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1718 DAS SD

Site at Shadoxhurst
Design & Access Statement

Design & Access Statement and supporting information for the Outline Planning Application (with all matters reserved) for a development of 14 houses on land to the north of Woodchurch Road, Shadoxhurst.

NOTES:

For all plans north is orientated:



Unless stated otherwise.
Do not scale from drawings

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This report forms the Design and Access statement for an Outline Planning Application (with all matters reserved) for a development of 14 houses on land to the north of Woodchurch Road, Shadoxhurst, and brings together the additional statements required for the submission as per the local and national planning validation requirement list.

1.0 Introduction

1.1 Report Format & Contents

This report forms the Design and Access statement for an Outline Planning Application (with all matters reserved) for a major development of 14 houses on land to the north of Woodchurch Road, Shadoxhurst, TN26 1LE. It also brings together the additional reports and consultant information required for the submission as per the local and national planning validation requirement list.

The report includes the following required statements:

- Affordable Housing Statement
- Building for Life Statement
- CS11 Statement
- Existing Infrastructure and Utilities Assessment
- Landscaping Proposals and Strategy (hard and soft landscaping)
- Lighting Assessment
- Management Plans
- Open Space, Sport, Recreational facilities and Community/Social Infrastructure Statement
- Planning Statement
- Sustainable Development and Construction Statement
- Transport Statement

The following supporting information is not included within this report but can be found as separate documents accompanying the Outline Application:

- Community Infrastructure Levy – Supporting Information
- Contaminated Land Assessment
- Ecological Surveys and Impact Assessment (Phase 1 Habitat Survey)
- Flood Risk Assessment
- Landscape, Countryside Character and Visual Impact Assessment
- S106 – Heads of Terms and Evidence of Title
- Tree and Hedgerow Survey and Impact Assessment
- Existing Scaled Drawings
- Proposed Scaled Drawings

1.2 Professional Team

Design Team

TaylorHare Architects LLP were appointed in November 2017 to develop designs for a number of residential dwellings on a greenfield site, exploring how design can assist in integrating future residents and families within the existing community.

The design presented within this DAS is the result of close collaboration with DHA (Planning Consultants), Herrington Consulting (Service Engineers), KB Ecology (Ecologist and Landscape), all of whom have extensive experience of working on residential developments within rural locations.

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1.0 Introduction

1.3 The Site

Land to the north of Woodchurch Road, Shadoxhurst, Ashford TN26 1LE.

The 1.74 hectare application site is an irregular shaped parcel of land located on the northern side of Woodchurch Road.

The site is partially enclosed on three sides by the rest of the village but does open to countryside to the north. It is 600 metres along Woodchurch Road to the northern part of Shadoxhurst and 5 miles SW of Ashford town centre. The site is 3.1 miles NE of the village of Woodchurch.

1.4 Recent Planning Policy Changes

Shadoxhurst is referred to as a ‘village’ settlement within Ashford’s adopted Local Plan (saved policies) 2000. According to the Council’s Proposal Map the site falls within a ‘landscape character area’ and is located on the immediate edge of the settlement of Shadoxhurst.

The council are currently in the process of producing their new Local Plan. Consultation on the main modifications document was undertaken in August 2017 and submitted to the Secretary of State for examination in December 2017.

Whilst the plan is yet to be adopted, it indicates the Council’s direction of travel on a number of issues and as such can be afforded some weight.

Proposed Site for Development

BUAB (Built-Up Area Boundary) as defined by Ashford Borough Council



Above: Satellite view of the application site from Google maps © Google Not to scale.

1.0 Introduction

1.5 Policy Context

‘Minor residential development or infilling Policy TRS1 (Development Plan Document (DPD)) Adopted 21st October 2010’ provides guidance on the interpretation and application of Policy TRS1 of the Tenterden and Rural Sites Development Plan which was written to respond to the delivery of windfall development in the rural area up until 2021.

Such minor residential development should be limited to a range of rural settlements that can be said to have sufficient size, form and facilities to support the creation of new residential properties.

This document states that: “Minor development or infilling will be acceptable within the built-up confines of Tenterden and the following villages”, which includes the village of Shadoxhurst.

Policy TRS1 states that “development will be acceptable providing that the following requirements are met:

- A the development can easily be integrated into the existing settlement without the need to substantially improve the infrastructure or other facilities;
- B the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area;
- C it does not result in the displacement of other active uses such as employment, leisure or community uses in the area; and
- D the proposal would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement.

As such, in the context of the planning policy outlined above, and as a result of a positive sequential test and site specific detail, the site is in a viable sustainable location for residential development, and could provide a positive contribution to housing stock in the area.

1.6 Report Summary

This outline planning application seeks a Change of Use of land to establish the principle of a residential development of up to 14 dwellings. The application has been prepared with due regard to requirements of local and national planning policies, and in response to Tenterden’s Development Plan policies including Policies TRS1 and TRS2, which provide support for minor residential development or infilling and new residential development elsewhere in rural villages.

This report demonstrates that the careful development of this site would provide a well needed, moderate boost to the local housing stock in a sustainable location - incorporating affordable housing provision (as required) and comprising of a housing mix and type commensurate with proven local housing needs. The report also sets out those parameters which will ensure that the proposed development is well designed and appropriate in scale, layout and character, as well as being well related to the existing pattern of development. The proposal seeks to enhance the distinctive character of the surrounding development and its rural setting.

In the absence of any material harm, it is therefore requested that Outline Planning Permission be granted for this proposal.

2.0 Planning Statement

This planning assessment has been prepared by DHA Planning on behalf of TaylorHare Architects, for inclusion within this supporting Design and Access Statement. The planning assessment comprises the following sections:

2.1 Outline Permission - Design Parameters

The proposal site is currently an irregular shaped agricultural field located on the northern side of Woodchurch Road.

Outline permission is currently sought to develop the 1.74 hectare site, on the northern side of the settlement of Shadoxhurst. Whilst on the immediate edge of the settlement confines it is considered countryside within planning terms. In practical terms, the site is encapsulated by the built form of existing residential development along Woodchurch Road and the wider village.

Ashford have recently confirmed on similar sites within walking distance of the application site that this location is not isolated, being located next to an established settlement that has access to a moderate range of facilities. This includes the Kings Head Public House (approx. 500 metres from the site), a village hall, church, a play area and park. There is also a small shop/post office located in the adjacent settlement Stubbs Cross approximately 0.8 miles from the application site.

In addition to this, the site is also within 120 metres of the nearest bus stop, which provides regular services to Tenterden, Ashford and surrounding settlements.

The development proposes 14 dwellings in outline with all matters reserved. As the development is being considered in the light of Policy TRS1 it is considered appropriate to provide parameters of development to allow the impacts of the scheme to be properly and fully considered.

The following quantum of development is therefore proposed. The indicative table opposite provides an understanding of how this proposed quantum of development may be brought forward and more importantly, demonstrates how this proposed quantum of development may be delivered without detrimentally impacting neighbouring properties or the character of the wider village and landscape.

The final design response to these parameters is left open to allow greater flexibility in the delivery of a Reserved Matters application as allowed for within the Town and Country Planning Act.

