up to 54 new homes. In accordance with Core Policy CSD9 of the adopted Folkestone and Hythe Core Strategy, provision will be made for 22% affordable housing and a minimum of 10% of homes designed to meet the needs of the ageing population as part of the proposals. The affordable homes will be evenly distributed through the Site as a whole.









At the detailed design stage, the new homes will comprise a range of new types and sizes to encourage the creation of a balanced community that meets the needs of the local and wider community. This accords with Core Policy CSD9 as well as with the objectives of the Rural Masterplanning as set out in the Sellindge Rural Masterplan Final Report (Urban Initiatives, 2011).

The residential development area measures 1.37 hectares. Overall, the development achieves an average net density of 39.5 dwellings per hectare (dph).

Green Infrastructure - 1.57 hectares

A significant proportion of the Site will comprise new areas of green infrastructure to form a connected and accessible network of green spaces. The green infrastructure equates to 53% of the total Site area and will provide a high quality and attractive setting for the new homes.

The provision of open space accords with the requirements of the development plan's **Policy C3: Provision of Open Space**, and **Policy C4: Children's Play Space**, regarding play space provision.

-  Site Boundary: 2.95ha
-  Land at Potten Farm
-  Land at Rotherwood Farm
-  Net Developable Area: **1.37ha**
-  Green/Blue Infrastructure **1.57ha**
-  Children's Play Provision: **0.033ha**
-  Sustainable Drainage System (SuDS): **0.0953ha**
-  Remaining Infrastructure: **0.01ha**



5.5 BUILDING HEIGHTS

The heights of the new homes will comprise a considered mix of 2 and 2½ storeys in height in order to reflect the scale of existing homes in the local area, and create the basis for a varied and interesting roofscape. 2½ storey homes will, therefore, be used to achieve a number of different townscape functions, including:

- **To emphasise the importance of the central green.**
- **To mark the importance of key spaces.**
- **To terminate vistas along the new streets.**
- **To punctuate the streetscene.**

5.6 BUILDING HEIGHTS

The proposed development achieves an average density across the Site of 39.5dph. The southern and central parts of the Site, closer to the Central Green and the primary street will be developed at a higher density. The density of the proposed development adjacent to the Potten Farm access and Ashford Road will be of a lower density, due to its close proximity with Potten Farm and Grove House.

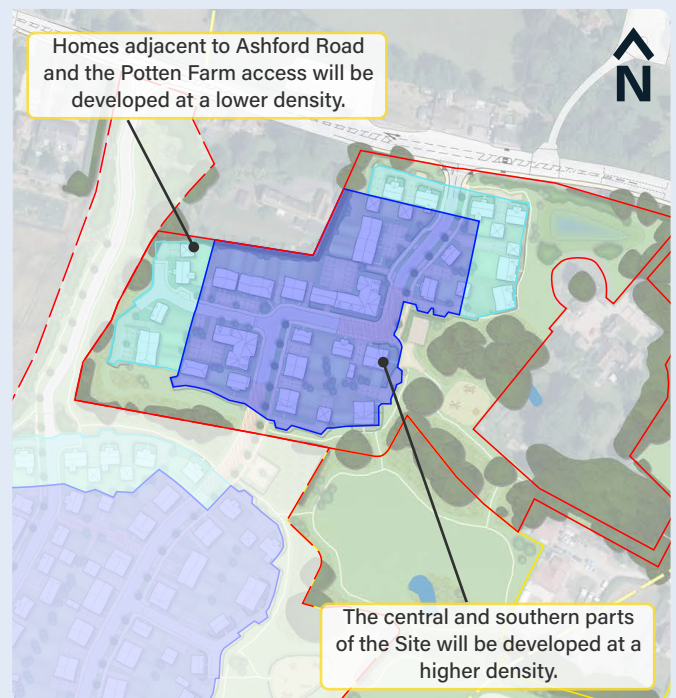
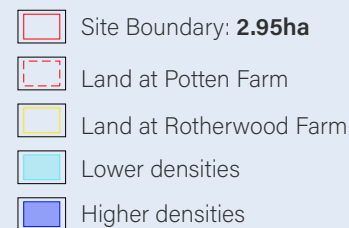
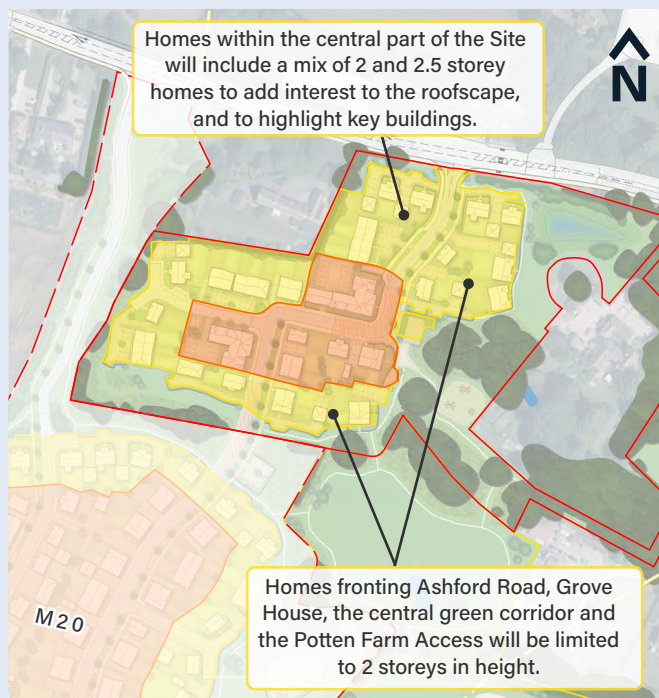



