



DEAN LEWIS.  
ESTATES LIMITED

# Design & Access Statement

August 2019

## Old Ashford Road, Lenham



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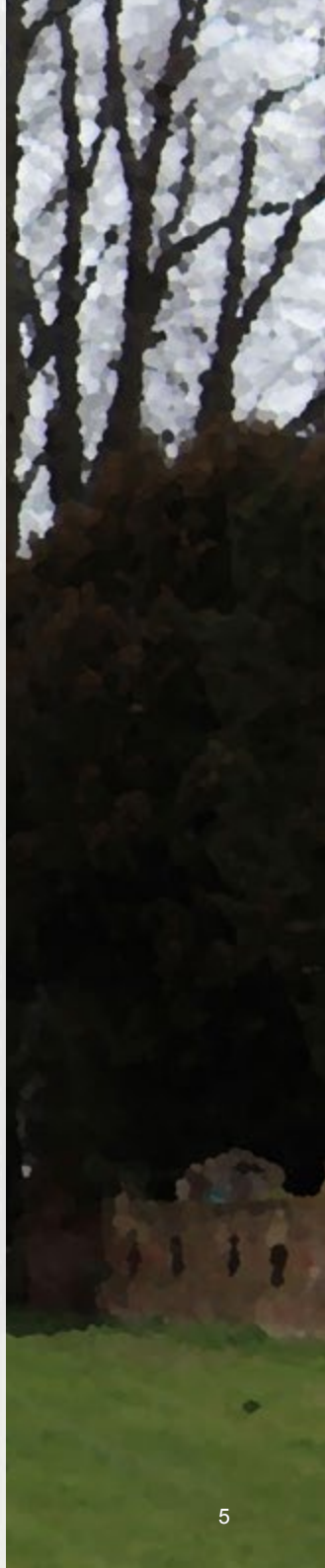
Rev	Issue Status	Prepared / Date	Approved / Date
-	Draft	TCM 30/07/2019	KMN 03/09/2019





Old Ashford Road, Lenham  
Design & Access Statement

**Part 1:**  
Introduction





# Part 1:

## Introduction

### Introduction

This Design & Access Statement (DAS) accompanies the Outline Planning Application made on behalf of Dean Lewis Estates Ltd.

The development will create up to 100 dwellings with associated Public Open Space, which provides a choice of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental and cultural assets.

The application site covers an area of 11.60 hectares on the eastern edge of Lenham located within Kent. The site broadly consists of arable land with some existing field boundary hedgerows and hedgerow trees. The site is allocated as a Strategic Housing Delivery Site as set out in the Lenham Neighbourhood Plan (2018).

### Design & Access Statement Methodology

The structure and detail of this document follows guidance set out by the Planning Practice Guidance (PPG), adopted on 6th March 2014. This document provides the following guidance on Design & Access Statements:

#### “What is a Design and Access Statement?”

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. It provides a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

What should be included in a Design and Access Statement accompanying an application for planning permission?

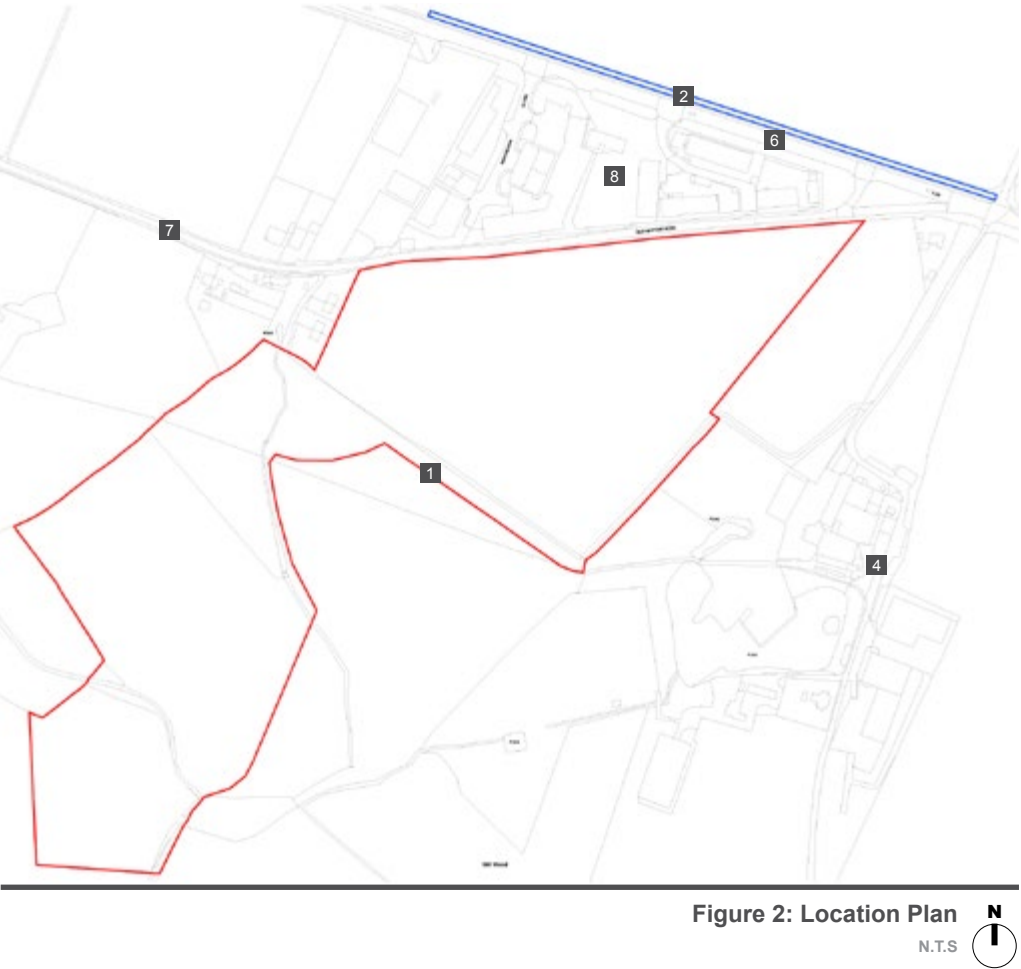
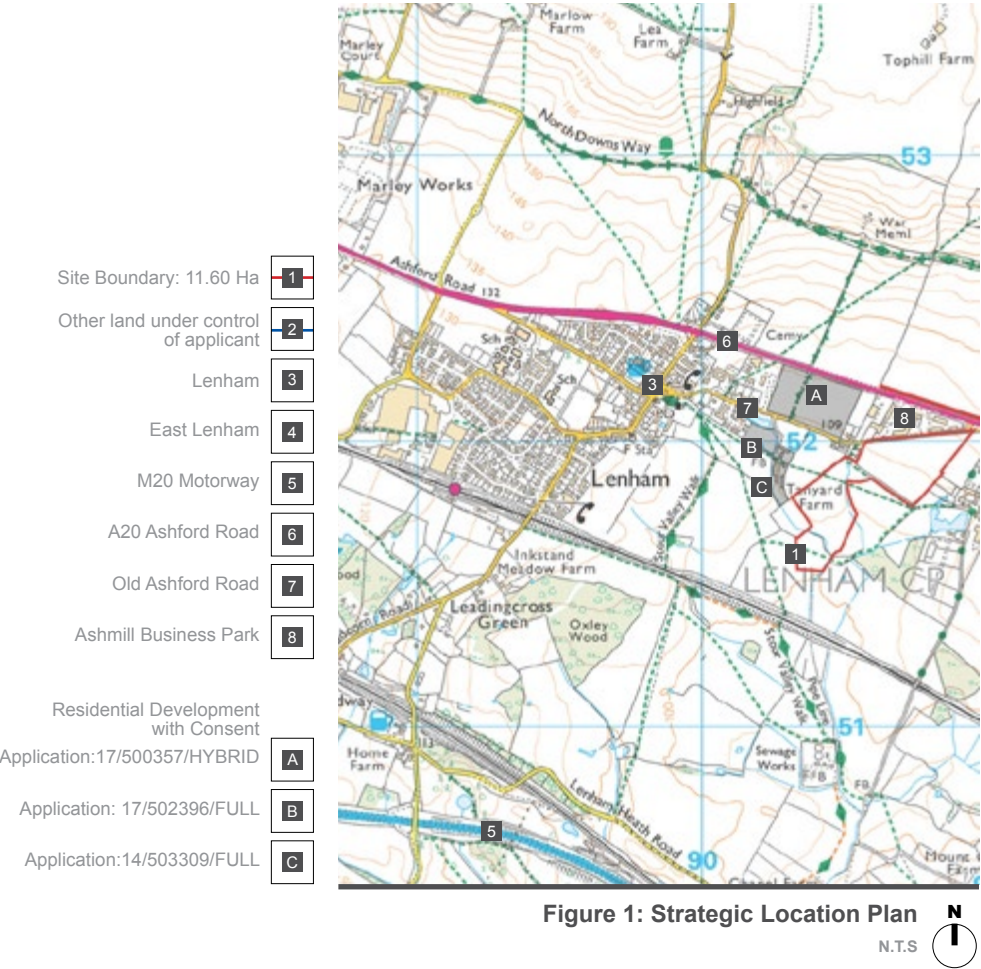
A Design and Access Statement must:

- a) Explain the design principles and concepts that have been applied to the proposed development; and
- b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.”

### Site Location







**The Design Vision**

The overall vision for the site is to provide a distinctive and high quality place, which enhances the distinctive qualities of Lenham.

The development will deliver up to 100 dwellings and major sports provision including a new recreational area and open space, which will provide a choice of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental and character assets. Primary site access will be gained off the Old Ashford Road along the northern boundary. It will also promote the use of sustainable transport and connect into the existing Public Right of Way network. Housing will be set within a robust green infrastructure, which will include existing mature trees and hedgerows and open space. This will help to integrate development within the landscape and create a distinctive sense of place. Part of the site will be used to accommodate a new play area and car parking provision for a new sports pavilion.

Rather than attempt to imitate existing built development, the design is inspired by the character and detail found within Lenham and its surrounding landscape.

The masterplan in this document is illustrative only and further details will be provided at the reserved matters stage.



**Description of Development**

The Outline Planning Application with all matters reserved (save for access) for land south of Old Ashford Road seeks permission for the following:

- *Erection of up to 100 dwellings,*
- *New areas of public open space including a Village Green,*
- *Two new access points onto Old Ashford Road,*
- *Change of Use of land for recreation facilities including public sports pitches with parking and changing rooms,*
- *A LEAP play area and associated works and infrastructure,*
- *Landscaping including new structural planting and bunds, amenity and wildflower grassland and wetland habitats balancing ponds.*

**Figure 3: Illustrative Masterplan**  
N.T.S



Building For Life - Maidstone Edition 2018

The scheme has been developed embracing the twelve Building for Life 12 - Maidstone Edition 2018 criteria developed by Maidstone Borough Council. This version of the document was created to showcase examples of best practice in and around Maidstone, to help reinforce the Council's commitment to good design, and to use the BfL12 questions to help shape better development. These criteria embody the vision of what new housing developments should be: attractive, functional and sustainable. The Building for Life criteria are used to evaluate the quality of schemes against this vision.

This Design and Access Statement contains the information required for the evaluation, and is set out to enable the evidence for the evaluation to be easily obtained. The twelve Building for Life Questions are grouped under three headings, and are set out overleaf:

Building for Life 12  
Maidstone Edition 2018



INTEGRATING INTO THE NEIGHBOURHOOD

1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

2. Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3. Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4. Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

CREATING A PLACE

5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8. Easy to find your way around

Is the scheme designed to make it easy to find your way around?

STREET AND HOME

9. Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10. Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11. Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe in use?

12. External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

A short summary of the evaluation and reference to the evidence is contained as Part 7 of the Design and Access Statement.





Old Ashford Road, Lenham  
Design & Access Statement

# 2

**Part 5:**  
Planning & Design  
Context





# Part 2:

## Planning & Design Context

### Planning Context & Design Guidance

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies the planning application. This section focuses on the local planning policies most relevant to the design and access proposals for the development.



### National Planning Policy Framework

The NPPF sets out the government’s planning policies for England and how these are expected to be applied.

At the heart of the NPPF is a presumption in favour of sustainable development. Within Section 12 (Achieving well-designed places), paragraph 124 of the NPPF makes specific reference to good design as a key aspect of sustainable development.

“124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Paragraph 127 requires that:

*“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”*

### Local Planning Policy

Maidstone Borough Council have recently adopted a new Local Plan - Maidstone Borough Local Plan October 2017. The Local Plan will guide development across the borough until 2031 and replaces the previous adopted Maidstone Borough-wide Local Plan (2000). This serves as the main planning document for Maidstone and includes a number of saved policies of relevance to this DAS which include the following:



#### Policy DM1 – Good Design

In accordance with the NPPF, this policy considers the application of Good Design with regards to new developments and states the criteria the development proposals should demonstrate in order to achieve high quality design such as positively responding to local context and character and enhancement.

#### Policy DM3 Natural environment

This policy considers Maidstone’s natural environment as a fundamental part of the borough’s economic wealth and social wellbeing, with far reaching benefits.

With regards to landscape, the policy considers the visual character of Maidstone’s landscape, which is highly valued by those that live work and visit the borough and include a number of high-quality landscapes including the Kent Downs AONB.

#### Policy DM7 – External Lighting

This policy sets out a number of criterion for which development proposals should demonstrate and/or adhere to.

#### Policy DM12 – Density of housing

This policy considers a range of net densities that take account of the sites characteristics and locality.

#### Policy DM19 – Publicly accessible open space and recreation

This policy sets out publicly accessible open space provision in accordance with the specified standards for housing or mixed use development sites. The council will seek to deliver the following categories of:

- Amenity Green Space
- Provision for Children and Young People
- Outdoor Sports
- Allotments and Community Gardens
- Natural / Semi-natural Areas of Open Space

Further to this, the policy considers that the provision of open space should be ‘an integral part of design and layout of development, and should be sited to make a contribution to biodiversity networks.’

#### Policy DM30 – Design Principles in the countryside

For proposals located outside of the settlement boundaries, the policy considers that proposals which create high quality design and meet a number of criteria will be permitted.

#### Policy H2 (3) – Lenham Broad Location for Housing Growth

The policy states “The rural service centre of Lenham is identified as a broad location in accordance with policies SP8 and H2 for approximately 1,000 dwellings post April 2021. Master planning of the area will be essential to achieve a high

Part 2: Planning & Design Context

Local Planning Policy Continued

quality design and layout, landscape and ecological mitigation, and appropriate provision of supporting physical, social and green infrastructure”.

Policy SP5 - Rural Services Centres & Policy SP8 Lenham Rural Service Centre

The Council will focus new developments within allocated sites in designated rural service centres such as Lenham (as shown on the policies map).

Policy SP17 - Countryside

Considers development in relation to the countryside, namely that which is located outside of settlement boundaries and will replace Policies ENV30-35 of the Maidstone Borough-Wide Local Plan 2000: Saved (2000).

With particular regard to Landscapes of Local Value the policy states:

“Development proposals within landscapes of local value should, through their siting, scale, mass, materials and design, seek to contribute positively to the conservation and enhancement of the protected landscape.”

Further to this, the policy considers a number of criteria for which development proposals will be permitted.



Maidstone Borough Council Strategic Plan

The Maidstone Borough Council Strategic Plan 2019 - 2045 sets out the Council’s aspirations for Maidstone up until 2045. The plan is based on priorities which “recognise the potential in Maidstone Borough whilst setting long-term aspirations that will benefit our residents, businesses and partners now and in the future.”

The following are key to the vision of Maidstone Borough:

- Embracing Growth and Enabling Infrastructure
- Safe, Clean and Green
- Homes and Communities
- A Thriving Place



Lenham Neighbourhood Plan

The Regulation 14 version of the Lenham Neighbourhood Plan sets out the community’s aspirations for land use and development in Lenham up until the period of 2031. The plan is based on guiding principles set out in the Maidstone Borough Local Plan, with an over-arching vision of the plan aiming to

“Protect the heritage features of Lenham village and the hamlets of the Parish, and their setting in relation to the AONB, and the rural parts of the Parish, while allowing appropriate growth.”

The following policies are of relevance to this DAS in relation to the proposed development:



**Quality Design: Policy D1**  
“Proposals for new development should seek to optimise the capacity of the site by responding appropriately to the scale, character, materials, grain and architectural rhythm of the existing built form. Proposals should also demonstrate how they respond to the landscape, local and longer-views, the environment and historic assets.

The design of new development shall be mindful of Lenham’s location in the immediate foreground of the North Downs Area of Outstanding Natural Beauty (AONB);

The size of buildings should be such that the buildings are almost screened by trees and other vegetation when viewed from the scarp of the AONB;

Planning permission will not be granted for development of a poor design that does not respond to the opportunities for improving local character and quality.”

