



Planning Statement

Outline application (with all matters reserved) for a residential development on the land North of Woodchurch Road, Shadoxhurst, TN26 1LA

Prepared by DHA Planning Ltd

**April 2018
Our Ref: DCH/DI/12791**

Contents

1	INTRODUCTION	4
1.1	Purpose of this document.....	4
1.2	Application Documents.....	4
2	SITE AND SURROUNDINGS	5
2.1	General Location	5
2.2	Application site.....	5
2.3	Planning history.....	6
2.4	Other planning history of relevance.....	6
3	PROPOSED DEVELOPMENT	10
3.1	The overview.....	10
3.2	Amount.....	10
3.3	Siting and layout	11
4	PLANNING POLICY FRAMEWORK	12
4.1	Introduction	12
4.2	Ashford Local Plan 2000 (saved policies).....	12
4.3	Ashford Core Strategy 2008.....	12
4.4	Tenterden and Rural Sites DPD 2010	12
4.5	New Local Plan to 2030	13
4.6	Landscape Character Assessment SPD 2011.....	13
4.7	Residential Parking SPD (2010).....	14
4.8	Sustainable Design and Construction SPD (2010)	14
4.9	Sustainable Drainage SPD (2009)	14
4.10	Affordable Housing SPD (2009).....	14
5	PRINCIPLE OF DEVELOPMENT	15
5.1	Planning policy context.....	15
5.2	NPPF	15
5.3	Five year housing land supply	15
5.4	Appraisal.....	16
6	IMPACT ON COUNTRYSIDE AND LANDSCAPE CHARACTER	19
6.1	Planning policy context.....	19
6.2	NPPF	19
6.3	Appraisal.....	19
7	SUSTAINABILITY	21
7.1	Planning policy context.....	21
7.2	NPPF	21
7.3	Appraisal.....	21

8	DESIGN AND LAYOUT.....	23
8.1	Planning policy context.....	23
8.2	NPPF.....	23
8.3	Appraisal.....	23
9	OTHER MATERIAL CONSIDERATIONS	25
9.1	Highways and access.....	25
9.2	Affordable housing	25
9.3	Ecology.....	25
9.4	Flood risk.....	26
10	SUMMARY & CONCLUSION.....	27

1 Introduction

1.1 Purpose of this document

- 1.1.1 This Statement has been prepared by DHA Planning to support an outline planning application submitted on behalf of our clients FDC Group Ltd on land to the north of Woodchurch Road, Shadoxhurst for:

"Outline planning permission (with all matters reserved) for the construction of 14 residential dwellings alongside associated parking, access and landscaping works."

- 1.1.2 This statement provides an overview of the site, its context and the relevant planning history; and a review of all applicable development plan and emerging policies as well as the NPPF and other relevant guidance.
- 1.1.3 The report concludes that the proposal is sustainably located, appropriate in planning terms and accordingly requests that planning permission be granted.

1.2 Application Documents

- 1.2.1 This planning statement should be read in conjunction with the other reports and plans submitted as part of the application. These include the following:

Reference:	Description:	Status:
1718 HWSO 001	Red line site plan	Taylor Hare Architects
1718 HWSO 002	Existing block plan	Taylor Hare Architects
1718 HWSO 003	Existing site plan	Taylor Hare Architects
1718 PL 101 P2	Proposed site plan	Taylor Hare Architects
1718 PL 102	Proposed coloured site plan	Taylor Hare Architects
1718 PL 200	Proposed coloured street elevations	Taylor Hare Architects
1718 HWSO 300	Proposed artists impression A	Taylor Hare Architects
1718 HWSO 301	Proposed artists impression B	Taylor Hare Architects
1718 DAS	Design and access statement	Taylor Hare Architects
J55.07	Report on inspection of trees	Broad Oak Tree Consultants Limited
2017/11/02	Preliminary ecological appraisal	KB Ecology
DCH/DI/12791	Planning statement	DHA Planning
	Transport statement	DHA Transport
	Flood risk assessment	Herrington Consultants
	Application form	Submitted online via the Planning Portal

2 Site and surroundings

2.1 General Location

- 2.1.1 The application site is located on the northern side of the settlement of Shadoxhurst, on the immediate edge of the settlement confines and is therefore considered countryside in planning terms.