Figure 5.17: Building Heights Plan.

Figure 5.18: Densities Plan.

Chapter Six





Access, Movement & Parking

This chapter illustrates the proposed access and movement strategy for vehicular and non-vehicular movements. It also outlines the parking strategy.

6.1 VEHICULAR ACCESS

The Site will be accessed via a vehicular access point off Ashford Road in the form of a simple priority controlled junction with a 3m wide right turn lane on Ashford Road, as shown on Figure 6.3. The access proposal will facilitate access to the wider Phase 2 housing allocation. The detailed design of the layout will be in accordance with Part B of the Building Regulations, 'Access and Facilities for the Fire Service' to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved. Full details of the access proposal can be found in the Transport Assessment which supports the planning application.

6.2 PEDESTRIAN ACCESS

It is proposed that the potential new vehicular access point will include two 2m wide footways on either side of the proposals, which will tie into the existing footways along Ashford Road, which are proposed to be widened to 2m.

6.3 PUBLIC TRANSPORT

It is proposed that the existing bus stops along Ashford Road will be improved and relocated further eastwards to facilitate the proposed access into the Site. Furthermore, to facilitate safe pedestrian access to the relocated bus stops on either side of Ashford Road, a pedestrian refuge with dropped kerbs and tactile paving will be introduced.

6.4 ACCESS TO GROVE HOUSE AND LAND AT ROTHERWOOD FARM

Whilst the layout of internal roads are a reserved matter, it is important to highlight where the connections between the different land ownerships are proposed to be.

Vehicular access into land at Potten Farm from the Site will be taken via the shared boundary which runs in an east-west direction. It will be in the form of a continuation of the primary street (Major Access Road as per KCC Design Guide) which provides access into the Site from Ashford Road. This primary street will then extend through the land at Potten Farm proposals, and provide an indicative connection to the remainder of Site A at land at Rotherwood Farm towards the south eastern part of the Site.

There will be various pedestrian and cycle links between the different land ownerships. Key pedestrian links will be located in the western part of the Site, linking through to the potential access road into the land at Potten Farm site. A further pedestrian and cycle connections will be provided in the south eastern corner of the Site which will link to the central green, shown indicatively on Figure 6.2.



Figure 6.1: Vehicular and Pedestrian Access Proposal.

