



planning  
transport  
design  
environment  
infrastructure  
land

**Planning Statement**

On behalf of The Police & Crime Commissioner for Kent

**OUTLINE PLANNING APPLICATION FOR A 2 BEDROOM  
BUNGALOW ON LAND AT LYMPNE HOUSE, STONE STREET,  
LYMPNE, HYTHE, KENT, CT21 4JY**

March 2024  
DHA/16610

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# 1 Introduction

## 1.1 Overview

- 1.1.1 This Planning Statement ('this Statement') has been prepared by DHA Planning ('DHA') on behalf of the Police and Crime Commissioner for Kent ('the Applicant') in respect of an outline planning application ('the Application') at Lymgne House, Stone Street, Lymgne, Hythe, Kent, CT21 4JY ('the Site') for: *'the erection of a 2-bedroom bungalow on the land at Lymgne House, Stone Street, Lymgne, Hythe, Kent, CT21 4JY.'*



**Figure 1.1: Site Location Plan (drawing no. DHA/30651/01)**

## 1.2 Key Issues

- 1.2.1 The Site is located just inside the Kent Downs Area of Outstanding Natural Beauty (AONB) and is also within the North Downs Character Area and North Downs Special Landscape Area.

- 1.2.2 Approximately 700 m south of the Site there is the Lympne Escarpment Site of Special Scientific Interest (SSSI).
- 1.2.3 The Site is also within the Stodmarsh Catchment Area, and the Sellindge Wastewater Treatment Works Catchment and Upper Stour Catchment.
- 1.2.4 There are no Heritage Assets within the boundary of the Site or within 450 m of the Site, however there are a number of Heritage Assets including Sandling Park (Grade II), Port Lympne (Grade II\*), Lympne Castle (Grade 1) and the Royal Military Canal (Scheduled Monument) within the local area.
- 1.2.5 Lympne House is located within Flood Zone 1 – least likely to flood.

### 1.3 Supporting Documentation

- 1.3.1 This Statement provides an overview of the Site and the proposals. It assesses the planning merits of the scheme, having regard to the relevant planning history and the applicable Planning Policy Framework. It concludes that the proposal is appropriate in planning terms and accordingly requests that planning permission be granted.
- 1.3.2 The Application is supported by the following documents and plans:

| Reference      | Information Provided                                  |
|----------------|-------------------------------------------------------|
| APP1           | Application Form (completed online)                   |
| CIL1           | CIL Form 1 (completed)                                |
| <b>Reports</b> |                                                       |
| DHA/16610      | Planning, Design and Access Statement (this Document) |
| <b>Plans</b>   |                                                       |
| DHA/30651/01   | Site Location Plan                                    |
| DHA/30651/02   | Existing Site Layout Plan                             |
| DHA/30651/03   | Google Earth Image Plan                               |
| DHA/30651/04   | Lympne House Existing Elevations                      |
| DHA/30651/10   | Proposed Site Layout Plan                             |
| DHA/30651/11   | Bungalow Proposed Floor Plan & Elevations             |
| DHA/30651/12   | Proposed Bungalow Context Elevations                  |

**Table 1.1: List of Supporting Documents and Plans**

## 2 Site Context

### 2.1 Site Overview

- 2.1.1 The Site is a 0.096 Ha rectangular plot of land with an existing two-storey house with a one-storey flat roof office element on one side adjacent to a garage. The built form sits in the centre of the plot, with a large garden to the rear and car parking at the front, facing Stone Street.



**Figure 2.1: Site Location (Courtesy of Google Earth)**

- 2.1.2 The Site is located on the eastern side of Stone Street in Lymington. The Site is within settlement boundaries of this Primary Village and approximately 3.2 miles from Hythe.



**Figure 2.2: Site Location (Courtesy of Google Earth)**

- 2.1.3 The Site is surrounded by built development which is mainly detached bungalows and two-storey houses. The character of the houses along Stone Street comprises redbrick, render, and tiled roofs, set back from the road.
- 2.1.4 Within the surrounding area there are a number of Heritage Assets including the Royal Military Canal, Sandling Park, Lympne Castle and Port Lympne.
- 2.1.5 Westenhanger Train Station is 1.4 miles north of the Site with train services running to London Charing Cross via Tonbridge, Dover Priory and Ramsgate.
- 2.1.6 The Site is located just inside the Kent Downs AONB and is also within the North Downs Character Area and Special Landscape Area, and flood zone 1. It is approximately 700m north of the Lympne Escarpment SSSI.
- 2.1.7 The Site is also within the Stodmarsh Catchment Area, and the Sellindge Wastewater Treatment Works Catchment and Upper Stour Catchment.