Figure 1: Aerial view of the application site (Courtesy of Google Earth 2018)

- 2.1.2 Shadoxhurst is referred to as a 'village' settlement within Ashford's adopted Local Plan (saved policies) 2000.
- 2.1.3 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.
- 2.1.4 In addition to this, the site is also within 120 metres of the nearest bus stop, which provides regular services into Tenterden, Ashford and surrounding settlements. The site is well connected to the surrounding area via safe well-established pedestrian footpaths that run along either side of Woodchurch and Tally Ho Road.

2.2 Application site

- 2.2.1 The application site is an irregularly shaped plot, located on the northern side of Woodchurch Road.

- 2.2.2 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.
- 2.2.3 The property is of limited architectural merit, set behind maintained garden areas and driveway.



Figure 2: View towards the existing bungalow from Woodchurch Road to the south

- 2.2.4 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.

2.3 Planning history

- 2.3.1 According to the Council's online planning, there is no planning history directly relevant to the application site.

2.4 Other planning history of relevance

- 2.4.1 A number of planning applications have been approved on the immediate edge of the settlement of Shadoxhurst (**see figure 3**) 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.



Figure 3: Plan showing recently approved application sites/outstanding planning applications in relation to the application site

Land between The Hollies and Park Farm Close:

- 2.4.2 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 new landscaping and ancillary works (reference 16/01841/AS).
- 2.4.3 The scheme was taken to planning committee in March 2017 whereby the following assessments were made:
- The Council accepts that it does not have a 5 year supply of deliverable housing sites – therefore by extension, paragraph 49 of the NPPF is engaged;
 - The likelihood of the site actually delivering dwellings within the next five years is a material consideration;
 - Whether the scheme is sustainable will come down to an assessment of factors including; physical isolation, distance to main local facilities/services, quality of services, public transport, pedestrian links, landscape, heritage and ecological quality;
 - The site is not in an isolated location, being within an established settlement that has access to a range of facilities for a modest sized village – there will be a neutral impact in terms of the sustainability criteria;

- The scale of housing is in proportion to the size and services of the settlement;
- The proposal falls within a single field boundary and the density, pattern and layout of the proposed development is appropriate for this edge of village location;
- The arrangement of buildings seeks to mimic a traditional farmstead and rural hamlet that is well integrated with its natural landscape;
- The proposed development is acceptable in terms of its overall visual impact within the landscape being sited close to the built confines of Shadoxhurst to help complement the original historic agricultural character of the earliest properties in the village;
- The proposed landscaping proposals would help any development to integrate into its surroundings when viewed from Woodchurch Road
- The scheme has been designed to create a spacious rural feel at a low density of 12 dwellings per hectare, which is lower than the density of housing at Park Farm Close (approx. 15 dph);
- The separation distances are such that the development would not be unacceptably overbearing to give rise to unacceptable levels of overlooking.

2.4.4 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 existing field boundaries and landscaping proposals. There is an adequate justification to support the scheme based on five year housing supply numbers 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.