**Natural and amenity green space: Policy GS1**  
“Subject to other policies in the Neighbourhood Plan, support will be given to proposals for new development that:

- Create new wildlife habitats, connect, enhance and retain existing wildlife habitats.
- Improve links between Lenham and the surrounding countryside, upgrading the quality of the landscape along these routes and strengthening connections with the rural footpath network, including the North Downs Way.”



Part 2: Planning & Design Context

Part 2: Planning & Design Context

Lenham Neighbourhood Plan Continued

The following policy relates to development outside of the boundary, which is classed as ‘countryside’.

Countryside Protection: Policy CP1

“...Proposals for new development in the countryside beyond the extended settlement boundary will be assessed in terms of the potential impact of the development upon the visual setting and landscape features of the site and its surrounds...”.

The following policy relates to general design principles for sites highlighted as Strategic Housing Delivery Sites:

Policy SHDS2: Housing Delivery Sites: Design Principles

“Application for development should demonstrate how they meet the following design principles:

- (i) Achieve a high quality, attractive, accessible and safe environment;
- (ii) Promote innovation in design so that contemporary and traditional design approaches are proposed where appropriate;
- (iii) Achieve a high level of integration between the existing communities and new development and ensure that the new development is part of a cohesive whole;
- (iv) Create a sense of place within each character area and reinforce local distinctiveness where appropriate;
- (v) Create a legible layout with buildings addressing road frontages, public area frontages and a coherent structure of buildings, open space and routes for movement (walking, cycling, public transport, private car);

- (vi) Design measures that minimise journeys to school by car must be integrated within the proposed development.
- (vii) Optimise the placemaking function of streets, allowing for public transport connectivity but without vehicles dominating the street environment.
- (viii) Ensure that a mix of housing types and styles are provided across the site and therefore a diversity of building forms and a varied street scene;
- (ix) Ensure that the edges of the sites, where development meets the surrounding countryside, is addressed sensitively in landscape terms;
- (x) Secure attractive and clearly defined public and private spaces that will enable retention and enhancement of the existing landscape, trees and vegetation.”

The following policy is specific to the proposed development site highlighted as a ‘Strategic Housing Delivery Site’:

Policy – Strategic Housing Delivery Site 1 (Land South of Old Ashford Road)

“Land South of Old Ashford Road, shown on Site 1 on the Lenham Local Policies Map is allocated for development of approximately 85 dwellings at a density of 30 dwellings per hectare. In addition to the requirements set out in other policies of this Plan, planning permission will be granted if the following criteria are met:”

With regard to design and layout, the policy states the following:

“The design and layout of the site will be informed by a detailed landscape and ecological analysis and Masterplan reflecting that analysis and will incorporate the following features:

- (i) the provision of a robust tree-planted wildlife landscape corridor to the east of the site including a demonstration of the mechanism whereby such corridor will be permanently retained.
- (ii) appropriate footpath/cycleway linkages incorporating existing public footpaths within the site (diverted if necessary) to link in with a new footpath/cycleway link along the Old Ashford Road frontage to the site and a new footpath/cycleway link along the eastern boundary of the housing area.
- (iii) the provision of a robust tree-planted wildlife landscape corridor at least 15m wide along the north side of the A20 Ashford Road. The corridor shall include appropriate breaks to provide for views to Lenham Cross which lies to the north.

The design and layout will follow the principles established in the illustrative Masterplan appended to this Neighbourhood Plan.”

National Planning Policy Framework

The Supplementary Planning Documents of relevance to this application include the following:

- Affordable Housing SPD
- Landscape Character SPD
- Residential Parking SPD
- Sustainable Drainage (SuDs) SPD
- Residential Space & Layout SPD (National Standards published in March 2015 replace the internal space requirements of the SPD).
- Public Green Spaces and Water Environment SPD
- Dark Skies SPD 2014

National Design Guidance

Whilst the NPPF replaced Planning Policy Statements, the following documents are still relevant and aim to inspire well designed schemes that will create attractive places and inclusive new communities. The following principal documents have informed the design proposals:

- National Planning Policy Framework (NPPF), DCLG 2012;
- Planning Practice Guidance (PPG), DCLG, 2014
- Manual for Streets 2: Wider Application of the Principles, 2010;
- Urban Design Compendium 1 and 2, English Partnerships - Housing Corporation, 2000-2007;
- Building for Life 12 (3rd Ed.), Design Council, 2015.
- Building for Life 12 - Maidstone Edition 2018, Maidstone Borough Council, 2018.

Local Guidance

Documents of relevance to the site include the following:

Kent Design Guide

The Guide provides the criteria necessary for assessing planning applications and aims to achieve high standards of design and construction.







Old Ashford Road, Lenham  
Design & Access Statement

# 3

**Part 3:**  
Design Considerations





# Part 3: Design Considerations

## Site Context

The site is located approximately 700m from The Square, Lenham. The village centre of Lenham sits approximately 15km southeast of Maidstone. The M20, which connects Maidstone to London, passes approximately 2km south of Lenham. The site is located at the eastern extents of Lenham and lies between the Old Ashford Road (to the north) and the Maidstone to Ashford Railway (to the south).

The site extends to approximately 11.60Ha in total, occupying sections of four irregularly shaped, medium size agricultural fields. The site is bound in part by hedgerows with mature trees and watercourses that are tributaries of the Great Stour, running through the southern section of the site. Some sections of the site boundary currently have no physical definition. The site will be accessed off the Old Ashford Road with close links to A20 Ashford Road to the north of the site.

To the north of the site, are the commercial units within the Ashmill Business Park, located between the site and A20 Ashford Road. Beyond the A20 to the north is the Kent Downs Area of Outstanding Natural Beauty (AONB). New residential developments at Tanyard Farm and Glebe Gardens lie close to the site's western boundary, whilst a consented residential scheme will take place on land to the northwest of the site, off the Old Ashford Road. To the east of the site is the Oast House and East Lenham Farm and associated agricultural land. The Maidstone to Ashford Railway is located approximately 150m to the south east of the site.



The site and the western boundary adjacent to Burnside Cottages



The Square, Lenham



St Mary's Church, Lenham



Properties off The High Street, Lenham

## Part 3: Design Considerations

## Aerial Photograph

The site is gently sloping in an south-westerly direction, descending towards the existing watercourse, through the site. The northern section of the site encompasses a triangular shaped field parcel which shares its northern boundary with Old Ashford Road. The site spreads south east encompassing sections of three more fields, with the southernmost section of the site boundary approximately 150m north of the railway embankment, currently with no physical boundary. The western boundary is adjacent to Burnside Cottages in the northern section, but further south is bound by existing field boundaries and has nothing physically defining it in the southernmost section of the site. The eastern boundary runs adjacent to the access track and buildings at East Lenham, and further south is bound by mature vegetation along a stream and also has sections which currently have no physical definition.

The southern escarpment of the Kent Downs AONB to the north of the site forms a prominent feature within the local landscape. A mixture of arable and pasture farmland lies to the north, south and east along with several isolated properties and farmsteads.

There are three Public Rights of Way (PROW) which traverse through the site linking the North Downs Way to the centre of Lenham Village, including PROW Footpaths ref KH400, KH399 and KH399A.

Site Boundary 11.60 Ha

**Figure 4: Aerial Photograph**  
N.T.S





Part 3: Design Considerations

Part 3: Design Considerations

Local Facilities

The proposed development is situated in a highly sustainable location, within walking distance of a variety of local shops, facilities and transport links, and is integrated into the surrounding footpath network. The new sport and recreational grounds being provided would therefore be set within walking distance to Lenham Village. This reduces the overall need to rely on private motor vehicles for transport and encourages sustainable transport.

The local bus routes would provide access to both Ashford and Maidstone via a number of regular services. Lenham train station is also located within 1.7km walking distance of the site, providing indirect routes to London.

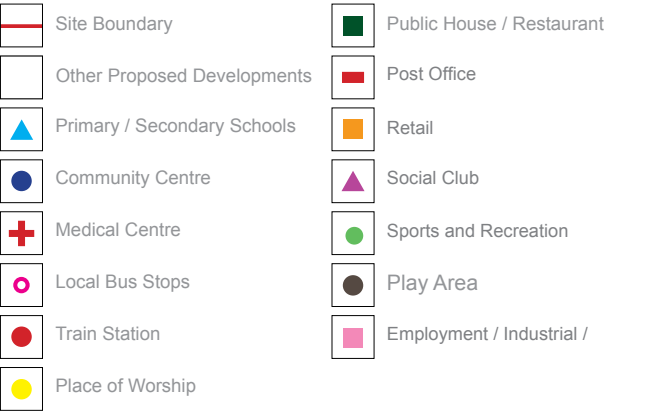


Figure 5: Facilities Plan  
N.T.S. 



Historic Aerial Photograph: 1940



Historic Aerial Photograph: 1960



Historic Aerial Photograph: 1990



Historic Aerial Photograph: 2018

Historic Growth

The market at Lenham dates back to 1088, when the village was an important crossroad settlement. The historic core of the village is clustered around the The Square and along the High Street and the Old Ashford Road, which now forms the focus of the Lenham Conservation Area. Lenham is at the main source of the Great Stour and the River Len, which flows in a westerly direction to join the River Medway at Maidstone.

During the 1940's the core of Lenham expanded with ribbon development located along the High Street and the Old Ashford Road. The Maidstone East railway line and the new A20 Ashford Road are prominent features within the early 20th Century landscape, and are shown passing to south and north of the site respectively. During the postwar years, large housing developments were constructed to the west of the villages historic core, including commercial / industrial developments adjacent to the railway line. By 1990s, the village expanded further south and west with additional housing estates and an extension to the Ham Lane Industrial Estate. The introduction of the M20 Motorway also created new links from Lenham to London and the Kent coast.

Small residential development to the east of village centre is seen by 2018. By 2019/2020, expansion of the village will continue further east, towards the site, with developments on allocated sites at Glebe Gardens, Tanyard Farm and to the north of Old Ashford Road.



Local Village Character Areas

A character assessment has been undertaken to ensure any future development complements the existing environment within Lenham.



Figure 6: Townscape Character Areas Plan



Local Village Character Areas



**Historic Core**  
The dense urban grain means a continuous building frontage provides a strong sense of enclosure, especially around The Square. Properties in this area generally abut the footway with no defensible space between building frontage and public realm. Building heights range from one to three storeys with the use of dormer windows. Eaves heights and ridge lines vary between properties adding to the charm of the historical core. Building materials include brick, timber framed / weatherboard and some painted brick / coloured render, creating a rich tapestry. A number of narrow street layouts means planting is limited to private curtilages although, there is street tree planting within The Square and along parts of the High Street. Key buildings such as St Mary's Church and the Tithe Barn, provide significant landmarks of historical and visual importance.



**Residential Development Comprising of Two Storey Detached and Semi-detached Properties**  
Predominantly detached and semi-detached with some terraced properties ranging from post war development up to more recent infill development from the past decade. This area is characterised by areas of public open space, such as the greens off Honynwood Road and Robins Close, whilst a large allotment occupies the core of the area. Properties are slightly set back from the footway with small front gardens and an informal building line creating a slightly organic feel. Buildings are constructed from a mix of materials including brick and hanging tiles, whilst some of the more recent properties include timber weatherboard. Landscaping is provided within private front and rear gardens.



**Predominantly Post-War Council development comprising Semi-Detached / Terraced Properties and Bungalows**  
This relatively high density character area comprises post-war council development of two storey semi-detached and terraced properties with some bungalows. Properties are slightly set back from the footway with small front gardens and in parts a formal continuous building line creating a slightly enclosed feel. Buildings are constructed from a mix of materials including brick, hanging tiles and some rendered and composite weatherboarded facades. There a number of communal parking areas within the area with the use of rear parking courts and on street parking bays. The site is bounded by a large expanse of public open space along the edge of the A20 Ashford Road.



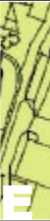
**Predominantly Large Detached Properties including some Bungalows**  
Several small individual areas close to historic core but outside of the Lenham Conservation Area comprising of large detached properties situated within large plots of land. The tree-and hedge-lined verdant streetscenes with properties encompassing greater set back from the footway, creates a contrasting character to the adjacent historic core. Mix of single and two storey buildings which are predominantly finished with brick but also include facades with hanging tiles, weatherboarding and render. Many of the properties have been extended overtime.



Part 3: Design Considerations

Part 3: Design Considerations

Local Village Character Areas



**Farmstead**  
Two separate character areas consisting of the working farm at East Lenham and the former Tanyard Farm to the south of Old Ashford Road. Both areas are within close proximity to the site, especially the farm at East Lenham. The Oasthouse takes the form of a square courtyard enclosed by continuous buildings including several barns and an oast house. The proposed redevelopment at Tanyard Farm will form a series of residential properties including a mix of existing barns and new builds arranged in a small cluster resembling a typical farmstead. All properties within the development will include black timber weatherboarding and red brick facades within half hipped roofs.



**New Infill Development**  
Pockets of modern new-build development including two relatively small areas adjacent to the historic core. Both developments at Groom Way / Wealden Square and Tolhurst Way exhibit the local vernacular comprising materials of predominantly red brick and red clay roof tiles with some white and black weatherboarding. Building are also a mix comprising two and two and half storey terraced, semi-detached and detached properties with the use of dormer windows on large properties. Part of the developments at Wealden Square and Tolhurst Way are arranged in a square courtyard layout - influenced by The Square within the historic core of Lenham.



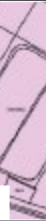
**Residential Terraced Properties**  
This relatively small character area adjacent to the historic core contains numerous residential terraced properties arranged in an formal courtyard layout. All properties overlook the communal formal courtyard gardens with little or no private garden areas. The arrangement of the buildings bears some resemblance to the local farmstead character. Eaves heights and ridge lines vary between the buildings with the use of dormer windows in places. Building material is dominated by brick and clay roof tiles with dark brown window finishes although, the garaging for the terraced properties use contrasting materials, such as Kentish Ragstone, black timber weatherboarding and grey slate roof tiles.



**Industry**  
Two separate areas of industry with the large Ham Lane Industrial Estate located to the western extents of Lenham and the smaller Ashmill Business Park located immediately north of the site, to the east of Lenham. Ham Lane Industrial Estate mainly consists of large footprint warehouse units, whilst Ashmill Business Park is predominantly a mix of industrial units and some office space. Ashmill Business Park is a mix of single and two storey buildings with a brick, metal clad and concrete finish with pitched roofs. Limited landscaping to the front of the area along the A20 Ashford Road, but significant hedgerow planting to the south helps screen views to the area from the site and the Old Ashford Road.



Local Village Character Areas



**Health & Community**  
Area characterised by two large red brick buildings situated within an area dominated by car parking. The two main buildings comprise of the Len Valley Practice and the Lenham Community Centre, both of which range in storey height from one to two storeys. The large roofs include dormer style windows and provide space at a secondary level. Buildings are set back from the street with large frontage landscapes or deep grass verges with new tree planting, whilst some terraced residential properties are located to the rear. The modern buildings within this area are influenced by the local farmstead character with the use of red brick, dark timber weatherboarding, half hipped roofs and the use of a cowl on the community centre to reflect the nearby Oast Houses.



**Education & Sport**  
A large area used for education and sport which extends from the edge of the historic core to the western extents of Lenham and is accessed primarily off Ham Lane. There is a separate Primary and Secondary School with associated sports pitches, play grounds and parking areas. Adjacent to Lenham Primary school is Lenham Bowling Club and Lenham Cricket Club, whilst the William Pitt Playing Fields are located on the western edge of Lenham. The area characterised by large footprint buildings set back from the carriageway with dense and mature boundary vegetation along the perimeters. Buildings are a maximum of two storeys in height with a mixture of flat and pitched roofs.



**Consented Residential Schemes**

- North of Old Ashford Road - Planning Ref: 17/5003571HYBRID.
- East of Glebe Gardens - Planning Ref: 17/502396/FULL.
- Tanyard Farm - Planning Ref: 14/503309/FULL.



Part 3: Design Considerations

Part 3: Design Considerations

Existing Architectural Detailing in Lenham



Materials

- Walls predominantly constructed from red or white painted brick with some timber weatherboarded and timber framed / rendered properties and occasional use of Kentish Ragstone.
- Timber weatherboard colours range throughout the historic core ranging from whites and pastel colours to black.
- In places hanging tiles are used alongside red brick to add decorative detail .
- Roofing materials are predominantly slate and with some use of clay tiles outside the historic core.



Roofscape

- Ridge lines range from consistent runs along a number of properties to very obvious variation between adjoining properties.
- Pitches vary greatly.
- The majority of historic buildings are half hipped / hipped with some use of dormer windows. There is also the occasional use of gable ended properties.
- The frequent use of chimneys are used on properties. These range from larger brick stacks with small pots to tall Victorian chimney pots.
- Circular oasthouse roofs in use within the surrounding rural areas.