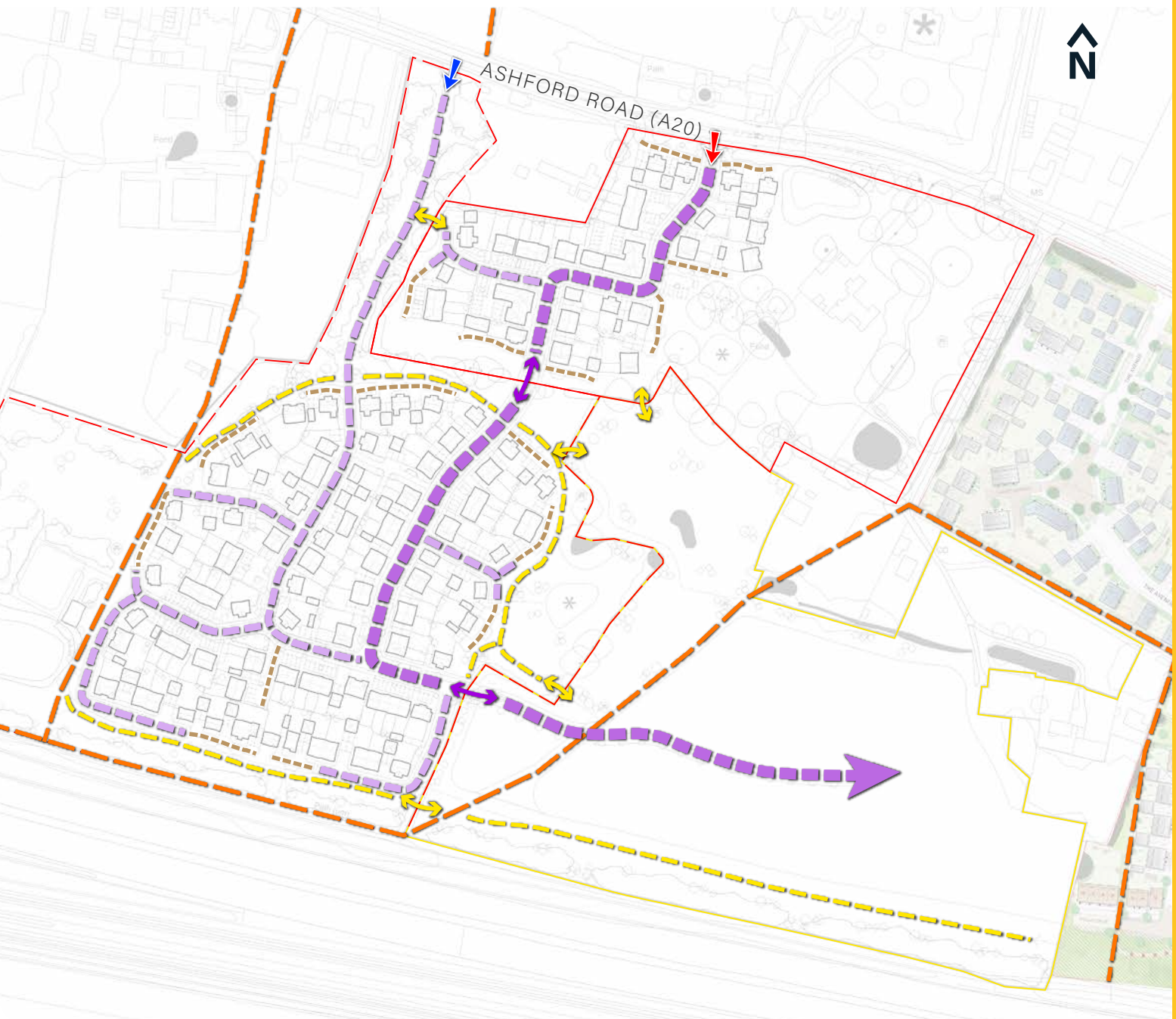
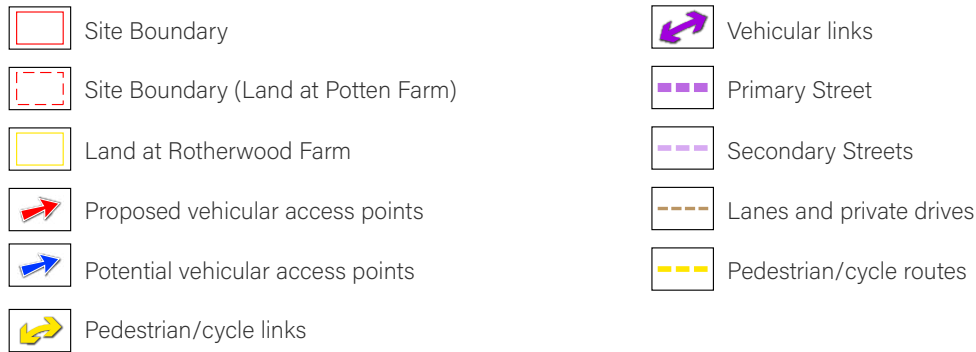
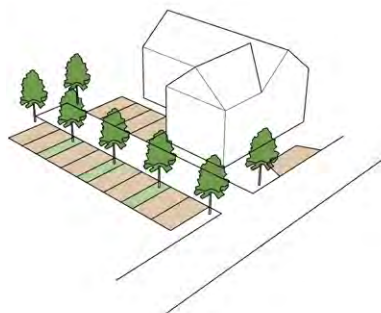


Figure 6.2: Connections and Street Hierarchy.

