



Proposed Development of 25no. Dwellings
Land at Cockreed Lane, New Romney, TN28 8JH

Design and Access Statement

April 2020



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1. INTRODUCTION

- 1.1 This Design & Access Statement accompanies the planning application for a proposed residential development at land at Cockreed Lane, New Romney TN28 8JH. It has been written to explain the scheme and to fulfil the requirements for such statements. The design aspects are written in accordance with the advisory document “Design and Access Statements: How to Write, Read and Use Them”, published by CABI, with a further chapter on sustainability as subsequently advised by CABI. The statement also takes note of the principles and considerations of the National Design Guide adopted by Government on 1st October 2019.
- 1.2 The application site is a corner plot along Cockreed Lane and Ashford Road. This submission comprises a scheme for the delivery of 25no. dwellings in a sustainable location, as reviewed in detail in subsequent chapters. This proposal will make the most of the site’s potential and will enhance the area aesthetically.
- 1.3 The site has an area of approximately 5,900 sq.m. (0.59 ha) and is a brownfield site (previously developed land). It is a corner site measuring 115m long and an average of 51m wide. The site and context can be seen in the photographs included throughout this report.
- 1.4 The site is in a sustainable location, within easy walk to the many facilities of New Romney. The wider context is dominated by New Romney with the surrounding area being the open countryside, and the coast.



This aerial view demonstrates the proposal is well located for New Romney and its many facilities, which are within easy walking distance of the site. There also are many ongoing housing developments in the vicinity, and further housing developments will be located to the south and east of the site: between the site and the Day Centre, and also to the south-west.

2. THE PROCESS

The Applicant

- 2.1 The applicant is Pageant, a local property developer which carries out projects throughout the south-east. The applicant has become aware of the potential of the plot. This is in part due to the need for housing, especially on sustainable sites such as this, and the successful development of other similar sites in the area. The applicant realised that the proposal could be brought forward in a well-considered sensitive way that is appropriate for this key corner site.

The Design Team

- 2.2 The proposal has been designed by Designscape Consultancy Ltd, an architect and urban design practice headed by Kingsley Hughes RIBA. Designscape has designed over 440 development schemes in the 15 years since its formation, primarily residential, and is currently working on numerous projects throughout Kent and London, ranging from large bespoke one-off houses, to housing estates, and blocks of apartments and co-living units. Kingsley has over thirty years' design experience and has designed a number of highly successful and commended residential developments, including the London Evening Standard Apartments of the Year, the Daily Mail Housing of the Year and the London Evening Standard Housing of the Year. Kingsley also was the Design Advisor to the London Borough of Greenwich, a position he held for eleven years and gave up due to private sector workload, and a member of three Design Review Panels in London. He also

acts as Expert Witness at appeals, including at Public Inquiries, in which design is the key consideration, acting on behalf of developers, Greenwich Council, Islington Council, and other councils. Designscape also was recently commissioned to assist in the production of the Residential SPD documents for Greenwich Council and Redbridge Council.

Planning History

- 2.3 This application follows a pre-application meeting with reference number: 19/02045/PRE. The comments and suggestions which have been indicated in this meeting were taken into consideration when putting forward the first planning application indicated below.
- 2.4 A formal planning application has also been submitted for the erection of 27 dwellings with the application reference: Y18/1428/FH. This scheme was refused based on the following:
- Poor relationship of the dwellings to the street scene of Ashford Road and Cockreed Lane and to the street scene within the development.
 - The rear parking courts would have poor passive surveillance and create a perception of unsecure rear gardens and parking areas and the car dominant layout typified by large areas of hard-standing, parking courts and frontage parking would create a sterile and visually unattractive environment, characterised by fences/walls, hard surfacing and cars that would not result in safe or attractive spaces.