## **2.2 Planning History**

- 2.2.1 According to the Folkestone and Hythe Council website there is no previous planning history for Lympne House, Stone Street, Lympne, Kent, CT21 4JY.

## 3 The Proposed Development

### 3.1 Overview

- 3.1.1 This Application seeks to establish the principle of demolishing the existing garage adjacent to Lypne House and erecting a bungalow to provide a 2-bedroom home as an infill property.

### 3.2 Illustrative Layout, Height, and Scale

- 3.2.1 The proposed bungalow will have a GIA of *circa* 62 sqm.
- 3.2.2 The proposed bungalow will be detached from Lypne House running parallel to the 1.5m boundary fencing that separates the plot from Greenhurst bungalow to the north-east. The existing and proposed dwellings will create an 'L' shaped built form on the Site, each with individual garden amenity.
- 3.2.3 Both the existing house and proposed bungalow will share a sideways access to the independent rear gardens.
- 3.2.4 The external appearance of the bungalow comprises a window and front door on the south-west elevation, two windows on the north-west elevation, a further two small windows on the north-east elevation which will be high level obscure glazed and non-openable to protect the amenity space of the neighbouring bungalow, whilst the north-west elevation will have a window and bi-fold doors opening onto the garden. The south-western half of the roof will include an openable Velux rooflight for light and ventilation to the kitchen area below.
- 3.2.5 The internal layout suggested will comprise two bedrooms at the north-west elevation, with the entrance lobby and front door in the centre along the south-west elevation. A main shower room will be located off the entrance lobby. The open plan kitchen/dining/family room area will be located at the south-east end of the dwelling, with a living room tucked round the side of the kitchen space. These plans are submitted to demonstrate that a dwelling of appropriate size and amenity can be provided.
- 3.2.6 It should be noted that the development will offset likely use and movement associated with the previous Kent Police House and Office.