Existing Architectural Detailing in Lenham



Doors

- Variation in colour, although complimentary to building material/colour.
- Door surrounds are a common feature, predominantly white in colour.
- Canopy styles are predominantly flat with some use of sloping porches and jettying of timber framed buildings.
- Four and six panel doors are frequently utilised with glazing sparing used.



Windows

- Single or double hung sash windows are a common theme constructed from a wooden frame. Predominantly white in colour but with some examples in black.
- As a minimum most windows have one vertical and one horizontal glazing bar.
- Dormer windows are common with occasional use of small window detail within attic rooms, below half hipped roofs and bay windows at ground floor level.
- Rectilinear 'Eye brow' detailing used in various locations.
- Header details include stone, vertical and splayed brick soldiers and occasional classical stone and contrasting colour surrounds.



Part 3: Design Considerations

Part 3: Design Considerations

Topography

The site is situated on the lower slope of the Kent Downs southern escarpment. Lenham village is situated on a locally elevated position between the valley for the River Len to the north west and the Great Stour to the south east. The landform is more elevated towards Lenham to the west, and falls gently to the southwest towards the site, where field drainage ditches and channels eventually lead to the Great Stour. The topography across the site slopes in a south-westerly direction from the site's northern boundary at 116m Above Ordnance Datum (AOD), down towards the two streams within the site's southern parcel, lying at approximately 100m AOD.

In the wider context the local topography is characterised by gently rolling land, with a distinct change to the north of Lenham, where the Kent Downs rise dramatically from the A20 to a high point of approximately 200m AOD approximately 1km to the north of the site. This southern escarpment runs in a south east to north west direction through Kent, with the major road corridors and settlements following the same pattern on the lower area to the south of the ridge off the M20 Motorway and A20 Ashford Road.



- Site Boundary
- 190m - 200m AOD
- 180m - 190m AOD
- 170m - 180m AOD
- 160m - 170m AOD
- 150m - 160m AOD
- 140m - 150m AOD
- 130m - 140m AOD
- 120m - 130m AOD
- 110m - 120m AOD
- 100m - 110m AOD
- 90m - 100m AOD
- 80m - 90m AOD
- 70m - 80m AOD
- 60m - 70m AOD
- 50m - 60m AOD
- 40m - 50m AOD
- 30m - 40m AOD

Figure 7: Topography Plan  
N.T.S. N

Designations

The site is not subject to any local or national designations such as National Park or AONB. The Kent Downs AONB is located to the north of the site beyond the A20 Ashford Road.

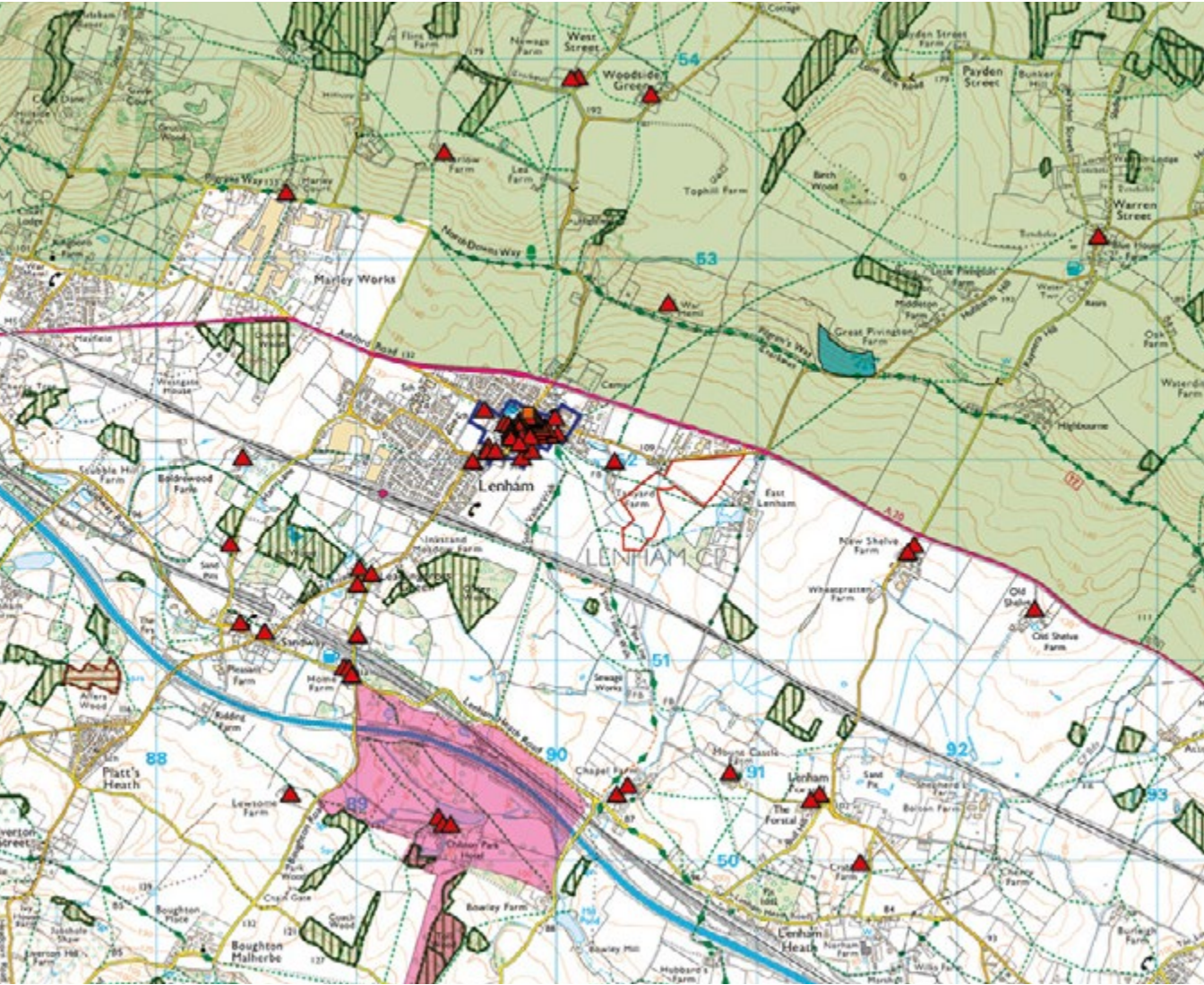
Figure 8 opposite illustrates the designations within the local area. These include:

- There is one Scheduled Ancient Monument within the village centre on Faversham Road;
- A number of listed buildings mainly concentrated within the historic core of the Lenham;
- Lenham Conservation Area;
- There are two Sites of Special Scientific Interest (SSSI) within the wider landscape, the closest of which is Lenham Quarry (also known at Pivington Quarry).

Effects upon ecological designations have been assessed in an Ecological Appraisal undertaken by FPCR.

- Site Boundary
- Conservation Area
- Kent Downs Area of Outstanding Natural Beauty (AONB)
- Scheduled Monument
- Listed Buildings (Within 2km from site)
- Site of Special Scientific Interest (SSSI)
- Registered Park and Garden

Figure 8: Designations Plan  
N.T.S. N





Part 3: Design Considerations

Part 3: Design Considerations

Landscape & Visual

A Landscape and Visual Assessment of the proposed development has been carried out as part of an iterative design process by FPCR Environment and Design. The conclusions of the LVA are summarised below:

Lenham village is situated on a locally elevated position between the valley for the River Len to the north west and the Great Stour to the south east. The landform is more elevated towards Lenham to the west, and falls gently south west towards the site, where field drainage ditches and channels eventually lead to the Great Stour. The landform rises steeply north-eastwards towards the ridgeline associated with the Kent Downs AONB.

The site lies within National Character Area (NCA) 120 ‘Wealden Greensand’, published by Natural England, and covers a broad landscape extent. The site and Lenham lie at the very north eastern edge of this character area, described as: ‘... a gentler and more open aspect than in the wooded west. This part of the area is also more marked by development, with the presence of major towns and communication corridors such as the M26, M25 and M20 motorways and railway lines including the Channel Tunnel Rail Link (High Speed 1).’ No specific reference is made to Lenham within the NCA profile.

The site is located within the ‘Hollingbourne Vale East’ Landscape Character Area (LCA) as defined by the Landscape Assessment of Kent (2004). Key characteristics features are described as:

“Gently undulating landscape on heavy clay soils. Small streams draining east to Great Stour. Mixed farmland of small sheep-grazed pasture and larger arable fields. Locally extensive loss of hedgerows and woodland to allow exploitation of good quality soils at scarp foot. Scarp foot villages. Chalk scarp dominating views to north.”

The Maidstone Character Assessment (2012, amended 2013) identifies that the site is situated within the broader landscape type ‘Gault Clay Vale’, which spans the width of Maidstone along the chalk scarp of the North Downs. Within this type, the site is also situated within the ‘East Lenham Vale’ LCA (number 17).

The site is not subject to any national or local designation, however the boundary of the Kent Downs Area of Outstanding Natural Beauty (AONB) is located within close proximity to the site, immediately north of the A20 Ashford Road. There are a number of Listed Buildings within Lenham, mostly associated with the village centre and Lenham Conservation Area, including the Grade 1 Listed buildings the ‘Church of St Mary’ and the ‘Barn at Court Lodge’, both approximately 650m from the site. The closest is the Grade 2 Listed Building, ‘Tanyard Farmhouse’ approximately 150m away from southern section of the site, the Grade 2 Listed war memorial at ‘The Cross’ is 750m away along the North Downs Way within the AONB. There is one Scheduled Ancient Monument within the village centre, an early 18th century mortuary and lock-up on Faversham Road.

There are two Sites of Special Scientific Interest (SSSI) within the wider landscape, the closest of which is Lenham Quarry (also known at Pivington Quarry) situated 600m away at its closest boundary point, which is also a Geological Conservation Review (GCR) site. It is named by the Mid Kent Downs Countryside Partnership as ‘Lenham Chalk Cliffs’, and described on their website as: “...sand and chalk geology... a great place for chalk downland wildlife and views along the scarp slope, across the Greensand Ridge and over to the Weald.”

Field surveys have determined that the visual envelope for the proposed development is mostly limited to a relatively localized area. It encompasses much of the escarpment to the north, as the higher landform allows for fuller views south over the site. From various points along the escarpment, there are likely to be partial views of the site and the proposed development, however this will be seen within the context of the built development of Lenham Village, Ashmill Business Park and the traffic along the A20 Ashford Road. North of the escarpment and further east and west, the intervening landform and vegetation along roads and field boundaries screens views of the site. To the south, views are limited by intervening vegetation along field boundaries, pockets of woodland and by vegetation along the railway embankment, with glimpsed views limited to higher points in the landform.

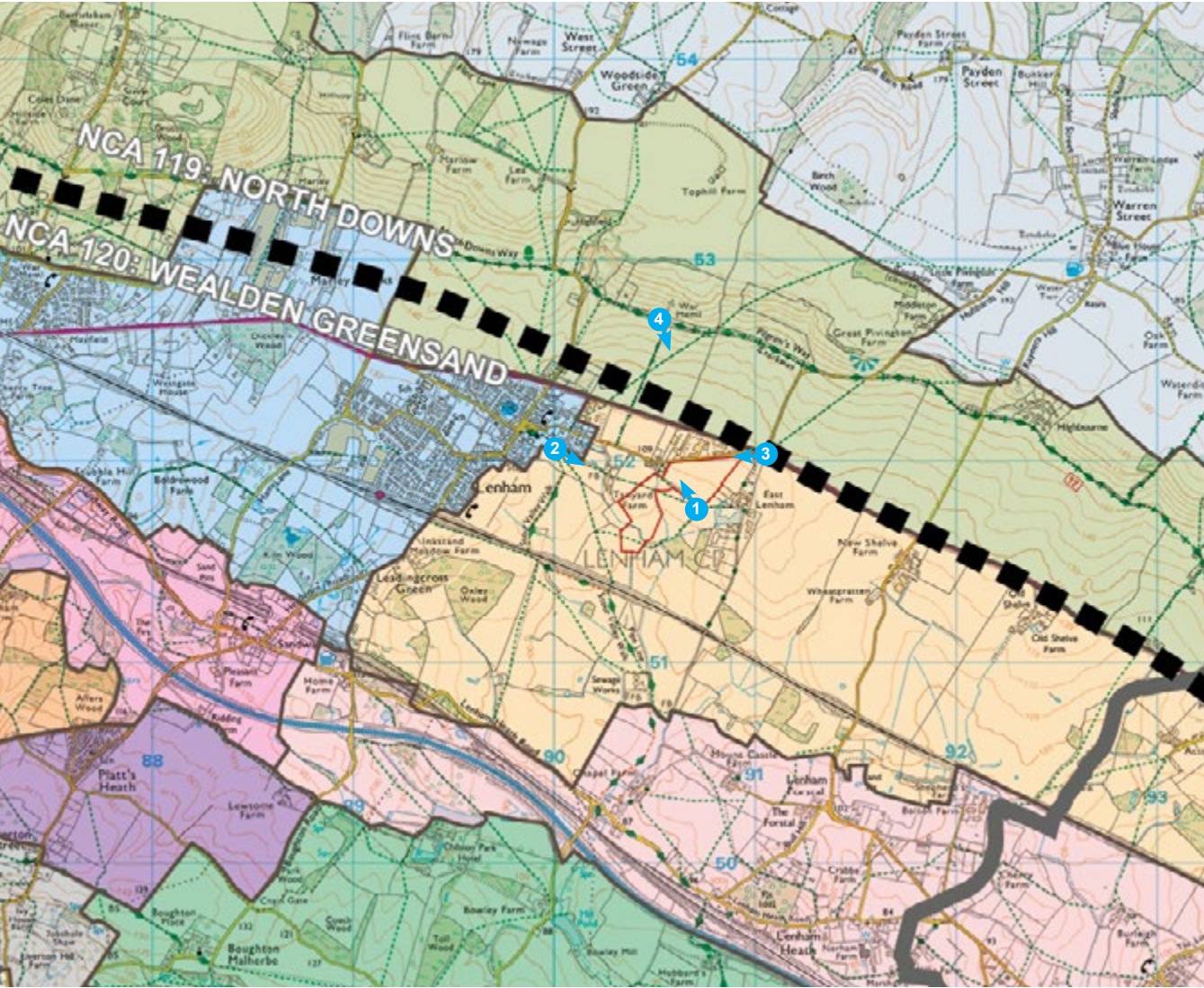
Landscape Character

- Site Boundary
- National Character Area:  
NCA 119 - North Downs / NCA 120: Wealden Greensand
- Districts:  
Maidstone Borough Council / Ashford Borough Council

The Landscape Assessment of Kent, 2004

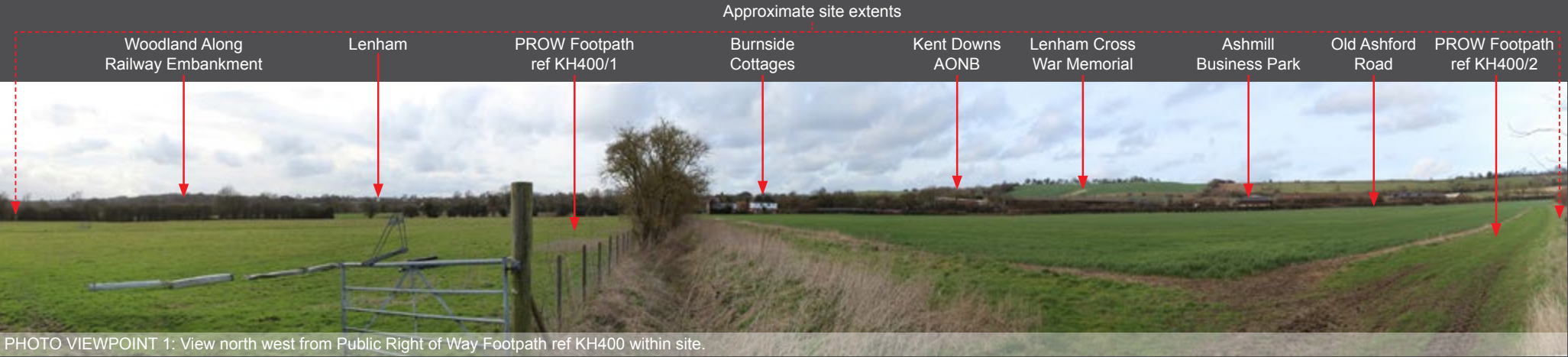
- Hollingbourne Vale East
- Hollingbourne Vale
- Bicknor: Mid Kent Downs
- Hollingbourne Vale West
- Hothfield Heathy Farmlands
- Leeds-Lenham Farmlands
- Greensand Fruit Belt - Egerton
- Coxheath Plateau Farmlands
- Greensand Fruit Belt - Maidstone
- Greensand Ridge - Maidstone
- Challock: Mid Kent Downs
- Photo Viewpoint Location - see Pages 36 & 37