Proposed Quantum of Development	Indication Strategy Plan
<ul style="list-style-type: none"> - 4 x 5 bedroom homes of 200 m2 - 3 x 4 bedroom homes of 165 m2 - 5 x 3 bedroom homes of 140 m2 - 2 x 2 bedroom homes of 130 m2 	As per proposal
35% of the site to provide publicly accessible space.	Includes provision for two ponds within the development one larger pond to the northern boundary for settlement, with the secondary smaller pond to be incorporated as part of the SUDS strategy for the development as a whole.
Commitment to biodiversity enhancement and Green Infrastructure.	75 + trees to be planted.
Hedge to be laid.	Indicative sighting of houses and access to avoid RPA of mature trees on site.
Public Open Space.	Ditch to be retained to promote biodiversity
Use of SuDS.	Hedge to be laid in long sections punctuated only by pedestrian pathways and a single vehicle entrance.
Shared space ethos.	A minimum of 35% to be provided as public open space. The indicative scheme sets this out as a larger and smaller pond both, one in the centre of the development and the other to the northern boundary.
Single point of access onto Woodchurch Road with adequate turning head for refuse, recycling and fire vehicles.	Permeable paving to be used rather than asphalt.
Affordable Housing.	Layout to allow for retention of ditch to front of site maintained with culvert under access.
	Water butts within the gardens of each property to reduce the developments reliance on potable water supplies.
	New wetland incorporating a pond for the discharge of surface water runoff discharging.
	High quality design by architectural practice included shared space ethos, wetland, pond and pedestrian centred design.
	The existing site will be accessed by a single access off of Woodchurch Road.
	Hedges to be planted in preference to fences to ensure preferred visual impact upon the street scene and to encourage wildlife corridors..
	The applicant is supportive of providing Affordable Housing on site and proposes three dwellings on site to be mixed into the wider development.

Above: Table illustrating quantum of development and strategy plan

2.0 Planning Statement

2.2 Planning History

A number of planning applications have been approved on the immediate edge of the settlement of Shadoxhurst (see chapter 3.4) where parallels can be made with the application site in providing a natural expansion of the settlement of Shadoxhurst. For the purpose of this report, we have summarised each scheme below.

A Land between The Hollies and Park Farm Close Ref: 16/01841/AS

An application was submitted in December 2016 on the land between the Hollies and Park Farm Close, approximately 260 metres west of the application site along Woodchurch Road. The application sought detailed planning permission for the erection of 12 dwellings, with a new access off Woodchurch Road as well as landscaping and ancillary works.

The application was taken to Planning Committee in March 2017. The officer confirmed that whilst the application would represent a departure from the development plan, the proposed development would not cause an unacceptable level of harm due to the relative containment of the site by the exiting field boundaries and landscaping proposals. There is adequate justification to support the scheme based on five year housing supply numbers and the fact that this is a sustainable development. Since the development would protect and enhance the character of the countryside, the scheme was recommended for approval and the application subsequently granted planning permission on the 17th March 2017.

B Land to the Rear of Kings Head, Woodchurch Road Ref 15/01496/AS

An application was submitted in November 2015 for a residential development comprising 19 dwellings alongside garaging, parking, open space and landscaping. The site is located on the western side of Woodchurch Road, approximately 450 metres from the application site and immediately south of the Grade II listed, Kings Head Public House.

The application was taken to Planning Committee in September 2017 and the following assessments made by the planning office was approved in November 2017.

C Land to the Rear of Farley Close, Woodchurch Road Ref 17/01888/AS

An application was submitted in December 2017 for a residential development comprising 17 dwellings alongside garaging, parking, open space and landscaping. The application is pending consideration with a target determination date expected as 19th March 2018.

D Land to the South of Woodchurch Road Ref 15/00373/AS

A small application for 4 new dwellings to the south of Woodchurch Road, granted approval in August 2015.

2.3 Appraisal & Reasons

Having been shown elsewhere to be in accordance with Policy TRS1, this section demonstrates the planning benefits of the proposed scheme and sets out the reasons why it should be approved.

Policy HOU5 of Ashford's emerging Local Plan 2030 states that proposals for development adjoining or close to the existing built confines of settlements including Shadoxhurst, will be permitted providing that the following criteria is met:

- 2.31 Reason 1 - The scale of the development proposed is proportionate to the level of service provision currently available
- 2.32 Reason 2 - the proposal is of a layout, scale, design and appearance that is appropriate to the character and density of its surrounding area
- 2.33 Reason 3 - it does not result in the displacement of other active uses such as employment, leisure or community uses in the area
- 2.34 Reason 4 - the proposal would not result in the loss of public or private open spaces or gaps that are important characteristics of the settlement

2.0 Planning Statement

2.4 Landscape and Streetscape

Notwithstanding the site constraints and location of the village boundary in policy, the development will not extend the appreciable built extent of the village into open countryside but rather into an infill site flanked by existing buildings.

To the south of the site, immediately fronting Woodchurch Road is a detached bungalow, which appears to have been constructed in the late 1960's/early 1970's. The property is of limited architectural merit, set behind a well-maintained garden area and driveway.

According to the Council's Proposal Map the site falls within a 'landscape character area' and is located on the immediate edge of the settlement of Shadoxhurst. As viewed on the ground however, the development is not separated from the built up settlement. As such, development within the level site will not be appreciable from long range views in any direction. Where glimpses of the site are possible, these will be seen against a backdrop of existing development within a village setting and sufficiently screened by existing and proposed landscaping.

2.5 Heritage

There are no Listed Buildings in the immediate vicinity of the site, although there are two Grade II Listed Buildings close by, namely Park Farmhouse (List ID: 1071401) which sits along Woodchurch Road to the west of the proposed site entrance and Hornash (List ID: 1071400), which lies further east along Hornash Lane.

In light of the above, the LCVIA was important to establish the fact that the site lies outside of the immediate setting of these heritage assets. The detailed design of the dwellings will be submitted as Reserved Matters applications.

2.6 Biodiversity and Protected Species

The proposed development of the site and the design of the indicative scheme has been informed by a Preliminary Ecological Appraisal Survey, which accompanies this application. Whilst the arable field is demonstrated to be of low ecological value, the development of the site is seen as an opportunity for ecological enhancement. To this end, the indicative scheme has limited interference with the existing ditch, which could support increased biodiversity. Additionally, the indicative scheme includes hedge planting, two new ponds as well as extensive tree planting both within the site and along the sites boundary edges.

The placement of dwellings and the access has been designed to create minimum interference with the root protection areas of existing trees on site and of those trees adjoining the site. In line with good practice, proposed tree planting within the indicative scheme seeks to graduate tree cover from both the western and eastern boundaries, allowing for usable residential gardens but maximising opportunities for cover for birds and mammals.

Ecological enhancements could be secured by way of condition to the application or subsequent Reserved Matters applications.

2.7 Trees

The site supports few trees. The Design Team has commissioned an Arboricultural survey however to ensure that the proposed density and layout can be achieved with minimum impact to trees surrounding the site.

Particular care has been taken in the siting of the proposed dwellings to ensure that built form and driveways are sited to respect root protection areas. Similarly, within the indicative layout, the position of dwellings, and the habitable rooms that will be within them at Reserved Matters stage, has been informed by the need to reduce pressure to existing trees and prevent issues from overshadowing.

The scheme demonstrates that 14 dwellings of different types and form can comfortably co-exist with surrounding tree cover.

The indicative scheme also seeks to lay down a hedge to the northern boundary of the site under guidance of an Arboriculturalist and this may be conditioned to support the scheme.

2.8 Land Contamination

The site has been used for agricultural purposes and as such, the submitted contamination report is an adequate site investigation, proportionate to the scale of development in accordance with Paragraph 12 of the NPPF. This document concludes that the site presents a low risk of contamination.

2.9 Loss of Agricultural Land

Paragraph 112 of the NPPF allows for the development of lower quality agricultural land. Given modern agricultural practice, this smaller parcel of land, surrounded by residential development is considered to be appropriate for development.

2.10 Public Open Space

The scheme includes provision of publicly accessible space as well as ecological enhancements and the planting of new trees and hedgerows in order to soften the appearance of the site.

Within the development there are key spaces given over to improve both the quality of the street scene but also to be enjoyed by the residents.