Land to the rear of Kings Head, Woodchurch Road:

- 2.4.5 An application was submitted in November 2015 for a residential development comprising 19 dwellings alongside garaging, parking, open space and landscaping (reference: 15/01496/AS).
- 2.4.6 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.
- 2.4.7 The application was taken to Planning Committee in September 2017 and the following assessments made by the Planning Officer:
- The Council's view is that the principle of residential development on this site is acceptable and the Council has allocated the site for housing within the emerging Local Plan under policy S36;
 - The site is not in an isolated location – adjacent to an established settlement and has access to a moderate range of facilities;

- The site is within easy walking distance of a regular bus service and is considered to be relatively sustainably located;
- The site is seen against the backdrop of development within Shadoxhurst village, including modern developments at Nairne, Farley Close and Maytree Place;
- Whilst the scheme would undoubtedly change the character of this part of Woodchurch Road, in context with existing residential development, this change in character is acceptable;
- The density of development is substantially less than the density of the modern housing schemes at Nairne Close and Maytree Place – density in these locations represents in excess of 30 dwellings per hectare;

3 Proposed development

3.1 The overview

3.1.1 The application seeks:

"Outline planning permission (with all matters reserved) for the construction of 14 residential dwellings alongside associated parking, access and landscaping works."

3.2 Amount

3.2.1 The application includes the demolition of the existing bungalow fronting Woodchurch Road, the Delcroft in order to construct a new access road serving the proposed dwellings. These will be constructed over a cul-de-sac arrangement and comprise a mix of detached and semi-detached house types.



Figure X3.1: Proposed site layout plan

3.2.2 The density of development on the site has been influenced by the footprint of existing buildings within the immediate locality in order to ensure that the scheme is in keeping with the appearance Shadoxhurst.

3.2.3 The proposed quantum of development is summarised below:

- 4 x 5 bedroom homes (@ approx. 200 m² each);
- 3 x 4 bedroom homes (@ approx. 165 m² each);
- 5 x 3 bedroom homes (@ approx. 140 m² each); and

- 2 x 2 bedroom homes (@ approx. 130 m² each).

- 3.2.4 In line with policy CS12 of the Ashford Core Strategy, the scheme includes the provision of three affordable units within the site. This will include 2 x 2-bed and a 3-bed property which is in line with local and national planning policy requirements.
- 3.2.5 The proposed site layout plans submitted as part of this application demonstrate that the site could comfortably accommodate the quantum of development being sought.

3.3 Siting and layout

- 3.3.1 The layout of the scheme seeks to reflect the character and appearance of existing properties within the locality, most of which are set off Woodchurch Road in cul-de-sac arrangements including Eastwell Close and Park Farm Close to the south west and Longfield to the immediate east.
- 3.3.2 The scheme also includes the 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 and any long-range views of the development.
- 3.3.3 Further details of the design and layout of the scheme have been included within the Design and Access Statement submitted as part of the application albeit detailed design will be considered at a later date.

4 Planning Policy Framework

4.1 Introduction

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.
- 4.1.2 The development plan for this application is comprised of the saved policies of the Ashford Local Plan together with the Core Strategy (2008) and the Tenterden and Rural Sites DPD (2010).

4.2 Ashford Local Plan 2000 (saved policies)

- 4.2.1 The following policies are relevant to the site:
- EN10 – Development on the edge of existing settlements;
 - GP12 – Protecting the countryside and managing change;
 - EN27 – Landscape conservation;
 - HG3 – Design in villages.

4.3 Ashford Core Strategy 2008

- 4.3.1 The following policies are relevant to the site:
- CS1 – Guiding principles;
 - CS2 – The Borough wide strategy;
 - CS6 – The rural settlement hierarchy;
 - CS9 – Design quality;
 - CS10 – Sustainable design and construction;
 - CS12 – Affordable housing;
 - CS13 – Range of dwelling types and sizes;

4.4 Tenterden and Rural Sites DPD 2010

- 4.4.1 The following policies are relevant to the site:
- TRS1 – Minor residential development or infilling;
 - TRS2 – New residential development elsewhere;

- TRS17 – Landscape character and design.

4.5 New Local Plan to 2030

- 4.5.1 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.
- 4.5.2 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.
- 4.5.3 The following policies are relevant to the site:
- SP1 – Strategic objectives;
 - SP2 – Strategic approach to housing delivery;
 - SP6 – Promoting high quality design;
 - HOU1 – Affordable housing;
 - HOU5 – Residential windfall development in the countryside;
 - 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.