Figure 9: Landscape Character Plan

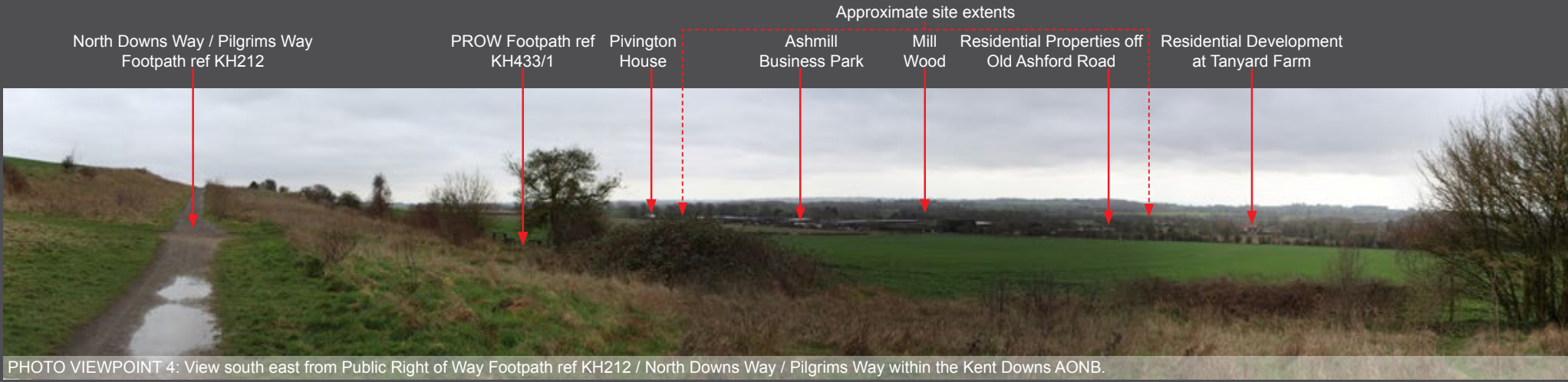
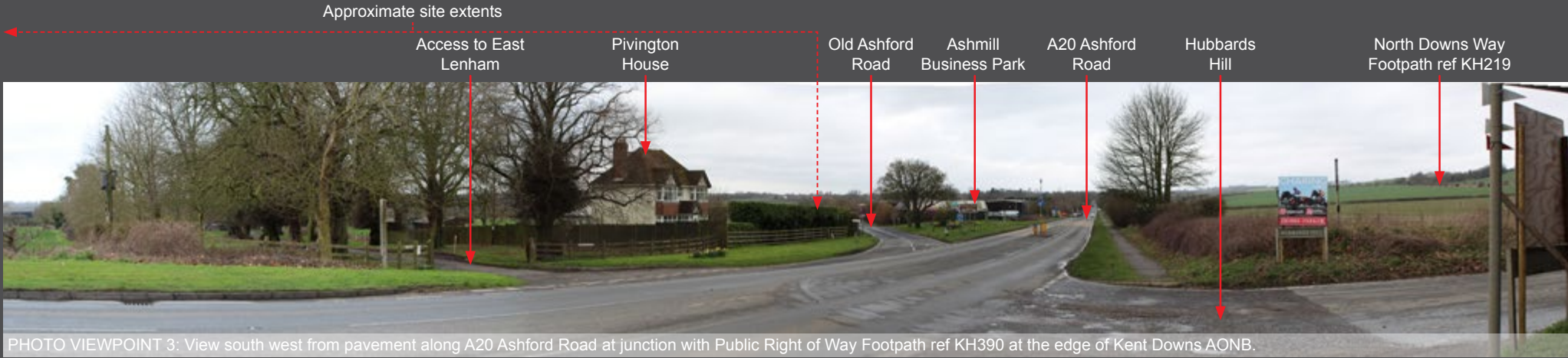




Site Photographs



Site Photographs





Part 3: Design Considerations

Ecology

An extended Phase 1 habitat survey and protected species surveys have been undertaken by FPCR Environment and Design in 2018. The key findings and recommendations of the study are summarised below.

The site comprises a mix of arable and sheep grazed fields bound by fence lines, hedgerows, grassland, ditches and scrub. The grassland was found to be of low intrinsic and nature conservation importance, with no rare or notable species recorded. A single hedgerow (H12) classified as important under the Hedgerow Regulations and all hedgerows qualified as a habitat of Principal Importance under S41 of the NERC Act (2006).

There are no internationally or nationally designated sites within a 15km and 2km radius (respectively) of the site. Two non-statutory sites are present within a 1km radius; St Mary’s Church yard Local Wildlife Site (LWS) located approximately 430m west of the site and Kiln and Oxley Wood LWS located approximately 520m south-west. Due to the intervening distance it is considered that public pressures upon the designated sites would remain negligible.

Bat surveys undertaken seasonally in 2018 identified common and widespread bat species using the site, with the majority of activity recorded being that of common pipistrelle *Pipistrellus pipistrellus* and noctule *Nyctalus noctula* bats. Boundary features will be buffered and enhanced, as well as dark corridors maintained around the peripheries of the residential and sports pitch areas. The additional habitat creation will maintain connectivity and benefit the local bat population.

Six confirmed, probable or possible breeding notable NERC S41, BoCC Red and BoCC Amber listed species were recorded on site. Of these six, two species (dunnock *Prunella modularis* and starling *Sturnus vulgaris*) were recorded as confirmed breeders, three species (song thrush *Turdus philomelos*, house sparrow *Passer domesticus* and linnet *Linaria cannabina*) were recorded as probable breeders and yellowhammer was recorded as a possible breeder. The retention of the majority of boundary features and creation of new breeding habitat, along with provision of nest boxes will ensure continued use of the site by local bird populations.

Two dormouse nests, one occupied at the time, were recorded; one within the treeline bordering the stream to the eastern boundary of the proposed sports pitches and the second within offsite but connecting habitat to the south. Small sections of habitat where evidence of dormice was recorded are due to be removed to allow access into the sports provision area, however the GI will be designed with specific enhancements for dormice, increasing structure and diversity of native species to enable foraging throughout the year. Works undertaken will need to be carefully timed to ensure that no dormice are harmed during habitat removal, and a Dormouse Method Statement will be prepared at the Reserved Matters stage.

There were no waterbodies onsite and five waterbodies were identified within a 250m radius of the site, two of which supported a low and medium population of GCN. The site comprised limited suitable terrestrial habitat in the form of field margins, hedgerow bases and scrub. Mitigation measures will be undertaken to ensure that GCN are not harmed during construction works. A licence from Natural England will be applied for once full planning permission has been granted.

Suitable reptile habitat on site included field margins and scrub. A low population of slow worm, common lizard and grass snake were recorded through presence / likely absence surveys, therefore where suitable habitat is to be lost, a passive displacement exercise will be completed prior to the commencement of construction activities to ensure that reptiles are not killed or injured during the works.

The proposed development will retain the boundary hedgerows and create new hedgerows with native planting which will yield fruiting bodies and create refuge for a range of wildlife. The boundaries will be buffered in order to maintain discreet dark corridors for bat species, dormice, reptiles and invertebrates. Small sections of the hedgerows along the northern and southern boundaries of the northern field and a small section of the western field will be removed in order to facilitate the implementation of access and this minor loss will be compensated for through the creation of new habitats as mentioned above.



Existing watercourse through the site

Ecology

- Site Boundary
- Other land under control of applicant
- Bare Ground
- Ruderal Vegetation
- Arable
- Poor Semi-improved Grassland
- Standing Water
- Running Water
- Dry Ditch
- Fence
- Path
- Broadleaved Trees
- Intact Hedge - Species-poor
- Scrub - Scattered Line
- Tree with Bat Potential
- Broadleaved tree

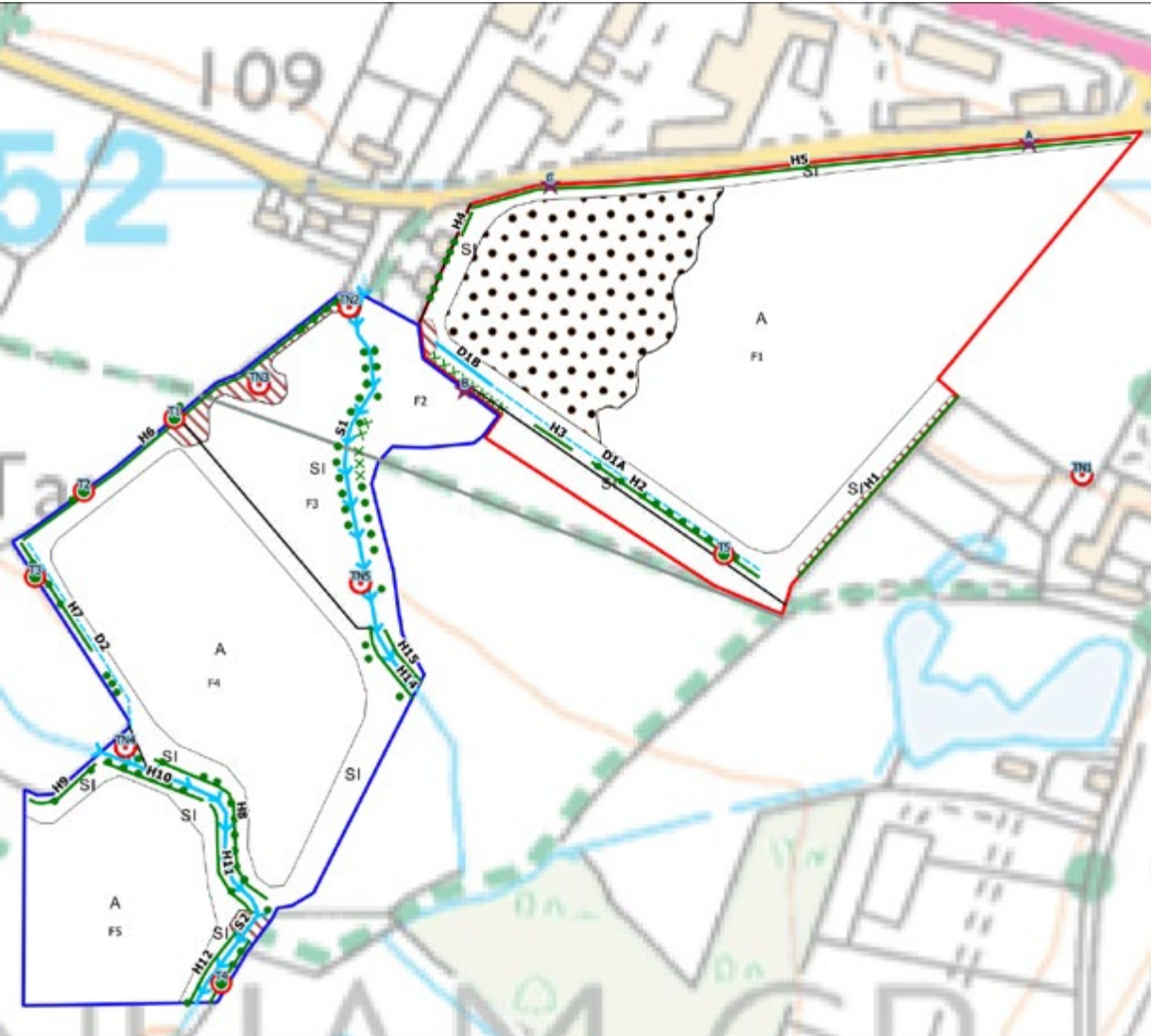


Figure 10: Ecological Appraisal





Part 3: Design Considerations

Part 3: Design Considerations

Arboriculture

An Arboricultural Assessment has been carried out by FPCR Environment and Design Ltd in accordance with guidance contained within British Standard 5837:2012 ‘Trees in Relation to Design, Demolition and Construction - Recommendations’.

The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention along with recommendations for considering the relationship between existing trees and how those trees may integrate into designs for development.

In summary, the report concludes:

- The site consists of a single grass field parcel.
- Tree cover was predominately positioned along the boundaries of the site with the individual specimens being situated within these boundary groups of outgrown hedgerow material.
- A mixture of native species was found throughout the site along with larger specimens of ash and field maple to the north west.



Existing vegetation along the site’s southern boundary

Across the site a total of seven individual trees, six groups of trees and two hedgerows were surveyed as part of the Arboricultural Assessment of which one tree was of moderate quality and graded as category B accordingly. One tree was considered unsuitable for retention, category U, and the remaining trees or groups of trees low in quality and retention category C.

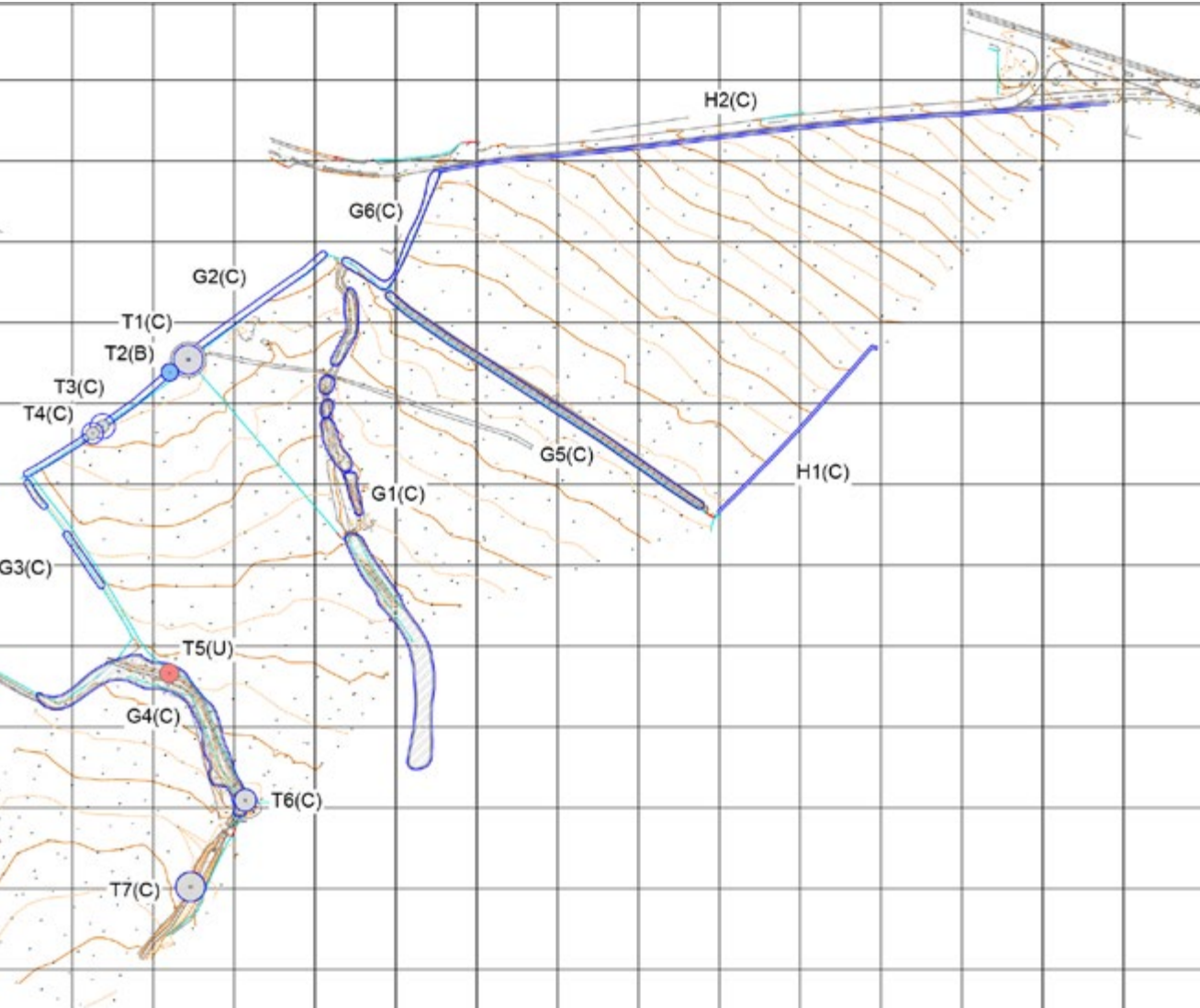
To facilitate the proposed development no significant tree loss will be required for the built development. Existing trees will need to be removed to facilitate the proposed access into the site, although the proportion of loss is considered to be low in comparison to the number of trees being retained.

The proposed development should be considered an opportunity, in terms of arboriculture, to improve and increase tree cover in the local area without the loss of any arboriculturally significant trees.