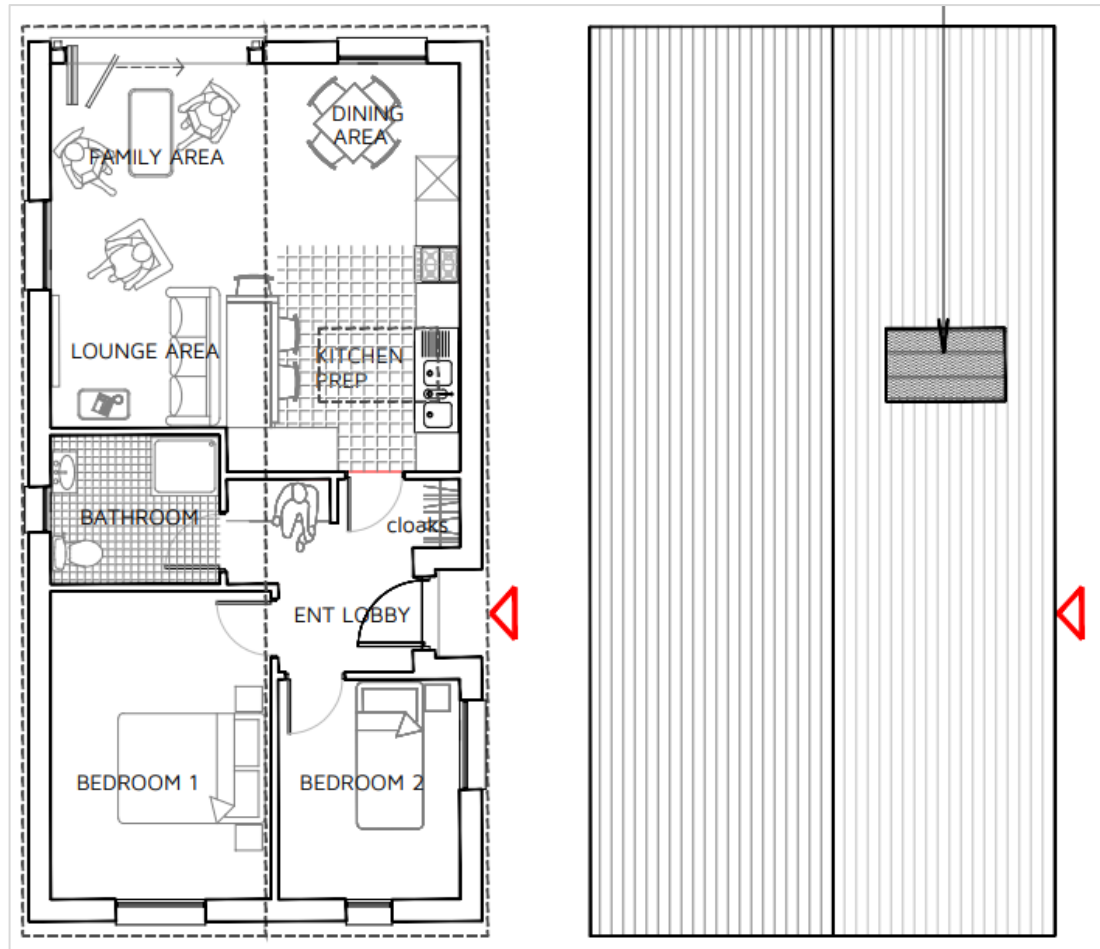


**Figure 3.1: Proposed Bungalow-Floor Plan and Elevations (drawing no. DHA/30651/11)**

- 3.2.7 The bungalow's height will be modest, as it will be situated lower into the ground compared to Lympne House and Greenhurst bungalow, with a low-pitched roof to limit the impact of the bungalow in the setting.

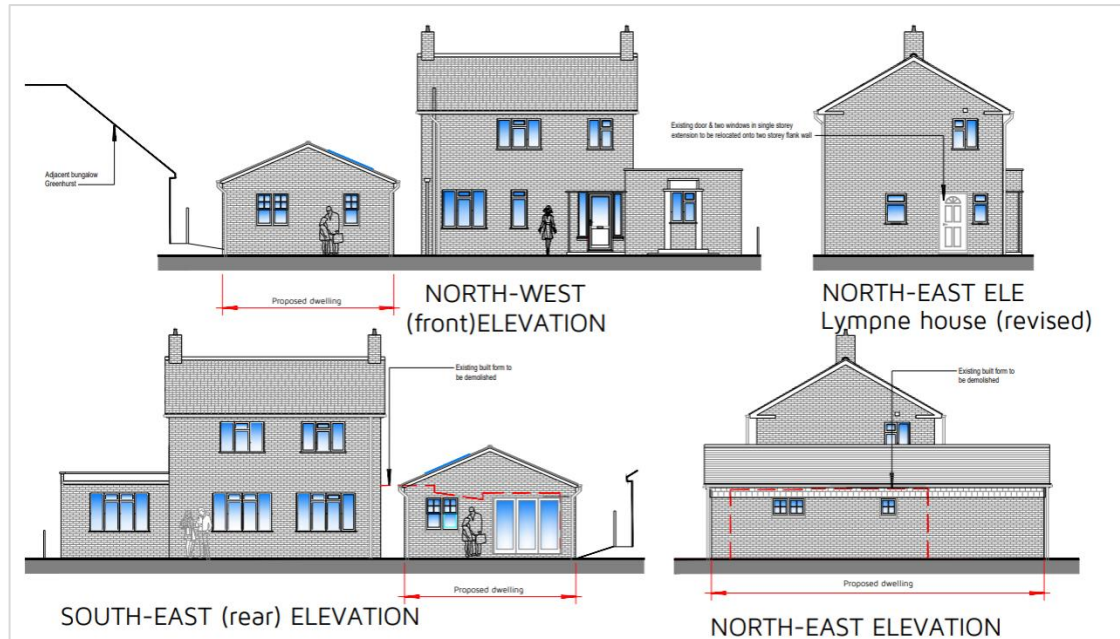


**Figure 3.2: Proposed Bungalow Context Elevations (drawing no. DHA/30651/12)**

- 3.2.8 In addition to the proposed bungalow, there will be alterations made to the original dwelling to accommodate the new bungalow. The existing door and windows in the single storey extension will be relocated onto the two-storey flank wall.

### 3.3 Landscape and Appearance

- 3.3.1 All existing vegetation will be retained on the Site, with new trees, hedgerows and shrub planting introduced.
- 3.3.2 The rear garden of the Site will be split in half to provide private amenity to both the existing house and the proposed bungalow. There will be a 1.8m high close boarded boundary dividing fence along with native trees and hedgerow planting. At the front of the properties there will be new hedgerows and shrub planting, with the grassed embankment and grassed verge to the side of the proposed bungalow being retained to maintain the privacy with Greenhurst bungalow next door.



**Figure 3.3: Proposed Site Layout Plan (drawing no. DHA/30651/10)**

### 3.4 Access

- 3.4.1 The access onto the Site will be retained and will become a shared driveway. Both the existing and new dwellings will have two car parking spaces, and there will be alterations made to the kerb to reconfigure the edging to widen the tarmac driveway to facilitate the slightly larger parking and turning area.
- 3.4.2 There will be no changes to the position of the driveway onto Stone Street.