These include an area of soft landscaping at the entrance of the site and an area of 'green' within the center of the development with an associated pond.

The open space incorporated within the development will ensure that the density of the proposal will reflect the surrounding character and grain of Shadoxhurst.

The inclusion of a pond not only benefits the SUDS design as described within Herrington Consulting's report but will also have ecological benefits.

These generous and important public spaces along with the wetland pond to the north of the site will not only ensure the development is of high quality but will ensure the future wellbeing of residents.

2.0 Planning Statement

2.11 Residential Amenity

The site sits between existing residential plots and can support residential development without significant disruption or loss of amenity to neighbouring properties. The indicative layout shows how this may be achieved with particular care to ensure that there is minimal overlooking to neighbouring properties.

Distances from the rear elevations of these neighbouring dwellings to proposed houses to the east and south of the site are substantial with no direct overlooking of the existing properties.

The indicative layout has also taken care to ensure that adequate privacy is maintained between dwellings within the site with significant distances between proposed dwellings and gardens of differing sizes all well above minimum standards providing the widest choice.

2.12 Affordable Housing

The application is accompanied by a draft Heads of Terms offering three of the dwellings as Affordable Homes.

2.13 Sustainability

The applicant has commissioned ecological surveys, arboricultural surveys and contamination surveys and appointed a leading architect to consider the design of the site as set out in Chapter 4 of this statement to ensure that development respects the landscape and character of the area. In terms of environmental and social sustainability, this is a proportionate and responsible approach to development of the site at outline stage.

It is fully expected that design detail at Reserved Matters stage would meet Ashford Borough Council’s policy requirements in terms of sustainability and energy requirements and will reflect public opinions and suggestions provided at planned consultation events within the village.

2.14 Infrastructure

The client’s draft Heads of Terms acknowledges that Ashford Borough Council may seek financial contributions with regard to the development and this is considered reasonable in principle where necessary to make the development acceptable in planning terms and directly related to the development.

The applicant expects that the public footpaths and quality of road surfacing may be required to be improved and will be guided by officers in achieving a suitable and appropriate contribution to the village’s infrastructure needs.

2.15 Flood Risk and SuDS

The application is accompanied by a Flood Risk Assessment (FRA) undertaken by Herrington Consulting Ltd which demonstrates an appraisal of the risk of flooding to development at a site-specific scale and recommends appropriate mitigation measures to reduce the impact of flooding to both the site and the surrounding area.

2.16 High Quality Design

The indicative site layout is an architecturally led scheme guided by good urban design principles.

The density reflects a balance between maintaining local character and efficient and responsible use of the available land. Whilst detailed design and landscaping are reserved matters, the indicative scheme demonstrates that high quality spaces and homes can be achieved which compliment the existing character of the site in accordance with policies CS1 and CS9 of Ashford Borough Council’s Core Strategy 2008.

It would be expected that high quality design continues to inform Reserved Matters applications and this is within the power of the local planning authority to ensure.

2.0 Planning Statement

2.17 Planning Policy Overview

In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, planning applications must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

For the application site, the development plan consists of the following documents:

- Ashford Local Plan saved policies (2000), together with the Core Strategy (2008); and
- Tenterden and Rural Sites DPD (2010).

The council are also currently in the process of producing their new Local Plan. Consultation on the main modifications document was undertaken in August 2017 and submitted to the Secretary of State for examination on the 21st December 2017.

Whilst the plan itself is yet to be adopted, it does indicate the Council’s direction of travel on a number of issues and as such can be afforded some weight.

In addition, the Council has adopted a number of Supplementary Planning Documents (SPD), which are also relevant to the nature of this proposal, these are:

- Landscape Character Assessment SPD (2011)
- Residential Parking SPD (2010)
- Sustainable Design and Construction SPD (2010)
- Sustainable Drainage SPD (2009)
- Affordable Housing SPD (2009)

The National Planning Policy Framework (NPPF) is a material decision in decision making. The NPPF establishes a presumption in favour of sustainable development, and states that development proposals which accord with the development plan should be approved without delay.

The Core Planning Principles within the NPPF set out that planning should pro-actively drive and support sustainable economic development to deliver the homes that the country needs, by objectively identifying and meeting the housing needs of an area. Chapter 6 of the document establishes the need to deliver a wide choice of high quality homes and requires local authorities to significantly boost the supply of housing.

The Planning Practice Guidance (PPG) should be referred to in conjunction with the NPPF and provides up to date guidance on a wide range of planning matters.

2.18 Local Plan Policies

The policies contained within the Core Strategy and to a lesser extent, the saved policies of the 2000 Local Plan, have the most weight in determining this application.

The Ashford Borough Local Plan 2000 has now been largely superseded by the Local Development Framework (LDF). But a number of the policies in the 2000 Local Plan were ‘saved’ until these were either subsequently replaced or superseded by policies in the new system. As Ashford now has a number of adopted LDF and Local Plan documents, this saved policies list has reduced. Of these, the following policies are of particular relevance:

Ashford Core Strategy 2008

- CS1 Guiding Principles
- CS2 The Borough wide strategy
- CS6 The rural settlement hierarchy
- CS9 Design quality
- CS10 Sustainable design and construction
- CS13 Range of dwelling types and sizes

Ashford Local Plan 2000 (saved policies)

- EN10 Development on the edge of existing settlements

In new developments proposed on the edge of existing settlements, the boundary treatment should respect that which forms the settlement’s established character, providing an appropriate transition to the surrounding countryside.

- GP12 Protecting the countryside and managing change

Sets out a series of guidance to protect the countryside for its own sake, for its landscape and scenic value and for the important wildlife habitats it contains, and to respond to the need for carefully managed change to accommodate demands for agricultural diversification, tourism and public access to the countryside.

- EN23 Sites of archaeological importance

In exceptional circumstances, permission may be given for development affecting important archaeological sites of regional or local importance, if the applicant has demonstrated that the site will be satisfactorily preserved either in situ or by record. Any archaeological recording should be by an approved archaeological body and take place in advance of development in accordance with a specification and programme of work to be submitted to and approved by the Local Authority.

- EN27 Landscape conservation

This policy makes reference to the fact that long term protection will be given to Special Landscape Areas and other important landscape features. Priority will be given over other planning considerations to the conservation or enhancement of natural beauty, including landscape, wildlife and geological features, while recognising that landscape considerations carry less weight in Special Landscape Areas than in Areas of Outstanding Natural Beauty. At the same time, due regard will be had to the economic and social well-being of the area.

- HG3 Design in villages

In considering proposals for new housing development in a village (or smaller rural settlement), the Council will need to be assured that the following elements of the village’s character have been taken into account and where appropriate, reflected in the design of new housing:

- a) the historic pattern of the village;
- b) important opens paces within the village and important areas of planting;
- c) important views in and out of the village;
- d) the relationship between the built form of the village and the surrounding countryside;
- e) the variety of building types, local materials, building proportions, architectural features and styles.

Ashford New Local Plan 2030

The Ashford Local Plan 2030 sets out the land that needs to be provided in the borough to accommodate new homes and jobs up to 2030 and contains a number of sites across the borough proposed for development as well as establishing planning policies and guidance to ensure local development is built in accordance with the principles of sustainable development. Once adopted, it will replace the currently adopted development plan documents.

The policies included within this Plan are consistent with the Council’s Corporate Strategy, the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG) and in being so go to the heart of what sustainable development is and how good place making can be achieved.