4.6 Landscape Character Assessment SPD 2011

- 4.6.1 According to the Landscape Character SPD, the site falls within landscape character area 21, Shadoxhurst Wooded Farmlands and is made up of the following key characteristics:
- Undulating landscape;
 - Mixed farmland with little intensive land use;
 - Field pattern influenced by extensive woodland framework;
 - Strong sense of enclosure provided by mixed woodlands and hedgerows;
 - Broadleaf and ever green mixed woodland;
 - Field ponds and narrow stream corridors along narrow wooded valleys;

- Recent development and many bungalows within Shadoxhurst and Stubbs Cross;
- Trefoil windows in traditional buildings;
- Narrow ditch lined roads enclosed by woodlands and hedgerows.

4.7 Residential Parking SPD (2010)

- 4.7.1 The Residential Parking and Design Guidance Supplementary Planning Document (SPD) brings together proposed residential parking standards and 'good practice' on residential parking tailored to the development scenarios likely to be faced in the differing contexts across the borough.
- 4.7.2 The site would fall within 'Rural A' (infill and small-scale (re)development)) and sets out: 1 space per 1 bed house/flat and 2 spaces per 2/3/4 bed house/flat. It also sets out a preference for allocated parking and independently accessible spaces, although tandem parking is also acceptable.

4.8 Sustainable Design and Construction SPD (2010)

- 4.8.1 The purpose of this document is to provide guidance on the measures and opportunities available to developers to integrate sustainability into their development. The supplementary planning document sets out guidance on how to meet the required environmental performance standards of policy CS10 of the adopted Core Strategy.

4.9 Sustainable Drainage SPD (2009)

- 4.9.1 The Sustainable Drainage (SuDS) SPD sets out how developers can meet the requirement of Policy CS20 of the adopted Core Strategy. Guidance is provided on the provision of sustainable drainage systems for the disposal of surface water and rainwater, so that it is retained either on-site or within the immediate area.

4.10 Affordable Housing SPD (2009)

- 4.10.1 The Core Strategy 2008 sets out the council's requirements for affordable housing in new residential developments in policy CS12. The purpose of this Affordable Housing Supplementary Planning Document (SPD) is to inform applicants in more detail of what the council will expect to secure in terms of affordable housing provision in new residential development.

5 Principle of development

5.1 Planning policy context

Reference:	Summary:
Tenterden and Rural Sites DPD (2010)	
TRS2	New residential development outside the built up confines of Tenterden and villages listed in policy TRS1 will not be permitted unless it constitutes one of the following: <ul style="list-style-type: none"> • It is an agricultural dwellings; • It is re-use or adaptation of an existing rural building of architectural or historic interest; • It is a replacement dwelling that is justified under policy TRS3; or • It is a 'local needs' scheme on an exception site justified under policy TRS4 or TRS5.
New Local Plan to 2015 (draft)	
HOU5	Proposals for non-isolated residential development in the countryside will be permitted providing that each of the following criteria is met: <ul style="list-style-type: none"> • The scheme is for 3 dwellings or less; • The site is within easy walking distance of a shop or facility in an adjoining settlement; • The development is well designed and sits sympathetically within the wider landscape; • The development is consistent with the prevailing character and built form, including its scale, bulk and the materials used; • The development does not harm neighbouring uses or the amenity of nearby residents.
Ashford Local Plan 2000 (saved policies)	
EN10	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.

5.2 NPPF

- 5.2.1 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.
- 5.2.2 The Core Planning Principles within the NPPF set out that planning should proactively 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.
- 5.2.3 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.
- 5.2.4 Paragraph 55 states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances including where the dwelling is of an exceptional quality.

5.3 Five year housing land supply

- 5.3.1 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.
- 5.3.2 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 housing 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 competition in the market for land.