## 4 Planning Policy Context

### 4.1 Overview

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S.70 of the Town and Country Plan Act 1990 requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 4.1.2 For the purposes of this Application, Folkstone and Hythe's Development Plan comprises:
- The Core Strategy Review 2022; and
  - The Places and Policies Local Plan 2020.
- 4.1.3 In addition to the Development Plan, the Government's updated National Planning Policy Framework ('the NPPF 2023') was revised in December 2023. The NPPF sets out the Government's requirements and policies for planning in England and must be treated as a material consideration.
- 4.1.4 This chapter highlights the parts of the NPPF 2023 and Development Plan that are relevant to this Application and the weight that can be given to the existing adopted Policies as a precursor to a review of the Development Plan.

### 4.2 Development Plan

#### Core Strategy Review 2022

- 4.2.1 The Core Strategy Review was adopted on 30 March 2022. It sets out the spatial vision, objectives, development strategy and a series of over-arching strategic policies that will guide the scale, location and type of development in the District until 2037.
- 4.2.2 The following policies are relevant to the proposed development:
- 4.2.3 **Policy SS1 – District Spatial Strategy.** Within identified settlements, development as agreed by the local community in Neighbourhood Plans will be encouraged where well-related in scale and location to the Settlement Hierarchy, and in line with the strategic policies of the Core Strategy Review and Places and Policies Local Plan.

In all locations throughout the District, development should be designed to directly contribute to the sense of place and sustainable design as set out in Policy SS3.

- 4.2.4 **Policy SS3 – Place Shaping and Sustainable Settlements Strategy** sets out key local principles for the location and design of proposed development, so that these strategic issues are considered collectively at an early stage. The Policy is worded as follows:

*Development within the district is directed towards existing sustainable settlements and a new sustainable garden settlement south of the M20 near Westenhanger to protect the open countryside and the coastline, in accordance with policy SS1. Change in settlements will be managed to contribute to their role*

*within the settlement hierarchy and local place-shaping objectives, to promote the creation of sustainable, vibrant, and distinct communities.*

*The principle of development is likely to be acceptable on previously developed land within defined settlements, provided it is not of high environmental value.*

4.2.5 **Policy CSD1 – Balanced Neighbourhoods** sets out that development resulting in new housing (class C3) will be allowed in line with Policy SS3 (optimising distinctiveness, appeal, sustainability, and accessibility of places) where it contributes to the creation of balanced neighbourhoods through high-quality design proposals which address identified affordable housing needs.

4.2.6 **Policy CSD2 – District Residential Needs** policy covers a range of other strategic needs in the mix of residential development. Local Planning Authorities are required under national policy to plan for a mix of housing to meet the needs of different types of households, having regard to demographic trends and the accommodation requirements of specific groups. The District has an increasingly ageing population and a trend towards people living in smaller households.

Residential development and new accommodation should be designed and located in line with the Spatial Strategy's approach to managing demographic and labour market changes and meeting the specific requirements of vulnerable or excluded groups.

4.2.7 **Policy CSD5 – Water and Coastal Environmental Management** policy states that development should contribute to sustainable water resource management to improve and maintain the quality and quantity of surface and ground water by protecting or enhancing the natural water reserves.

Criterion d) within the Policy regards development which could impact the water quality in the Stodmarsh European-designated sites through increased nutrient levels from wastewater discharges. Evidence of nutrient impacts through a nutrient budget approach will be required. This requirement will apply to development within the Stour Operational Catchment, or within the catchment areas of Wastewater Treatment Works discharging into the Stour Operational Catchment, as identified on the Policies Map. Planning permission will only be granted if:

- i. The applicant can demonstrate, subject to meeting the tests of the Habitat Regulations, that the development would not have a significant effect on the Stodmarsh European sites either alone or in combination with other plans and projects; and*
- ii. The applicant can demonstrate that the development will provide all requisite mitigation measures to avoid any likely significant effect on the Stodmarsh European sites as may be necessary through a Design and Implementation Plan. The Design and Implementation Plan will set out the proposed nutrient neutrality mitigation measures, how the measures will be implemented and how they will be secured for the lifetime of the development. This plan will be required to be submitted to and approved by the Council before planning permission can be granted. The mitigation measures in the Design and Implementation Plan shall be secured by planning condition or planning obligation as appropriate.*