- The high development density would result in a cramped and overdeveloped feel to the resultant layout, at odds with the surrounding new and existing development, resulting in a scheme that would appear visually unattractive and not be an attractive or welcoming place to live.
- Due to a lack of architectural detailing, the proposed buildings are not considered to reflect any characteristics of the surrounding New Romney town or rural area, resulting in an 'anywhere' feel to the development that would fail to create a sense of place.
- The positioning of the visitor spaces and the allocated spaces would be likely to result in on-street / verge car parking on both Ashford Road and Cockreed Lane,
- In respect of the external space standards, several of the proposed dwellings fail policy requirements to have a 10-metre-long garden.
- The internal space standards, the Type A, Type B and Type E units all have bedrooms beneath the required standards

2.5 There then followed highly detailed discussions with Folkestone & Hythe Council planning department over the course of late 2019 and early 2020. These allowed the layout to be refined in accordance with the current requirements of FHDC officers. Much of the discussions relates to layout and car parking, while some of it related to matters such as materials and detailed design.

2.6 The key guidance provided by the council at this stage is set out below.

Layout:

There was discussion as to whether there could be a secondary vehicular access off Ashford Road but it was concluded this would not be wise/safe at the present time due to the speed limit/traffic speed in that road.

Car ports/var barns were suggested where appropriate.

A previous Flat Over Garage (FOG) was deleted and a new one added in an alternative location.

There were detailed discussion regarding parking, in terms of allocated numbers, visitor numbers, and detailed location in terms of practicality and proximity.

Boundary Treatment:

Boundary treatments should comprise brick garden walls where they front onto public areas and can be good quality fences elsewhere, such as between private gardens in locations which do not front onto public areas.

Design:

Roof pitches to be steeper. Break up roofscapes by having gable frontages, possibly with more dormers and chimneys. Dormers to be more generous and better proportioned.

Have larger windows with better window to wall ratios. Avoid any large areas of wall which would lack visual interest.

Have a simpler materials palette as that was considered too varied. Move away from render and focus on cladding or good bricks.

Some of the side elevations are quite prominent in the street scene and were considered to require more detail/articulation.

Features such as gas and electricity meter boxes and boiler flues and extract vents can let down what otherwise would be a good scheme. Consider how such features can be integrated into the design of the houses.

2.7 The potential issue of flood risk also was raised by the council. The inside floor level of living accommodation is to be at a minimum level of 2.9maODN with sleeping accommodation at minimum 3.2maODN. The majority of this site is approximately at or above 2.75maODN. Houses typically always are 150mm above outside ground level, which ensures the required 2.90maODN. There are parts of the site which are not at such a level – in particular the area around plot 6. This would be addressed by distributing the existing piled-up earth/gravel at the site. The 3.2maODN would be easily addressed as all the proposed dwellings are at least two storeys (no bungalows) and they do not have bedrooms at the ground storey.

2.8 The above measures have now all been addressed and successfully incorporated in the scheme as now presented.



New builds to the east end of Cockreed Lane



Existing buildings along the High Street, New Romney



The Imperative to Deliver Housing

2.9 In recent years there has been a growing realisation that England has a desperate shortage of housing. Nowhere is this shortage more acute than in the south-east including in Kent including in New Romney. The imperative to deliver housing is so strong that each site has to be considered in a positive way on the basis of its merits, even in cases where a 5-year housing land supply is in place.

2.10 This need to increase housing delivery is an important part of the National Planning Policy Framework (NPPF), addressed in the Planning Statement.

Social Value

2.11 The proposal is of social value in providing much-needed housing for the district. It is now recognised that housing demand is one of the most pressing social needs facing the nation, and this is certainly true of the south-east. The proposed mix of dwellings comprises desirable accommodation suited for local people, featuring 2-bedroom flats and 2-bedroom and 3-bedroom houses, all of which is space standards compliant. The house types compliment the first two phases of the urban extension which have generally been large semi and detached units. The development is in accordance with the affordable housing policies in place.