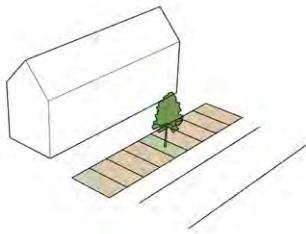
6.5 CAR PARKING

The Illustrative Masterplan (Figure 5.3) has shown how the provision of car parking can be designed to integrate with the public realm and to ensure streets are pedestrian, cycle and vehicle friendly. The principal means of car parking for residents will be provided on-plot, and include a mix of garages, car ports, parking bays or private drives. This way, car parking can be accommodated in a sensitive and appropriate manner in line with the provision set out in the Folkestone and Hythe District Places and Policies Local plan (September 2020). The adopted Core Strategy Review (2022) identifies Sellindge as a Rural Centre, which requires the following parking provision (as per KCC’s Interim Guidance Note 3 (IGN3): Guidance Table for Residential Parking):

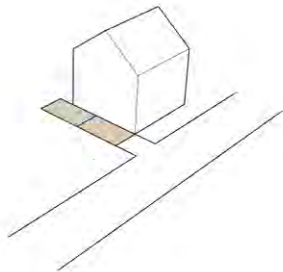
KCC’s IGN3: Guidance Table for Residential Parking	
Dwelling Size	Minimum car parking spaces
1 & 2 bed flats	1.5 unallocated spaces per unit
1 & 2 bed houses	1.5 spaces per unit
3 bed houses	2 independently accessible spaces per unit
4+ bed houses	2 independently accessible spaces per unit
Visitor Parking	0.2 spaces per dwelling (unallocated)



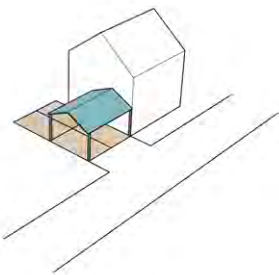
Parking mews.



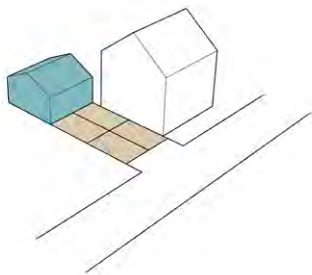
Perpendicular bay parking.



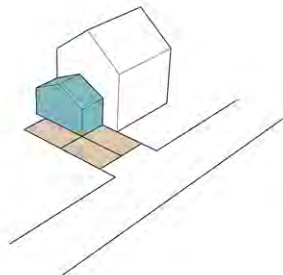
Driveway.



Car port.



Driveway and garage.



Integral garage.

Figure 6.2: Examples of different parking typologies.



Parking mews/parking court.



Perpendicular bay parking.



Driveway and garage.



Parallel parking.



Integral garage.



Car port.

6.6 MOBILITY HUB

A mobility hub is proposed in the northern part of the land at Potten Farm Site, which the proposals at the Site will benefit from. The mobility hub will be located adjacent to the Central Green and the primary street. The mobility hub could include cycle parking facilities and electric car club hire/charging spaces. It has been located in a convenient part of the Site so that there is easy access to the wider Site A allocation, the Central Green, and the relocated bus stops along Ashford Road.



Chapter Seven





Green Infrastructure and Biodiversity

This chapter illustrates the proposed green infrastructure provision and summarises the approach to promoting biodiversity.

71 GREEN INFRASTRUCTURE STRATEGY

The 'landscape-led' approach to the masterplanning of the Site accords with **Core Policy CSD9** which states that *'The design and layout of the development shall be landscape-led and include within it structural landscaping with woodland planting to be provided on the rural edge of the development, particularly around the western boundary of Site A, to retain the rural character.'*

The overall design strategy for the green infrastructure is as follows:

- **Existing vegetation** will be retained across the Site, and will inform the layout of the development as well as the areas of public open space. The existing vegetation will be supplemented with new woodland, thicket, hedgerow and tree planting, which will help to enhance the existing habitats and strengthen their role as wildlife corridors. The existing vegetation and supplementary planting will also assist in breaking up the built form of development, particularly the central tree belt which runs east-west between the Site and the land at Potten Farm site.
- **New woodland and thicket planting** will be planted alongside the potential access road into the land at Potten Farm Site to ensure the western edge of Site A exhibits a verdant and rural character. The western side of the access road will be heavily planted to minimise intervisibility between the access road and Potten Farm. The eastern side will be thinned down appropriately towards the southern end of the potential access road to allow for glimpsed views of the proposed new homes within the Site.
- **New wildflower meadows** will be provided in various locations across the Site to enhance its ecological value, to create ecotones within the open space, to create new habitat for wildlife, and to create an attractive environment for new residents.
- **Existing public footpaths** are to be retained within green corridors accommodating new tree and wildflower planting to maintain the attractiveness of the routes as they pass through and alongside Site A.