- 4.2.8 Folkestone and Hythe Places and Policies Local Plan was adopted in September 2020. The Places and Policies Local Plan identifies small and medium sized sites for development across the district to meet the targets in the Core Strategy, as well as setting out detailed development management policies to assess planning applications.
- 4.2.9 The following Policies are relevant to the proposed development:
- 4.2.10 **Policy HB1 – Quality Places Through Design** sets out the core principles that planning applications are expected to adhere to. Policy HB1 is worded as follows:
- 4.2.11 Planning permission will be granted where the proposal:
- 1) Makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character;*
  - 2) Facilitates circulation and ease of movement within the locality for all users, promoting low vehicle speeds, integrated resident and visitor parking and prioritising active forms of travel with roads, footways and paths appropriately located to allow for natural surveillance while maximising legibility;*
  - 3) Creates, enhances, and integrates areas of public open space, green infrastructure, biodiversity and heritage and other public realm assets;*
  - 4) Does not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook. In assessing the potential impacts of new build residential development on neighbouring dwellings, the Council will apply the same guidelines as for alterations and extensions set out in Policy HB8;*
  - 5) Provides a clear definition between the public and private realm, incorporating high quality hard and soft landscaping, boundary treatments, public open spaces and lighting, including details of future maintenance and management; and*
  - 6) Complies with other relevant policies within the development plan and responds positively to the design policies and guidance contained within relevant Town and Village Design Statements and Neighbourhood Plans.*
- 4.2.12 **Policy HB3 – Internal and External Space Standards** promotes high quality design and sets out criteria that need to be met for permission to be granted. The proposal must meet the technical housing space standard and provide suitable private open space per dwelling, as well as the necessary provisions, cycle storage and car parking.

4.2.13 **Policy HB10 – Development of Residential Gardens** states that development proposals involving the complete or partial redevelopment of residential garden land within settlement boundaries will be permitted provided that:

- 1) *The proposal responds to the character and appearance of the area, as well as the layout and pattern of the existing environment, taking into account views from streets, footpaths and the wider residential and public environment;*
- 2) *The plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of nearby buildings, the amenity of adjoining residents and the requirements for living conditions set out in Policy HB3: Internal and External Space Standards;*
- 3) *Adequate access and parking is provided; and*
- 4) *The proposal incorporates established trees wherever possible. Any loss of biodiversity value on the site is mitigated, and where practicable, measures to enhance biodiversity through habitat creation or improvement are incorporated.*

4.2.14 **Policy T2 – Parking Standards** requires a development scheme to provide sufficient resident and visitor parking that is integrated to reduce the presence on the street.

4.2.15 **Policy T5 – Cycle Parking** Planning permission will be granted for residential development subject to the provision of cycle parking at the following quanta:

- *Individual residential developments = 1 space per bedroom*

4.2.16 **Policy NE2 – Biodiversity** states that proposals that conserve or enhance biodiversity will be supported. Opportunities to incorporate and enhance biodiversity should be identified. In particular, development should take opportunities to help connect and improve the wider ecological networks.

4.2.17 **Policy NE3 – Protecting the District’s Landscapes and Countryside** states that all development in the rural areas of the District shall protect and, where possible, enhance the landscape.

- ***Kent Downs Area of Outstanding Natural Beauty***

*The impact of individual proposals and their cumulative effect on the Kent Downs Area of Outstanding Natural Beauty (AONB) and its setting will be carefully assessed. Planning permission will be granted where it can be demonstrated that all the following criteria have been met:*

- 1) *The natural beauty and locally distinctive features of the AONB and its setting are conserved and enhanced;*
- 2) *Proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities including tranquillity of the AONB. The design scale, setting and materials of new development must be appropriate to the AONB;*

- 3) *Either individually or cumulatively, development does not lead to actual or perceived coalescence of settlements or undermine the integrity of the predominantly open and undeveloped, rural character of the AONB and its setting;*
- 4) *Development is appropriate to the economic, social and environmental well-being of the area or is desirable for the understanding and enjoyment of the area (where this is consistent with the primary purpose of conserving and enhancing natural beauty); and*
- 5) *Development meets the policy aims of the Kent Downs AONB Management Plan and AONB Unit produced supporting design guidance.*

4.2.18 **Policy NE5 – Light Pollution and External Illumination** requires light levels are not altered outside of development and do not affect the enjoyment of open spaces and buildings. All proposed lighting must accord with guidance and any lighting assessments necessary should be carried out.

4.2.19 **Policy CC2 – Sustainable Design and Construction** sets out 6 criteria for all new dwellings or new non-domestic buildings which they should meet for permission to be granted, including targets for water and energy efficiency.

