



Design & Access Statement

Residential Development, Newington Road, Peene, Kent

November 2017 Rev A





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Introduction

This Design and Access Statement has been prepared to accompany a full detailed planning application for the erection of 5 dwellings with associated parking and landscaping for an area of land opposite Underhill Cottages and adjacent to Fairview House, Peene. This design and access statement is submitted in accordance with the requirement of the Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004

This document together with the planning statement is submitted in support of the planning application and will describe how the proposal sits with Shepway District Council's adopted plan policy and Government guidance and also how the proposed development relates to the adjoining properties.

Standards

The proposed new houses have been designed to a standard above the national Technical Housing Standards from the Department for Communities and Local Government. They will be designed to fully comply with the current building regulations including improved energy standards and enhanced where practically achievable.

This scheme has been developed having regard to the relevant policies in the Development Plan. The Development plan for this area is the Shepway Core Strategy Local Plan, which was adopted in 2013.. The Core Strategy provides the strategic policy framework for development in this area, and the policies that are relevant to this development are concerned with housing land provision, quality of design and development and the impact on character and landscape of the area

The Core Strategy policies that are relevant to this proposal are outlined in the accompanying supporting statement.



Validation Requirements – the validation requirement schedule is considered below:

Table 1 - Local List

A) Planning Statement

A planning statement has been included with the application as prepared by **Hume Planning Consultancy Ltd**

B) Flood Risk Assessment

The site is not located within an area of flood risk.

C) Biodiversity Statement

A preliminary ecology report has been submitted with this application prepared by **KB Ecology Ltd**

The development does not affect statutorily protected species and is not in a Site of Special Scientific Interest (SSSI) or in a Special Protection Area (SPA)

D) Heritage Statement

No listed building or heritage assets present on site

E) Photos and Montages

Only required for listed buildings

F) Air Quality Assessments

No effect on air quality will be as a result of this proposal

G) Noise Assessment

No additional or harmful noise will be as a result of this proposal

H) Transport Statement

Site does not meet the required threshold

I) Tree Survey

No trees effected by the development

J) Landscaping Proposal

To be agreed with LPA.

K) Archaeological Desktop Assessment

Does not reach threshold as less than 25 residential units. Assessment not required.

L) CIL

Not Applicable

M) SuDS

Not applicable

N) Viability Assessment

Not applicable

O) Contaminated Land Desktop Study

No previous use that would have resulted in contamination.

P) Levels Survey/Cross Sections

Not applicable

Use

The Application Site

The site is located on an area of land opposite Underhill Cottages, Peene, along Newington Road.

The site is currently unoccupied and is not of any real use. Due to its shape and size it is currently underutilised and does not have any meaningful input into the village of Peene.

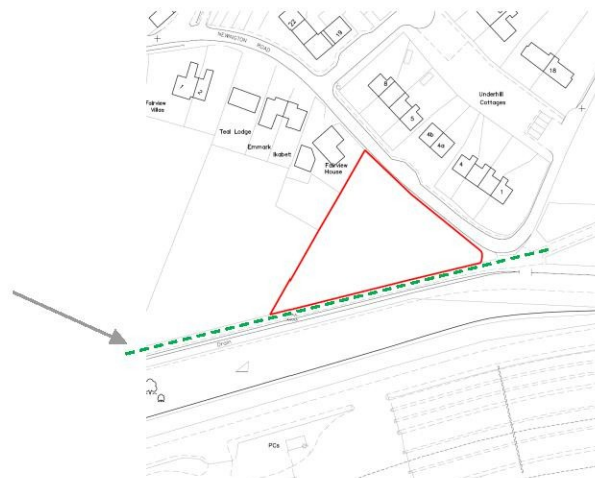
Surround the site from the north west to east is housing with the channel tunnel to the south separate by a dense margin of trees and hedging.

The location of the site would be better suited to residential development and would complete the line of established development along Newington Road. There is a need for affordable housing within the area and the creation of a small amount of well designed and sympathetic dwellings would help to alleviate this.

There is an existing Bridleway south of the site which will be retained.

Proposed Use

The proposed use of the site is residential comprising 5 terraced houses with associated external works, turning, landscaping and parking to LPA requirements/standards.



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Design Assessment

Amount

The site has an area of 2357m². The dwellings will occupy an area of 268m² meaning 11% of the site in question is being proposed to be developed on.

The proposal comprises the following:

- Three number 2 bedroom, four person two storey houses and two number 3 bedroom, five person two storey houses arranged in a terrace. Each has a parking space to the front of the dwellings and an additional space to the south east, all of which are to the minimum parking standards for a 'rual' area within Table 2.1 Interim Guidance Note 3, Residential Parking
- Retaining all of the trees on the site
- New landscaping enhancements including front and private rear gardens incorporating trees and shrubs
- Ecological enhancements for improved diversity.



Linking the site with its surrounding residential context

1.4

Design Assessment

Layout

The current layout of the site is of an undeveloped nature and features a flat area of grazing land surrounded by small post and wire fences. There are a row of mature trees to the south, adjacent to the site. None of these will be removed. A brideway is present to the south which will remain.