- **A new central green** will be provided, which will include a new children's play area, seating areas, new tree planting and existing landscape features such as trees, hedgerows and wildlife ponds. The central green will become a community focal point to Site A as a whole, and will help in breaking up the built form of the development.
- **Public open space** will be provided in the eastern part of the Site, and will incorporate new landscape and ecological features, such as retained tree cover, new tree planting, an appropriately planted attenuation basin, wildflower meadows and space for informal recreation.

Key Landscape Objectives

The green infrastructure proposals have been developed with consideration of the following:

- Maximise the retention of the Site's existing landscape features, including existing tree cover, hedgerows and ponds. They should form the basis for new and enhanced planting, areas of open space and green corridors.
- Locate new pedestrian routes through the open spaces to link with the existing public footpaths and wider routes within Site A.
- Create a high quality landscape framework to provide an appropriate amount of public open space, including a range of planting types to enhance both amenity and biodiversity.
- Provide new tree and wildflower meadow planting throughout the Site to increase overall coverage, and to mitigate the development's impact on nearby non-designated heritage assets.
- Create and manage multifunctional green infrastructure to provide long term benefits for biodiversity, landscape character, health and wellbeing, recreation and sustainability.
- Utilise best practice design principles to minimise any adverse effects on landscape character and visual resources.



Figure 7.1: Green Infrastructure Plan.

7.2 OPEN SPACE AND PLAY STRATEGY

Open Space Typologies:

The masterplan proposals have been designed to accommodate good sized areas of public open space that offer social, leisure and recreational opportunities within easy reach of all of the proposed new homes on the Site. The range of open spaces will create places where people can meet each other to provide opportunities for social interaction, therefore, helping to improve public health by encouraging physical activity, and helping to tackle those affected by loneliness and isolation.

The amount of open space has been provided in accordance with Policy C3 of the adopted Folkestone and Hythe District Council Places and Policies Local Plan. The open space standards, and how they are being met, are summarised in the table below:

The future maintenance and management of the open spaces will be secured for the long-term via a planning obligation using an appropriate public body or private management company.

The detailed drainage strategy for the development will be determined in accordance with the standards set out by the Lead Local Flood Authority (LLFA). A drainage basin is proposed in the south eastern part of the Site. The drainage basin will provide storage to attenuate the balance of water required to restrict surface water discharge to greenfield rates for a 1 in 100 year plus climate change event.

Open Space Typology	POS Standards per 1,000 population	Required provision based on 54 dwellings (252 population)	Provision on-site (ha)
Parks & Gardens Natural & Semi Natural Greenspace (including green corridors)	2.89ha	0.37ha	1.16ha
Amenity green space	N/A	N/A	0.40ha
Allotments	0.12ha	0.016ha	Off-site contribution
Children’s Play Space (LEAP)	0.077ha	0.0006ha (6m ²)	100m2



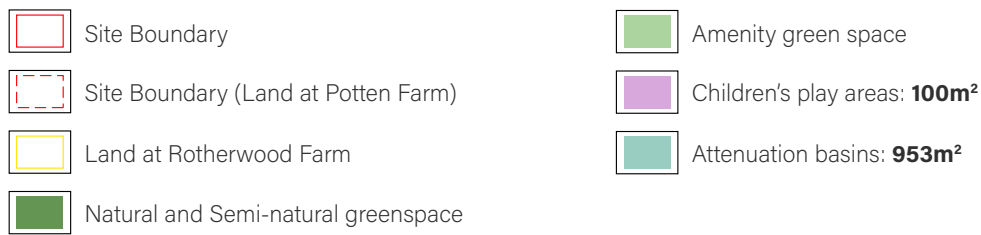


Figure 7.2: Open Space Typologies Plan.

Chapter Seven

Children's Play Areas

The green infrastructure proposals include a Local Area for Play in the central part of the Site, which will form part of the wider central green across the wider Site A area. It will be located in a verdant setting, amongst some of the mature trees which sit to the west of Grove House. Homes and footways should be located close to the play area to ensure natural surveillance is maximised to ensure a safe environment is created for children to play.

The play area will comprise timber play equipment and natural play features such as logs, boulders and earth formations.

The play area will be designed to offer disabled children the same play opportunities as other children, and offer inclusive play opportunities for both young children and teenagers.