4.2.20 **Policy HW3 – Development That Supports Healthy, Fulfilling and Active Lifestyles** To increase, create and safeguard opportunities for healthy, fulfilling and active lifestyles and to reduce the environmental impact of importing food, development proposals should:

- 1) *Incorporate productive landscapes in the design and layout of buildings and landscaping of all major developments;*
- 2) *Not result in the net loss of existing allotments; and*
- 3) *Not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) unless there is a compelling and overriding planning reason to do so and mitigation is provided through the provision of productive landscapes on-site or in the locality.*

4.2.21 **Policy HW4 – Promoting Active Travel** will likely have permission granted as development will give rise to increased travel demands, where the site has sufficient integration and accessibility by walking and cycling including connection to existing cycle and walking routes, the provision of safe and direct routes within permeable layouts that facilitate and encourage short distance trips by walking and cycling.

### 4.3 Wider Material Considerations

#### The National Planning Policy Framework (2023)

4.3.1 The NPPF 2023 sets out the Government’s planning policies for England and puts “the presumption in favour of sustainable development” at the heart of the planning system. Those sections of the NPPF 2023 which are relevant to the determination of this Application include:

*Achieving Sustainable Development*

- 4.3.2 Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means: c) approving development proposals that accord with an up-to-date Development Plan without delay; or d) where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

*Determining Applications*

- 4.3.3 Paragraph 47 states that planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- 4.3.4 Paragraph 48: Local Planning Authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
  - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

*Delivering a sufficient supply of homes*

- 4.3.5 Paragraph 60 states that to boost sufficient amount and variety of land can come forward where it is needed.
- 4.3.6 Paragraph 70 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out quickly.

*Promoting Healthy and Safe Communities*

- 4.3.7 Paragraph 96 states that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which:
- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres,

street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

#### *Achieving Well-Designed and Beautiful Places*

4.3.8 Paragraph 135 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

#### *Conserving and Enhancing the Natural Environment*

4.3.9 Paragraph 180 sets out how planning policies and decisions should contribute to and enhance the natural and local environment.

4.3.10 Paragraph 186 says that when determining applications, Local Planning Authorities should apply the principles that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then

planning permission should be refused. Equally proposals that conserve or enhance biodiversity to seeking net gains should be supported and encouraged.

*Conserving and Enhancing the Historic Environment*

- 4.3.11 Paragraph 195 states that Heritage Assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 4.3.12 Paragraph 200 deems that in determining applications, Local Planning Authorities should require an applicant to describe the significance of any Heritage Assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 4.3.13 Paragraph 208 states that where a development proposal will lead to less than substantial harm to the significance of a designated Heritage Asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Supplementary Planning Documents / Guidance

*Kent Design Guide 2005/06, 2007*

- 4.3.14 The Kent Design Guide Supplementary Planning Document (SPD) covers all forms of development, identifying good design as something that recognises the social, environmental, and economic needs of the community in creating vibrant attractive places that are both memorable and contribute to Kent's character. Adopted by the Council as an SPD on 20th June 2007, it is a material consideration for Development Control purposes when considering a planning application.

*The Kent Downs AONB Landscape Design Handbook, 2006*

- 4.3.15 The Kent Downs AONB Landscape Design Handbook Supplementary Planning Document (SPD) aims to provide practical, readily accessible design guidance to contribute to the conservation and enhancement of the special characteristics of the AONB as a whole, and the distinctiveness of its individual character areas.

*The Kent Downs AONB Management Plan 2021-2026*

- 4.3.16 The Kent Downs AONB Landscape Design Handbook Supplementary Planning Document (SPD) is a statutory plan required by the Countryside and Rights of Way Act 2000. The Kent Downs Area of Outstanding Natural Beauty (AONB) Management Plan 2021-2026 ('the Management Plan') was adopted on 16th November 2021 and sets out the shared vision of the future of this special landscape. The Management Plan identifies the key issues, opportunities and threats facing the landscape and sets out aims and principles for the positive conservation and enhancement of the Kent Downs for a five-year period.
- 4.3.17 The Site is located just inside the designated Kent Downs AONB. The boundary of the AONB runs north to south along Stone Street, with the AONB on the eastern

side of the road. Therefore, the Kent Downs AONB Landscape Design Handbook and the Kent Downs AONB Management Plan are relevant material considerations.