Arboriculture

- Site Boundary
- Category U - Trees / Groups Unsuitable for Retention (BS 5837:2012)
- Category A - Trees / Groups of High Quality (BS 5837:2012)
- Category B - Trees / Groups of Moderate Quality (BS 5837:2012)
- Category C - Trees / Groups of Low Quality (BS 5837:2012)
- Hedgerow (Colour indicates BS5837:2012 Category)
- Root Protection Area (The RPA has been altered where appropriate to reflect underground constraints)
- Individual/Group Number and BS5837:2012 Category

Figure 11: Arboricultural Assessment





Water & Drainage

The outline planning application is accompanied by a Flood Risk Assessment (FRA), which describes the site's water and drainage strategy. Please see Flood Risk Assessment submitted with the planning application.

The site lies within a Flood Zone 1 area (less likely to be flooded from river) and therefore National Planning Policy Framework (NPPF) guidance on flood risk indicates that all forms of development are suitable in this area (from a flood risk aspect). The site is located on ground which gently slopes south-westerly direction from the northern site boundary towards two existing watercourses, that are tributaries of the Great Stour, within the southwestern parts of the site. The majority of the site is on green field land which is predominately in agricultural use at present.

Surface water will be managed on-site and held in a series of new attenuation basins (Sustainable Drainage System) and water will be discharged into the surrounding ditch network at greenfield run off rates.

Access & Movement

The outline planning application is accompanied by a Transport Assessment (TA), which describes the site's access strategy. The planning application seeks outline consent with all matters reserved, except access. The access strategy for vehicles, cyclists and pedestrians is as follows:

- Vehicles: Two primary access points located on Old Ashford Road;
- Cycles: Connections with Old Ashford Road;
- Pedestrians: Connections with Old Ashford Road and connection with the surrounding Public Rights of Way network.

Vehicular Access

The proposed site access arrangements are shown on Figure 12 on the following page. The main features of the access arrangements comprise:

- Introduce a new 6.75m wide site access road off Old Ashford Road into the site;
- Introduce a second 5.5m wide site access point off Old Ashford Road;
- Access junctions to operate under priority (give-way) control;
- Access to avoid any access points into Ashmill Business Park off Old Ashford Road and the junction with the A20 Ashford Road and Old Ashford Road.

Pedestrian & Cycle Access

Figure 12 indicates a new frontage landscape along Old Ashford Road. This area of open space will accommodate a new footway to run parallel with Old Ashford Road. The current footway finishes at the site boundary along Old Ashford Road. The new footway will connect to the existing pavement allowing a sustainable connection between the proposed residential development and the existing residential area to the west. Pedestrian connections are proposed with:

- Old Ashford Road (main site access and new footway along frontage landscape to site's northern boundary);
- Existing Public Rights of Way through the site.



Potential site access points off Old Ashford Road

Access & Movement

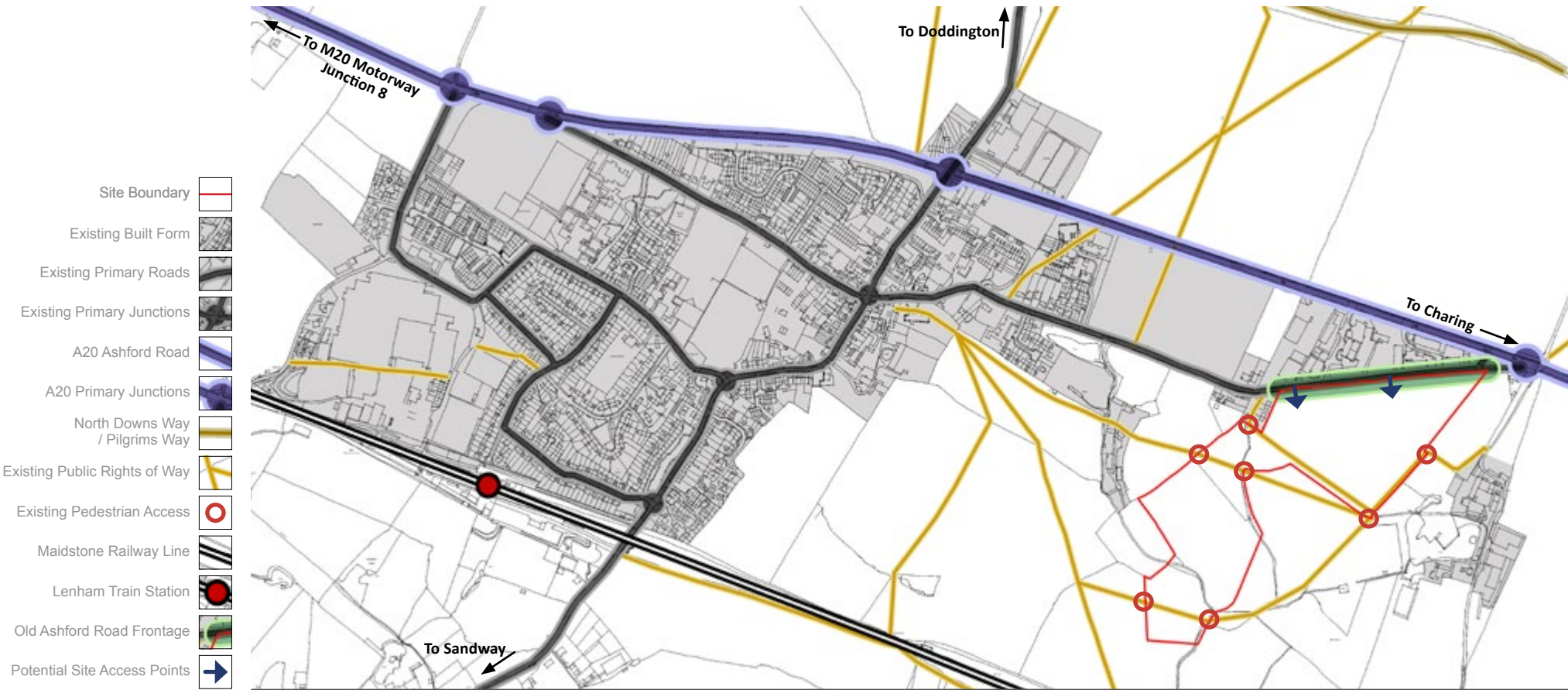


Figure 12: Movement & Access Plan  
N.T.S. N

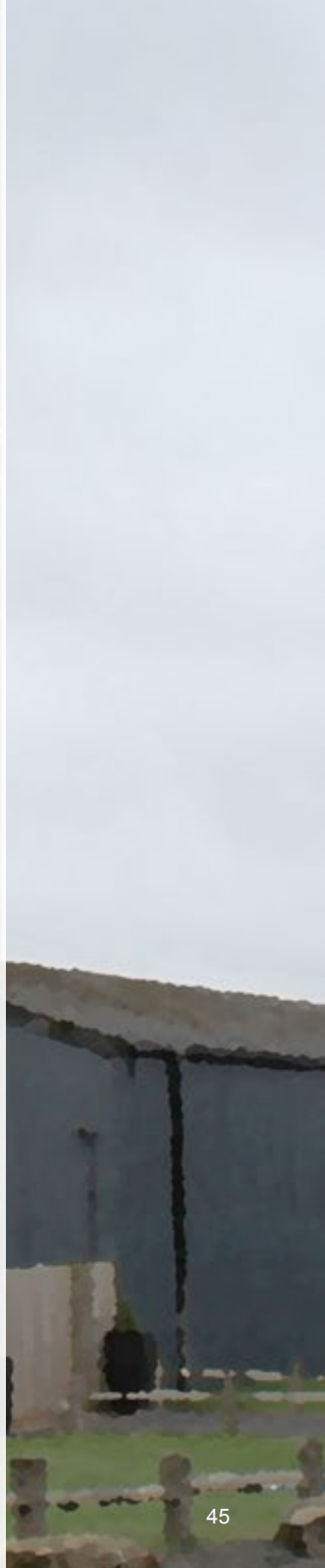




**Old Ashford Road, Lenham**  
Design & Access Statement

# 4

**Part 4:**  
Evaluation





# Part 4: Evaluation

## Constraints & Opportunities

The plan on the following page illustrates the constraints and opportunities, which have been identified following the assessment of the site and its context. This process has been used to inform the design proposals for the site.

### Constraints

- The existing hedgerows and hedgerow trees should be retained and utilised as the boundary framework for new green infrastructure corridors for sustainable movement, wildlife and recreational value;
- The topography of the site itself forms part of the localised land gently sloping from the northern parts of the site to the lowest point along the site's south boundary and the existing watercourse;
- Consider the proximity of East Lenham Farm to the site's eastern boundary and provide suitable set backs to the new dwellings;
- Consideration of the views from the Kent Downs AONB and the Pilgrim's Way Long Distance Footpath to the north of the site;
- The vehicular access will be from two access points located along the site's northern boundary via Old Ashford Road;

- Consider views and integration of the new built form with the Ashmill Business Park to the north of the site;
- Potential views across the existing exposed southern boundary of the site:
- There are existing Public Rights of Way through the site which provide connections from Lenham to the surrounding countryside;
- Retain and enhance the existing ditches and watercourses within the site.

### Opportunities

- The site itself is allocated (Policy: Strategic Housing Delivery Site 1 - Land South off Old Ashford Road) within the Regulation 14 version of the Lenham Neighbourhood Plan and therefore, provides an excellent opportunity for an appropriate housing development which respects the existing character and townscape of Lenham;
- The site has a number of mature perimeter hedgerows with mature hedgerow trees which have some landscape and habitat value and these will be retained and enhanced;
- Provision of new attenuation ponds will manage any surplus rainwater;

- There are opportunities to introduce areas of green open space within the site including a new Village Green at the centre of the site. This will provide areas of amenity and recreation;
- Additional landscape buffer planting to the site boundaries, especially the eastern site boundary, will reinforce the existing perimeter boundary vegetation to provide a filtered edge to the adjacent landscape and a strong green infrastructure to the site;
- Creation of formal avenue tree and orchard planting within the Village Green and along the Primary Road to reduce the impacts of the proposed built development and to retain views through the development and beyond to the Kent Downs AONB;
- Provision for new sports pitches, an area for a new sports pavilion and associated car park and an area of equipped play;
- There is also an unique opportunity to provide additional footpath routes to link in with the existing network of Public Rights of Way through the site;
- Provision of a new 5m wide landscape buffer along the A20 Ashford Road to help screens views from the Kent Downs AONB towards the site and the adjacent Ashmill Business Park.



**Figure 13: Constraints & Opportunities**  
N.T.S.



Part 4: Evaluation

Part 4: Evaluation

Evaluation

The site itself is allocated land for residential developments (Policy: Strategic Housing Delivery Site 1 - Land South off Old Ashford Road, Regulation 14 version of the Lenham Neighbourhood Plan) and provides an excellent opportunity for a development which integrates well with the existing residential area of Lenham. The site has no overriding environmental or physical constraints and provides the opportunity to establish a sustainable development which is both physically and visually well contained.

The following objectives are a direct result of the evaluation of baseline data, the site's context, constraints and opportunities and as a result of consultation responses:

- To promote the highest quality sustainable design, creating a 'place' which is both safe and attractive and which enhances quality of life, health and social well-being, supporting 'building for life'.
- To make the most effective and efficient use of land which is well related to Lenham and its wider surroundings. Built development will respond to the morphology of the existing settlement and will be located in proximity to the existing settlement edge.
- To provide a choice of housing size and tenure in order to help create a mixed community, including provision of affordable housing. Affordable housing is not to be grouped or pushed to the site boundaries but

appropriately pepper potted throughout the development and positioned in close proximity to local facilities.

- To protect and extend the site's existing environmental assets and use them as a framework for the creation of new Green Infrastructure, which respects the landscape and promotes bio-diversity. The site's landscape and ecological assets, and the conservation of natural resources are important both in terms of minimising the impact of development within the site but also in setting the development within its wider context.
- To create an enduring high quality built form, public realm and landscape that sensitively responds to its setting by using best practice contemporary design that is rooted in local character whilst avoiding a clumsy pastiche of architectural styles etc. Using local townscape characteristics of block form and street layout; plot arrangement and materials will assist in creating a development that will positively respond to its immediate context, however the style of architecture and methods of construction should be current and in keeping with sustainable design objectives.



The Square, Lenham



Consultation

Dean Lewis Estates Ltd has engaged in a process of community engagement during the development of the proposals for the site.

A leaflet outlining the development proposals was distributed to households, businesses and to core stakeholders for information.

Through the FPCR Environment & Design website a series of information boards were displayed providing background information to the proposals and identifying the factors which have informed the proposals. The public were invited to leave comments, email or write in with their responses.

A public exhibition was also held in Lenham during August 2019. The exhibition included details on the site, the development process and a draft illustrative masterplan. Comments were received on the draft proposals which have led to a range of changes.

Full details of the consultation are set out within the Statement of Community Involvement which accompanies the planning application.





**Old Ashford Road, Lenham**  
Design & Access Statement

# 5

**Part 5:**  
The Development  
Proposals





# Part 5: The Development Proposals

## Design Evolution

The development proposals have been guided by an iterative design process, which has been informed by consultation with key stakeholders. This process has comprised environmental and technical work included an analysis of landscape, ecology, water and drainage, heritage and movement.

It has also considered the development's relationship with Lenham and the surrounding context. Identifying the distinctive components that define local character has been a fundamental starting point for the design. The design specifically does not seek to recreate, or generate a pastiche of what has gone before, but instead looks forward to contemporary sustainable design solutions which effectively integrate into the existing fabric of the town through incorporation of vernacular building materials, layout and street hierarchy.

The principal components or the 'building blocks' of the scheme were gradually built up, layer by layer, into a series of design approaches for the site and ultimately a design concept as illustrated on the following pages.

## Key Objectives for the Development

Respecting local character and to retain and enhance views, including views from footpaths approaching the site and from adjacent / nearby housing;

1. Delivering a high quality "place" which is sustainable, safe, and attractive;

2. Provide a diverse range and mix of high-quality homes responding to the needs of the village, set within an attractive Green Infrastructure (GI) environment with a strong sense of character and place;

3. Ensuring well designed development which respects the character and appearance of Lenham;

4. Establishing a legible environment, with a choice of interconnecting attractive streets and pedestrian routes which provide excellent connectivity across the site into Lenham and the surrounding countryside;

5. Protect and enhance the best of the site's landscape assets in order to add character and value to the proposed development;
6. Incorporate the opportunity for views towards the Kent Downs AONB;

7. Manage SuDS features to also serve as recreational, visual and ecological assets. The attenuation areas will take advantage of the site's natural contours;

8. Link into the existing pedestrian connections to offer opportunities for walking and cycling to local facilities, thus creating a sustainable neighbourhood; and

9. Provide an integrated network of multi-purposed open spaces including a Village Green, sports pitches and associated infrastructure and children's play using naturalist equipment.

## Part 5: The Development Proposals

## Evolving the Concept

Design evolution iterative process - series of proposals adapted to final concept. The following plans explain the key design influences that have informed the final scheme.



1. Founded on the constraints and opportunities identified, the initial illustrative layout above served to define the potential extent of the developable area and the landscape structure to be retained and strengthened, appropriate to the site's setting and in response to local policy objectives and the design brief.



2. The illustrative layout was developed further to include a central green space in the form of an open road-side Village Green, typically found in Kent. The sports pavilion was relocated to the preferred location, adjacent to the sports pitches.



3. Further improvements were undertaken with the illustrative layout, most notably, the relocating of the primary road and secondary lanes within the central green space. This resulted in a more cohesive design for the proposed Village Green. The layout was developed further to include various character areas, including the introduction of a 'Farmstead' character area to reflect the local examples, such as East Lenham Farm and Tanyard Farm.



Part 5: The Development Proposals

The Final Scheme

The plan opposite, together with information in Section 5 demonstrates that this work has culminated in an appropriate and deliverable Illustrative Masterplan,

The Illustrative Layout, along with supporting text and illustrations in this section of the Design and Access Statement, indicates the principles of urban structure, (i.e. the framework and the layout of streets and pedestrian routes), and the urban grain, (i.e. the location, arrangement and design of the development blocks, plot arrangement, and green infrastructure).

The Indicative Layout provides an indication of densities across the site and identifies the situations where taller buildings may be used to close a vista or turn a corner etc. In addition information is provided with regard to building scale and the appearance of the development both in terms of its architecture and landscaping.

The purpose of the Indicative Layout is to provide a template for the detailed design stage of reserved matters applications. It sets out the key urban design principles that the development will seek to adopt.