7.3 ECOLOGY & BIODIVERSITY

Biodiversity objectives for the Site, and specifically provision of new green infrastructure, have been developed with consideration to:

- Maintain and enhance the nature conservation value of retained habitats.
- Mitigate any identified adverse effects of the development on the flora and fauna of the Site and its immediate environs.
- Create and maintain new habitats within the Green Infrastructure network.

Habitats that will be incorporated include hedgerows, trees, and thicket which will increase the level of tree cover and habitat at the Site. New planting will seek to deliver more trees, and new green corridors to strengthen and enhance existing hedgerows. Enhancements to existing hedgerows on-site will continue to provide valuable corridors of movement and refuge for fauna, whilst new native planting will increase the cover of this habitat for protected species. Enhancements to the existing pond will provide an improvement to aquatic habitats, which in turn will contribute towards a net gain in biodiversity, as well as offer opportunities for a range of wildlife including amphibians, invertebrates and birds.

The existing vegetated features are used by common and widespread bat species to disperse and forage through the Site. The existing on-site hedgerows will be retained and new planting will offer an increase in dispersal features for the local bat population.

An initial high-level Biodiversity Net Gain calculation has found that a 10% net gain can be achieved through the replacement of nearby low distinctiveness arable habitat with habitats of more ecological value, such as wildflower meadow, grassland, thicket and new trees.

In addition to the habitat creation within the development, species specific features such as hedgehog highways and bat and bird boxes provide extra opportunities for a range of protected species alongside the development.



Chapter Eight

A photograph of a man and a child sitting on the grass under a large tree. The man is wearing a light-colored shirt and dark pants, and the child is wearing a light-colored shirt and dark pants. A red backpack is on the grass next to them. The background is a large, leafy tree.

Building for a Healthy Life

This chapter assesses the masterplan proposals utilising Building for a Healthy Life principles.



Chapter Eight



Introduction





Healthy placemaking has become an increasingly important matter, and arguably more so since the start of the COVID-19 Pandemic in March 2020. Well-designed places will encourage regular exercise in daily life, make it easier to walk and cycle to local services, facilities and work, and allow people to have a greater understanding of their natural environment, all of which can help support a greater sense of wellbeing.






Using the Building for a Healthy Life (BHL) design tool, the assessment on the following pages demonstrates how the proposals for the Site have been shaped to create a place that maximises benefits for people and nature.




INTEGRATED NEIGHBOURHOODS

Natural Connections	<ul style="list-style-type: none"> ✓ The existing public footpaths which run adjacent to the Site and through the wider Site A area will be retained along their current alignment within attractively landscaped corridors. They will facilitate pedestrian connections with the wider broad location for growth as well as the rest of Sellindge. ✓ The opportunity for pedestrian connections to the existing public footpaths will maximise connections with the existing network of public rights of way. ✓ The principles of 'filtered permeability' are achieved whereby the private drives/lanes create pleasant, low traffic links to the public footpath and recreational routes which are found on the Site. ✓ A connected network of green spaces connects existing and habitats, existing wildlife corridors and creates new corridors for nature. 	
Walking, cycling and public transport	<ul style="list-style-type: none"> ✓ The primary street is designed to accommodate a pedestrian footway along both sides of the carriageway. ✓ The lanes are to form shared surface street spaces. ✓ A mobility hub is proposed to the south of the Site, and the proposed new homes will benefit from being located close to it, as well as it being located close to the Central Green. ✓ Footways along the primary street and secondary streets will provide a connected pedestrian network. Additionally, pedestrian and cycle links are proposed to the wider Site A area to maximise connectivity and opportunities for active travel. ✓ All of the homes are located within walking distance of the existing bus stop on Ashford Road. 	