The following policies are relevant to the site:

- SP1 Strategic objectives
- SP2 Strategic approach to housing delivery
- SP6 Promoting high quality design

2.0 Planning Statement

- HOU1 Affordable housing
- HOU5 Residential windfall development in the countryside
- HOU10 Development of residential gardens
- HOU12 Residential space standards internal
- HOU18 Providing a range and mix of dwelling types and sizes
- TRA3a Parking standards for residential development
- ENV3a Landscape character and design
- ENV9 Sustainable drainage

Five Year Housing Land Supply

The Government is committed to boosting significantly the supply of housing. That is to be achieved by identifying specific deliverable sites sufficient to provide 5-years’ worth of housing against local planning authorities’ existing housing requirements. Ashford Borough Council is therefore required by policy, to provide and identify a 5-year supply of housing land.

The National Planning Policy Framework (NPPF) at paragraph 47 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to meet the local need for hosing over a period of five years. An additional buffer of 5% should be provided to ensure choice and competition in the market for land. This buffer should be increased to 20% where there is a record of persistent under delivery to provide a realistic prospect of achieving the planned supply and to ensure choice and completion on the market for land.

The Council have since published an updated Housing Position Statement (December 2017), which confirms that on the basis of the Plan’s Housing Trajectory, a total of 4.6 years of deliverable land supply can be demonstrated. According to their report, the trajectory expects to not only deliver the plan’s annualised requirement but also rectify the existing shortfall with over 600 dwellings to spare.

2.19 Conclusion

The application seeks outline planning permission (with all matters reserved) for the demolition of the existing bungalow and the construction of 14 residential units on land to the north of Woodchurch Road in Shadoxhurst, alongside associated parking, access and landscaping works.

The Council has recently granted planning consent for new housing in a number of 'edge of settlement' locations within walking distance of the application site whereby Officers have confirmed that these sites were not in isolated locations and within an established settlement that has access to a moderate range of facilities. It is submitted that a similar assessment should apply to the application site.

The application site will provide a logical and natural extension to the settlement boundary and would be acceptable under the presumption in favour of sustainable development in the absence of a five year supply, or given the direction of travel within the Borough in respect of appropriate developments on edge of village sites, as set out within the council's emerging plan.

The scheme has been designed to a high quality, taking reference from the layout and design of the adjacent properties and the character and appearance of the area. Any views of the development from the surrounding countryside would be seen against the existing development of Shadoxhurst. In addition to this, the provision of additional planting and landscaping will help to screen the development and soften its appearance.

As demonstrated throughout this Statement, it is considered that the proposed scheme accords with relevant planning policy at the local and regional level, together with national guidance where appropriate.

3.0 Site

3.1 Wider Context

The application site is situated on the northern side of the settlement of Shadoxhurst, on the immediate edge of the settlement confines.

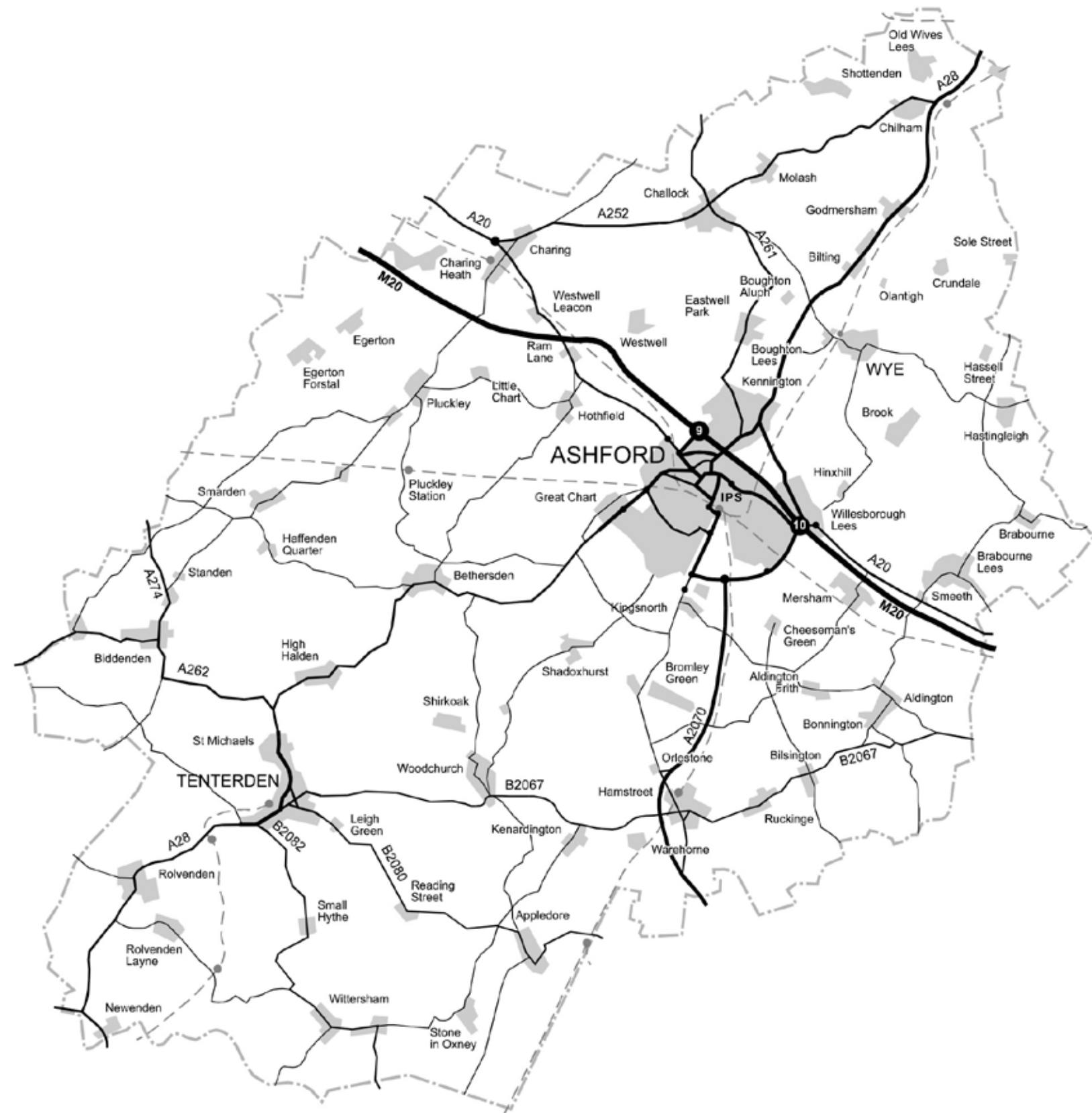
Shadoxhurst is referred to as a 'village' settlement within Ashford's adopted Local Plan (saved policies) 2000.

3.2 Built Up Area Boundary

The site along Woodchurch Road is located on the boundary of the northern most BUAB of Shadoxhurst. (See adjacent map). This village is specifically mentioned in Policy CS2 of the local plan 2000.

3.3 Brownfield Land

The proposed site is not a brownfield site.



Above: Site Map showing the area covered by the Ashford Borough Local Plan

3.0 Site

3.4 Existing Village Context

The site is adjacent to the boundary of Shadoxhurst (South).

The site for the proposal constitutes a logical infill of the built-up area of the village, as a self contained site with rational and natural boundaries:

SW Boundary

This boundary of the site is defined by a mixture of native trees defining the end of existing gardens associated with the houses off Eastwell Close & Park Farm Close. Woodchurch Road and further development extends to the South West.

NW Boundary

To the North West pasture extends as the landscape increases in elevation but is defined by an existing field ditch and a number of mature native trees.

NE Boundary

This boundary is defined by a line of existing fences, hedges and trees which demarcates the extent of the gardens associated with the houses on Lonefield.

SE Boundary

The South-eastern boundary similarly is defined by a mixture of trees, fences and gardens with a very domesticated atmosphere.

Situated between development on three sides - the proposed site is an example of an infill site as opposed to a ribbon development site.

Details of the transport links between the site and both the core village of Shadoxhurst and the urban centre of Ashford can be found in section 5.0 'Access'.