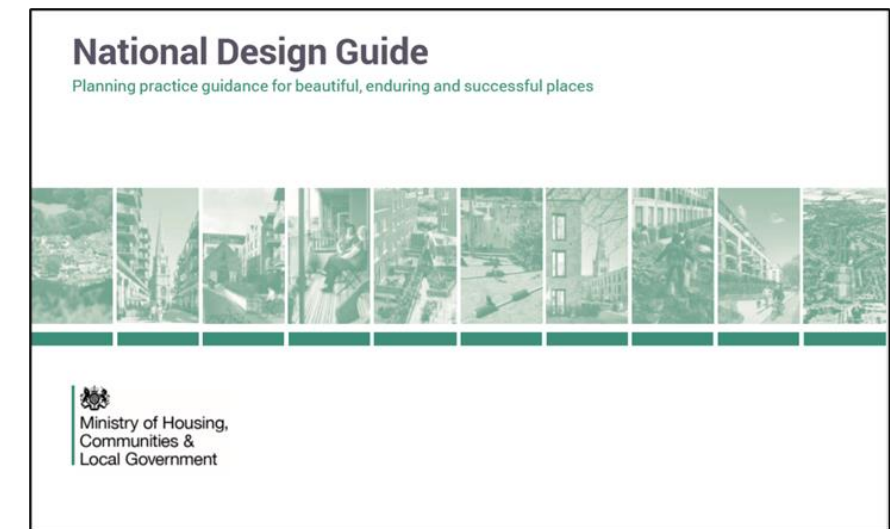
Economic Value

2.12 The proposal would contribute to the local economy. This includes the economic benefit of the construction phase. Post completion,

the proposal would be of permanent benefit including strengthening the council tax base and aiding the viability of public transport and local shops and services and adding to the labour pool available in the district. This is an important consideration in this case.

2.13 The proposal also takes heed of the principles set out in the National Design Guide, published by Central Government in July 2019.

2.14 Planning policy is addressed more thoroughly in the Planning Statement.



The ten characteristics of well-designed places

3. USE

- 3.1 The proposal is for Residential use. The site is allocated in the Folkestone & Hythe (ex Shepway) Core Strategy as being suitable for residential development making the use entirely compatible with, and justified by, the land use policies and existing established use in the wider area. The site is of a size and physical characteristics that mean it is well able to accommodate the proposed use and offer a high quality of life to future occupants.
- 3.2 Given the acute housing need identified above in chapter 2, it is even more important that good use is made of land, especially on sustainable sites. The quality of the proposed accommodation that would be provided also is far higher than most of the comparable alternatives available in the housing market.

Suitable for Redevelopment

- 3.3 The site is a large flat site measuring 115m wide and an average of about 50m deep. Formerly a garden centre which was burnt down and more recently used as a landscape gardeners' yard. The site is allocated for residential development in the Folkestone and Hythe Core Strategy and forms part of the New Romney urban extension which has been partially complete to the east of the site with the land to the south also now having an outline planning permission.
- 3.4 The site also is significantly underutilised by current standards. The street features a series of 2-3½ storey buildings, all of which are residential. The proposal will enhance the area aesthetically, being better than the



existing situation and adding to the already varied and interesting streetscape.

4. AMOUNT

- 4.1 The proposal is for 25no dwellings. The proposal provides for a range of accommodation with different house types.
- 4.2 The proposed development is acceptable in terms of its density and comparable residential densities. As noted in Chapter 1 the site extends to 5,900sq.m. (0.59 hectares). It follows that the proposed density for 25no. dwellings is 42 dwellings/ha. This is entirely appropriate for a site such as this and in the interests of making good use of land. This is a similar density to that proposed for the land to the south of the site with an overall density of 38 dwellings to the hectare and higher densities along the spine road. The density also balances that of the first two phases of the urban extension which are lower.



5. LAYOUT

5.1 The design team considered the most appropriate ways of introducing this mixed residential development into the varied street scene.