Facilities and services	<ul style="list-style-type: none"> ✓ The design of the green spaces has been carefully considered to be multi-functional with the provision of a central green serving the entire Site A area, which includes children's play areas and seating areas in order to provide points of community activity. 	
Homes for everyone	<ul style="list-style-type: none"> ✓ At the detailed design stage, the new homes and streets will be designed so it is difficult to determine the tenure of properties through architectural, landscape or other differences. ✓ A range of house types, sizes and tenures are to be provided to meet local needs and create a broad-based community. ✓ Provision will be made for 22% affordable housing and a minimum of 10% of homes designed to meet the needs of the ageing population as part of the proposals. ✓ Innovative designs for homes will allow home working to reflect emerging work from home trends. 	
DISTINCTIVE PLACES		
Making the most of what's there	<ul style="list-style-type: none"> ✓ A thorough understanding of the Site has been gained by site visits and desktop research in order to understand the local area, and to understand how the Site's existing features can be positively and appropriately incorporated into the design proposals. ✓ Existing features, such as mature trees are used as "anchor features" to inform and shape the design proposals. ✓ The SuDS feature forms a key and integral part of the green infrastructure, delivering both landscape and ecological enhancements. Existing habitats are to be protected and enhanced. New habitats are to be created. 	
A memorable character	<ul style="list-style-type: none"> ✓ The DAS demonstrates how five character areas across the entirety of Site A can be provided to create the basis for a memorable new neighbourhood rooted in place. ✓ The DAS also outlines how the new homes will be designed to respect local character in the local area through choice of building materials and detailing. ✓ The green spaces and the existing and new landscaping within them will create places with a memorable character. ✓ At the street naming stage, the opportunity exists to have names that have a connection to the locality. ✓ The DAS outlines how the public spaces will create the physical conditions for activity to happen, bringing the community to life. 	

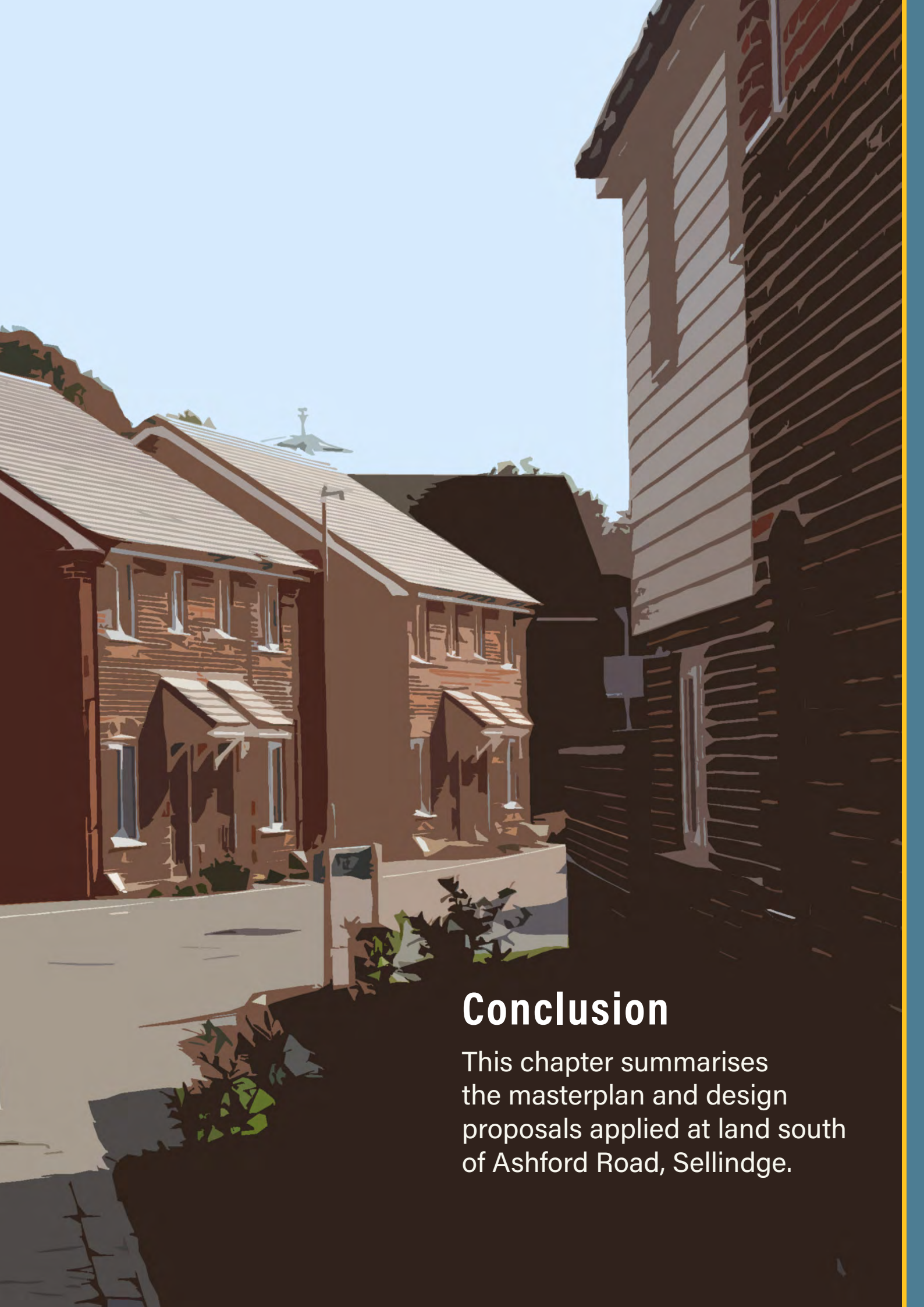
Well defined streets and spaces	<ul style="list-style-type: none"> ✓ All streets will benefit from having active frontages. ✓ The streets and spaces are to be well-defined using buildings and landscaping to enclose and define spaces. ✓ At the detailed design stage, the homes will be designed with front doors facing the streets and green spaces. ✓ Dual-aspect homes on street corners will have windows serving habitable rooms. ✓ The design proposals are based upon well-defined perimeter blocks. 	
Easy to find your way around	<ul style="list-style-type: none"> ✓ The principal streets will be distinguishable from the more minor streets through the use of street tree planting and higher densities. ✓ The different character areas will help people to grasp where they are within the development. ✓ Areas of public open space can incorporate signage to aid legibility across the wider Site A area. 	
STREETS FOR ALL		
Healthy streets	<ul style="list-style-type: none"> ✓ At the detailed design stage, many of the streets will be designed to have shared surface and low design speeds to encourage more social interaction and street life, bringing wider social benefits. ✓ At the detailed design stage, new and existing landscaping will provide layers that add sensory richness to the place – visual, scent and sound. ✓ The new homes will front the streets with active edges that will provide natural surveillance to create the basis for a safe new neighbourhood. 	
Cycle and car parking	<ul style="list-style-type: none"> ✓ The emphasis will be on incorporating adequate, safe and secure parking for vehicles and bicycles in a discreet and sensitive manner. ✓ The parking standards accord with the minimum requirements set out within KCC's Interim Guidance Note 3 (IGN3): Guidance Table for Residential Parking. 	
Green and blue infrastructure	<ul style="list-style-type: none"> ✓ The development's connected network of green spaces will maintain movement and feeding corridors for wildlife. ✓ The character of the open spaces is identified through the use of different typologies, as discussed in section 7.2, and will be relevant to the different character areas, as discussed in section 5.3. ✓ The network of connected traffic-free routes running through the green spaces will encourage physical activity, social interaction and active travel. ✓ The SuDS feature will capture and efficiently drain water close to where it falls. The feature will form an integral part of the development's green spaces to deliver both landscape and ecological benefits. ✓ The masterplan proposals create a habitat network providing residents with opportunities to interact with nature on a day-to-day basis. ✓ Natural surveillance opportunities are maximised from the adjacent homes and new traffic-free routes for walking. 	