#### 4.4 Community Infrastructure Levy

- 4.4.1 The Site is located within Zone B according to the Appendix G Folkestone and Hythe District CIL Residential Zones charging map found on the District Council's website.

| <b>CIL charging schedule Year 8 – 1<sup>st</sup> January – 31<sup>st</sup> December 2024</b> |                               |                                                                               |
|----------------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------|
| <b>Residential Uses</b>                                                                      | <b>Price per square metre</b> | <b>Zone area(s)</b>                                                           |
| Zone A                                                                                       | £0                            | Lydd, some parts of Folkestone                                                |
| Zone B                                                                                       | £67.55                        | Romney Marsh (excluding Dungeness & Lydd), Hawkinge, some parts of Folkestone |
| Zone C                                                                                       | £135.10                       | Hythe, some parts of Folkestone                                               |
| Zone D                                                                                       | £168.88                       | North Downs area, some parts of Folkestone                                    |

***Table 4.1: CIL charging schedule Year 8 – 1<sup>st</sup> January – 31<sup>st</sup> December 2024***

## 5 Planning Assessment

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S.70 of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 5.1.2 For the purposes of this Application, the Development Plan comprises the Core Strategy Review 2022 ('the Core Strategy') and the Places and Policies Local Plan 2020 ('the PPLP').

### 5.2 Principle of Development

- 5.2.1 In principle the development of the bungalow is acceptable due to the location of the dwelling proposed on previously developed land within the defined boundaries of Lymgne settlement and in existing residential garden land. The land that it is proposed on is not of high environmental value, and the bungalow would be replacing the existing one-storey side extension to the main house and the garage.
- 5.2.2 The bungalow has been carefully considered in its design approach in order to show that such a property will not be disproportionate in scale, size and nature with the surrounding residential properties or the services within the settlement. The bungalow will be occupied by up to three persons which will not significantly impact the amenities in the local area and will not materially increase vehicle trips on the highway network.
- 5.2.3 Therefore, in terms of the principle of a residential development on the Site, the proposal is considered to be in accordance with Policy SS3 of the Core Strategy, Policy HB10 of the PPLP and the NPPF 2023, in which development is directed towards the existing built confines of settlements and residential gardens.

### 5.3 Sustainable Development

- 5.3.1 At the heart of the NPPF 2023 is the presumption in favour of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 5.3.2 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These being 'economic, social, and environmental objectives'.
- 5.3.3 An economic role includes 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. In this respect, the Site is suitable, sustainable, available, and deliverable for development. The household expenditure generated by future residents will support the local amenities within Lymgne and the surrounding area.
- 5.3.4 Lymgne is a major employment location according to the Core Strategy. Socially the dwelling would provide housing for workers in the local area and would boost

the voluntary and cultural aspects of the surrounding jobs including, for example, at Port Lympne Hotel and Reserve. The development would support strong, vibrant, and healthy communities by providing a high-quality residential property in a sustainable location.

- 5.3.5 From an environmental perspective, it is acknowledged that the proposal would result in partial redevelopment of previously developed residential garden land. The development of the bungalow within settlement confines is considered a preferable location in the context of sustainability objectives and simultaneously will make a modest contribution to reducing the need to develop into wider, more ecologically valuable, and visually sensitive sites in the countryside. Moreover, the redevelopment comprises a sensitive, attractive scheme with a rural Kentish appearance that draws strongly from Kentish vernacular design. Additionally, the proposal would not comprise development in an area of severe high flood risk or high agricultural or ecological value.
- 5.3.6 The site is located within the Stodmarsh Catchment Area and the Sellindge Wastewater Treatment works catchment and Upper Stour Water Catchment. Under Policy CSD5 of the Core Strategy, sustainable water resource management is required for planning permission to be acceptable. Water efficiency measures should be appropriate to the scale of the proposed bungalow, demonstrating a maximum level of usage that meets the high-water efficiency standard under Regulation 36(3) of the Building Regulations of no more than a maximum use of 110 litres per person.
- 5.3.7 The proposal acknowledges that mitigation measures to reduce the impacts on the Stodmarsh Catchment Area will need to be incorporated under Policy CSD5 of the Core Strategy, with the potential of needing to provide evidence of the nutrient impacts through a nutrient budget approach.
- 5.3.8 Accordingly, the proposed development is submitted to be in accordance with the sustainability objectives of the NPPF 2023 and Development Plan policies.

## **5.4 Design and Amenity**

- 5.4.1 In line with Policy HB1 the development proposal has been carefully designed to respect the surrounding residential development and not negatively impact the neighbouring properties or create adverse impacts on the future residents. The bungalow has been designed to enhance the Site whilst integrating well within the local character of the area. The buildings form has been made to be minimal in order to create a subservient dwelling to the surrounding properties.
- 5.4.2 Policy HB3 sets out the internal and external space standards, stating that a 2-bedroom, 3-person single storey dwelling should have a minimum space standard of 61 sqm. The proposed bungalow exceeds the minimum standards as the proposed internal layout is 62 sqm.
- 5.4.3 The external space standards are also complied with as the property will have its own private rear garden which will be wider than the dwelling, and at least 10 m in length, whilst still providing sufficient garden space retained for the original dwelling adjacent to the proposed infill property. The proposal includes a store at the end of the garden.