- 5.3.3 An appeal was recently granted consent in June 2017 on the land off The Street, Smarden, where outline consent was sought for up to 50 residential dwellings. The Planning Inspectorate referred to the Council's requirement to provide 6,923 units against their current supply of 4,547 units, resulting in a five year supply of just 3.28 years and a shortfall in the region of 2,376 units. This is clearly a significant undersupply and whilst the Council have identified additional sites within their new Local Plan, this has not yet been submitted for examination. More recent appeal decisions, including during December 2018, have continued to reflect the fact that there is not a five year supply of housing within the borough at present.
- 5.3.4 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.
- 5.3.5 Whilst the findings of Ashford's Housing Position Statement would suggest that the Council are moving towards being able to provide a five year supply of deliverable housing sites, this will depend on whether sites come forward for development. The application site would therefore provide a suitable windfall site and make a modest contribution towards helping to maintain the Council's housing needs.
- 5.3.6 Even in the event that the Council can provide a five year supply of deliverable housing sites, as noted within the planning committee report for the land between The Hollies and Park Farm Close (para 39), the likelihood of a site actually delivering dwellings within the next 5 years is of a material consideration. As there are no infrastructure or land ownership constraints that might prevent the delivery of the application site, there is a positive weighting to be applied in terms of the housing delivery of 14 new homes.

5.4 Appraisal

- 5.4.1 In the circumstances that the Council cannot provide a five year supply of deliverable housing sites, paragraph 49 and 14 of the NPPF will be triggered which states that relevant policies for the supply of housing should not be considered up-to-date and planning permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.4.2 This is not to suggest, of course that all sites are therefore acceptable. Any new development will need to demonstrate that it is sustainable – both in terms of location, construction, etc. – and also that it would not cause significant visual harm.
- 5.4.3 In this case the site benefits from its proximity and accessibility to a number of services, facilities, jobs and public transportation. It would have social benefits in terms of the provision of additional market and affordable dwellings within the village and would create some economic benefits within the construction industry, with some of those likely to be felt at the

local level. The site is not within any designated landscapes, and there are no policies within the NPPF which indicate that development should be restricted. Those benefits identified outweigh any slight environmental disbenefits arising from the fact that the land is greenfield. In accordance with the NPPF the adverse impacts of the proposed development would not significantly or demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

- 5.4.4 Should there be no five year supply at the point at which this application is determined then the development plan would be out of date and it is submitted that planning permission should be granted, given the presumption in favour of sustainable development.
- 5.4.5 The majority of the application site is a greenfield site and in this respect, the development of the site to provide 14 dwellings would have a slightly negative impact in terms of environmental and sustainability criteria. That being said, Overall, taking into account the range of sustainability criteria, there are grounds to conclude that the net effect is that the scheme results in a positive sustainable impact.
- 5.4.6 Even if a five year supply exists at the point of determination, there is a clear shift in the Council's position in respect of sites on the edge of existing settlements, as demonstrated by Policy HOU5 of Ashford's emerging Local Plan to 2030 which 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:

- ***The scale of the development proposed is proportionate to the level of service provision currently available;***

As aforementioned, 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.

Furthermore the outline application for Chilmington Green which abuts Stubbs Cross on the north-western side of Tally Ho Road proposes up to 5,750 residential units, employment and retail floor space, schools, community uses, open space and significant transport infrastructure. The proposal site and wider Shadoxhurst area will be well related to the development at Chilmington Green and served by the facilities and amenities that will be delivered as part of this urban expansion. This proposal must therefore be considered in this context.

- ***The site is within easy walking distance of basic day to day services in the nearest settlement;***

The distance to many day-to-day facilities such as; shops, schools and doctors surgeries is well beyond a kilometre but as other community facilities exist in the village, there is a modest negative impact in terms of social sustainability criteria.