Above: Existing Site drawing



Above: View from Woodchurch Road looking west towards the proposed site entrance



Above: Proposed site boundary drawing



Above: View from Woodchurch Road looking east towards the proposed site entrance

4.0 Design

4.1 Scale and Character

The development proposed has been finely balanced to both reflect the scale and character of the existing rural grain along Woodchurch Road whilst also being a sustainable scale of development with due consideration given to plot and dwelling size and scale.

The exact number and design of the dwellings is a Reserved Matter in this application. However, recognising that a development of 30 homes per hectare would be at odds with the character of the large detached houses with large gardens that make up the majority of the wider built properties along Woodchurch Road, and in order to best reflect the density and pattern of the surrounding built development, the proposal submitted is for a development of only 14 houses.

In keeping with advice set out in 'Local Development Framework Landscape (adopted April 2011)' - "Development located on the edge of a settlement should be consistent with the form or shape of the settlement."

The pattern of housing proposed to the north of the site follows that of the existing development to either side - and is to match the scale and character of the surrounding residences. The low-density, low lying development looks to avoid the creation of over-sized rear gardens and unsustainable plot sizes.

The exact building and landscape design is a reserved matter, however, in keeping with advice provided by both StudioEngleback (2005) and Jacobs (2009) within the 'Ashford Landscape Character Study and Ashford Landscape Character Assessment' respectively, the scale and form of the development will be set out according to the following parameters:

- The layout of the new development will seek to retain the few remaining landscape features on the site - which includes a small number of trees.
- The design of domestic or small-scale buildings will be sympathetic to and reflect the characteristics of existing traditional buildings.
- No large scale buildings are proposed as part of this development.
- Dwellings will face the public realm and those to the rear of the site will be orientated towards an open space (if provided) or fronting a new road/lane.
- Proposed buildings will utilise a local material palette and be designed to compliment and reinforce the character of the existing built context.



Proposed perspective view from Woodchurch Road looking along the entrance to the site

4.0 Design

4.2 Character of Landscape/Townscape

Detailed design of the dwellings is a reserved matter - however the buildings and landscaping within the proposed development will be designed to compliment and enhance the appearance of the existing village, using a suitable and complimentary material palette.

A sense of place and tranquillity will be ensured by the following means:

- The visual impact of the development is to be minimised through careful building and landscape design.
- The level of development will be kept to a level so as not to generate an unacceptable levels of traffic on minor roads.
- Due consideration will be given to the impact of the development on the dark skies character of the countryside.
See: '4.13 - Lighting Assessment'.

The density and character of the proposal will be in line with both planning policy and neighbouring buildings in order to minimise the visual impact of the development on the surrounding townscape and wider landscape. The scale and character of the development will contribute to the wider sites local character and distinctiveness.

See also:

'4.1 - Scale and Character', and '4.3 - Number, Mix And Type Of Dwellings'.



Above: Indicative site plan showing proposed development in context of surrounding development at 1:1000

4.0 Design

4.3 Number, Mix and Type of Dwellings

This application seeks outline planning consent for a development of up to 14 dwellings which is deemed to be the optimum site capacity having regard to the density of surrounding development, the requirements for car parking and access.

This application only seeks to establish the principle of the development, and all detailed design matters are reserved for future approval.

Information regarding number, mix and type of dwellings in terms of local need for both market and affordable housing is set out in the subsequent sections of this report.

4.4 Indicative Accommodation Schedule

Site Area: 1.74 hectares
Total Units: 14
Total Area: 2210 m2

Type	No	Type	Beds	Area (m2)
A	4	House	3	140
B	3	House	4	155
C	4	House	5	200
D	2	Affordable	2	130
E	1	Affordable	3	130

Illustrative tree planting (native species)



Above: Indicative site plan @ 1:1250

4.0 Design

4.5 Massing & Visual Appraisal

Although detailed design is a consideration for reserved matters, consideration has been given to the massing and visual impact of the scheme at an early stage to ensure that the proposed development has been informed by the desire to deliver a scheme which efficiently manages constraints to deliver a suitable layout with regards to the nature and character of the surrounding area.

The proposal seeks to respond to the surrounding context which is a mixture of housing types and ages of varying scales although there is a large number of chalet bungalow style dwellings with relatively low ridge heights on large plots with good sized gardens.

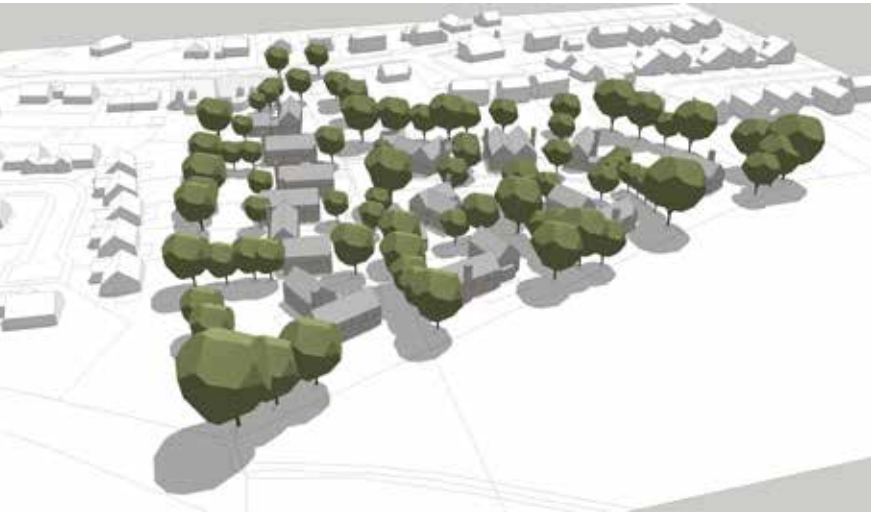
The proposal draws upon this surrounding reference and proposes a low density scheme allowing for buildings to occupy good sized plots with generous gardens.

In addition the proposals bulk and massing is kept to a minimum by keeping the majority of buildings to only a storey and a half in height. This ensures the impact of the buildings is kept to a minimum relating them in scale to the existing surrounding context.

To further reduce the bulk and mass, the buildings are broken into smaller elements. This gives an impression of a cluster of smaller buildings breaking roof lines both horizontally and vertically. This prevents any one element to become overly dominant and helps to ensure the proposal when viewed from the countryside naturally blends into the existing patchwork of roof-lines defining the development area of Shadoxhurst.

The proposal is enclosed by existing development on three sides and is only visible from the north across rolling open pasture punctuated by mature tree lines and hedgerows. The indicative massing study opposite gives an idea of what maybe visible, this minimal visual impact will be further reduced through the planting of new trees and hedge-lines that will reinforce act as additional screening and will reinforce the existing landscape features.

It is deemed that these different design elements coming together will ensure that the massing and visual impact of the proposal is kept to a minimum.



Above: Indicative massing study of proposals birds-eye view looking north



Above: Indicative massing study of proposals birds-eye view looking south



Above: Indicative massing study of proposals - view looking north from the adjacent field

4.0 Design

4.6 Affordable Housing Statement

The exact number and mix of dwellings in the development is a Reserved Matter in this outline planning application although it is currently proposed that three of the fourteen dwellings are to be affordable units. This comprises of 2 x 2 bed dwellings and 1 x 3 bed dwelling.

In accordance with Policy CS19: Affordable Homes, up to 35.0% of the units comprising this application could be made available as affordable accommodation as required.

The applicant is committed to providing housing with due regard to local housing need and will accept the council’s criteria for eligibility for affordable housing.

The applicant is supportive of providing Affordable Homes within the development to provide for local needs within the village and wider area and to meet the inclusive aspirations of the development to provide homes for local people.