Key Elements of the Proposals

- 1. Vehicular access to be gained from Old Ashford Road, with the creation of a new footway along the northern site boundary;
- 2. A central open space area in the form of a Village Green will reflect local examples and create a focal point to the proposals;
- 3. Development scale and massing will be reflective of the surrounding built form environment and development blocks will be positioned to create view corridors to the nearby Kent Downs AONB;
- 4. Creation of a new recreational space for the local community with the provision for three sports pitches and a new pavilion with associated car park, trim trail and new play area;
- 5. A series of new informal trails will be created throughout open space area connecting from the development to existing Public Rights of Way through the site;
- 6. Surface water attenuation basins located on lower ground beyond adjacent to the site's eastern boundary;
- 7. Enhanced eastern and southern boundary woodland planting including new landscape bund to enhance habitat connections and provide screening between development and East Lenham; and
- 8. Opportunity for entrance area to incorporate new frontage landscape to improve the approach to Lenham for the east and to help screen views of the adjacent Ashmill Business Park.





Part 5: The Development Proposals

Parameters Plan

The development proposals are illustrated by the Parameters Plan, which indicates the parameters of the development. The plan identifies the following:

- The application site boundary;
- The means of vehicular access into the site;
- The location and extent of proposed land uses;
- The amount of built development (Net Developable Area)

Quantum of Development & Mix of Uses

The outline planning application covers an area of 11.60 Ha and comprises of:

Residential Development (3.82 Ha):

The residential area will provide up to 100 new homes at an average net density of circa 30 dwellings per hectare (dph) with a mix of dwelling types from 2-5 bedroom properties. The development will provide for a broad range of dwellings and house types offering a mix of market housing from first time homes to larger family homes.

Green Infrastructure and Public Open Space (5.12 Ha):

Public Open Space is proposed within the residential development reflecting local character. Two distinct areas of open space will be created within the site. A new Village Green will be located centrally to the site. The proposed central green space will accommodate new avenue tree planting and new orchard tree planting.

The second area of open space will be located to eastern boundary of the site. A linear area of open space will be introduced to accommodate the existing Public Right of Way and new pedestrian links and provide a substantial landscape buffer to the countryside to the east with new structural woodland planting and a landscape bund. The area will provide a suitable setback from the adjacent farmstead to the east and will also take advantage of the site's topography and accommodate the proposed attenuation area.

Further areas of open space will include new green corridors along the other site boundaries to accommodate the existing boundary vegetation between the site and the adjacent developments to the north and west. These green corridors will also strengthen links for pedestrian movement and provide access to Lenham and the nearby Public Rights of Way and beyond into the wider surroundings.

Sports Provision / Play Area (2.66):

The development will provide a significant amount of space for natural play, sport and informal recreation. This includes natural surfaces consisting of three football pitches and an area for a new pavilion and associated car park. An area of play will be located next to the new housing and a new trim trail will be created around the periphery of the sports pitches.

Structural Landscape:

There are existing mature hedgerows and trees to the sites boundaries. Where the boundary has become gappy or particularly species poor, additional planting will be introduced to create a robust green infrastructure around the site. New formal avenue tree planting will be introduced within the site's Village Green.

Attenuation Area:

A series of attenuation basins will be located to the lowest point of the site along the eastern boundary. The new attenuation feature will relieve surface water drainage from the new built development.














Access & Layout

To maintain good legibility of the site, appropriate to the scale of the proposed development, a simple street hierarchy is to be used. The proposals encompass the following three street types:

- 1. Main Street (Primary Road)
- 2. Secondary Lanes
- 3. Green Lanes (Shared Driveways)

Each street type is described in more detail below in terms of key layout principles and is accompanied by an illustrative section.

-  Vehicular Access Points off Old Ashford Road
-  Vehicular Access to Proposed Pavilion Car Park
-  Main Street (Primary Road)
-  Secondary Lanes
-  Green Lanes (Shared Driveways)
-  Existing Public Right of Way
-  Proposed Pedestrian Links (Including 3m wide pathway along the Main Street)

**Figure 16: Access & Layout Plan**  
N.T.S

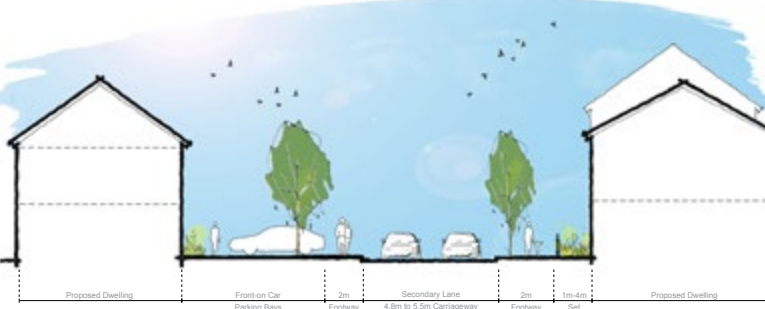
The primary vehicular access points will be provided from Old Ashford Road to the north of the site. The two access points will be connected by the Primary Road to provide access into and throughout the development. The layout of streets would provide a safe and well overlooked network of public spaces as set out by Best Practice. These streets could be designed in detail to slow vehicular traffic and provide a safer environment for pedestrians and cyclists. The hierarchy of streets and the size and arrangement of development blocks and open spaces is a connected design discipline addressing the need to meet the following standards:

- Maximise connectivity to the existing settlement and wider area;
- Design a street pattern which reflects local morphology and place making character, with a main street providing access to a hierarchy of descending routes. These follow a progression of street and carriageway widths, plot sizes, building types and relationship to the street;
- Promote ready accessibility for the whole community, bearing in mind the needs of parents with young children and those with impaired mobility; and
- Encourage the control of vehicle speeds and movement by urban design, by exploring local examples such as restricted forward visibility, narrow street widths, frequent connections, changes in direction and tight junction radii.

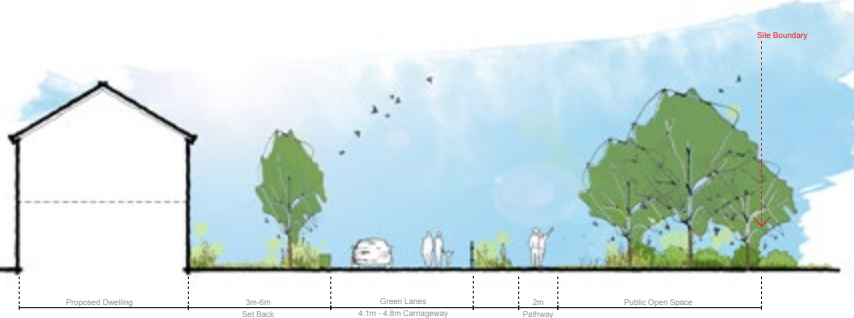
Indicative Section through the Main Street



Indicative Section through Secondary Lane



Indicative Section through Green Lane



**Figure 17: Street Types**





## Part 5: The Development Proposals

### General Character Principles

As this is an outline application, the details of the architecture, materials, surface finishes and precise layout are not fixed at this stage. All these matters will be dealt with at Reserved Matters and in agreement with Maidstone Borough Council.

The primary design objective is to deliver an identifiable and locally recognisable development character. Development will aim to achieve this through commitment to a series of good practice design principles on a site-wide basis:

- Overall consistency in architectural character with the flexibility to allow for variation to be provided through street type, context and dwelling mix;
- A simple material and detailing palette to be reflective of local vernacular style to create an overarching and recognisable development style;
- Building line and boundary treatment to be consistent on a street by street basis. This can be a strict regimen of building line and boundary treatment, or informal, irregular plot arrangements;
- Dwellings to address the public realm, and secondary elevations on corner plots should be adequately articulated to provide surveillance and activity to both streets;
- Suitable offsets shall be provided to existing properties to ensure appropriate privacy and amenity space is achieved; and
- Key buildings should be noticeably different to neighbouring properties through use of materials, increase in mass, or change in building form and act as aids to way-finding and orientation within the development.



Part 5: The Development Proposals

Part 5: The Development Proposals

Character Areas

Different conceptual character areas for the development were identified within the outline application. These concept areas have been developed through the detailed design process to respond to the characteristics of the site.

The creation of distinct character areas will provide legibility within the site and a strong sense of place. Each character area will have a clear landscape treatment, drawing on local characteristics and distinctive built form and materials.

The proposed character areas are:

- Village Green;
- Farmstead; and
- Frontage.

The figure overleaf provides an overview of these character areas, and these areas are described in more detail below in terms of key layout principles and is accompanied by an illustrative sketch.





-  Character Area 1 - Village Green
-  Character Area 2 - Farmstead
-  Character Area 3 - Frontage

Figure 18: Character Areas Plan  
N.T.S 



Frontage Character Area

An active frontage to the new development consisting of a new linear green space similar to the Village Pond and road-side green located between Glebe Gardens and Old Ashford Road. The area will form the gateway to the site on arrival from the Old Ashford Road and will provide an attractive frontage to the new development.

Village Green Character Area

The Village Green reflects traditional Kentish examples, such as the nearby village green within Grafty Green. An open road-side green with properties fronting onto an open space area with orchard tree planting.

Farmstead Character Area

Farmstead development responding to the historic layout of the local farmstead character including the nearby Oast House at East Lenham, to the immediate east of the site and the former Tanyard Farm to the immediate west of the site.



Part 5: The Development Proposals

Part 5: The Development Proposals

Village Green Character Area - Overview

The character area forms an open road-side green, based on traditional Kentish examples, such as the village green within Grafty Green.

Orchard trees and large individual street trees will be planted to define this area which will accommodate a new central green space.

Housing could front onto the space and will potentially reflect the historic pattern of settlements, such as Grafty Green. It could include a single larger wide fronted property, a group of properties that reflect the layout of former shops and pubs that would historically have fronted greens, and detached properties set back behind estate railings and formal hedgerows. Details are provided on the adjacent plan.



Village Green at Grafty Green - Street View (top) and Aerial View (bottom)

Village Green Character Area - Indicative Arrangement

Legend

- 1. Detached property set back with long front garden.
- 2. Large wide plan building in big plot comprising terraced units. Double gable to frontage with chimneys.
- 3. Detached property with long porch /awning to front. Represents former shop or pub. Set back and fronts small area of open space.
- 4. Terraced properties with minimal frontage.
- 5. Larger properties storeys as per several of the examples on the Greens - set back with large front gardens.
- 6. Orchard grid planting within Village Green.
- 7. Village Green.
- 8. Perimeter details could include bollards to enclose the space.



Figure 19: Indicative Plan - Village Green  
N.T.S



Village Green Character Area: Detail & Materials

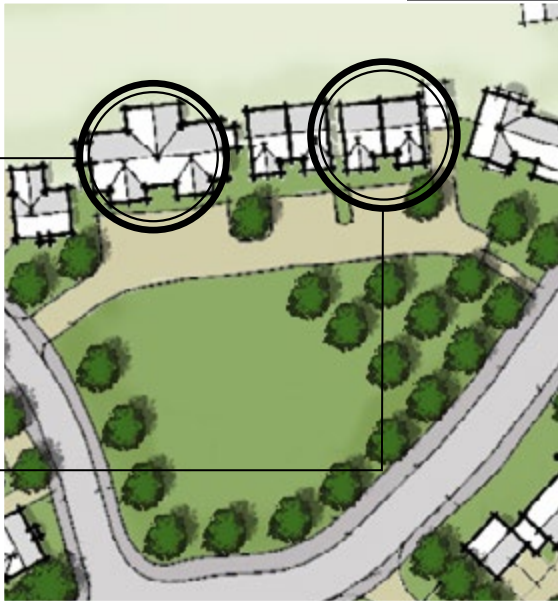


Large building fronting Village Green (Terraced Properties)



Terraced property with long canopy & Glazing

Typical Images



Village Green Extract

White Weather Boarding  
Long Canopy replicates awning on former shops



Feature Chimney

Half-Hip Roof

Bay Windows

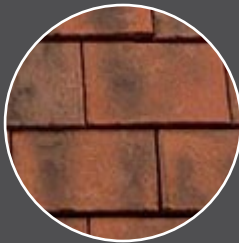
Canopy



Local examples of key features

Indicative Materials Palette

Terracotta Roof Tile



White Composite Weatherboard



Ragstone



The proposed house types for the Village Green Character area are influenced by the traditional white weatherboarding prominent within Lenham.

Traditional features such as the local Kentish Ragstone and tiled roofs are contrasted with contemporary elements such as feature window surrounds which take inspiration from the traditional bay window seen throughout Lenham. Ragstone also features within some buildings and other structures, such as walls within the historic core of the village.

Feature ‘picture frame’ window surrounds offer a contemporary alternative to the traditional bay window.

- A Housing along Church Square, Lenham
- B Traditional shop front - The Square, Lenham
- C Recent residential development along Groom Way
- D Use of traditional materials such as Kentish Ragstone

Contextual References





Part 5: The Development Proposals

Part 5: The Development Proposals

Farmstead Character Area - Overview

This character area could be designed to respond to the local historic farmstead character of the nearby Oast House, to the immediate east of the site and the former Tanyard Farm and the Tithe Barn to the immediate west of the site.

The layout for the Farmstead Character Area could take influence from the buildings found on local farmsteads. It is not intended to replicate the layout of these buildings, many of which were modern twentieth century buildings, but to form an interpretation of a dispersed farmstead cluster set within landscaped corridors.

A small cluster of buildings could be located within the eastern part of the site, looking east over the proposed new attenuation pond and open space, located to the southeast corner of the site.

The farmstead dwellings could also front onto the orchard planting within the Village Green, separated by the primary road through the development. The primary road will provide access into the courtyard, which could include farmstead housetypes, a focal oasthouse and barn buildings.



View of Tithe Barn within Lenham (top) and Tanyard Farm (bottom)

Legend

1. Potential Barnhouse to provide focal point to Farmstead and fronting on to Village Green.
2. Properties aligned off central courtyard.
3. Layout orientated to form a loose central courtyard.
4. Single storey Cow Barn encloses entrance to courtyard and provides parking for Farmstead.
5. Workers cottages.
6. Attenuation area with pond (permanent water).
7. The use of red brick or Kentish Ragstone walls to boundary of Farmstead.
8. Wide avenue / entrance to farmstead to provide east to west vista through the development.

Farmstead Character Area - Indicative Arrangement



Figure 20: Indicative Plan - Farmstead  
N.T.S



Farmstead Character Area: Detail & Materials

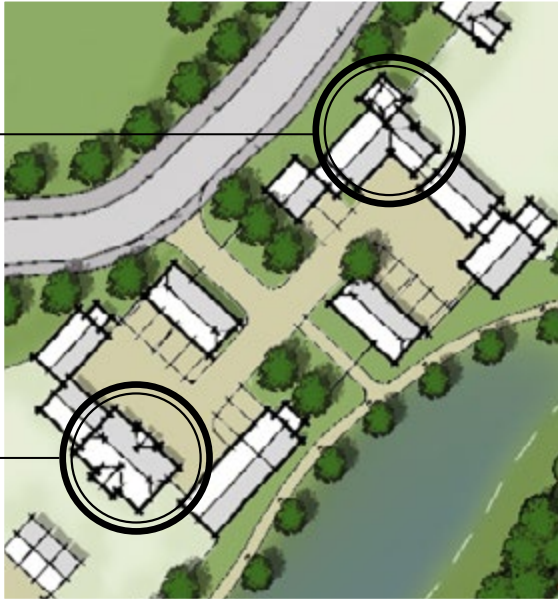


Large Barnhouse used in a courtyard arrangement



Barnhouse - front elevation

Typical Images



Farmstead Extract

Hip and Half-hip roof detail with terracotta tiles

Black Composite Weather Boarding

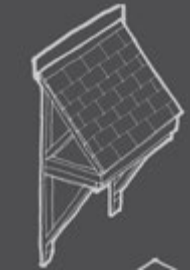


Half-Hip Roof

Black Composite Weatherboard



Pitched Dormer Window



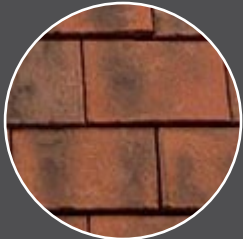
Sloping Porches



Local examples of key features

Indicative Materials Palette

Terracotta Roof Tile



Black Composite Weatherboard



Red Brick



The proposed house types for the Farmstead Character Area draw references from the traditional Kent barns, such as the black weatherboard and hipped roofs. Feature window surrounds again contrast with the traditional materials and provide continuity throughout each character area.

Large detached housetypes could be located within the character area in the form of Barnhouses, based upon an interpretation of a Threshing Barn.

The Barnhouses could form a focal point within the small cluster of buildings, which could include smaller single storey Cow Sheds used as covered parking. The Barnhouses could also form a focal point to the adjacent Village Green and act as keynote building located next to the primary route through the development.

- A Oasthouse - New Shelfe Farm (east of Lenham)
- B Use of black weatherboarding - Forge House, Lenham
- C Redevelopment of Tanyard Farm
- D Recent residential development along Groom Way

Contextual References





Part 5: The Development Proposals

Part 5: The Development Proposals

Frontage Character Area - Overview

This will form the gateway to the site on arrival from the Old Ashford Road and will provide an attractive frontage to the new development. The character area forms an road-side frontage green, similar to the roadside frontage landscape and Village Pond along Old Ashford Road.