- ***The development is able to be safely accessed from the local road network and the traffic generated can be accommodated on the local and wider road network without adversely affected the character of the surrounding area;***

Safe vehicular access will be provided off Woodchurch Road to the south. This will reflect the rural village lane and character of the original settlement of Shadoxhurst.

- ***The development is located where it is possible to maximise the use of public transport, cycling and walking to access services;***

In terms of public transport connectivity, the site is within easy walking distance of a regular bus service to both Ashford and Tenterden which runs for between 7-12 hours a day. The site is well-connected to the site via well-lit public footpaths which run either side of Woodchurch Road.

- ***Conserve and enhance the natural environment and conserve any heritage assets in the locality;***

The proposal looks to construct an additional 14 dwellings on the site. The site is well contained between existing built and consented development areas with residential development to the east, west and south so represents a logical and natural residential extension scheme.

- ***The development is of a high quality design.***

The scheme seeks outline planning permission with design and appearance matters reserved for consideration at a later date. The architect has in any event, carefully considered the character and appearance of the existing development within Shadoxhurst in order to provide a scheme which is in-keeping with its surrounding and of a high quality design.

- 5.4.7 If the development plan is in force at the point of determination, meaning that the presumption in favour of sustainable development does not apply, the site represents a sustainably located windfall site which would further strengthen the Council's position in terms of housing delivery, on a site which accords with the emerging policy position within the Borough. On that basis it is submitted there would be sufficient material considerations to outweigh the policy position within the adopted Ashford Local Plan.

6 Impact on countryside and landscape character

6.1 Planning policy context

Reference:	Summary:
Ashford Local Plan 2000 (saved policies)	
GP12	To protect the countryside for its own sake, for its landscape and scenic value and for the important wildlife habitats it contains.
EN10	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.
Tenterden and Rural Sites DPD 2010	
TRS17	Development in rural areas shall be designed in a way, which protects and enhances the particular landscape character area within which it is located and where relevant, any adjacent landscape character area. Proposals should have regard to the following; the setting, scale, layout, design and detailing of vernacular buildings and other traditional man made features. Proposals should have regard to the following: <ul style="list-style-type: none"> • Landform, topography and natural patterns of drainage; • The pattern and composition of trees and woodlands; • The type and composition of wildlife habitats; • The pattern and distribution of field boundaries; • The pattern and distribution of field boundaries; • The pattern and distribution of settlements, roads and footpaths; • The presence of historic landscape features; • The setting, scale, layout, design and detailing of vernacular buildings and other traditional man made features; • Any relevant guidance within the Landscape Character SPD.
Ashford Core Strategy 2008	
CS1	Sustainability and high quality design are at the centre of the Council's approach to plan making and deciding applications.

6.2 NPPF

- 6.2.1 Paragraph 109 encourages the planning system to contribute to and enhance the local and natural environment by protecting and enhancing values landscapes and geological conservation interests.

6.3 Appraisal

- 6.3.1 The site comprises the greater part of a large, irregularly shaped field. The site is generally flat and low lying with few landscape features except the hedgerows and mature trees. Whilst open countryside is located to the north of the site, it is well-screened by the existing vegetation which runs along the northern boundary.
- 6.3.2 As aforementioned, Shadoxhurst is characterised by a number of cul-de-sacs and lanes leading off Woodchurch Road. In response to this, the scheme seeks to provide a sensitive scheme whereby the dwellings will be constructed over a similar arrangement which is typical of an edge of village location.
- 6.3.3 The scheme includes the provision of additional landscaping, ecological enhancements and the planting of trees and hedgerows in order to enhance the ecological value of the site. In addition to this, planting will help to soften the appearance of the development and screen

long-range views of the proposed dwellings. Whilst some views of the site will be available, these will be seen against the existing development of Shadoxhurst and therefore have a negligible impact on the appearance of the countryside and landscape character in this location.

- 6.3.4 It is reiterated that, policy HOU5 of Ashford's emerging Local Plan seeks to permit new residential development either adjoining or close to the existing built confines of villages and settlements, subject to certain criteria, which indicates the acceptability in principle of additional complementary development at the edge of villages within the Borough.