Taking the above into consideration, three Affordable dwellings are proposed, each with gardens and interspersed with open market properties. It is considered important to maintain a spacious and well mixed development ensuring that there is little or no distinction between Affordable Homes and open market dwellings.

The applicant supports the allocation of these dwellings in line with the local authorities adopted housing policies with the aspiration that dwellings will be offered to local people or people with a local connection to the village.

4.7 Building for Life Statement

This Build for Life Statement links to sections of this report which demonstrate that the planning of this proposed development provides everything that should be expected of a new community - quality of a place, attractiveness, functionality and feelings of safety. Please note that the exact design of this development is a Reserved Matter of the outline planning application.

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?

See: 6.3 - Access Summary

New development will be designed to sensitively relate to the existing development with due regard for street pattern, material palette, building heights, plot size etc.

See: 3.4 – Existing Village, 4.1 – Scale and Character, 4.3 - Number, Mix And Type Of Dwellings

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 cafés?

See: 6.1 - Proximity to Services’

3 - Public transport

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

See: 6.2 - Public Transport

4 - Meeting local housing requirements

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

See: 4.3 - Number, Mix And Type Of Dwellings, 4.5 - Affordable Housing Statement

5 - Character

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

See: 5.1 – Scale and Character

6 - Working with the site and its context

Does the scheme take advantage of existing topography, landscape features, wildlife habitats, existing buildings, site orientation and micro-climates?

See: 5.7 - Landscaping Proposals and Strategy, 8.8 – Ecology, 8.9 - Tree and Hedgerow Survey and Impact Assessment

7 - Creating well designed streets and spaces

Are buildings designed and positioned with landscaping to de ne and enhance streets and spaces and are buildings designed to turn street corners well? The exact layout of this development is a Reserved Matter of the outline planning application.

See: 5.7 - Landscaping Proposals and Strategy, 6.3 - Access Summary

8 - Easy to find your way around

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

See: 5.7 - Landscaping Proposals and Strategy, 6.3 - Access Summary

9 - Streets for all

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

See: 5.7 - Landscaping Proposals and Strategy, 6.3 - Access Summary

10 - Car parking

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

See: 5.7 - Landscaping Proposals and Strategy, 6.3 - Access Summary

11 - Public and private spaces

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

See: 5.7 - Landscaping Proposals and Strategy, 5.14 - Open Space Statement

12 - External storage and amenity space

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

See: 5.14 - Open Space Statement

4.0 Design

4.8 Landscape Proposals and Strategy

The landscaping strategy is a Reserved Matter in this outline planning application.

The landscaping strategy will be in line with planning policy - including National Planning Policy Framework Sections 7 and 11, as well as guidance set out in Ashford Borough Council's Landscape Guidance.

The landscaping will be designed to ensure that the development not only fits in with the surroundings, but also retains and enhances the distinctive character of the area.

The following outline parameters will be applied to any subsequent landscape design:

4.9 Siting of Development Design

The location of the proposed development - between existing areas of development on 2 sides, a prominent main road to the south an open fields to the north - both anchors the development site and ensures that the development has minimal impact on the greater landscape.

The visual impact of the proposed development is mitigated from all directions as follows:

- From Tally Ho Road to the north east the site is screened by a mature tree-line demarcating the start of the urban development.
- Beyond this from Tally Ho Road and Woodchurch Road a mixture of houses and bungalows with deep gardens create significant screening obscuring the site from view entirely.
- From the west a change in typography and thick woodland screens the site from view.
- The site is more open to the north as the farmland stretches across to eventually meet with Criol Lane to the north west some 500m away. The landscape although relatively open is rolling and punctuated by thickets of well developed mature trees which offer a good level of screening from this direction.

4.10 Landscape Design

Landscaping will be developed in accordance with the LVIA and with guidance set out in Ashford Borough Council's Local Plan 2000 (saved policies) GP12 and EN10 together with guidance set out within Tenterden and Rural Sites DPD 2010, policy TRS17.

Details of the landscape design will be submitted for approval at Reserved Matters stage. See 'Indicative site plan at 1:500' and 'Indicative Woodchurch Road and internal development street elevations at 1:500' (over page) for indicative landscape strategy.

The outline set of landscape design parameters are as follows:

4.11 Hard Surfaces

Proposals for all hard surfaces will confirm to the following parameters:

- Formation of a new access road will be carefully designed to be inconspicuous and compatible with the rural character. Due consideration will be given to location, design, width and surfacing.
- Hard surfaced areas will be appropriate in character to the rural area with the use of appropriate materials. The indicative site plan shows use of permeable block paving as opposed to large expanses of asphalt to (amongst other reasons) allow for better site drainage.
- Large areas of car parking will be avoided, and soft landscaping will be used to help break-up the expanse of materials. The indicative site plan shows parking spaces carefully integrated into the landscaping using a combination of permeable paving and reinforced grass. Parking spaces will be left unmarked.

4.12 Boundary Treatment

Local landscape features and planting, such as brick boundary walls and hedges of native species will be used to de define boundaries. The indicative site plan shows the retention of the ditch and the planting of a new hedgerow along the eastern boundary edge to reinforce a natural wildlife corridor.

Any existing hedges and hedgerow trees will be retained repaired wherever possible. The arboricultural survey identifies the few trees which are present on the site and the indicative plan has due regard for these trees and there RPAs.

Proposed planting of native trees to gardens at north boundary of site will provide a graded habitat across to the new wetland/pond to the north of the site and enhance biodiversity.

Where fencing is necessary it will be rural in character and careful consideration will be given to design and colour.

The landscaping strategy utilises soft landscaping to integrate the development

4.13 Soft Landscaping

into the landscape.

The local character of the landscape will be used to inform species choice and design along with the findings of the Visual appraisal and/or LVIA. Native tree and hedge species will be used (as defined in the Hedgerows Regulations 1997).

Links will be made with existing landscape features such as the ditch to the north and smaller pond to the south that adjoin the development site.

Groups of appropriate trees will be planted to soften the silhouettes of buildings and help integrate buildings with their surroundings.

4.0 Design



Above: Indicative site section 'C' at 1:500 showing indicative massing and landscaping strategy



Above: Indicative site section 'B' at 1:500 showing indicative massing and landscaping strategy

4.0 Design

Landscaping Legend

- Ditch
- Illustrative proposed hedge
- Illustrative proposed tree
- Illustrative existing tree
- Existing trees to be removed
- Private gardens
- Shared gardens
- Permeable paving driveways
- Bound gravel
- Permeable paving (road surface)
- Tarmac Road Surfacing
- Footpath



Above: Indicative site plan at 1:500 showing extent of landscaping strategy

4.0 Design

4.14 Lighting Assessment

The lighting design is a Reserved Matter in this outline planning application.

The technical specification, layout plan/lighting orientation plan, with beam orientation, a schedule of the equipment in the design and hours of operation will form part of the Reserved Matters applications. Street lighting will be in accordance with the requirements of the local highways authority.

The area around Woodchurch is one of the areas of darkest skies in the county and meets the criteria for designation as an ‘intrinsically dark landscape’ as described by the NPPF. It provides important opportunities for stargazing activity.

Due consideration will be given to the impact of the development on the dark skies character of the countryside - and the minimum levels of exterior lighting required will be used, as well as full cut off lighting to eliminate sky glow. Directional light will be used to control light spillage. Decorative lighting is not proposed as part of this scheme.

Any application for the development of this site at full planning would should therefore include a full lighting scheme that would look to comply with policy ENV4 and with the guidance contained in the Council’s Dark Skies SPD 2014 with regard to the installation of external lighting scheme,

4.15 Open Space Statement

Adopted Core Strategy Policy CS1 (G) seeks the timely provision of local infrastructure to provide for the needs of development.