The existing hedgerow will be planted with new hedgerow trees to define this area, which will accommodate the new access proposals and will help to enclose the proposed development beyond.

Housing will front onto the space and will reflect the historic pattern of the settlement. Details are provided on the adjacent plan. The proposed Frontage Character Area lies along the northern portion of the site, fronting onto Old Ashford Road.

This character area is defined by rows of terraced / semi-detached properties which reflect the character of the local linked dwellings found within the centre of Lenham. Higher density, smaller properties will be located within this character area.

Frontage parking will be interspersed with tree planting to punctuate the streetscape



Local Green Space (the Village Pond) along Old Ashford Road, Lenham

Legend

- 1. The Frontage Landscape is located to the northern boundary of the site and will consist of the main access points set within a formal landscape to provide an attractive arrival point to the development and to enhance the approach to Lenham from the east.
- 2. This area of amenity and recreation space will also provide a buffer between the new built development and the adjacent Ashmill Business Park.
- 3. The Frontage Landscape will be fronted onto by mostly linked units consisting of terraced / semi-detached dwellings.
- 4. Shared surfaces to provide a pedestrian friendly environment and reduce traffic speeds adjacent to the Frontage Landscape.
- 5. Existing hedgerow planting retained and enhanced with new hedgerow tree and street tree planting.
- 6. Provision of a new pathway along the Frontage Landscape to link in with Old Ashford Road.

Frontage Character Area - Indicative Arrangement



Figure 21: Indicative Plan - Frontage  
N.T.S



Frontage Character Area: Detail & Materials

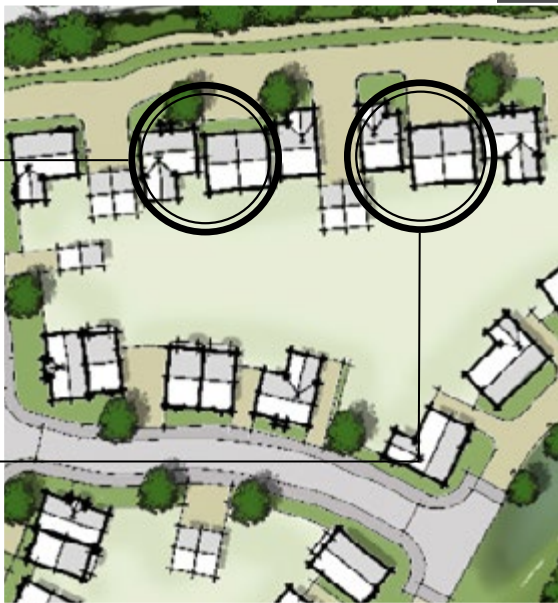


Higher density linked properties



Terraced / semi-detached properties

Typical Images



Frontage Extract

- Pitched Dormer Window
- White Weather Boarding
- Feature deep bay windows



Feature Chimney

Half-Hip Roof

Pitched Dormer Window

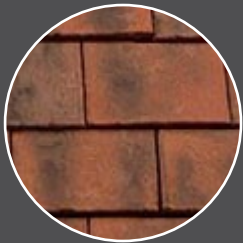
Bay Windows



Local examples of key features

Indicative Materials Palette

Terracotta Roof Tile / Hanging Tile



White Composite Weatherboard



Red Brick



The proposed house types for the Frontage Character area are influenced by the traditional white weatherboarding prominent within Lenham. The use of red hanging tiles on key note buildings could provide a contrast along with the potential use of black painted brick to reflect the existing properties within the historic core of Lenham.

Occasional use of feature bay and dormer windows will offer detail to the fascades, along with sloping porches and contrasting black doors, windows and surrounds.

- A Contrasting doors and window colour, The Square, Lenham
- B Hanging tiles and half-hipped roof, Lenham
- C Red brick and white weatherboard, Groom Way
- D Black painted door, windows and walls, The Square, Lenham

Contextual References





Part 5: The Development Proposals

Part 5: The Development Proposals

Views

The creation of views within the layout is important. This will be introduced by arranging the building line so that it channels and frames a view, and by using keynote buildings to terminate a street view. This will provide character and encourage a sense of identity for residents. The use of views and landmarks will help people to navigate around the place.

Streets and blocks should be designed so there are views of the surrounding context, including the views from the site and the existing Public Rights of Way back up to the escarpment of the nearby Kent Downs AONB. This will help deliver a design that responds and relates to its setting.

Attractive views can be generated through the richness of the streets and the built form. Variations in building designs and materials, and the use of street trees, for example, will create visual interest within the layout.

Reference should be drawn from local examples with modern architecture based on traditional character encouraged.

The adjacent figure provides an indication of potential arrival and feature space locations and views throughout the development.



Views continue through and above built development towards the Kent Downs AONB

Views are terminated by using keynote buildings

Views are channelled and framed by the building line a view, and by using keynote buildings to terminate a street view.

- Focal Spaces
- Arrival Spaces
- Focal Point / Landmark Building
- Views / Vistas through the Development
- Views through the Development to the Kent Downs AONB
- East to West Vista through the Development
- Viewpoints from existing Public Rights of Way

**Figure 22: Arrival Points & Focal Spaces Plan**  
N.T.S.



Part 5: The Development Proposals

Part 5: The Development Proposals

Housing Plot Arrangement

In broad terms, the street network is based around an irregular pattern of development blocks. A regular block structure, such as the Victorian layout of terraced housing is often represented by long and narrow rectilinear blocks, with narrow plan dwellings, small frontages and on street parking.

An irregular layout such as the one illustrated in the illustrative layout generally comprises of a variety of block sizes, being more organic in character.

It is vital that the development is easy to navigate, and for that reason a ‘distorted grid’ is adopted. Creating a more ‘regular’ form will help residents and visitors to easily navigate around the place and will ensure a high degree of legibility.



Typical corner plot arrangement

Corner Plot Arrangements

How blocks change direction, or move around corners, is an essential part of place making. The design will follow the best practice example of using, where appropriate, a continuous built frontage ‘wrapping’ around corners, and thus enclosing and defining spaces. The benefit of this approach is that it maintains a positive definition to the street, and avoids ‘weak’ ill-defined edges.

This will provide opportunities for locating landmark buildings on corners which in turn will help terminate, or frame views along the street.



Landmark buildings define space and add prominence

Landmark Features

The use of landmarks such as a building projecting onto the street, or a gable end facing onto the street in an otherwise straight line of buildings will provide identity within the layout.

Other distinctions will be achieved by the careful use of building height and mass. A taller 2.5 storey building, if well located, can add prominence within a street of 2 storey buildings. The subtle use of materials and colour will also achieve this affect. Streets that lead to landmark spaces will be a key design principle. These will be formed by the ‘distorted grid’ and the intersection of blocks, as well building groups.



Typical Image: Distinctive gable ends facing onto the street



Typical Image: A taller 2.5 storey building can add prominence



Part 5: The Development Proposals

Part 5: The Development Proposals

Scale of Development

In terms of scale, the scheme will include the following:

Building Height

- Buildings will follow a scale that is in keeping with the adjacent landscape and urban context;
- Within the local context, buildings are commonly between 2 and 2.5 storeys in height. To provide flexibility in living styles and to relate to local character, dwellings will maintain the 2 and 2.5 storey range;
- The use of 2.5 storey dwellings, will be carefully considered within the layout. They will be used very occasionally, to either reinforce an important street or to act as a landmark building. Two storey dwellings will be the standard approach;
- Combined with the use of quality building materials, a sensitively designed roofscape and a green infrastructure of woodland and tree planting, new built development can be sympathetically integrated into the landscape;
- All buildings should ideally be designed to have a variation in their height from ground to ridge, or eaves height. The arrangement of buildings within a plot and subtle changes in height, along with variations in house types and materials, will add character and charm giving a strong identity and overall 'sense of place'; and
- During the detailed design, due regard will be given to the impact of height and overall mass on neighbouring plots. i.e potential shading of neighbouring properties and rear gardens.

Housing Mix

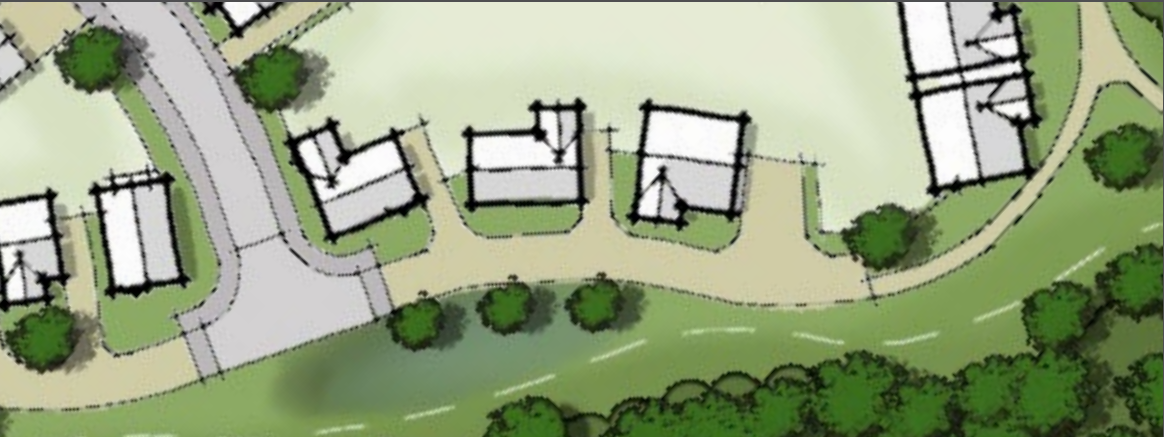
- A range of 2-5 bedroom dwellings with a choice of house types, from single occupancy units to family sized accommodation. This would generate a wide demographic and also encourage a mixed community;
- A choice of homes would include terraced or linked units, townhouses, semi-detached and detached dwellings which broadly relates to the range of housing that can be found within the local area;
- Building design that considers flexible long term living, with opportunities for home offices, and lifetime home standards; and
- It will seek to provide the council's adopted affordable housing requirement.

Housing Density

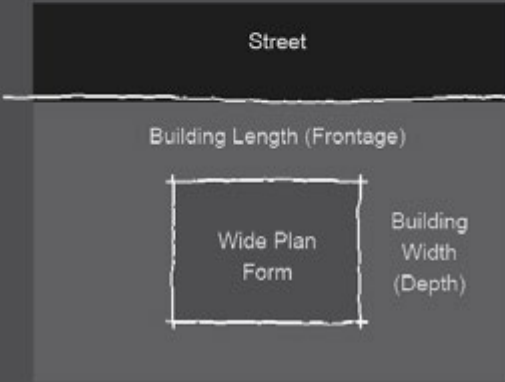
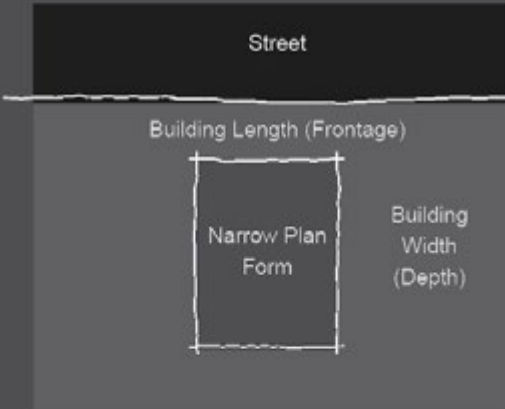
- The average density across the whole site is 30 dwellings per hectare (dph). This responds to the existing urban fabric and accords with Government guidance on the efficient use of land and best practice design. It also achieves an 'urban' level of density, that will help support a sustainable neighbourhood; and
- Although there will be an average density across the development, the layout will be designed with the use of 'graded block densities' varying in density up to 35dph. This is common with most traditional settlements where there is variation in densities. This will enable the development to introduce a broad mix of house types and arrangements, such as detached wide plan properties in lower density areas, and linked narrow plan dwellings in higher density areas.



Main Street (Primary Road) - High density dwellings located within the core of the development.



Green Lanes (Shared Driveways) - Low density dwellings located to the edges of the development.



Narrow and wide plan building form



Part 5: The Development Proposals

Street Frontage

To define the boundaries between private and public space, all dwellings will have some form of private frontage. These will tend to be small in higher density areas, appropriately between 1.0 - 3.0m metre in depth, whilst in lower density areas there will be the opportunity for increased frontages.

However, it is important that frontages are not excessive and that buildings still relate and interact with the public realm. In general, the use of smaller private frontages with larger rear gardens should be the predominate theme along the main routes and around public spaces, with larger front gardens used to define corners or vistas, along the Lanes and towards the edges. Frontages will be defined by the use of consistent boundary treatments, which reflect the local vernacular.



Typical Image: Small private street frontage in higher density areas



Typical Image: Larger private street frontage in lower density areas

Community Safety

A desirable place to live, work and play, which is safe and secure, is fundamental. This will be achieved by the way the development is laid out and by the street, block and plot design.

Buildings will be located to actively face streets and public areas in order to promote 24 hour surveillance, and to encourage safer places. Public areas will be designed so that they are safe, easily accessible and attractive to use. All users will be considered as part of an inclusive design approach. It is important that there is good surveillance of public spaces by a number of properties and buildings, and that barriers, blank walls and 'dead ends' are avoided. Locating windows and doors on corners, or gable ends is a key principle, and occurs within the local context. Across the whole development careful attention will be paid to designing out crime through the layout, and promoting privacy and security.

This will be achieved by:

- High quality active streets;
- The position of buildings to the front of the plot;
- Well located windows and doors that survey the public realm clearly defining public and private spaces.

Parking Principles

Levels of car and cycle parking will be set in accordance with Kent County Council's adopted standards as outlined within the relevant sections of The Kent Design Guide. New homes and the buildings should be designed so that they have sufficient parking spaces based on the local authority standards.

There will a range of parking solutions that are based upon best practice approaches. This will comprise a combination of the following:

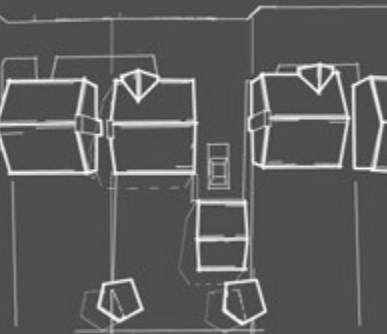
- On-street parking, including parallel parking;
- Garages;
- Car ports (Cow Shed for Farmstead);
- On-plot parking on driveways; and
- Integral garages.

Parking Types

**On-street Parking** - On-street parking enables owners to readily see and access their vehicles. It also helps to calm traffic by creating activity within the street. On-street parking will need to be carefully designed to ensure that it does not dominate the street or effect pedestrians, cyclists and vehicle movement. Widening of the carriageway to accommodate a small run of parking bays is the preferred approach with the use of street trees, for example, to help define parking and to soften the view of parked cars.

**On-plot Parking** - The principle is that on-plot parking should be designed so that vehicles are stored within a garage, car port, driveway or by an 'undercroft' arrangement. On-plot parking should be well considered. Garages and car ports for example, should be set back from the street frontage either at the side or rear of the plot so that cars do not dominate the street frontage.

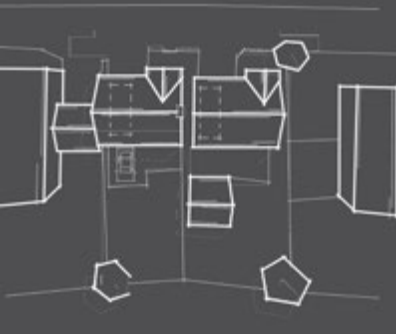
**Shared Private Courtyard Parking** - Some carefully designed courtyard parking could be used for residential areas, especially within the courtyard setting of the Farmstead Character Area. However, it is important that these are well designed spaces, being actively overlooked by properties, so that they are safe and secure. Quality materials and finishes should be used to create attractive spaces. There is the potential for secure entrance gates to be introduced.



Detached property with rear garage and side parking



Large detached property with double side parking and garage



Detached properties with undercroft parking



Part 5: The Development Proposals

Part 5: The Development Proposals

Calming Traffic

Calming traffic within the development will be an important part of delivering streets for people, and priorities for pedestrians. The principle is that vehicle speed will be calmed by design and that detailed layouts will incorporate common best practice approaches. To slow vehicles and to encourage users to drive with caution it is expected some or all of the following methods will be used:

- Locating homes so that they are close to the street edge;
- The use of frequent street intersections;
- Changes in the carriageway surface with the use of ‘unexpected’ road surfaces such as paving setts;
- The narrowing of the carriageway and/or the street to create ‘pinch points’;
- Positioning buildings so they act as ‘pinch points’ or ‘gateways’;
- The removal of the traditional footway-kerb-carriageway arrangement and the use of well designed ‘shared surfaces’ to create streets for all;
- Carefully restricting forward visibility through the arrangement of buildings, the building line and landscape treatment; and
- The use of well placed street trees and/or street furniture.