7 Sustainability

7.1 Planning policy context

Reference:	Summary:
Ashford Core Strategy 2008	
CS1	Sustainability and high quality design are at the centre of the Council's approach to plan making and deciding applications.
CS10	All major developments must incorporate sustainable design features to reduce the consumption of natural resources.

7.2 NPPF

- 7.2.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking. Paragraph 14 requires Local Planning Authorities to grant permission unless:

"Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework."

- 7.2.2 Paragraph 7 of the NPPF sets out that there are three dimensions to sustainable development being; environmental, social and environmental which give rise to the need for the planning system to perform a number of roles. We have considered each of these elements in the context of the proposed development below.

7.3 Appraisal

7.3.1 Environmental:

"Contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

- 7.3.2 Given that the site is currently undeveloped, it is inevitable that the development of the site will have some impacts. The scheme does however include the provision of additional planting and landscaping which will enhance the ecological value of the site as set out within the ecology report submitted as part of this application.
- 7.3.3 The site is within close proximity of a number of services and amenities which allows those to be reached without the use of private transport. Even if future residents decided to use their car to travel the proximity of services means any journeys would be very short.
- 7.3.4 Furthermore and as stated previously the outline application for Chilmington Green which abuts Stubbs Cross on the north-western side of Tally Ho Road proposes up to 5,750 residential units, employment and retail floor space, schools, community uses, open space and significant transport infrastructure. The proposal site and wider Shadoxhurst will be well related to the development at Chilmington Green and served by the facilities and amenities

that will be delivered as part of this urban expansion. This application must therefore be considered in this context.

- 7.3.5 As aforementioned, the site is heavily screened by the existing trees and hedgerows along the site boundary, particularly fronting the A28. These will be retained as part of the application to ensure that the proposed dwellings are relatively well-screened from public vantage points.

Economic

"Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure."

- 7.3.6 The proposed development would help to increase the choice and availability of housing in the area. The increase in population would help support local shops, services and businesses. In addition to this, the development will have some localised benefits in terms of the creation of jobs through the construction of the development.
- 7.3.7 Even in the event that Ashford are able to provide a five year supply of deliverable housing sites, the application site could be delivered within the next five years thus contributing towards maintaining the Council's five year position and providing a suitable windfall site.

Social

"Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being."

- 7.3.8 The development would provide a social role insofar as it would provide a high quality residential development that would contribute towards meeting both the market and affordable housing need within the locality.
- 7.3.9 The site falls on the immediate edge of the settlement of Shadoxhurst and within walking distance of a number of services and amenities. The site is well-connected by well-established and well-lit pedestrian footpaths that run either side of Woodchurch Road as well as being within walking distance of the nearest bus stops.

8 Design and layout

8.1 Planning policy context

Reference:	Summary:
Ashford Local Plan 2000 (saved policies)	
HG3	In considering proposals for new housing development in a village, the Council will need to be assured that elements of the village's character have been taken into account and where appropriate, reflected in the design of the new housing.
Ashford Core Strategy 2008	
CS1	Sustainability and high quality design are at the centre of the Council's approach to plan making and deciding applications.
CS9	Development proposals must be of a high quality design and demonstrate a positive response to the design criteria set out under this policy.
New Local Plan to 2015 (draft)	
HOU12	All new residential development shall comply with National Described Space Standards.
Tenterden Rural Sites DPD 2010	
TRS17	Development in rural areas shall be designed in a way, which protects and enhances the particular landscape character area within which it is located and where relevant, any adjacent landscape character area. Proposals should have regard to the following the setting, scale, layout, design and detailing of vernacular buildings and other traditional man made features.

8.2 NPPF

- 8.2.1 Paragraph 17 states that local authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 8.2.2 Chapter 7 of the NPPF focuses on requiring good design and states that the Government will attach great importance to the design of the built environment as a key aspect of sustainable development.