Policy TRS19 (Infrastructure Provision to serve needs of new development) of the adopted Tenterden and Rural Sites Development Plan requires that all developments shall make provision to meet the additional publicly accessible open space and children’s play facilities, recreation, sport and leisure requirements arising from the development on site where this practical and appropriate, and otherwise in the form of appropriate and proportionate financial contributions to provision on a suitable off-site location.

The council’s Green Space Standards considers that a minimum of 0.25 ha of well-located green space will normally be required to form a viable public open space within a development. This means that, based on the quantitative open space standards in Table A below, only sites of 50 dwellings or more would normally need to make this provision on-site. However, in cases where accessibility to an existing green space is poor, for example outside a reasonable walking distance or where the crossing of major roads at grade is necessary, smaller areas of open space may be justified on-site.

The site off of Woodchurch Road is 1.74 hectares, which falls within the smaller bracket but the indicative scheme demonstrates that upto 35% of the available land areas can be provided as public open space as required by a larger scheme.

A total of 35% of the site area is given over to green space. This is considered to be an appropriate type of publicly accessible open space, which can be enjoyed variously by the widest and most inclusive spectrum of residents.

4.16 Sustainable Development Statement

Building and landscape design are a Reserved Matter of this outline planning application, however the development is (and will) be designed to reduce any impacts on climate change, reduce flood risk, promote sustainable modes of transport and protect/conserve biodiversity and built/natural heritage.

The NPPF states that there is a presumption in favour of sustainable development and as such the design proposal will have due regard for the three dimensions of sustainable development: economic, social and environmental.

Proposals will also meet the sustainability criteria set out in CS9 in adopting high quality design and in doing so demonstrate a positive response to each of the following design criteria:

- A Character, Distinctiveness and Sense of Place
- B Permeability and Ease of Movement
- C Legibility
- D Mixed use and Diversity
- E Continuity and Enclosure
- F Quality of Public Spaces
- G Flexibility, Adaptability and Liveability
- H Richness in Detail
- I Efficient use of Natural Resources

Type of green space / recreational facility	Minimum Size of Facility	Threshold for on-site provision (dwellings)
Outdoor Sports Space	0.4 ha	Sites of 100 dwellings or more
Informal/ Natural Green space	0.25 ha	Sites of 50 dwellings or more. Smaller sites may be provided on site where the new informal/ natural space would link to other informal/ natural green space and help improve wildlife value and/or sustainable transport routes and, when combined with the adjoining area, would meet a minimum size of at least 0.25ha
Children and young people's play space (with buffer area)	0.5 ha	Sites of 415 dwellings or more (see paragraph 6.9)
Allotments	0.66ha	Sites of 1375 dwellings or more
Strategic Parks	Not applicable	Not applicable as strategic provision will normally be provided off site
Cemeteries	Not applicable	Not applicable as strategic provision will normally be provided off site

5.0 Access

5.1 Proximity to Services

The proposed development site at Woodchurch Road benefits from easy access to a wide range of services by virtue of being located in close proximity to both the village of Shadoxhurst and the larger more established town of Ashford. These services are easily and quickly accessible by both public and private transport. Table 6 (overleaf) specifically identifies Shadoxhurst as having good public transport links.

5.2 Public Transport

Bus Stop:

A flag and post bus stop, as well as a bus shelter and lay by are located to the east of the site on Tally Ho Road, approximately 145 metres from the site entrance (a two minute walk time). The frequency at which services at this stop operate is summarised in DHA's Transport Statement accompanying this application.

Rail Station:

Hamstreet railway station is situated approximately 5.5 kilometres south of the site (taking six minutes by car or 16 minutes to cycle). From this station, services between Brighton and Ashford International via Hastings are available at an hourly frequency.

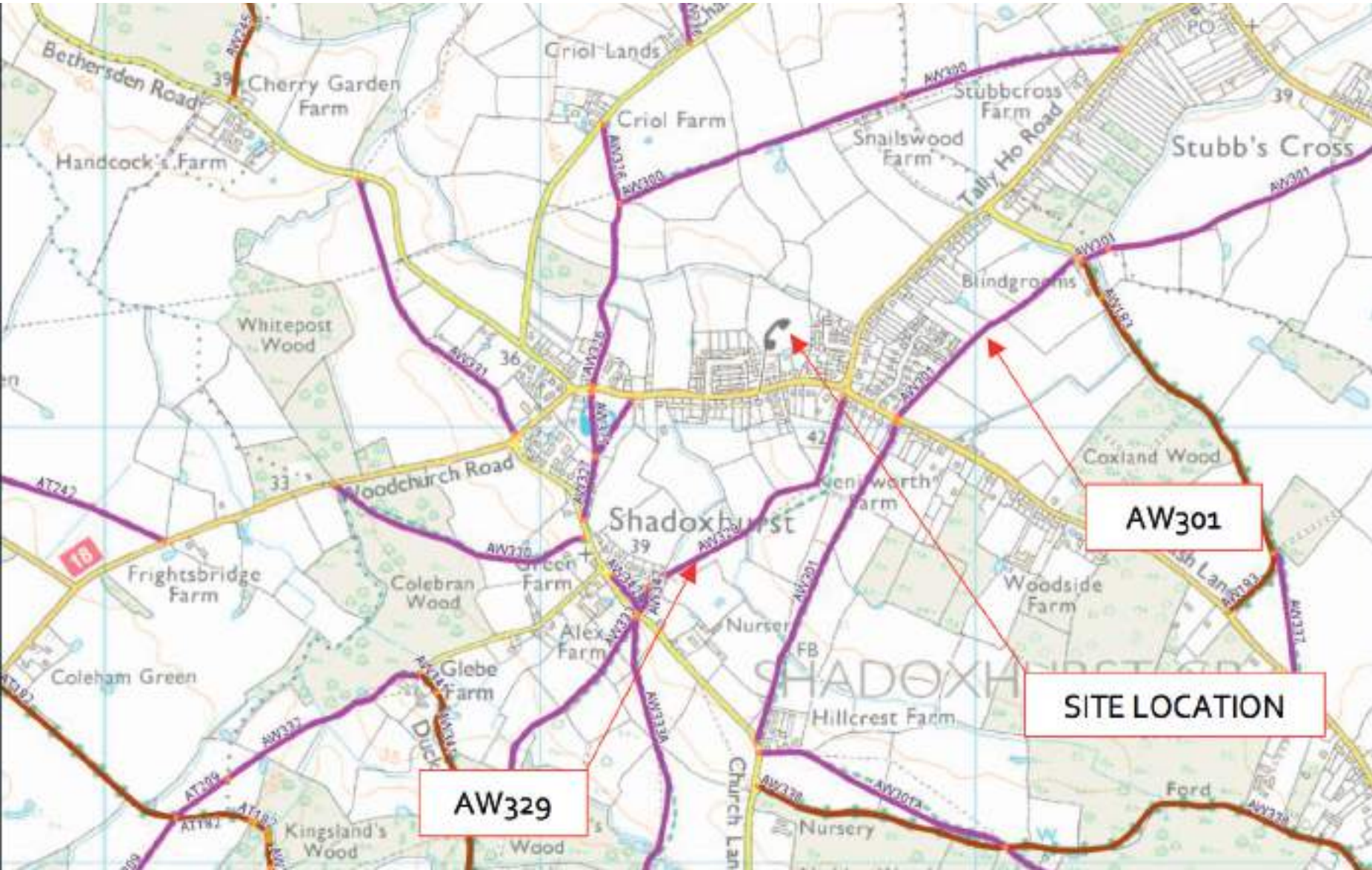
Ashford International railway station is located approximately 7.7 kilometres from the site (taking 10 minutes by car or 26 minutes to cycle). Ashford International is served by a wide range of train services to destinations including London, Maidstone East, Tonbridge, Canterbury West, Folkestone, Dover Priory, Ramsgate and Margate, as well as the aforementioned services to Hastings and Brighton. These services depart on a frequent basis throughout the day. Ashford International is also served by High Speed domestic and international train services between London, Paris and Brussels.