5.2 The key features and approaches that are most appropriate include:

- Demolishing the existing garden centre structures on the site.
- Access to the development would be through the existing established road access point at Cockreed Lane with an internal pedestrian access route along the spine of the development to connect to future possible developments to the South of the site. A secondary pedestrian access route from Cockreed lane in between houses no.21 and no.22 allows safe access on foot via a path with soft landscaping. More details on this can be seen in the Site Layout Plan included with this submission.
- The family dwellings in the scheme are provided with generous allocated private gardens. Most meet or exceed the general 10 metre garden depth requirement. The ones which are slightly less than 10 metres depth arise from the detailed discussions with the local authority and make up in terms of their width and generous proportions, still being generous family gardens.
- Each dwelling has private car parking spaces allocated accordingly. These spaces are located as closely as possible to their respective houses.



Proposed Site Layout Plan

- The plans of all the dwellings in this scheme are in accordance with the Nationally Described Space Standards.

5.3 These principles provide a good and legitimate design framework for the site. The proposal should be an evidently new development that helps meet the housing demands of today.

5.4 The proposed site layout can be seen in the submitted Block Plans and Site Layout Plans. This is a large site, with dimensions which are ideal for residential development. Over the course of the past few months the scheme has been refined to successfully address all comments from the Local Planning Authority.

5.5 The site layout has considered the existing constraints on the site. There is an existing vehicular access into the site from Cockreed Lane. This would be kept as the main access into the site, and then diverges at the heart of the site, to left and right. A pedestrian link continues straight ahead, ready to connect to forthcoming development areas. The geometries and intended detailing and finishes have been deliberately designed to act as traffic calming devices in order that vehicle speeds are as low as possible, as well as providing a sense of space and separation between dwellings.

5.6 The front elevations of the houses along Cockreed Lane and Ashford Road are aligned to address the street, to provide built frontage and definition, but done in a sensitive semi-rural way with extensive soft landscaping featuring verges and shrub planting. The area to the south of the site will be developed by further housing by others, and the subject scheme incorporates measures to integrate

with that development in due course, being set well back from the mutual boundary with 10m rear gardens, and with the pedestrian link as noted.

5.7 Given the above, the most logical and appropriate way in which to lay out the site is in a way which facilitates the above requirement while being mindful of other relevant considerations. Designscape schemes always seek to avoid typical roads. Instead, they feature a traffic-calmed environment, with measures to aid traffic calming, such as having high quality hard landscape finishes and rumble strips made from granite setts. This helps create a high-quality environment with significantly lower vehicular speeds.

Floor Plans

5.8 Extracts of the some of the detailed internal floor plans can be seen here. The plans are all simple straightforward houses providing good quality family accommodation, plus the unit 5 apartment. The plans of all the dwellings can be seen in more clarity in the formally submitted drawings.



First Floor Plan



Ground Floor Plan

6. REVIEW OF THE PROPOSAL

- 6.1 Upon entering the site, the proposal features a short entrance street and incorporates turning access geometry but avoids doing so in an obvious, literal way. Access streets then lead deeper into the site, to left and right, featuring granite sett rumble strips where appropriate. The key spaces always are addressed by some of the houses looking into the space, in the interests of townscape and natural surveillance or “eyes on the street”. Key frontages to the publicly accessible spaces are defined with buildings and attractive hedgerows rather than just fences or garden walls. This layout reflects that of the New Romney High Street area and provides continuity of the urban grain within the urban extension.
- 6.2 One of the key drivers and achievements of the layout is that gardens wherever possible are south-facing with none being only north-facing. This significantly contributes to quality of life.
- 6.3 The proposed site layout creates an arrangement where the development pattern is very much grounded in its context, with the house positions derived from existing pattern and the site geometry.
- 6.4 Internally, all the houses have a straightforward plan, with the design goals being to maximise flow and the spaciousness and usability of rooms, and making the most of light, air, and views. The scheme includes one Flat over Garage (FOG), with the remainder all being family homes and being an approximately equal mix of 2-bedroom and

3-bedroom house types, all of which are generous and of high-quality design.