- 5.4.4 Policy HB10 regards development of residential gardens, setting out criteria that will need to be met in order for permission to be permitted within settlement boundaries. The criteria require the proposal to respond to the character and appearance of the area as well as reflecting the existing street scene. Similarly, to Policy HB1 the proposal will need to be appropriate in scale and layout in relation to the surrounding buildings and meet space standards. The proposal complies with these criteria including the provision of adequate parking and access and the retention and planting of vegetation within the boundary of the Site.
- 5.4.5 Given the above, this outline proposal with illustrative material is in accordance with Place and Policies Local Plan Policies HB1, HB3 and HB10 in terms of design and amenity. The proposal also complies with Policies NE2 and NE3 as there will be additional vegetation planting on the Site to increase the biodiversity and the proposal will maintain and enhance the landscape character of the Kent Downs AONB. The design of the bungalow and associated amenities have been carefully considered to reflect the surrounding landscape character and protect the natural environment.

## **5.5 Heritage Considerations**

- 5.5.1 In the surrounding area around the Site there are a number of Heritage Assets including the Royal Military Canal, Sandling Park, Lympne Castle and Port Lympne but these assets will not be impacted by the proposed development.
- 5.5.2 The development is proposed within the settlement boundaries of Lympne, on previously developed residential garden land. Between the Site and the above Heritage Assets there is distance, existing built form and vegetation boundaries that visually shield the Site from the Heritage Assets and whilst the proposal will enhance the street scene and the character of the area, there will be significantly less than substantial harm to the Heritage Assets.
- 5.5.3 The public benefits will outweigh the insubstantial harm to the Heritage Assets and therefore the proposal complies with Paragraph 208 of the NPPF 2023.

## **5.6 Access and Highways**

- 5.6.1 Access will be retained as existing with a few alterations to the kerb to allow for a larger turning space, and easier access onto the property.
- 5.6.2 The proposed dwelling will benefit from 2 off-street parking spaces which exceeds the minimum standard for a 2-bedroom dwelling. The off-street parking will not dominate the street and additional vegetation has been incorporated to provide a natural barrier between the street and the parking.
- 5.6.3 A store will be located at the end of the rear garden which will provide the two required cycle parking spaces for the two-bedroom bungalow.
- 5.6.4 The proposal complies with Policies T2 and T5 of the Places and Policies Local Plan.

## **5.7 Flood Risk**

- 5.7.1 Paragraph 165 of the NPPF 2023 states inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at

highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

- 5.7.2 According to Environment Agency Flood Risk Mapping the Site is located within Flood Zone 1 (least likely zone to flood). Accordingly, no Flood Risk Assessment is required.
- 5.7.3 For the reasons set out in this Statement, the proposed development is shown to be in accordance with the relevant Development Plan Policies and the NPPF 2023.

## **5.8 Stodmarsh Catchment Area**

- 5.8.1 It is noted that the site falls within the Stodmarsh Catchment Area, however given the previous use of the site as a Police office, under the Applicant's authority, the provision of a second dwelling on the site, will not change the level of wastewater that is directed to the sewer.
- 5.8.2 Given the addition of a two-bedroom bungalow, the generation of wastewater from the proposed development is likely to be less than the nutrients generated by the existing use of the site, where five or more employees would be based.
- 5.8.3 It is therefore considered that there will be no adverse effect on the integrity of the designated site from surface water runoff and wastewater.

## **6 Conclusion**

### **6.1 Summary**

- 6.1.1 This Statement has been prepared by DHA on behalf of the Applicant in respect of an outline planning application for the erection of a 2-bedroom bungalow on land at Lympne House, Stone Street, Lympne, Hythe, Kent, CT21 4JY.
- 6.1.2 The Application seeks an outline planning permission for the demolition of the existing garage and single storey side extension to the original dwelling and the erection of a two-bedroom bungalow adjacent to Lympne House.

### **6.2 Conclusion**

- 6.2.1 Considering the above context, we acknowledge that there are sensitive matters, to be balanced. However, the proposals are well-informed, and we firmly consider circumstances justify this high-quality, sensitive, and well-planned development proposal.
- 6.2.2 In conclusion, we believe that the public benefits of the proposal outweigh any limited degree of perceived harm. Consequently, we respectfully request that outline planning application is granted without delay.