8.3 Appraisal

- 8.3.1 Details of the design and appearance of the proposal are set out in more detail in the accompanying **Design and Access Statement**. It is highlighted that the design and appearance of the proposed dwellings will be considered in more detail at a later date as part of a reserved matters application.
- 8.3.2 The proposed site plan submitted as part of this application demonstrates that the site could comfortably accommodate the quantum of development and accord with Nationally Described Space Standards as set out in policy HOU12.
- 8.3.3 The design of 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.
- 8.3.4 The existing mature tree planting on all boundaries is to be retained, ensuring the schemes long-term contribution to local character and integration of the proposal into the wider area. A tree report was submitted to detail work to appropriately manage boundary trees.

- 8.3.5 The development would be well designed to reflect the local Kentish vernacular with interesting building forms and materials.

9 Other material considerations

9.1 Highways and access

- 9.1.1 A Transport Statement has been produced by DHA Transport and is submitted as part of this application. The report confirms that the proposed development would not result in significant detrimental impacts in transport terms and there should therefore be no transport based objections to the proposal.
- 9.1.2 The new access will be taken off Woodchurch Road to the south of the site which is appropriate for the needs of the development and follows a similar arrangement to the existing development within the immediate locality.
- 9.1.3 In relation to parking, the on-site provision within any final scheme would accord with Ashford Borough Council's standards. Across the site six allocated visitor parking spaces are indicated, plus an additional four shared spaces, one of which is required to accommodate the tandem parking arrangements shown in the indicative layout. Nine of the units shown have been provided with garage facilities. Cycle parking would be provided within the dwellings in accordance with Ashford Borough Council's standards.
- 9.1.4 Swept path analysis has demonstrated that the site can adequately accommodate the necessary vehicle types.

9.2 Affordable housing

- 9.2.1 According to Policy CS12 of the Council's Core Strategy (2008), the Council will seek an affordable housing provision of 35% on sites where the scheme is for 15 units or more or has a site area in excess of 0.5 hectares outside of the Growth Area.
- 9.2.2 The Council requires a split of 60% social rented and 40% other forms of affordable provision.
- 9.2.3 As part of the proposal, the scheme includes the provision of three affordable units on the site. This will include 2 x 2-bed and a 3-bed property, which is in line with local and national planning policy requirements.

9.3 Ecology

- 9.3.1 A preliminary ecological appraisal was undertaken by KB Ecology in April 2018 and is submitted as part of this application, which has informed the layout of the proposed development.
- 9.3.2 The ecological appraisal advises that a number of surveys be carried out. It is envisaged that survey work would be completed during the determination process and the results submitted so that any decision can be taken with regard to that work.
- 9.3.3 Where possible, the scheme has incorporated a number of ecological enhancements in accordance with the advice provided in the ecological appraisal. This includes the provision of new shrubs, trees and hedgerow planting.

9.4 Flood risk

- 9.4.1 A Flood Risk Assessment has been produced by Herrington Consulting and is submitted as part of the application.
- 9.4.2 The report confirms that it is evident that the risks of flooding from all sources is low, foul effluent can be drained from the site and a sustainable solution for managing surface water runoff is available. Consequently it has been demonstrated that the development can meet the flooding and drainage requirements of the NPPF.
- 9.4.3 The report concludes that the development will not increase the risk of flooding at the site or elsewhere and includes a number of recommendations, which have been incorporated into the design of the development proposals. It is submitted that the development is acceptable and sustainable in terms of flood risk.

10 Summary & Conclusion

- 10.1.1 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.
- 10.1.2 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. 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 therefore submitted that a similar assessment should apply to the application site.
- 10.1.3 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 development plan.
- 10.1.4 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.
- 10.1.5 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.
- 10.1.6 For the reasons set out within this report, we respectfully request that the Council give this application favourable consideration and grant planning permission for the development.