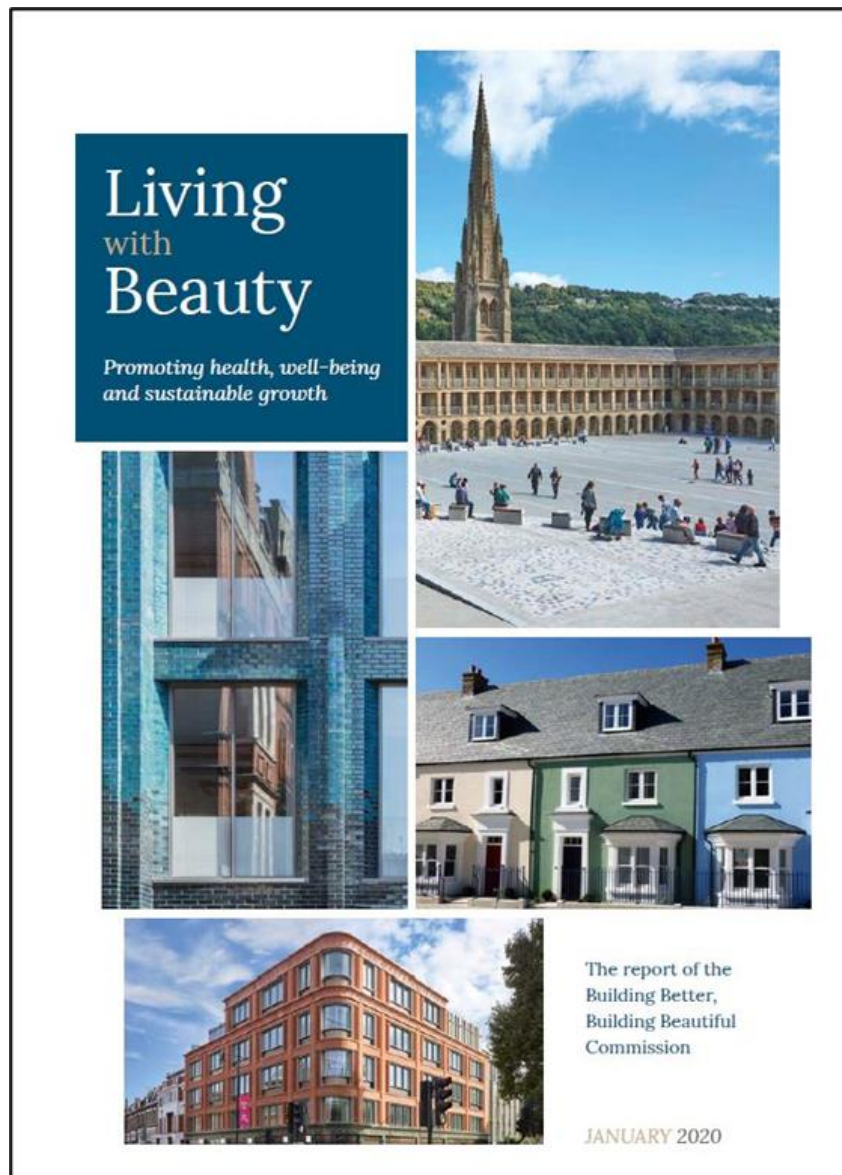
- 6.5 House type A is a 3-bedroom house type has a wide frontage and a shallow plan. The ground floor includes a combined kitchen and dining room, a separate living room with generous bi-fold doors leading to the garden. The first-floor plan comprises of a master bedroom with an en-suite, one double bedroom, one single bedroom and a family bathroom.
- 6.6 House type B is a 3-bedroom house type has been designed with a wide frontage and a shallow plan. The ground floor includes a combined kitchen and dining room with generous openable doors leading to the garden, a downstairs W/C and a separate living room also with generous openable doors leading to the garden. The first floor comprises of a master bedroom with an en-suite, one double bedroom, one single bedroom and a family bathroom.
- 6.7 House type C is a 2-bedroom house type with a narrow frontage and a deep plan. The ground floor has a downstairs W/C, and an open plan kitchen to the front of the room with the combined living and dining spaces to the middle and rear of the plan. There are also generous bi-fold doors which lead onto the garden. The first-floor plan has 2 double bedrooms with a shared bathroom.
- 6.8 House Type D is a 3-bedroom house type with a dormer. It has been designed with a narrow frontage and a deep plan. The ground floor plan has a downstairs W/C, and an open plan kitchen to the front of the room with the combined living and dining spaces to the middle and rear of the plan. There are also