The gradual increase in development within the vicinity over the years, such as small developments and extensions have been considered.

The proposed dwellings have been positioned in the most effective way to avoid overlooking of surrounding dwellings and providing maximum acceptable private amenity space and direct natural light for each property. Living areas will be south facing and have views to open land to the south west

The position of the dwellings follows the general form and orientation of nearby properties, allowing for a continuation of the built form and blending into the surroundings. Existing utilities going through the south of the site also have dictated the dwellings position. One parking space in front of each dwelling avoids the need for a large parking court, this allows for more landscaping and views through to the open countryside to the west giving the proposal a feel of openness associated with development in the rural area of Peene. A track to the north west gives access to the land behind the site. Properties to the north in Underhill Cottages are in terrace form and this has been continued

The new dwellings occupy 268sq.m of space.

As only 11% of the site will be developed on the rest of the site will be landscaped with new planting and hedging, being kept green allowing the development to blend in with the surrounding area.

The layout of the scheme helps to create a boundary to the village.



Scale

The dwellings are located on a site that is generally flat and surrounded by residential dwellings and large trees.

The surrounding dwellings are a mixture of bungalows and 2 storey houses and to the south, are a selection of mature trees ranging from 5m to 20+m tall. The height of the existing Underhill Cottages dwellings immediately opposite are situated on land which is higher than the application site and continue to rise further to the north. This allows two storey dwellings on the site to sit lower in height than the existing development.

The line of trees to the immediate south are situated higher than the proposed, meaning the dwellings will not have a negative impact on its surrounding environment.

The dwellings themselves are to national space standards and are not oversized. They follow the size and, form and nature of the surrounding properties.



Indicative illustration

1.6

Design Assessment

Landscaping

The site is currently entirely green. Setting aside just 11% of this for development will make better use of the site. The need for local housing will be satisfied, the site will connect better with the Peene area and yet still maintain large open/green spaces synonymous with development in rural locations. The proposal will see more soft landscaping introduced within the parking areas, front and rear gardens surrounding the houses and other areas.

It is accepted that should planning be granted then the approval will be subject to a detailed landscaping condition.

An ecology report accompanies this application and states that there are no major issues that need to be dealt with. However biodiversity enhancements could be including such as:

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 for instance or mix of open-fronted and hole-nesting boxes and constructed from woodcrete).
- Establish climbing plants on walls and other vertical structures.
- Establish wildflower plug/bulb planting in amenity grassland and private gardens.
- Creation of drought-resistant wildflower garden to attract invertebrates and reduce need for water.



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Design Assessment

Appearance

This proposal has been carefully crafted to provide good quality sustainable houses in which to live. Its quality is reflected in the materials selected for its construction intended to provide a development that will not deteriorate in the short term but will provide a long lasting, low maintenance composition.

The development has traditional 'cottage' type design to which meets with the high aspirations of the Applicant providing a better standard of housing for both the occupants and the wider community both in terms of quality and design.

It is predominantly constructed of good quality clay stock brick, natural treated timber boarding, traditional clay roof tiles and small projecting bay windows to create a simple element of interest. Traditional details such as brick header and cills, sliding sash windows and exposed rafter feet will complete the elevational appearance.



Access

General

Each dwelling will have an allocated parking space to the front of their property, accessed directly off of Newington Road. Plots 1-4 will also have an additional space situated within a small parking area towards the south east of the site. Plot 5 will have both its spaces next to each other. There are then 2 visitor spaces for the scheme. Each dwelling will have rear gardens and an area of garden to the front, maximising the amount of green space available. Level threshold pedestrian access is achieved to the front of the properties. There is rear access achieved from the parking area, which also features a footpath provided access along the front of the dwellings.

Other Transport Modes

The site is located in a sustainable location when considering the rural context with a multitude of local services and public transport nodes being located with acceptable driving distances.

The site is located just 3 miles from the nearest railway station at Folkestone West which allows access to Ashford, London and Dover. Folkestone bus station is 4 miles away providing good links to the rest of the south east and beyond. However there is a bus stop 13 minutes' walk away to the south on the A20 which has frequent buses to Folkestone. A local supermarket is a 30 minute walk or a 4 minute drive away.