<p>Back of pavement, front of home</p>	<ul style="list-style-type: none"> ✓ At the detailed design stage, defensible spaces and strong boundary treatments will be used, with an emphasis on boundary treatments that add ecological value and/or reinforce distinctive local characteristics. ✓ At the detailed design stage, waste storage and utility boxes will be well-integrated. ✓ In places deeper front garden spaces will create opportunities for social interaction. 	
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Chapter Nine





Conclusion

This chapter summarises the masterplan and design proposals applied at land south of Ashford Road, Sellindge.

Chapter Nine

This Design and Access Statement has been prepared on behalf of Gladman Developments Ltd in support of the Outline Planning Application for up to 54 homes, including a vehicular access from Ashford Road. Also included will be areas of public open space, a children's play area, landscaping and a drainage feature.

Gladman Developments Ltd's carefully considered proposals will deliver the following:



A carefully considered and sensitively designed new neighbourhood for 54 new homes that will be well-connected with the existing settlement edge of Sellindge.



Economic growth of the local area through the construction of the new homes and support for existing and planned services and facilities.



An attractive and desirable place to live, and for recreation and leisure that positively responds to the Site's existing landscape structure.



A place that encourages healthy lifestyles through the provision of accessible green spaces that are within easy walking distance of all homes.



A range of house types, sizes and tenures to create a balanced community and allow for changes in needs and lifestyles. A minimum of 10% of homes designed to meet the needs of the ageing population.



A range of spaces and landscaping that will deliver a range of biodiversity enhancements.



A place with a clear street hierarchy, that makes it easy to move around.



A place that has its own distinctive character, but respects its assessed constraints, including the setting of Grove House.



A high quality, functional and connected network of pedestrian routes, which tie into the existing public footpath, to promote active travel and encourage healthy lifestyle choices.



Land to the south of Ashford Road, Sellindge
Design & Access Statment | November 2023