generous bi-fold doors which lead onto the garden. The first floor comprises of a single bedroom, and a double bedroom with a family bathroom. The dormer floor has a master bedroom with an en-suite.

- 6.9 House Type E is a 3-bedroom dwelling. It has been designed with a narrow frontage and a deep plan. The ground floor plan has a downstairs W/C, and an open plan kitchen to the front of the room with the combined living and dining spaces to the middle and rear of the plan. There are also generous bi-fold doors which lead onto the garden. The first floor comprises of two single bedroom, and a master bedroom with an en-suite, and a family bathroom.
- 6.10 The scheme also includes one FOG (Flat over Garage) which is a 1-bedroom flat. It has been designed to allocate semi-enclosed car parking bays on the ground floor with access to the flat via an enclosed staircase on the ground floor with its own front door.
- 6.11 The scheme also includes a number of car barns.
- 6.12 A self-build plot has also been allocated on the site (plot 6) with the parameters suitable for a 3-bedroom dwelling and 2 allocated car parking spaces.
- 6.13 Together, the house types provide a range of generous family homes and do so in a way that creates high quality townscape and urban form. The proposal provides for a diverse range of contemporary houses, but in an integrated way, with every house serving a townscape purpose, and with a limited palette of materials.

SCALE

- 6.14 The scale of development takes the context of the site into account, being entirely appropriate for the site and the context. The buildings are of 2 storey and 2½ storeys in height, which is suitable given the context and the fact that many of the houses nearby are of the same height.
- 6.15 Overall scale would be broken down by the architectural features of the buildings, which add visual interest.



APPEARANCE

- 6.16 The scheme is of well-considered design with attention to detail. It follows the principles of the national guidance set out in “Living With Beauty” published by Government in January 2020, which is an appendix to the National Design Guide which initially was noted at Chapter 2, as it relates to all aspects of design including layout and other aspects.

National Design Guide

- 6.17 The National Design Guide notes that “well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics (seen in the adjacent wheel diagram) help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework”, and...
- 6.18 “Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.

- 6.19 Successful buildings also provide attractive, stimulating and positive places for all, whether for activity, interaction, retreat, or simply passing by.

- 6.20 Well-designed homes and buildings:

- provide good quality internal and external environments for their users, promoting health and well-being.
- resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.”

Living with Beauty

- 6.21 Living with Beauty notes that “Beauty is not just a matter of how buildings look (though it does include this) but involves the wider ‘spirit of the place’, our overall settlement patterns and their interaction with nature. It involves both the visual character of our streets and squares, and the wider patterns of how we live and the demands we make on our natural environment and the planet. We should therefore be advancing the cause of beauty on three scales, promoting beautiful buildings in beautiful places, where they are also beautifully placed.”
- 6.22 The above all comes together to create a high-quality scheme suitable for its context, as seen in the drawings noted in this report and detailed in the drawings included in this planning application.

6.23 The proposed scheme seeks to achieve the following important goals;

- i) Respond to the wider setting with high quality architecture similar to that of the many other Designscape schemes and schemes by others,

Anticipate and respond to the recent and emerging context of housing developments, including the further development on existing greenfield sites on the land at the rear to the south-east and opposite over Ashford Road to the south-west.