Typical Image: Traffic Calming - Changes in carriageway surfaces

Care will be needed to ensure that some methods, such as ‘shared streets’ for example, are used in appropriate locations, such as Green Lanes, and that they are inclusive in their design in terms of materials and demarcation.

Vehicular Access & Public Transport

The outline application is accompanied by a Transport Assessment (TA).

The assessment concludes that suitable vehicular access points can be achieved onto Old Ashford Road in line with the relevant Council Standards and that there are no material traffic impacts associated with the development. The site will be accessed via the A20 Ashford Road to the north of the site.

Lenham train station is located near to the site and provides direct connections to Maidstone and Ashford International station. There are also bus services operating to Ashford and Maidstone, with the nearest bus stops located along Old Ashford Road.

It is central to the philosophy of the development access strategy to provide well connected and permeable access arrangements for the benefit of those travelling on foot, cycle, public transport and to ensure that motor traffic is provided for in a way that does not have a material detriment.

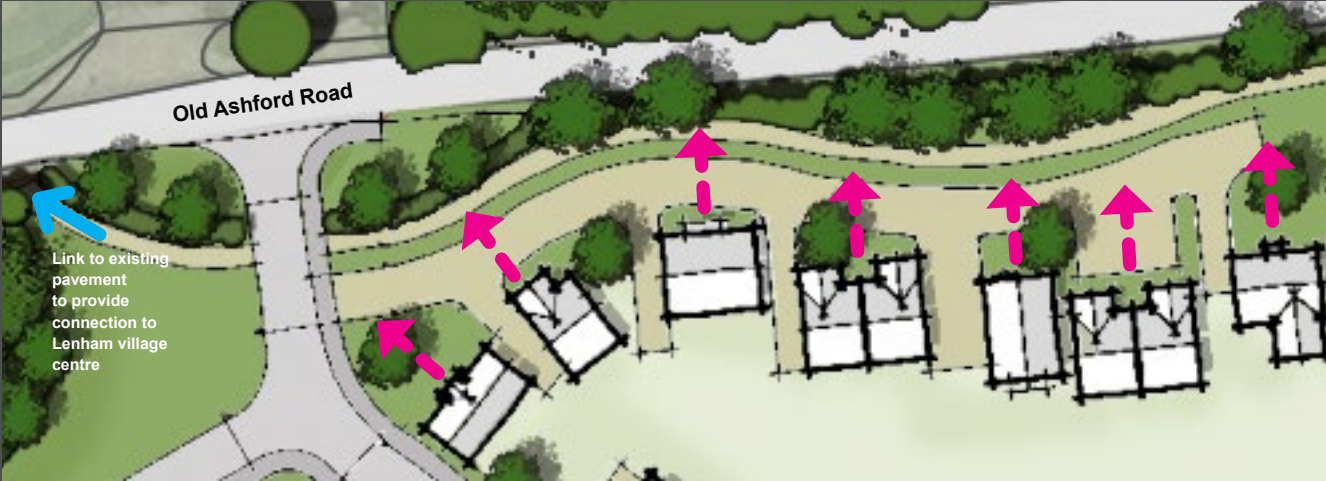
Pedestrian and Cycle Linkage

The Illustrative Layout creates a number of walking and cycling routes through a connected pattern of streets, footpaths and connections to existing rights of way. This overall strategy will encourage the community to walk and cycle and will promote healthy active living.

These will serve all significant desire lines within the site and offer safe and secure routes to facilities within Lenham.

This network is arranged so that it will provide routes into the settlement to the north and south with further connections to the countryside to the south.

The street design will also include footways and cycleways to provide priority for pedestrians and cyclists in terms of movement and crossing points. This will help to facilitate safe and easy pedestrian and cycling movement through the development.



Footpaths overlooked by adjacent properties also provide natural surveillance and activity within public open space



Typical Image: Houses fronting the footpaths & cycleways



Typical Image: Informal pathways between properties



Part 5: The Development Proposals

Sustainability

Sustainable construction methods and energy efficiency will be incorporated in the detailed design stage. This will promote a high standard of build and construction for the development. Consequently the proposed development will be in compliance with the Council's Planning Policy relating to sustainability, and in particular the Maidstone Borough Local Plan (2017).

The development proposals will seek to follow the aspirations in line with the Building Regulations and Housing Review Standards in place from June 2015 in order to provide a high quality environment.

Best Practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques, and buildings that are resource and energy efficient.

It is expected that the design will explore the following in order to promote reduction in carbon emissions;

- Flexible building and house design, allowing for the expansion of living areas and storage needs, and where practicable making better use of roof spaces.
- Ensuring that buildings can be easily adapted to suit different occupiers needs, through the use of non structural internal walling and easily extended services;
- The use of locally sourced or recycled construction, building materials and aggregates;

- The preference for using environmentally friendly and more sustainable materials and products, such as recycled timber;
- The use of porous/concrete block permeable paving and surfaces for some streets, driveways and spaces;
- Low flow showers, smaller baths and dual low flush toilets as part of controlled water demand and use;
- Low carbon lighting, energy controls and management;
- Double or triple glazing, and improved insulation;
- Wherever possible using an optimum plot orientation for solar gain with south facing windows; and the potential solar thermal panels to collect solar energy to heat water or convert into electricity and to reduce carbon emissions;
- Conservation of the natural resource such as the site's hedgerows and trees;
- Ground level 'urban greening' with the use of street trees, parks, linear parkland, open space, private spaces and gardens;
- The planting and setting out of grassland, native trees, shrub and hedgerow species that will encourage wildlife, and sustainable drainage; and
- Plots to provide suitable facilities and storage for recycling and waste.



Indicative; Use of sustainable materials and products



Indicative; Sustainable drainage techniques

Renewable Energy

The strategic approach to the design of the development is to reduce the demand for energy consumption in the first instance (Lean Engineering), prior to the consideration of high efficiency plant (Clean Engineering). These steps are fundamental as controlling demand is the most effective way of reducing carbon emissions and, by providing solutions to reduce the carbon emissions within the fabric of the building itself, is a more sustainable option than adding renewable or low carbon energy technology that does not have the same lifespan and requires additional long term maintenance.

The objective is to create a building requiring little supplementary heat which reduces the energy reliance levels and achieves Building Regulations Part L emissions targets. The following energy efficiency measures will be considered and incorporated into the development where possible, in accordance with good design practice;

- Committed to 10% renewables on site;
- Increased levels of insulation within the building fabric;
- Mechanical ventilation with heat recovery systems if necessary;
- A level of air-tightness better than current building regulations;
- Energy efficient light fittings, combined with the use of time controls, passive infra red and daylight dimming controls to reduce electric consumption;
- High efficiency lamps and timer/daylight controls for external space lighting;

- Central thermostatic controls and time switches to allow for high levels of control of space and water heating requirements throughout the building;
- Individual smart meters for each unit to allow for easy monitoring of consumption;
- Energy efficient appliances labelled 'A' or better to be installed where possible;
- Home user guide will highlight the most energy efficient settings for occupiers.

Whilst not directly related to savings in energy the following items do conserve equally important utility resources by reducing water consumption and these will be incorporated into the development where possible;

- Low use water fittings such as aerated taps & showers and low volume flush/dual flush wc's;
- Flow restrictors.





Old Ashford Road, Lenham  
Design & Access Statement

# 6

## Part 6: Landscape





# Part 6: Landscape

## Green Infrastructure & Landscape

The development proposals seek to deliver long term landscape, biodiversity, recreation and sustainability benefits through the conservation of site habitats and the introduction of new habitats and landscape enhancement.

Habitats to be conserved and protected, and new landscape habitats (Green Infrastructure) are identified on the Parameters Plan. The development's Green Infrastructure totals 7.33 Ha, which is equivalent to around 63% of the application site. The main Green Infrastructure objectives for the development are:

- To create a diverse green infrastructure that delivers biodiversity gains, landscape enhancement, recreation and sustainability benefits;
- To deliver a well designed scheme, which locates built development within a comprehensive landscape setting;
- To conserve and protect features of value and enhance these as important components of the GI. This includes the protection of the site's boundary vegetation and the existing watercourse;
- To ensure that the GI is multi-functional, interconnected, attractive and enduring;
- To ensure that the GI is publicly accessible and that the new community is within easy reach of areas of greenspace for play and recreation;
- To improve biodiversity across the site by introducing a variety of ecological habitats to include: broadleaved woodland blocks; species rich hedgerows; native tree planting; grassland meadows; ponds and wetland habitats; street trees; native garden planting; and garden trees;
- To provide for natural play, active recreation and healthy living, to include: new public open space (Village Green and orchard); an equipped play area; retained rights of way; and new walking and cycling routes.
- The GI should be well overlooked by properties, buildings and streets, so that it is safe and attractive to use; and
- To ensure that the GI is appropriately managed to secure long term enhancements.



## Part 6: Landscape

## Green Infrastructure & Landscape

The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice design guidance. The following key landscape features are proposed;

1. A Village Green located to the centre of the site to incorporate new avenue tree planting and new formal hedgerow and shrub planting along with the introduction of new orchard tree planting;
2. Existing boundary vegetation will be retained where possible and enhanced with additional native planting; in particular, the eastern site boundary, where a new landscape bund and woodland planting will create an attractive space for recreation and provide a suitable buffer to the surrounding countryside. This area will also accommodate the new attenuation ponds, which will reflect local landscape character and contribute to local biodiversity and the visual amenity;
3. A Frontage Landscape to create an attractive arrival point and provide a suitable buffer to the adjacent Ashmill Business Park;
4. Provision of three football pitches and a Trim Trail along with the area for a new play area and to establish a new sports pavilion and car park; and
5. Provision of new informal public footpath routes around the development edge connecting to the areas of Public Open Space and the new play area, the network of Public Rights of Way and the settlement edge of Lenham;



Part 6: Landscape

Part 6: Landscape

Village Green

An open road-side green, based on traditional Kentish examples, such as the village green within Grafty Green will be located to the centre of the site.

Large individual street tree species will be introduced to enclose the area of green space along with new orchard tree planting to reflect the local landscape character. Suitable landscape boundary treatment including bollards / railings and tree guards will be used to protect new planting.

The Village Green will be overlooked by properties to provide good natural surveillance. There should be a number of links into surrounding streets to provide good permeability and to satisfy key desire lines.

Provision of the Village Green will provide not only environmental and aesthetical benefits but opportunities for community involvement and recreation.



Extract Plan: Village Green

Typical Images: Properties fronting onto Village Green



Typical Images: Attenuation Pond / Informal Pathways Extract Plan: Eastern Boundary Landscape Treatment

Eastern Boundary

The existing hedgerow boundary vegetation within this area will be retained and reinforced with additional native planting. Intermittent blocks of new structural landscape planting and a landscape bund will be introduced to reduce the impact of the proposed development onto The Oast House and Orchard House (East Lenham) to the immediate east of the site.

A comprehensive drainage strategy is proposed which will capture surface water run off from the development and take the form of a SuDs system. It is proposed to convey run off from the developed areas to a series of attenuation ponds located along the eastern boundary of the site. The attenuation ponds will be a shallow depression designed to hold water in extreme storm events. Appropriate national leisure and safety measures will be incorporated, please refer to the Flood Risk Assessment submitted in support of the proposals.

Existing and proposed footpath links running through the green space will provide connections from the development to Lenham and the surrounding countryside. Informal mown grass pathways will be included within the amenity and wildlife grassland areas.

Whilst the built development would inevitably alter the landscape and visual character of the site, significant opportunities arise to create a robust appealing Green Infrastructure framework which takes advantage of natural assets and minimises the impact onto East Lenham.



Part 6: Landscape

Part 6: Landscape

Frontage Landscape

The Frontage Landscape is located to the northern boundary of the site and will consist of the main access points set within a formal landscape to provide an attractive arrival point to the development and to enhance the approach to Lenham from the east.

This area of amenity and recreation space will also provide a buffer between the new built development and the adjacent Old Ashford Road and Ashmill Business Park, to the immediate north of the site.

Shared surfaces in the form of Green Lanes (shared driveways) will provide a pedestrian friendly environment and reduce traffic speeds adjacent to the public open space. A separate new footpath link to run parallel with the northern site boundary will inform the public open space and link into the existing pavements along Old Ashford Road to provide connections to Lenham. The linear green space will be overlooked by properties to provide good natural surveillance.

A comprehensive use of street trees will be adopted as a key design principle, and this will establish a distinct character for the development. Within the open space, such as the formal Frontage Landscape, larger growing tree species will be used including a larger proportion of native species. Trees will be located to enhance visual interest and to provide identity as well as being used as landmark features. Trees will help to soften the built form, provide shade and create ecological habitats.



Extract Plan: Frontage Landscape (Top)

Typical Images: Frontage Landscape (Bottom)



Typical Images: Play Area / Sports Pitches



Extract Plan: Sports Pitches and Play Area

Sport Provision and Play Area

The proposed development provides a significant amount of space for natural play, sport and informal recreation in accordance with Maidstone Borough Council's Open Space Requirements (Maidstone Borough Council Local Plan, 2017 - Policy DM19: Open Space and Recreation). This includes the proposed Sports Pitches and Play Area, along with an area for a new sports pavilion and associated car park.

The Sports Pitches and surrounding landscape area includes the provision of the two adult football pitches and one junior football pitch. A new Trim Trail will also be proposed along a circular pathway around sports pitches.

The proposed play area is located adjacent to the built development. This area will provide over 2,000m2 of active play for children and teenagers of all ages. The area will comprise of an equipped play area and an informal 'Kick-around' area

The play area will be easily accessible by the street and green corridor network as well being located between two existing Public Rights of Way. The area will also be well overlooked by properties, so that they are safe and attractive play spaces.





**Old Ashford Road, Lenham**  
Design & Access Statement

# 7

**Part 7:**  
Building for Life





# Part 7:

## Building for Life

Part 7: Building for Life

### Building for Life Summary

The following section provides a summary of the evaluation against the 12 Building For Life Questions, and links to the evidence that supports the evaluation. If the standard is met for each question then a score of 1 will apply.



#### INTEGRATING INTO THE NEIGHBOURHOOD

##### 1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

Evaluation: Footpaths are proposed within the site and will link to the existing Public Rights of Way network within the site, within the wider landscape and provide direct links into Lenham.

Score: **Green Light**

##### 2. Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Evaluation: The development will provide new public open space. The development is close to a range of local facilities including shops, pubs / cafes, workplaces, primary and secondary schools and parks / areas of equipped play within Lenham.

Score: **Green Light**

##### 3. Public transport

Does the scheme have good access to public transport to help reduce car dependency?

Evaluation: The development has easy access to public transport with close links to the existing bus routes located along Old Ashford Road. Lenham train station is located near to the site and provides direct connections to Maidstone and Ashford International station.

Score: **Green Light**

##### 4. Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Evaluation: The accommodation mix would reflect the needs and aspirations of the local community. The design would include a range of dwelling sizes across the site, to provide a mixed community. The tenure mix would reflect the local community, and would provide a balanced and robust mix of tenures including provision for affordable homes.

Score: **Green Light**

#### CREATING A PLACE

##### 5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Evaluation: The layout and green infrastructure for the scheme would respond to its context and provide a distinctive character. At a detailed level, features would be included in the design, to develop local distinctiveness. This could include selected use of traditional materials in key locations.

Score: **Green Light**

##### 6. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Evaluation: The scheme does exploit the existing landscape and topography. The design approach follows the retained trees and hedgerows, the sloping topography and watercourse to reflect the nearby existing housing.

Score: **Green Light**

##### 7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Evaluation: The scheme is based on a series of development blocks, which interlock with the landscape. There would be a clear definition of the private and public realm, and properties would overlook the public space.

Score: **Green Light**

##### 8. Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Evaluation: The layout for the scheme follows a simple approach with a new 'Primary Road' to allow residents and visitors to easily navigate their way around. The relationship with the green infrastructure would allow easy orientation.

Score: **Green Light**





Part 7: Building for Life

STREET AND HOME

**9. Streets for all**  
Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Evaluation: The building layout has defined the street network, so that highways and car parking do not dominate. Where main pedestrian routes cross the streets levels would be raised to give pedestrians priority, and to assist in calming traffic.

Score: **Green Light**

**10. Car parking**  
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Evaluation: Car parking would be integrated into the overall layout and design. Car parking would be predominantly within curtilage, primarily to the side of dwellings.

Score: **Green Light**

**11. Public and private spaces**  
Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Evaluation: The streets and the public spaces would all be overlooked by adjacent dwellings, allowing informal surveillance and safe routes.

Score: **Green Light**

**12. External storage and amenity space**  
Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Evaluation: The building layout will allow for bins and recycling stores to be stored out of sight and minimise their impact on the streetscene.

Score: **Green Light**





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