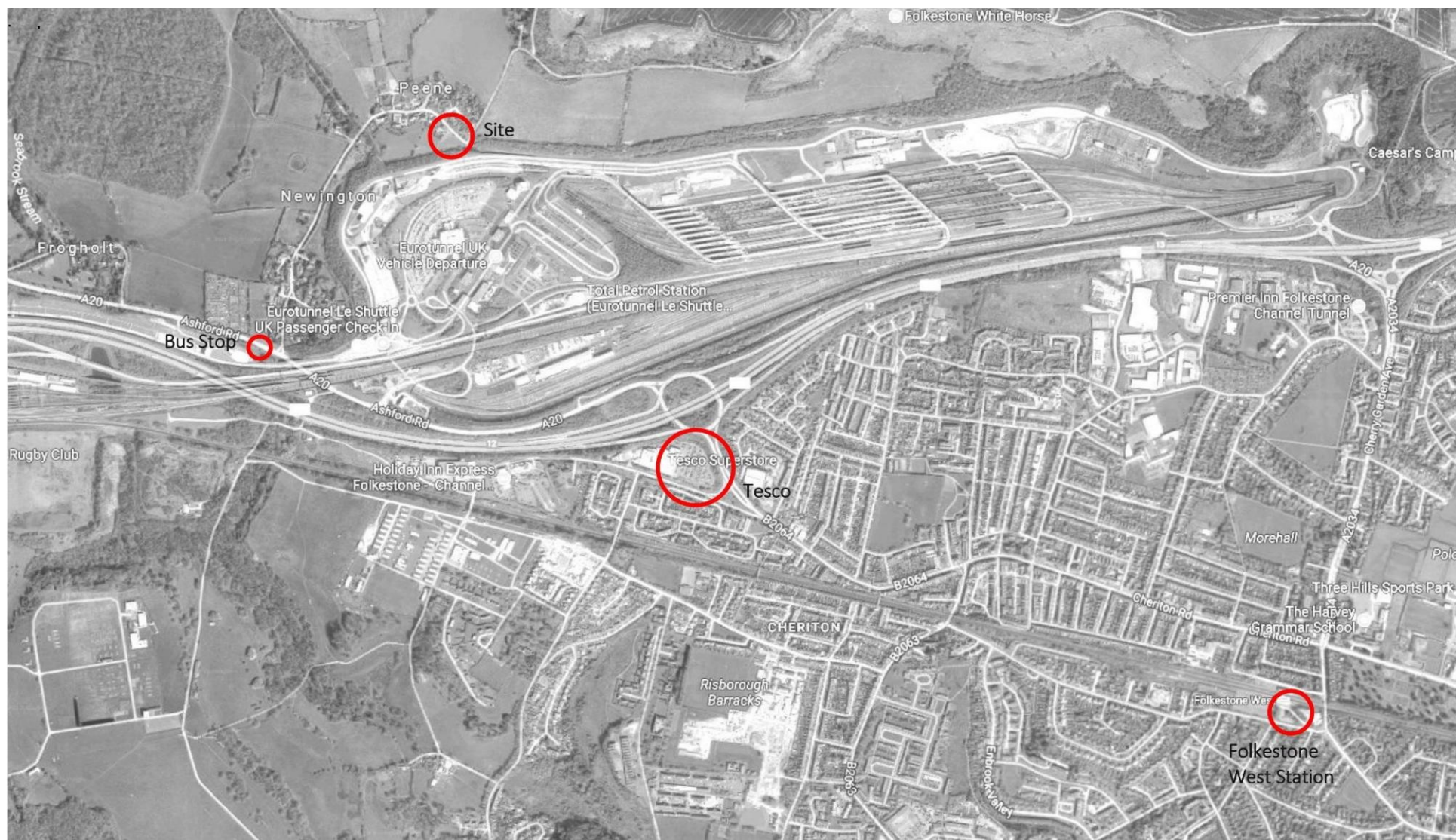
Refuse Storage

Recycling storage to Shepway Borough Councils requirements will be included in combination of dedicated kitchen storage and space for wheelie bins within small individual timber enclosures to the front of each dwelling. These will be collected from the front of each property



Parking

12 vehicle parking spaces have been provided in accordance with the SDC Transport Strategy Interim Guidance Note 3 (2011) for residential development. This will seek to ensure that overspill parking from the dwellings will not occur and thus local existing parking amenity would be preserved. In the above way it is considered that the proposed development should not result in significant detrimental impacts in transport terms.



This document has demonstrated that the key policies from the Shepway Core Strategy Local Plan for this site have been met

POLICY CO1

The District Planning Authority will protect the countryside for its own sake. Subject to other Plan policies, development in the countryside will be permitted where proposals:

a) maintain or enhance features of landscape, wildlife, historic, geological and agricultural importance, and the particular quality and character of the countryside.

The scheme has been designed sympathetically with biodiversity enhancements and no evidence of any important species are present

b) demonstrate that they cannot be practicably located within an existing settlement and essentially require a countryside location;

There is a need for affordable housing in Peene and this small area of land is best suited to alleviating this need

c) are of a high standard of design and, sympathetic in scale and appearance to their setting;

The proposal is not of a larger scale than its surroundings and is designed to match and enhance the character of Peene

d) are acceptable in highway and infrastructure terms and;

Adequate parking has been provided to meet rural needs and does not have any additional impact on the existing network

e) preserve or enhance the amenity, character and functioning of rural towns and villages.

This has been achieved and considered

POLICY CSD3

Rural and Tourism Development of Shepway

Proposals for new development in locations outside of the Settlement Hierarchy may only be allowed if a rural or coastal location is essential, and to meet green infrastructure requirements. Development in these locations will only be acceptable in principle if forming a site for:

a) affordable housing

A need has been identified