6.24 The houses would be of crisp contemporary design but constructed of vernacular materials as noted above. This combines to create an aesthetic that is both contemporary and of its place. The site is not located in the heart of New Romney and so not requiring of a historicist or pastiche approach. Because of these reasons it is considered that a consistent approach is preferable in terms of facing materials in this case. The roofs of all houses would be finished in reconstituted slate. The facing materials shall be conditioned and subjected to material samples to be approved by the local authority.

6.25 The above all comes together to create a high-quality contemporary scheme suitable for its context, as seen in the images included here and throughout this report, as well as in the formally submitted drawings.

6.26 The proposal also has been informed by the guidance provided by the Council. This was reviewed in Chapter 2.

6.27 The main aspects of the Council guidance relating to appearance are;

- i) Simpler palette of materials
- ii) Steeper roof pitch
- iii) Repeat gables facing the street
- iv) Chimneys for added interest
- v) Larger windows and higher proportion of glazing than previously relative to wall surface
- vi) Detailed guidance on dormers
- vii) Integration of practical requirements such as meter boxes and vents.



Chimneys for added visual interest



Repeat gables facing the street



More glazing relative to wall plane

7. LANDSCAPING

- 7.1 The submission includes a landscaping scheme by specialist consultants. This is a brownfield site that predominantly is hardstanding, with significant opportunities for improvement.
- 7.2 It has been noted that there are 5 TPO trees on the site as can be seen on the included Site Layout Plan and subsequent drawings. The proposal takes this into consideration, noting the location of these trees and the roots when the dwellings have been laid out. None of these trees are to be affected by the proposal. The layout has incorporated the surrounding area of these trees to have more planting around them to be used as communal greenery for the residents.
- 7.3 The proposal comprises family houses and one FOG flat, and given that this is the case, the vast majority of amenity enjoyment is provided by the private rear garden of each house. Each will be provided with a rear area of lawn and private patio. Shrub planting would be included at the frontage of the properties wherever possible. The shrubs are to consist of evergreen and flowering species suitable for the soil conditions of the area and the microclimate.
- 7.4 Key frontages would brick garden walls where the front onto public realm and high quality fences elsewhere, between private gardens. There also is opportunity to integrate structural tree and shrub planting, and the frontages to adjacent streets are softened with setbacks and shrub planting.



This Scheme maximises green spaces as shown in the perspective included above

- 7.5 The hard surfaces would be of quality finish to create a high-quality traffic-calmed environment. It is intended that this shall consist of buff colour resin bound gravel/topcoat for the carriageway and footway, with driveways and parking bays in contrasting colour to help mask any oil leaks or other staining. Paved patio areas and paths around the dwellings will consist of natural stone colour precast slabs.
- 7.6 Landscaping is addressed in greater detail in the work produced by the landscape consultant.

8. ACCESS

- 8.1 There are two aspects to consider under access, firstly accessibility between the site and the wider area and secondly accessibility once at the site.
- 8.2 The site benefits from easy access to the centre of New Romney with its many amenities such as the shops and schools. There is the further advantage that such access is flat.
- 8.3 The wider road network provides easy access via the A2070 to Ashford, which leads to the M20 to London and beyond. To the north-east, the road network provides easy access to Folkestone and Hythe.
- 8.4 Once at the site, the design of the scheme is of benefit to all including disabled people, the ambulant disabled, and able-bodied people. The site is flat and rectangular, facilitating access, and benefits from its cul-de-sac situation which ensures a very low level of vehicular movements and furthermore very low vehicle speeds. Occupants will gain from the well-considered design of the dwellings, benefitting disabled people as well as ambulant disabled and able-bodied people. All properties feature a downstairs living room with direct garden access. The main living areas of all the dwellings feature a predominantly open plan layout, and the design of all properties is characterised by an abundance of glazing, space, light, and air.