5.3 Proposed Site Access

Proposed access to the site is directly off of Woodchurch Road via the removal of an existing detached 1960's/early 1970's bungalow. For houses to the rear of the site, access is to be derived by a new 4.6m wide road leading from Woodchurch Road, alongside a 1.8m wide footpath.

The applicant is open to discussions with the Highway authority and Planning Department regarding the part upgrade of the road either side of the new proposed entrance off of Woodchurch Road and the public footpath connecting the site to the local bus stop.

The location and design of this new access and road off of Woodchurch Road (incorporating visibility splays) and footpath is included for illustrative purposes only on the site plan accompanying this outline planning application. However, the turning heads and internal road widths have been designed to satisfy the requirements for waste and emergency vehicles.



Above: Table Comparison for Rural Services



Above: Indicative site section 'A' at 1:500 showing indicative massing and landscaping strategy

6.0 Needs/Benefits/Constraints

6.1 Village Needs

The site is currently surrounded by residential development therefore this is the most appropriate use of this site.

No other uses have come forward for the site, and housing remains the pressing need within the village and wider area.

6.2 Social Benefits

The proposed development will have a positive impact on the local community – contributing to the local housing stock with a mix of dwelling types and sizes that will cater for people at different stages of life. This will ensure a degree of social regeneration and renewal, with young families able to move into the area, increased economic activity and the provision of new, high quality homes adding to the renewal of the village.

The applicant is supportive of providing Affordable Homes within the development to provide for local needs within the village and wider area and to meet the inclusive aspirations of the development to provide homes for local people. Up to 21 % of the total dwellings (i.e. a proposed 3 in total) proposed on this site are proposed as Affordable Homes each with gardens and interspersed with open market properties. It is considered important to maintain a spacious and well mixed development ensuring that there is little or no distinction between Affordable Homes and open market dwellings.

The mix of new homes of different types and sizes, and for different users will promote community cohesion and be of social benefit to the area.

6.3 Economic Benefits

The proposed development at Woodchurch Road will have a positive impact on the local economy (in both the short and long term) by generating work for the construction industry, as well as by providing housing in close proximity to existing employment in the parish and the neighbouring areas.

The development would make a positive contribution towards local housing stock in a location which benefits from a close physical and functional relationship to shops and services in the village of Shadoxhurst and neighbouring areas.

6.4 Environmental Benefits

The applicant has commissioned ecological surveys and arboricultural surveys as part of a responsible approach to an environmentally sustainable approach to the development of the site at outline stage. It is fully expected that design detail at Reserved Matters stage would meet Ashford Borough Council’s policy requirements in terms of sustainability and energy requirements.

The proposed development will have a positive impact on the environment as the development will include dwellings designed to a high performance standard with landscaping to encourage natural biodiversity.

Landscaping is be a Reserved Matter of the outline application, however parameters of this design and it’s environmental benefits are outlined in the landscaping section of this report.

Ecological enhancements should where possible be incorporated into the proposed development to contribute towards the objectives of planning legislation published by the UK Government within the National Planning Policy Framework (NPPF 27 March 2012), which states that opportunities to incorporate biodiversity in and around developments should be encouraged (Para 118).

Biodiversity enhancements for the site could include the following:

- Provision of hedgehog nesting boxes
- Provision of 12cm square gaps under any new fencing to allow hedgehogs access onto all garden areas.
- Provision of ready-made bird boxes (sparrow terrace timber boxes or house martin nests)
- Provision of bat friendly planting within the gardens
- Provision of barn owl boxes as the surrounding landscape is judged suitable
- Provision of owl boxes in trees
- Provision of reptile / amphibian hibernacula²⁶.
- Tree / shrub/ hedgerow planting (native species to be used only)
- Planting of a hedge with dormouse friendly species (using native species)
- Establish climbing plants on walls and other vertical structures
- Establish wildflower plug/bulb planting in amenity grassland and private gardens
- Integration of Sustainable Urban Drainage Systems (SUDS)
- Integration of green or grey roofs
- Consider using grid mesh system (or Ground Reinforcement Grids) with topsoil and seeding with a wildflower species mix, to car parking areas and new access drives to retain some vegetation as well as drainage, or Gravel turf.
- Provide suitable nesting areas for bumblebees

6.0 Needs/Benefits/Constraints

6.6 Other Constraints

There are not any other known constraints.

6.7 Heritage Assets

In proposing a development of any kind on the site along Woodchurch Road and analysis of the impact on any heritage assets was undertaken with the following points outlined below:

Conservation Area
No

Listed Building
There are no Listed Buildings in the immediate vicinity of the site, although there are two Grade II Listed Buildings close by, namely Park Farmhouse (List ID: 1071401) which lies approximately 100m along Woodchurch Road to the west of the proposed site entrance and Hornash (List ID: 1071400), which lies further east along Hornash Lane approximately 220m away from the proposed site entrance.

Site Of Archaeological Importance
An Archaeology Survey of the site and surroundings will be carried out if necessary following determination by the LPA, and/or as advised prior to this. Any archaeological investigation or works required by the Kent County Council Archaeology Service will be carried out.

Registered Parks And Gardens
No

Registered Battlefields
No

Scheduled Monuments
No

Protected Wreck Sites
No

Non-Designated Heritage Assets
No

Or Locally Listed Assets
No

6.8 Ecology

The current land use of the development site is agricultural.

An Ecological Survey of the site has been undertaken to assess the ecological value of the site - especially regarding any potential for roosting bats, reptiles, stag beetles and nesting birds – primarily in and around established trees.

The development will proceed only with a minimal risk of impact to protected, priority and rare species or habitats, and furthermore, steps will be taken to ensure that the development works to benefit of local wildlife.

See also the following documents which form part of this outline planning application:

- Phase 1 Habitat Survey & Protected Species Scoping Assessment
- Arboricultural Impact Assessment
- Landscape, Countryside Character and Visual Impact Assessment

6.9 Tree & Hedgerow Assessment

See the following documents which form part of this outline planning application:

- Preliminary Ecological Appraisal
- Arboricultural Impact Assessment
- Landscape, Countryside Character and Visual Impact Assessment

7.0 Summary

7.1 Conclusion

The application seeks outline planning permission (with all matters reserved) for the demolition of the existing bungalow and construction of 14 residential units on land to the north of Woodchurch Road in Shadoxhurst, alongside associated parking, access and landscaping works.

The scheme has been designed to a high quality, taking reference from the layout and design of the adjacent properties and the character and appearance of the area.

It is of a scale and massing which would not dominate the approach to the surrounding rural area and ensure a maximum height of only 2-storey properties.

Soft landscaping around the site will screen the development from the open countryside and protect the amenity of neighbouring properties. Any views of the development from the surrounding countryside would be seen against the existing development of Shadoxhurst.

The Council has recently granted planning consent for new housing in a number of 'edge of settlement' locations within walking distance of the application site whereby officers have confirmed that these sites were not in isolated locations and within an established settlement that has access to a moderate range of facilities. It is submitted that a similar assessment should apply to the application site.

The development will provide high quality homes and contribute to Affordable Housing within the local district whilst respecting the edge of village location and specific context of the site. Providing a logical and natural extension to the settlement boundary and would be acceptable under the presumption in favour of sustainable development.

It is considered that the proposed scheme accords with relevant planning policy at the local and regional level, together with national guidance where appropriate.



Proposed Internal Perspective View