9. SUSTAINABILITY

- 9.1 The proposal embodies a comprehensive sustainable approach in many ways, as reviewed below;

Principle of Development: Better Use of Land

- 9.2 This is a brownfield site that is within a broader residential area. It follows that the site is suitable for development in accordance with the NPPF's presumption in favour of sustainable development. It is preferable to make better use of land to deliver dwellings in such sustainable location.

Proximity of Services

- 9.3 The site is very well located, being within easy walking distance of the many shops, services and facilities of the village of New Romney.

Transport Links

- 9.4 It is becoming increasingly acknowledged that one of the most important aspects of sustainability is the principle of connectivity and the degree of connectivity of a site. Cockreed Lane is a 10 min walk to the closest school and supermarkets. There are bus services running to Folkstone and Ashford from which HS1 serves Central London.

Infrastructure

- 9.5 The site is well located for infrastructure services. Being located alongside an established residential area, it is able to "tap into" existing infrastructure in the area rather than requiring inefficient and wasteful works to connect back extensive distances to such services.

Permeability and Surface Water Run-off

- 9.6 This is a brownfield site which previously was a goods yard/depot. This means the site predominantly is hardstanding, providing significant opportunity for enhancement as regards surface water run-off. The proposal would minimise surface water run-off in accordance with the principles of SUDS (sustainable urban drainage system).

Thermal Performance

- 9.7 The proposal itself would exceed the latest requirements as regards thermal loss. Being new dwellings, they would be constructed with very high standards of thermal insulation, being better than the default target standard which already is itself extremely onerous by historical standards.

Embodied Energy

- 9.8 The proposal would be of straightforward construction and has no need of wasteful construction materials or components. As noted, the scheme lends itself to timber frame construction, which has low levels of embodied energy.

Making the Most of Natural Light and Air

- 9.9 The dwellings have been designed to maximise natural light and ventilation, in the interests of quality of life and general well-being, featuring large windows and garden access, while avoiding overlooking.

South-Facing Gardens

- 9.10 As noted at Chapter 5, one of the key drivers and achievements of the proposal is the provision of south-facing gardens for the dwellings, and to achieve this with a high-

quality varied scheme which provides visual interest. Having south-facing gardens will contribute significantly toward well-being.

Healthy Lifestyle

- 9.11 The properties all include gardens accessed directly from the properties and by side access gates. This provides the opportunity for a generous rate of bicycle storage. The proximity to the open countryside and the beach (only 2km from the site) further enhances the likelihood of occupants adopting a healthy lifestyle, and further contributing toward well-being.

Household Waste

- 9.12 Being individual family homes further means the properties have ample opportunity for waste separation and storage provision, thereby encouraging recycling. Many properties are detached or semi-detached while those properties which are mid-terrace all benefit from gated rear access.
- 9.13 The proposal embodies a comprehensive sustainable approach in many ways, as reviewed above.

Summary

- 9.14 The proposal is seen to embody many sustainable aspects – with a very high level of environmental credentials and credibility. Most fundamentally, the proposal would make excellent use of land in a very highly sustainable location.

10. CONCLUSION

- 10.1 The proposal would deliver 25 new dwellings and would do so on a brownfield site in a sustainable location. The proposal has been refined to address all comments from statutory consultees as well as those which were raised by the local authority during the pre-application stage and previous planning applications.
- 10.2 The proposed scheme is the result of a high level of design consideration and would offer a high quality of life to occupants. It also follows very detailed discussion with the local authority.
- 10.3 The scheme makes the most of the opportunities presented by the site, is right for the context, is of demonstrably high-quality design, and is suitable for approval.

Designscape Consultancy Ltd.
April 2020

Examples of other High-Quality Residential Schemes by Designscape Consultancy granted Planning Approval.



St. Mary's Bay



Littlestone



Noah's Ark Sevenoaks



Street Scene Elevation D



Street Scene Elevation C

Havilands Development, Wye, Final Phase

